

May 22, 2020

**Delivered via email: clerks@guelph.ca**

City of Guelph  
1 Carden Street  
Guelph, ON N1H 3A1

Attention: Mayor Guthrie and Members of Council

**Re: IDE-2020-17  
Clair-Maltby Secondary Plan – Open Space System Strategy  
1968 and 1992 Gordon Street, Guelph**

SV Law acts on behalf of 2595286 Ontario Ltd. and Pinegrove Developments Inc., being the owners of 1968 Gordon Street and 1992 Gordon Street, respectively (collectively referred to as “the Property”). We have reviewed the above-noted staff report with our client, as well as the additional May 25, 2020 Council Memo included with the Agenda Package. Our Clients have concerns with the current recommendation before Council to select “Option 1” over staff supported “Option 2” (which Options are described in IDE-2020-17) for the proposed Community Park. The attached map shows an overlay of the Property in relation to Option 1 for the proposed Community Park.

As you will note the Property has a substantial amount of natural heritage land that will be preserved and protected, in accordance with an OMB-approved settlement of OPA 42 (Guelph’s Natural Heritage System). With this in mind, we have concerns with removing potential development land on the Property for future parkland purposes. Should this Community Park move forward on a portion of the Property our client would expect to receive fair market value for their land.

We recognize that there are further steps to come in the evolution of the Secondary Plan, including the Financial Impact Assessment to be completed for the Clair-Maltby Secondary Plan in its entirety, which may impact on the final parkland recommendations. However, at this time we would encourage Council to refer report IDE-2020-17 back to staff to further analyze other options of varying locations and size of the Community Park with the input of various landowners. Should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly

**SMITHVALERIOTE LAW FIRM LLP**



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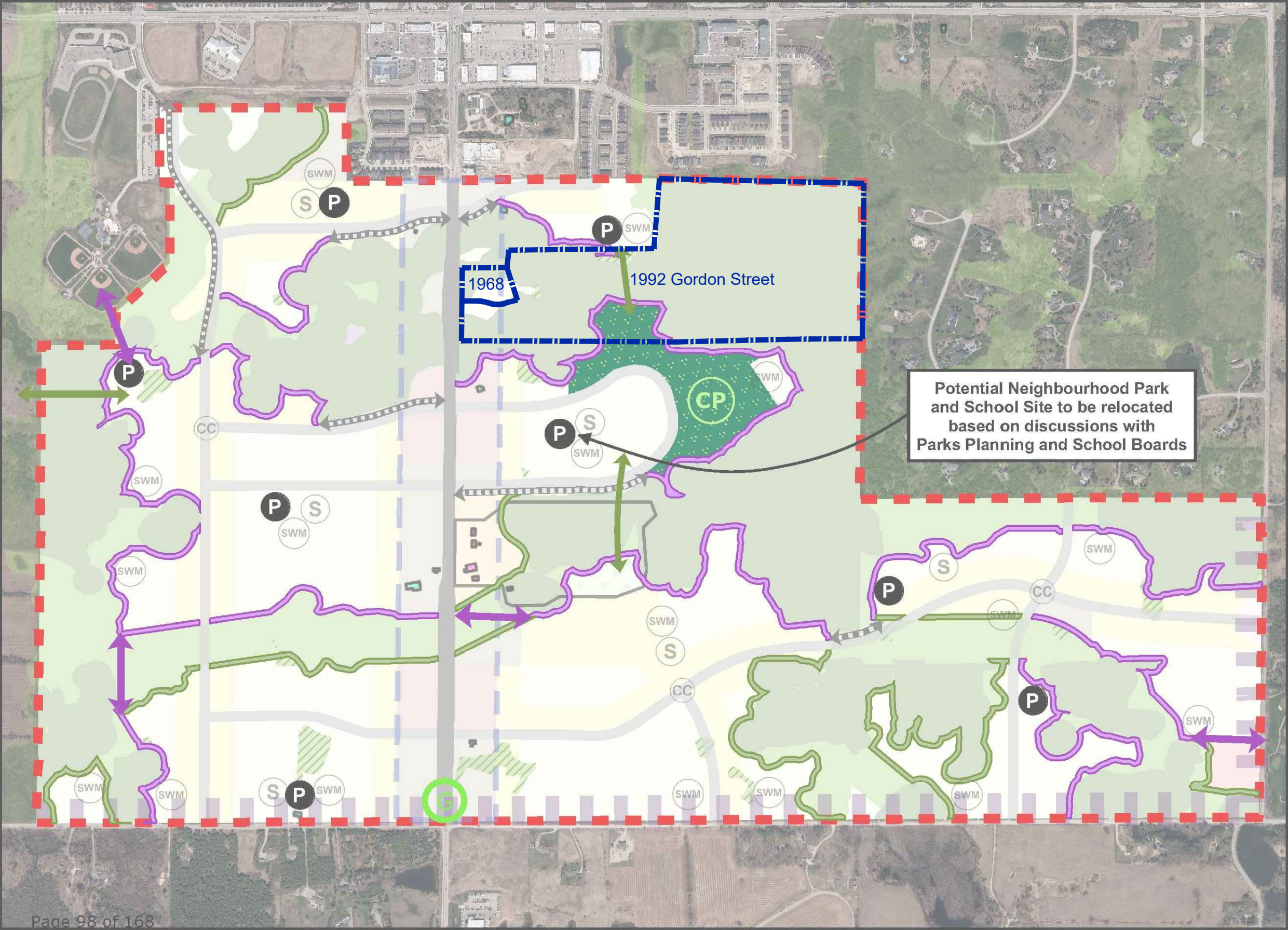
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# COMPONENTS OF RECOMMENDED OPEN SPACE SYSTEM



## Legend

- Clair-Maltby
- Secondary Plan Boundary

## Open Space System Components

- Community Park
- Potential Neighbourhood Parks
- Preferred Moraine Ribbon Locations
- Other Potential Moraine Ribbon Locations
- Potential Trail Connection
- Enhanced Pedestrian & Cycle Facilities
- Potential Active Transportation Link

**Note:**  
Other elements of the preferred Community Concept Plan endorsed by Council in May 2019 are shown underlying the Open Space System components for context only.