



Clair-Maltby

Transform. Connect. Community.

September 21, 2021

Clair-Maltby Secondary Plan
Planning Advisory Committee



Overview Agenda

- Secondary Plan Process
- Vision and Guiding Principles
- Draft Secondary Plan Land Use and Parks Overview
- Draft Master Environmental Servicing Plan (MESP) and Comprehensive Environmental Impact Assessment (CEIS) Overview
- Fiscal Impact Analysis
- Next Steps



Clair-Maltby Secondary Plan process

Phase 1 (April 2016 - July 2017)

- Background data collection
- Identify problem/opportunity statement
- Develop vision/principles

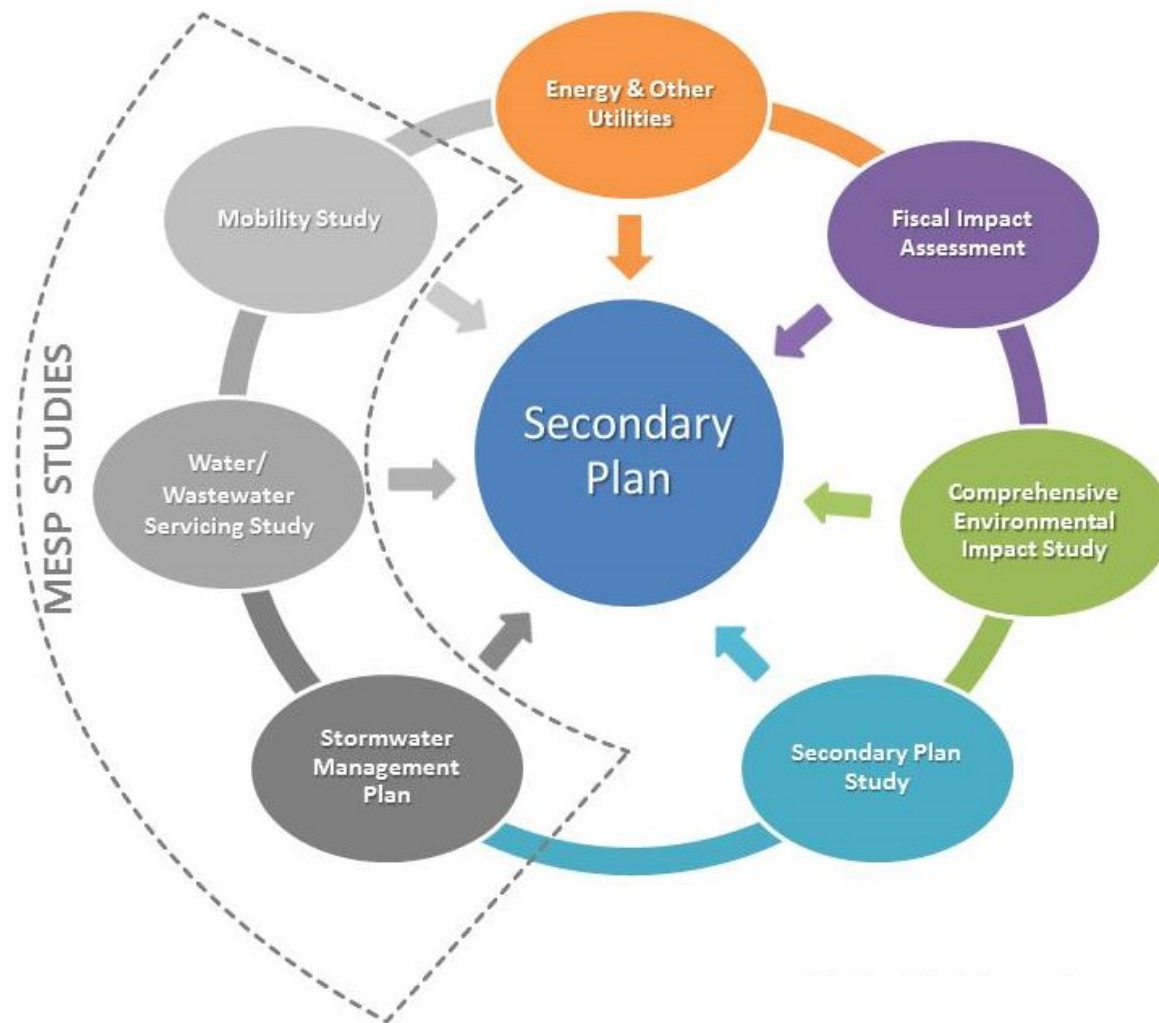
Phase 2 (July 2017 - June 2018)

- Develop Conceptual Community Structure
- Detailed studies
- Consideration of Community Structure Alternatives

Phase 3 (July 2018 - 2022)

- Preferred Alternative
- Open Space System Strategy
- 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 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

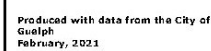
A few differences:

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

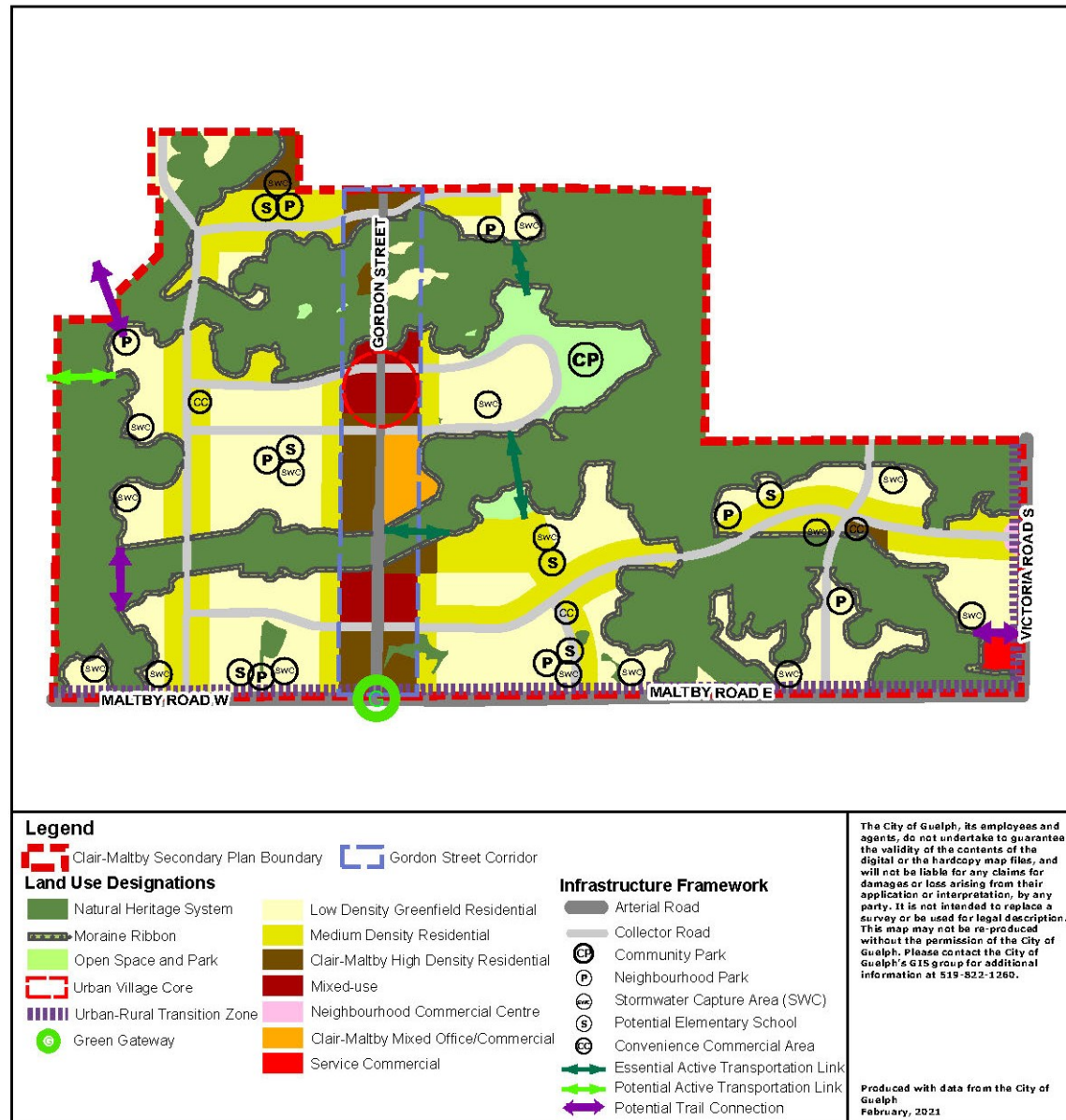


Draft Secondary Plan

- 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 B: Land Use





Draft Secondary Plan

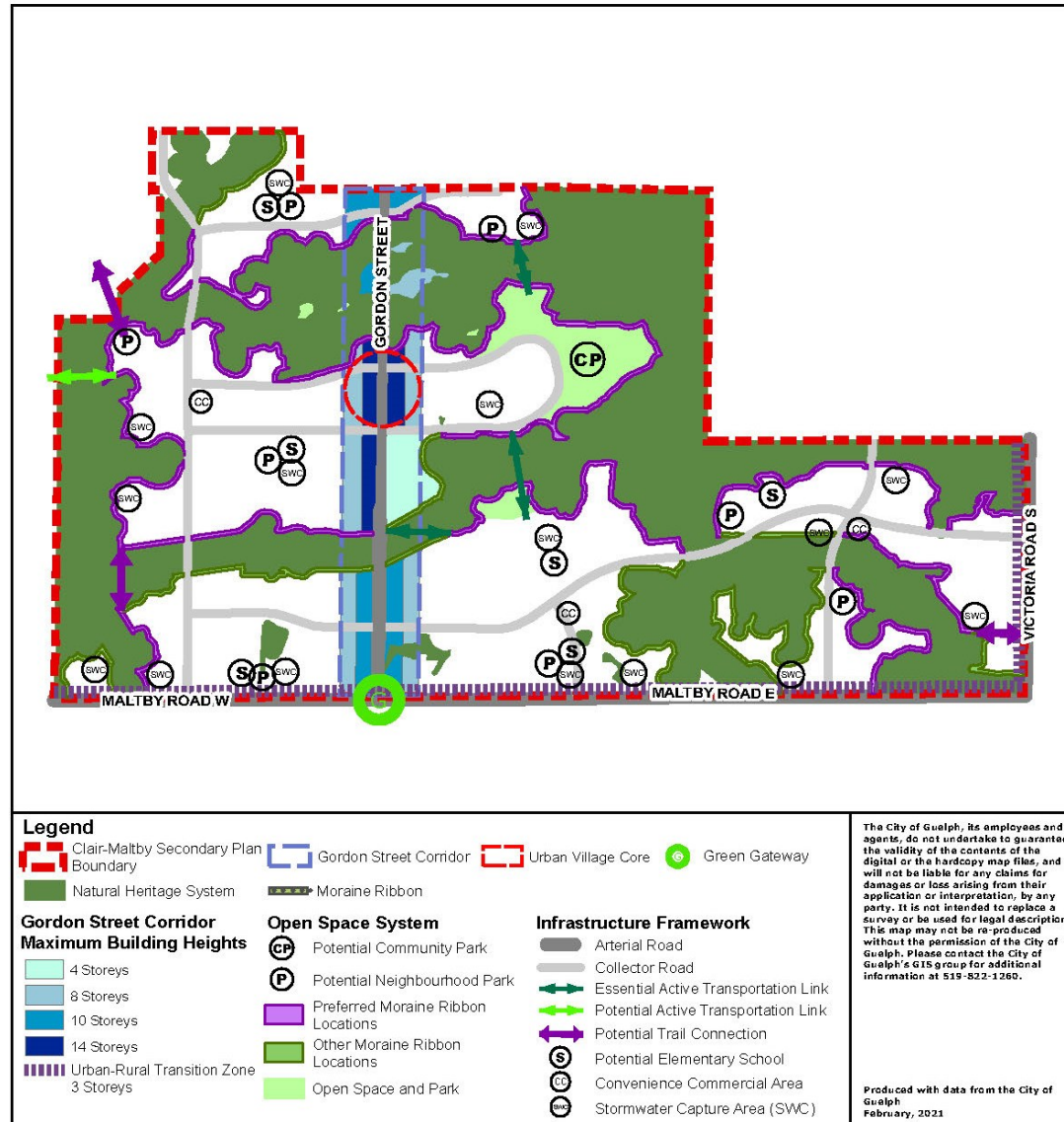
- High density residential and mixed use are focused on the Gordon Street corridor
- Medium density residential is focused on the proposed collector roads
- Interior portions of neighbourhoods are proposed to be low density residential



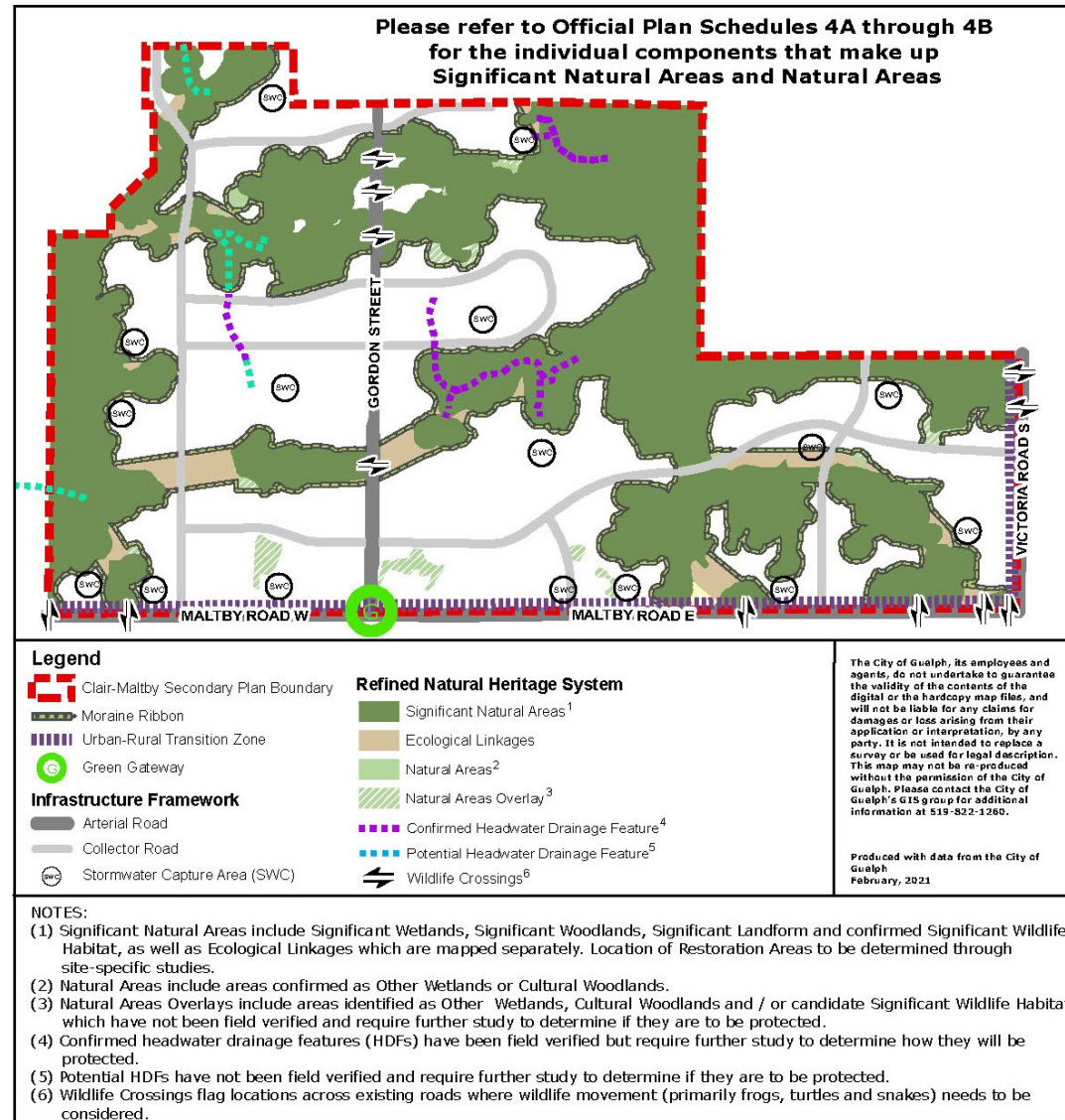
Draft Secondary Plan

- 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

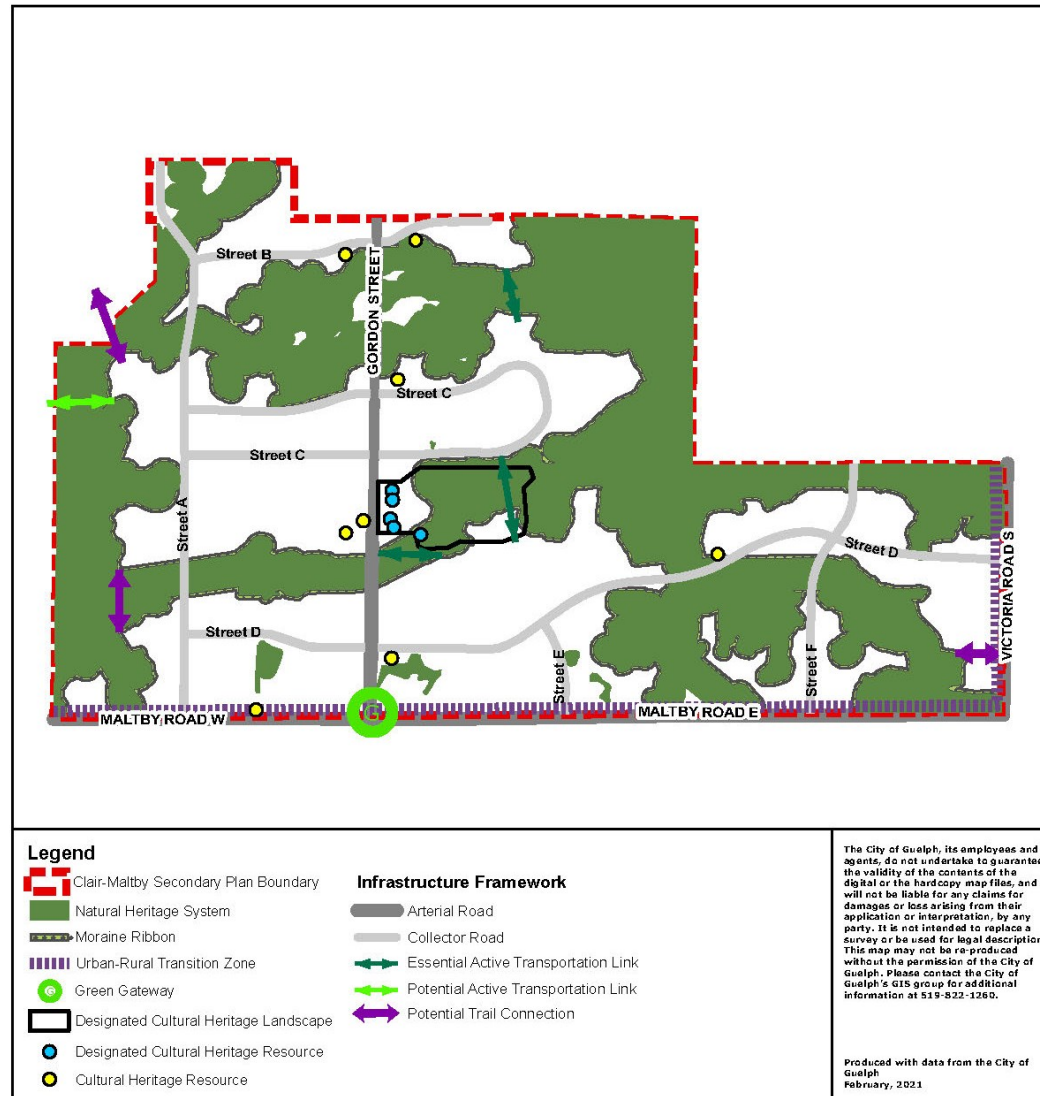




Draft Secondary Plan

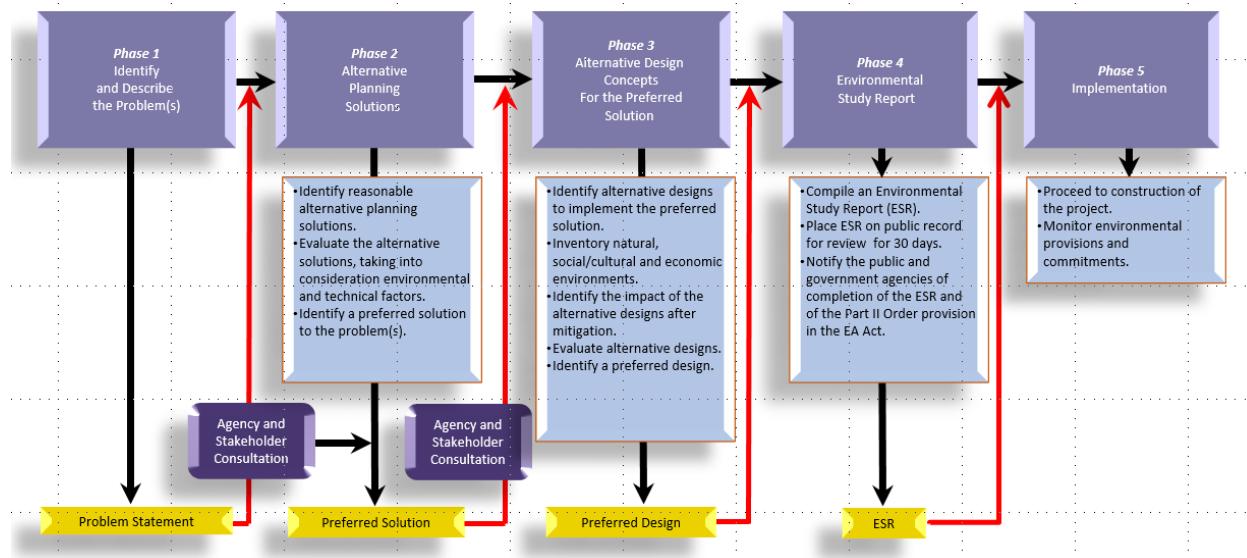
- The cultural heritage policies ensure the conservation of the cultural heritage resources.
- The cultural heritage resources reflect the rural/agricultural heritage of Guelph, and the former Township of Puslinch, as well as the cultural heritage landscape at 2162 Gordon St.

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 area





Draft MESP Overview

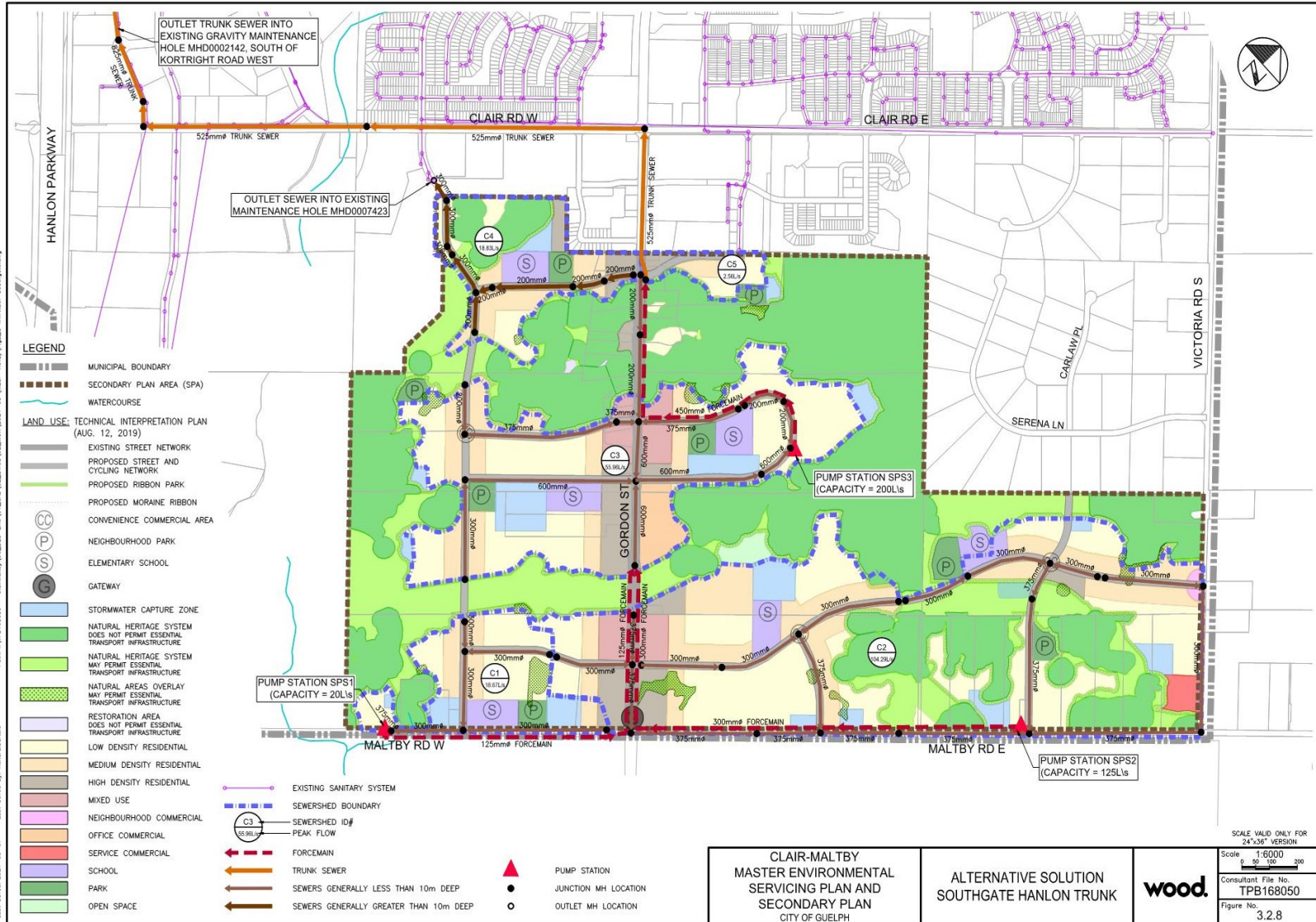
- MESP has determined preferred servicing strategies for:
 - Water;
 - Wastewater;
 - Stormwater management, and
 - Mobility (transportation)for the Clair-Maltby SPA preferred land use plan.

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| Plotted: | 2021-05-07 | Plotted By: | richard.bartolo |
| Last Saved: | 2021-05-07 | Last Saved By: | richard.bartolo |



Draft MESP Overview

Wastewater Servicing





Draft MESP Overview

Stormwater Management

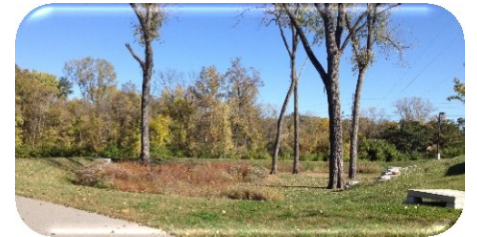
Stormwater management will be needed to address drainage impacts from the proposed land use conditions. Stormwater management strategy is designed to meet the surface water and ground water targets set in the Comprehensive Environmental Impact Study (CEIS).

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.



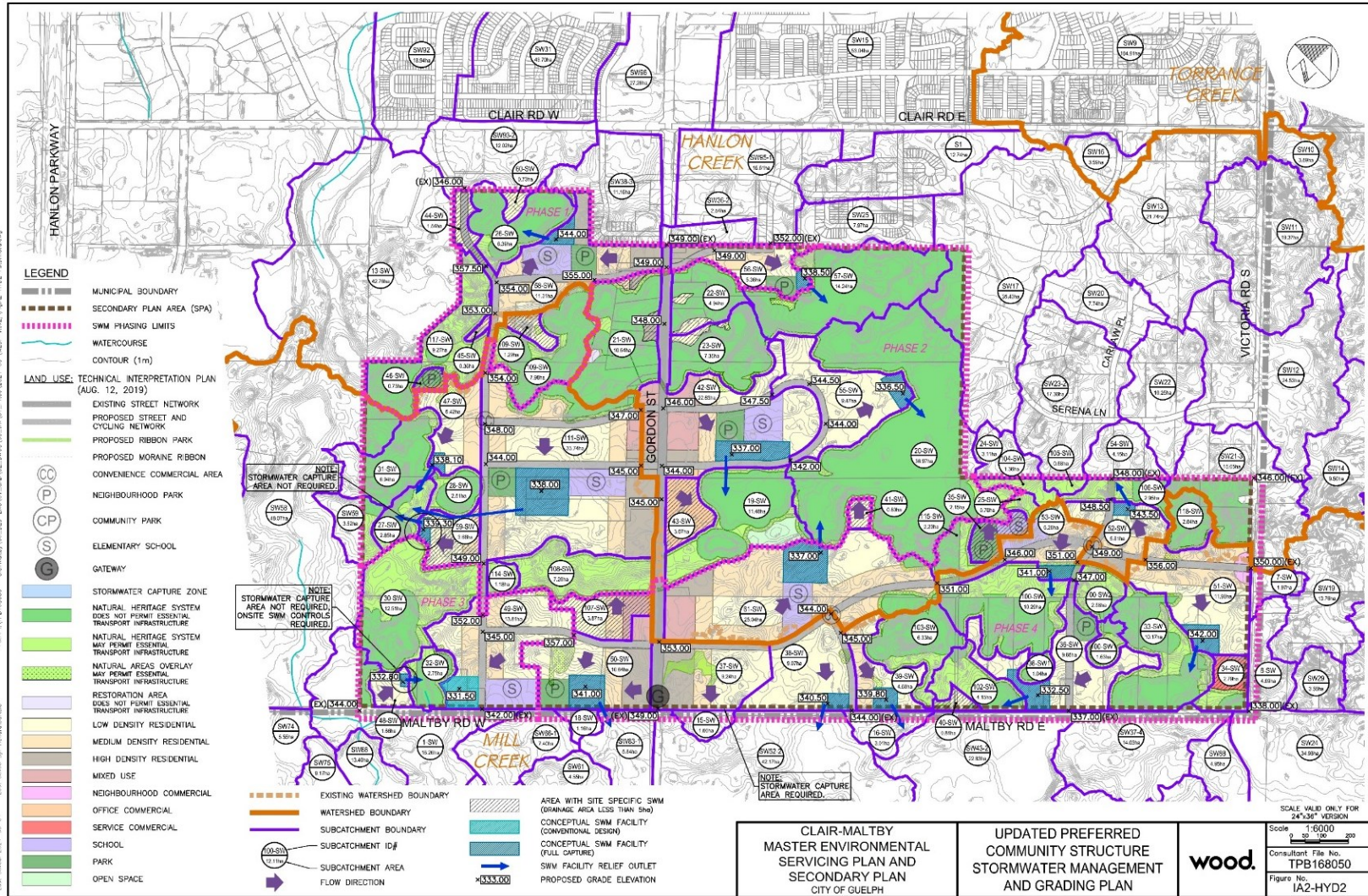
Draft MESP Overview

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





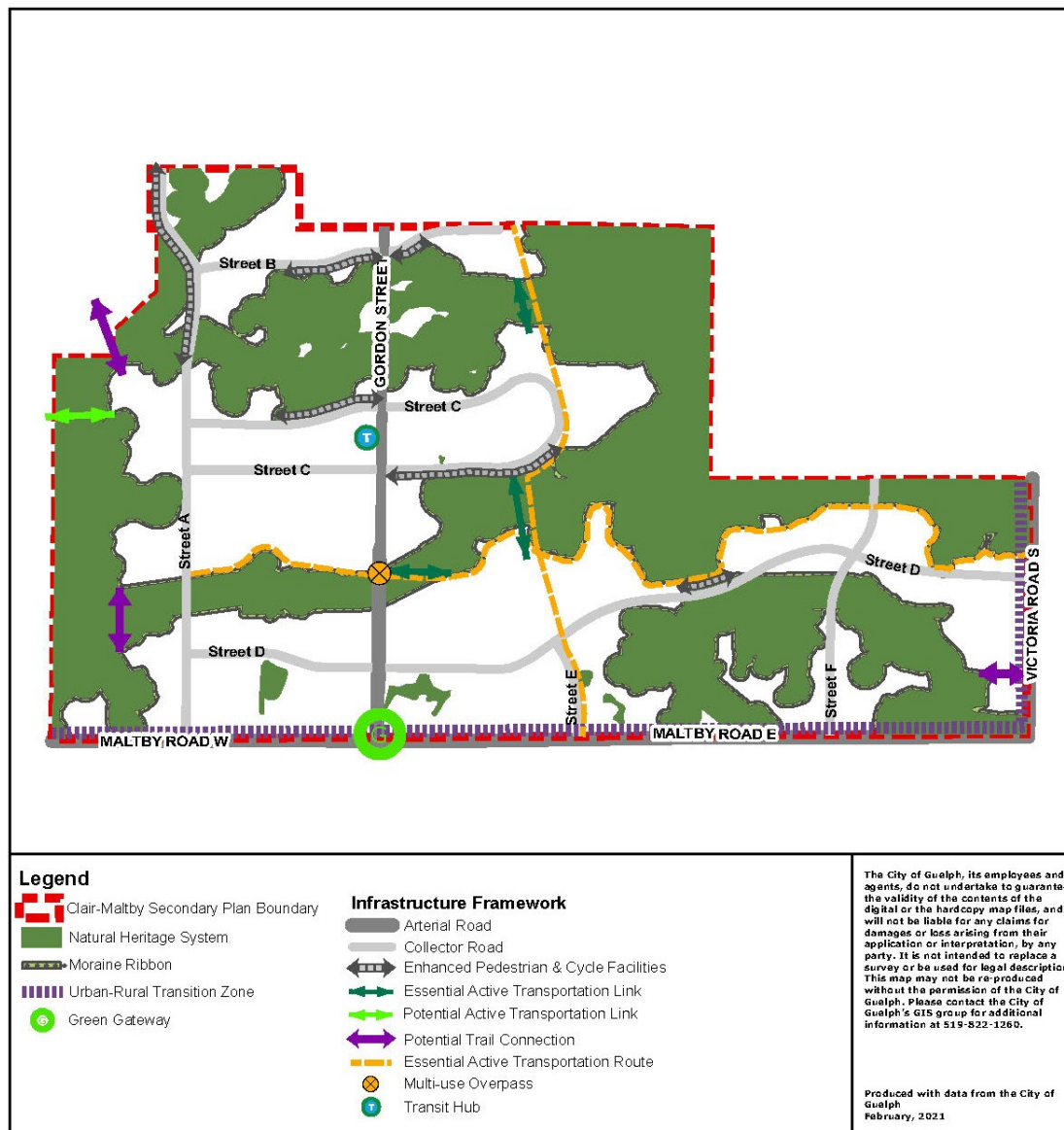
Draft MESP Overview

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.

Schedule C: Mobility Plan





Fiscal Impact Assessment

- Study of impact to operating costs, taxes, rates, and financing within an assumed forecast period of 2025 to 2041
 - Operating Costs:
 - Rate revenue > rate expenditures at full build out
 - Tax expenditures offset by user fees and tax revenues from CMSP

Fiscal Impact Assessment

– Capital Costs:

- Tax rate impact – approximately 1% increase in early years of the forecast period

Figure ES-1
City of Guelph – Clair-Maltby Secondary Plan
Comparison of Clair-Maltby Tax Rate Relative to City's 2020 Tax Rate (2020-2041)

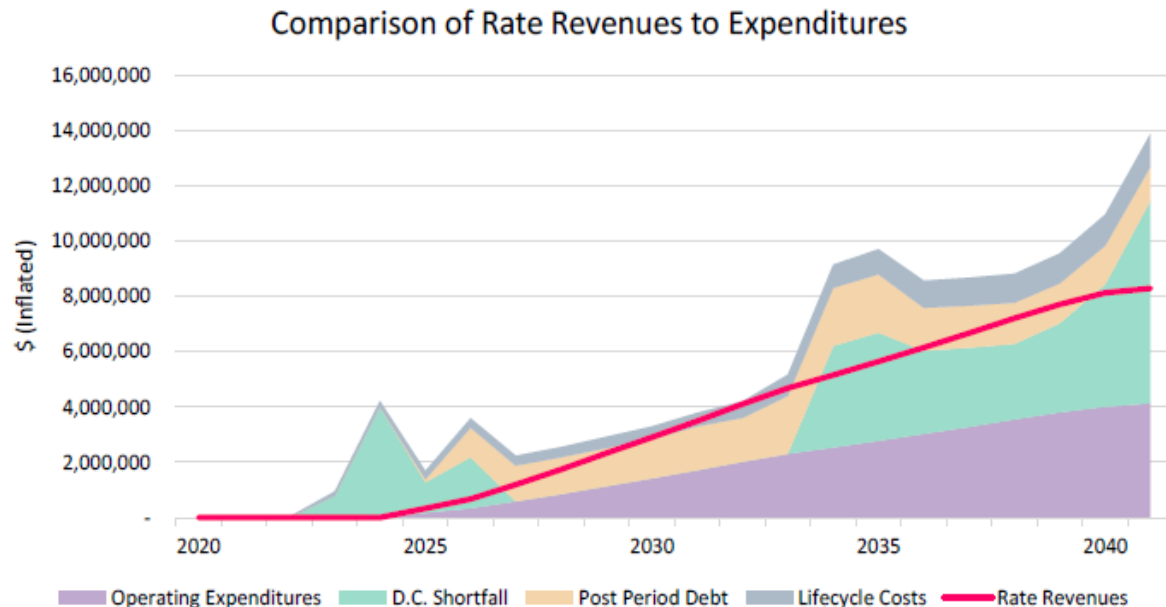


Fiscal Impact Assessment

– Capital Costs:

- Service rate impact – upward pressure on rates throughout the forecast period. In order to mitigate rate increases alternative financing strategies will be required

Figure ES-2
City of Guelph – Clair Maltby Secondary Plan
Comparison of Rate Revenues Relative to Different Classes of Expenditures





Fiscal Impact Assessment

- Debt Capacity:

- CMSP growth projecting use of 20% of City's current debt capacity

- Policy Directions:

- Prepayment of D.C.s or front-ending roads, water, wastewater services;
- Localized D.C. charge for CMSP to ensure cost recovery;
- Funding agreements with developers; and/or
- Delay capital expenditures and/or growth in certain areas



Next Steps

- Continue to receive stakeholder input over the early fall
- Statutory public meeting – September 22, 2021
- Review and consider of community and stakeholder feedback
- Preparation of final Secondary Plan and MESP for adoption by Council



THANK YOU
Questions?