

Principle 4: Promote a Healthy Diversity of Land Uses and Densities

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 (nodes) on both sides of the Eramosa River, as well as a network of areas that are safe, healthy, 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 node 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, 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 District's unique setting, natural and cultural heritage, edges and adjacent uses.
- h) Create a memorable landmark area/structure to serve as a beacon/partner to the Church of Our Lady Immaculate in Downtown.
- i) Increase the overall tree canopy, 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.

Public Realm Policy Highlights

- 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 to integrate natural and cultural significance of District

Principle 5: Create an Attractive and Memorable Place

Mixing it up to create a vibrant, resilient, and efficient spaces that make it possible, practicable, and beneficial to reduce our ecological footprint.



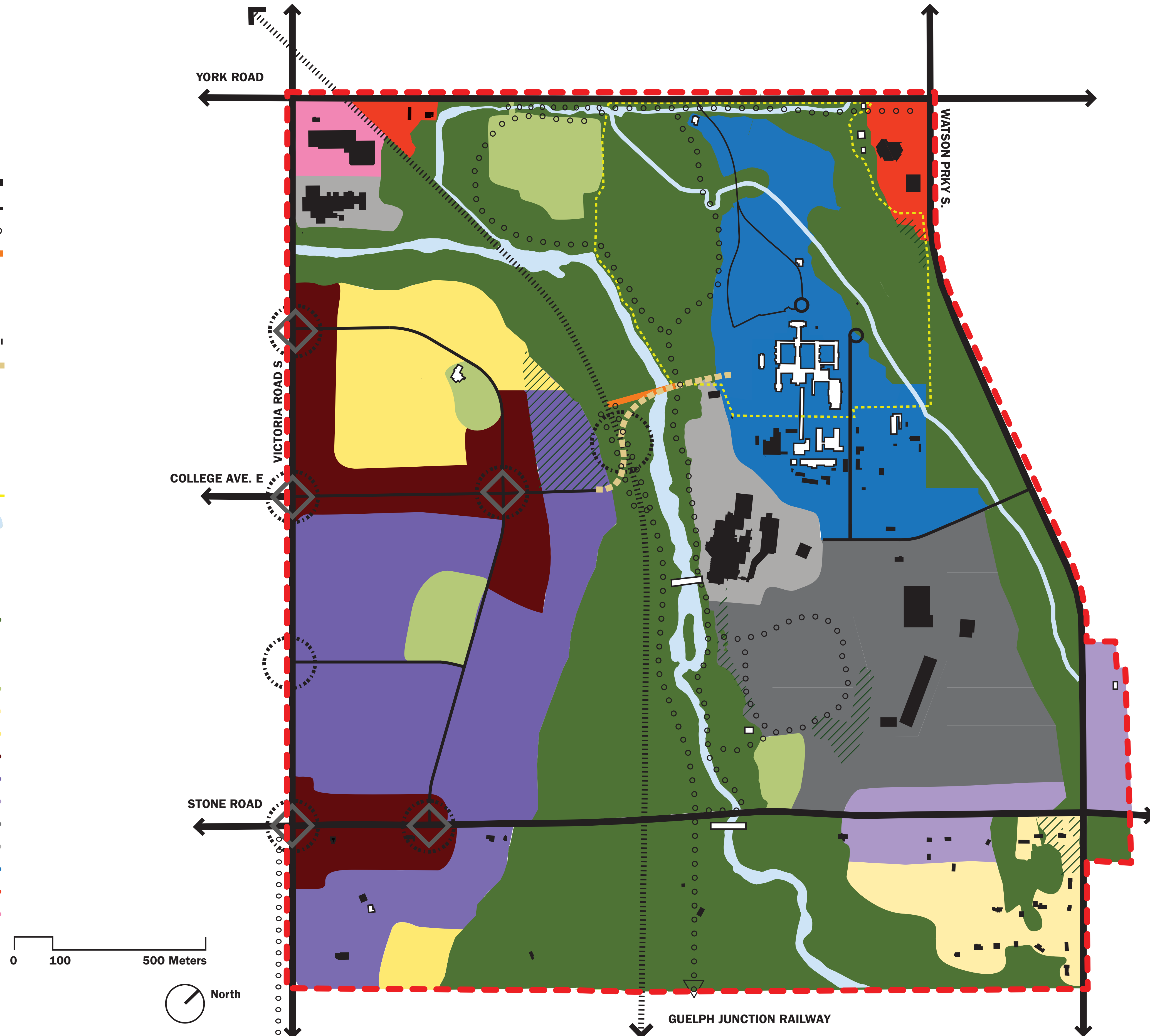
Objectives

- 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 fine grained 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 age in place and 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 and scales, including those related to the development of a knowledge-based innovation cluster, green jobs, and the information and communication technology sector.
- 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.

Land Use Policy Highlights

- Flexible land use categories with a mix of employment, residential and commercial uses
- Highest density and height along corridors and at nodes
- Land use and built form facilitates compact, transit-oriented community
- Corridor Mixed Use supports range of residential and commercial uses
- Employment Mixed Use categories include industrial, commercial, institutional and live-work uses (within EMU 1)
- Adaptive Reuse designation accommodates a wide range of potential uses
- Residential uses permit a range of high - medium and limited low density residential
- Special Residential Area at southeast corner
 - Limited residential development as a minor rounding out of existing neighbourhood
- Conceptual location and size of future neighbourhood and community parks shown
- Height regulations respond to existing grades, protect viewsheds and support transit

- Secondary Plan Boundary - - -
- Infrastructural Framework**
- 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.