

Vision for the Guelph Innovation District

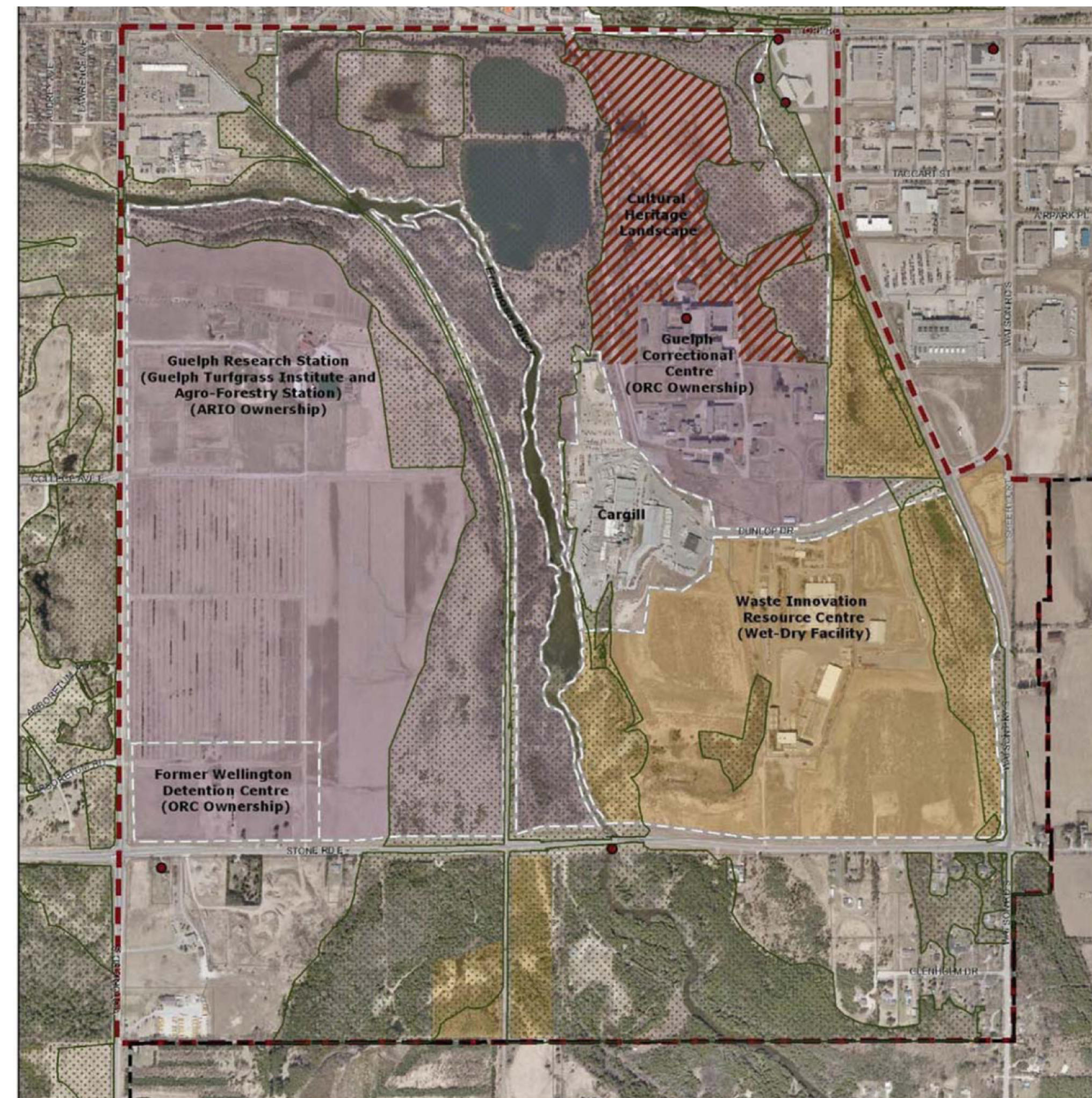
The Guelph Innovation District (GID) is a compact, mixed use community that straddles the Eramosa River in the City's east end. The District will serve predominately as the home of innovative, sustainable employment uses with an adjacent urban village connecting residential and compatible employment uses. It 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 fine-grained mix of land uses at transit-supportive densities, offers meaningful places to live, work, shop, play and learn, and supports a wide range of jobs and residents. It protects valuable natural and cultural heritage resources while fully integrating them into 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 District 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.

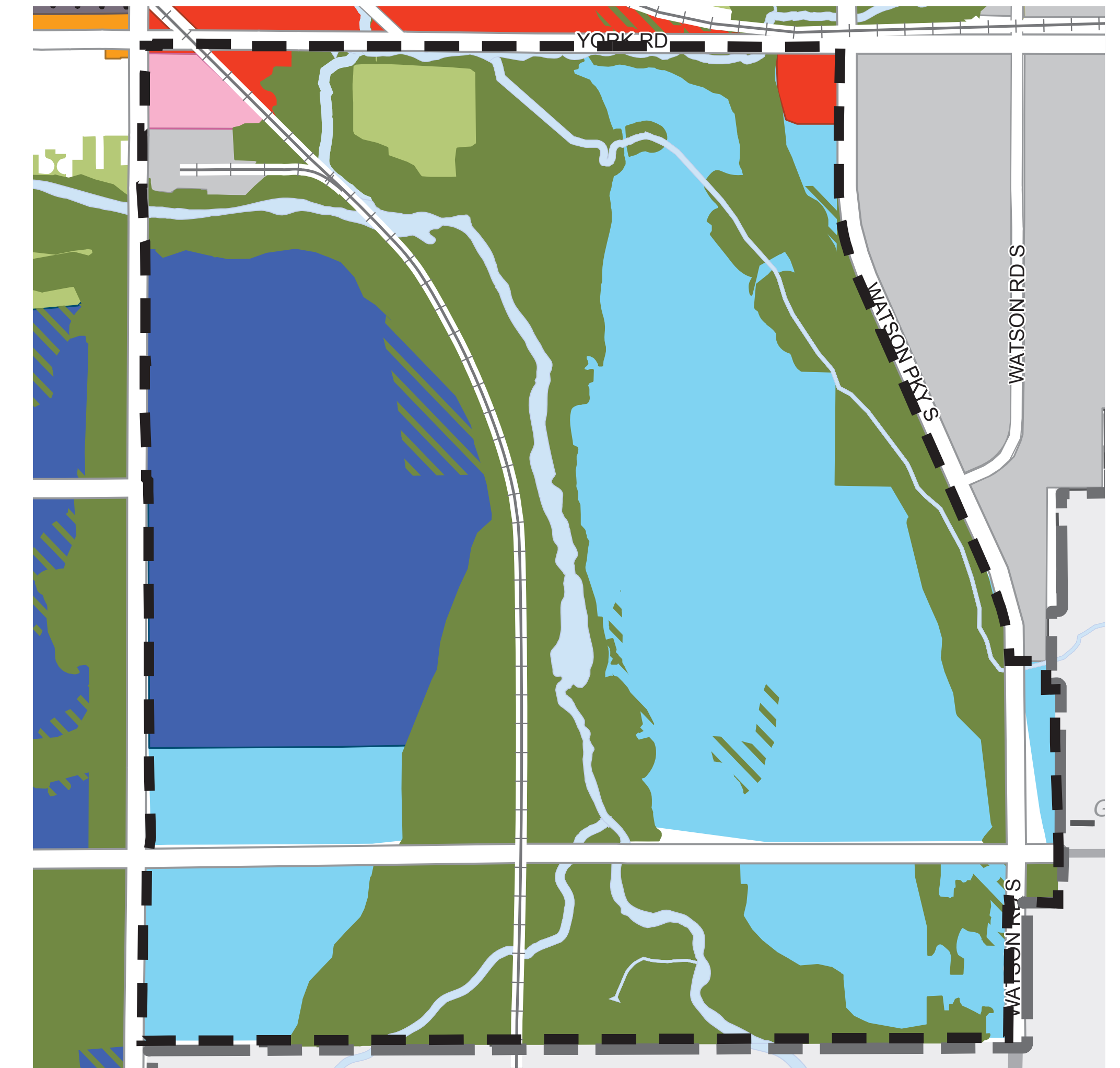


Background

- A 436 ha site with significant natural and cultural heritage resources
- Site designated as “Special Study Area” in Official Plan
- The Draft Secondary Plan builds on the:
 - Local Growth Management Strategy
 - Community Energy Initiative
 - Prosperity 2020
 - Agri-Innovation Cluster Strategy
- Extensive public consultation process
- Based on Vision, Principles, Objectives and Preferred Design (January 2012)
- Draft policies build on OPA 42 and 48

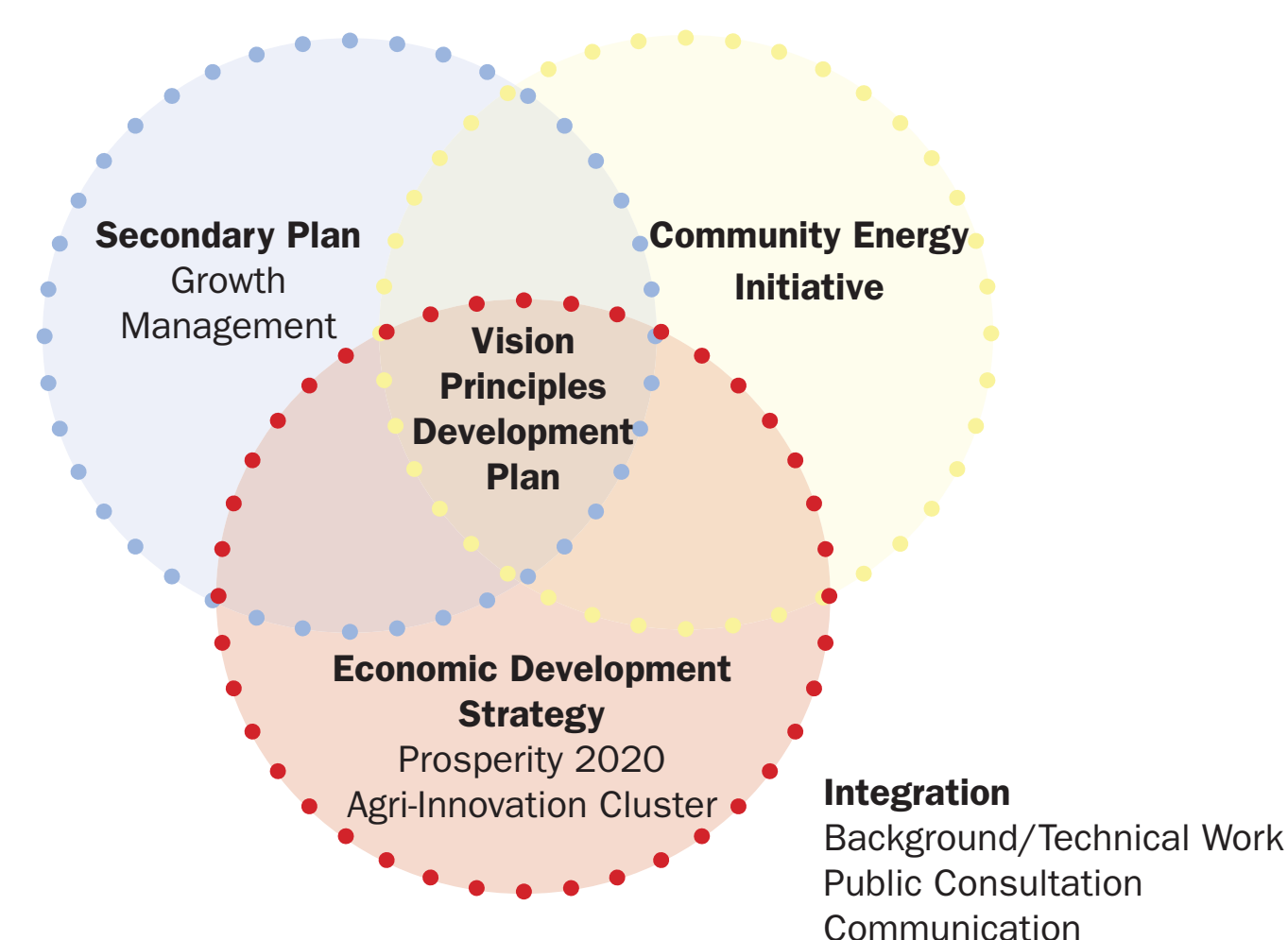


Legend	Heritage Resources	Parcel Ownership
Guelph Innovation District Study Area	Cultural Heritage Landscape (Excluding the Natural Heritage System)	Privately Owned
Major Ownership Boundaries	Cultural Heritage Resources	City Owned
Natural Heritage System (January 2010)		Provincially Owned
Corporate Boundary		

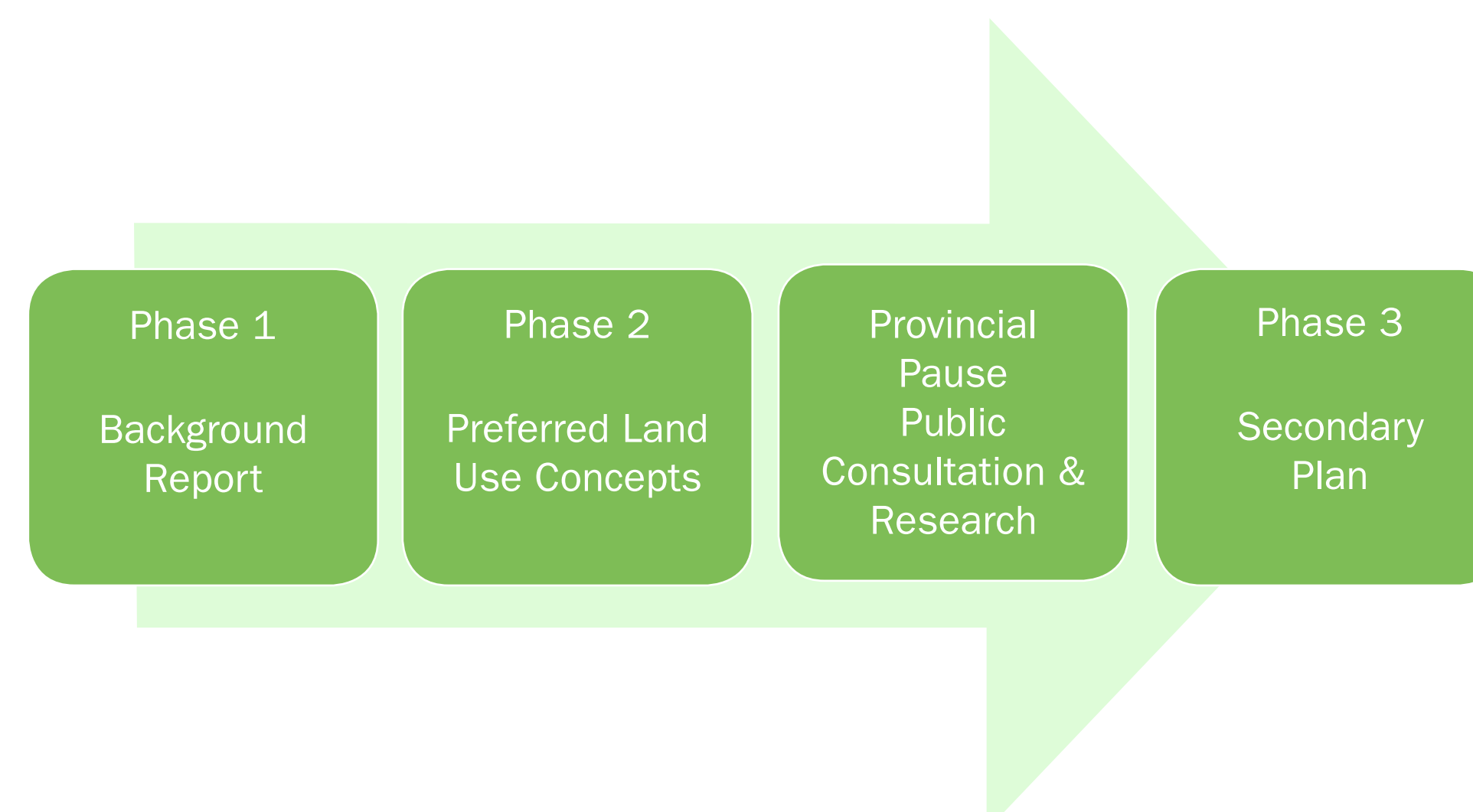


Service Commercial
Neighbourhood Commercial Centre
Major Institutional
Special Study Area
Significant Natural Area
Natural Area

Integration of the GID

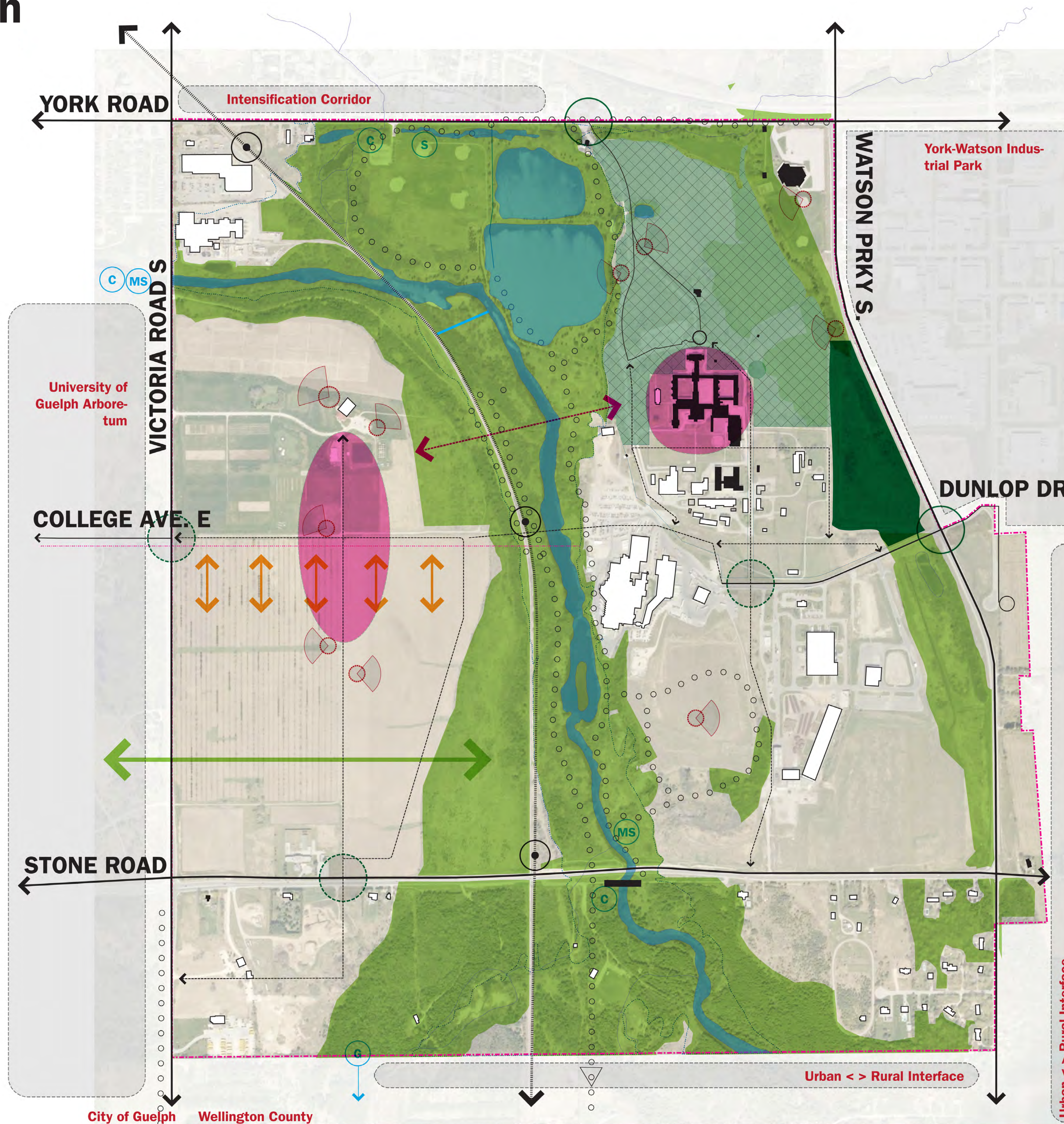


Secondary Plan Process

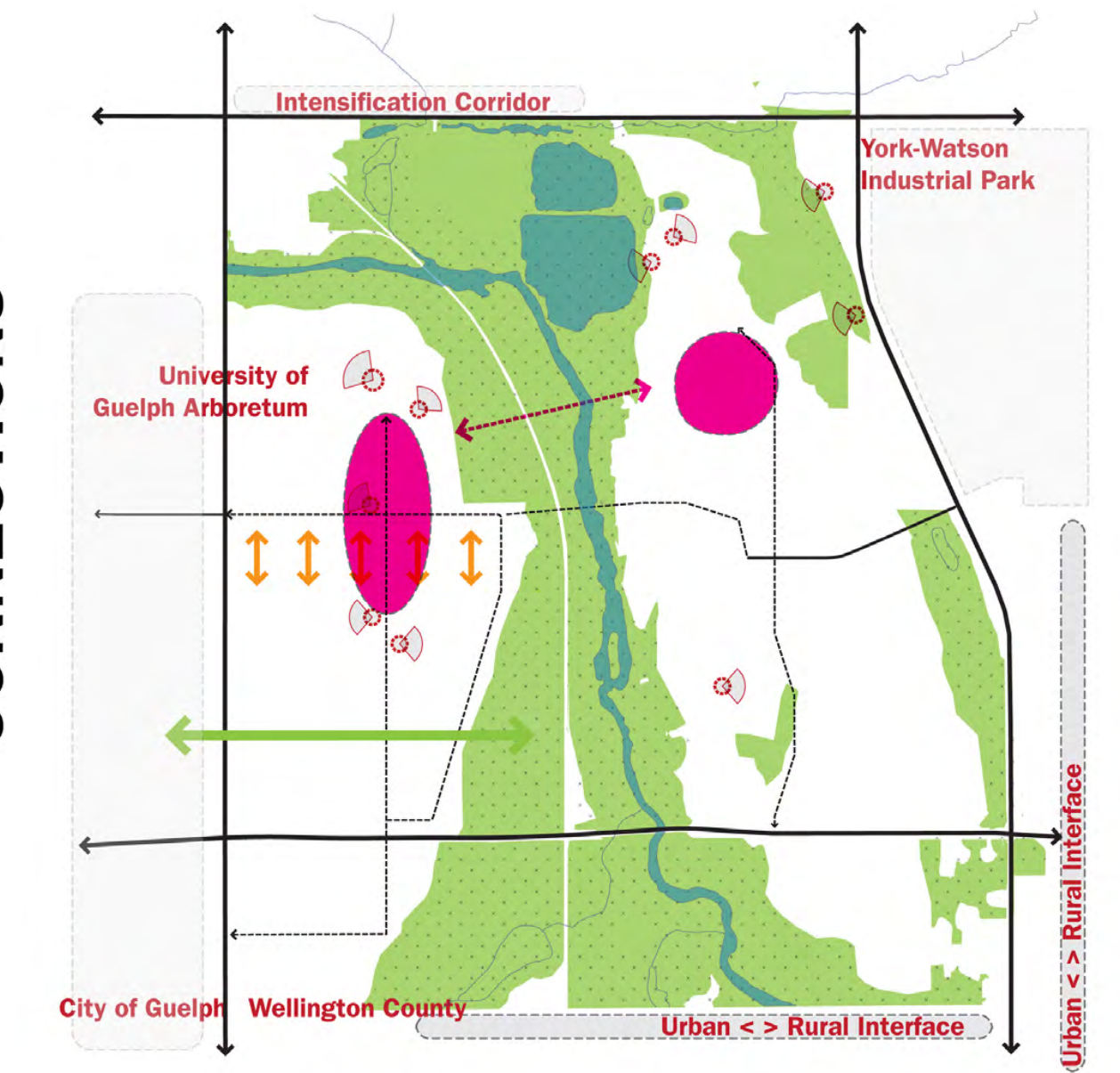


Area Structure Plan

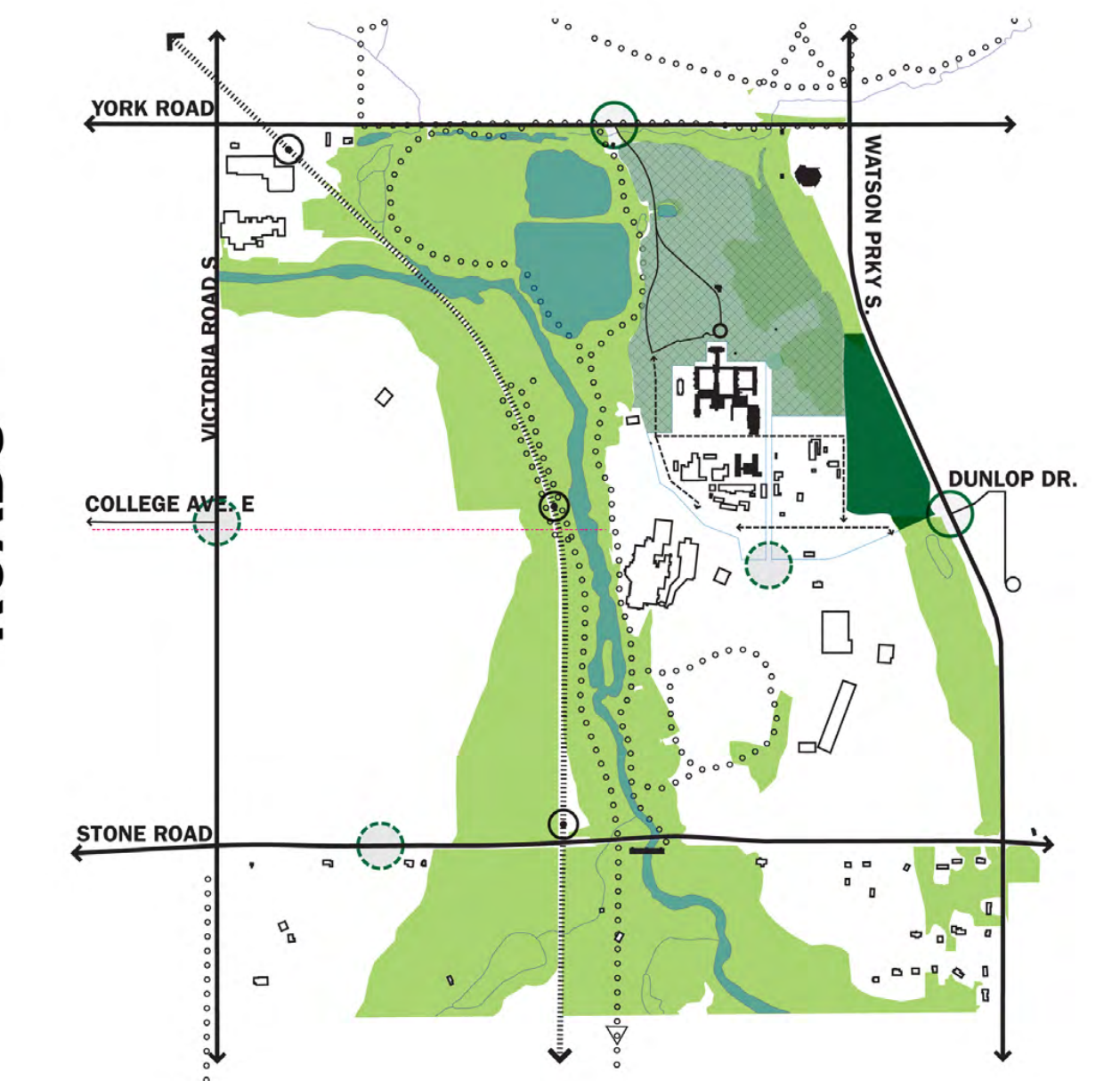
- Open Space Framework**
- City of Guelph Boundary
 - G.I.D. Study Area Boundary
 - Natural Heritage System
 - Cultural Heritage Landscape
 - ANSI Areas
 - Stormwater Management Ponds
 - Waterbodies
 - Floodline
- Infrastructural Framework**
- Arterial Roads
 - Collector Roads
 - Potential Roads
 - Existing Gateways
 - Potential Gateways
 - Existing Hydro Corridor
 - Trail Network
 - Proposed Pedestrian Bridge
 - Canoe Launch
 - Major Staging Area
 - Minor Staging Area
 - Trail Gateway
 - Guelph Junction Railway
 - Potential Mobility Hubs/Platforms
 - Existing Built Form
 - Heritage Built Form
- Opportunities**
- Strategic Views
 - Potential Connections
 - Potential Nodes
 - Solar Orientation
- 0 100 500 Meters
- North



CONNECTIONS



ROADS



NATURAL HERITAGE SYSTEM

