

# Guelph Innovation District Secondary Plan



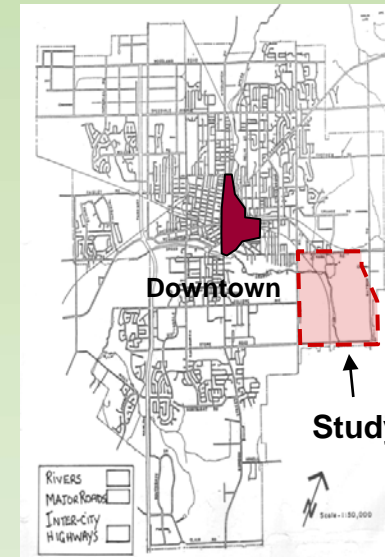
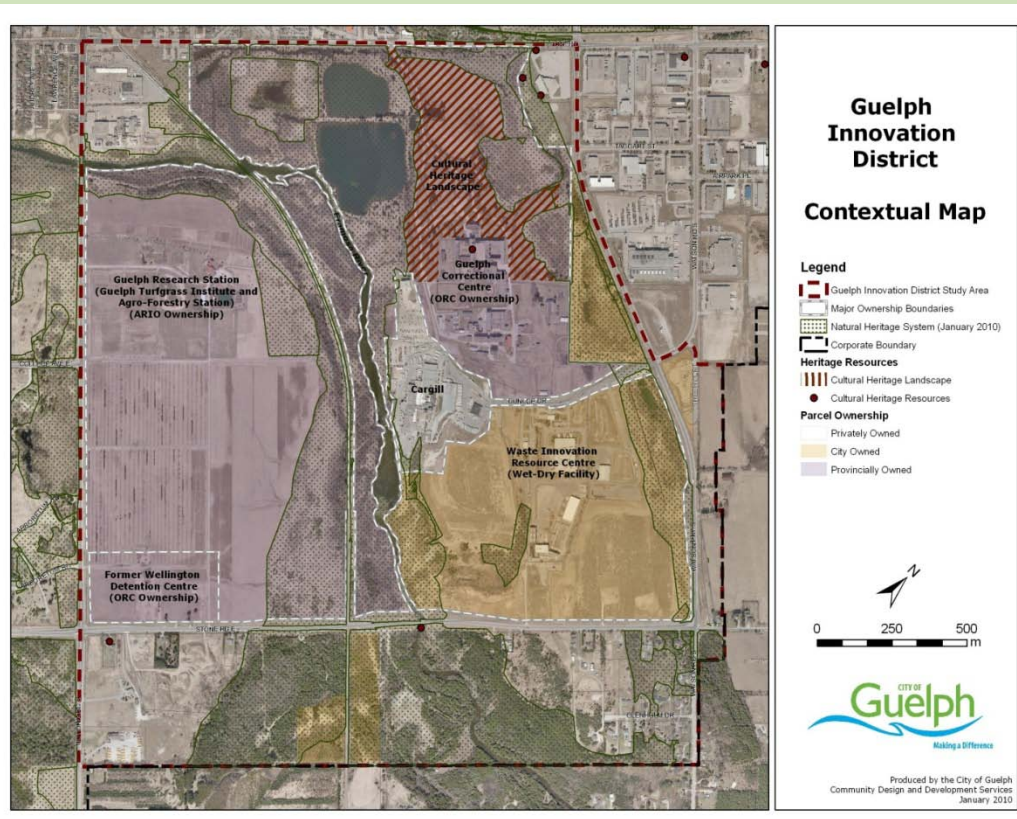
## Why a GID Secondary Plan

### Legislative requirement to develop a land use policy framework

Lands offer an important opportunity for the City to:

- Meet goals of the Growth Management Strategy;
- Conserve natural and cultural heritage resources;
- Support Prosperity 2020 including an Agri-Innovation Cluster;
- Support the Waste Resource Innovation Centre;
- Support the Community Energy Initiative; and
- Strive for carbon neutrality.

# Study Area



<b>Total Area</b>	<b>453 ha.</b>
<b>Provincial</b>	<b>233 ha.</b>
<b>Private</b>	<b>122 ha.</b>
<b>City</b>	<b>99 ha.</b>
<b>Total Gross Dev'p</b>	<b>206 ha.</b>

# Project Integration

## Secondary Plan

- Growth Management & Land Use
- Natural & Cultural Stewardship

## Community Energy Plan

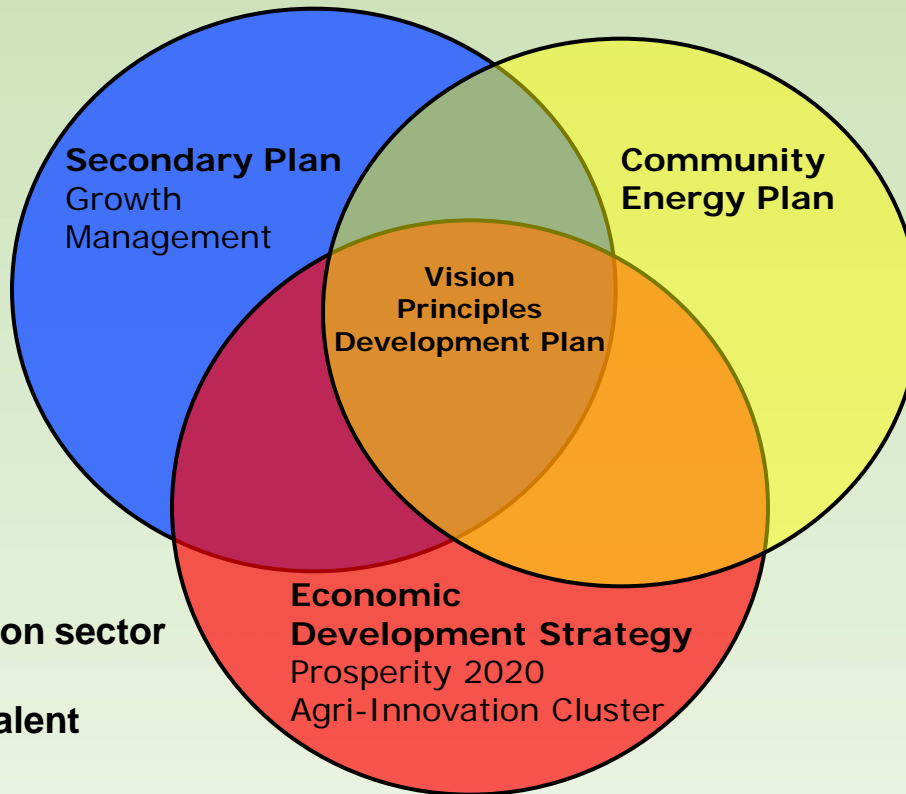
- Efficiency
- Renewable Sources
- Distribution Systems

## Economic Development Strategy

- Agri- Innovation Cluster
- Green Jobs
- ICT Sector

# Project Integration

**Support**  
3,000 – 5,000 people  
8,000 – 10,000 jobs



**Support district energy**  
**Conserve and manage energy**  
**Renewable energy sources**

**Diversify economy**  
**Support agri-innovation sector**  
**Create investment**  
**Attract and develop talent**

# Secondary Plan Process

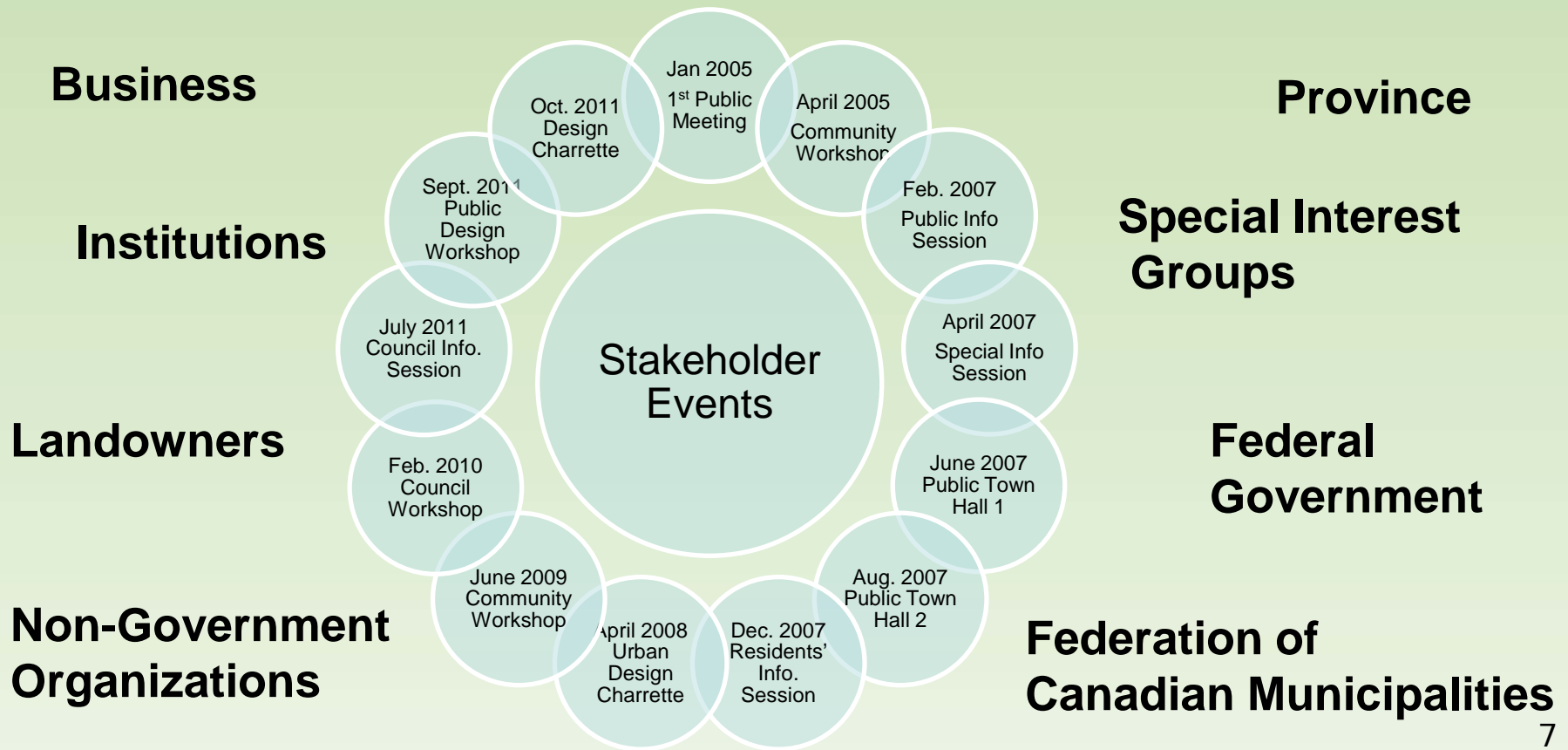
Phase 1  
Background  
Report

Phase 2  
Preferred  
Land Use  
Concepts

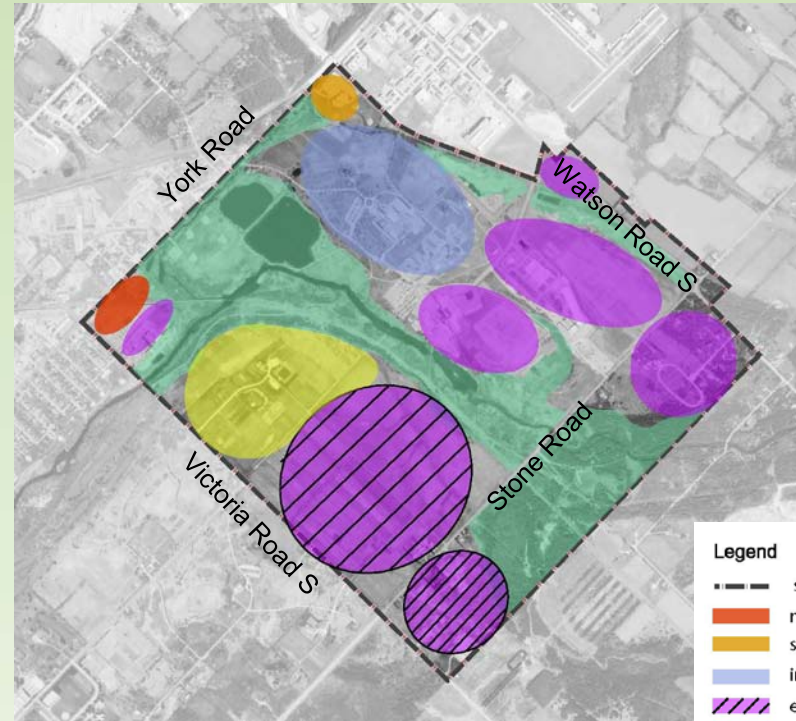
Provincial  
Pause Public  
Consultation  
& Research

Phase 3  
Secondary  
Plan

# Public Engagement



# Preferred Land Use Concepts (April 2008)

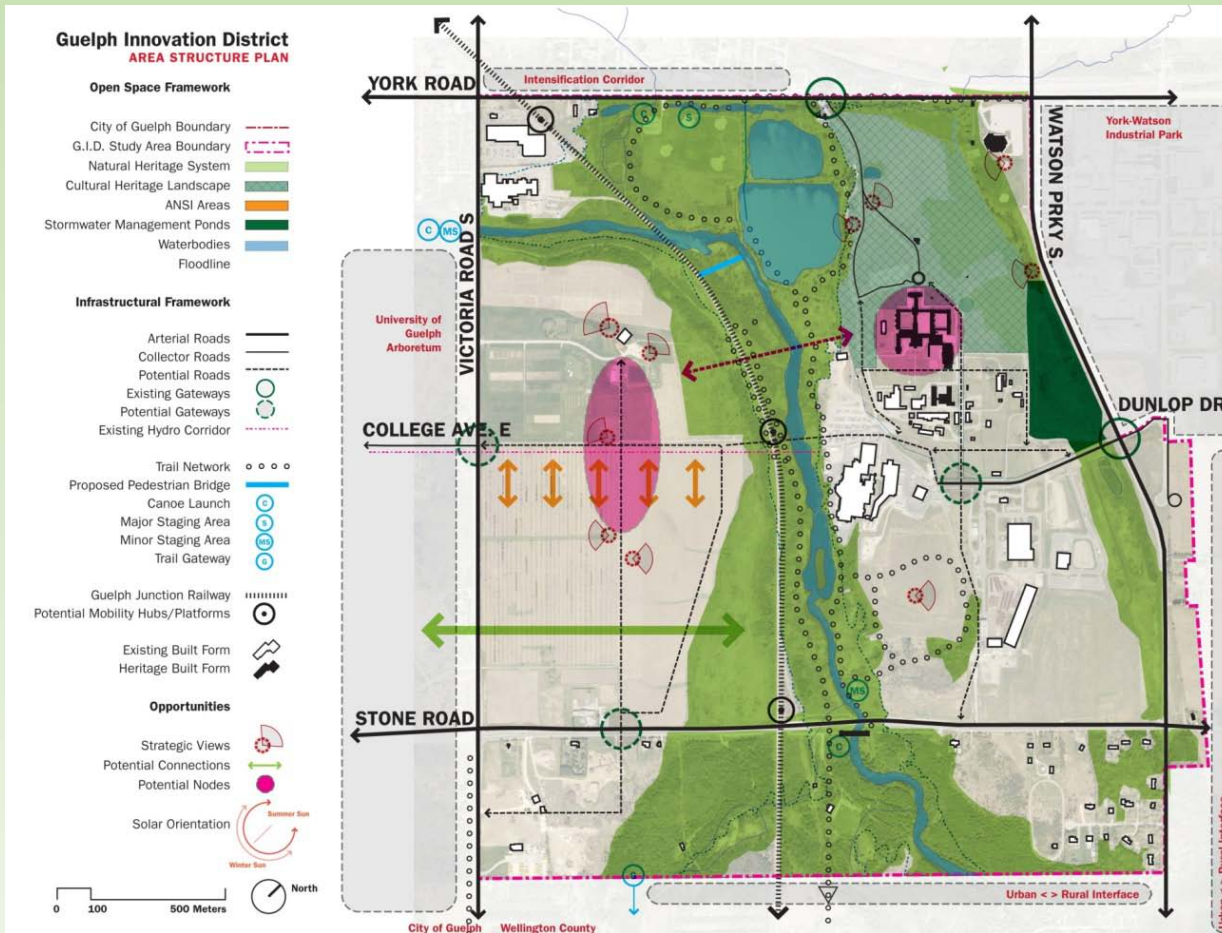


**Legend**

- site boundary
- orange square neighbourhood commercial
- yellow square residential mixed use
- blue square institutional
- purple with diagonal lines square employment mixed use
- purple square industrial employment
- green square greenlands



# Area Structure Plan



# Vision and Principles

## Vision

- **Compact Mixed Use Community**
- **Innovative, Sustainable Employment Uses**
- **Connecting Residential and Compatible Employment Uses**
- **Fine Grain Mix of Uses**
- **Pedestrian Focused and Transit Supportive**
- **Carbon Neutrality**
- **Showcase New Approaches and Reflect History**
- **Meaningful Places to Live, Shop, Play and Learn**

## Principles



# Preferred Design

## Guelph Innovation District PREFERRED DESIGN

### Infrastructural Framework

- Arterial Roads
- Collector Roads
- Trail Network
- Proposed Pedestrian Crossings
- Proposed Major Transit Stops
- Existing Rail
- Active Transportation Link
- Node
- Existing Built Form
- Built Heritage Resource
- Cultural Heritage Landscape
- Waterbodies

### Land Use Framework

- Natural Heritage System\*
  - Natural Area
  - Significant Natural Area
- Open Space and Park
- Special Residential Area
  - Residential
  - Corridor Mixed Use
  - Employment Mixed Use 1
  - Employment Mixed Use 2
  - Major Utility
  - Industrial
  - Adaptive Re-use
  - Service Commercial
  - Neighbourhood Commercial Centre

\*NHS as per council adopted OPA 42

Note: Stormwater management facilities are not shown; however, a number of stormwater management facilities will be required to service the GID development lands.

0 100 500 Meters



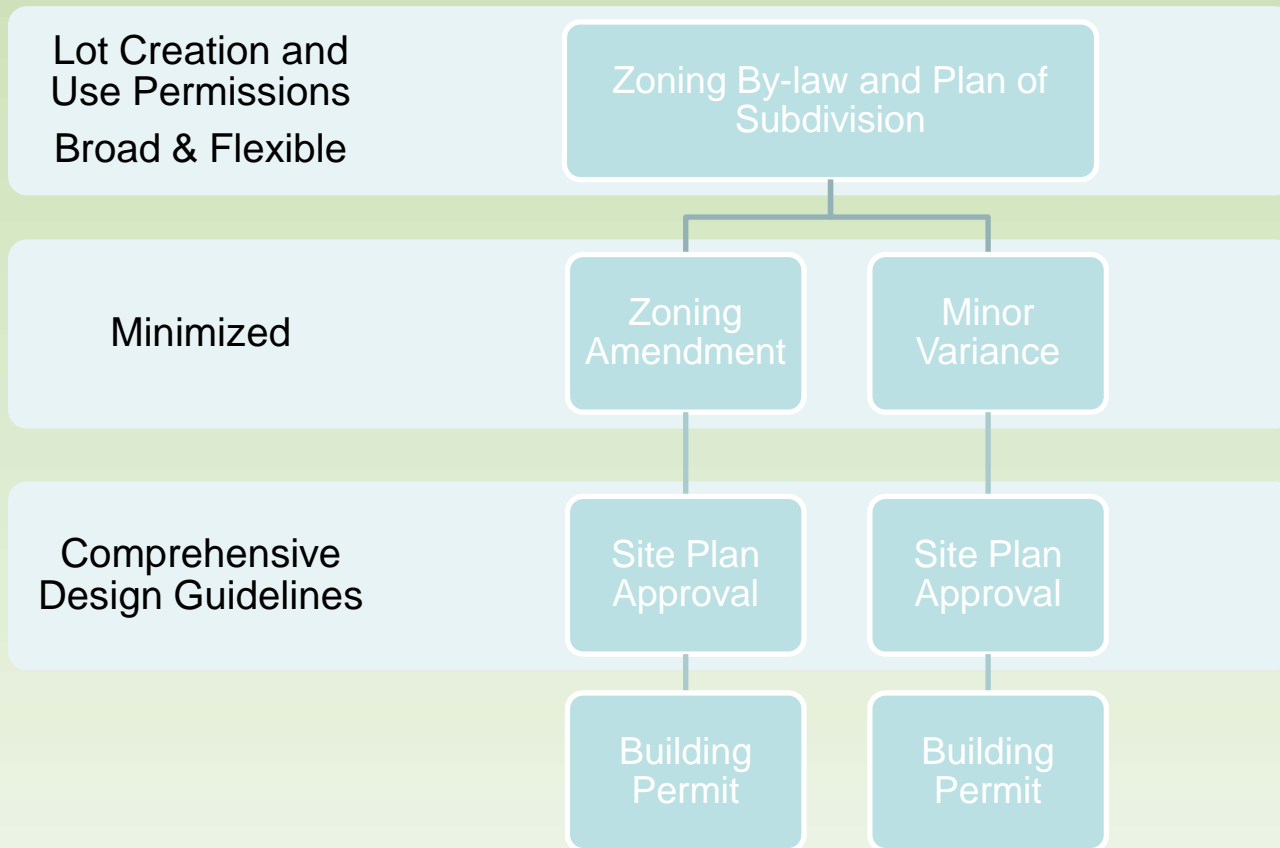
## Preferred Design Highlights

- Broad, conceptual land use areas to provide maximum flexibility at development approval and design stage
- Works with site topography and solar orientation
- Neighbourhood Park adjacent to Turfgrass Institute
- Community Park within employment area
- Higher density within corridor mixed use at nodes and along key arterial and collector roads
- Employment mixed use supports industrial, commercial and institutional uses – Residential permitted in one category
- Adaptive re-use applied to former reformatory
- Special residential area recognizing existing estate residential

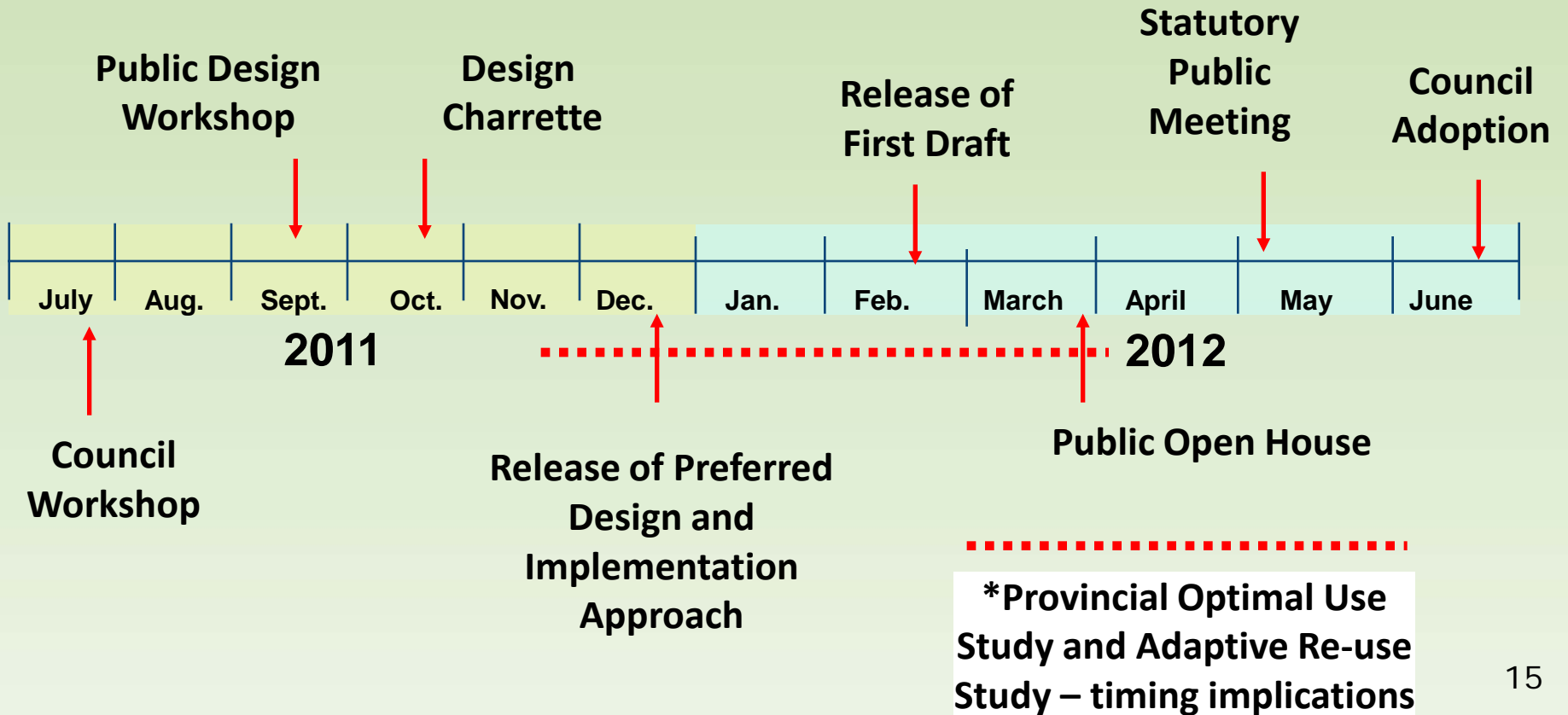
# Implementation Approach

- Quick and efficient development approvals
- Utmost flexibility and assurance vision and principles fulfilled
- Reliance on subdivision and site plan processes and design guidelines
- Build upon the strengths of a DPS and current approval approach
- Performance based policy and site-specific flexibility in development control

# Implementation Approach



# Next Steps



# Guelph Innovation District Secondary Plan



**Thank You**