



# Clair-Maltby Secondary Plan

Transform. Connect. Community.

**Council Meeting**  
April 9, 2018

# The Secondary Plan Process



# CMSP & MESP Project

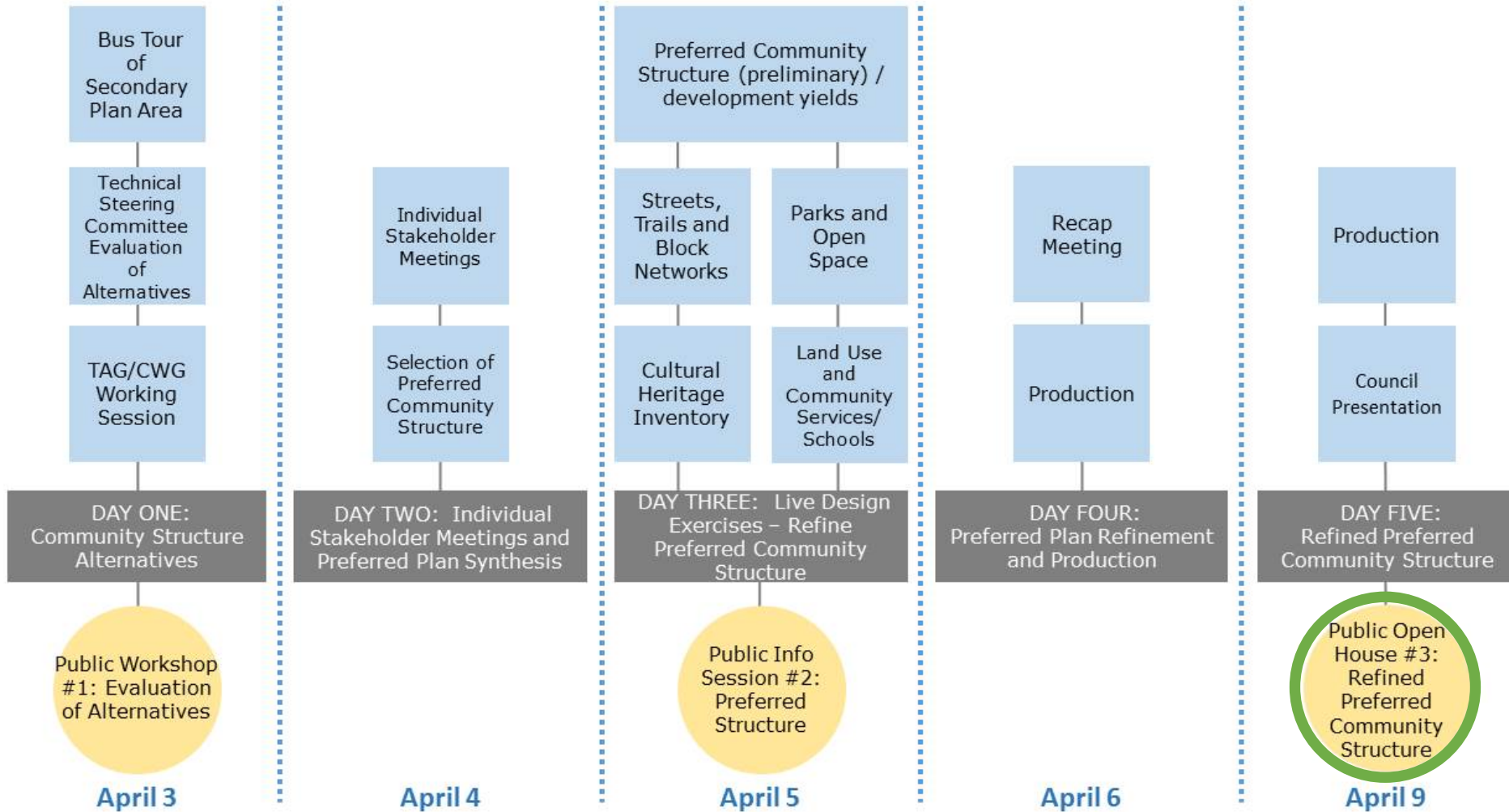
## Community Engagement Opportunities

2015	June – Project Kick-off Report to Council August – TOR Open House September – TOR Focus Group Session October – consultation on draft TOR
2016	May – Property Owners Meeting
2017	February/March – Establishment of the Community Working Group April – Visioning Workshop July – COW/Council approval of vision and guiding principles September – Visioning Workshop December – COW/Council approval of Conceptual Community Structure
2018	March – EAC/RSAC, Council Workshop April – Planning and Design Charrette





# Design Charrette Overview



# Charrette Day 1





# Charrette Days 2&3



# 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 provided 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.



# Guiding Principles



Vibrant and Urban



Green and Resilient



Healthy and Sustainable



Interconnected and Interwoven

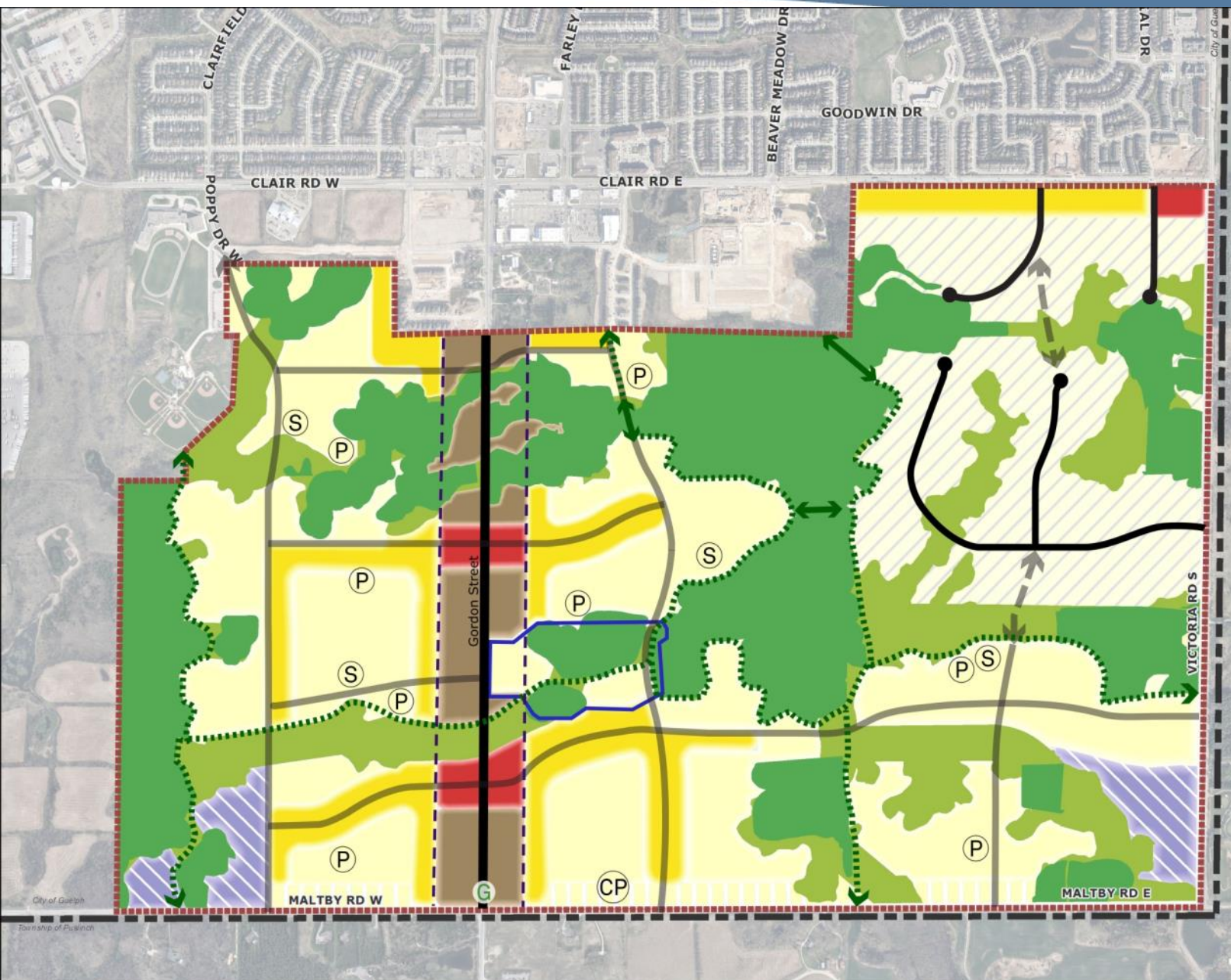


Balanced and Liveable

# Conceptual Community Structure

# Clair-Maltby Conceptual Community Structure

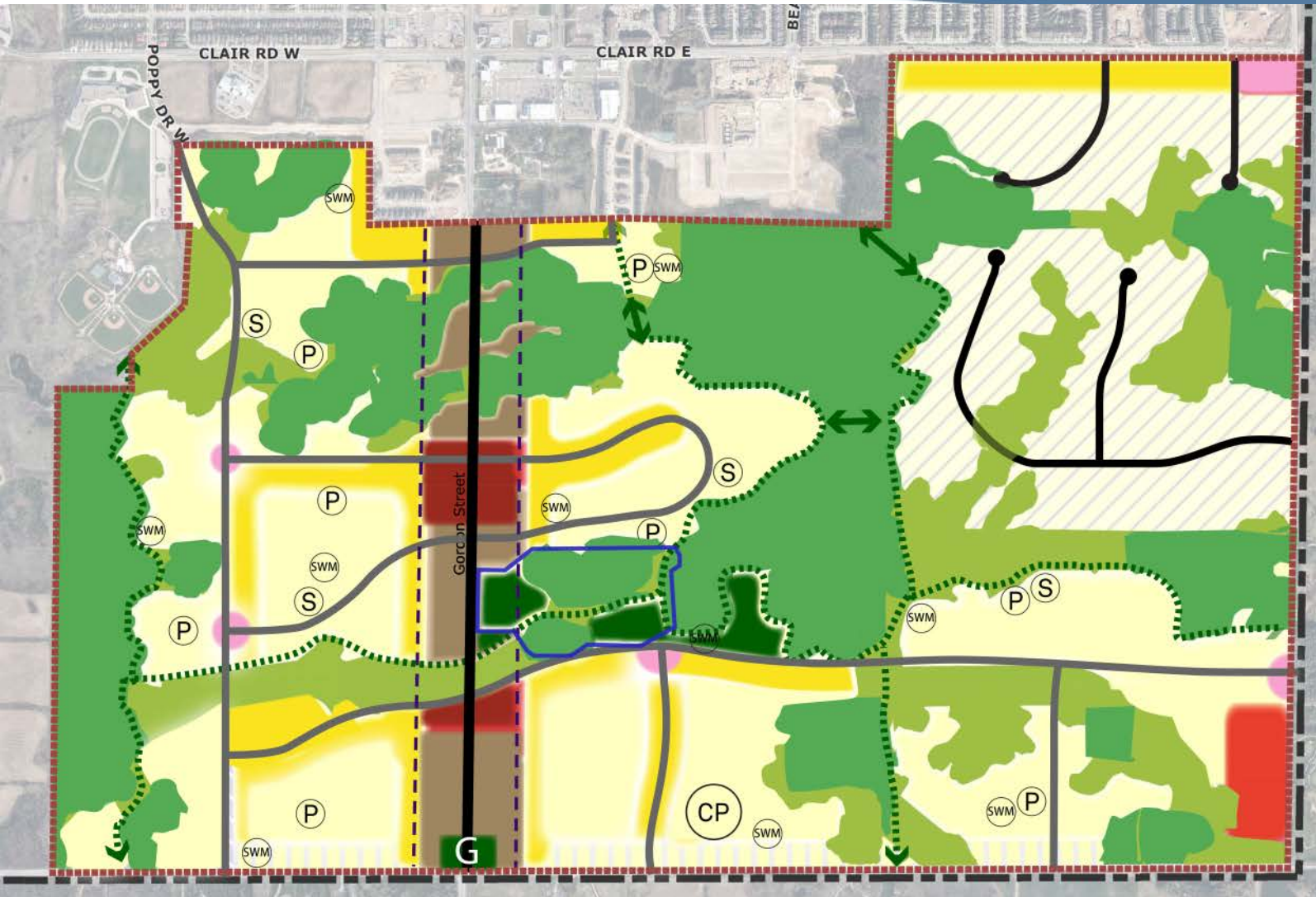
- Legend**
- Clair-Maltby Secondary Plan Boundary
  - Cultural Heritage Landscape
  - Urban-Rural Transition Zone
  - Gordon St. Corridor
  - Existing Street Network
  - Proposed Street and Cycling Network
  - Potential Street Connection
  - Proposed Trail Network
  - Potential Active Transportation Link
  - Neighbourhood Park
  - Community Park
  - Elementary School
  - Gateway
- Natural Heritage System**
- May Permit Essential Transportation Infrastructure
  - Does Not Permit Transportation Infrastructure
- Land Use**
- Low Density (Residential)
  - Medium Density (Residential)
  - High Density (Residential)
  - Mixed Use
  - Employment
  - Rolling Hills Residential



City of Guelph  
Township of Puslinch



# Community Structure Alternatives



**Legend**

- Clair-Maltby Secondary Plan Boundary
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- Gordon St. Corridor
- Existing Street Network
- Proposed Street and Cycling Network
- Potential Street and Cycling Connection
- Potential Trail Network
- Potential Active Transportation Link
- Neighbourhood Park (P)
- Community Park (CP)
- Elementary School (S)
- Stormwater Management (SWM)
- Gateway (G)

**Natural Heritage System**

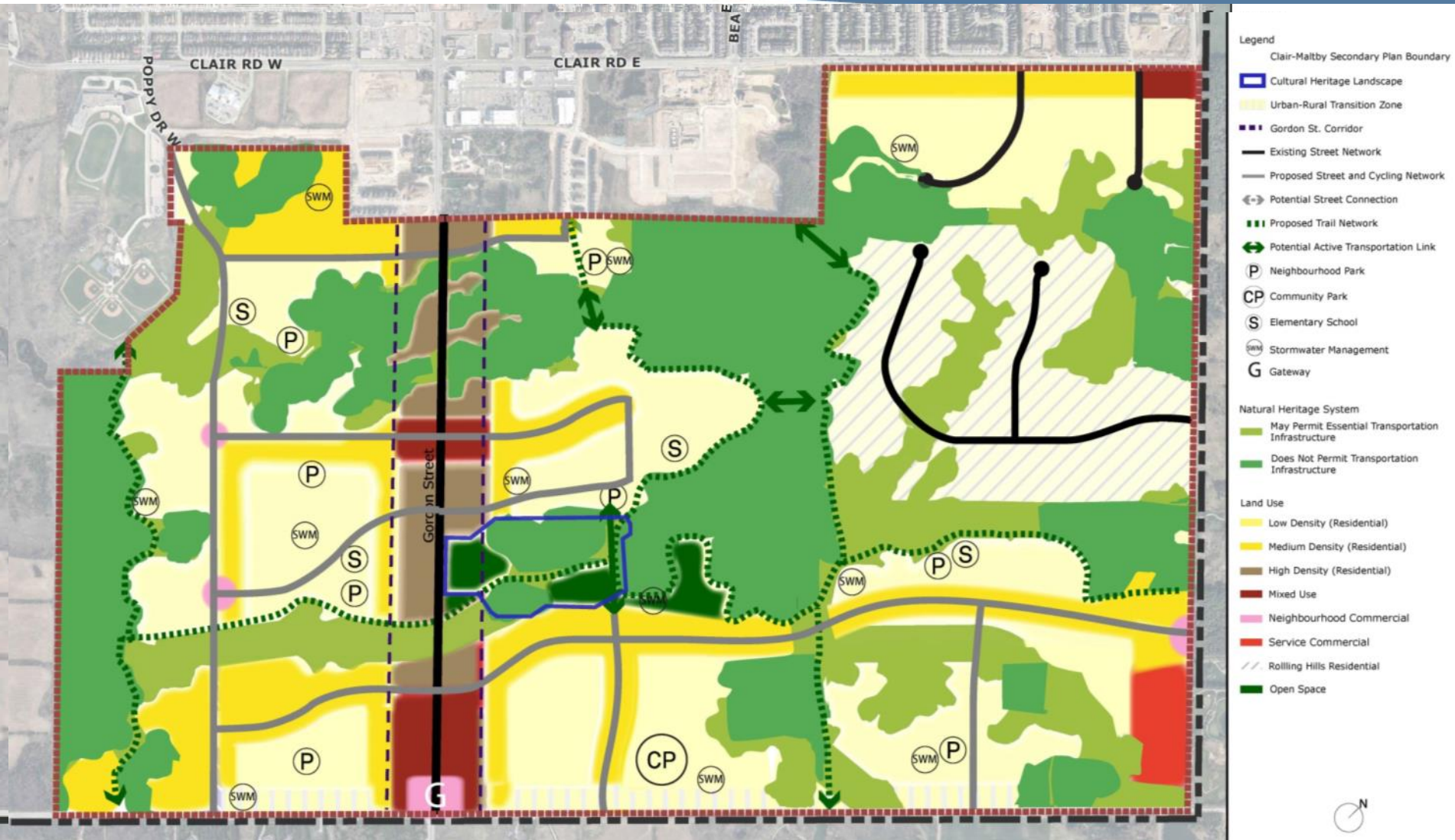
- May Permit Essential Transportation Infrastructure
- Does Not Permit Transportation Infrastructure

**Land Use**

- Low Density (Residential)
- Medium Density (Residential)
- High Density (Residential)
- Mixed Use
- Neighbourhood Commercial
- Service Commercial
- Rolling Hills Residential
- Open Space

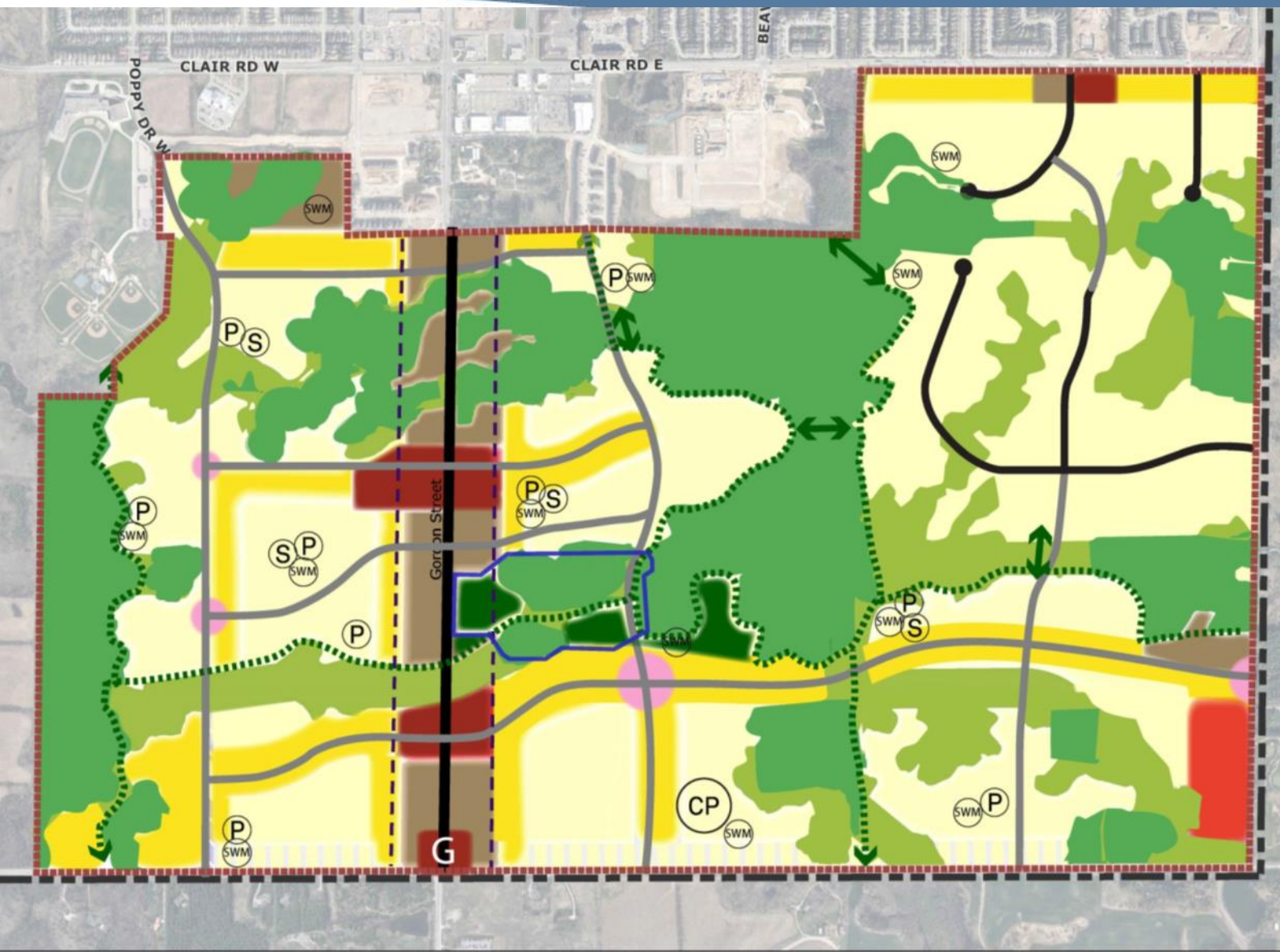
# Alternative 1: Featuring the Green





# Alternative 2: Focus on Community and Services





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  - Open Space



# Alternative 3: Connected and Urban

Clair-Maltby  
Transform. Connect. Community.

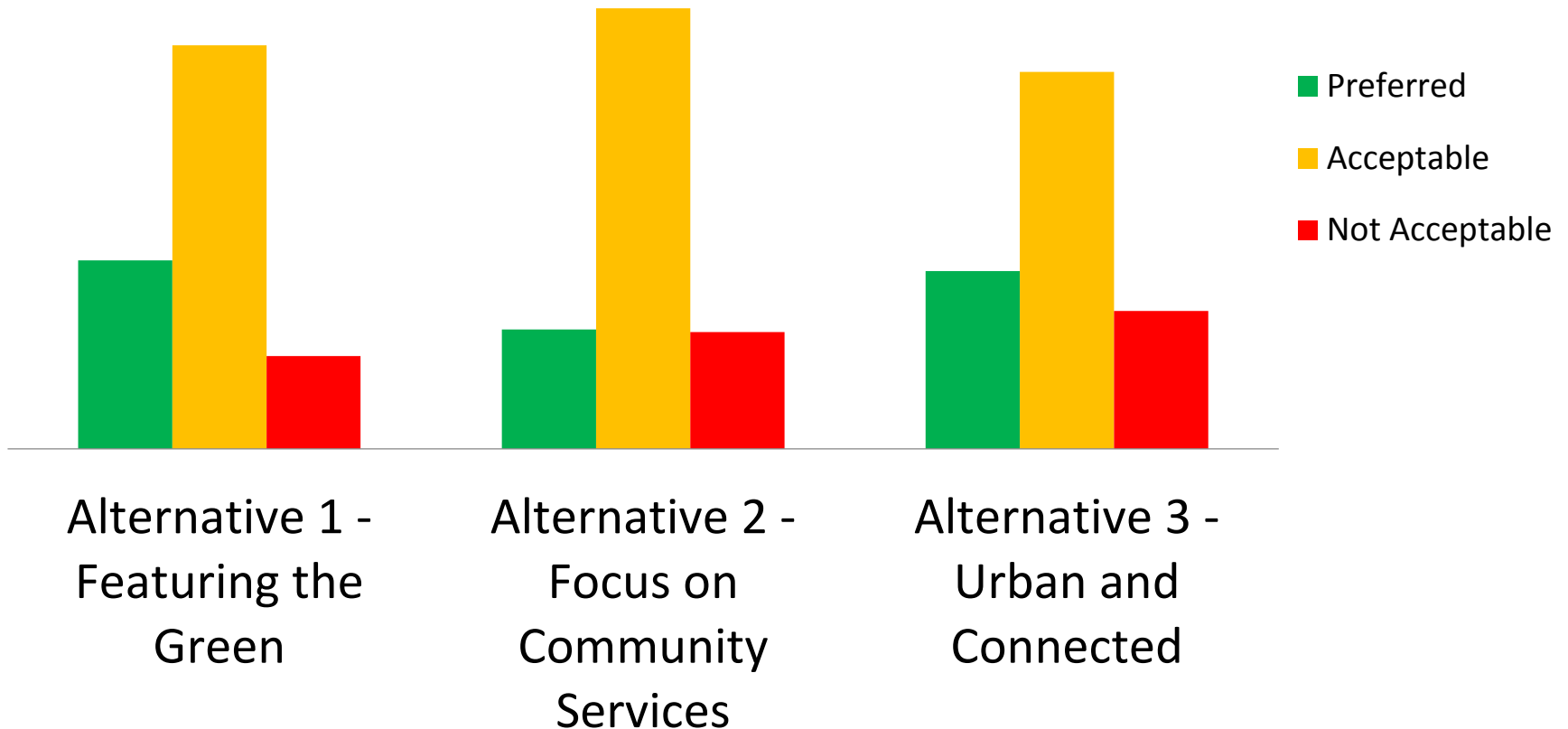




# What We Heard

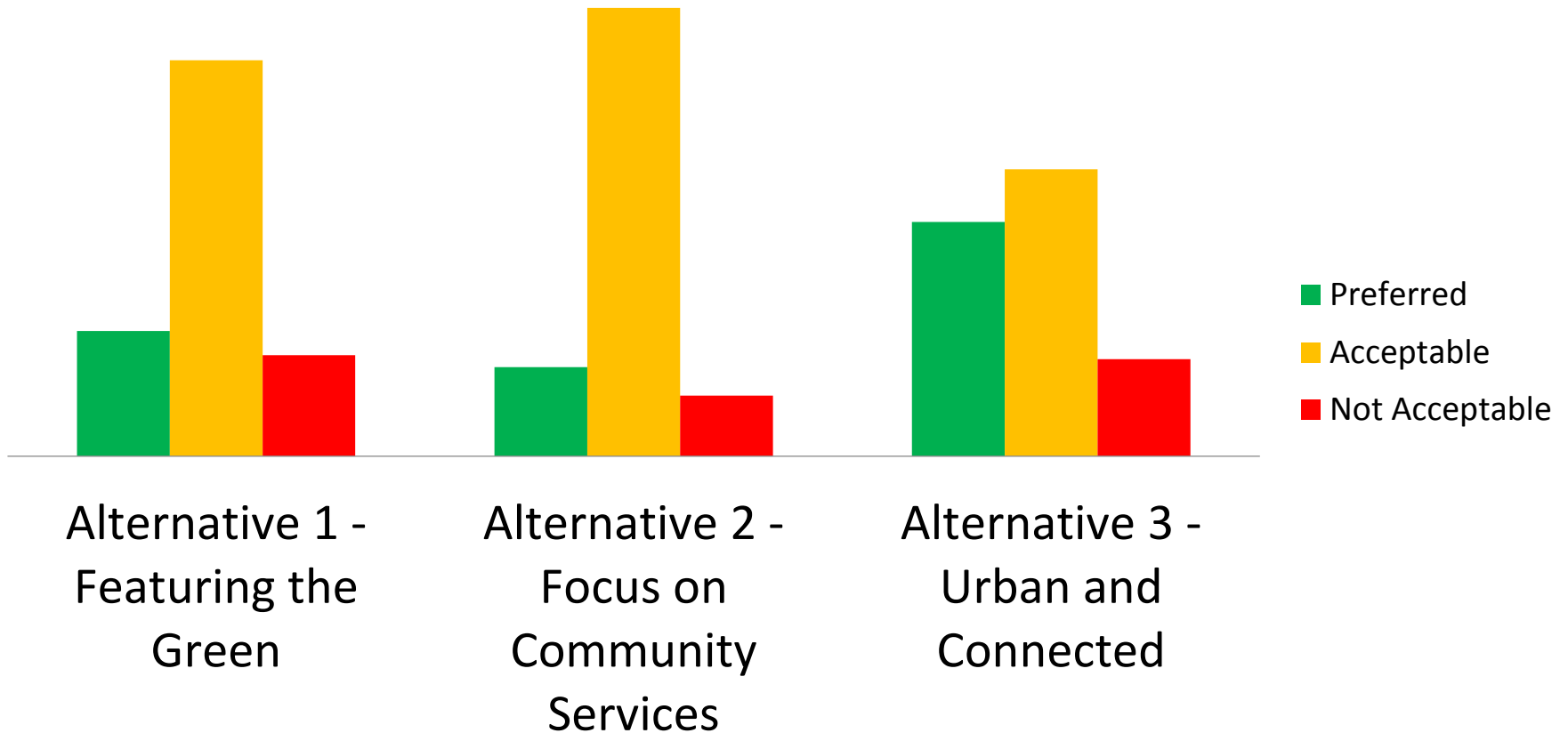


# Vibrant and Urban

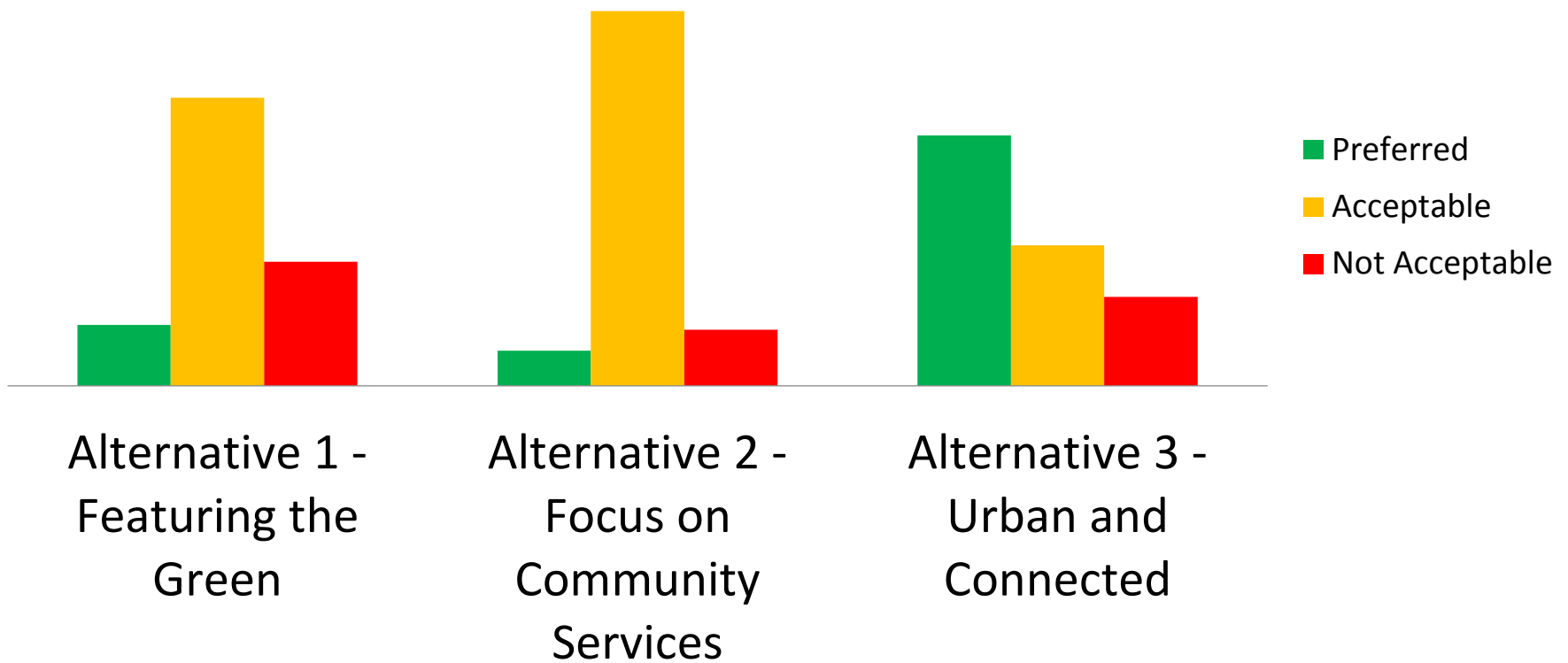




# Green and Resilient

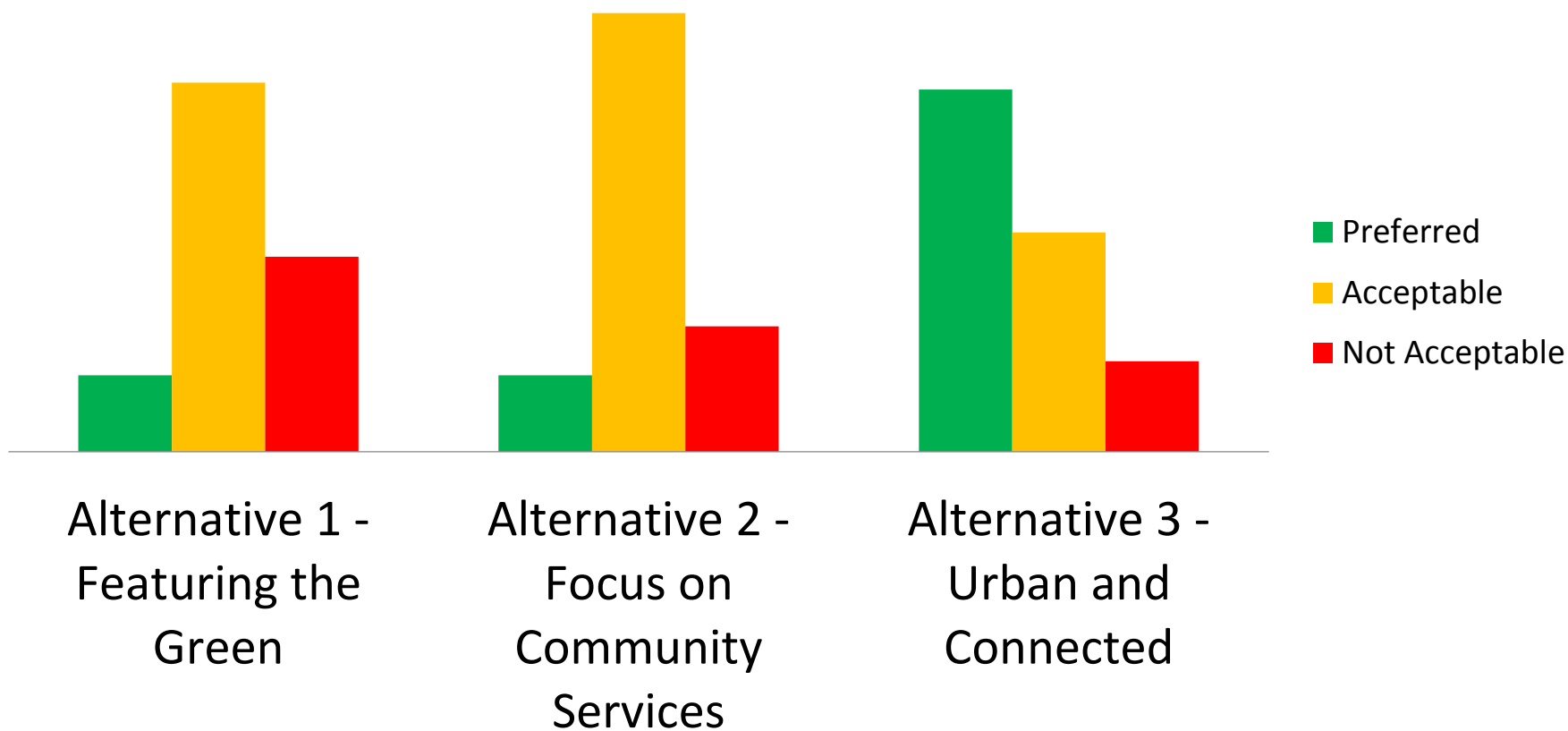


# Interconnected and Interwoven





# Balanced and Liveable



# What we heard

- Road locations and alignments
  - Grid network
  - Natural Heritage System crossings
  - Concerns related to single loaded roads
- Additional trails, including to employment lands
- Road through Cultural Heritage Landscape and Natural Heritage System



# What we heard

- Location and number of mixed-use and neighbourhood commercial
- Location of community park
- General support for collocating dry stormwater management, parks and schools
- Rural-urban transition, especially along Victoria Road
- Importance of Natural Heritage System including landform
- General support for green gateway
- Integrate safe options active transportation

# What we heard

- Rolling Hills
  - Concern about showing any redevelopment
  - Support for some development along Clair Road
  - If developed there are no schools and parks shown. Should more density be added along roads?
  - Concern about economic impacts



# PRELIMINARY

## Preferred Community Structure

### Day 3 – April 5, 2018















# PRELIMINARY – April 5, 2018

## Clair-Maltby Preliminary Preferred Concept



April 5 2018

### Legend

Clair-Maltby Secondary Plan Boundary

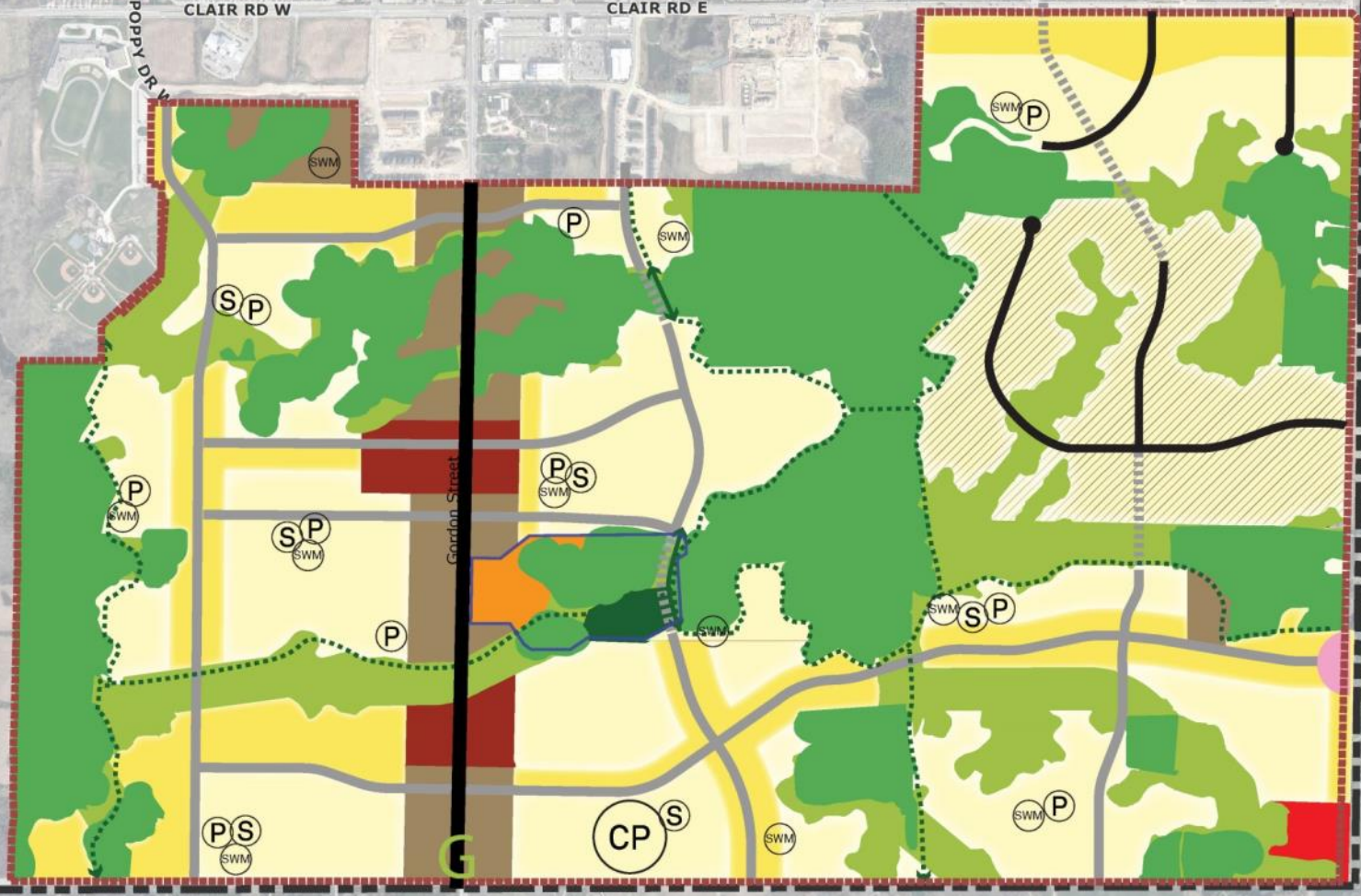
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-  Potential Street Connection
-  Proposed Trail Network
-  Potential Active Transportation Link
-  Neighbourhood Park
-  Community Park
-  Elementary School
-  Stormwater Management
-  Gateway

### Natural Heritage System

-  May Permit Essential Transportation Infrastructure
-  Does Not Permit Transportation Infrastructure

### Land Use

-  Low Density (Residential)
-  Medium Density (Residential)
-  High Density (Residential)
-  Mixed Use
-  Neighbourhood Commercial
-  Service Commercial
-  Reserve Lands
-  Open Space



# What we heard on April 5th

- Continues to be differing public opinions on:
  - Rolling Hills
  - The north-south collector road on the east side of Gordon Street
  - Community Park
- Minor modifications to locations of land uses
- Changes to Neighbourhood/Convenience Commercial
- Consistent approach to Victoria Road
- Number of potential school locations



# Preferred Community Structure

## April 9, 2018




### Clair-Maltby Preliminary Preferred Concept

April 9 2018

#### Legend

-  Clair-Maltby Secondary Plan Boundary
-  Cultural Heritage Landscape
-  Urban-Rural Transition Zone
-  Gordon St. Corridor


#### Streets and Trails

-  Existing Street Network
-  Proposed Street and Cycling Network
-  Future Street Connection
-  Road Link Assessment Area
-  Proposed Trail Network
-  Potential Active Transportation Link

#### Parks, Schools, and Features

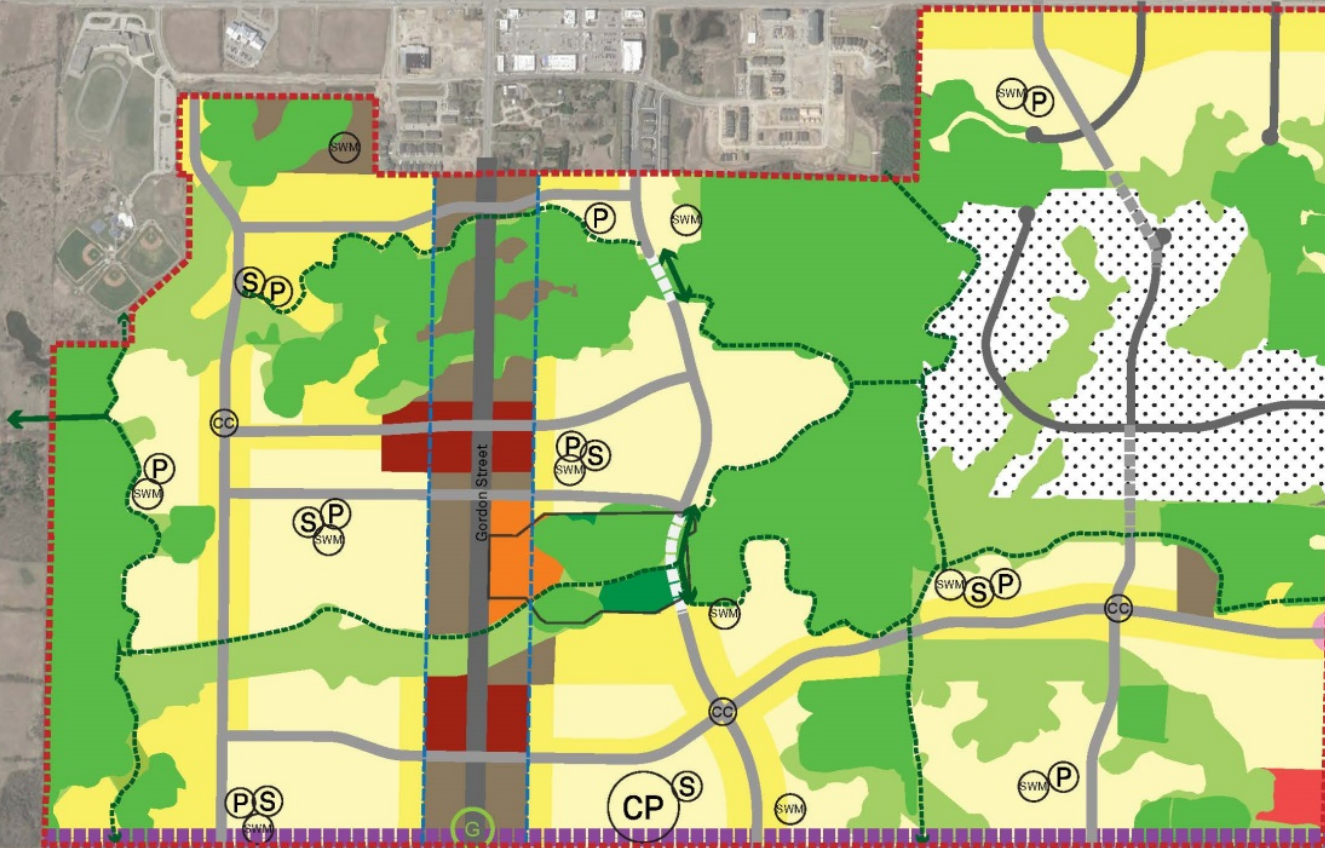
-  Neighbourhood Park
-  Community Park
-  Elementary School
-  Stormwater Infiltration Areas
-  Convenience Commercial Area
-  Gateway

#### Natural Heritage System

-  May Permit Essential Transportation Infrastructure
-  Does Not Permit Transportation Infrastructure

#### Land Use

-  Low Density (Residential)
-  Medium Density (Residential)
-  High Density (Residential)
-  Mixed Use
-  Neighbourhood Commercial
-  Service Commercial
-  Mixed Office / Commercial
-  Reserve Lands
-  Open Space



# Next Steps

June 5, 2018	Preferred Community Structure to COW for decision
June 25, 2018	Preferred Community Structure to Council for decision
Q3 2018 – Q2 2019	Phase 3 of the project <ul style="list-style-type: none"><li>• Planning Act process including additional Community Engagement</li><li>• Detailed environmental/servicing work</li></ul>