

1077955 Ontario Inc.

February 28, 2020

Guelph City Hall
1 Carden Street
Guelph, Ontario N1H 3A1

Attention: Mayor Cam Guthrie and Members of Council

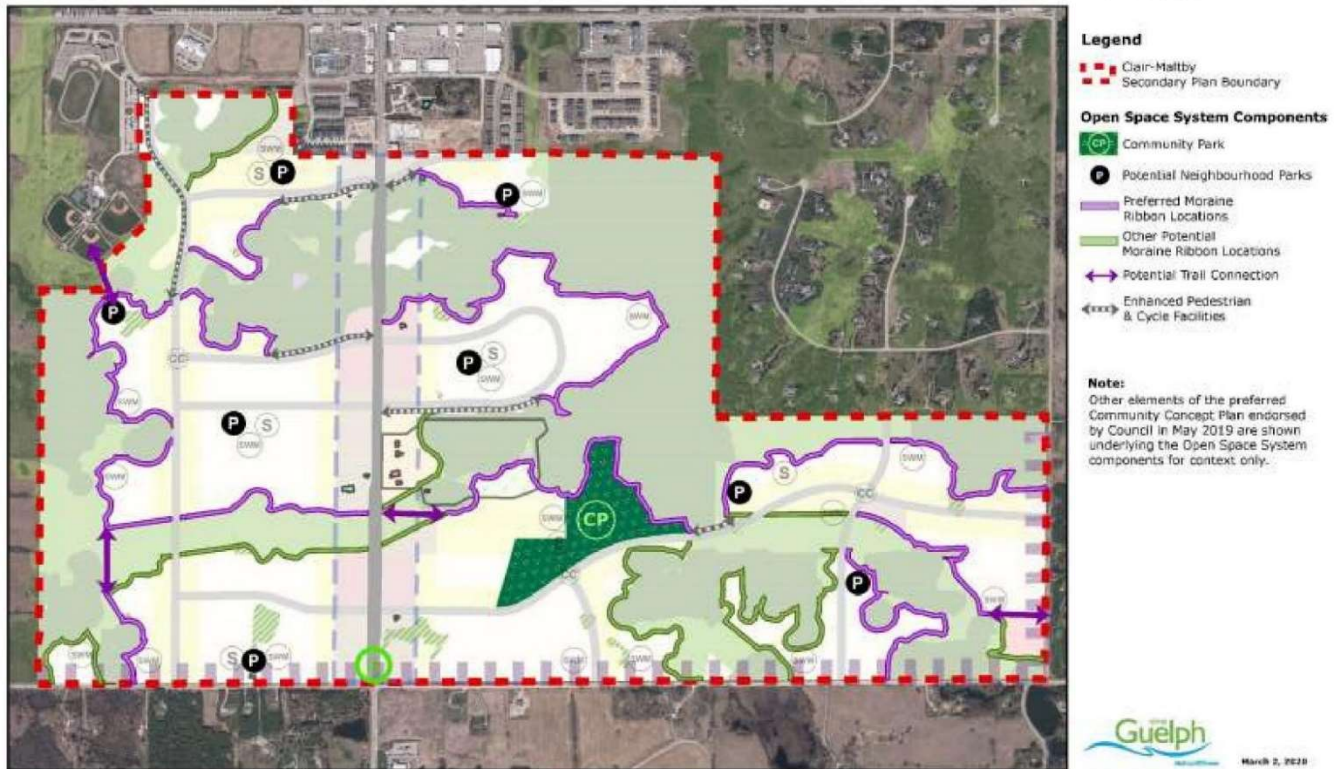
Re: **March 2, 2020 Committee of the Whole Meeting**
IDE-2020-17 Clair-Maltby Secondary Plan: Open Space System Strategy

We are the owners of 2270 Gordon Street a 32.6 hectare property located within the Clair-Maltby Secondary Plan area at the north east intersection of Gordon Street and Maltby Road.

As I have provided in correspondence to Council in the past through this process, I wanted to once again note that the existing Larry Pearson Park is located in proximity to the Clair-Maltby Secondary Plan area. Since Larry Pearson Community Park is the future location of the South End Recreation Centre, it is our belief that putting the City's resources toward achieving the South End Recreation Centre is a better option for the City than creating a second Community Park and its associated municipal financial obligation within the Clair-Maltby Secondary Plan area. We continue to question the need for this Community Park within the Clair-Maltby Secondary Plan area. If the need for an additional Community Park is City-wide then it should be located in an area where the need for a new Community Park can be demonstrated.

Attachment-1 Map 1: Open Space System (March 2, 2020)

COMPONENTS OF RECOMMENDED OPEN SPACE SYSTEM



Since the initiation of the Clair-Maltby Secondary Plan process, the Province has approved Bill 108 which has created financial uncertainty for municipalities as noted on page 16 of the staff report,

“Funding for the purchase of the lands may come from the new community benefit charge (CBC) or other municipal sources. The province has passed legislation that replaces certain development charges, parkland dedication and density bonusing revenues with a new CBC. These are significant revenue streams for the City which are used to fund growth-related park acquisition and development, recreation facilities and equipment, parking and library facilities in the long-term capital plan.

***There is a great degree of uncertainty around the future of these revenue streams due to the provincial development and expected consultation process of the CBC regulations.** There may be fiscal impacts from these changes that cause an increase in property taxes and/or a reconsideration of the capital plan, including reducing the size and scope of projects or extending the time horizon of when the project would begin. The fiscal impacts may also result in revisiting service levels as defined in the Official Plan and Master Planning documents.”*

Size of a Second Community Park within the Clair-Maltby Community

Staff are recommending that a 10 hectare Community Park be included within the Clair-Maltby Secondary Plan as noted on page 20 of the report and the plan reproduced within this letter. I note that abutting this 10 hectare Community Park is the 12 m wide moraine ribbon and a stormwater management area. The report also indicates that a school site will be added south of the collector road abutting the Community Park. In addition, there is a significant natural area including Hall’s Pond abutting the Community Park. The result of all of this will be a much larger campus of active, passive and institutional uses within and surrounding the Community Park.

With respect to the size of the Community Park, on page 8 of the staff report it is confirmed that,

*“An example of this vision for a community park is Norm Jary Park (22 Shelldale Crescent) which has both active and passive uses including three sport fields, a natural area and a variety of other recreational amenities. The park is **9 ha in size** and is co-located beside a community hub and an elementary school. The City currently has 34 community-level parks and the **average size of our community parks is less than the minimum 10 ha** outlined in the OP. The existing community parks are serving the intended function and through the **early stages of the Park and Recreation Master Plan process there has been no indication that community parks need to be bigger.** Through the Parks and Recreation Master Plan benchmark analysis it is noted that **many other comparator municipalities have community parks policies with a standard size that is smaller than 10 ha in size.** For example, the City of Milton’s community park minimum size is **6.0 ha**, Hamilton is **7.0 ha** and Ottawa is the smallest at **3.6-6.0 ha.**”*

On the basis of the Community Park potentially being oversized at 10 hectares, the recommended Community Park location being included within a campus of active and passive uses, and the financial uncertainty related to how municipalities will fund the purchase of parkland going forward, we are respectfully recommending that Council consider approving an additional recommendation which is consistent with page 1 of the staff report;

“Financial Implications

All components of the Open Space System will have to be acquired by the City. All options and tools available to the municipality will have to be explored in order to consider the acquisition of these lands. The estimated cost and the acquisition options will inform and be further investigated through the Financial Impact Assessment being completed for the CMSP in its entirety. The Financial Impact Assessment will be brought forward for Council’s information prior to approval of the CMSP.”

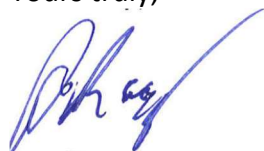
The first recommendation below is as recommended in the staff report. The second recommendation is based on the staff report and is being proposed to clarify the intent of the Council resolution. The City may wish to be cautious regarding the commitment to purchase the full extent of the park lands identified at this time. It may be that the implementation of the Community Park will not be financially feasible based on the provisions of Bill 108 and the future Community Benefit Charge.

“Recommendation

1. That the Clair-Maltby Secondary Plan Policy Directions: Open Space System Strategy dated March 2, 2020 and included as Attachment 2 to report IDE-2020- 17, be approved to provide direction for the preparation of the draft official plan amendment, secondary plan policies and Master Environmental Service Plan.”
2. **AND THAT the final parkland recommendations may be impacted and revised based on the Financial Impact Assessment to be completed for the Clair-Maltby Secondary Plan in its entirety.**

Thank you for the opportunity to provide these comments.

Yours truly,



Tony Bagnara
1077955 Ontario Inc.

(0709.March 2, 2020 COW letter)

cc: Stacey Laughlin, Senior Policy Planner