



May 11, 2022

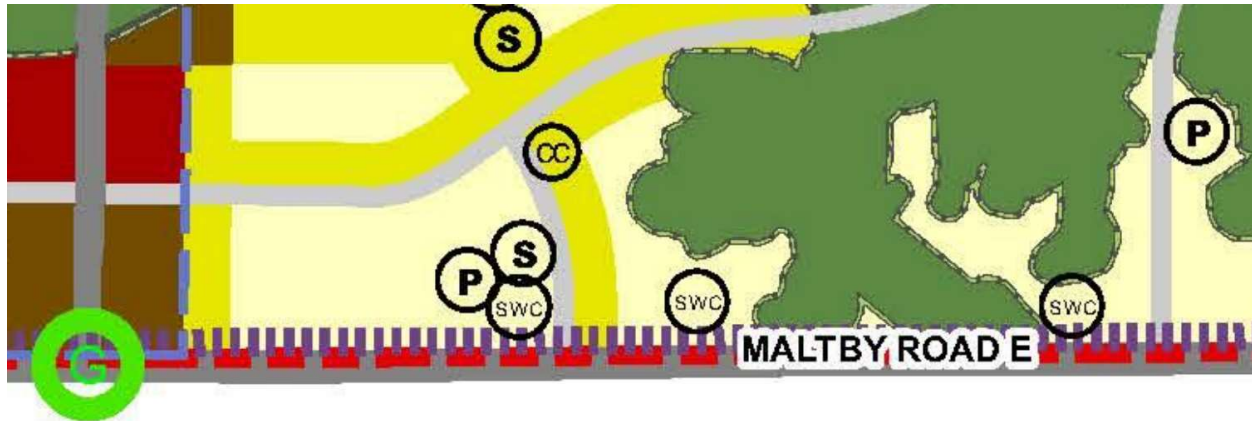
Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Provided via email only to clerks@guelph.ca

Attention: Mayor Cam Guthrie and Members of Council

Re: **Maltby Road Council Decision Meeting May 16, 2022**
Clair-Maltby Master Environmental Servicing Plan and
Secondary Plan Official Plan Amendment (OPA No. 79)

I am the planning consultant providing these comments on behalf of 1077955 Ontario Inc., the owners of 2270 Gordon Street, a 32.6 hectare property located within the Clair-Maltby Secondary Plan area at the north east intersection of Gordon Street and Maltby Road.



Legend		Infrastructure Framework	
Clair-Maltby Secondary Plan Boundary	Gordon Street Corridor	Arterial Road	Collector Road
Land Use Designations	Low Density Greenfield Residential	Community Park	Neighbourhood Park
Significant Natural Areas & Natural Areas Overlay	Medium Density Residential	Stormwater Capture Area (SWC)	Potential Elementary School
Natural Areas Overlay	Clair-Maltby High Density Residential	Convenience Commercial Area	Essential Active Transportation Link
Moraine Ribbon	Mixed-use	Potential Active Transportation Link	Potential Trail Connection
Open Space and Park	Neighbourhood Commercial Centre		
Urban Village Core	Clair-Maltby Mixed Office/Commercial		
Urban-Rural Transition Area	Service Commercial		
Green Gateway			
Designated Cultural Heritage Landscape			

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Produced with data from the City of Guelph
April, 2022

CITY OF GUELPH
OFFICIAL PLAN
SCHEDULE B:
CLAIR-MALTBY
SECONDARY PLAN
LAND USE

April, 2022

As noted in the previous 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 designations located in proximity to Gordon Street, the new isolated areas, the Green Gateway 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.

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 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.

There are many questions related to the **Green Gateway** indicated on the subject property. The secondary plan policies should clearly include the Green Gateway as publicly owned land to be included in the City's required parkland dedication. Alternatively, the Green Gateway features may be included within the municipal road allowance.

The **Mixed-use land use designation** should clearly permit mixed-use buildings, freestanding commercial buildings and freestanding multi-residential buildings consistent with the current Official Plan policies. All permitted uses within this designation should not be prescribed as mixed-use buildings.

There is a new **Stormwater Capture Area** symbols shown on the subject property. The draft policies refer to an overflow area for stormwater which may have the potential to sterilize large areas of land to store stormwater rather than designing stormwater management facilities to actively treat and infiltrate stormwater. The landowners have been requesting a technical meeting to review the engineering approach for this area and we would appreciate this technical meeting being scheduled by the city.

The draft secondary plan policies permit an institutional use or **Convenience Commercial Area** at intersections to provide a community focal point. Rather than map the Convenience Commercial Area on the plan, the policies should permit convenience commercial uses within residential designations as per the current Guelph Official Plan policies.

As documented in meetings, emails and letters to City staff and Council prior to Council making a decision, we continue to have planning objections to OPA No. 79 related to the proposed Moraine Ribbon, servicing options, phasing and servicing policies of the MESP and the Comprehensive Environmental Impact Study particularly respecting the OPA No. 42 Settlement Agreement and other matters for this property.

These lands were annexed into the City of Guelph in 1993 and the landowners are pleased to see that OPA No. 79 is now before Council for a decision. The owners would have preferred that their issues which have been articulated prior to Council making a decision had been incorporated into the Clair-Maltby Secondary Plan and MESP.

Thank you for the opportunity to provide these comments. Please provide me with a notice of the Council decision for OPA No. 79 once it is available.

Yours truly,

A handwritten signature in blue ink, appearing to read 'AClos', is positioned below the closing text.

Astrid Clos, MCIP, RPP