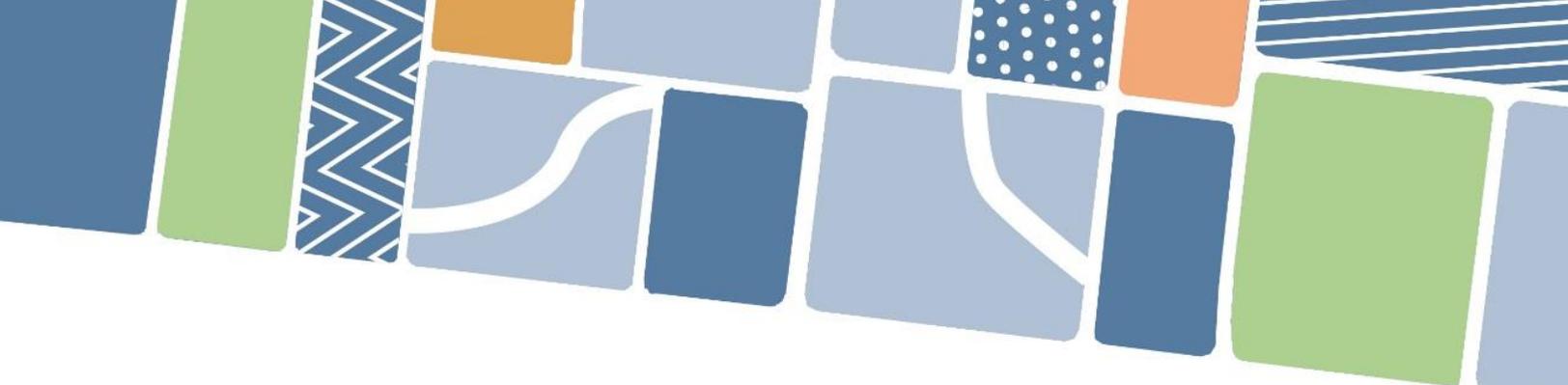


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Clair-Maltby Secondary Plan Open Space System Strategy

Introduction

Clair-Maltby Secondary Plan

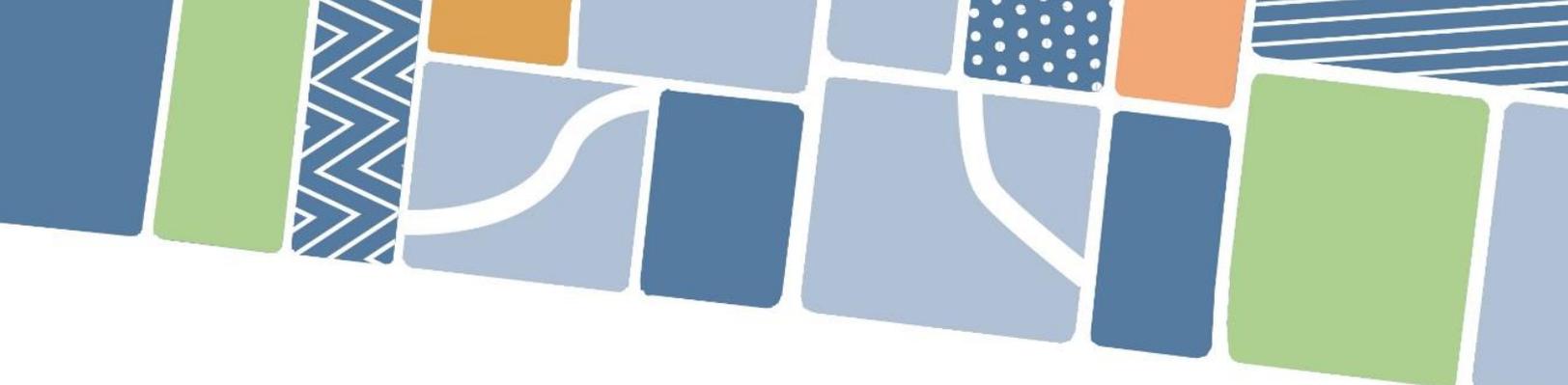
Clair-Maltby is the City's last unplanned greenfield area. The objective of the Clair-Maltby Secondary Plan (CMSP) is to comprehensively plan for a sustainable community that provides a full range and mix of housing, as well as opportunities for commercial uses, within an urban village context.

The CMSP study is a collaborative, design-driven process that is intended to achieve a feasible plan addressing technical issues and requirements within the context of the Provincial and City planning policy framework. It is intended that by emphasizing community engagement throughout the process, the plan will be innovative, bold and will create a well-designed community that reflects the unique characteristics of this area of the City.

CMSP Open Space System Strategy Background

In May 2019 City Council considered [Report IDE-2019-51 titled 'Clair-Maltby Secondary Plan: Phase 3 Project Update'](#) which, among other matters recommended approval of an updated Preferred Community Structure and the Policy Directions Document. At their May 13, 2019 meeting Council passed the following resolutions:

1. That the updated Clair-Maltby Secondary Plan Preferred Community Structure, dated May 13, 2019 and included as Attachment 1 to report IDE-2019-51, be approved, with the exception of the location of the Potential Community Park, as the basis for the preparation of the draft official plan amendment, secondary plan policies and Master Environmental Servicing Plan, as well as ongoing detailed technical analysis, including numerical modelling throughout Phase 3 of the project while still allowing for flexibility to respond to updated data, and community engagement.
2. That the Clair-Maltby Secondary Plan Policy Directions Document dated May 13, 2019 and included as Attachment 3 to report IDE-2019-51, be approved to provide direction for the preparation of the draft official plan amendment, secondary plan policies and Master Environmental Servicing Plan.

- 
3. That the feasibility of a Moraine Ribbon as part of the Open Space System in the Clair-Maltby Secondary Plan area be explored throughout the remainder of Phase 3 of the project.
 4. That the Interim Employment Lands Update prepared by Watson & Associates Economists Ltd. dated February 21, 2018 and included as Attachment 6 to report IDE-2019-51 be received.
 5. That the proposed project timeline for the remainder of Phase 3 of the project be approved as outlined in report IDE-2019-51 subject to any timing impacts associated with changes to Provincial policy and legislation, which would be reported back to Council.
 6. That staff be directed to further review the location and size of the Potential Community Park and the policy direction of co-locating the Community Park with stormwater management facilities and schools as part of the Open Space System Strategy, and that the Open Space System Strategy be brought forward for Council consideration prior to the draft secondary plan and Master Environmental Servicing Plan.

Purpose of Policy Directions Document

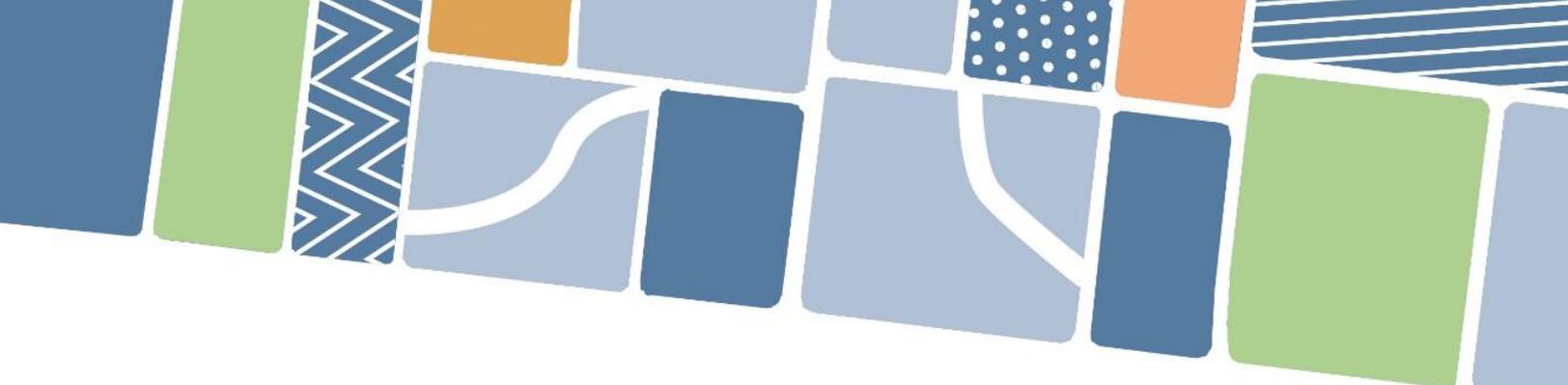
In accordance with the Council direction above, a process was undertaken to further review the Open Space System within the CMSP area. This document provides the Policy Directions for the CMSP Open Space System Strategy and is a companion document to the [Policy Directions: Framework for the Clair-Maltby Secondary Plan](#) document that was approved in May 2019. Both documents provide direction for policies in the final Secondary Plan.

CMSP Vision and Principals

The Open Space System Strategy focuses on publically accessible open space in the plan area, which includes parks, the moraine ribbon and trails, and has been planned in alignment with the Clair-Maltby Vision:

Clair-Maltby will be a vibrant, urban community that is integrated with Guelph's southern neighbourhoods, as well as having strong connections to Downtown, employment areas and the rest of the City.

The Natural Heritage System and the Paris Moraine provide the framework for the balanced development of interconnected and sustainable neighbourhoods.



The area will be primarily residential in character with a full range and mix of housing types and a variety of other uses that meet the needs of all residents.

A system of parks, open spaces and trails will be interwoven throughout to provide opportunities for active and passive recreation.

The Open Space System also has been planned in alignment with the CMSP Guiding Principles:

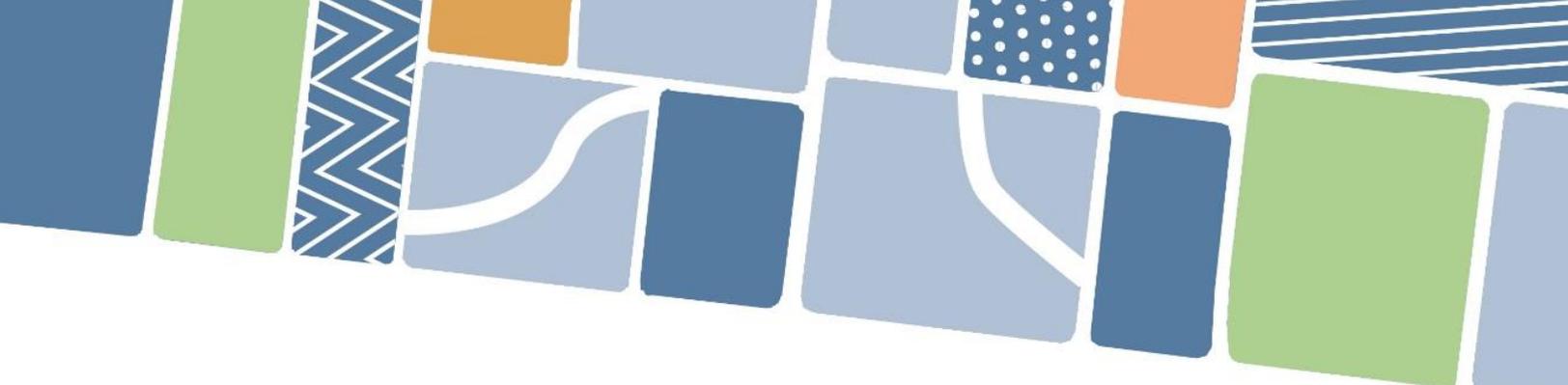
- green and resilient
- healthy and sustainable
- vibrant and urban
- interconnected and interwoven
- balanced and livable

The guiding principles and other key policies are outlined in detail in the [Policy Directions: Framework for the Clair-Maltby Secondary Plan](#) Document (dated May 13, 2019).

Process for developing the Open Space System Strategy

As the process for the Open Space System Strategy was developed, several parameters were established by staff. These parameters guided the process and are as follows:

- The Open Space System Strategy for the CMSP is not intended to develop detailed programming and trail mapping for open spaces;
- The Natural Heritage System (NHS) is not a component of the Open Space System in the CMSP area;
- Open space planning is not influenced by existing or potential future property lines, current land ownership or individual landowners' ideas for development of their lands;
- There will be a minimum of 10 hectares of community park space in the CMSP area;
- A community park should have access to a collector or arterial road, should not be located within the NHS or within the Gordon Street corridor and should not be bisected by a road;
- Through the secondary plan process, Open Space System policies that are appropriate for the CMSP area will be developed; these policies may be different



from the Open Space System policies in the City's Official Plan to reflect the detailed study of the area;

- Eight neighbourhood parks are planned throughout the CMSP in addition to the community park.

Public Engagement

Two rounds of public engagement occurred during the process to develop the Open Space System Strategy for the CMSP area.

First Round of Engagement

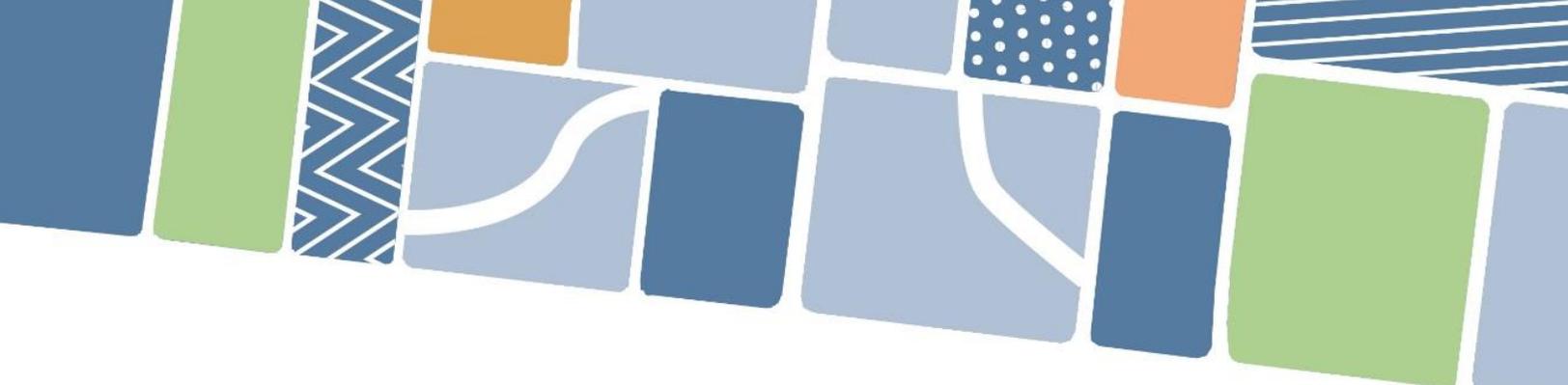
On September 25, 2019, the first round of engagement on the Clair-Maltby Open Space System Strategy began with a workshop. The same content and questions asked at the workshop were available online through the City's community engagement website www.haveyoursay.queph.ca following the workshop.

The purpose of the first round of engagement was to hear from the community their thoughts on the size, function and location of a future community park in the CMSP area, as well as get feedback on the proposed moraine ribbon.

The feedback provided in round 1 assisted in establishing criteria in order to develop a short list of potential community park locations, as well as understand the community's thoughts on where it was most important to establish the proposed moraine ribbon.

The community park feedback suggested that: there was a slight preference for one large (10 ha) community park rather than two smaller (5 ha each) parks; multiple functions with both active and passive recreation opportunities should be accommodated; it should be centrally located within the area, interconnected with other parks and trails and accessible by various modes of transportation; and the existing topography and natural features should be preserved as part of the function of the park.

The moraine ribbon feedback was diverse. Some respondents suggested that a moraine ribbon is not needed while others were supportive of the proposed moraine ribbon and saw it as a linear park system and/or trail system. Suggestions were made with respect to where the ribbon could be "interrupted" but a high-level review of the feedback suggests that respondents would like it to be maintained where it enhances connectivity and linkages and where there are environmental features that are more sensitive.



Second Round of Engagement

Round 2 of the Open Space System Strategy engagement began on November 19, 2019 with a workshop and ended on December 5, 2019 when the online component of round 2 closed. The in-person workshop and the online component provided the same information and requested the same feedback from participants. The exercise included providing a summary of the feedback received through the first round of engagement and then participants were requested to identify the pros and cons of each of the six potential community park options.

All of the community park options provided 10 ha of community park space, however, three of the options had the park space divided into two locations. Participants were asked to identify the pros and cons of each community park option.

The refined mapping for the moraine ribbon was also presented and participants were invited to provide further comments.

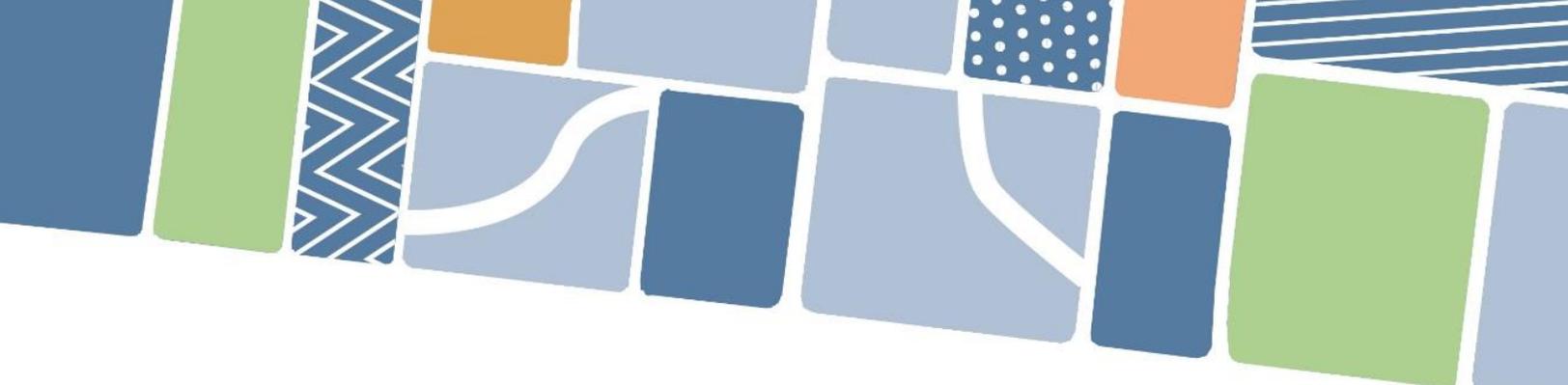
Youth Workshops

In addition to the two rounds of community engagement described above, staff also made an effort to get feedback from a younger demographic by holding workshops with students from Bishop Macdonell Catholic High School and Centennial Collegiate Vocational Institute in November 2019.

The workshops were held with Grade nine geography students, which complemented a unit in their curriculum on urban planning. It was valuable to speak with high school students because they had unique perspectives to contribute and they represent the demographic that will likely be living in the CMSP area when it is built out.

On November 14, staff held four separate workshops and reached 159 students at Centennial and two workshops on November 21 with 58 students at Bishop Macdonell. The total number of students who participated was 217.

A brief presentation was given to all of the students, which explained the role of an urban planner, the planning system in Ontario, what is Clair-Maltby and the park scenario activity was explained. Similar to the community workshop, the students were given the six park scenarios (which were determined based on feedback from Workshop 1). Students were asked to work in teams to develop pros and cons for each park scenario. They listed various considerations related to benefits of locating



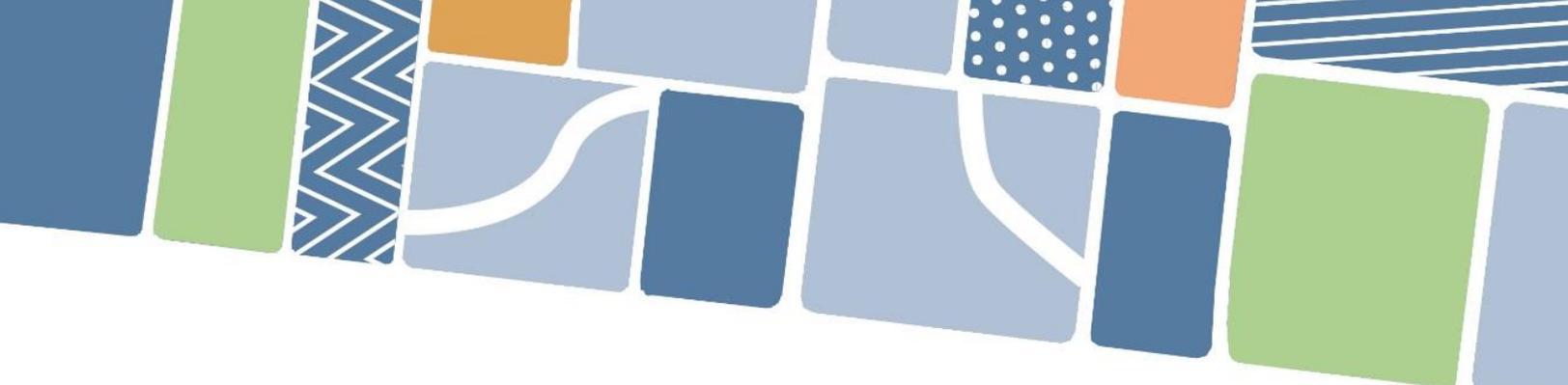
parcs near schools, providing good access to parks, centrally locating parks so kids can walk to them, and various concerns with crossing Gordon Street and other busy roads. These considerations helped to inform their lists of pros and cons for each park scenario, which they presented to Staff and their classmates.

CMSP Open Space System Policy Directions

1. The Open Space System in the CMSP area will be comprised of the following components: Community Park (approximately 10 hectares), Neighbourhood Park (approximately 8 hectares), moraine ribbon (approximately 20 hectares) and trails.
2. The Open Space System will be designed to be supportive of and complementary to the Natural Heritage System (NHS).
3. The Open Space System will be enhanced through the use of stormwater management infrastructure for recreational purposes where possible.
4. The Open Space System will provide opportunities for both active and passive recreation.
5. The Open Space System: Trails and Parks policies of the Official Plan (Section 7.3) will apply to the CMSP area. Policies that differ from the Official Plan in the Secondary Plan will take the unique features of the CMSP area into account and supersede the Official Plan policies.
6. The Open Space System will respect the unique topography of the CMSP area and will strive to minimize grading when undertaking the detailed design of all open spaces.

Community Park

1. The Community Park will be generally located as shown on the **Components of Recommended Open Space System map dated March 30, 2020** (see Map 1) with some flexibility to respond to the detailed design of future roads and plans of subdivision.
2. The Community Park will be approximately 10 hectares in size.
3. The Community Park will have access to and frontage on a collector or arterial road.
4. Both active and passive recreation opportunities will be provided in the Community Park, which may include but is not limited to sports fields, trails, resting areas, and naturalized areas. The Community Park will also serve a



Neighbourhood Park function to serve the needs of the residents in the immediate area.

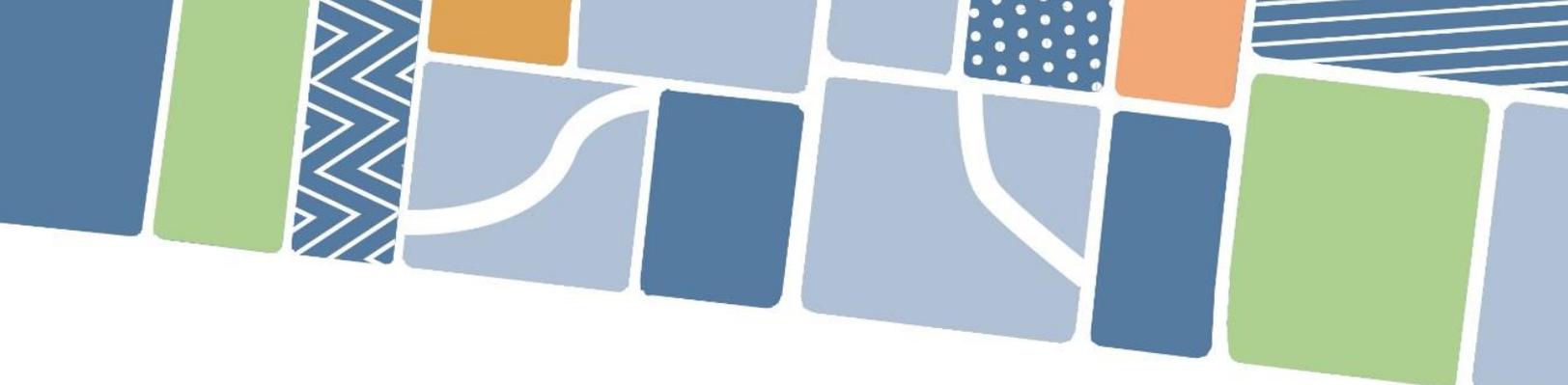
5. The Community Park will be located adjacent to the NHS but not located within the NHS to provide a complementary land use and allow for views of the NHS.
6. The design of the park will be accessible for all ages and abilities in all seasons and will strive to be flexible to changing demographics and community needs.
7. The unique topography and natural features of the Community Park location will be integrated into the future park design to minimize grading where possible.
8. The Community Park will be connected to the surrounding area by multiple modes of transportation including public transit and active transportation modes.
9. Access management and parking will be carefully considered to prioritize pedestrian safety at the detailed design of the park.
10. Any potential impacts to the NHS associated with human use within a Community Park will be mitigated and managed as needed by the City with tools at the City's disposal (e.g., directional lighting away from natural areas, formalized trails to direct use, signs directing users to stay on trails, fencing where deemed appropriate, etc.).

Neighbourhood Parks

1. Neighbourhood Parks will continue to be identified as symbols as shown on the **Components of Recommended Open Space System map dated March 30, 2020** (see Map 1) with some flexibility to respond to the detailed design of future roads, plans of subdivision and stormwater management infrastructure.
2. Neighbourhood parks should be approximately 1.0 hectare in size.
3. Neighbourhood parks will be connected to the moraine ribbon where feasible.
4. Neighbourhood parks will be co-located with school sites and stormwater management capture areas where feasible.

Moraine Ribbon

1. The moraine ribbon will be comprised of a series of generally continuous linear interconnected open spaces that will run adjacent to the NHS and may include interconnected park areas, stormwater management capture areas, cultural heritage resources, and natural areas.
2. The moraine ribbon will accommodate a trail, or its equivalent, throughout. The purpose and size of trail will be determined at the detailed design stage of the

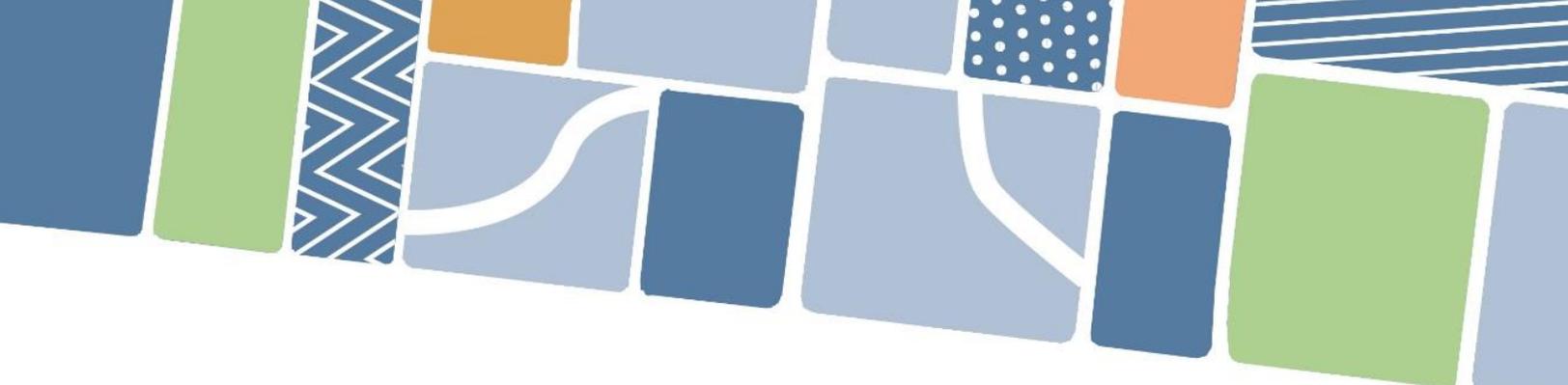


moraine ribbon. The purpose and size of the trail may change in different sections or areas of the moraine ribbon.

3. Active Transportation routes may be accommodated in the moraine ribbon in some locations. The moraine ribbon should generally provide an east-west active transportation route across the CMSP area.
4. Resting and/or gathering areas, as well as opportunities to provide views of the natural environment and the Paris Moraine, will add to the enjoyment of the moraine ribbon.
5. The moraine ribbon will not be contained in the identified NHS within the CMSP unless an Environmental Impact Assessment or Environmental Assessment has demonstrated that there will be no negative impacts on the protected natural heritage features and areas or their associated ecological functions.
6. To ensure continuity of the moraine ribbon it will be integrated, where possible, with land that is:
 - a) acquired for stormwater management purposes;
 - b) located within a neighbourhood or community park;
 - c) located on a potential future school block; and
 - d) located within a right-of-way and therefore acquired as part of the road.
7. Those sections of the moraine ribbon that connect residents to current and future amenities as well as recreational opportunities will be prioritized for acquisition (see Map 1).
8. The width of the moraine ribbon will generally be approximately 12 metres, however, it will be flexible to respond to the unique features of the area and will be determined through the detailed design of the moraine ribbon at the time acquisition.
9. The City will pursue ownership of the moraine ribbon, however, other securement options that achieve the objective of permanent public access may be considered.

Trails

1. The CMSP will plan for a trail system for both recreation and necessary travel that connects neighbourhoods to each other and to the broader City and surrounding area.
2. The moraine ribbon will accommodate a trail or its equivalent throughout in order to facilitate active and passive recreational movement. This feature may also allow for Active Transportation routes where it corresponds with identified Active Transportation routes.

- 
3. Create local trails that connect residential areas with community facilities and commercial areas, as well as connect to the larger trail network or moraine ribbon.

Open Space and Co-location

1. Encourage the co-location of community facilities including schools, neighbourhood parks and stormwater management capture areas in order to increase green space and take advantage of the area's variable topography. The co-location of school sites with the Community Park will not be actively pursued.

Open Space System and Schools

1. When schools are co-located with Neighbourhood Parks the City and school boards will work together to ensure that the integration of the design prioritizes the safety of students.
2. Efforts to buffer stormwater management capture areas from schools with neighbourhood parks will be encouraged.
3. The City and school boards will continue to cooperate and plan for the efficiency of open space.
4. As trails are planned through the subdivision phase, safe walk to school routes will be prioritized.
5. Transportation routes will be planned to consider access to school sites and Neighbourhood Parks.

Neighbourhood Parks and Stormwater Management Capture Areas

1. Parks that are co-located with stormwater management capture areas will be designed to take advantage of the increased greenspace where appropriate.
2. The co-location of stormwater management capture areas and parks will encourage passive recreation and naturalization where possible, while also prioritizing safety.



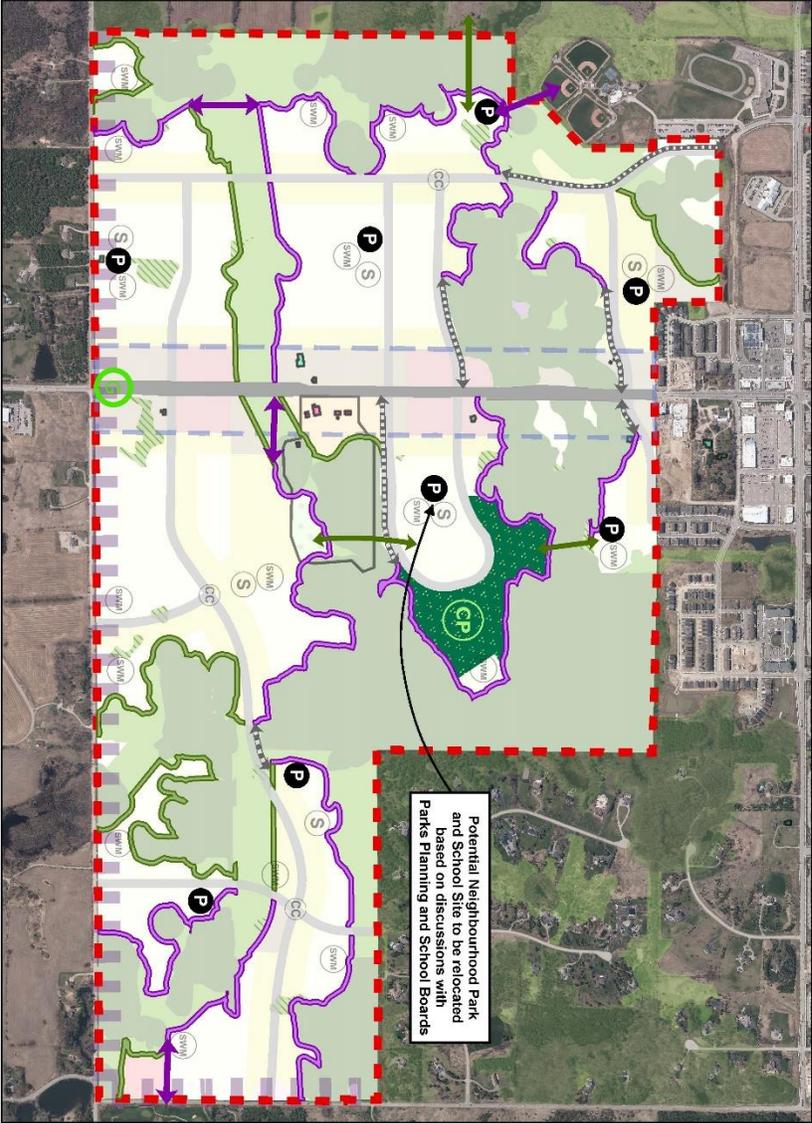
Open Space System Acquisition Strategy

The use of a variety of strategies, tools and options will be necessary to assist with the cost of acquiring open space.

1. The City's future Community Benefits Strategy and Community Benefits By-law under Section 37 of the Planning Act should consider and include the planned Open Space System of the CMSP area.
2. A variety of strategies and options to acquire the Open Space System in the CMSP area will be considered. These include, but are not limited to:
 - a) Municipal land purchase
 - b) Municipal lease
 - c) Continued partnerships/ joint provision of parkland with local partners (Grand River Conservation Authority, school boards etc.)
 - d) Easements
 - e) Partnership/joint provision (development and redevelopment) of lands with community partners (e.g. public school boards)
 - f) Donation/bequest
3. A variety of sources to fund the acquisition of parkland will be explored including, but not limited to:
 - a) Community Benefits Charges Bylaw
 - b) Partnerships
 - c) Federal and Provincial Grants
 - d) Capital Reserves
 - e) Infrastructure Reserves
 - f) Debentures/Debt Financing
 - g) External Revenues (cost sharing arrangements, grants, or donations)
4. The estimated cost of the Open Space System and the acquisition options will be developed and evaluated through the Financial Impact Assessment being completed for the CMSP in its entirety. The Financial Impact Assessment will be brought forward for Council's information and consideration prior to approval of the CMSP.

Map 1 – March 30, 2020 Components of Recommended Open Space System

COMPONENTS OF RECOMMENDED OPEN SPACE SYSTEM



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

- Legend**
- Clair-Maitby
 - Secondary Plan Boundary
- Open Space System Components**
- Community Park
 - Potential Neighbourhood Parks
 - Preferred Moraine Ribbon Locations
 - Other Potential Moraine Ribbon Locations
 - ↔ Potential Trail Connection
 - ↔ Enhanced Pedestrian & Cycle Facilities
 - ↔ Potential Active Transportation Link

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



Appendix A – What we Heard: Public and Stakeholder Feedback on the Clair-Maltby Open Space System Summaries

Workshop 1 and Online Survey (September-October 2019)

[What we heard – Summary of Feedback](#)

Workshop 2 and Online Survey (November-December 2019)

[What we heard – Summary of Feedback](#)