

February 28, 2020

Mayor and Members of Council,

Re: Clair-Maltby Secondary Plan – Open Space System Strategy; Report # IDE-2020-17

As a representative of the Foundation for the Support of International Medical Training Inc., I am writing to express our profound disappointment with the recommendation in the report on the Open Space System Strategy that you will be considering at Committee of the Whole on March 2, 2020.

The Marcolongo family (as representatives for the Foundation) has acted in good faith throughout the demanding secondary planning process for Clair-Maltby.

In the summer of 2019, we communicated our intention with Planning and Parks staff to explore the opportunity for converting Cultural Heritage Landscape (CHL) at 2162 Gordon Street into City of Guelph parkland (see attachment 3 in Appendix where we communicated our intentions for the meeting). At the meeting in July 2019, our overture for exploring the viability of the CHL as parkland was met with no interest from City staff.

On November 2019, we again communicated with City staff our intention to explore the viability of the CHL as parkland and requested a meeting. In anticipation for that meeting, we had a consultant prepare a map for the conversation (see attachment 1 – map dated 26 November 2019). The earliest we were able to meet with City of Guelph staff was 3 February 2020 when the map was shared with staff.

The foundation with our planning consultant, developed a well-thought proposal that would:

- Establish a North-South linear park linking both the Springfield Golf Course property and the farm's designated Cultural Heritage Landscape,
- Maximize the adjacency of the Community Park to the Natural Heritage System (NHS), and
- Strengthen and support the City's decision to establish an Active Transportation (AT) connection through Springfield Golf Course and the Marcolongo farm CHL.

Our proposal provides significant community benefits including:

- The protection of the affordable housing proposal by *Options for Homes* that will benefit hundreds of Guelph families on 35 acres,
- A commitment that the remaining seven acres of Open Space at 2162 Gordon Street will be set aside for social housing, and

- A proposed bequeathing of six acres of the farm's Cultural Heritage Landscape to the City of Guelph for parkland purposes.

We are disappointed that the response provided by City Staff to our planning consultant on our proposal relies upon the findings of the Open Space Strategy and Staff Report (see attachment 5) – despite being reassured in December 2019 that our proposal would be taken seriously. The generous proposal by the Foundation is not discussed in the Staff Report.

We respectfully request that the Committee of the Whole NOT endorse Community Park Option #2 as the recommended location in Clair-Maltby, and ask you to direct staff to review the merits of our proposal that suggests a more equitable approach to the Community Park in Clair-Maltby.

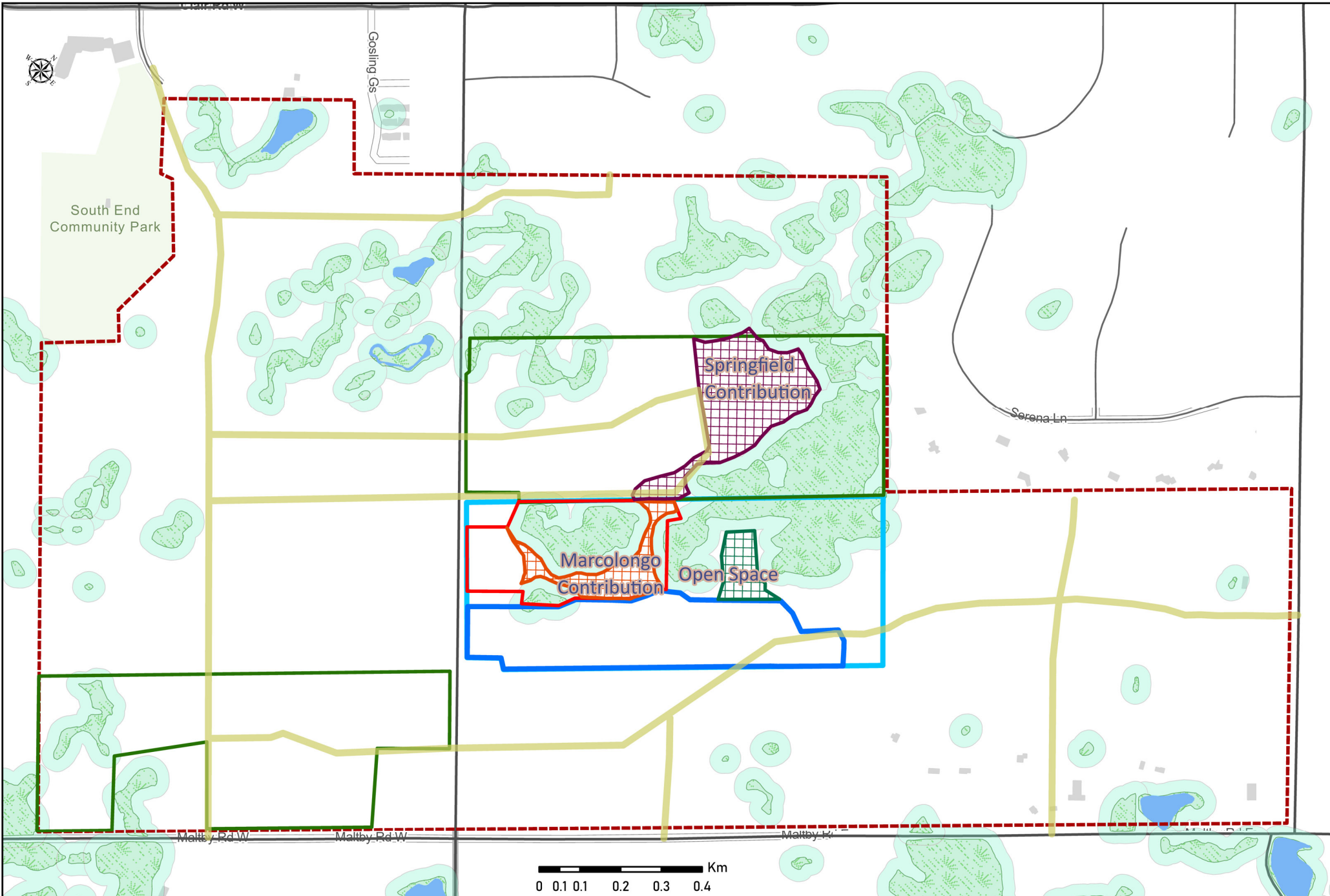
I look forward to delegating on Monday to further discuss our proposal.

Sincerely,

Mike Marcolongo (on behalf of the Foundation for the Support of International Medical Training Inc.)

Appendix:

- 1) Map Dated 11-26-19 (presented on Feb. 3 2020)
- 2) Map Dated 02-12-20 (Shared with City Staff following Feb. 3 Meeting)
- 3) Communication from Monteith Brown Planning Consultants to City in July 2019
- 4) Agenda for Feb. 3 2020 Meeting
- 5) Response from City Staff on Feb. 20, 2020



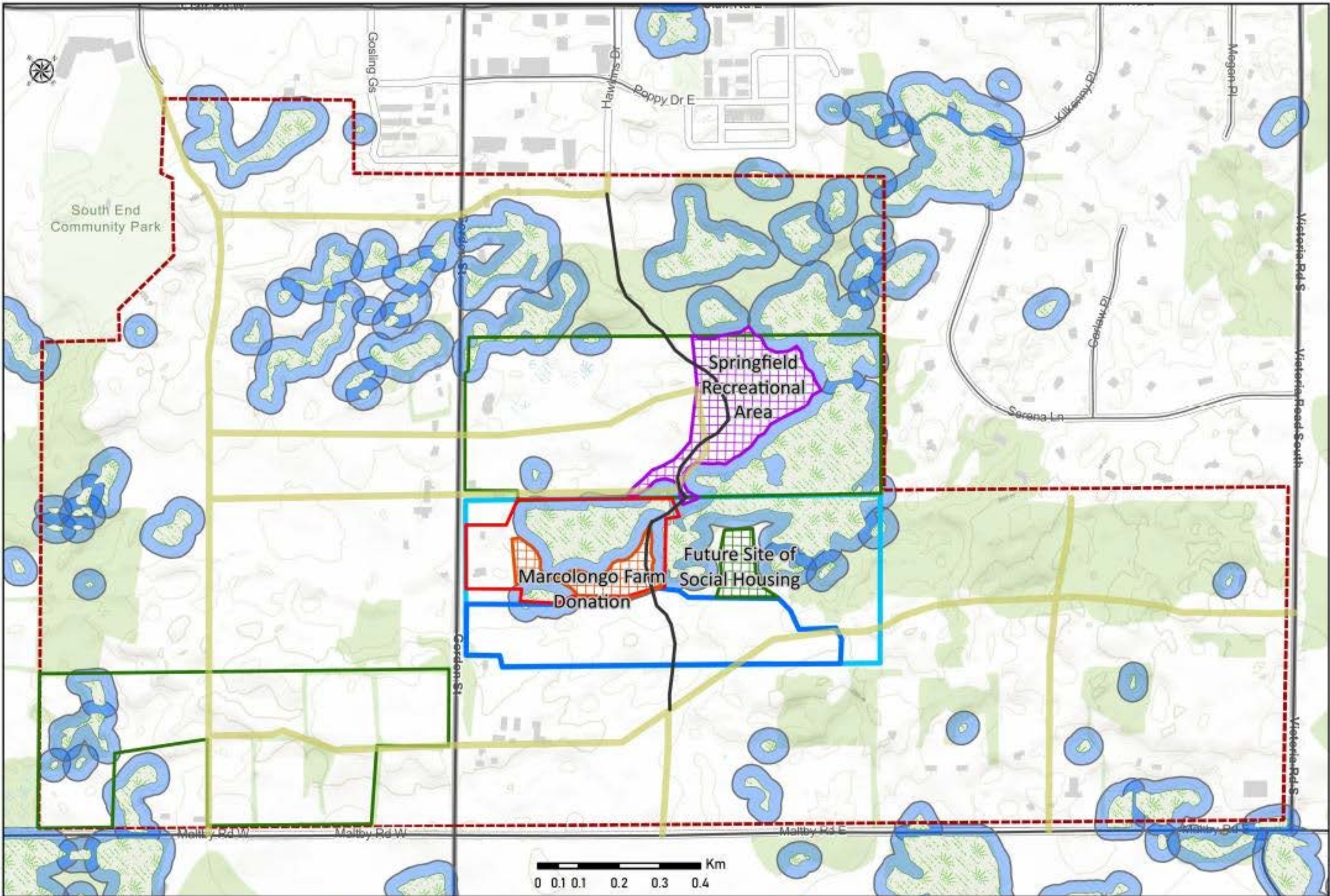
Proposed 10 ha Community Park Utilizing Cultural Heritage Landscape

This option does not compromise
affordable housing

- Proposed Roads
- 30 m wetland buffer
- Marcolongo Contribution
- Marcolongo Farm
- Wetland
- Open Space
- Thomasfield Homes
- Cultural Heritage Landscape
- Springfield Contribution
- Options for Homes

Data sources: Land Information Ontario
Spatial Reference: NAD 1983 UTM Zone 17N

Prepared 2019-11-26 by:
Earthbound Maps



Proposed 10 ha Community Park Utilizing Cultural Heritage Landscape

This option does not compromise
affordable housing

- | | | |
|-------------------|-------------------------------|----------------------------------|
| Proposed Roads | Cultural Heritage Landscape | Watercourses |
| Marcolongo Farm | Future Site of Social Housing | Wetland |
| Thomasfield Homes | Marcolongo Farm Donation | 30 m Wetland Buffer |
| Options for Homes | Springfield Recreational Area | Active Transportation Connection |

Data sources: Land Information Ontario
Spatial Reference: NAD 1983 UTM Zone 17N

Prepared 2020-02-12 by
Earthbound Maps

Attachment 3: Meeting Set Up to Discuss Cultural Heritage Landscape as Parkland (July 2019)

Hannah Shirliff <hshirliff@mbpc.ca>

To:'Heather Flaherty','Luke Jefferson','Todd Salter','Melissa Aldunate','Stacey Laughlin'

Cc:'Mike Marcolongo','Assunta Marcolongo',Jay McGuffin,'Anand Desai'

Mon., Jun. 24, 2019 at 9:27 a.m.

Good morning Heather, Luke, Todd, Melissa, and Stacey,

On behalf of Jay McGuffin, Anand Desai, and our clients, Mike and Assunta Marcolongo (FSIMT), I would like to request a meeting with you so that MBPC, our clients, and City of Guelph staff can discuss the Clair-Maltby Secondary Plan, and the possibility of converting the designated Cultural Heritage Landscape at 2162 Gordon Street into City of Guelph parkland.

Would the morning of Wednesday, July 10th work for your schedules? If not, please let us know and we will suggest some alternate dates.

Thank you,

Hannah Shirliff, M. Plan

Planner

MONTEITH BROWN PLANNING CONSULTANTS

[610 Princess Avenue, London, Ontario, N6B 2B9](#)

Tel.: (519) 686-1300 / Fax: (519) 681-1690

E-Mail: hshirliff@mbpc.ca / Web: www.mbpc.ca

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Attachment 3: Meeting Set Up to Discuss Cultural Heritage Landscape as Parkland (July 2019)

2162 Gordon Street

Potential for Park in the Cultural Heritage Landscape

Date: February 3, 2020

Location: City Hall Meeting Room D

Time: 9:30 am

Chair: Melissa Aldunate

Attendees: Assunta Marcolongo, Tullia Marcolongo, Mike Marcolongo, Anand Desai, Hannah Shirliff, Luke Jefferson, Tiffany Hanna, Stacey Laughlin, Stephen Robinson, Lisa Drury

Meeting Agenda

1. Introductions
2. Description of how a park use could be layered on the CHL at 2162 Gordon Street including use and purpose, changes and restrictions – detailed description of the request (Mike Marcolongo and/or Monteith Brown)
3. Discussion of potential area(s) of CHL that could be used for park purposes (all)
4. Potential timing (all)
5. Next Steps

February 20, 2020

Sent via email only

Anand Desai, MCIP, RPP
Associate Planner
Monteith Brown Planning Consultants Ltd.
610 Princess Avenue
London, ON N2B 2B9
adesai@mbpc.ca

Dear Mr. Desai,

RE: Clair-Maltby Secondary Plan – Proposal to conditionally bequeath a portion of the Cultural Heritage Landscape at 2162 Gordon Street to the City of Guelph

This letter is intended to respond to all recent correspondence and discussions regarding the Open Space System in the Clair-Maltby Secondary Plan (CMSP) area including:

- the meeting held on February 3, 2020;
- Mr. Marcolongo's email dated February 10, 2020 to Scott Stewart; and,
- the email dated February 18, 2020 from yourself to Stacey Laughlin.

It is our understanding that the current proposal is to bequeath approximately six acres of land within the Cultural Heritage Landscape (CHL) at 2162 Gordon Street for passive parkland purposes to the City subject to conditions as described in the February 18, 2020 email and shown on the attached map.

General Comments

The Staff Report recommending the Open Space System for Clair-Maltby is now available. This report and its recommendations are referenced in this response.

In addition to some of the lands at 2162 Gordon Street being protected as a CHL, some portions are also protected as part of the City's Natural Heritage System (NHS). Based on the revised map included with the February 18, 2020 email, it appears that some portions of the area that is identified as proposed community park are within the NHS. The Open Space System, which includes the community park, is separate and distinct from the NHS and new park uses are not permitted within the NHS.

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771

guelph.ca

With respect to the remainder of the area proposed to be bequeathed to the City we provide the following comments:

- The portion of 2162 Gordon Street identified as open space on the Preferred Community Structure (May 13, 2019) can be explored as part of the community park recommended in report IDE-2020-17 as it may be able to be connected to and continuous with the recommended community park location through the stormwater management capture area. This possibility can be further explored when development is occurring in this area and any future plans of subdivision are being designed, including the design and acquisition of the community park.
- The front portion of the property proposed to be included in the potential community park (identified as Mixed Office/Commercial on the Preferred Community Structure dated May 13, 2019) may be less feasible to form part of a future community park because it is discontinuous and disconnected from the remainder of the recommended community park location. However, as outlined above, this portion can be explored in the future at the time of development in this area.
- The recommended [Open Space System Strategy policy directions document](#) includes flexibility with respect to the final configuration of the community park which will allow for these discussions to occur in the future.

Response to the proposed conditions

Proposed conditions 1 and 2 – these items can be discussed in the future at the time of development in this area and the acquisition of land for the community park.

Proposed condition 3 – staff are recommending that the community park not be located on the Springfield lands based on the evaluation described in the March 2, 2020 [Committee of the Whole](#) report (IDE-2020-17), therefore staff are not supportive of this condition.

Proposed condition 4 – the City has a [Commemorative Naming Policy](#) that would have to be followed at the time when the future community park is being named. This generally occurs after the parkland has been acquired and is being developed by the City.

In light of the anticipated timing for development in this area, including acquisition and detailed design of parkland, it is premature to

enter into these discussions at this time. The City would be willing to have these discussions in the future as development begins to advance in this area should the Foundation still wish to pursue this proposal at that time.

Thank you for your continued participation in the Clair-Maltby Secondary Plan process.

Sincerely,



Todd Salter, General Manager
Planning and Building Services,
**Infrastructure, Development
and Enterprise**

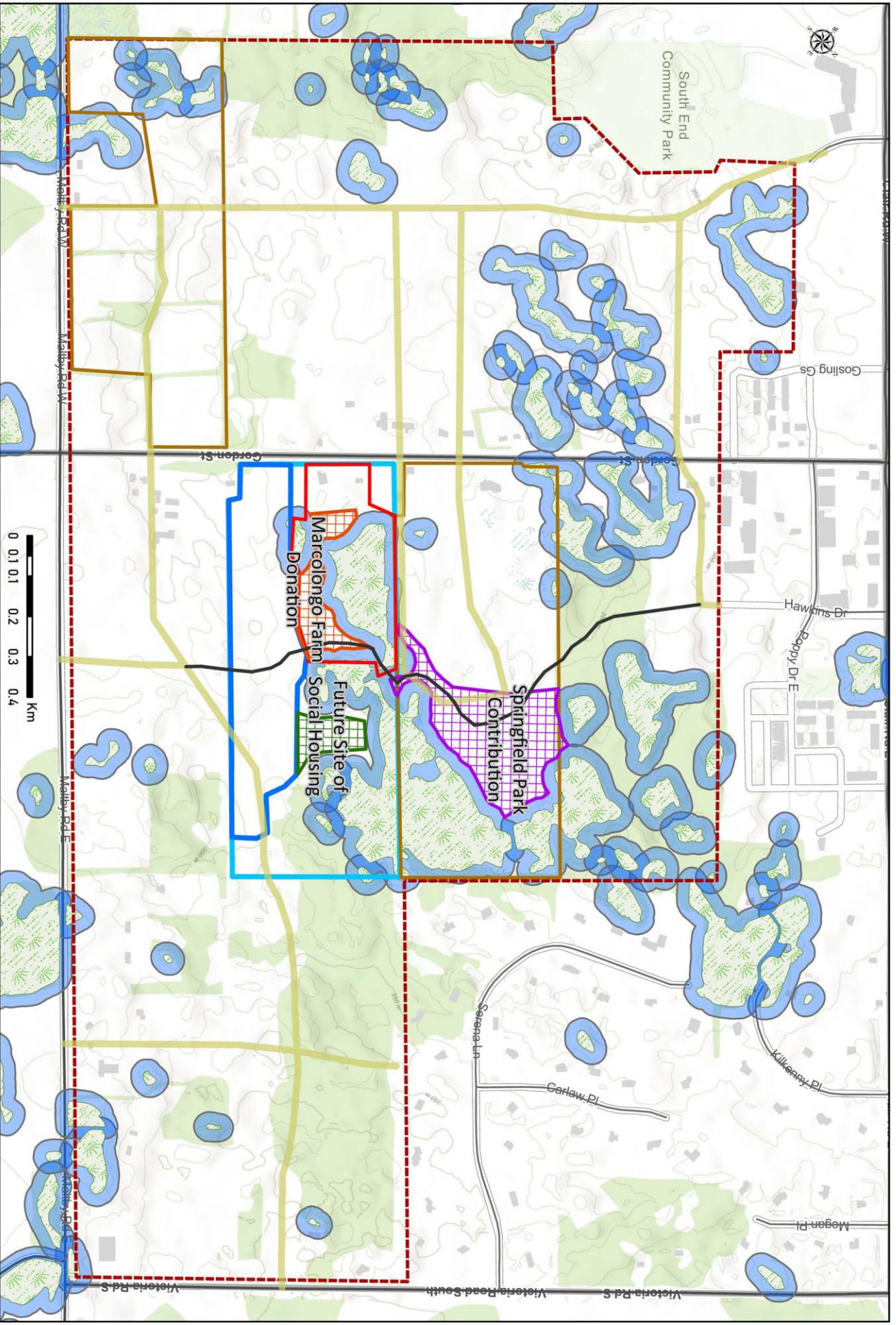
T **519-822-1260 x2395**
E **todd.salter@guelph.ca**



Heather Flaherty, General Manager
Parks and Recreation,
Public Services

T **519-822-1260 x2664**
E **heather.flaherty@guelph.ca**

C: Scott Stewart, CAO
Kealy Dedman, Deputy CAO, Infrastructure, Development and Enterprise
Colleen Clack, Deputy CAO, Public Services
Melissa Aldunate, Manager, Policy Planning and Urban Design
Luke Jefferson, Manager, Open Space Planning
Stacey Laughlin, Sr. Policy Planner
Tiffany Hanna, Park Planner



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Data sources: Land Information Ontario
Spatial Reference: NAD 1983 UTM Zone 17N

Prepared 2020-02-16 by:
Earthbound Maps