



GUELPH INNOVATION DISTRICT

Draft Secondary Plan

PRESENTATION TO COMMITTEE | CITY OF GUELPH, ONTARIO
October 15, 2012

PRESENTATION OVERVIEW

1. Background
2. Chapter 1: Vision and Planning and Development Principles
3. Chapter 2: Natural and Cultural Heritage
4. Chapter 3: Energy, Infrastructure and Sustainability
5. Chapter 4: Mobility
6. Chapter 5: The Public Realm
7. Chapter 6: Land Use and Built Form
8. Chapter 7: Interpretation and Implementation
9. Work Plan and Next Steps

1. Background



BACKGROUND

- 436 ha site including a historic reformatory complex with significant natural and cultural heritage resources
- Majority of lands designated “Special Study Area” by the City’s Official Plan
- Draft Secondary Plan builds on the:
 - Local Growth Management Strategy
 - Community Energy Initiative
 - Prosperity 2020
 - Agri-Innovation Cluster Strategy
- Based on Vision, Principles, Objectives and Preferred Design endorsed by Council Jan. 2012
- Support
 - 3,000 – 5,000 people
 - 5,000 – 10,000 jobs
- Extensive public consultation process and coordination with the Province of Ontario
- Build on OPA42 and 48



City of Guelph, OPA48 Land Use Plan

2. Chapter 1: Vision and Planning and Development Principles



CH. 1: VISION + PLANNING + DEVELOPMENT PRINCIPLES

- Vision and principles focus on:
 - The creation of a compact, mixed use community providing meaningful places to live, work, shop, play and learn.
 - A knowledge-based innovation cluster that attracts employment and residential uses both anchored by a new mixed use urban village and main street
 - Building on natural and cultural heritage resources of the area
 - Working towards carbon neutrality through building performance standards, on and off-site renewable energy and potential district energy

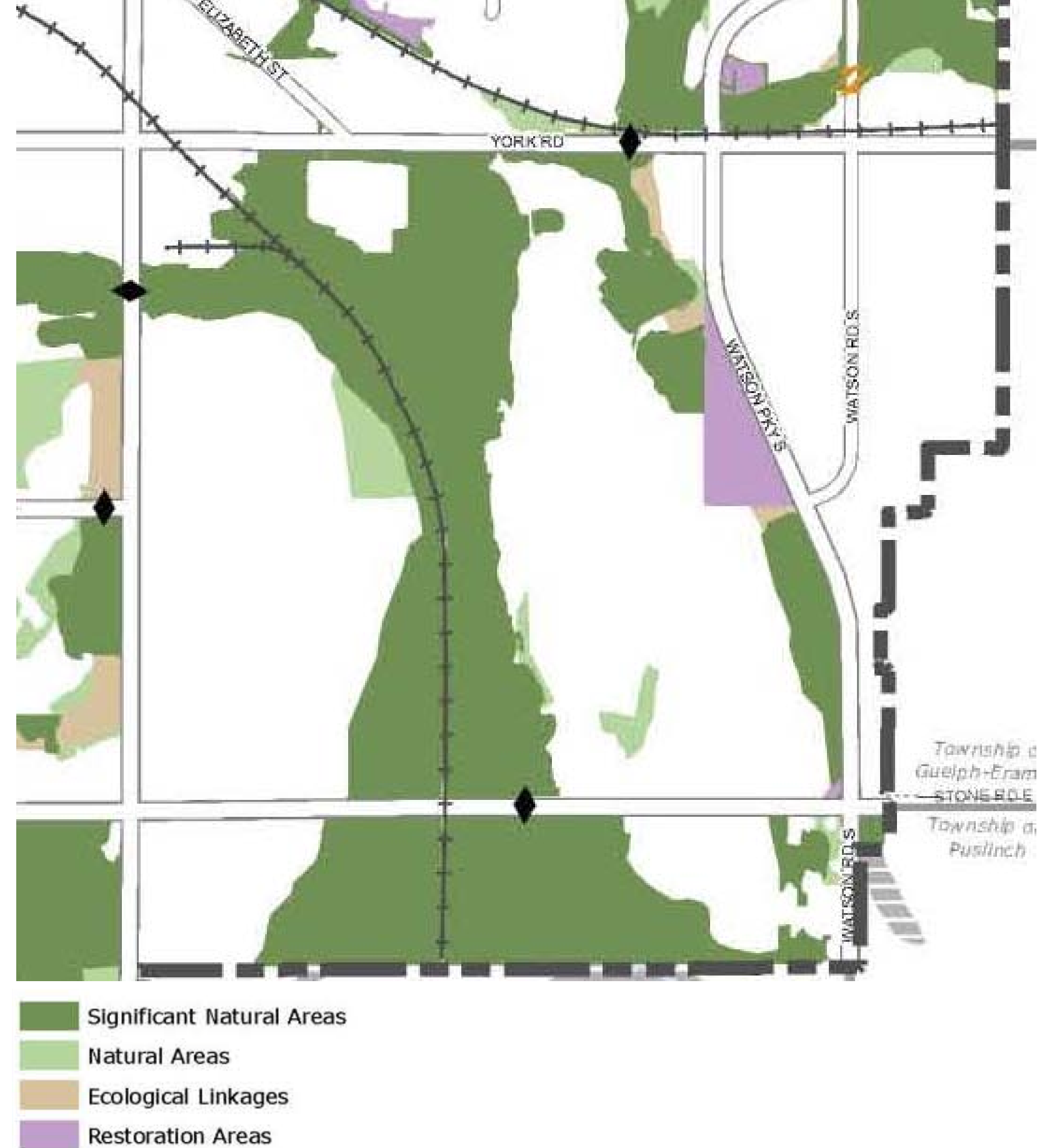


3. Chapter 2: Natural and Cultural Heritage



















CH. 2: NATURAL + CULTURAL HERITAGE

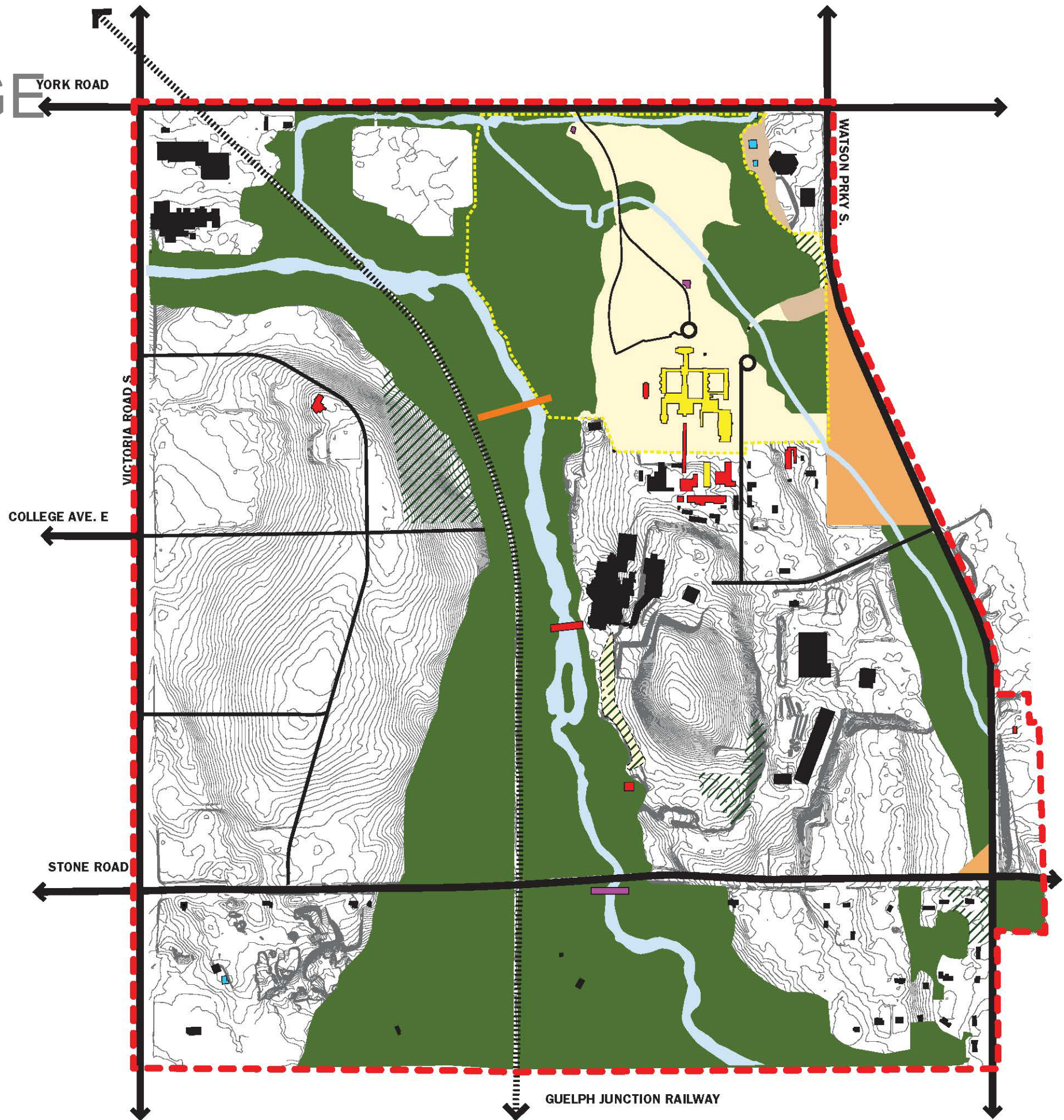
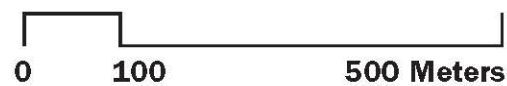
- Natural Heritage System and cultural heritage policies build upon the policies and schedules of OPA 42 and OPA 48
- Reinforce that development and site alteration are not permitted within Significant natural Areas
- Significant support to historic Reformatory Complex and recognition of the Turfgrass Institute building
- Support adaptive reuse of the reformatory complex



CH. 2: NATURAL + CULTURAL HERITAGE

- Secondary Plan Boundary 
- Roads 
- Pedestrian Foot Bridge 
- Existing Built Form 
- Cultural Heritage Resources (CHR)
- Non-Listed CHR 
- Municipally Listed CHR 
- Provincially Listed CHR 
- Designated CHR (Part IV O.H.A) 
- Cultural Heritage Landscape 
- Waterbodies 
- Eramosa River 
- Contours 
- Natural Heritage System*
- Significant Natural Area 
- Natural Area 
- Ecological Linkages 
- Restoration Areas 

*NHS as per council adopted OPA 42, currently under appeal.



4. Chapter 3: Energy, Servicing and Stormwater



CH. 3: ENERGY, SERVICING + STORMWATER

- Emphasis on achieving carbon neutrality through energy sustainability and in alternative servicing and stormwater design (ex. DE Ready capability, infiltration monitoring)
- No changes to Official Plan policies requiring development on full municipal services
- Recognize importance of low impact development measures and water conservation
- Connections made to the Community Energy Plan and at a minimum achieving CEP energy conservation targets
- Implementation Strategy to outline initiatives, targets, phasing and performance monitoring of carbon neutral strategy for building efficiency, renewable energy and District Energy



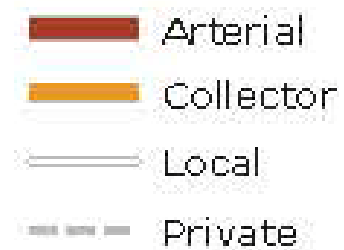
Low Impact Development measures

5. Chapter 4: Mobility



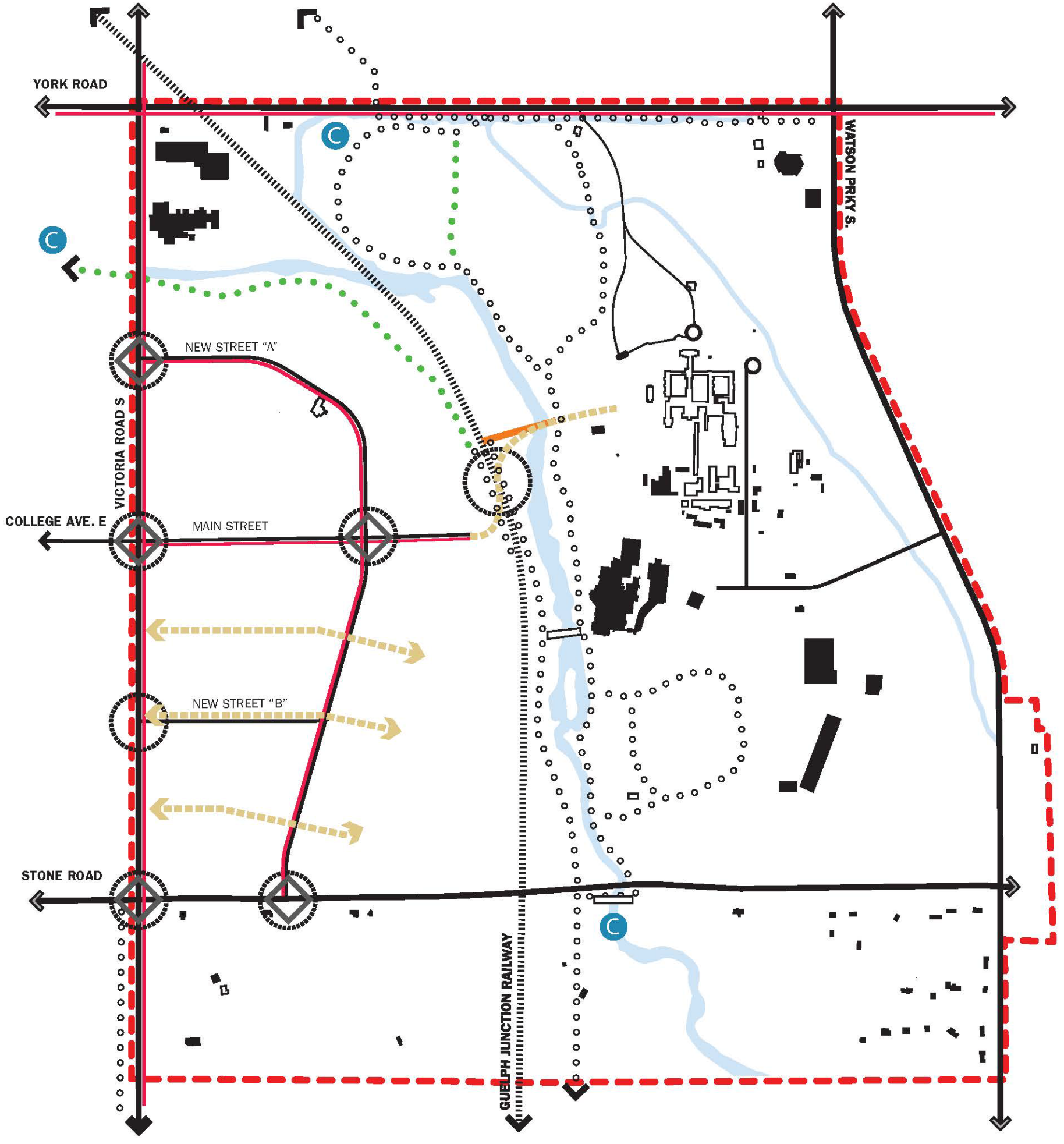
CH. 4: MOBILITY

- Support movement of both goods and people with emphasis on active transportation and transportation demand management
- Major transit stops identified located at key nodes and along mixed use corridors – fully integrated with land use to ensure greatest opportunity for transit ridership
- Single loaded perimeter local road to maintain public access to open views of the river corridor and local river crossing
- Parking policies reinforce carbon neutral Vision – encouraging shared parking, car-shares, alternative energy vehicles, etc.
- Development of alternative development standards



CH. 4: MOBILITY

- Secondary Plan Boundary
- Existing Arterial Roads
- Proposed Collector Roads
- Proposed Local Roads
- Proposed On-Street Bicycle Lanes
- Existing City Trail Network
- Proposed City Trail Network
- Canoe Launch and Node
- Pedestrian Crossings
- Proposed Major Transit Stops
- Existing Rail
- Active Transportation Link
- Node
- Existing Built Form
- Cultural Heritage Resources



6. Chapter 5: The Public Realm



CH. 5: THE PUBLIC REALM

- Safe, accessible, functional and attractive pedestrian-oriented public streets supportive of active transportation
- Recognize the desire for mid-block pedestrian and bicyclist connections
- Parks and public open spaces key gathering places stitching together residential and employment populations
- Public art and other community engagement opportunities recognized



7. Chapter 6: Land Use and Built Form





























CH. 6: LAND USE + BUILT FORM

- Flexible land use categories support a mix of employment, residential and commercial uses
- Highest density and height provisions along corridors and at nodes
- Land use and built form facilitates a compact, transit-oriented community while offering optimal future potential for intensification within the site
- Corridor Mixed Use supports range of residential and commercial uses
- Employment Mixed Use categories include industrial, commercial, institutional and live-work uses
- Adaptive Reuse designation over the reformatory site will accommodate a wide range of potential uses

CH. 6: LAND USE + BUILT FORM

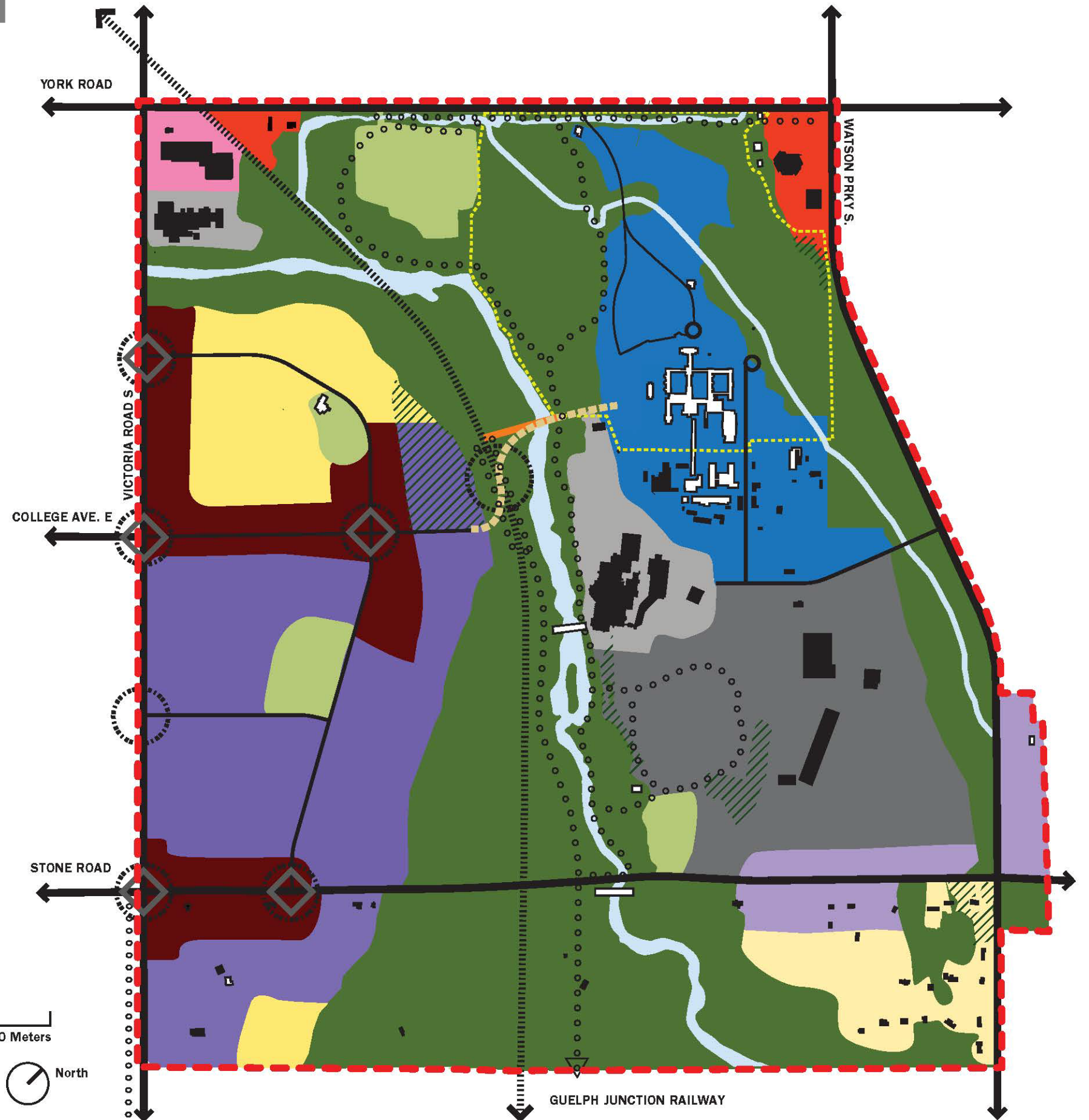
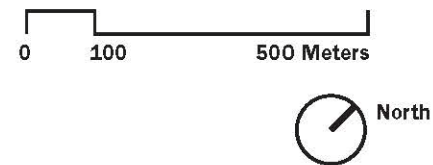
- Residential uses permit a range of residential types including high density residential and limited low density residential opportunities
- Special Residential Area located at the southeast corner
 - Allow limited additional infill residential development as a minor rounding out of the existing Glenholm Drive neighbourhood
- Conceptual location and size of future neighbourhood and community parks shown
- Height regulations respond to existing grades, protect viewsheds and support transit, recognizing transportation capacity

CH. 6: LAND USE + BUILT FORM

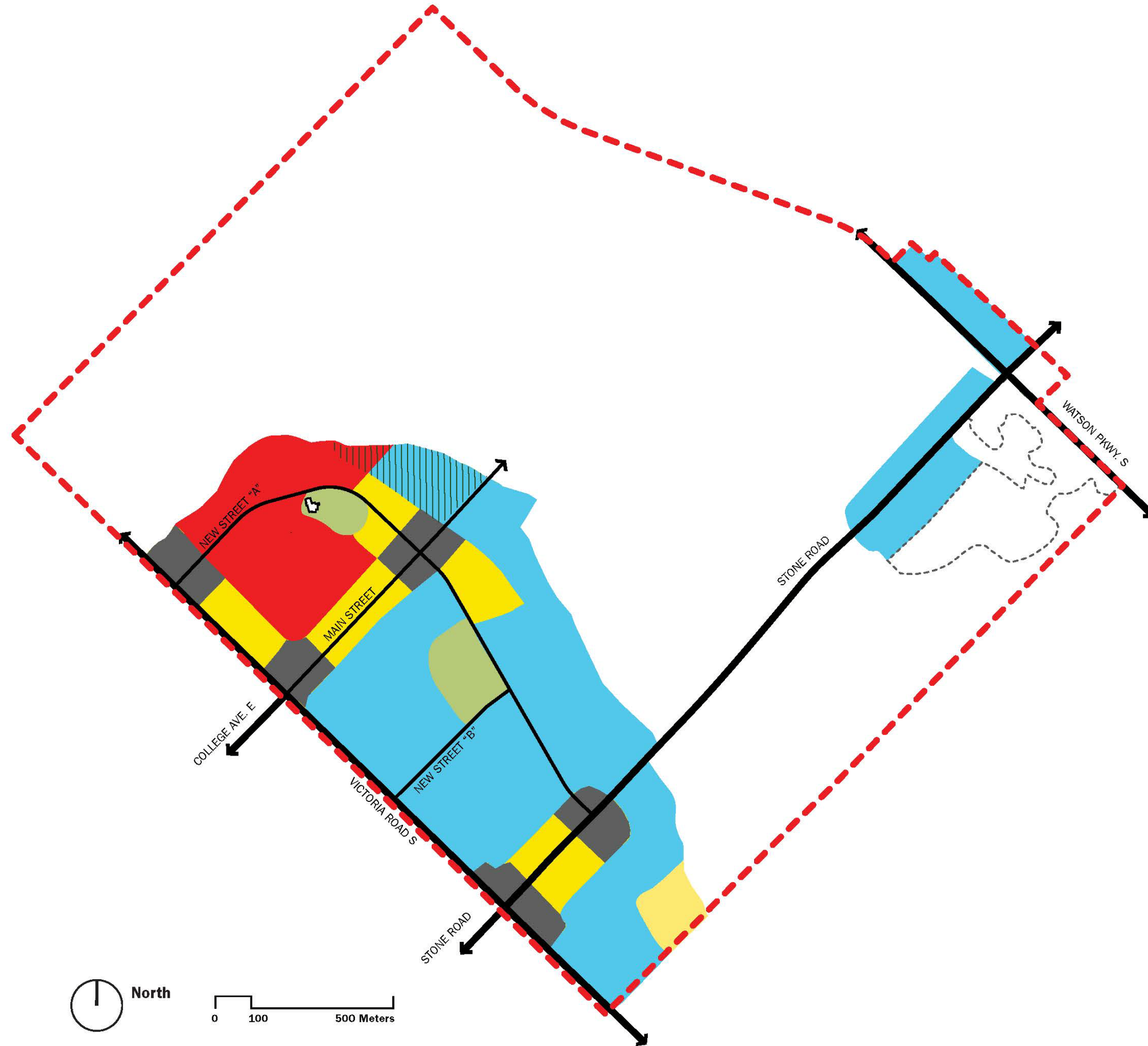
- Arterial Roads 
 - Collector Roads 
 - Trail Network 
 - Proposed Pedestrian Crossings 
 - Proposed Major Transit Stops 
 - Existing Rail 
 - Active Transportation Link 
 - Node 
 - Existing Built Form 
 - Cultural Heritage Resources 
 - Cultural Heritage Landscape 
 - Waterbodies 
- Land Use Designations**
- Natural Heritage System* 
 - Significant Natural Area* 
 - Natural Area* 
 - Open Space and Park 
 - Special Residential Area 
 - Residential 
 - Corridor Mixed Use 
 - Employment Mixed Use 1 
 - Employment Mixed Use 2 
 - Major Utility 
 - Industrial 
 - Adaptive Re-use 
 - Service Commercial 
 - Neighbourhood Commercial Centre 

*NHS as per council adopted OPA 42, currently under appeal.

Note: Stormwater management facilities are not shown; however, a number of stormwater management facilities will be required to service the GID development lands.



CH. 6: LAND USE + BUILT FORM



0 100 500 Meters

Legend

- Secondary Plan Boundary
- Open Space and Park
- Existing Natural Area
- Refer to Policy 6.3.34
- 2 min - 5 max Storeys
- 4 min - 6 max Storeys
- 4 min - 8 max Storeys
- 10m min - 6 max Storeys

8. Chapter 7: Interpretation and Implementation









CH. 7: INTERPRETATION + IMPLEMENTATION

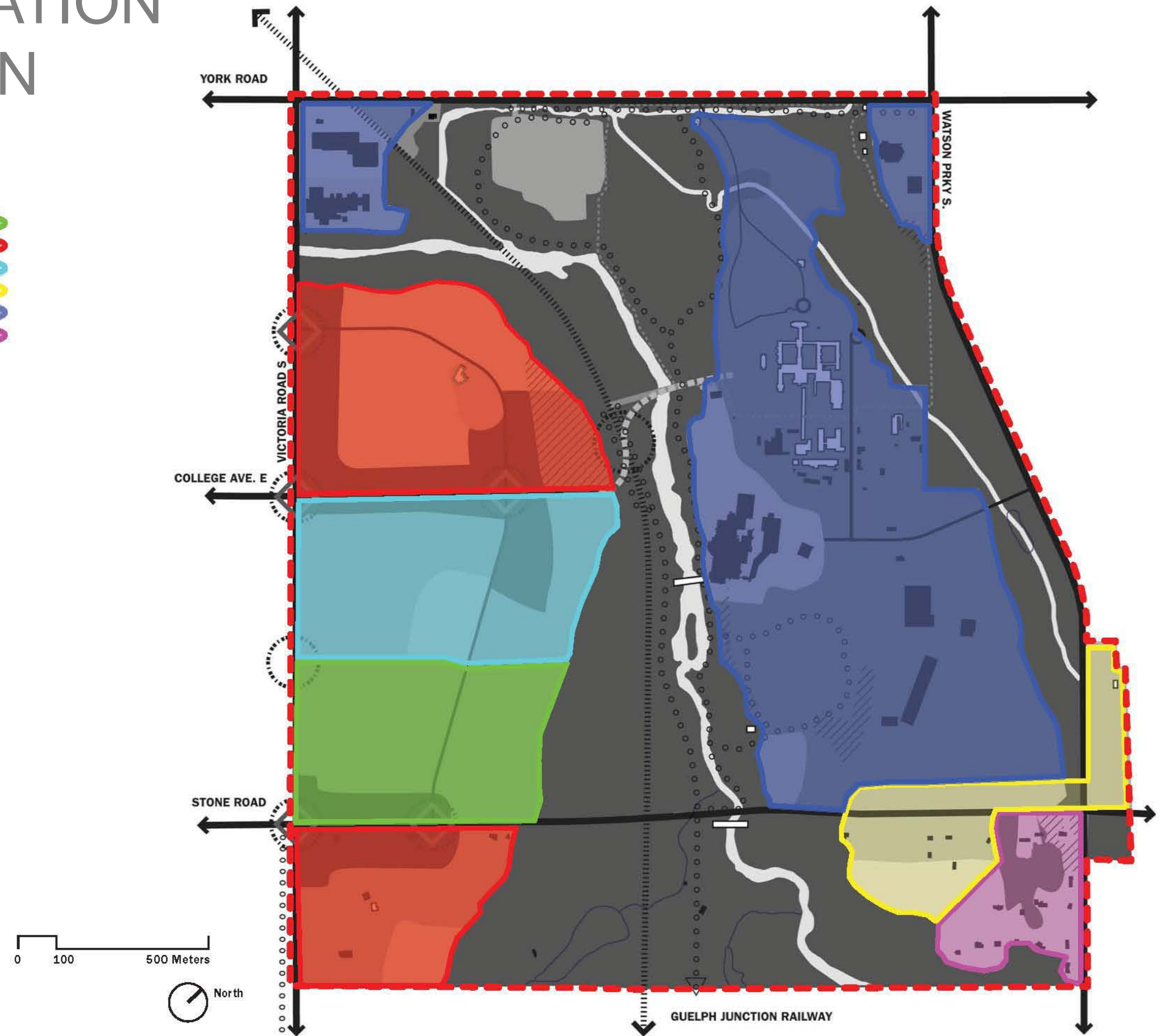
- Identifies key implementation tools
 - Density bonusing for carbon neutral development
 - Alternative development standards, servicing and SWM management, etc
- Partnerships key to implementation of the GID Secondary Plan
 - Business Case Assessment with Provincial counterparts
 - District Energy
- Implementation Strategy critical for achieving carbon neutral development.
 - Carbon neutrality targets
 - Mechanisms, tools and initiatives that can be utilized to achieve these targets
- Presents four development phases



CH. 7: INTERPRETATION + IMPLEMENTATION

Development Phases

- Phase 1 
- Phase 2 
- Phase 3 
- Phase 4 
- Existing Municipally Serviced Area 
- Existing Privately Serviced Area 



9. Chapter 7: Work Plan and Next Steps



