



Clair-Maltby Open Space Strategy

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City of Guelph Official Plan policies

Neighbourhood open space

- ▶ *It is the policy of the City to maintain a minimum city-wide average rate of Neighbourhood Parks provision of 0.7 hectares / 1000 population.*

City wide open space

- ▶ *The City will maintain a minimum city-wide average rate of Community Parks of 1.3 hectares / 1000 population.*

Regional open space

- ▶ *The City will encourage the provision of Regional Park facilities at the rate of 1.3 hectares / 1000 population.*

Estimated population range

- ▶ 15,000 - 25,000 people
- ▶ Just multiply the thousands x 2 ha for minimum parkland.

OP requirements for Clair-Maltby

Population projection: 15,000 people

- ▶ 30 ha *minimum* neighbourhood and community parkland requirement
- ▶ 19.5 ha of regional open space to be encouraged

Population projection: 25,000 people

- ▶ 50 ha *minimum* neighbourhood and community parkland requirement
- ▶ 32.5 ha of regional open space to be encouraged

Proposed Parkland in Clair Maltby SP

Type of Parkland	OP minimum ratio	OP minimum requirement for 15,000 pop.	OP minimum requirement for 25,000 pop.	Proposed parkland in CMSP
Neighbourhood	0.7 ha/ 1000 pop.	10.5 ha	17.5 ha	8 x +/- 1 ha = +/- 8 ha
Community	1.3 ha/ 1000 pop.	19.5 ha	32.5 ha	10 ha
Regional	1.3 ha/ 1000 pop.	19.5 ha	32.5 ha	20 ha (moraine ribbon)
Total	3.3 ha/ 1000 pop.	49.5 ha	82.5 ha	38 ha

Cost of the parkland we really need?

- ▶ For 25,000 people we will need 82.5 ha of parkland. The development process could yield around 1.2 ha/1000 people = 30 hectares (74 acres) - value of approximately \$148 million in today's dollars.
- ▶ The balance of 52.5 ha(130 acres) will need to be purchased by tax dollars or green bonds banked against future parkland dedication as the City is built out. 130 acres in today's dollars will cost \$260 million.
- ▶ If we fail to plan, we plan to fail.

How should we plan for parkland in Clair-Maltby?

- ▶ Why are we incurring expenses for water and wastewater infrastructure and setting aside school grounds for a projected population of 25,000, but not parks?
- ▶ Almost impossible to add parkland after development has taken place.

Staff recommendation spring 2018 p. 14

- ▶ *If the maximum amount of parkland is sought, it could become another development constraint, therefore, less than the maximum amount of Community Parkland space is proposed to assist in providing adequate recreation opportunities for this new community and the rest of the City, while still accommodating development in the area.*

What the Park Plan told us

We risk being short 174 ha
of parkland by 2051

Sportsfields are already over-used according to Sports Turfgrass Association guidelines. We don't have enough.

The CMSP is a critical decision point for whether or not future generations will enjoy the same level of parkland that we do today.