THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2014) - 19756

A by-law to adopt Amendment No. 54 to the Official Plan for the City of Guelph regarding the Guelph Innovation District Secondary Plan to provide policies for an integrated compact mixed use district located at the southeast edge of the City bounded by Victoria Road S., York Road, Watson Parkway S., and the City's municipal boundary.

WHEREAS Section 17 of The Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to adopt Official Plan Amendments;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. Official Plan Amendment No. 54 to the Official Plan for the City of Guelph consisting of the text and mapping contained within Schedule 'A' attached to and forming part of this By-law is hereby adopted.

2. Where notice of this by-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Municipal Board.

PASSED this TWENTY-SIXTH day of MAY 2014.

KAREN FARBRIDGE - MAYOR

BLAIR LABELLE - CITY CLERK

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Schedule "A"

AMENDMENT NUMBER 54 TO THE OFFICIAL PLAN FOR THE CORPORATION OF THE CITY OF GUELPH:

GUELPH INNOVATION DISTRICT SECONDARY PLAN AMENDMENT

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The Preamble provides an explanation of the amendment including the purpose, background, location, basis and summary of the policies and public participation, but does not form part of this amendment.

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PART A – THE PREAMBLE

TITLE AND COMPONENTS

This document is entitled 'Guelph Innovation District Secondary Plan Amendment' and will be referred to as 'Amendment 54'. Part A - The Preamble provides an explanation of the amendment including the purpose, background, location, basis of the amendment, summary of changes to the Official Plan and public participation, but does not form part of this amendment. Part B – The Amendment forms Amendment 54 to the Official Plan for the City of Guelph and contains a comprehensive expression of the new, deleted and amended policy and includes revised Official Plan Schedules and new Schedules within the Guelph Innovation District Secondary Plan policy section.

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PURPOSE

The purpose of Amendment 54 is to incorporate the GID Secondary Plan into the City's Official Plan by deleting the existing land use policies that apply to the GID lands and adding a new Section to the Official Plan that includes the new policies, schedules and corresponding definitions for the GID Secondary Plan.

Specifically, Amendment 54:

- Incorporates the Guelph Innovation District Secondary Plan into the Official Plan by adding a new subsection to the Secondary Plan Chapter including policies and Schedules;
- Removes Official Plan policies that refer to the need for a planning study for the former Guelph Correction centre lands; and
- Revises existing Schedules to incorporate the new Guelph Innovation District Secondary Plan policies and associated Schedules into the Official Plan.

BACKGROUND

The City of Guelph initiated the preparation of a Secondary Plan for the Guelph Innovation District (GID) in early 2005. The majority of the lands are currently designated as "Special Study Area" by the City's Official Plan, requiring the completion of a planning study to "examine future land uses, servicing, phasing of development, transportation and impact assessment on *natural heritage features* and *cultural heritage resources*." There are also a number of other land use designations within the GID Secondary Plan area which are proposed to be carried forward (i.e. existing service commercial and industrial designations) or are proposed to be redesignated (i.e. major institutional). The Secondary Plan implements the City's Official Plan policies.

The Secondary Plan was completed in three phases.

Phase I and II

The Phase I Background Report and Phase II Land Use Concepts Report were completed in 2005, through the consulting services of planningAlliance. In April 2007 Council directed staff to use the "York District Preferred Land Use Scenario" contained in the Phase II report as the basis for the development of a final land use strategy for the GID. The preferred land use concept recognizes the existing employment uses at the City's Waste Resource Innovation Centre, Cargill Meat Solutions, PDI (Polymer Distribution Inc.) and a variety of existing commercial uses along York Road, Victoria Road S. and Watson Parkway S. In addition, the residential uses south of Stone Road East, west of Watson Road South are recognized. The land use scenario focuses on additional employment lands, with institutional uses recommended for the former Guelph Correction Centre lands.

The Province is the major landowner within the GID and has been working with the City in coordinating work to reposition the lands since the closure of the former institutional uses. In 2007, the City paused work on the GID to provide the Province with an opportunity to conduct its own research and public consultation process. This work culminated in the release of a report completed by Authenticity for the Province which presents a mixed use business park, live/work development scenario for the lands.

Phase III

In April 2008, two hybrid land use concepts for the area were presented to the public at an urban design charrette which drew upon elements from both the Phase II Land Use Concept Report and Authenticity Report. The hybrid introduced the concept of an urban village on

the west side of the Eramosa River in the vicinity of the Turfgrass Institute building, with the majority of future development still focused on employment uses. Employment mixed-use was recognized on the west side of the Eramosa River, east of the proposed urban village, while industrial uses were located on the east side of the Eramosa River, recognizing Cargill Meat Solutions and the Waste Resource Innovation Centre. Neighbourhood commercial centres and service commercial uses were identified at the northern corners of the site recognizing existing land uses. The lands of the former Guelph Correction Centre continued to be shown as institutional. Two options were proposed on the southeast corner – residential and industrial employment. An information session was held with landowners south of Stone Road on the process and provided an opportunity to share views regarding the future development of the area.

Work was paused during 2009-2010 to allow the City's Economic Development Department to complete a strategic plan for the *Guelph Agri-Innovation Cluster* and to consider governance models for the development of the lands.

Since the initiation of the Secondary Plan a number of strategic municipal documents have been completed including the Community Energy Initiative, Prosperity 2020, Strategic Plan for the *Guelph Agri-Innovation Cluster*, and the City of Guelph Local Growth Management Strategy. In addition, the City has revised its Official Plan in response to the Provincial Growth Plan for the Greater Golden Horseshoe and has adopted a *Natural Heritage System* as part of the City's Official Plan. The strategic importance of these lands has grown as a vital means to enable the City to meet its sustainability goals and objectives included in the above strategic initiatives.

A community workshop was held on June 18, 2009 to present the work completed along with connections to the above initiatives.

A Council Information Session on July 19, 2011 was held to discuss alternative designs for the Guelph Innovation District and the potential use of a Development Permit System (DPS) as the planning implementation mechanism for the final design.

The Council session was followed by a public design workshop on September 15, 2011 that presented two design scenarios for the lands which were a composite of potential design elements.

On October 18, 2011 an all day design charrette was held by invitation for city and consultant experts to consider feedback from the public design workshop and forge a consensus on what design elements should be carried forward in a preferred design scenario.

In December 2011 the preferred design vision, principles and implementation strategy was released and subsequently approved by Council with a few changes on January 30, 2012. The work included an analysis of design precedents, public feedback on potential design elements, and a design charrette. A design booklet entitled "Guelph Innovation District Recommended Option Booklet", was produced. This work was approved as support for the development of the Secondary Plan.

The draft Secondary Plan was released on October 15, 2012, followed by a public open house on November 28, 2012.

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Draft Official Plan Amendment No. 54 was released on November 7, 2013 and Council held a Statutory Public Meeting in accordance with the Planning Act on December 2, 2013. Following the public meeting, staff reviewed the submissions received and met with affected landowners to resolve the issues which has resulted in the final version of OPA 54.

The GID Secondary Plan policies amend the current 2001 Official Plan and build on the Local Growth Management Strategy and Official Plan Update (OPA 39, OPA 42 and OPA 48). The Secondary Plan references and enhances the policies introduced through the Official Plan Update, including directions from OPA 42, the City's *Natural Heritage System*.

LOCATION

The lands subject to Amendment 54 are shown on Figure 1 below:

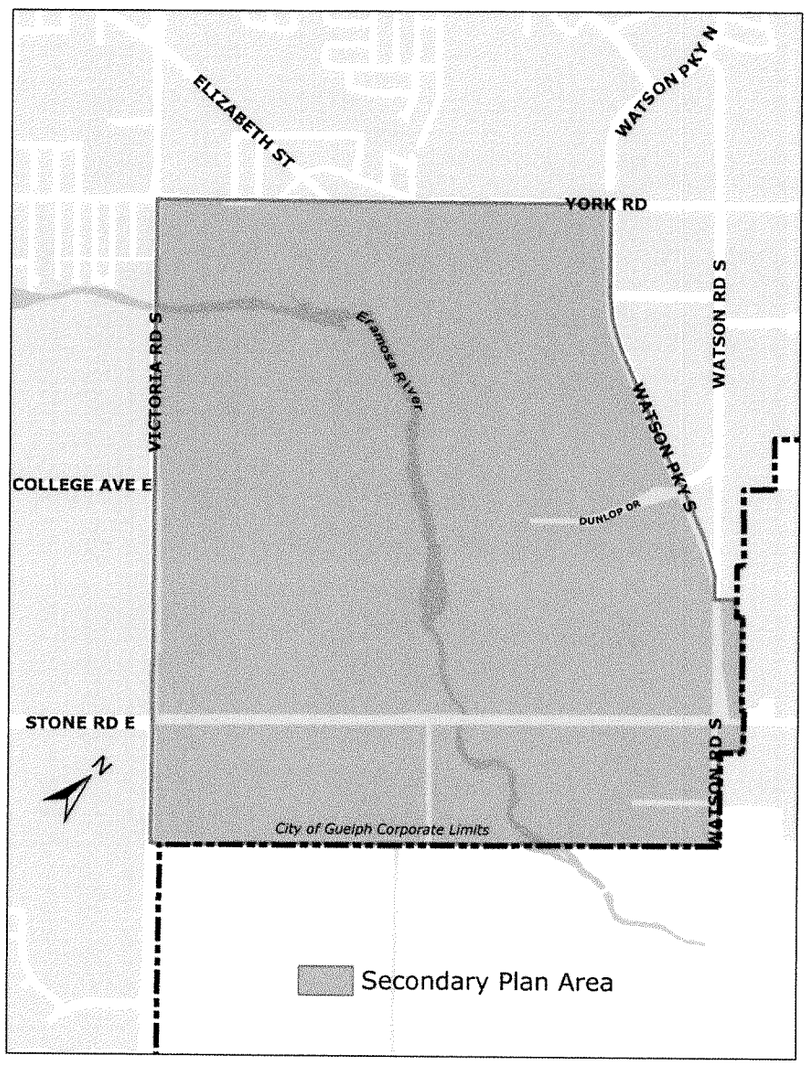


Figure 1

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BASIS OF THE AMENDMENT

Amendment 54 amends the existing 2001 Official Plan and sets out policies for the Guelph Innovation District. It addresses the necessary changes to ensure that the City's policies and mapping, related to the Guelph Innovation District, conform with recent amendments to the City's Official Plan as a result of the City's Official Plan update process, including growth plan needs and other matters of provincial interest.

The basis for the policy and mapping amendments come from the draft Guelph Innovation District Secondary Plan along with a number of policy documents and initiatives as summarized in the Background Section and consideration of public stakeholder input.

SUMMARY OF CHANGES TO THE OFFICIAL PLAN

The following is a summary of OPA 54:

Guelph Innovation District Secondary Plan Policies

The purpose of Amendment 54 is to incorporate the GID Secondary Plan into the City's Official Plan by deleting the existing land use policies that apply to the GID lands and adding a new Section to the Official Plan that includes the new policies, schedules and corresponding definitions for the GID Secondary Plan. The policies of this new section begin with the guiding vision, principles and objectives for the GID, formulated as part of an extensive public engagement process. Other policies address: natural and cultural heritage; energy, servicing and stormwater; mobility; the *public realm*; land use and built form; and interpretation and implementation. The policies generally follow the structure of the Official Plan Update (OPA 42 and 48) and make references to and enhance the policies of the Official Plan. Definitions and policies are on occasion repeated, given the status of OPA 42 and OPA 48 which are under appeal to the OMB. The section contains a detailed set of land use and development policies that guide all future development within the GID plan area; support conservation, protection and enhancement of the natural heritage system and cultural heritage resources; promote best practises for sustainable infrastructure and community design working towards *carbon neutrality*; identify collector road alignments and active transportation opportunities; and provide a high level urban design direction to guide the creation of a unique and memorable place. The policies conclude with a description of the actions and tools required to implement the plan.

Schedules

New Schedules have been included as part of the Guelph Innovation District Secondary Plan regarding Mobility, Land Use, Built Form Elements, and Block Plan Areas. A number of amendments are made to the existing Official Plan schedules to recognize the completion and integration of the Guelph Innovation District Secondary Plan.

General Modifications

In order to integrate the GID Secondary Plan into the Official Plan a number of changes are required to the general Official Plan schedules. In addition, policies that currently apply to the GID lands in the Official Plan are deleted because they are replaced by the GID Secondary Plan. Instead of revising the Official Plan Glossary, definitions are included within the GID Secondary Plan to add clarity to terms used in the policies that will eventually come into full force and effect with the approval of OPA 48.

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PUBLIC PARTICIPATION

The development of proposed Official Plan Amendment 54 has involved significant community stakeholder engagement that included public meetings, stakeholder meetings, open houses and workshops.

Background Studies

As outlined in the background section of the Official Plan Amendment, numerous studies and initiatives have been completed with public input in support of the preparation of Official Plan Amendment 54.

The background studies include:

PHASE ONE – BACKGROUND REPORT	**2005**
Consultant Report York District Land Use + Servicing Study: Background Report	March 17, 2005
PHASE TWO – LAND USE CONCEPTS	**2005-2007**
Consultant Report York District Land Use + Servicing Study: Phase II Report - Preferred Land Use Scenario	November 24, 2005
Council Information Report York District Study Update	January 18, 2007
CDES Report 07-25 York District Land Use Study Process	March 23, 2007
PROVINCIAL WORK	**2007**
Authenticity Report and Appendices York District Lands – Guelph, Ontario	November 19, 2007
PHASE THREE – LAND USE AND SERVICING FINAL REPORT	**2007 +**
CDES Information Report 08-84 Hybrid Land Use Plans and Phase III Update	July 11, 2008
Council Information Report 11-61 Guelph Innovation District Secondary Plan Update	July 7, 2011
PBEE Committee Report 11-104 GID Secondary Plan – Preferred Design	December 12, 2011
Consultant Booklet GID Recommended Option Booklet	December 12, 2011
Council Report 12-18 Supplementary Report: Stakeholder Feedback – GID Secondary Plan – Preferred Design	January 30, 2012
PBEE Committee Report 12-89 GID: Release of Draft Secondary Plan	October 15, 2012
Council Report 13-62 Statutory Public Meeting for Proposed Official Plan Amendment 54: Guelph Innovation District Secondary Plan	December 2, 2013

Public Engagement

A number of community engagement opportunities have been provided to stakeholders throughout the development of the Secondary Plan. The results of these opportunities have been considered in the various Committee and Council reports that received Council support on key foundational material leading to the development of OPA 54.

The community engagement opportunities include:

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PHASE ONE – BACKGROUND REPORT		**2005**
First Public Consultation Meeting – Royal Canadian Legion	Introduce Project	January 25, 2005
PHASE TWO – LAND USE CONCEPTS		**2005-2007**
Community Workshop – Turf Grass Institute	Review and assist in development of land use concepts	April 6, 2005
Public Information Session – Royal Canadian Legion	Review Phase II	February 1, 2007
PROVINCIAL AUTHENTICITY WORK		**Apr.–Nov. 2007**
Special Information Session: York District Lands	Introduce Provincial work to public	April 12, 2007
Roundtable Meetings	Four roundtable groups gather to develop ideas for York District lands A – Research, Development and Innovation B – Light Manufacturing, Office & Retail C – Residential and Mixed-Use D – Culture, Design and Creative Enterprise	Spring – Summer 2007
Public Town Hall 1	Public review of roundtable ideas for York District	June 18, 2007
Public Town Hall 2	York District ideas presented based on roundtable work and public input from Public Town Hall 1 Meeting	August 7, 2007
PHASE THREE – LAND USE AND SERVICING FINAL REPORT		**2007 +**
Information Session for Landowners South of Stone Rd. – Waste Innovation Centre Meeting Room	Update landowners south of Stone Rd. on the process and allow opportunity to share views	Dec. 10, 2007
Urban Design Charrette	Input into the development of land use concepts for the area, including range of land uses	April 5, 2008
ECONOMIC DEVELOPMENT PAUSE - STRATEGIC PLAN FOR THE GUELPH AGRI-INNOVATION CLUSTER		**2009 – 2010**
Community Workshop	Presented work completed and introduced key connections between the Secondary Plan, Local Growth Management Strategy, Community Energy Initiative, Natural Heritage Strategy, Prosperity 2020, and Strategic Plan for the Guelph Agri-Innovation Cluster	June 18, 2009
Council Workshop	Discussed draft vision, planning and design principles, and governance issues for the lands	February 8, 2010
Community Design Workshop	Two design scenarios presented which were a composite of potential design elements to reflect in the development of the lands	Sept. 15, 2011
Design Charrette	Design session held for city and consultants to consider feedback from public design workshop and forge a consensus on design elements to carry forward in the preferred design.	Oct. 18, 2011
Public Open House	Open house on draft Secondary Plan.	November 28, 2012

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In December 2011/January 2012 the preferred design, vision, principles and implementation approach for the draft GID Secondary Plan was made public and presented at PBEE Committee and Council. Council supported the foundational material as the basis for completion of the GID Secondary Plan.

On October 15, 2012 the GID Draft Secondary Plan was presented to PBEE Committee and circulated for comments. A public open house was held on November 28, 2012 which included display panels, a staff presentation and opportunities to ask questions of project team members.

The GID Draft Secondary Plan underwent a circulation period with agencies, landowners and other stakeholders which included presentations to interested groups including Guelph-Wellington Development Association, River Systems Advisory Committee, and Environmental Advisory Committee and Heritage Guelph to present the draft Plan and solicit feedback. A series of meetings were also held with Infrastructure Ontario, as the primary landowner.

A draft Official Plan Amendment was released on November 7, 2013. Council held a statutory public meeting in accordance with the *Planning Act* on December 2, 2013 to hear public input and comments regarding the draft Official Plan Amendment. Council heard from five (5) verbal presenters who provided comments on a variety of issues. In addition to these verbal comments, ten (10) written comments were submitted with another six (6) written comments being submitted after the public meeting. Where site specific issues were raised, Planning staff have met with affected landowners to resolve the issues.

Planning staff also consulted with the Province and First Nations including a meeting with Six Nations.

Explanatory Note:

OPA 42, OPA 48 and OPA 54
OPA 54 is designed to integrate with the City's five year Official Plan update.The Official Plan update was conducted in three phases; each of which amends the 2001 Official Plan. Phase 3 of the Update, OPA 48, represents the overall policy update to the Official Plan, which includes restructuring the Plan and the introduction of new policy terms and designations. OPA 48 was appealed to the Ontario Municipal Board and remains under appeal at the anticipated time of adoption of OPA 54.

Phase 2 of the Update, OPA 42, introduced the Natural Heritage System and associated land use designations and schedules to the Official Plan and at the same time deleted and replaced terminology related to the Greenlands System in all sections and schedules of the Official Plan with the new Natural Heritage System. OPA 42 was appealed to the Ontario Municipal Board and remains under appeal at the anticipated time of adoption of OPA 54.

OPA 54 anticipates OPA 42 and 48 being in full force and effect and includes policies, land use designations and definitions from these amendments as follows:

a) OPA 54 reflects changes to terminology that were introduced by OPA 42 (such as using the term 'natural heritage strategy' or 'natural heritage system' rather than 'greenlands system', and Significant Natural Area or Natural Area instead of Core Greenlands and Non-Core Greenlands). For transition purposes, where there are references to defined terms introduced by OPA 42, or to the related policies introduced by OPA 42, the existing Official Plan terms and their related policies will be deemed to apply until such time as OPA 42 is in effect. References to terms currently used in the Official Plan as undefined terms (such as reference to "natural heritage system" as an undefined term) shall continue unaffected.

b) Certain schedules included in OPA 54 display land use designation and mapping changes introduced through OPA 42. These are displayed for context and illustrative purposes only. For transition purposes, the existing land use designations and policies of the 2001 Official Plan will continue to apply until such time as OPA 42 is in effect.

c) OPA 54 reflects changes to terminology that were introduced by OPA 48 (such as using the term 'renewable energy systems' rather than 'renewable energy').For transition purposes, where there are references to defined terms introduced by OPA 48, or to the related policies introduced by OPA 48, the existing Official Plan terms and their related policies will be deemed to apply until such time as OPA 48 is in effect.

d) OPA 54 designates land with the "Major Utility" designation that was introduced by OPA 48. For transition purposes, the polices for the "Special Study Area" land use designation in the existing Official Plan are deemed to apply to lands designated as "Major Utility" by OPA 54 until such time as OPA 48 comes into full force and effect.

e) The intention is that the policies for the GID in Section 9.9.1 introduced through OPA 48 would be deleted and no longer relevant.

PART B – THE AMENDMENT

Format of the Amendment

This section (Part B) of Amendment 54 sets out additions and changes to the text and mapping in the Official Plan. Sections of the Official Plan that are being added or changed are referred to as "ITEMs" in the following description. Entire sections to be deleted are described, however, the text is not shown in strike-out. Entire sections to be added are described and the new text is shown in regular font type (i.e. as it would appear in the Official Plan with titles appearing in **bold**). Text to be amended is illustrated by various font types (e.g. ~~struck-out~~ is to be deleted and **bold** text is to be added). *Italicized* font indicates defined terms. Terms that are displayed in a text box are subject to OPA 42 or OPA 48 and are currently under appeal to the Ontario Municipal Board.

Implementation and Interpretation

The implementation of this amendment shall be in accordance with the provisions of the *Planning Act*. The further implementation and associated interpretation of this amendment shall be in accordance with the relevant text and mapping schedules of the existing Official Plan of the City of Guelph and applicable legislation.

Amendment 54 should be read in conjunction with the existing 2001 Official Plan as amended by the OPAs that have come into force since 2001 and Amendment 42 and 48 (currently under appeal to the OMB) which are available on the City's website at Guelph.ca or at the Planning Services office located at City Hall, 1 Carden Street, Guelph, ON.

Details of the Amendment

ITEM 1: The purpose of 'ITEM 1' is to delete policies 7.17.1, 7.17.1.1 a) to g), 7.17.1.2 and 7.17.1.3 within Section 7.17 Special Study Area, General Policies and to

renumber 7.17.2. The policies are no longer required and the policies of the Guelph Innovation District Secondary Plan will provide direction to the development of the lands.

Section 7.17 Special Study Area is hereby amended to delete sub-section 7.17.1 and renumbering sub-section 7.17.2 as follows:

~~7.17.1 A 'Special Study Area' designation applies to lands that are situated within the general area comprising the Guelph Correctional Centre and Wellington Detention Facility, the City's wet/dry waste management complex, the Eramosa River valley, and lands to the south of Stone Road, (east of Victoria Road). This 'Special Study Area' designation is outlined on Schedule 1.~~

~~7.17.1.1 The designated 'Special Study Area' is located within an area of the City where there are a number of future land use uncertainties. The matters creating uncertainty include:~~

~~a) The closing of the Guelph Correctional Centre and the Wellington Detention Facility in the central area of this designation;~~

~~b) Lands within the 'Special Study Area' are located within the "Arkell Springs Water Resource Protection Area" and special land use considerations are required to protect this major water source for the City;~~

~~c) The majority of these lands – lands north of Stone Road – are within a Stage 3 servicing area of this Plan, (see subsection 4.2). This staging area requires the completion of a secondary plan prior to *development* occurring in the area;~~

~~d) An aggregate operation to the south of Stone Road has ceased operation and a future land use for this area is required;~~

~~e) Significant *natural* and *cultural heritage* features exist in the area, and careful land use planning is required to minimize impacts;~~

~~f) A major industrial operation – an abattoir, meat packing and processing plant – is located centrally to this area and creates potential land use compatibility issues;~~

~~g) The City's wet/dry waste management facility and associated Subbor waste processing operation, which is also centrally located in the area, is undergoing expansion and requires special consideration to fit into the surrounding area.~~

~~7.17.1.2 A planning study completed by the City shall examine future land uses, servicing, phasing of development, transportation and impact assessment on *natural heritage features* and *cultural heritage resources*. The overall intent is to derive a holistic land use plan for the area.~~

~~1. Existing uses of the area shall be permitted to continue in accordance with the provisions of the implementing *Zoning By-law* in effect on December 17, 2001.~~

~~2. Changes in land use, lot additions and expansions of existing non-residential uses may be permitted without amendment to this Plan provided that the~~

~~*development* proposal does not compromise the potential outcomes or original rationale for undertaking the intended planning study.~~

~~7.17.1.3 The completion of the land use concept for this study area will be a prioritized planning action of the City.~~

7.17.~~2~~1 A 'Special Study Area' designation applies to lands known municipally as 200 Beverley Street. This 'Special Study Area' designation is outlined on Schedule 1.

7.17.~~2.~~1.1 The City has initiated a review of land use options for this property. The future use of this property will be determined through a public consultation process. To implement the preferred land use, changes to the Official Plan designation and Zoning By-law may be initiated by the City at a later date. The Official Plan and Zoning By-law amendments will require a public consultation process in accordance with the Planning Act.

7.17.~~2.~~1.2 The completion of the land use review for this property is a high priority for the City.

ITEM 2: The purpose of 'ITEM 2' is to delete policy 4.2.5.5 f). The policy is no longer required and the policies of the Guelph Innovation District Secondary Plan will provide direction to the development of the lands.

Policy 4.2.5.5 f) is hereby deleted as follows:

~~f) **Phase 2.b (East of Victoria Road):**~~

~~i. A gravity sanitary sewer outlet for this area could be provided by construction of a trunk sewer along the Eramosa River valley, connecting to the upper limit of the existing Eramosa River trunk. Alternatively, the sanitary sewer outlet for this area could be provided by construction of a pumping station and forcemain;~~

~~ii. Connection to the existing trunk watermain located on Stone Road.~~

ITEM 3: The purpose of 'ITEM 3' is to add a new Section 11.2 entitled 'Guelph Innovation District Secondary Plan'.

Chapter 11 is hereby amended by adding the following new section "11.2 Guelph Innovation District Secondary Plan":

11.2 GUELPH INNOVATION DISTRICT

SECONDARY PLAN

11.2>

INTRODUCTION

The Guelph Innovation District (GID) Secondary Plan establishes a detailed planning framework consisting of a Vision, Principles and Objectives and Policies and Schedules to guide and regulate future development of the GID Planning Area. Users of this Secondary Plan should refer to the comprehensive Official Plan for general city-wide policies applicable to the GID.

The GID Planning Area comprises lands bounded by York Road to the north, Victoria Road South to the west and Watson Parkway South to the east and extending south to Stone Road East, also inclusive of lands south of, and immediately adjacent to, Stone Road East.

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11.2.1> VISION, PRINCIPLES AND OBJECTIVES

11.2.1.1 A Vision for Guelph's Innovation District

The Guelph Innovation District (GID) is a compact, mixed use community that straddles the Eramosa River in the City's east end. The GID will serve predominately as the home of innovative, sustainable employment uses with an adjacent urban village connecting residential and compatible employment uses. The urban village is meant to be an identifiable, pedestrian oriented space, with street-related built form that supports a mix of medium and high density commercial, residential and employment uses. Important land use connections are also envisioned between the GID, as an innovation centre, the University of Guelph, as a knowledge-based research centre and the Downtown, as the City's civic hub and cultural centre, supporting the emergence of a University-Downtown-GID trinity of innovation spaces.

The GID is at once highly energetic and intimately familiar, because it showcases an entirely new approach to planning, designing, and developing urban places, and at the same time, reflects Guelph's history and celebrates the rich heritage resources of the district, including the stunning river valley, dramatic topography and views, and historic Reformatory Complex.

The GID is attractive, pedestrian-focused and human-scaled. It provides a mix of land uses at transit-supportive densities, offers meaningful places to live, work, shop, play and learn, and supports a wide range of employment and residential land uses. It protects valuable natural and *cultural heritage resources* while fully integrating them with the new community, features sustainable buildings and infrastructure, and works *towards carbon neutrality*. It makes needed connections between all modes of transportation, but in a manner that prioritizes pedestrians, cyclists and transit users over drivers, and stitches the GID into the overall fabric of the City. It is exciting and new and feels like it has been part of the City for a long time.

11.2.1.2 Principles and Objectives

Principle 1: Protect what is Valuable
Creating a place that respects the *Natural Heritage System* and *cultural heritage resources*, making citizens stewards of the resources for current and future generations.

Objectives

a) Preserve and enhance the extensive *Natural Heritage System*, including the Eramosa River Valley which is designated as a Canadian Heritage River.
b) Respect the existing topography and sightlines, including *public views* and *public vistas* of the Eramosa River, Downtown and the historic Reformatory Complex.
c) Ensure compatible public access opportunities to the *Natural Heritage System* and *cultural heritage resources* and promote their celebration, especially river

vistas and edges, the Provincially Significant Earth Science *Area of Natural and Scientific Interest* (*ANSI*), and the historic Reformatory Complex.

d) Connect surrounding land uses with the *Natural Heritage System* and *cultural heritage resources* and provide opportunities for compatible research, educational, recreational and urban agricultural uses.
e) Ensure that significant *built heritage resources* and significant *cultural heritage landscapes* are conserved.

Principle 2: Create Sustainable and Energy Efficient Infrastructure
Building infrastructure that is efficient, focuses on renewable energy sources, and supports an integrated energy distribution system that enables a carbon free lifestyle.

Objectives

a) Create a framework for the GID to work toward *carbon neutrality* and exceed the City's Community Energy Plan targets, building infrastructure that is efficient that focuses on *renewable energy systems*, and supports an integrated distribution system that enables a carbon free lifestyle.
b) Support development of an integrated energy distribution system, which maximizes connections between energy generation opportunities (producers) and end users (provides opportunities for local energy generation, maximizes connections between generation opportunities and end users, and minimizes overall energy use).
c) Support processes where the waste by-products/surpluses of one activity are used as resources by another (e.g. industrial ecology).
d) Include efficient, long-term and community based strategies to conserve and manage energy, water, wastewater, stormwater and solid waste.
e) Develop a model community that showcases sustainable, green, *low impact development*.
f) Embrace innovation, establish best practices, and serve as a learning environment for other communities across Guelph and Southern Ontario.
g) Support the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging the *adaptive reuse* of existing building stock.

Principle 3: Establish a Multi-modal Pedestrian-focused Mobility System
Making connections that serve the community, allow current and future generations to walk or cycle to daily needs, and provide convenient transit services to access broader activities.

Objectives

a) Integrate the GID with the City as a whole, with clear connections to Downtown, the University of Guelph campus, and nearby neighbourhoods.
b) Provide a transportation system (streets, sidewalks, cycle paths, trails, and rail) that serves the GID, provides rational and efficient connections for all modes of transportation, and provides compatible public access to the *Natural Heritage System*, where appropriate.
c) Provide a land use pattern, urban design policies and standards and supportive transportation system that connect us with our daily needs, including transit stops, within a 5-10 minute walk of most residents.
d) Provide a transportation system that is designed to prioritize pedestrians, cyclists and transit users over drivers by incorporating alternative development standards (e.g. larger right-of-ways for pedestrians and cyclists) and providing an extensive pedestrian and cycling network with direct, safe travel routes, and

convenient, affordable transit service which is integrated with the rest of the City.

e) Create and enhance connections for pedestrians, cyclists and potentially transit users across the Eramosa River Valley to better connect uses and activities.
f) Integrate the current commercial rail line within the new community by including a potential transportation hub and commuting centre for the movement of people and goods.
g) Ensure that the capacity of existing and new streets is sufficient to support the GID, while managing traffic impacts on adjacent road networks and neighbourhoods.

Principle 4: Create an Attractive and Memorable Place
Creating meaningful places to bring people, activities, environment(s) and ideas together, creating a sense of arrival and inclusion.

Objectives

a) Create a district of landmark quality with a strong and recognizable identity on par with the Downtown and the University of Guelph.
b) Define gateways and community focal points on both sides of the Eramosa River to support the development of mixed use areas that are safe, coherent, vibrant, and comfortable.
c) Create a cohesive, efficient and vibrant transition area that will provide common supportive uses and built form to connect the urban village and employment area while still maintaining the unique function and identity of each area.
d) Respect the southeast residential neighbourhood through the design and inclusion of an appropriate transition area between the residential uses and the industrial and major utility uses to the north.
e) Define a block and parcel fabric that knits uses together and encourages new buildings to define the edges of streets, parks, trails and open spaces to provide a friendly face to encourage social interaction, safety, and a human scale.
f) Create an accessible network of public facilities, parks, and open spaces which serves the new community and surrounding neighbourhoods, and is integrated with the *Natural Heritage System* and *cultural heritage resources*.
g) Encourage high quality urban and architectural design that responds to and respects the GID's unique setting, natural and cultural heritage, edges and adjacent uses.
h) Create a memorable landmark for the GID that establishes its identity, including potential connections to landmarks within the Downtown and the University of Guelph campus.
i) Increase the overall tree canopy cover, and encourage the use of native species and edible landscapes, where appropriate, in restoration areas, parks, and open spaces and along streets throughout the new community.
j) Respect (and emulate where appropriate) the Beaux-Arts design of the *cultural heritage landscape* component of the historic Reformatory Complex.

Principle 5: Promote a Diversity of Land Uses and Densities
Mixing it up to create vibrant, resilient, and efficient spaces that make it possible, practicable, and beneficial to reduce our ecological footprint.

Objectives

a) Create an integrated, compact, mixed use district that provides an opportunity for people to live close to job opportunities and supportive daily services.

b) Achieve *transit-supportive* densities with human-scaled built form.
c) Establish a mix of land uses, building types and tenures in the new community, providing accessible choices for living, working, shopping, playing and learning.
d) Promote mixed use developments in appropriate locations that provide three or more significant uses, ideally in the same building, or if in separate buildings, within a walkable environment.
e) Provide for a diverse cross section of residents with a mix of residential uses, building types and tenures in an urban village-type setting that is affordable, accessible and allows people to remain within the same neighbourhood as their needs change.
f) Provide for a significant number and variety of jobs with a range of employment uses, building types, including those related to the development of a knowledge-based innovation cluster.
g) Define a flexible block and parcel fabric that encourages evolution over time.
h) Plan for a land use mix and densities which contribute to achieving the City's overall population, employment and density targets and the specific targets for the GID.

Principle 6: Grow Innovative Employment Opportunities
Grow innovative employment opportunities that support the knowledge-based innovation sector, within a compact, mixed use community.

Objectives
a) Accommodate a significant share of Guelph's employment growth to 2031.
b) Target the GID as a key area supporting the growth of a knowledge-based innovation cluster, which may include the agriculture, environment, information technology, advanced manufacturing, health and related science sectors, making connections to the Downtown and the University of Guelph campus.
c) Nurture and capitalize on the GID as a recreational and tourist destination.
d) Create a setting that reinforces the GID as a high density employment area that attracts provincially, nationally and/or internationally significant employment uses.
e) Encourage employment uses within the historic Reformatory Complex that can showcase the site's *cultural heritage resources*.
f) Support strategic and collaborative economic development partnerships within the GID, and local and regional community.
g) Encourage a business environment by fostering learning and innovation within the GID.
h) Encourage economic opportunities for the GID that contribute to innovative and sustainable employment uses that are compatible with a mixed use environment, including residential uses.
i) Support existing industrial uses, recognizing their contribution to the City's overall employment, waste management services, and carbon footprint reduction.

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11.2.2> NATURAL AND CULTURAL HERITAGE

The natural and cultural heritage policies shape and regulate the conservation, protection and enhancement of the *Natural Heritage System* and *cultural heritage resources* found within the Guelph Innovation District (GID). The policies below are informed by the Vision and supporting Principles which seek to reflect Guelph's history and celebrate the rich heritage resources of the district, including the Eramosa River Valley, dramatic topography and views, and historic Reformatory Complex.

11.2.2.1 Natural Heritage

1. As identified on Schedule B, a significant portion of the GID is within the *Natural Heritage System* and is subject to the *Natural Heritage System* policies of the Official Plan.

2. The *Natural Heritage System* within the site area includes features such as the Eramosa River Valley that are important for their environmental and social values. The GID works in harmony with the *Natural Heritage System* which forms the basis of the Secondary Plan through its integration by the provision of natural breaks, transitional areas and scenic *public views* and *public vistas* within the site.

3. Roads and trails will be designed along the edge of the Eramosa River Valley to provide opportunities for a public edge, *public views* and greater protection opportunities. The *Natural Heritage System* shall be protected, maintained, restored and enhanced so that it may fill its role as the centerpiece of the GID.

4. The City will identify and support opportunities to provide greater public access to the *Natural Heritage System* including examining potential for an *active transportation* link located central to the site, providing a direct connection between the western development and the Reformatory Complex to the east and linking trail systems subject to an *Environmental Assessment* or *EIS*.

5. The City shall control access to the *Natural Heritage System* through wayfinding and signage along public trails to minimize impacts on flora and fauna.

6. The Provincially Significant Earth Science *ANSI,* shown on *Natural Heritage System* Schedules of the Official Plan, within the GID presents opportunities for scientific and educational activities. These activities will be supported and showcased in conjunction with the adjacent trail network shown on Schedule A.

11.2.2.2 Cultural Heritage

1. Appendix A shows *cultural heritage resources* for illustrative purposes only, along with the *Natural Heritage System* as designated in the Official Plan to highlight the interconnections between the *Natural Heritage System*, *cultural heritage resources* and *public views* referred to in the Secondary Plan policies. Appendix A does not constitute part of the Secondary Plan policies.

2. As identified on Schedule B, the eastern portion of the GID is predominantly designated as Adaptive Re-use within a *cultural heritage landscape* with *built heritage resources* in the historic Reformatory Complex. Land uses within the *cultural heritage landscape* boundary are subject to the provisions of the Cultural Heritage Resource policies of the Official Plan. Policies related to the Adaptive Re-use land use designation can be found in Section 11.2.6.3 of this Secondary Plan.

3. *Development* within the GID, on lands designated as Adaptive Re-use and/or adjacent to *cultural heritage resources*, should adopt an architectural vocabulary and design elements that are compatible with and respectful of the cultural heritage value and heritage attributes of the *cultural heritage resources* on site.

4. *Cultural heritage resources* including all features identified as provincially significant shall be conserved through long term protection mechanisms (e.g. heritage conservation easements).

5. A Cultural Heritage Resource Impact Assessment and/or Conservation Plan will be required as part of a complete application to ensure that the *cultural heritage resources* within the site will be conserved.

6. All land uses within the GID are subject to the provisions of the Cultural Heritage Resource policies of the Official Plan.

7. It is the intent of this Secondary Plan to conserve *cultural heritage landscapes*, such as the area delineated as the historic Reformatory Complex on Appendix A that have been modified by human activities and are valued by the community.

8. *Cultural heritage landscapes* and visual relationships to *built heritage resources* shall be conserved and monitored to allow for meaningful interpretation.

9. *Development* will respect the existing *cultural heritage resources* and important *public views* and *public vistas* in site design.

10. The retention and integration of the Turfgrass Institute Building (G.M. Frost Centre) into the GID community is encouraged.

11.2.2.3 Topography

1. The topography associated with the Eramosa River Valley within the GID offers appealing vistas towards the historic Reformatory Complex as well as the Downtown, providing a distinctive character to the area. Future *development* shall take advantage of favourable topography and *public views* and *public vistas* and minimize the need for re-grading on site, where possible.

11.2.2.4 Urban Forest

1. The GID includes hedgerows, smaller wooded areas and individual trees that are part of the City's urban forest. *Development* and *site alteration* will identify opportunities for:

    a) Protection, enhancement, compensation and/or restoration of the urban forest; and
    b) Contributing to maintaining and increasing *canopy cover* in a manner that respects the *cultural heritage landscape* and associated *public views* and *public vistas*.

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11.2.3> ENERGY, SERVICING AND STORMWATER

The energy, infrastructure and sustainability policies below contribute to the development of sustainable, green, low impact urban development within the GID. These policies are informed by the Vision and supporting Principles which seek to exceed Community Energy Plan targets, develop an integrated renewable and alternative energy generation and distribution system, and implement efficient, long-term, community-based strategies to conserve and manage energy, water, wastewater, stormwater and solid waste. These policies together with the mixed-use, *active transportation* and transit-oriented design policies for the GID will minimize the carbon footprint in the GID and increase the overall sustainability of development in the City.

11.2.3.1 General Policies

1. *Development* in the GID shall contribute to the City's overall carbon reduction targets as set out in the climate change policies of the Official Plan and the City's Community Energy Plan.

2. The City will encourage decreased energy usage and emissions from transportation through the provision of infrastructure that encourages walking, cycling, use of public transit and the use of low-energy vehicles. Reductions in vehicular trips will also result through the mixed use form of the GID which supports a live/work community.

11.2.3.2 Energy

1. *Development* within the GID shall be in accordance with the Energy Sustainability and Community Energy policies of the Official Plan and the following:

   a) All *development* in the GID shall have regard for the goals and strategies of the City's Community Energy Plan;
   b) Should the City, Guelph Hydro, and appropriate partners identify parts of the GID as potential *district energy* areas, new *development* shall be *district energy* ready subject to the City establishing *District Energy* Ready Guidelines;
   c) The City shall work with Guelph Hydro and appropriate partners on the development of a *district energy* system for the GID if such a system is feasible for the GID; and
   d) Where a *district energy* system has been established or is planned, new *development* will be encouraged and may be required to connect to the *district energy* system and new municipal buildings will connect to the *district energy* system.

2. *Development* in the GID will be encouraged to approach *carbon neutrality* in a cost-effective manner through gains in energy efficiency in built form and by sourcing additional needs from renewable energy sources such as wind, solar, and biomass energy.

3. Developers and owners of all new and existing buildings shall be encouraged to determine and label building energy performance subject to standards as may be adopted by the City.

4. Within the GID, a majority of the *available roof area* of new *development* will be encouraged to be dedicated to roof top solar technologies such as photovoltaic or solar thermal.

5. Retrofits for achieving energy efficiency will only be undertaken to a *built heritage resource* where it is demonstrated that retrofitting can be accomplished without compromising the heritage integrity of the building.

11.2.3.3 Water and Wastewater Servicing

1. *Development* within the GID shall be in accordance with the Water and Wastewater Systems policies of the Official Plan.

2. *Development* within the GID will implement water and wastewater master plans and the City of Guelph Water Conservation and Efficiency Strategy as updated from time-to-time. Given the importance of "Innovation" for the GID, development is encouraged to demonstrate water efficiency measures.

3. Industrial, Commercial and Institutional (ICI) development shall be encouraged to decrease water use through the reuse and/or substitution of water demands via greywater reuse or rainwater harvesting. Developers shall be required to demonstrate the efficient use of potable water with any development application. A target of 250 litres per day, per employee, is proposed for the new ICI development.

11.2.3.4 Stormwater

1. *Development* within the GID shall be in accordance with the watershed planning and water resources policies, and stormwater management policies of the Official Plan and the following:

   a) *Low Impact Development* (*LID*) measures intended to minimize stormwater run-off and recharge groundwater, including but not limited to rainwater harvesting and reuse systems, bio-swales or water features, infiltration facilities, permeable pavement and green roofs, shall be encouraged; and
   b) The City will explore opportunities to integrate *LID* measures into the *public realm* areas such as open space, amenity areas and right-of-ways, where feasible and appropriate.

2. *Development* within the GID shall address how pre-development standards may be achieved to maintain the hydrological cycle of the area under post development conditions. This will be achieved through the completion of a stormwater management assessment and/or analysis that includes, but is not limited to, the establishment of water quality, water quantity, water balance, erosion control and natural environment objectives and criteria. These analyses may be used in establishing stormwater management design requirements for *development* in the GID.

11.2.4> MOBILITY

The mobility policies strive to establish a multi-modal pedestrian-focused mobility system inclusive of an integrated network with roads, cycling facilities, sidewalks and paths designed, built and maintained with consideration for all users. The GID has been planned to encourage residents and employees to use *active transportation* and transit modes to support overall sustainability and *carbon neutral* objectives of this Secondary Plan. The mobility system must be comprised of: a network fully integrated with adjacent systems and destinations; sufficient transportation capacity within the network to absorb growth; and a long term plan for integration with the Guelph Junction Railway (GJR). The use of Transportation Demand Management (TDM) will assist the system in achieving the *carbon neutral* vision of the GID while offering an effective and efficient integrated transportation and recreational trail system.

11.2.4.1 General Mobility Policies

1. A legible network of public roads in a modified grid format will be established. This hierarchy of arterial, collector and local roads provide the general urban structure of the GID and the scale of future development blocks.

2. Wherever possible, public roads shall be aligned to respect the existing topography of the GID and minimize the need for site alteration.

3. All streets shall exhibit a high quality of streetscaping, landscaping, signage and amenities.

4. Consideration and provisions will be made for a future Active Transportation Link crossing over the Eramosa River as shown in Schedule A. If future development necessitates, controlled motorized vehicle access to this crossing may be considered for public transit. Any bridge crossing the Eramosa River will use the existing slopes and maintain, to the greatest extent possible, the topography of the Eramosa River Valley while ensuring that existing *Natural Hazards* are appropriately addressed and not further aggravated.

11.2.4.2 Transportation Demand Management (TDM)

1. All roads shall provide for the safe and efficient movement of people and goods. In areas planned for both high levels of truck traffic and high levels of pedestrian and cyclist activity, special attention will be paid to the design of the roadways to enhance pedestrian and cyclist safety and comfort (e.g. consolidated truck loading/unloading areas). Where necessary, traffic calming measures shall be incorporated into the street design of the local street network.

2. The City shall work with transit providers, developers and businesses within the University-Downtown-GID trinity area to develop and implement TDM measures that aim to reduce motorized vehicular trips and promote the use of *active transportation* modes, public transit, car-sharing and/or carpooling.

11.2.4.3 Active Transportation – Walking and Cycling

1. *Active Transportation* Links identified on Schedule A are paths principally designed to provide a high level of service for *Active Transportation* as a component of the transportation network. *Active Transportation* Links connect cycling and transit systems enabling access to important destinations within and outside of the GID.

2. *Active transportation* shall be encouraged as a primary, safe, appealing and convenient mode of transportation to, from and within the GID. Pedestrian infrastructure shall be developed in accordance with the policies of the Official Plan. A cycling network shall be incorporated into both the street network and city-wide trail system.

3. An *Active Transportation* network shall ensure access and integration of all transportation modes within the network inclusive of:

    a) New pedestrian linkages to the river valley trail network, where feasible;
    b) Dedicated bicycle lanes on both sides of collector and arterial roads or separated bicycle facilities on one or both sides of arterial roads, where possible; and
    c) Bicycle rack and/or storage facilities conveniently located to facilitate access to a range of uses, transit stop locations and trail canoe launch and node locations.

4. Construction of cycling facilities, such as bicycle lanes, routes and/or cycle tracks shall align with the City's Cycling Master Plan guidelines for details regarding design standards.

11.2.4.4 Public Transit

1. Proposed Transit Stops are shown on Schedule A. To maximize accessibility and transit capture potential, the GID has been planned to have transit stops and amenities within a 5 to 10 minute walk of all development.

2. Public transit and its related infrastructure and amenities, including bicycle rack and/or bicycle storage facilities, shall form an integral component of the mobility network.

3. Where appropriate, special paving treatments – including distinct visual and tactile materials – are to be incorporated at Proposed Transit Stops. These raised, visually contrasting surfaces should clearly delineate pedestrian connections between street corners, street edges and transit stops.

4. The future *Active Transportation* Link crossing the Eramosa River shall be designed to provide access to the Proposed Transit Stop along the existing GJR corridor.

11.2.4.5 The Road Network

1. The road network serving the GID shall generally be designed in accordance with the road classifications and alignments identified in Schedule A.

11.2.4.6 Arterial Roads

1. Arterial roads shall generally be designed and built in accordance with the standards outlined in Table 1 and the policies of the Official Plan.

2. Victoria Road South, York Road, Watson Parkway South and Stone Road East are arterial roads that provide access to and through the GID.

3. The City will improve York Road, Victoria Road South and Stone Road East according to relevant approved Environmental Assessments accommodating traffic generated by *development* of the GID.

4. Improvements to York Road will include an Environmental Assessment to determine the realignment of Clythe Creek.

11.2.4.7 Collector Roads

1. Collector roads shall generally be designed and built in accordance with the standards outlined in Table 1 and the policies of the Official Plan.

2. A new collector road (New Street 'A') will provide a north-south link through the west side of the GID as shown on Schedule A and the following:

   a) North of College Avenue East this collector road shall provide the primary connection to the GID's residential community. This segment of the collector road shall intersect with local roads, with the number and location of intersections to be determined through the Block Planning process; and
   b) South of College Avenue East the collector road establishes the main spine for the GID's Employment Mixed-use 1 area.

11.2.4.8 Main Street

1. A Main Street has been identified on the extension of College Avenue East into the site. The Main Street will function as a transition area between the lands designated Residential to the north and the Employment Mixed Use 1 lands designated to the south. The Main Street area will accommodate a range of transportation options but should be considered a "pedestrian and transit priority street" and shall generally be designed and built in accordance with the standards outlined in Table 1 and in accordance with the Main Street policies of the Official Plan.

11.2.4.9 Local Roads

1. Local roads shall generally be designed and built in accordance with the standards outlined in Table 1 and the policies of the Official Plan. Local road alignments shall be determined through the Block Planning process.

2. An east-west local road (New Street 'B') is shown on Schedule A to provide mid-block access between the College Avenue Extension and Stone Road East by connecting Victoria Road South with the GID's new north-south collector road (New Street 'A').

3. A single loaded perimeter local road along the western edge of the Eramosa River Valley shall be considered to provide a public edge, opportunities for separated *active transportation* infrastructure, *public view* and *public vista* opportunities and greater protection opportunities of the Eramosa River Valley given single public ownership of the adjacent land.

4. Consideration shall be given to a potential connection from York Road to Dunlop Drive through the *adaptive reuse* area identified on Schedule B to increase public connectivity and access to the *cultural heritage landscape* and *built heritage resources* where appropriate and feasible.

5. A potential extension of New Street 'A' south of Stone Road East as shown on Schedule A will be determined through the Block Planning process.

11.2.4.10 Parking

1. Wherever feasible, landowners are encouraged to enter into shared parking arrangements with adjacent uses and/or landowners. The shared parking approach takes advantage of different peak periods and reduces the overall additive peak hour use supply while also meeting the peak demands of individual uses. Occupancy Rates may be included as part of a shared parking table in the implementing *Zoning By-Law* and will be determined through the development approvals process.

2. The City may grant, on a site-by-site basis, suitable reductions in on-site parking requirements where off-site parking can be provided in proximity to principal building entrances, or car-share / carpooling, or transit pass arrangements are made, high levels of transit exist, or are planned, or affordable housing is proposed as per the parking policies of the Official Plan. A Parking Study and/or TDM Plan, prepared by a qualified professional, and provision of a binding parking lease agreement, shall be required by the municipality in order to evaluate and determine an appropriate reduction.

3. The provision of centralized shared parking opportunities will be considered as part of the Block Planning process.

4. Where parking is provided, priority spots for carpool vehicles, alternative energy vehicles (such as hybrids and electric cars), car-shares, scooters and motorcycles shall be allocated. Such provisions shall be determined through site plan approval.

5. Parking areas for non-residential uses shall generally be located at the rear or side of buildings. All parking areas shall incorporate landscaping features to screen views of parking areas to the street.

6. The City may consider cash-in-lieu parking strategy as part of the implementing *Zoning By-Law* which shall consider the following:

    a) Cash-in-lieu options for mixed use areas with large institutional anchors;
    b) Provision of underground, semi-underground or parking structures to facilitate shared parking demands; and
    c) Shared parking standards considering anticipated land use mix.

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Table 1. Public Street Classifications and Characteristics

Street Type	Arterial Roads	Collector Roads		Local Roads
		Main Street	Other	
Street Names	Victoria Road South, Stone Road East, York Road, Watson Parkway South	College Avenue East	New Street A	New Street B All others
Right-of-way widths	26m to 36m (As per OP)	26m	26 - 30m	18 - 20m
Planned setbacks	Varies (Up to 3m in Mixed-use Corridor areas)	Varies (1m to 3m for commercial displays and café seating)	Varies (1m to 3m for commercial displays and café seating)	Varies
Travel Lanes	Victoria Road South, York Road, Stone Road East, Watson Parkway South Lane requirements defined by EA process	2 lanes	2 lanes (up to 4 lanes at peak hours)	2 lanes
Proposed Transit Stops	Yes (Victoria Road South and New Street A; Victoria Road South and College Avenue East; Victoria Road South and New Street B; Victoria Road South and Stone Road East; New Street A and Stone Road East)	Yes (College Avenue East and Victoria Road South; College Avenue East and New Street A)	Yes (College Avenue East and New Street A; New Street A and Victoria Road South; New Street A and Stone Road East)	None
Parking	None (Except as may be permitted in accordance with the Official Plan)	Yes (both sides)	Yes	Yes (where appropriate)
Pedestrian Amenities	Minimum 1.8m sidewalks; 1.8m planting, lighting and furnishing zone 3.0 m multi-use pathway on east side of Victoria Road South	Minimum 2.0m sidewalks; 1.8m planting, lighting and furnishing zone	Minimum 2.0m sidewalks; 1.8m planting, lighting and furnishing zone	1.5m sidewalks on both sides
Dedicated Bicycling Facilities	Min 1.8m dedicated bicycle lanes, where possible. 3.0 multi-use path on east side of Victoria Road South and bike lane on west side of Victoria Road South to be refined during detailed design	Min 1.5m dedicated bicycle lanes	Min 1.5m dedicated bicycle lanes	None

11.2.5>
THE PUBLIC REALM

The *public realm* policies shape and regulate two critical and inter-related elements: publicly owned spaces within the GID (including all roads, sidewalks, and trails, parks and open spaces), and the relationship of the built environment (including all buildings and hard infrastructure) to these public spaces. Many of the components of the Vision and supporting Principles for the Guelph Innovation District are related to and supported by these *public realm* policies, including: the creation of a pedestrian-focused and human-scaled environment; and the creation of a landmark quality community with defined gateways and focal points.

11.2.5.1 General

1. In addition to the policies of this Section, the *public realm* within the GID is subject to the general Urban Design policies of the Official Plan.

11.2.5.2 Streets

1. Public streets are the backbone of a strong *public realm*. All streets will be designed to function as attractive and accessible public spaces in their own right. Road design will balance the provisions of a safe, accessible, functional and attractive pedestrian-oriented environment with an acceptable level of motor vehicle traffic and the movement of goods along arterial and collector roads.

2. In general, streets shall incorporate a high degree of landscaping within the public right-of-way allowance, inclusive of: landscaped boulevards separating sidewalks from traffic including on-street parking lanes. Where landscaped boulevards are not feasible, street trees shall be provided and their design and placement shall sustain a healthy urban tree canopy.

3. New tree rooting technologies should be used within higher density areas such as the Mixed-use Corridor (GID) areas.

4. Opportunities for landscaping within the public right-of-way will be explored and implemented as a means to increase the area's tree canopy and contribute to stormwater management.

5. The design and placement of street lighting and signage standards will be coordinated to establish a consistent and cohesive identity for the GID. Pedestrian scaled lighting should also be incorporated, where appropriate, into the design of lighting standards within the District.

6. Wherever possible, driveway access to parking areas will be shared between adjacent properties in order to maximize landscaping opportunities within medians; and to minimize the potential for pedestrian and vehicular conflict where driveways and sidewalks intersect.

7. In consultation with landowners, the City may seek to establish conveyances, or alternatively the creation of public easements, for the creation of appropriately sized mid-block pedestrian and bicyclist connections, interconnecting arterial, collector and local roads, the trail network and *active transportation* links.

8. The design and layout of the street network shall generally be consistent with Schedule A.

11.2.5.3 Parks, Public Open Spaces and Trail Networks

1. *Development* within the GID will include the creation of two new public park spaces, each with distinct roles and functions. The general location of new public parks are identified on Schedule B. City staff will secure and develop the new parkland through the development approvals process, making use of the provisions under the Planning Act to provide these park spaces over time.

2. The exact location and configuration of the new public parks will be determined through the development approvals process.

3. The public park spaces will be developed in accordance with the Open Space System: Trails and Parks policies of the Official Plan and the following specific policies:

   a) A new neighbourhood park will be developed in a central location within the designated Residential lands north of the identified Main Street; and will serve as a focal point for active and passive recreation. Frontage along a local road is preferred with strong *active transportation* linkages and facilities included within/adjacent to the park space to make connections to the trail system.

   b) A new community park that also includes neighbourhood park components will be developed within the designated Residential and/or Employment Mixed-use 1 lands south of the identified Main Street; and will serve as a focal point for active and passive recreation. Frontage along a collector road is preferred with strong *active transportation* linkages and facilities included within/adjacent to the park space to make connections to the trail system.

4. Buildings adjacent to park spaces will be designed to enliven and animate the edges of parks. Consideration shall be given to principal building entrances that front onto park spaces, where appropriate, while surface parking areas should not be situated flanking parks.

5. Parks and open spaces will support both active and passive activities.

6. Subject to additional detailed design, park spaces shall incorporate a suitable balance of hard landscaped, soft landscaped and designated open and playground areas to accommodate a range of active, passive, programmed and aesthetic functions.

7. Parks and open spaces will be designed as community and cultural hubs accommodating programmed and non-programmed activities and reflect

multi-generational and multi-use needs, providing spaces for both residential and employment populations.

8. Schedule A displays the existing and planned trail network. A Trail Network will be established for the GID, in accordance with the policies of the Official Plan, to serve as both a recreational and *active transportation* resource. The multi-purpose function of the trail system will support a *carbon neutral* vision and provide a *public realm* facility for messaging and celebrating the GID's natural and *cultural heritage resources*.

9. The City will increase the urban forest canopy coverage in parks and open space areas, where feasible and appropriate.

10. The City shall encourage linking parks and open space with the trail network and stormwater management facilities.

11. The City shall encourage and support community engagement opportunities through the design of parks and open space including community gardens, market opportunities, public art, etc.

12. Public art, along with interpretive signage, way-finding strategies and other techniques will serve as unifying elements for the GID.

13. The City shall encourage an integrated public art approach that ties together the natural and cultural significance of the District, with its future vision. The integration of public art in parks and open spaces shall be encouraged. Opportunities presented within the historic Reformatory Complex, trail network, parks and open space designations, and public lookout points and vistas should be considered as potential public art locations.

14. Public lookout points and vistas shall be accessible by multiple transportation modes.

11.2.5.4 Mixed-use Corridor Policies

1. Through implementation of the built form policies within this Secondary Plan (Section 11.2.6.2), buildings within the mixed-use areas may be setback to preserve opportunities for the placement of small outdoor café and commercial display spaces.

2. Commercial and mixed-use buildings will be encouraged to incorporate sheltering elements for the comfort and amenity of pedestrians.

11.2.5.5 Transit Stops

1. Transit Stops shall be designed to promote a sense of place and provide a high degree of user amenities which may include bicycle parking and/or bicycle storage facilities where appropriate.

2. Additional building setbacks and/or increased right-of-ways may be required through a draft plan of subdivision or site plan control for the provision of public benches, sheltered waiting areas, information displays, and landscaping treatments in the public right-of-way.

11.2.5.6 Nodes

1. Nodes are identified at the intersection of collectors and arterial roads within the mixed-use designations in the GID and displayed on Schedule C. Nodes represent the confluence of many activities and uses. They are important gathering and meeting places, and the *public realm* should be designed to reflect their importance.

2. The design of buildings within and immediately adjacent to designated Nodes shall exhibit a high standard of architectural design.

3. The City will encourage and may require a high degree of transparency within the ground floors of all commercial and mixed-use buildings within the Nodes.

11.2.6>
LAND USE AND BUILT FORM

The land use and built form policies shape and regulate the general pattern of development including permitted uses within the GID and the structuring of these uses within the built form (including building types, massing and height). The policies are informed by the Vision and supporting Principles.

11.2.6.1 General Land Use Policies

1. Schedule B establishes the pattern of land use within the GID. Where land use designations are the same as those in the Official Plan, the policies of the Official Plan shall apply.

2. *Development* within the GID will offer opportunities for people to live and work in close proximity which has the potential to reduce vehicular trips and the GID's overall carbon footprint. A balance of live and work opportunities that provide for day and night activities shall be encouraged to ensure a vibrant destination community where people can live, work, play and learn.

3. The GID will be developed to support and accommodate emerging innovation businesses and other "green" energy industries that will contribute to the emergence of the GID as an innovation centre together with the knowledge-based research centre located within the University of Guelph and with the civic hub and cultural centre of Downtown. Large tracts of undeveloped land, proximity to the University and Downtown, scenic viewsheds, the cultural heritage resources of the area and strategic marketing to attract new businesses will advance this third cluster within the University-Downtown-GID trinity.

4. The GID will be comprised of a mix of land uses, housing and building types at a sufficient density to support *active transportation* and transit. The GID will be defined by the *public realm* including roads, sidewalks, and parks, open spaces and trails as established by the policies and Schedules contained within this Secondary Plan. Employment, residential and commercial will be the predominant land uses to the west of the Eramosa River, with residential uses concentrated within neighbourhoods north and immediately south of College Avenue East.

5. Large-format, stand-alone retail commercial uses are not permitted within the GID. Small- and medium-scale retail commercial uses are encouraged within the mixed-use designations of the site to contribute to a Main Street type environment.

6. In order to contribute to achieving the City-wide population and employment projections and density targets, the GID is planned to achieve the following by the year 2031:

    a) 8,650 jobs

b) 6,650 people

7. Residential and employment lands within the *greenfield area* of the GID will be planned to contribute toward the overall *density targets* for the *greenfield area* of the City over the long term. The *greenfield area* of the GID will be planned and designed to achieve an overall minimum *density target* that is not less than 90 persons and jobs combined per hectare.

8. The topography, landscape and natural and cultural heritage features associated with the Eramosa River are unique to the GID within the City of Guelph. Future road alignment, siting and massing of buildings, and design of development should enhance scenic views of the Eramosa River valley and *cultural heritage landscape* features associated with the historic Reformatory Complex, as well as views of Downtown, by:

   a) Introducing a modified grid pattern of streets and designing future streets to respond to the natural open space and topographic conditions found on the site;
   b) Generally providing a single loaded local road on the table lands adjacent to the natural heritage system in the Mixed-use Employment area on the west side of the River to allow public access to views of the Eramosa River;
   c) Maintaining *public views and vistas* of the Eramosa River and *cultural heritage landscape* features from the Main Street area and residential areas to the north of College Avenue East; and
   d) Maintaining *public views* of the Church of our Lady Immaculate in Downtown.

9. The predominant character of built form within the GID will be established by mid-rise residential and employment buildings with a limited number of taller buildings at strategic locations marking the Nodes. A range of building types and uses are encouraged, including residential and mixed-use buildings, townhouses, research, design and office complexes, manufacturing and live/work units.

10. A series of nodes will be developed within the GID, as identified on Schedule C and according to policies contained within Section 11.2.5.6. Higher density development within the site shall be organized at these nodes and associated transit stops.

11. Stormwater management facilities shall use land in a compact way, promote connectivity and be integrated within *development* as a component of the publicly accessible open space and park network by ensuring that:

   a) Fencing around ponds is minimized in favour of shallow slope grading adjacent to pooled areas;
   b) Where feasible, stormwater management facilities are integrated within connections between parks and natural heritage features; and
   a) Open spaces and/or public right-of-ways are provided adjacent to the perimeters of stormwater management ponds.

11.2.6.2 General Built Form and Site Development Policies

1. *Development* shall be planned and designed to:

   a) Consider future intensification opportunities within the site;
   b) Enhance connectivity by incorporating multi-modal transportation systems;
   c) Use sufficient block sizes in Residential and Mixed-use Corridor (GID) areas to achieve pedestrian-oriented development by generally establishing a maximum block length of 100-150 meters measured along the long axis of a street; and
   d) Balance the needs of the businesses and residents through the use of public laneways, parking and open space within transitional areas.

2. Minimum and maximum building heights are indicated on Schedule C. It is planned that the tallest buildings will be located within nodes located at key intersections to provide focal points for the GID and within the southwest Residential area. Where heights have not been indicated on Schedule C, they will be established through the development approvals process.

3. Where *public views and vistas* are identified, heights lower than the maximum building heights on Schedule C may be established through the development approvals process to maintain *public views and vistas* of the Eramosa River and the Downtown.

4. *Development* will be of high quality architecture, landscape, and urban design and will make a significant contribution to creating a distinct character and identify for the residential and mixed-use neighbourhoods contained within the GID and will showcase the area's unique natural and cultural history.

5. Definition of street edge is a priority; *development* within the GID shall create a rhythm and spacing of building entrances and appropriately sized storefronts to encourage pedestrian activity.

6. Maximum building setbacks from the property line on public streets are included in Section 11.2.4, Table 1. Exceptions to setbacks established in Table 1 may be granted, through the development approvals process in the case of signature sites and public buildings that incorporate highly visible and accessible landscaped open space within the divergent setback.

7. In addition to other policies of this Secondary Plan, blocks, buildings and structures will be organized to define a *public realm* including public streets and laneways, driveways and sidewalks that contribute positively to the character and identity of neighbourhoods, including:

   a) Arranging blocks that maximize street frontage with buildings massed and articulated appropriately to minimize the scale of larger buildings and to add visual interest;
   b) Arranging blocks to maximize solar gain along the long axis while minimizing shadowing of adjacent properties and buildings;

c) Providing visual overlook from new development to public spaces and including building entrances, active ground floor frontages and transparent building materials along the edge of public space;
d) Ensuring main building entrances are directly accessible from a public street, or a publicly-accessible courtyard physically and visually connected to the street;
e) Minimizing impacts on vehicular, bike and pedestrian traffic on Arterial and Collector streets by providing vehicular access, ramps, servicing and loading access from local streets or laneways whenever possible and minimizing the number of driveway access points;
f) Providing vehicular access from rear laneways to detached, semi-detached and duplex houses, townhouses and live/work units to reduce the number of curb cuts and protect opportunities for soft landscaping and active uses at grade along street edges;
g) Defining transitional areas between uses in development blocks through provision of landscaped courtyards and other outdoor amenity space;
h) Visually enhancing surrounding public streets, parks and other public spaces through landscaped open space;
i) Designing sites, buildings and landscaping to encourage informal surveillance through strategies such as: clear sightlines into building entrances, parking areas, amenity spaces and site servicing areas; locating open spaces adjacent to public roads to improve the safety of parks through passive surveillance; providing low growing plant material along pedestrian walkways; and providing pedestrian-scale lighting in areas of pedestrian activity; and
j) Providing traffic calming features, including but not limited to, curb extensions, raised surface treatments, chicanes, and textured paving.

8. The GID shall be designed to accommodate the needs of persons with disabilities. Urban design considerations for a barrier-free environment should meet the Accessible Design policies of the Official Plan, at minimum, addressing the following:

a) Pathways free of obstructions, including street furniture, signs, trees, shop awnings and advertising signs, etc. Obstructions should be placed outside the path of travel wherever possible;
b) Signage that is clear, glare-free, simple, easy to read and understand, and properly lit at night. The colour of signs should contrast with the surrounding surface, and the colour combinations red/green and yellow/blue should not be used to avoid confusing colour-blind persons;
c) Provide tactile cues such as guide strips to help a person with sight problems identify travel routes. Guide strips should be laid in a simple and logical manner, and should have a contrasting colour with the surrounding surface. The strips should be flush with the road surface so as not to hinder people with mobility problems; and
d) Outdoor accessible parking spaces should be located near accessible building entrances. Indoor accessible parking spaces should be located near accessible elevators, or as close as possible to exits.

9. To ensure an attractive streetscape and maximize opportunities for passive energy efficiency/*carbon neutrality*, architectural controls may be required to be developed through the Block Plan 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.

10. Residential dwellings shall be designed such that garages are not the dominant feature in the streetscape. Garages for all ground-related dwellings shall generally be in the rear yard accessed by laneway or front driveway. This will allow for:

    a) Ground floor front porches, windows and front facing rooms to create a more attractive housing form and to enhance neighbourhood safety through casual surveillance;
    b) The creation of an attractive streetscape;
    c) Adequate space for street trees and front yard landscaping; and
    d) Additional opportunities for on-street parking in front of the units.

11.2.6.3 Land Use Designations

11.2.6.3.1 Adaptive Re-use (GID)

1. The Adaptive Re-use area is designated on Schedule B. The Adaptive Re-use designation includes provincially *significant cultural heritage resources* where the conservation, rehabilitation, restoration, maintenance and re-use *of built heritage resources* and *cultural heritage landscapes* will serve as the focal point of new *development*. This designation permits a mix of uses including institutional, educational, commercial, office, light industrial and open space and park in a form that respects the existing built heritage form, *cultural heritage landscape* features, as well as the relationships between cultural heritage resources considered for adaptive re-use and *redevelopment*.

2. *Development* shall be physically and visually compatible with and respectful of the cultural heritage value and heritage attributes of the cultural heritage resources on site. New additions or new construction to a *built heritage resource*, where permitted to facilitate *adaptive reuse*, shall conserve the cultural heritage value and heritage attributes.

3. Through the Block Plan process and/or the development approvals process, the mix of uses, zoning categories and appropriate regulations will be established to permit and control uses within the Adaptive Re-use designation.

11.2.6.3.2 Mixed-use Corridor (GID)

1. Mixed-use Corridor (GID) areas are designated on Schedule B and include areas comprised primarily of vacant or under-used lands that are targeted for significant growth. These areas will consist of a mix of residential, commercial, live/work, institutional, office and educational uses within a highly compact form of development that will contribute to the creation of focal points and transition areas. High quality urban and architectural design and a well-connected, pedestrian-oriented, *public realm* in accordance with the policies of this Section and Section 11.2.5.4 of this Secondary Plan will define these areas.

2. The following uses may be permitted within the Mixed-use Corridor (GID) designation:

   a) Commercial, retail and service uses;
   b) Office;
   c) Entertainment and recreational commercial uses;
   d) Cultural and educational uses;
   e) Institutional uses;
   f) Hotels;
   g) *Live/work*; and
   h) Medium and high density multiple unit residential buildings and apartments.

3. A consistent built form edge shall be established through maximum setbacks established in the implementing *Zoning By-law* in accordance with Table 1.

4. *Development* within the nodes identified on Schedule C and along College Avenue East within the identified Main Street area will be compact and mixed-use with a continuous built form edge containing the following:

   a) Retail and service uses, including restaurants and personal service uses, entertainment uses or professional offices and community or social services shall generally be required on the ground floors of all buildings at the street edge;
   b) Building façades facing a public street shall be considered a primary façade. A minimum of one pedestrian entrance shall be provided for any primary façade;
   c) Buildings on corner lots should be designed to have primary façades on both the front and side street;
   d) Ground floor heights will generally be a minimum of approximately 4.5 metres floor to floor; windows shall correspond appropriately to the height of ground floors. Generally, a large proportion of the street-facing ground floor wall of new mixed-use buildings shall be glazed; and
   e) Building heights shall contribute to a continuous street wall that has a minimum height of 4 storeys as shown on Schedule C.

5. The GID will be anchored by a mixed-use urban village at the intersection of the eastern extension of College Avenue East and an interior north-south collector that will offer a wide range of urban amenities and services. A signature site will be located at the intersection of College Avenue East and the proposed north-south Collector. A landmark building of high quality urban design and architectural detail located within the signature site will provide an anchor to the urban village. At grade, pedestrian-oriented, commercial amenities will be provided.

6. The following shall apply to all *development* located within the Mixed-use Corridor (GID) designation:

   a) Buildings with long façades shall be designed with architectural articulation and changes in material to create interesting building forms, compatible development which breaks up the visual impact of the

massing. Articulated massing may include: building stepping/façade step-backs, layered massing (horizontal or vertical) and modulation and change in materials and colour;

b) The massing and articulation of buildings taller than five storeys shall provide appropriate transitions to areas with lower permitted heights, minimizing impact on the street level as well as shadow impacts. A step-back of generally 3m-6m minimum is required above the sixth storey. The floorplates of floors above the eighth storey generally shall be a maximum of 1000 square metres; and

c) All buildings should be finished with high quality, enduring materials, such as stone, brick and glass.

7. For free-standing residential development, the maximum net density is 150 units per hectare and the minimum net density is 100 units per hectare.

11.2.6.3.3 Employment Mixed-use 1

1. The Employment Mixed-use 1 designation on Schedule B includes areas targeted for significant growth as a landmark area in the University-Downtown-GID trinity. These areas will permit a mix of uses focusing on higher density, innovation and sustainability which includes uses such as research and development, commercial, educational, and entertainment uses that will serve to support the role of the business area as a knowledge-based innovation centre.

2. The following uses may be permitted within the Employment Mixed-use 1 designation:

   a) Office and administrative facilities;
   b) Research and development facilities;
   c) Hotel and convention facilities;
   d) Entertainment and recreational commercial uses;
   e) Assembly and manufacturing of product lines requiring on-going research and development support;
   f) Associated ancillary retail uses that are an integral component of the primary uses; and
   g) Complementary or accessory uses may also be permitted. Such uses may include restaurants, financial institutions, medical services, fitness centres, open space and recreation facilities and *child care* centres.

3. Low density employment uses such as logistics and warehousing are not permitted.

4. Where land use transitions from Residential and/or Mixed-use Corridor (GID) to Employment Mixed-use 1 areas, the following uses shall be priorities to ensure a compatible mix of uses: offices and entertainment and recreational commercial.

5. *Development* in the Employment Mixed-use 1 designation will comprise a mix of street-related and campus form development. Campus form development is to consist primarily of prestige employment/research park uses and is to be

concentrated within Block Plan Area 2 with higher density encouraged to locate along Victoria Road S. and Stone Road E.

6. Campus form development in the employment area is appropriate near open space and natural heritage elements (Eramosa River Valley) where a balance of site and building design can integrate landscape, topography, and other special features with site access requirements including roads, driveways, parking, and service and loading areas. Campus form development shall comply with the following:

   a) Buildings should be oriented to maximize open space opportunities, providing a scale and pattern of development that supports pedestrian activities at grade between buildings while maximising solar gain; and
   b) Where appropriate, building heights and massing should optimize views at-grade to the open space and natural heritage elements.

7. Street related design consists of buildings that define street edges through established maximum setbacks and consistent landscape edge treatment and include:

   a) Maximum setbacks as established in Table 1; and
   b) Active at-grade uses with street access which could include retail, cafes and restaurants to connect public activity within the building, street and open space.

8. Through the Block Plan process and/or the development approvals process, zoning categories and appropriate regulations will be established to permit and control uses within the Employment Mixed-use 1 designation including locations for street edge and campus form development.

11.2.6.3.4 Employment Mixed-use 2

1. Employment Mixed-use 2 areas are designated on Schedule B. These areas will have a mix of uses including: office, commercial, educational and institutional, and, to a lesser extent, entertainment uses that will serve to support the role of the employment area as an important component of the *Guelph Agri-Innovation Cluster*.

2. The following uses may be permitted within the Employment Mixed-use 2 designation subject to the applicable provisions of this Secondary Plan:

   a) Research and development facilities;
   b) Office and administrative facilities;
   c) Cultural and education uses;
   d) Institutional uses;
   e) Entertainment and recreational commercial uses;
   f) Associated ancillary retail uses that are an integral component of the primary uses; and
   g) Complementary or accessory uses may be permitted. Such uses may include convenience commercial uses and community facility uses.

3. The following uses are not permitted within the Employment Mixed-use 2 designation:

   a) Residential;
   b) *Live/work*; and
   c) Logistics and warehousing.

4. The areas designated Employment Mixed-use 2 adjacent to Stone Road East between the Eramosa River and Watson Parkway South will serve as a transitional area to buffer the residential lands south of Stone Road East from the Major Utility and Industrial designated lands north of Stone Road East. Within the Employment Mixed-use 2 designation the following shall apply:

   a) Buildings will be oriented towards Stone Road East with sufficient front setbacks with landscaped open space;
   b) Heights that provide sufficient screening of industrial uses from residential development south of Stone Road East will be established within the implementing *Zoning By-law*; and
   c) Parking, loading and access will comply with policies established in this Secondary Plan and the general urban design policies of the Official Plan.

5. Through the Block Plan process and/or the development approvals process, zoning categories and appropriate regulations will be established to permit and control uses within the Employment Mixed-use 2 designation.

11.2.6.3.5 Residential

1. Residential areas are designated on Schedule B. The predominant land use in this designation shall be medium density housing forms such as townhouses and apartments with a limited supply of low density housing forms such as single and semi-detached dwellings. The final range and distribution of these housing forms will be determined through the Block Plan and/or development approvals process and regulated through the implementing *Zoning By-Law*.

2. The following uses may be permitted within the Residential designation:

   a) Multiple unit residential buildings, such as townhouses and apartments;
   b) Detached, semi-detached and duplex dwellings;
   c) *Convenience commercial* uses limited to a maximum *gross floor area* of 400 square metres on a property;
   d) *Live/work* units;
   e) Community services and facilities;
   f) *Child care centres*;
   g) Schools; and
   h) Park space including urban squares.

3. Multiple unit residential buildings and *live/work* units shall be oriented towards a street with the main entrance to the building/dwelling unit accessible directly from a right-of-way.

4. The layout of local roads within residential areas shall consider orientation that facilitates maximum solar gain along the long axis of buildings.

5. The maximum net density is 150 units per hectare and not less than a minimum net density of 35 units per hectare. Minimum and maximum heights are indicated on Schedule C.

11.2.6.3.6 Glenholme Estate Residential

The Glenholme Estate Residential area is designated on Schedule B. This designation includes lands containing existing low density estate residential uses on large lots that are currently serviced by private individual on-site water and wastewater services. Due to the unique characteristics of the area, it is anticipated that the existing residential uses will continue in their current form during the Secondary Plan period, with opportunities for minor limited additional estate residential infill *development* which is consistent with the character of existing development. Existing and new *development* within this land use designation are subject to the following policies:

1. Notwithstanding any other provision of this Secondary Plan, only the following uses shall be permitted:

   a) Single detached dwelling;
   b) Accessory apartment; and
   c) Home occupation.

2. Limited additional low density estate residential infill *development* may be permitted on existing lots that are 1.0 ha in size or greater, subject to meeting the following size criteria, and all other applicable policies of this Secondary Plan:

   a) Minimum lot size of 0.4 ha for new and retained residential lots and an average lot size (of new lots and retained residential lots) of 0.7 ha.

3. New residential lots shall be configured and sized to maintain the character of the lot fabric of the area including frontage, setbacks, landscaped space and amenity areas and to ensure flexibility for the proper ongoing operation of private individual on-site services.

4. Notwithstanding the servicing policies of the Official Plan, new estate residential *development* within the Glenholme Estate Residential designation may be permitted with private individual on-site water and wastewater services as an interim measure until full municipal services are available.

5. As part of a development application the City may impose such conditions as are deemed appropriate to protect City and public interest, particularly with respect to protecting City drinking water supplies. The City may require proponents to enter into an agreement related to the ongoing operation and maintenance of interim private services, the requirement for the property owner to connect to full municipal services when they become available at their own expense, and other relevant matters.

6. *Development* within the Glenholme Estate Residential designation will be regulated through a site specific *Zoning By-law* amendment and shall be subject to site plan control.

7. Notwithstanding the policies of this plan pertaining to *woodlands*, for the properties at 745 Stone Road East and 58 Glenholme Drive, where a *woodland* has been identified through an EIS, the assessment of the potential to allow *development* shall be undertaken in accordance with the policies of Section 6.8, including any associated definitions, of the 2001 City of Guelph Official Plan, in effect as of May 12, 2014.

11.2.6.3.7 Open Space and Parks

1. Open Space and Parks areas are designated on Schedule B and are subject to the Open Space and Parks policies of the Official Plan and the applicable provisions of the GID Secondary Plan.

2. In accordance with the policies of the Official Plan, municipal parks and municipal recreation facilities are permitted in all land use designations.

11.2.6.3.8 Neighbourhood Commercial Centre

1. As identified on Schedule B, a small portion of the GID, located at the southeast corner of York Road and Victoria Road South, is designated as Neighbourhood Commercial Centre and is subject to the Neighbourhood Commercial Centre policies of the Official Plan.

11.2.6.3.9 Service Commercial

1. As identified on Schedule B, a small portion of the GID, located at the southwest corner of York Road and Watson Parkway South, is designated as Service Commercial and is subject to the Service Commercial policies of the Official Plan.

11.2.6.3.10 Industrial

1. As identified on Schedule B, portions of the GID are designated as Industrial and are subject to the Industrial policies of the Official Plan.

11.2.6.3.11 Major Utility

1. As identified on Schedule B, a significant portion of the east side of the GID is designated Major Utility and is subject to the Major Utility policies of the Official Plan.

11.2.6.4 Compatibility: Major Utility and Industrial Uses

1. When considering development applications and *public realm* projects, there shall be regard to all applicable provincial and municipal policies, regulations and guidelines to ensure that *compatibility* will be achieved and maintained

with regard to noise, vibration, dust, odour, air quality and illumination so as to achieve the goals of:

a) Preventing undue adverse impacts from proposed *development* on the City's Waste Resource Innovation Centre, designated Major Utility and the Cargill plant designated Industrial; and
b) Preventing undue adverse impacts on the proposed *development* from the City's Waste Resource Innovation Centre, designated Major Utility and the Cargill plant designated Industrial.

2. Sensitive land uses may be prohibited in the *Zoning By-law* or limited (through massing and siting, buffering and design mitigation measures) in areas in proximity to the Major Utility and Industrial designations to ensure *compatibility*. In addition, noise and air emissions reports shall be required and vibration and illumination reports may be required, in support of development approval requests. Such environmental reports are to specify how *compatibility* will be achieved and maintained between the Waste Resource Innovation Centre and Cargill and the proposed *development*, and may include measures aimed at minimizing impacts.

3. The City shall consult with the Ministry of the Environment, Cargill and the City's Waste Resource Innovation Centre during the development approvals process and during the design process for public spaces in the vicinity of the Cargill plant and the City's Waste Resource Innovation Centre property to ensure *compatibility*.

11.2.7> INTERPRETATION AND IMPLEMENTATION

The implementation of this Secondary Plan will require a variety of tools and many actions on the part of the City, private landowners, institutions and others. This Section describes important tools and strategies to be used by the City in addition to the tools and strategies identified in the Official Plan. It also identifies initiatives and partnerships intended to implement key elements of this Secondary Plan and, in the process, encourage private development and investment in the GID. Many of the strategies build upon previous initiatives and current investments by the City.

11.2.7.1 Interpretation and Implementation Policies

1. Lands within the GID Secondary Plan area are subject to the interpretation and implementation policies of the Official Plan and the following specific policies.

2. Where the policies of this Secondary Plan conflict with those in the Official Plan, the policies of the GID Secondary Plan shall prevail.

3. The built form policies of the GID Secondary Plan respond sensitively to the topography and adjacent land uses. The primary intent is to ensure *compatibility* among buildings of different types and forms, the minimization and mitigation of adverse shadow and view impacts, and the creation and maintenance of an inviting and comfortable *public realm*. Nevertheless, the City recognizes the need to be somewhat flexible and allow for well-designed buildings that respond appropriately to the conditions of their site and surroundings and are consistent with the principles of this Secondary Plan. Where "generally" is used to qualify a built form policy found in Section 11.2.6.2 of this Secondary Plan, it is the intent that the policy requirement shall be met except where an applicant has demonstrated to the City's satisfaction that site-specific conditions warrant considerations of alternatives, and that the proposed alternative built form parameters meet the general intent of the policy. Such exceptions shall not require an amendment to this Secondary Plan.

11.2.7.2 Design Review

1. The City may establish a design review committee, 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 development proposals and capital projects in the GID. In reviewing significant development projects within the GID, such a committee or process shall be guided by the policies of the GID Secondary Plan and applicable Official Plan

policies and shall consider the urban design, architectural, engineering, landscape and environmental design aspects of the proposal.

11.2.7.3 Block Plans

1. Block Plan areas are identified on Schedule D. These areas have been delineated based on existing boundaries such as roads and the Eramosa River, land ownership patterns and land use designations.

2. Block Plans will be developed for each of the identified Block Plan areas to specifically implement the policies of the GID Secondary Plan. The Block Plan process will establish a pattern of development which ensures that *development* will occur in an orderly, cost effective and timely manner. Actual timing of *development* will be managed through the City's annual Development Priorities Plan in accordance with the managing growth policies of the Official Plan.

3. The Block Plan areas will be used for the purposes of monitoring and ensuring achievement of population, employment and density targets as well as capital programming and land assembly. The minimum targets for the Block Plan areas are established in Table 2:

Table 2: Block Plan Area Targets

	Population Target	Employment Target	Residential Density (units/net ha)	Employment Density (jobs/net ha)
Block Plan Area 1:	4,600	1,700	75	135
Block Plan Area 2:	N/A	2,500	N/A	90
Block Plan Area 3:	2,000	1,300	75	135
Block Plan Area 4:	N/A	750	N/A	N/A

4. Block Plans are required to be developed to the satisfaction of the City and approved by the City for each of the identified Block Plan areas prior to approval of any development application within the corresponding Block Plan area.

5. Block Plans will be prepared in accordance with a Terms of Reference approved by the City. Block Plans will demonstrate conformity with the policies and schedules of the GID Secondary Plan and will include, but not necessarily be limited to, the following:

   a) Road pattern (including location of new public and/or private streets and laneways and alternative street cross-sections where required);

b) Layout of development blocks and stormwater management ponds and facilities;
c) Location, size and configuration of parks, open space and urban squares;
d) Density and distribution of housing types;
e) Architectural design controls;
f) Achievement of the population, employment and density targets established in Table 2;
g) Provision of municipal services;
h) Refinement of trail network and *active transportation* links;
i) River crossings (need and feasibility analysis);
j) General location of *public views and vistas*;
k) Evaluation of *cultural heritage resources* and methods of conservation;
l) Conformity with the built form and site development policies of the GID Secondary Plan and the urban design policies of the Official Plan through the development of design guidelines for the area; and
m) Conformity with the energy policies of the GID Secondary Plan including the Implementation Strategy for the GID that coordinates and manages the implementation of the policy directions related to the achievement of *carbon neutral development*.

6. Draft plan of subdivision, *Zoning By-law* amendment and site plan applications, or any phases thereof, for properties subject to Block Plans shall demonstrate to the City's satisfaction that the proposed *development* is generally consistent with the applicable Block Plan and will contribute to meeting the principles, objectives and applicable policies and targets of the GID Secondary Plan. Block Plans may be amended through the development approvals process, provided the relevant policies of the GID Secondary Plan continue to be satisfied.

7. A traffic impact study will be prepared to the satisfaction of the City in accordance with a Terms of Reference approved by the City as part of the Block Plan process.

8. An *Environmental Impact Study* will be prepared in accordance with a Terms of Reference approved by the City as part of the Block Plan process and will meet the Environmental Study Requirements of the City's Official Plan to the satisfaction of the City in consultation with the GRCA.

9. The EIS will include the enhancement and restoration of existing surface water features and their riparian areas in order to support *fish habitat* and the improvement of water quality and quantity.

10. The EIS will establish management objectives and stewardship and/or restoration recommendations for the respective block plan areas for the City's Natural Heritage System that is within the GID.

11. The City may require the preparation of detailed *Environmental Impact Studies* in support of *development* applications. The need for additional environmental studies will be determined through the preconsultation process prior to the submission of *development* applications.

11.2.7.4 Height and Density Bonusing

1. *Development* may be permitted additional height and density to a maximum of two additional storeys above the maximum building heights identified on Schedule C, in accordance with the Height and Density Bonus Provision policies of the Official Plan, for the following:
   a) *Development* within the Mixed-use Corridor (GID) designation; and
   b) *Development* within the Employment Mixed-use 1 designation along Victoria Road South and Stone Road East.

2. In addition to the community benefits outlined in the Official Plan, design elements that significantly contribute to the achievement of *carbon neutrality* shall be considered community benefits when the City considers authorizing increases in height and density within the identified nodes in the GID.

11.2.7.5 Special Studies and Future Initiatives

1. The City will prepare an Implementation Strategy for the GID to coordinate and manage the implementation of the policy directions related to the achievement of *carbon neutral development*. The Implementation Strategy will identify targets for *carbon neutrality* and describe a range of mechanisms, tools and initiatives that may be used by the City, landowners and developers to achieve the identified targets. The GID Implementation Strategy shall be incorporated into and refined through the Block Plan process.

2. Alternative development standards may be developed where appropriate to meet the objectives and policies of this Secondary Plan.

3. Additional studies may be required prior to or as part of Block Plan approval to implement *development* within the GID. These studies include but are not limited to the following:

   a) A stormwater management assessment and/or analysis that includes, but is not limited to, the establishment of water quality, water quantity, water balance, erosion control and natural environment objectives and criteria. These analyses may be used in establishing stormwater management design requirements for *development* in the GID;
   b) A Water and Wastewater Master Plan that establishes conceptual design and development standards for *development* in the GID; and
   c) A *District Energy* Feasibility Study with Guelph Hydro and landowners to guide implementation and development of a *District Energy* System in the GID.

11.2.7.6 Finance

1. The implementation of the policies of the GID Secondary Plan will be subject to the capital budget and financial policies and procedures approved by City Council, as well as the availability of funding or service provision from other levels of government.

11.2.7.7 Partnerships

1. The City will work in partnership with the Province and other stakeholders towards the effective and efficient *development* of lands in accordance with the policies of this Secondary Plan, including assessing the following:

   a) Site/servicing development models for priority areas including the extension of College Avenue East;
   b) Development of Research and Development Clusters in partnership with the Post-Secondary Institutions;
   c) *Redevelopment* of the Guelph Correctional Facility for uses permitted by the Adaptive Re-use designation, including assessing the feasibility for the possible extension of College Avenue East over the Eramosa River to provide pedestrian and transit connections to such development; and
   d) Coordination of marketing and business development efforts targeting knowledge-based innovation sector businesses and other related users within mixed-use employment areas.

11.2.7.8 Definitions

1. In addition to definitions of the Official Plan, the following definitions are applicable in the Guelph Innovation District Secondary Plan:

Active Transportation *means:*
Modes of transportation, such as walking and cycling that: provide the personal benefits of fitness and recreation; are environmentally friendly; contribute to the personal and social health of neighbourhoods; and are readily available to a wide range of age groups within the community.

Adaptive Reuse means:
The alteration of *built heritage resources* to fit new uses or circumstances while retaining their heritage value and attributes.

Available Roof Area means:
The total roof area minus the area for mechanical equipment, roof top terraces and perimeter access restrictions.

Carbon Neutral means:
For the purpose of the GID, *carbon neutrality* refers to the indirect and direct carbon emissions emitted from the new buildings that will be developed within the GID boundary. Net zero carbon emissions will be achieved by balancing the annual amount of carbon released (by burning fossil fuels) with the equivalent amount that is sequestered and/or offset from on-site or off-site renewable energy.

The carbon emissions associated with transportation, waste, water and food generation/production will be addressed and reduced as a result of the "complete community" design of the GID. That said, these related emissions will not be included in the *carbon neutral* definition for the GID.

Compatibility means:
Development or *redevelopment* which may not necessarily be the same as, or similar to, the existing development, but can co-exist with the surrounding area without unacceptable adverse impact.

District Energy means:
A system that ties together distributed thermal energy generation and users through a local supply loop.

Guelph Agri-Innovation Cluster means:
The *Guelph Agri-Innovation Cluster* consists of two main subsectors, food and wellness and agri-business, which afford many niche opportunities for value creation that align strongly with the infrastructural strengths of the region. The report "Strategic Plan for the *Guelph Agri-Innovation Cluster*", dated March 3, 2010, completed by Hickling Arthur Low and Urban Strategies Inc. further defines the *Guelph Agri-Innovation Cluster*.

Public Realm means:
Public spaces such as public streets and rights of way, urban squares, parks, community trails, and open spaces.

Public View means:
A view toward important public and historic buildings, natural heritage and open space features, landmarks and skylines when viewed from *the public realm*.

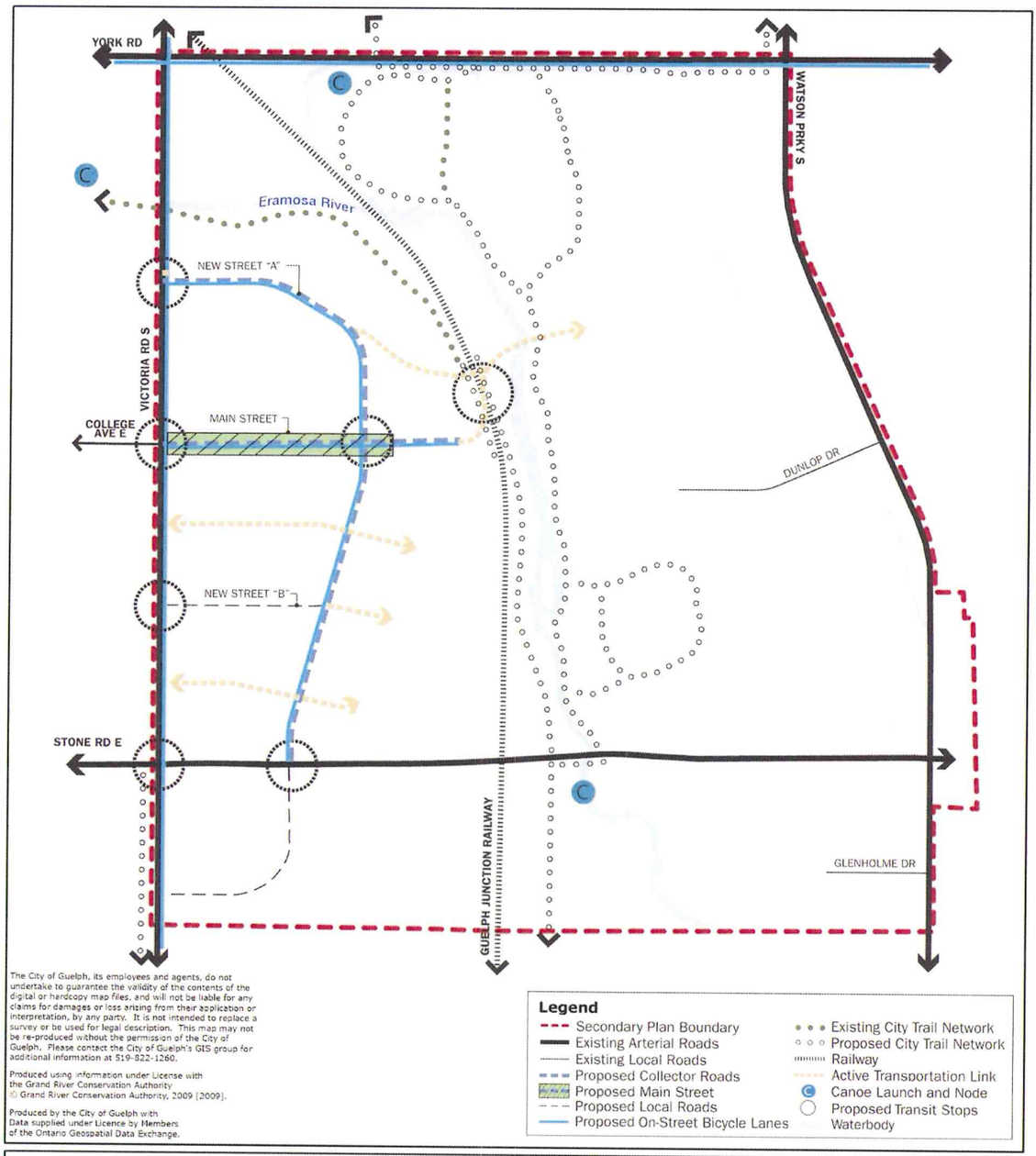
Public Vista means:
Views that are framed through built form or between rows of trees when viewed from the *public realm*.

Redevelopment means:
The creation of new units, uses or lots on previously developed land in existing communities, including *brownfield* and *greyfield* sites.

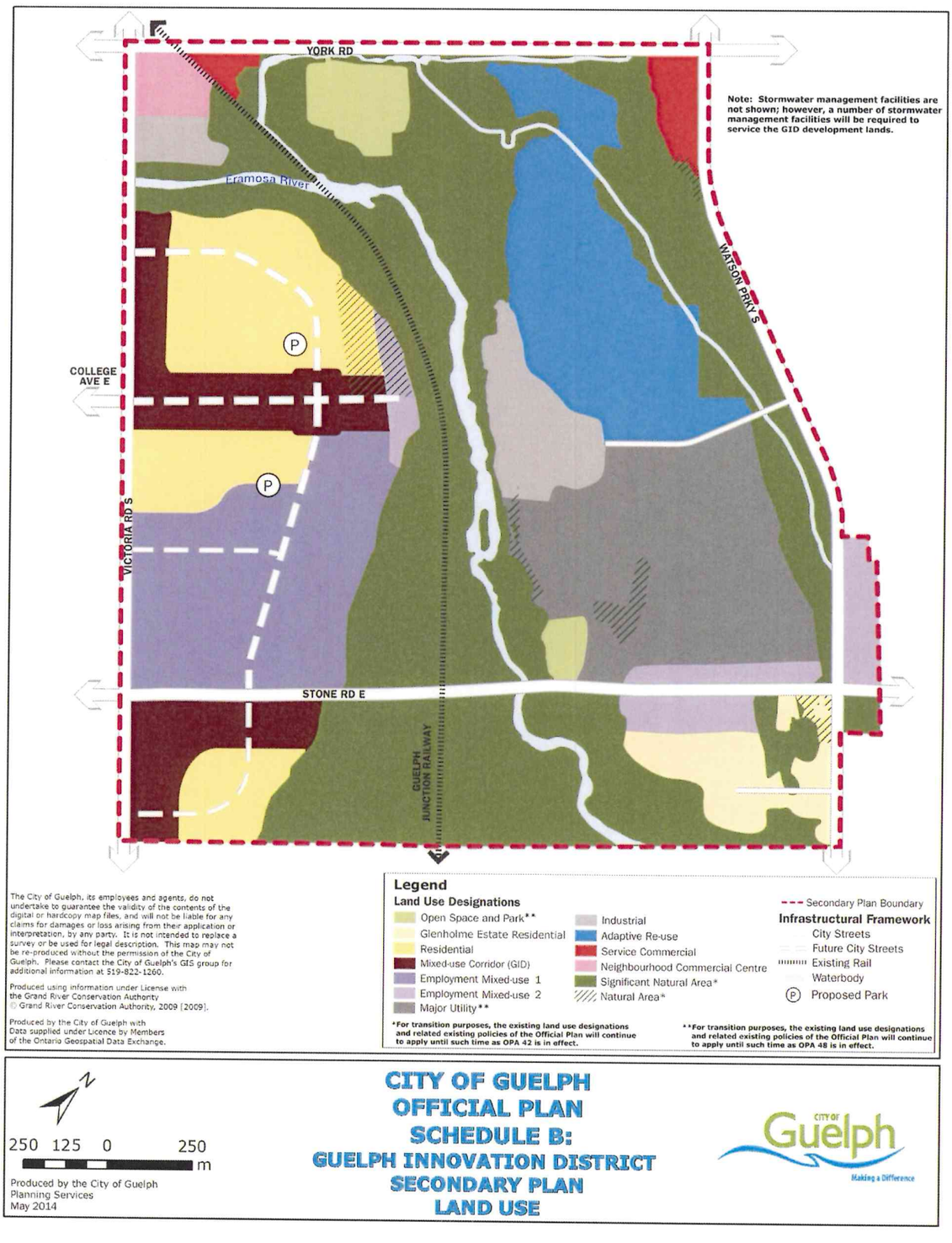
11.2.8> SCHEDULES

Schedule A	Mobility Plan
Schedule B	Land Use
Schedule C	Built Form Elements
Schedule D	Block Plan Areas
Appendix A	Heritage

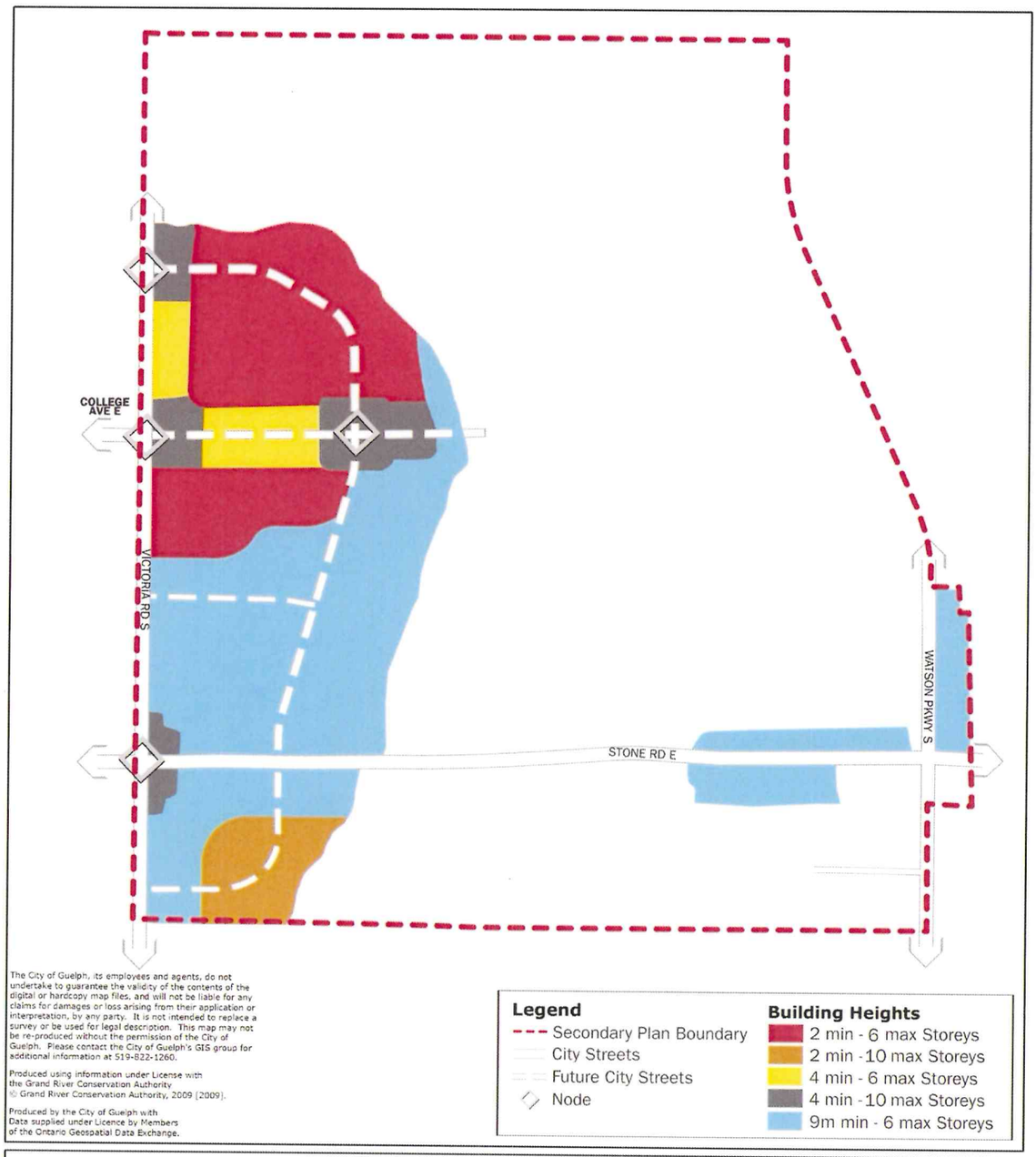
By-law Number (2014)–19756
Schedule "A"



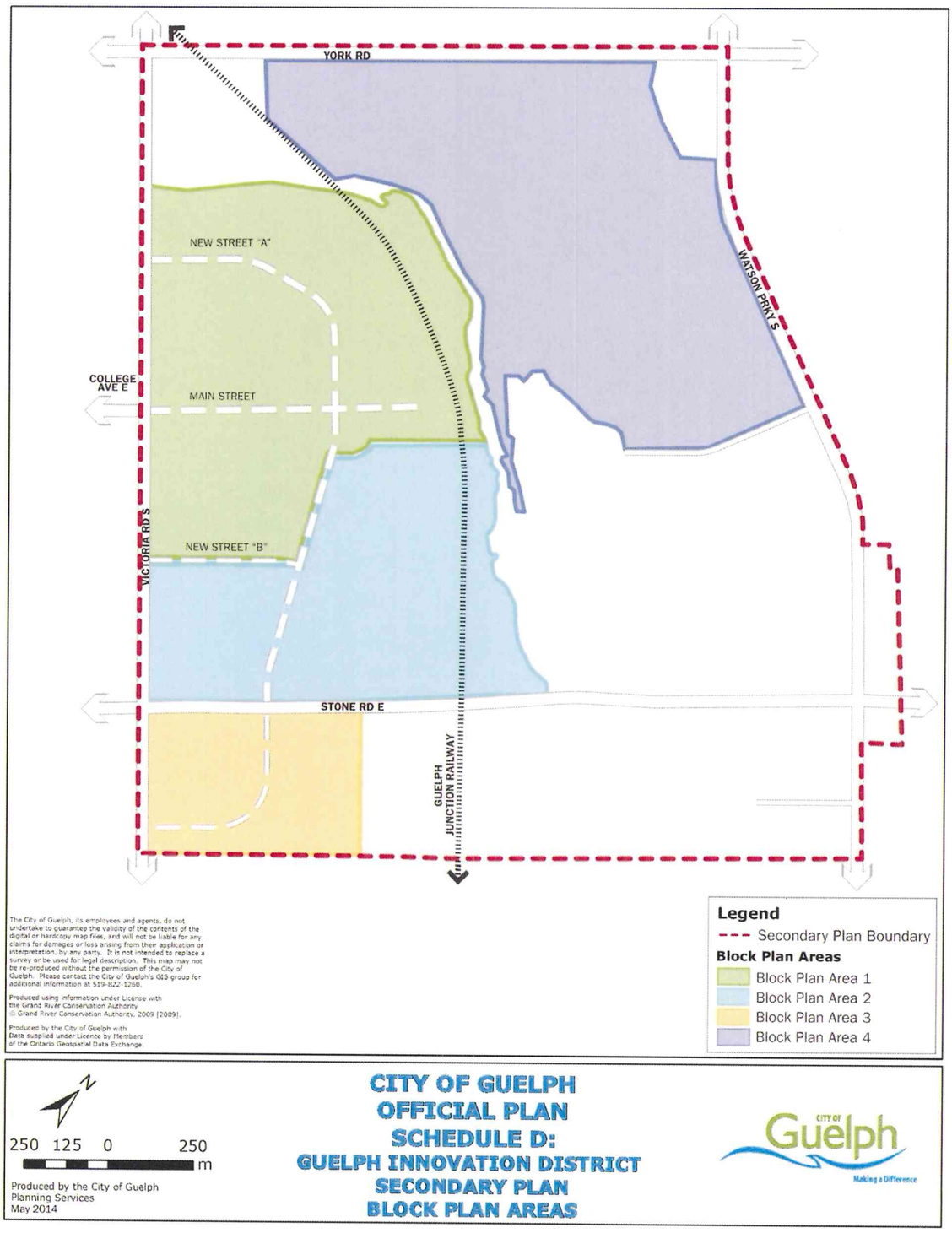
By-law Number (2014)–19756
Schedule "A"



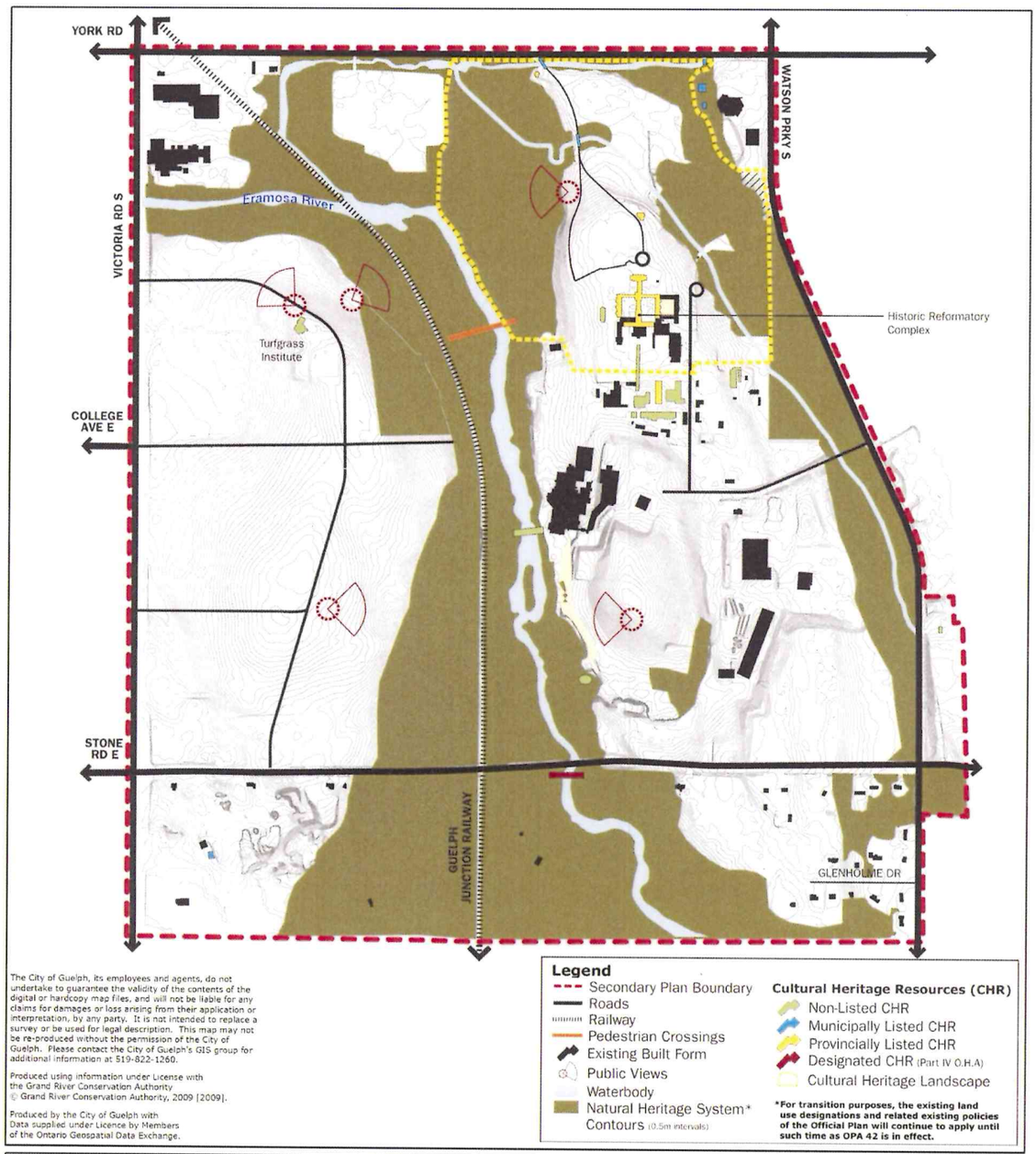
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By-law Number (2014)–19756
Schedule "A"



By-law Number (2014)–19756
Schedule "A"

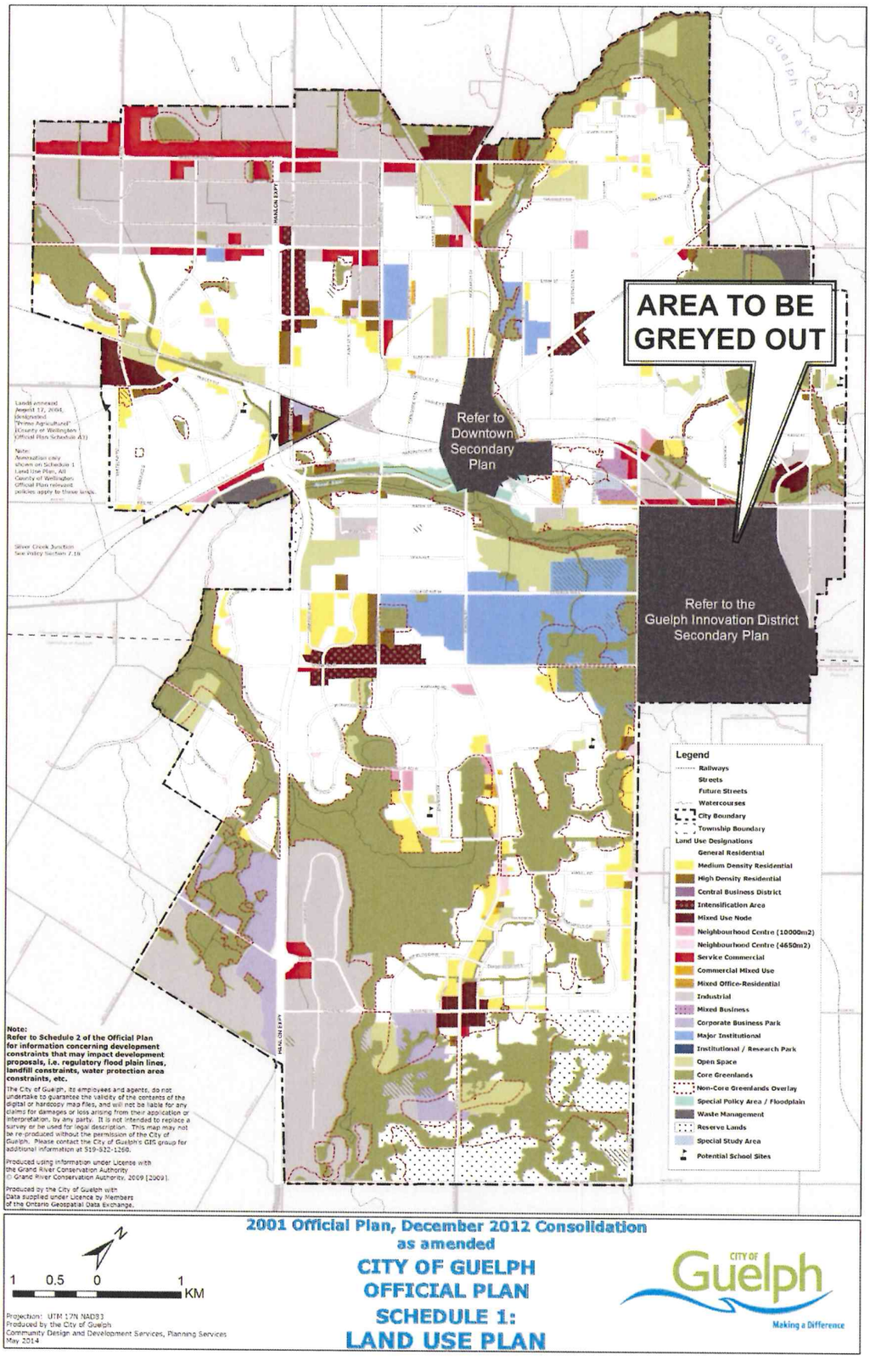


By-law Number (2014)-19756
Schedule "A"

ITEM 4: The purpose of ITEM '4' is to reflect and refer to the completion of the Guelph Innovation District Secondary Plan.

Official Plan Schedule 1, entitled 'Land Use Plan' is hereby amended by "greying out" the lands subject to the Guelph Innovation District Secondary Plan as depicted on the attached Schedule 1:

By-law Number (2014)–19756
Schedule "A"

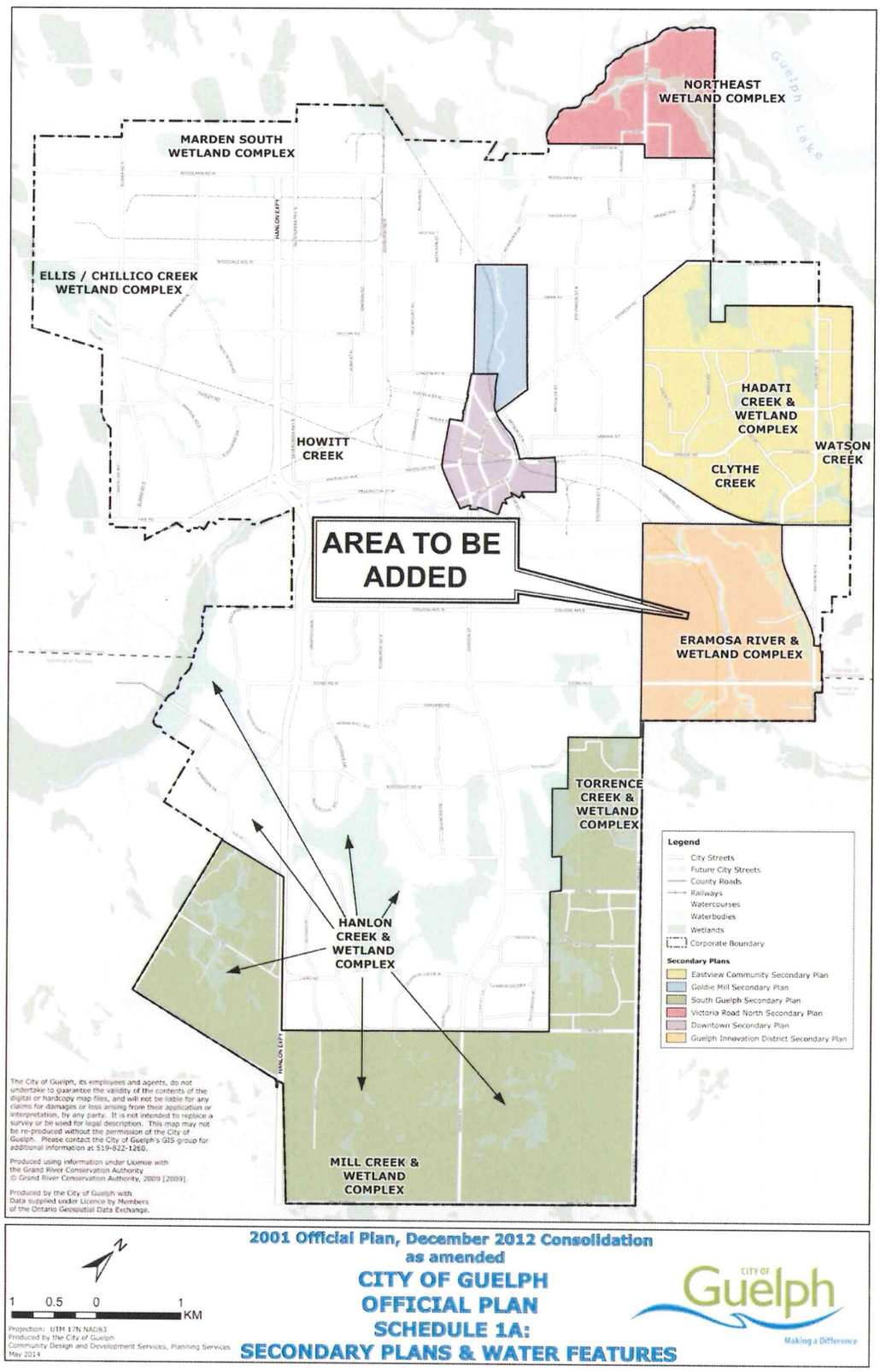


By-law Number (2014)–19756
Schedule "A"

ITEM 5: The purpose of ITEM '5' is to add the boundary of the Guelph Innovation District Secondary Plan and revise the South Guelph Secondary Plan boundary to exclude the Guelph Innovation District Secondary Plan Area on Schedule 1A (Secondary Plans & Water Features).

Official Plan Schedule 1A, entitled 'Secondary Plans & Water Features' is hereby amended by adding the lands subject to the Guelph Innovation District Secondary Plan as depicted on the following mapping:

By-law Number (2014)–19756
Schedule "A"

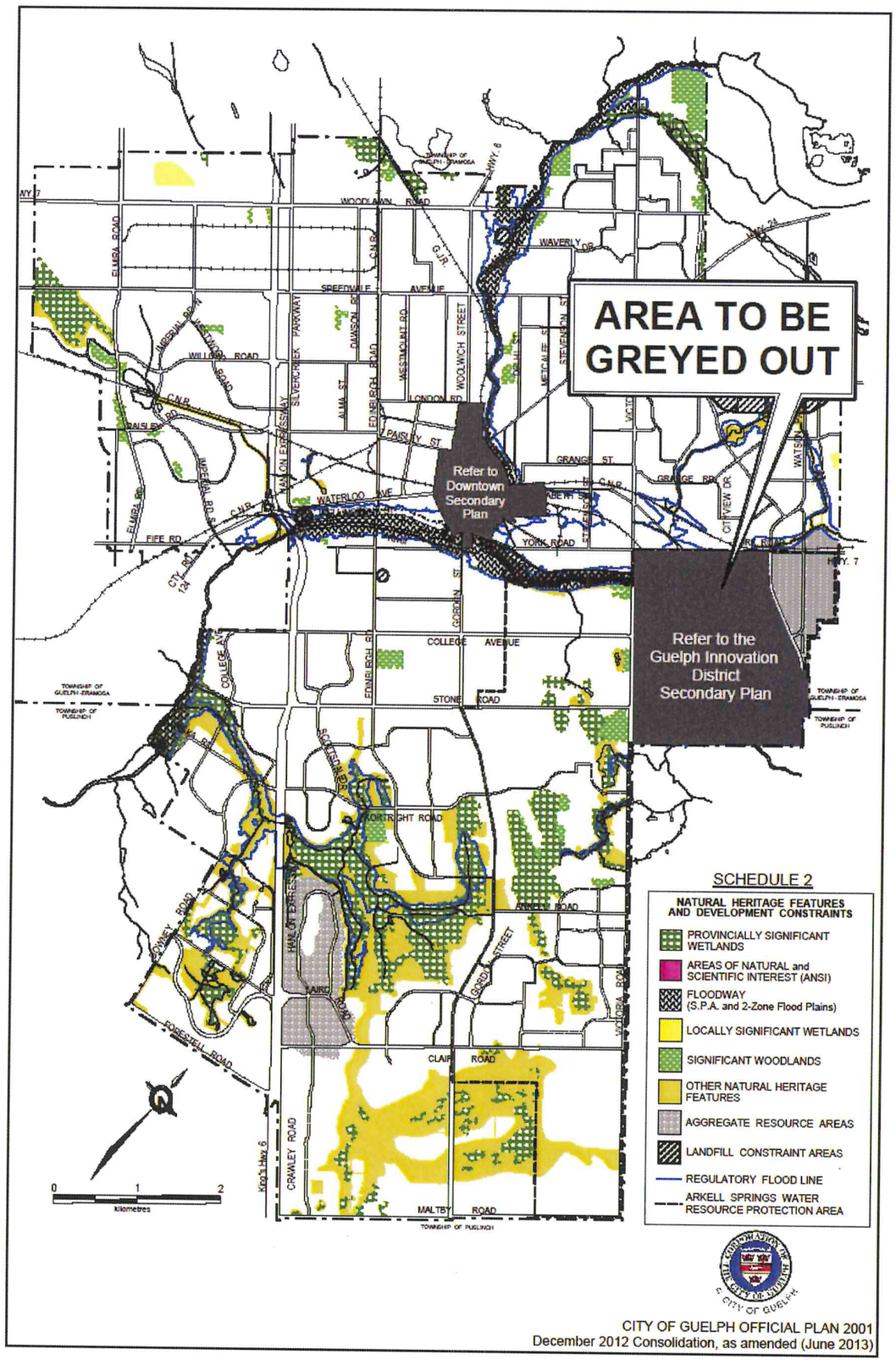


By-law Number (2014)–19756
Schedule "A"

ITEM 6: The purpose of ITEM '6' is to reflect and refer to the completion of the Guelph Innovation District Secondary Plan on Schedule 2 (Development Constraints).

Official Plan Schedule 2, entitled 'Development Constraints' is hereby amended by "greying out" the lands subject to the Guelph Innovation District Secondary Plan as depicted on the following mapping:

By-law Number (2014)–19756
Schedule "A"

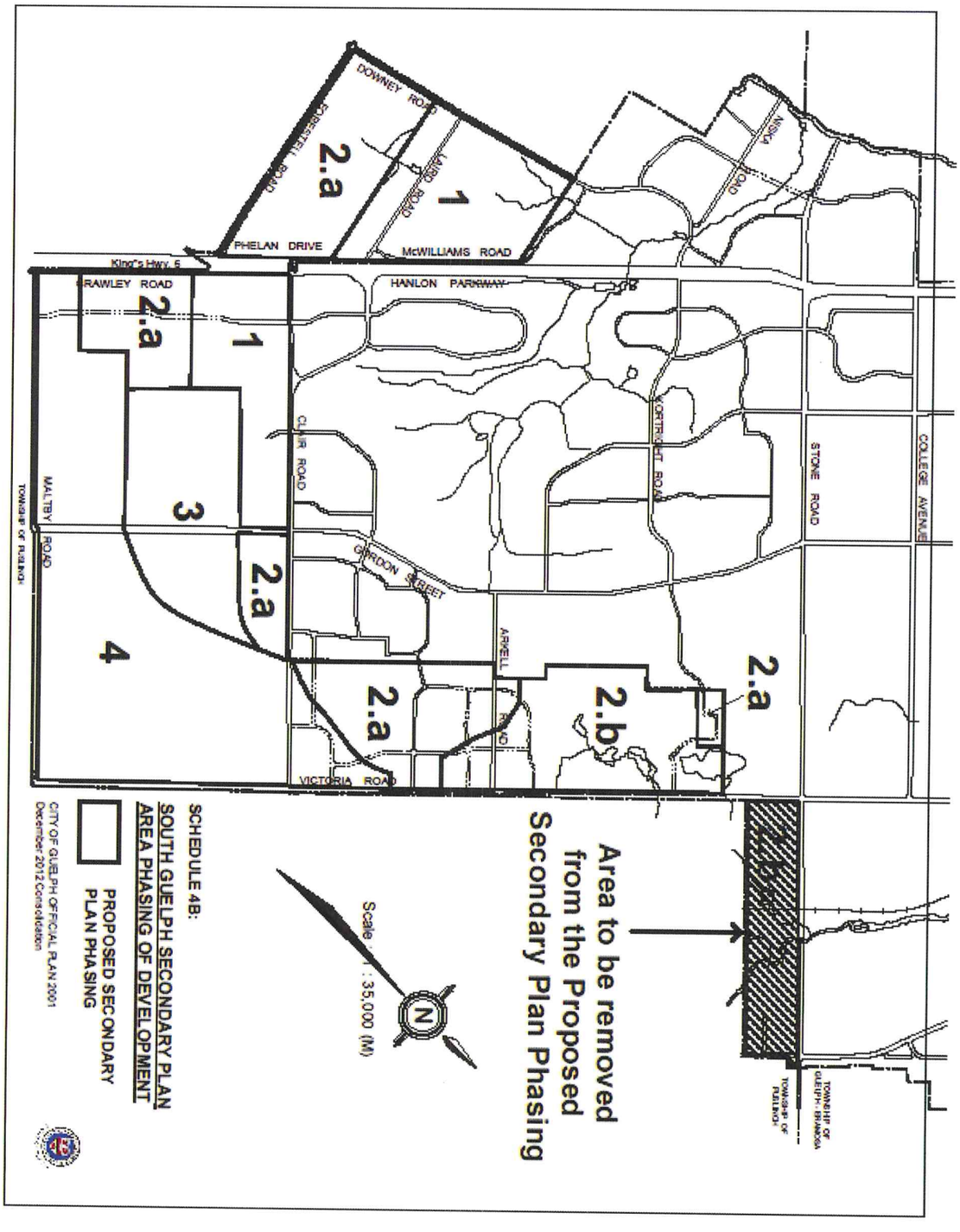


By-law Number (2014)-19756
Schedule "A"

ITEM 7: The purpose of ITEM '7' is to remove the lands south of Stone Road East, east of Victoria Road from the Proposed Secondary Plan Phasing, including the 2.b text as it relates to those lands on Schedule 4B (South Guelph Secondary Plan Area Phasing of Development) to reflect the Guelph Innovation District Secondary Plan completion.

Official Plan Schedule 4B, entitled 'South Guelph Secondary Plan Area Phasing of Development' is hereby amended by removing the lands, from the Proposed Secondary Plan Phasing, including the 2.b text as it relates to those lands, subject to the Guelph Innovation District Secondary Plan as depicted on the following mapping:

By-law Number (2014)–19756
Schedule "A"

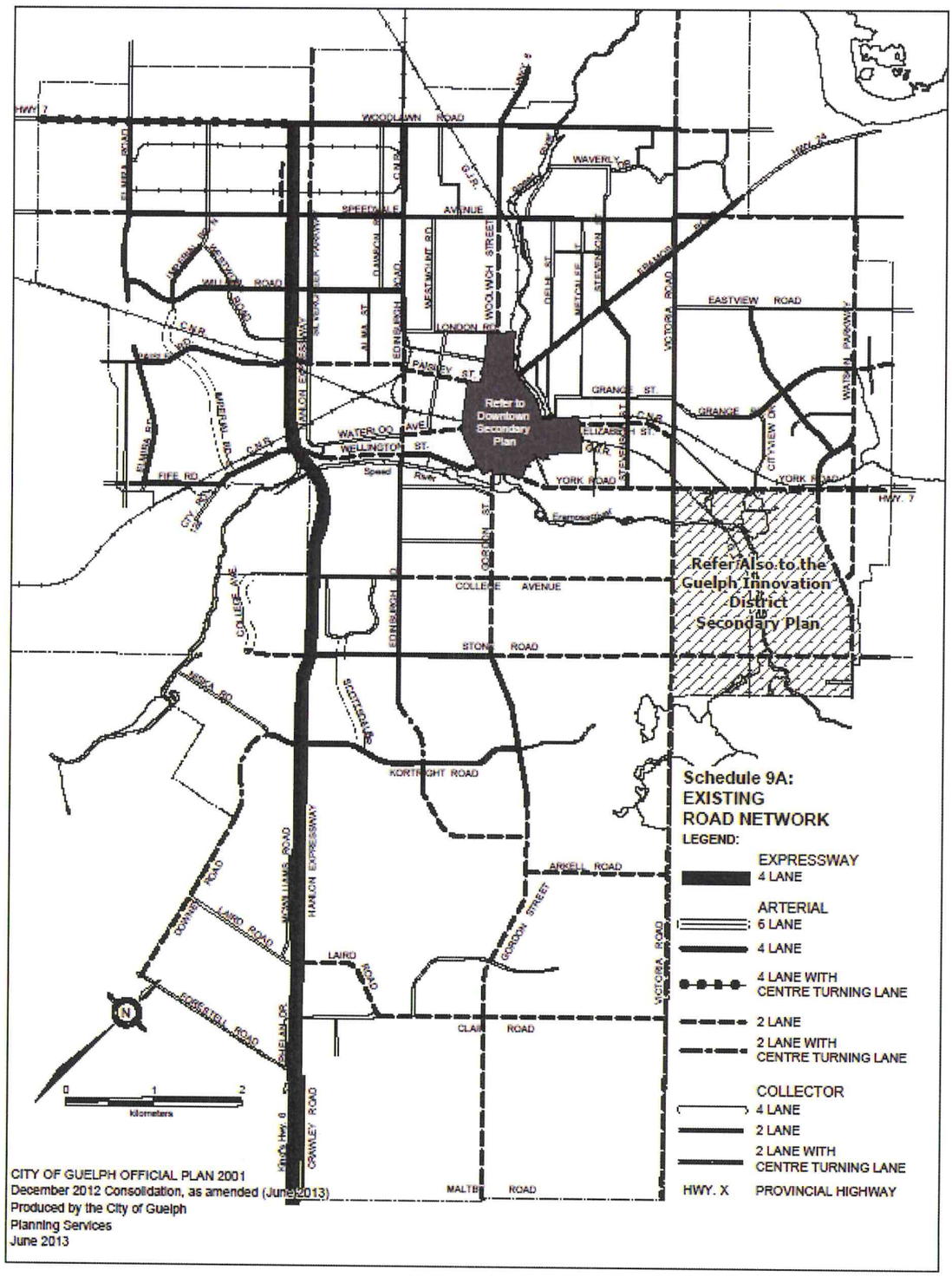


By-law Number (2014)-19756
Schedule "A"

ITEM 8: The purpose of ITEM '8' is to revise Schedule 9A (Existing Road Network) to reflect completion of the Guelph Innovation District Secondary Plan.

Official Plan Schedule 9A, entitled 'Existing Road Network' is hereby amended by "hatching out" the lands subject to the Guelph Innovation District Secondary Plan as depicted on the following mapping:

By-law Number (2014)–19756
Schedule "A"

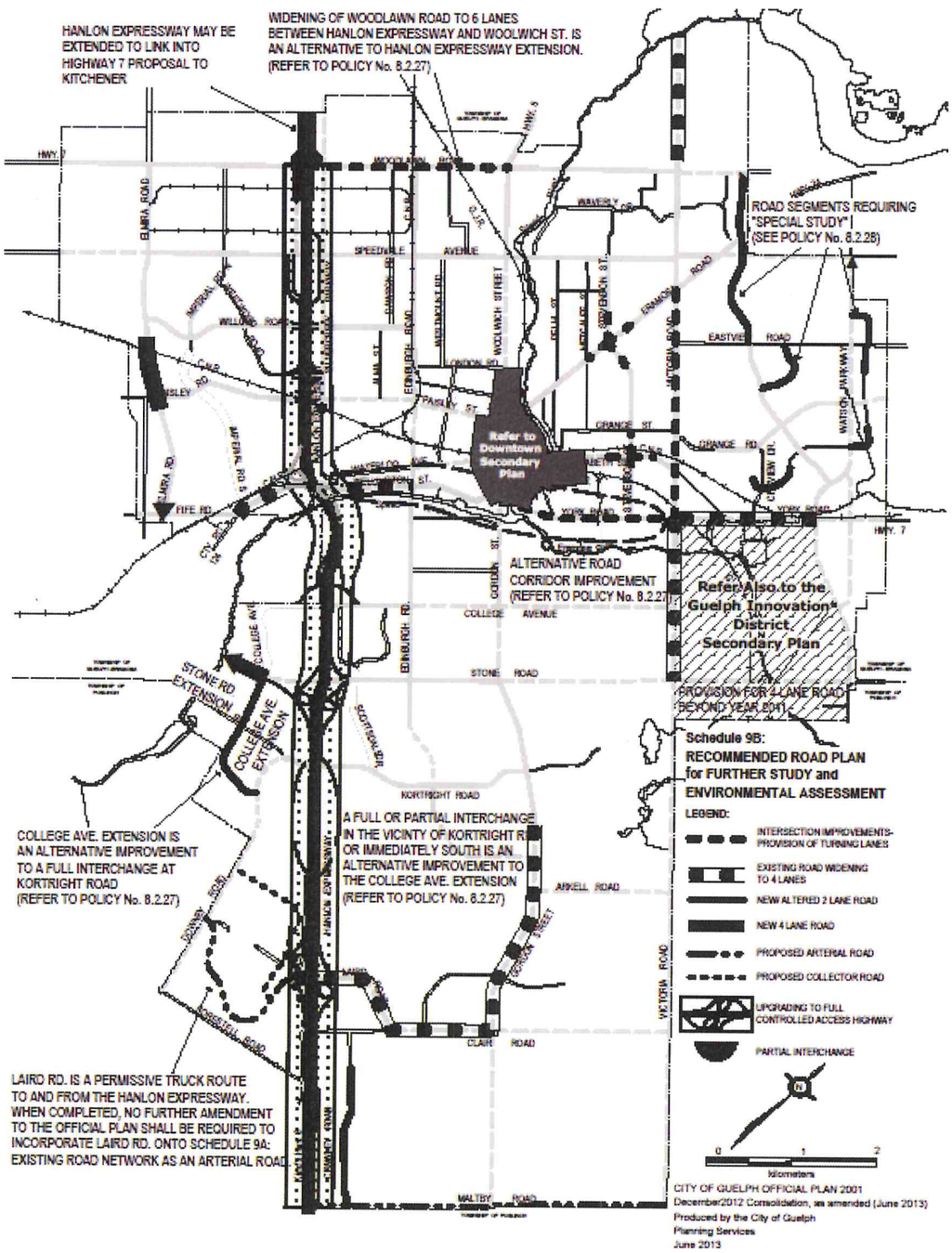


By-law Number (2014)–19756
Schedule "A"

Item 9: The purpose of ITEM '9' is to revise Schedule 9B (Recommended Road Plan for Further Study and Environmental Assessment) to reflect completion of the Guelph Innovation District Secondary Plan.

Official Plan Schedule 9B, entitled 'Recommended Road Plan for Further Study and Environmental Assessment' is hereby amended by "hatching out" the lands subject to the Guelph Innovation District Secondary Plan as depicted on the following mapping:

By-law Number (2014)–19756
Schedule "A"



By-law Number (2014)–19756
Schedule "A"

Item 10: The purpose of ITEM '10' is to revise Schedule 9C (Bicycle Network Plan) to reflect completion of the Guelph Innovation District Secondary Plan.

Official Plan Schedule 9C, entitled 'Bicycle Network Plan' is hereby amended by "hatching out" the lands subject to the Guelph Innovation District Secondary Plan as depicted on the following mapping:

By-law Number (2014)–19756
Schedule "A"

