



# Clair-Maltby

**Transform. Connect. Community.**

June 24, 2021 Open House  
Overview Session  
1:00 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 Overview
- 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

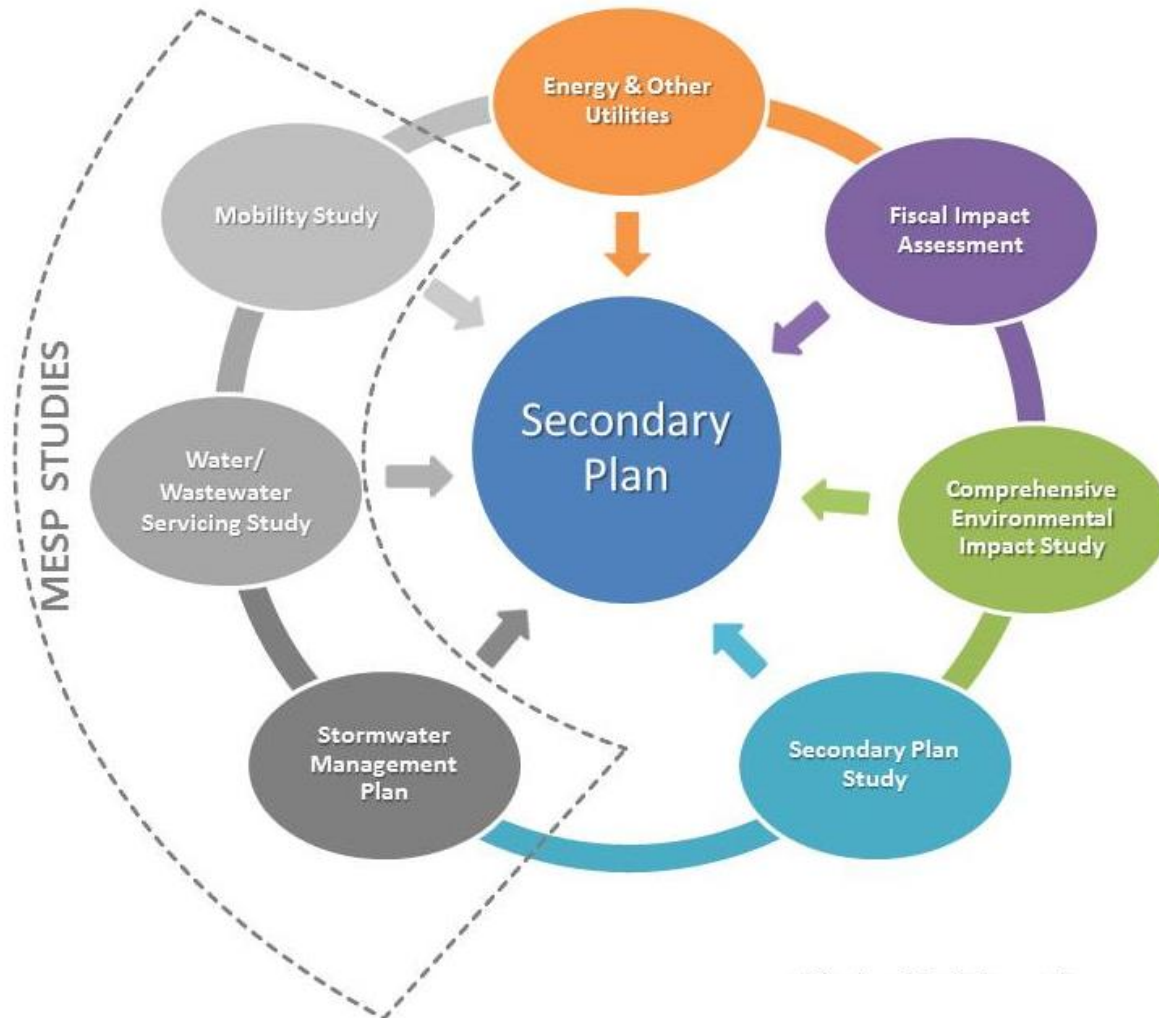
## **Phase 2 (July 2017 - June 2018)**

- 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



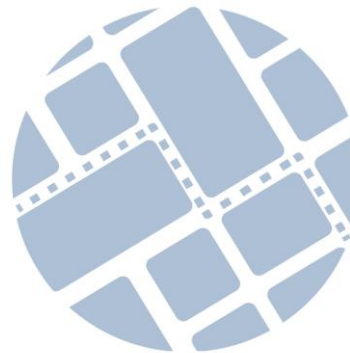
Vibrant and Urban



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:

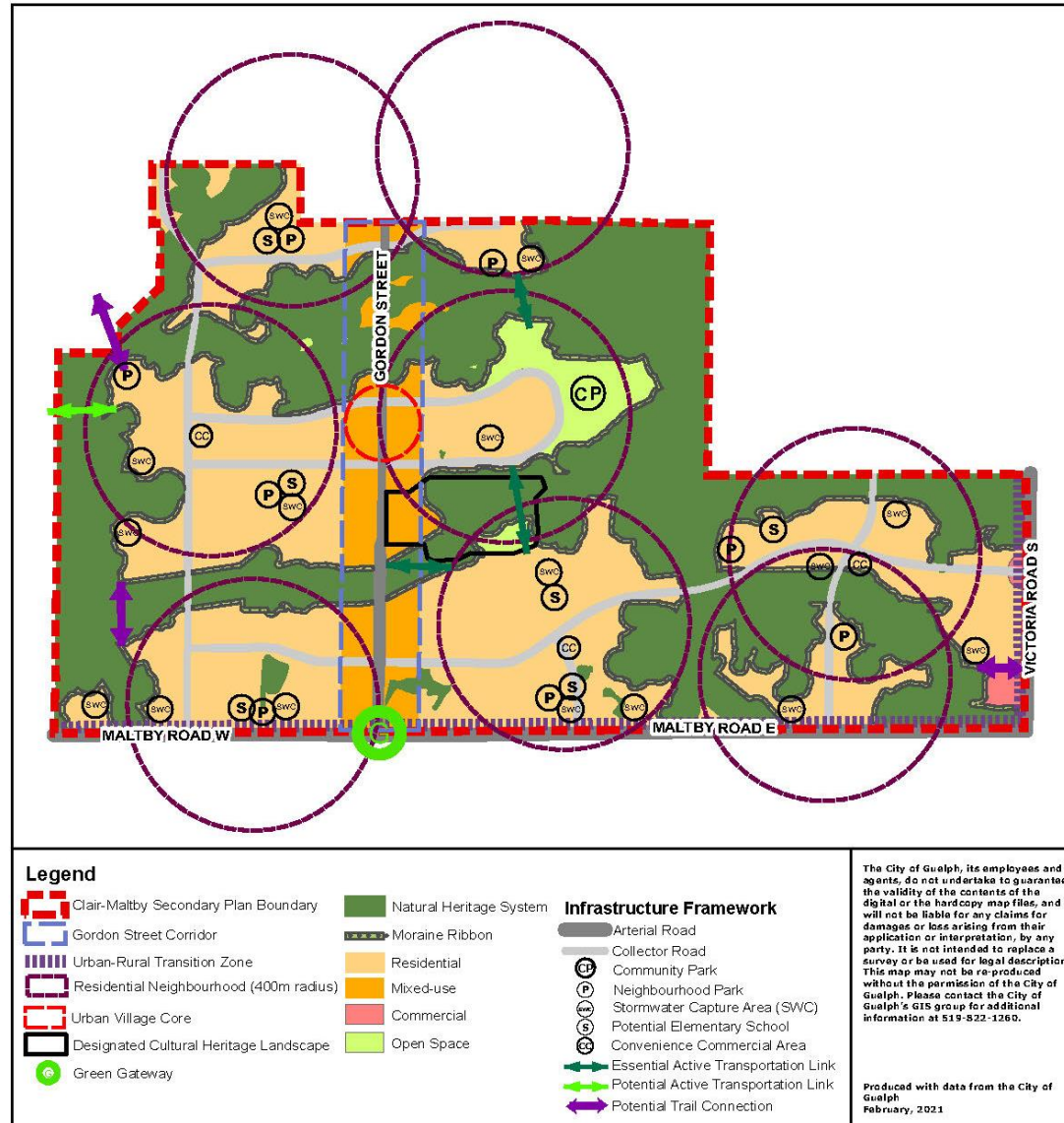
- Multi-use overpass over Gordon
- High Density/Mixed Use density increase from 200 to 250 units per hectare



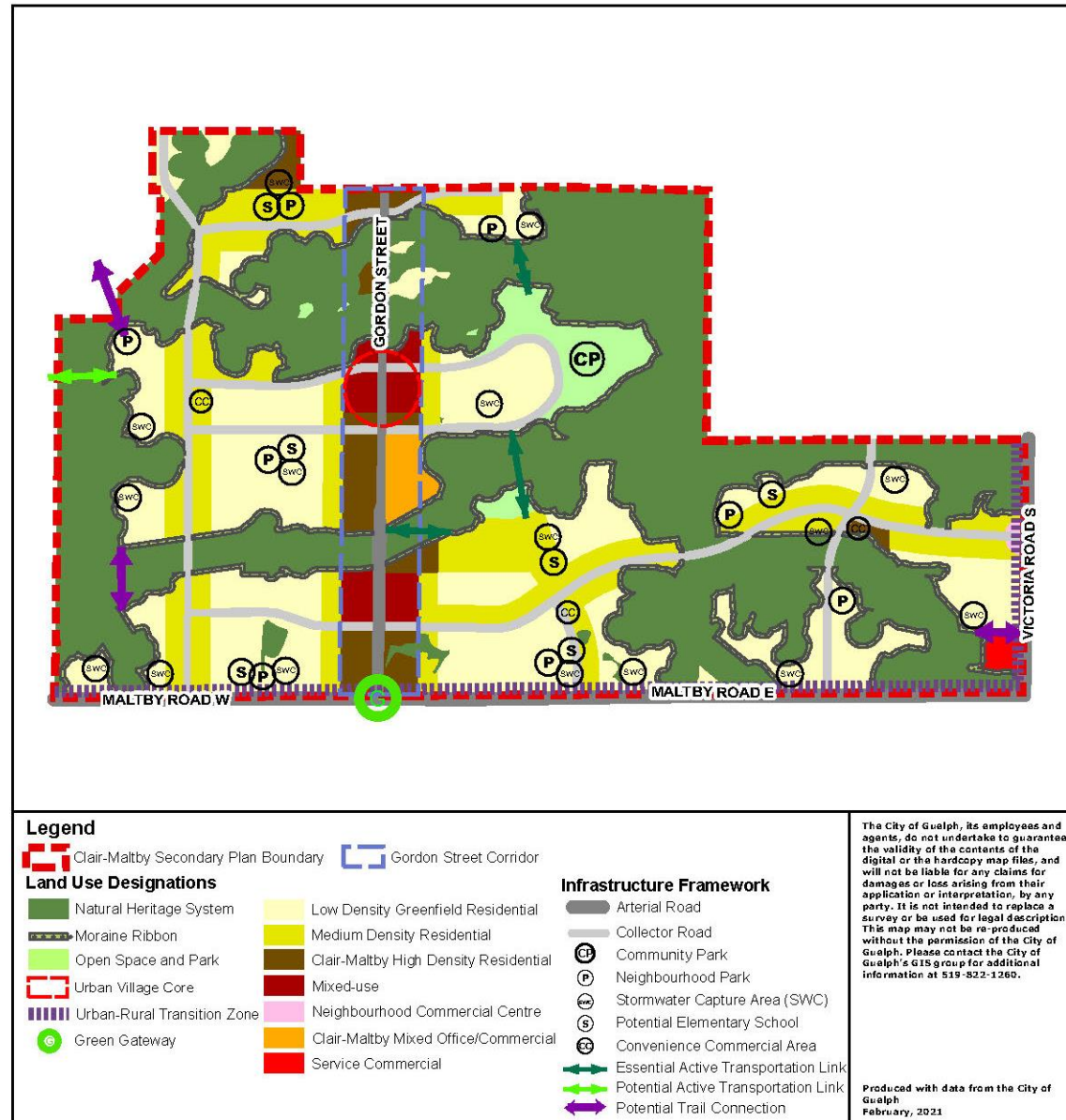
# Draft Secondary Plan

- 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

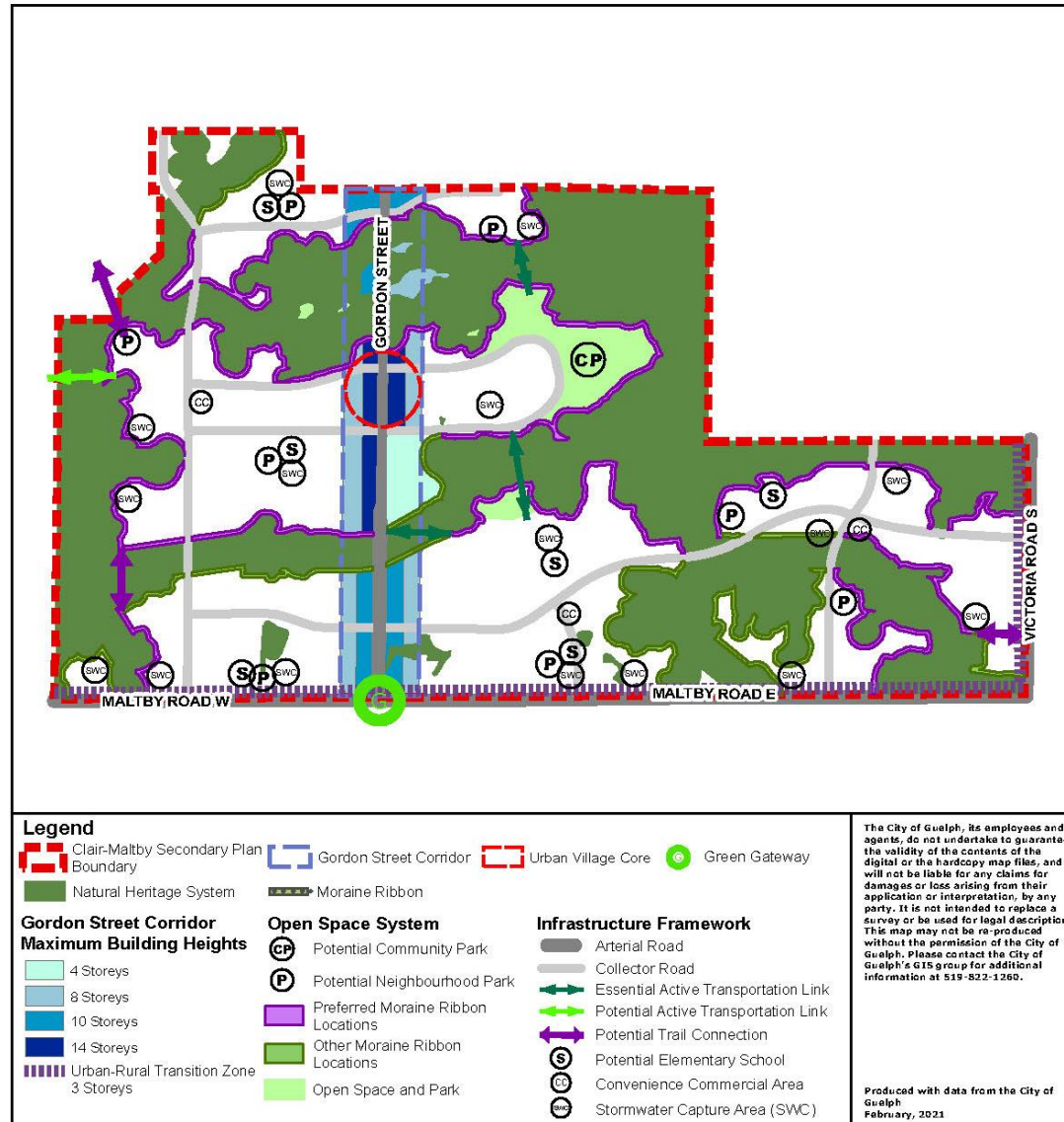
- High density residential and mixed use are focused on the Gordon Street corridor
- Medium density residential is focused on the proposed collector roads
- Interior portions of neighbourhoods are proposed to be low density residential



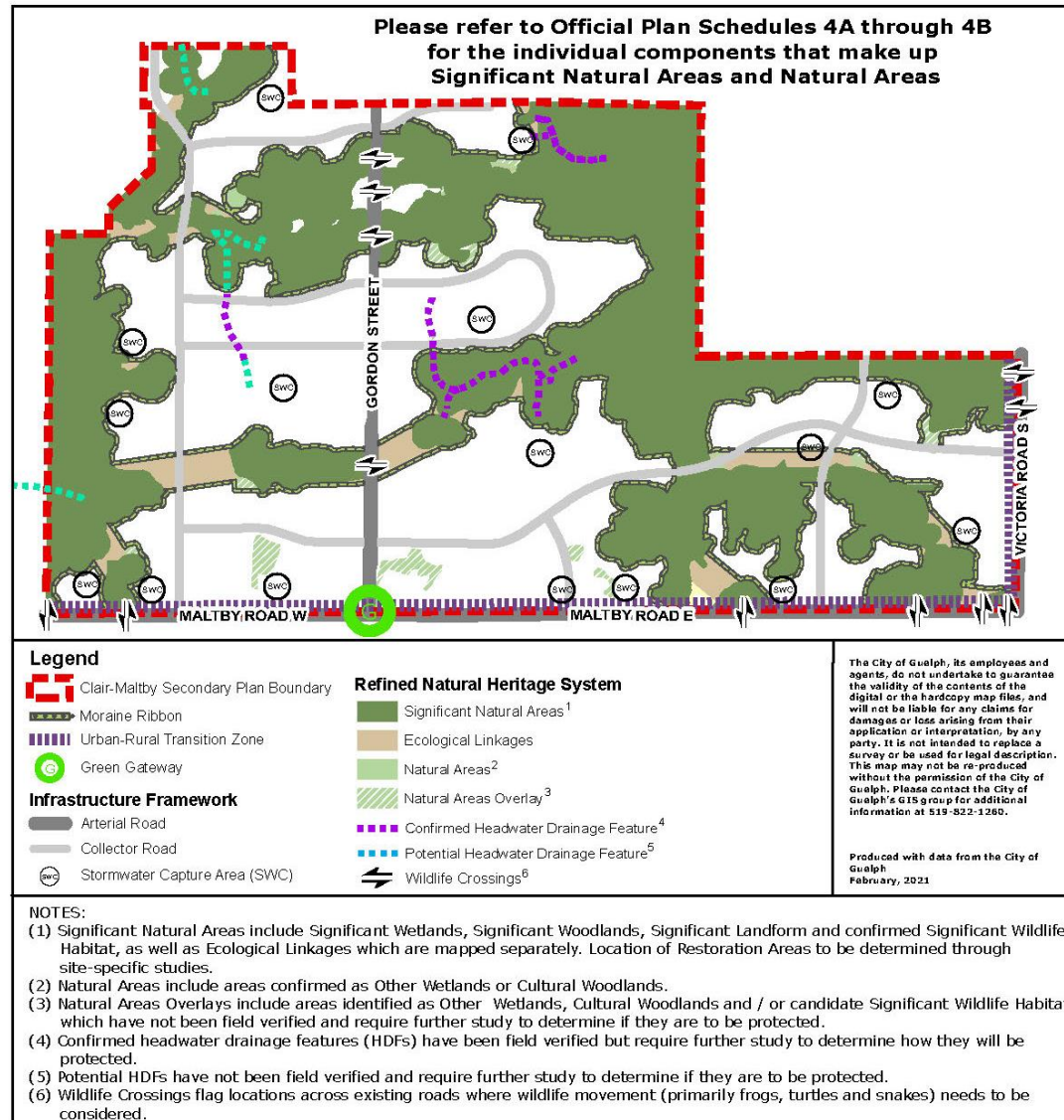
# Draft Secondary Plan

- 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



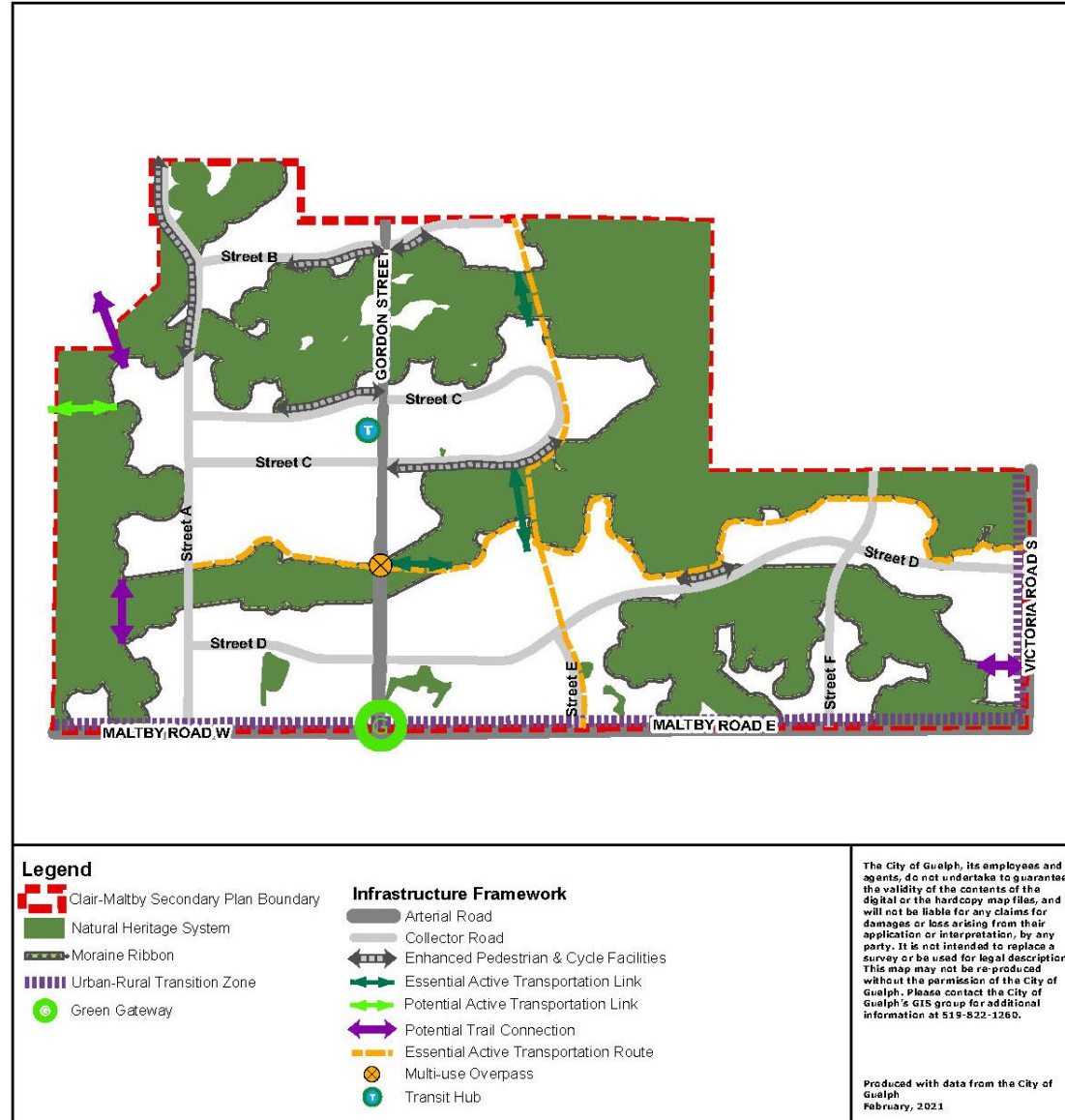




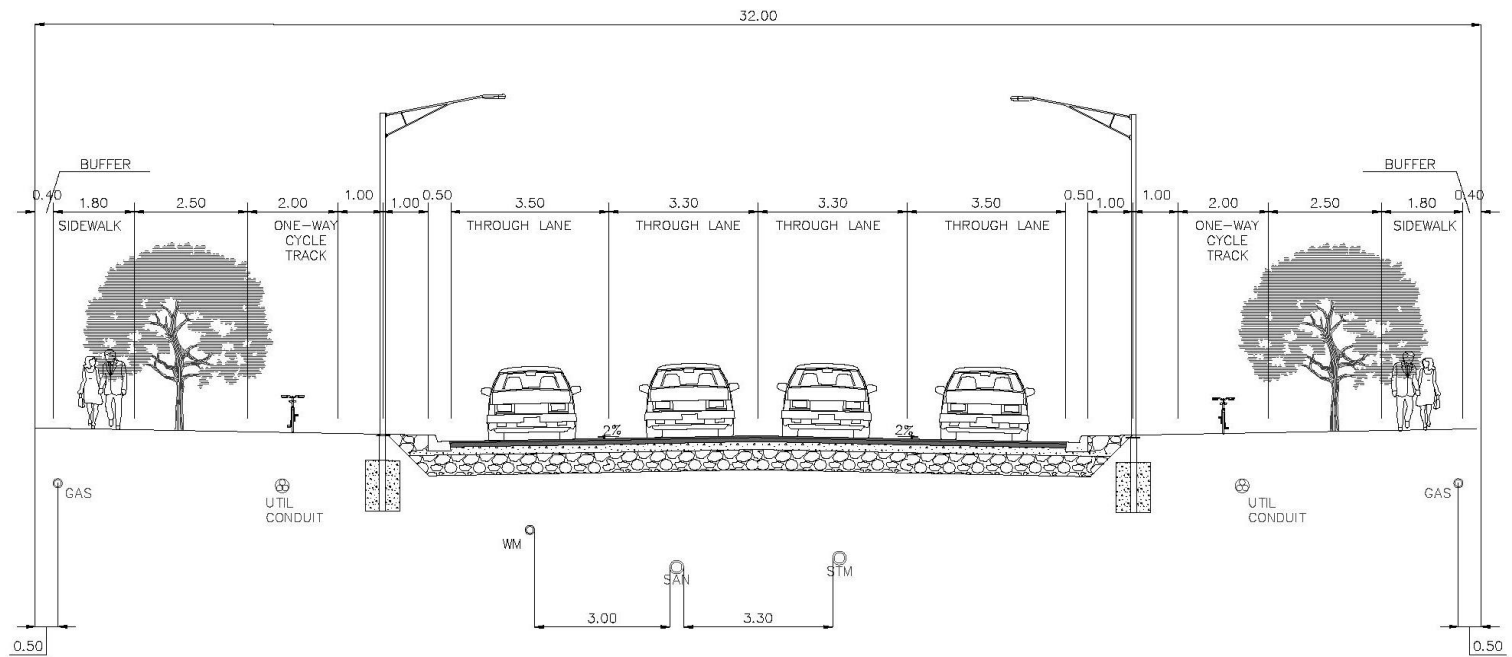
# Draft Secondary Plan

- 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

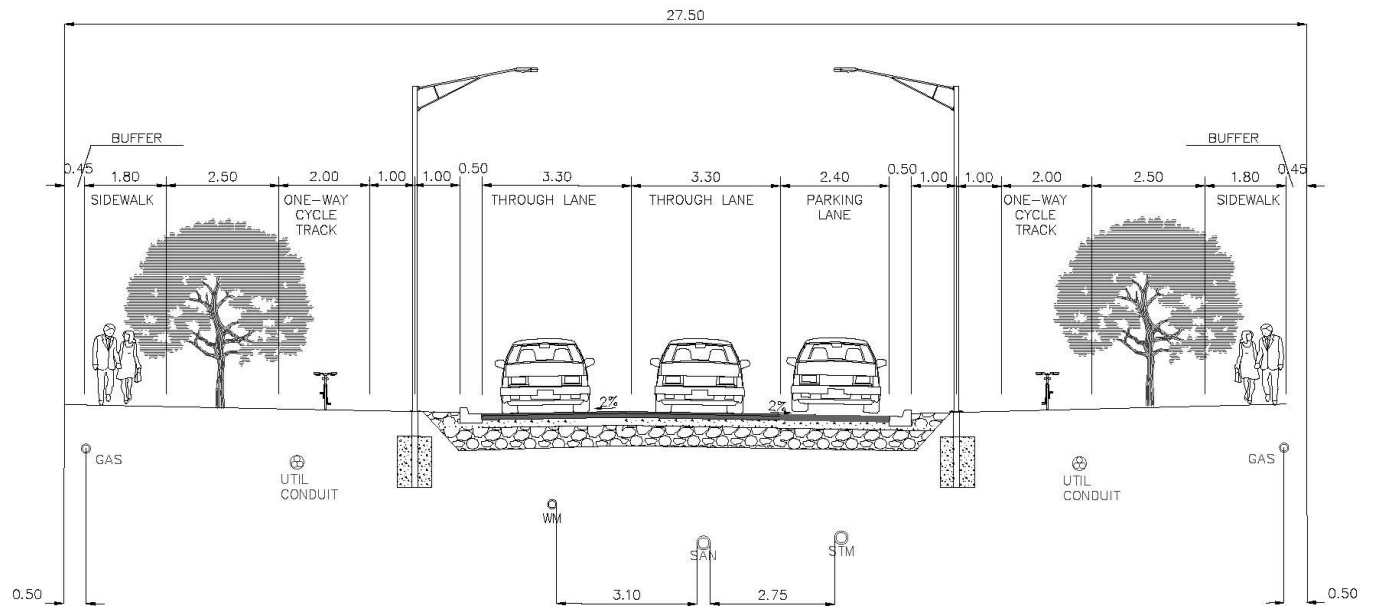
# Schedule C: Mobility Plan



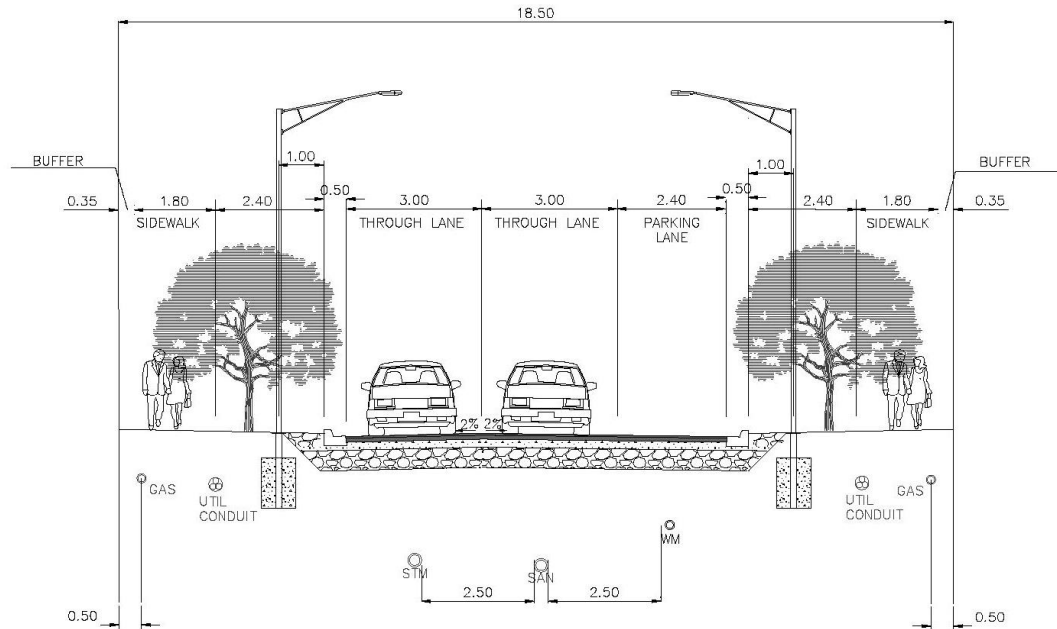
# Arterial Roadway Cross-section



# Collector Roadway Cross-Section



# Local Roadway Cross-section

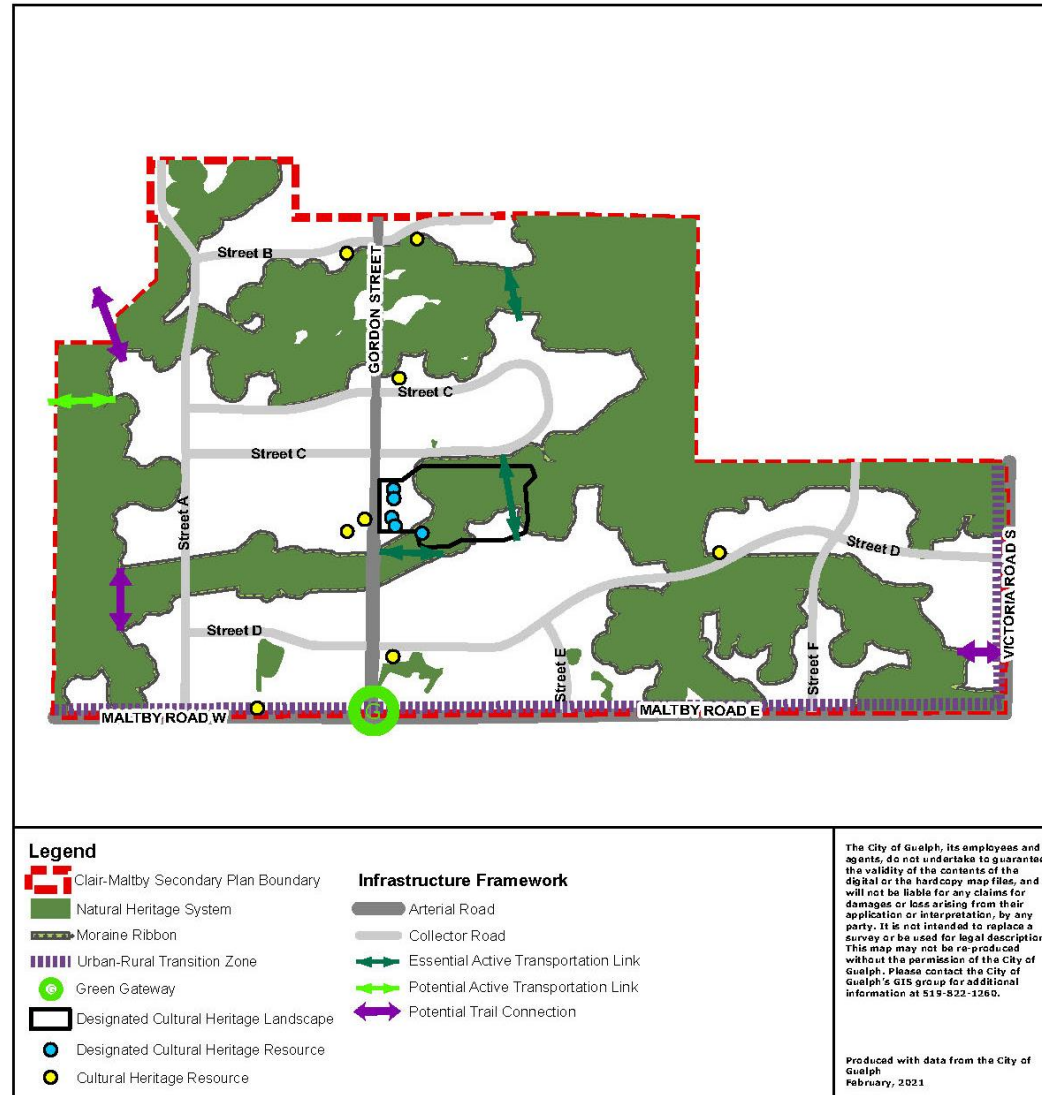




# Draft Secondary Plan

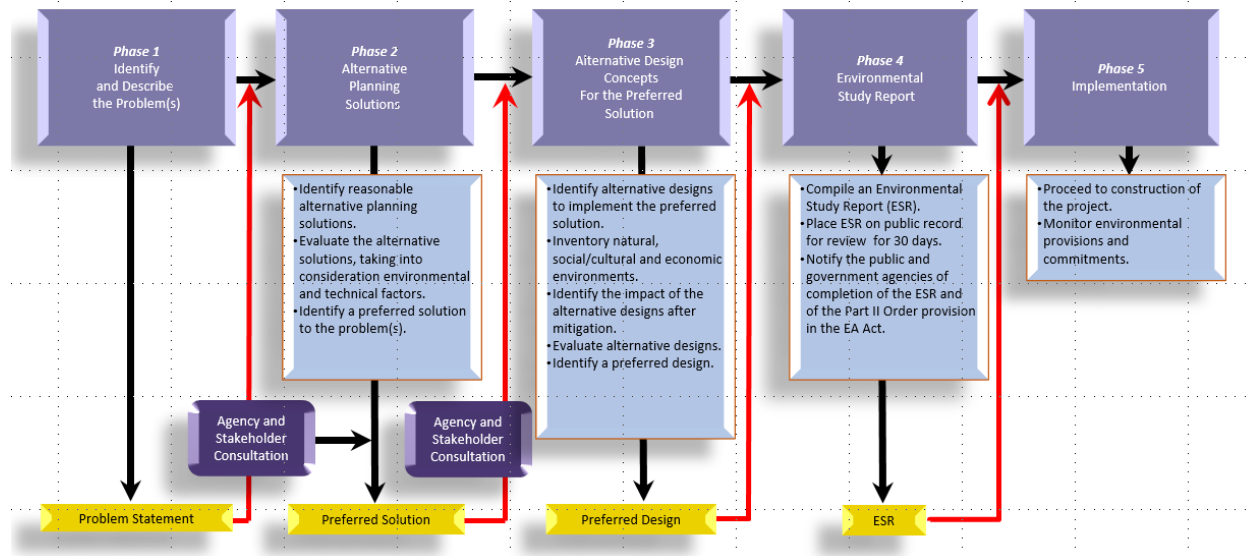
- The cultural heritage policies ensure the conservation of the cultural heritage resources.
- The cultural heritage resources reflect the rural/agricultural heritage of Guelph, and the former Township of Puslinch, as well as the cultural heritage landscape at 2162 Gordon St.

# 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 SPA.







# 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**

- Water servicing for the CMSP lands will be provided by a system of water distribution mains, an above-ground reservoir, and a transmission main bringing water from the Clair Booster Pump Station to the overhead reservoir, with associated hydrants, valves and appurtenances as required.





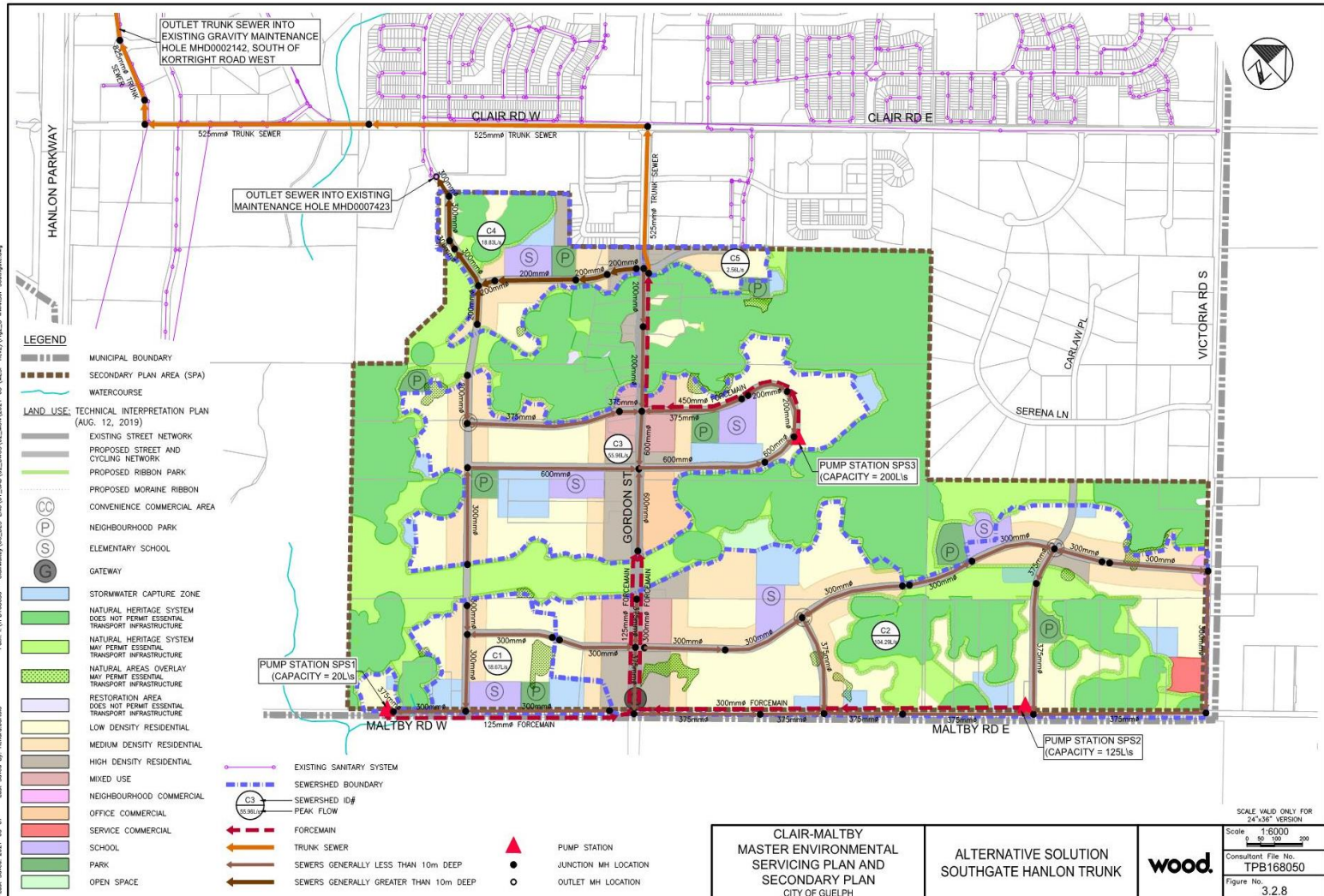
# Draft MESP Overview

## **Wastewater Servicing**

- The wastewater servicing for the updated land use within CMSP lands will be provided by a system of wastewater mains, sanitary pump stations and sanitary forcemains.
- A new trunk sewer routed along Gordon Street to Clair Road, Laird Road and Kirkby Ct. will connect into the Hanlon Trunk system.

# Draft MESP Overview

## Wastewater Servicing





# 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 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

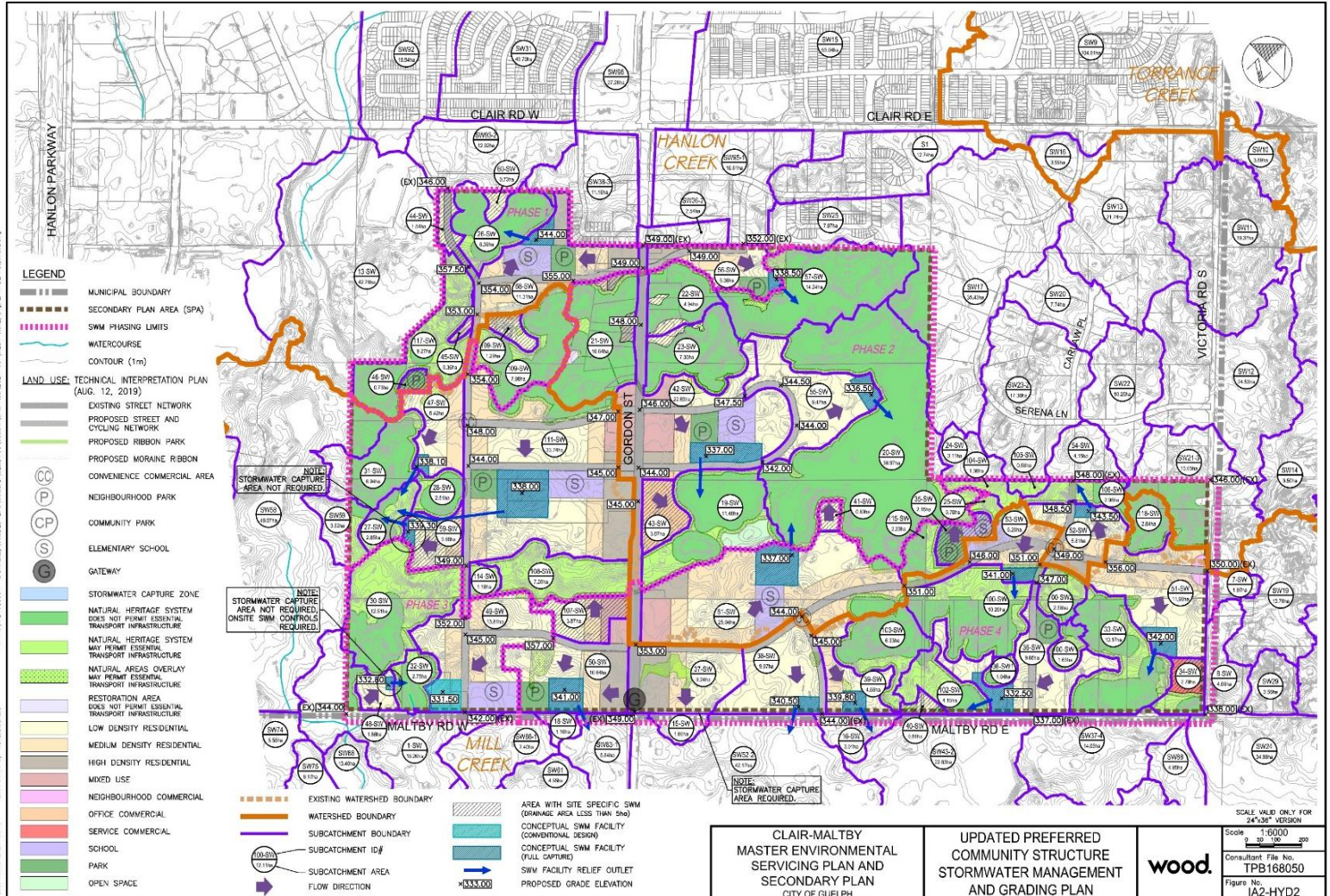
- Infiltrative LID BMPs that receive runoff from paved surfaces will require pretreatment to prevent groundwater contamination.
- A treatment train approach will be used to protect the stormwater capture areas' function of infiltration and to protect groundwater quality.





# 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.



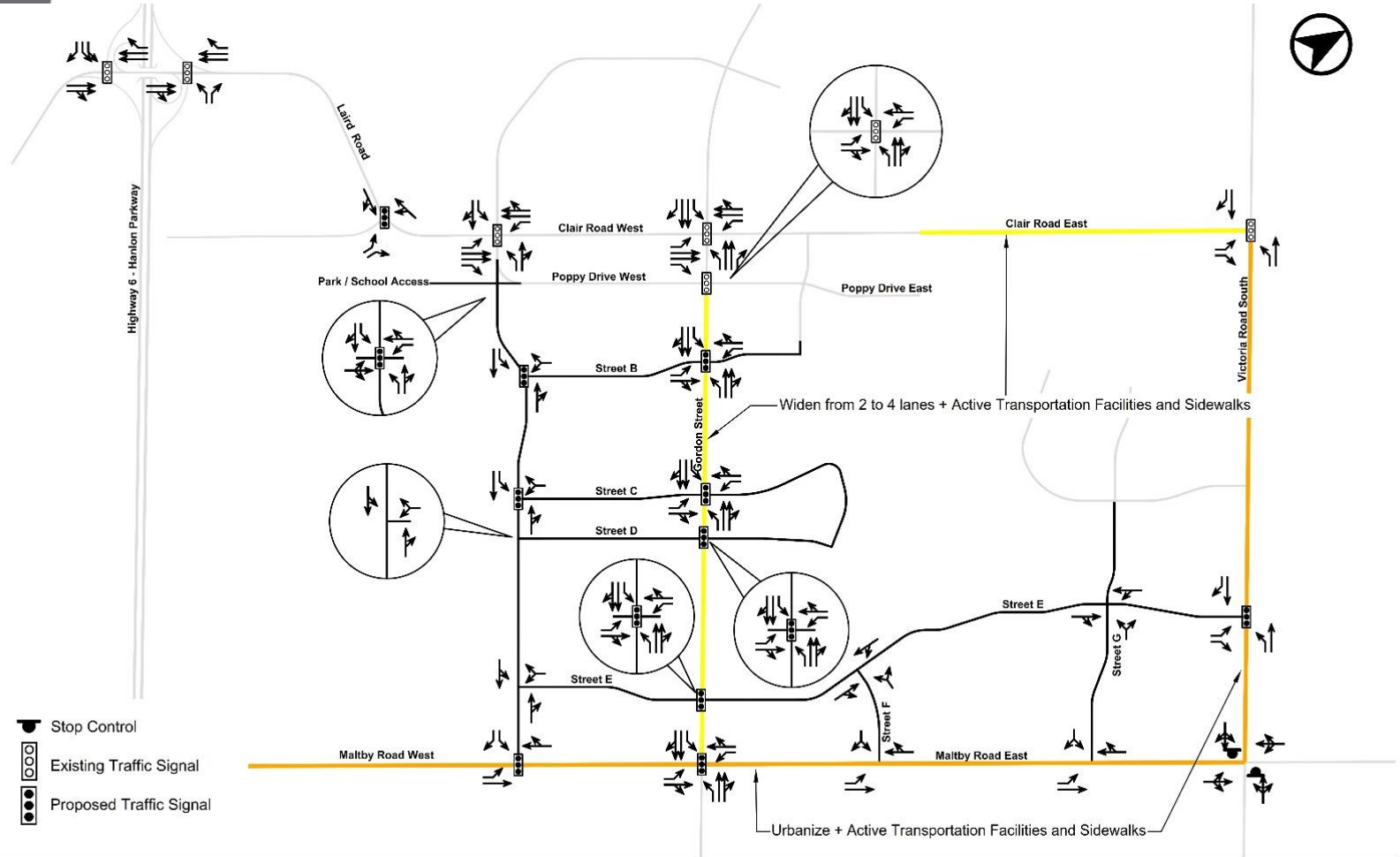
# Draft MESP Overview

## **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

# Draft MESP Overview

## Mobility



Date Plotted: May 11, 2021 | Filename: P:\5876\06 Clair Maltby SPI\Graphics\Fig30-03-Rec\FULC.dwg

RECOMMENDED FUTURE TRAFFIC LANE CONFIGURATIONS AND CONTROLS



# 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](https://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](mailto:clair-maltby@guelph.ca)