



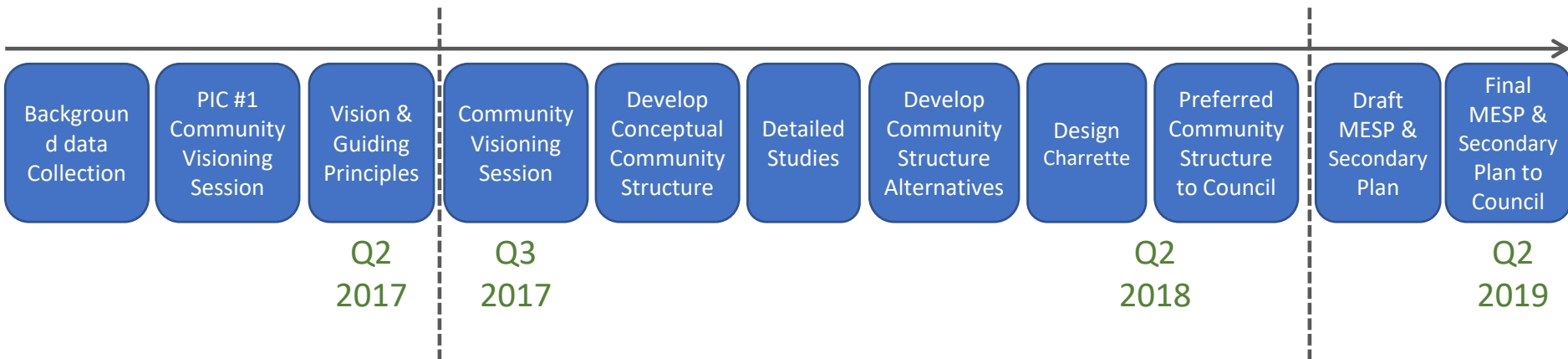
Clair-Maltby Secondary Plan Draft Directions

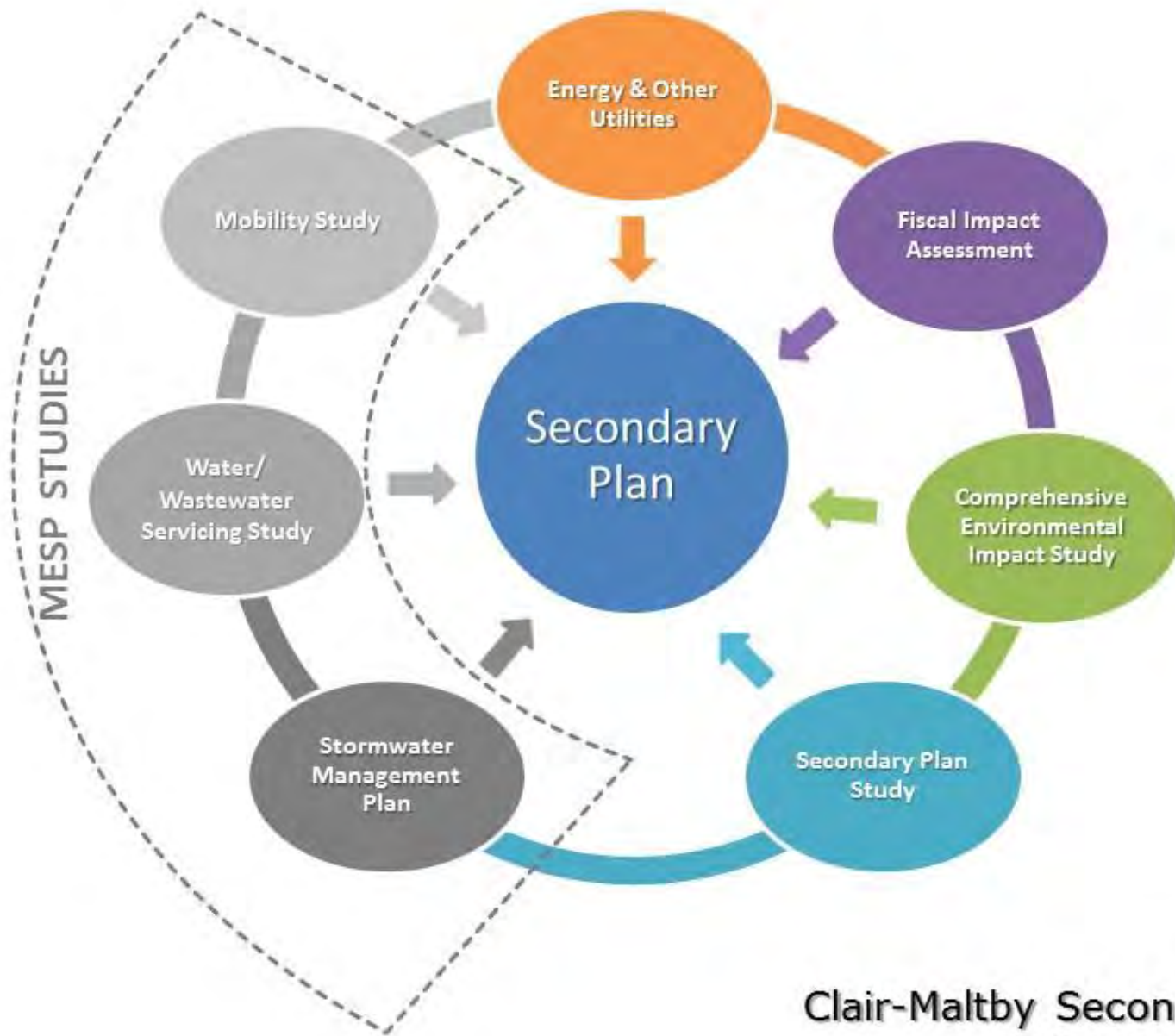
December 4 Public Workshop

Agenda

1. Welcome & Introductions
2. Project & Draft Directions Overview
3. Visual Preference Survey
4. World Café discussions
5. Closing and Next Steps

The Secondary Plan Process





Clair-Maltby Secondary Plan
Process Diagram

Clair-Maltby Vision



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 provide 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



Vibrant and Urban

Vibrant and Urban

Create identifiable urban neighbourhoods that are pedestrian oriented and human-scaled.

Promote forward-thinking and innovative design that integrates new development into the rolling topography, while conserving significant cultural heritage resources.



Green and Resilient

Green and Resilient

Protect, maintain, restore, and where possible, improve water resources and the Natural Heritage System.

Support resiliency and environmental sustainability through measures such as energy efficiency, water conservation and green infrastructure.



Healthy and Sustainable

Healthy and Sustainable

Design the community for healthy, active living.

Provide a mix of land uses including a diversity of housing choices at appropriate densities with appropriate municipal services to ensure long-term sustainable development which is fiscally responsible.



Interconnected and Interwoven

Establish a multi-modal mobility network that provides choice and connects neighbourhoods to each other and the rest of the City.

Create a network of parks, open spaces and trails to provide opportunities for active and passive recreation, as well as active transportation choices.

Interconnected and Interwoven



Balanced and Liveable

Balanced and Liveable

A valued and livable community which reflects the right balance between protecting the environment and fostering a healthy, equitable and complete community.

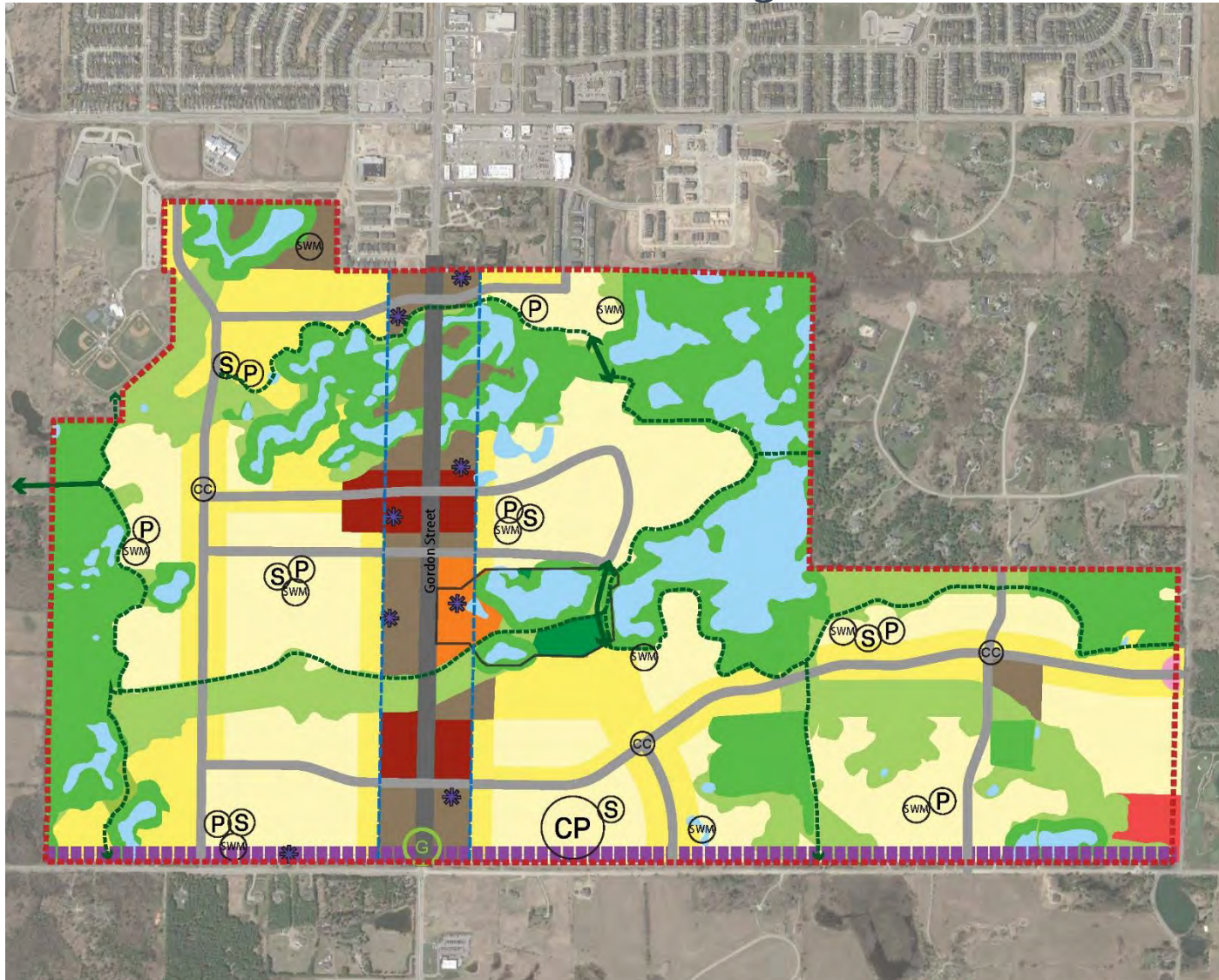
Community Structure

Clair- Maltby will be an urban village comprised of:

- Gordon Street Corridor, including an Urban Village Core;
- surrounding residential neighbourhoods;
- Natural Heritage System and the Paris Moraine; and,
- a system of parks and open spaces.



Preferred Community Structure



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
- Proposed Trail Network
- Potential Active Transportation Link

Parks, Schools, and Features

- Potential Neighbourhood Park
- Potential Community Park
- Potential Elementary School
- Potential Stormwater Infiltration Areas
- Convenience Commercial Area
- Gateway
- Cultural Heritage Resource

Natural Heritage System

- May Permit Essential Transportation Infrastructure
- Does Not Permit Transportation Infrastructure
- Wetlands (MNRF 2017)

Land Use

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



Proposed Neighbourhood Structure

November 2018

Legend

Clair-Maltby Secondary Plan Boundary

Streets and Trails

Existing Street Network
 Proposed Collector Road and Cycling Network
 Proposed Trail Network
 Potential Active Transportation Link

Parks, Schools, and Features

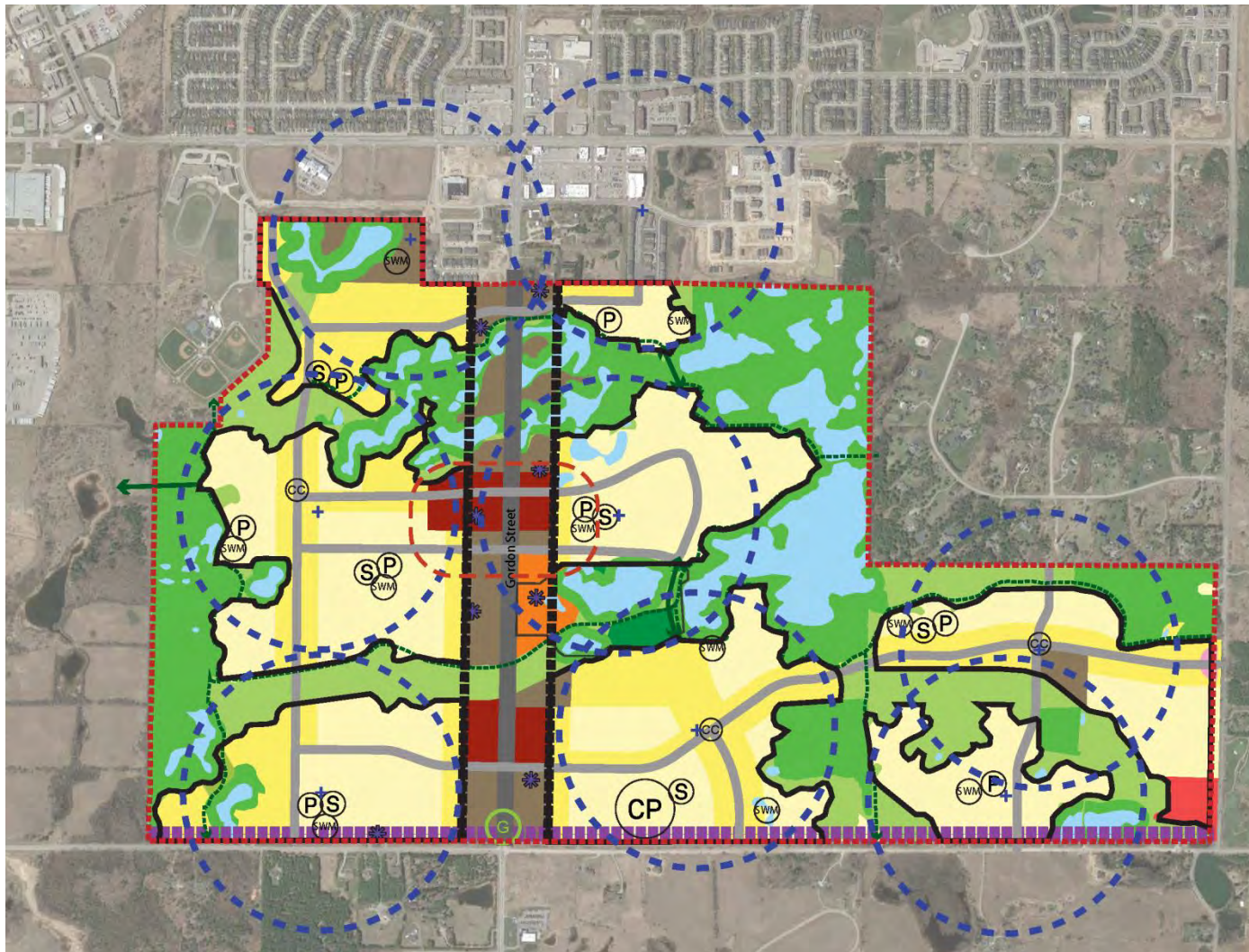
Potential Neighbourhood Park
 Potential Community Park
 Potential Elementary School
 Potential Stormwater Infiltration Areas
 Convenience Commercial Area
 Gateway
 Cultural Heritage Resource
 Cultural Heritage Landscape
 Urban-Rural Transition Zone

Natural Heritage System

May Permit Essential Transportation Infrastructure
 Does Not Permit Transportation Infrastructure
 Wetlands (MNRF 2017)

Land Use

Residential Neighbourhood
 Gordon St. Corridor Neighbourhood Boundary
 400m Residential Neighbourhood Walking Circles
 Urban Village Core



Structuring Elements



Key Directions: Protecting the Natural Heritage System (NHS)

The existing NHS Official Plan policies will apply including:

- Environment first approach;
- Protection of the NHS including adjacent lands, buffers, study requirements, wildlife crossing locations urban forest, and natural heritage stewardship and monitoring; and,
- Environmental study requirements.



Key Directions: Protecting the Natural Heritage System (NHS)

Additional Clair-Maltby specific policy may need to be developed related to:

- Protection of the Paris Moraine;
- Achievement of an appropriate water balance and infiltration target;
- Balance of views and access to NHS; and,
- Incorporation of wildlife crossings in the development of future roads.

Key Directions: Protecting our Cultural Heritage Resources

- Identify, conserve and celebrate cultural heritage resources
- Development in and around cultural heritage resources will protect the cultural heritage value and integrity



Key Directions: Water and Wastewater Servicing and Stormwater Management

- Integrate innovative stormwater management, water conservation and reuse, and other green infrastructure practices
- Balance innovative stormwater management with source water protection considerations
- Ensure development and infrastructure design is fiscally responsible in long and short term.
- Phasing of development will ensure compact, orderly development and minimize
- Implement as per the recommendations of the Master Environmental Servicing Plan

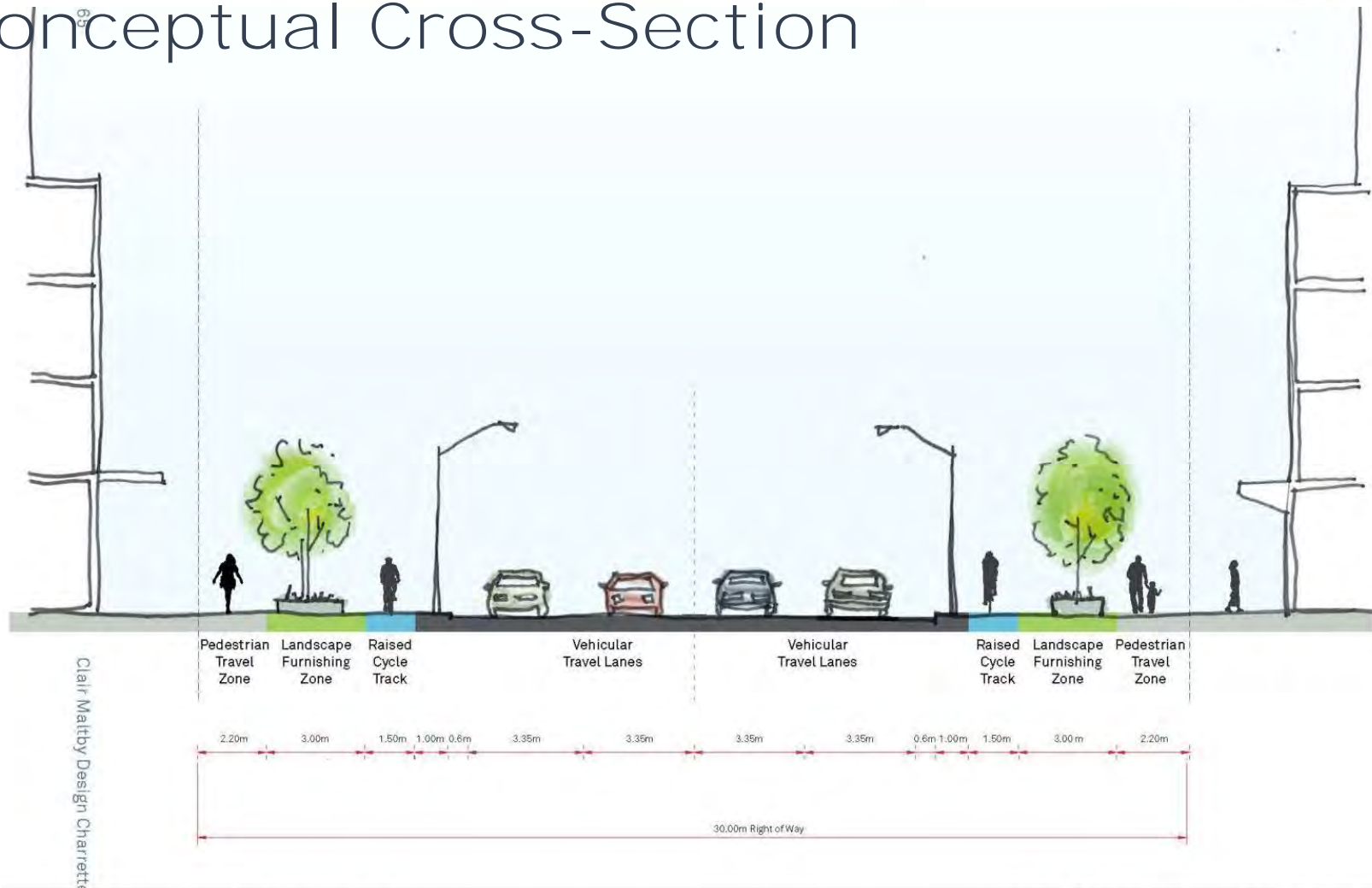


Key Directions: Mobility and Trails

- Walking, cycling and transit will be attractive and efficient modes of transportation
- Meet or exceed the city-wide modal share
- Modified grid system with fine-grained block structure
- Accept a constrained level of vehicular service to create a more pedestrian oriented environment
- Extend transit system throughout Clair-Maltby and plan for a transit hub and future higher order transit on Gordon Street



Conceptual Cross-Section



Gordon Street Arterial Road
30 m ROW - Raised Cycle Track

Clair-Maltby Secondary Plan
Scale 1:150
BrookMcIlroy/

Conceptual Cross-Section

BrookMcIlroy



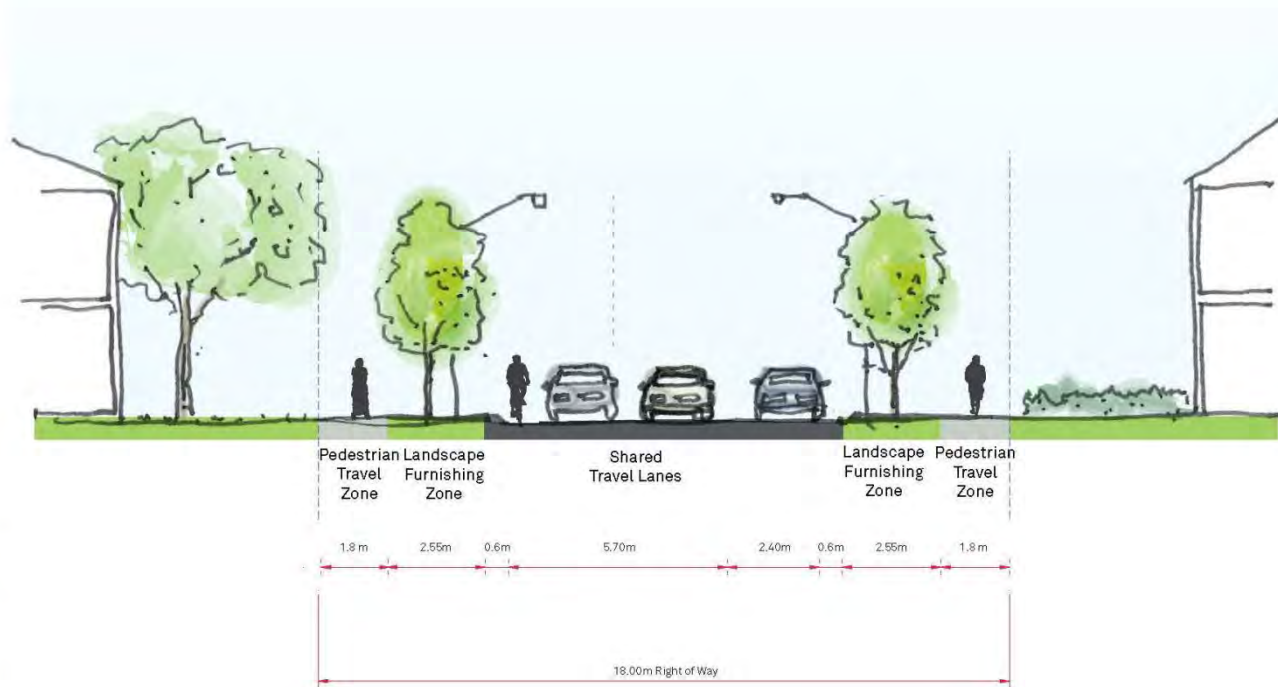
Collector Road
26 m ROW - Parking Lane and Raised Cycle Track

Clair-Maltby Secondary Plan
Scale 1:150
BrookMcIlroy/

Clair-Maltby
Transform. Connect. Community.



Conceptual Cross-Section



Clair Maltby Design Charrette

Local Road
18 m ROW - Shared Travel Lanes and On Street
Parking

Clair-Maltby Secondary Plan
Scale 1:150
BrookMcIlroy/

Clair-Maltby
Transform. Connect. Community.

CITY OF
Guelph
Making a Difference

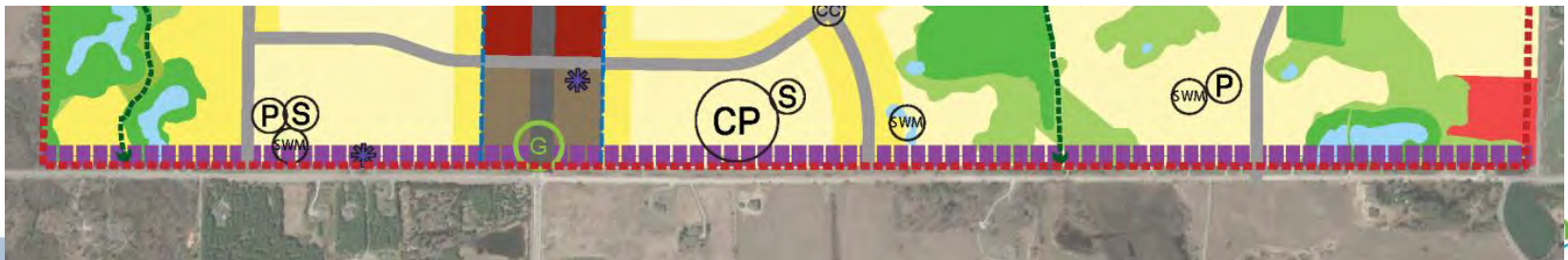
Key Directions: Land Use

- Create an Urban Village Core that provides a central focus for the area and contains a Main Street area.
- Create an integrated compact and mixed use corridor with high density development along Gordon Street. Provide opportunities for commercial amenities and community services within walking distance for residents.
- Achieve a minimum population of 15,000 to meet the requirements of the Provincial Growth Plan.



Key Directions: Land Use

- Achieve transit supportive densities with human-scaled built form
- Meet the City-wide target for affordable housing of 30%
- Design a green gateway into the City that contributes to our community image and may include elements such as a linear green space, public art, a multi-use path and connections to the Community Park
- Encourage uses that generate pedestrian traffic on the ground floor in commercial, mixed use and high density residential areas
- The urban-rural transition will have a minimum depth of 60 metres, with buildings having a maximum height of 3 storeys



Key Directions: Land Use

- Residential Areas provide for a full range and mix of housing
- Low density residential areas development will have:
 - Density of 20-60 units per hectare;
 - Maximum height of 4-6 storeys with the tallest buildings on collector roads or at intersections



Key Directions: Land Use

- Medium density residential areas:
 - Density of 40-100 units per hectare;
 - Minimum height of 2 storeys; and,
 - Maximum height of 6 storeys.
- High density residential areas:
 - Density of 100-200 units per hectare;
 - Minimum Floor Space Index of 1.5;
 - Minimum height of 4 storeys on Gordon St. and 3 storeys elsewhere; and,
 - Maximum height of 14-18 storeys with taller buildings considered in strategic locations.



Key Directions: Parks

- Establish a network of parks, open spaces and trails with a variety of recreation spaces
- A neighbourhood park within within a 5-10 minute walk for all future residents
- Neighbourhood Parks = 1 hectare minimum
- Community Park = 10 hectares minimum
- Minimum total parkland for Clair-Maltby = 18 hectares.
- Opportunities to increase the parkland should be explored.



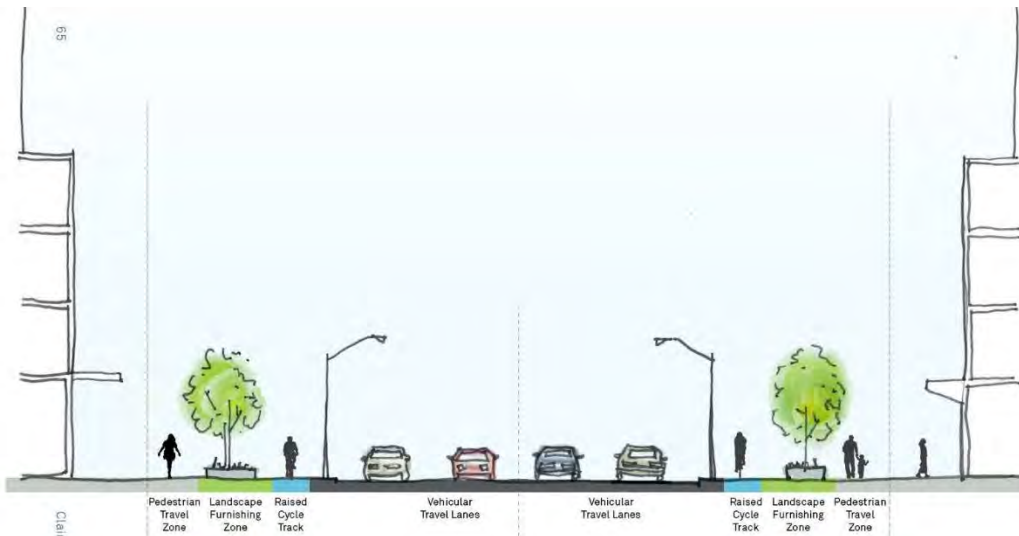
Key Directions: Built Form and Urban Design

- Promote the development of inspiring, meaningful and memorable places that reinforce Guelph as a historic, beautiful and innovative City with new public spaces for gathering and recreation and:
 - Compact walkable neighbourhoods;
 - Healthy neighbourhood design principles;
 - Building and site design which responds sensitively to variable topography while achieving highly walkable built form;



Key Directions: Built Form and Urban Design

- Gordon Street Corridor will be a transit supportive and multi-modal corridor that incorporates high-quality design and also highlights and celebrates the significant pockets of open space, NHS and cultural heritage resources along it



Key Directions: Built Form and Urban Design

- The Urban Village Core will be highly pedestrian oriented and contain predominately mixed use buildings. Other features include:
 - Upgraded streetscape elements;
 - On-street parking;
 - Taller buildings;
 - Building design which promotes sunlight, views and privacy;
 - A Main Street as an anchor for the area with buildings which contribute to a pedestrian oriented environment and a centrally located square as a focal point.

Key Directions: Built Form and Urban Design

- Residential Neighbourhoods will be designed to:
 - Be centred around a neighbourhood focal point such as neighbourhood-scale mixed use, parks and/or community facilities;
 - Carefully consider the interface with the NHS and the open space system;



Key Directions: Energy and Climate Change

- Contribute **to the City's goal of being a Net Zero Carbon community by 2050**
- City facilities will strive towards having 100% of their energy supplied by renewable source by 2050
- To mitigate risks to property, infrastructure, human health and the environment arising from climate change there will be increased reliance on green infrastructure
- Maintenance, restoration and improvement of the NHS will abate climate impacts
- Reduce the amount of energy used for transportation through community design



Key Directions: Phasing and Finance

- The Fiscal Impact Assessment will be approved by Council.
- Phasing of development will be considered as part of the secondary plan.
- The City will consider options to ensure the provision and/or funding of growth related or shared services in accordance with the Fiscal Impact Assessment and related City policies.
- Landowners may be encouraged to enter into private cost sharing agreement(s) and/or trustee arrangements that address the provision and/or funding of certain local services and infrastructure facilities.

World Café

- 3 rounds of conversation
- You will have 20 min during the FIRST ROUND ONLY to provide feedback on the draft actions
- You will have 15 min during ROUNDS 2 and 3
- At the end of each round you can move onto another table – or stay and continue to work at the same table
- After 3 rounds, you will have 10 minutes to circulate, view results and add any final thoughts to responses

Conversation Tables

- Land use
- Parks and cultural heritage resources
- Built form/urban design policies
- Mobility & Trails
- Natural Heritage System
- Stormwater and Water/Wastewater Servicing
- Energy

Questions

- 1) Review the directions
- 2) Work through the questions
 - Which ideas and potential directions do you like most?
 - What issues need further consideration? What would you change or clarify?
 - Are there any important issues that you feel are not addressed by the Draft Directions document? Is there something new you would add?

Café Etiquette

- ✓ Write down your ideas
- ✓ Focus on what matters
- ✓ Listen to understand
- ✓ Contribute your thinking
- ✓ Speak you mind & heart
- ✓ Link & connect ideas
- ✓ Listen for insights & ask deeper questions
- ✓ **It's OK to change tables**
- ✓ Play, doodle and draw!

World Café Agenda

1. Café Conversations Round 1 (20 min)
2. Café Conversations Round 2 (15 min)
3. Café Conversations Round 3 (15 min)
4. Review (10 min)

Next Steps

Phase 3 (Q3 2018 – Q2 2019)

- Detailed technical work including modelling and analysis
- Policy development
- Community Engagement

CEIS

- continue monitoring
- assess impacts based on preferred community structure
- develop mitigation and restoration recommendations
- finalize CEIS as a whole

Water, Wastewater, SWM

- Develop and evaluate alternative solutions
- Create or update models for study area
- Recommend preferred options and prepare MESP project file

Fiscal Impact Assessment

- Prepare fiscal impact model based on the preferred community structure

Next Steps

Phase 3 (Q3 2018 – Q2 2019)

Mobility

- Complete technical studies based on preferred community structure
- Finalize mobility network planning study
- Finalize traffic impact study

Energy & Other Utilities

- Evaluate the MESP alternatives which are based on the preferred community structure
- Prepare final report

Secondary Plan

- Prepare draft secondary plan including policies and land use plan based on the preferred community structure as refined by the results of the technical input
- Undertake further community engagement
- Prepare a final secondary plan

Thank you