



August 31, 2021

Project No. 1301

Guelph City Hall
 1 Carden Street
 Guelph, Ontario
 N1H 3A1

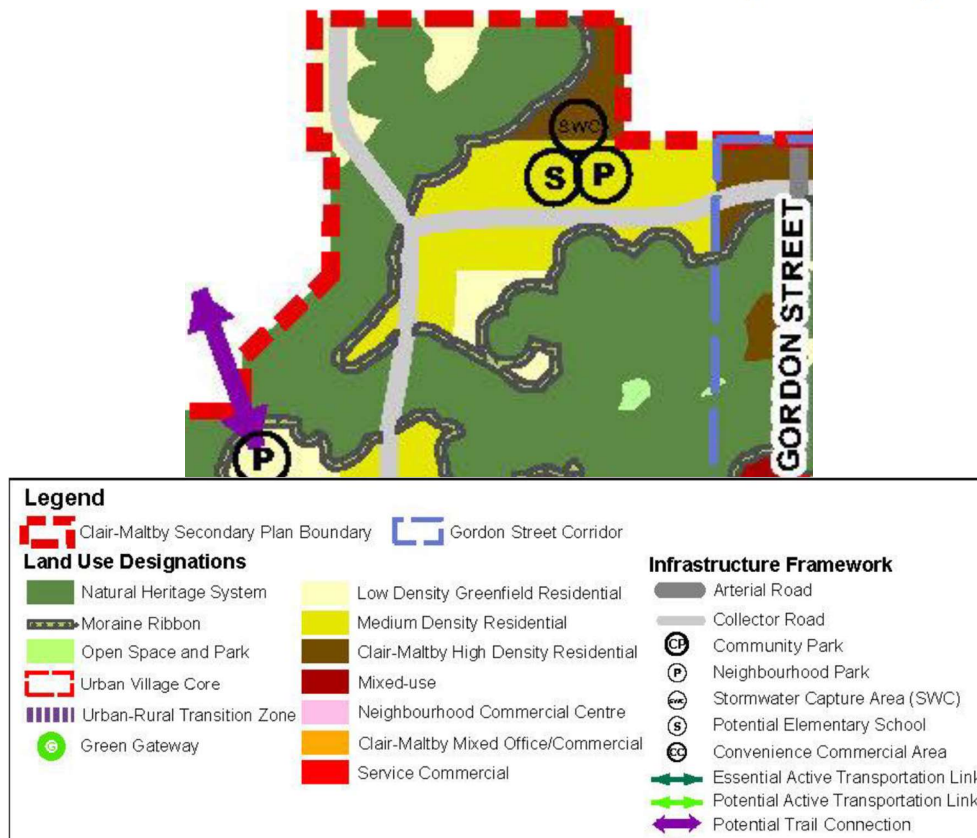
Attention: Mayor Cam Guthrie and Members of Council

Re: **Clair-Maltby 11.3 Draft Secondary Plan
 Final Draft for Community Engagement June 16, 2021**

I am the planning consultant providing these comments on behalf of the owners of 132 Clair Road West located in the northwest portion of the Clair-Maltby Secondary Plan abutting the existing South End Community Park.

For reference, I have included an excerpt below showing the subject property from Schedule B – Land Use Plan (DRAFT) found on page 50 of the Draft Secondary Plan.

Schedule B – Land Use Plan (DRAFT)



As noted in the letter from the owners' solicitor, the Draft Secondary Plan mapping is not consistent with the **OPA No. 42 settlement mapping**. The newly identified and proposed Natural Heritage System designation located in the south portion of the property and the moraine ribbon are land takings beyond the designations within the agreed to minutes of settlement. The owners are requesting that the Clair-Maltby mapping and policies be revised to be consistent with the minutes of settlement.

Included as an attachment to this letter is a memo prepared by Natural Resource Solutions Inc. providing environmental comments related to the Draft Secondary Plan.

With respect to the **moraine ribbon** shown in the Draft Clair-Maltby mapping, this feature is neither a required environmental element since the Natural Heritage System features and buffers are already identified and protected within the current Official Plan designation, nor is it clearly parkland dedication in the draft secondary plan policies. The moraine ribbon may be included as trails and parkland and if this is the case it should be included in the required parkland dedication requirement and be clearly articulated in the policies. Unfortunately, the moraine ribbon is not located where there are pedestrian and cycling desire lines of travel. The moraine ribbon proposal will result in land needed to provide housing and other uses within the urban area not being available. Approximately 46% of the Clair-Maltby secondary plan area is protected as part of the Natural Heritage System. In addition, there will be schools, parks, stormwater management areas and newly proposed stormwater management overflow areas, and roads which will all reduce the land available for housing and other urban land uses. The moraine ribbon should not be included within the secondary plan. Instead, there should be a policy to accept a percentage of the trail connections as part of the required parkland dedication received by the City.

The proposed **collector road** located to the east of the existing South End Community Park is not viable due to the change in grade through this location. As has been communicated to City staff previously, the collector road should be located on the other side of the wetland on the east side of the property.

The parcel abutting the South End Community Park should not be designated "Low Density Greenfield Residential". This parcel should be designated "**Clair Maltby High Density Residential**". This is an appropriate designation in this location and will assist the City in meeting the Provincial density targets.

The parcel located at the north end of the property with frontage on the extension of Poppy Drive (surrounded by wetlands) should not be designated "Low Density Greenfield Residential". This parcel should be designated "**Clair Maltby High Density Residential**". This is an appropriate high density site which would be supportive of, and walkable to, the commercial node at Clair Road and Gordon Street.

A **Neighbourhood Park** should not be identified on this property due to its proximity to the abutting South End Community Park. Cash-in-lieu of parkland in this location would be a more appropriate and better option in this specific circumstance.

The proposed **Stormwater Capture Area** does not appear to be in a logical location in accordance with the existing grades of the property. We question the stormwater management approach that is being proposed and would like to see an effective and less land consumptive option be proposed. A meeting to review the City's proposed engineering strategy has been requested and we would like to participate in this meeting.

Thank you for the opportunity to provide these comments. Please let us know if you would like to discuss any of these comments further.

Yours truly,

A handwritten signature in blue ink, appearing to read 'AClos', is positioned above the name of the sender.

Astrid Clos, MCIP, RPP

(1301.Draft Clair Maltby Secondary Plan comments.pdf)

cc: Stacey Laughlin, MCIP, RPP, Senior Policy Planner, Planning and Building Services
Infrastructure, Development and Enterprise Services

Attachments: Turkstra Mazza and NRSI