

# GWDA



August 6, 2021

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**Attention:** Mayor Cam Guthrie and Members of Council

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

The members of the Guelph and Wellington Developers Association (GWDA) and the Guelph and District Home Builders Association (GDHBA) have participated in the engagement sessions related to the Clair-Maltby Secondary Plan and MESP process.

Our members have carefully reviewed the Draft document with the exception of the Fiscal Impact Assessment which has not yet been made available.

Please find a table attached with the comments and suggested wording changes for your review and consideration.

Yours sincerely,

Carson Reid, President  
GWDA

Tom McLaughlin, President  
GDHBA

cc: Stacey Laughlin, Senior Policy Planner, Planning and Building Services

Comments related to Clair-Maltby 11.3 Draft Secondary Plan – Final Draft for Community Engagement June 16, 2021			
Section	Excerpt from June 16, 2021 Secondary Plan ( <b>bolding</b> added)	Guelph and Wellington Development Association and Guelph and District Homebuilder Association Comments	Guelph and Wellington Development Association and Guelph and District Homebuilder Association suggested wording changes indicated in <b>red text</b> .
<b>11.3.1.2 Guiding Principles and Objectives</b>			
<b>Principle 1: Green and Resilient</b>	3. Recognize the importance of Halls Pond in maintaining <b>biodiversity and ecosystem</b> health in Clair-Maltby.	Why is the biodiversity and ecosystem health of Halls Pond specifically mentioned in this context?	3. Recognize <b>the recreational potential</b> of Halls Pond in Clair- Maltby.
	4. Promote <i>green infrastructure</i> as a complement to traditional infrastructure used to manage stormwater.  “ <b>Green infrastructure</b> means: Natural and human-made elements that provide <i>ecological</i> and <i>hydrologic functions</i> and processes. <i>Green infrastructure</i> can include components such as <b>natural heritage features and systems, parklands</b> , stormwater management systems, street trees, <i>urban forests</i> , natural channels, permeable surfaces, and green roofs.”	Does this mean that parks and natural heritage features can be used for stormwater management? The city engineering department has not allowed permeable surfaces ie. permeable paving in the city. What is different here? Green roofs do not allow the pre to post infiltration targets to be met. If depressions in the landscape will be used for stormwater management overflow will this sterilize huge areas from any development?	4. <b>The use of green infrastructure will be included in the calculations to allow traditional infrastructure used to manage stormwater to be reduced in capacity and size.</b>
<b>Principle 1: Green and Resilient</b>	5. Ensure that conservation and the efficient use of energy and water is incorporated in the design of new development and infrastructure to contribute to the City’s achievement of	What impact will this have on planning applications?  The GID lands have similar policies which may	5. <b>Ensure that as much of Clair- Maltby as possible be serviced by gravity to reduce the ongoing forcemain and pumping station energy costs</b> to contribute to the

	Net Zero Carbon and the mitigation of climate change.	be why they remain undeveloped.	City's achievement of Net Zero Carbon and the mitigation of climate change.
	6. Minimize changes to the <i>hummocky topography</i> of the <i>Paris Galt Moraine</i> through the design of new development and infrastructure to preserve the aesthetic and geologic uniqueness of Clair-Maltby.	How can changes of the hummocky topography be minimized while meeting the engineering standards for pipes and road grades? Add wording to this section related to meeting engineering standards.	6. Minimize changes to the <i>hummocky topography</i> of the <i>Paris Galt Moraine</i> through the design of new development and infrastructure to preserve the aesthetic and geologic uniqueness of Clair-Maltby <b>recognizing that engineering standards and accessibility standards must be met for this infrastructure.</b>
<b>Principle 4: Interconnected and Interwoven</b>  <b>Objectives:</b>	1. Design new <i>development</i> and infrastructure to create a modified street grid pattern and trail system that is designed to facilitate all modes of transportation with a priority on walking, cycling and transit.	“modified street grid and trail system.” The moraine ribbon does not support a modified grid trail system but locates trails where there are no pedestrian travel desire lines.	Replace the moraine ribbon with trail connections that will be included as parkland dedication in accordance with the Planning Act.
<b>Principle 4: Interconnected and Interwoven</b>  <b>Objectives:</b>	2. Provide connections to parks, open spaces and trails from the Moraine Ribbon and the road network to promote <i>active transportation</i> and <i>passive recreation</i> .	the moraine ribbon is not in an appropriate location to provide active transportation connections and will frustrate this objective.	
<b>Principle 5: Balanced and Livable</b>  <b>Objectives:</b>	1. Contribute to the achievement of the City's designated <i>greenfield area</i> density target.	How much residential land is available for development once the schools, parks, SWM, Open Space, Natural Heritage, roads and moraine ribbon have been net out?	2. Ensure residential neighbourhoods are walkable areas, anchored by a focal point such a neighbourhood-scale mixed use <b>or</b> commercial development, schools, parks and/or other community facilities <b>in accordance with section 11.3.8.6.9.</b>

	2. Ensure residential neighbourhoods are walkable areas, anchored by a focal point such a neighbourhood-scale mixed use <b>or</b> commercial development, schools, parks and/or other community facilities.	Schedule A should reflect the flexibility in this objective. The commercial sites identified on Schedule A should be deleted.	
<b>11.3.2 Managing Growth &amp; Community Structure</b>			
<b>11.3.2.1 Managing Growth in Clair-Maltby</b>	2. <i>Development</i> will be planned to contribute toward the overall <i>density targets</i> for the designated <i>greenfield area</i> of the City over the long term. The Clair-Maltby secondary plan area is planned and designed to achieve an <b>overall minimum density target that is not less than 65 residents and jobs per hectare</b> . This will provide for <i>transit-supportive</i> densities with a human-scaled built form, with a full range and mix of affordable and market-based housing options and a variety of other uses.	“density target of not less than 65 residents and jobs per hectare”. This will not provide a <b>full range</b> of housing types. The A Place to Grow target of 50 residents and jobs per hectare should be included in the Clair-Maltby Secondary Plan.	2. <i>Development</i> will be planned to contribute toward the overall <i>density targets</i> for the designated <i>greenfield area</i> of the City over the long term. The Clair-Maltby secondary plan area is planned and designed to achieve an <b>overall minimum density target that is not less than 50 residents and jobs per hectare</b> . This will provide for <i>transit-supportive</i> densities with a human-scaled built form, with a full range and mix of affordable and market-based housing options and a variety of other uses.
<b>11.3.2.1 Managing Growth in Clair-Maltby</b>	4. Within the overall targets, the target for the Gordon Street Corridor is approximately 4,100 people and 500 jobs.	Much of the Gordon Street Corridor is within the Natural Heritage System, Green Gateway and Urban/Rural Transition. How much net land is available along Gordon Street for development to provide the 4,100 people and 500 jobs?	

<p><b>11.3.2.2 Clair-Maltby Community Structure</b></p>	<ul style="list-style-type: none"> <li>the Open Space System, including the Moraine Ribbon;</li> </ul>	<p>The moraine ribbon must be counted as the required parkland dedication. The policy should specifically state this. The moraine ribbon is not required since trails are permitted to be located in the outer 15 m of the required buffer. This additional requirement must be counted as parkland dedication. It is a land taking that landowners must be compensated for.</p>	<ul style="list-style-type: none"> <li>the Open Space System, including the Moraine Ribbon <b>and Green Gateway as parkland;</b></li> </ul>
<p><b>11.3.2.2 Clair-Maltby Community Structure</b></p> <p><b>Natural Heritage System and the Paris Galt Moraine</b></p>	<p>1. The Natural Heritage System as identified on all schedules, and designated on Schedules B and E, incorporates the <i>natural heritage features and areas</i> of Clair-Maltby. In particular, given the location of Clair-Maltby within the <i>Paris Galt Moraine</i>, the Natural Heritage System incorporates moraine components identified as “<i>Significant Landform</i>” in this Plan. The Natural Heritage System is a central element of the Community Structure which is intended to be protected, maintained, restored and where possible, improved.</p>	<p>11.3.2.2.1 Significant Landform policies must recognize the need for transit, road, active transportation and trail connections and meeting engineering standards.</p>	<p>1. The Natural Heritage System as identified on all schedules, and designated on Schedules B and E, incorporates the <i>natural heritage features and areas</i> of Clair-Maltby. In particular, given the location of Clair-Maltby within the <i>Paris Galt Moraine</i>, the Natural Heritage System incorporates moraine components identified as “<i>Significant Landform</i>” in this Plan. The Natural Heritage System is a central element of the Community Structure which is intended to be protected, maintained, restored and where possible, improved <b>while also meeting the connectivity and walkability objectives.</b></p>

<p><b>11.3.2.2 Clair-Maltby Community Structure</b></p> <p><b>Open Space System</b></p>	<p>3. The Moraine Ribbon will be comprised of a series of generally continuous linear open spaces that will be established adjacent to the Natural Heritage System and may include interconnected park areas, <b>stormwater management capture areas</b>, <i>cultural heritage resources</i>, and <i>natural areas</i> that do not meet criteria for inclusion in the Natural Heritage System.</p> <p><b>Stormwater Management Capture Area</b> means Designated areas in <b>public ownership</b> which receive urban runoff via storm sewers, roadways and ditches. It is expected that these locations would only be wet during significant storm events and the excess runoff would both infiltrate and evaporate following the storm.</p>	<p>11.3.2.2.3 “stormwater management capture areas” How do these get into public ownership? The City does not own them now. These will be huge areas which will preclude development from occurring.</p> <p>There should be a policy related to active infiltration that will not be land consumptive and will allow land to be used in an efficient manner consistent with the PPS and A Place to Grow.</p>	
<p><b>11.3.2.2 Clair-Maltby Community Structure</b></p> <p><b>Gordon Street Corridor</b></p>	<p>4. c. <i>development</i> designed to accommodate areas of significant topography.</p>	<p>11.3.2.2.4.c What is meant by development designed to accommodate areas of significant topography?</p>	
<p><b>11.3.2.2 Clair-Maltby Community Structure</b></p> <p><b>Urban Village Core</b></p>	<p>5. d. a centrally-located urban square adjacent to the main street that will serve as its focal point.</p>	<p>11.3.2.2.5 The urban square should be publically owned and be counted as parkland dedication. The policies should state this.</p>	<p>5. d. a centrally-located <b>publicly owned</b> urban square <b>parkland</b> adjacent to the main street that will serve as its focal point.</p>

<p><b>11.3.2.2 Clair-Maltby Community Structure</b></p> <p><b>Urban-Rural Transition</b></p>	<p>9. A Green Gateway forms part of both the Urban-Rural Transition and the Gordon Street Corridor. Located at the entrance to the City at Gordon Street and Maltby Road, it will be a feature designed to mark this important entrance to the City and to reflect the City's image and identity.</p>	<p>11.3.2.2.9 What is a green gateway? Will the City be purchasing this land?</p>	<p>9. A <b>publicly owned</b> Green Gateway <b>parkland</b> forms part of both the Urban-Rural Transition and the Gordon Street Corridor. Located at the entrance to the City at Gordon Street and Maltby Road, it will be a feature designed to mark this important entrance to the City and to reflect the City's image and identity.</p>
<p><b>11.3.3.2 Natural Heritage System</b></p>			
<p><b>11.3.3.2 Natural Heritage System</b></p>	<p>3. New <i>development</i> will be guided by detailed technical studies. Studies completed in support of <i>development, site alteration</i> and/or capital works shall:</p> <p>b. assess potential impacts to the Natural Heritage System and <i>water resource system</i> in an integrated manner using the most current integrated groundwater-surface water models available; and,</p> <p>c. notwithstanding the width of <i>adjacent lands</i> specified in Table 4.1 of the Official Plan, assess wildlife movement and <i>ecological functions</i> in the broader landscape based on 240 metre <i>adjacent lands</i> to appropriately identify <i>significant wildlife habitat</i> (including <i>ecological linkages</i>) that meet the criteria for protection policies of the Official Plan.</p>	<p>New development to use the most current intergrated groundwater-surface models available. Hasn't the MESP completed this? Why will this be imposed again on development applications? What was the point of the last 5 years of study? How will the City deal with its housing crisis when the Clair-Maltby lands will sit idle silimar to the GID lands since the City is imposing unrealistic development criteria?</p> <p>11.3.3.2.3 c. The secondary plan is the correct process to assess wildlife movement on a broader landscaped based 240 m adjacent lands</p>	<p>3. New <i>development</i> will be guided by <b>the</b> detailed technical studies <b>completed in support of this Secondary Plan</b>. Studies <b>completed in support of the Secondary Plan and MESP</b></p> <p>b. assessed <b>d</b> potential impacts to the Natural Heritage System and <i>water resource system</i> in an integrated manner using the most current integrated groundwater-surface water models available; and,</p> <p>c. assessed <b>d</b> wildlife movement and <i>ecological functions</i> in the broader landscape on <i>adjacent lands</i> <b>and</b> appropriately <b>identified</b> <i>significant wildlife habitat</i> (including <i>ecological linkages</i>).</p>



		scale. Why is this being imposed on individual landowners? Again what was the point of these years of secondary plan study?	
<b>11.3.3.2 Natural Heritage System</b>	4. In addition to the requirements of 11.3.3.2.3, and as established in the CEIS and MESP, <i>development and site alteration within adjacent lands to significant wetlands</i> shall be required to address the protection of the subject <i>wetland's</i> water balance and <i>hydrologic functions</i> demonstrated through the application of area-specific stormwater management targets.	11.3.3.2.4 there is no point in “area-specific stormwater management targets” since there is no outlet and 100% of the stormwater will be infiltrated or evapotranspire.	4. In addition to the requirements of 11.3.3.2.3, and as established in the CEIS and MESP, <i>development and site alteration within adjacent lands to significant wetlands</i> shall be required to address the protection of the subject <i>wetland's</i> water balance and <i>hydrologic functions</i> demonstrated through the application of <b>pre to post</b> stormwater management targets.
<b>11.3.3.2 Natural Heritage System</b>	5. a. no <i>negative impacts</i> to the <i>natural heritage features and areas</i> to be protected, or their <i>ecological and hydrologic functions</i> ;	11.3.3.2.5 a. “temporary and mitigatable impacts” to the natural heritage features where essential infrastructure and transposition is required should be permitted. There is no other way the Clair-Maltby will be able to be developed and meet the connected and walkability objectives.	5. a. <b>temporary and mitigatable impacts</b> to the <i>natural heritage features and areas</i> to be protected, or their <i>ecological and hydrologic functions</i> ;
<b>11.3.3.2 Natural Heritage System Significant Wetland</b>	8. Where <i>development</i> is proposed adjacent to Halls Pond or Neumann’s Pond, a full <b>bathymetric survey</b> of Halls Pond and Neumann’s Pond is	11.3.3.2.8 What is the purpose of completing the “bathymetric survey of	



	required based on appropriate guidelines and standards, to the satisfaction of the City in consultation with the GRCA.	Halls Pond and Neumann's Pond"?	
<b>11.3.3.2 Natural Heritage System</b>	11. <i>Development and site alteration</i> in Clair-Maltby must balance access to the Natural Heritage System with protection of <i>natural heritage features and areas</i> and their associated <i>ecological and hydrologic functions</i> , including the <i>hummocky topography</i> of the <i>Paris Galt Moraine</i> , by implementing the policies of this Plan and the <i>significant landform</i> policies in Section 4.1.3.8 of the Official Plan.	Hummocky topography is being provided with the same ecological preservation criteria as is found for significant wetlands in the PPS. This is not appropriate.	11. <i>Development and site alteration</i> in Clair-Maltby must balance access to the Natural Heritage System with protection of <i>natural heritage features and areas</i> and their associated <i>ecological and hydrologic functions</i> , including the <i>hummocky topography</i> of the <i>Paris Galt Moraine</i> , by implementing the policies <b>as well as engineering standards and accessibility requirements</b> of this Plan and the <i>significant landform</i> policies in Section 4.1.3.8 of the Official Plan.
<b>Significant Landform</b>	12. Subject to the requirements of Chapter 4 of the Official Plan and policy <b>11.3.3.2.5</b> , <i>essential linear infrastructure, essential transportation infrastructure including Active Transportation</i> infrastructure and recreational trails where permitted within the <i>significant landform</i> shall also, <b>to the extent feasible and as applicable</b> : a. be constructed using <b>materials that are permeable</b> ; b. maintain or restore the <i>hummocky topography</i> , elevation and slope of the <i>significant landform</i> ;	Will the City engineering department accept permeable pavers? They do not anywhere else in the City. Will the City residents pay to maintain this infrastructure in their taxes?  11.3.3.2.12 b., c. d., e. Support this wording "to the extent feasible."	

	<p>c. follow natural surface contours and minimize the cut and fill of slopes;</p> <p>d. avoid the use of retaining walls; and,</p> <p>e. avoid the use of stairs and, where required, avoid constructing stairs perpendicular to the slope.</p>		
<p><b>11.3.3.2 Natural Heritage System</b></p> <p><b>Significant Landform</b></p>	<p>13. Within the <i>adjacent lands to significant landform</i>, the <i>environmental impact study</i> and/or <i>environmental assessment</i> prepared for proposed <i>development</i>, <i>site alteration</i> and/or capital projects must demonstrate that the proposed <i>development</i> design:</p> <p>d. minimizes the use of retaining walls;</p> <p>g. decreases in density and height in the direction of the <i>significant landform</i>;</p>	<p>11.3.3.2.13 These should all include the words “to the extent feasible.”</p>	<p>13. Within the <i>adjacent lands to significant landform</i>, the <i>environmental impact study</i> and/or <i>environmental assessment</i> prepared for proposed <i>development</i>, <i>site alteration</i> and/or capital projects must demonstrate that the proposed <i>development</i> design <b>to the extent feasible</b>:</p> <p>d. minimizes the use of retaining walls;</p> <p>g. decreases in density and height in the direction of the <i>significant landform</i>;</p>
<p><b>11.3.3.2 Natural Heritage System</b></p> <p><b>Halls Pond</b></p>	<p>1. The management strategies outlined in the <b><u>Halls Pond Assessment, Appendix F of the MESP</u></b>, shall be implemented through <i>development</i>, <i>site alteration</i> and/or capital projects.</p> <p>2. The <b>bathymetry</b> and sediment depths of Halls Pond must be confirmed using approved field methods as part of <i>environmental impact study</i> requirements for <i>development</i> and <i>site alteration</i></p>	<p>Should these be numbered 17, 18 and 19?</p> <p>Where is the <b><u>Halls Pond Assessment, Appendix F of the MESP</u></b> found?</p> <p>The management plan for Halls Pond should be paid for and prepared by the city and any works be a capital works project by the city.</p>	<p>2. The <b>bathymetry</b> and sediment depths of Halls Pond must be confirmed using approved field methods as part of <b>a management plan prepared by the City</b>.</p> <p>3. <b>The City shall prepare</b> a management plan for Halls Pond to establish appropriate access, recreational use, and restoration, consistent with the preservation and protection of ecological and hydrologic features and functions.</p>

	<p>located within the Halls Pond catchment.</p> <p>3. When development is proposed adjacent to Halls Pond, a management plan shall be prepared for Halls Pond to establish appropriate access, recreational use, and restoration, consistent with the preservation and protection of ecological and hydrologic features and functions.</p>		
<p><b>11.3.4 Cultural Heritage</b></p> <p><b>11.3.4.1 Cultural Heritage</b></p>	<p>2. The extant barns located at properties municipally known as 2167 Gordon Street, 1858 Gordon Street, 1912 Gordon Street, and the Amos Farms Ruins at 2007 Victoria Road South, will be included in the <i>cultural heritage resources</i> considered for protection through Part IV of the Ontario Heritage Act, as identified in the Cultural Heritage Action Plan.</p>	<p>Will all potential cultural heritage areas be treated consistently and be allowed to be developed?</p>	
	<p>9. The protected <i>cultural heritage landscape</i> at 2162 Gordon Street, as identified on Schedule B, will be conserved in accordance with heritage designation By-law (2019)-20386. It may be used in accordance with the land use designations on Schedule B in conformity with the recommendations of a <i>Cultural Heritage Resource Impact Assessment</i> or a <i>Cultural Heritage Conservation Plan</i>.</p>	<p>We do not see the cultural heritage landscape at 2162 Gordon Street shown on Schedule B. Please add this to the schedule.</p>	<p>Revise Schedule B to include the protected <i>cultural heritage landscape</i> at 2162 Gordon Street.</p>
<b>11.3.5 Energy, Water, Wastewater and Stormwater Management</b>			
<b>11.3.5.2 Energy</b>	<p>4. A majority of the <i>available roof area</i> of new <i>development</i> not used for amenity space or other facilities, will</p>	<p>11.3.5.2.4 Green roof, roof top common amenity area, solar, roof water storage to</p>	<p>4. <i>Roof area</i> of new <i>development</i> not used for amenity space, <b>green roof, clean</b></p>

	be encouraged to be dedicated to roof top solar technologies such as photovoltaic or solar thermal, where feasible. White or green roofs will also be encouraged.	provide pre to post infiltration targets, white roof. Which should be provided? They can't all be and they meet different objectives.	<b>water storage for infiltration</b> or other facilities, will be encouraged to be dedicated to roof top solar technologies such as photovoltaic or solar thermal, where feasible. White or green roofs will also be encouraged.
<b>11.3.5.3 Water and Wastewater Servicing</b>	4. All <i>development</i> shall be encouraged to decrease water use through the reuse and/or substitution of water demands through means such as greywater reuse or rainwater harvesting.	Add the words "in accordance with the Ontario Building Code." Greywater reuse cannot be implemented where it is not OBC compliant.	4. All <i>development</i> shall be encouraged to decrease water use through the reuse and/or substitution of water demands through means such as greywater reuse or rainwater harvesting <b>in accordance with the Ontario Building Code.</b>
<b>11.3.5.4 Stormwater</b>	2. <i>Development</i> will integrate innovative stormwater management, water conservation and other <i>green infrastructure</i> practices. <i>Stormwater management capture areas</i> will be designed as predominately dry multi-functional areas and will be co-located with neighbourhood parks and schools, <b>where possible.</b>	This "where possible" wording should appear in other sections.	
	3. New <i>development</i> in Clair-Maltby will be guided by studies carried out as part of <i>development</i> applications which will be conducted and evaluated based on the recommendations of the CEIS and MESP, including the protection of the significant water infiltration and recharge function of key depressional features and the use of <i>low impact development</i> measures.	Has the "significant" water infiltration of this area been tested and proven? Has is just been assumed? What are the soils in Clair Maltby? What is the current infiltration rate? Has the City completed permeameter testing in accordance with the City's Design Engineering	3. New <i>development</i> in Clair-Maltby will be guided by <b>the</b> studies carried out as part of the CEIS and MESP.

		Manual? Where is the geotechnical report completed for Clair-Maltby?	
<b>11.3.7 Open Space System: Moraine Ribbon, Trails and Parks</b>			
<b>11.3.7.1 Open Space System – General</b>	1. The Open Space System in Clair-Maltby will be comprised of the following components: Community Park, Neighbourhood Park, Moraine Ribbon and trails.	Parks, moraine ribbon and trails to be included within the required parkland dedication. Overdedication of Community Park will be purchased by the City at fair market value.	
<b>11.3.7.2 Community Park</b>	4. Both active and <i>passive recreation</i> opportunities will be provided in the Community Park, which may include, but is not limited to, sports fields, trails, resting areas, specialized facilities and event space, <b>as well as naturalized areas</b> . The Community Park will also provide a Neighbourhood Park function to serve the needs of the residents in the immediate area.	The Guelph Official Plan confirms that natural areas are permitted within a Community Park.	4. Both active and <i>passive recreation</i> opportunities will be provided in the Community Park, which may include, but is not limited to, sports fields, trails, resting areas, specialized facilities and event space, <b>as well as natural areas</b> . The Community Park will also provide a Neighbourhood Park function to serve the needs of the residents in the immediate area.
	5. The Community Park will be located adjacent to the Natural Heritage System, but will not be located within the Natural Heritage System, to provide a complementary land use and allow for views and access to the Natural Heritage System.	This is contrary to the Official Plan which permits natural areas within a Community Park. Please use consistent wording from the Guelph Official Plan.	Be consistent with the wording in the Guelph Official Plan. 7.3.2.5. Community Parks may be developed to provide facilities for active recreation at an intermediate and/or major level such as sportsfields, recreation and/or community centres. <b>Community Parks may contain natural areas, beaches, trails,</b>

			<b>picnic areas, public recreation facilities and passive areas.</b>
	9. The Community Park will be connected to the surrounding area by multiple modes of transportation including public transit and <i>active transportation</i> modes.	11.3.7.1.9 Unfortunately the location chosen for the Community Park cannot meet these objectives. The location is isolated, is not on an actual collector road and is not conducive to be served by public transit.	
	11. Access to the adjacent Natural Heritage System from the Community Park will be addressed through the preparation of a management plan, to appropriately balance protection and restoration of the natural environment with opportunities for passive recreation, the enjoyment of nature and views of Halls Pond.	Community Park Management Plan <b>should be prepared and paid for by the City</b> . Make it a Development Charge item since it involves a number of properties contributing Open Space lands or abutting the Potential Community Park.	
<b>11.3.7.3 Neighbourhood Parks</b>	3. Neighbourhood Parks will be connected or combined with the Moraine Ribbon where feasible.	Will the moraine ribbon be included as part of the parkland dedication where it is connected or combined with a park?	3. <i>Where the Moraine Ribbon is connected to or combined with a Neighbourhood Park it will be included in the required parkland dedication.</i>
	4. Neighbourhood Parks will be co-located with school sites and <i>stormwater management capture areas</i> where feasible.	11.3.7.3.4 Schools and stormwater management areas should not be located next to each other as a policy. Stormwater management areas must be located at the low point of a property where school sites have different locational criteria. They	4. <i>Neighbourhood Parks will be co-located with stormwater management capture areas where feasible and passive recreation and trail areas will be included as part of the required parkland dedication.</i>

		should not be forced to locate together by policy.	
<b>11.3.7.4 Moraine Ribbon</b>	1. The Moraine Ribbon will be comprised of a series of generally continuous linear open spaces that will be established adjacent to the Natural Heritage System and may include interconnected park areas, <i>stormwater management capture areas</i> , <i>cultural heritage resources</i> , naturalized areas, and the Active Transportation network as identified on Schedule C.	<b>11.3.7.4 Moraine Ribbon</b>  This term is not based on planning policy, law or science. It is not required as a buffer since the required buffer is already included and mapped within the designated natural heritage system. The moraine ribbon is not located where active transportation routes are needed. If it is not included as parkland dedication, it is a land taking not authorized by the Planning Act and taken without compensation.	The Moraine Ribbon should be renamed to “ <b>Other Public Recreational Purposes</b> ” in accordance with the Planning Act. This term has a basis in planning law, means that it can be used as a trail and be counted as part of the parkland dedication requirement.
<b>11.3.7.4 Moraine Ribbon</b>	4. Where the road system abuts or traverses the Natural Heritage System, enhanced pedestrian and cycling facilities within the Right of Way will be provided in-lieu of the Moraine Ribbon, as identified on Schedule C.	Why does the road <b>widen</b> where it abuts the natural heritage system? Won't this have a potentially greater impact to the Natural Heritage System?	
	7. The construction of a multi-use overpass over Gordon Street to provide an east-west connection via the Moraine Ribbon and Natural Heritage System for humans and wildlife will be explored in the location identified on Schedule C in accordance with policy 11.3.6.1.7.	What is envisioned as the Gordon Street multi-use overpass for <b>humans and wildlife</b> ? This should be a DC item and a capital work project designed and constructed by the City.	



<p><b>11.3.7.5 Trails</b></p>	<p>3. The trail network in and adjacent to the Natural Heritage System, including the Moraine Ribbon, will be designed as set out in Section 11.3.3 of this Plan. Outside the Natural Heritage System and areas adjacent to it, the network will include:</p> <p>a. a trail/pathway system and sidewalk system that provides links to major community facilities including the Clair Gordon Commercial Mixed-use Centre, the Clair-Maltby Urban Village Core and Community Park, and the South End Community Park; and,</p> <p>b. a local trail/pathway system and sidewalk system that connects residential areas with local community facilities and commercial areas, including providing safe walk-to-school routes, as well as to the Moraine Ribbon and the city-wide trail system.</p>	<p>Land taken by the City for trails should be accepted by the City as parkland dedication.</p>	
<p><b>11.3.7.6 Open Space Co-location – Schools, Parks and Stormwater Management Capture Areas</b></p>	<p>1. The City will encourage the co-location of community facilities including schools, neighbourhood parks and <i>stormwater management capture areas</i> in order to increase green space and take advantage of the area’s variable topography. The co-location of school sites with the Community Park will not be actively pursued.</p>	<p>11.3.7.6.1 Not co-locating schools with the Community Park is consistent with the Official Plan and is supported.</p>	
	<p>3. Efforts to design <i>stormwater management capture areas</i> to enhance safety when in proximity to</p>	<p>Stormwater management areas and schools should not be co-located. An obvious safety issue has been identified. What is a</p>	

	schools and neighbourhood parks will be encouraged.	“stormwater management capture area”? How much land will be taken for this purpose?	
<b>11.3.7.6 Open Space Co-location – Schools, Parks and Stormwater Management Capture Areas</b>	6. The co-location of <i>stormwater management capture areas</i> and parks will be designed to take advantage of the increased greenspace including encouraging <i>passive recreation</i> and naturalization, specifically opportunities to increase the native tree canopy, where possible, while also prioritizing safety.	In conformity with the Official Plan, natural areas and tree canopy should be included within the required parkland dedication.	
<b>11.3.7.7 Open Space System Acquisition Strategy</b>	3. A variety of sources to fund the acquisition of parkland will be explored including, but not limited to: a. Community Benefits Charges By-law; b. partnerships; c. Federal and Provincial Grants; d. capital reserves; e. infrastructure reserves; f. debentures/debt Financing; and, g. external revenues (cost sharing arrangements, grants, or donations).	The cash-in-lieu of Parkland Dedication Reserve Fund should be listed as a revenue source to acquire parkland.	; and, h. Parkland Dedication Reserve Fund
<b>11.3.7.8 Open Space system Design</b>	1. In addition to the directions in Chapter 7, Section 7.3 of the Official Plan and Section 11.3.8.2 of this Secondary Plan, with respect to parks and open space design, the following will also be considered:  e. the <b>City shall increase the urban forest canopy coverage in parks</b> and	If the City shall increase the urban forest canopy coverage in parks then existing treed areas should be accepted as parkland dedication. Especially the new “Natural Areas Overlay” (Schedule E) which are not part of the approved Natural Heritage	

	open space areas, where feasible and appropriate.	System identified though OPA 42 in the current Official Plan.	
<b>11.3.8 Land Use, Built Form and Urban Design</b>			
<b>11.3.8.2 General Built Form and Urban Design Policies</b>	<p>1. <i>Development</i> in Clair-Maltby shall be planned and designed in accordance with Chapter 8 of the Official Plan and the following:</p> <p>c. respond sensitively to the variable topography of the area, while still achieving a highly walkable community;</p>		<p>1. <i>Development</i> in Clair-Maltby shall be planned and designed in accordance with Chapter 8 of the Official Plan and the following:</p> <p>c. respond sensitively to the variable topography of the area, while still achieving a highly walkable <b>and connected</b> community;</p>
	<p>2. Blocks, buildings and structures will be organized to define a <i>public realm</i> that contributes positively to the character and identity of the Gordon Street Corridor and residential neighbourhoods, including public roads and laneways, driveways and sidewalks, in particular:</p> <p>b. blocks should be arranged where feasible to maximize solar gain along the long axis while minimizing shadowing of adjacent properties and buildings;</p>		<p>b. blocks should be arranged where feasible to maximize solar gain along the long axis while minimizing shadowing of adjacent properties and buildings <b>in accordance with the City's Sun and Shadow Study Terms of Reference;</b></p>
<b>11.3.8.2 General Built Form and Urban Design Policies</b>	<p>2. Blocks, buildings and structures will be organized to define a <i>public realm</i> that contributes positively to the character and identity of the Gordon Street Corridor and residential neighbourhoods, including public</p>		

	<p>roads and laneways, driveways and sidewalks, in particular:</p> <p>i. the design of sites and buildings will be bird-friendly with design elements and treatments which minimize bird strikes;</p>		<p>i. the design of sites and buildings will be bird-friendly with design elements and treatments which minimize bird strikes <b>in accordance with the City's approved Bird Friendly Design Guidelines;</b></p>
<p><b>11.3.8.2 General Built Form and Urban Design Policies</b></p>	<p>3. To ensure an attractive streetscape and maximize opportunities for passive energy efficiency/<i>Net Zero Carbon</i>, architectural controls may be required to be developed through the <i>development</i> approvals process to address detailed building design aspects such as: massing; passive energy efficiency matters; siting; grading; elevation articulation; garage articulation; sustainability and quality; and roof design. In addition, <b>green infrastructure elements in design and streetscape should also be considered.</b></p>	<p>This policy extends the City's authority beyond what is provided by the Planning Act and should be revised to remain within the powers provided to municipalities through the Planning Act.</p>	
<p><b>11.3.8.6 Land Use Designations</b></p>			
<p><b>11.3.8.6.5 Mixed-use</b></p>	<p><b>Permitted Uses</b>  2. The following uses may be permitted subject to the applicable provisions of this Plan:  a. Multiple unit residential buildings generally in the form of apartments;  b. Commercial Uses;  c. Institutional Uses; and,  d. Office Uses.</p>	<p>Townhouses should be permitted as an option to enhance the street frontage of apartment buildings.</p>	<p><b>Permitted Uses</b>  2. The following <b>mixed and free-standing</b> uses may be permitted subject to the applicable provisions of this Plan:  a. Multiple unit residential buildings generally in the form of apartments <b>and townhouses;</b>  b. Commercial Uses;  c. Institutional Uses; and,</p>

			d. Office Uses.
<b>11.3.8.6.11 Urban-Rural Transition</b>	<p>2. Within this area buildings and structures will have a <b>maximum height of 3 storeys</b>.</p> <p>3. Permitted uses will be in accordance with the underlying land use designation. Low density built forms such as <b>single detached dwellings, semi-detached dwellings and townhouses</b> may be located in this area but, will be designed to limit the number of driveways onto Maltby Road and Victoria Road.</p>	The underlying designations include Medium and High Density Residential that have minimum density requirements that conflict with this policy objective.	2. Within this area buildings and structures will have a maximum height of 3 storeys <b>and a minimum density of 20 units per hectare.</b>
<b>11.3.9.2 Design Review</b>			
<b>11.3.9.2 Design Review</b>	<p>3. The City may establish a <b>design review committee</b> comprised of professionals with expertise in planning and urban design, architecture, engineering, landscape architecture and/or environmental design, or other advisory process, such as an architectural or urban design peer review process at the applicant's expense, to assist in the review of significant <i>development</i> proposals and capital projects in Clair-Maltby, particularly in the Gordon Street Corridor. In reviewing significant <i>development</i> projects, such a committee or process shall be guided by the policies of the Secondary Plan and applicable Official Plan policies and shall consider the urban design, architectural, engineering, landscape</p>	<p>City staff already have the expertise to review development applications. Where they do not, a peer review consultant is retained and paid for by the developer. This has worked well and a design review committee is not required.</p> <p>The City already has urban design guidelines that work well. Guidelines allow flexibility to consider site specific circumstances.</p> <p>Architectural controls are not required when the City</p>	

	<p>and environmental design aspects of the proposal.</p> <p>4. To ensure an attractive streetscape and maximize opportunities for passive energy efficiency/ <i>Net Zero Carbon</i>, <b>architectural controls</b> may be required to be developed through the <i>development</i> approvals process to address detailed building design aspects such as: massing; passive energy efficiency matters; siting; grading; elevation articulation; garage articulation; materials colour, sustainability and quality; and roof design.</p>	<p>already has the ability to apply urban design guidelines through the Site Plan process.</p>	
<p><b>11.3.9.3 Special Studies and Future Initiatives</b></p>	<p>4. <b>Future applications for <i>development</i></b> will be required to update the integrated groundwater-surface water model based on technical studies prepared in support of proposed <i>development</i> and on-going monitoring data to appropriately assess cumulative impacts in Clair-Maltby. The applicant will be required to compensate the City for efforts to update and run the integrated groundwater-surface water model for the purpose of confirming stormwater criteria for development applications.</p>		<p>4. <b>Development Charges collected will include a component to</b> update the integrated groundwater-surface water model based on technical studies prepared in support of proposed <i>development</i> and on-going monitoring data to appropriately assess cumulative impacts in Clair-Maltby.</p>
	<p>6. A study that assesses the feasibility of constructing a multi-use overpass, in the location identified on Schedule C, shall be completed as a component of the detailed design of Gordon Street.</p>		<p>6. A study that assesses the feasibility of constructing a multi-use overpass, in the location identified on Schedule C, shall be completed <b>by the City</b> as a</p>

			component of the detailed design of Gordon Street.
<b>11.3.9.3 Special Studies and Future Initiatives</b>	7. A management plan shall be prepared for Halls Pond to establish appropriate access, recreational use and restoration, consistent with the preservation and protection of ecological and hydrologic features and functions.		7. A management plan shall be prepared <b>by the City</b> for Halls Pond to establish appropriate access, recreational use and restoration, consistent with the preservation and protection of ecological and hydrologic features and functions <b>in conjunction with the City's programming plan for the Potential Community Park.</b>
<b>11.3.9.4 Phasing and Finance</b>			
<b>11.3.9.4 Phasing and Finance</b>	<p>2. It is a fundamental policy of this Plan that the impacts on the existing taxpayers of the cost of new <i>development</i> within the Secondary Plan shall be minimized. Therefore, <i>development</i> shall only be permitted to proceed when:</p> <p>a. <b>the City has prepared and adopted a Fiscal Impact Assessment and phasing plan for the Secondary Plan area which will reflect the recommendations of the MESP;</b></p> <p>d. landowners in the Clair-Maltby Secondary Plan area have entered into an agreement or agreements or have made other satisfactory arrangements with the City for the provision of funds or the provision of services or both in accordance with the</p>	2 a. The <b>Fiscal Impact Assessment and phasing plan</b> is not yet available. We need to see this to be able to comment on this.	d. landowners in the Clair-Maltby Secondary Plan area have entered into an agreement or agreements or have made other satisfactory arrangements with the City for the provision of funds or the provision of services or both in accordance with the Fiscal Impact Assessment and this Secondary Plan. These may include <b>development charge credits</b> for services agreements, cost sharing agreements and front ending agreements.



	<p>Fiscal Impact Assessment and this Secondary Plan. These may include credit for services agreements, cost sharing agreements and front ending agreements.</p>		
<p><b>11.3.9.4 Phasing and Finance</b></p>	<p>3. The location of proposed transportation and linear infrastructure and other public facilities including roads, <i>stormwater management capture areas</i> and <i>community infrastructure</i> identified in the Secondary Plan have been incorporated without regard for <i>property</i> ownership. In order to ensure the appropriate and orderly <i>development</i> of the Secondary Plan area and to ensure the costs associated with the <i>development</i> of the Secondary Plan are equitably distributed among all the landowners, <b>development within the Secondary Plan area shall only be permitted to proceed when a significant number of landowners in the Secondary Plan area have entered into a cost sharing agreement or agreements amongst themselves to address the distribution of costs associated with development in a fair and equitable manner.</b> Individual <i>developments</i> in the Secondary Plan area shall generally not be approved until the subject landowner has become a party to the landowners' cost sharing agreement.</p>	<p>How can the City impose this and how will it work?</p>	<p>3. The location of proposed transportation and linear infrastructure and other public facilities including roads, <i>stormwater management capture areas</i> and <i>community infrastructure</i> identified in the Secondary Plan have been incorporated without regard for <i>property</i> ownership. In order to ensure the appropriate and orderly <i>development</i> of the Secondary Plan area and to ensure the costs associated with the <i>development</i> of the Secondary Plan are equitably distributed among all the landowners, <b>the City will enter into agreements with the front ending landowners which will include best effort clauses to collect from subsequent benefiting developers and flow through to the front ending developer.</b></p>