Special City Council
Meeting Agenda

Wednesday, March 21, 2018 – 6:00 p.m.
Meeting Room C, Guelph City Hall, 1 Carden Street
Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available on guelph.ca/agendas.

Open Meeting – 6:00 p.m.

Disclosure of Pecuniary Interest and General Nature Thereof

Special Council Workshop – Clair-Maltby Secondary Plan

Presentation:
Stacey Laughlin, Senior Policy Planner
Arun Hindupur, Supervisor, Infrastructure Engineering
Liz Howson, Consultant, Macaulay Shiomi Howson Ltd.
Ron Scheckenberger, Consultant, Wood PLC.
Anne McIlroy, Consultant, Brook McIlroy Inc.
Dave Sajecki, Consultant, Brook McIlroy Inc.

Question Period

Evaluation of Alternatives Exercise

Staff/Consultant Next Steps Summary

Adjournment
Clair-Maltby
Community Structure Alternatives
Council Workshop
March 21, 2018
## Agenda

<table>
<thead>
<tr>
<th>Activity</th>
<th>Duration</th>
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<tbody>
<tr>
<td>Presentation</td>
<td>30 minutes</td>
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<tr>
<td>Questions</td>
<td>15 minutes</td>
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<tr>
<td>Evaluation of Alternatives Exercise</td>
<td>60 minutes</td>
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<tr>
<td>Wrap-up and Next Steps</td>
<td>15 minutes</td>
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## Project Update

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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<tbody>
<tr>
<td><strong>Q1 2018</strong></td>
<td>Ongoing work on technical studies Development of Community Structure Alternatives</td>
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<tr>
<td><strong>February 7, 2018</strong></td>
<td>Township of Puslinch Council Presentation of Conceptual Community Structure</td>
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<td><strong>February 27, 2018</strong></td>
<td>CWG/TAG meeting to present findings of technical work and the Community Structure Alternatives</td>
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<td><strong>March 14, 2018</strong></td>
<td>Joint EAC/RSAC meeting to present findings of technical work and the Community Structure Alternatives</td>
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Preliminary Technical Assessment

• On-going multi-disciplinary technical assessment including mobility, natural heritage, hydrogeology, stormwater and servicing

• Transportation, including preliminary evaluation of study area traffic demands, confirms need to provide robust connectivity internal to Clair-Maltby, and to adjacent areas of the City, to support walking, biking, transit and vehicular movement
Natural Heritage System

Preliminary technical analyses carried out to date including:

- Preliminary Headwater Drainage Feature Assessment;
- 2017 vegetation and wildlife fieldwork;
- 2017 wetland level and quality monitoring;
- significant landforms and slope classes assessment.
Maintain existing drainage boundaries
SWM facilities located at or next to depressional features
SWM facilities sized for full capture of 100 year storm
SWM facilities require relief outlets
Preliminary Technical Assessment: Wastewater

Internal Sanitary Servicing Concept

Conceptual Sewersheds shown to service proposed lands with existing topographic constraints

Sewershed Configuration may be refined with phasing and ultimate land use

One or more Sewage Pumping Stations (SPSs) will be required with the proposed land use

External Servicing Upgrades will be required to provide Capacity from CMSP lands to Guelph WWTP
**Preliminary Technical Assessment: Water**

**Water Servicing Concept**

Extension of Zone 3 distribution with 300 mm watermains on all roads.

Configuration to be looped to avoid introduction of dead ends.

Zone 3 Storage (Elevated or In-ground Alternatives to be Considered), preferred locations in the higher ground.

High ground above 350 m in parts of the development will be serviced at minimum allowable pressure (280 Kpa) rather than minimum preferred serviced pressure (350 Kpa) with current configuration of Zone 3 – HGL = 388 m.

Conveyance Connection required from Existing Booster Pumping Station - 400 mm – 600 mm.
What is a Charrette?

Multi-disciplinary, intensive and collaborative design and planning workshop inclusive of all affected stakeholders with the aim of developing a design or vision for a project or planning activity.

Literally, charrette is from the French term for “cart” or “chariot.”
Design Charrette Overview

**Bus Tour of Secondary Plan Area**
- Technical Steering Committee Evaluation of Alternatives
- TAG/CWG Working Session

**Tag One: Community Structure Alternatives**
- Day One: Community Structure Alternatives
  - Public Workshop #1: Evaluation of Alternatives
  - April 3

**Tag Two: Individual Stakeholder Meetings and Preferred Plan Synthesis**
- Day Two: Individual Stakeholder Meetings
  - April 4
- Selection of Preferred Community Structure
- Cultural Heritage Inventory
- Land Use and Community Services/Schools

**Tag Three: Live Design Exercises - Refine Preferred Community Structure**
- Day Three: Live Design Exercises
  - Public Info Session #2: Preferred Structure
  - April 5

**Tag Four: Preferred Plan Refinement and Production**
- Day Four: Preferred Plan Refinement
  - Recap Meeting
  - Production
  - April 6

**Tag Five: Refined Preferred Community Structure**
- Day Five: Refined Preferred Community Structure
  - Public Open House #3: Refined Preferred Community Structure
  - April 9
Charrette Communications Strategy

- Videos for social media
- Social media – Facebook and Twitter
- On-site education
- Posters
- City and project webpage updates
Conceptual Community Structure
Community Structure Alternatives
Alternative #1 – Featuring the Green
Alternative #2 – Focus on Community and Services
Alternative #3 – Connected and Urban
Evaluation of Alternatives: Exercise

Council will undertake an exercise that includes both quantitative and qualitative evaluation criteria of the alternatives based on the approved Vision and Guiding Principles for the Secondary Plan.

The evaluation will be reviewed with feedback from the public and other stakeholders to inform the development of the preferred community structure.
## Next Steps

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<th>Date</th>
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<tbody>
<tr>
<td>March 26-30, 2018</td>
<td>Secondary Plan area tours for Councillors</td>
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<tr>
<td>April 3-6 &amp; 9, 2018</td>
<td><strong>Design Charrette &amp; Presentation of Results to Council</strong></td>
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<tr>
<td>June 5, 2018</td>
<td>Preferred Community Structure to COW</td>
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<td>June 25, 2018</td>
<td>Preferred Community Structure to Council</td>
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<tr>
<td>Q3 2018 – Q2 2019</td>
<td>Phase 3 of the project</td>
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Thank You