

**CLAIR-MALTBY JOINT TECHNICAL ADVISORY GROUP &  
COMMUNITY WORKING GROUP  
TUESDAY, NOVEMBER 28, 2017 AT 7:00 P.M.**

**CITY HALL MEETING ROOM C  
MINUTES (DRAFT)**

**Present:** Richard Puccini, Phil James, Astrid Clos, Hugh Handy, Dave Stephenson, Ian Weir, Hugh Whiteley, Patty Quackenbush, Charles Cecile, Mike Gregory, Jurgen Koehler, Brianne Petrina, Kelly Hodgson, Katherine McLaughlin, Clay Seabrook, Patrick Sheridan, Jordana Ross

**Regrets:** Bill Banks, Rajan Philips, Jason Elliott, Angela Kroetsch, Karen Chisholme, Larry Kotseff, Julia Maloney, Shannon Pharoah, Shannon Rushe, Stephen Foti, David Charlton, Michael Sarracini, Shawn Marsh

**City:** Stacey Laughlin, Melissa Aldunate, Terry Gayman, Abby Watts

**1. Conceptual Community Structure (CCS) presentation by staff and next steps**

**2. Questions and comments from TAG/CWG members**

- i. Comments about the employment areas in south west corner. This is an irregular shaped parcel with grading challenges which might not be suitable for large employers. The City should consider surrounding land uses and environmental features. It seems like there is already a lot of existing employment lands in the south end. This area won't have direct access to the Hanlon in the future. There is no exposure for large employers to a major roadway.
- ii. Comments about the Springfield golf course as a special study area. This should be outlined as a separate item on the map and in future presentations. There has already been recognition that there are special environment features, background materials exist.
- iii. City of Waterloo has existing policies that don't allow roads to be built in cultural heritage landscapes. This segment of road doesn't follow planning practice.
- iv. Employment lands in the south west corner are not appropriate based on amphibian movement in the area. Not sure residential would be that much better in terms of amphibian movement.
- v. City should consider restoring the area right next to Halls Pond; this would benefit the wetland complex.
- vi. Road through the cultural heritage landscape should be taken out. This connection shouldn't be needed. Could still have an active transportation connection.

- vii. Potential significant transportation terminal at the gateway. Should consider widening high density/mixed-use east west along Maltby Road and Gordon Street.
- viii. Location of employment lands is not ideal. Question about the timing of the municipal comprehensive review to remove these lands. The review is in the process of being scoped.
- ix. Question about the commercial lands and how much preliminary work has been done to determine how much is needed. Response that this is just a concept that represents the views we've heard so far.
- x. Clarification was provided on the Springfield golf course special policy area. This is only to allow the Clair-Maltby process to determine future land uses.
- xi. Discussion about the employment land review and commercial policy review timing to feed in the Clair-Maltby Secondary Plan. There should be enough direction to assist in the plan.
- xii. Comments about the linkage in the north of the area. The possibility of an active transportation connection is still being explored.
- xiii. Has the City considered other places outside of the Clair-Maltby area for a community park? The location of the park reflects Parks staff comments.
- xiv. Comments about the road connection through the Rolling Hills area. Take into consideration the young families living here when thinking about adding a road.
- xv. Consider the interface along Gordon Street's mixed use and high density land uses with the existing Natural Heritage System.
- xvi. Will future refinements look at property ownership?
- xvii. Question about the number of schools shown and the number indicated through the visioning workshop.
- xviii. Discussion regarding the wording of the recommendation going to Committee of the Whole on Dec. 4. The use of the word 'approved' is concerning. This will make it more difficult to make changes to the CCS in the future. The recommendation should be revised so that Council "endorse/accept to move forward." The purpose of this is to keep the flexibility here as the plan is not final.
- xix. Technical reports, including second year monitoring report proposed towards end of January and will be available when ready.
- xx. Confirmation that the total area of proposed employment lands doesn't match the existing employment lands. The process to remove needs to meet the requirements of the Planning Act and the Growth Plan.
- xxi. Confirmation of what high density residential means and the existing designation policies may or may not be carried over.
- xxii. Discussion about what a community park is. They are larger in size, usually have formal recreational facilities, driving destination with parking provided. Comment that the south end facility is close.
- xxiii. Do you know the expected population? Currently looking at the appropriate assumptions now that we have the Conceptual Community Structure.

- xxiv. Timing issue with the employment lands with the existing Hanlon Creek Business Park and Guelph Innovation District.
- xxv. Rolling Hills doesn't have a high priority for conversion. Makes sense to leave as a future possibility.
- xxvi. Discussion about servicing. The CCS is expected to change as more technical information is available. The CCS will be used to inform the technical work and it's expected to change throughout the development of alternatives and through the charrette process.
- xxvii. Suggest moving the high density/mixed-use at Clair Road and Victoria Road to the other planning block along Clair Road.

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