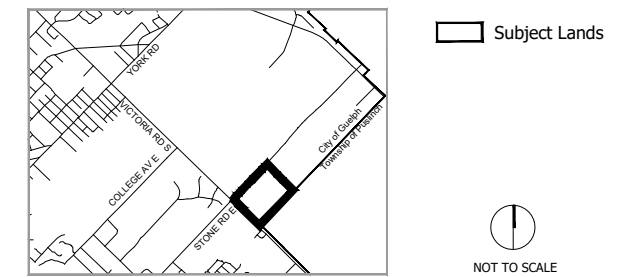


CONCEPT PLAN

Block 3 - Guelph Innovation District, City of Guelph, Ontario

1405F

KEY PLAN



LEGEND

- Subject Lands
- Property Boundaries
- Floodplain (GRCA)
- Woodland (NRSI Dec. 5, 2023)
- 5-15 m Woodland Buffer (NRSI Dec. 5, 2023)
- Wetland (NRSI May 9, 2024)
- 15 m & 30 m Wetland Buffers (NRSI May 9, 2024)
- Significant Valleyland (NRSI Dec. 5, 2023)

LAND USES

- Medium Density Residential: 3.677 ha
- High Density Residential: 5.463 ha
- Mixed-use Corridor (GID): 3.449 ha
- Park & Walkway : 0.880 ha
- Pumping Station : 0.088 ha
- Stormwater Management: 1.105 ha
- Significant Natural Areas & Natural Areas: 6.209 ha

SITE STATISTICS

Total Site Area: ±22.607 ha
 Net Site Area: ±16.398 ha (net of natural areas and buffers)

NOTES

1. All dimensions are in metres unless otherwise shown.
2. Boundary and topographic information provided by Van Harten Surveying Inc, April 21, 2023
3. Wetland and dipline information provided by NRSI, December 5, 2023
4. ESRI satellite imagery
5. Contains information licensed under the Open Government Licence - City of Guelph
6. Contains information made available under Grand River Conservation Authority's open data license v2.0

DATE: December 3, 2025

0 10 25 50 100m

SCALE: 1:2,500

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