



May 22, 2020

Project No. 16129

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

Attention: Mayor Guthrie and Members of Council

**Re: IDE-2020-17
Clair-Maltby Secondary Plan – Open Space System Strategy
2009, 2021 and 2093 Gordon Street, Guelph**

GSP Group acts on behalf of the owners of 2009, 2021 and 2093 Gordon Street (the “Site”).

We appreciate the work of City staff and their consultant team to date and their willingness to dialogue on various matters related to the development of the Secondary Plan. We have reviewed the above-noted staff report, as well as the additional May 25, 2020 Council Memo and offer the following comments:

1. Proposed Neighbourhood Park and Existing South End Community Park

We note the location of the Neighbourhood Park in the northwest corner of the Site (2021 Gordon) in relation to the existing Community Park (South End Community Park). Based on our calculations, the two parks would be approximately 140 metres from each other (and a little over 300 metres from centre of park-to-park), with a proposed trail connection between them – see attached overlay map. Given the proximity of the parks, we believe there are better locations for this proposed Neighbourhood Park that are strategically located and further from the existing large Community Park. These alternate locations should be explored during the development of the Secondary Plan.

2. Natural Heritage Overlay area

A Natural Heritage Overlay area is shown on the Site (2021 Gordon) next to the proposed Neighbourhood Park – see attached overlay map. It is our understanding that this Natural Heritage Overlay represents areas of potential natural heritage interest. We would like to note that this Natural Heritage Overlay shows features that do not actually exist and is currently being farmed. On-site confirmation of these features has not occurred to date. It is our understanding that such areas will require further study/analysis at the time of future planning applications (i.e. draft plan of subdivision,

zoning, etc.) and therefore could be amended. We would ask for confirmation from City staff.

3. Proposed Neighbourhood Park adjacent to Proposed Moraine Ribbon

We note that the proposed Neighbourhood Park on 2021 Gordon is shown next to the proposed moraine ribbon feature. There are other examples of this within the Clair-Maltby area (i.e. park adjacent to the moraine ribbon). We have concerns that the proposed moraine ribbon feature area will be added onto land area of the park when this could be part of the overall park size. In such cases, we recommend that moraine ribbons not be shown where they abut parks, because the intent of the moraine ribbon is captured by the park. We would appreciate further consideration of this through the development of the Secondary Plan.

4. Limits of the Natural Heritage System

It is our understanding that the latest limits of the proposed refined Natural Heritage System area are shown on the Open Space System Strategy mapping. The Natural Heritage System area has increased in size on the Site through the Secondary Plan process to date, despite the lack of on-site field surveys or verifications. It is our understanding that such areas will require further study/analysis at the time of future planning applications (i.e. draft plan of subdivision, zoning, etc.) and therefore could be amended accordingly. We would ask for confirmation from City staff.

Thank you for the opportunity to comment and consideration of the above-noted matters by Council and City staff. We also note from the staff report 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. We look forward to reviewing and commenting when available and following along with the next steps in the Secondary Plan process.

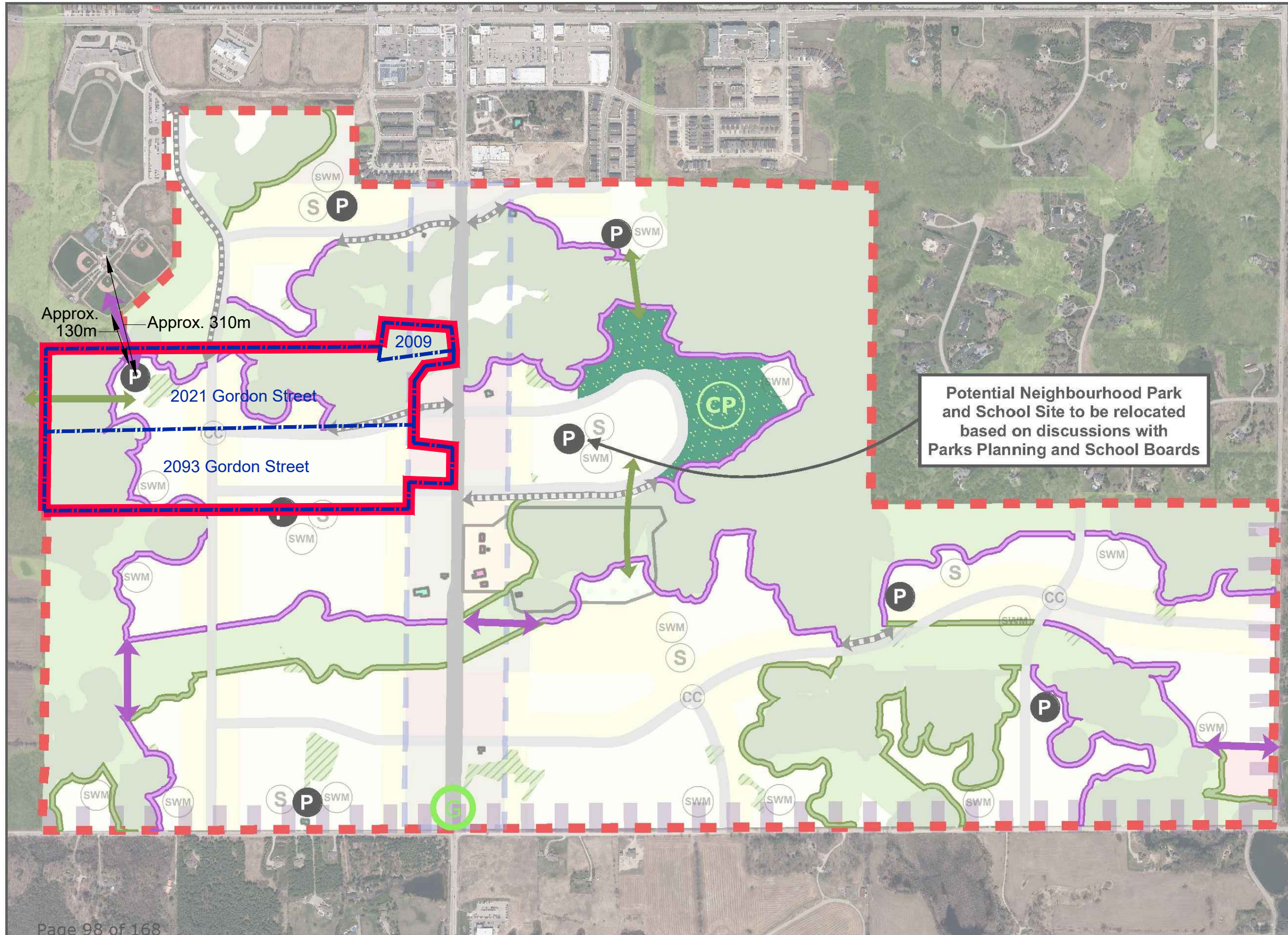
Yours truly,
GSP Group Inc.



Hugh Handy, MCIP, RPP
Senior Associate

cc Stacey Laughlin, City of Guelph
Pete Graham
Mike Watt
Dave Stephenson and Nathan Miller, NRSI
Scott Snider, Turkstra Mazza Associates

COMPONENTS OF RECOMMENDED OPEN SPACE SYSTEM



Legend

- ▬ Clair-Maltby Secondary Plan Boundary
- ▬ The Site

Open Space System Components

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

Potential Neighbourhood Park and School Site to be relocated based on discussions with Parks Planning and School Boards

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.