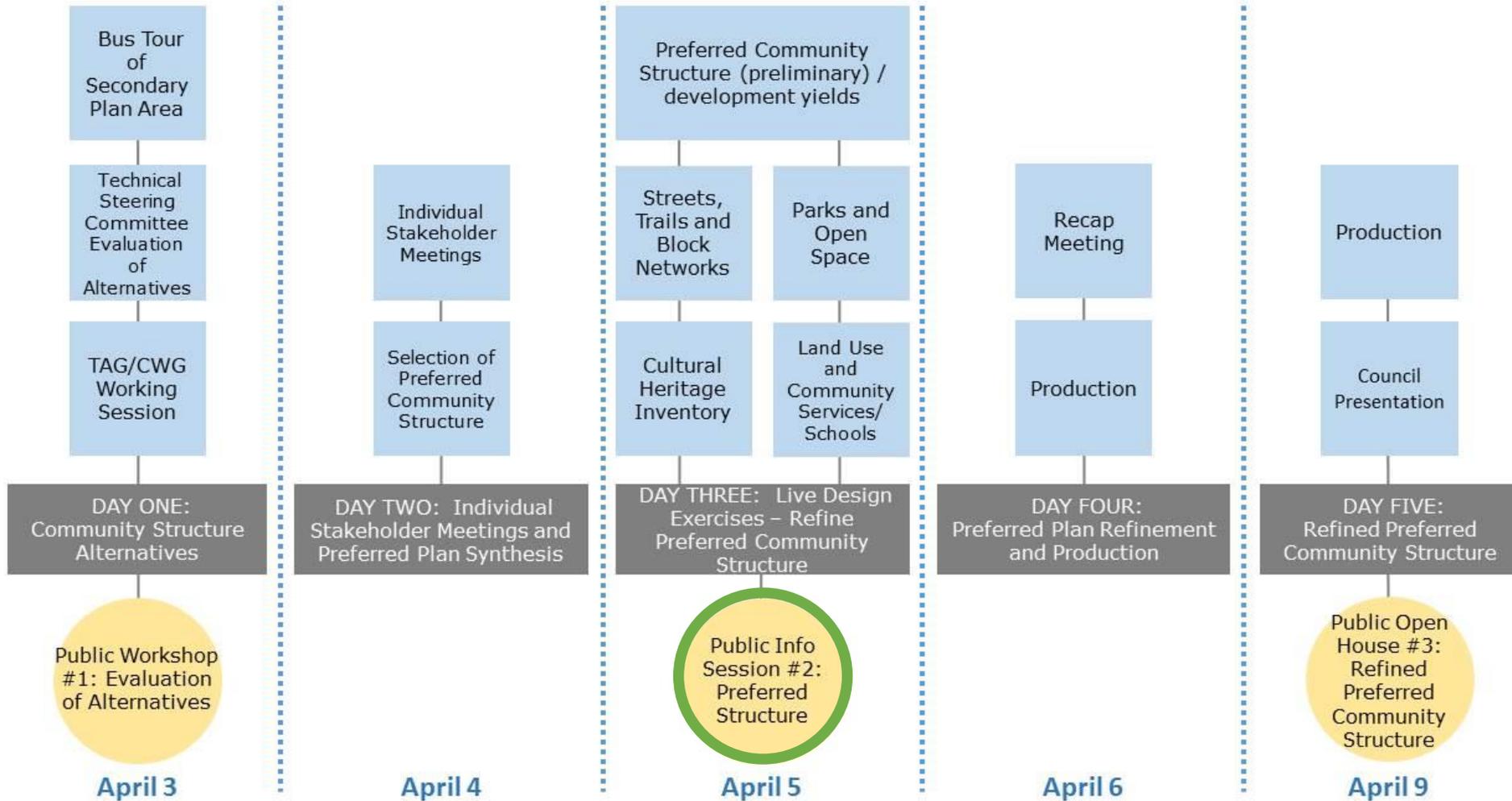


# Clair-Maltby Secondary Plan

Transform. Connect. Community.

**Public Meeting**  
April 5, 2018

# Design Charrette Overview



# The Secondary Plan Process



# 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



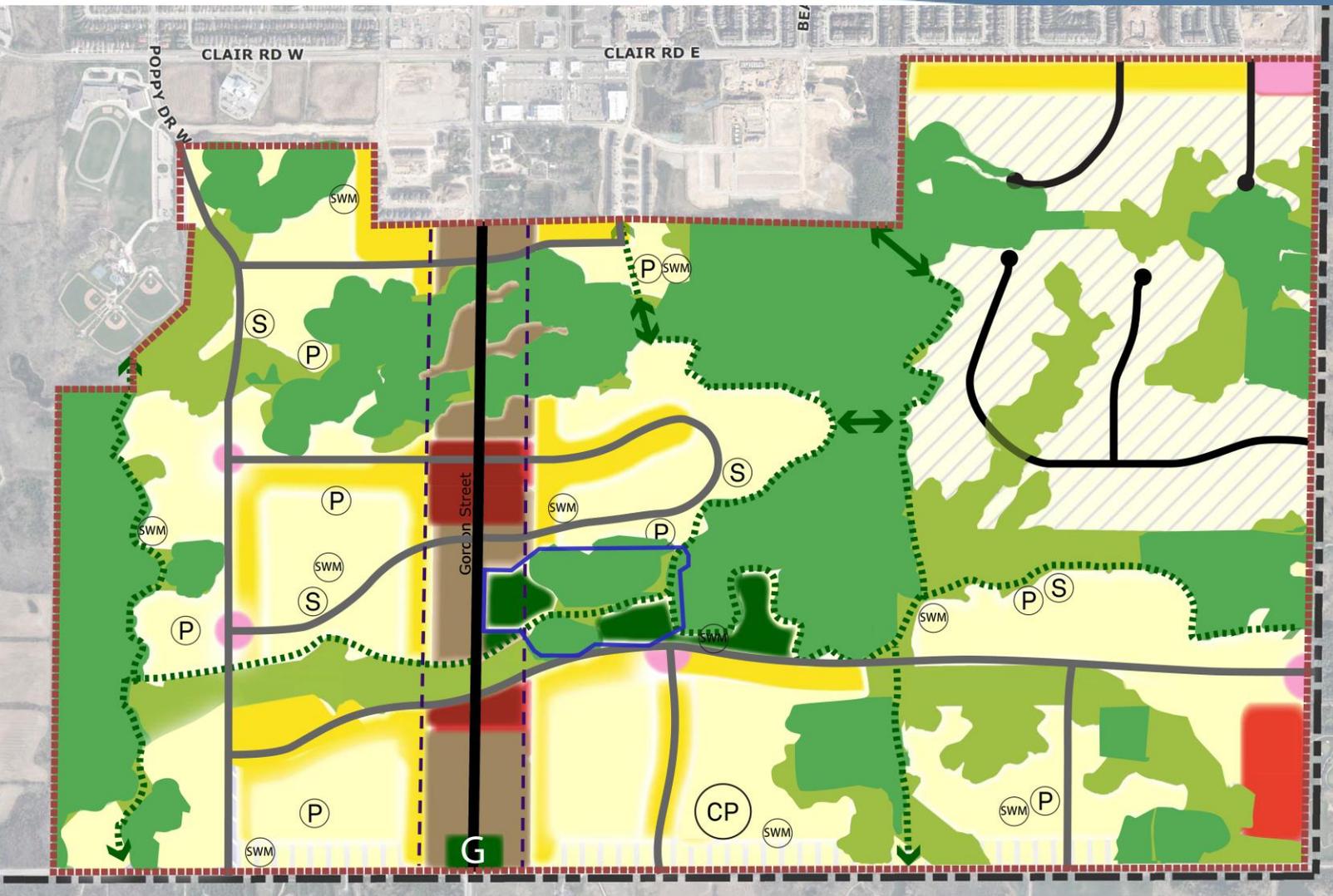
Interconnected and Interwoven



Balanced and Liveable

# Community Structure Alternatives





**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
- Stormwater Management
- Gateway

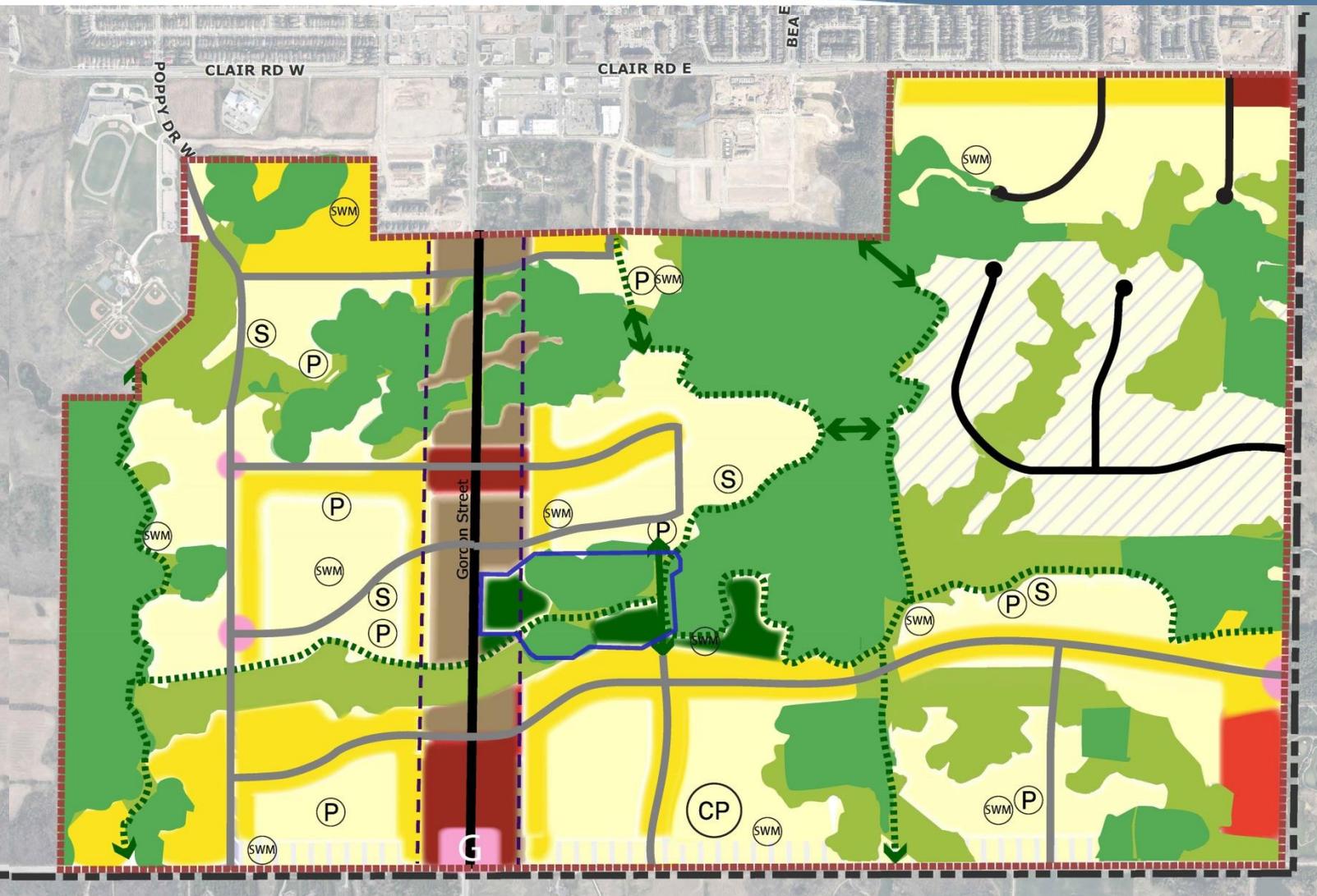
**Natural Heritage System**

- 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
- Rolling Hills Residential
- Open Space

# Alternative 1: Featuring the Green



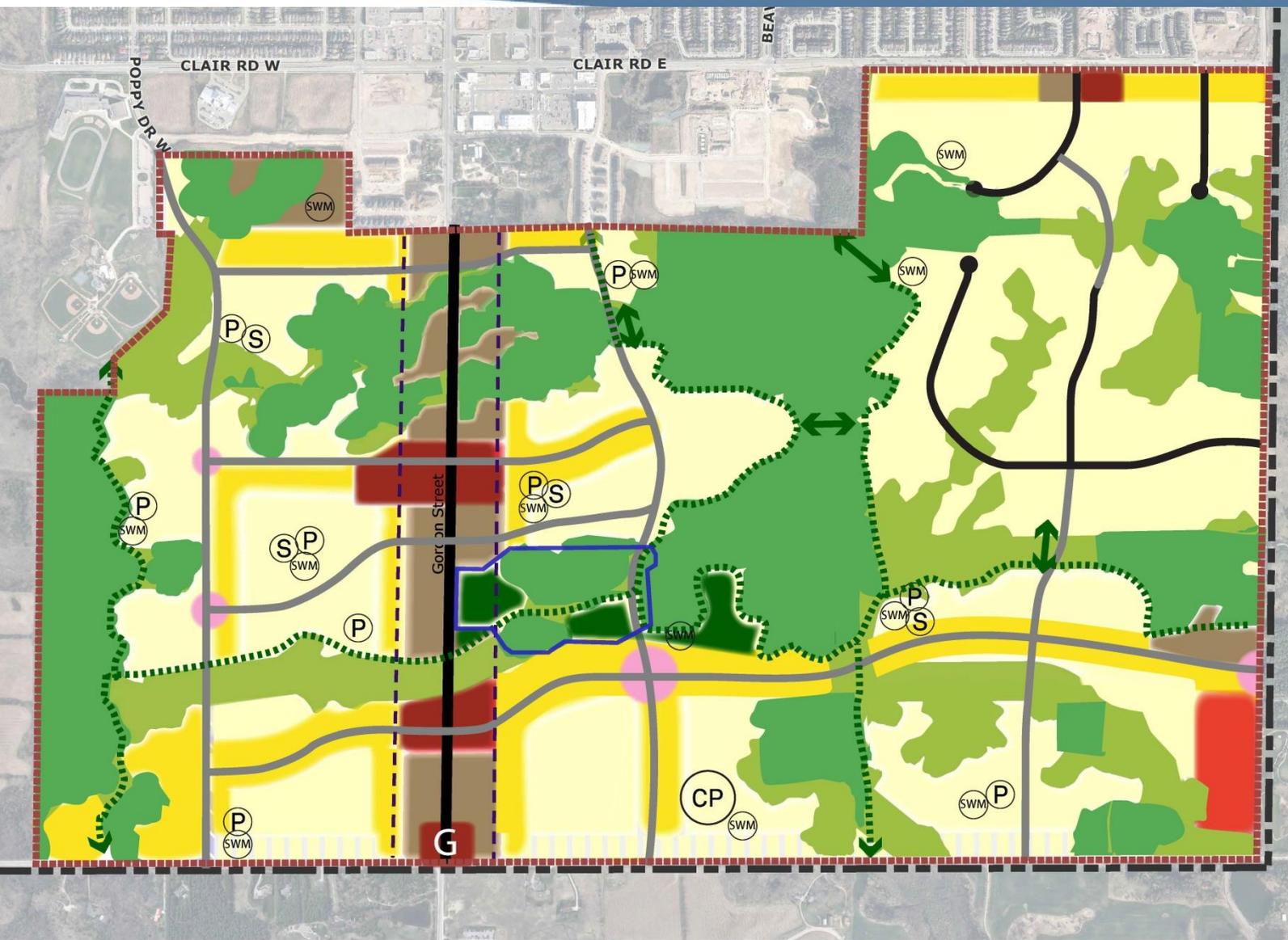
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  - Potential Street Connection
  - Proposed Trail Network
  - Potential Active Transportation Link
  - Neighbourhood Park (P)
  - Community Park (CP)
  - Elementary School (S)
  - Stormwater Management (SWM)
  - Gateway (G)
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  - Rolling Hills Residential
  - Open Space



# Alternative 2: Focus on Community and Services

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- Legend**
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# Alternative 3: Connected and Urban

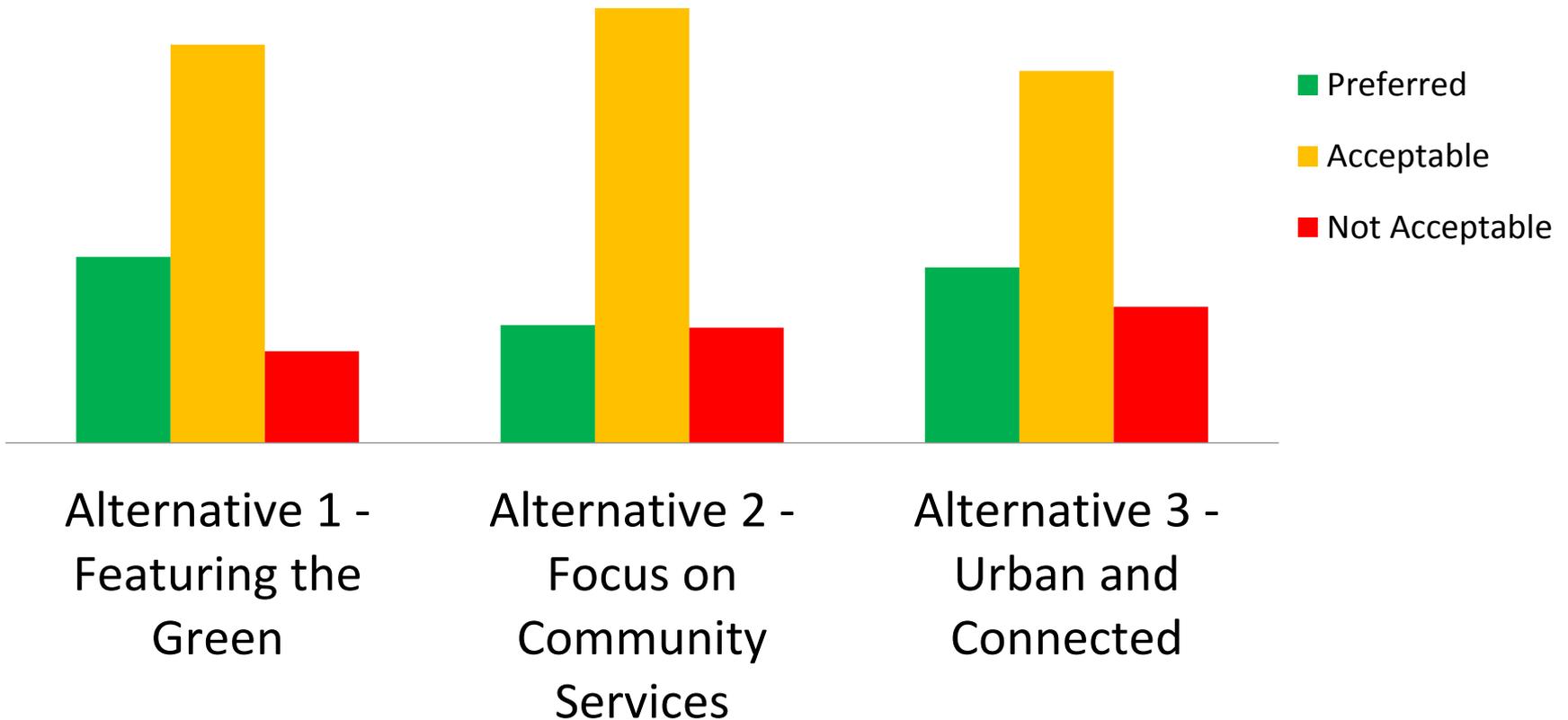
Clair-Maltby  
Transform. Connect. Community.



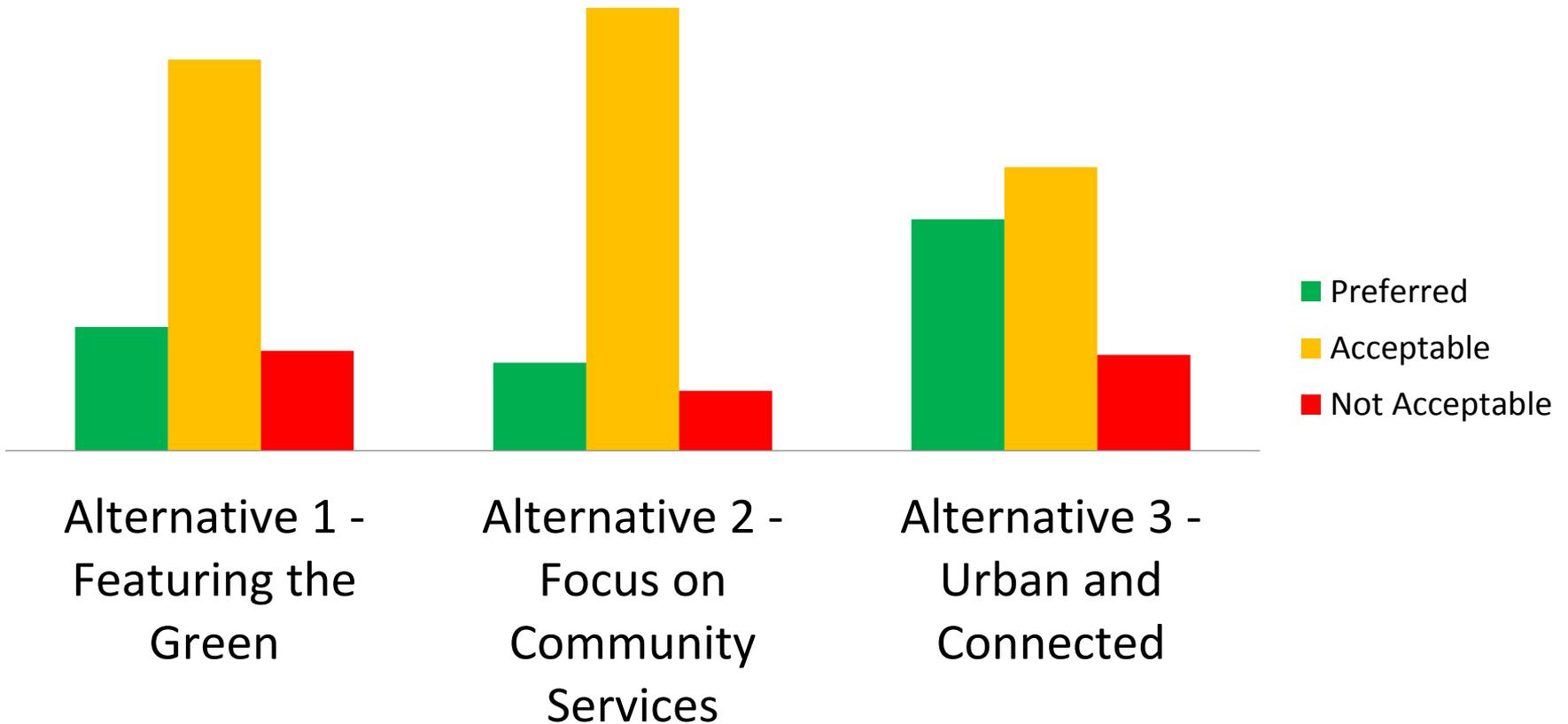
# What We Heard



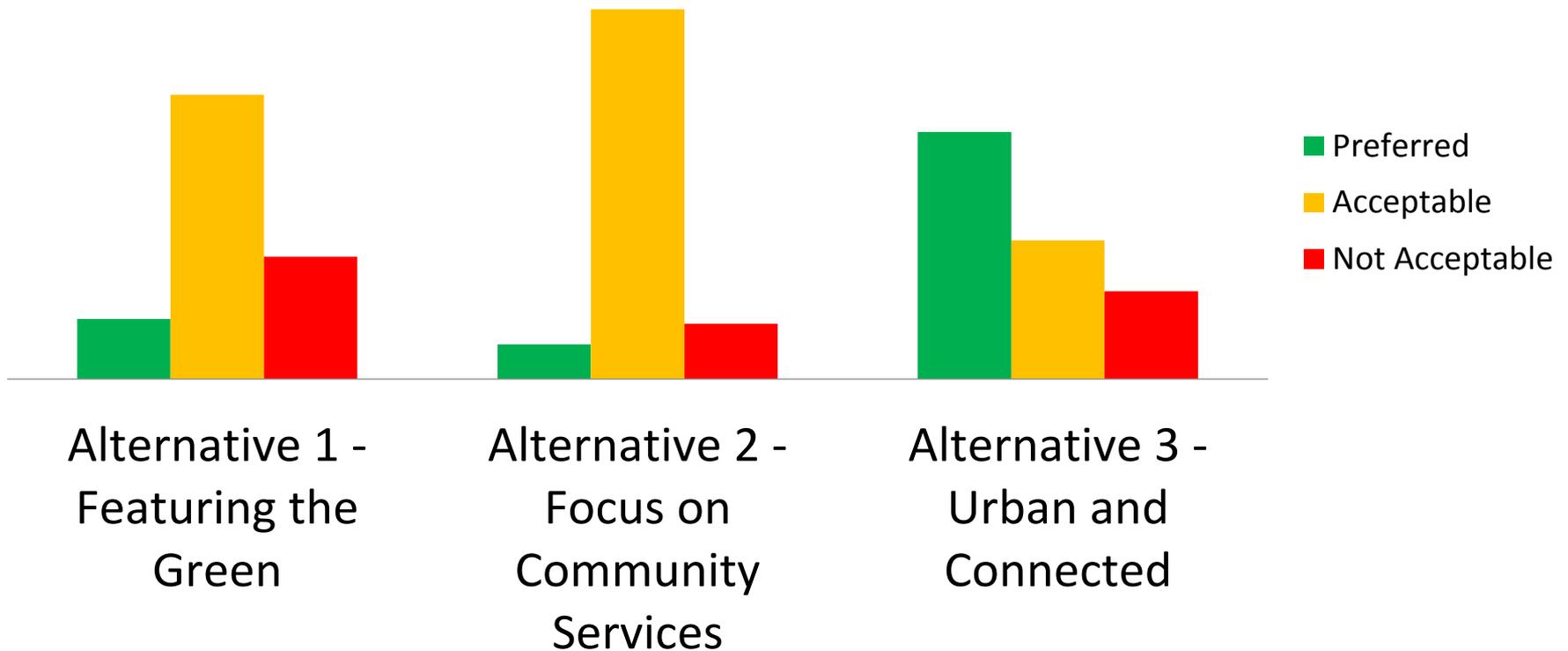
# Vibrant and Urban



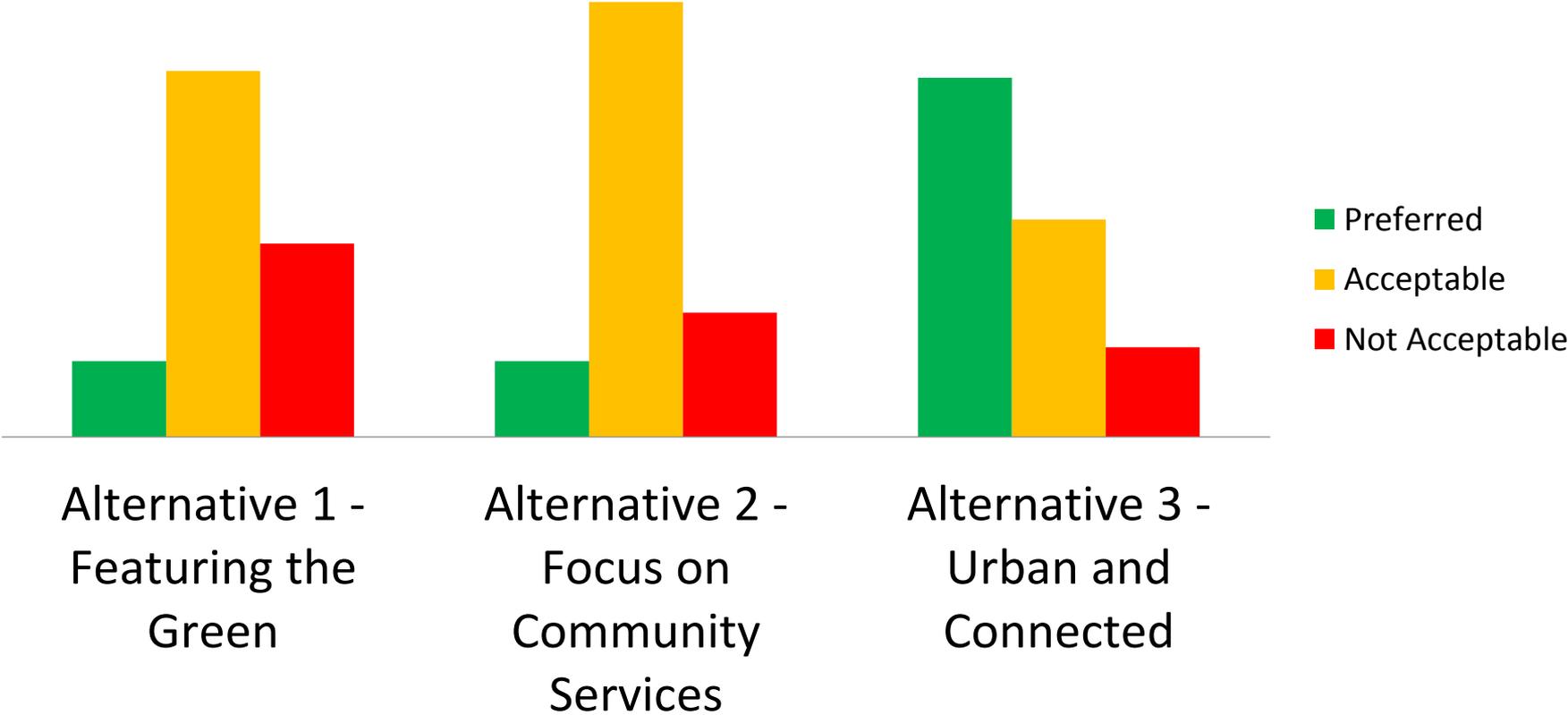
# Green and Resilient



# 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

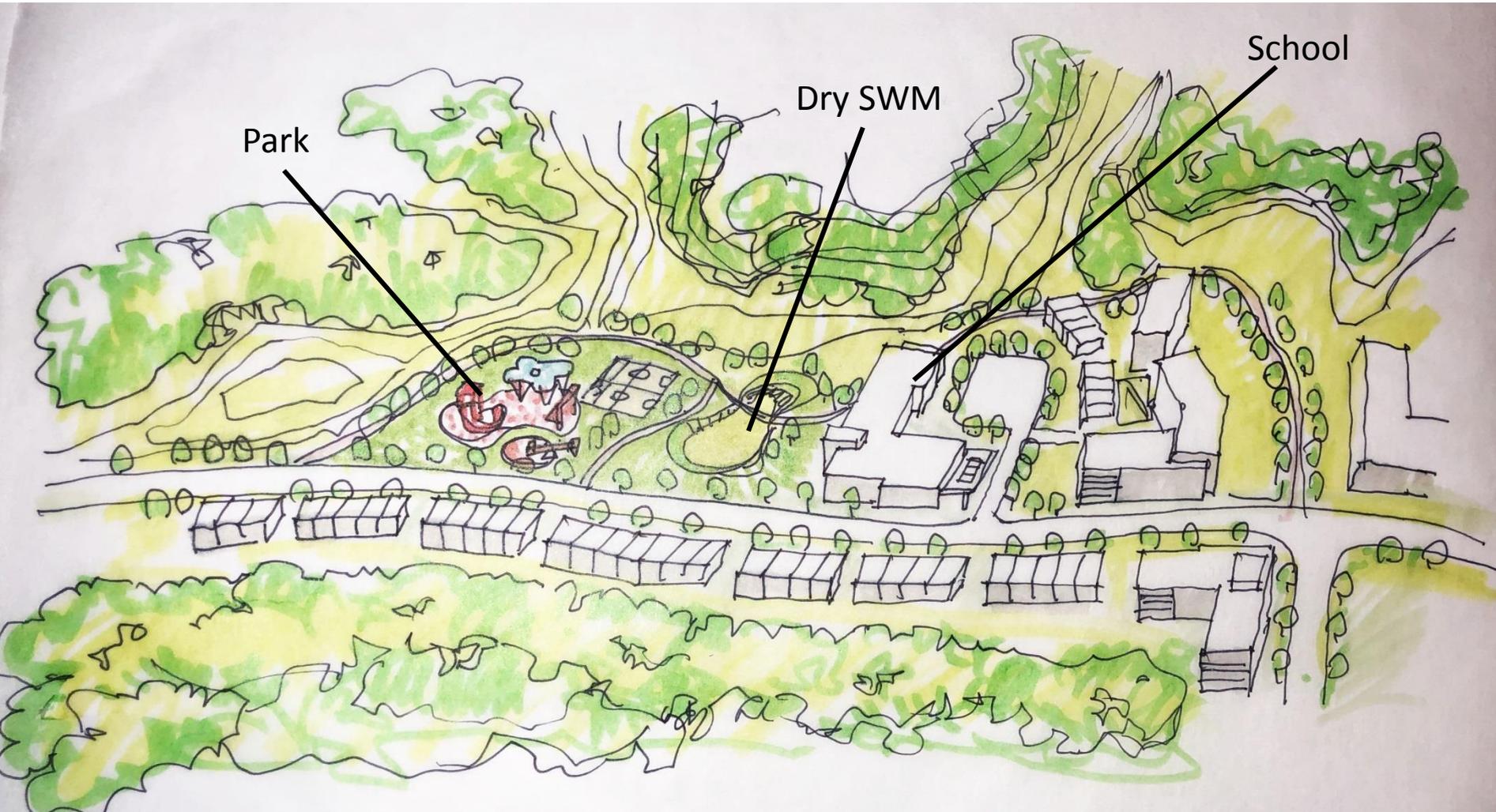
- Rolling Hills
  - Concern about showing any redevelopment
  - Support for some development along Clair Road
  - If developed there are no schools and parks shown. Should more density be added along roads?
  - Concern about economic impacts

# Preliminary Preferred Concept

# Key Area Demonstration sketches



# Key Area Demonstration sketches



# Next Steps

Galleria & Room 112 – ask questions, provide your written comments or mark-up a copy of the preferred concept plan

April 9, 2018

- Open House 4:30-6:30
- Council Presentation 6:30
- deadline to register as a delegation is Friday at 10am

June 2018 – Preferred Concept to Council for consideration

July 2018 – Q1/Q2 2019 – Phase 3 of the project

# Thank You



# Land Use Typologies

# Low Density Residential



# Medium Density Residential



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# High Density Residential



# Mixed Use



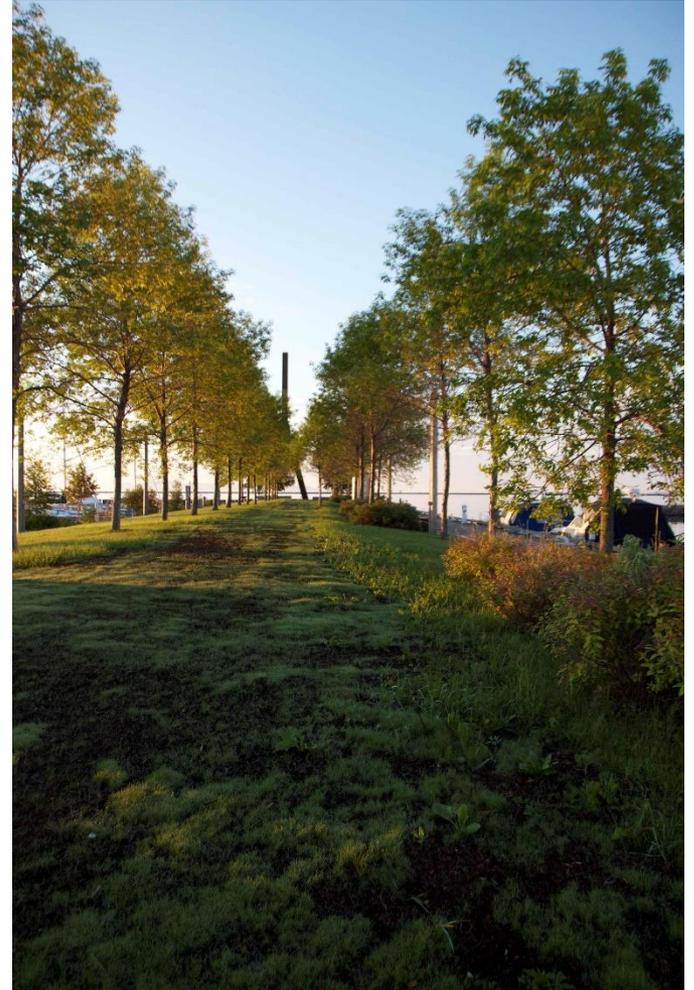
# Neighbourhood Commercial



# Natural Heritage System



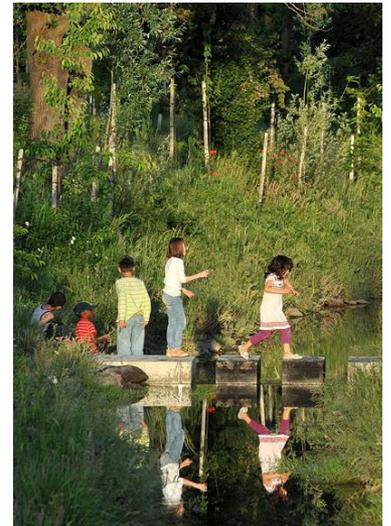
# Community Parks



# Neighbourhood Parks



# Stormwater Management



# Gateways



# Streets and Blocks



# Cycling Trails and Multi-Use Paths



# Structuring Elements

