

Clair-Maltby

Transform. Connect. Community

Workshop 2
Parks & Open Spaces
What we heard – Detailed
Feedback

February 17, 2020

City of Guelph

Clair-Maltby Secondary Plan Open Space System Strategy

Community Feedback Report #2

The feedback that follows incorporates the full results from round two of the Clair-Maltby Secondary Plan Open Space System Strategy community consultations: two in-person workshops (held November 19, facilitated by Rebecca Sutherns of Sage Solutions) and an online survey. 86 people attended the workshops and 48 people completed the online survey. Comments that were repeated are noted once with the number of mentions indicated in brackets. Online feedback is categorized based on whether participants also attended an in-person workshop (15), did not attend an in-person workshop (28), or did not indicate having done so (5). There were several identical or very similarly worded responses submitted in the online survey that may have been duplicated; these have been marked with an asterisk. Where identical responses were provided for multiple questions within one respondent's comments, they have been provided once here.

The meeting started with an overview of the Clair-Maltby Secondary Plan Open Space System Strategy process up to now, and a summary of the feedback received about community park size, location and function during round #1 in September, which followed a similar process of hosting two workshops and inviting online comments.

This update was followed by a brief Q&A session, recorded here:

Questions about Round #1 on Community Parks

Where does the Official Plan come into play regarding the required park space for the projected population? 10 ha is not enough. Should be looking at multiple community parks based on population projections. If there are 25,000 people, there would be $1.3 \times 25 = 32$ ha of community parks based on the City's own formula. The City is limiting our decision by setting the minimum of 10 ha as the maximum size, well below the City OP target. Numerous comments were made about this issue, asking for the minimums to be higher.

Written comment provided on this topic:

"Concern that the total parkland proposed in the development of the Clair-Maltby area does not conform to Official Plan minimums required for the projected population. I believe that the extreme impact of the development dictates that the total parkland ought to exceed the required minimum. Every child who will grow up in those housing developments needs accessible parks that are rich in biodiversity, within walking distance of their homes. In addition, there are so many animals and plants who currently live there, and who need wild spaces and parklands in order to survive.

Can you explain to me how it's possible for developers to get away with this? It's the City's job to make sure developers do this intense development in a way that protects parklands and green spaces. The developers seem only able to see the dollars and cents of the project, but the City must ensure that they conform to the official plan and do this job with the health of the people and the landscape in mind.

I would prefer that the development not happen at all, but, since it must, then please make sure it, at the very least, conforms to the Official Plan.”

- Response: Planning for 10 ha as a minimum (plus neighbourhood parks and the moraine ribbon); additional space is available, but it will be expensive to acquire the land. Estimated population of 16,000. May need to look at different ways to meet OP requirements. The City will need to provide justification if the minimum is not met.

Buy the land before you decide what to do with it?

Are we making decisions for the next decade, two, three, four...? What is the timing of this project? How significant is my contribution today to the council of tomorrow?

- Response: 2041 and beyond – i.e. 20 years out
- Rebecca suggested that the alternative would mean that the City would not be asking the current public about the planning process. She expressed gratitude that so many people attended today to provide feedback for the future generation.

Comment about use of parks by people from outside of Guelph (i.e. rep sport teams). Is this being taken into consideration?

- Response: Yes, it is considered when the size criteria for parks is established. This scenario happens in all communities. Guelph residents go into other communities for the same reason. Destination parks will attract people from other communities and neighbourhoods.

Parks are infrastructure that have a limited carrying capacity. Need to grow park infrastructure accordingly.

Has there been a discussion about the park being attached to the south end rec centre?

- Response: There is a community park at the northwest boundary of Clair Maltby already. People’s views on where an additional community park should go are mixed – i.e. adjacent to the current one to make it even bigger, or further away to spread out the access to the parks?

Would the community rather see the south end rec. centre constructed sooner, or spend money on land for a park? Is that a choice?

- Response from Councillor O’Rourke: There is \$68 million earmarked for the rec. centre next year; it’s coming in the next few years. Timeframes are different for that project and this one.
- Response from Councillor O’Rourke: Sport teams/clubs should participate in the Parks & Rec Master Plan, as that process is more about park programming.

How is input being weighed? Different interests are represented here (i.e. developers vs. residents/environmentalists).

- Response: Data is not attributed to individual people. It is anonymous, intentionally, to make participating safer for people and to introduce less bias into the data analysis. It would be unusual to attribute comments based on names or affiliations in a community engagement exercise like this. Doing so could also risk being divisive.

Community said they want to protect the natural landscape and topography. How does flattening the land for sports reconcile with that?

- Response: No one has determined park function(s) yet. The community expressed a desire for both passive and active recreation.

Is there sufficient park space? Overall need for parks in the city.

- Response: Exploring innovative ways to increase open space, including the moraine ribbon (long linear greenspace) which will be discussed later tonight.

- Response: 414 ha total land in Clair-Maltby. 18 ha for parks, plus 20-24 ha in the moraine ribbon, an additional 40-45% protected by NHS. The remaining space allows for storm water management, residential and commercial development.

Feasibility of getting “valuable, educated and informed” input today? So much public consultation has preceded the formulation of the Secondary Plan so far. It seems a sudden development (with no public consultation) that will result in the flattening of two hills near the environmentally sensitive Hall’s Pond, a provincially significant wetland. A “betrayal, with so many species being lost.”

- Response: Looking at the pros and cons of six options, not deciding yet.
- Response: Consultation opportunities have been numerous and will continue.
- Response: No decision has yet been made.

Where is Hall’s Pond on the map? Would be beneficial to know the topography (include it on the map). Need to know the affordable housing site options.

- Response: Pond is included on topography map, which is available around the room and as a handout. Too “busy” to include topography and possible park boundaries on a single map.
- Response: Housing sites are not marked because current property lines and ownership are not being taken into consideration at this time, as per the assumptions presented earlier.

Coffee Cup and Checkmark proposed site> Struggling because both parks back onto a service/commercial area?

- Response: Locations back onto mixed-use areas – residential and commercial
- Response: Participants are welcome to record their feedback, positive and negative, about each site.

Questions about Round #1 on Moraine Ribbon

City is being proactive – may be a requirement of forthcoming provincial legislation anyway (as part of Paris Galt Moraine).

Are we stretching the boundary of natural space at the sacrifice of potential home owners/builders?

- Response: Community expressed desire for additional open space; this is one way to find that balance, meet targets (OP), and protect areas that can be developed for housing. It is a complementary land use next to NHS.

How does this fit in with the overall Secondary Plan? What else needs to be considered?

- Response: Open Space Systems Strategy is one part of the Secondary Plan. Lots of other pieces to the puzzle. Today we’re only looking at parks. There will be other engagement opportunities for other areas.

Is there a physical barrier between the ribbon and NHS?

- Response: There may be a need for a fence in some areas. Would be determined in the more detailed planning phase.

Question about the size of NHS buffers.

- Response: Depends on the feature. Different requirements.
- Response: Buffers are included in green area on maps

Quantify land area for land ribbon?

- Response: Assuming a width of 12 metres, preliminary estimate of 20-24 ha of long, linear park space. City has not rerun the numbers based on the revised map shown at this meeting.

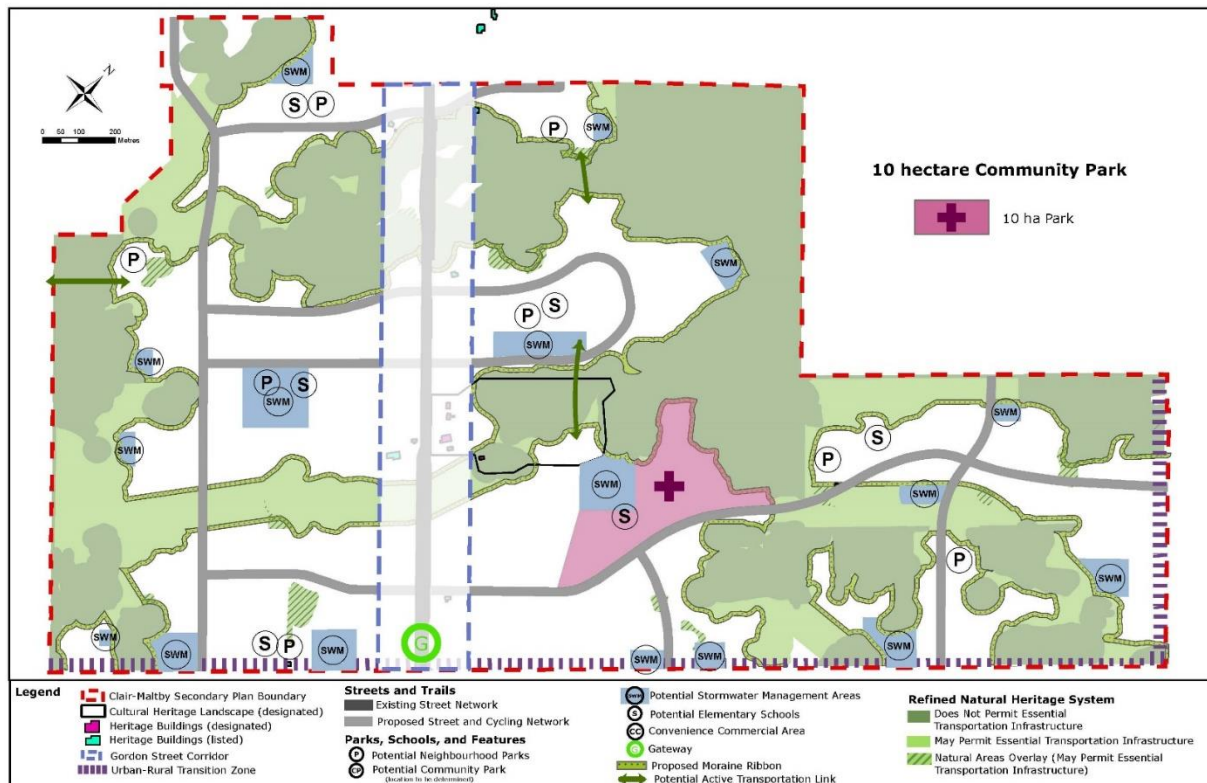
Who was opposed to the ribbon?

- Response: Comments were not attributed to specific people.
- Response: Roughly the same number of comments in favour and against.

Community Park Short-listed Options

Participants were asked to review and comment on the pros and cons for six park scenarios (three options for one large (10 ha) park, three options for two medium-sized (5 ha) parks) that were identified or created from the feedback in Round #1.

Plus Sign Map



Pros and Cons Lists for Plus Sign Map

Workshop Feedback

Pros	Cons
Most centrally located (5)	Interferes with proposed affordable housing (5) – this is the only affordable housing proposed in the south end
Centrally located (3)	Potential elimination of affordable housing – this area is being pursued by affordable housing developer
Good location – far enough away from Larry Pearson Park (2)	Prioritizes a community park over affordable housing!
Ideal location	Not best used of this land (higher density and affordable housing)
Best location	Intended for affordable housing by current owners – may impact residents
Wide, spread out, nice location	The social housing component proposed would be destroyed by a designated park on this location.
Distance from established community centres	
Far away from current community park – good spacing	

Pros	Cons
<p>This is the best plan. It is accessible, central yet located away from the south end park</p> <p>Incorporates Hall's Pond priority</p> <p>Next to Hall's Pond</p> <p>Not isolated</p> <p>Multiple entrances and exits</p> <p>On a collection road</p> <p>Accessible from good road network</p> <p>Accessible via street on south side</p> <p>Not near Gordon</p> <p>On the correct side of Gordon Street</p> <p>Good E/W road</p> <p>Best traffic flow</p> <p>Best access – walk and bike</p> <p>Easier/safer access ad transit</p> <p>Likely on future bus route</p> <p>Easily walkable</p> <p>Good logistic access</p> <p>Easy access (2)</p> <p>Access from many different points. Less traffic directed in one area.</p> <p>Reasonable access</p> <p>On a collector road and doesn't need Gordon Street as access (2)</p> <p>Not off Gordon corridor so not likely to increase traffic too much after big events</p> <p>Access from Victoria to Poppy</p> <p>Two access points from major roads</p> <p>Easily incorporates active transportation network</p> <p>Naturalized park programming (sports already serviced at Larry Pearson)</p> <p>High ground views to Church of Our Lady</p> <p>High point of land for observation</p> <p>Backdrop onto natural heritage makes the park feel much larger and spread from other parks makes sense (in terms of distance)</p> <p>Good topography for a community park</p> <p>Good topography level</p> <p>Relatively flat</p>	<p>Potential impact on feasibility of affordable housing – a priority area for the City and County</p> <p>Already a plan for needed low-income housing</p> <p>Park will jeopardize the development of affordable housing currently in preliminary stages with an agreement in principle. To have any of the area removed will inhibit the development, which has been identified as a priority for the City of Guelph</p> <p>No sightlines to Hall's Pond (trees are in NHS and are protected) (2)</p> <p>Does not incorporate pond</p> <p>Sightlines to Hall's Pond are better from triangle site</p> <p>Encroachment onto the Cultural Heritage landscape</p> <p>Destroys natural heritage significantly</p> <p>Destroys moraine features and water filtration system</p> <p>Destroys moraine features/forest</p> <p>Hummocky terrain not conducive to "active" park uses</p> <p>Concerned about impact on moraine hills and hummocky terrain</p> <p>Lots of forest which I would like to keep</p> <p>The natural topography should be preserved as passive parkland near social housing development</p> <p>Elevations</p> <p>Can park land development (flat) be reconciled with existing terrain?</p> <p>Locating a park in a recharge area, where the headwaters of three watersheds meet is irresponsible and counterintuitive to protect our future water requirements</p> <p>Would have to flatten the land – community said they wanted the topography maintained</p> <p>Existing topography is incompatible with the requirements in the OP as there is insufficient table land to accommodate needs of active recreation facilities</p> <p>Topography is lovely, but not as a community park. Would be a good passive park.</p> <p>Would likely have to be graded to provide the obligatory table land mentioned in the official plan so helps protect the topography and ecological function of Hall's Pond</p> <p>Ease of accessible access for all on the hummocky terrain is questionable</p> <p>Questionable accessibility</p>

Pros	Cons
<p>Fills in around NHS – enhances/bulks up Hall's Pond</p> <p>Adjacent to NHS which is great</p> <p>Adjacent to SWM facility which could be used as greenspace</p> <p>Enhanced connectivity</p> <p>Surrounded by beneficial greenspace</p> <p>Close to schools</p> <p>Offers variety of features with heritage landscapes</p> <p>Prefer 10 ha park. More of a destination.</p> <p>Preferred location, in a very nice natural area</p> <p>One larger park can serve better whereby a larger group of overall services or satisfaction for neighbourhood overall</p> <p>There are also smaller designated parks for each smaller areas which further supports larger park</p> <p>Cohesive</p> <p>Backing onto greenspaces seems better</p> <p>Holiday events benefit from larger parks (fireworks)</p> <p>Sports events</p> <p>Should be connected to greenspace</p> <p>Should have water features with it</p> <p>Support the staff recommendations based on technical review</p> <p>Does not eat into proposed housing, but would be surrounded by them</p> <p>Kudos to City staff for doing this. Not an easy job :)</p>	<p>Less central than Triangle site</p> <p>Poorly located</p> <p>Flooding of various areas on this area, due to the preponderance of kettle ponds should preclude this area from any addition of active uses</p> <p>This site received highest opposition during round 1 consultations</p> <p>Not a good use of this land and we deserve better</p> <p>15 hectares of publicly accessible passive use greenspace is already being set aside on this site in a land trust as part of the CHL. Nexus park planning principles would dictate that open space should be dispersed and a community park should be situated in another location</p> <p>Proposed co-location with a large SWM area – SWM areas should not be relied on for recreational land</p> <p>The possibility of adequate parking is questionable</p> <p>Already have huge park at Bishop Mac. Why do we need one or two more huge parks?</p> <p>Costly. Who will pay for this? How?</p> <p>Expensive to purchase and maintain</p>

Online Feedback

Participants	Pros	Cons
<p>Attended in-person workshop</p>	<p>Great location central to future east side of Gordon residents. Close and adjacent to natural features so hopefully these features can be protected. Great location to link residential lands to the east i.e. closer to Victoria Rd with residential lands closer to Gordon Street.</p> <p>No other parks near by/accessible. Backing onto conservation, natural heritage, incorporates ponds</p>	<p>It is not possible to see the water from the park without cutting down the trees. Bad idea to put the park on this side of the pond.</p> <p>The park needs to extend closer to Gordon Street</p> <p>Close to major road</p> <p>Not as connected to green space so it seems</p>

Participants	Pros	Cons
	<p>Good location with direct access from a more arterial type linked road work. It also has reasonable green space adjacent which makes this a good choice. Configuration is also suitable for many gatherings of people without being on top of one another. overall good location</p> <p>Great location allowing greatest accessibility for east side of Gordon residents.</p> <p>Along main east-west collector road</p> <p>Close to major pond</p> <p>Large enough to have multiple park program elements</p> <p>Good access</p> <p>Access from a main road</p> <p>Good access from arterial road</p> <p>Good central location</p> <p>Adjacent to natural heritage system</p> <p>Central location</p> <p>Backs onto green heritage making the park feel larger than it is</p> <p>This site is located on a proposed arterial road and also accessed through the active transportation link. Does back on to Hall's Pond but citizens will have no visual or physical access to the pond.</p> <p>Hopefully will preserve some of the moraine features, not sure how flattened it will need to be.</p> <p>Why shouldn't the people of Guelph take advantage of this opportunity.</p> <p>A central location. The site is located on a proposed arterial road and will be accessible through the active transportation linkage to the North. Backs onto Hall's Pond so supports/creates a buffer to the Natural Heritage System natural area. (Identical/Similar response provided by other online participants)</p>	<p>This scenario will reduce the opportunity to build affordable housing as already proposed by Option Homes. This is something Guelph is in need of but the other builders are not interested in doing.</p> <p>This project is not about creating profit for developers but about the citizens of Guelph securing parkland for future residents. Much of this property will already be designated to become part of the Cultural Heritage Landscape, so why use more when there are several other options available. Doesn't make sense. Loss of profit for Option homes.</p> <p>Affordable housing is a priority for me. Options for Homes has a great plan in place so let's not put the park here.</p> <p>There is not much flat area for soccer fields and baseball diamonds. Please do not bulldoze this flat.</p> <p>This proposal will eliminate an estimated 2/3 of the Options for Homes affordable housing land area (an Agreement to Purchase 35 acres from the Foundation has been in place since 2014 for an affordable housing project). Although the proposed park site backs onto Hall's Pond, park users will have no visual or physical access to Hall's Pond. Limited table land on the Marcolongo Farm means that moraine hills would need to be significantly graded to accommodate active recreations opportunities (e.g. soccer pitches or baseball diamonds). The Foundation has already made significant contributions to the community through the Cultural Heritage Landscape designation on the property (the largest in the history of the City of Guelph) and working with Options for Homes to address housing affordability.</p> <ol style="list-style-type: none"> 1) Also close to Hall's Pond - there is NO VISUAL OR PHYSICAL ACCESS TO HALL'S POND 2) The highest moraine hills would have to be flattened to make room for sports fields 3) These moraine hills are the divide between Hanlon and Mill Creeks - what happens if they are flattened? Where will the water flow? 4) In situating a park within the Marcolongo Farm (who's owner the Foundation for the Support of

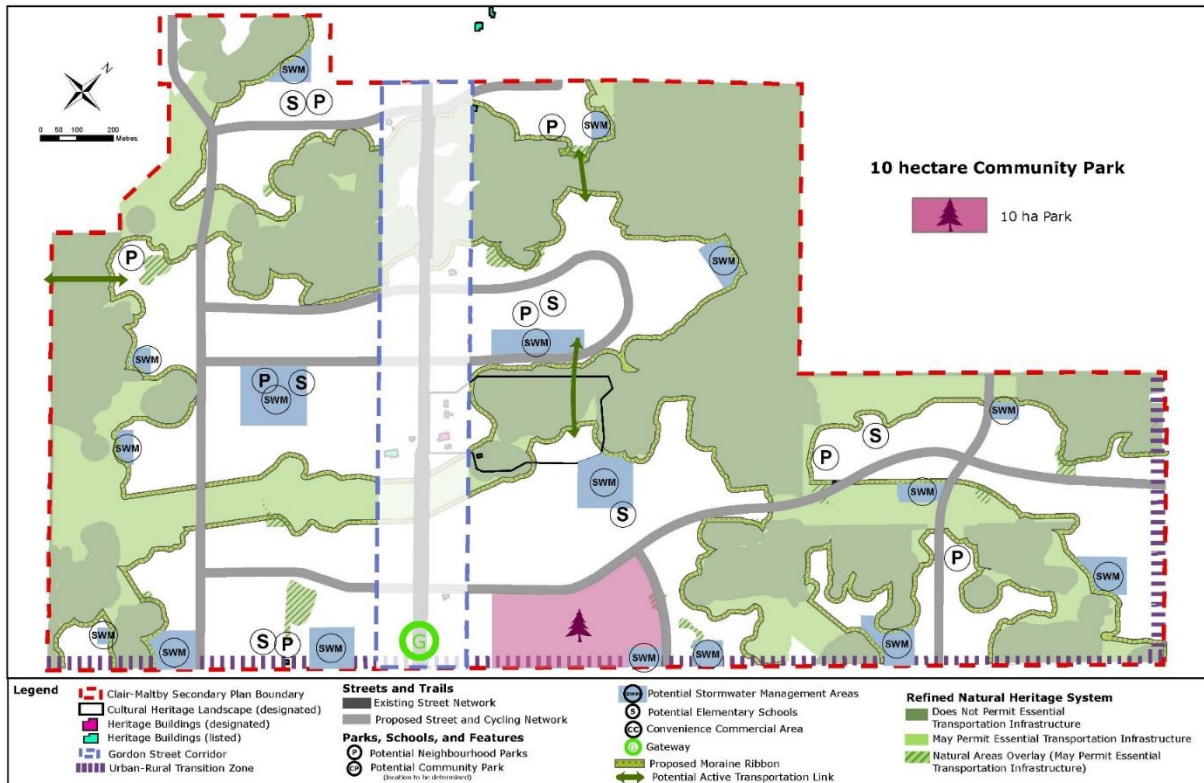
Participants	Pros	Cons
		<p>International Medical Training) has already contributed to the protection of approx. 70 acres (CHL and Natural heritage system combined), it is unfair not to consider the Options for Homes for affordable home ownership housing (contrary to some misinformation circulating this is not social housing). A 10 ha park would reduce this project by two-thirds. (Note: with the nation wide housing shortage, the federal government is no proposing the same financing model as practiced by the non-profit group Options for Homes.</p> <p>Less public access to Hall's Pond. Less affordable housing.</p> <p>A park in this location would have a negative impact on the moraine hills, and passive and active recreation would be incompatible with the hummocky terrain;</p> <p>Sightlines to nearby landmarks, such as Hall's Pond, are more advantageous from the Triangle site identified to the north;</p> <p>The proposed park would have negative impacts on the feasibility of a proposed affordable housing on the site – a priority area for the City and County; and</p> <p>The site is co-located with a large stormwater management area. Although it was noted at the workshop that the recreational use of stormwater management areas may augment the planned parkland, it is our position that dry ponds are not appropriate for consistent/regular public recreational access due to their primary function as an engineered stormwater management facilities, nor should they be marketed to the community as such.</p> <p>Very close to arterial road = sound and sight of traffic</p> <p>More redevelopment required (grading etc.) for sports fields etc.</p> <p>Eliminates some affordable housing land</p> <p>Lost ability to develop = cost to developer that owns land</p> <p>The entire length of the park borders on a main road so but this may make it noisier and less safe</p> <p>No public access to Halls Pond</p>

Participants	Pros	Cons
		<p>The topography is not as flat here, so there would either have to be major disturbance to the topography or fewer recreational spaces (i.e. for team sports)</p> <p>It seems that some of this land has been set aside for affordable housing by the current owner and this location would threaten that - Guelph sorely needs affordable housing and should seize this opportunity. If you can have a park AND affordable housing, why not go for the win-win??</p>
<p>Did not attend in-person workshop</p>	<p>A central location. The site is located on a proposed arterial road and will be accessible through the active transportation linkage to the North. Backs onto Hall's Pond so supports/creates a buffer to the Natural Heritage System natural area. (5 Identical/Similar response provided)</p> <p>Good size (2 Identical/Similar response provided)</p> <p>Centrally located. Near natural areas.</p> <p>On what is assumed to be an east/west arterial road so easy access by vehicle or public transit.</p> <p>Significant contact with Natural area</p> <p>Road only on one side helping to create a more natural setting.</p> <p>Good southern exposure for lots of day light.</p> <p>Backs onto green space, which may block cold wind and gives fresh air; accessible</p> <p>Property is located along e/w spine.</p> <p>Provides more regular configuration.</p> <p>Opportunity to be interconnected with natural environment and trails.</p> <p>Distributes recreation opportunity - i.e. separated from South End rec. centre.</p> <p>Backs onto natural features.</p> <p>Road access</p> <p>This site is currently the Marcolongo farm. It is also centrally located, on a proposed arterial road. It will also be accessible via the active transportation linkage. As it backs onto Hall's Pond, it</p>	<p>Limited access to active transportation</p> <p>Heavily skewed towards having a road</p> <p>SWM blocking connection to heritage landscape</p> <p>Too far south to make quickly accessible for north end of south end. :)</p> <p>Local residents west of Gordon St. would require to cross Gordon St. to access it.</p> <p>Too close to main street</p> <p>Topography and natural environment may limit functionality of space.</p> <p>May not be suitable for community centre and elementary school to share space...will require further exploration.</p> <p>I'm against putting it here. Guelph needs affordable housing and this site is earmarked for it.</p> <p>No close view of water</p> <p>Too much fronts on a main road.</p> <p>This park scenario has significant ecological impacts on the wetland complex. There seems to belittle access to the areas of the complex already degraded.</p> <p>I WOULD REJECT THIS SITE, in favour of Options for Homes affordable housing.</p> <p>The proposed park would require bulldozing the moraine hills on the Marcolongo Farm to accommodate the recreational assets, soccer pitches, etc. It was also eliminate a good portion of the land for affordable housing as envisioned and proposed by the Marcolongo family.</p> <p>As I understand it, this is the property that previously belonged to the Marcolongo family - the family that has</p>

Participants	Pros	Cons
	<p>will also support a buffer to the Natural Heritage System natural area.</p> <p>Creates buffer to Natural Heritage System. Central location. Accessible through active transportation.</p> <p>Central, easily accessible to the main arterial road.</p>	<p>already ceded to the city a significant parcel of land as a Cultural Heritage Landscape. There is some question whether the Options for Homes project - a hugely important project to the city, which is in dire need of more affordable homes - will proceed if some part of this property becomes a public park. From an ecological point of view, this property is a disastrous choice because transforming it for recreational use will require levelling moraines that are significant in preserving the city's water supply.</p> <p>According to Google Earth images, this site is characterized by moraine hills. In order to accommodate active recreational opportunities, these hills would need to be significantly graded to meet the demands of park users. I also note that although the proposed park site backs onto Hall's Pond, park users will have no visual or physical access to Hall's Pond. Using this land for a park also threatens the agreement the owners have with Options for Homes to build affordable housing. No other developer involved in the Clair Maltby project has a track record of building affordable housing and none have made any commitment to do so within this project. I believe that it is important to protect this opportunity to increase the stock of affordable housing in the City.</p> <p>This proposal will eliminate an estimated 2/3 of the Options for Homes affordable housing land area (an Agreement to Purchase 35 acres from the Foundation has been in place since 2014 for an affordable housing project). Although the proposed park site backs onto Hall's Pond, park users will have no visual or physical access to Hall's Pond. Limited table land on the Marcolongo Farm means that moraine hills would need to be significantly graded to accommodate active recreations opportunities (e.g. soccer pitches or baseball diamonds). The Foundation has already made significant contributions to the community through the Cultural Heritage Landscape designation on the property (the largest in the history of the City of Guelph) and working with Options for Homes to address housing affordability. (5 Identical/Similar response provided)</p>

Participants	Pros	Cons
		<p>Eliminates an estimated 2/3 of the Options for Homes affordable land area. No visual or physical access to Hall's Pond. The geological moraines on this land would need to be levelled to prepare soccer fields, etc. This would be ecologically irresponsible- moraines serve a very important role in filtering groundwater and should be preserved.</p> <p>Significant landforms on much of the property would conceivably make conversion into a community park a difficult proposition if active recreational uses are considered for this site. No direct sightlines onto Hall's Pond. Affordable housing should be a priority for the City of Guelph and if a community park compromises the number of units - this needs to be considered.</p>
<p>Did not say if they had/had not attended in-person workshop</p>	<p>Centrally located, high ground, in proximity to Halls Pond, land taking can be shared between two landowners and result in one park, great road access, great trail access, on the correct side of Gordon Street, far enough away from the existing community park, far enough away from the Puslinch boundary so that future Guelph residents will be able to walk to this park. Recommended by staff based on their technical review.</p> <p>Central to community with synergies with potential school and connections to abutting natural areas</p> <p>Located on main roadways from the south as well as the east-west corridor connecting west Gordon and east Gordon neighbourhoods together.</p>	

Tree Map



Pros and Cons Lists for Tree Map

Workshop Feedback

Pros	Cons
Good road access (2)	Not centrally located (5)
Good access from multiple higher-order roads	Too far south – away from most neighbourhoods (3)
Access to/from Watson, Victoria, Gordon, Poppy, [future] Southgate (?)	Already excluded by City technical team in its recommendation to Council (2)
Close to two roads	Not as walkable from residential
Accessible from Gordon	Too close to Bishop Mac
Along street and cycling network, accessible	Already have park at Bishop Mac. Why have additional 10 ha of parks. Smaller community parks sufficient.
Proximity to Gordon Street corridor	Too close to Gordon Street
Multiple entrances and exits to get in and out	Too close to Puslinch Township
Good entrance to city	Too close to arterial (Maltby) and Puslinch Township
Welcoming entrance to city	Provides service to Puslinch at no cost to them
Close to proposed green gateway	Don't like on boundary of city
Located near an identified Gateway node, strong connections to current/future populations in Guelph and regional markets to south (proximity to Hwy 401 and Hwy 6)	No control over what happens south of the park or north of east
Can be accessed by Maltby and avoids Gordon for access	Lands are very hummocky. Will require substantial grading.
Prefer the location to be on borders of Maltby Rd East	Destroys substantial moraine features

Pros	Cons
<p>Better balance in geographical distribution of parks, given the existing parks in the NW areas of Clair-Maltby</p> <p>Greatest distance from Dragonfly</p> <p>Far away from Larry Pearson</p> <p>Greatest distance from South End Community Park</p> <p>City will continue to expand south, this provides a good spread between parks and doesn't interfere with natural heritage</p> <p>Accessibility</p> <p>Safer, more convenient, less cars idling, better for environment with quick exits after big events</p> <p>Excellent for active recreation, sports, tourism, and/or community event opportunities due to its proximity to Maltby Road West, an arterial road with strong east-west access</p> <p>Preserves affordable housing on the "Plus" site</p> <p>Is this not flatter land already (i.e. less grading required?)</p> <p>Area is already fairly flat and doesn't have to be graded to destroy the hummocky topography</p> <p>Relatively flat</p> <p>Topography can be utilized in natural park programming</p> <p>Integrate alongside the natural heritage areas to make them appear larger</p> <p>Good natural area in a low-key area</p> <p>Not affecting NHS, but close enough to walk</p> <p>Adjacent to SWM facility</p> <p>10 ha better than 5 ha</p> <p>This is like the park that time forgot</p>	<p>No other significant feature associated with this location (2)</p> <p>Poor sightlines/views</p> <p>Not connected to natural features</p> <p>Topography may pose issues</p> <p>Disconnected from green belt</p> <p>Interferes with proposed affordable housing</p> <p>Not connected to moraine ribbon</p> <p>Bordered by roads on 2 sides</p>

Online Feedback

Participants	Pros	Cons
<p>Attended in-person workshop</p>	<p>I like the idea of a gateway park however moving park further north allows greater walkability for east side Gordon residents. West side already had a community park beside high school.</p> <p>Accessible</p> <p>Very accessible from adjacent road network so very easy to find. suitable for</p>	<p>Not central enough on the east side of Gordon</p> <p>Not central</p> <p>Located along arterial road - too busy</p> <p>Not adjacent to natural heritage areas</p> <p>Surrounded by roads</p> <p>Located along arterial roads too busy</p>

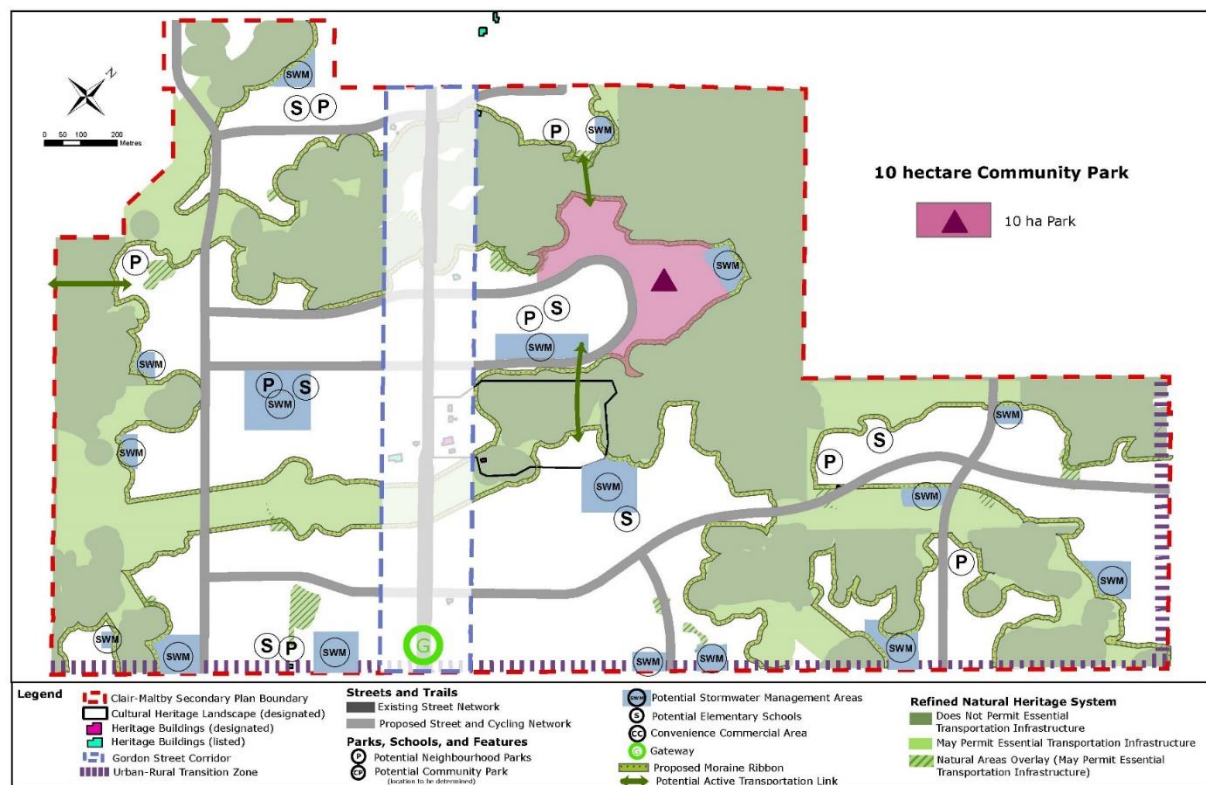
Participants	Pros	Cons
	<p>sport uses. larger rectangular suitable for team sport fields.</p> <p>The most important benefit of this site is the proximity to the high-density developments on Gordon. It will be a welcome break from the condo tower lining Gordon and make a better entrance to the city. This was the first site proposed by the City which was later changed. I think the fact that there is significant table land available which can accommodate baseball diamonds/soccer fields etc.</p> <p>Good road access - has flat land available</p> <p>Very good access from arterial road</p> <p>Very good access. Flat land. Provides a nice entry to the city of Guelph.</p> <p>Probably the most accessible park location of all the proposed sites as it is ringed by arterial roads. Site originally proposed by City Planning staff and their consultant in November 2017 due to the presence of significant table land that can accommodate significant active recreational uses (e.g. baseball diamonds). Site provides a transition from rural Puslinch to future urban Guelph. Close to Gordon Street corridor means that it will be in close proximity to high density residential. (Identical/Similar response provided by other online participants)</p> <p>Closer to potential future higher density buildings</p> <ol style="list-style-type: none"> 1) Up to April 2019, this site was proposed by city engineers as the best site for it's near table land. 2) Easy access from arterial roads - ideal for sports events with lots of visitors. 3) Good for transition from (still) rural Puslinch to City of Guelph. 4) This site would be better used for a park site than housing as the sewage system would have to be connected to Aberfoyle as it is in the Mill Creek watershed. <p>It is furthest from other existing parks which makes more sense. It's on the current edge of Guelph (but centered in the Clair-Maltby block) which I view as a positive as the city will inevitably continue to expand. This will act to also provide park space for future Guelph residents</p>	<p>Too far south, along major road</p> <p>Not attached to green space so it seems more like an isolated park area</p> <p>Using this site will not create a buffer zone for the Natural Heritage system and it will be the most difficult to service as it is in the Millcreek watershed and wastewater will need to be pumped up-hill or infrastructure will need to be build at a great depth. Of course, if this site is chosen there will be a loss of profit for Fusion Homes</p> <p>Expensive for the City to service</p> <p>How much will the numbered company owner ask for purchasing 10 ha? The site should be moved slightly east to connect with the natural heritage system.</p> <p>Affords little support of natural values that should be protected and provides no support for the Hall's Pond wetland system (I think it's actually the second largest wetland in the city)</p> <p>Site does not create a buffer/support the Natural Heritage system since it is located independent of it. Site will be one of the most difficult and expensive sites to service in Clair-Maltby for residential development as it is located in the Millcreek watershed (e.g. sewage will need to pumped up-hill or mains will need to place at unprecedented depths for the City of Guelph). Significant opportunity costs to Fusion Homes if they cannot build their housing product on 10-hectares at this property. (Identical/Similar response provided by other online participants)</p> <p>Away from northern sections with arterial road crossing required to get there if not driving (dangerous for children etc.)</p> <p>Very close to arterial roads = sound and sight of traffic</p> <p>Lost ability to develop = cost to developer that owns land</p> <p>Provides a park for the people of Puslinch that Guelph is paying for</p>

Participants	Pros	Cons
	<p>south of Maltby so those lands (currently Puslinch) can eventually be used most effectively/efficiently. This makes the most sense for the future.</p> <p>Most suitable for active recreation, sport tourism, and/or community event opportunities</p> <p>The park can accommodate multiple sports fields and recreational functions</p> <p>Being in the south end of the Secondary Plan, the site provides a greater balance in geographic distribution given that the existing South End Community Park, Larry Pearson Park, and associated playgrounds and sports fields are situated near the north-western areas of the Clair Maltby Secondary Plan Area</p> <p>The site is situated close to Maltby Road West, an arterial road that facilitates strong east-west access. The site is also strategically located along the higher density Gordon Street Corridor, near the Secondary Plan's identified Gateway node, providing strong connection to current and future populations in Guelph, and lending itself well to drawing usage from regional markets to the south (given its proximity to the Highway 6 and Highway 401 corridors)</p>	
<p>Did not attend an in-person workshop</p>	<p>Well shaped with broad access</p> <p>Near potential school</p> <p>Maintains parks consistent throughout area</p> <p>Good size</p> <p>Roads on two sides providing easier pickup and drop off for those in vehicles or taking transit.</p> <p>Probably the most accessible park location of all the proposed sites as it is ringed by arterial roads. Site originally proposed by City Planning staff and their consultant in November 2017 due to the presence of significant table land that can accommodate significant active recreational uses (e.g. baseball diamonds). Site provides a transition from rural Puslinch to future urban Guelph. Close to Gordon Street corridor means that it will be in close proximity to high density</p>	<p>Site provides no buffer/support for the Natural Heritage System since it is located independent of the natural area. Site is located in the Mill Creek watershed and will be difficult and expensive to service for residential development (e.g. sewage will need to be pumped up-hill, or mains will need to be placed at unprecedented depths for the City of Guelph). Significant opportunity costs for Fusion Homes if they cannot build housing on 10 hectares of this property. (5 Identical/Similar response provided)</p> <p>Not centrally located (2 Identical/Similar response provided)</p> <p>Kind of isolated</p> <p>Further from main city</p> <p>Limited active transportation route connection</p>

Participants	Pros	Cons
	<p>residential. (5 Identical/Similar response provided)</p> <p>This site, originally proposed by City Planning staff in November 2017, is probably the most accessible park location of all the proposed sites as it is ringed by arterial roads. Again, according to Google Earth, it's pretty flat (comparatively speaking) and can accommodate significant active recreational uses (e.g. baseball diamonds).</p> <p>Because it is close to the Gordon Street corridor, it will be in close proximity to high density residential.</p> <p>Sympathetic urban/rural interface.</p> <p>Most suitable topographic conditions to provided field surfaces and ensure flexibility in facility design.</p> <p>Accessible for communities to the north and e/w.</p> <p>Separated from South End rec. centre.</p> <p>Protects natural environment.</p> <p>It's really accessible to arterial roads.</p> <p>Large size</p> <p>Low ecological impact for this site.</p> <p>Site was originally proposed not only by City Planning Staff but also by a paid consultant due to the existence of significant table land for the desired 10 ha park. The rationale is the same as for the Triangle.</p> <p>This site has some real pluses. First, it was the initial choice of city staff whose expertise should be respected. Second, it is the most accessible site, being ringed by arterial roads. Third, the terrain can be readily adapted to recreational use, because it has the most flat land. Finally, it will be close to some of the properties likely to be the quite heavily developed, which means there will be a need for it in the proposed neighbourhood.</p> <p>Very accessible. Already flat land: conducive to soccer fields, etc. Site provides a transition between rural Puslinch and urban Guelph. Close to high density residential area.</p>	<p>Location at edge may result in more vehicle dependence for users.</p> <p>Way too far south to be accessible for many.</p> <p>It's at the edge of town. Our three best sports fields are already on the edge of town and inaccessible. Would be better to put the park closer to Clair.</p> <p>Local residents west of Gordon St. would require to cross Gordon St. to access it.</p> <p>No contact with Natural area leading to a more urban feeling park.</p> <p>Not near moraine</p> <p>Not near heritage sites</p> <p>Does not back onto green space.</p> <p>The chief downside regarding this site is that it is separate from and has no relationship with the Natural Heritage Landscape.</p> <p>Does not accomplish objection of interconnectivity with other parks and trails.</p> <p>Probably the most accessible park location of all the proposed sites as it is ringed by arterial roads. Site originally proposed by City Planning staff and their consultant in November 2017 due to the presence of significant table land that can accommodate significant active recreational uses (e.g. baseball diamonds). Site provides a transition from rural Puslinch to future urban Guelph. Close to Gordon Street corridor means that it will be in close proximity to high density residential. (Identical/Similar response provided by other online participants)</p> <p>Proximity to traffic noise</p> <p>Significant costs for services etc.</p>
Did not say if they had/had		Too close to the Puslinch boundary, not centrally located, not walkable, located

Participants	Pros	Cons
not attended in-person workshop		<p>next to commercial instead of residential, not located next to Halls Pond</p> <p>Too small</p> <p>Squanders prime development lands on road frontages for higher density residential development</p> <p>Edge location to Clair Maltby community that limits accessibility</p>

Triangle Map



Pros and Cons Lists for Triangle Map

Workshop Feedback

Pros	Cons
<p>Sightlines/proximity/access to Hall's Pond (18)</p> <p>Central location (7)</p> <p>Land already been developed and flattened (6) (golf course, famously ruin ecosystems) and has a parking lot so less \$ to build a new one Use what you already have!</p> <p>Good moraine ribbon connection (4)</p> <p>Existing infrastructure (e.g. golf course parking lot) (3)</p>	<p>Too close to Bishop Mac (7)</p> <p>Only accessible from Gordon Street (6)</p> <p>Too close to rec centre (4)</p> <p>Traffic nightmare (4)</p> <p>Isolated (3)</p> <p>Needs Gordon Street access which puts more traffic on a busy street (3)</p> <p>Traffic on Gordon (3)</p>

Pros	Cons
Good integration, trail connections with moraine ribbon, creates natural border (2)	Larry Pearson is adequate (2)
Active and passive recreation opportunities (2)	Larry Pearson could be expanded (2)
Provides unparalleled recreational opportunities (e.g. canoeing, kayaking)	Not good road access (2)
Existing infrastructure could reduce costs to the City	Costly. Who/how will you pay for this? (2) Taxpayers
In favour of adding on to Dragonfly and Larry Pearson fields to create a "showpiece" community park	Larry Pearson Park, with its size, is it being utilized to its potential? So do we need another 10 ha park?
View of pond has already been altered – leaving the remainder of it hopefully protected ecologically	Not centrally located
Potential buffer to Hall's Pond	Least convenient access points
Fills in between natural areas and bulks up Hall's Pond	Not well connected
Areas doesn't require grading of the beautiful hills on the other side of Hall's Pond	Parking might be an issue especially with access from Gordon Street
Additional greenspace to help buffer the NHS	Poor access
Fits snugly with NHS	Not accessible internally
Flat for facility development	Not easily accessible by transit
Flat areas for sports fields	How? On arterial road, multiple access points
Easily developed for community activities or recreation centre	Multiuse park with sports fields create volumes of traffic at high volume times
Already graded for park access	Not as accessible by car or transit
Could likely have sport field development	Don't suspect on future bus route
Already lends itself to a park land setting	Exclusive use to immediate residents, not wider community
Level topography with some elevations with great water aspects	Not accessible to other areas
Ideal location	Not centrally located
Favourite location of the three large parks	Very little housing north of park
Central to east and west areas	Move closer to the centre of the development
Connection to neighbourhood to the north	Traffic, safety nightmare after big events
Best site for connectivity	Not as close to the density on Gordon
Multiple access via a number of forms of transportation including through	Access limited to Gordon Street corridor. Have to drive in/out of residential area.
Significantly accessible site through active transportation network, roads and transit options	Eats into future low density this increases demand due to reduced supply. Harder for next generation to thrive and own apart of their community.
Accessible with active transportation links both north and south	Buried in back of future neighbourhood
Public access	Loss of very useful residential land use
Easily accessible	More suitable for housing
	Linkage trail potential security concern
	Natural features already altered and gone
	Low area

Pros	Cons
<p>Close to Gordon corridor for high-rise resident use</p> <p>Good access to public transportation and already graded parking</p> <p>Close to Gordon St. for transportation</p> <p>Multiple street access points (4); can accommodate incoming traffic from north and south</p> <p>East side of Gordon is under serviced. Great location to service future population</p> <p>Ability to be far removed from street noise</p> <p>No interference with NHS</p> <p>Minimal impact to natural area</p> <p>Minimal amount of land taken up by SWM pond/infrastructure</p> <p>Good connection to NHS and existing open space infrastructure</p> <p>Preserves affordable housing on the Plus site (2)</p> <p>Doesn't jeopardize affordable housing</p> <p>Preserves heritage property</p> <p>Connected to school and SWM (2)</p> <p>Interconnected to NHS and Hall's Pond</p> <p>More affordable, accessible, open, connected</p> <p>Reminds of Riverside Park with pond</p> <p>Great for fireworks</p> <p>Large site will help to meet park requirements</p> <p>Larger site – can accommodate multiple functions at once</p> <p>Legacy park similar to Exhibition and Riverside</p> <p>Big park – build a legacy</p> <p>Had highest aggregate vote (first workshop)</p> <p>Multi-use path</p> <p>SWM extra water feature</p> <p>Park should be residents not for outsiders. Our community. Period. We pay the taxes.</p> <p>Topography – not as hummocky</p> <p>Move park back to Marcolongo property. Makes the most sense. This will protect trees and property.</p> <p>10 ha</p>	<p>No good views</p> <p>Not usable for sport fields</p> <p>Topography not suitable</p> <p>Possible liability to have a park beside Hall's Pond and small children at a park?</p> <p>Less potential for future park development due to the protected lands and moraine ribbon</p> <p>In the OP definition of community park the minimum requirement is an intermediate or major sports field complex or community centre. If there is no such facility the space is not a community park.</p> <p>Decision process on this site, and all other alternatives, is whether any of these sites are suitable for a large facility that services the whole city and external users. Such facilities require a large level area with additional space for parking.</p> <p>Not suited to a large facility and big parking lot. I doubt any of the alternatives are suitable.</p> <p>A better alternative for a planning is to not have any community park (big recreational complex) in Clair Maltby and instead develop a city-wide open space complex to service needs to nature-based health promotion (including forest bathing for example)</p> <p>Doesn't work at all</p> <p>Who even suggested this??</p> <p>Bad idea</p> <p>Need to add more parks on west side</p> <p>Why should taxpayers pay outrageous amounts to acquire southend properties to build large parks</p> <p>Too costly to add new park</p> <p>Parks un Guelph are already underutilized</p> <p>Guelph doesn't need more sports fields – these are underutilized as is</p> <p>Costly to maintain</p> <p>Smaller parks are preferred</p> <p>No need for 15+ ha parks</p>

Online Feedback

Participants	Pros	Cons
<p>Attended in-person workshop</p>	<p>Close to natural area</p> <p>Could expand into green space, has ponds, wildlife, more secluded</p> <p>Great location with the ponds and views the configuration is also ideal for having people spread throughout and offers more privacy for people wanting to have picnics or gatherings. Attached to large land mass of green space benefits this area.</p> <p>Provides connection from residential development areas to the north and south.</p> <p>Located along a collector road</p> <p>I think this is a good location for the Park. Not seeing significant cons.</p> <p>The most important pro of this scenario is the fact that Hall's Pond can be featured for all to enjoy. This is the park that would allow the best access to the pond and visual to the pond from other areas of development. This park would be centrally located and include direct connections to proposed arterial roads. It will be accessible through two active transportation links, connecting Clair Rd and Maltby Rd. It also creates a buffer to the Natural heritage System. This is my favourite!</p> <p>It would be great to have a park in Guelph that we could walk along a pond like Halls Pond. I would be really beautiful to run, walk and ride along this pond.</p> <p>This proposed site embraces the most significant landmark in Clair-Maltby: Hall's Pond, Guelph's second largest wetland complex. It is the only site with direct visual and physical connections to Hall's Pond. The proposed park site is centrally located in Clair-Maltby. The site includes direct connections to a proposed arterial road that will include two separate entrances to Gordon Street. This site also provides the most table land than comparable sites in Clair Maltby as the property has already been significantly altered to accommodate a recreational use: golfing. This site is further enhanced by the fact that it will also be accessible through two active transportation links that will connect Clair Road and Maltby Road. This site is currently used for recreational opportunities and may</p>	<p>Not central enough</p> <p>East side of Gordon Street need a park further south and closer to Gordon Street</p> <p>Park should be located further south allowing greater accessibility to all east side of Gordon Street residents.</p> <p>There will be a loss of building opportunity due to land sacrifice to the park. Therefore, developer may need to change plan to build low density suburban homes. Loss of profit to Thomasfield homes</p> <p>Significant opportunity costs to Thomasfield Homes if they cannot build their traditional low-density suburban housing backing onto conservation land. (Identical/Similar response provided by other online participants)</p> <p>How much will Thomasfield ask the city to pay for 10 ha?</p> <p>It doesn't afford as much private only access to Hall's Pond</p> <p>Lost ability to develop = cost to developer that owns land</p> <p>Too close to the large park across the road at BM School</p> <p>Minimal</p>

Participants	Pros	Cons
	<p>represent the easiest opportunity to convert to additional recreational opportunities (e.g. access to water, availability of table-land etc.). This site also supports/creates a buffer to the Natural Heritage System. (Identical/Similar response provided by other online participants)</p> <ol style="list-style-type: none"> 1) Great view and access to the second largest wetland in Guelph - Hall's Pond 2) Central location and two proposed access points 3) Close to high density 4) During construction of the golf course the moraine hills have already been flattened - so good for sportsfields 5) large parking lot close-by, no need to make more parking only trails to access park area 6) Adjacent to and connected by causeway to the natural heritage system <p>The biggest benefit of this proposal is to provide good transportation (active and motorized) access while affording a direct connection to Hall's Pond. Connecting the broader public with nature is critical in this development.</p> <p>Conforms to the Official Plan's Community Park criteria for size, location, and function</p> <p>At 10 hectares, the park is large enough to accommodate multiple functions, including active and passive recreation uses, with a smaller stormwater management area than other suggested park sites</p> <p>The park is centrally located in Clair-Maltby, with multiple opportunities for direct connections to a proposed street to the southwest and the Gordon Street corridor, as well as potential trails associated with the moraine ribbon; The connections to an arterial road will maximize vehicular and traffic access, while minimizing traffic impacts internal to a subdivision</p> <p>The site is situated in an area with higher topographical elevations that offer strong sightlines to Hall's Pond and other natural landscape features</p> <p>The site is currently being used for recreational purposes and may represent the easiest opportunity to convert to new recreational uses (e.g. access water,</p>	

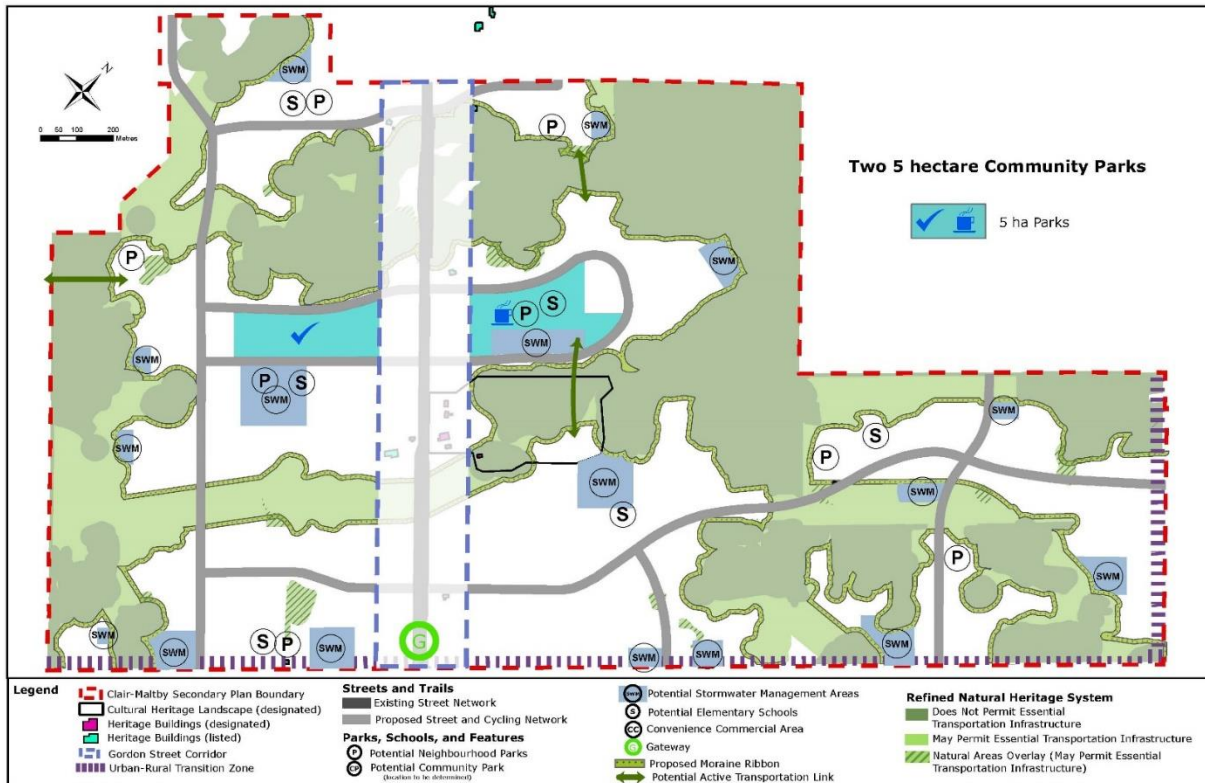
Participants	Pros	Cons
	<p>availability of table land requiring little grading, etc.).</p> <p>Good location central to whole secondary plan area. Already previously used for recreation (golf course) -- improvements for other recreational use already done. Next to pond -- best parks in city all abut water (e.g. Riverside, Royal City, Eramosa). Accessible from Clair and Maltby Roads.</p> <p>Backs onto green heritage making the park feel bigger than it is</p> <p>Good central location. On a main road and two ways to get to exit back to Gordon. Nice flat land already modified by the golf course would mean less disruption to the natural environment. Provides public access to significant natural landmark of Halls Pond.</p>	
<p>Did not attend an in-person workshop</p>	<p>This proposed site embraces the most significant landmark in Clair-Maltby: Hall's Pond, Guelph's second largest wetland complex. It is the only site with direct visual and physical connections to Hall's Pond. The proposed park site is centrally located in Clair-Maltby. The site includes direct connections to a proposed arterial road that will include two separate entrances to Gordon Street. This site also provides the most table land than comparable sites in Clair Maltby as the property has already been significantly altered to accommodate a recreational use: golfing. This site is further enhanced by the fact that it will also be accessible through two active transportation links that will connect Clair Road and Maltby Road. This site is currently used for recreational opportunities and may represent the easiest opportunity to convert to additional recreational opportunities (e.g. access to water, availability of table-land etc.). This site also supports/ creates a buffer to the Natural Heritage System. (6 Identical/Similar response provided)</p> <p>Readily accessible via a large road and active transportation links.</p> <p>Located near potential school for easy access for children and generally positive environment.</p> <p>Near culture heritage landscape</p>	<p>Significant opportunity costs to Thomasfield Homes if they cannot build their traditional low-density suburban housing backing onto conservation land.(4 Identical/Similar response provided)</p> <p>Awkward shaping.</p> <p>Depth in some areas makes inconsistent accessibility</p> <p>Irregular shape may limit opportunities to provide required elements.</p> <p>Leaves bottom right/center quadrant without community park.</p> <p>How will it be accessible from the west side of Gordon Street? Will there be under/over passes for walkers/cyclists?</p> <p>Local residents west of Gordon St. would require to cross Gordon St. to access it.</p> <p>Relatively isolated location.</p> <p>Roadway access is limited to single looped collector.</p> <p>No north/south connection due to natural environment features.</p> <p>Will limit residential development yield/population proximate to proposed school site.</p>

Participants	Pros	Cons
	<p>Limited connection to residential</p> <p>Good size. Good, central location.</p> <p>This option has a good length of its perimeter in contact with natural area providing a nice distance to walk in contact with it.</p> <p>There are two proposed active Transportation links leading close the are providing potential for a longer walking route.</p> <p>The road fronting the park is not a through road so lower through traffic and thus less road noise.</p> <p>Road only on one side providing a more natural setting for the park. Nicest looking option IMO.</p> <p>Central; away from busy roads; backs onto green space, which may block cold wind and gives fresh air; accessible but close enough to get to.</p> <p>Both passive and active recreation</p> <p>This location will address the priorities to be interconnected with natural environment and trails.</p> <p>Since this site is already a golf course, it's well-suited to continue being a recreational property. Most of the site has already been artificially graded so placing sports fields here won't damage the existing hummock terrain. It's probably the best of the six.</p> <p>Central location. Interconnected. Access to trails. Access to arterial roads. Not located in a natural heritage system. Interconnects with other trails. Maintains topography and natural environment.</p> <p>Large size i.e. 10 ha</p> <p>Access to arterial route</p> <p>Pond access</p> <p>It looks well nestled into an area with natural features, and is accessible by a road without seeming like it fronts too much on the roadway. This is my favourite of all the options.</p> <p>I think this is the best option as it has the most pros and least cons. It is a full > 10km park, on one side of Gordon, near landmark/notable features, accessible and walkable.</p>	<p>Might be quite far for those on the south-west side of the area, or the far south east.</p> <p>The only problem is that impinges on the golf club</p> <p>I expect the owner of this property would be distressed to have this property designated as a park.</p>

Participants	Pros	Cons
	<p>The most important thing for me in any of these scenarios is that we protect and maintain habitat within the city. This means less underused grass areas and more forest. We can no longer rely on spaces outside of our city to create spaces for wildlife. Further children and adults need wild spaces.</p> <p>Good incorporation of the the Halls Pend feature. There is already significant ecological disturbance to the wetland complex here. Some ecological restoration should occur. The location of this park scenario reduces access to ecological areas of high value. Already recreational.</p> <p>This is a beautiful area. It's almost park-like already.</p> <p>The site has already been levelled and contoured for a golf course which would result in less cost to convert it into a 10 ha park with recreational assets. The developers have made the argument that Guelph already has under-utilized park areas but the City of Guelph is supposed to respond to the future needs of the citizen majority, not the privileged few who clearly have no use for public park areas otherwise they would not have made such an argument in the first place. After all the remaining City land areas are given over to the developers, then what we do?</p> <p>This site appears to be the obvious choice. It has already been adapted for recreational use as a golf course. Consequently no new damage will be done to the natural environment by making it a public park with recreational facilities such as a soccer field or ball diamond. It's large, centrally located, and easily accessible to the main arterial road serving the area. Plus, more than any other site, it provides access to the chief and most attractive ecological feature in the Clair Maltby development area, Hall's Pond. In short, this site ticks all the boxes.</p> <p>I believe this is the site of the current Springfield Golf Course. It has several advantages to being designated as a 10-acre park: The property has already been significantly altered to accommodate a recreational use. It is centrally located within the Clair-Maltby area. It features direct connections to a proposed arterial road that will include two separate</p>	

Participants	Pros	Cons
	<p>entrances to Gordon Street. It will also be accessible through two active transportation links that will connect Clair Road and Maltby Road. This site also creates a buffer to the Natural Heritage System.</p> <p>View to Hall's pond</p> <p>Integrity of size for ecosystem connectedness</p> <p>Current recreational site with significant table land should be seen as an ideal candidate for accommodating a community park. Central location with direct connections to arterial off of Gordon Street. In close proximity to high-density mixed-use corridor. It embraces the most significant landmark in Clair-Maltby: the Hall's Pond and is the site with the only direct visual and physical access to the City's second largest wetland. Let's not private this site including its stunning views. A community park at this location would create a legacy park just by virtue of its location. After reviewing the possible proposed park sites, this is the likely the best site for a Clair-Maltby Community Park.</p>	
<p>Did not say if they had/had not attended in-person workshop</p>		<p>Isolated and not connected to the rest of the community.</p> <p>Too small</p> <p>Isolated to a corner of the development area rather than being a central feature accessible to many people abuts a lower density residential designation that historically creates land use conflict situations</p>

Checkmark and Coffee Cup Map



Pros and Cons Lists for Checkmark and Coffee Cup Map

Workshop Feedback

Pros	Cons
<p>Located near high density housing (2)</p> <p>Spread out on both sides of Gordon Street</p> <p>Good access</p> <p>Preserves land for options for homes affordable housing development</p> <p>Parks needed close to high rises as they have no backyards</p> <p>Provides connections to broader OS network – Moraine Ribbon not a feature on either of these sites</p> <p>Coffee Cup maintains sightlines to Hall’s Pond and topographical features within and around the CHL</p> <p>Lots of options for vehicle/pedestrian access</p> <p>Check Mark – no land taken up by SWM infrastructure</p> <p>Coffee Cup – already modified topography</p> <p>Relatively flat</p> <p>Golf course is best choice for new park as it already park like and has needed structure</p>	<p>Too close to Bishop Mac park (3)</p> <p>One large park is preferred (2)</p> <p>Must access west park only away from Gordon Street</p> <p>Creating large amounts of congestion on Gordon; access on both sides</p> <p>Poor choice so close to Gordon corridor; potential to increase traffic especially after big events.</p> <p>Access limited to Gordon street corridor. Have to drive into/exit from residential areas.</p> <p>Beware of parks on either side of Gordon. Kids dashing across the road!! Traffic lights.</p> <p>Separated/surrounded by roads</p> <p>Not accessible > via car internally</p> <p>East Park is too close to West Park</p> <p>No sense in splitting into two areas with limited access and not along native areas</p> <p>Parks across the street from each other seems redundant</p>

Pros	Cons
<p>Like east park option</p> <p>2 small parks across from each other may feel larger. Possible to connect?</p> <p>Away from wetlands</p>	<p>Would rather see park on east side of Gordon given current community park</p> <p>Build a legacy park – not two small ones</p> <p>2 parks to maintain</p> <p>More infrastructure</p> <p>Walking/biking only main artery</p> <p>Located beside proposed school (excessive amount of park in one area)</p> <p>Both behind neighbourhood commercial areas</p> <p>Less expansive open spaces</p> <p>5 ha not particularly compelling</p> <p>10 ha is not enough</p> <p>Trail linkages potential security concern; isolated</p> <p>Poor connectivity</p> <p>Limited connection to NHS</p> <p>Too unbalanced leaves southern part of area underserved</p> <p>Residential use (loss of)</p> <p>How will we pay for this?</p> <p>Do not like</p>

Online Feedback

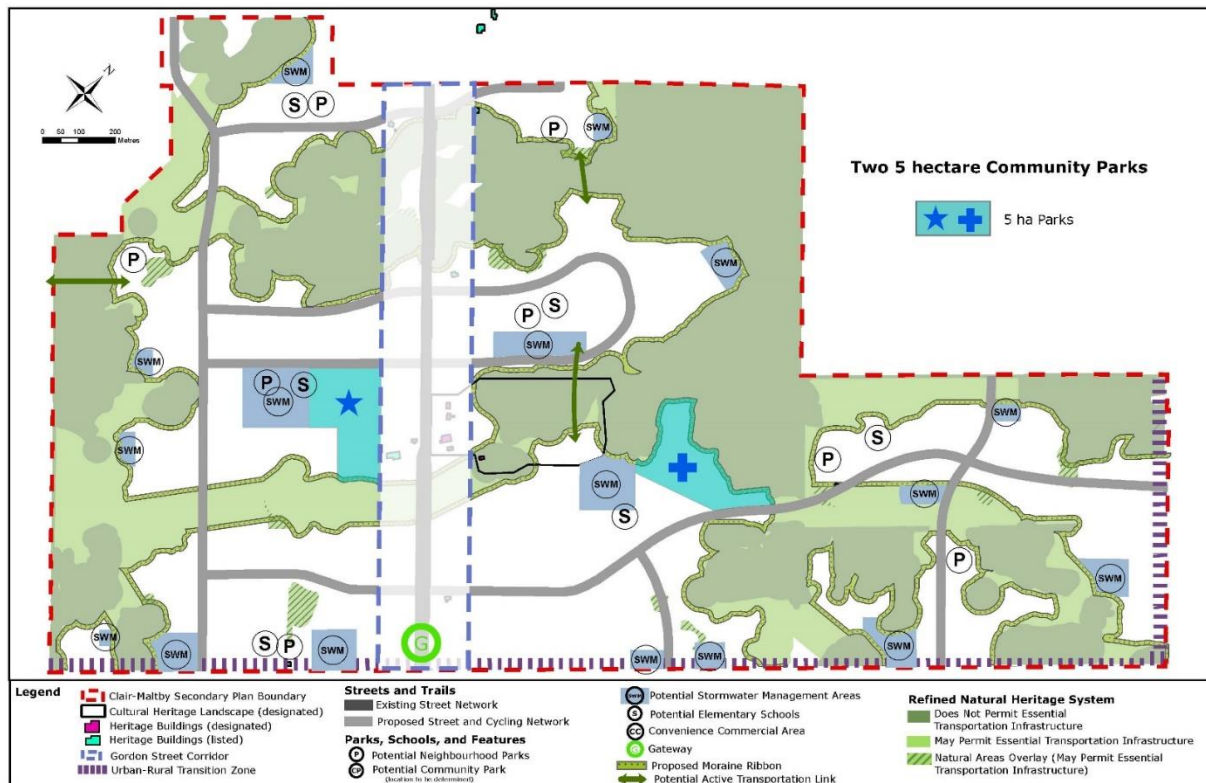
Participants	Pros	Cons
<p>Attended in-person workshop</p>	<p>I like parks closer to Gordon but these parks need to be moved south to better serve all future residents</p> <p>Ideal for having space on both sides of Gordon street arterial road and allows easy access to park areas and is adjacent to green space</p> <p>These parks will be close to the proposed highest density areas and is centrally located. Park allocation on both sides of Gordon. We interrupt the condo canyon</p> <p>Central location</p> <p>Shares parkland on east and west sides of the developed area</p> <p>Centrally located park sites. Close proximity to the highest density construction proposed in Clair-Maltby. Residents will not have to travel as far to reach park amenities. Easy access for residents to reach to due to its proximity to the Gordon Street corridor including on</p>	<p>Split (2 Identical/Similar response provided)</p> <p>Too many parks in this area. Residential areas to the south would be under serviced</p> <p>Separation from each other</p> <p>Check mark park is too close to the existing community park near BM High School. Other areas of the secondary plan area would lack parks. Need to locate parks on the east side of Gordon.</p> <p>No pros both parks are surrounded by collector roads. Locate parks adjacent to natural heritage areas.</p> <p>People of Guelph would like to use the opportunity of planning our last virgin greenspace to build a significant 10 acre park. It is rare to get these kinds of opportunities and we should be taking advantage of it not building 2 x's</p>

Participants	Pros	Cons
	<p>a busy public transit-way. Close proximity to other amenities (will back onto mixed use neighborhood) so park users will be able to acquire food, entertainment etc. Park allocation is balanced between the East and West sides of Gordon Street. (Identical/Similar response provided by other online participants)</p> <p>Provides access to parkland from both sides of Gordon</p> <p>Relatively central location. Park on west side of Gordon more walkable for people in that area. Good access via major arterial roads.</p> <p>Multiple sites could provide naturalized pockets throughout the Secondary Plan to increase connectivity along active transportation routes, supplement other natural lands, as well as potentially reduce habitat fragmentation;</p> <p>No land is taken up by stormwater management infrastructure on the Check Mark site, leaving ample room for recreational uses;</p> <p>Parkland allocation is balanced between the east and west sides of Gordon Street; and</p> <p>Both sites are centrally located, with access to arterial roads.</p> <p>Centrally located and accessible from high density areas on both sides of Gordon. Closest to amenities. Access by public transit along Gordon Street.</p>	<p>5 acre parks. Loss of profit to Thomasfield and Granite homes</p> <p>I prefer a single larger park</p> <p>Park is super close to large BM School park and on a very busy road</p> <p>This may not fit the City's goals that parks not be permitted within the major Gordon corridor. Planning park development must always defer to one large park versus multiple smaller areas - even if the combined areas are the same.</p> <p>Residents want one large 10-hectare legacy park, not two smaller 5 hectare parks. Significant opportunity costs to two private developers if they cannot build their residential products on these lands. This option is inconsistent with stated goals of City Planning staff – that is, that parks should not be located “with the Gordon Street Corridor” (see listed goals in the preamble to this survey). (Identical/Similar response provided by other online participants)</p> <p>No access to Hall's Pond. City preference 10 ha park. What will the developers charge for 5 ha each?</p> <p>Two smaller parks rather than one big park; split by Gordon Street</p> <p>Proximate to major arterials = sound and sight of traffic</p> <p>Lost ability to develop = cost to developer that owns land</p>
<p>Did not attend in-person workshop</p>	<p>Located on both sides of Gordon street</p> <p>Providing two parks</p> <p>Centrally located</p> <p>Good balance of central location between north/south and east/west.</p> <p>More accessible for people on either side of Gordon, touches some green space</p> <p>Local residents west of Gordon St. would require to cross Gordon St. to access it.</p> <p>Centrally located park sites. Close proximity to the highest density construction proposed in Clair-Maltby. Residents will not have to travel as far to reach park amenities. Easy access for</p>	<p>Located close to many roads</p> <p>Not connected to the moraine or active transit</p> <p>Taking up a spot already suggested to be park</p> <p>Unnatural shapes</p> <p>Having residential beside the community parks seems unnatural</p> <p>How will the two parks connect? Over or under Gordon Street or crossing at street level via lights and traffic.</p> <p>Two smaller parks.</p> <p>Smaller</p>

Participants	Pros	Cons
	<p>residents to reach to due to its proximity to the Gordon Street corridor including on a busy public transit-way. Close proximity to other amenities (will back onto mixed use neighborhood) so park users will be able to acquire food, entertainment etc. Park allocation is balanced between the East and West sides of Gordon Street. (5 Identical/Similar response provided)</p> <p>Centrally located, would support highest density construction along Gordon Street. Balanced park allocation between the East and West sides of Gordon Street. Both 5-hectare parks back onto Natural Heritage Strategy areas.</p> <p>Both these sites are centrally located and are close to the highest density construction proposed in Clair-Maltby.</p> <p>Users aren't going to have to cross Gordon Street to access these parks.</p> <p>Easy access for residents to reach to due to its proximity to the Gordon Street corridor including on a busy public transit-way.</p> <p>Because they back onto a mixed-use neighbourhood, it will be more easily integrated into community life.</p> <p>Arrangement promotes connectivity and potentially opens view corridors through neighbourhoods to natural environment features east and west of Gordon. Accessible to many neighbourhoods.</p> <p>This site is also good for accessibility and for being sited on what is already recreational land.</p> <p>Ready access from arterial road</p> <p>I like that this is accessible for those on both the east and west sides of Gordon and provides a connection from one side to the other. Might help join otherwise separated neighbourhoods.</p> <p>Low ecological impact</p> <p>Greater accessibility</p> <p>Easy access and centrally located.</p> <p>There is something to be said for these two properties because they straddle the main arterial road leading into the city. Consequently these parks can be used to provide a visual and physical transition between rural Puslinch and the sudden</p>	<p>Less contact with natural areas so greater urban feeling to the park.</p> <p>More road noise as more park area in closer proximity to a road.</p> <p>Residents want one large 10-hectare legacy park, not two smaller 5 hectare parks. Significant opportunity costs to two private developers if they cannot build their residential products on these lands. This option is inconsistent with stated goals of City Planning staff – that is, that parks should not be located “with the Gordon Street Corridor” (see listed goals in the preamble to this survey). (6 Identical/Similar response provided)</p> <p>Two 5 ha parks separated by Gordon Street. Inconsistent with the stated goals of the City Planning Department.</p> <p>The South end needs a legacy park of 10-hectares, not two smaller ones.</p> <p>The proposed sites are inconsistent with stated goals of the park siting process as proposed parks are within the "Gordon Street Corridor" - please explain?</p> <p>Westerly block may be too close to South End rec. centre. Easterly block may displace other planned public spaces i.e. school. Topography may limit types of field/outdoor recreation opportunities.</p> <p>The future residents of Clair-Maltby DESERVE a 10-hectare Legacy Park.</p> <p>It's two separate pieces -- not one big park. We have lots of postage stamp parks -- we need some big wide open spaces!</p> <p>These parks are split by arterial road</p> <p>Traffic noise</p> <p>Don't seem as nestled, and requires crossing a very busy road to get from one side to other. Also seems like there'd be a lot of traffic noise.</p>

Participants	Pros	Cons
	<p>"concrete canyon" that seems to be the fate of this end of Gordon. The sites are central and accessible to a degree that is likely to invite heavy use as a public park.</p>	
<p>Did not say if they had/had not attended in-person workshop</p>	<p>Connections possible to abutting natural areas and also linkages to school sites, both west and east of Gordon</p>	<p>Not a Community Park What are the ramifications for wildlife</p>

Star and Plus Sign Map



Pros and Cons Lists for Star and Plus Sign Map

Workshop Feedback

Pros	Cons
Best scenario for two smaller parks (2)	Threatens affordable housing options (5)
Access for both sides of Gordon Street	Poor access (2)
Along Gordon Street corridor	No sightlines to Hall's Pond (2)
Accessible from residential areas without "driving" on Gordon Street	Too far apart (2)
Access from proposed arterial road from Victoria to Poppy, out to Maltby	Plus Sign prioritizes a community park over affordable housing
Spread out into larger variety for access	Affordable housing should be a priority. The Plus sign blocks the developer that is making affordability their priority.
Plus Sign is centrally located for the larger neighborhood	More isolated
Serves more residents	Less connected
Two 5 ha parks ideal to attract more people, closer for walking	Destroys natural heritage
45% of previous meeting wanted one large park; 55% wanted medium to small parks	No real contribution to NHS
Nestled into NHS, compatible with natural programming	Too close to NHS shore (Hall's pond)
Adjacent to NHS and potential SWM facility that could be incorporated into the park space	Too close to designated CHL
Remember Butterfly Park is large and close by	Don't contribute to each other
	Hummocky terrain not suitable for sport type park
	Community parks attract 90% vehicular as destination. Traffic, parking, etc.

Pros	Cons
<p>Backs onto school property</p> <p>Locate away from existing Bishop Mac park</p> <p>I like this combo!</p> <p>Good plan</p> <p>Relatively flat</p>	<p>Not really quiet with school and Gordon corridor</p> <p>2 parks to maintain</p> <p>Developing more land when there is already predeveloped land (gold course) is wasteful. Star takes away an affordable housing option that would also be more transit accessible as housing for people with mobility issues)</p> <p>Plus Sign located far from Gordon Street corridor, tucked away with limited access, awkwardly placed with SWM infrastructure</p> <p>Would rather see park on east side of Gordon given current community park</p> <p>Smaller community parks along protected areas feel like big parks. This is sufficient enough.</p> <p>Build a legacy park not two small ones</p>

Online Feedback

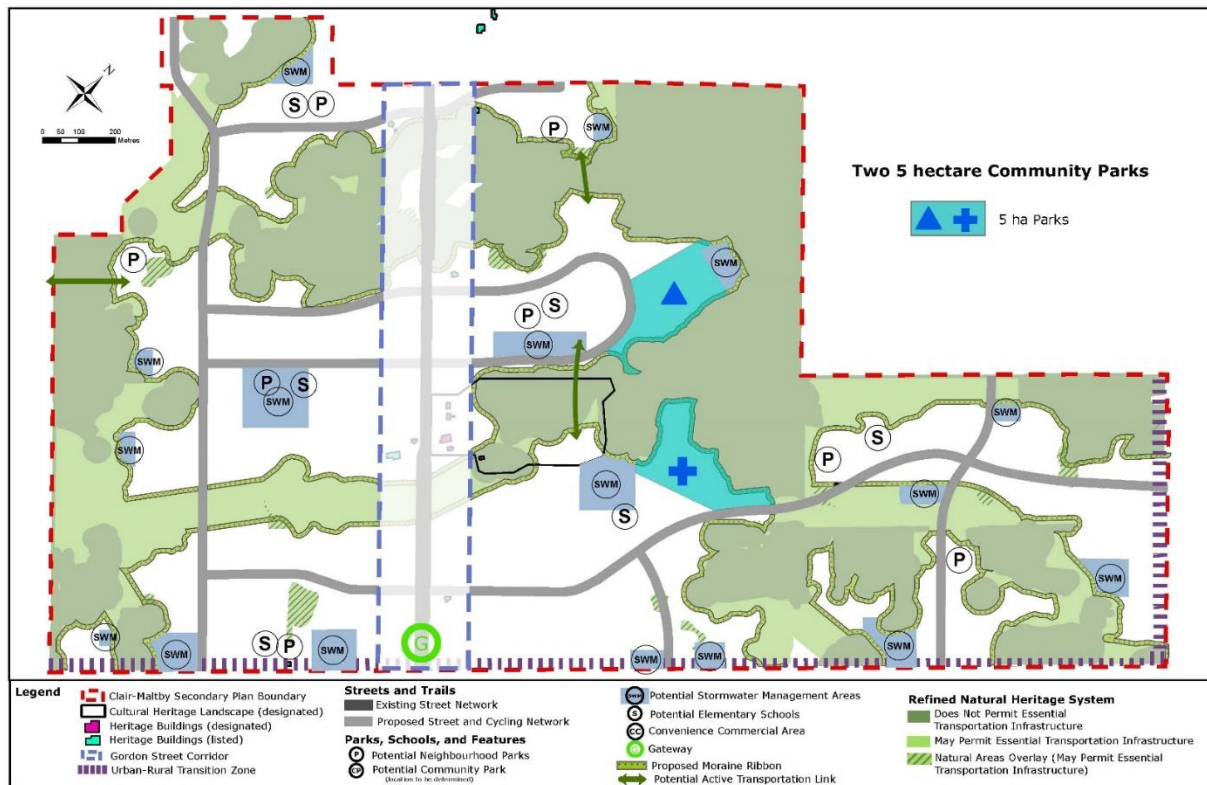
Participants	Pros	Cons
<p>Attended in-person workshop</p>	<p>Locations are better to service all future residents</p> <p>Good uses of two sites with green space access</p> <p>+ park located adjacent to natural heritage areas is ideal.</p> <p>Access to Gordon and amenities. Will be near high density buildings. Will break up the condi canyon.</p> <p>The star side will have access to mixed use so kids could buy treats at stores?</p> <p>Centrally located park sites. Close proximity of star sign site to other amenities (will back onto mixed use neighborhood) so park users will be able to acquire food, snacks etc.). Easy access for residents to reach to due to its proximity to the Gordon Street corridor including on a busy public transit-way. (Identical/Similar response provided by other online participants)</p> <p>Provides access to parkland from both sides of Gordon</p> <p>Shares parkland across the development</p> <p>Blue + park will feel bigger than it is backing onto heritage lands</p> <p>Relatively central location</p>	<p>I think there should be one large park on the east side of Gordon</p> <p>Split</p> <p>Separated. But still okay</p> <p>Both parks are too small. Best to have one large 10ha park on the east side of Gordon</p> <p>* park - adjacent to a school site is not necessary - too much park in one area.</p> <p>Again, citizens asked for a 10 acre park. Last chance to make this happen in Guelph. Why throw this away! Will still reduce Options for Homes opportunity to build affordable homes. City has previously stated that parks should not be located "with the Gordon Street Corridor" - Contradictory! Loss of profit for Mattamy Homes, Options Homes and Granite Homes</p> <p>Two small parks is not what we want</p> <p>Residents want one large 10-hectare legacy park, not two smaller 5 hectare parks. 5-hectare plus sign will reduce Options for Homes affordable housing development by 3 hectares or six acres on land already constrained by a large stormwater management area. Significant opportunity costs to a number of private developers if they cannot build their residential products on these lands. The option for the star</p>

Participants	Pros	Cons
	<p>Park on west side of Gordon more walkable for people in that area</p> <p>Good access via major arterial roads</p> <p>East park somewhat separated from arterial = less sound and sight of traffic</p> <p>Blue Star:</p> <ol style="list-style-type: none"> 1) Central location 2) Close to mixed use development and high density buildings 3) Easy access by public transport 4) Close to natural heritage system <p>Blue Plus Sign</p> <ol style="list-style-type: none"> 1) Close to Natural heritage system 	<p>site is inconsistent with stated goals of City Planning staff – that is, that parks should not be located “with the Gordon Street Corridor” (see listed goals in the preamble to this survey). (Identical/Similar response provided by other online participants)</p> <ol style="list-style-type: none"> 1) City preference 10 ha park 2) Cost charged by developers for not being able to build housing <p>Blue Plus sign</p> <ol style="list-style-type: none"> 1) No view or access to Hall's Pond 2) Would cut Options for Homes proposal for affordable housing by 3 ha (6 acres) <p>This may not fit the City's goals that parks not be permitted within the major Gordon corridor. Planning park development must always defer to one large park versus multiple smaller areas - even if the combined areas are the same.</p> <p>Limited vehicular access to the plus sign site; A park in the Plus Sign location would have a negative impact on the moraine hills, and passive and active recreation would be incompatible with the hummocky terrain; and The proposed park would have negative impacts on the feasibility of a proposed affordable housing on the site.</p> <p>Blue * park is super close to the BM School park and on a very busy road</p> <p>Two smaller parks rather than one big park</p> <p>West park proximate to major arterials = sound and sight of traffic</p> <p>Lost ability to develop = cost to developer that owns land</p> <p>A single 10 hectare park is preferred. Threatens affordable housing opportunity.</p>
<p>Did not attend in-person workshop</p>	<p>Located on both sides of the corridor</p> <p>Connection to greenlands</p> <p>Located near heritage sites</p> <p>Good location for accessibility for majority in south.</p> <p>Some contact with Natural areas</p>	<p>Smaller and disconnected</p> <p>Accessibility to both is limited re: active transportation.</p> <p>Limited connection to moraine.</p> <p>Unnatural shape of star park</p>

Participants	Pros	Cons
	<p>More accessible for people on either side of Gordon, touches some green space</p> <p>Centrally located park sites. Close proximity of star sign site to other amenities (will back onto mixed use neighborhood) so park users will be able to acquire food, snacks etc.). Easy access for residents to reach to due to its proximity to the Gordon Street corridor including on a busy public transit-way.(5 Identical/Similar response provided)</p> <p>Central location for both park sites. Star sign site close to other amenities. Accessible and close to Gordon street and serviced by public transit.</p> <p>Overall - distributing parks creates more opportunities for access to various neighbourhoods.</p> <p>Star - Smaller park/school site creates opportunities for efficiencies. Regular shape easier to design. Good access to north/south roadways</p> <p>These would be small neighbourhood parks close to roads.</p> <p>The plus is a nice location, nestled in a natural area.</p> <p>Easy access and centrally located. (2 Identical/Similar response provided)</p> <p>Central (4 Identical/Similar response provided)</p> <p>Easy access off Gordon corridor (2 Identical/Similar response provided)</p>	<p>Too far between two parks. Potentially lose the 'big park' feeling unless they're connected via trails and green space.</p> <p>Local residents west of Gordon St. would require to cross Gordon St. to access it.</p> <p>Residents want one large 10-hectare legacy park, not two smaller 5 hectare parks. 5-hectare plus sign will reduce Options for Homes affordable housing development by 3 hectares or six acres on land already constrained by a large stormwater management area. Significant opportunity costs to a number of private developers if they cannot build their residential products on these lands. The option for the star site is inconsistent with stated goals of City Planning staff – that is, that parks should not be located “with the Gordon Street Corridor” (see listed goals in the preamble to this survey).(7 Identical/Similar response provided)</p> <p>The future residents of Clair-Maltby DESERVE a 10-hectare Legacy Park.</p> <p>Plus: Wraparound natural environment may significantly limit opportunity to develop. Irregular shape tucked into natural environment may be difficult to design. Limited access to north/south roadways.</p> <p>Not good -- it takes away affordable housing and also splits the park.</p> <p>The blue star park is close to arterial route and subject to traffic noise and pollution.</p> <p>Disconnected</p> <p>Some ecological impact</p> <p>Two small parks instead of one big one. Blue Star is in the Gordon corridor. Re. Plus Sign scenario, see my previous comments, to wit: The moraine topography would have to be damaged to adapt it to recreational use. It is likely that, because the land intended for the Options for Homes proposal would be compromised, this vitally important affordable home project would be canned. To my knowledge, no other owner of property in the area has stepped up with a comparably serious, viable proposal for affordable</p>

Participants	Pros	Cons
		<p>housing - one that requires no subsidy from any order of government to proceed.</p> <p>Let's build a legacy park, not two smaller disconnected ones.</p> <p>Plus sign park will reduce affordable housing project: bad idea.</p>
<p>Didn't say if they had/had not attended in-person workshop</p>	<p>Best of all the options for the following reasons:</p> <ul style="list-style-type: none"> a) smaller size of community parks fits within topographic/natural setting of the Paris-Galt moraine. b) provides central community park facilities to the west and east quadrants of the community. c) linkage possibilities to abutting natural areas as well as school sites in the vicinity of the new parks d) good traffic accessibility opportunities on road frontages both west and east of Gordon e) adjacent to higher density development areas that provide respite health/wellness opportunities for abutting residents in an equal distributive fashion 	<p>Not a community park</p>

Triangle and Plus Sign



Pros and Cons Lists for Triangle and Plus Sign Map

Workshop Feedback

Pros	Cons
Visual and recreational access to Hall's Pond (3)	Threatens affordable housing options (5)
Ease of access	Two parks (3) – prefer 10 ha option
Good access via Gordon and multiple access sites from road	Only accessible from Gordon (2) – no internal flow
Central location	Destroys NHS (2)
Central and towards east	Plus Sign prioritizes a community park over affordable housing
Good size for a community park	What about affordable housing? Council talks the talk and does not act.
Connected; act as larger park	Plus Sign interrupts the proponent presenting affordable housing. Affordable housing is the big issue. Thus the option fails.
Parking	Takes prime residential out of use
Existing parking for golf course could be used for park – save \$, minimize need for more grading	Not real nature parks
Landscape modification because of golf course means no NHS forest blocking sightlines to Hall's Pond	Both sites already have good access to nature through moraine ribbon and NHS presence
Landscape has already been modified	No sightlines to Hall's Pond
Relatively flat	Triangle is too isolated; only access is Gordon Street
Can accommodate both active and passive uses	
Does not interfere with the CHL	

Pros	Cons
<p>Integrates well with moraine ribbon – not interrupted</p> <p>Along NHS, adjacent to SWM facilities</p> <p>Better security by police</p> <p>Parks required to service east side of Gordon</p> <p>Preferred over two 10 ha scenarios</p> <p>Is it possible to join these? Creating a larger 10+ ha par?</p>	<p>Limited vehicular access</p> <p>Increase traffic pressure on Gordon Road</p> <p>Limited access, traffic may be an issue</p> <p>Poor road access</p> <p>Less accessible</p> <p>Not accessible to other areas</p> <p>Less connected</p> <p>More diffuse</p> <p>Not central</p> <p>Already have huge park at BM. Small community parks are sufficient.</p> <p>5 ha parks don't seem particularly more substantial than the neighbourhood parks and thus lose some of the desired effect in my opinion</p> <p>Only 5 ha</p> <p>We don't want 5 ha parks if we can have larger parks</p> <p>OP: 1.3 acres/1,000 people = 32.5 ha of parkland. My recommendation: Triple the size of each 5 ha park.</p> <p>Build a legacy park, not two small ones</p> <p>Too many small parks already</p> <p>Not large enough to provide the scale of uses in a community park</p> <p>Too small to be useful park</p> <p>Not suitable for active park</p> <p>Not connected to anything by walking</p> <p>Small parks lack parking, accessible curbs for strollers, wheelchairs, etc.</p> <p>How does Plus Sign, SWM infrastructure and development interact? Awkwardly placed together.</p> <p>Who's going to pay for the 10 ha? Taxpayers</p>

Online Feedback

Participants	Pros	Cons
<p>Attended in-person workshop</p>	<p>Location on the east side of Gordon make sense for east side walkability.</p> <p>Could make them flow through to each other</p>	<p>One large park where blue plus sign is the ideal location for walkability, along east west road linking neighborhoods</p> <p>Split</p>

Participants	Pros	Cons
	<p>Sort of looks like a largest park while attached to same greenspace and allows for larger profile image</p> <p>Adjacent to NHS is great.</p> <p>These parks are centrally located and support buffer to Natural Heitage System. Some access to arterial roads.</p> <p>Not liking it. Though the plus sign side lets people see Halls Pond.</p> <p>Centrally located park sites. Both sites support/provide a buffer to the Natural Heritage System natural area. (Identical/Similar response provided by other online participants)</p> <p>Blue Triangle</p> <ol style="list-style-type: none"> 1) Access and great view of Halls Pond 2) Linked by causeway to natural heritage system <p>Blue Plus Sign</p> <ol style="list-style-type: none"> 3) Adjacent to natural heritage system <p>These seem to help the natural values that this is meant to protect in the area.</p> <p>South park somewhat separated from arterial = less sound and sight of traffic</p> <p>Both parks will feel larger than they are as they back onto heritage lands. Especially if the parks can be joined by a path then you would have the benefit of feeling like a massive park but only taking up a total of 10 acres of develop-able land.</p> <p>Central location</p>	<p>Too small. One large park at + sign park</p> <p>Two small parks is not what I want.</p> <p>Residents have asked for one large park. Affordable home options will be reduced on land already being limited by large stormwater management area. Loss of profit to Thomasfield homes where they want to build backing on to Hall's Pond. Limits public access to pond.</p> <p>Residents want one large 10-hectare legacy park, not two smaller 5 hectare parks. 5-hectare plus sign will reduce Options for Homes affordable housing development by 3 hectares or six acres on land already constrained by a large stormwater management area and a Natural Heritage System linkage at the front of the property. Harder to reach park sites because of their distance to the Gordon Street corridor and public transit-way. Significant opportunity cost to Thomasfield Homes if they cannot build their residential products 5-hectares backing onto Hall's Pond (conservation land). (Identical/Similar response provided by other online participants)</p> <ol style="list-style-type: none"> 1) Citizen preference is 10 ha Park Blue Triangle 1) Cost charged by developer Blue Plus Sign 1) Reduction of Options for homes proposal by 3 ha (6 acres) 2) No View or access to Hall's Pond <p>Planning park development must always defer to one large park versus multiple smaller areas - even if the combined areas are the same</p> <p>Access is more difficult than the other scenarios.</p> <p>Limited vehicular access to the plus sign site; A park in the plus sign location would have a negative impact on the moraine hills, and passive and active recreation would be incompatible with the hummocky terrain; and The proposed park would have negative impacts on the feasibility of a proposed affordable housing on the site</p>

Participants	Pros	Cons
		<p>Two smaller parks rather than one big park</p> <p>Relatively not central to area -- difficult to reach</p> <p>North park proximate to arterial = sound and sight of traffic</p> <p>Eliminates some affordable housing land</p> <p>Lost ability to develop = cost to developer that owns land</p> <p>A single 10 hectare park is preferred</p> <p>Threatens affordable housing opportunity</p> <p>Not as accessible as other options</p>
<p>Did not attend in-person workshop</p>	<p>Natural shapes near green space</p> <p>Centrally located</p> <p>Near heritage sites</p> <p>Good location</p> <p>Significant contact with natural areas so park will have more natural feel.</p> <p>Limited frontage along arterial roads so less road noise.</p> <p>both parks close to proposed Active Transportation link.</p> <p>More accessible for people on either side of Gordon, touches some green space</p> <p>Centrally located park sites. Both sites support/provide a buffer to the Natural Heritage System natural area.(7**)</p> <p>This is kind of a nice compromise as there are two parks connected by a natural area. This is my second favourite option.</p> <p>These two sites would provide a buffer to the Natural Heritage System area. The moraine topography would have to be damaged to adapt it to recreational use. It is likely that, because the land intended for the Options for Homes proposal would be compromised, this vitally important affordable home project would be canned. To my knowledge, no other owner of property in the area has stepped up with a comparably serious, viable proposal for affordable housing - one that requires no subsidy from any order of government to proceed.</p>	<p>Feels like they should be connected</p> <p>Not necessarily connected to natural active transport</p> <p>Having both near residential feels artificial; preference for large.</p> <p>Potentially lose the 'big park' feeling unless they're connected via trails and green space.</p> <p>Local residents west of Gordon St. would require to cross Gordon St. to access it.</p> <p>Residents want one large 10-hectare legacy park, not two smaller 5 hectare parks. 5-hectare plus sign will reduce Options for Homes affordable housing development by 3 hectares or six acres on land already constrained by a large stormwater management area and a Natural Heritage System linkage at the front of the property. Harder to reach park sites because of their distance to the Gordon Street corridor and public transit-way. Significant opportunity cost to Thomasfield Homes if they cannot build their residential products 5-hectares backing onto Hall's Pond (conservation land).(6**)</p> <p>Overall - both parks on east side. Plus: Wraparound natural environment may significantly limit opportunity to develop. Irregular shape tucked into natural environment may be difficult to design. Limited access to north/south roadways.</p>

Participants	Pros	Cons
		<p>The future residents of Clair-Maltby DESERVE a 10-hectare Legacy Park.</p> <p>Not good -- it takes away affordable housing and also splits the park.</p> <p>In terms of the overall development, these parks are too close together</p> <p>Both parks are on the east side potentially creating a barrier for those on the east side.</p> <p>Two 5 ha parks instead of one 10 ha park. Harder access to park areas.</p> <p>Let's build a 10-hectare legacy park, not two smaller ones.</p> <p>Plus sign park will reduce affordable housing, bad idea.</p> <p>Harder to reach fragmented park sites not connected.</p> <p>These sites are relatively inaccessible. They are two small parks instead of one big one. See also my previous comments with respect to the Plus Sign Park, to wit: The moraine topography would have to be damaged to adapt it to recreational use. It is likely that, because the land intended for the Options for Homes proposal would be compromised, this vitally important affordable home project would be canned. To my knowledge, no other owner of property in the area has stepped up with a comparably serious, viable proposal for affordable housing - one that requires no subsidy from any order of government to proceed. Please note the following objection to process. Plus Sign property turns up in three scenarios. No other property appears in more than one. And yet, of all the properties under consideration, Plus Sign seems one of the least appropriate for use as a park. This strikes me as singularly unfair weighting of the survey. Why?</p>
<p>Did not say if they had/had not attended in-person workshop</p>		<p>Not a community park</p> <p>Northern community park located in an isolated area adjacent to lower density residential - not equitable distribution of park space to the community</p>

Further Feedback on Moraine Ribbon

Workshop Feedback

Ribbons make sense for trails, dog walking, active transportation links

Like the added protection of NHS

Allows appreciation of the NHS without encroachment or disturbance

Ribbons are great walkways and jogging trails. Great for healthy activity.

Amazing! Love it!

City is being proactive in anticipation of the passage of the Paris-Gault Moraine Conservancy Act which will require additional protections for the Moraine area.

Great idea – but should not be a substitute for park acreage

Great idea, more natural area between development

Great idea. Well connected!

Already 30 metre set back to NHS (2)

Adding 12 m does not seem to have any ecological purpose

People need a place to live, they can't live in trails and open spaces

Ribbon removes too much land for potential housing

Taking land away from housing land that is needed

Takes a lot of land out of future housing

Affordable housing issue: Build this first

In some locations we can anticipate trails would be best inside NHS

Alignment would need to be assessed at later stage. How would this affect areas when ribbon has been identified.

Will ribbon make some developable bays in the NHS usable (i.e. by taking ± 12 m off both sides)?

12 m might not be wide enough to accommodate AODA standard trails

Would it be better to fill in small virtually unusable bays?

Too much ribbon. Put trails in linkages

Ribbon should be in buffers, landform, linkages. Not added on the outside.

Would prefer not to have moraine ribbon and to accommodate trails in buffer areas

Trails should be run through 30 metre space

Adjust width of buffer suitable for the feature that's being protected

Would be good to see ribbon and significant landform on same map

Outer edge of NHS is not always dictated by the landform area

If it has to be put in place, shouldn't in only occur where it is next to significant landform?

Not required, as natural heritage features are sufficient for land use

Duplicates an already existing buffer within the NHS system

Not needed

Not needed as there will already be an existing buffer. Overkill.

Over-reach. Buffer to a buffer. Not necessary for environmental protection.

Too land consumptive

Seems like a large amount of wasted space in a development that already has significant protected areas???

Will put trails in locations that are not leading to where people want to walk

Fencing – not safe

Does not need to be increased. By doing so will only cause higher density, since land will be limited

Reduce ribbon by increasing links and connections

Multiple moraine ribbons that lead to nowhere never get used

Don't believe this ribbon will get used to the same level as something like the neighbourhood parks, so don't see the usefulness and utility of this idea.

How does the City plan to reach their development/density targets along Gordon Street corridor where it directly overlaps the widest NHS and Moraine Ribbon corridor.

Development in direct conflict with environmental protection.

Need more information

Online Feedback

Participants that attended an in-person workshop

The moraine ribbon is good as it allows for the creation of trails without intruding too much into the natural heritage system - a protection for wildlife and also less interference with pets.

The Moraine ribbon concept could form an important part of a future-oriented greenspace continuum in Clair-Maltby linking nature-focused-activity nodes of various types.

I am very supportive of the concept of the Moraine Ribbon, however, a 20 meter buffer is not adequate and should be increased significantly.

I like the Ribbon!

The moraine ribbon is a great idea! Let's do this!

Love the moraine ribbon idea. It will add to the green space and provide a buffer to the Natural Heritage system.

Moraine Ribbon is a good idea: would provide a good location for a trail. Provides opportunity to create additional parkland; City of Guelph deficit in parkland well known and reported in local media.

The Moraine Ribbon is a good idea to increase parkland as a linked, functional feature. However, this should not be introduced or seriously considered until parkland process is complete. This is a red-herring in the process that has resulted in polarizing opinions based on fully informed understanding.

Not sure seems okay if it serves a benefit for real reasons.

When developers or builders apply for their projects have detailed studies prepared and determine what appropriate buffers are required depending on the feature. I really don't understand the purpose of the ribbon when there are already buffers in place.

Buffer is already factored into the NHS. Who is paying for this area. Loss of development charge revenue, property taxes (approx. 65 acres of land taken for moraine ribbon).

Should make parks part of the moraine ribbon instead of taking developable land

None of this moraine should be developed at all! We are experiencing an emergency climate crisis and the CONSERVATIVE city mentality is forging ahead with destroying this land that is basically

made up of provincially significant wetlands! This is ludicrous! This city had already grown far too fast and needs to stop any more sprawl immediately. Build a master plan and utilize what space we have throughout the city before paving over environmentally sensitive wetlands!!! This is blatant irresponsibility! I have attended the farce meetings filled with developers, planners and pro development city staff! You should be ashamed for even considering this travesty for MONEY!!! You have already encroached on wetlands and fragmented wildlife corridors. This is pure evil and is NOT supported by many residents of Guelph. There are no barriers big enough to keep 25,000 residents from having a significant detrimental impact on the wetlands! I am 100% opposed to this farce!

Participants that did not attend an in-person workshop

Community residents support the Moraine Ribbon as it will function as a 20 metre buffer to the Natural Heritage System while providing residents with recreational opportunities (e.g. location for a trail etc.). The Moraine Ribbon is another way to acquire additional parkland for Clair-Maltby. (6 Identical/Similar response provided)

I would like to emphasize the need for the ribbon, both in maintaining the community and continuity of the essence of Guelph and for ecological and environmental reasons. The moraine seems to be most heavily protected around the areas of upper-class households, and I hope this is only based on ecological reasoning, not based on economic pushes or pressure from this part of the community. From an economic standpoint, more moraine will only increase house value as industrialization removes nature from city life.

Love the Moraine Ribbon as a way to connect parks trails. One big concern is that the ribbon proposed seems to focus on east/west movement. How can we incorporate north/south trails/ribbon as well?

The proposed will mean more beautiful views along Gordon (great for cyclists), easier for animals to pass across Gordon, and cool temp breaks during the summer for cyclists.

Moraine ribbon image not available in documents...difficult to interpret at this scale. AT connections n/s east of Gordon are critical to community connectivity to any of the proposed community parks as well as school sites. Without providing a roadway - AT route has to function like a roadway. Need to be cautious about appropriateness (i.e. public access), ownership, maintenance of proposed ribbon adjacent to school sites, in rear yards, etc.

Let's make sure this happens - it's not a park, but it's really important as a wildlife corridor!

It's hard to see the map in detail (not clickable and no link to a larger image) but I strongly support a moraine ribbon while also seeing that there needs to be routes through it at some areas (e.g. trails, not more roads!)

Moraine ribbons seems to be a good feature filling a number of needs

Good idea. Will a wildlife crossing be available over/under Gordon Street?

Support the moraine ribbon as a buffer to the Natural Heritage System.

This seems like the best option and would give citizens of Guelph best views of natural heritage areas as they use the greenspace which will also be conducive to physical and mental wellbeing as well as ecosystem integrity. Family urgencies did not allow for me attending the public meetings unfortunately but I have waded through the details and support this Moraine Ribbon option as the best one.

The Moraine Ribbon seems like a good result from these public information meetings you have held. Our family have been unable to attend the meetings but care deeply that greenspace parcel size and linkage integrity are kept for the next generations of all species. Healthy communities depend on it.

Moraine ribbon is a plus. I definitely see opportunities between the moraine ribbon and active transportation opportunities.

The currently FREE environmental services (water filtration etc.) provided by moraines are extremely difficult and expensive to replace particularly for a groundwater dependent city like Guelph. ANY negative impacts to the moraine should be avoided.

The moraine should be left intact. It is a wetland and the last ecologically sensitive area of Guelph. Humans cannot survive without biodiversity surrounding them. Do not disrupt or wipe out species that are protected or going extinct, especially in time of climate change. I was not able to attend the workshops, but if developers can have your ear in private, the fair thing to do is to meet with the Moraine protectors in private as well. Thank you for considering.

The most important thing for me in any of these scenarios is that we protect and maintain habitat within the city. This means less underused grass areas and more forest. We can no longer rely on spaces outside of our city to create spaces for wildlife. Further children and adults need wild spaces.

I understand why the Moraine Ribbon is controversial. I'm inclined to defer to others with greater expertise than I possess.

Participants that did not indicate if they attended an in-person workshop

The Moraine Ribbon is not needed, it is a buffer on an already included buffer. Will use 20 hectares of the Clair Maltby area. this land can be better used for other purposes, trails do not lead to where people want to go.

WHY IS THERE A PROPOSED ROAD FROM MALTBY THROUGH CARLAW? THIS WOULD BISECT AN ALREADY SETTLED COMMUNITY

Ribbon connectivity for natural and human communities is important; builds system resiliency into the basic land use of the area

This interface is wretched. I filled out every single feedback box, and then clicked on "more" under "Document Library", expecting from its design that it would simply open up more options below, or open a new window. Instead it took me to a different page and erased all the feedback I had provided. I am not prepared to go through this exercise again.

Additional Comments (at Workshops)

The overall number of people contributing to this process is low relative to the population of the city – cannot see it as representative. May not even be community feedback if some people are paid to be here to lobby for particular interests.

- Response: Clair-Maltby has had extensive community engagement throughout. Various opportunities, checking in with community frequently.
- Response: Can't force people to participate or take an interest
- Response: Also reached out to high school students (potential future residents)
- Response: Unpredictable which issues will spark interest.
- Response: Not currently a residential area; planning for 20 years out. Difficult to engage people not currently affected by it.

A number of people here also represent organizations. Information will be fed back into organization.

Interesting comments from people about Jubilee Park – we can learn from that experience

Balance priorities. What about affordable housing?

- Response: Plan for affordable housing and parks. Not either/or. Clair-Maltby will contribute to meeting City's overall affordable housing target

Plus Sign – heritage land (farm) throughout? Affordable housing site? Property already owned (not by City). Already offered to the City? Mercury article: willing to donate property for a park. Where does that fall in the plan?

- Response: Error in the article. Not a donation to the City.
- Response from Marcolongo property owner: 10-12 ha including NHS. Want to make it publicly accessible. Offered to City as park land. Overture is not being accepted.
- Response: Publicly accessible is not the same as City park land
- Response: Plus Sign is adjacent to cultural heritage land, not on it
- Response: Up to the landowner to determine access
- Response: None of the properties are owned by City. Acquisition strategy to be determined. City's ability to acquire parks is changing based on changes at the provincial level.
- Response: City would need to acquire land to develop the park

Plus Sign is slated for affordable home development.

- Response: Process is not taking into consideration property lines or future development, as those could change. Looking at the Clair-Maltby area as a whole.

Aerial photographs would be helpful. Notation of forests, maps. Not a clear view or comprehensive understanding of property without knowing the topography, natural features. Information is linear. Need better visuals. What's in the surrounding area (i.e. trees)? Would be more effective if there had been a better understanding of the topography of the Plus Sign. Not enough information.

- Response: Topographical information is on the tables, as are maps showing NHS.

Does this mark the end of public input?

- Response: No, we will walk through next steps
- Response: Dates for future meetings are not yet set; in part dependent on processes at the province.

Comments (Online)

All questions are posed on the assumption that a 10 ha Community Park site must be found in the Clair Maltby project area. By definition a Community Park's primary function is to provide space for indoor and outdoor sports facilities that service the City as a whole. Such sites require a tableland topography and are automobile-oriented with large parking requirements. The Clair Maltby planning exercise has established that because the whole planning area is within a geomorphically recognized moraine unit there is little or no extensive tableland. With about half of the area protected by Significant Natural Heritage designation the developable portion of the area that is tableland is limited and has importance for achieving provincial density targets. Given that the Community Park targets in the Official Plan are set on a City-wide basis in keeping with the City-wide function of Community Park facilities, and given that changing demographics and changing community perceptions of needed recreational facilities have not been accounted for in current OP targets it is imperative that justification for a Community Park in Clair Maltby be established before any site is selected. There is precedent for requiring justification for an area-specific need for a facility location in a site search. The precedent is the landfill site search that was conducted in Wellington County in the 1990's. The search began with the assumption that a site must be found in the County. The search ended with the decision by City Council that no suitable site could be found and alternative ways were found to meet the City's requirements for handling residual solids. I advise the study team to re-examine the requirement for a Community Park in Clair Maltby. An alternate way to proceed is to establish how best to provide open space for recreation in Clair Maltby that has the potential for meeting future recreational needs of a community that strives to be sustainably prosperous in a carbon-neutral economy and that complements the distinctive topography and large NHS areas in Clair Maltby.