

# PLANNING JUSTIFICATION REPORT

BLOCK PLAN

## Guelph Innovation District Blocks 1 & 2

Date:

**April 2024**

Prepared for:

**Fusion Homes**

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Our File 1405G

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# 1.0 Introduction

## 1.1 Project Overview

MHBC has been retained by 1000027909 Ontario Ltd. to complete the Block Plan for Blocks 1 and 2 of the Guelph Innovation District (GID). The Block Plan will establish the detailed planning framework for the GID Block 1 and 2 lands, and will guide the pattern, nature and phasing of development for Block 1 and 2 through further planning applications (ie. zoning and plan of subdivision). The GID lands are located at the east end of the City of Guelph, abutting the Eramosa River. The GID Block 1 and 2 lands are the northeast section of the GID lands, and abut the GID Block 4 lands and Natural Areas to the east and the GID Block 3 lands to the south. The Block 1 and 2 lands are located at the corner of Victoria Road South and Stone Road East, across from the GID Block 3 lands (**Figure 1**).

## 1.2 Approach to Block Plan

The Block Plan has been developed to implement the policies of the GID Secondary Plan and to establish the detailed land use framework for a pattern of development which will support orderly, financially sustainable and timely development. The Block Plan identifies the distribution of land uses, including residential uses and densities, locations for mixed-use development, location of the open space network, location of a future school block, and locations for employment uses. In addition to establishing the distribution of land uses, the Block Plan identifies main infrastructure for development, including road fabric, stormwater infrastructure, and waste and sanitary infrastructure. The development of the Block Plan is based on considerable design visioning, which did include early public consultation. An iterative approach was taken with the design by the landowner project team, which included technical experts from planning, engineering, heritage, traffic, environmental, landscape and urban design.

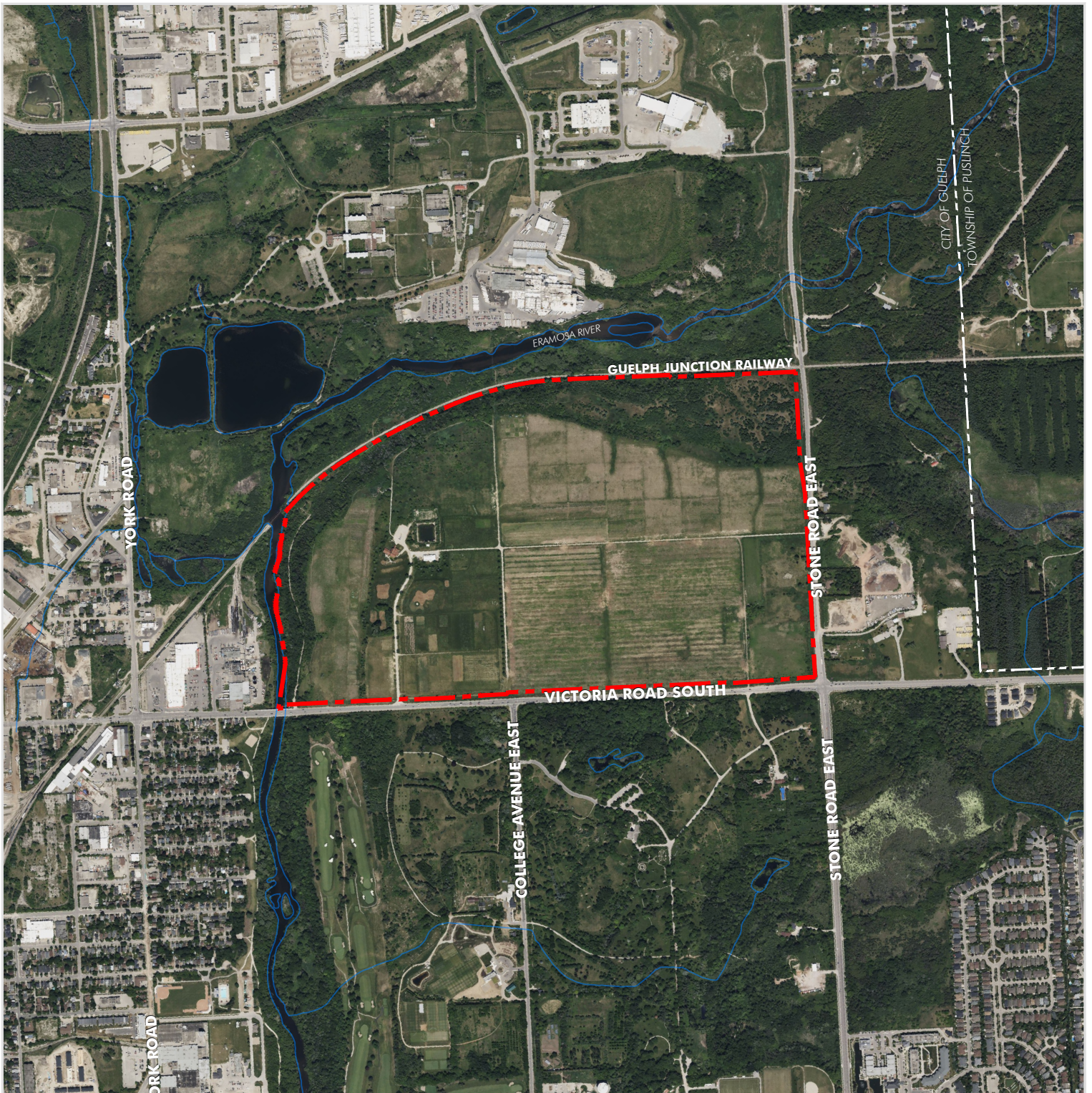
## 1.3 Overview of Report

This report is structured as follows:

- This report provides a description of the location and characteristics of the GID Block 1 and 2 lands, and describes uses in the surrounding area.




- The Vision for Block 1 and 2 of the GID is outlined and the proposed layout of development is presented. A Land use plan and development concept are provided as the proposed development plan.
- A review and analysis of the planning framework in place for the GID Block 1 and 2 Lands, including the Provincial, City and Area planning policy framework is undertaken to demonstrate the proposed land use and concept implement the policy direction.
- An overview is provided of the development application process which will be followed to secure approvals for construction to bring the Block Plan to fruition.
- A process and Consultation Plan is provided that outlines the process for completion of the Block Plan and feedback from various public organizations and individuals to help inform the final Block Plan.

The Block Plan is supported by a variety of background work which has been conducted by the project team. The Block Plan is prepared in accordance with Section 11.2 of the City of Guelph Official Plan and Terms of Reference for Block 1 and 2 of the GID.



**Figure : 1**  
**Location Plan**

**LEGEND**

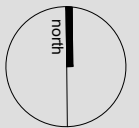
-  Subject Lands
-  Municipal Boundary
-  Watercourse

**DATE:** April, 2024

**SCALE:** 1: 15,000

**FILE:** 1405G

**DRAWN:** SP



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# 2.0 Block Area Description and Surrounding Uses

## 2.1 Location and Characteristics of Block Plan Area

The GID Block 1 and 2 lands are located at the northeast corner of Victoria Road South and Stone Road East in the City of Guelph. The lands are located on the east side of Guelph and are the northwest blocks of the Guelph Innovation District. The GID Block 1 and 2 lands are made up of two properties and have a total area of approximately 116.6 hectares, with a net developable area of approximately 97.3 hectares. The location of the subject lands is shown on **Figure 1**.

The Block 1 and 2 lands are currently farmed and largely vacant. Two buildings exist on the Block 1 lands in close proximity to each other, including the former Turfgrass Institute building and a shop building. The River Valley portion of the subject lands is undeveloped and treed, and includes a portion of the Guelph Radial Line Trail. The subject lands have large variations in elevation across the site, with higher elevations in the central area of the site, and a significant elevation drop at the edge of the valley lands. The southeast end of the site generally slopes towards Stone Road East, and the southwest portion of the site generally slopes towards Victoria Road South. The rest of the site slopes towards the Eramosa River valley to the north and west.

## 2.2 Surrounding Area

The GID Block 1 and 2 lands are located at the edge of the City's Urban Boundary and are immediately surrounded by the treed Eramosa River Valley. The University of Guelph Arboretum is located on the west side of Victoria Road South, opposite the subject lands and the GID Block 3 lands are located on the south side of Stone Road East. The GID Block 3 lands are planned for redevelopment and are currently occupied by commercial and industrial buildings, single detached dwellings and an aggregate extraction operation. An industrial use is located north of the subject lands on the opposite side of the Eramosa River Valley, and further north is a commercial Plaza at the corner of Victoria Road South and York Road. On the east side of the Eramosa River Valley are the GID Block 4 lands, which are currently occupied by the historic Guelph Reformatory Complex and an Industrial operation. The GID Secondary Plan identifies that the Block 4 lands are planned to be utilized for industrial uses and Adaptive Re-use in the longer term.



The immediate surrounding area is characterized by rural residential, vacant lands, institutional, commercial and industrial uses. Immediately southeast of the Block 1 and 2 lands, on the south side of Stone Road East is Block 3 of GID, which is planned to be developed with a mix of residential and commercial land uses in accordance with the City's approved Secondary Plan. The surrounding context is described in detail below and illustrated on **Figure 2** of this report.

**North:** Immediately north of the subject lands is the Eramosa River Valley and the existing Guelph Radial Line Trail. Further north is an existing industrial operation and a commercial plaza at the corner of Victoria Road South and York Road.

**East:** Land to the east are vacant and treed around the Eramosa river valley. The Guelph Radial Trail extends through the river valley and crosses Stone Road East to the south. Further east of the subject lands is the historic Guelph Reformatory Complex which is no longer operational, and active industrial operations. The historic Guelph Reformatory lands are identified as Block 4 in the Guelph Innovation District Secondary Plan and are planned for adaptive re-use.

**South:** Adjacent to the subject lands on the south side of Stone Road East are the GID Block 3 lands. The lands are occupied by commercial and industrial buildings, single detached dwellings and an aggregate extraction operation. The east edge of the Block 3 lands are treed and form part of the City's natural heritage system and the Eramosa River is located further east. Further south of the subject lands is the Corporate Boundary of the City of Guelph and the Township of Puslinch. Land uses include rural residential properties, agricultural operations and the Victoria Park East Golf Club.

**West:** Immediately west of the Block 1 and 2 lands, on the west side of Victoria Road South is the University of Guelph Arboretum and the Cutten Fields Golf Course. These lands form part of the City's Natural Areas and open space system are not planned for development. Further west at and beyond Gordon Street is a low rise residential subdivision, the south extent of the University of Guelph Campus, and a mix of commercial uses including a grocery store and hotels.

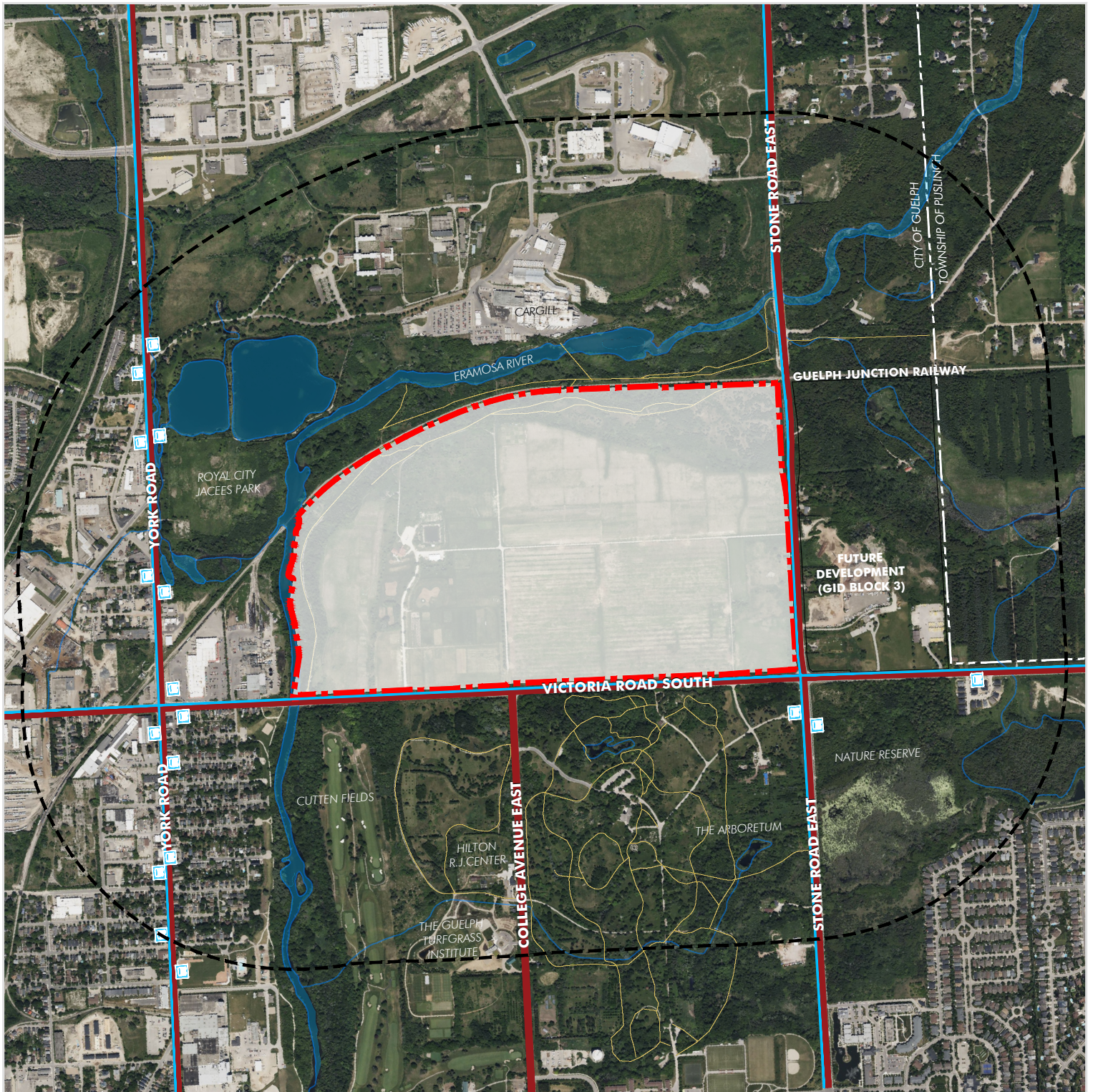
The Block 1 and 2 lands are zoned Urban Reserve 1 (UR.1). The UR.1 zone identifies lands which are subject to some forms of development constraint or require further study. The zone is intended to protect natural heritage features and limit development until further study is complete. As such, the only permitted uses in the UR.1 zone are conservation and legally existing uses, buildings and structures.

The UR.1 zone does not permit urban forms of development as contemplated in the GID Secondary Plan. In order to establish an appropriate range of land use permissions on the Block 1 and 2 Lands, planning approvals will be required to permit an appropriate range of

urban uses on the lands to achieve the goals of the GID Secondary Plan. The GID Block 1 and 2 lands are also regulated by the Grand River Conservation Authority and the required permits for works which effect the regulated area will be determined through the development approvals process. The GRCA mapping identifies that the north and west edges of the GID Block 1 and 2 lands contain steep slope erosion, oversteep slope erosion, steep slope valley, overstep slope valley and engineered floodplain (**Figure 3**).








The Block 1 and 2 lands have access to existing transportation networks including:

- Stone Road East and Victoria Road South, which are both existing Arterial Roads.
- On-Street Bicycle lanes are planned along Victoria Road South, as well as an extension of the City Trail Network.
- Transit stops exist at the corner of Stone Road East and Victoria Road South, and northwest of the subject lands at the corner of Victoria Road South and York Road. Multiple transit stops are also planned at the Victoria Road South frontage of the subject lands, along the proposed Primary Road (New Street 'A') and at the corner of Stone Road East and the proposed Primary Road (New Street 'A').



**Figure : 4**  
**Context Plan**

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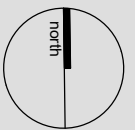
-  Subject Lands
-  800m Distance
-  Municipal Boundary
-  Existing Trails
-  Arterial Street
-  Bus Route
-  Bus Stop

**DATE:** April, 2024

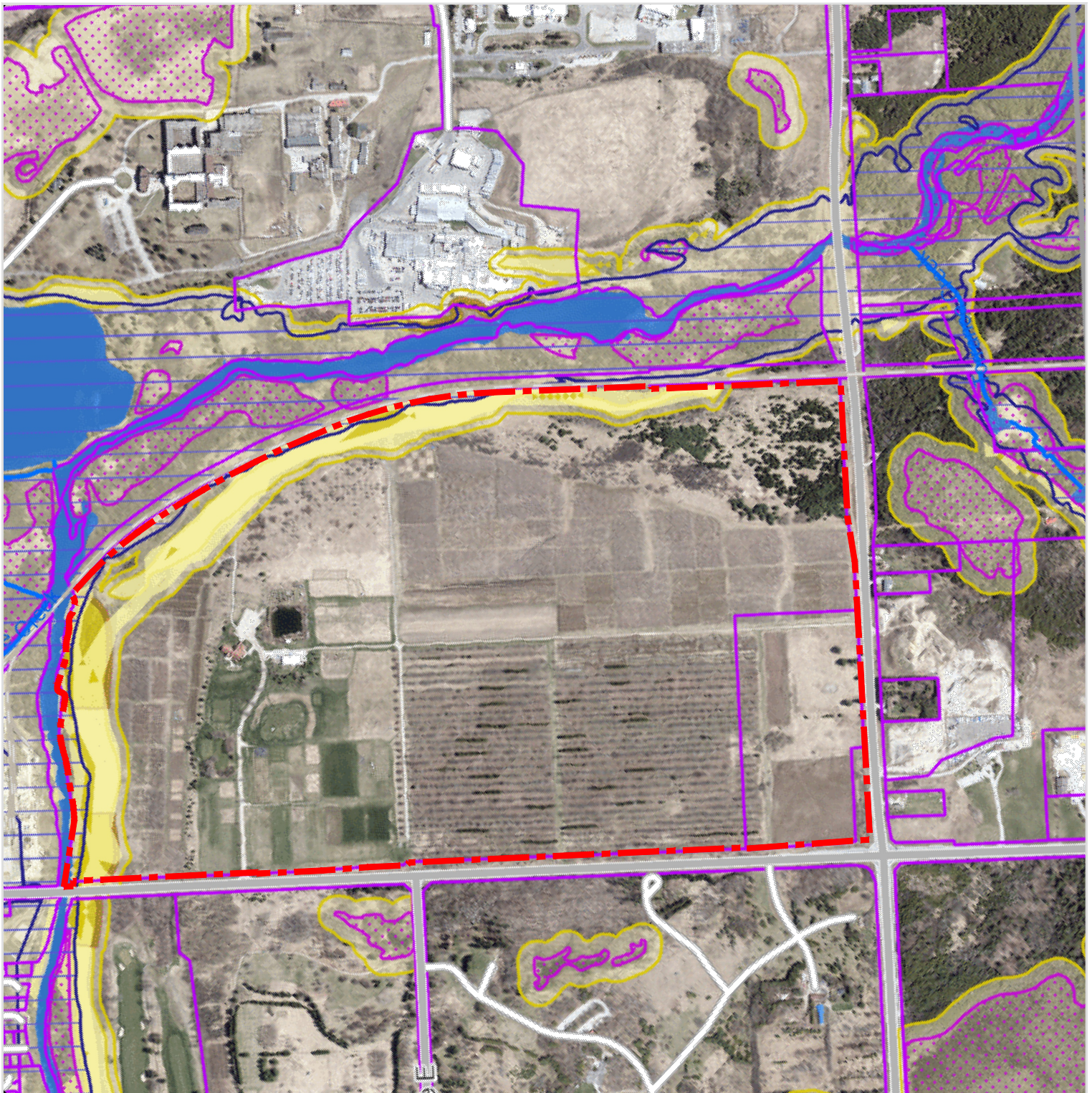
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**Figure : 3**  
**GRCA Mapping**

**LEGEND**

Subject Lands

Regulation Limit (GRCA)

Floodplain (GRCA)

Engineered

Estimated

Approximate

Floodplain - Special Policy Area (GRCA)

Slope Erosion (GRCA)

Steep

Oversteep

Toe

Slope Valley (GRCA)

Steep

Oversteep

Regulated Watercourse (GRCA)

Regulated Waterbody (GRCA)

Wetland (GRCA)

Lake Erie Flood (GRCA)

Lake Erie Shoreline Reach (GRCA)

Lake Erie Dynamic Beach (GRCA)

Lake Erie Erosion (GRCA)

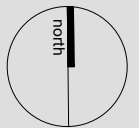
Parcel - Assessment (MPAC/MNRF)

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# 3.0 Proposed Block Plan & Concept Development Plan

## 3.1 Vision and Goals

The GID Block 1 and 2 Block Plan is a master plan community planned for innovative, sustainable employment uses, integrated with residential neighbourhoods and an urban village mixed use centre.

The goals of the Block Plan are to:

- Create a landmark community in Guelph that will act as a hub for innovation, exemplary urban design and sustainable mixed-use development. The GID Block 1 and 2 Block Plan envisions the Block 1 and 2 lands to be planned as a home for innovative, sustainable employment uses adjacent to an urban village composed of a mixed use heart and residential uses.
- Create a healthy community, which will allow future residents to live, work and play in their community with access to innovative jobs and sustainable transportation and housing options. Buildings in the GID Block 1 and 2 plan area will be oriented towards the street with sustainable building design and high quality urban design elements, and will take various forms with a range of densities. The GID Block 1 and 2 lands are proposed to provide a range of housing options to provide a variety of levels of affordability and unit sizes for future residents. The Block Plan will provide opportunities for individuals and families to call GID their home at various life stages. Employment opportunities will be provided for GID residents and of Guelph at large, drawing in talent from beyond the City limits and increasing the range of employment opportunities in the City.
- Protect the natural and cultural environment. The development will integrate urban living and preservation of the natural environment by creating strong visual and physical links to the woodlands and Eramosa River Valley to the east. Views of the surrounding cultural heritage environment will also be maintained and showcased to anchor the innovative GID community within the broader City context.

Transportation connections are envisioned between the GID Blocks 1 and 2 and other areas of the City through active transportation connections, transit connections and road connections. The GID Block 1 and 2 lands are anchored by three nodes which act as gathering spaces and important aspects of the public realm, creating a clear identity for Block 1 and 2 of the GID through innovative urban design. Buildings are oriented towards

the street, integrate sustainable building design and high quality urban design elements, and take various forms with a range of densities.

The vision and goals support the Secondary Plan vision, which is a compact, mixed-use community that serves as a hub for innovative, sustainable employment uses.

## 3.2 Design Considerations and Direction

The Block Plan for GID Block 1 and 2 implements the direction provided by the GID Secondary Plan as illustrated on the Block Plan and Concept Plan (**Figure 4 and 5**). The following provides an overview of key design considerations:

- Mixed-use buildings are oriented towards Stone Road East, Victoria Road South and the proposed extension of College Avenue.
- The tallest buildings are located in the site's nodes in the proposed mixed use hub on the extension of College Avenue at key intersections with Victoria Road South and the proposed north-south collector road.
- The innovation district is located on the south west quadrant of the plan area at the intersection of Victoria Road South and Stone Road East, and is planned for a variety of employment uses.
- Surrounding the mixed use district and innovation district are mixed use neighbourhoods, with a variety of residential types and densities, and supportive commercial uses.
- Lower densities are directed towards the north and east edges of the plan area along the edge of the natural heritage system lands.
- High density uses are located around the mixed use and innovation hubs.
- The proposed height transition creates a landmark entrance to the community from Victoria Road South and the lower densities around the edge of the development area maintains views of the natural heritage system lands to the north and east.
- Three new internal collector roads and various local roads are proposed to provide internal Block connections and connections to the existing public road network.
- Buildings will be designed to address the street and create an inviting pedestrian realm with sidewalks on all streets and bike lanes on collector roads.

### 3.2.1 *Residential Land Uses and Density*

The proposed residential density for the GID Block 1 and 2 Block Plan is 62 units per net hectare. The residential density is generated by low density residential units which are planned at a density of 30 to 60 units per hectare, medium density residential units at a

density of 100 units per hectare and mixed-use corridor units up to 250 units per hectare. The site's overall residential density respects the maximum density for the land use designations and provides a wider range of housing forms and types for future residents.

The GID Secondary Plan identifies a minimum population target for the GID Block 1 lands of 4,600 people, and the Block 2 lands do not have a population target. Overall the Block 1 and 2 lands are directed to reach a minimum target of 4,600 people. The Residential Density Target is 75 units per net hectare and the employment density target is 135 jobs per net hectare for Block 1, and 90 jobs per hectare for Block 2.

The City of Guelph Municipal Comprehensive Review (2022) prepared by Watson & Associates Economics Ltd. informed the City's Official Plan Amendment 80 and identified Persons Per Unit (PPU) and Floor Space Per Worker calculations for the City. Based on the PPU calculations, the GID Block 1 and 2 is anticipated to have a population of approximately 11,506 people.

The GID Secondary Plan does not include specific affordable housing targets, but Section 7.2.1 of the City's Official Plan includes an annual city wide affordable housing target. The annual target requires that an average of 30% of new residential development should constitute affordable housing. The target is broken down into 25% affordable ownership units, 1% affordable primary rental units and 4% purpose built secondary rental units. Affordable housing development should be provided throughout the City, and is encouraged in mixed-use areas serviced by transit, commercial services and community facilities. The GID Block 1 and 2 lands incorporate multiple housing forms which provide units at a range of price points. The land owner is also open to working with the City of Guelph to enter into affordable housing partnerships. The owner is open to exploring opportunities with non-profit organizations active in the affordable housing space to develop affordable housing units on the subject lands.

### 3.2.2 *Employment Land Uses*

The GID Secondary Plan identifies a minimum employment target for the GID Block 1 of 1,700 jobs and the Block 2 lands have an employment target of 2,500 jobs. In total the GID Block 1 and 2 lands have an employment target of 4,200 jobs. The GID Secondary identifies Employment Mixed-Use 1 and 2 lands within the Block 1 and 2 area and a total area of 10.8 hectares of plan area is dedicated to these uses (**Figure 6**).

The Secondary Plan identifies that the Employment Mixed-Use 1 lands are directed to accommodate a mix of knowledge-based innovative employment uses including: office and administrative facilities; research and development facilities; hotel and convention facilities; entertainment and recreational commercial uses; assembly and manufacturing of product lines requiring on-going research and development support; associated ancillary retail uses; and complementary or accessory uses such as restaurants, financial institutions, medical services, fitness centres, open space and recreation facilities, and child care centres.

Development in this designation is directed to be comprised of street-related and campus form development.

The Mixed-Use 2 lands are directed to accommodate a mix of uses that act as a component of the Guelph Agri-Innovation Cluster. Permitted uses include: research and development facilities; office and administrative facilities; cultural and education uses; institutional uses; entertainment and recreational commercial uses; associated ancillary retail uses; and complementary or assessor uses, such as convenience commercial uses and community facilities. Buildings in this designation are directed to be oriented towards the street with sufficient setbacks to accommodate landscaping.

The specific uses in the Mixed-Use 1 and 2 designation will be identified through future zoning by-law amendment applications. Overall, the proposed Block Plan is anticipated to generate jobs from commercial, institutional, work from home and population generated employment jobs. The number of jobs is anticipated to align with the job targets of the Secondary Plan.

### **3.2.3 Commercial Land Uses**

The subject lands are designated as Mixed-Use Corridor along a large portion of Victoria Road South and the proposed extension of College Avenue East. These lands are planned to accommodate a mix of residential and commercial uses. Many of the buildings along the extension of Collage Avenue East and Victoria Road South are planned to include ground floor commercial units which will activate the public street and provide services and jobs to residents of the GID lands and the surrounding area. Commercial uses are directed to the site's key nodes along the extension of College Avenue East and these buildings will include a high degree of transparency within the ground floor of the commercial units. The commercial areas have also been located at the site's proposed transit stops, which will provide transit users with convenient access to the GID Block 1 and 2 commercial areas. Immediate proximity to transit will allow residents from across the city to easily access the site's commercial uses, and will also help generate traffic and improve the viability of the commercial businesses.

### **3.2.4 Natural Heritage System**

The north west portion of the Block 1 and 2 lands in the GID are designated Significant Natural Areas and Natural Areas. Through on-site environmental assessment, the site's natural features have been evaluated and delineated. Environmental land use designations are proposed to protect the site's natural areas from development. The GID Secondary Plan contemplates the provision of trails through the natural heritage system, and the GID Block 1 and 2 plan makes provisions for potential trail connections from the proposed open space network. The site has also been designed to integrate the stormwater management ponds into the public realm and next to the natural heritage system to maintain views of the natural heritage lands. Trails and seating areas can be provided around the stormwater management ponds to create an outdoor space for public enjoyment, and trails through



the natural heritage system could be integrated with the stormwater management pond trail systems.

### **3.2.5 Public Spaces, Parks & Trails System**

The proposed Block Plan provides parks throughout the plan area in various forms, including neighbourhood parks, a community park, linear parks and a public square. The proposed parks provide spaces for active and passive recreation for the community. The park spaces will act as an important part of the site's public realm and are located in central locations with views and access to the adjacent natural heritage lands. If trails are constructed through the adjacent natural heritage lands, trail connections can be made to all proposed parks, through a direct connection to the northern parks, and a connection from the linear parks for the public square. All park spaces are planned to have frontage on public roads with sidewalks. The large variety of park types proposed will allow for different uses in the park spaces across the site and availability to the community as an integrated system. Linear parks will be designed to focus on passive recreation that provides connections to public spaces and throughout the community. Specific programming for each park will be determined through discussions with the City's Parks staff during detailed design.

### **3.2.6 Cultural Heritage Resources**

The GID Block 1 and 2 lands include one non-listed Cultural Heritage Resource and three identified public views as shown on **Figure 7**. A Cultural Heritage Evaluation Report (CHER) has been prepared for the subject lands and summarized in section 5.4 of this report. The CHER concluded that the resource on the Block 1 lands is not a candidate for designation and does not warrant protection. As such, the GID Block 1 lands have not been planned to maintain the non-listed heritage resource on the subject lands. As noted above, the GID Block 1 lands include a large area of natural heritage lands. Public views have been maximized through the provision of stormwater management infrastructure, lower building heights, street locations, and parks adjacent to the natural heritage system. The public views which have been considered in the design of the Block Plan include views of the natural heritage system to the north and west, views of the Church of our Lady Immaculate to the west, and views of the Historic Reformatory Complex to the north.

### **3.2.7 Municipal Servicing to the Block Plan**

The GID Block 1 and 2 lands are planned to be serviced through extensions to municipal infrastructure and on-site stormwater management ponds. A Master Servicing and Stormwater Management Report was prepared as part of this submission. The GID Block 1 and 2 lands are proposed to be serviced with municipal water by connecting new watermains throughout the site to the existing watermain on Stone Road East and Victoria Road South. Saniatry service for the Block 1 and 2 lands will be provided by sanitary sewers throughout the site, which will convey flows to the existing sanitary sewer on Victoria Road

South. The Block 1 and 2 stormwater strategy will include a conventional wet ponds with low impact development strategy as part of a treatment train. The stormwater management strategy will include end of pipe stormwater management facilities, end-of pipe infiltration facilities, a linear ditch system along Victoria Road South and retrofitting the existing stormwater management facility No. 104 to maintain infiltration function. The stormwater management facilities on the GID 1 and 2 lands will outlet to the storm sewer on Victoria Road, storm sewer on Stone Road East and a swale designed to direct runoff to the Eramosa River. The stormwater management facility at the corner of Stone Road East and Victoria Road South will also include an infiltration basin for events that exceed the 5-year storm. The Master Servicing Report has concluded that the GID Block 1 and 2 lands can be adequately serviced with municipal infrastructures and the proposed stormwater management ponds.

### **3.2.8 Roads and Active Transportation**

Schedule A of the GID Secondary Plan identifies two proposed collector roads and one proposed local road on the GID Block 1 and 2 lands. One of the collector roads is also identified as a Main Street. Section 11.2.4.7. of the GID Secondary Plan notes that the new collector road identified as “New Street A” will provide a north-south link through the west side of the GID and shall provide the primary connection to the site’s residential lands on the north side of Collage Avenue East, and the site’s employment lands on the south side of College Avenue East. The north-south collector road is also intended to intersect with local roads, and the number and location of these intersections will be determined through the Block Plan process.

Section 11.2.4.8 of the GID Secondary Plan notes that the Main Street will be the extension of College Avenue East into the site. The Main Street is intended to act as a transition between the Block 1 and 2 residential uses and employment uses. The Main Street is directed to accommodate a range of transportation options, but is to be designed as a “pedestrian and transit priority street”. The proposed Block Plan has been designed in accordance with the streets identified on Schedule A. College Avenue is proposed to be extended as a collector road with a section designed as a Woonerf, to prioritize pedestrian and bicycle transportation and to potentially function as a public square. The new street A is also planned as a collector road. New Street B has been added as a new collector road in the Block Plan to provide improved transportation connections to the south end of the Block Plan area.

The GID Secondary Plan identifies policies for local roads in Section 11.2.4.9. Local roads are to be identified through the Block Planning process. The Block Plan provides some general guidance for the location of local roads, including the identification of “New Street B” on Schedule A, and direction to consider a single loaded perimeter local road along the western edge of the Eramosa River Valley to provide a public edge and public views of the river valley. Various local streets are proposed to create connections to the collector roads, including a perimeter road along the western edge of the Block Plan area. The local roads

will create active transportation and vehicle connections from the collector road system, act as servicing connections for the provision of municipal services like watermains, sanitary sewers and storm sewers, and will break up the Block Plan area into smaller sections to create walkable blocks with public road frontages for parks. The perimeter road has been designed with low building heights around it to maintain public views of the Eramosa River Valley and surrounding forested lands. The perimeter road also fronts the proposed community park which also provides views of the Eramosa River Valley.

In addition to incorporating a Woonerf in the design of the College Avenue East extension, all proposed collector roads will be designed to include wide sidewalks and bike lanes on both sides of the street. A buffer is proposed between bike lanes and the main vehicle travel lanes for cyclist safety. Local roads will be designed to include sidewalks on both sides of the street, and all proposed collector and local road designs will provide plantings between the street and the sidewalk, with parking on one side of the road. Schedule A of the GID Secondary Plan identifies Victoria Road South and Stone Road East as existing arterial roads. Both of these roads are planned to be upgraded to accommodate increased traffic generated by the new development on the GID lands and the surrounding area. The future road design for Victoria Road South is proposed to include sidewalks and bike lanes on both sides of the street and the future road design for Stone Road East includes a 2.5 metre sidewalk on both sides of the street.

### **3.2.9 Public Views and Vistas**

The GID Block 1 and 2 lands have three identified public views and vistas. Public views have been maximized through the provision of stormwater management infrastructure, lower building heights, street locations, and parks adjacent to the natural heritage system. The public views which have been considered in the design of the Block Plan include views of the natural heritage system to the north and east, views of the Church of our Lady Immaculate to the west, and views of the Historic Reformatory Complex to the north.

The GID Block 1 and 2 lands have been designed with higher building heights along Stone Road East, the extension of College Avenue East and Victoria Road south, with lower building heights towards the north and west edges of the site moving towards the surrounding natural heritage system. The lower building heights and smaller block sizes along the north and west edges of the plan area maintain views of the natural heritage system from the public realm within the site, and breaks between the taller building along the edges of the site create view corridors to the natural heritage system. The extension of College Avenue East and the location of the Community Park create a clear view corridor to the natural heritage system to the north, and the northern most local park and the local road network provide a clear view to the Historic Reformatory Complex to the north of the Eramosa River Valley. Lower building heights along the west edge of the Block Plan area and the location of open space areas and a stormwater management facility create view opportunities to the Church of Our Lady Immaculate to the west.

### 3.2.10 **Schools**

The GID Secondary Plan does not identify any schools on the Block 1 and 2 lands, but the Employment Mixed-Use 2 designation permits institutional uses. A new elementary school is proposed on the south end of the GID Block 2 lands. The proposed school was requested by the Upper Grand District School Board and the school block has been sized to meet the school boards design criteria for new school sites. No additional schools have been requested to date within the GID Secondary Plan area. The school has been located adjacent to various residential land uses, and will act as a transition to the adjacent Employment Mixed-Use 1 lands. The proposed school is also adjacent to a linear park, which will provide a safe and convenient active transportation connection to the school for future students and staff.



Framework

# CONCEPTUAL FRAMEWORK DEVELOPMENT PLAN

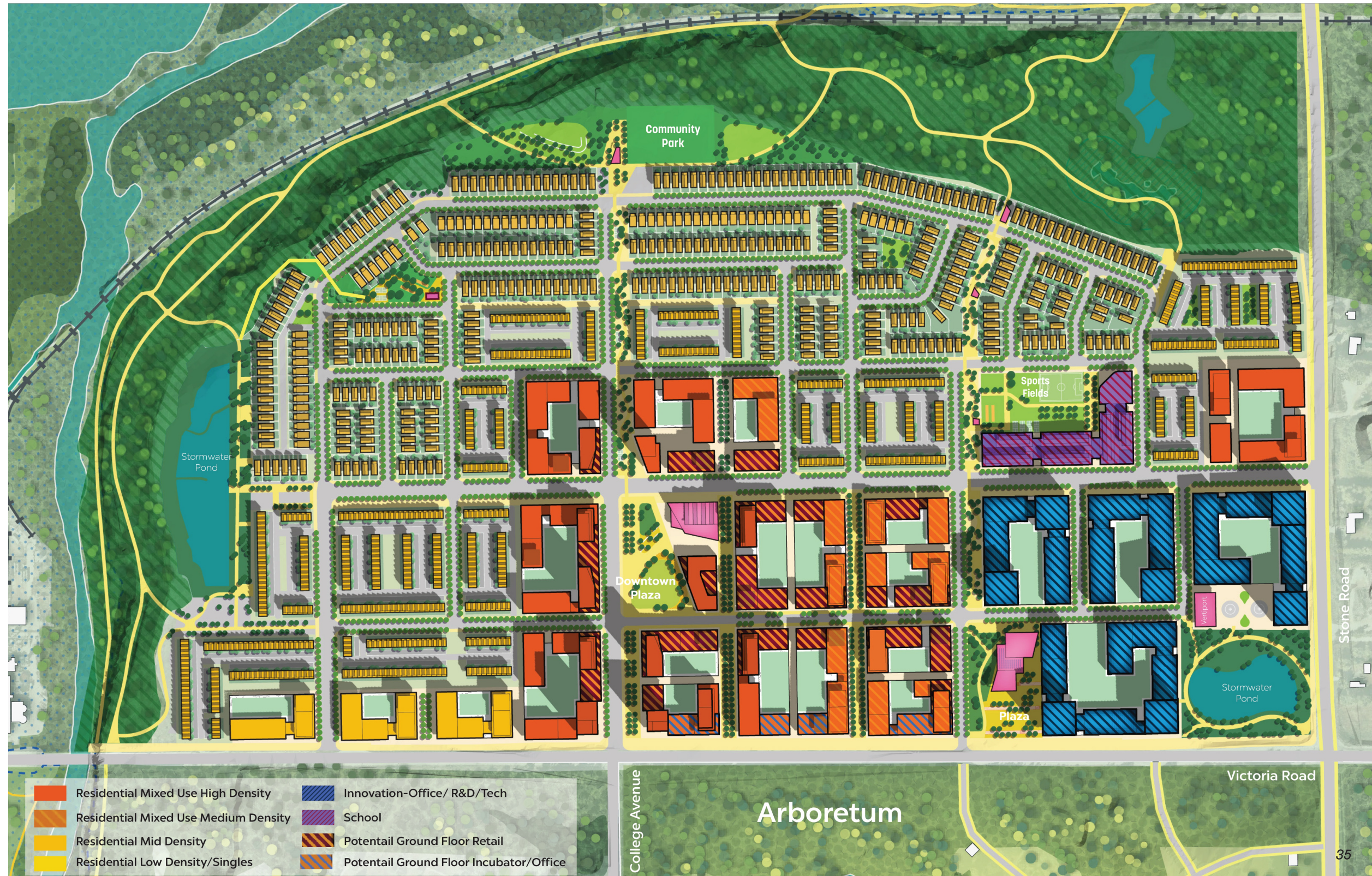


Figure : 5  
Concept Plan

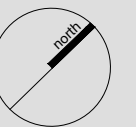
Guelph Innovation District Block 1 & 2  
City of Guelph

Date: April, 2024

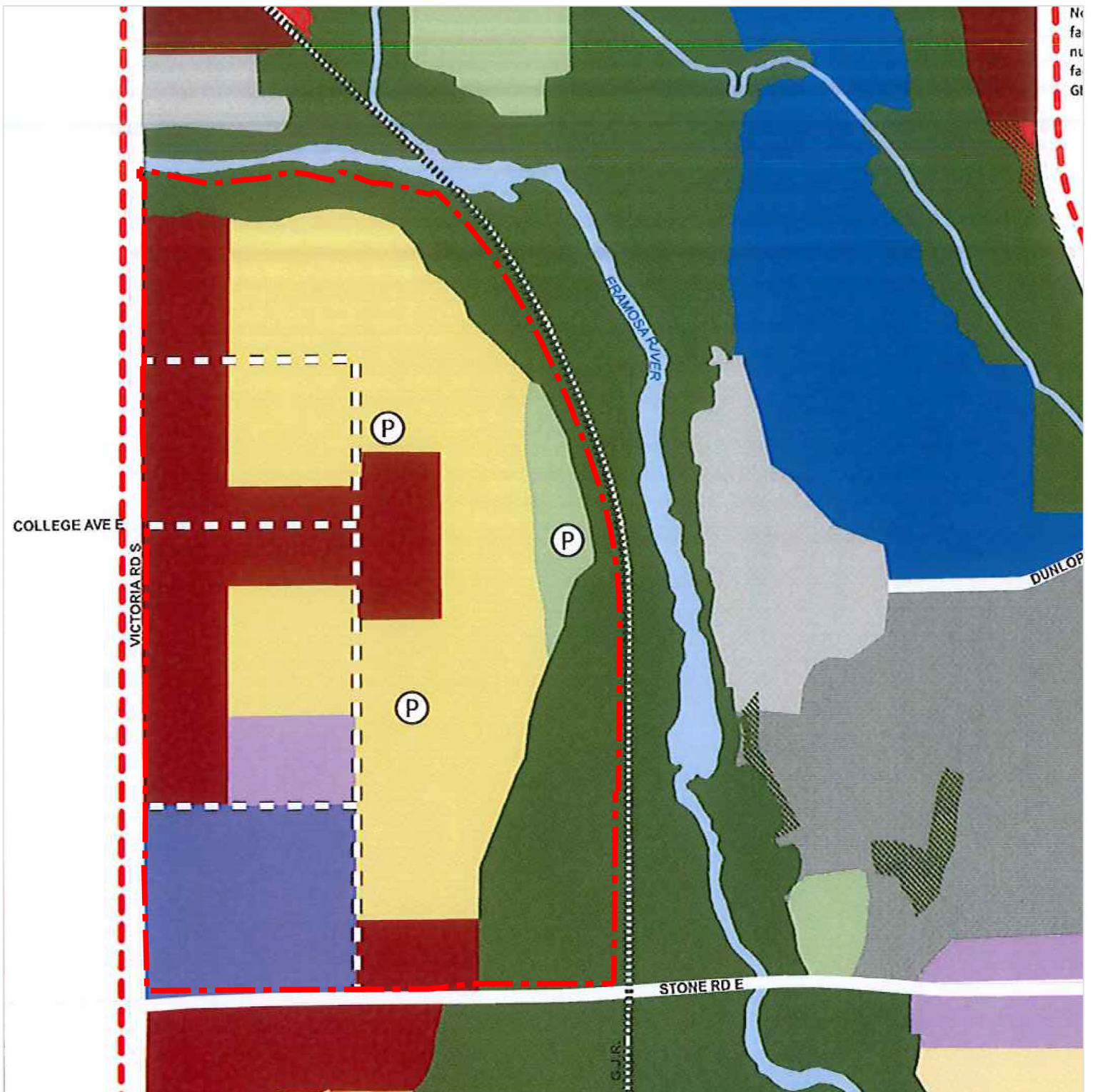
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**Figure : 6**  
**Schedule B - Guelph**  
**Innovation District**  
**Secondary Plan**  
**Land Use**  
 City of Guelph Official Plan, 2022

**LEGEND**

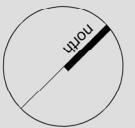
- Subject Lands
- Open Space and Park
- Glenholme Estate Residential
- Residential
- Mixed-Use Commercial Centre
- Mixed-use Corridor (GID)
- Employment Mixed-use 1
- Employment Mixed-use 2
- Major Utility
- Industrial
- Adaptive Re-use
- Service Commercial
- Significant Natural Areas & Natural Areas
- Natural Areas Overlay
- Secondary Plan Boundary
- P Proposed Park
- P City Streets
- P Future City Streets
- Existing Rail
- Waterbody

**DATE:** April, 2024

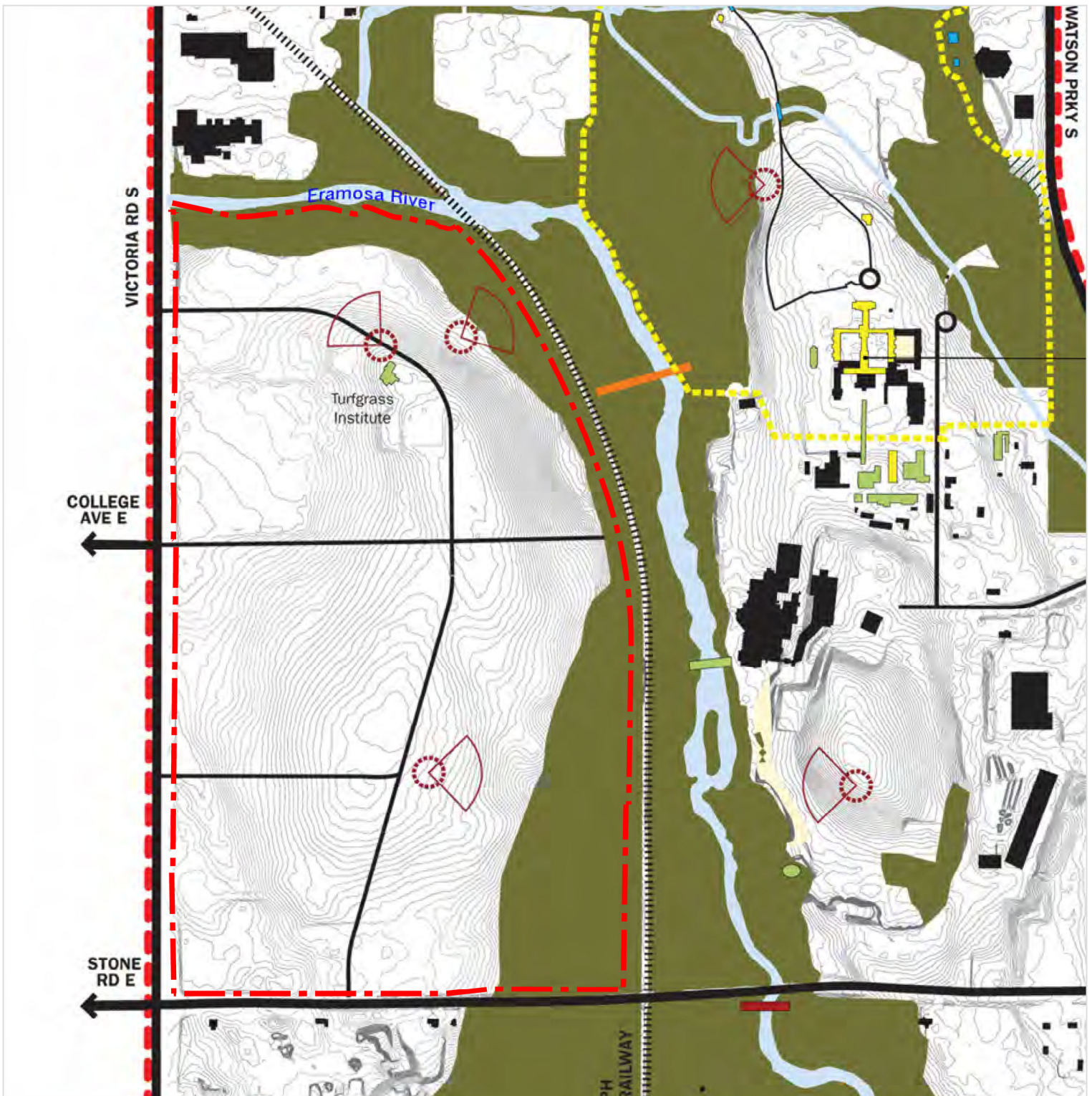
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**Figure : 7**  
**Appendix A - Guelph**  
**Innovation District**  
**Secondary Plan**  
**Heritage**  
 City of Guelph Official Plan, 2022

**LEGEND**

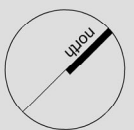
- Subject Lands
  - Secondary Plan Boundary
  - Roads
  - Railway
  - Pedestrian Crossings
  - Existing Built Form
  - Public Views
  - Waterbody
  - Natural Heritage System
  - Contours (0.5m intervals)
- Cultural Heritage Resources (CHR)**
- Non-Listed CHR
  - Municipally Listed CHR
  - Provincially Listed CHR
  - Designated CHR (Part IV O.H.A)
  - Cultural Heritage Landscape

**DATE:** April, 2024

**SCALE:** N.T.S.

**FILE:** 1405G

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# 4.0 Planning Framework and Analysis

## 4.1 City of Guelph Official Plan

The City of Guelph Official Plan (the “Official Plan”) was adopted by Council on November 1, 1994 and approved by the Minister of Municipal Affairs on December 20, 1995. It has since been comprehensively amended. Official Plan Amendment (OPA) 80 implemented changes to the Official Plan Schedules B and C for the GID Secondary Plan. The GID Schedules were approved through OPA 80 by the Minister of Municipal Affairs and Housing, and later endorsed by City of Guelph Council on December 5, 2023. Although the schedules were endorsed by City of Guelph Council, they are not yet in full force and effect. In accordance with the City of Guelph Council endorsement, this report has been written based on a review of the December 5, 2023 Council endorsed GID Secondary Plan Schedules B and C.

### 4.1.1 *Growth Management Forecasts*

The Official Plan seeks to plan development in a logical and economical manner to achieve the City’s growth management objectives. The City’s Official Plan establishes growth targets, population and employment projections, municipal fiscal sustainability, the logical and planned expansion and provision of municipal services and community infrastructure. The Official Plan implements the framework for growth identified in the Growth Plan for the Greater Golden Horseshoe, and aims to create a healthy and livable complete community. The subject lands are identified as Greenfield area on Schedule 1 of the City’s Official Plan (**Figure 8**). The Official Plan’s objectives include:

- Provide a sufficient supply of land to accommodate projected growth to the year 2031.
- Direct growth to locations where the capacity exists to accommodate expected population and employment growth.
- Plan greenfield areas to provide for a diverse mix of land uses at transit-supportive densities.
- Maintain a healthy mix of residential and employment land uses at approximately 57 jobs per 100 residents.
- Preserve existing employment areas and identify areas for future employment uses.
- Support a multi-modal transportation network and efficient public transit that provides links within the city and to surrounding municipalities.
- Reduce overall energy demand with an integrated approach to planning.

- Plan community infrastructure to support growth in a compact and efficient form.
- Ensure that sustainable energy, water and wastewater services are available to support existing development and future growth.
- Promote protection and enhancement of the City's Natural Heritage System.
- Support the protection and/or conservation of water, energy, air quality and cultural heritage resources, as well as innovative approaches to waste management.
- Support transit, walking and cycling for everyday activities.
- Promote opportunities to increase movement of goods by rail.
- Support urban agriculture in appropriate locations throughout the city as a means of encouraging local food production and distribution, reducing transportation needs and fostering community spirit.

The Official Plan seeks to create complete communities, which provide access to an appropriate mix of employment opportunities, a range of housing options, local service and community infrastructure, and public transportation and options for safe, non-motorized travel.

By the year 2031, Guelph is forecasted to have a population of 175,000 people and is planned to accommodate 92,000 jobs. Intensification is primarily directed to the downtown, community mixed-use nodes and identified intensification corridors. Greenfield areas are directed to accommodate a minimum density of 50 residents and jobs per hectare.

The Block Plan supports the future planning applications that will assist with achieving the City's policies.

#### **4.1.2 Urban System**

The City's Official Plan directs significant residential and employment growth to the City's built-up area through intensification. The intensification policies of the Official Plan generally require that a minimum of 40% of the City's annual residential development will occur in the City's built-up area by 2015, and in the years following. Intensification will be promoted, with emphasis on intensification in the urban growth centre, community mixed-use nodes and the intensification corridors. Infill development, redevelopment and expansions or conversions of existing buildings will be encouraged, as well as mixed use development, a broad range of housing types, intensification to achieve higher densities and high quality open space. Development should be designed to be supportive of a multi-modal transportation system facilitating transit, walking, and cycling trips for everyday activities.

The Block Plan promotes the development of the lands to support the urban system objectives including a mixed use development, range of housing types, active transportation and high quality open spaces.

### 4.1.3 **Housing Supply**

The Official Plan policies provide direction to meet the projected requirements of current and future residents. The City is to maintain the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment. The City is also directed to maintain land with servicing capacity to provide a minimum of 3 years supply of residential units. The Block Plan will facilitate future planning approvals to support the City's Housing supply.

### 4.1.4 **Designated Greenfield Area**

The Block Plan area is within the Designated Greenfield Area. The City's Greenfield area is to be planned and designed as a complete community in a compact form with densities that support a multi-modal transportation system and promote live/work opportunities. The greenfield area is directed to achieve a minimum density target of 50 residents and jobs combined per hectare over the entire designated greenfield area and new development should be designed to promote energy conservation, alternative and/or renewable energy systems and water conservation. The urban form, densities and street network should support a multi-modal transportation system including walking, cycling and transit service. Development should be planned to include a diverse mix of land uses to support vibrant neighbourhoods and to create high quality public open spaces.

The Block Plan exceeds the minimum target of 50 residents and jobs per hectare. The Block Plan establishes new development that meets the policy direction of the Designated Greenfield Area. The design of the Block Plan is envisioned to create 'Urban villages' through medium and high density, street-related built form that contains a mix of commercial, residential and employment uses designed around active public spaces and streets.

### 4.1.5 **Employment Areas**

Employment lands within the greenfield area are planned to contribute to the achievement of the overall density target for the greenfield area. In the greenfield area, industrial lands are planned to achieve a density target of 36 jobs per hectare, and corporate business park lands are planned to achieve a density target of 70 jobs per hectare. The overall density target for employment lands within the greenfield area is 46 jobs per hectare. Employment uses which generate low job densities are encouraged to locate near provincial highways or rail lines.

The Block Plan is anticipated to generate 6,841 jobs from commercial, institutional, and work from home and population generated employment jobs, which exceeds the 4,200 job target. The proposed jobs are planned at a density of 289 jobs per hectare across the employment and mixed-use lands and a density of 85 jobs per hectare across the net development area.

#### 4.1.6 *Natural and Cultural Heritage*

The official plan emphasizes the protection, maintenance, enhancement of the natural heritage system. Development is prohibited within defined natural heritage features within the city over the long term and water quality and quantity is to be protected, improved or restored. Schedule 2 of the City's Official Plan identifies the north and west edges of the GID Block 1 and 2 lands as Significant Natural Areas and Natural Areas (**Figure 9**). Small portions of the site's north boundary are also identified as falling within the One Zone Floodway by Schedule 3 of the Official Plan (**Figure 10**).

Section 4.1 of the Official Plan identifies the importance of maintaining and protecting the city's natural heritage features and areas in order to maintain local biological, hydrological and geological diversity, ecological functions, connectivity, support viable populations of indigenous species, and sustain local biodiversity. Section 4.4.1 of the Official Plan provides policy for the City's floodplains and prohibits development in the One Zone Floodway.

Section 3.17 of the Official plan outlines the City's conservation objectives which include water demand management, sustainable groundwater supply and waste water systems. Schedule 7 of the City's Official Plan identifies the City's wellhead protection areas and the GID Block 1 and 2 lands are located in Wellhead Protection Area B (**Figure 11**). Section 4.3.3 of the Official Plan provides source protection policies and identifies that the City may require additional technical studies when development is proposed in a wellhead protection area. A Hydrogeological Investigation is was prepared in support of the Block Plan to assess and mitigate the potential impacts of the GID 1 and 2 Block Plan development.

The City's conservation objectives also include energy conservation, protection of air quality and the reduction of emissions, integrated waste management including source reduction, reuse and diversion, and conservation of cultural heritage and archaeological resources where feasible. Section 4.8 of the Official Plan requires that new development is contextually appropriate and maintains the integrity of all in situ cultural heritage resources or adjacent protected heritage properties.

Section 3.18 of the Official Plan set out specific energy sustainability policies for the City. Programs are proposed to reduce energy consumption and promote renewable and alternative energy systems. The identified programs cover a broad range of sustainability measures including energy conservation programs for municipally owned facilities, renewable and alternative energy generation and distribution, energy demand management, efficient land use patterns and urban design standards, district energy and efficient design of buildings. A Sustainability Strategy has been prepared for the GID Block Plan to provide a Green Vision and Principles of sustainable development for the Block Plan.

#### 4.1.7 *Infrastructure*

Section 6 of the Official Plan identified that development is required to be planned and coordinated relative to the orderly extension and maintenance of municipal infrastructure

including drinking water, wastewater, stormwater and waste management, electrical, and telecommunication services. Infrastructure is required to be provided in a coordinated, efficient, integrated and cost-effective manner to meet current and projected needs including optimizing existing infrastructure where feasible before constructing new infrastructure and locating infrastructure in strategic locations to support effective and efficient delivery of emergency management services. New municipal water and wastewater systems are only considered where the expansion of new services is required to serve growth in a manner that supports achievement of the intensification and density targets of the Official Plan. Priority for upgrading municipal services is given to Downtown and intensification areas.

Section 5 of the Official Plan provides that the City's transportation system will be designed to serve the existing and proposed land use pattern and facilitate efficient, safe, convenient and energy efficient movement throughout the City. The Official Plan encourages the creation of a multi-modal transportation system that creates vibrant streets which ensures the safe integration of various forms of transportation including cycling, walking and motor vehicles.

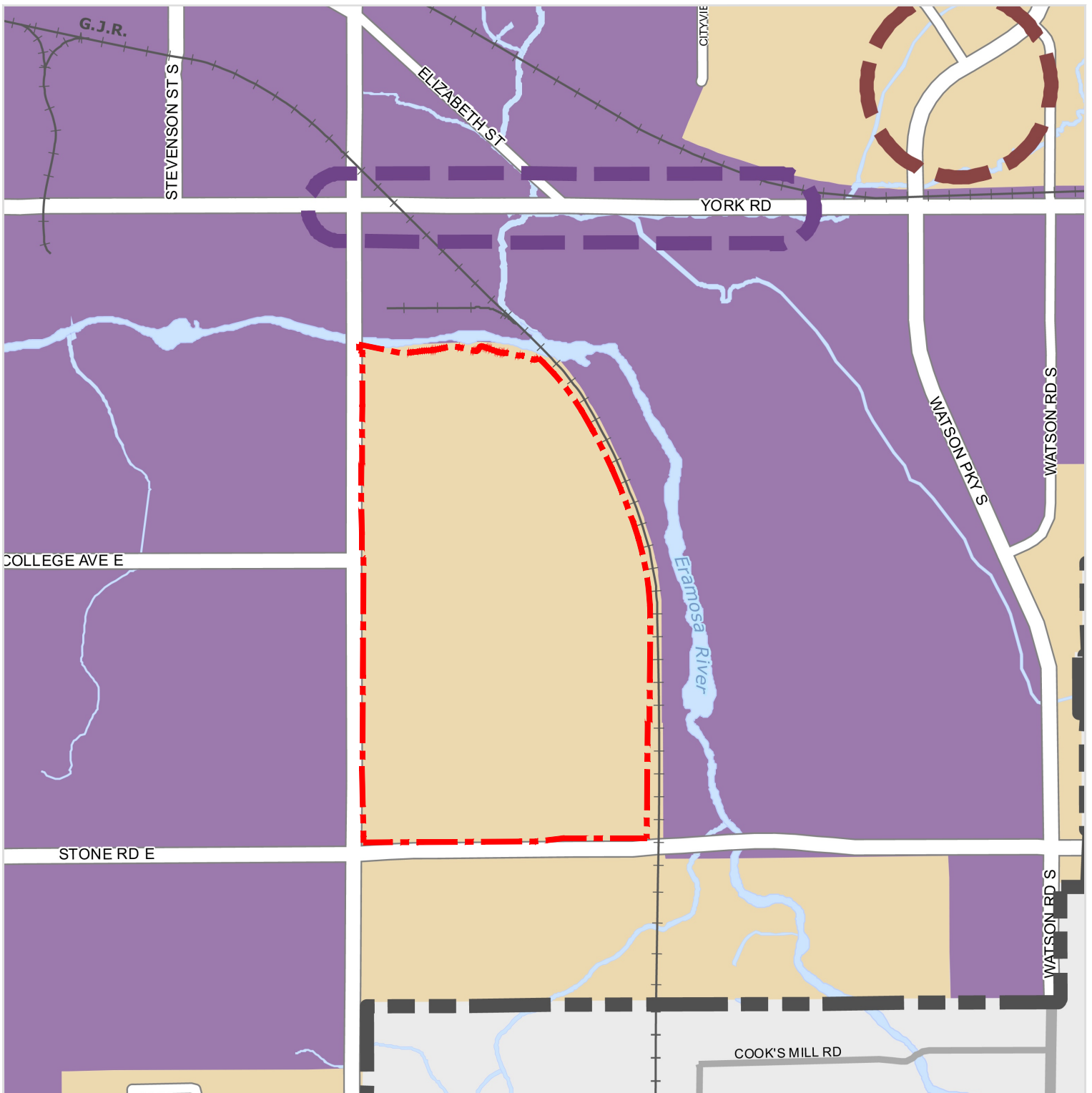
The Block Plan Master Servicing Plan and Traffic Impact Study have assessed the infrastructure needs of the Block Plan. The Block Plan has been designed to meet City infrastructure standards and will be serviced through extensions to municipal infrastructure and on-site stormwater management facilities. New internal sanitary and water infrastructure will be extended throughout the subject lands and three stormwater management facilities are proposed. Existing municipal streets are proposed to be extended into the subject lands, and new internal streets are proposed to provide neighbourhood connections and to act as a corridor for servicing. The Master Servicing Report and Traffic Impact Study have concluded that the GID Block 1 and 2 lands can be adequately serviced with municipal infrastructure and the proposed stormwater management ponds.

#### **4.1.8 Urban Design**

Section 8 of the Official Plan contains detailed Urban Design policies which apply to all development in the City. Key urban design objectives set out in the Official Plan include encouraging diverse opportunities for living, working, learning and playing, and building compact neighbourhoods that efficiently utilize existing infrastructure and encourage active transportation. Additionally, it is an objective of the Official Plan to ensure that the built environment respects the character of existing neighbourhoods and achieves compatibility, accessibility and encourages personal security and sustainability.

#### 4.1.9 ***Summary of Block Plan and Official Plan Policies***

The Block Plan has been designed to meet and exceed the City of Guelph Official Plan targets. The Block Plan exceeds the population and employment targets of the Designated Greenfield Area and provides a mix of land uses and housing types. The proposed Block Plan achieves the Official Plan's housing supply policies and integrates high quality open spaces in vibrant neighbourhoods. The design of the Block Plan has been shaped by the area's natural heritage and cultural heritage features, and a Sustainability Strategy has been prepared to ensure that the Block Plan meets the City's energy sustainability goals. Infrastructure in the Block Plan will be designed to service the subject lands from the existing infrastructure in the surrounding area and will be provided in a coordinated, efficient, integrated and cost-effective manner. The Block Plan's built environment will be safe, accessible and sustainable in accordance with the Official Plan's Urban Design policies, and will be compatible with the surrounding area.



**Figure : 8**  
**Schedule 1 - Growth**  
**Plan Elements**  
 City of Guelph Official Plan, 2021

**LEGEND**

Subject Lands

- City Streets
- Future City Streets
- County Roads
- Railways
- Watercourses
- Waterbodies
- Corporate Boundary

**Growth Plan Elements**

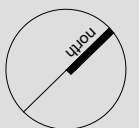
- Major Transit Station
- Intensification Corridors
- Community Mixed-Use Nodes (Downtown Guelph)
- Urban Growth Centre (Downtown Guelph)
- Built-Up Area
- Greenfield Area
- Settlement Area Boundary
- Non-Settlement Area

**DATE:** April, 2024

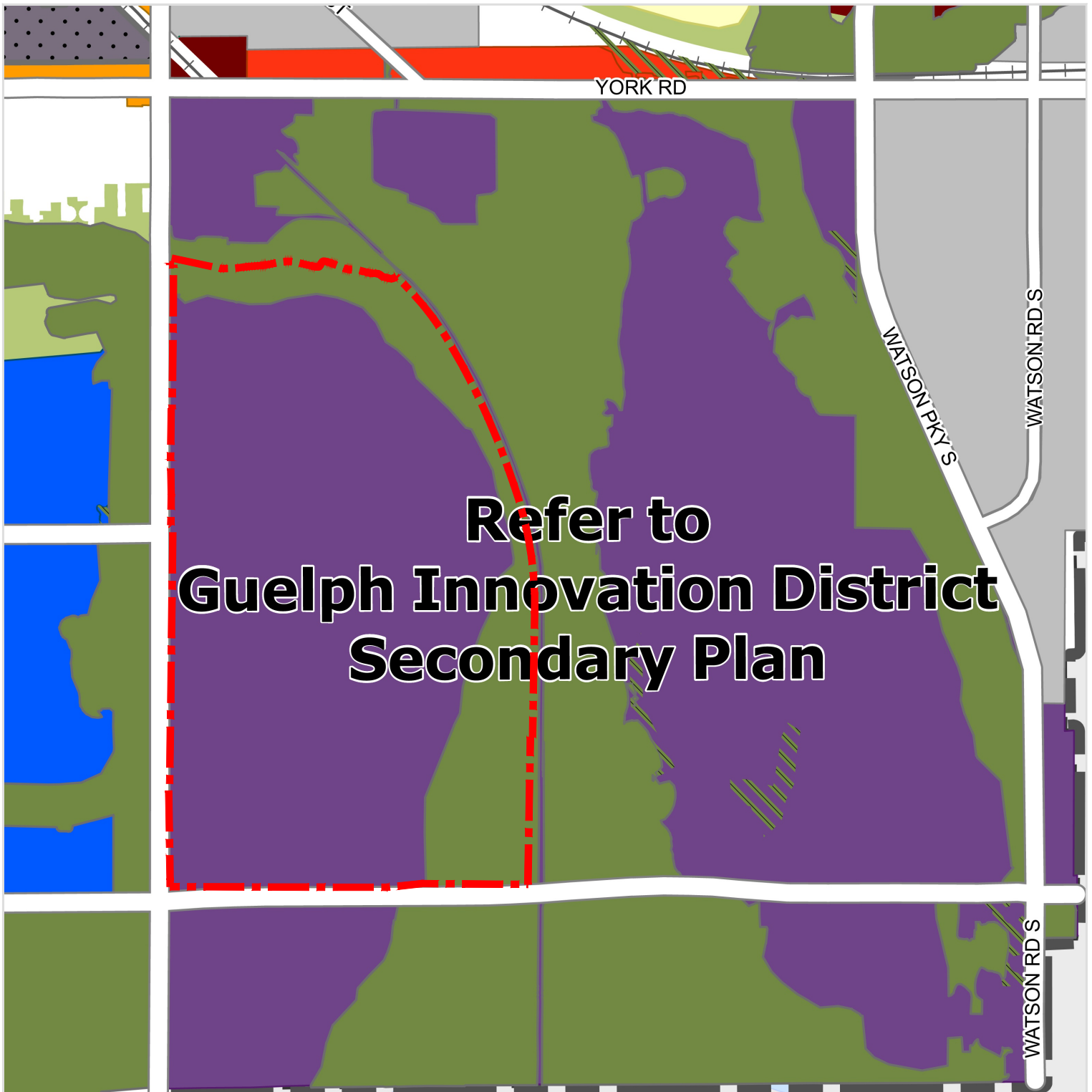
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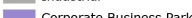
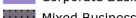
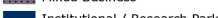
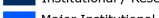
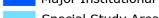
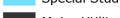
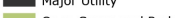
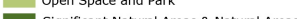
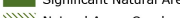
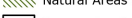




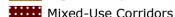

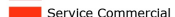

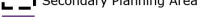


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**Figure : 9**  
**Schedule 2 - Land Use**  
 City of Guelph Official Plan, 2022

**LEGEND**

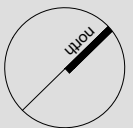
 <b>Subject Lands</b>	
 City Street  Future City Street  County Road  Future Highway Interchange  Railway  Watercourse  Waterbody  Corporate Boundary  Potential School Site	 Neighbourhood Commercial Centre  Mixed Office / Commercial  Industrial  Corporate Business Park  Mixed Business  Institutional / Research Park  Major Institutional  Special Study Area  Major Utility  Open Space and Park  Significant Natural Areas & Natural Areas  Natural Areas Overlay  Reserve Lands
<p><b>Land Use Designations</b></p>  Low Density Residential  Low Density Greenfield Residential  Medium Density Residential  High Density Residential  Mixed-Use Corridors  Commercial Mixed-Use Centre  Service Commercial	<p><b>Secondary Plans</b></p>  Secondary Planning Area  Approved Secondary Plans

**DATE:** April, 2024

**SCALE:** N.T.S.

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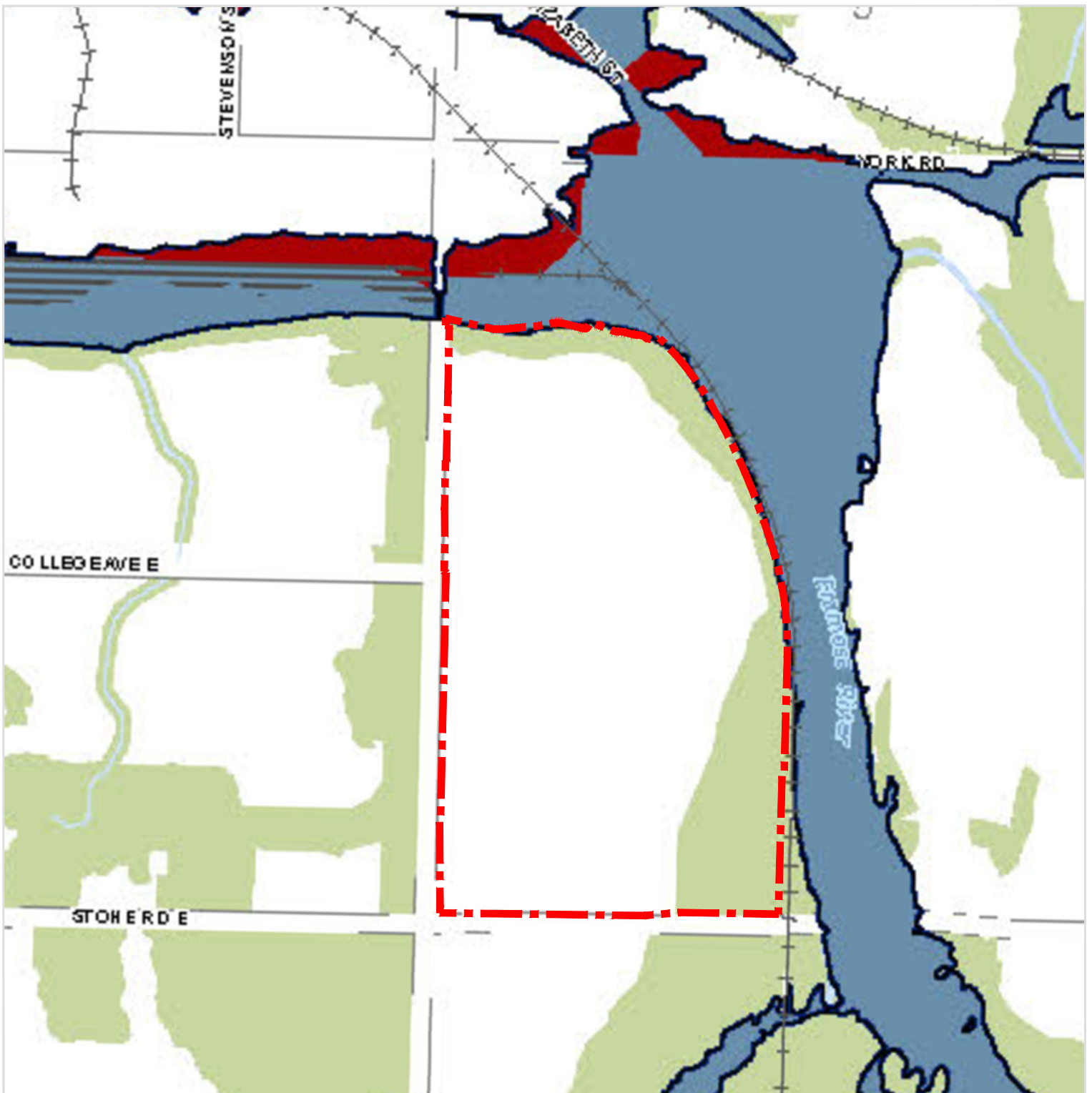





Figure : 10  
 Schedule 3 -  
 Development Constraints  
 City of Guelph Official Plan, 2021

**LEGEND**

 Subject Lands

-  City Streets
-  Future City Streets
-  County Roads
-  Future Highway Interchange
-  Railways
-  Watercourses
-  Waterbodies
-  Corporate Boundary

**Development Constraints**

-  Landfill Constraint Area
-  Natural Heritage System

**Regulatory Floodplain**

-  Regulatory Floodline
-  One-Zone / Floodway
-  Two-Zone Fringe
-  Special Policy Area Floodplain

DATE: April, 2024

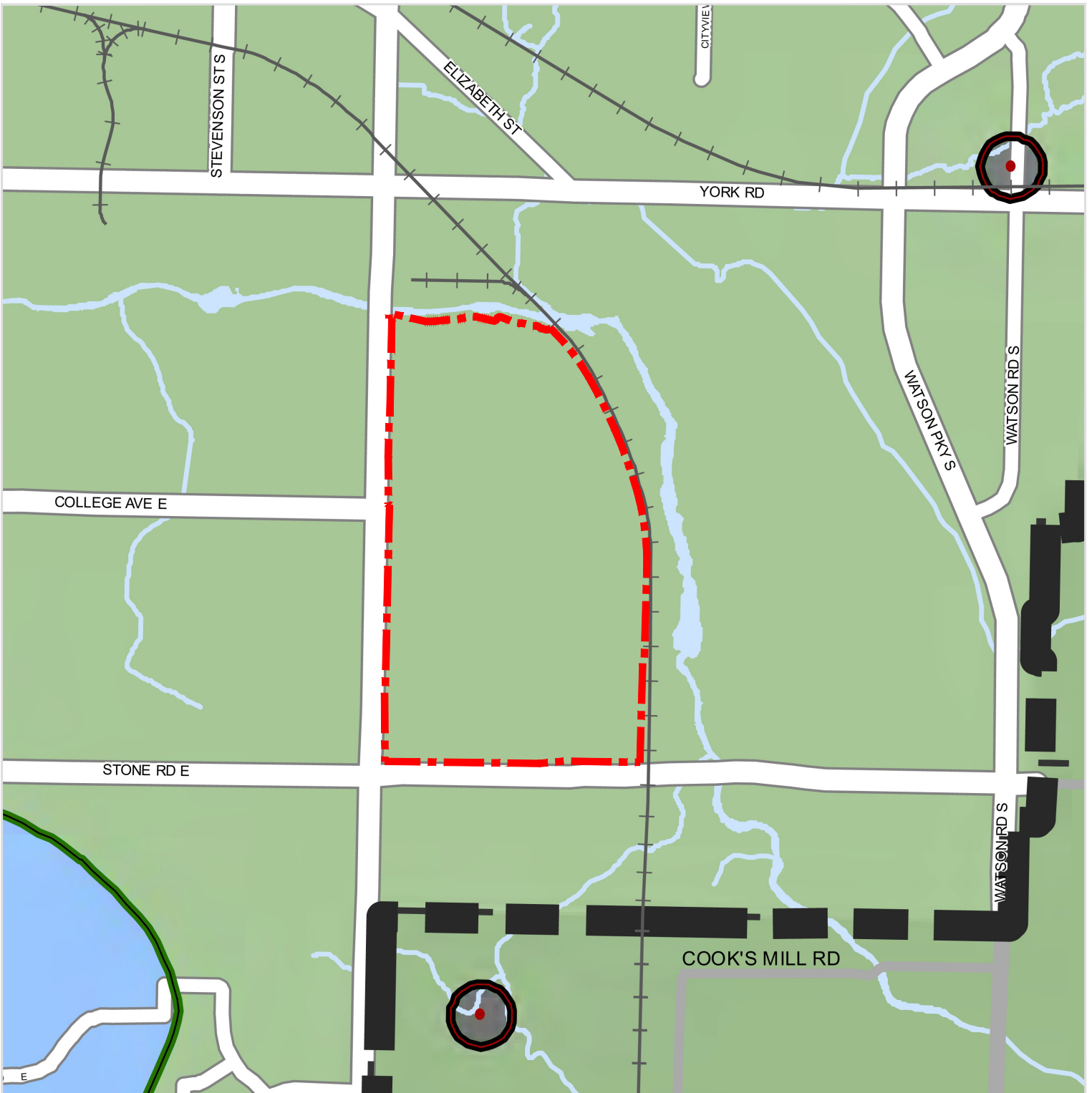
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**Figure : 11**  
**Schedule 7 - Wellhead**  
**Protection Areas**  
 City of Guelph Official Plan, 2021

Guelph Innovation District Block 1 & 2  
 City of Guelph

**LEGEND**

-  Subject Lands
-  City Streets
-  County Roads
-  Railways
-  Corporate Boundary
-  Township Boundary
- Wellhead Protection Areas**
-  Wellhead Locations
-  Wellhead Protection Area A
-  Wellhead Protection Area B
-  Wellhead Protection Area C
-  Wellhead Protection Area D

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**MHBC** PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

## 4.2 Guelph Innovation District Secondary Plan

The Guelph Innovation District Secondary Plan was adopted by Guelph City Council on May 12, 2014 and came into full-force and effect once all appeals were withdrawn on August 10, 2017. The Secondary plan was adopted as Official Plan Amendment 54 to the City of Guelph Official Plan. As noted above, OPA 80 amended Schedules B and C of the Secondary Plan, and these revised schedules were endorsed by City of Guelph Council on December 5, 2023. The revised schedules have not yet been approved by the Minister of Municipal Affairs; however, they will be utilized for this report based on City Council endorsement.

The Secondary Plan establishes the detailed planning framework including a vision, principles and objectives, policies, and schedules to guide development of the GID area. The GID is divided into 4 Block areas, each of which requires a Block Plan (**Figure 12**). GID is envisioned to include innovative, sustainable employment uses and an urban village. The urban village is intended to be a distinct, pedestrian oriented area with street related built forms which support a mix of medium and high density residential, commercial and employment uses. The lands are envisioned to include connections to the University of Guelph and the Downtown, creating a trinity of innovative spaces. The GID is directed to be designed in a manner that will showcase the district's heritage resources including the river valley, topography and views and the reformatory complex. The GID is directed to work towards carbon neutrality, and to feature sustainable buildings and infrastructure, a mix of land uses at transit-supportive densities and a human-scale environment.

The Secondary Plan for GID outlines 6 key principles and objectives which include:

- Protection of Natural and Cultural Heritage
- Creation of Sustainable and Energy Efficient Infrastructure
- Establish a multi-modal pedestrian focused mobility system
- Creation of an attractive and memorable public realm
- Promote diverse land uses and densities
- Accommodate innovative employment growth

### 4.2.1 *Natural and Cultural Heritage*

The GID is to be planned to celebrate Guelph's heritage resources including the Eramosa River Valley, the GID site's topography and views, and the historic reformatory Complex. The areas of the GID which form part of the Natural Heritage system are subject to the Natural Heritage System Policies of the Official Plan found in section 4.1 of the Official Plan. The land use designations of the GID are identified on Schedule B of the GID Secondary Plan (**Figure 6**).

The GID Block 1 and 2 lands include Natural Heritage Lands which are planned to remain undeveloped and the GID Block 1 and 2 Block Plan has been designed to maintain public

views of the Natural Heritage System. Active transportation links are proposed throughout the GID Block 1 and 2 area, and these can be extended to provide connections to the existing trail system through the GIDs natural heritage system. The proposed parks and stormwater management infrastructure on the subject lands have been located to maximize public views of the Natural Heritage system which is primarily located along the north-west edge of the GID Block 1 and 2 area. Detailed assessment of the natural, heritage feature on the GID Block 1 and 2 lands is included in the Environmental Impact Study and summarized in section 5 of this report.

The GID Block 1 and 2 lands include a non-listed cultural heritage resource as identified on Appendix A of the Official Plan (**Figure 7**). Adjacent lands to cultural heritage resources are to be developed in a manner which is compatible with the cultural heritage value and attributes of the resources on the site. A Cultural Heritage Evaluation Report has been prepared for the GID Block 1 and 2 lands and concluded that the cultural heritage resource identified on the Block 1 and 2 lands is not significant and does not warrant designation. A summary of the Cultural Heritage Evaluation Report is included in section 5 of this report.

The GID Block 1 and 2 lands are characterized by a varied terrain and large elevation changes. The Block Plan has been designed to minimize regrading, as much as feasibly possible. The Block Plan has been designed to preserve the site's significant wooded areas as part of the natural heritage and park blocks. The forested areas of the site are evaluated in more detail through the site's Environmental Impact Study, as summarized in section 5 of this report.

The Block Plan for GID Blocks 1 and 2 has been designed in accordance with the natural heritage and cultural heritage policies of the Secondary Plan. The Block Plan will preserve existing natural heritage areas and the proposed street network creates public views of the natural heritage system and surrounding cultural heritage features. Active transportation, stormwater management and park spaces have been designed and located to maximize physical and visual connections to the natural heritage system throughout the site, and the Block Plan has been designed to minimize regrading as much as feasibly possible.

#### **4.2.2 Energy, Servicing & Stormwater**

The GID Secondary Plan encourages the GID Blocks to be designed as low impact urban development. The plan seeks to implement efficient, long-term, community-based, strategies to conserve and manage energy, water, wastewater, stormwater and solid waste. The plan also acknowledges that the mixed-use, active transportation and transit-oriented design policies of the GID will minimize the carbon footprint of the GID. The GID lands are planned to contribute to the City's carbon reduction targets as identified in section 4.6 of the Official Plan related to Climate Change and the City's Community Energy Plan. The Block Plan for the GID Block 1 and 2 lands has had regard for the goals and strategies of the City's Community Energy Plan through the preparation of a Sustainability Report, as summarized in Section 5 of this report. The Block plan for the GID Block 1 and 2 lands has been designed to decrease energy usage and emissions from transportation through the provision of a

multi-modal transportation system including pedestrian, bicycle and public transit infrastructure. The Block Plan also includes a mixed-use component, which will support a live/work community and reduce vehicle trips.

The GID Block 1 and 2 lands have been designed in accordance with the Water and Wastewater System policies of Section 6.2 and 6.3 of the Official Plan. Detailed analysis of the site's water and wastewater management is provided through the Master Servicing Report prepared in support of the Block Plan and summarized in Section 5 of this report. Water efficiency measures are also discussed in the Sustainability Report, summarized in section 5 of this report. The Block Plan must also be developed in accordance with the watershed planning and water resource policies, and stormwater management policies of the Official Plan, included in section 4.3 and 6.4 of the Official Plan. These policies have been addressed in detail through the Master Servicing Report, summarized in section 5 of this report. Low Impact Development (LID) measures are also discussed in the Sustainability Report. Details of the design would be addressed through the future submission of technical reports for planning applications and future conditions of approval related to any applications.

The Block Plan for the GID Block 1 and 2 lands has been designed to achieve the energy, servicing and stormwater policies of the Secondary Plan by providing recommendations and design to support decreasing energy usage and emissions from transportation , such as the provision of a multi-modal transportation system including pedestrian, bicycle and public transit infrastructure. The Block Plan also includes a mixed-use component, which will support a live/work community and reduce vehicle trips. A Sustainability Strategy has been prepared to evaluate the site's sustainability measures, which includes water efficiency measures and LIDs.

### 4.2.3 ***Mobility***

Section 11.2.4 of the GID Secondary Plan identifies the goal of creating a multi-modal pedestrian-focused mobility system. The transportation system should be planned to encourage active transportation and transit to support the Secondary Plan's overall sustainability through Transportation Demand Management. The transportation network must be integrated with adjacent systems and destinations, sufficient capacity to absorb growth and a long term plan for integration with the Guelph Junction Railway. The road network should be established as a modified grid format and roads should be aligned to respect the existing topography where possible. Streets should be designed with a high quality streetscape and consideration should be made for a future active transportation link over the Eramosa River.

The Secondary Plan provides guidance for Transportation Demand Management in section 11.2.4.2 of the Secondary Plan. Roads are directed to provide for safe and efficient movement of goods and in areas where high levels of vehicle traffic and active transportation are planned, particular attention should be paid to pedestrian and cyclist safety and comfort. The Secondary Plan also notes that the City will work with transit

providers, developers and businesses within the University-Downtown-GID trinity area to develop and implement TDM measures. TDM measures should seek to reduce motorized vehicle trips and promote active transportation, public transit, car-sharing and/or carpooling. Specific active transportation policies are identified in section 11.2.4.3 of the Secondary Plan. The Secondary Plan identifies active transportation links on Schedule A (**Figure 13**), which are envisioned as paths to provide high level of service active transportation connections to cycling and transit systems. Active transportation is planned to be an important component of the GID transportation system, with a design that identifies it as a primary, safe, appealing and convenient mode of transportation. The active transportation network should include connections within GID and to the surrounding community. The cycling network is directed to be incorporated in the street network and city-wide trail system.

Public transit stops are identified on Schedule A (**Figure 13**) of the Secondary Plan and are located to provide transit stops within a 5 to 10 minute walk of all development. The GID Block 1 and 2 lands include two new collector roads and a local road. Victoria Road South runs along the west property line which is identified as an Existing Arterial Road with Proposed On-Street Bicycle lanes, and Stone Road East runs along the south property line and is identified as an Existing Arterial Road on Schedule A (**Figure 13**) of the Secondary Plan. The location of local roads on the GID Block 1 and 2 lands is to be determine through the Block Planning Process. The Secondary plan outlines the required right-of-way widths for Victoria Road South, Stone Road East, proposed collector roads and new local roads in Table 1. Other street requirements including planned setbacks, transit stops, number of travel lanes, parking, pedestrian amenities and bicycle facilities are also identified in Table 1.

Section 11.2.4.10 of the Secondary Plan identifies strategies for parking in the GID. Shared parking is encouraged in the GID Secondary Plan area to utilize the different peak periods of uses. Parking reductions to on-site parking will also be considered where off-site parking is provided in proximity to the use, car-share/carpooling is provided, transit pass arrangements are made, high levels of transit exist or are planned, or affordable housing is proposed. Parking reductions must be supported by a Parking Study and/or TDM Plan. The Block Plan process can also include consideration of centralized shared parking and a cash-in-lieu parking strategy can be considered as part of the implementing Zoning By-law.

The Block Plan has been designed with a fine grained active transportation network. Linear parks are provided throughout the Block Plan area and provide active transportation connections in both the north-south and east-west directions. All local roads are proposed to include sidewalks on both sides of the street and collector roads will include separated bike lands and sidewalks. Collector and local roads will provide plantings between the street and the sidewalk, with parking on one side of the road. Landscape boulevards will enhance the pedestrian experience, and provide shade and separation from traffic. The proposed local street network creates walkable block sizes and connections to the collector road system. Transit stops will be provided throughout the site at regular intervals in order to be walkable and convenient for future site users. The detailed design for transit stops will be

determined through future planning applications, but these stops are envisioned to be well lit with structures to protect users from the elements and seating areas. The proposed parking strategy for the site will be determined through future planning applications.

#### 4.2.4 *The Public Realm*

Section 11.2.5 of the GID Secondary Plan provides the basis for the development of the GIDs public realm. The GID public realm is composed of the publicly owned spaces and the relationship of the built environment to public spaces.

Streets in GID are directed to function as attractive and accessible public spaces, balancing safety, accessibility and function. Road design should balance the safety and comfort of pedestrians with an acceptable level of motor vehicle traffic and the movement of good. Streets should also include a high degree of landscaping including landscape boulevards and street trees. Street lighting and signage standards should be coordinated to create a cohesive identity for the GID. Driveway access to parking areas is encouraged to be shared in order to minimize points for potential pedestrian and vehicular conflicts and to maximum landscaping opportunities. In order to create an accessible active transportation system, mid-block pedestrian and bicycle connections to roads, the trail network and active transportation links may be pursued by the City through conveyances or easements.

Within the mixed-use corridor, buildings can be setback to provide opportunities for outdoor cafes or commercial display space with sheltering for pedestrians. Transit stops are intended to help promote a sense of place and provide user amenities such as bicycle parking or storage, shelters, seating, information displays and landscaping. Nodes are identified on Schedule C of the GID Secondary Plan (**Figure 14**) and are intended to accommodate many activities and uses. Nodes should act as gathering and meeting spaces, with surrounding buildings designed to a high standard of architectural design and potentially including a high degree of transparency within the ground floors of commercial and mixed-use buildings.

The GID is required to include two new public parks, but the exact location and configuration of the parks should be determined through the development approvals process. The GID Secondary Plan envisions that the two required parks will be composed of one neighborhood park within the residential lands north of the main street, and one community park within the residential and/or employment Mixed-use 1 lands south of the main street. Park spaces are encouraged to include connections to the trail system and serve as focal points for active and passive recreation.

The Block Plan has been designed to include wide green boulevards between collector roads and mixed use buildings to create spaces for active uses at the street level. The proposed green boulevards will form part of the site's parkland system, and will include a variety of uses including areas for active and passive recreation. The green boulevard will also provide space for businesses to provide outdoor patios and displays. Transit stops will be located at the site's nodes and other key intersections. Commercial and mixed-use

buildings adjacent to transit stops will include a high degree of transparency within the ground floors. The detailed design of transit stops will be determined through future planning applications, but stops are envisioned to include bicycle parking or storage, shelters, seating, and landscaping.

The Block Plan is proposed to include parks throughout the plan area in various forms, including neighbourhood parks, a community park, linear parks and a public square. The proposed parks represent an innovative approach to park design which will improve parkland accessibility across the plan area. The proposed parks provide spaces for active and passive recreation for the community. The neighbourhood and community parks are located in central locations with views and access to the adjacent natural heritage lands. If trails are constructed through the adjacent natural heritage lands, trail connections can be made to all proposed parks, through a direct connection to the northern parks, and a connection from the linear parks for the public square. The large variety of park types proposed will allow for different uses in the park spaces across the site and availability to the community as an integrated system. Linear parks will be designed to focus on passive recreation that provides connections to public spaces and throughout the community. Specific programming for each park will be determined through discussions with the City's Parks staff during detailed design.

#### 4.2.5 *Land Use & Built Form*

Section 11.2.6 of the GID Secondary Plan identifies the land use and built form policies for the GID. The GID's development pattern will allow people to live and work in close proximity with a variety of live and work opportunities including day and night activities. Densities in the GID should be high enough to support active transportation and transit. Large-format stand-alone retail commercial uses are not permitted, but small and medium-scale retail commercial is encouraged within the mixed-use designations to create a main street environment. The road network, siting and massing of buildings, and design of development is encouraged to enhance view of cultural heritage features, the Eramosa River Valley and downtown. Buildings will generally be mid-rise, with a limited number of taller buildings at nodes. Stormwater Management ponds should be integrated into the open space network and located adjacent to open spaces or public right-of-ways. General built form and site development policies are provided in Section 11.2.6.2 of the Secondary Plan, and these policies provide detail on maximum block length, design, building heights, accessibility and other site design considerations which are explored in more detail through the Urban Design Guidelines.

The GID Block 1 and 2 lands are designated Mixed-use Corridor (GID), Residential, Open Space and Park, Significant Natural Areas and Natural Areas, Employment Mixed-Use 1, and Employment Mixed-Use 2 on Schedule B of the Secondary Plan (**Figure 6**). Section 11.2.6.3.2 of the Secondary Plan provides policy for the mixed-use corridor (GID) designation and permits a range of uses including commercial, retail and service uses, office, entertainment and recreational commercial uses, cultural and education uses, hotels, live/work, and



medium density multiple residential buildings and apartments. Schedule C of the Secondary Plan identifies four nodes on the GID Block 1 and 2 lands at the corner of Victoria Road South and Stone Road East, College Avenue and Victoria Road South, College Avenue and New Street A, and Victoria Road South and New Street A (**Figure 14**). Development in nodes is intended to be compact with a continuous built form edge. Uses in the ground floors of buildings in the node should animate the streetscape and include a range of uses retail and service uses.

Section 11.2.6.3.5 of the GID Secondary Plan outlines the policies for the Residential designation. The primary land use in the Residential designation is medium density housing. Permitted housing forms are multiple unit residential buildings such as townhouses and apartments, and a limited amount of low density housing is also permitted which includes detached, semi-detached and duplex dwellings. Permitted uses also include convenience commercial uses with a maximum gross floor area of 400 square metres on a property, live/work units, commercial services and facilities, child care centres, schools, and parks including urban squares.

The Open Space and Parks land use designation policies are provided in section 11.2.6.3.7 of the GID Secondary Plan and the general Open Space and Parks policies of the Official Plan apply to these lands. Municipal parks and municipal recreation facilities are permitted in all land use designations. There are no Secondary Plan specific policies for the Significant Natural Areas and Natural Areas designation, and the general Natural Heritage policies of the Official Plan Apply within the GID Secondary Plan. Generally, the only permitted uses in the Natural Heritage System include: legally existing uses, building and structures; passive recreation activities; low impact scientific and educational activities; fish and wildlife management; forest management; habitat conservation; and restoration activities.

Section 11.2.6.3.3 of the GID Secondary Plan identified that the Employment Mixed-Use 1 lands are intended to accommodate a mix of knowledge-based innovative employment uses including: office and administrative facilities; research and development facilities; hotel and convention facilities; entertainment and recreational commercial uses; assembly and manufacturing of product lines requiring on-going research and development support; associated ancillary retail uses; and complementary or accessory uses such as restaurants, financial institutions, medical services, fitness centres, open space and recreation facilities, and child care centres. Development in this designation is directed to be comprised of street-related and campus form development.

The Mixed-Use 2 lands are directed to accommodate a mix of uses that act as a component of the Guelph Agri-Innovation Cluster, as identified in Section 11.2.6.3.4 of the GID Secondary Plan. Permitted uses include: research and development facilities; office and administrative facilities; cultural and education uses; institutional uses; entertainment and recreational commercial uses; associated ancillary retail uses; and complementary or accessory uses, such as convenience commercial uses and community facilities. Buildings in this designation are directed to be oriented towards the street with sufficient setbacks to accommodate landscaping.

Section 11.2.7.4 of the GID Secondary Plan identifies provisions for height and density bonusing, which was a tool of Section 37 of the Planning Act. In the years since the GID Secondary Plan was approved, Section 37 of the Planning Act has been replaced with a new Section 37, which allows Municipalities to collect community benefits charges instead of height and density bonusing. Community benefits charges are only permitted to be collected where a community benefits charge by-law is in place and Guelph does not currently have such a by-law.

The Block Plan has been designed to include a mix of land uses including mixed-use areas, residential neighbourhoods, and two employment districts. The Block Plan will include a fine grained road network that creates view corridors to the surrounding natural heritage system and cultural heritage features. The proposed stormwater facilities have been located in strategic locations to act as a key components of the open space network, and these facilities will be design to include trails and seating areas. The proposed parks have been designed as a network of park spaces with a range of purposes and programming. Parks will include connections to the adjacent natural heritage system and the site's active transportation network. Building heights in the Block Plan will be staggered across the site, with higher buildings on the site's nodes and along collector roads. Building heights will be reduced moving away from the site's nodes and collector roads, with the lowest building heights generally located adjacent to the natural heritage system.

The Block Plan's residential neighbourhoods are proposed to include a mix of residential unit types and densities to provide a range of housing options for future residents. The employment lands are location in two main districts, the Employment Mixed-use 1 area and the Employment Mixed-use 2 area. The Employment Mixed-Use 1 area will be designed with street-related and campus form development. The Mixed-Use 1 area of the Block Plan is the primary employment area of the plan and is planned to include a mix of knowledge-based innovative employment uses ranging from office and administrative facilities to assembly and manufacturing of product lines requiring on-going research and development support. The Employment Mixed-use 1 area is also planned to include ancillary and complementary uses that will provide services for the district's employees. The Employment Mixed-use 2 lands are planned to be developed with a new elementary school for the Upper Grand District School Board. The school has been located adjacent to residential land uses, and will act as a transition to the adjacent Employment Mixed-Use 1 lands. The proposed school is also adjacent to a linear park, which will provide a safe and convenient active transportation connection to the school for future students and staff.

#### **4.2.6 Growth Targets**

Section 11.2.6.1.6 of the GID Secondary Plan identifies that by the year 2031, the GID is planned to achieve a density target of 8,650 jobs and 6,650 people. The GID lands are located in the City's greenfield area and are directed to be planned and designed to achieve a minimum density target of 90 persons and jobs combined per hectare. On the GID Block 1 and 2 lands specifically, the density will be generated by a mix of residential and

employment development. Section 11.2.6.3.5.5. of the GID Secondary Plan provides the density requirements for the Residential designation and permits a maximum density of 150 units per hectare and a minimum density of 35 units per hectare.

Table 2 of the GID Block Plan sets out the targets for each Block Plan Area and identifies that the population target for Block 1 is 4,600 and the employment target of Blocks 1 and 2 combined is 4,200.







The GID Block 1 and 2 Block Plan has been designed to create 4,966 units for 11,506 persons. The proposed Block Plan is designed to achieve a density of 62 units per net hectare across the entirety of the developable lands. The Block Plan provides for 100 units per hectare across the residential and mixed-use lands. The low density residential units are planned at a density of 30 to 60 units per hectare, medium density residential units are planned at a density of 100 units per hectare and mixed-use corridor units up to 250 units per hectare.

The Block Plan is anticipated to meet or exceed the employment targets identified in the GID Secondary Plan by creating jobs in the employment area, mixed use areas and residential areas. The Block Plan employment lands will provide for a range of different employment types at different densities.



**Figure : 12**  
**Schedule D - Guelph**  
**Innovation District**  
**Secondary Plan Block**  
**Plan Areas**  
 City of Guelph Official Plan, 2014

**LEGEND**

-  Subject Lands
-  Secondary Plan Boundary
- Block Plan Areas**
-  Block Plan Area 1
-  Block Plan Area 2
-  Block Plan Area 3
-  Block Plan Area 4

**DATE:** April, 2024

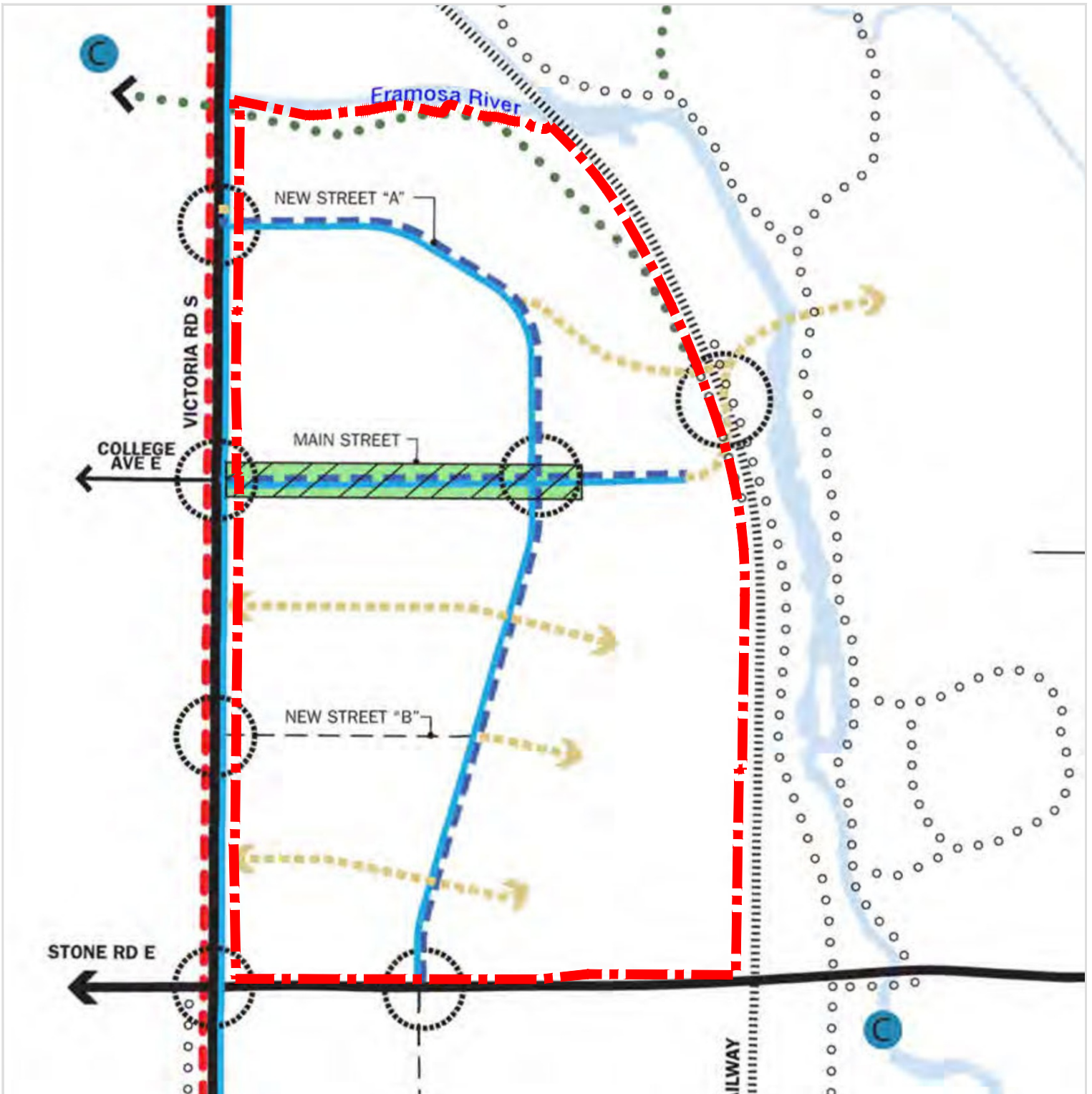
**SCALE:** N.T.S.

**FILE:** 1405G

**DRAWN:** SP



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**Figure : 13**  
**Schedule A - Guelph**  
**Innovation District**  
**Secondary Plan Mobility**  
**Plan**

City of Guelph Official Plan, 2014

**LEGEND**

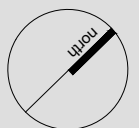
- Subject Lands
- Secondary Plan Boundary
- Existing Arterial Roads
- Existing Local Roads
- Proposed Collector Roads
- Proposed Main Street
- Proposed Local Roads
- Proposed On-Street Bicycle Lanes
- Existing City Trail Network
- Proposed City Trail Network
- Railway
- Active Transportation Link
- Canoe Launch and Node
- Proposed Transit Stops
- Waterbody

**DATE:** April, 2024

**SCALE:** N.T.S.

**FILE:** 1405G

**DRAWN:** SP



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**Figure : 14**  
**Schedule C - Guelph**  
**Innovation District**  
**Secondary Plan Built**  
**Form Elements**  
 City of Guelph Official Plan, 2023

Guelph Innovation District Block 1 & 2  
 City of Guelph

**LEGEND**

Subject Lands

**Building Heights**

- 2 min - 6 max Storeys
- 2 min - 10 max Storeys
- 4 min - 10 max Storeys
- 9m min - 6 max Storeys

**Proposed Additional Heights**

- 3 min - 12 max Storeys
- 3 min - 18 max Storeys

Secondary Plan Boundary

City Streets

Future City Streets

Node

**DATE:** April, 2024

**SCALE:** N.T.S.

**FILE:** 1405G

**DRAWN:** SP



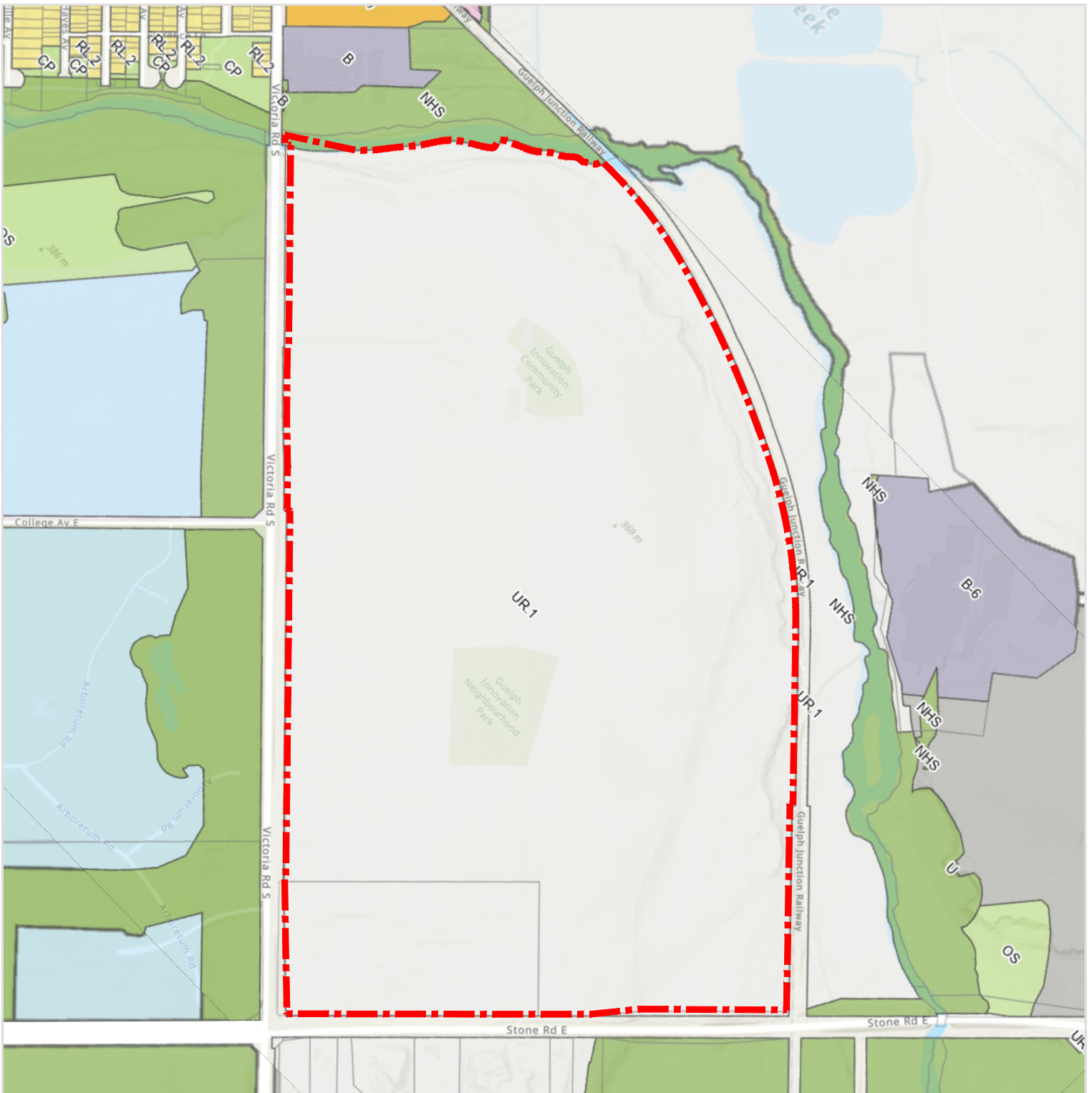
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## 4.3 Comprehensive Zoning By-law (2023)-20790

City of Guelph Council approved a new zoning by-law (2023)-20790 on April 18, 2023. As of February 6, 2024, the zoning by-law is in full force and effect, save and except for the lands, areas, and sections associated with the appeals of the by-law. The subject lands are not subject to an appeal, thus the new zoning by-law applies to the GID Block 1 and 2 lands. The new zoning by-law zones the GID Block 1 and 2 lands as Urban Reserve 1 (UR.1) and Natural Heritage System (NHS) (**Figure 15**). The NHS zone is intended to protect natural heritage features, provide open space for leisure, and to prohibit development in the floodway. The NHS zone does not allow new development and permits conservation use. The UR.1 zone identifies lands which are subject to development constraints or require further study. Minor additions to existing buildings are permitted in the UR.1 zone, and the only additional permitted use is conservation. Under the City's new zoning by-law, a zoning by-law amendment continues to be required for the GID Block 1 and 2 lands to establish a zoning framework on the lands, which will implement the permitted uses of the GID Secondary Plan and the Block Plan for GID 1 and 2.



**Figure : 15**  
**City of Guelph Draft**  
**Zoning By-law (2023) -**  
**20790**

**LEGEND**



Subject Lands

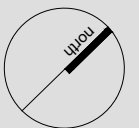
RL	D	GC
RM	B	US
RH	BP	NP
CMUC	IRP	CP
MUC	MB	RP
NCC	EMU	NHS
MOC	NI	U
CC	I	UR
SC	OS	MZO-1

**DATE:** April, 2024

**SCALE:** N.T.S.

**FILE:** 1405G

**DRAWN:** SP



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# 5.0 Background Review

## 5.1 Connectivity

The Traffic Impact Study was prepared by GHD Limited. The study assessed the site related traffic and impacts of the development on the adjacent road network. Access to the subject lands is proposed from three new east-west roadways from Victoria Road South, and one new north-south roadway from Stone Road East. The proposed development is expected to generate 2,681 two-way vehicle trips during a.m. peak hour and 2,965 new two-way vehicle trips during p.m. peak hour.

Under existing study conditions the study intersections are operating at satisfactory levels, but some individual movements at some intersections are operating with capacity constraints and high levels of delay while under capacity. Future traffic volumes projected for the planning horizons include various background developments including GID Block Plan Area 3 and assumes all recommended network and intersection improvements identified in the GID Block Plan Area 3 Traffic Impact Study prepared by GHD.

Intersection improvements are required under the 2036 future background traffic scenario and additional improvements are required with the addition of site generated traffic under the 2041 future total traffic scenario. Victoria Road South is recommended to be widened to a six-lane cross-section. A left-turn lane is warranted in the westbound direction along Stone Road and in the southbound direction along Victoria Road South. Based on the recommendations identified above, and further detailed in the Traffic Impact Study, the study concludes that the proposed development can be accommodated on the recommended surrounding road network.

## 5.2 Servicing

MTE Consultants Inc. prepared an Engineering Master Servicing Plan (MSP) for GID Blocks 1 & 2. The intent of the Master Servicing Plan is to guide the development of the subject lands and to develop a comprehensive design strategy to the satisfaction of City and agency staff. The MSP identifies that the proposed storm sewer network provides overland flow routes to three proposed stormwater facilities and respects the site's environmental buffers. The proposed wastewater network will include new sanitary sewers which will outlet to the existing sanitary trunk sewer on Victoria Road South, which has capacity to convey the site's wastewater flows. The proposed watermain network will meet fire flow requirements for the proposed development and the network will be connected to the existing watermains along Stone Road East and Victoria Road South.

The proposed water balance approach will meet City of Guelph standards and will provide infiltration augmentation onsite by way of passive infiltration in pervious areas and infiltration galleries connected to rooftop drainage. Noise impact mitigation measures are proposed which will mitigate noise from the Guelph Junction Railway, Victoria Road South, and Stone Road East traffic. Proposed noise impact mitigation measures include warning clauses, noise attenuation barriers, provision for the installation of central air conditioning, special building components and special building materials. The MSP recommends that the GID Block 1 and 2 lands are appropriate for a draft plan of subdivision submission. Additional reports may be developed and submitted in support of future development applications. The MSP recommendations are directed to be refined and implemented through the detailed design process. The MSP has determined that the proposed development can be serviced by stormwater, sanitary and watermain infrastructure in accordance with City of Guelph Standards.

### 5.3 Environmental Impact Study

The Environmental Impact Study (EIS) was prepared by Natural Resource Solutions Inc. (NRSI). The study evaluated the site's natural heritage features and determined the impacts of development in relation to those features. The report provides recommendations for necessary mitigation and enhancement measures. The subject lands were found to include significant woodland, wetlands, Significant Valleyland associated with the Eramosa River, candidate/confirmed Significant Wildlife Habitat, and candidate/confirmed habitats for Species at Risk, which are considered a Natural Area in the Natural Heritage System. Habitat for Locally Significant Species is also present, which is considered a Natural Area in the Natural Heritage System. The majority of the Natural Heritage Features are located within the woodlands, wetlands and valleylands which will be retained and buffered from development.

The proposed development has the potential to impact habitat, therefore mitigation, enhancement and monitoring are recommended where possible to minimize impacts. Natural areas are also anticipated to experience indirect and induced impacts due to increased human use and as a result of the presence of buildings that pose a hazard to migratory birds. Mitigation measures are outlined in the report and will be refined through detailed design. A detailed monthly feature specific water balance is to be completed in order to assess potential impacts to wetlands within the subject lands and a Tree Inventory and Preservation Plan is also required to confirm the extent of impacts on trees. Following the completion of these studies an addendum to this report can be provided which will include an assessment of trail connections. The recommendations of the EIS will also provide the basis of the EIR, which is anticipated to be required for detailed design. The layout of the proposed development respects the site's natural features, and the proposed development is appropriate from a natural heritage perspective, subject to the recommendations of the EIS.

## 5.4 Cultural Heritage Resources

MHBC was retained by Fusion Homes to undertake a Cultural Heritage Resource Evaluation Report (CHRR) for the Guelph Innovation District Lands (GID). The GID lands are separated into four distinct areas, known as Block Plan Areas 1, 2, 3, and 4. This CHRR pertains to Block Plan Areas 1, 2, and 3 (noted on the aerial photo below in green, blue and yellow).

Section 54.2 of the GID Guidance document identifies that Block Plan Areas 1, 3, and 4 require the submission of a cultural heritage report in order to provide input into the planning process and re-development concept. Assessment of Block 2 was identified by City staff and has been added to the Terms of Reference for this CHRR. The cultural heritage assessment for Block 4 is being undertaken by City staff.

The CHRR has demonstrated that Block 1 meets 3 criteria under Ontario Regulation 9/06. Block 1 is primarily significant for its historical and contextual relationship with the Block 4 lands, which includes the Ontario Reformatory site. Block 1 includes the G.M. Frost building which was constructed in 1992 and is a representative example of the postmodernist architectural style. The building was not identified as meeting 2 criteria under Ontario Regulation 9/06.

Block 2 does not meet any criteria under Ontario Regulation 9/06. Block 2 is vacant does not include any built features.

Block 3 meets 1 criteria under Ontario Regulation 9/06 given that it includes an early example of a stone dwelling, likely constructed in the 1840s. However, alterations to the building have removed its features and it is no longer considered representative. Block 3 does not include any features which are considered good candidates for long-term conservation.

## 5.5 Archaeological Assessment

A Stage 2 Archaeological Assessment was prepared by Archaeological Research Associates (ARA) Ltd. for a portion of the subject lands. The assessment was conducted to consolidate information from past reports/studies, to relocate previously identified archaeological sites, and to confirm outstanding concerns. An assessment of the property was first conducted in 1992. The 1992 assessment identified three distinct sites containing Pre-Contact and Euro-Canadian artifacts. A Stage 1 Archaeological Assessment was conducted in 2005, which identified that the property held potential for extant archaeological resources and a Stage 2 assessment was recommended. A Stage 2 assessment was conducted in 2008 which identified five sites and eight isolated finds. Two sites and four findspots were recommended for additional archaeological research.

The subject archaeological assessment was conducted in 2016 and focused on the seven work areas identified in the 2008 Stage 2 Assessment. The seven work areas are in the

northwest portion of the property. The assessment successfully relocated the previously identified sites from the former archaeological assessments. Three of the sites were found to be of further cultural heritage value or interest. The remaining work areas were found to represent minor deposits of limited significance. ARA concluded that site 3 and findspots 1,2,3,4,5 and 6 are of no further cultural heritage value or interest and do not require further assessment. The area identified as disturbed during the previous stage 2 assessment is recommended to be subject to an additional stage 2 assessment to confirm disturbance. The assessment also recommends that sites 1, 4 and the Turf Grass Institute Site be subject to Stage 3 site specific assessment.

The additional archaeological assessments recommended through the ARA study are ongoing. The results of the additional archaeological assessments will be provided as part of future development applications.

## 5.6 Urban Design & Architectural Design Controls

The Urban Design and Architectural Control Guidelines provide a series of guidelines to ensure the proposed neighbourhood meets the high standard of urban design required by the City of Guelph Official Plan, Guelph Innovation District Secondary Plan, and applicable municipal urban design guidelines. Subsequent applications to the City for Official Plan Amendment, Zoning By-law Amendment, and/or Site Plan Approval will be required to demonstrate conformity with the guidelines in this report, as well as the applicable City urban design policies and guidelines mentioned above.

The guidelines are intended to be flexible and encourage best practices for the Block Plan's implementation. Future applications may deviate from these guidelines so long as the vision and general intent of the guidelines and a high standard of urban design is maintained. The guidelines will form the basis of the review process for subsequent Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and/or Site Plan Approval applications.

## 5.7 Sustainability & Energy Conservation

The Sustainability Report was prepared by MHBC. The Report provides the Green Vision for the GID Blocks 1, 2 and 3, and outlines the green development standards (GDS) for the GID Blocks. The Report also provides an overview of the City's existing sustainability landscape and identifies an implementation framework for the GID GDS. The report identifies that the key sustainability goals of the GID are to prioritize green building and infrastructure design, human health and safety, and natural resource protection and restoration.

The GDS identifies sustainability actions and at which stage in the development process these matters are recommended to be addressed. Recommendations are varied and

include a variety of considerations including site grading and design, design measures for active transportation and electric vehicles, landscape design, building design, streetscape design, and energy conservation, among other strategies. The GDS consider the sustainability of both the interior building environment and the external built environment. The recommendations of the GDS will occur through future development applications.

## 5.8 Environmental Site Assessment

A Phase One Environmental Site Assessment (ESA) was conducted by MTE Consultants Inc. The assessment was conducted in accordance with Ontario Regulation 153/04 as amended and was conducted to identify evidence of actual or potential contamination on the site.

The Phase One ESA determined that the first developed use of the Site was as agricultural lands prior to 1930. A Record of Site Condition (RSC) is required to facilitate the change to a more sensitive land use, being a mixed use development. Areas of potential environmental concern were identified on the subject lands due to potentially contaminating activities associated with the site and surrounding properties. A Phase Two ESA is recommended and required prior to filing the RSC.

## 5.9 Geotechnical

The Geotechnical Investigation Report was prepared by MTE Consultants Inc. The report was conducted to determine the soil and groundwater conditions of the subject lands and to provide geotechnical engineering recommendations. The report noted that the ground surface generally slopes downward from the central portion of the site to the boundaries. There are slope features mapped by GRCA as erosion hazards along the north and west edge of the site. The subsurface stratigraphy is generally comprised of topsoil overlying native granular and/or glacial till deposits. The site's groundwater was measured at depths of 2.5 to 6.4 metres. The report provides recommendations for site preparation, site servicing, pavement structure, curbs and gutter and sidewalks, residential building design, preliminary infiltration rates, and construction inspection and testing. Geotechnical inspections and testing procedures are recommended to be conducted throughout the project. The geotechnical investigation concludes that the site will be geotechnically feasible.

## 5.10 Hydrogeology

The Hydrogeological Characterization Report was prepared by MTE Consultants Inc. (MTE). The report identified that the site is characterized by a range of geology including sandy silt

till, sand and gravel, and bedrock. The site was found to have a shallow groundwater table and the hydraulic conductivity values range from  $7.2 \times 10^{-6}$  to  $6.3 \times 10^{-9}$  m/sec for wells screened across fine grained till materials, and  $1.0 \times 10^{-5}$  to  $7.2 \times 10^{-7}$  m/sec for wells screened across the site's coarse grained materials. The site's groundwater flow in the shallow water table is radial from two topographic highs located in the central area of the site, and the groundwater flow generally mimics the site's topography.

The report recommends monthly site visits in the spring of 2024 to collect additional groundwater levels from monitoring wells, with quarterly site visits recommended from June 2024 onwards. It is also recommended that an annual groundwater sample be collected for general chemistry parameters in spring 2024. Groundwater collection systems are recommended to be assessed in areas 1 and 2 to prevent adverse effects to residential basements. A private well inventory should be completed to identify private water wells within 500 m of the site. In order to document pre-development surface water quality conditions and determine potential groundwater and surface water interactions, water levels and quality samples should be collected from the site's wetland. Additional recommendations are also provided for detailed design and groundwater wells not in use should be decommissioned.

# 6.0 Consultation Plan & Summary

## 6.1 Consultation Plan

The goal of the consultation plan is to provide the public and stakeholders with information and an opportunity to review and provide comment on the Block Plan. The Technical Review Committee (TRC) will confirm the consultation strategy for the Block Plan in accordance with City standards. The Block plan will be presented for feedback as part of the consultation program. Consultation will be led by the project team and the process will be documented. A summary of the consultation program will be provided to the TRC prior to endorsing the Block Plan.

The Consultation Plan proposes to include the following:

- All adjacent land owners (within 120 metres of the boundary of the Block Plan area) will be sent a notice of the initiation of the Block Plan through standard mail service.
- Stakeholder Groups will be sent a notice of the initiation of the Block Plan through standard mail service. The stakeholder groups will be confirmed with City staff, but we expect the circulation will include groups associated with trails/hiking, public arts, environmental and housing.
  - Anticipated stakeholder groups include the Guelph Hiking Trail Club, Rare, Habitat for Humanity, Guelph Coalition for Active Transportation, University of Guelph Arboretum and the University of Guelph.
  - Stakeholder groups will provide a variety of perspectives on the proposed development for the GID lands and can identify opportunities for partnerships to expand the scope of uses on the GID lands.
- External agencies will be sent a notice of the submission of the initiation of the study through standard mail service or email. These agencies may include the following, but the list will be confirmed with City staff prior to providing notice:
  - Grand River Conservation Authority;
  - Ministry of the Environment, Conservation and Parks;
  - Ministry of Natural Resources and Forestry;
  - Township of Guelph Eramosa;
  - CP Rail;
  - Guelph Junction Railway;
  - Ministry of Transportation;

- Upper Grand District School Board; and,
- Wellington Catholic District School Board.
- Indigenous Groups consultation has been initiated and will continue throughout the process.
- The public through notice on the City's website.

The approach to public consultation will include:

- Notice of the initiation of the Block Plan will be posted on the City website on a project specific website associated with the GID Secondary Plan, and on the "current development applications" page if required by City Staff;
- Notice of the initiation of the Block Plan will be sent by standard mail to adjacent land owners and external agencies.
- Consultation will take place in a variety of ways, but could include the following:
  - Community information meetings (in person and/or virtual);
  - Online and print surveys;
  - Stakeholder sessions (in person and/or virtual).
- Information will be recorded through online tools including online survey platforms and written meeting minutes. All comments will be consolidated into a comment matrix.
- Information gathered through the consultation process will be applied in the development of the Block Plan by helping to inform the design of the Block Plan and Block Plan policy. Specific topics which are anticipated to be major focuses of the strategy may include:
  - Land use types and location;
  - Density and built form;
  - Carbon reduction strategies;
  - Approaches to alternative transportation; and,
  - Accessibility.

Any individuals who would like to receive project updates will be given the option to sign up to an email list to receive updates related to the project and webpage updates. The project webpage will be updated regularly as project updates occur and consultation events are scheduled.



## 6.2 Summary of Consultation

A summary of consultation will be provided to City staff once the consultation program has come to fruition. The summary of consultation will be provided to City staff in advance of council making a decision on the Block Plan, and Council will be given the opportunity to consider the findings of the consultation program as part of their decision on the approval of the Block Plan for GID Blocks 1 and 2.

# 7.0 Implementation

The GID Secondary Plan identifies that Block Plans are required to be developed and approved by the City of Guelph, prior to the approval of development applications in the corresponding Block Plan area. The Block Plan for Block 1 and 2 of the GID has been prepared in accordance with the City approved terms of reference, which identified that development applications will be submitted following the City's endorsement of the Block Plan. The proposed approach is intended to have the processes occur concurrently to coordinate and expedite approvals to make housing available on the lands as expeditiously as possible to support the City's housing targets. The development applications which are anticipated to be required to facilitate development in accordance with the Block Plan for the subject lands are discussed below.

## 7.1 Planning Applications

The following planning applications will facilitate the development of the GID Block 1 and 2 lands in accordance with this Block Plan:

- Official Plan Amendment (OPA) – An OPA will be submitted for any amendment to the Official Plan (which includes the GID Secondary Plan). Justification for this amendment has been outlined at a high level through this report and a detailed planning justification report will be provided for the application. Potential amendments may include the relocation of the Employment Mixed-Use 2 block, and other policy amendments to reflect the implementation of the Secondary Plan through the Block Plan.
- Zoning By-law Amendment – This amendment will establish the details of the land uses, including the permitted uses and regulations and will provide the direction necessary for detailed implementation of the land uses identified at a high level through this report, and in more detail through the Official Plan Amendment.
- Draft Plan of Subdivision – The draft plan of subdivision will establish the lots/blocks for development, public roads and other blocks that may be conveyed to a public agency (i.e., SWM, open space, parks). The draft plan of subdivision will provide the detailed development framework for the property to facilitate the development of the GID Block 1 and 2 lands as envisioned by this Block Plan.

Further details of development for lots/blocks within the Draft Plan of Subdivision may be subject to Site Plan Control and Plan of Condominium application(s). The timing and type

of development applications/ planning approvals required for development will be addressed through the study requirements, including:

- Any matters associated with the phasing of development; and,
- Scope of any further required studies or assessments that may be required for specific development approvals (i.e., site plan approval) or phases of development.