



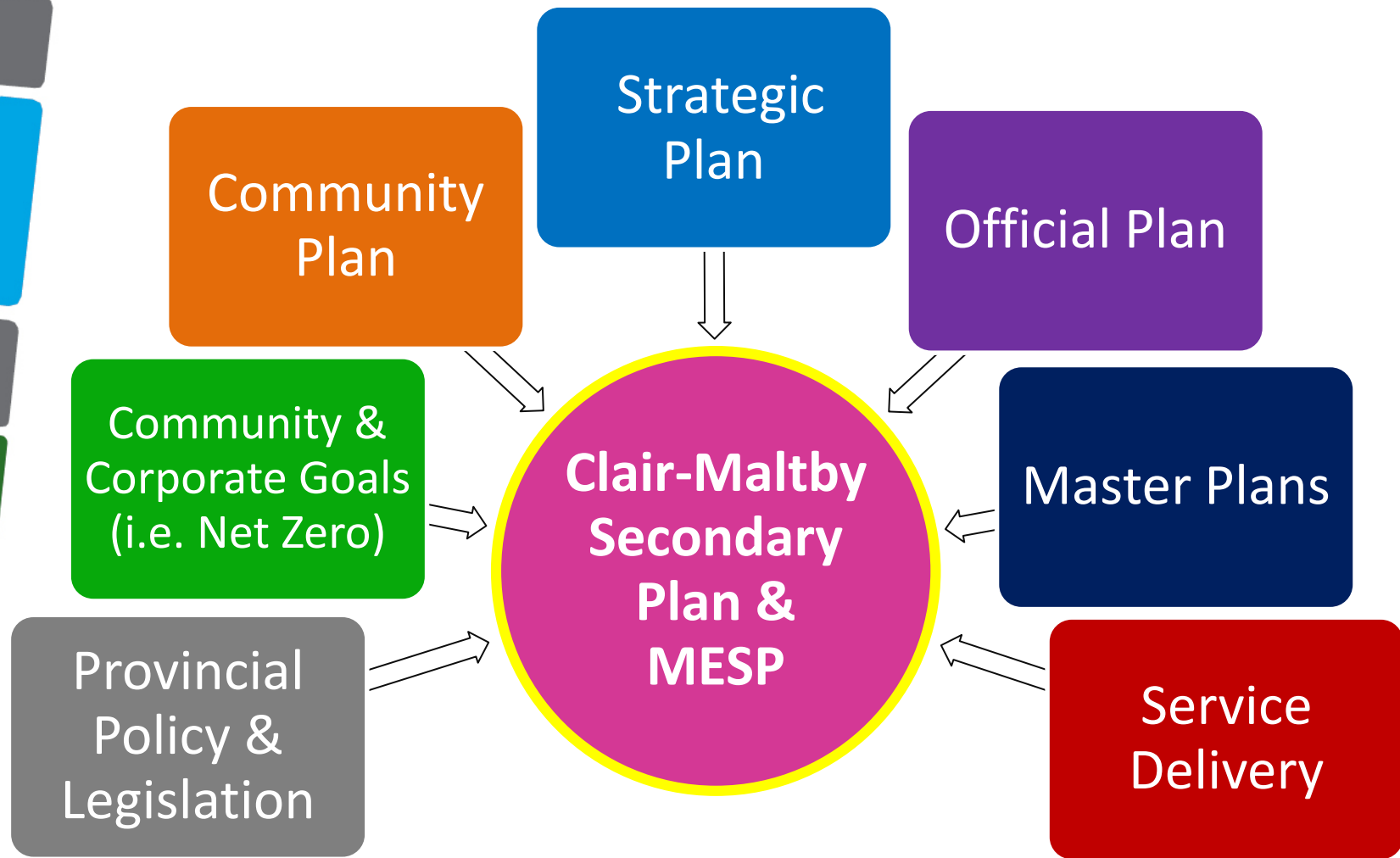
Clair-Maltby

Transform. Connect. Community.

May 16, 2022

OPA 79 - Clair-Maltby Secondary Plan
Decision Meeting

Clair-Maltby is Future-Ready





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

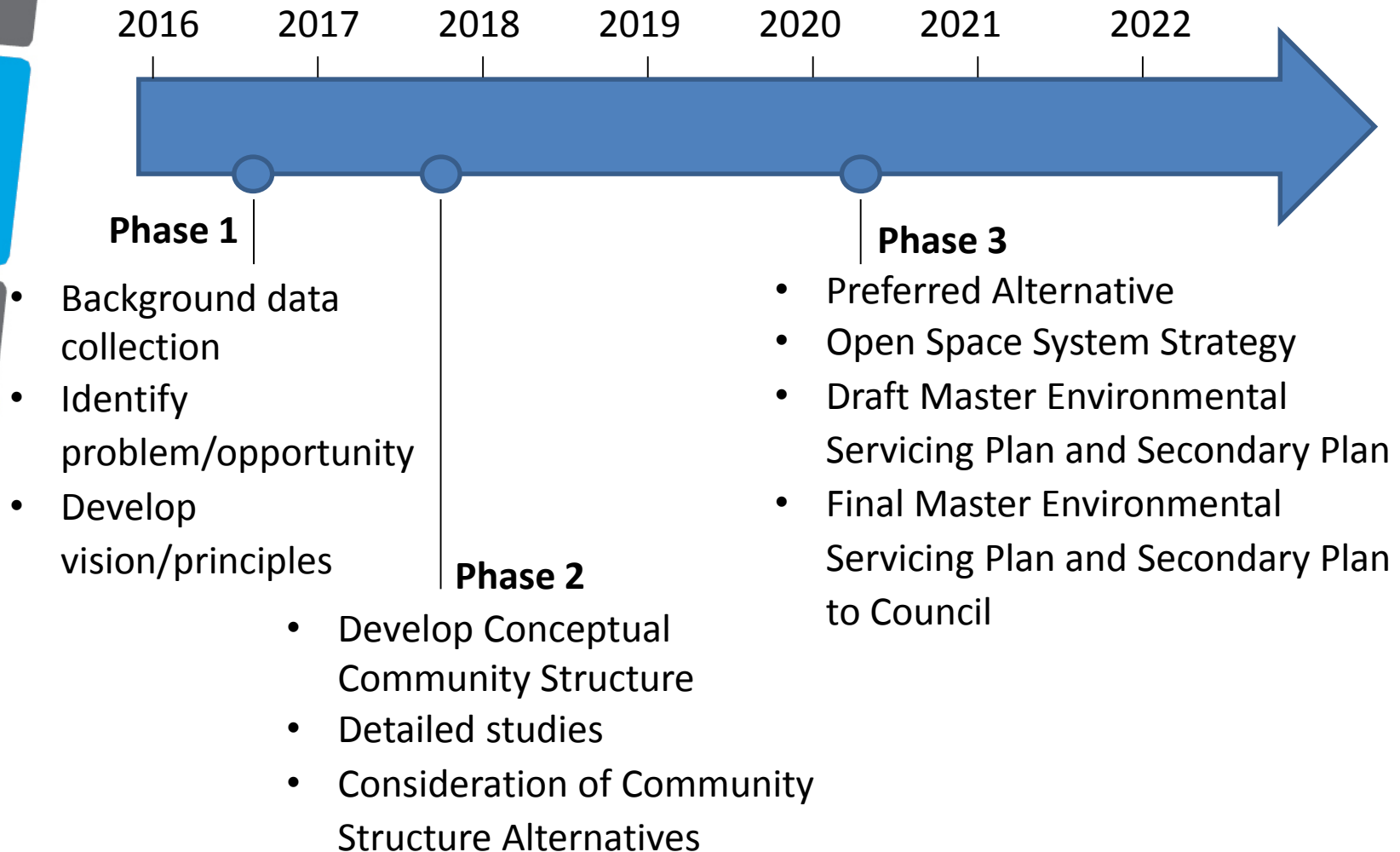


Interconnected and Interwoven

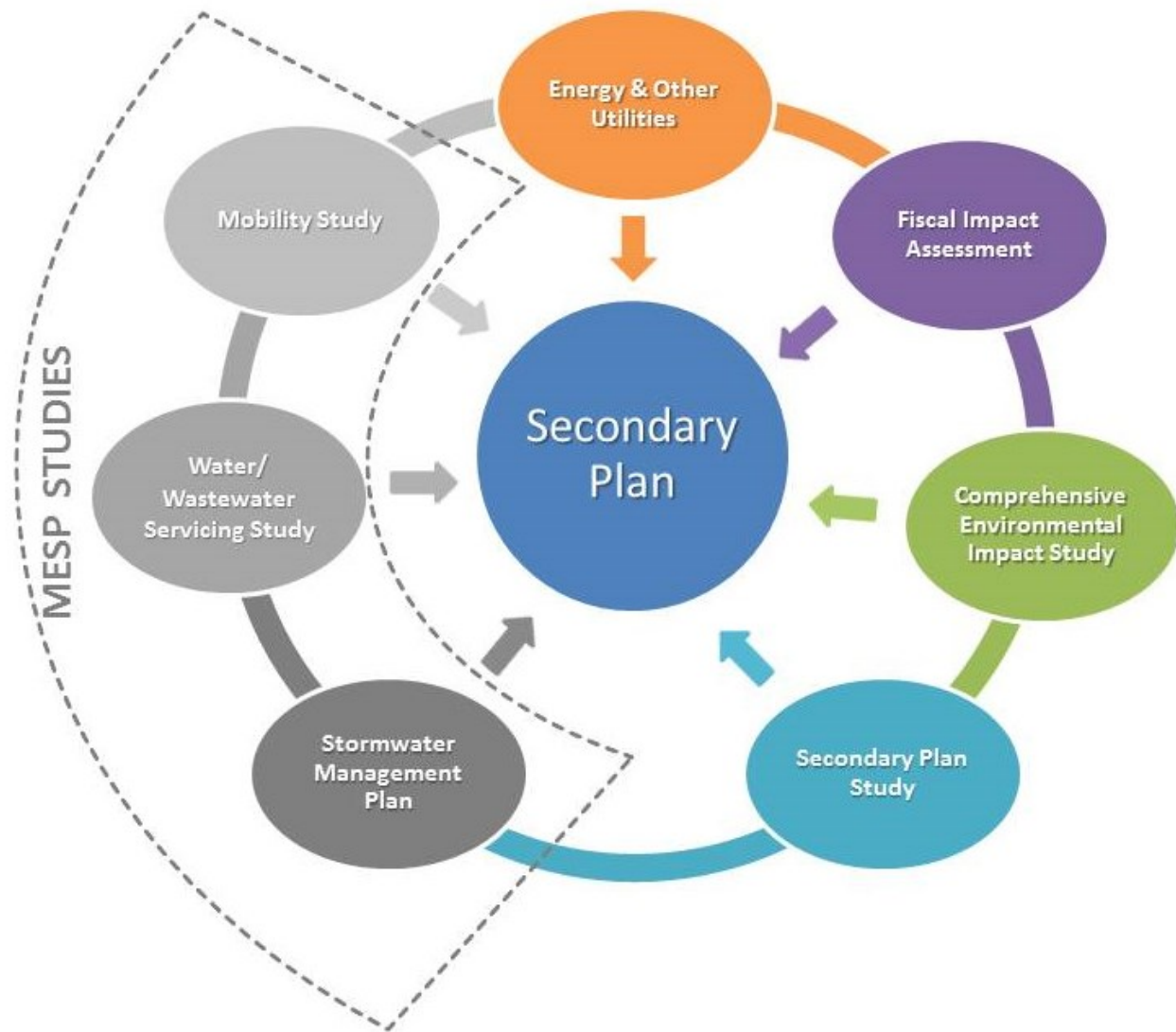


Balanced and Liveable

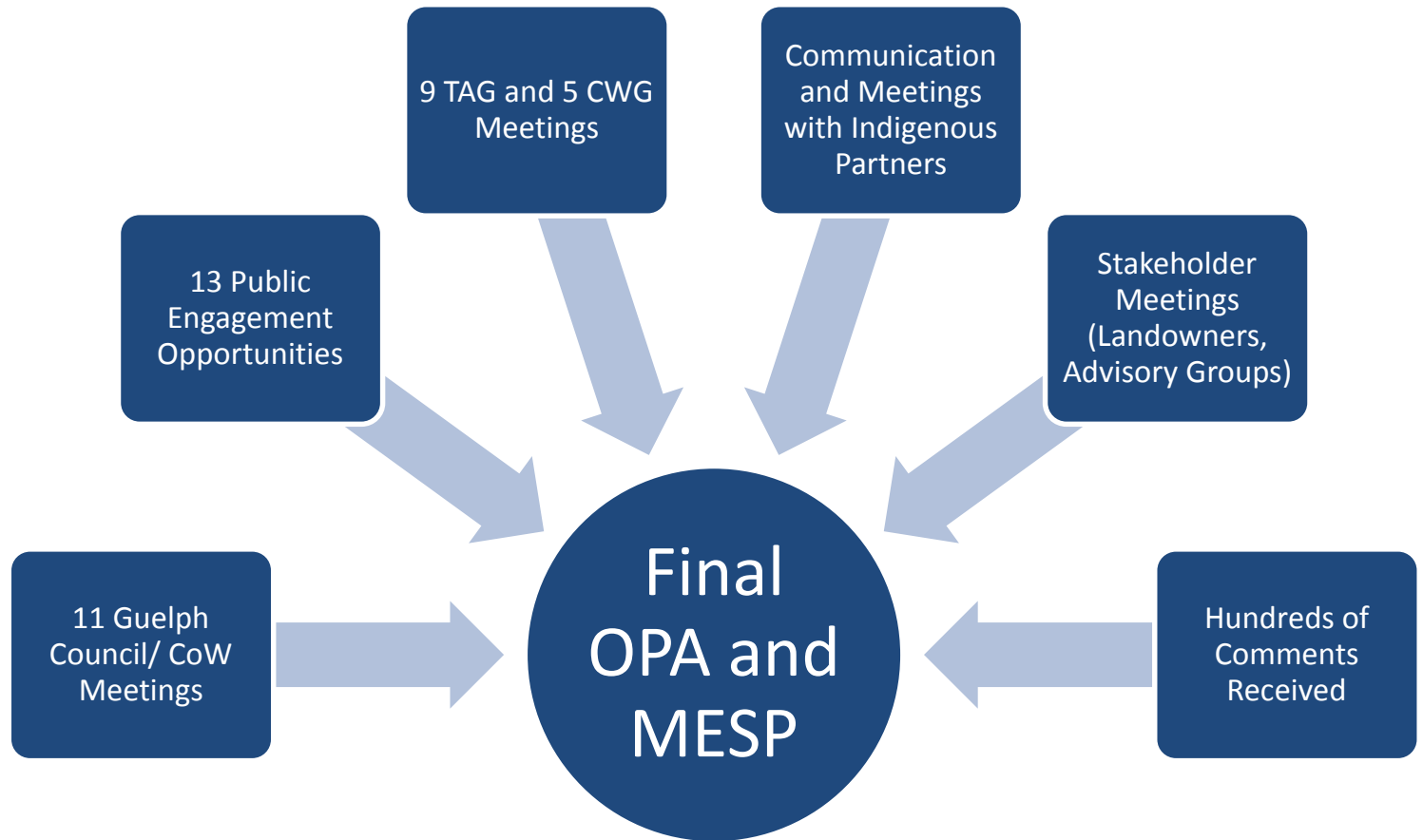
Clair-Maltby Secondary Plan process



Clair-Maltby Secondary Plan Process Diagram



Consultation and Engagement



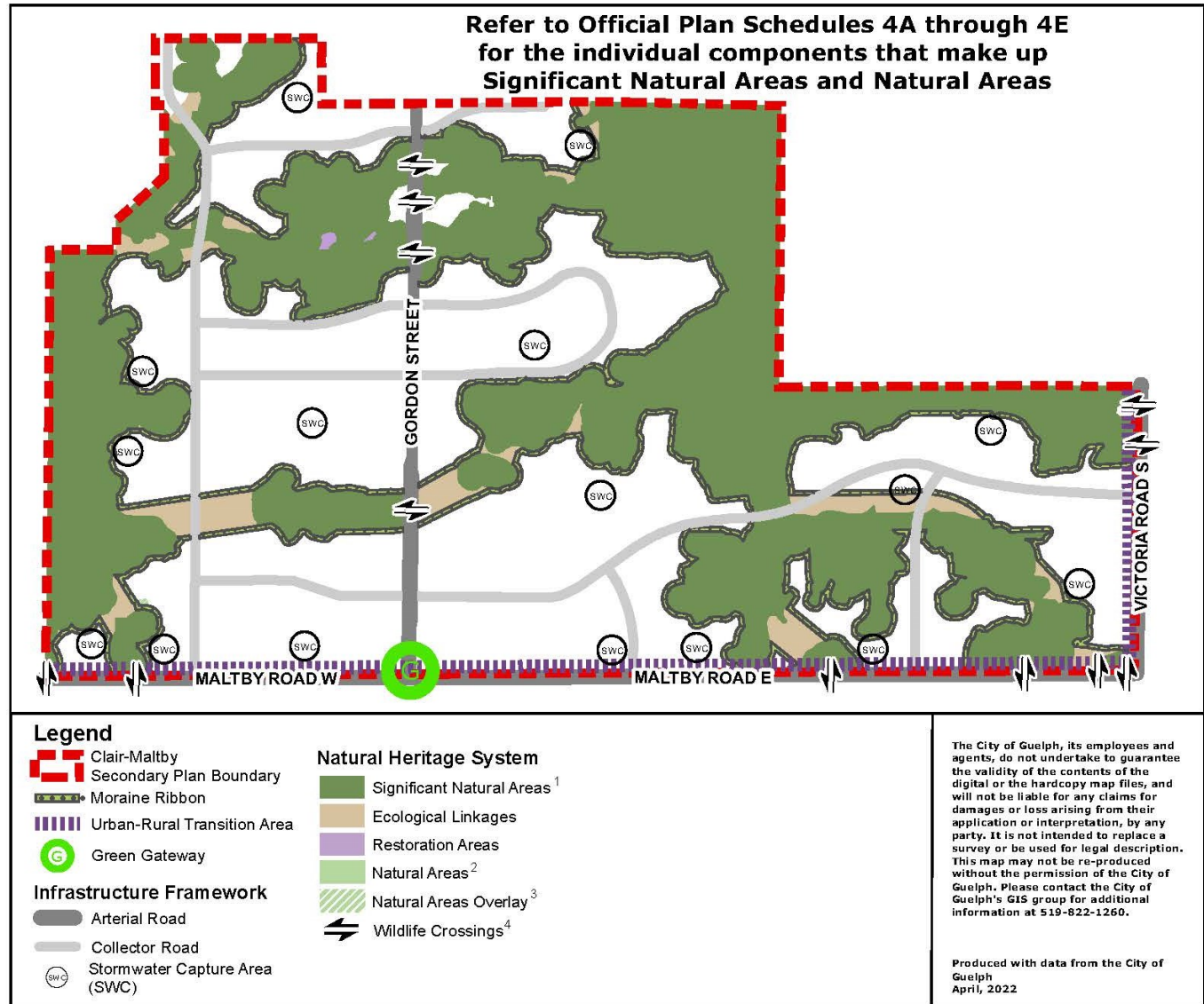


Recommended Secondary Plan

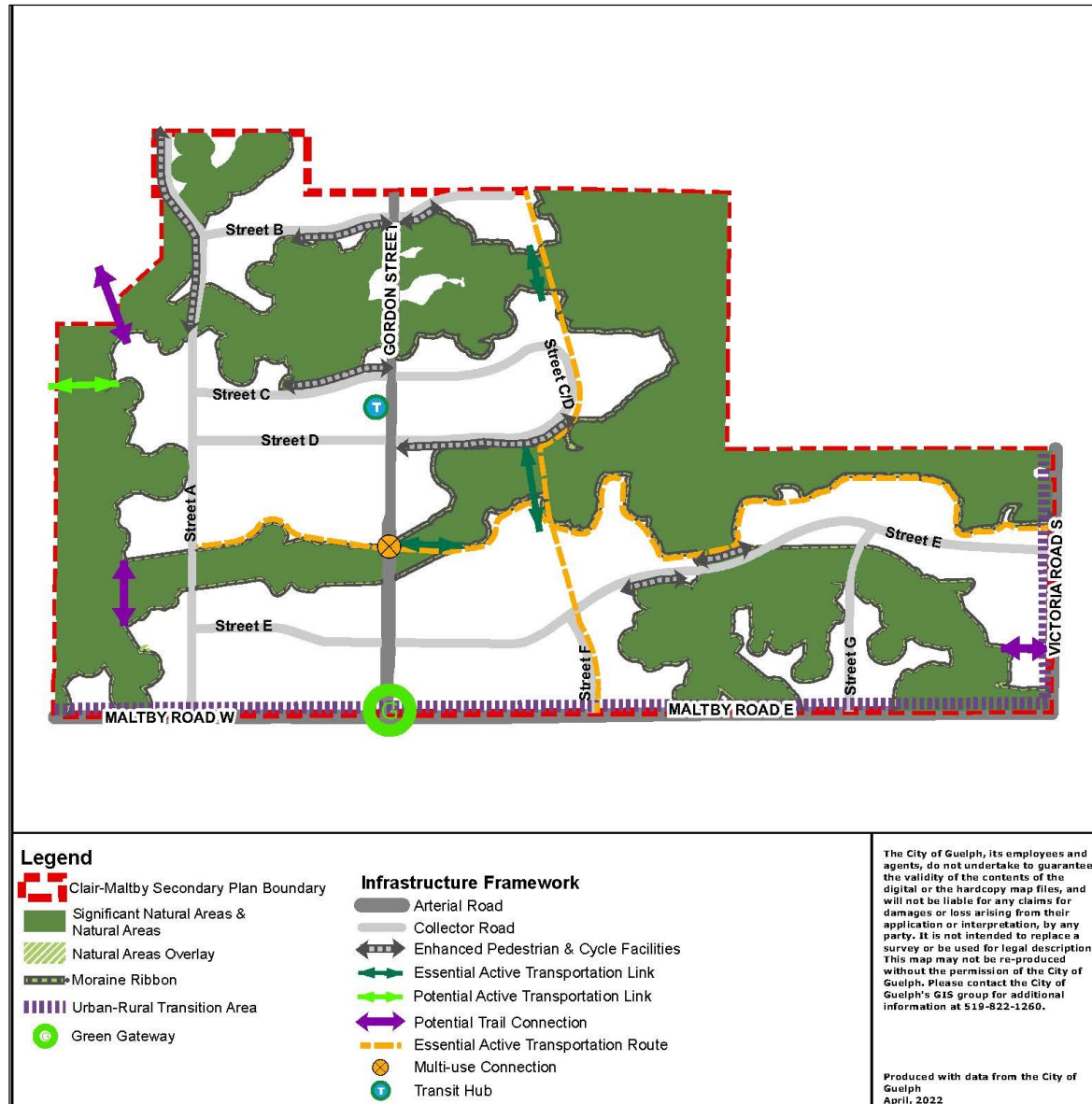
Key Revisions:

- NHS
 - mapping and policy language
 - Hall's Pond policy language
- Mobility Schedule Street G
- Phasing policy language
- Gordon Street multi-use connection

Key Revision – NHS



Key Revision - Mobility



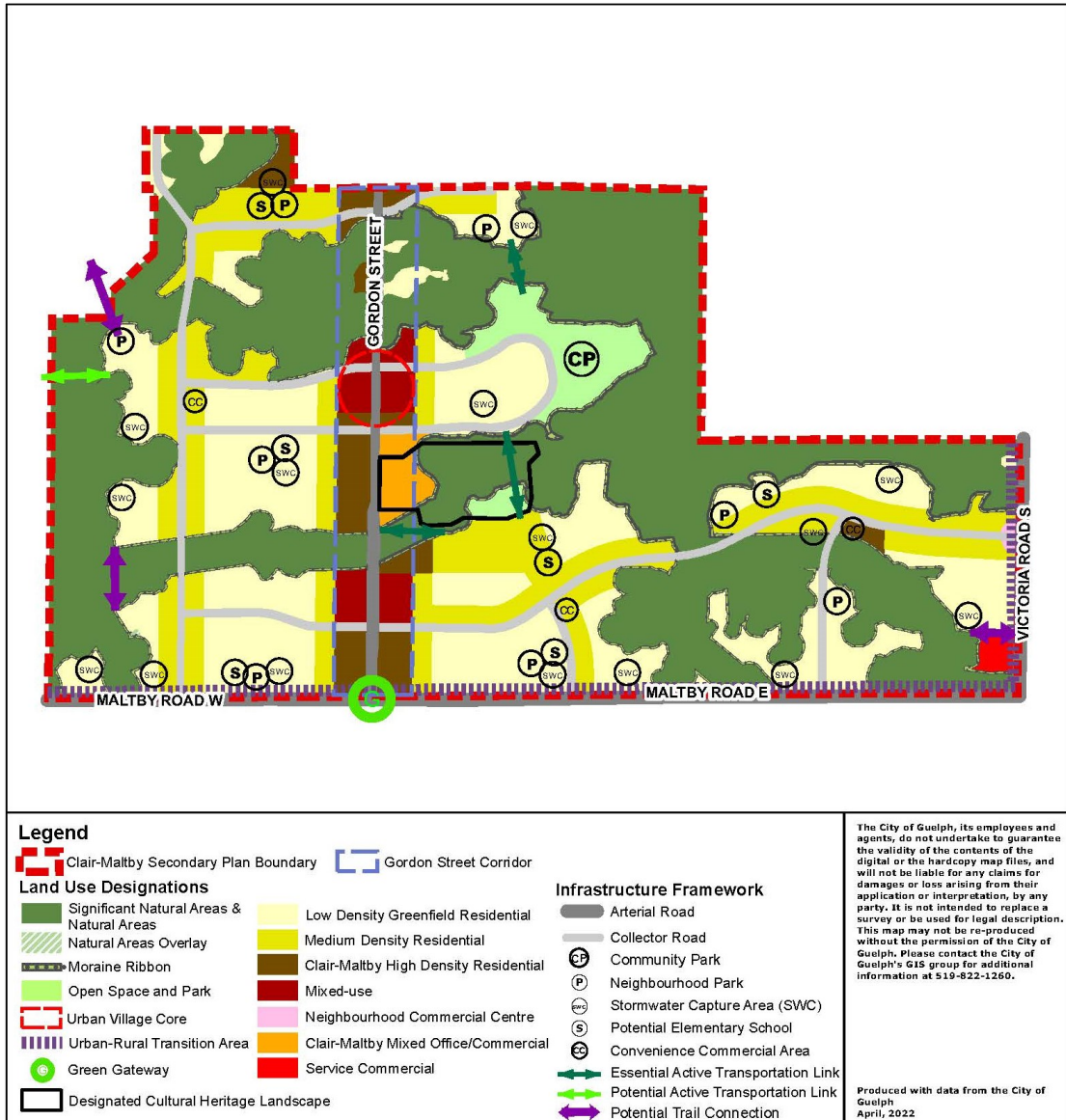


Recommended Secondary Plan

Key Comments:

- Mix of Housing and Density
- Gordon Street Corridor
- Moraine Ribbon & Parkland

Key Comment – Housing Mix & Density



Key Comment - Gordon Street Corridor

Looking South from Poppy Drive

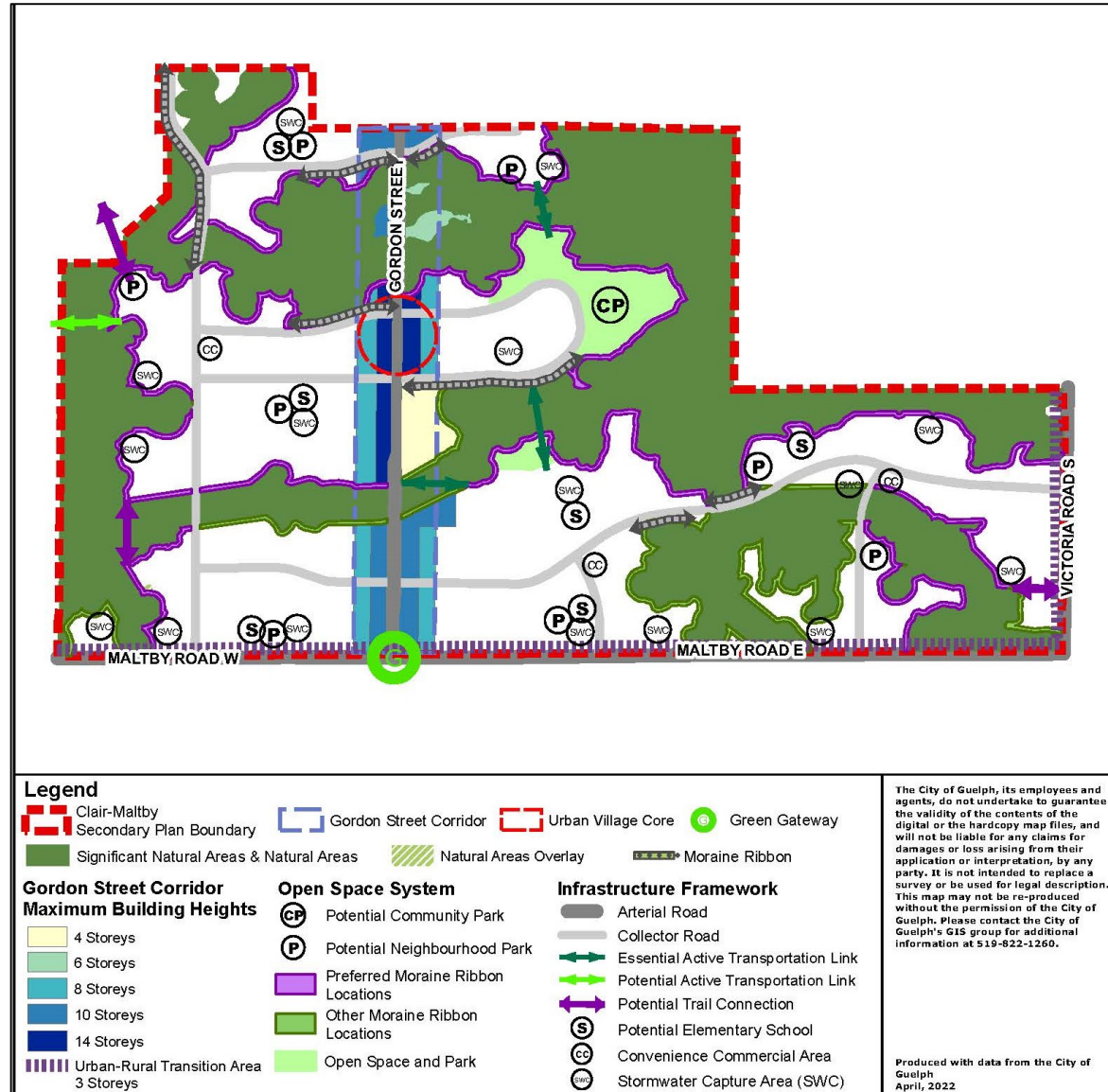


Key Comment - Gordon Street Corridor

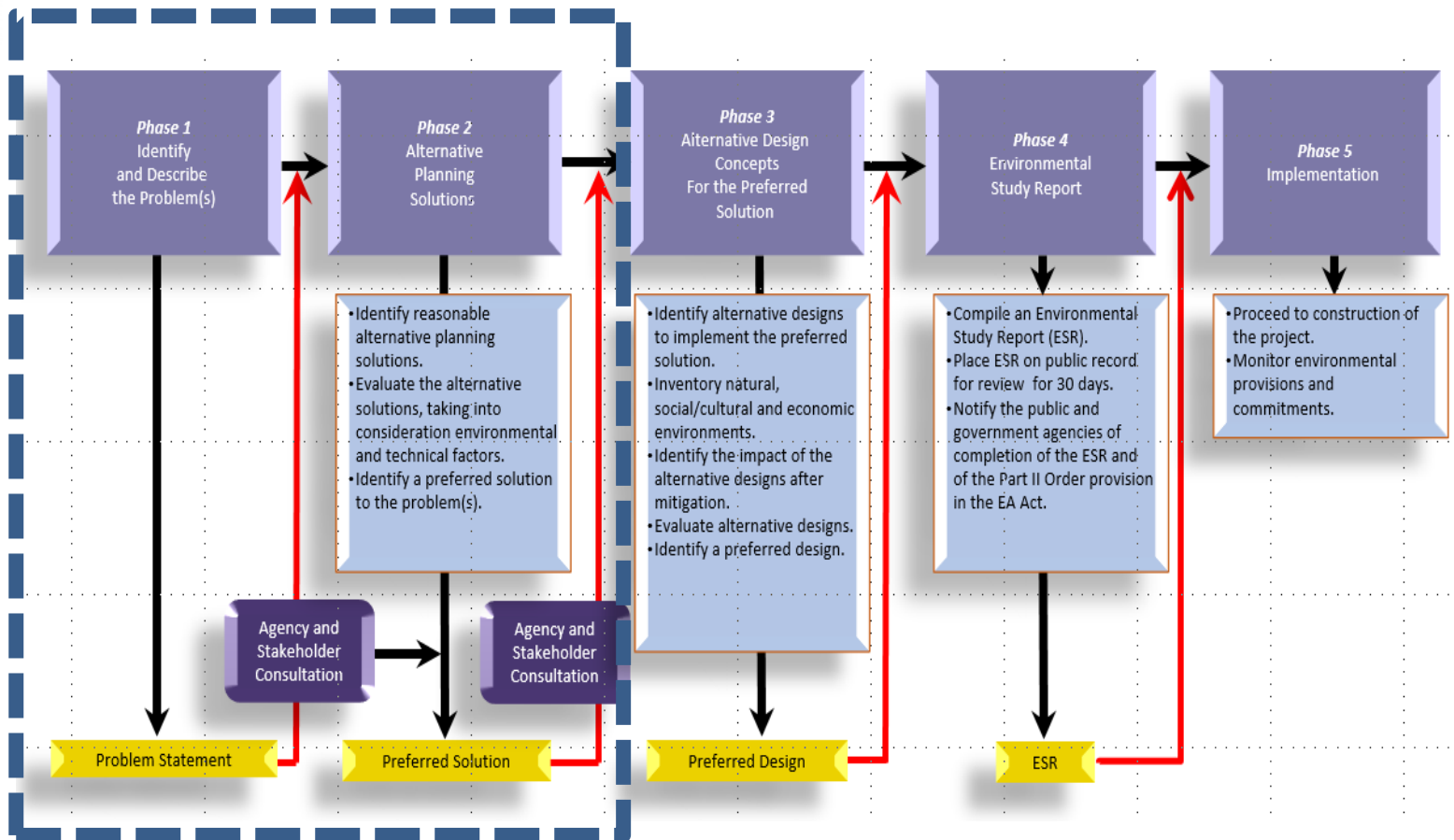
Looking North from Maltby Road



Key Comment – Parkland & Moraine Ribbon



MESP Overview





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.

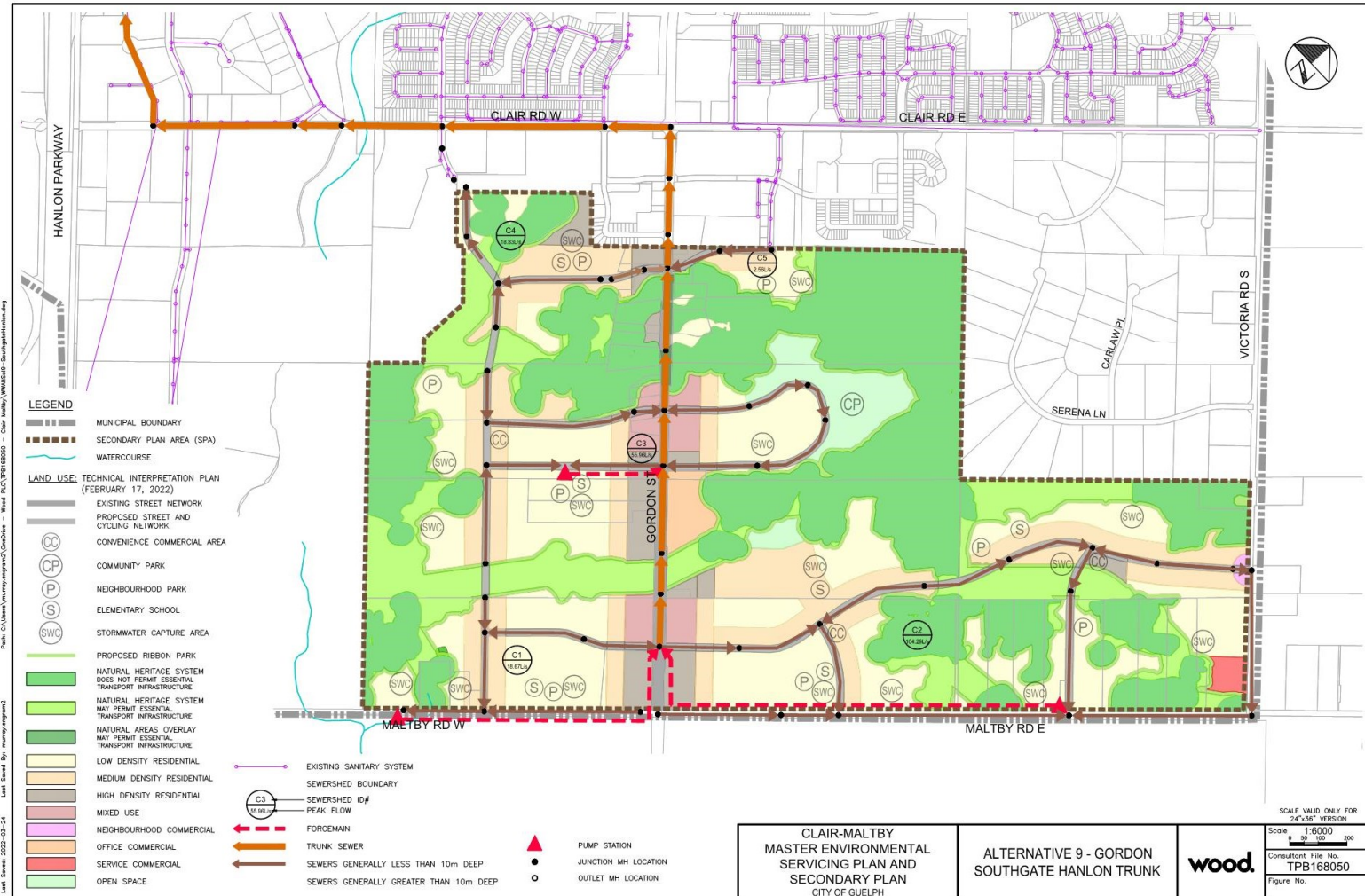


MESP Overview

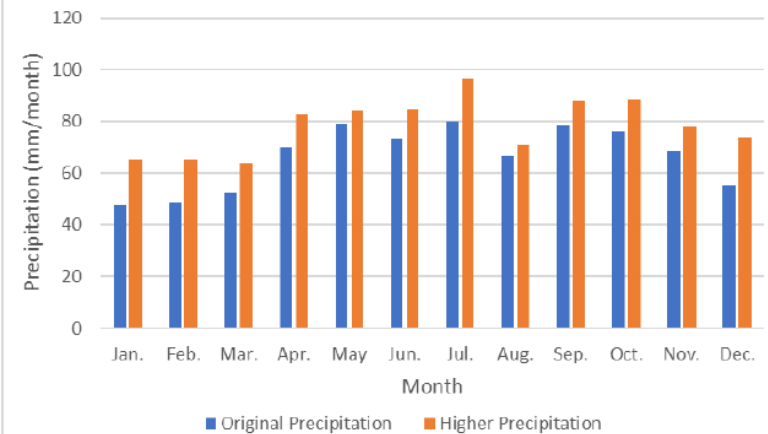
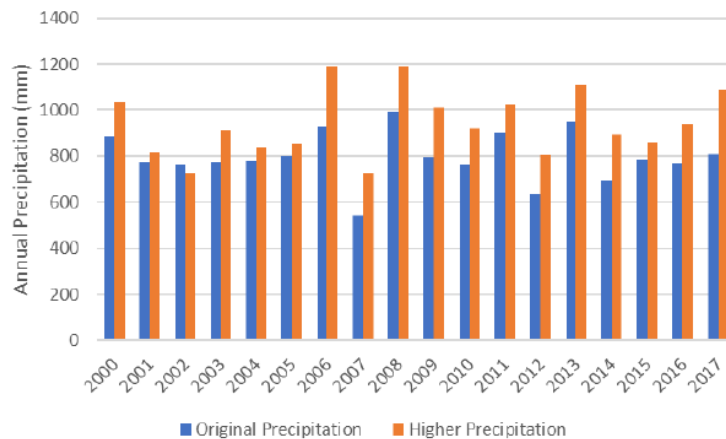
Key Revisions:

- Preferred wastewater alternative modified
- Comprehensive Environmental Impact Study appendix added to include assessment of SWM using *range of climate data*

Key Revision - Wastewater



Key Revision – CEIS Appendix



Data Sources:
 Original Hourly Precipitation Data: Wood 2022a, 2022b
 Higher Daily Precipitation Data: GRCA Shades Mills Daily Station values provided by Dr. Hugh Whiteley (February 15, 2022)

Matrix Solutions Inc.
 ENVIRONMENT & ENGINEERING

City of Guelph
 Clair Maltby Impact Assessment

Average Annual and Monthly Precipitation
 Rates – 2000-2017

Date	15/03/2022	Project	23089	Author	S. Murray	Reviewer	D. Abbey
Disclaimer: This document is prepared solely for the recipient from whom it was received. It is not to be used for any other purpose without the written consent of Matrix Solutions Inc. To ensure the accuracy of the information presented in the form of publication, Matrix Solutions Inc. requires its clients to verify the accuracy of the information presented.							

Figure A1

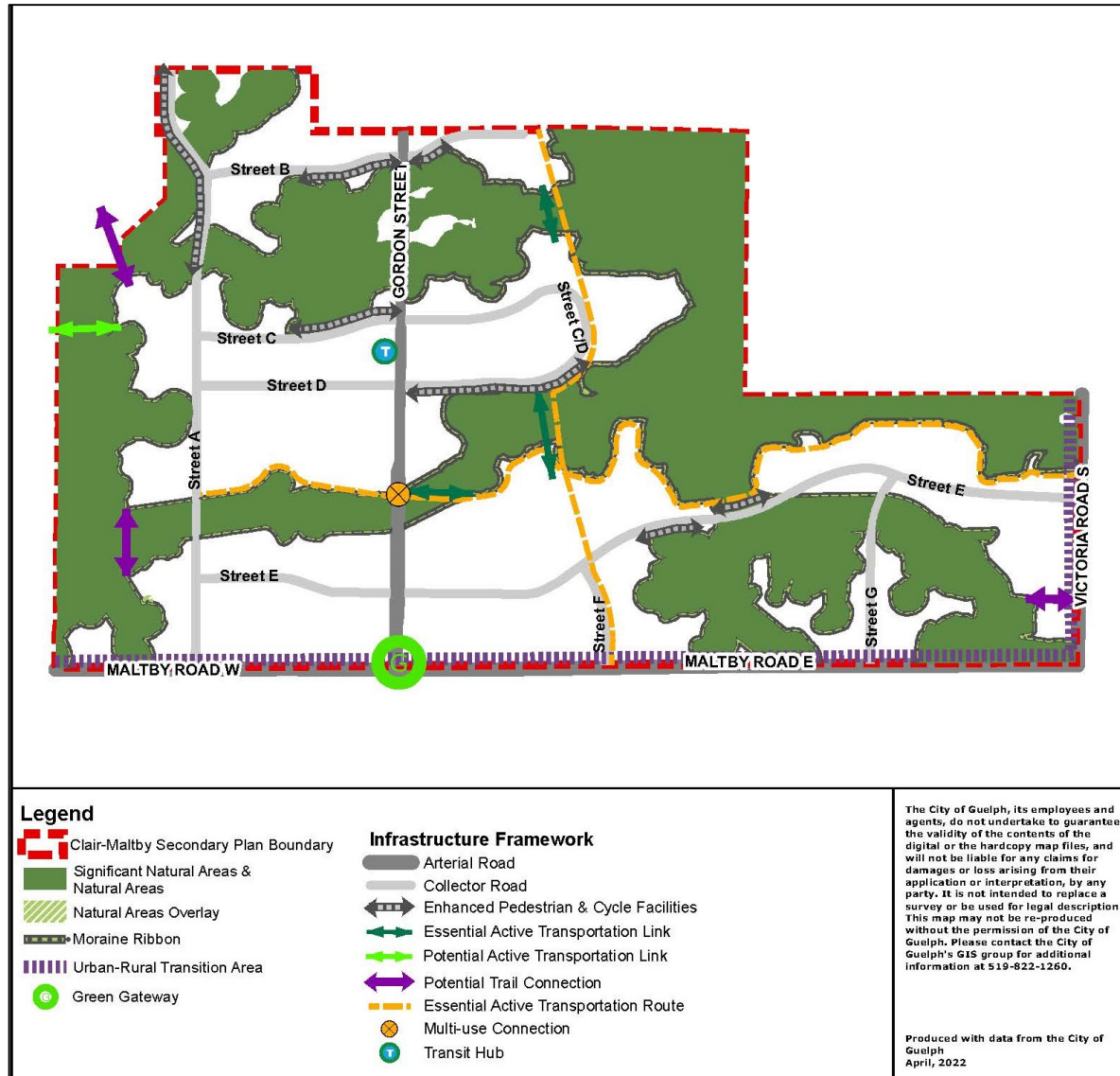


MESP Overview

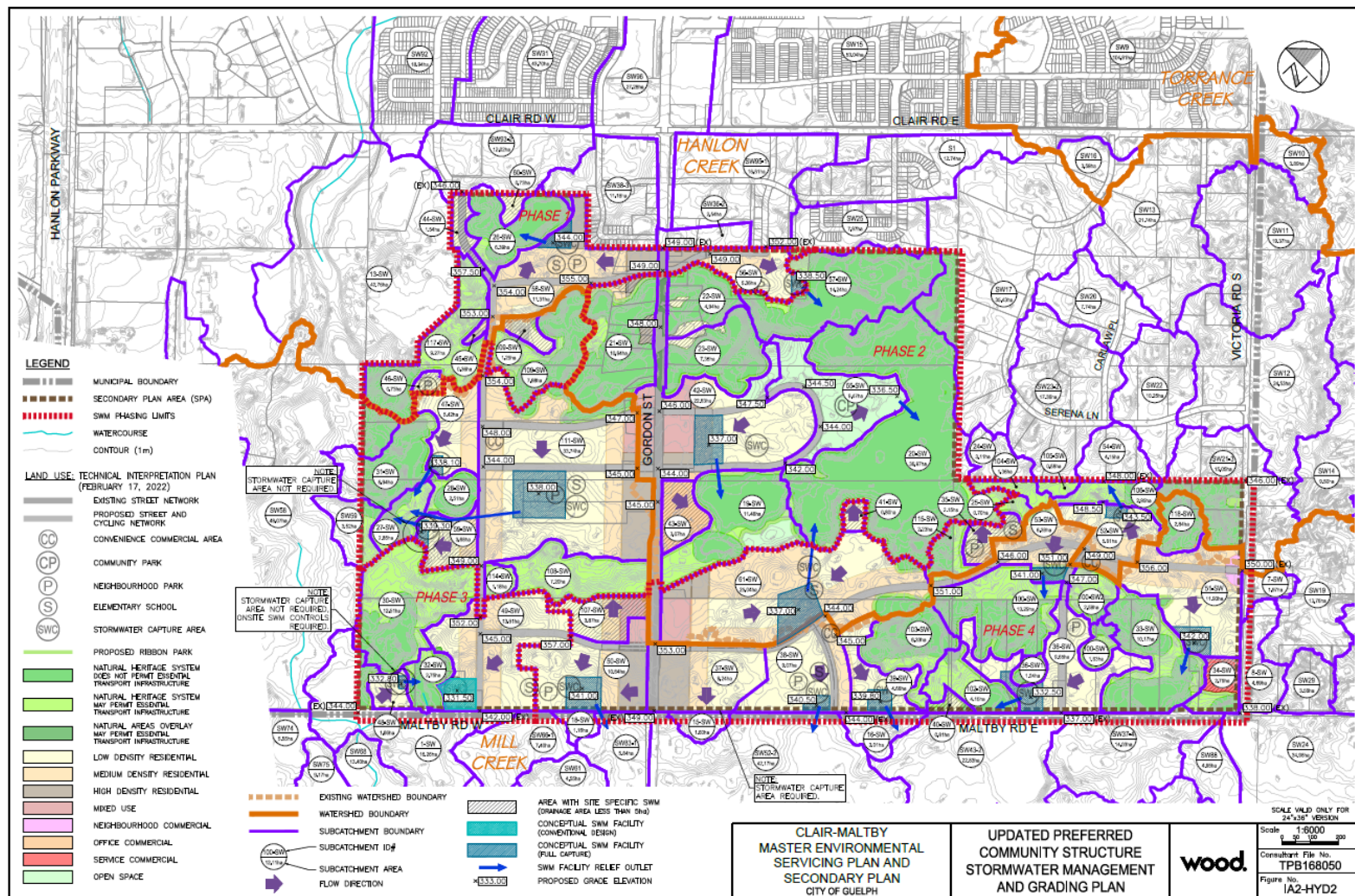
Key Comments:

- Mobility Network
- Stormwater Management
- Phasing

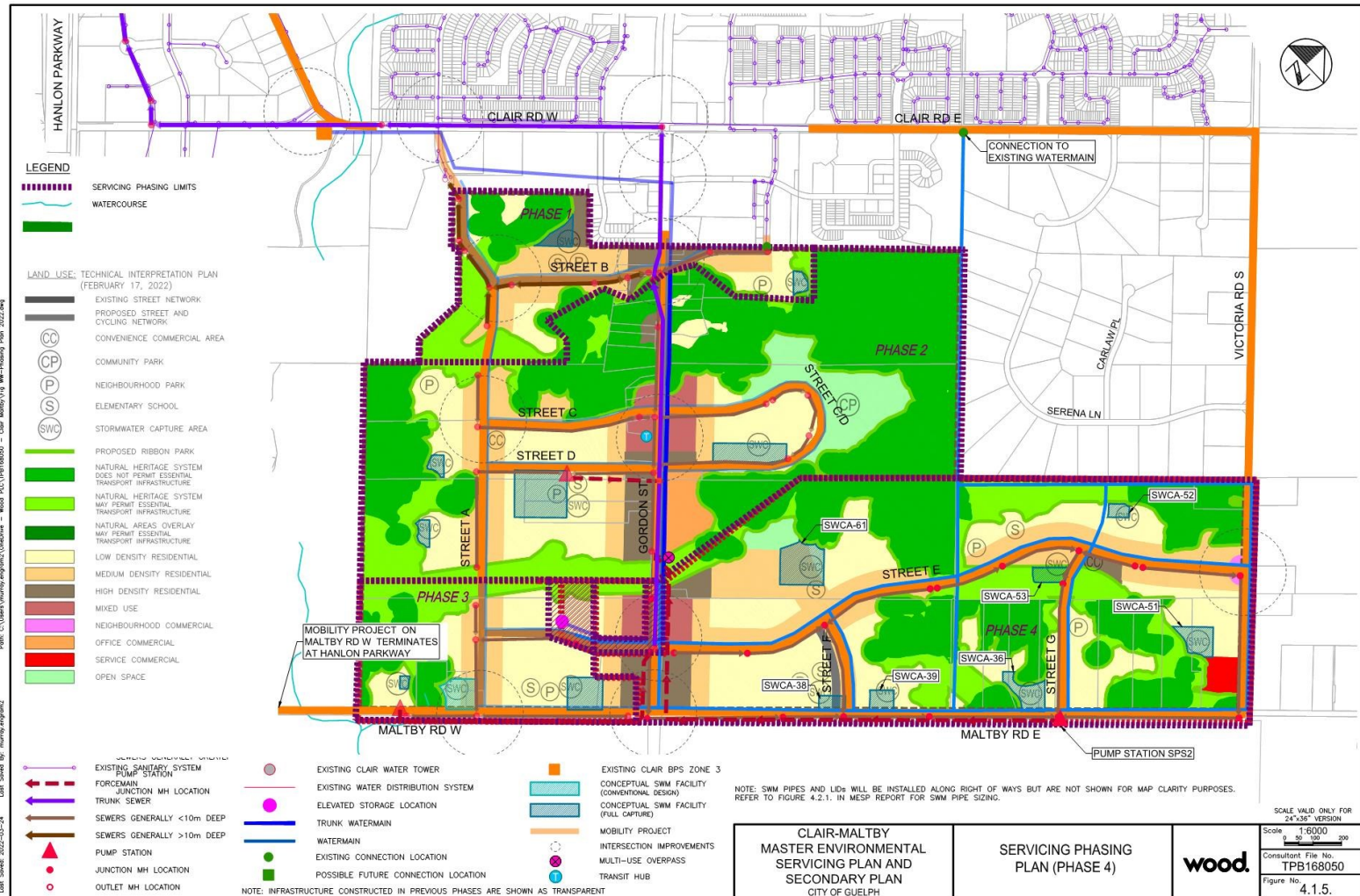
Key Comment - Mobility Network



Key Comment - Stormwater Management



Key Comment - Phasing





MESP Next Steps

- File Notice of Completion for Schedule B Projects
- Complete Phases 3 and 4 for Schedule C Projects



Fiscal Impact Assessment

- Minor revisions to costs from refinements to MESP
- Key messages remain the same
 - Cashflow pressure to pay for early infrastructure before revenues materialize
 - Some pressure on taxes with 1% increase, may be needed to accommodate costs
 - Capital and operating costs to be incorporated into DC Study and Multi-year Budget



Fiscal Impact Assessment

- MCR Fiscal Comparison
 - Different time horizons
 - Fiscal pressure flips from tax base to rate base
 - Intensification areas can be more expensive for underground replacement
 - DC assumptions for benefit to existing
 - High density fiscal benefit for tax businesses



Fiscal Impact Assessment

- Cashflow / Debt Capacity:
 - Front-ended infrastructure cost pressures
 - CMSP growth projecting use of 20% of City's current debt capacity
- Policy Considerations:
 - Prepayment of DCs or front-ending agreements for roads, water, wastewater services
 - Localized charge for CMSP to ensure cost recovery



Fiscal Impact Assessment

- Next steps
 - 2023 DC Background Study
 - Policy and debt considerations
 - Refine costs and timing
 - Inflationary impacts
 - Community Benefit Charge and Parkland Dedication integration
 - Incorporate into Corporate Asset Management plan and infrastructure renewal funding plan
 - Multi-year capital budget process for 2024-2027



Clair-Maltby is Future Ready

- We're aligned with the City's Strategic Plan and other plans
- We've listened and adjusted
- We're ready to be part of Guelph's future



Recommendations

- Official Plan Amendment No. 79 be adopted
- MESP be approved and staff be directed to file a Notice of Completion
- Fiscal implications be referred to the City's multi-year budget process and DC Background Study