

CLAIR-MALTBY COMMUNITY VISIONING WORKSHOP #1 SUMMARY

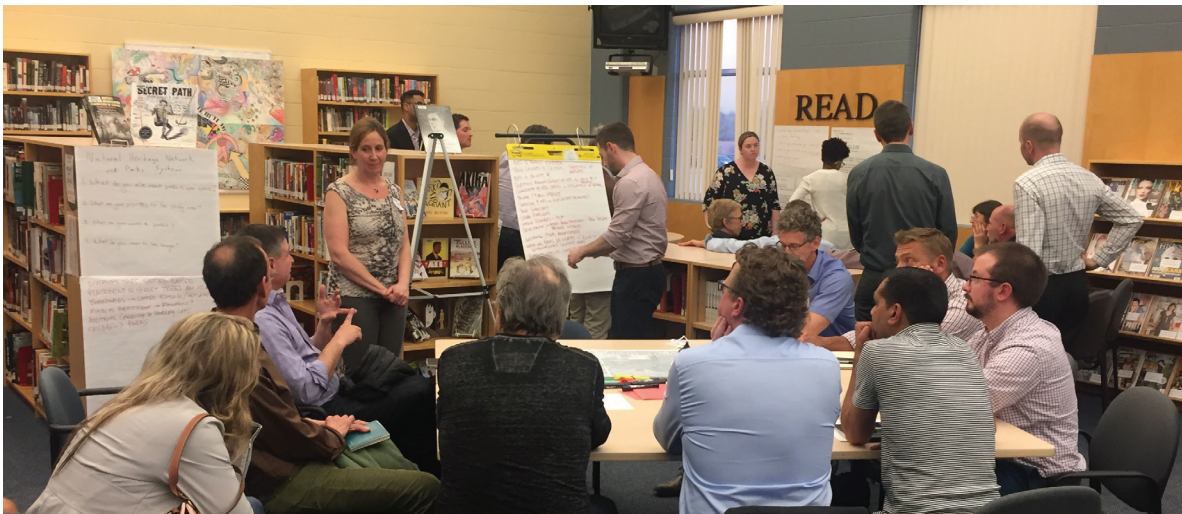
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INTRODUCTION

As part of the Clair-Maltby Secondary Plan Study, the City of Guelph hosted a Community Visioning Workshop on April 27th, 2017. The workshop was attended by approximately 65 attendees.



Natural Heritage Network and Parks System Workshop

PURPOSE OF CONSULTATIONS

The purpose of the Community Visioning Workshop was to receive input regarding key ideas that should inform the development of the Secondary Plan Area's Vision and Guiding Principles.

The session included a presentation followed by a "World Cafe" format workshop and workbook to guide discussion.

CONSULTATION STRUCTURE

The Community Visioning Workshop included a brief presentation followed by workshop.

The workshop consisted of a “World Cafe” style discussion centred on the following five topics.

- Natural Heritage Network and Parks System;
- Land Use, Urban Design and Cultural Heritage;
- Sustainability;

- Mobility; and
- Overall Vision.

In addition to the workshop, participants were asked to complete a workbook where they were asked to provide their input into desired neighbourhood features related to housing typologies, parks and open space and roads and infrastructure.



Sustainability Workshop

PARTICIPANT FEEDBACK

The following notes identify the key feedback from each of the five workshop sessions.

Natural Heritage Network and Parks System

- Protection of existing ecological linkages, wetlands, and meadows within Clair-Maltby should be protected and incorporated into the new community
- Existing key views and view corridors within the Natural Heritage System (NHS) should be protected. This could be achieved through the integration of trail networks that align with these views.
- Trails within the NHS should have a distinct beginning and end and should avoid loops where possible.
- Consider the enhancement of existing trails to formal trails. However, accessibility standards including width and grading requirements should be met.
- Ensure that any trails within NHS linkages maintain enough width within the linkage to facilitate people on trails and wildlife crossings.
- Consider wider NHS buffers (more than 30 metres), which may allow for the creation of trails within the buffer.
- Consider limiting access to the NHS where possible to ensure its protection.
- Residential properties back-lotting onto the NHS is a concern. Higher density development may be more appropriate to locate adjacent to the NHS than single-detached homes.
- Create a vast network of natural heritage, parks and open spaces, featuring active and passive uses, that are accessible to all residents.
- Program park space to reflect a wide range of users.
- Locate complimentary land uses adjacent to the natural heritage system, such as parks and storm-water management facilities.
- Consider the integration of urban agriculture and community gardens within Clair-Maltby.
- Design off-road trails outside of the NHS buffers and consider all trails and active transportation routes as essential services to facilitate walkability and cycling and reduce reliance on the automobile.
- Preservation Park is a good example of a park space within Guelph, but it could be improved through the addition of major active transportation thoroughfares and lighting.
- Consider future green connections to

the South End community park and future recreation centre.

- Consider the protection of all ecosystems within the area.

Land Use, Urban Design and Cultural Heritage

- Create a mix of residential typologies while meeting intensification requirements (i.e. single-detached, townhouses, low/mid-rise buildings).
- Setback requirements for higher density residential forms should be reduced if the building abuts a publicly accessible Natural Heritage System that can reasonably be used as public amenity space.
- Ensure that residential developments feature a diversity of facade treatments.
- Balance residential, commercial, and institutional uses.
- Ensure that the community is walkable with access to key amenities and services (i.e. schools, parks, shopping).
- Determine the need for mixed-use development within Clair-Maltby and ensure that they are viable.
- Do not include ground related uses along Gordon Street, Victoria Road, or Maltby Road.
- Create architectural controls for low rise building typologies.
- Model Clair-Maltby after examples of great neighbourhoods including Belmont in Kitchener, Westdale in Hamilton, and Westminster Woods in Guelph.
- All building typologies should contain sprinkler systems (including residential).
- Consider policies to support land dedication.
- Ensure that development supports the Hanlon Creek Business Park (HCBP) and attract new employers and jobs to the neighbourhood.
- Use street art and furniture to create identifiable communities.
- Promote family-oriented neighbourhoods.
- Consider the integration of medical and long term care facilities and increase in their demand as baby boomers reach retirement.
- Implement care facilities or assisted living homes within the study area.
- Consider the incorporation of more single-detached dwellings.
- Incorporate green space.
- Consider a variety of housing typologies.

Sustainability

- Promote community awareness and strong stewardship towards the environment. Ensure resilient and efficient use of resources with integrated conservation practices.
- Due to the potential for existing soil composition to have poor water infiltration it is important to consider innovative stormwater management solutions.
- Low impact development (LID) and stormwater mitigation strategies will be more efficient than large stormwater ponds for managing stormwater runoff.
- Sustainability must balance energy efficiency with the cost to maintain stormwater management systems and LID requirements.
- Potential stormwater management solutions could include infiltration galleries, bio-swales, green roofs, rain gardens, permeable paving, and bio remediation facilities.
- Encourage good stewardship of private stormwater systems.
- Consider the use of community or institutional cisterns through the placement of cisterns below parks, schools, and urban squares to improve efficient use of the land.
- Consider reducing the use of salt on City roads.
- Create resilience to climate change through a good understanding of flood and drought hazards.
- Create walkable neighbourhoods.
- Promote other means of transportation alternative to cars.
- Development of this area should be looked at as developing the last Greenfield, not development as usual.
- Create development that considers the needs of future generations.
- Ensure that street trees have the appropriate spacing and soil volume to ensure that they are healthy and grow to maturity.

Mobility

- Ensure that Clair-Maltby facilitates multiple modes of transportation, creating connectivity within the area and to other areas within the City.
- Design streets that prioritize the safe movement of pedestrians and cyclists through a comprehensive network of sidewalks, cycling lanes, and multi-use trails.

- Create a grid network with north-south and east-west connections through Clair-Maltby to accommodate new traffic and reduce impacts to Gordon Street and Victoria Road.
- Ensure that roads are not built through or near important areas within the Natural Heritage System, in particular through the area's existing wetlands or wetland buffers.
- Where new roads must be built within the Natural Heritage System, consider the creation of overpasses to allow for continued wildlife crossings.
- Consider whether the use of single loaded roads within Clair-Maltby is appropriate. Single loaded roads can be an inefficient use of space; however, they can protect the Natural Heritage System, maintain views, and provide access to these areas through trail connections.
- Consider how to integrate the Rolling Hills development with a new street and trail network.
- Provide a centre turn lane on Gordon Street.
- Ensure that streets are wide enough to maintain access by emergency services.
- Create commercial and shared parking opportunities.
- Maintain access behind buildings for emergency services.
- Create transportation choices that are easy and accessible to all ages and abilities.
- Create connections to the GO Transit Station in Aberfoyle.
- Create North – South connectivity between Clair Road and Maltby Road to accommodate increased traffic.
- Consider the implementation of roundabouts to ease the flow of traffic. Within said roundabouts, consider pedestrian crosswalks and bicycle safety.
- Consider the safety of pedestrians when creating new roads, including factors such as speed limit, barriers from cars, and accessible crosswalks.
- Promote healthy neighbourhoods by creating opportunities for transportation alternatives to automobiles.
- Consider widening roads to include bike lanes.
- Provide incentives for alternative modes of transportation through the creation of safe and accessible transit and multi-use trails.
- Consider that automobiles will likely remain the main mode of transportation.
- Ensure that there is connectivity within the neighbourhood by way of trails, roads, and transit routes.

- Consider safe access to schools for children including accessible buses, neighbourhood walkability and clearly organized street design.
- Create a car-less, pedestrian 'main street' off of an arterial road to concentrate commercial uses.
- Determine whether new development in Clair-Maltby will necessitate a new bus terminal, and if so, locate it near a 'main street' and higher density residential uses.
- Integrate a gateway treatment at the intersection of Gordon Street and Maltby Road.
- Ensure that transportation is accessible and that trails and sidewalks are barrier-free.
- Consider future transportation impacts related to new technologies (i.e. self driving cars, hybrid cars).
- Review the existing maximum parking requirements within the City.
- Ensure that Clair-Maltby's transportation system accommodates needs for all users.
- Minimize the number of access points to Gordon Street and Victoria Road.



VISIONING EXERCISE

The final round of the workshop was a visioning exercise in which the participants wrote down their priorities for the Clair-Maltby Study Area compliant to the four themes. The following notes are a summary of the key themes identified throughout the exercise.

Natural Heritage Network and Parks System

- Preserving Natural Heritage Systems should be the number one priority.
- Considering that this area is the last greenfield in Guelph, develop accordingly.
- Consider development that is sensitive and cohesive to the preexisting environment.
- Ensure that human structure fits in to the existing environment and not the other way around.

Land Use, Urban Design and Cultural Heritage

- Implement a variety of housing options to adhere to different family types.
- Consider the creation of walkable neighbourhoods
- Consider providing amenities within these neighbourhoods.
- There was an emphasis on providing ample green spaces

- Consider a mix of residential and commercial land uses.
- Retain the natural topography of the land as much as possible

Sustainability

- Consider reducing carbon dioxide emissions by providing energy efficient infrastructure that incorporates sustainable heating and cooling systems.
- Consider the protection of surrounding ecosystems.
- Plan for a community thirty years in the future.

Mobility

- Provide safe routes to schools to ensure that children have access to safe and active transportation.
- Consider an integrated bicycle network with the rest of the city in order to provide safe and comfortable access.
- Provide interconnected trails.
- Consider separate and interconnected bike trails and pedestrian trails.
- There was an emphasis on available transportation for all ages and abilities.

ONLINE SURVEY RESULTS

Below is a summary of the key feedback identified from the online survey for the Clair-Maltby Study Area. Between 22 and 38 participants responded to each of the questions below.

1. What are your top three priorities for the Clair-Maltby Study Area?

- Create walkable neighbourhoods.
- Incorporate green-space.
- Preserve the existing environment.
- Create connectivity within the neighbourhood and to surrounding communities.
- Ensure that there are diverse housing types suitable for all demographics.
- Environmental sustainability is a priority.
- Ensure high-quality design and architecture.
- Consider accessibility, by all modes of transportation, to local amenities.
- Consider separate biking infrastructure to ensure safety and ease.
- Design streets so that they are inviting and safe to walk or ride to work, recreational activities, or school.
- Consider affordability.
- Protect and integrate natural areas into the overall development.

2. Consider the types of Neighbourhood Features you would like to see within Clair-Maltby.

- Implement a variety of design features.
- Alternative transportation options should be pursued.
- Mix of housing typologies is a priority.
- Implement complete streets.
- Consider “mix of uses”, encouraging residential, commercial, employment and industrial opportunities.

3. What do you value about sustainability?

- Planning for future generations is important.
- Ensure energy efficiency when designing new infrastructure.
- Reducing greenhouse gas emissions and carbon footprint are a priority.
- Landscaping and green-space.
- The opportunity to reduce waste.
- Consider Guelph’s water supply and waste-water management.
- Improved air quality.

4. Consider the types of Parks and Open Spaces you would like to see within Clair-Maltby.

- Mixed-Use trails should be implemented to encourage active transportation.
- Green-space is a key feature when designing neighbourhoods.
- Parks are an important feature to attract families, promote a healthier lifestyle, parks can be used as a storm-water management tool.
- The feedback demonstrated controversy surrounding urban squares. There are many benefits to designing an urban square such as aesthetic benefits, social benefits, and providing an opportunity for commercial and retail markets. However, urban squares tend to thrive in higher-density areas and may not be beneficial in this particular study area.

5. Which features should be included within Open Spaces and Parks?

- The feedback was positive, and all of the provided concepts were accepted by the majority of respondents.
- The responses demonstrated an emphasis on natural trails.
- Multi use trails that support biking and walking.
- Consider a variety of sizes, and designs of open spaces.

- The feedback showed hesitation towards water features. It was the least favoured out of the nine options.

6. What do you value about the natural heritage network and parks system?

- The preservation of existing wildlife and ecosystems is highly valued.
- Natural heritage network and park systems improve quality of life.
- They provide a reason to go outdoors, promotes an active lifestyle, and provides a gathering space.
- The separation from cars creates a safe space for biking, running and walking.
- Park systems and trails create connectivity throughout the city.

7. Consider the Housing Types that you think are appropriate for Clair-Maltby.

- Low rise mixed-use development would be added value to the community.
- Promote single-family dwellings to attract families.
- Consider infrastructure that accommodates to higher-density living.
- Respondents expressed a concern towards high rise condominiums.

8. Note which Building Types you think are needed in Clair-Maltby.

- The feedback demonstrated controversy surrounding single family dwellings, some of the comments express an interest in promoting a family-oriented neighbourhoods and avoid creating an industrialized look.
- On the contrary, people view this land as way to accommodate for density issues, affordability of housing and other issues that come with a rising population. Some feedback argued that Clair-Maltby should be mostly mid-rise residential, and mid-rise mixed-use buildings.
- The feedback demonstrated a mixed review of building up the study area.
- Consider implementing commercial mixed-use buildings to promote the walk-ability of neighbourhoods.

9. What do you value about land use, urban design and cultural heritage?

- Aesthetics are highly valued.
- The promotion of walk-ability and other modes of active transportation.
- Diverse land-use.
- Maintain the natural landscape.

10. Consider the types of Street-scape Features you would like to see within Clair-Maltby.

- Respondents emphasized on a variety of design features to promote livability.
- The feedback demonstrated an emphasis on incorporating street parking.
- Separate biking infrastructure is important. Enhancing the safety of biking will ideally increase usage.
- Consider enhancing dog-walking options. Expand off-leash areas.
- Landscape features should be implemented to increase aesthetics.
- The feedback expressed controversy surrounding street furniture, some participants stated the benefits, while others found street furniture unfavourable.

11. What do you value about how you move around?

- Ease and accessibility for all ages and abilities.
- Safe and easy active transportation opportunities.
- Route options.
- Walkability is highly valued.
- Parking options.

- Safety.

12. What existing features of the Clair-Maltby Study Area do you want to protect?

- The feedback demonstrated an emphasis on protecting green space.
- Natural Heritage Sites
- Preserve natural landscape and ecological areas, including waterways.
- Some respondents emphasized preserving the golf course.

13. What features of the Clair-Maltby Area do you want to see change?

- Increased accessibility for all modes of transportation, including pedestrians.
- An increase in local amenities.
- Consider implementing more secondary streets that feed into arterial streets.
- Increased road conditions.
- Consider implementing urban design features that create a “place-making” effect.
- Increased housing opportunities.
- Development would be an improvement to this area, the landscape is messy.
- Consider intensification along Gordon Street and Clair Road.
- Consider better access to Highway 401.

14. Other Ideas

- Emphasis on increasing biking infrastructure and promoting alternative transportation to cars.
- Considering that Clair-Maltby is the primary entrance to Guelph, it should incorporate urban design features that highlight its position as such.
- Some respondents were hesitant to change the existing conditions.

15. When fully developed, the Clair-Maltby area will be known for ...

- “The best planned subdivision in North America”
- Being an integrated community.
- A housing opportunity for everyone.
- A balance between new development, and cherishing the preexisting natural heritage features.
- Will be known for its connectivity, accessibility and welcoming community features.
- A community that supports all modes of transportation, with an emphasis on walkability.

NEXT STEPS

Next steps will include developing a vision and guiding principles for Clair-Maltby based on input from consultation. After the vision and guiding principles are approved by Council, the Conceptual Community Structure, which is a preliminary concept plan for the area will be developed.

Phase Two work will also include detailed studies surrounding water and waste water servicing, storm water management, transportation, energy, and other

utilities, fiscal impact assessments, and a continuation of the Comprehensive Environmental Impact Study (CEIS).

Following the detailed studies, and in consideration of the community structure development, a multi-day design exercise will occur to further refine key design directions and to develop the preferred community structure and Master Environmental Servicing Plan (MESP) alternative.

