

# STAFF REPORT



TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE May 12, 2014

**SUBJECT Official Plan Amendment No. 54: Guelph Innovation District Secondary Plan**

REPORT NUMBER 14-24

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

- To recommend approval of the final draft of Official Plan Amendment (OPA) 54 for the Guelph Innovation District Secondary Plan
- To highlight key innovative policy directions contained in the Secondary Plan
- To provide a summary of and response to comments received since the November 7, 2013 release of the draft Official Plan Amendment including comments from the December 2, 2013 Public Meeting
- To describe revisions to the Secondary Plan policies in response to public and agency comments.

### KEY FINDINGS

The GID Secondary Plan policies are premised on a vision and set of principles, developed with community stakeholders, that advance many innovations including:

- A first-of-its-kind, mixed use, sustainable residential and business district built in harmony with the natural and built cultural heritage on site;
- An urban village, main street and campus style employment node connected by integrated public realm spaces including two new parks;
- Creation of a diversity of employment spaces with an ideal environment for knowledge-based cutting-edge researchers and businesses in green tech, agri-tech, biosciences, communications technology and creative media jobs; and
- Integration of medium to high density employment and residential land uses that support energy efficiency, renewable energy sources and a district energy system.

Overall the GID is planned to integrate land uses, infrastructure and public realm facilities, where appropriate, resulting in spaces that are highly connected, efficient, and adaptive.

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The City has effectively collaborated with the Province of Ontario under the auspices of a Memorandum of Understanding (MOU). This positive working relationship has resulted in a Secondary Plan that the Province fully supports. Staff is recommending that opportunities to continue this positive relationship into the implementation phase of the Secondary Plan be explored.

The public release of proposed OPA 54 for the Guelph Innovation District Secondary Plan in November 2013 resulted in approximately 21 verbal and written responses. OPA 54 as proposed for approval reflects much of this input and continues to support the City's updated Official Plan policies and builds on the Local Growth Management Strategy, Community Energy Initiative, and recent economic development strategies including Prosperity 2020 and the Agri-Innovation Cluster Strategy.

The area of land use designations for employment and residential uses have been revised, Block Plan Area targets adjusted and built form policies modified in response to comments. The proposed modifications have been informed by further research and analysis of comparator research and innovation parks and are consistent with the City's economic development strategies.

## **FINANCIAL IMPLICATIONS**

This project is funded through the approved Planning Services capital budget and is supported by an FCM Green Municipal Fund grant of up to approximately \$140,000.

## **ACTION REQUIRED**

To consider adoption of Official Plan Amendment No. 54 for the Guelph Innovation District Secondary Plan.

To direct staff to explore with the Province of Ontario opportunities to create an updated Memorandum of Understanding to address the implementation of elements of OPA 54.

## **RECOMMENDATION**

1. That Report 14-24 regarding Official Plan Amendment No. 54 for the Guelph Innovation District Secondary Plan from Planning, Building, Engineering and Environment dated May 12, 2014 be received.
2. That Official Plan Amendment No. 54, initiated by the City of Guelph be adopted in accordance with Attachment 2 – Official Plan Amendment No. 54.
3. That the General Manager of Economic Development be directed to explore with the Province of Ontario the creation of an updated Memorandum of Understanding to address an implementation strategy framework regarding the development of a Research and Development cluster and the redevelopment of



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the former Guelph Correctional Facility for the purposes described in Report 14-24.

4. That the General Manager of Economic Development report back to Guelph City Council by no later than August 25, 2014 on the status of an updated Memorandum of Understanding.

## **BACKGROUND**

The Guelph Innovation District plays a crucial role in achieving the City's overall growth management strategy and 2031 employment and residential growth and density targets. The Secondary Plan effectively synthesizes a range of key background documents and provincial and City strategies. Significant internal departmental collaboration, particularly between Planning Services and Economic Development, a strong, positive working relationship with the Province of Ontario and extensive stakeholder/public engagement have resulted in an innovative vision and land use plan that is unlike any other area of the City.

Some of the key inputs for the policy framework of the GID Secondary Plan include:

- The Growth Plan for the Greater Golden Horseshoe;
- The City's Local Growth Management Strategy and Growth Plan Conformity Amendment OPA 39
- The supportive policy frameworks contained in Council Adopted Official Plan Amendments 42 Natural Heritage System and 48 Official Plan Update (note: these amendments are currently under appeal and do not form part of this amendment)
- City of Guelph Employment Lands Strategies, Phases 1 & 2
- Prosperity 2020
- Agri-Innovation Cluster Strategy
- Community Energy Initiative

Key milestones in the preparation of the GID Secondary Plan include:

- Release of Phase I Background Report and Phase II Preferred Land Use Concepts – 2005
- Pause in Phase III to allow provincial public consultation and research - 2007
- Pause to allow economic development strategic plan work – 2009-2010
- Analysis of design precedents, community design workshop – September 15, 2011
- GID Recommended Option Design Booklet – December 12, 2011
- Council support of Preferred Vision, Principles and Design – January 30, 2012
- Council receipt of Draft Secondary Plan – October 15, 2012
- Public Open House – November 28, 2012
- Release of draft OPA 54 – November 7, 2013
- Statutory Public Meeting on draft OPA 54 – December 2, 2013

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Following Council holding the Statutory Public meeting under the *Planning Act* in December 2013, staff has reviewed and analyzed all submissions and has prepared the final recommended Official Plan Amendment 54 for Council's consideration.

Further background information is contained within the December 2, 2013 Planning, Building, Engineering and Environment Report 13-62 "Statutory Public Meeting for Proposed Official Plan Amendment 54: Guelph Innovation District Secondary Plan (refer to Attachment 7).

## REPORT

### **Purpose of the Report**

The purpose of this report is:

- To recommend approval of the final draft of Official Plan Amendment (OPA) 54 for the Guelph Innovation District Secondary Plan
- To highlight key innovative policy directions contained in the Secondary Plan
- To provide a summary of and response to comments received since the November 7, 2013 release of the draft Official Plan Amendment including comments from the December 2, 2013 Public Meeting
- To describe revisions to the Secondary Plan policies in response to public and agency comments.

### **Purpose and Effect of Official Plan Amendment No. 54**

Official Plan Amendment No. 54: Guelph Innovation District (GID) Secondary Plan establishes a highly innovative land use policy framework for the GID and provides a comprehensive vision, principles and policy framework to manage land use change within the GID to the year 2031. The GID Secondary Plan policies amend the current 2001 Official Plan and build on the Local Growth Management Strategy and associated OPA 39, and policy directions of the Official Plan Update (OPA 42 and OPA 48) with linkages to the Community Energy Initiative and economic development strategies including Prosperity 2020 and the Agri-Innovation Cluster Strategy.

### **Subject Lands**

The GID Secondary Plan covers a land area of approximately 436 ha located south of York Road, east of Victoria Road South, west of Watson Parkway South, and includes lands south of Stone Road E. (See Attachment 1 for GID Location map).

### **Overview of Amendment**

A full overview of Official Plan Amendment 54 is contained within the December 2, 2013 Planning, Building, Engineering and Environment Report 13-62 "Statutory Public Meeting for Proposed Official Plan Amendment 54: Guelph Innovation District Secondary Plan (refer to Attachment 7).

Significant innovations include:



- A first-of-its-kind, mixed use, sustainable residential and business district built in harmony with the natural and built cultural heritage on site;
- An urban village, main street and campus style employment node connected by integrated public realm spaces including two new park spaces;
- Creation of a diversity of employment spaces with an ideal environment for knowledge-based cutting-edge researchers and businesses in green tech, agri-tech, biosciences, communications technology and creative media jobs;
- Integration of medium to high density employment and residential land uses that support energy efficiency, renewable energy sources and a district energy system;
- Protection and celebration of a historic reformatory complex through an adaptive reuse designation, identification of a cultural heritage landscape, protection of public views and vistas, and public realm policies that encourage an integrated approach that ties together the natural and cultural heritage significance of an area; and
- Implementation strategy to coordinate and manage the implementation of policy directions related to the achievement of carbon neutral development.

### **Overview of Submissions and Revisions to Official Plan Amendment No. 54**

Following the release of proposed OPA 54 on November 7, 2013 and the associated Statutory Public Meeting on December 2, 2013, approximately 21 verbal and written submissions were received. 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. Staff met with a number of stakeholders to obtain a better understanding of the issues and attempt to resolve issues through discussion, clarifications and revisions to the policies where appropriate. A detailed summary of the comments received with associated staff responses is included in Attachment 3. Attachment 4 contains the comment letters.

At a high level, the comments and issues included in Attachment 3 can be synopsized as follows:

- Promote repurposing portion of Guelph Correctional Centre as a public self-sustaining education, demonstration and research hub;
- Request establishment of 30 metre minimum setback of development from top of slope along full length of the river corridor;
- Minimize river crossings;
- Need to protect farmland and use brownfield properties instead;
- Request clarification on meaning of "small and medium-scale retail commercial uses" since there are no gross floor area caps for the Mixed-use Corridor (GID) designation;
- Prefer building heights to be excluded from OPA 54 and dealt with at Block Plan development stage;
- Request changes to trail network linkages; and

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- Request changes to designated land uses, including re-balancing the Residential/Employment Mixed-use 1 designation mix.

Staff have determined that a number of submissions do not warrant revisions to the policies for the reasons outlined in Attachment 3. Various other relatively minor edits have been included to reflect responses to submissions, as appropriate, as well as the results of further internal staff review. Attachment 5 provides a descriptive summary of all revisions made to draft OPA 54 and a complete “track-changes” version of the amendment is included in Attachment 6.

## **Key Issues and Revisions:**

Three specific areas of discussion that have been more substantive in nature are further reviewed below.

### **1) Trail Network Linkages**

#### **Summary of Comments/Key Issues:**

Comments were submitted requesting that the Secondary Plan policies include a future trail link on the north side of the Eramosa River from Clythe Creek to Victoria Road along the PDI lands, with a short footbridge over Clythe Creek and under the GJR trestle bridge. A Torrance Creek Trail link, recommended in the Torrance Creek Subwatershed Report but excluded from the City’s subsequent Trail Master Plan, was also requested to connect the City’s Carter well property with City lands south of the Barber well.

#### **Staff Response:**

The GID Secondary Plan and the City’s Official Plan Update (OPA 48) are aligned with the Guelph Trail Master Plan, adopted by City Council on September 6, 2005. In addition the City’s Official Plan Update (OPA 48) includes policy related to the improvement and expansion of the Trail Network including adding missing links and overcoming physical barriers. The future Block Planning process envisaged in OPA 54 (policy 11.2.7.3.5), and subsequent development approvals and trail network implementation processes will further refine the trail network.

In 2012 the City completed a risk assessment of the trail locations and options for a trail link near the PDI lands and found that the north side is not suitable due to significant risks (See Attachment 3, Item 9). In addition the Guelph Junction Railway Company reviewed the potential of a trail crossing underneath the existing railway trestle bridge and concluded it could not be supported since there was not sufficient head room and the area is seasonally underwater.

On the basis of the above response, no changes to the policies of OPA 54 are recommended. It should be noted that OPA 54 does identify the south side of the creek as a possible alternative location for a trail supporting active transportation and connecting land use activities on both sides of the Eramosa River while limiting the number of new river crossings.



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## 2) Submissions from the Province of Ontario (Infrastructure Ontario)

### **Summary of Comments/Key Issues:**

#### Employment Mixed-use 1 Area:

Through a number of formal submissions, and extensive staff-level discussions under the auspices of the MOU, the Province, and their Planning Consultant the GSP Group, requested the City to consider re-balancing the residential/employment land use mix to allow for a more concentrated, higher density employment district, supported by an expanded "Urban Village". On the employment side, the GSP Group cited examples of various potential "comparator" business parks, reviewed emerging trends with respect to employment land development in the Greater Golden Horseshoe and discussed the City's employment vision for the GID and the types of employment sectors the City should strategically target for this area.

#### Residential/Urban Village:

On the residential side, the GSP Group has suggested that an expanded "Urban Village" would provide additional opportunities for a more integrated neighbourhood with enhanced live-work relationships between the residential and employment districts. It has also been suggested that an increased residential population on both sides of the proposed College Avenue extension will create additional "critical mass" to support the Mixed-use Corridor (GID) "Main Street" concept that the Secondary Plan is trying to achieve.

#### Employment, Population and Density Targets for Block Plan Area 1, 2, and 4:

Based on the provincial submissions regarding the Employment Mixed-use 1 and Residential designations west of the Eramosa River Valley, adjustments to the employment, population and density targets for the corresponding Block Plan areas were also discussed at length. In addition, the Province has requested that the employment target proposed for the Guelph Correctional Centre lands (Block Plan Area 4) be reassessed, suggesting that the future employment potential of the Adaptive Re-use area is greater than the draft target indicates.

### **Staff Response:**

#### Employment Mixed-use 1 Area:

Given the complexity and specialized nature of employment land development, Watson & Associates Economists Ltd. was retained to support staff's assessment of the Provincial comments (and the other employment-related submissions discussed under item 3 below). Watson was asked to assess comparator research and innovation parks identified by Infrastructure Ontario (IO) and others that may be relevant to Guelph, including their employment sector mix, densities, governance, funding and implementation models and in general, their "comparability" to the Guelph context in light of the specific employment vision for the GID and the City's overall approach to employment lands as set out in the various documents noted earlier in this report. Watson was also asked to comment on an overall appropriate size for the GID Employment Mixed-use 1 area.



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The Watson assessment concluded that the GID could support up to 15 hectares of high density office/R&D development, at densities of up to 145 jobs per net ha. The remainder of the employment area would support lower employment densities, ranging between 35 and 70 jobs per net ha., which is more akin to the employment densities the City is anticipating in its Industrial and Corporate Business Park designations (for reference, the density of the Guelph Research Park along Stone Road West is approximately 78 jobs per net hectare over roughly 14 net hectares). Watson concluded that an overall density of 85-90 jobs per net ha is achievable for the Employment Mixed-use 1 lands. Watson also found that the build-out size of the IO comparator parks and other relevant comparator parks reviewed range between 15 and 50 hectares.

Watson's assessment of the governance, funding and implementation models for relevant comparator parks found that all of them required a significant level of public sector support/leadership (municipal/provincial/federal governments and/or academic institutions) as well as private sector involvement to achieve higher density R&D style parks envisioned for the GID.

The Secondary Plan has been modified to establish a concentrated Employment Mixed-use 1 district north of Stone Road East of approximately 40 gross hectares in size (in comparison, draft OPA 54 released in November 2013 proposed to designate approximately 60 gross hectares of Employment Mixed-use 1 both north and south of Stone Road East). A corresponding modification has been made to the employment target for Block Plan Area 2 (a reduction from 3,600 to 2,500 jobs). This modification is considered appropriate and desirable, taking into consideration the provincial submissions and the Watson assessment, and will continue to support achievement of a unique and innovative business park that is consistent with the City's employment vision for the GID and the City's overall employment lands strategic directions and jobs targets.

The Watson assessment has also underscored the importance of a strong implementation strategy and partnerships in developing higher density innovative employment clusters, as discussed later in this report.

## Residential/Urban Village:

Based on a thorough review of the provincial submissions and further internal analysis and discussions with the Province, staff is supportive of the proposal to expand the "Urban Village" to include additional residential lands south of the proposed College Avenue extension and the adjacent Mixed-use Corridor (GID) designation. An increased higher density residential population will be transit supportive, allow for additional live-work opportunities in the GID, and will further the GID's carbon-neutral aspirations. Accommodating additional higher density residential growth within the GID will also contribute to the achievement of the City's overall population and density targets by optimizing the use of the City's limited supply of undeveloped greenfield lands. This additional residential area will be subject to the same land use and built form policies that are applicable north of



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the proposed College Avenue extension to ensure that the area develops as a logical continuation of the higher density "Urban Village". The Secondary Plan has been modified to designate additional residential lands in this area (approximately 9.5 gross hectares).

### Employment, Population and Density Targets for Block Plan Area 1, 2, and 4:

Changes have been made to the boundary and targets for Block Plan Areas 1, 2 and 4 to reflect and accommodate the above changes to the Employment Mixed-use 1 and Residential designations. The boundary of Block Plan Area 1 has been adjusted to include the expanded "Urban Village" and an adjacent area of Employment Mixed-use 1 north of New Street 'B'. The conceptual location of the central park has also been moved to ensure an appropriate land use integration and transition can be addressed at the Block Plan stage. Corresponding modifications have been made to the population and employment targets for the adjusted Block Plan Area 1 boundary, specifically the population target has been increased from 3,200 to 4,600 and the employment target has been increased from 1,350 to 1,700. The size of Block Plan Area 2 has been reduced as a result of the boundary changes to Block Plan Area 1. The population target of 300 for Block Plan Area 2 is no longer applicable with the removal of live/work as a permitted use from the Employment Mixed-use 1 designation. The employment target has been decreased from 3,600 to 2,500. The boundary of Block Plan Area 4 remains the same, however the employment target has been increased from 500 to 750.

### **3) Submissions from Landowners South of Stone Road East, West of the Eramosa River Valley**

#### **Summary of Comments/Key Issues:**

Two of the landowners within this area have requested changes to the land use designations and policies as they relate to these lands.

A consultant on behalf of 555 Stone Road E. requested that the Employment Mixed-use 1 designation on the lands be removed and replaced with Mixed-use Corridor (GID) and Residential. The rationale provide for this request was based on perceived land use commitments made when the lands were annexed by the City in 1993.

A consultant on behalf of 728 Victoria Road S. requested that the Employment Mixed-use 1 designation on the lands be removed and replaced with a Mixed-use Corridor (GID) designation. The rationale provide for this request included the location, size and configuration of the lands; flexibility in use and ability to meet density and design objectives of the GID; and ability to still meet targets and density targets for Block Plan Area 3.

#### **Staff Response:**

As discussed earlier under item 2, staff is supportive of consolidating the Employment Mixed-use 1 designation into a concentrated business park north of

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Stone Road East. This allows a consideration of alternative land use designations for the smaller area of Employment Mixed-use 1 south of Stone Road East shown in the November 2013 draft of OPA 54.

Staff sees merit in the detailed planning rationale put forward by the consultants for 728 Victoria Road South and supports the deletion of the EMU1 designation and an expansion of the Mixed-use Corridor (GID) designation along Victoria Road South and Stone Road East. This would also result in a modest expansion of the residential designation.

The combination of expanded Mixed-use Corridor (GID) and Residential designations will allow for a flexible mix of high density residential and office uses, supported by smaller scale commercial and service uses integrated into mixed use buildings. The Secondary Plan has been modified to include these revised land use designations, and corresponding modifications have been made to the population and employment targets and employment densities for Block Plan Area 3. Specifically the population target has been increased from 800 to 2,000 people and the employment target has been increased from 1,000 to 1,300 jobs. The height Schedule has also been modified to allow a residential built form of up to 10 stories, which is consistent with the maximum height provisions of the High Density Residential designation in the Official Plan, and is considered appropriate given the location and topography of the site.

## **Summary of Key Revisions**

In summary, the key changes to the amendment from the draft version of OPA 54 released in November 2013 include:

- Revisions to the Employment Mixed-use 1 area west of the Eramosa River Valley and North of Stone Road East to establish a highly innovative, consolidated employment district of approximately 40 ha. (gross) which focusses on higher density Research & Development and Corporate Business Park type uses;
- Expansion of the "Urban Village" to the south of the proposed College Avenue extension to create a more integrated live-work neighbourhood to the west of the Eramosa River Valley, while continuing to focus predominantly on medium and higher density forms of housing, with a compact, transit-supportive, walkable built form;
- Modifications to the land use designations south of Stone Road East, west of the Eramosa River Valley, deleting the smaller pocket of Employment Mixed-use 1, and focussing on a mixture of Mixed-use Corridor (GID) and Residential designations which provides flexibility for innovative development patterns to be refined through the future Block Planning process;
- Revisions to the Block Plan Areas, including revisions to the associated employment, population and density targets, to reflect the revisions noted above.



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These modifications result in the total population and employment targets for the entire GID Secondary Plan area being revised as follows:

- The employment target has been revised from 9,100 to 8,650 jobs; and
- The population target has been revised from 4,400 to 6,650 people.

The employment target is still within the 8,000 to 10,000 range used throughout the development of the GID Secondary Plan. The population target is now above 3,000 to 5,000 range used throughout the development of the Secondary Plan, however this is considered appropriate and desirable for the reasons outlined earlier in this report.

## **2014 Provincial Policy Statement**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety and the quality of the natural and built environment. The PPS may be complemented by provincial plans or locally-generated policies regarding matters of municipal interest. Provincial Plans and municipal official plans provide a framework for comprehensive, integrated, place-based and long term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, for the long term.

The Planning Act requires that all land use planning decisions "shall be consistent with" the Provincial Policy Statement. In February 2014 the Province released a new Provincial Policy Statement that came into effect on April 30, 2014. Due to the lack of "transition provisions", all planning decisions made after April 30, 2014 must be consistent with the new PPS 2014.

Staff has, therefore, reviewed the final draft of OPA 54 for consistency with the 2014 PPS. In general, the implications of the 2014 PPS on the GID Secondary Plan are relatively minor and key revisions to the PPS generally provide additional support for the more innovative aspects of the amendment. For example the 2014 PPS provides additional support for active transportation; reducing greenhouse gas emissions; the role of renewable energy systems and district energy systems; and green infrastructure including Low Impact Development. Staff are satisfied that OPA 54 is consistent with the PPS 2014.

## **STAFF RECOMMENDATION**

Staff recommend that Official Plan Amendment No. 54 be adopted. The policies as drafted conform to the 2014 Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe 2006. OPA 54 is consistent with and builds on the policies of the City's Official Plan and Update (OPA 48) in terms of supporting the local growth management strategy. OPA 54 is consistent with City plans and studies and builds on the Community Energy Initiative, Prosperity 2020 and the Agri-Innovation Cluster Strategy. The GID Secondary Plan is based on extensive planning work completed during 2005-2014 to determine a new vision and



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appropriate land use policies for the former Guelph Correctional Centre and other lands, while ensuring growth management targets for the area are met. A comprehensive public consultation process has been followed throughout the development of the Secondary Plan policies including a public design workshop, informal open house and statutory public meeting.

## **Next Steps: Implementation Strategy**

OPA 54 policies envision the development of an Implementation Strategy that builds on a partnership model with the Province and other stakeholders to ensure the effective and efficient development of the lands in accordance with the Secondary Plan policies, especially in assessing site/servicing development models for priority areas including the extension of College Avenue, development of a Research and Development Cluster and redevelopment of the Guelph Correctional Facility for uses permitted by the Adaptive Re-use designation. In addition, an Implementation Strategy is needed to coordinate and manage the implementation of policy directions related to the achievement of carbon neutral development.

The City has been working cooperatively with the Province on a shared vision for the GID governed by a Memorandum of Understanding scheduled to expire on December 31, 2014. The need for partnerships became even more apparent with the completion of work commissioned to Watson and Associates Economists Ltd. which included an assessment of governance and funding models within comparable research and innovation parks. The Watson work reported that three of the five comparator parks were initiated with federal and provincial funding with the other two parks being developed by a university. Only the University of Guelph Research Park had no on-going government or not-for-profit organization support. None of the comparable research and innovation parks were developed without partnerships and/or a connection with a university.

It is recommended that the City continue to advance its relationship with the Province through a revised and extended Memorandum of Understanding which focuses on an Implementation Strategy for the GID. The development of an Implementation Strategy for the Guelph Innovation District has been flagged as a Corporate priority to be initiated in 2014 by Economic Development, following approval of OPA 54.

## **CORPORATE STRATEGIC PLAN**

**City Building - Strategic Direction 3.1:** Ensure a well designed, safe, inclusive, appealing and sustainable City.

**City Building - Strategic Direction 3.2:** Be economically viable, resilient, diverse and attractive for business.

## **DEPARTMENTAL CONSULTATION**

Community and Social Services (Culture and Tourism; and Parks and Recreation)

Corporate and Human Resources (Legal and Realty Services)

Finance and Enterprise Services (Community Energy; and Economic Development)



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Operations, Transit and Emergency Services (Guelph Transit; and Public Works)  
Planning, Building, Engineering and Environment (Building Services; Engineering  
Services; Solid Waste Resources; Wastewater Services; and Water Services)

## FINANCIAL IMPLICATIONS

This project is funded through the approved Planning Services capital budget and is supported by an FCM Green Municipal Fund grant of up to approximately \$140,000.

## COMMUNICATIONS

The overall secondary plan process has been supported by an extensive engagement process (refer to Attachment 1 in Report 13-62 (Attachment 7)). Since the statutory public meeting was held on December 2, 2013, staff have met with a number of stakeholders and individuals who submitted comments to clarify concerns and discuss possible resolutions.

The City has consulted with First Nations during the development of the Secondary Plan.

Notice of the May 12, 2014 Council meeting, where Official Plan Amendment No. 54 is to be considered for adoption, was provided by mail to anyone who requested notification and was published in the City News pages of the Guelph Tribune on May 1, 2014.

Information on this project continues to be updated on the City's website, [www.guelph.ca/innovation-district](http://www.guelph.ca/innovation-district).

## ATTACHMENTS

- Attachment 1:       GID Location Map
- \*Attachment 2:    Official Plan Amendment No. 54: Guelph Innovation District  
Secondary Plan Amendment
- \*Attachment 3:    Summary of Public Comments and Staff Response
- \*Attachment 4:    Public Comment Letters
- \*Attachment 5:    Summary of Revisions to Draft Official Plan Amendment No. 54
- \*Attachment 6:    "Track Changes" Version of Policy Revisions
- \*Attachment 7:    December 2, 2013 Planning, Building, Engineering and  
Environment Report 13-62 "Statutory Public Meeting for Proposed  
Official Plan Amendment 54: Guelph Innovation District Secondary  
Plan

\* Due to the size of the documents, Attachments 2-6 are available on the City of Guelph website at <http://guelph.ca/plans-and-strategies/guelph-innovation-district-york-district-lands>. Click on the link for the May 12, 2014 OPA 54 (Guelph Innovation District Secondary Plan) Staff Report (with attachments).

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