



Clair-Maltby

Transform. Connect. Community.

June 24, 2021 Open House
Overview, Land use and Parks Session
6:30 pm



Land Acknowledgement

As we gather, we are reminded that Guelph is situated on treaty land that is steeped in rich indigenous history and home to many First Nations, Inuit and Métis people today.

As a City we have a responsibility for the stewardship of the land on which we live and work.

Today we acknowledge the Mississaugas of the Credit First Nation of the Anishinaabek Peoples on whose traditional territory we are meeting.



Overview Agenda

- Secondary Plan Process
- Vision and Guiding Principles
- Draft Secondary Plan Land Use and Parks Overview
- Related Draft Master Environmental Servicing Plan (MESP) Overview
- Next Steps



Clair-Maltby Secondary Plan process

Phase 1 (April 2016 - July 2017)

- Background data collection
- Identify problem/opportunity statement
- Develop principles/goals

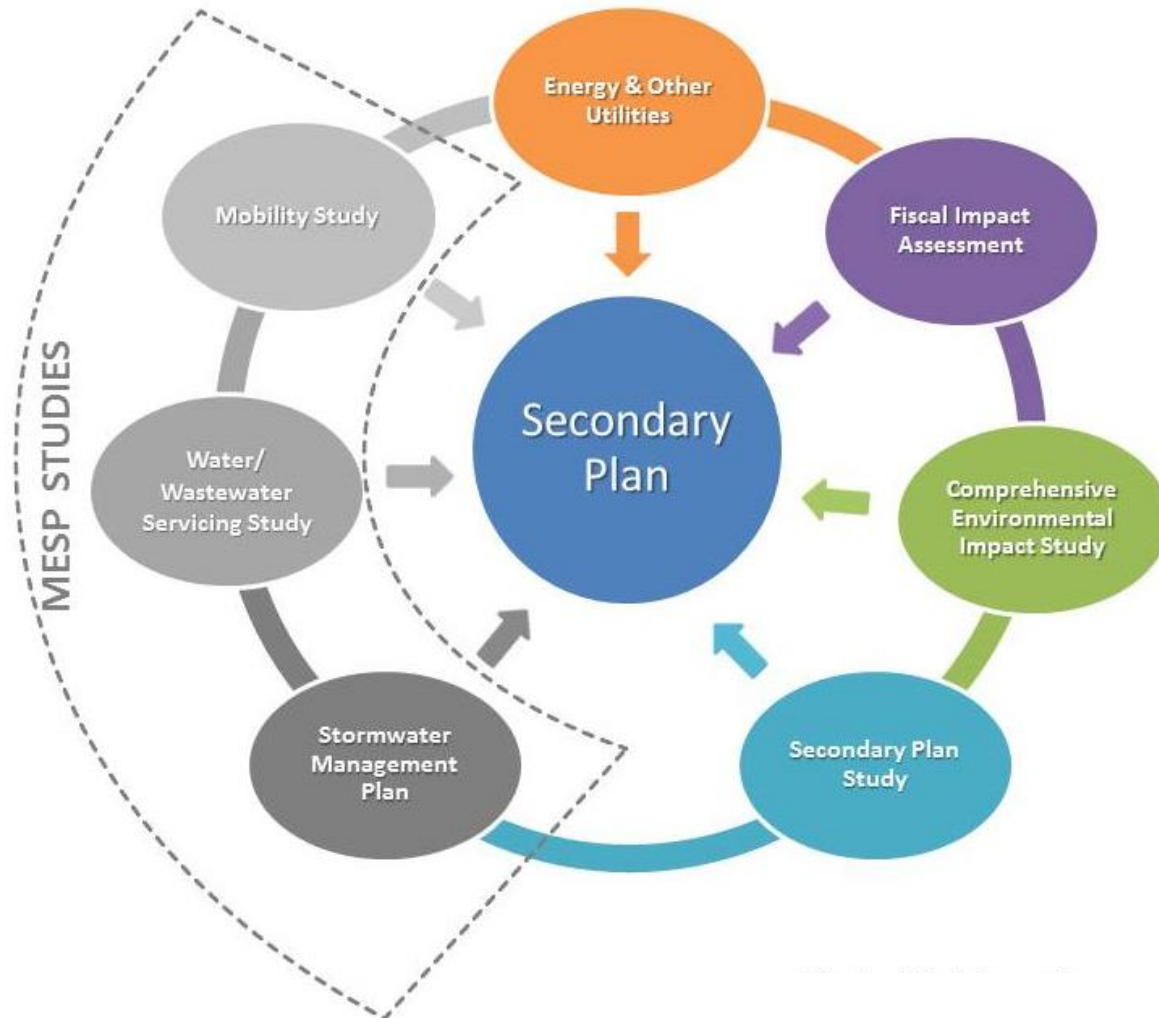
Phase 2 (July 2017 - June 2018)

- Develop Conceptual Community Structure
- Detailed studies
- Consideration of Community Structure Alternatives

Phase 3 (July 2018 - 2022)

- Preferred Alternative
- Draft Master Environmental Servicing Plan and Secondary Plan
- Final Master Environmental Servicing Plan and Secondary Plan to Council

Clair-Maltby Secondary Plan Process Diagram



Clair-Maltby vision





Clair-Maltby vision

Clair-Maltby will be a vibrant, urban village 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 (NHS) and the Paris Galt Moraine provide the physical and ecological framework for the balanced development of interconnected and sustainable neighbourhoods following the City's environment-first approach.

The area will be primarily residential in character with a full range and mix of housing types, which will allow for affordable and market-based housing, and a variety of other uses to 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.

Guiding principles



Vibrant and Urban



Green and Resilient



Healthy and Sustainable



Interconnected and Interwoven



Balanced and Liveable



Draft Secondary Plan

Implements previous Council decisions through approval of:

- Policy Directions
- Preferred Community Structure
- Open Space Strategy

A few differences:

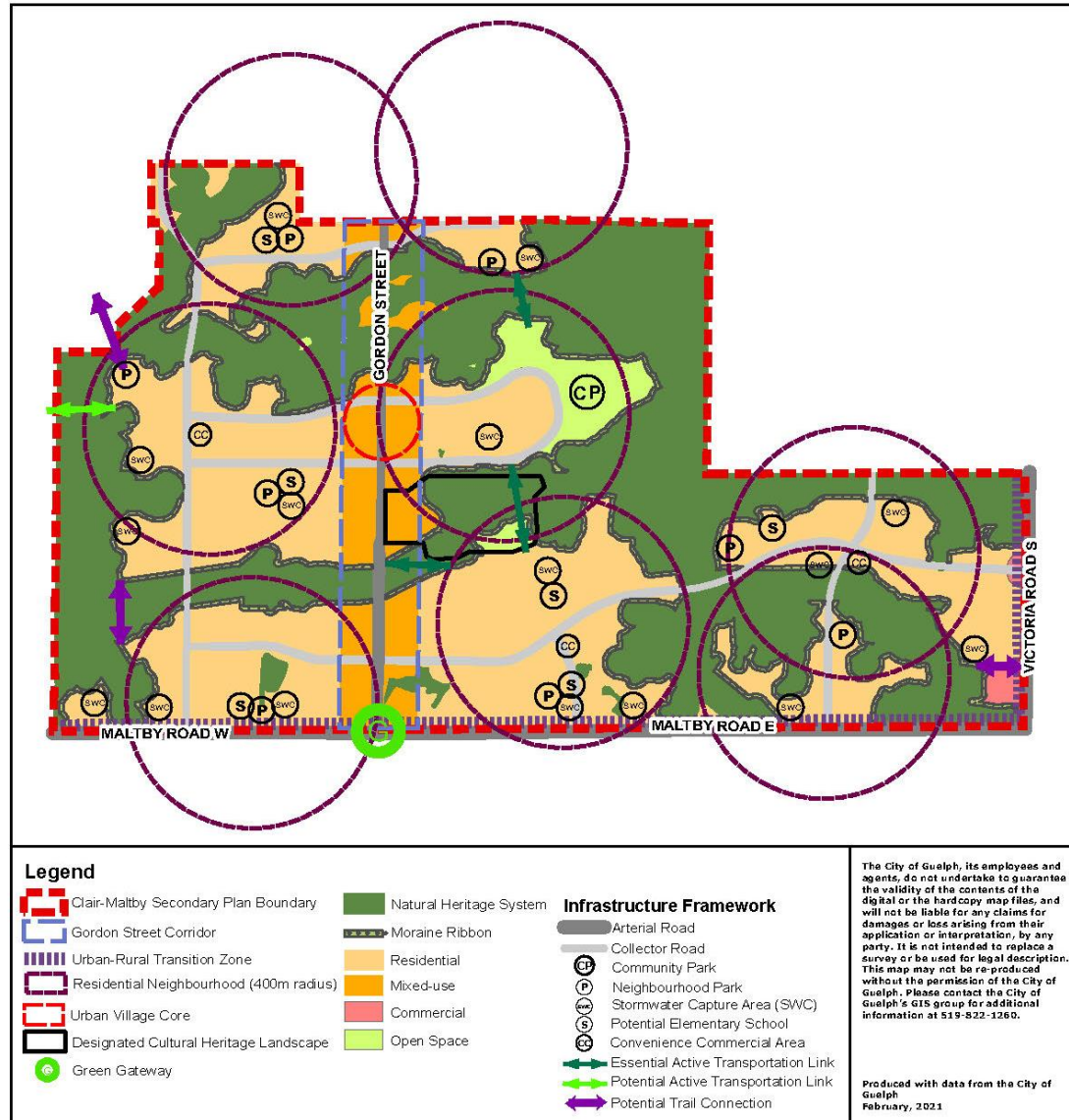
- Multi-use overpass over Gordon
- High Density/Mixed Use density increase from 200 to 250 units per hectare



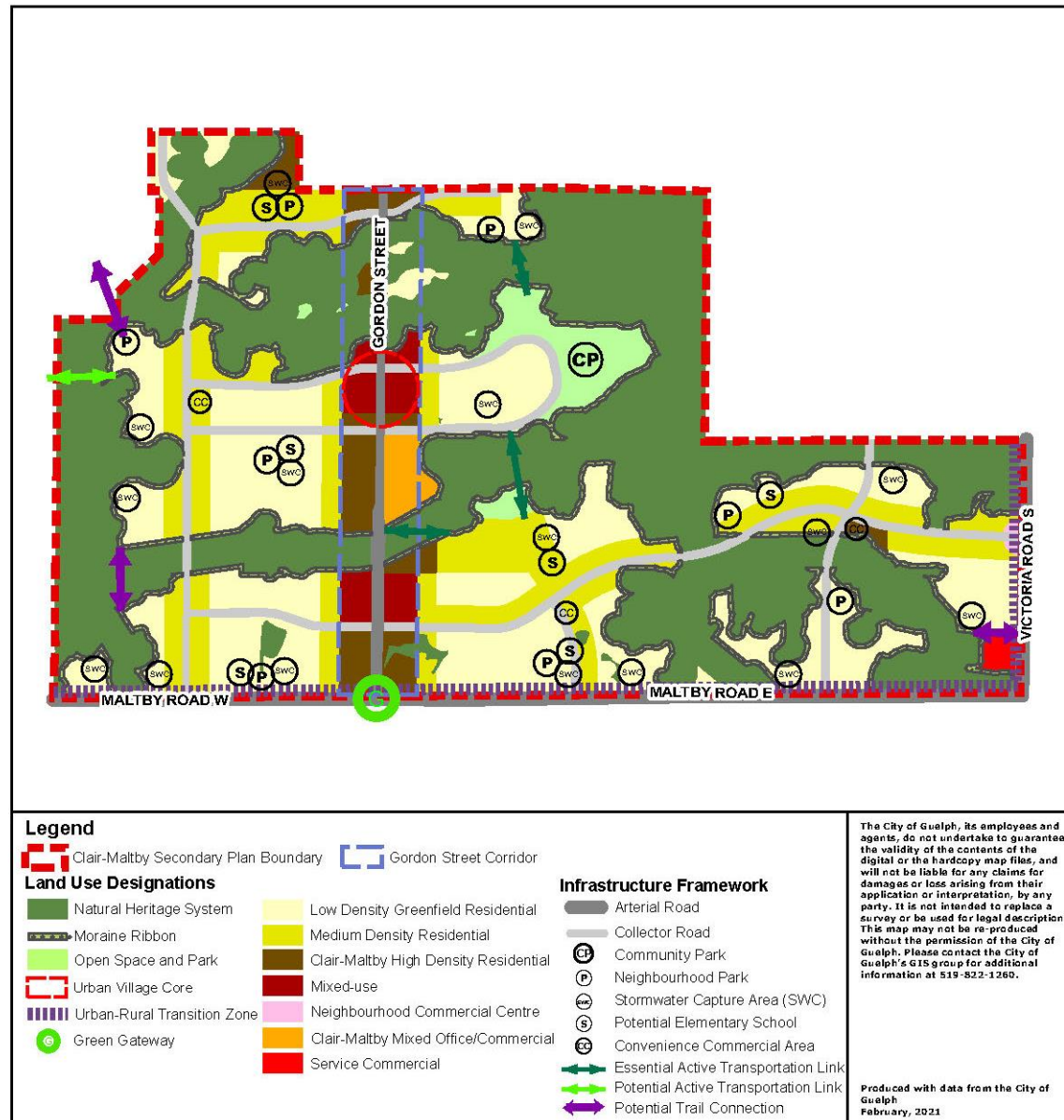
Draft Secondary Plan

- Policies of the Official Plan apply to Clair-Maltby
- Secondary Plan policies provide more direction for this area
- Clair Maltby remains primarily residential
- Natural Heritage System remains a key component of the Plan and is protected

Schedule A: Community Structure



Schedule B: Land Use





Draft Secondary Plan

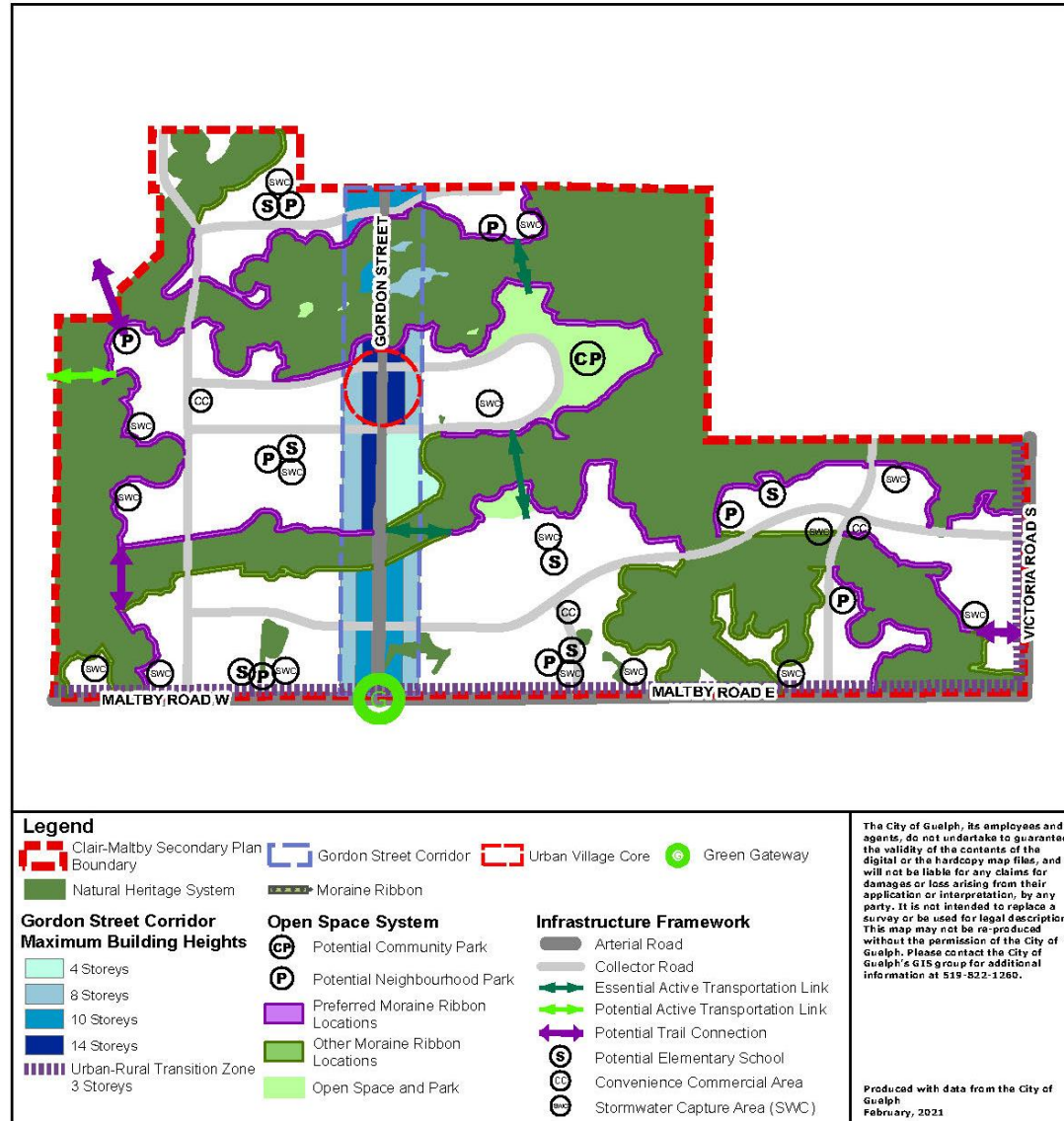
- High density residential and mixed use are focused on the Gordon Street corridor
- Medium density residential is focused on the proposed collector roads
- Interior portions of neighbourhoods are proposed to be low density residential



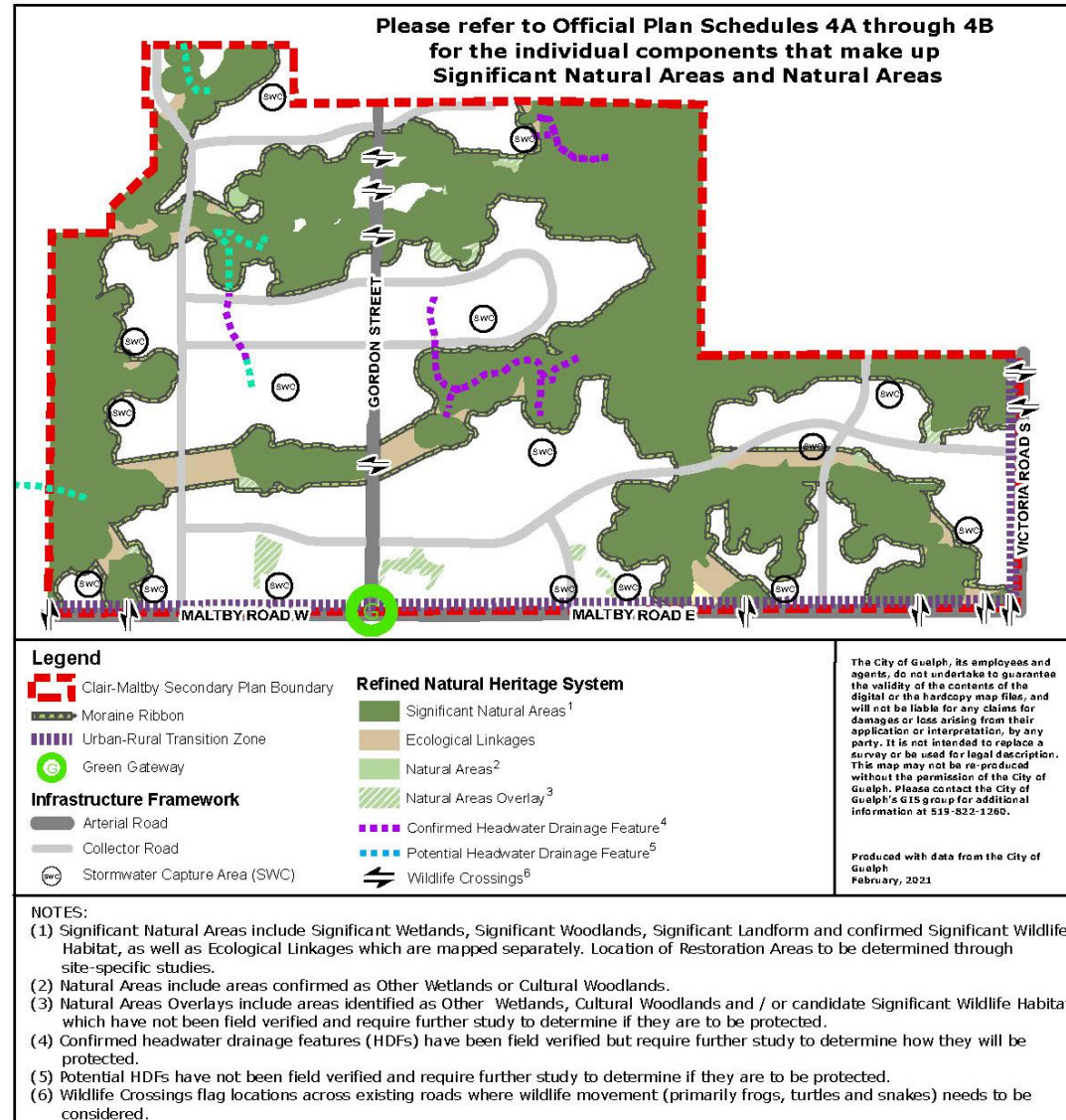
Draft Secondary Plan

- Natural Heritage System continues to be protected
- Proposed Open Space System includes:
 - Ten hectare community park
 - Eight neighbourhood parks
 - Moraine Ribbon

Schedule D: Built Form and Open Space System Elements



Schedule E: Natural Heritage System

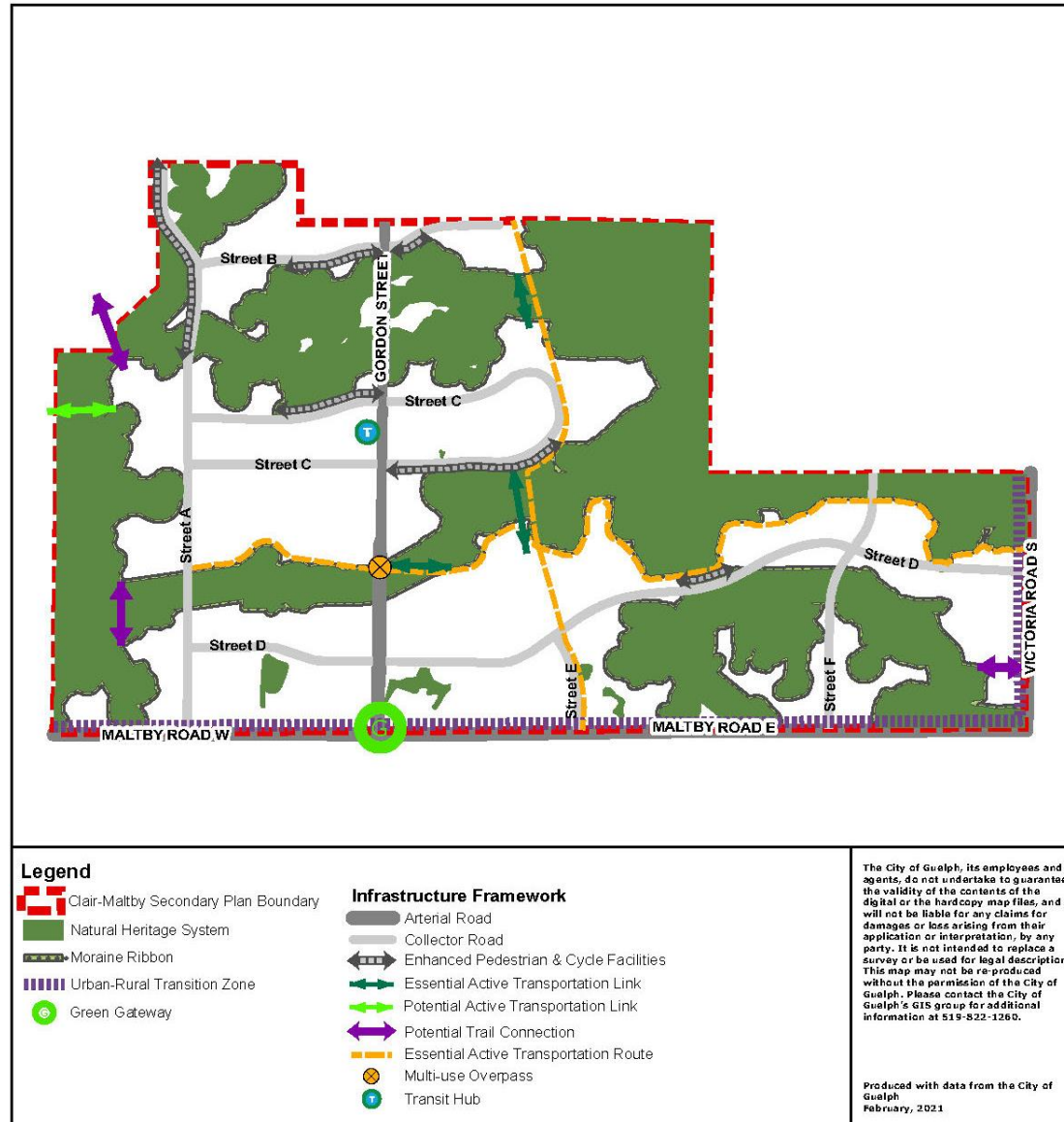




Draft Secondary Plan

- The mobility network identifies an appropriate road network balancing road connectivity while limiting the number of instances a proposed road crosses the NHS
- Right-of-way cross sections have been developed to ensure complete streets for all modes of transportation
- Essential active transportation routes have been identified

Schedule C: Mobility Plan



Legend

- Clair-Matby Secondary Plan Boundary
- Natural Heritage System
- Moraine Ribbon
- Urban-Rural Transition Zone
- Green Gateway

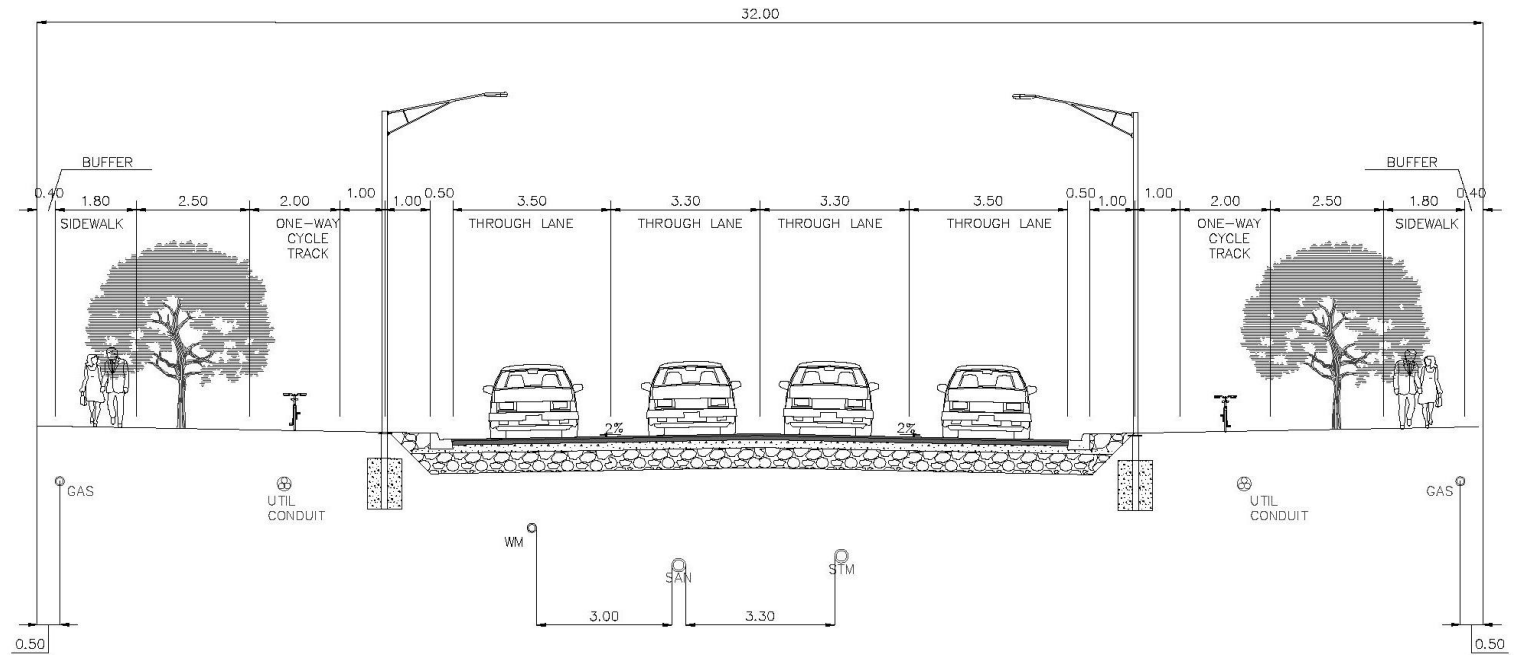
Infrastructure Framework

- Arterial Road
- Collector Road
- Enhanced Pedestrian & Cycle Facilities
- Essential Active Transportation Link
- Potential Active Transportation Link
- Potential Trail Connection
- Essential Active Transportation Route
- Multi-use Overpass
- Transit Hub

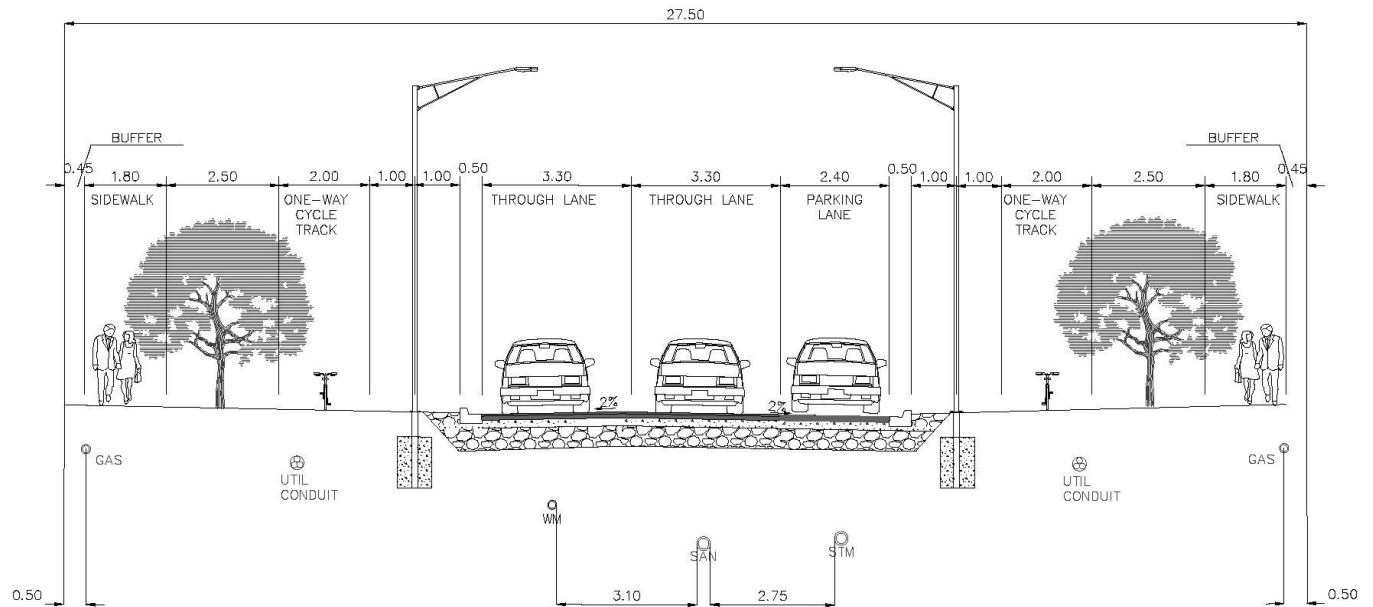
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Produced with data from the City of Guelph
February, 2021

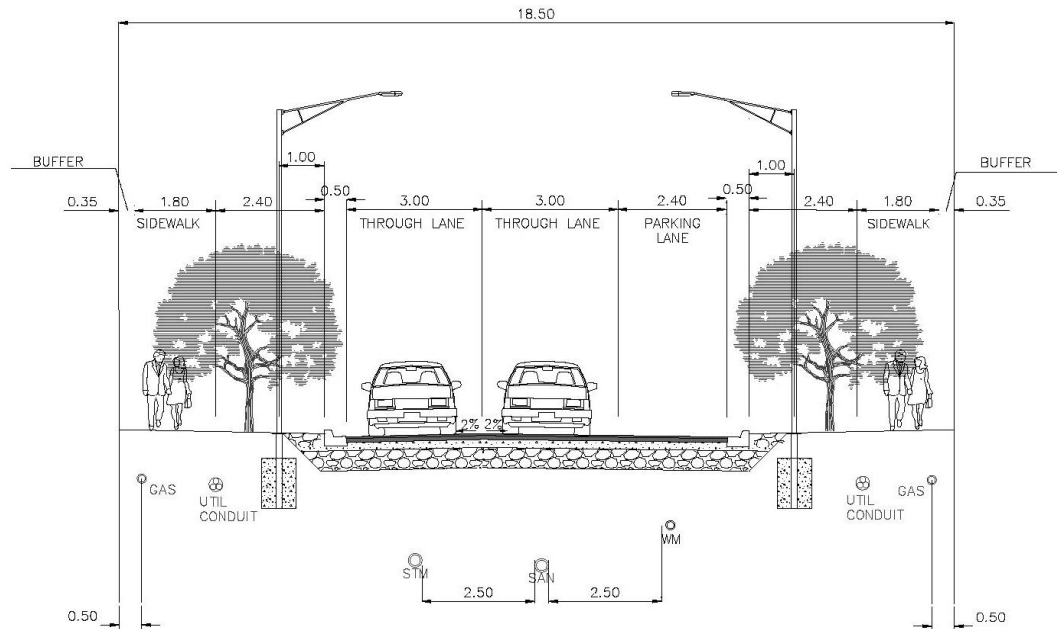
Arterial Roadway Cross-section



Collector Roadway Cross-Section



Local Roadway Cross-section

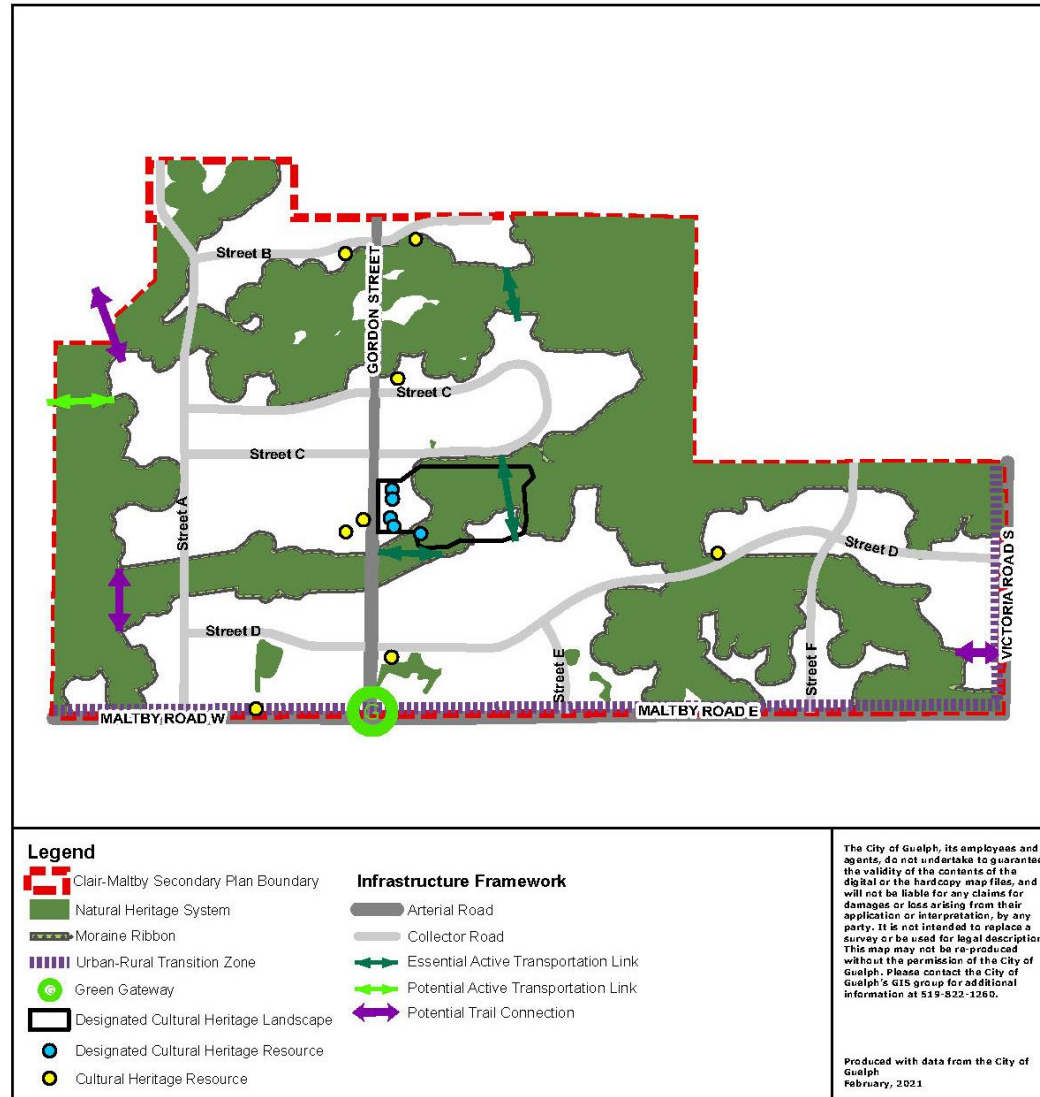




Draft Secondary Plan

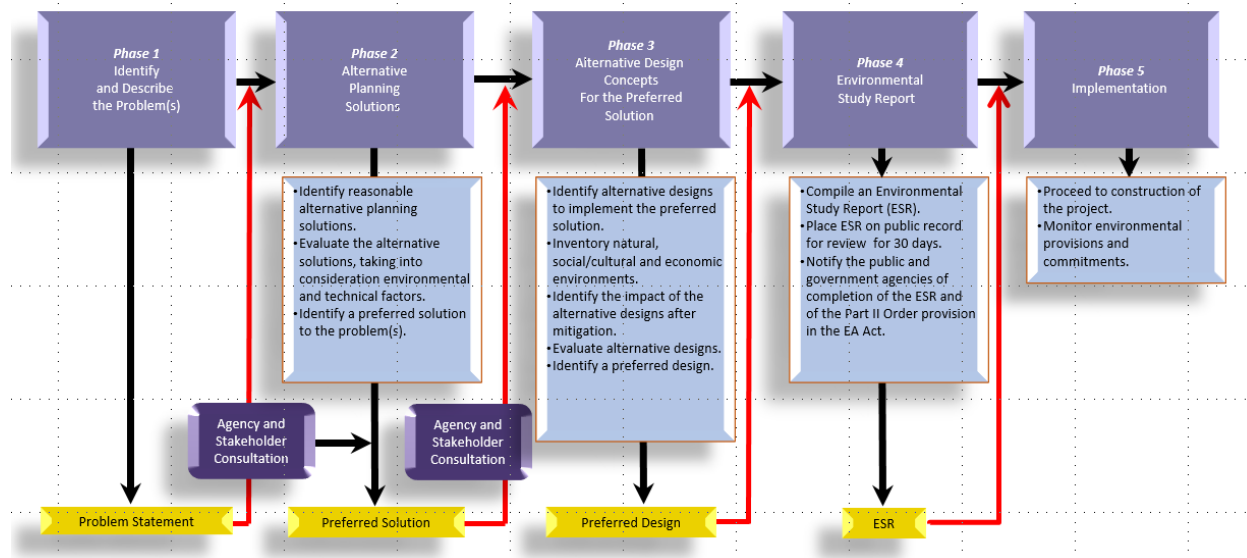
- The cultural heritage policies ensure the conservation of the cultural heritage resources.
- The cultural heritage resources reflect the rural/agricultural heritage of Guelph, and the former Township of Puslinch, as well as the cultural heritage landscape at 2162 Gordon St.

Schedule F: Cultural Heritage Resources



Draft MESP Overview

- The MESP has followed Phases 1 and 2 of the Class EA process and identifies a series of servicing projects that will be required to service the Clair-Maltby area

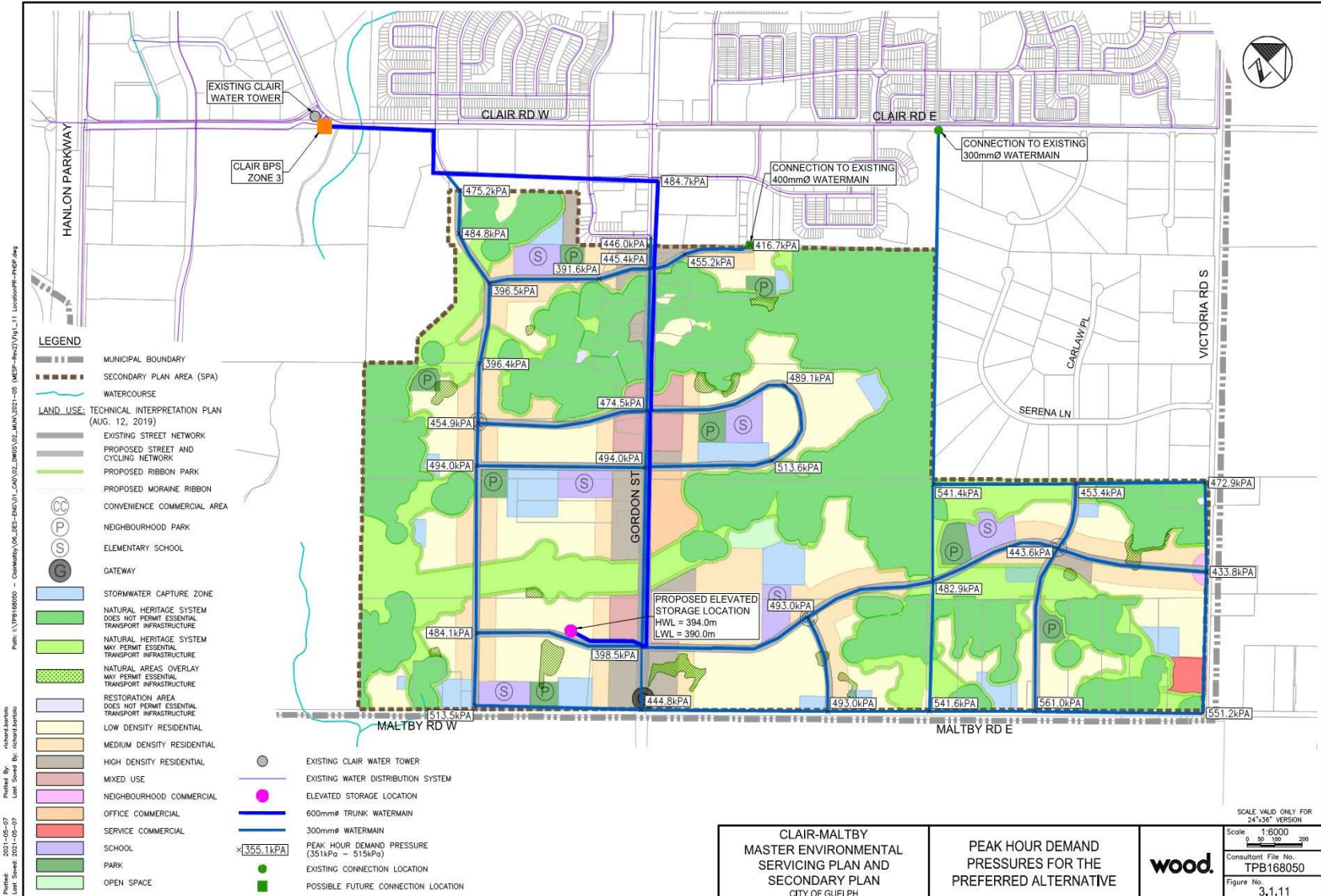




Draft MESP Overview

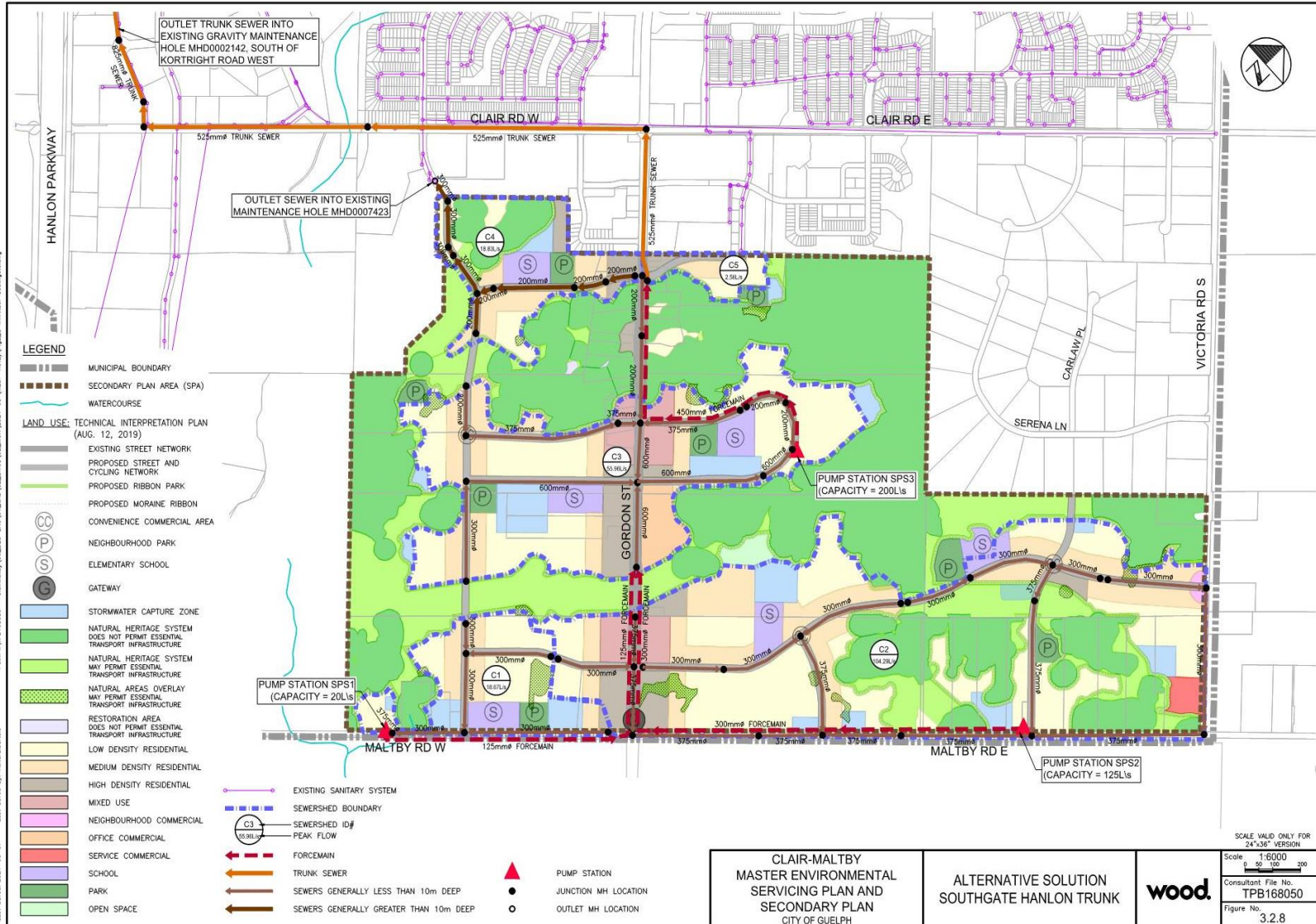
- MESP has determined preferred servicing strategies for:
 - Water;
 - Wastewater;
 - Stormwater management, and
 - Mobility (transportation)for the Clair-Maltby SPA preferred land use plan.

Draft MESP Overview Water Servicing



Draft MESP Overview

Wastewater Servicing



Prepared By: richard.bordalo
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Draft MESP Overview

Stormwater Management

Stormwater management will be needed to address drainage impacts from the proposed land use conditions. Stormwater management strategy is designed to meet the surface water and ground water targets set in the Comprehensive Environmental Impact Study (CEIS).

Draft MESP Overview

Stormwater Management

Stormwater management will include:

- Distributed low impact development (LID) best management measures (BMPs) to capture 20 mm runoff within both public and private lands.
- Stormwater capture areas, sized to capture the Regional Storm (Hurricane Hazel), with overflow to existing depression areas.



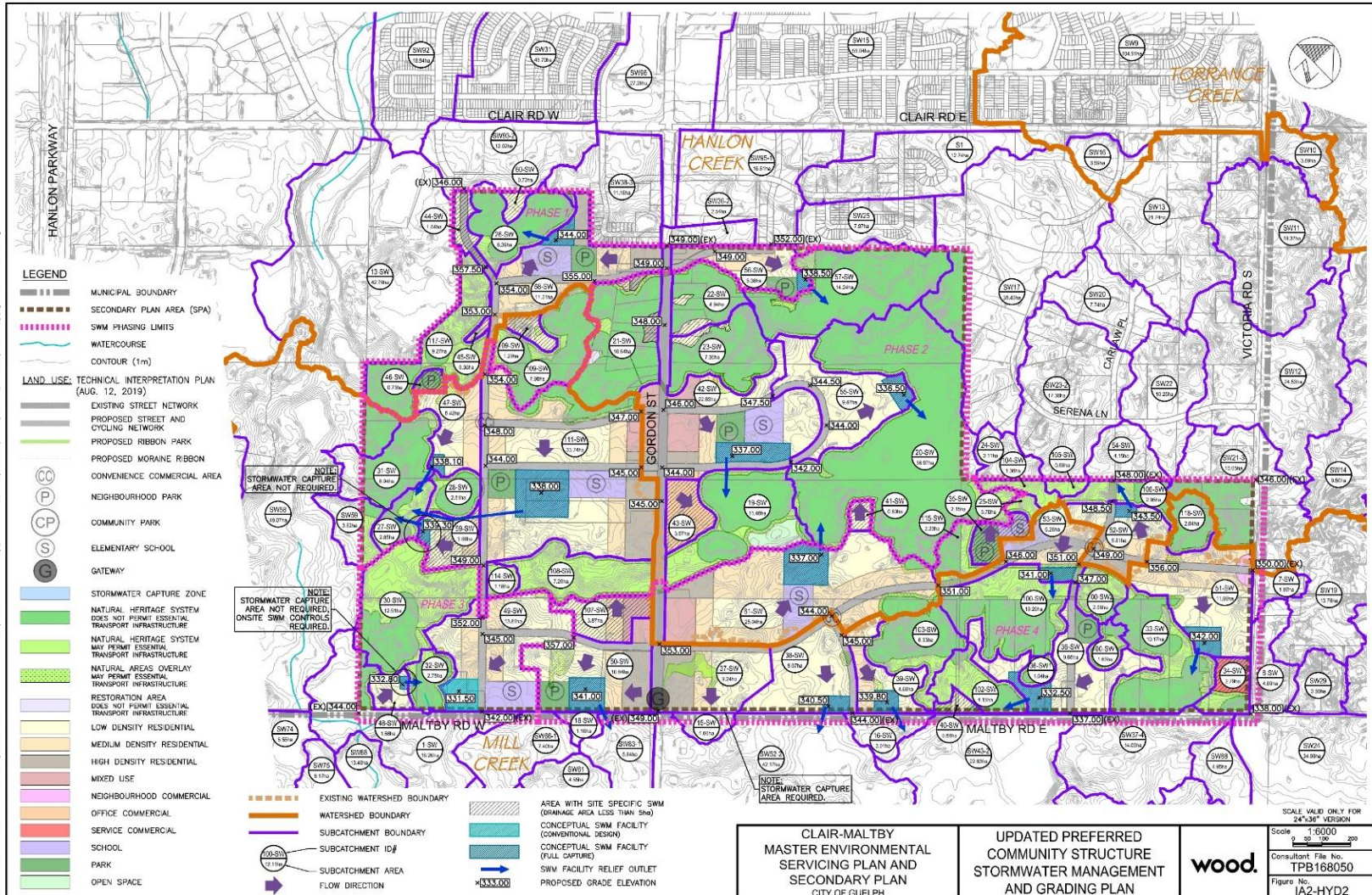
Draft MESP Overview

Stormwater Management

- Infiltrative LID BMPs that receive runoff from paved surfaces will require pretreatment to prevent groundwater contamination.
- A treatment train approach will be used to protect the stormwater capture areas' function of infiltration and to protect groundwater quality.



Draft MESP Overview Stormwater Management





Draft MESP Overview

Mobility

The mobility network will ensure that active transportation and transit are attractive and efficient modes of transportation within the area and connecting to surrounding areas.

This is proposed to be achieved through a multi-modal active-transportation focused mobility system inclusive of an integrated network with roads, bicycling facilities, sidewalks and paths designed, built and maintained with consideration of all users.



Draft MESP Overview

Mobility

- Collector roads (2 traffic lanes with on-street parking and separated bicycle lanes)
- Intersection improvements at 9 locations
- Clair Road East widen to 4 lanes
- Gordon Street widen to 4 lanes
- Victoria Road South and Maltby Road East to be urbanized



Next Steps

- Continue to receive stakeholder input over the summer and early fall
- Statutory public meeting – Council Meeting
- Review and consider of community and stakeholder feedback
- Preparation of final Secondary Plan and MESP for adoption by Council



THANK YOU

Questions?

haveyoursay.guelph.ca/Clair-Maltby

- Provide your thoughts and ideas on the 'Idea Boards' until August 8, 2021
- Ask Questions
- Attend our virtual office hours
- email us at clair-maltby@guelph.ca