



PLANNING RATIONALE REPORT

PREPARED FOR:

**Official Plan Amendment,
Zoning By-Law Amendment &
Draft Plan of Subdivision**

1000027909 Ontario Ltd.
328 Victoria Road South &
588 Stone Road East

June 2026

Your Vision

Designed | Planned | Realized

MHBC - MacNaughton Hermsen Britton Clarkson Planning Limited
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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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1.0 Introduction

1.1 Project Overview

MHBC has been retained by 1000027909 Ontario Ltd. to complete the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for Blocks 1 and 2 of the Guelph Innovation District (GID). The Block Plan has been approved by Council and established the detailed planning framework for the GID Block 1 and 2 lands to guide the pattern, nature and phasing of development for Block 1 and 2.

The Official Plan Amendment will implement the Block Plan as approved by Council and will recognize mapping changes made to the City of Guelph Official Plan schedules through Bill 162, establishing appropriate land use designations for the subject lands and introducing new Secondary Plan Policies. The Zoning By-law Amendment seeks to establish a zoning framework to implement the Block Plan and Official Plan Amendment. The draft plan of Subdivision seeks to implement the above noted approvals by establishing the street network and identifying blocks for residential, commercial, school, employment, parks, open spaces and stormwater management facilities. Further details of development for blocks within the Draft Plan of Subdivision will be subject to Part Lot Control, Site Plan Control and Plan of Condominium application(s). These applications will be submitted following draft plan approval of the 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 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 summary of the subdivision application
- A summary of the Official Plan Amendment
- A summary of the Zoning By-law Amendment
- 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.
- A summary of other reports prepared in support of the applications.

The Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision are supported by technical background work which has been conducted by the project team. The technical reports are summarized in Section 5.



Figure 1
Location Plan

LEGEND

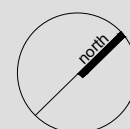
- ▬ Subject Lands
- Municipal Boundary
- Watercourse

DATE: February 2025

SCALE: NTS

FILE: 1405G

DRAWN: SP



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2.0 Description of Subject Lands and Surrounding Uses

2.1 Location and Characteristics of the Subject Lands

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 91.68 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 G.M. Frost 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 and 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.

A portion of the GID Block 1 and 2 lands are regulated by the Grand River Conservation Authority and permits will be secured for works within the regulated area. 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, oversteep slope valley, engineered floodplain and a wetland (**Figure 3**).

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

- Stone Road East, Victoria Road South and College Avenue West, which are all existing Arterial Roads.
- On-Street Bicycle lanes are planned along Victoria Road South and Stone Road East, 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').

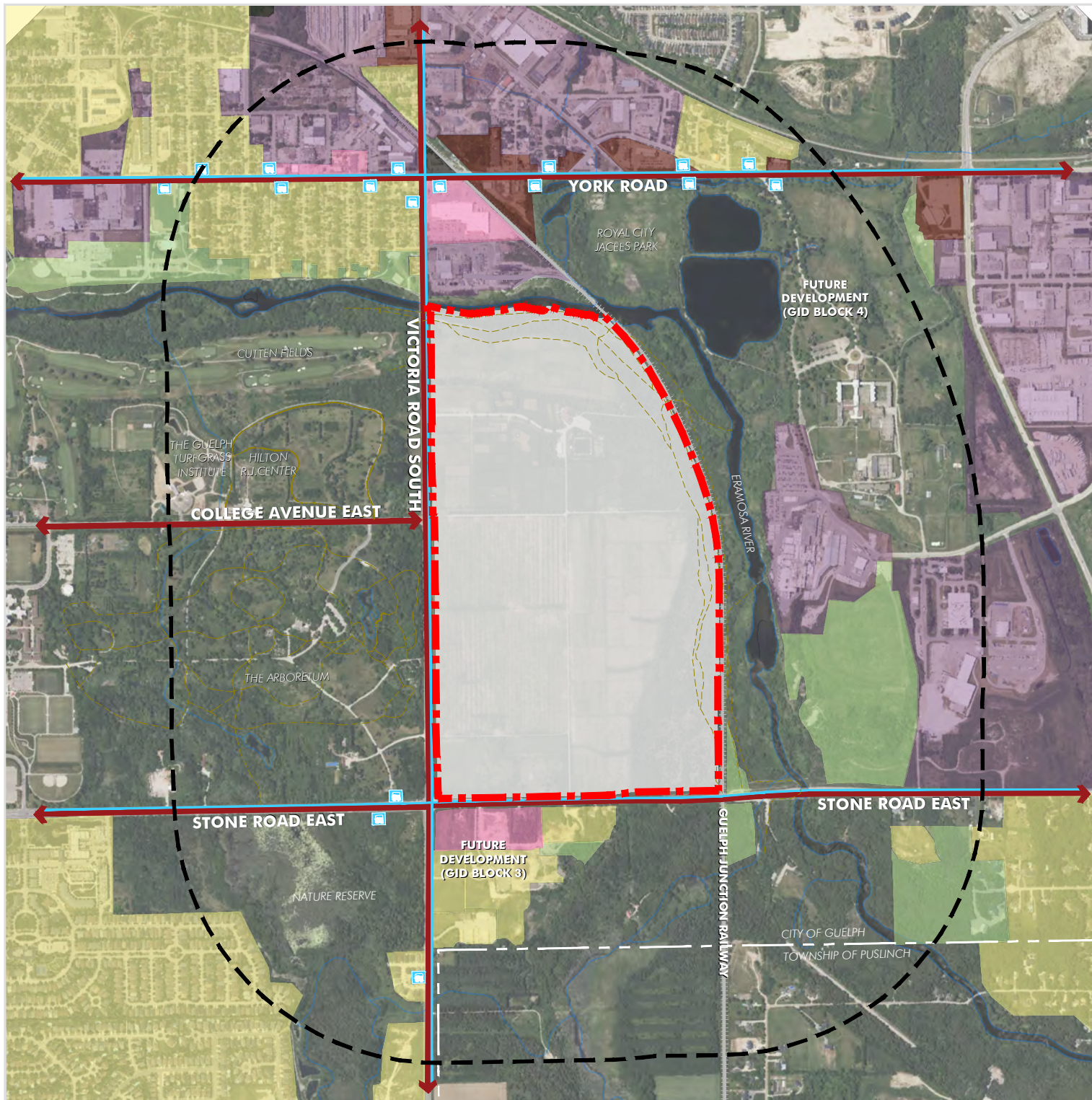


Figure 2
Context Plan

LEGEND



Subject Lands



800m Distance



Municipal Boundary



Residential



Mixed-Use



Employment



Commercial



Parks

Existing Trails

Arterial Street

Bus Route



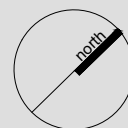
Bus Stop

DATE: February 2025

SCALE: NTS

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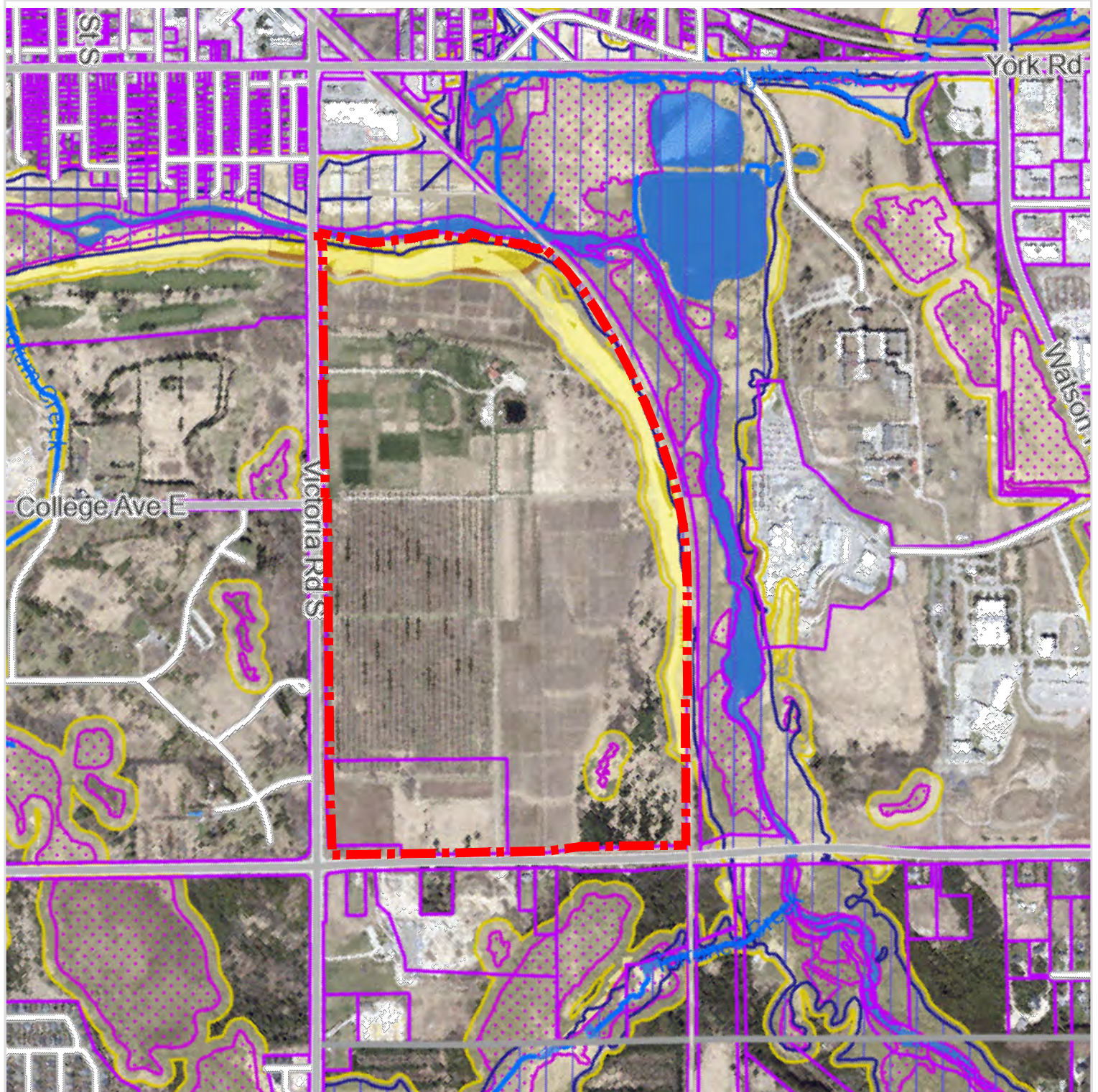


Figure 3
GRCA Mapping

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)

DATE: November 2025

SCALE: NTS

FILE: 1405G

DRAWN: SP



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3.0 Overview of Applications

3.1 Vision and Goals

The GID Block 1 and 2 subdivision 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 applications 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 residents 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 heritage 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 four 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 Implementation of Block Plan

The Block Plan for the GID Block 1 and 2 lands was endorsed by City of Guelph Council on September 10, 2025 through Clause 3 of the Main Motion at the Special Council Meeting. The City's General Manager of Planning and Building Services issued final Block Plan approval once minor amendments were made to the Block Plan (**Figure 4**). These amendments included providing an elementary school directly adjacent to a park and in a non-employment mixed-use block, identifying the former G.M. Frost Building in a non-park block, providing a single-loaded road on the eastern edge of the development area, and implementation of revisions necessary to provide adequate stormwater management facility design and sizing.

Minor modifications are proposed to the Block Plan to address City and agency comments received through the detailed review of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications. The proposed Block Plan is illustrated on **Figure 5**. The conceptual development plan is illustrated on **Figure 6** and implements the direction provided by the GID Secondary Plan and is shown on the proposed Block Plan. The GID Block 1 and 2 Block Plan reflects the modifications required by City Council. The Block Plan implements the Vision, Principles and Objectives of the GID Secondary Plan through the following development approach:

- The Block Plan provides for a range of land uses and densities to facilitate innovative, sustainable design, including a range of employment and residential forms of development.
- The Block Plan focuses height and density around the mixed-use corridor and nodes to create a walkable commercial heart with transit supportive densities and opportunities for residents to live, work and play in their community.
- The Block Plan protects the natural and cultural heritage environment, through the preservation of natural heritage features and creation of visual and physical links to the natural heritage system. Visual links to cultural heritage features are also provided.
- The Block Plan provides a range of residential densities and neighbourhood scales, to allow people to live in the GID at various life stages. The development also contributes to the City's density targets.
- A variety of forms of employment are permitted through the Block Plan. The development will contribute to the City's employment targets and will provide opportunities for residents of the GID to live and work in the same area.
- The GID has designated the site's natural heritage features for their long-term preservation. The Block Plan provides for trail connections through the Natural Heritage system to create visual and physical links to the natural heritage system.
- Parks are provided throughout the Block Plan area in various forms to meet the outdoor recreation needs of future residents. The various forms of parks proposed will provide opportunities for outdoor recreation throughout the various life stages of future residents and

will provide important visual and physical links to the surrounding natural heritage system and active transportation network.

- The Block Plan has been designed to allow for commemoration of the G. M. Frost Building on the building's original site, which is proposed to be designated and developed with medium density residential and community commercial uses. Commemoration could also be provided in the adjacent park block. Public views of the Basilica of our Lady Immaculate to the west, and views of the Historic Reformatory Complex and natural heritage system to the north, have been maintained from the development.
- The Block Plan will be serviced through extensions of municipal infrastructure and on-site stormwater management ponds. The on-site stormwater management infrastructure has been sized and designed in accordance with provincial requirements. The completed functional servicing and stormwater management assessments are discussed further in section 5 of this report.
- The Block Plan provides for the creation of new municipal roads to provide a well-connected transportation network throughout the site with connections to the surrounding municipal road network. The proposed main street will accommodate a range of transportation options and will prioritize pedestrian and bicycle transportation. The single-loaded road along the natural heritage system has been designed to include open space blocks and park blocks to provide visual and physical connections to the Eramosa River Valley.
- The block plan has included a school block directly adjacent to the community park to provide opportunities for shared facilities between the two sites.

The draft plan of subdivision generally implements the design of the community reflected in the Council endorsed and staff approved Block Plan (**Figure 4**). The Block Plan will also be implemented through the proposed draft plan of subdivision as illustrated on **Figure 7**. The plan of subdivision proposes to create 30 low density residential blocks, 10 multiple residential blocks, six (6) mixed use blocks, one (1) school/mixed-use block, four (4) employment blocks, three (3) stormwater management pond blocks, one (1) significant natural area and natural areas block, seven (7) public park blocks, two (2) open space blocks, six (6) walkway blocks, four (4) road widening blocks and public roads. Access to the subdivision is proposed from three (3) new collector road connections to Victoria Road South and one (1) new collector road connection to Stone Road East. The Draft Plan of Subdivision has been designed to meet City infrastructure standards and will be serviced through extensions to municipal infrastructure and on-site stormwater management facilities. The total number of dwelling units is 4,724 and 1,815 jobs are proposed from commercial, office and institutional development. Additional jobs will also be generated through work from home and population generated employment uses.

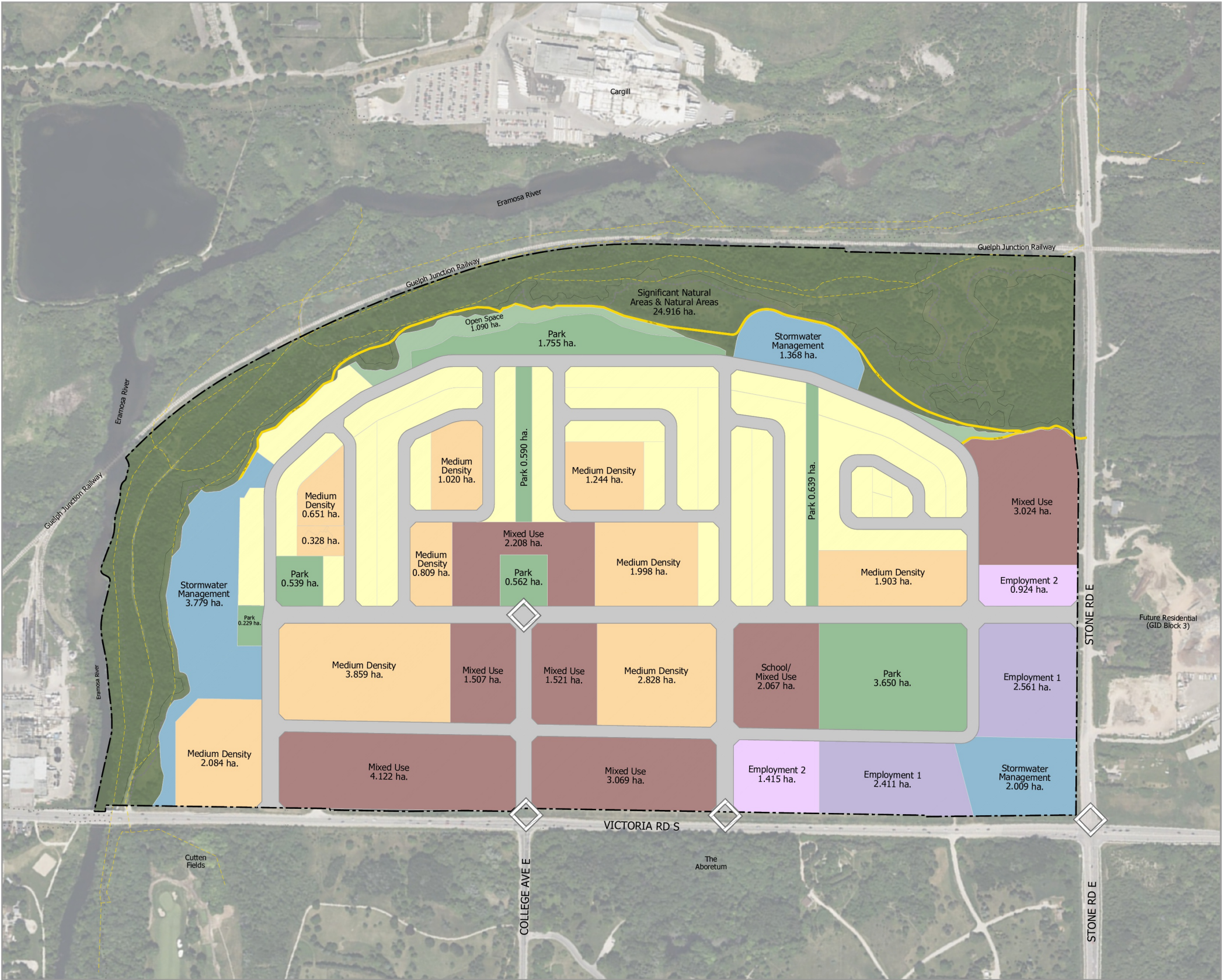
The project team has prepared plans and reports to evaluate the servicing and infrastructure needs of the proposed draft plan of subdivision. Detailed consultation will be undertaken with local utility providers through the draft plan of subdivision review process.

Guelph Innovation District Block 1 & 2
City of Guelph



Figure 5
Proposed Block Plan

Guelph Innovation District Block 1 & 2
City of Guelph



BLOCK PLAN

LEGAL DESCRIPTION
PART OF BROKEN FRONT LOTS 10, 11 & 12
CONCESSION 1, DIVISION 'G'
GEOGRAPHIC TOWNSHIP OF GUELPH
IN THE CITY OF GUELPH, COUNTY OF WELLINGTON



LEGEND

- Subject Lands - 116.596 ha
- Floodplain (GRCA)
- Existing Trail
- Future Trail Connection
- Node

Land Uses

- Low Density Residential (17.725 ha) (457 units)
- Medium Density Residential (16.724 ha) (861 units)
- Mixed Use (15.451 ha) (3,722 units)
- Employment 1 (4,972 ha)
- Employment 2 (2,339 ha)
- Stormwater Management* (7.156 ha)
- Parks (7.964 ha)
- Open Space (1.289 ha)
- Significant Natural Areas & Natural Areas (24.916 ha)

* Stormwater management block sizing, location and configuration have not been accepted by City Engineering staff and will be determined through the Draft Plan of Subdivision process.

NOTES

- All dimensions are in metres unless otherwise shown.
- Survey information provided by Callon Dietz Land Surveying Ontario, Nov. 2016.
- Topographic information provided by MTE.
- Wetland, ditches, and buffers provided by MRSI INC, Oct. 2022.
- Contains information made available under Grand River Conservation Authority's Open Data Licence v1.0.
- Contains information licensed under the Open Government Licence - City of Guelph.
- Daylight triangle 9m x 9m.
- Conceptual 3 meter trail location.

Revision No.	Date	Issued / Revision	By
1.	Dec 10, 2025	First submission	SP

Stamp	Date June 1, 2026
	File No. 1405G
	Plan Scale 1:2,500 (Arch D)
	Drawn By S.P./J.B
	Checked By D.A.

Project	GUELPH INNOVATION DISTRICT BLOCK 1 & 2 Fusion Homes Guelph, Ontario.
File Name	DRAFT PLAN OF SUBDIVISION
Scale Bar	1:2,500 (Arch D)

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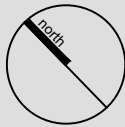


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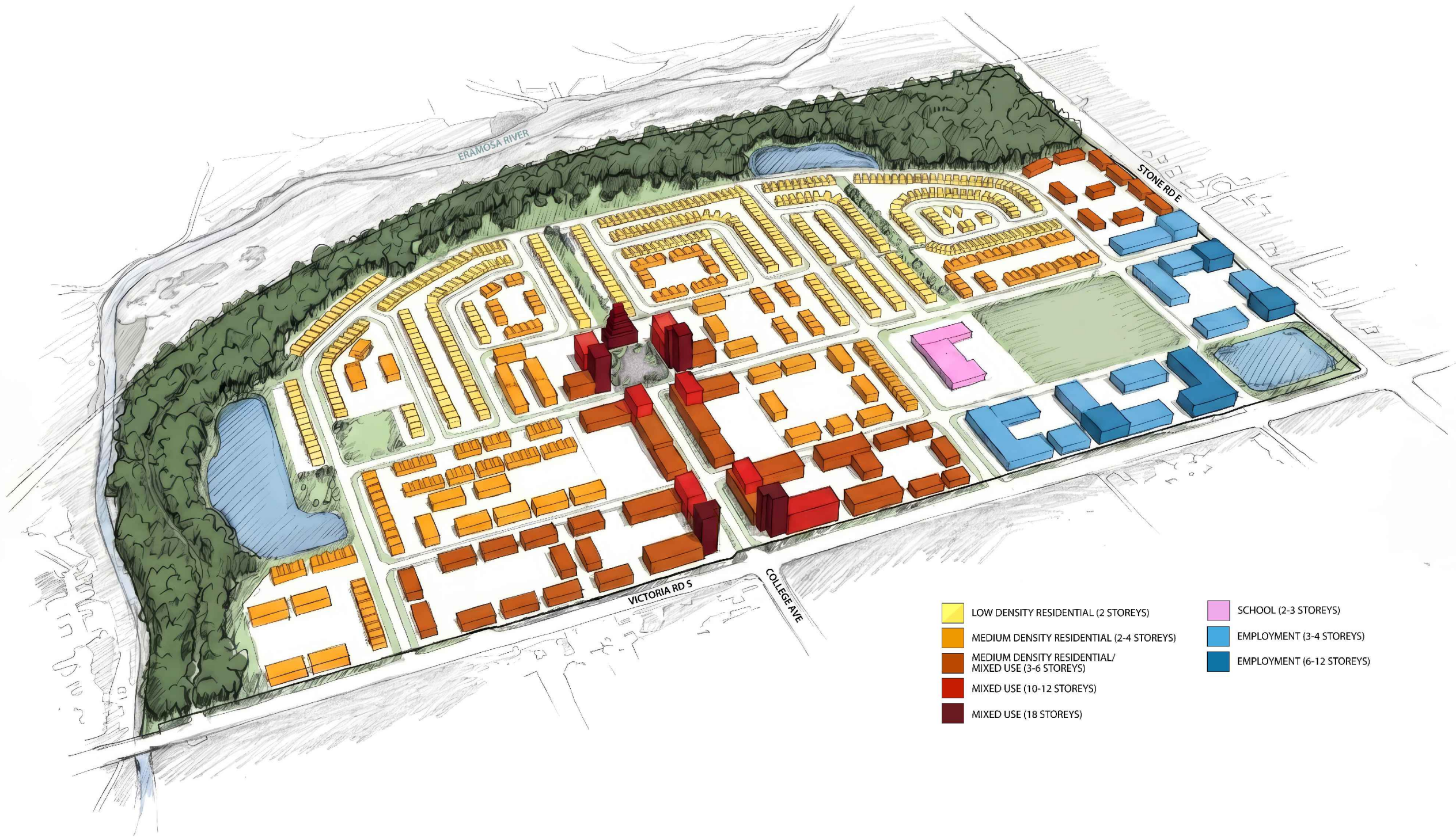
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Figure 6
Concept Plan

Guelph Innovation District Block 1 & 2
City of Guelph



Concept design prepared by MHBC Planning.
AI-assisted rendering has been used to create this
graphic. This image is conceptual and may not
represent final site or building design

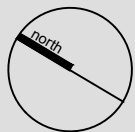
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Date: June 2026

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File: 1405G

Drawn: SP



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Guelph Innovation District Block 1 & 2
City of Guelph



LEGAL DESCRIPTION

PART OF BROKEN FRONT LOTS 10, 11 & 12
CONCESSION 1, DIVISION 'G'
GEOGRAPHIC TOWNSHIP OF GUELPH
IN THE CITY OF GUELPH, COUNTY OF WELLINGTON

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
TO SUBMIT THIS PLAN FOR APPROVAL.

Date: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

Date: _____

J. Andrew Smith, Surveyor, O.L.S.
Callon Dietz Incorporated

KEY PLAN



ADDITIONAL INFORMATION

Required Under Section 51 (17) of the Planning Act, R.S.O., 1990, c.P.13 as Amended

(a) As Shown	(e) As Shown	(h) Municipal Water Supply
(b) As Shown	(f) As Shown	(i) Loam / Sandy Loam
(c) As Shown	(g) As Shown	(j) As Shown
(d) Residential, Multiple Residential, Mixed Use, School, Employment, Open Space, Park, Stormwater Management		(k) All Services As Required (l) As Shown

AREA SCHEDULE

DESCRIPTION	LOTS/BLOCKS	UNITS	AREA
Residential	1-30	457	17,725 ha
Multiple Residential	31-40	861	16,724 ha
Mixed Use	41-46	3,406	15,451 ha
School/Mixed Use	47		2,067 ha
Employment	48-51		7,311 ha
Stormwater Management	52-54		7,156 ha
Significant Natural Area & Natural Areas	55		24,916 ha
Park	56-62		7,964 ha
Open Space	63,64		1,289 ha
Walkway	65-70		0.121 ha
Road Widening	71-74		0.108 ha
Roads			15,764 ha
Total	74	4,724	116,596 ha

NOTES

1. All dimensions are in metres unless otherwise shown.
2. Survey information provided by Callon Dietz Land Surveying Ontario, Nov. 2016.
3. Topographic information provided by MTE.
4. Wetland, dipline, and buffers provided by NRSI INC, Oct. 2022.
5. Contains information made available under Grand River Conservation Authority's Open Data Licence v1.0
6. Contains information licensed under the Open Government Licence – City of Guelph.
7. Daylight triangle 9m x 9m.
8. Conceptual 3 meter trail location.

Revision No.	Date	Issued / Revision	By
1.	Nov. 11, 2025	Preliminary Draft Plan;	SP

Stamp	Date	May 28, 2026
	File No.	1405G
	Plan Scale	1:2,500 (Arch D)
	Drawn By	S.P./J.B
	Checked By	D.A.

Project GUELPH INNOVATION DISTRICT
BLOCK 1 & 2
Fusion Homes
Guelph,
Ontario.

File Name	Dwg No.
DRAFT PLAN OF SUBDIVISION	1 of 1

Scale Bar

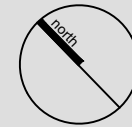


Date: June 2026

Scale: NTS

File: 1405G

Drawn: SP



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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

3.3 Proposed Official Plan Amendment

The proposed amendments to the City of Guelph Official Plan and the GID Secondary Plan are summarized as follows:

- Schedule 1b: Structure Employment Areas – Employment Areas
 - Reduce the employment areas to reflect the employment designated lands on Schedule B of the GID Secondary Plan Land Use plan and the proposed Block Plan. Please see attached the proposed amendments to Schedule 1b as **Figure 8**. The draft Official Plan Amendment schedule is included in **Appendix C**.
- Schedule A: Guelph Innovation District Secondary Plan Mobility Plan – Main Street, Proposed Collector Roads, Proposed On-street Bicycle Lanes, Proposed Local Roads, Proposed Transit Stops, Active Transportation Link, Proposed City Trail Network and Existing City Trail Network.
 - Amend the road locations and classifications based on the OPA 80 approved Schedule B of the GID Secondary Plan and the final Block Plan. Please see attached the proposed amendments to Schedule A as **Figure 9**. The draft Official Plan Amendment schedule is included in **Appendix C**.
- Schedule B: Guelph Innovation District Secondary Plan Land Use – Mixed-Use Corridor (GID), Residential, Open Space and Park, Proposed Park, Future City Streets, Employment Mixed-Use 1, Employment Mixed-Use 2 and Significant Natural Areas and Natural Areas.
 - Amend the location of the designations for Open Space and Park, Residential, Mixed-Use Corridor (GID), Employment Mixed-use 1, Employment Mixed-use 2, Future City Streets and amend the location of Proposed Parks. These amendments are proposed to align Schedule B with the final Block Plan. Please see attached the proposed amendments to Schedule B as **Figure 10**. The draft Official Plan Amendment schedule is included in **Appendix C**.
- Schedule C: Guelph Innovation District Secondary Plan Built Form Elements – Nodes, Future Streets, Building Heights of 2 to 6 storeys, 2 to 10 storeys, 4 to 10 storeys, 9 metres to 6 storeys, 3 to 12 storeys and 3 to 18 storeys.
 - Amend the location of the 2 – 6 storey, 2 – 10 storey, 4 – 10 storey, 9 – 6 storey, 3 – 12 storey, 3 – 18 storey designations, revise the Future City Streets and amend the location of the Nodes. These amendments are proposed to align Schedule C with the final Block Plan. Increased building heights are also proposed for the employment lands at the corner of Victoria Road South and Stone Road East. OPA 80 reduced the overall area of employment lands on Blocks 1 and 2 of the GID. The proposed increased building heights for employment lands will provide opportunities for additional jobs on the subject lands, while maintaining the overall area of employment designated lands within Blocks 1 and 2 of the GID as designated by OPA 80. Please see attached the proposed amendments to Schedule C as **Figure 11**. The draft Official Plan Amendment schedule is included in **Appendix C**.

In addition to the amendments to the Official Plan Schedules, amendments are proposed to the Secondary Plan Text to align with the schedule changes made through OPA 80 and the approved Block Plan. The Draft Official Plan Amendment is included as Appendix C. Minor revisions to the

Secondary Plan wording are proposed to clarify policy implementation through the draft plan of subdivision and future site plan applications. These amendments are detailed below.

The following amendments are proposed to align the GID Secondary Plan policy with the approved Block Plan and the OPA 80 schedules. Section 11.2.4.7.2 of the Official Plan is proposed to be amended to reflect the addition of an extra collector road as per the Council Approved Block Plan, and to identify that 'New Street B' will provide opportunities for mid-block access to the north and south. Section 11.2.4.8.1 of the Official Plan is proposed to be amended to remove reference to the Main Street as a transition area between the lands designated Residential to the north and the Employment Mixed-Use 1 lands designated to the south. This amendment is proposed to reflect the revised land uses around the main street as identified on the Council Approved Block Plan and OPA 80 Schedule B.

Section 11.2.4.9.2 is proposed to be deleted to reflect the revised road classification of 'New Street B' on the council approved block plan. The Council approved Block Plan identifies 'New Street B' with a collector road right-of-way, and the subject policy is proposed to be removed as the collector roads policies will not apply to this street. 'New Street B' is identified as 'Street B' on the draft plan of subdivision. Due to the removal of section 11.2.4.9.2, the subsequent sections including 11.2.4.9.3 to 11.2.4.9.5 are proposed to be renumbered to reflect the deletion of Section 11.2.4.9.2.

Table 1 of the Secondary Plan is proposed to be updated to reflect the road network of the approved Block Plan. Appendix C identifies amended policies in italics. The proposed updates are proposed in Table 1:

- The collector road column - Street Names Row is amended to include 'New Street B'. This amendment is required to align with the Council approved Block Plan which identified a collector road cross-section for 'New Street B'
- The Collector Roads, Main Street – Right-of-way row is proposed to be amended from "26 metres" to "24 metres". The approved block plan identified a 24 metre Main Street and the Secondary Plan is proposed to be amended to be consistent with the Council decision.
- The Collector Roads, Main Street and Other – Planned Setbacks row is proposed to be amended from "1 metres to 3 metres" to "0 metres – 6 metres". The increased setback permission will permit greater flexibility for commercial displays and seating in the Mixed-Use Corridor (GID). OPA 80 permitted additional building height in the Mixed-Use Corridor (GID), and as such, additional building setback flexibility will allow for more flexibility to design buildings which positively contribute to the public realm and limit shadowing and wind impacts. The proposed setbacks will allow for site specific context and building designs to be considered through detailed design. The proposed setbacks are relatively small and will continue to facilitate interaction and spill-out from the planned commercial uses in the Mixed-Use Corridor (GID).
- The Collector Roads, Main Street – Parking Row is proposed to be amendment from "Yes (both sides)" to "Yes (where appropriate)". The proposed amendment will allow for additional flexibility during the detailed design stage to provide a well designed street based on community needs. The amended policy will still allow parking to be provided on both sides of the street where appropriate, but it will not be required in all conditions. The transportation impact study has included a detailed parking analysis and concluded that on-street parking is not required on both sides on all portions of the Main Street. Where on-street parking is not

required, additional landscaping can be provided, which would have a positive impact on the public realm.

- The Collector Roads, Main Street – Dedicated Bicycling Facilities row is proposed to be amendment from “Min 1.5m dedicated bicycle lanes” to “Yes”. The proposed amendment will allow greater flexibility in the design of bicycle facilities on Main Street. Although the bicycle infrastructure is important to incorporate in the design of the Main Street, the width of the infrastructure is more appropriately confirmed through detailed design since the main street may include other approaches to active transportation infrastructure such as a multi-use path.

Section 11.2.5.3 c) is proposed to be amended to permit site specific size requirements for the neighbourhood parks in accordance with council approved Block Plan. The amendment would allow neighbourhood parks smaller than 1.0 hectare where the GID Block 1 and 2 lands contain multiple neighbourhood parks. The policy will still require at least one of the neighbourhood parks to meet the minimum 1.0 hectare requirement. The amendment is required to permit the neighbourhood parks which were approved through the council approved Block Plan.

Section 11.2.5.3.d) is proposed to be amended to permit site specific size requirements for the community park. Section 7.3.2.7 of the Official Plan requires a minimum community park size of 10-20 hectares and the proposed amendment will allow a community park with a size of 3.6 hectares. The proposed amendment is consistent with the size of the community park on the council approved block plan.

Section 11.2.6.1.8 of the Secondary Plan is proposed to be amended to update the wording relating to the land use designation adjacent to the single loaded road. OPA 80 amended the land use designations on Schedule B of the Secondary Plan, including the table lands which were planned to be developed with a single loaded road in the Employment designation. The amended schedule B identifies the table lands adjacent to the Natural heritage System as Residential instead of Employment. To reflect the revised land use designation on the eastern edge of the development area, the Secondary Plan is proposed to be amended to reflect that the single loaded road will be located in the residential area. This amendment will align the Secondary Plan policy language with Schedule B of the Secondary Plan approved through OPA 80, and the council approved block plan.

Section 11.2.6.2.7.f) is proposed to be amended to remove the requirement to provide vehicle access to low density residential built forms from rear laneways. The amended policy would allow for vehicle access from local streets in accordance with the direct access policies of Section 5.7 of the Official Plan. The amended policy will facilitate a more efficient built form, and will help minimize long-term maintenance costs associated with road construction and maintenance for the City. Rear laneways would duplicate the function of required local roads, and Section 5.7 of the Official Plan identifies that local roads are intended to provide access to abutting private property.

Section 11.2.6.2.10 is proposed to be amend to remove the requirement for single detached dwellings and street townhouse dwellings to have their garage located in the rear yard. The amended policy will require that garages are setback from the street to minimize the garage as the dominant feature, but will only require that the garage is located in the rear yard through cluster development where internal private road access will be able to provide access to a garage in the rear yard. The amended policy will allow more flexibility in the building design for public street fronting low density residential development.

Section 11.2.6.3.2.4.e) is proposed to be amended to reduce the minimum building height from 4 storeys to 3 storeys. The proposed amendment is requested to align Secondary Plan Language with Schedule C as approved through OPA 80.

Section 11.2.6.3.2. is proposed to be amended to add a new Section 11.2.6.3.2.8 to permit a maximum net density of 350 units per hectare and a minimum net density of 100 units per hectare for free-standing residential development and mixed-use residential buildings within the Strategic Growth Area. The increased density is required to facilitate the building heights which are identified on Schedule C of the Secondary Plan as approved through OPA 80. A minor amendment is also proposed to Section 11.2.6.3.2.7 to clarify that the maximum net density in the Mixed-Use Corridor (GID) shall apply to free-standing residential development and mixed-use residential buildings. The subject lands are located in a Community Mixed-Use Node Strategic Growth Area which has a target of 100 residents and jobs combined per hectare. The proposed amendment will increase the maximum density for the residential designated lands to permit higher density development and tall buildings, which will generate population to support the proposed jobs and commercial uses in the Block Plan Area.

Table 2 of the Secondary Plan is proposed to be updated to reflect the new employment targets for Blocks 1 and 2 of the GID. Official Plan Amendment 80 identifies a decreased area of employment designated lands on Blocks 1 and 2 of the GID compared to the original Schedule B of the Secondary Plan. To reflect the reduced land area dedicated to employment uses on Blocks 1 and 2 of the GID, decreased employment targets are proposed. Appendix C identifies amended policies in italics. The proposed updates are proposed in Table 2:

- The Block Plan Area 1 row is amended to reflect that Blocks 1 and 2 are being developed comprehensively. The row is renamed as "Block Plan Area 1 and 2".
- The Employment Target column of the Block Plan Area 1 and 2 row is amended to identify an employment target of 1,060 jobs. The reduced jobs target is required to accurately reflect the number of jobs which the site can generate based on Schedule B, as approved through Official Plan Amendment 80.

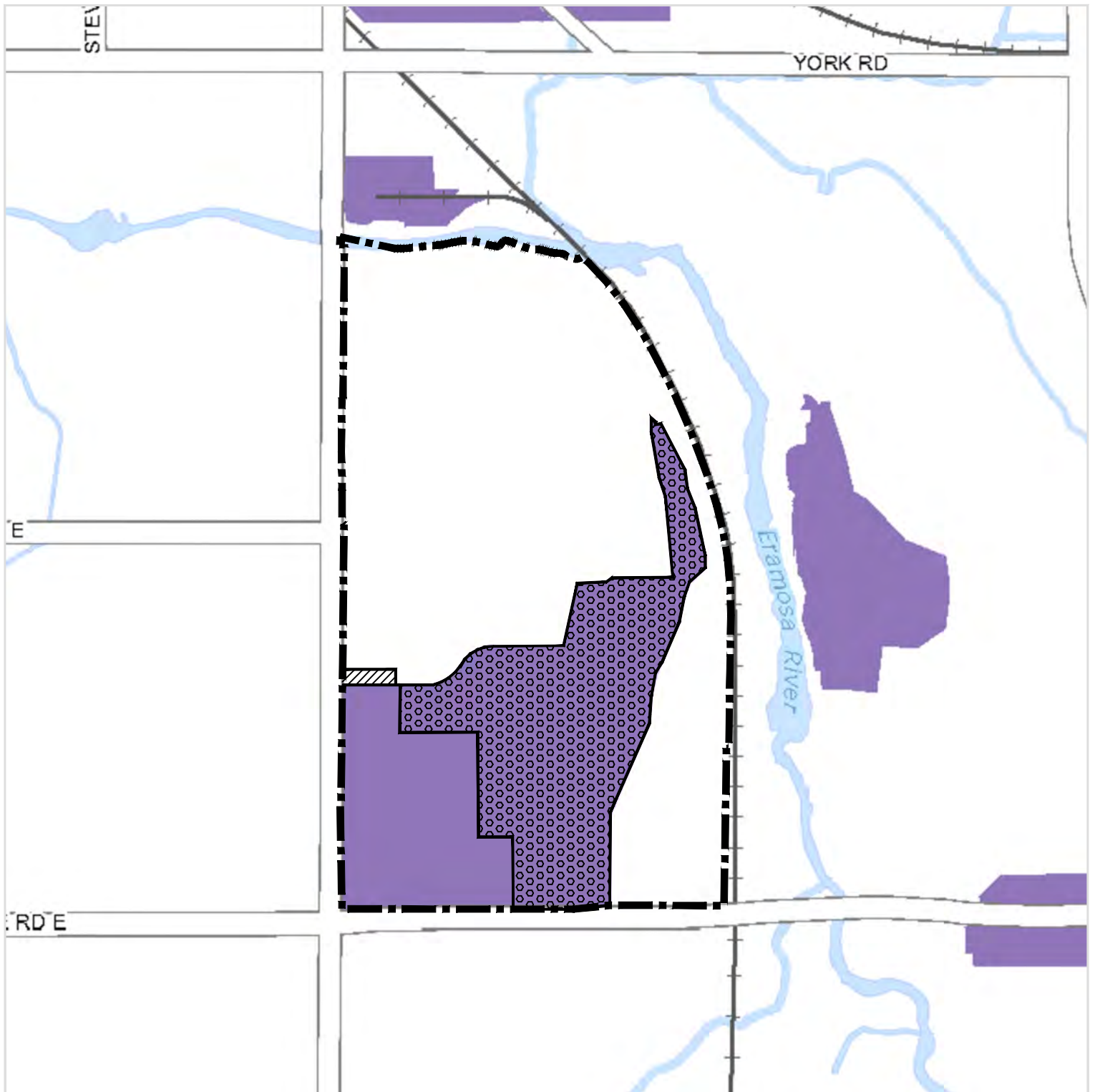


Figure 8
Proposed
Amendment
Schedule 1b
Structure Employment
Areas
 City of Guelph Official Plan, 2024

LEGEND

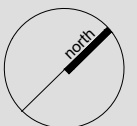
-  Subject Lands
-  Lands to redesignated from Employment Area to Non-Employment Areas
-  Lands to redesignated from Non-Employment Area to Employment Area
-  Employment Areas

DATE: December 2025

SCALE: NTS

FILE: 1405G

DRAWN: SP



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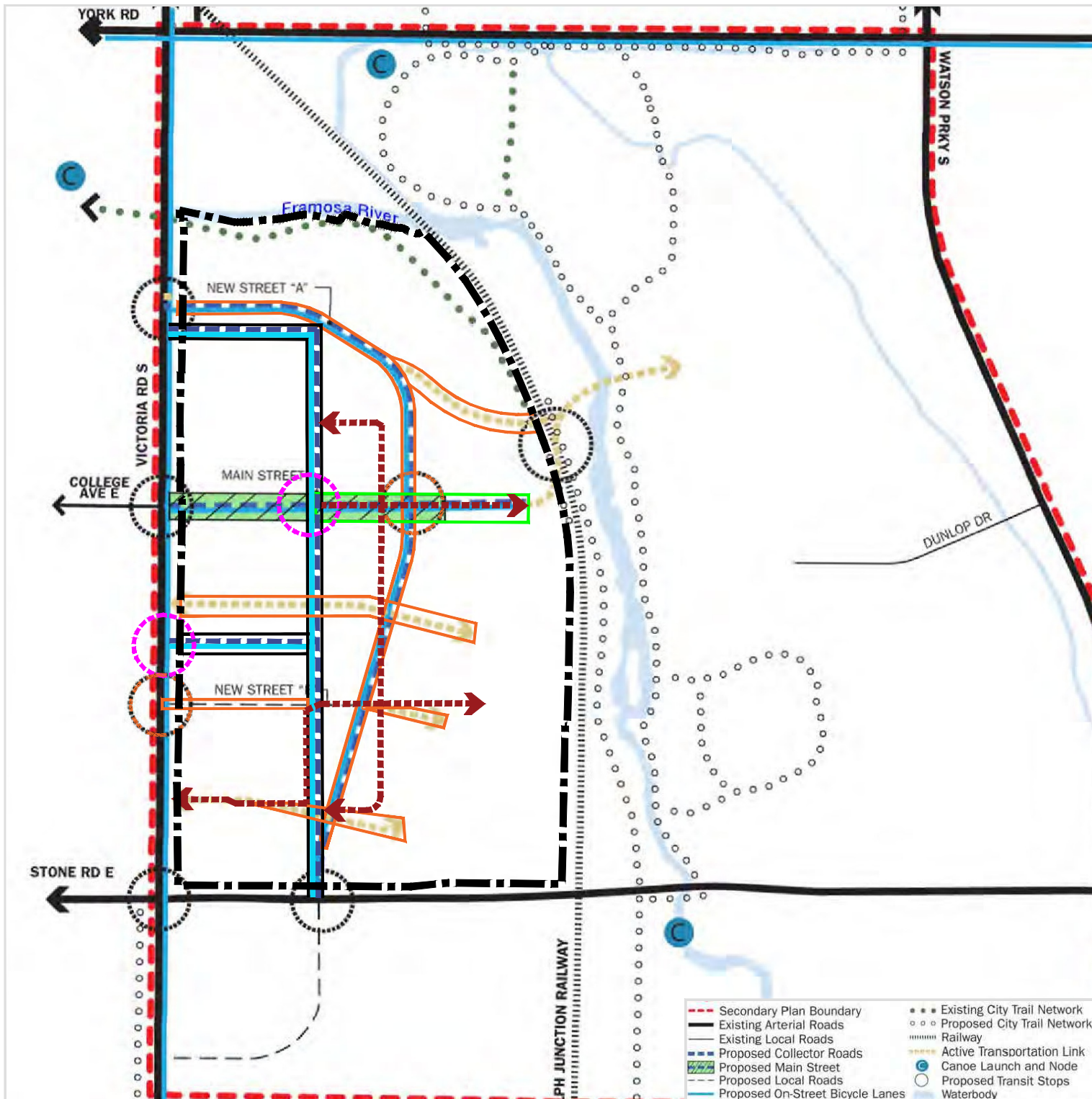


Figure 9
Proposed
Amendment
Schedule A
Guelph Innovation
District Secondary Plan
Mobility Plan

LEGEND



Subject Lands



Lands to be redesignated from undesignated lands to Proposed Collector Roads and On-Street Bicycle Lanes.



Lands to be redesignated from Proposed Collector Roads and Proposed On-Street Bicycle Lanes to undesignated lands.



Lands to be redesignated from Proposed Local Roads to undesignated lands.



Lands to be redesignated from Active Transportation Link to undesignated lands.



Lands to be redesignated from Proposed Main Street, Proposed On-Street Bicycle Lanes and Proposed Collector Roads to Active Transportation Link.



Lands to be redesignated from undesignated lands to Active Transportation Link.



Lands to be redesignated from Proposed Transit Stops to undesignated lands.



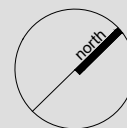
Lands to be designated from undesignated lands to Proposed Transit Stops.

DATE: June 2026

SCALE: NTS

FILE: 1405G

DRAWN: SP



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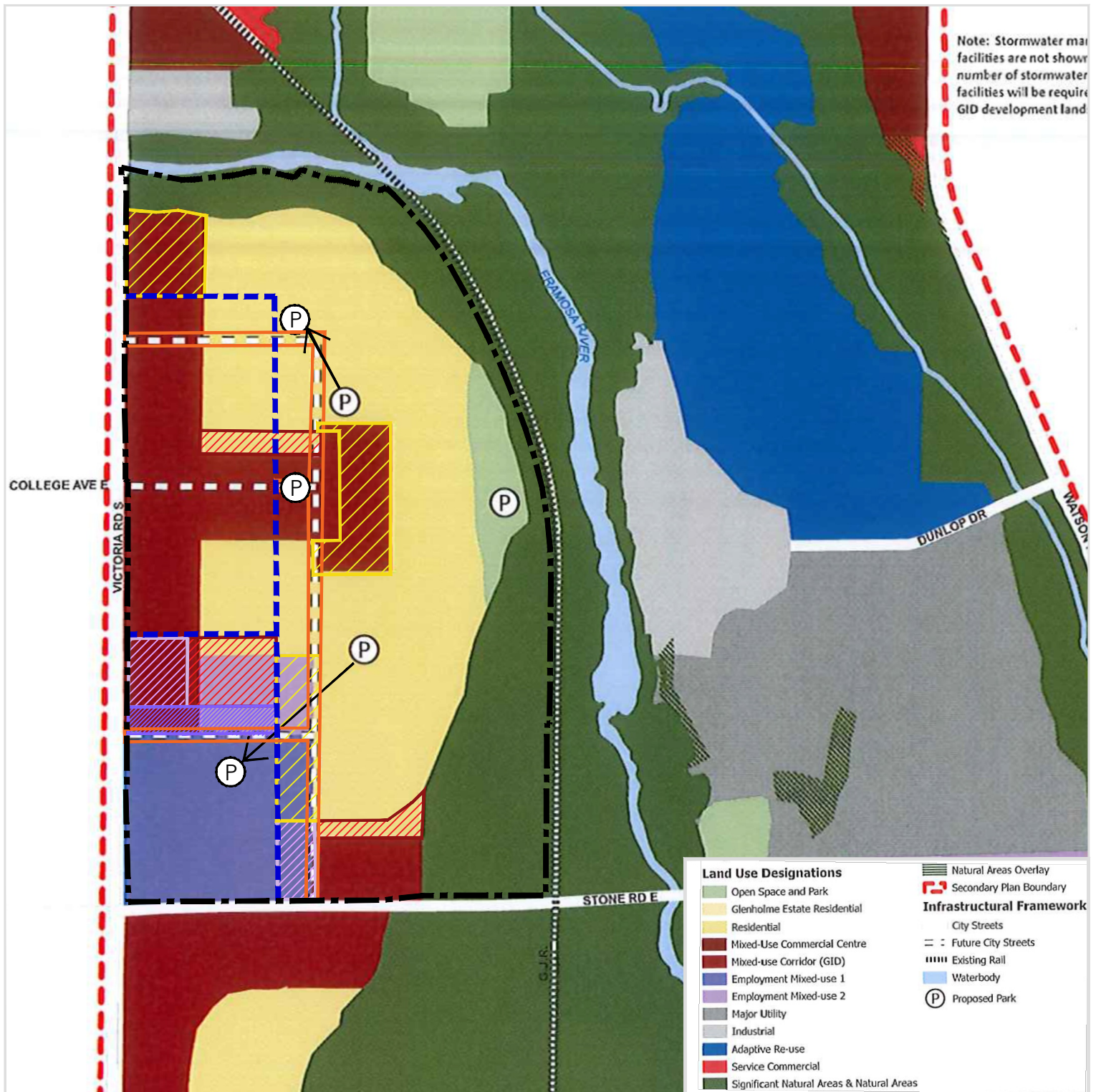


Figure 10
Proposed
Amendment
Schedule B
Guelph Innovation
District Secondary Plan
Land Use

LEGEND



Subject Lands



Lands to be redesignated from Employment Mixed-use 1 to Employment Mixed-use 2.



Lands to be redesignated from Mixed-use Commercial Centre to Employment Mixed-use 1.



Lands to be redesignated from Employment Mixed-use 2 to Employment Mixed-use 1.



Lands to be redesignated from Employment Mixed-use 1 to Residential.



Lands to be redesignated from Employment Mixed-use 2 to Residential.



Lands to be redesignated from Mixed-use Corridor (GID) to Residential.



Lands to be redesignated from Residential to Mixed-use Corridor (GID).



Lands to be redesignated from Employment 2 to Mixed-use Corridor (GID).



Lands to be redesignated from Future City Streets to undesignated lands.



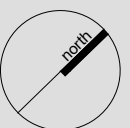
Lands to be redesignated from undesignated lands to Future City Streets.

DATE: June 2026

SCALE: NTS

FILE: 1405G

DRAWN: SP



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3.4 Proposed Zoning By-law Amendment

The City of Guelph Zoning By-law (2023)-20790 zones the GID Block 1 and 2 lands as Urban Reserve 1 (UR.1) and Natural Heritage System (NHS) (**Figure 12**). The NHS zone is intended to protect natural heritage features, provide open space for leisure, and to prohibit development in the floodway. The UR.1 zone identifies lands which are subject to development constraints or require further study. A Zoning By-law Amendment is 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 council approved Block Plan for GID 1 and 2. The proposed Zoning By-law Amendment seeks to rezone the subject lands from UR.1 to various residential, mixed-use, park, employment, open space and natural heritage zones. The proposed Zoning By-law Amendment is illustrated on **Figure 13** and the draft Zoning By-law Amendment text and schedule is included as **Appendix D**.

The Zoning By-law Amendment seeks to rezone the subject lands from UR.1 to the following zones:

- Low Density Residential 2 (RL.2) zone and Holding Provision 2 (H2),
- Medium Density Residential 6 (RM.6) zone and Holding Provision 2 (H2),
- Medium Density Residential 6 – Exception XX1 (RM.6-XX1) zone and Holding Provision 2 (H2),
- Mixed-use Corridor – Exception XX1 (MUC-XX1) zone and Holding Provision 2 (H2),
- Mixed-use Corridor – Exception XX2 (MUC-XX2) zone and Holding Provision 2 (H2),
- Mixed-use Corridor – Exception XX3 (MUC-XX3) zone and Holding Provision 1 (H1) and Holding Provision 2 (H2),
- Community Park (CP) zone and Holding Provision 2 (H2),
- Neighbourhood Park (NP) zone and Holding Provision 2 (H2),
- Neighbourhood Park – Exception XX1 (NP-XX1) zone and Holding Provision 2 (H2),
- Neighbourhood Park – Exception XX2 (NP-XX2) zone and Holding Provision 2 (H2),
- Employment Mixed-use 1 – Exception XX1 (EMU.1-XX1) zone and Holding Provision 2 (H2),
- Employment Mixed-use 2 (EMU.2) zone and Holding Provision 2 (H2),
- Employment Mixed-use 2 – Exception XX1 (EMU.2-XX1) zone and Holding Provision 2 (H2),
- Open Space (OS) zone and Holding Provision 2 (H2),
- Natural Heritage System (NHS) zone and Holding Provision 2 (H2) and,
- Natural Heritage System – Exception XX1 (NHS-XX1) zone and Holding Provision 2 (H2).

The Zoning By-law Amendment also proposes to modify the limits of the NHS zone to reflect the findings of the Environmental Impact Study prepared for the proposed development and detailed in Section 5 of this report.

Where the Concept plan identifies lands for single detached dwellings and on-street townhouses, the Low Density Residential 2 (RL.2) zone is proposed. Lands which are outside of the development area,

but do not contain significant natural heritage features as determined through the site specific Environmental Impact Study, are planned to be zoned Open Space (OS). Where lands contain significant natural heritage resources, the Natural Heritage System (NHS) zone is proposed. There are no site-specific amendments proposed to the RL.2 or OS zones.

The lands planned for employment uses are proposed to be zoned Employment Mixed-use 1 with site-specific provisions (EMU.1-XX1), Employment Mixed-use 2 (EMU.2) and Employment Mixed-use 2 with site-specific provisions (EMU.2-XX1), to permit a range of employment uses consistent with the policies of the GID Secondary Plan. The site-specific provisions are proposed in both employment mixed use zones to permit an increased maximum building height of 12 storeys, whereas the standard EMU zones permit a maximum building height of six storeys. The increased building height is proposed to permit taller buildings in accordance with the Proposed Schedule C of the GID Secondary Plan. The increased building height will permit higher employment densities and will assist the City in meeting their employment targets. No other amendments are proposed to the EMU zones. The Additional Regulations for Tables 10.2 to 10.7 of the City's Zoning By-law already include increased building setback requirements where the EMU zone abuts residential, urban reserve, natural heritage or park zones, and no additional building regulations are needed to allow an increased building height in the EMU zones.

The Medium Density Residential 6 Zone is proposed for residential development blocks proposed to include low-rise apartments, townhouses and stacked-townhouses as illustrated on the Concept Plan. A site-specific RM.6-XX1 zone is proposed to permit limited commercial uses in the RM.6 zone on the designed heritage building block. The site-specific zoning will allow limited commercial, institutional and community service-related uses in the RM.6 zone to allow for the potential adaptive reuse of the designated heritage building in the future. The additional commercial, institutional and community service-related uses have been restricted by type and size based on the policies of Section 11.2.6.3.5.2 of the Official Plan. The site specific RM.6 zone is proposed to include a severability provision to ensure that the Zoning By-law provisions apply to the entire zoned areas as it exists on the day of passing of the by-law, regardless of whether a future severance or land division takes place.

The lands which are planned for a mix of commercial, apartment, stacked townhouse buildings and stacked back-to-back townhouse units on the concept plan are proposed to be zoned in the Mixed-Use Corridor (MUC) zone. Site specific amendments are proposed to reflect the GID Secondary Plan policies and schedules. In accordance with the Mixed-Use Corridor (GID) policies of the Secondary Plan (Section 11.2.6.3.2.2), a mix of medium density and high density residential building types are proposed to be permitted in the MUC-XX1 and MUC-XX2 zones, including stacked and back-to-back townhouse units and apartments. The Mixed-Use Corridor (GID) policies of the Secondary plan also permit institutional and educational uses, and the proposed MUC-XX3 zone seeks to permit a school in the Mixed-Use Corridor zone in accordance with the Neighbourhood Institutional zone policies. Site specific provisions are also proposed in the MUC zones to amend the density permissions and to permit minimum and maximum building heights in accordance with Schedule C of the Secondary plan. The site-specific provisions are summarized below:

- Mixed-use Corridor – Exception XX1 (MUC-XX1)
 - Allow a real estate sales office and Townhouse, stacked in accordance with Additional Regulation 16 for Table 7.1. *The addition of a real estate sales office in the MUC zone*

is consistent with the permissions for Commercial and Office uses in the Mixed-Use Corridor (GID) designation. The addition of stacked townhouse unit types in the MUC zone is consistent with the permissions for medium and high-density residential development in the Mixed-Use Corridor (GID) designation. The stacked townhouses would require a minimum building height of 3 storeys in accordance with schedule C of the Secondary Plan.

- *Permit Dwelling units in the basement or first storey of a building, provided the commercial regulations are met or exceeded on-site and provided there are no dwelling units in the basement or first storey of a building façade which abuts Main Street. The proposed site-specific provision will achieve the vision of the Secondary Plan by ensuring that buildings which front onto Main Street include active ground floor uses. The site-specific provision will allow residential uses in the ground floor, provided that a minimum commercial gross floor area of 0.15 Floor Space Index is met.*
- *Prohibited Carwash, Drive-through facility, Vehicle rental establishment, Vehicle repair establishment and Vehicle service station. The proposed site-specific provision prohibits auto oriented commercial uses in accordance with section 11.2.6.3.2.4 of the Official Plan.*
- *Table 7.9 regarding angular plane regulations shall not apply. The Secondary Plan does not include any policy related to angular plane, and the proposed building setback, Tower Separation and stepback provisions will ensure that the proposed buildings will be designed appropriately to provide a transition from adjacent sites.*
- *Minimum Front Yard and Exterior Side Yard setback of 0.0 metres. The proposed minimum front and exterior side yard setback is proposed to implement Table 1 of the Secondary Plan.*
- *Maximum Front Yard and Exterior Side Yard setback of 6.0 metres. The proposed maximum front and exterior side yard setback is proposed to implement Table 1 of the Secondary Plan.*
- *Maximum Density – units per hectare (uph): 350 uph. The increased maximum density is proposed to allow high-density buildings in the Urban Growth Centre and in accordance with the building heights identified on Schedule C of the Secondary Plan.*
- *A minimum Building Height of 3 storeys is proposed. The minimum building height is proposed to achieve the required building height ranges identified on Schedule C of the Secondary Plan.*
- *An increased maximum building height of 18 storeys is proposed. The increased building height is consistent with the permissions of Schedule C of the Secondary Plan.*
- *A maximum floorplate size of 1,200 m² is proposed for the 7th and 8th storey and a maximum floorplate size of 1,000 m² is proposed for storeys above the 8th storey. The maximum floorplate size is proposed to ensure that tall buildings are designed with a narrow Tower in accordance with other zones in the City which permit buildings over 6 storeys.*
- *The site-specific zone has added Tower Separation and stepback minimums to the MUC zone. The addition of tower stepback and separation requirements will ensure that tall buildings are appropriately setback from adjacent sites in accordance with the guidance provided by the Secondary Plan.*

- A severability provision is proposed to allow the provisions of the by-law to continue to apply collectively to the whole of the subject lands in the zone, despite any future severance, partition or division for any purpose. *This site specific provision is proposed to ensure that the Zoning By-law requirements apply to the entire site as it exists on the date of approval of the zoning, to avoid future zoning compliance issues as a result of future plans of condominium or severances.*
- Mixed-use Corridor – Exception XX2 (MUC-XX2)
 - Allow stacked townhouse and stacked back-to-back townhouse. *The addition of medium density residential unit types in the MUC zone is consistent with the permissions for medium and high density residential development in the Mixed-Use Corridor (GID) designation. Stacked townhouses and stacked back-to-back townhouses are proposed in the MUC-XX2 zone, as this zone will act as a transition from the MUC-XX1 zone to the lower density RM.6 and RL.2 zones on the surrounding lands. The stacked townhouses and back-to-back townhouses would require a minimum building height of 3 storeys in accordance with schedule C of the Secondary Plan.*
 - Permit Dwelling units in the basement or first storey of a building, provided the commercial regulations are met or exceeded on-site as per mixed-use policies of Secondary Plan. *The site-specific provision will allow residential uses in the ground floor, provided that a minimum commercial gross floor area of 0.15 Floor Space Index is met.*
 - Prohibited Carwash, Drive-through facility, Vehicle rental establishment, Vehicle repair establishment and Vehicle service station. *The proposed site-specific provision prohibits auto oriented commercial uses in accordance with section 11.2.6.3.2.4 of the Official Plan.*
 - Table 7.9 regarding angular plane regulations shall not apply. *The Secondary Plan does not include any policy related to angular plane, and the proposed building setback, Tower Separation and stepback provisions will ensure that the proposed buildings will be designed appropriately to provide a transition from adjacent sites.*
 - Minimum Front Yard and Exterior Side Yard setback of 0.0 metres. *The proposed minimum front and exterior side yard setback is proposed to implement Table 1 of the Secondary Plan.*
 - Maximum Front Yard and Exterior Side Yard setback of 6.0 metres. *The proposed maximum front and exterior side yard setback is proposed to implement Table 1 of the Secondary Plan.*
 - An increased maximum building height of 12 storeys is proposed. *The increased building height is consistent with the permissions of Schedule C of the Secondary Plan.*
 - A maximum floorplate size of 1,200 m² is proposed for the 7th and 8th storey and a maximum floorplate size of 1,000 m² is proposed for storeys above the 8th storey. *The maximum floorplate size is proposed to ensure that tall buildings are designed with a narrow Tower in accordance with other zones in the City which permit buildings over 6 storeys.*
 - The site-specific zone has added Tower Separation and stepback minimums to the MUC zone. *The addition of tower stepback and separation requirements will ensure that tall*

buildings are appropriately setback from adjacent sites in accordance with the guidance provided by the Secondary Plan.

- A severability provision is proposed to allow the provisions of the by-law to continue to apply collectively to the whole of the subject lands in the zone, despite any future severance, partition or division for any purpose. *This site specific provision is proposed to ensure that the Zoning By-law requirements apply to the entire site as it exists on the date of approval of the zoning, to avoid future zoning compliance issues as a result of future plans of condominium or severances.*
- Mixed-use Corridor – Exception XX3 (MUC-XX3)
 - Permit a stand-alone school in accordance with Neighbourhood Institutional Zone requirements. *Section 11.2.6.3.2 of the Secondary Plan permits institutional and educational uses in the Mixed-Use Corridor (GID) land use designation. In accordance with this policy and the Council approved Block Plan, a school is proposed on the Mixed-Use Corridor lands as identified in the concept plan.*
 - When a school is proposed in a mixed-use building, the zone requirements of the NI zone shall not apply and the zone requirements of the MUC zone in Table 7.6 to 7.9 shall apply instead. *The alternative zone requirements for a school in a mixed-use building will allow for reduced setback requirements where a school is provided in a mixed-use building.*
 - A minimum building height of 2 storeys is proposed. *The minimum building height is consistent with the permissions of Schedule C of the Secondary Plan.*
 - A Minimum Front Yard and Exterior Side Yard setback of 0.0 metres is proposed. *The proposed minimum front and exterior side yard setback is proposed to implement Table 1 of the Secondary Plan.*
 - Maximum Front Yard and Exterior Side Yard setback of 6.0 metres is proposed. *The proposed maximum front and exterior side yard setback is proposed to implement Table 1 of the Secondary Plan.*
 - A severability provision is proposed to allow the provisions of the by-law to continue to apply collectively to the whole of the subject lands in the zone, despite any future severance, partition or division for any purpose. *This site specific provision is proposed to ensure that the Zoning By-law requirements apply to the entire site as it exists on the date of approval of the zoning, to avoid future zoning compliance issues as a result of future plans of condominium or severances.*

The lands which are planned for parks are proposed to be zoned as Community Park (CP) and Neighbourhood Park (NP). There are no site-specific provisions proposed for the CP zone. The Council Approved Block Plan included two parks which don't meet the City's Neighbourhood Park zone requirements. The site-specific provisions are required to permit reduced lot frontage for the proposed parks. Both parks will have sufficient frontage to allow public access and visibility into the proposed parks and the site specific zones will implement City Council direction. The site specific provisions are noted below:

- Neighbourhood Park – Exception XX1 (NP-XX1)
 - Permit lot frontage of 50 metres. *The site-specific provision is required to remove the requirement to calculate minimum lot frontage based on 1 metre per 100 m² of park area. Block 59 on the Draft Plan of subdivision provides 50m of lot frontage, but would*

require 54.5 metres of frontage based on the overall park area. The proposed Zoning By-law Amendment is minor and only represents a 4.5 metre reduction in park frontage.

- Neighbourhood Park – Exception XX2 (NP-XX2)

Permit lot frontage of 38 metres. The site-specific provision is required to remove the requirement to calculate minimum lot frontage based on 1 metre per 100 m² of park area and a minimum of 50 metres. Block 61 on the Draft Plan of subdivision provides 38 m of lot frontage, but would require 64 metres of frontage based on the overall park area. The council approved block plan identified the location and size of the proposed park and the proposed site-specific zone will allow for the development of park block 61 in accordance with Council Direction. The park is also accessible from multiple walkway blocks which provide additional access points which are not calculated as part of the site's minimum lot frontage.

The lands which are planned to be conveyed to the City for natural heritage protection are to be zoned as Natural Heritage Systems (NHS). There is one site-specific provision proposed for the NHS zone to permit stormwater management infrastructure. The site specific provision is noted below:

- Natural Heritage Systems – Exception XX1 (NHS-XX1)

- In addition to the uses permitted in Table 13.1, Stormwater Management Infrastructure shall be permitted in the NHS-XX1 zone. *The site-specific provision is required to allow a stormwater management pond on Blocks 53 and 54 of the Draft Plan of Subdivision. Section 4.1.3.7.4 and 4.1.3.10.5 of the City of Guelph Official Plan permit stormwater management infrastructure in accordance with the findings of the submitted Environmental Impact Study.*

Two holding provisions are proposed as part of the Zoning By-law Amendment. The first zone will only relate to the potential future school block, being the MUC-XX3 zone. The Hold is required to ensure that the block is reserved for a school use unless, the Upper Grand District School Board provides confirmation that the school block is no longer needed to meet their school accommodation requirements in the area. The site specific provision is noted below:

- That a Holding provision 1 (H1) shall apply to the lands shown on Map 1 to this by-law which shall not be lifted until the following condition has been met:
 - The Upper Grand District School Board provides a letter advising that they do not require the lands for school purposes; or
 - A period of seven years has elapsed from the date of the registration of the plan of subdivision in which the lands are registered.

The second holding provision is proposed to apply to all zones across the subject lands. The Hold is required to ensure that prior to development, the owner shall provide a Record of Site Condition confirming that there are no environmental issues related to the location of residential uses on the subject lands. The site-specific provision is noted below:

- That a Holding provision 2 (H2) shall apply to the lands shown on Map 1 to this by-law which shall not be lifted until the following condition has been met:
 - The Owner shall provide the City with verification that a Record of Site Condition (RSC) has been filed with the Ministry of Environment, Climate Change and Parks (MECP), to

the satisfaction of the City Engineer/ General Manager of Engineering and Transportation Services.

The proposed Zoning By-law Amendments will establish a comprehensive zoning framework for the proposed development. The proposed amendments will facilitate the proposed draft plan of subdivision and are consistent with the City's Official Plan, GID Secondary Plan and council approved Block Plan.



Figure 13
Proposed Zoning
City of Guelph Zoning
By-law (2023-20790)
Zoning Map Schedule 'A'

Proposed Zones

Lands to be rezoned from UR.1 to

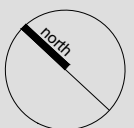
- RL.2 (2H) (Low Density Residential 2, Holding Provision)
- RM.6 (2H) (Medium Density Residential 6, Holding Provision)
- RM.6-XX1 (2H) (Medium Density Residential 6-Exception XX1, Holding Provision)
- MUC-XX1 (2H) (Mixed-Use Corridor-Exception XX1, Holding Provision)
- MUC-XX2 (2H) (Mixed-Use Corridor-Exception XX2, Holding Provision)
- MUC-XX3 (1H)(2H) (Mixed-Use Corridor-Exception XX3, Holding Provision)
- EMU.1-XX1 (2H) (Employment Mixed-Use 1-Exception XX1, Holding Provision)
- EMU.2 (2H) (Employment Mixed-Use 2, Holding Provision)
- EMU.2-XX1 (2H) (Employment Mixed-Use 2-Exception XX1, Holding Provision)
- NP (2H) (Neighbourhood Park, Holding Provision)
- NP-XX1 (2H) (Neighbourhood Park-Exception XX1, Holding Provision)
- NP-XX2 (2H) (Neighbourhood Park-Exception XX2, Holding Provision)
- NHS-XX1 (2H) (Natural Heritage System-Exception XX1, Holding Provision)
- CP(2H) (Community Park, Holding Provision)
- NHS (Natural Heritage System)
- OS (2H) (Open Space, Holding Provision)

DATE: June 15, 2026

SCALE: NTS

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DRAWN: SP



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4.0 Planning Framework and Analysis

This section provides the planning analysis and justification for the proposed applications.

4.1 Planning Act

Section 51(24), of the Planning Act and Section 2 regarding matters of provincial interest direct that in considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience and welfare of the present and future inhabitants of the municipality and to a number of specific criteria/considerations. The proposed subdivision is assessed relative to criteria outlined in Section 51(24) of the Planning Act below:

a) the effect of development of the proposed subdivision on matters of provincial interest.

- An overview of matters of provincial interest is included as Section 4.2 of this report.
- It is concluded that there has been adequate regard to matters of provincial interest as outlined in this report.

b) whether the proposed subdivision is premature or in the public interest.

- The proposed subdivision will result in development within the 'Settlement Area Boundary' and on lands designated 'Greenfield Area' and 'Strategic Growth Areas' in the City of Guelph OP.
- The subject lands will be serviced by municipal water and sanitary services. The proposed development provides for growth aligned with the City policy directives.
- The development of the subject lands is required to accommodate growth forecasts.
- It is concluded the subdivision is not premature and is in the public interest.

c) whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any.

- The proposed subdivision conforms to the policy framework of the City Official Plan and the GID Secondary Plan as outlined in Section 4.3 and 4.4 of this report.

- The subject lands are adjacent to the Built-Up Area and the proposed development represents the logical extension of the existing pattern of development.
- The proposed subdivision considers the adjacent neighbourhood and represents the logical extension of existing development and roads.

d) the suitability of the land for the purposes which it is to be subdivided.

- Background studies and analysis confirm the subject lands are suitable for the purposes and intended land uses.

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them.

- The street network is based (in part) on traffic and engineering input.
- Street widths comply with City road standards.
- The proposed modified grid network of streets is designed to connect with existing arterial and collector roads and provides a logical extension of the existing street network.

f) the dimensions and shapes of the proposed lots.

- The proposed blocks have been sized for the intended land uses and reflect contemporary design standards.

g) the restrictions or proposed restrictions, if any, on the land to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land.

- Appropriate zoning regulations are proposed which together with draft plan and/or site plan conditions provide appropriate regulations and prohibit development within the required buffers to designated natural heritage features.

h) conservation of natural resources and flood control.

- Adjacent natural heritage features have been inventoried, surveyed and shown on the proposed plan of subdivision. Naturalized buffers will provide for the long-term protection of adjacent features.

- Mitigation measures recommended in the EIS can be implemented through conditions of draft plan approval.
- The stormwater management strategy is proposed to manage the overall stormwater flows and ensure the development will have no negative impacts on downstream receivers.

i) the adequacy of utilities and municipal services.

- The subject lands will be serviced by municipal water and sanitary services. The proposed development will be fully serviced in accordance with City policy directives. Utilities and municipal services will be provided to the subdivision and represent the logical extension of services and utilities.

j) the adequacy of school sites.

- The Upper Grand District School Board has identified the need for one (1) school site within the limits of the subdivision. A school site has been provided in accordance with school board requirements.

k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.

- Public lands including parks and stormwater management facilities have been planned for and identified on the proposed plan of subdivision. Where an existing easement effects lands to be conveyed to the City as parkland dedication, the easement will be relocated during the detailed design stage and prior to conveyance to the City of Guelph.
- Servicing easements that may be required to service the subdivision will be confirmed at the detailed engineering design stage and secured through draft plan conditions and granted immediately following registration/final approval.

l) the extent to which the plan's design optimizes the available supply, means of supplying, and efficient use and conservation of energy.

- The subdivision design and proposed density provide for compact development and passive solar opportunities.
- A Sustainability Report has been prepared and addresses (among other matters) the efficient use and conservation of energy.
- The design of the subdivision and the recommended stormwater management strategy considers the impacts of a changing climate and the principles of sustainable development.

m) the interrelationship between the design of the proposed subdivision and site plan control matters relating to any development of the land, if the land is also located within a site plan control area designated under subsection 41 (2) of the Planning Act.

- Site plan control applies to multiple residential blocks over 10 units within the City of Guelph.
- Multiple residential blocks over 10 units will be subject to site plan control and will address detailed site plan design matters and site plan conditions.
- It is proposed that chloride/salt management be addressed as a condition of site plan approval.
- The interplay between the design of the subdivision and site plan design has been addressed by the proposed urban design guidelines and can be further addressed through draft plan conditions.

In summary, the proposed applications reflect the comprehensive and integrated consideration of the land use planning framework. The proposal effectively coordinates land use and infrastructure and when implemented will achieve a well-designed community. The draft plan of subdivision has been designed to achieve a coordinated approach to the design and development of the community. It is concluded that the proposed draft plan of subdivision has considered and had appropriate regard for Section 51 (24) of the Planning Act.

4.2 Provincial Planning Statement

The Provincial Planning Statement (2024) (The “PPS”) applies to planning decisions made on or after October 20, 2024 and planning decisions “Shall be consistent with” the PPS.

The PPS outlines policy for Ontario’s long term prosperity, economic, health, and social well-being. These directives depend on the efficient use of land and development patterns that support strong, sustainable, and resilient communities that protect the environment and public health and safety, and facilitate economic growth.

4.2.1 Housing

Policy 2.2 of the PPS relates to housing and directs planning authorities to provide for a range and mix of housing options and densities to meet the needs of current and future residents. A full range of

housing options is to be provided including affordable housing. The proposed development includes a range of housing types which will contribute to the provision of housing options in the community and will help meet the social, health, economic and well-being requirements of current and future residents. Matters related to public health and safety have been considered in the design of the proposed development.

The PPS identifies that new housing is to be developed at densities which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation. The proposed development represents development of vacant lands in a compact form of development which will utilize existing and planned infrastructure. The proposal will result in the development of lands on the edge of the built-up area where infrastructure and public services are available as well as where active transportation and transit systems exist.

4.2.2 Settlement Areas and Strategic Growth Areas

Settlement areas are directed to be the focus for growth and development (Section 2.3). Within settlement areas, growth should be focused towards strategic growth areas and major transit station areas. Development in settlement areas should efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, be transit-supportive and be freight supportive. The PPS seeks to create complete communities by planning for a range and mix of housing options. Large and Fast Growing Municipalities, including Guelph, should plan for a target of 50 residents and jobs per hectare in designed growth areas. Development in designated growth areas should be orderly and align with the provision of infrastructure and public service facilities. The GID Block 1 and 2 lands are located in the City's settlement area and a portion of the lands are within a strategic growth area. The proposed draft plan of subdivision is planned to exceed the minimum density target for designated growth areas, and has been designed with a compact built form to efficiently use existing and planned infrastructure and public service facilities.

Section 2.4 identifies that development in strategic growth areas should include a mix of housing options, intensification and mixed-use development, and be planned to accommodate significant population and employment growth; act as centres for education, commercial, recreational and cultural uses; accommodate and support transit; and support affordable, accessible and equitable housing. The proposed development includes a range of commercial, office and recreational uses, and has been planned at transit supportive densities with multiple transit stops throughout the site. Within the draft plan of subdivision, a variety of housing forms are proposed to meet the diverse needs of the community, including a range of unit sizes and types.

4.2.3 Employment

Section 2.8 of the PPS directs planning authorities to provide for an appropriate mix and range of employment, institutional, and broader mixed use to meet long term economic needs. Employment

Areas are to be protected and preserved for current and future uses and shall be protected where they are located in proximity to major goods movement facilities and corridors. Employment areas are to be designated and protected by planning for employment area uses including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities; prohibiting residential uses, commercial uses, public service facilities and other institutional uses; prohibiting retail and office uses that are not associated with a primary employment use; prohibiting other sensitive lands uses; and planning for an appropriate transition to adjacent non-employment areas. Planning authorities may only remove lands from employment areas, where the criteria of section 2.8.5 is met.

Employment area is defined in the PPS as follows:

“means those areas designated in an Official Plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”

The Block 1 and 2 areas of the GID includes lands which are designated Employment Mixed-Use 1 and Employment Mixed-Use 2 on Schedule B of the GID Secondary Plan (**Figure 14**). Based on the permitted uses for these designations in the City’s Official Plan and the PPS definition above, Guelph Innovation District does not include any Employment Areas as defined in the PPS. The proposed development will include sources of employment through the provision of commercial uses including offices, research and development, retail, cultural and education uses, assembly and manufacturing requiring on-going research and development support, and institutional uses; but these uses do not constitute an Employment Area. The subject lands are not located in a major transit station area, or strategic growth area with frequent transit. The subject lands are not located on a major goods movement facility or corridor and are not subject to the provincial protections for Employment Areas. Within the City of Guelph, other lands are designated Industrial, and the Industrial designation does constitute an Employment Area in accordance with the PPS definition. In accordance with the PPS policies, the City’s employment growth should be focused on the Industrial designation, rather than the Employment Mixed-Use 1 or Mixed-Use 2 lands.

The proposed development is planned to include land uses which will generate jobs, but the area of land dedicated to employment in the GID was reduced through OPA 80 and the GID employment targets are proposed to be reduced proportionally with the reduced employment land area. Section 2.2.1 of the PPS permits the development of underutilized commercial and institutional sites for residential uses, and Block Plan development is proposed to align with this policy by prioritizing the creation of new housing units on the subject lands.

4.2.4 Energy Conservation, Air Quality and Climate Change

Section 2.9 directs planning authorities to plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate by supporting compact, transit-supportive, and complete communities; incorporating climate change considerations in planning for and development of infrastructure including stormwater management systems and public service facilities; supporting energy efficiency and conservation; promotion of green infrastructure, low impact development and active transportation, protect the environment and improve air quality; and consider other approaches to help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.

The draft plan of subdivision has been designed as a compact mixed-use development, comprised of various residential, commercial and employment uses at transit-supportive densities. A Sustainability Report and addendum have been prepared to guide and assess the sustainability measures implemented through the proposed development. The draft plan of subdivision has been designed with consideration for energy efficient building practices and overall community sustainability measures including low impact development and enhanced tree canopy cover.

4.2.5 Transportation

Policy 3.2.1 of the PPS provides that transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emissions vehicles. The proposed development will be appropriately connected to the existing road network. The number of new entrances off Stone Road East is limited to one, and three accesses are proposed from Victoria Road South. The three collector roads will connect to an internal local road network.

The PPS notes that land use patterns, density and mix of uses should be promoted that minimize the length of vehicle trips and support current and future use of transit and active transportation. The site's proposed range of uses will help limit total vehicle trips. The proposed development contains sidewalks and bike lanes to incorporate active transportation connectivity to the future pedestrian and cycling network on Victoria Road South and Stone Road East. The subject lands are well served by and integrated with the existing and planned transportation network.

4.2.6 Land Use Compatibility

Section 3.5.1 of the PPS directs major facilities and sensitive lands uses to be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities.

The GID lands are not planned to include any major facilities, but industrial facilities exist on the adjacent lands. The Ministry D-6 Guidelines for land use compatibility between industrial facilities

provides a class framework for different uses, and their required setbacks to sensitive land uses (residential land uses). The draft plan of subdivision has been designed to avoid any residential development within the required setbacks of the industrial facilities. A summary of the land use compatibility assessment is included in section 5 of this report.

4.2.7 Sewage, Water and Stormwater

As per policy 3.6.2 of the PPS, municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. The Functional Servicing Report and Stormwater Management Report prepared in support of the proposed development assessed the feasibility of servicing the subject lands and concluded that the proposed development can be adequately serviced through connections to existing infrastructure and the provision of an onsite stormwater management ponds. A more detailed summary of the servicing reports is included in section 9 of this report.

4.2.8 Public Spaces, Recreation, Parks, Trails and Open Space

Policy 3.9.1 of the PPS states that healthy, active communities should be promoted by: planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, foster social interaction and facilitate active transportation and community connectivity. The draft plan of subdivision includes an internal pedestrian and cycling network, with sidewalks proposed on all streets and bike lanes proposed on collector roads. This sidewalk and bicycle network will provide active transportation connections to the planned cycling and pedestrian infrastructure on Victoria Road South and Stone Road East.

The PPS identifies that the needs of persons of all ages and abilities should be provided for through the distribution of a full range of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources. The development is planned to include open space blocks and dispersed neighbourhood parks to provide active transportation connections to the trail network along the Eramosa River Valley. The draft plan of subdivision includes multiple parks of various sizes and functions to provide for a range of facilities for persons of all ages and abilities. The subject lands include a community park with sports facilities to accommodate the needs of the broader community. Various neighbourhood parks are also proposed as smaller facilities to provide for less structured recreational activities, including playgrounds, smaller scale sport facilities, walking trails, picnic areas, and passive recreation.

4.2.9 Natural Heritage

Section 4.1.1 of the PPS identifies that natural features and areas shall be protected for the long term. Section 4.1.8 further states that development and site alteration shall not be permitted on adjacent lands to natural heritage features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological function.

The north and east portions of the subject lands are identified as Significant Natural Features and Natural Areas on Schedule B of the GID Secondary Plan. As such, an Environmental Impact Study was undertaken on the subject lands to identify an appropriate limit of development. Based on the findings of the Environmental Impact Study, the proposed development will not have any negative impacts on the adjacent natural features or their ecological function. Further information about the Environmental Impact Study is included in Section 5 of this report.

4.2.10 Cultural Heritage and Archaeology

Section 4.6.1 of the PPS states that protected heritage properties, which may contain built heritage resources or cultural heritage landscapes, shall be conserved. The subject lands are not a protected heritage property (designated under Part IV, V or VI of the Ontario Heritage Act). The subject lands do contain a designated cultural heritage resource as identified on Appendix A of the Official Plan (**Figure 15**). A Heritage Impact Assessment has been prepared for the subject lands and concluded that Block 1 meets criteria under Ontario Regulation 9/06, but Block 2 does not include any built heritage resources or meet any criteria under Ontario regulation 9/06. Block 1 includes landscape features as well as the former G.M. Frost building which meet criteria under Ontario Regulation 9/06. A summary of the Heritage Impact Assessment is included in section 5 of this report.

Section 4.6.2 states that planning authorities shall not permit development and site alteration on lands containing archaeological resources and areas of archaeological potential, unless the significant archaeological resources have been conserved. The subject lands were determined to have archaeological potential, and a Stage 1, 2 and 3 Archaeological Assessment was conducted to determine if the site contains archaeological resources and requires further investigation. A summary of the Archaeological Assessment is included in Section 5 of this report.

4.2.11 Summary of Proposed Development and Provincial Planning Statement Direction

The applications are consistent with the PPS, as follows:

- The provision of a range of housing options at densities which efficiently use land, resources, infrastructure and public service facilities.

- The provision of development which exceeds the minimum density targets for designated growth areas and the provision of orderly development at densities which efficiently use existing and planned infrastructure, public service facilities, and support transit.
- The creation of new jobs through mixed-use development and the development of underutilized commercial and institutional sites for residential development.
- The creation of a compact, transit-supportive and complete community that incorporates green infrastructure and low impact development.
- The provision of an efficient road network, which provides for safe, energy efficient movement of people and goods through vehicular transportation, transit and active transportation.
- A development pattern which has regard for land use compatibility and avoids potential adverse effects from major facilities in the surrounding area.
- The provision of municipal sewage, water and stormwater servicing for the entirety of the development through extension of existing municipal services and the provision of new stormwater management ponds.
- The provision of safe public streets and a variety of publicly accessible built and natural outdoor recreation spaces, to meet the needs of future residents at various life stages.
- Protection of natural features and areas, as well as cultural heritage and archaeological resources.

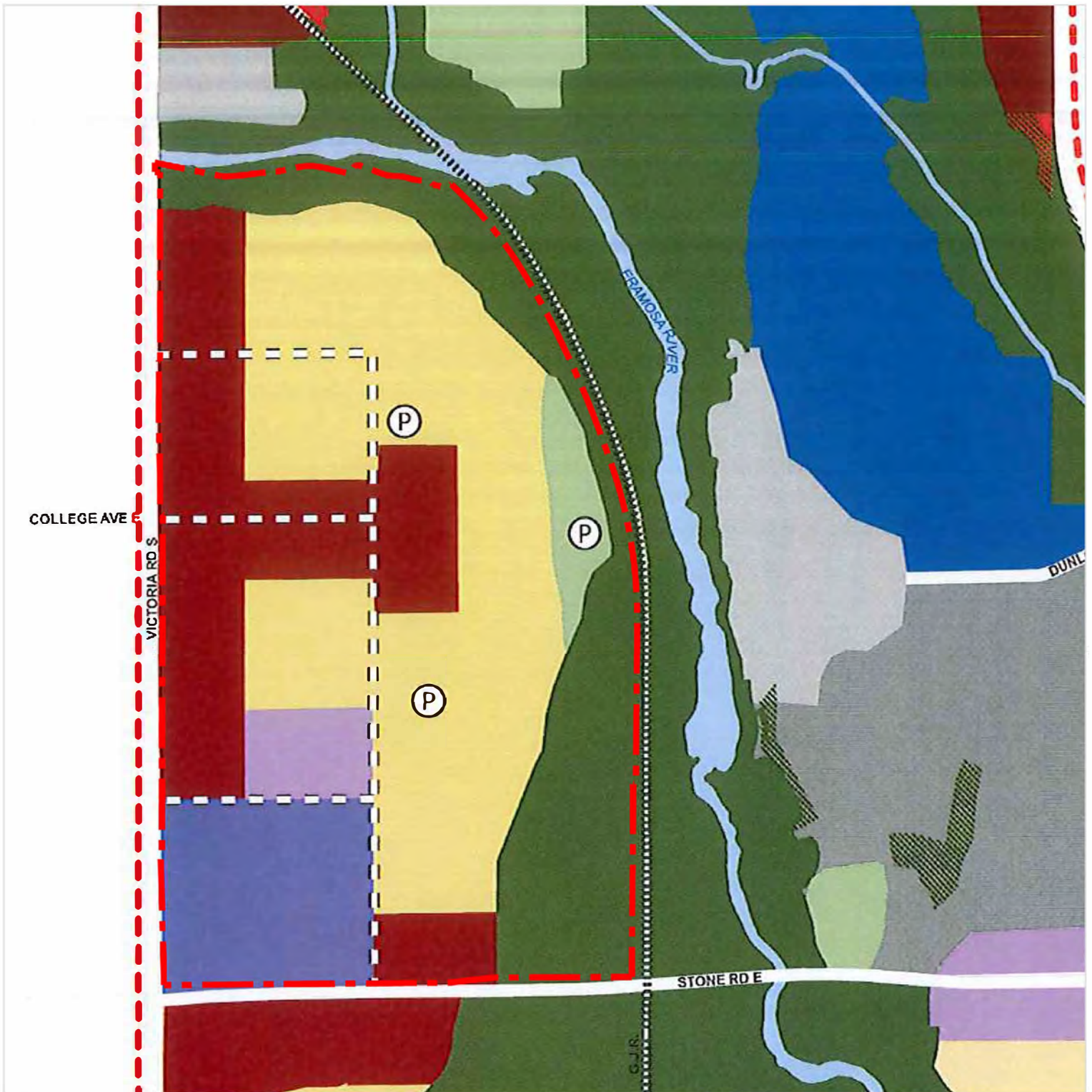


Figure 14
Schedule B - Guelph
Innovation District
Secondary Plan
Land Use
 City of Guelph Official Plan, 2022

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
- Infrastructural Framework**
 - City Streets
 - Future City Streets
 - Existing Rail
 - Waterbody
 - Proposed Park

DATE: February 2025

SCALE: NTS

FILE: 1405G

DRAWN: SP



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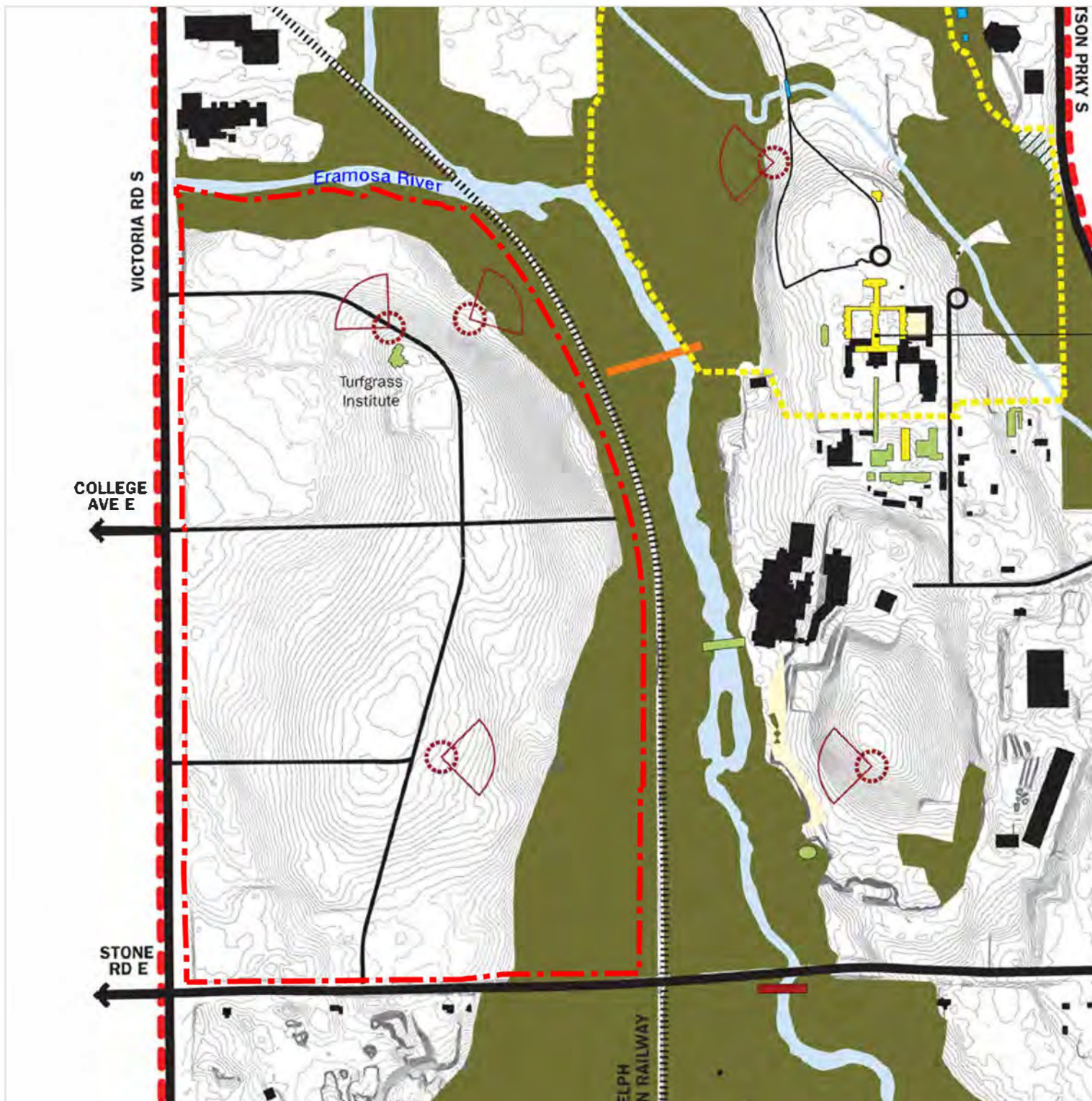


Figure 15
Appendix A - Guelph
Innovation District
Secondary Plan
Heritage
 City of Guelph Official Plan, 2022

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: February 2025

SCALE: NTS

FILE: 1405G

DRAWN: SP



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4.3 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, endorsed by City of Guelph Council on December 5, 2023, and finally approved by the Ministry of Municipal Affairs and Housing through the ‘Get It Done Act’ (Bill 162) which received Royal Assent on May 16, 2024.

4.3.1 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, and the logical and planned expansion and provision of municipal services and community infrastructure. The Official Plan implements the framework for growth identified in the Provincial Planning Statement and aims to create a healthy and livable complete community. The subject lands are identified as Greenfield area and Strategic Growth Areas on Schedule 1a of the City’s Official Plan (**Figure 16**). The applications support the Official Plan’s objectives, as follows:

- Provide residential and employment lands to accommodate projected growth to the year 2051.
- Provide for development on lands where capacity exists to accommodate the expected population and employment growth.
- Provide for a diverse mix of land uses at transit-supportive densities.
- Maintain a healthy mix of residential and employment land uses at densities which exceed the City’s targets.
- Provide employment lands to contribute to the City’s employment targets.
- Provide for a multi-modal transportation network including public transit, walking and cycling, with connections to everyday activities.
- Establish an energy efficient community by considering sustainability strategies at every stage of the development process.
- Establish a compact and efficient built form through the proposed draft plan of subdivision and incorporate sustainable energy, water and wastewater services in the subdivision design.
- Provide environmental protection blocks and buffers to protect the City’s Natural Heritage System.

- Support the protection and commemoration of the site's cultural heritage resources.

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 public service facilities, high quality open space and parkland, access to healthy, local and affordable food, and convenient access to transportation options including public transit and active transportation.

By the year 2051, Guelph is forecasted to have a population of 208,000 people and is planned to accommodate 116,000 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 68 residents and jobs per hectare. Portions of the Guelph Innovation District are included in the designated greenfield area and the GID designated greenfield area is directed to accommodate a minimum density of 90 residents and jobs combined per hectare. The majority of the GID Block 1 lands are designated strategic growth area and are directed to accommodate a minimum density of 100 residents and jobs per hectare.

The draft plan of subdivision will assist the City in meeting their growth management forecasts and associated objectives for the greenfield area and strategic growth areas.

4.3.2 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 15 years through residential intensification and redevelopment, and on lands designated and available for residential development. The City is also directed to maintain land with servicing capacity to provide a minimum of 3 years supply of residential units. The draft plan of subdivision seeks to facilitate development that will support the City's Housing supply.

4.3.3 Strategic Growth Areas

The City's Official Plan identifies strategic growth areas, which includes the Downtown, Community Mixed-Use Nodes and Intensification Corridors. Strategic growth areas are planned to provide for higher density mixed-use development in proximity to transit services. Strategic growth areas are directed to achieve increased residential and employment densities that are transit supportive; are designed to be well served by transit and facilitate pedestrian and cycling traffic; provide mixed-use development in higher density, compact form that supports walkable communities and live/work opportunities; and provide for a range of housing options and services. Guelph Innovation District is identified as a Community Mixed-Use Node and is directed to achieve a density target of 100 residents and jobs combined per hectare. The draft plan of subdivision is designed to achieve a maximum density of 202 persons and jobs per hectare across the entirety of the developable lands. The draft

plan of subdivision includes bicycle, pedestrian and transit infrastructure, with a high-density mixed-use corridor.

Community Mixed-Use Nodes are intended to function as an urban village with a mix of uses and compact urban form with a Main Street area and attractive private and public open spaces. Concept plans are required for major development proposals within strategic growth areas. The draft plan of subdivision exceeds the minimum density target for the Community Mixed-Use Node and a concept plan has been developed for the proposed development (**Figure 6**).

The concept plan illustrates road linkages between properties within the strategic growth area, and connections to blocks outside of the Strategic Growth Area. The active transportation plan (**Figure 17**) illustrates the proposed sidewalk connections, trails and on-street bicycle lanes. New transit stops are proposed on the internal Collector Road network, as illustrated in **Figure 9**. A Main Street area is proposed along "Street C", which terminates in a new park. All proposed public streets and parks are identified on the concept plan and the location and massing of the proposed buildings on the development blocks are illustrated on the Concept Plan (**Figure 6**). Buildings have been oriented towards the proposed public streets and major open spaces. Where buildings do not face an adjacent park or open space block, Crime Prevention Through Environmental Design (CPTED) measures will be implemented through detailed design to ensure that natural surveillance is maintained on each open space block. The tallest mixed-use buildings have been located along the proposed Main Street, and lower apartment and townhouse built forms have been proposed on the lands adjacent to the Mixed-Use Corridor to provide an appropriate transition to the lowest density residential built forms on the peripheral of the plan area. The subject lands contain a designated heritage building, and the concept plan maintains a block for this building. The long-term use of the Heritage Building will be confirmed through future development applications, but the concept plan will allow for its long-term use. The proposed Zoning By-law Amendment is consistent with the concept plan.

4.3.4 Designated Greenfield Area

The subject lands are within the City's 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 designated greenfield area is directed to achieve a minimum density target of 68 residents and jobs combined per hectare over the entire designated greenfield area, and the designated greenfield area of the GID is directed to achieve a minimum density target of 90 residents and jobs combined per hectare. The draft plan of subdivision will achieve a maximum density of 202 persons and jobs per hectare across the entirety of the developable lands. The draft plan of subdivision establishes new development that meets the policy direction of the designated greenfield area.

Within the designated greenfield area, 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 creation of urban

villages is promoted through the use of medium and high density, street-related built form that contains a mix of commercial, residential and employment uses, and support live/work opportunities. Urban villages are to be designed around active public spaces and streets and pedestrian access that is well-linked to the surrounding neighbourhood through walking, cycling and public transit. Development is directed to be phased to ensure alignment with growth targets and infrastructure. The design of the subdivision 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. The proposed development is planned as one subdivision, which will be developed in multiple phases. The subdivision's phasing will be confirmed through the conditions of approval based on infrastructure needs and capacity.

4.3.5 Employment Areas

The Official Plan identifies that employment areas and provincially significant employment zones are to be protected for the long-term. Employment areas are directed to achieve a minimum density target of 40 jobs per hectare, but each employment type has a separate minimum density target. Industrial employment has a minimum density target of 35 jobs per hectare, Corporate Business Park has a minimum density of 70 jobs per hectare and Institutional/Research park has a minimum density of 50 jobs per hectare. The Official Plan only permits the conversion of lands within employment areas to non-employment uses through a municipal comprehensive review where it is demonstrated that specific criteria has been met including that:

- The conversion is necessary in the proposed location because there is no alternative locations within the City which could accommodate the use in conformity with the Official Plan;
- The lands are not required for employment purposes over the plan's horizon;
- Sufficient employment lands are maintained to accommodate forecasted growth to the horizon of the Official Plan;
- The uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification or density targets of the Official Plan, or other policies of the Plan; and,
- There are existing or planned infrastructure and public service facilities to accommodate the proposed uses.

The subject lands are identified as employment areas on Schedule 1b (**Figure 18**) of the Official Plan, but are not an employment area, as defined by the PPS. The PPS definition of employment area was revised through the 2024 PPS. Under the 2024 PPS, the subject lands are not an employment area, and a comprehensive review is not required for their conversion to non-employment uses. Section 3.8.7 of the Official Plan permits that outside employment areas, redevelopment of employment lands is considered through development applications where space is retained for a similar number of jobs on the subject lands. The proposed Official Plan Amendment and draft plan of subdivision seek to reduce the total land area designated Employment Mixed-Use 1 and Employment Mixed-Use 2, to align with the approved Block Plan and Schedule B of the City's Official Plan as amended by OPA 80.

The draft plan of subdivision is anticipated to generate 1,815 jobs from commercial, institutional and prestige office development. Across the Employment designated lands, the development is planned to achieve a density of 145 jobs per net hectare. If employment buildings over six stories are development, an increased density of jobs may be achieved. Although lands are proposed to be redesignated from Employment designations to non-employment designations, the draft plan of subdivision is planned to exceed the Official Plan's job targets for the Corporate Business Park use.

4.3.6 Natural and Cultural Heritage

The Official Plan emphasizes the protection, maintenance and 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. The north and east edges of the GID Block 1 and 2 lands are identified as Significant Natural Areas and Natural Areas on Schedule 2 of the City's Official Plan (**Figure 19**), and Significant Valleylands on Schedule 4D (**Figure 20**). A limited area of the site's natural heritage system is designated Cultural Woodlands on Schedule 4C of the Official Plan (**Figure 21**) and small portions of the site's north boundary are also identified as falling within the One Zone Floodway on Schedule 3 of the Official Plan (**Figure 22**).

Section 4.1 of the Official Plan identifies the importance of maintaining and protecting the city's natural heritage features and areas to maintain local biological, hydrological and geological diversity, ecological functions, connectivity, support viable populations of indigenous species, and sustain local biodiversity. The natural heritage area of the subject lands are designated significant valleylands, and a stormwater management pond is proposed within this area. Where stormwater management facilities are permitted in the natural heritage area, the area of construction disturbance is to be minimized and disturbed areas are to be re-vegetated or restored with site-appropriate indigenous plants where possible. Section 4.1.3.7.4 of the Official Plan permits stormwater management facilities and structures where it has been demonstrated through an EIS or EA that there will be no negative impacts on the natural characteristics of the valley features or its ecological or hydrologic functions, or increased susceptibility to natural hazards. The submitted EIS has concluded that the SWM facility can be located in the Valleylands, subject to mitigation and enhancement measures which will be further detailed in a future EIR.

Section 4.4.1 of the Official Plan provides policy for the City's floodplains and prohibits development in the One Zone Floodway. The proposed draft plan of subdivision does not propose any development in the One Zone Floodway and the lands are proposed to be designed Significant Natural Areas and Natural Areas.

Section 3.11 of the Official plan outlines the City's conservation objectives which include water demand management, sustainable groundwater supply and waste water systems. Schedule 7a and 7b of the City's Official Plan identifies the City's source water protection areas and the GID Block 1 and 2 lands are located in Wellhead Protection Area B and Issue Contributing Areas (**Figure 23 and 24**). Section 4.2.4 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 was prepared in support of the draft plan of subdivision to assess and mitigate the potential impacts of the 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. A Heritage Impact Assessment has been prepared for the GID Block 1 and 2 lands and includes an analysis of anticipated impacts on cultural heritage resources as a result of the proposed development. The Heritage Impact Assessment provides mitigation recommendations and a summary of the Heritage Impact Assessment is included in section 5 of this report.

Section 4.7 of the Official Plan, in conjunction with the City's Community Energy Initiative (CEI), sets out specific energy sustainability policies for the City. The plan uses an integrated systems approach which includes low carbon energy opportunities, viable and sustainable transportation routes and nodes, potential expansion of open space and employment areas, and appropriate housing densities. To achieve the CEI goals, the City has identified four areas of focus: local renewable and alternative energy generation, local sustainable transmission (district energy), building end-use efficiency, and transportation (urban form/density). A sustainability report and addendum has been prepared for the draft plan of subdivision to provide a green vision and metrics for sustainable development through site plan and subdivision design.

4.3.7 Infrastructure

Section 6 of the Official Plan identifies 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. The servicing reports have assessed the infrastructure needs of the subdivision and concluded that the draft plan of subdivision can be adequately serviced with municipal infrastructure and the proposed stormwater management ponds. The draft plan of subdivision has been designed to meet City infrastructure standards and will be serviced through extensions to municipal infrastructure and on-site stormwater management facilities. The draft plan of subdivision is 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. Sanitary service for the subdivision will be provided by sanitary sewers throughout the site, which will convey flows to the existing sanitary sewer on Victoria Road South. The subdivision's stormwater strategy will include conventional wet ponds with a low impact development strategy as part of a treatment train.

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 ensure the safe integration of various forms of transportation including cycling, walking and motor vehicles. Where identified, main streets are intended to function as focal points for commercial and community uses. Main streets are intended to provide a safe, functional and attractive pedestrian, cycling and transit-oriented environment that balances acceptable levels of motor vehicle traffic. The City may accept a level of service which is less than optimum for vehicular traffic if it results in a more pedestrian, cycling and transit-oriented environment. On-street parking is permitted and a strong pedestrian realm is directed to be established in accordance with urban design policies. The Traffic Impact Study has assessed the infrastructure needs of the subdivision and concluded that the subdivision can be adequately serviced with extensions to the City's existing transportation infrastructure. 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. A Main Street is proposed at the extension of College Avenue and is planned to be designed with enhanced pedestrian and cycling facilities, as detailed in the Urban Design Guidelines.

4.3.8 Open Space

Section 7.3 of the Official Plan provides policies for the City's Open Space system. The open space system is comprised of parks, trails and open space areas that are separate from, but may be connected to or supportive of the natural heritage system. The City strives to provide sufficient open space systems of parks and trails to meet the active and passive recreational needs of residents, in a manner accessible to all residents. The goal of the trail system is to create a cohesive and comprehensive city-wide trail system that will connect people and places through a network of mainly off-road trails, with on-road links where necessary. The Open space network is intended to provide residents with opportunities to interact with nature and contribute to community health and wellness. Parks are directed to serve as activity hubs for neighbourhoods and the community at large, organized as a hierarchy based on function and population to be served.

The City's trail master plan provides the vision for the City's comprehensive network of off-road and on-road links. Schedule A of the GID Secondary Plan (**Figure 25**), identifies that the subject lands include existing and proposed City Trails. The Draft Plan of Subdivision maintains the site's existing ad-hoc trails and proposes new trail connections to the valley lands from the developed area of the subject lands (**Figure 17**). The final design and classification of the trails will be confirmed through detailed design.

Section 7.3.2 of the Official Plan provides the City's park hierarchy. Parks are primarily differentiated by function, size, amenity and population served. In the City there are four forms of parks, Urban Squares, Neighbourhood Parks, Community Parks and Regional Parks. The proposed draft plan of subdivision proposes 5 neighbourhood parks and 1 community park. Neighbourhood parks are intended to provide for unorganized leisure activities, including a mix of passive areas, low to

intermediate sports facilities, informal and formal play areas and may contain natural areas. Community parks are directed to provide specialized recreation facilities that serve more than one neighbourhood.

The proposed draft plan of subdivision proposes neighbourhood parks and a community park, distributed evenly across the entire site. Parks have been located so that all residential blocks are within 500 metres or less of a park. Where the far end of a block is outside of this 500 metre distance, there are open space blocks provided within 500 metres to provide trail connections and opportunities for passive recreation. An Official Plan Amendment is proposed to establish revised minimum park sizes for the GID Block 1 and 2 lands. The GID is envisioned to be defined as an active community with prominent visual and physical connections to the adjacent natural heritage system. The proposed neighbourhood parks will include a mix of active and passive recreation uses. The Community Park is planned to include a sports facility which will serve the broader community area and is located on two collector roads with access to the proposed transit route. Conceptual facility fit plans for each park type are included in the Urban Design Guidelines, and the detailed site design for each park will be finalized through conditions of approval and detailed design. A grading plan has also been submitted to identify the proposed grades in the park areas. All park areas have been designed with a minimum 80 percent table land. Where parks are adjacent to open space lands, which do not meet the table land requirements, these lands will form part of the open space system but will not be dedicated to the City as parkland.

The proposed school site is directly adjacent to the site's community park. Schools are encouraged to be adjacent to parks where feasible and the proximity of these two facilities will allow for interaction between the two sites. For example, additional parking for the park could be made available on the school site outside of school hours, and the school could utilize the community park facilities for sporting events.

The planning act permits municipalities to collect parkland dedication at a rate of 1 hectare per 600 dwelling units and 2% for employment lands. The draft plan of subdivision has provided a total area of 7.964 hectares of parkland.

4.3.9 Urban Design

Section 6 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. The urban design policies of the Official Plan are assessed in detail through the submitted Urban Design Guidelines and summarized in section 5 of this report. The draft plan of subdivision has been designed as a mixed-use community which provides for a range of residential unit types and a mix of employment opportunities. The draft plan of subdivision includes trails,

sidewalks and bicycle infrastructure to encourage active transportation and the site's density has been distributed to provide a compatible built form with the surrounding area.

4.3.10 Summary of Proposed Development and City Policy Framework

The Official Plan Amendment, Zoning By-law Amendment and draft plan of subdivision have been designed to meet and exceed the City of Guelph Official Plan targets. The proposed development exceeds the population and employment targets of the Designated Greenfield Area and strategic growth area. The proposed development achieves the Official Plan's housing supply policies and integrates high quality open spaces in vibrant neighbourhoods. The design of the draft plan of subdivision has been shaped by the area's natural heritage and cultural heritage features, and a Sustainability Report has been prepared to ensure that the subdivision meets the City's energy sustainability goals. Infrastructure 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 draft plan of subdivision'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.

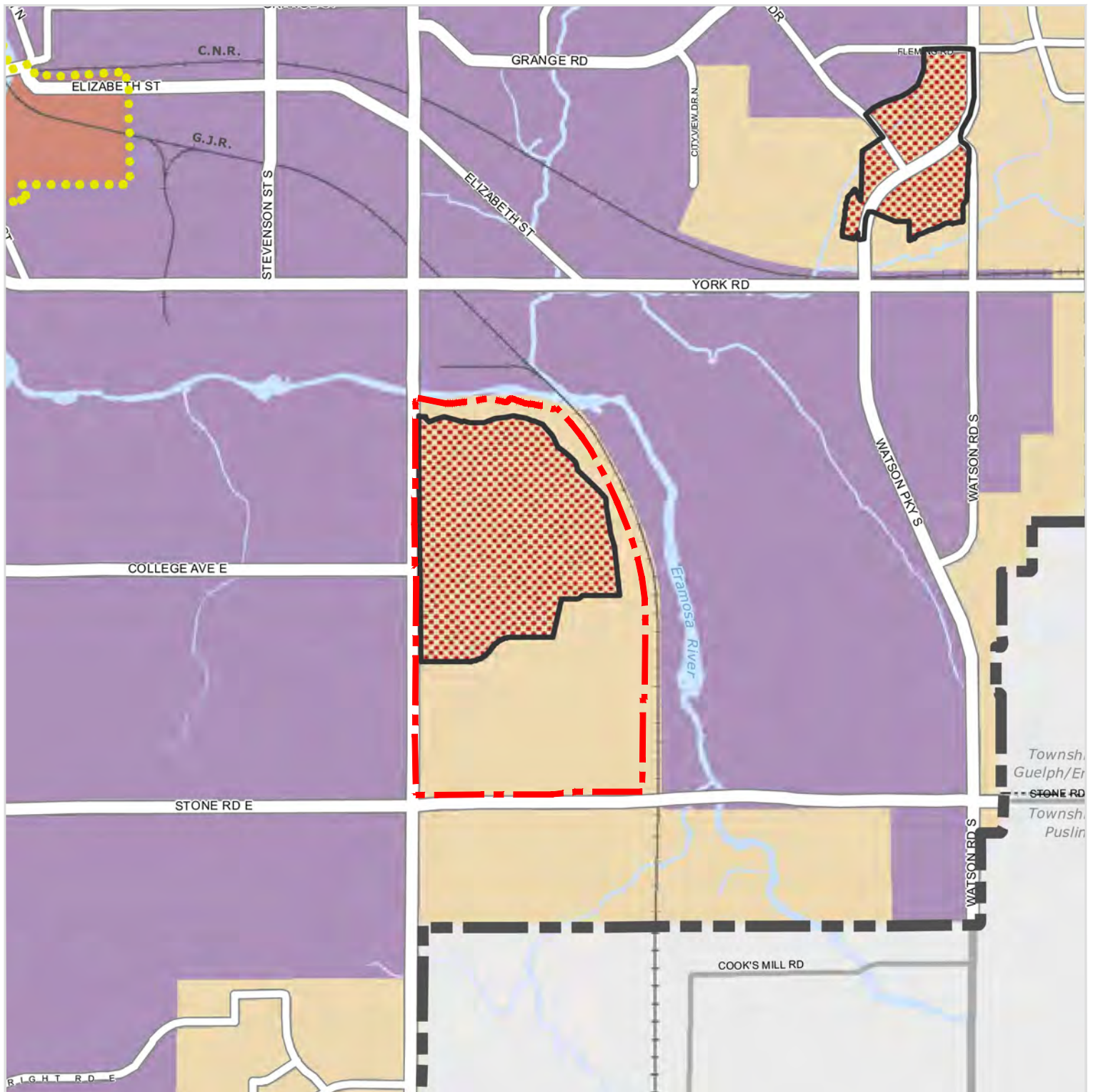


Figure 16
Schedule 1a - Urban
Structure
 City of Guelph Official Plan, 2024

LEGEND

Subject Lands

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

Growth Plan Elements

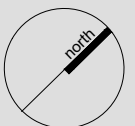
- Major Transit Station
- Major Transit Station Area
- Strategic Growth Areas
- Urban Growth Centre (Overlaid on Guelph)
- Built-Up Area
- Greenfield Area
- Settlement Area Boundary / Corporate Boundary

DATE: February 2025

SCALE: NTS

FILE: 1405G

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Figure 17
Active Transportation Plan

Guelph Innovation District Block 1 & 2
City of Guelph

- Legend
- Subject Lands - 116.596 ha
 - Floodplain (GRCA)
 - Node
 - Existing Trail
 - Primary Future Trail Network
 - Future Active Transportation Link
 - On-Street Bicycle Lane
 - Sidewalk

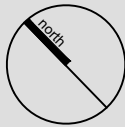


Date: June 2026

Scale: NTS

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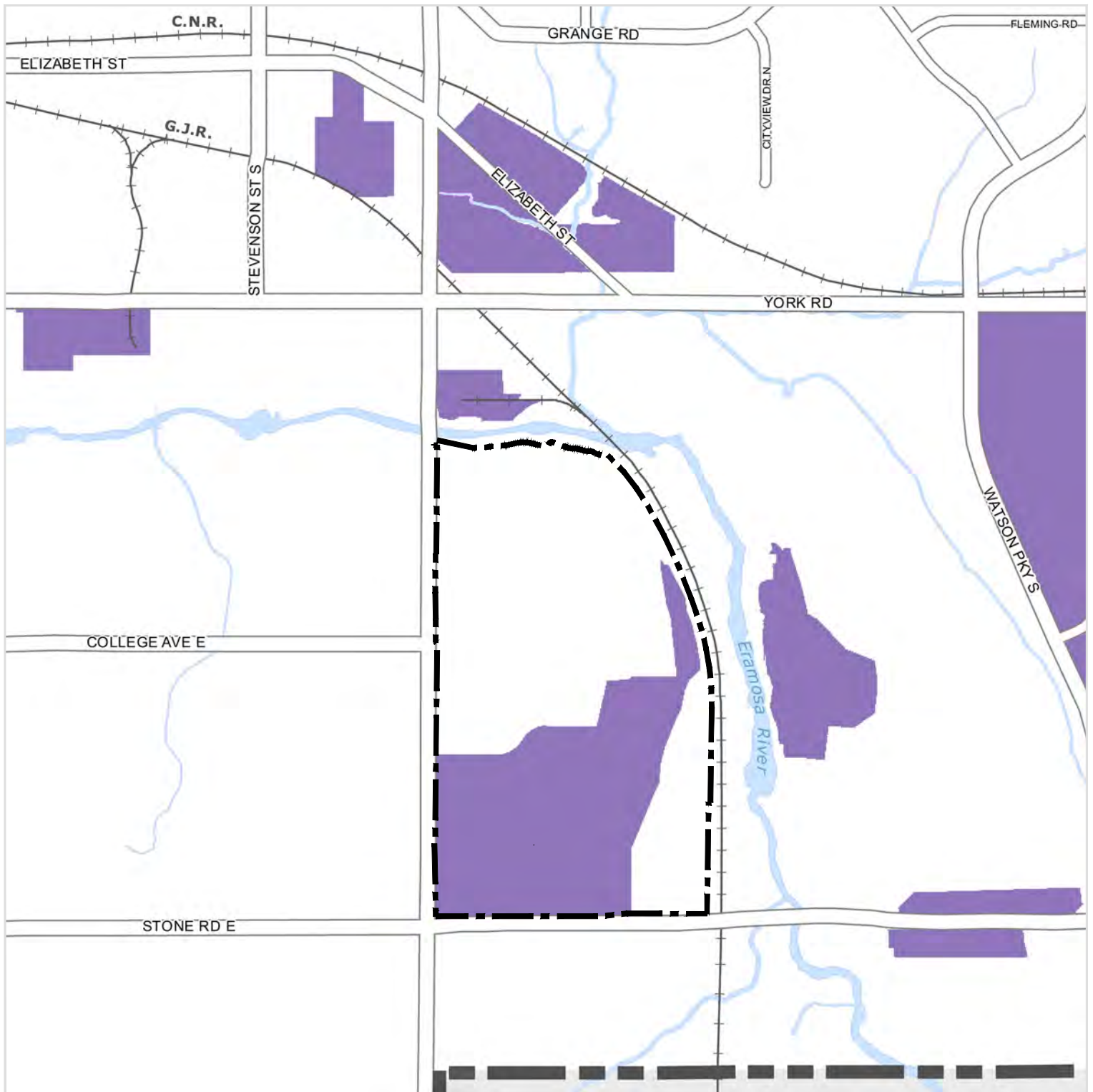


Figure 18
Schedule 1b - Structure
Employment Areas
 City of Guelph Official Plan, 2024

LEGEND



Subject Lands

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

Employment Areas

- Employment Areas
- Provincially Significant Employment Zone
- Settlement Area Boundary / Corporate Boundary

DATE: March 2025

SCALE: NTS

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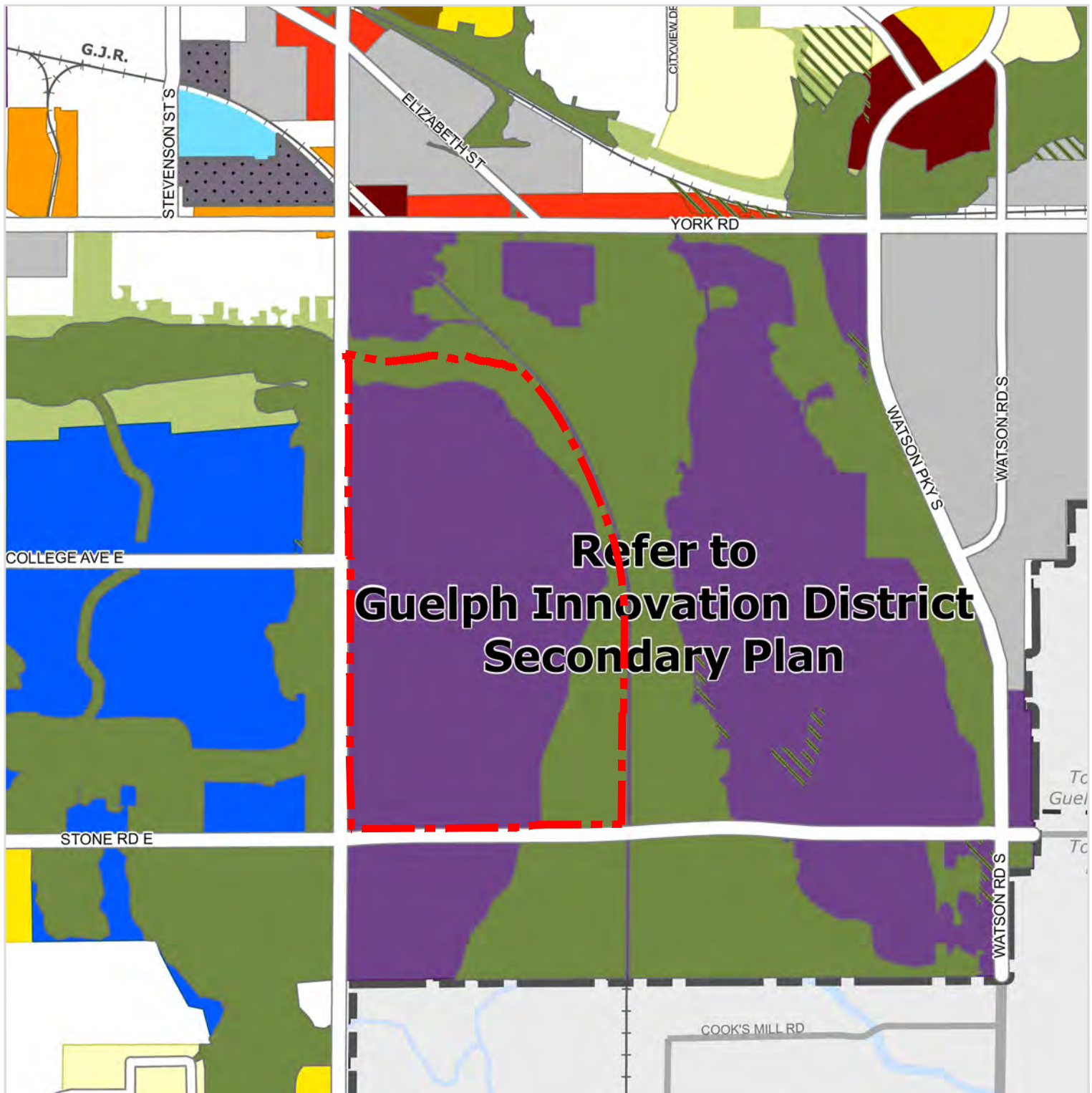


Figure 19
Schedule 2 - Land Use
 City of Guelph Official Plan, 2022

LEGEND



Subject Lands

- City Street
- Future City Street
- County Road
- Future Highway Interchange
- Railway
- Watercourse
- Waterbody
- Corporate Boundary
- Potential School Site

Land Use Designations

- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use Corridors
- Commercial Mixed-Use Centre
- Service Commercial

- 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

Secondary Plans

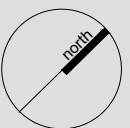
- Secondary Planning Area
- Approved Secondary Plans

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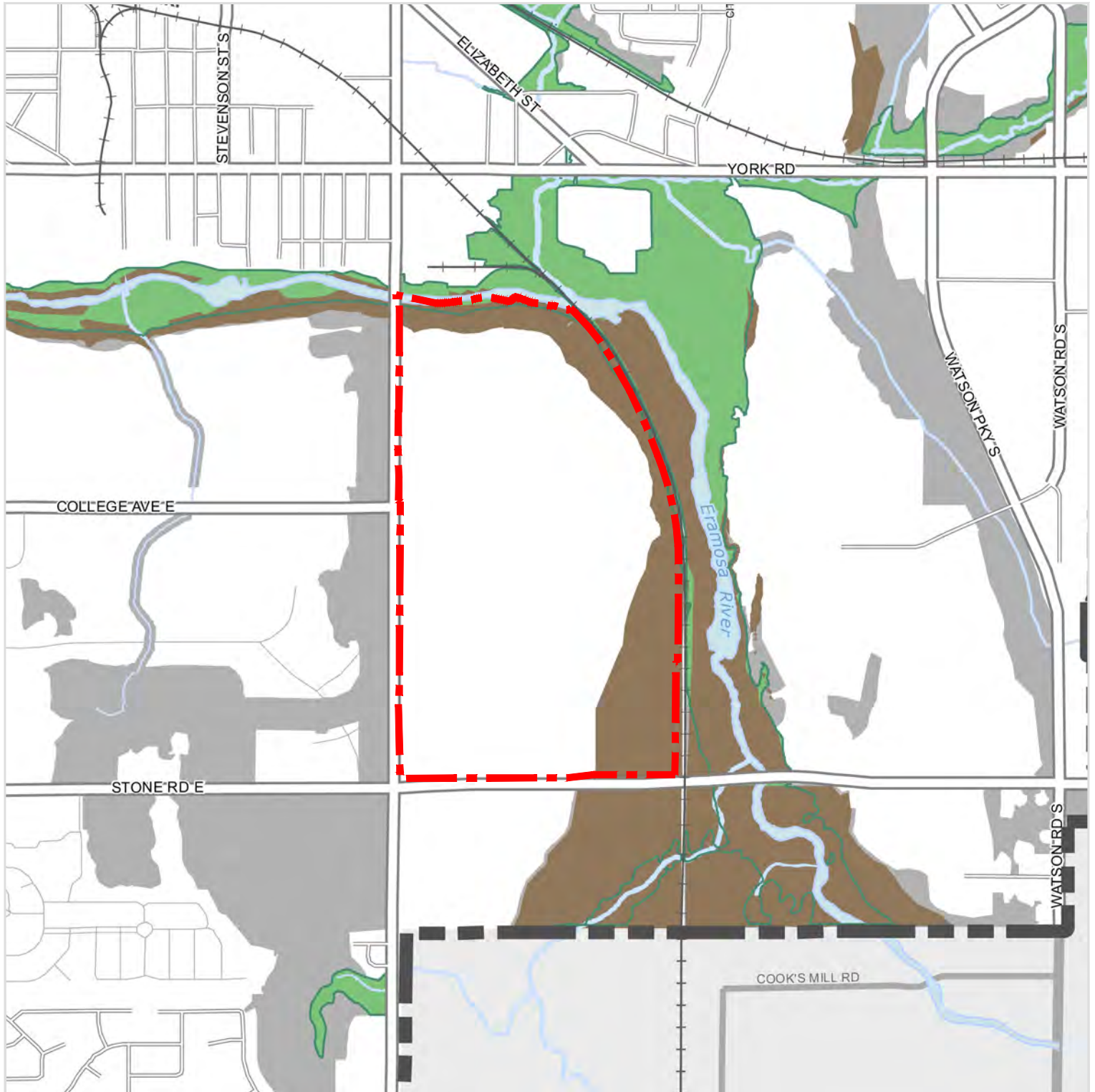


Figure 20
Schedule 4D - Natural
Heritage System
Significant Valleylands &
Significant Landform
 City of Guelph Official Plan, 2024

Guelph Innovation District Block 1 & 2
 City of Guelph

LEGEND
 [Red dashed line] Subject Lands

- City Streets
 - Future City Streets
 - County Roads
 - Railways
 - Watercourses
 - Waterbodies
 - Special Study Area
 - Corporate Boundary
 - City of Guelph Natural Heritage System
- Significant Natural Areas**
- Significant Valleylands**
- Undeveloped Portions of the Regulatory Floodplain
 - Other Valleylands
- Significant Landform**
- Significant Portions of the Paris-Galt Moraine

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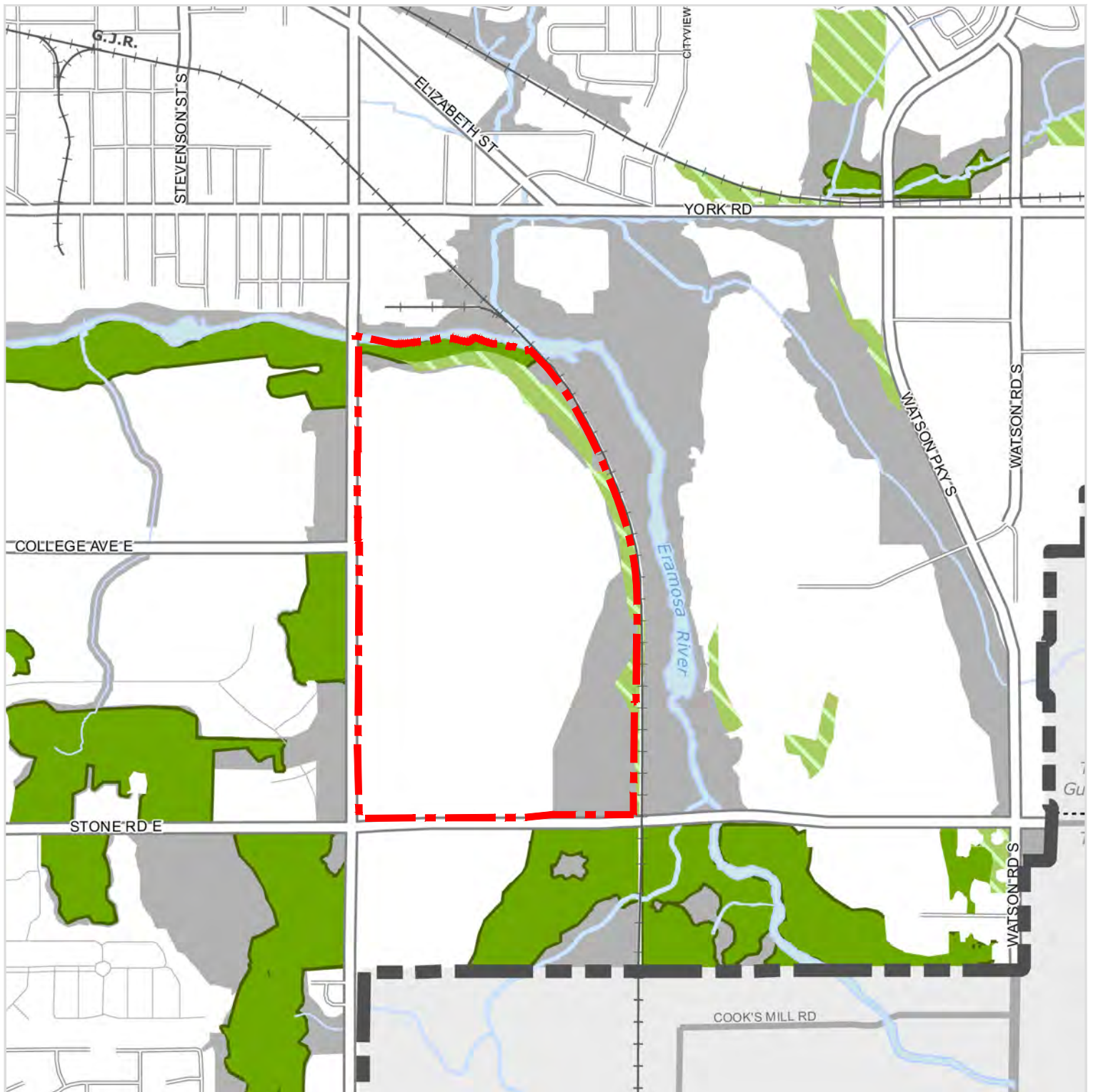


Figure 21
Schedule 4C - Natural
Heritage System
Significant Woodlands
 City of Guelph Official Plan, 2024

LEGEND

Subject Lands

- City Streets
- Future City Streets
- County Roads
- Railways
- Watercourses
- Waterbodies
- Special Study Area
- Corporate Boundary
- City of Guelph Natural Heritage System

Significant Natural Areas

Significant Woodlands

Significant Woodlands

Natural Areas

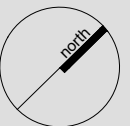
- Cultural Woodlands
- Cultural Woodlands (overlay)
- Minimum or Established Buffers

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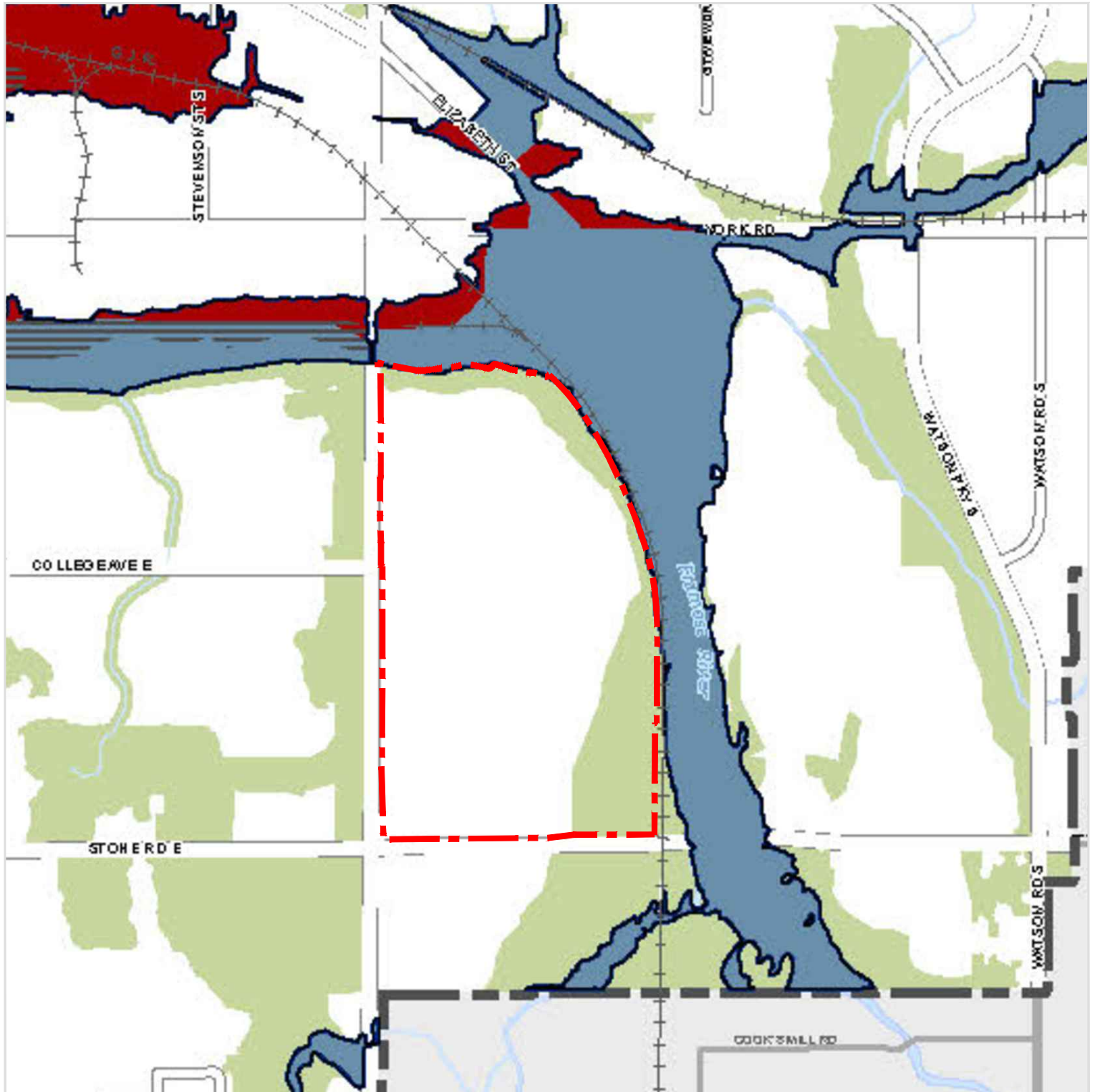


Figure 22
Schedule 3 -
Development Constraints
 City of Guelph Official Plan, 2021

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

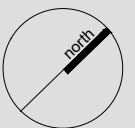
- Regulatory Floodline
- One Zone / Floodway
- Two-Zone Fringe
- Special Policy Area Floodplain

DATE: February 2025

SCALE: NTS

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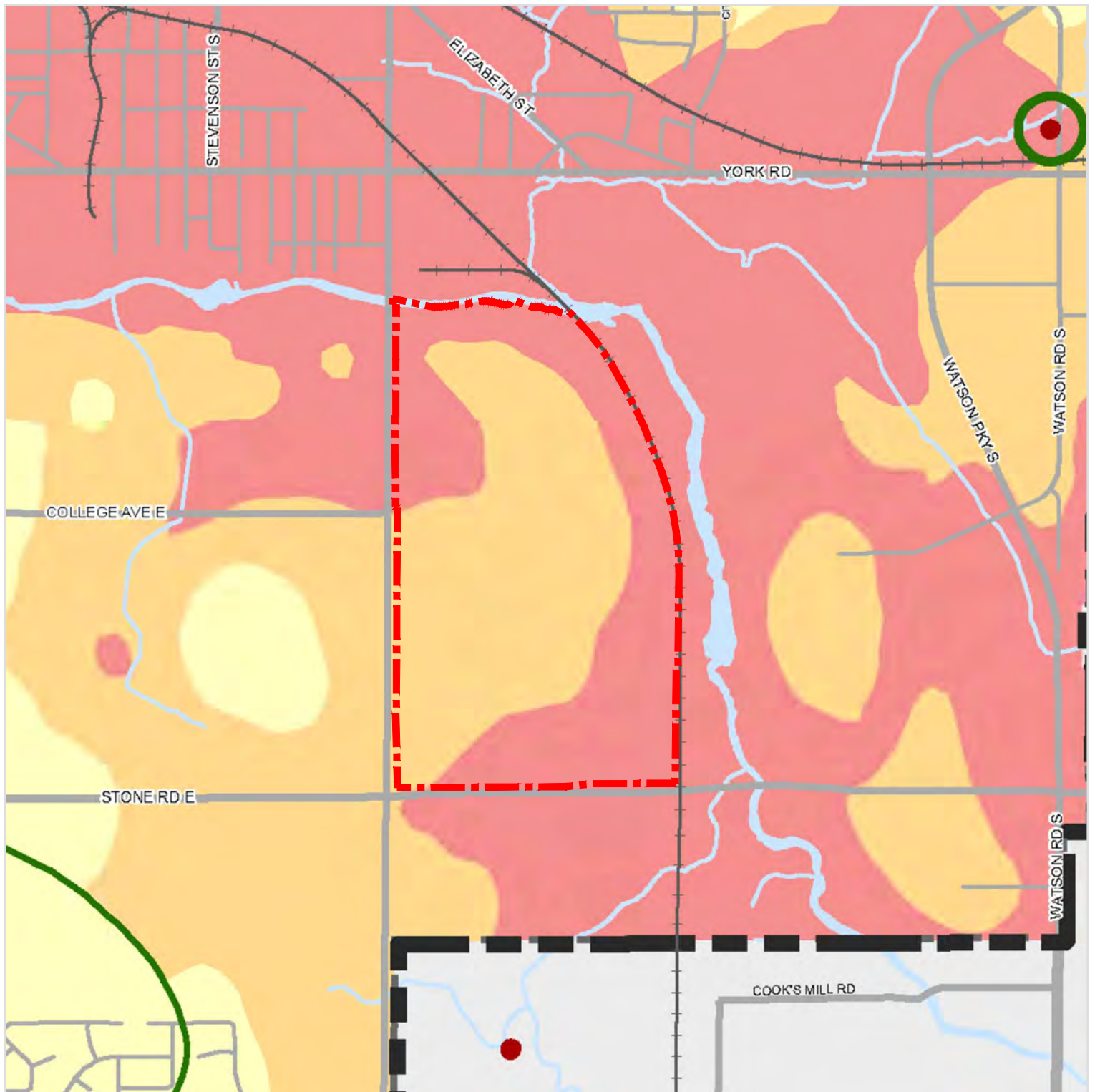


Figure 23
Schedule 7a - Source
Water Protection
Wellhead Protection
Areas

City of Guelph Official Plan, 2024

LEGEND

Subject Lands

Roads
 Railways
 Corporate Boundary
 Township Boundary

Wellhead Protection Zones

Wellhead Locations
 WHPA-A
 WHPA-B
 WHPA-C

Significant Drinking Water Threat Vulnerability Score

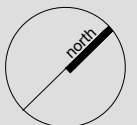
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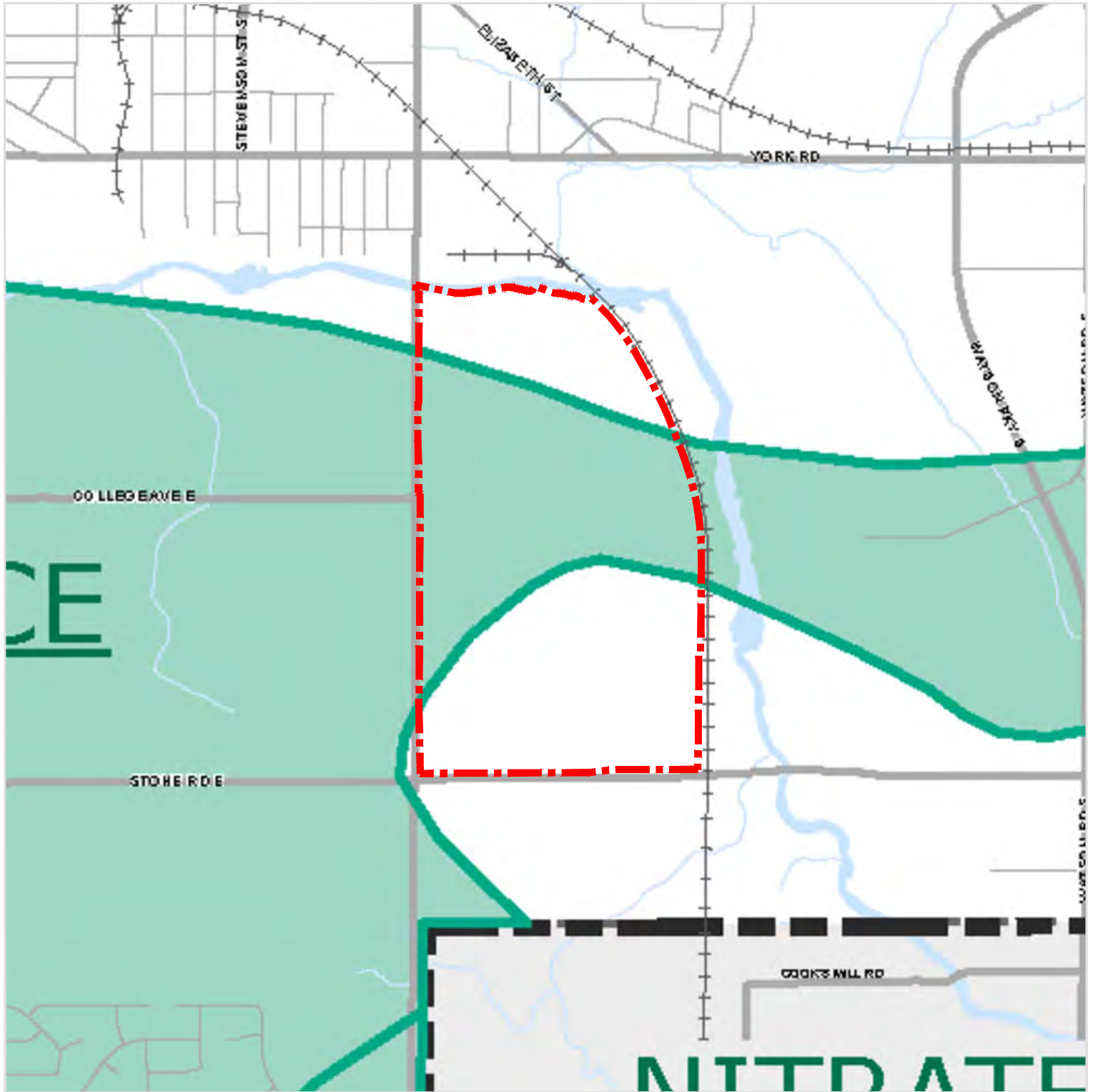
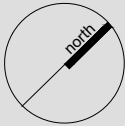


Figure 24
Schedule 7b - Source
Water Protection
Issue Contributing Areas
 City of Guelph Official Plan, 2024

LEGEND
 Subject Lands
 Roads
 Railways
 Watercourse
 Waterbody
 Corporate Boundary
 Township Boundary
Issue Contributing Areas
 Well with identified issue(s)
 Issue Contributing Areas

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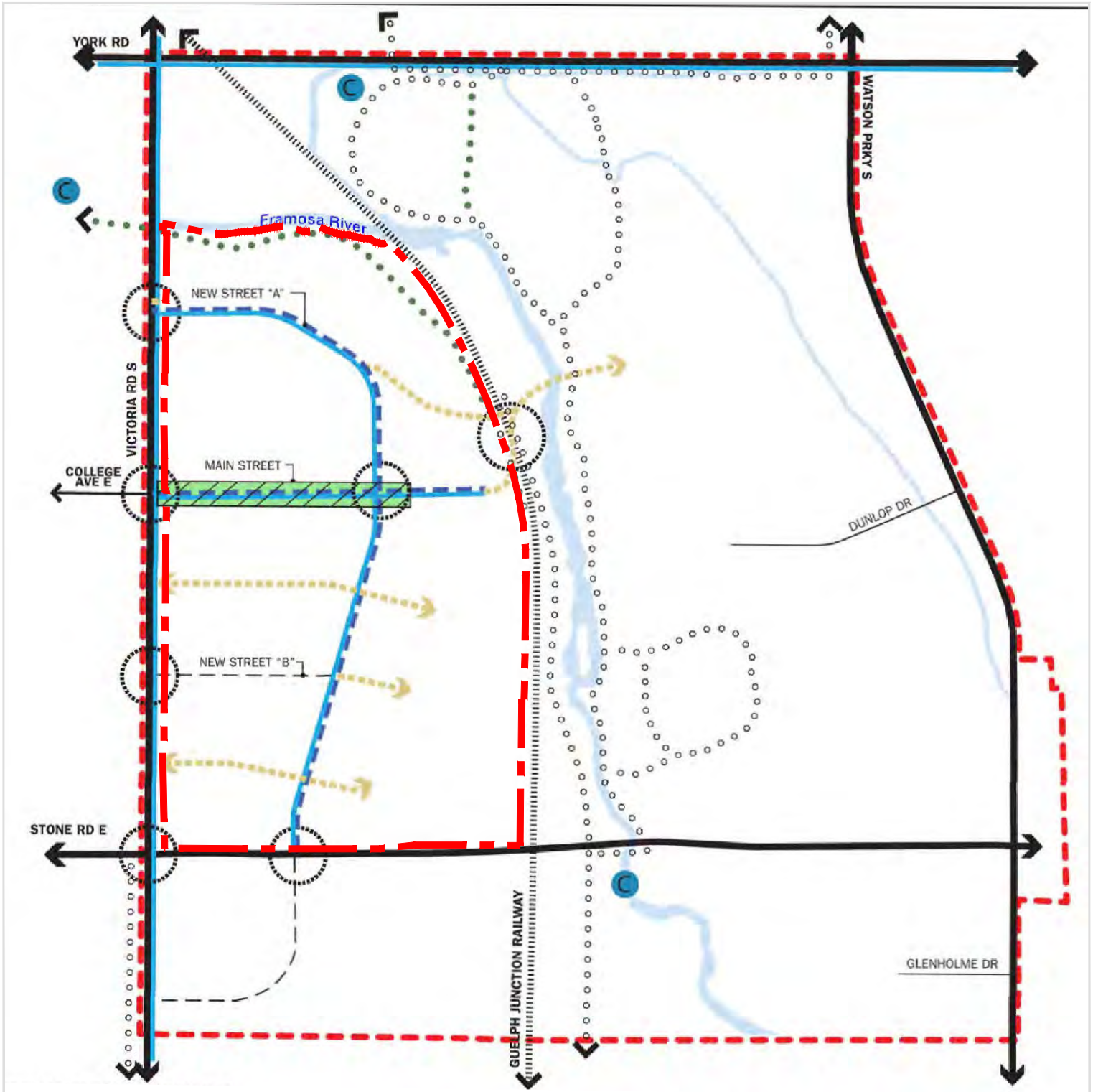


Figure 25
Schedule A - Guelph
Innovation District
Secondary Plan Mobility
Plan

City of Guelph Official Plan, 2024

LEGEND

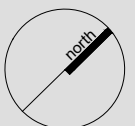
- Subject Lands
- Secondary Plan Boundary
- Existing Arterial Roads
- Existing Local Roads
- Proposed Collector Roads
- Proposed Main Street
- Proposed Local Roads
- Proposed On-Street Bicycle Lanes
- Existing City Trail Network
- Proposed City Trail Network
- Railway
- Active Transportation Link
- Canoe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

DATE: February 2025

SCALE: NTS

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4.4 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.

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 26**). The Block Plan for GID Blocks 1 and 2 was approved by City Council through Clause 3 of the Main Motion at the Special Council Meeting on September 10, 2025.

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

The proposed applications will facilitate a development which achieves the principles of the GID Secondary Plan by preserving existing natural heritage areas, commemorating cultural heritage resources, establishing a multi-modal transportation network and mixed-use corridor, extending the City's existing collector street network onto the subject lands and incorporating a fine grained local street network, integrating various forms of parks and open spaces into the development's design, and providing for a variety of building types and land uses to achieve the City's population and jobs targets.

4.4.1 Natural and Cultural Heritage

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 14**).

The northwest 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. The draft plan of subdivision does not propose development in the Significant Natural Areas and the environmental land use designations proposed through the Official Plan and Zoning By-law Amendments will protect the site's natural areas from development. The draft plan of subdivision has been designed to maintain public views of the natural heritage system through the provision of a single loaded road along the eastern edge of the development area. The GID Secondary Plan contemplates the provision of trails through the natural heritage system, and the proposed draft plan of subdivision provides trail connections between the natural areas, open space blocks and parks, including connections to the existing trails in the valley lands. The Draft Plan of Subdivision has also been designed to integrate the stormwater management ponds and parks 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 can be integrated with the stormwater management pond trail systems.

The subject lands include one designated Cultural Heritage Resource and three identified public views as shown on **Figure 15**. 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. The draft plan of subdivision will allow for commemoration of the designated heritage resource. A Heritage Impact Assessment has been prepared for the GID Block 1 and 2 lands and includes an analysis of anticipated impacts on cultural heritage resources as a result of the proposed development and provides mitigation recommendations. A summary of the Heritage Impact Assessment is included in section 5 of this report.

The public views which have been considered in the design of the draft plan of subdivision include views of the natural heritage system to the north and west, views of the downtown to the west, and views of the Historic Reformatory Complex to the north. The draft plan of subdivision has been designed with a single loaded road, lower building heights and smaller block sizes along the north and east edges of the plan area to maintain views of the natural heritage system from the public realm within the site. The extension of College Avenue East and the location of the neighbourhood parks create a clear view corridor to the natural heritage system to the east, and the Historic Reformatory Complex. The alignment of the Neighbourhood Parks with Main Street also provides an additional view corridor to the Eramosa River Valley. Lower building heights along the north edge of the Block Plan area and the location of open space areas and a stormwater management facility allow for view opportunities to the downtown to the west.

The GID Block 1 and 2 lands are characterized by a varied terrain and large elevation changes. The draft plan of subdivision has been designed to minimize regrading, as much as feasibly possible. The

draft plan of subdivision 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 draft plan of subdivision has been designed in accordance with the natural heritage and cultural heritage policies of the Secondary Plan. The development 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 draft plan of subdivision has been designed to minimize regrading as much as feasibly possible.

4.4.2 Energy, Servicing and Stormwater

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 Functional Servicing Report prepared in support of the development applications 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 draft plan of subdivision has also been 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 Stormwater Management Report, summarized in section 5 of this report. Low Impact Development (LID) measures are also discussed in the Sustainability Report.

The draft plan of subdivision for the subject 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 draft plan of subdivision also includes a mixed-use component, which will support a live/work community and reduce vehicle trips. A Sustainability Report has been prepared to evaluate the site's sustainability measures, which includes water efficiency measures and LIDs.

4.4.3 Mobility

Section 11.2.4 of the GID Secondary Plan identifies the goal of creating a multi-modal pedestrian-focused mobility system. 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 draft plan of subdivision has been designed with a fine grained active transportation network,

including three collector roads and 12 local roads. Parks and walkway blocks are provided throughout the draft plan of subdivision 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 lanes and sidewalks. The proposed local street network creates walkable block sizes and connections to the collector road system. Victoria Road South and Stone Road East both border the subject lands and are identified in the City's Official Plan as existing arterial roads. Both 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 and Stone Road East is proposed to include pedestrian and cycling infrastructure.

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 24**), which are envisioned as paths to provide high level of service active transportation connections to cycling and transit systems. 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. The draft plan of subdivision's active transportation network is illustrated on **Figure 25**. The draft plan of subdivision includes extensions to existing trails, bicycle lanes on collector roads, sidewalks on all streets and walkway blocks. The walkway blocks improve the site's walkability by providing mid-block pedestrian connections to nearby parks and sidewalks. Transit stops are planned on the collector roads and will be accessible from the proposed pedestrian and cycling infrastructure.

Public transit stops are identified on Schedule A (**Figure 25**) of the Secondary Plan and are located to provide transit stops within a 5 to 10 minute walk of all development. The draft plan of subdivision includes 3 collector roads which can accommodate transit stops. Transit stops can be provided on the proposed collector roads at regular intervals to be walkable and convenient for future site users. The detailed design for transit stops will be determined through conditions of approval, but these stops are envisioned to be well lit with structures to protect users from the elements and seating areas.

The GID Block 1 and 2 lands include two new collector roads and a local road. One of the collector roads is also identified as a Main Street. 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 directed to accommodate a range of transportation options but is to be designed as a "pedestrian and transit priority street". The proposed draft plan of subdivision has been designed in accordance with the Council approved block plan with three collector roads. Collector roads will include Street A, Street B and Street C. College Avenue is proposed to be extended as a collector road (Street C) with a modified Emerging Main Street design to prioritize pedestrian and bicycle transportation. New Street B is provided to facilitate improved transportation connections to the south end of the Block Plan area, and direct major vehicle traffic away from the Main Street. All proposed collector roads will be designed to include 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.

Section 11.2.4.9 of the GID Secondary Plan includes policies for local roads. The location of local roads was identified through the Block Plan process, including the location of a single loaded perimeter local road along the western edge of the Eramosa River Valley. The single loaded road provides a public edge and public views of the river valley. The local roads proposed through the draft plan of subdivision 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. Local roads will be designed to include sidewalks on both sides of the street, and all proposed local road designs will provide plantings between the street and the sidewalk, with parking on one side of the road.

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. The draft plan of subdivision and implementing Zoning By-law Amendment application do not propose any parking reductions.

4.4.4 The Public Realm

Section 11.2.5 of the GID Secondary Plan provides the basis for the development of the GIDs public realm. 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 to minimize points for potential pedestrian and vehicular conflicts and to maximum landscaping opportunities. The draft plan of subdivision includes 18 metre local streets and 24-26 metre collector roads. The proposed roads provide sufficient right-of-way width for vehicle lanes, cycling infrastructure, landscape boulevards and sidewalks. The draft plan of subdivision provides for mixed-use and medium density residential development on cluster development blocks which will allow for consolidated driveway access to minimize potential pedestrian and vehicle conflicts. Mid-block walkway connections are also proposed to increase the site's walkability between residential neighborhoods and the Mixed-Use Corridor (GID) and parks.

Within the Mixed-Use Corridor (GID), 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 27**) 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 draft plan of subdivision has been designed with a 24 metre main street to create space for active uses at the street level. Transit stops will be located at the site's nodes and other key intersections. Commercial and mixed-use buildings adjacent to transit stops will generally include a high degree of transparency within the ground floors. The detailed design of transit stops will be determined through conditions of draft plan approval, but stops are envisioned to include bicycle parking or storage, shelters, seating, and landscaping.

Section 11.2.5.3 of the GID Secondary Plan requires that the GID include two new public parks. 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 as identified on Schedule B of the Secondary Plan (**Figure 14**). Municipal parks and municipal recreation facilities are permitted in all land use designations. The draft plan of subdivision includes more than two parks, but the site is anchored by two primary parks, a neighbourhood park and a community park in the general locations identified on Schedule B. The neighbourhood parks are planned to include a variety of uses including areas for active and passive recreation. The Community Park is located on two collector roads with access to the proposed transit route and is planned to include a sports facility which will serve the broader community area.

The Secondary Plan encourages park spaces to include connections to the trail system and serve as focal points for active and passive recreation. The draft plan of subdivision includes parks throughout the plan area in various forms, including neighbourhood parks and a community park. Parks have been located so that all residential blocks are within 500 metres of a public park. The proposed parks provide spaces for active and passive recreation for the community. The neighbourhood parks are located in central locations with views and access to the adjacent natural heritage lands. Trail connections are proposed to all the parks, through a direct connection to the eastern and northern parks, and a connection from the walkway blocks and sidewalks for the interior parks. The community park is proposed to include sports facilities to serve the future residents of the GID, as well as the city at large. 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. Preliminary parks facility fit plans have been included in the Urban Design Guidelines and Specific programming for each park will be confirmed through detailed design.

Schedule A of the GID Secondary Plan (**Figure 25**) identifies that the subject lands include existing and proposed Trails. The draft plan of subdivision maintains the existing City trails and provides new trail connections to the developable lands. A future trail connection to the Block 4 lands to the south will be established through a separate study and design process by City staff, independent of this development application.

4.4.5 Land Use and Built Form

4.4.5.1 General Land Use

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 14**). The Secondary Plan includes general land use policies which apply across all of the Secondary Plan's designations. Development in the Secondary Plan shall comply with the designations identified on Schedule B (**Figure 14**) and shall provide for a balance of live and work opportunities, at densities which support active transportation and transit. Blocks 1 and 2 of the GID Secondary Plan are designated Strategic Growth Area and Greenfield Area. The greenfield area of the Secondary Plan is directed to achieve a minimum density target of 90 persons and jobs per hectare. The proposed draft plan of subdivision achieves a density of 125 persons and jobs per hectare across the Residential, Mixed-use and Employment zoned lands in the Designated Greenfield Area.

Road alignment, sitting and massing of buildings and development design is directed to enhance scenic views of the Eramosa River valley, views of the historic reformatory complex, and views of Downtown. The Draft Plan of Subdivision has been designed with a modified grid pattern of roads which provide views to the adjacent reformatory lands on the north side of the Eramosa River, and to Downtown Guelph, located to the south-west of the subject lands. A single loaded road is also proposed along the table lands on the west side of the Eramosa River to provide public views of the river valley. The proposed stormwater management facilities have also been proposed in locations which will provide views of the adjacent natural heritage features and have been located to act as a component of the open space network. The final design for the stormwater management ponds will be confirmed through detailed design, but fencing around ponds will be limited where possible and trails are contemplated around the stormwater management ponds, to provide connections to the trail network in the natural heritage lands.

The Secondary Plan Schedule C (**Figure 27**) identifies Nodes and appropriate building heights. Nodes are identified as appropriate locations for taller buildings. An amendment is proposed to Schedule C to permit a revised location for a node and to redistribute the minimum and maximum building heights across the site. The proposed schedule C (**Figure 11**) maintains the intent of section 11.2.6.1.9 of the Official Plan, as the proposed distribution of building height will ensure that the mid-rise residential and employment buildings will be the predominant built form in the GID Block 1 and Block 2 areas. The site's tallest buildings will be directed to the identified nodes. To align the node locations with the proposed Block Plan and the site's highest density areas, the node at the intersection of "Street A" and Victoria Road South is proposed to be replaced by a node at the intersection of "Street B" and Victoria Road South. The revised node location will reflect that "Street B" is proposed to be designed as a collector road and will help ensure high quality design at this key intersection which acts as a transition between the site's Mixed-use and Employment lands. The revised node location will maintain the intent of Section 11.2.6.1.9 of the Secondary Plan.

4.4.5.2 General Built Form

The GID Secondary Plan identifies built form policies for the plan area. The Secondary Plan notes that densities in the GID should be high enough to support active transportation and transit. Large-format stand-alone retail commercial uses are not permitted in the Mixed-use Corridor (GID), but small and medium-scale retail commercial is encouraged within the Mixed-use designations to create a main street environment. Development is generally directed to establish maximum block lengths of 100 to 150 metres along the long axis of the street in the Residential and Mixed-use Corridor (GID), and balance the needs of businesses and residents. In accordance with the approved Block Plan, the concept plan and draft plan of subdivision have been designed to include a mix of land uses including Mixed-use areas, Residential neighbourhoods, and an Employment district. Block sizes will generally respect the maximum 150 metre length identified in the Secondary Plan, but final design of each block will be established through detailed design. These policies and other site design considerations are explored in more detail through the Urban Design Guidelines.

The Secondary Plan directs that the road network, sitting and massing of buildings, and design of development is encouraged to enhance views 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 rights-of-way. The concept plan provides for staggered building

heights across the site. Building heights are 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 public road network of the draft plan of subdivision creates view corridors to the surrounding natural heritage system and cultural heritage features. The proposed stormwater management facilities have been located in strategic locations to act as key components of the open space network, and these facilities will be designed to include trails and seating areas. The proposed parks have been designed as a network of open 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.

4.4.5.3 Mixed-use Corridor (GID) Lands

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 27**). Development in nodes is intended to be compact with a continuous built form edge and minimum building height of 3 storeys. Uses in the ground floors of buildings in the node should animate the streetscape and include a range of retail and service uses. Ground floor heights are directed to generally be a minimum 4.5 metres floor to floor, with windows corresponding to floor height and a large portion of the street-facing ground floor walls shall be glazed. Buildings shall also provide a continuous street wall with a minimum height of 4 storeys, and a minimum of one pedestrian access shall be provided from any primary façade. The Secondary Plan identifies four nodes on the subject lands and the approved Block Plan included four nodes, with one of the existing nodes shifted to the south. The proposed Official Plan Amendment seeks to amend Schedule C to reflect the node locations on the Council approved Block Plan.

The draft plan of subdivision has been designed to include a mix of land uses including Mixed-use areas, Residential neighbourhoods, and two Employment districts. Building heights are staggered across the site, with higher buildings on the site's nodes and along collector roads. The Mixed-use Corridor (GID) is concentrated along the extension of College Avenue East and Victoria Road South, and many of the buildings 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. 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.

The GID Secondary Plan does not identify any schools on the Block 1 and 2 lands. A new elementary school was requested by the Upper Grand District School Board. A school block is proposed on the Mixed-use Corridor (GID) lands and has been sized to meet the school board's design criteria for new school sites. Section 11.2.6.3.2 of the Official Plan permits educational and institutional uses in the Mixed-use Corridor (GID). The school has been located in proximity to residential land uses and directly adjacent to the proposed community park. The school block is proposed as it's own phase on the Draft Plan of Subdivision to provide flexibility for the integration of the school in early phases of development as may be needed to accommodate the future population growth. The Upper Grand District School Board has confirmed that the proposed school location is acceptable. Details around

timing and development of the school block will be confirmed through draft plan of subdivision conditions and a holding provision on the site's zoning.

4.4.5.4 Residential Lands

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.

The residential neighbourhoods identified on the draft plan of subdivision are proposed to include a mix of residential unit types and densities to provide a range of housing options for future residents. The residential lands are planned to be developed through medium density development and low density development. The concept plan illustrates that building heights will be higher in the medium density development area and lower within the Low-density Residential designation. The lowest building heights are generally located adjacent to the natural heritage system. The distribution of residential density across the draft plan of subdivision will ensure that higher density development is located in closer proximity to the site's Mixed-use Corridor (GID), transit stops and collector roads.

4.4.5.5 Employment Lands

Section 11.2.6.3.3 of the GID Secondary Plan identifies 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. Low density employment such as logistics and warehousing are not permitted. Development in this designation is directed to be comprised of street-related and campus form development. The approved Block Plan and proposed draft plan of subdivision include areas for stormwater management and parkland in the Employment Mixed-use 1 designation. The proposed development will include sources of employment through the provision of commercial uses including offices, research and development, retail, and assembly and manufacturing requiring on-going research and development support.

The Employment 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. Residential, live/work, and logistics and warehousing uses are not permitted. Buildings in this designation are directed to be oriented towards the street with sufficient setbacks to accommodate landscaping. The draft plan and implementing Zoning By-law Amendment will facilitate a range of commercial uses in this designation including uses permitted on the Employment Mixed-Use 1 lands, with additional permission for cultural and education uses, and institutional uses.

The permitted uses in the Employment Mixed-Use 1 and Employment Mixed-Use 2 lands do not constitute an Employment Area as defined in the PPS. Based on the overall mix of land uses and

compatibility considerations, intensive assembly and manufacturing uses are not proposed on the subject lands.

4.4.6 Growth Targets

Section 11.2.6.1.6 of the GID Secondary Plan identifies that 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. A large portion of the Residential designation on the subject lands is located within a Strategic Growth Centre – Community Mixed-Use Node, which is planned to achieve a density target of 100 residents 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. The draft plan of subdivision is designed to achieve a maximum density of 202 persons and jobs per hectare across the entirety of the developable lands and exceeds the minimum density target for the Strategic Growth Centre – Community Mixed-Use Node.

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. The residential designated lands on the Draft Plan of Subdivision are planned at a density of 38 units per net hectare which exceeds the minimum residential density target of the GID Secondary Plan. The distribution of residential density across the draft plan area is delineated on **Figure 28**, Density Heat Map.

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 at a density of 75 units per net hectare. There is no population or residential density target for Block 2. The proposed Draft Plan of Subdivision will exceed the population target for Block 1 and 2 of the GID lands, with an anticipated population of 10,187 people (**Appendix A**). The draft plan of subdivision will provide for residential development at a density of 91 units per hectare, measured across the Residential and Mixed-use Corridor (GID) designated lands on GID Blocks 1 and 2.

Table 2 of the GID Secondary Plan identifies separate employment and density targets for the GID Block 1 and 2 lands. The minimum employment target for the GID Block 1 is 1,700 jobs at a density of 135 jobs per net hectare, and the Block 2 lands have an employment target of 2,500 jobs at a density of 90 jobs per net hectare. In total the GID Block 1 and 2 lands have an employment target of 4,200 jobs. The proposed draft plan of subdivision includes lands for employment uses in the Mixed-use Corridor, Employment Mixed-use 1 and Employment Mixed-use 2 designation. Within the Employment Mixed-use 1 and Employment Mixed-use 2 designations, the primary employment type will be prestige office. The Employment Mixed-Use 1 and Employment Mixed Use 2 lands are expected to generate 1,060 jobs at a density of 145 jobs per net hectare. Additional jobs will be generated in the Mixed-use Corridor (GID) and through work from home employment. The Mixed-use Corridor jobs calculations were estimated based on a minimum commercial Floor Space Index of 0.15 and the City's minimum 400 square foot per employee assumption for commercial uses (**Appendix B**). The total anticipated jobs in the Employment designated lands is lower than the targets identified in Table 2 of

the Secondary Plan, but the proposed amendments to Table 2 of the Secondary Plan reflect the reduced Employment Area on Schedule B as approved by the Minister through Official Plan Amendment 80.

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 aims for an average of 30% of new residential development to 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 is to 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 landowner is also open to working with the City of Guelph to enter into affordable housing partnerships and exploring opportunities with non-profit organizations active in the affordable housing space to develop affordable housing units on the subject lands.



Figure 26
Schedule D - Guelph
Innovation District
Secondary Plan Block
Plan Areas
 City of Guelph Official Plan, 2014

LEGEND

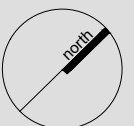
- Subject Lands
- Secondary Plan Boundary
- Block Plan Areas**
 - Block Plan Area 1
 - Block Plan Area 2
 - Block Plan Area 3
 - Block Plan Area 4

DATE: February 2025

SCALE: NTS

FILE: 1405G

DRAWN: SP



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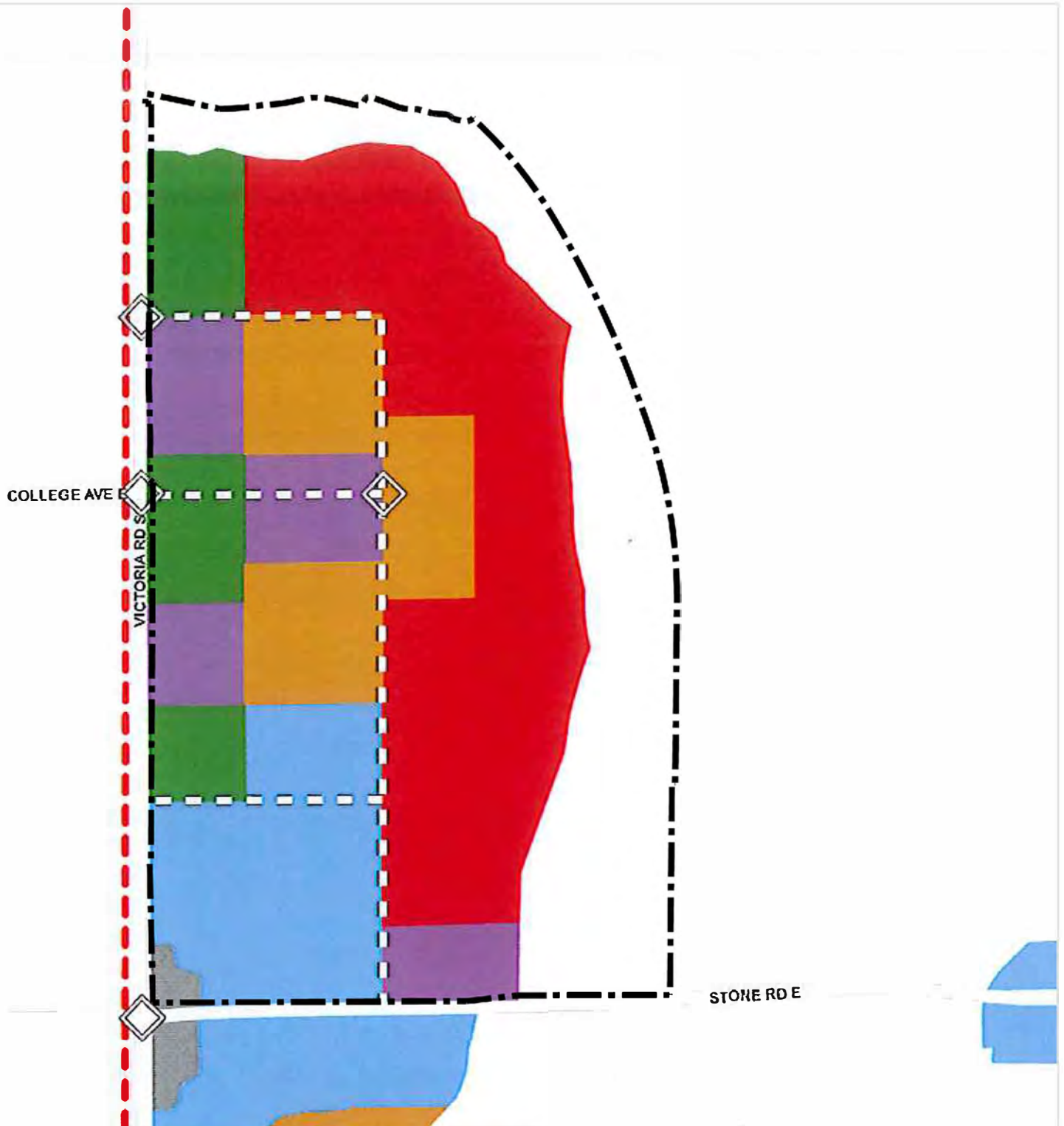


Figure 27
Schedule C - Guelph
Innovation District
Secondary Plan Built
Form Elements
 City of Guelph Official Plan, 2023

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



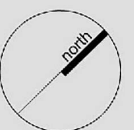
Node

DATE: February 2025

SCALE: NTS

FILE: 1405G

DRAWN: SP



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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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

Figure 28
Density Heat Map

Guelph Innovation District Block 1 & 2
City of Guelph

LEGEND

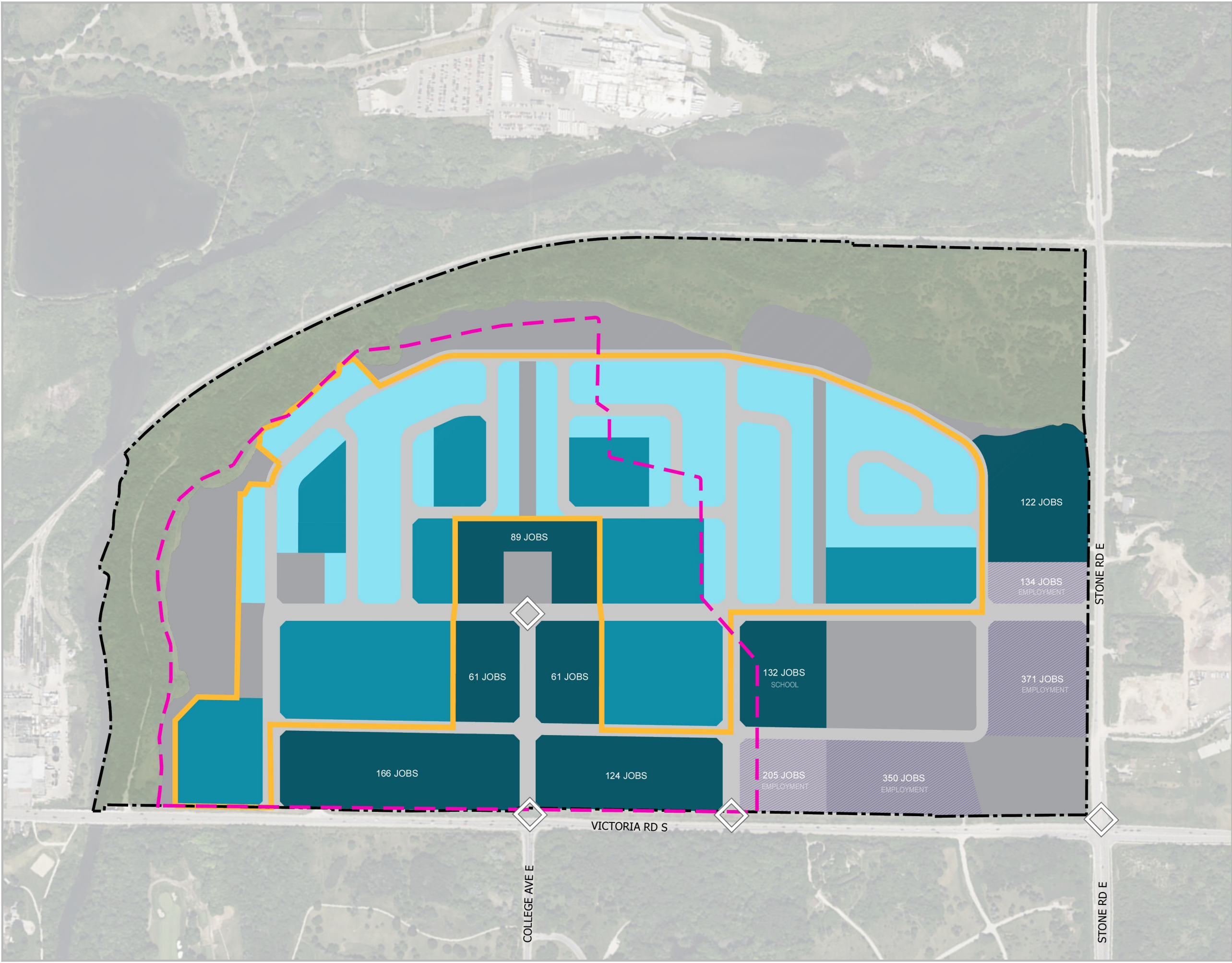
- Subject Lands - 116.596 ha
- Node

Distribution of Residential

- Residential - 38 UPH
- Low Density - 25 UPH
- Medium Density - 51 UPH

Distribution of Mixed Use

- Strategic Growth Areas (SGA)
- High/Mixed Use Density (SGA) - 350 UPH
- High/Mixed Use Density - 100 UPH

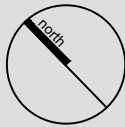


Date: June 2026

Scale: NTS

File: 1405G

Drawn: SP



K11405G - GID BLOCK 1 AND 2|RPT|PLANNING REPORT|FIGURE.DWG

4.5 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 12**). 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. The proposed Zoning By-law Amendment has been outlined in section 5 of this report.

5.0 Overview of Technical Reports

5.1 Traffic Impact Study

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 1,590 two-way vehicle trips during a.m. peak hour and 1,747 new two-way vehicle trips during p.m. peak hour.

Under existing study conditions the study intersections are operating at satisfactory levels however some individual movements at some intersections are operating with some capacity constraints and high levels of delay while remaining below capacity. Future background traffic volumes projected for the 2036, 2041, and 2046 planning horizons include several background developments including the GID Block Plan Area 3 and assumes all recommended network and intersections improvements identified in the GID Block Plan Area 3 Traffic Impact Study prepared by GHD.

Intersection improvements are required by background developments or to accommodate future background traffic volumes. Victoria Road South is recommended to be widened to a four-lane cross section. As a result of the GID Block 1 and 2 development, the intersection of Victoria Road at College Avenue (Main Street) requires the construction of a fourth leg of the intersection (east leg) and a corresponding eastbound through, southbound left-turn, and northbound right-turn lane. A left-turn lane is also warranted in the westbound direction along Stone Road and in the southbound direction along Victoria Road South.

With the implementation of the planned and recommended road and intersection improvements, the study confirms that the proposed residential mixed-use development within GID Block Plan Areas 1 and 2 can generally be accommodated on the surrounding road network with the exception of several intersections along Victoria Road which are expected to operate with critical movements, particularly for left turns and through movements. These operational constraints are a result of the City requiring that Victoria Road not be widened to beyond a four-lane cross section and to avoid implement dual left turn lanes at signalized intersections, which limits the ability to provide the additional capacity needed to improve traffic flow at these locations.

5.2 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 subject lands were found to include significant woodland, wetlands, Significant Valleyland associated with the Eramosa River and habitat for locally significant species, which are considered Natural Area in the Natural Heritage System. With the exception of trails and stormwater management facility 2, the proposed development is located outside of the limits of the significant natural areas and their recommended buffers.

The EIS has evaluated the proposed trails and associated grading in the Valleyland and has concluded that the trails are located as far from the Significant Woodland feature as possible and are generally limited to the outer 5 metres of the Significant Woodland Buffer. The location of stormwater management facility 2 in the Significant Valleylands was evaluated and it was determined that there are no negative impacts to the form and function of the valleylands and associated Natural Heritage System as a result of the proposed stormwater management facility. The proposed development overlaps with the habitat of locally significant species, and restoration of native meadow habitat is proposed to provide habitat for the impacted species.

A monitoring plan is described in the EIS and provides a detailed plan for ensuring that the proposed mitigation and enhancement plans are implemented properly during the pre, during, and post-construction periods of this project. A Tree Inventory and Preservation Plan has been prepared and identified the proposed tree removals, necessary compensation and tree protection measures. An EIR will be required to provide a comprehensive plan for the implementation of the EIS recommendations and additional impact analysis where applicable. The EIS concludes that the works proposed as part of the Draft Plan of Subdivision will not have any significant negative impacts on the Natural Heritage System within the Eramosa River corridor, as required by the Official Plan.

5.3 Tree Inventory and Preservation Plan

The Tree Inventory and Preservation Plan (TIPP) was prepared by Natural Resource Solutions Inc. (NRSI). The study evaluated the proposed development against the existing health and structural integrity of trees, protection measures for trees to be retained, and recommended compensation and mitigation measures. Avoidance, mitigation, and protection measures for trees were examined to determine which trees would be impacted and which could be retained. The TIPP included an inventory and assessment of trees with the potential to be impacted by the proposed development. Of the 877 trees inventoried, 700 trees will require removal based on the proposed draft plan of subdivision. The assessment recommends that all proposed tree removals take place outside of the general timing windows for migratory birds. Tree protection fencing and erosion and sediment control fencing is to be installed prior to on-site work to protect retained trees and their root systems. An estimated 802 replacement trees will be required as compensation for the proposed tree removals. Where space for

tree planting within the subject property is insufficient, cash in lieu fee will be paid to the City of Guelph. An updated TIPP and compensation plan will be required at the Detailed Design phase.

5.4 Heritage Impact Assessment

MHBC was retained by Fusion Homes to undertake a Heritage Impact Assessment (HIA) for the proposed Plan of Subdivision for part of Blocks 1 and 2 of the Guelph Innovation District (GID). The Draft Plan of Subdivision includes 328 Victoria Road South, which is of Cultural Value or Interest and has been designated under Part IV of the *Ontario Heritage Act* by the City of Guelph. The proposed draft plan of subdivision will provide the opportunity to retain all of the attributes of the By-law which have been identified by the City of Guelph. The proposed draft plan allows the G.M. Frost building to be retained in-situ on Block 38. This report has demonstrated that views associated with the G.M. Frost building will also be maintained. Other features of the site which have been identified by the City as being of cultural heritage value or interest (i.e. views of the Ontario Reformatory and a set of iron stairs) will not be impacted as a result of the proposed plan of subdivision. No impacts on identified cultural heritage resources located in the vicinity of the draft plan of subdivision on Block Plan Areas 1 and 2 are anticipated.

The HIA recommends that once the Plan of Subdivision is registered, the City should update the designation By-law no. (2025)-21178 to reflect the legal description specific to Block 38 which includes the G.M. Frost building. It is also recommended that a Heritage Impact Assessment and/or Conservation Plan be completed in the future to address any changes to the G.M. Frost building which may be proposed in the future, including any proposed alterations, additions, or demolitions. An Interpretation Strategy should be completed when more information is available on changes to the building.

5.5 Archaeological Assessment

A Stage 1, 2 and 3 Archaeological Assessment Report was prepared by Irvin Heritage Inc. The assessment was conducted to determine if the GID Block 1 and 2 sites contain archaeological resources or require further investigation. The Stage 1 and 2 Report identified an archaeological site which triggered a further Stage 3 Archaeological Assessment Excavation.

The Stage 3 Archaeological Assessments Excavation included further assessment of the Sander Site (AjHb-88), which contains features which are interpreted as Euro-Canadian in origin. Based on the Stage 3 Archaeological Assessment Excavation, the site does not meet criteria for Stage 4 Mitigation. The Sanders Site (AjHb-88) has been sufficiently documented through the Stage 3 Assessment and is interpreted as having low archaeological value and does not retain further Cultural Heritage Value or Interest requiring Stage 4 mitigation.

The subject lands also contained an area of Indigenous interest. The Stage 3 assessment of the Area of Indigenous Interest did not recover any temporally diagnostic artifacts and the quantities of lithic artifacts recovered from the excavation do not meet the threshold for further mitigation. The Indigenous component of the site does not result in a recommendation for Stage 4 mitigation.

The Stage 3 Archaeological Assessment Excavation concludes that Stage 4 Mitigation is not required under Sections 3.4.1 or 3.4.2 of the Standards and Guidelines for Consultant Archaeologists.

5.6 Urban Design Guidelines

The Urban Design Guidelines provide a series of guidelines to ensure the proposed development 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 detailed design and Site Plan Approval will be required to demonstrate conformity with the guidelines, 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 detailed design and 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 development standards 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. 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 development standards identify 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 development standards consider the sustainability of both the interior building environment and the external built environment. The recommendations of the development standards will occur through detailed design and site plan approval applications.

5.8 Functional Servicing Report

MTE Consultants Inc. has prepared a Functional Servicing Report (FSR) for GID Blocks 1&2. The report has concluded that the proposed grading strategy will meet City of Guelph Standards, is compatible with the future widening and grading of Victoria Road South and Stone Road East, provides major overland flow routes to the end-of-pipe SWMFs, and respects environmental buffers.

The proposed sanitary sewer network will consist of new sanitary sewers within the proposed collector and local road right of ways, with connections to the existing 750mm diameter sanitary trunk sewer along Victoria Road South. The sanitary trunk sewer on Victoria Road South has capacity to convey the subject lands' wastewater flows.

The site is proposed to be serviced with a new watermain distribution network within the local and collector road right of ways. The proposed watermain network will provide water servicing to the subject lands and will meet fire flow demands for all proposed land uses. This water distribution network will connect to the existing 400mm diameter watermain along Stone Road East and the 500mm diameter watermain along Victoria Road South.

The proposed storm sewer network will direct minor flow events to the end-of-pipe SWMFs and will meet City of Guelph standards. Stormwater management for the subject lands will be accommodated by directing the stormwater runoff to three proposed stormwater management facilities for treatment prior to being released to their respective outlets. The FSR concludes that the proposed development can be adequately serviced through the extension of existing utilities including hydro, gas, cable TV and telephone.

5.9 Stormwater Management Report

A Stormwater Management Report was conducted by MTE Consultants Inc. The report concludes that the proposed stormwater management strategy will provide the GID development with appropriate levels of quality, quantity, erosion, water balance and thermal mitigation. "Enhanced" quality control of stormwater runoff can be provided in the proposed end-of-pipe stormwater management facilities. The capture and infiltration of approximately 20mm of rainfall sitewide will help recharge groundwater and reduce peak flow and erosion considerations downstream. Quantity control targets for post development peak flows can be achieved in the proposed stormwater management facilities for the 25 year through the 100-year storm events. Implementing erosion and sediment controls during construction will minimize any negative impacts of construction activities on the adjacent properties and the receiving watercourse. Water Balance targets can be satisfactorily met through the use of the prescribed lot-level, and end-of-pipe infiltration measures as described within the report. Surface water balance to significant surface water features can be satisfactorily met through the flows at the outlets of the SWMFs and the intentional catchment area delineation for roof areas and rear yards.

The Stormwater Management Report recommends that the quality/quantity control stormwater management facilities be constructed to provide control of stormwater and that the Water Balance be reviewed and re-confirmed during final design. During site grading operations, soils should be selectively excavated and placed, under the supervision of a geotechnical engineer, in order to maximize the post-development areas suitable for infiltration. Erosion and sediment controls should be implemented during construction and the conceptual design and modeling of the future stormwater management facilities contained within the subdivision should be reviewed and re-confirmed at the time of final design. Salt Management Plans are also recommended to be prepared for all blocks subject to site plan approval and/or a plan of condominium approval.

5.10 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 was recommended and required prior to filing the RSC.

An Interim Phase Two ESA has been completed. The Interim Phase Two ESA identified soil and groundwater exceedances on portions of the subject lands. Remediation and/or Risk Assessment is required where soil or groundwater impacts have been identified, prior to filing of an RSC in accordance with O.Reg. 153/04. Filing an RSC is required on portions of the Site lands which will be converted to a more sensitive use (e.g., community use to residential use). Additional soil and groundwater sampling and analysis may be required to achieve delineation objectives as outlined in MECP guidance documents and/or to support future construction works.

5.11 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 notes 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 east 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.

5.12 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 subject lands are located in WHPA-B and an issue contributing area, and Source Water Protection Policies may apply to any future development. The site was found to have a shallow groundwater table and the hydraulic connectivity values range from 7.2×10^{-6} to 6.3×10^{-9} m/sec for wells screened across fine grained till materials, and 1.0×10^{-5} to 7.2×10^{-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. In areas where the proposed development may intersect the water table, waterproofing with sump pumps or an Foundation Drain System should be considered to ensure that spring high groundwater conditions do not adversely affect below grade structures. The use of a Foundation Drain System is not predicted to result in negative impacts to the subject lands. Groundwater mounding beneath Stormwater Management Facility 3 may be an issue, and the underlying sediment could be replaced with those near Stormwater Management Facility 1 to mitigate the issue. Chloride is not considered a significant drinking water threat in the areas of the proposed stormwater management facilities and the proposed infiltration galleries on-Site do not pose a significant drinking water threat.

The report recommends monthly site visits during spring months to ensure the spring high groundwater level is captured. Quarterly site visits are recommended from June onwards to collect manual groundwater levels and download data loggers. Annual groundwater levels are to be collected at select monitoring wells to be analyzed for general chemistry parameters. A private well inventory is also recommended for wells within 500m of the subject lands. Additional assessment and reporting is recommended during detailed design. Groundwater wells which are not in use are recommended to be decommissioned.

5.13 Noise

The Environmental Noise Impact Assessment was prepared by MTE Consultants Inc. (MTE). The purpose of the study was to determine the noise impacts from the Guelph Junction Railway, Stone Road East, Victoria Road South, College Avenue East and internal Streets A, B, and C on the subject property, and recommend noise control measures to meet the Ministry of the Environment, Conservation and Parks' (MECP) guidelines while satisfying the planning requirements of the City of Guelph.

The assessment concluded that Dwellings proposed between the GJR line and Setback Line 4 or between Victoria/Stone and Setback Line 5 may require an additional assessment for building components designed to achieve indoor sounds level criteria and a Noise Warning Clause shall be registered on title. Blocks with outdoor amenity spaces located between Victoria/Stone and Setback Line 6 may require an assessment to determine if noise attenuating barriers are required and a Noise Warning Clause shall be registered on title. Forced air heating, as well as provisions for future installation of central air conditioning by the owner are required for lots between the GJR line and Setback Line 2 and between Victoria/Stone and Setback Line 7. A Noise Warning Clause shall be registered on title for these lots. A Noise Warning Clause shall also be registered on title for blocks with outdoor living areas proposed between Setback Lines 6 and 7, which have outdoor living areas with unattenuated daytime noise levels exceeding 55dBA. The assessment recommends that a Final Environmental Noise Assessment be completed for the subdivision during the Final Design Stage and for the proposed multi-residential and mixed-use blocks during their respective Site Plan Approval processes.

5.14 Land Use Compatibility

The Land-Use Compatibility (Air Quality and Noise) study was prepared by RWDI. The Land-Use Compatibility study was conducted to assess the potential impacts of surrounding sites on the proposed development. The study included an assessment of potential compatibility issues with respect to noise and air quality in accordance with provincial and municipal guidelines. Based on a review of the existing industrial facilities in the surrounding area, the report found that there are five Class III industrial facilities within 1000 metres of the subject lands. The subject lands are also located adjacent to the Guelph Junction Railway corridor and 700 metres from the CN railway corridor. A detailed noise assessment is recommended to determine if site specific requirements are needed to mitigate railway noise.

The Class III facilities with a potential influence area extending to the subject lands include the following:

- Lockhart Excavators Ltd. Pit #4. *This facility is located to the south of the subject lands. The proposed employment uses on Blocks 51 and 50 provide sufficient buffer between the proposed residential uses and the existing Class III facility.*
- Cargill. *The proposed development provides increased separation between the proposed residential blocks and the Cargill facility through the location of a stormwater management pond, a park and undeveloped natural areas on the east side of the development parcel. This separation is an effective form of mitigation, but additional study is required to inform whether further mitigation measures are needed due to the potential for noise and odour impacts on the proposed residential uses.*
- City of Guelph Waste Resource Innovation Centre. *The proposed development provides increased separation between the proposed residential blocks and the Waste resource Innovation Centre through the location of a stormwater management pond, a park and undeveloped natural areas on the east side of the development parcel. This separation is an effective form of mitigation, but additional study is required to inform whether further mitigation*

measures are needed due to the potential for noise and odour impacts on the proposed residential uses.

- *PDI Bulk. The proposed development provides increased separation between the proposed residential blocks and the PDI Bulk facility through the location undeveloped natural areas on the north side of the development parcel. This separation is an effective form of mitigation, but additional study is required to inform whether further mitigation measures are needed due to the nature of emissions from the PDI facility.*
- *Owens Corning Composite Materials Canada LP. The Owens Corning Composite Materials facility operates under a site-specific air standard for hexavalent chromium. Although there are existing multi-storey residential buildings located closer to the Owens Corning Composite Materials facility than the proposed development, further study is recommended to ensure that facility's potential air quality impacts are within acceptable levels.*

The Study provides potential mitigation measures which could be incorporated in the design of residential blocks if required after further study. Mitigation measures could include mandatory air conditioning, positively pressurized floors and suites in multi-storey residential buildings, screening for outdoor amenity areas from industrial facilities by intervening buildings, warning clauses in development agreements, enhanced window glazing or sound barriers in specific situations. The proposed development is generally compatible with the surrounding industrial land uses and transportation sources, however further study is required to design mitigation measures where needed in specific locations.

6.0 Consultation Plan

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 comments on the Official Plan Amendment, Zoning By-law Amendment and draft plan of subdivision. An extensive public consultation process was undertaken as part of the Block Plan approval process and included the following components:

- All adjacent land owners (within 120 metres of the boundary of the Block Plan area) and Stakeholder Groups were sent a notice of Public Open House for Open House #1.
- All adjacent land owners (within 120 metres of the boundary of the Block Plan area), Commenting agencies and Stakeholder Groups were sent a notice of Public Open House for Initiation of the Block Plan and Open House #2.
- Indigenous Groups consultation was conducted.
- Notice of the initiation of the Block Plan was posted on the City's "current development applications" page.
- All submitted Block Plan documents were posted on the City's website on a project specific page in advance of Public Open House #2.
- Consultation Meetings included:
 - Two Community information meetings (in person); and
 - Stakeholder sessions (in person and virtual).
- Information was recorded through online tools including online survey platforms and written meeting minutes. All comments were consolidated in a comment matrix, which was included in the consultation summary as part of the Block Plan submission.
- Any individuals who wanted to receive project updates were given the option to sign up to an email list to receive updates related to the project and webpage updates.

The council approved Block Plan was finalized based on comments received through the above noted consultation process.

The consultation process for the proposed Official Plan Amendment, Zoning By-law Amendment and draft plan of subdivision was initiated by the City following their acceptance of the applications for processing and included:

- Circulation of the applications to agencies.

- Posting of the applications on the City's website.
- Notification of complete application.
- Notification for informal public meeting at City Hall.
- Consideration of comments, additional analysis and revisions to the proposals based on input received.
- Reply to comments received through circulation and from the public at the informal public meeting and through written submissions.
- Preparation of a City staff report (including recommendations), notification of City Council's consideration and confirmation regarding availability of staff report.
- City Council's consideration of the applications, staff report and input received at the formal public meeting.

A formal public meeting was held on May 12, 2026. At the May 12th meeting, Council deferred their decision regarding the application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision until the September 2026 Council Meeting. The following process is anticipated following the City's acceptance of a submission for the September 2026 Council Meeting:

- Re-circulation of the applications to agencies.
- Re-posting of the applications on the City's website.
- Notification of complete Draft Plan of Subdivision application.
- Consideration of comments, additional analysis and revisions to the proposals based on input received.
- Preparation of a City staff report (including recommendations), notification of City Council's consideration and confirmation regarding availability of staff report.
- City Council's consideration of the applications, staff report and input received at the formal public meeting.
- Notice of City Council's decision regarding the Official Plan Amendment, Zoning By-law Amendment and draft plan of subdivision.

The intent of the proposed public consultation is to thoughtfully consider and evaluate public input prior to City Council's decision/recommendations.

7.0 Summary & Conclusions

7.1 Summary

This planning report has evaluated the proposed Official Plan Amendment, Zoning By-law Amendment and draft plan of subdivision for the GID Block 1 and 2 lands. The GID Secondary Plan identifies that Block Plans are required to be approved by the City of Guelph, prior to the approval of development applications in the corresponding Block Plan area, and the GID Block 1 and 2 Block Plan has been approved by City Council.

7.2 Conclusions

The proposed draft plan of subdivision and implementing Official Plan Amendment and Zoning By-law Amendment comprehensively considers the land use planning framework and generally reflect input received from City Staff and the public. The proposal represents good planning for the following reasons:

- The proposal is consistent with the Provincial Planning Statement.
- The proposal conforms to the density targets of the City of Guelph Official Plan.
- The proposal implements the intent of the GID Secondary Plan.
- The proposal contributes to the City's population and jobs targets and represents a significant growth opportunity in the City of Guelph.
- The proposal is located within the City's settlement area and is planned to accommodate a significant portion of the City's growth, as part of the Strategic Growth Areas.
- The proposal will contribute to the range and mix of dwelling units within the City.
- The proposal represents the logical extension of existing and planned roads, storm and sanitary infrastructure and can be adequately serviced.
- The recommended public consultation process exceeds the minimum requirements of the Planning Act and is intended to ensure that public and agency comments are received and addressed throughout the process.

In conclusion, the proposed draft plan of subdivision, Official Plan Amendment and Zoning By-law Amendment applications are consistent with the PPS, conform to the intent of the City of Guelph Official Plan and Guelph Innovation District Secondary Plan, have appropriate regard for Section 2 and Section 51 (24) of the Planning Act, and represents good planning.

A

Appendix A: Population Density

Population Density Calculations – GID Blocks 1&2

Use	Area (ha)	Units	Population
Residential	17.725	457	1,553
Multiple Residential	16.724	861	2,081
Mixed Use	15.451	3,406	6,514
Total	49.9	4,724	10,148

Notes:

- Persons per unit (PPU) – City of Guelph 2023 Development Charges Background Study.
 - Low Density: 3.40 PPU
 - Medium Density: 2.45 PPU
 - High Density: 1.86 PPU

B

Appendix B: Employment Density

Employment Density Calculations – GID Blocks 1&2

Use	Area (ha)	Floor Area (m ²)	Jobs/Ha	Population	Jobs
Mixed Use	15.453	23,176	N/A	N/A	624
School	2.067	8,268	N/A	N/A	132
Employment	7.311	N/A	145	N/A	1,060
Population Related Employment (6%)	N/A	N/A	N/A	10,147.76	610
Total	22.77	31,444	1,060	10,147.76	2,426

Notes:

- Jobs per square foot – City of Guelph 2023 Development Charges Background Study.
 - Commercial/population-related: 400 sq.ft. per employee
 - Institutional: 675 sq.ft. per employee
- Work at Home Employment – City of Guelph 2023 Development Charges Background Study.
 - 6% of population

C

Appendix C: Draft Official Plan Amendment

DETAILS OF THE AMENDMENT

The City of Guelph Official Plan, as amended, is hereby further amended as follows:

1. **That** Schedule "1b" to the City of Guelph Official Plan be amended by changing the limits of the "Employment Areas" land use designation on the lands municipally addressed as 328 Victoria Road South and 588 Stone Road East, legally described as PART BROKEN FRONT LOTS 10, 11 AND 12 CONCESSION 1 DIVISION G GUELPH TOWNSHIP, PARTS 1 TO 13 AND 16 TO 19 INCLUSIVE 61R10430, SAVE AND EXCEPT PARTS 1, 2, 4 AND 7 61R11036 AND PARTS 1, 2 AND 3 61R21861 TOGETHER WITH AN EASEMENT AS IN ROS651254 SUBJECT TO AN EASEMENT OVER PARTS 3 AND 4 61R10430 AS IN ROS390891 SUBJECT TO AN EASEMENT OVER PARTS 9, 10 AND 11 61R10430 AS IN WC166385 TOGETHER WITH AN EASEMENT OVER PART 20 61R10430 AS IN WC166386 SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 61R5069, PART 2 61R5070 AND PARTS 1 AND 2 61R5071 AS IN WC641535 CITY OF GUELPH and PT BROKEN FRONT LTS 10 & 11, CON 1 DIVISION G GUELPH TOWNSHIP, PTS 14,15, 20 & 21, 61R10430; GUELPH; T/W ROS651254; S/T EASEMENT OVER PT 15,61R10430 AS IN WC81211; S/T EASEMENT OVER PT 20, 61R10430 AS IN WC166386, City of Guelph, as shown on 'Map 2' attached hereto.
2. **That** Schedule "A" to the City of Guelph Official Plan be amended by changing the limits of the "Proposed Collector Roads", "Active Transportation Link", "Proposed Main Street", "Proposed On-Street Bicycle Lanes", "Proposed Transit Stops" and removing the "Proposed Local Road" on the lands municipally addressed as 328 Victoria Road South and 588 Stone Road East, legally described as PART BROKEN FRONT LOTS 10, 11 AND 12 CONCESSION 1 DIVISION G GUELPH TOWNSHIP, PARTS 1 TO 13 AND 16 TO 19 INCLUSIVE 61R10430, SAVE AND EXCEPT PARTS 1, 2, 4 AND 7 61R11036 AND PARTS 1, 2 AND 3 61R21861 TOGETHER WITH AN EASEMENT AS IN ROS651254 SUBJECT TO AN EASEMENT OVER PARTS 3 AND 4 61R10430 AS IN ROS390891 SUBJECT TO AN EASEMENT OVER PARTS 9, 10 AND 11 61R10430 AS IN WC166385 TOGETHER WITH AN EASEMENT OVER PART 20 61R10430 AS IN WC166386 SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 61R5069, PART 2 61R5070 AND PARTS 1 AND 2 61R5071 AS IN WC641535 CITY OF GUELPH and PT BROKEN FRONT LTS 10 & 11, CON 1 DIVISION G GUELPH TOWNSHIP, PTS 14,15, 20 & 21, 61R10430; GUELPH; T/W ROS651254; S/T EASEMENT OVER PT 15,61R10430 AS IN WC81211; S/T EASEMENT OVER PT 20, 61R10430 AS IN WC166386, City of Guelph, as shown on 'Map 3' attached hereto.
3. **That** Schedule "B" to the City of Guelph Official Plan be amended by changing the limits of the "Residential", "Mixed-Use Corridor (GID)", "Employment Mixed-use 1", "Employment Mixed-use 2", "Future City Streets" and changing the location of "Proposed Park" on the lands municipally addressed as 328 Victoria Road South and 588 Stone Road East, legally described as PART BROKEN FRONT LOTS 10, 11 AND 12 CONCESSION 1 DIVISION G GUELPH TOWNSHIP, PARTS 1 TO 13 AND 16 TO 19 INCLUSIVE 61R10430, SAVE AND EXCEPT PARTS 1, 2, 4 AND 7 61R11036 AND PARTS 1, 2 AND 3 61R21861 TOGETHER WITH AN EASEMENT AS IN ROS651254 SUBJECT TO AN EASEMENT OVER PARTS 3 AND 4 61R10430 AS IN ROS390891 SUBJECT TO AN EASEMENT OVER PARTS 9, 10 AND 11 61R10430 AS IN WC166385 TOGETHER WITH AN EASEMENT OVER PART 20 61R10430 AS IN WC166386 SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 61R5069, PART 2 61R5070 AND

PARTS 1 AND 2 61R5071 AS IN WC641535 CITY OF GUELPH and PT BROKEN FRONT LTS 10 & 11, CON 1 DIVISION G GUELPH TOWNSHIP, PTS 14,15, 20 & 21, 61R10430; GUELPH; T/W ROS651254; S/T EASEMENT OVER PT 15,61R10430 AS IN WC81211; S/T EASEMENT OVER PT 20, 61R10430 AS IN WC166386, City of Guelph, as shown on 'Map 4' attached hereto.

4. **That** Schedule "C" to the City of Guelph Official Plan be amended by changing the limits of the "2 min – 6 max storey", "2 min – 10 max storey", "9m min – 6 max storey", "3 min – 12 max storey", "3 min – 18 max storey", "Future City Streets" and changing the location of "Node" on the lands municipally addressed as 328 Victoria Road South and 588 Stone Road East, legally described as PART BROKEN FRONT LOTS 10, 11 AND 12 CONCESSION 1 DIVISION G GUELPH TOWNSHIP, PARTS 1 TO 13 AND 16 TO 19 INCLUSIVE 61R10430, SAVE AND EXCEPT PARTS 1, 2, 4 AND 7 61R11036 AND PARTS 1, 2 AND 3 61R21861 TOGETHER WITH AN EASEMENT AS IN ROS651254 SUBJECT TO AN EASEMENT OVER PARTS 3 AND 4 61R10430 AS IN ROS390891 SUBJECT TO AN EASEMENT OVER PARTS 9, 10 AND 11 61R10430 AS IN WC166385 TOGETHER WITH AN EASEMENT OVER PART 20 61R10430 AS IN WC166386 SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 61R5069, PART 2 61R5070 AND PARTS 1 AND 2 61R5071 AS IN WC641535 CITY OF GUELPH and PT BROKEN FRONT LTS 10 & 11, CON 1 DIVISION G GUELPH TOWNSHIP, PTS 14,15, 20 & 21, 61R10430; GUELPH; T/W ROS651254; S/T EASEMENT OVER PT 15,61R10430 AS IN WC81211; S/T EASEMENT OVER PT 20, 61R10430 AS IN WC166386, City of Guelph, as shown on 'Map 5' attached hereto.
5. **That** Section 11.2 of the City of Guelph Official Plan be amended by replacing the existing referenced text of the Guelph Innovation District Secondary Plan with the following:

11.2.4.7 Collector Roads

2. New collector roads (New Street 'A' and 'B') will provide links through the GID as shown on Schedule A and the following:

- a) North of College Avenue East, New Street 'A' shall provide the primary connection to the GID's residential community. This segment of the collector road shall intersect with local roads, with the number and location of intersections to be determined through the Block Planning process; and
- b) South of College Avenue East (Main Street) an east-west collector road (New Street 'B') is shown on Schedule A to provide opportunities for mid-block access to the Employment Mixed-use 2 and Mixed-Use Corridor (GID) to the south and the Mixed-Use Corridor (GID) and Residential area to the north.

11.2.4.8 Main Street

1. A Main Street has been identified as the extension of College Avenue East into the site. The *Main Street area* will accommodate a range of transportation options but should be considered a "pedestrian and transit priority street" and shall generally be designed and built in accordance with the standards outlined in Table 1 and in accordance with the Main Street policies of the Official Plan.

Table 1: Public Street Classification and Characteristics

Street Type	Arterial Roads	Collector Roads		Local Roads
		Main Street	Other	
Street Names	Victoria Road South, Stone Road East, York Road, Watson Parkway South	College Avenue East	New Street 'A' <i>New Street 'B'</i>	All others
Right-of-way widths	26m to 36 m (As per OP)	<i>24 m minimum</i>	26 m – 30 m	18 m – 20 m
Planned Setbacks	Varies (Up to 3 m in Mixed-use Corridor areas)	Varies <i>0 m – 6 m</i>	Varies <i>(0 m to 6 m for commercial displays and seating)</i>	Varies
Travel Lanes	Victoria Road South, York Road, Stone Road East, Watson Parkway South. Lane requirements defined by EA process.	2 lanes	2 lanes (up to 4 lanes at peak hours)	2 lanes
Proposed Transit Stops	Yes (Victoria Road South and New Street A; Victoria Road South and College Avenue East; Victoria Road South and New Street B; Victoria Road South and Stone Road East; New Street A and Stone Road East)	Yes (College Avenue East and Victoria Road South; College Avenue East and New Street A)	Yes (College Avenue East and New Street A; New Street A and Victoria Road South; New Street A and Stone Road East)	None

Parking	None (Except as may be permitted in accordance with the Official Plan)	Yes (<i>where appropriate</i>)	Yes	Yes (where appropriate)
Pedestrian Amenities	Minimum 1.8 m sidewalks; 1.8 m planting, lighting and furnishing zone 3.0 m multi-use pathway on east side of Victoria Road South	Minimum 2.0 m sidewalks; 1.8 m planting, lighting and furnishing zone	Minimum 2.0 m sidewalks; 1.8 m planting, lighting and furnishing zone	1.5 m sidewalks on both sides
Dedicated Bicycling Facilities	Min 1.8 m dedicated bicycle lanes, where possible. 3.0 m multi-use path on east side of Victoria Road South and bike lane on west side of Victoria Road South to be refined during detailed design	Yes	Min 1.5 m dedicated bicycle lanes	None

11.2.5.3 Parks, Public Open Spaces and Trail Network

3. The public park spaces will be developed in accordance with the Open Space System: Trails and Parks policies of the Official Plan and the following specific policies:

- c) That notwithstanding section 7.3.2.4.vi) of the Official Plan, where the GID Block 1&2 lands contain multiple Neighbourhood Parks, only one must meet the minimum size requirement of 1.0 hectares.
- d) That notwithstanding section 7.3.2.7.v) of the Official Plan, the minimum Community Park size is 3.6 hectares.

11.2.6.1 General Land Use Policies

8. The topography, landscape and natural and cultural heritage features associated with the Eramosa River are unique to the GID within the City of Guelph. Future road alignment, siting and

massing of buildings, and design of development should enhance scenic views of the Eramosa River valley and cultural heritage landscape features associated with the historic Reformatory Complex, as well as views of Downtown, by:

- b) Generally providing a single loaded local road on the table lands adjacent to the Natural Heritage System in the Residential area on the west side of the River to allow public access to views of the Eramosa River;

11.2.6.2 General Built Form and Site Development Policies

7. In addition to other policies of this Secondary Plan, blocks, buildings and structures will be organized to define a public realm including public streets and laneways, driveways and sidewalks that contribute positively to the character and identity of neighbourhoods, through strategies which may include the following:

- f) Providing vehicular access from rear laneways to detached, semi-detached and duplex houses, townhouses and live/work units on Collector Roads to reduce the number of curb cuts and protect opportunities for soft landscaping and active uses at grade along street edges;

10. Residential dwellings are encouraged to be designed such that garages are setback from the street to minimize the garage as the dominant feature in the streetscape. Garages for all ground-related dwellings excluding single detached dwelling or street townhouse dwellings, shall generally be in the rear yard accessed by laneway or front driveway or be screened with appropriate landscaping.

11.2.6.3.2 Mixed-Use Corridor (GID)

7. For free-standing residential development and mixed-use residential buildings, the maximum net density is 150 units per hectare and the minimum net density is 100 units per hectare.

8. For free-standing residential development and mixed-use residential buildings within the Strategic Growth Area, the maximum net density is 350 units per hectare and the minimum net density is 100 units per hectare.

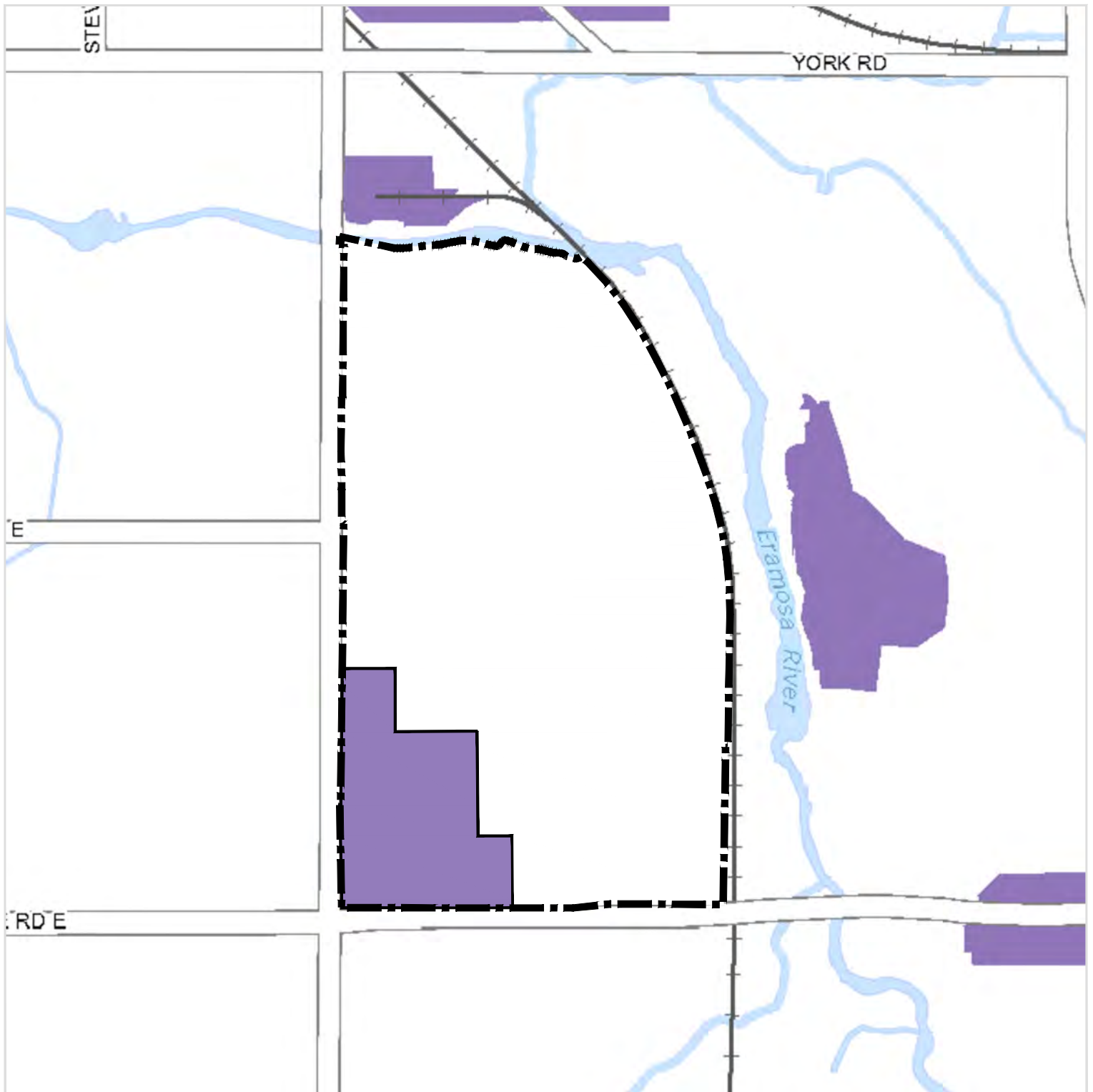
Table 2: Block Plan Area Targets

	Population Target	Employment Target	Residential Density (units/net hectare)	Employment Density (jobs/net ha)
<i>Block Plan Area 1 and 2:</i>	4,600	1,060	75	135
Block Plan Area 3:	2,000	1,300	75	135
Block Plan Area 4:	N/A	750	N/A	N/A

6. **That** Section 11.2 of the City of Guelph Official Plan be amended by deleting the following text in the Guelph Innovation District Secondary Plan and renumbering the subsequent sections accordingly:

11.2.4.9 Local Roads

2. An east-west local road (New Street 'B') is shown on Schedule A to provide mid-block access between the College Avenue Extension and Stone Road East by connecting Victoria Road South with the GID's new north-south collector road (New Street 'A').



Map 1

Draft Official Plan Amendment

Schedule 1b

Structure Employment Areas

City of Guelph Official Plan, 2024

LEGEND

Subject Lands

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

Employment Areas

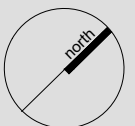
- Employment Areas
- Provincially Significant Employment Zone
- Settlement Area Boundary / Corporate Boundary

DATE: December 2025

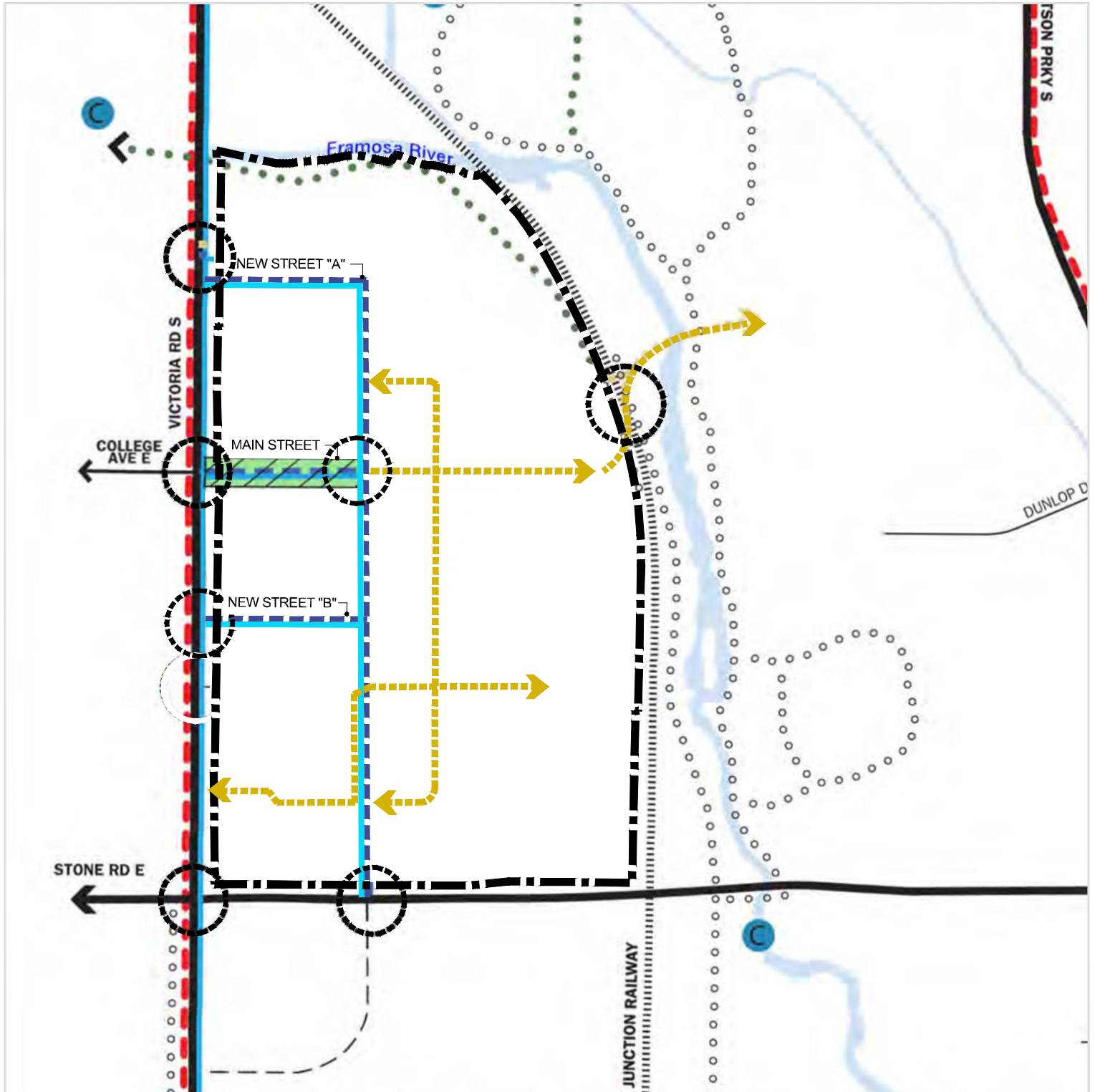
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Map 2 **Draft Official Plan** **Amendment** **Schedule A** **Guelph Innovation** **District Secondary Plan** **Mobility Plan**

Guelph Innovation District Block 1 & 2
City of Guelph

LEGEND



Subject Lands

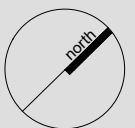
- | | |
|------------------------------------|-----------------------------------|
| - - - Secondary Plan Boundary | • • • Existing City Trail Network |
| — Existing Arterial Roads | • • • Proposed City Trail Network |
| — Existing Local Roads | — Railway |
| - - - Proposed Collector Roads | — Active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

DATE: June 2026

SCALE: NTS

FILE: 1405G

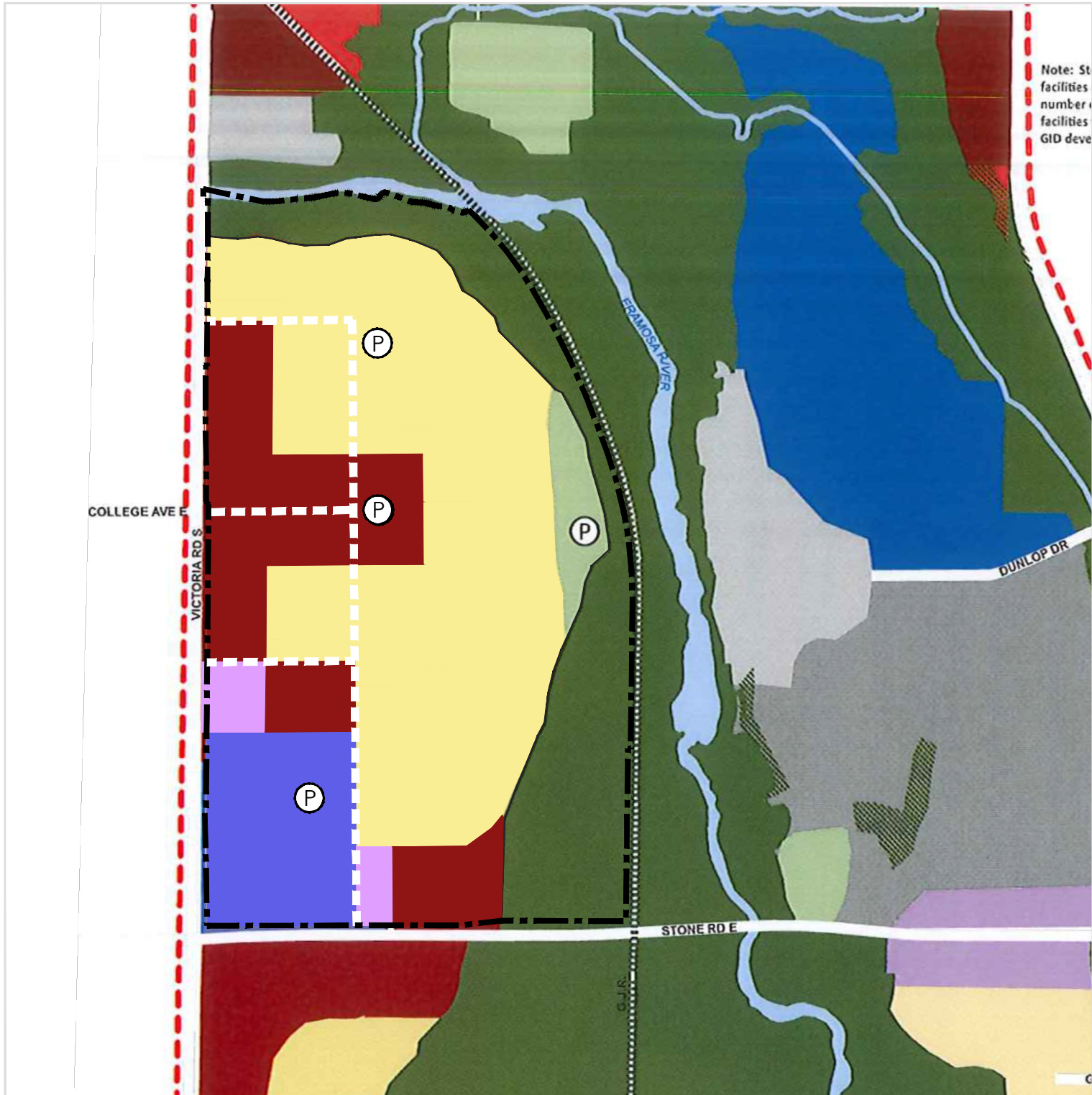
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Map 3 Draft Official Plan Schedule B Guelph Innovation District Secondary Plan Land Use

Guelph Innovation District Block 1 & 2
City of Guelph

LEGEND

Subject Lands

Land Use Designations

- 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

Infrastructural Framework

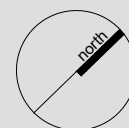
- City Streets
- Future City Streets
- Existing Rail
- Waterbody
- Proposed Park

DATE: June 2026

SCALE: NTS

FILE: 1405G

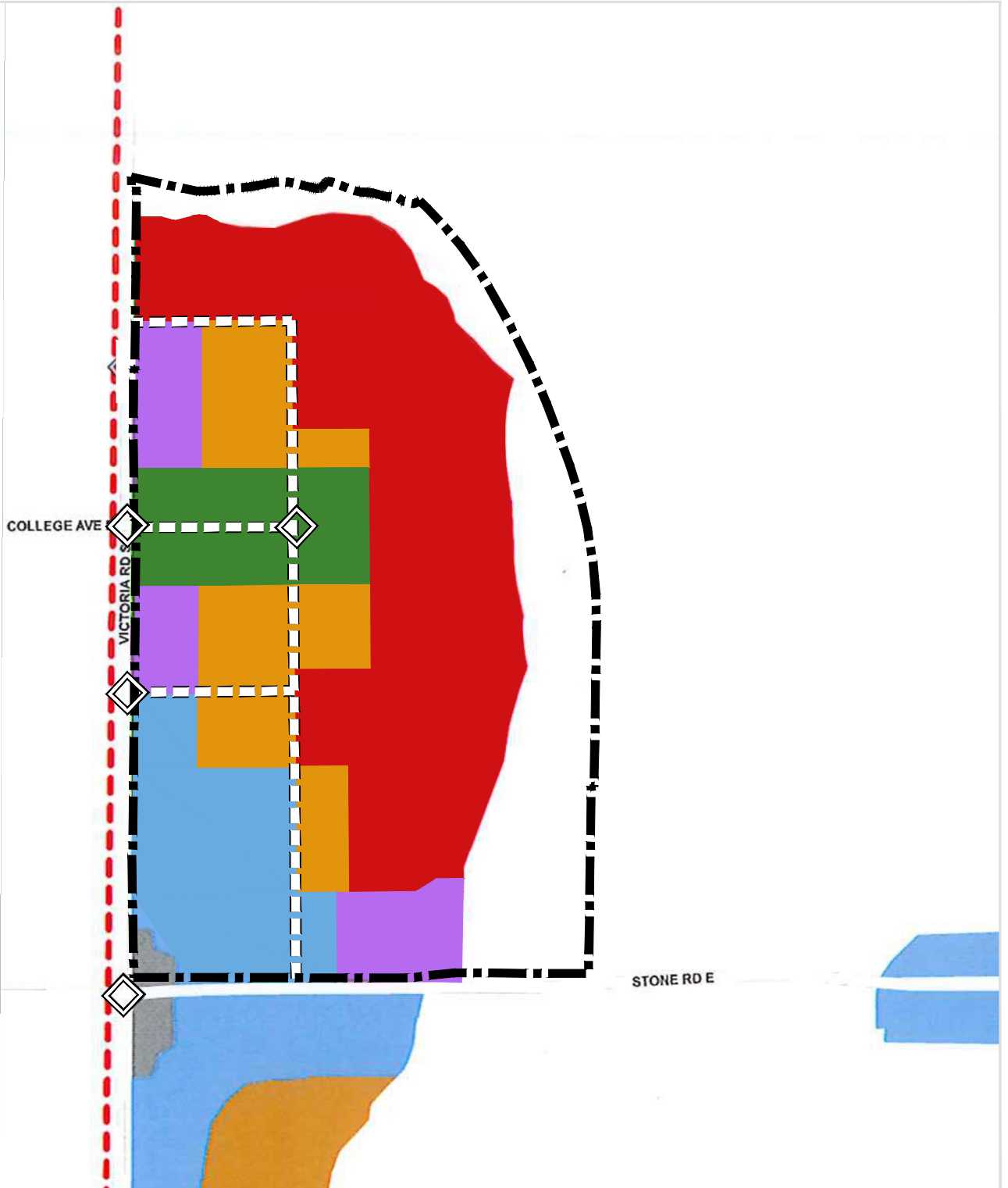
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PLAN-DRAFT_JUNE2026.DWG

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Map 4 **Draft Official Plan** **Amendment** **Schedule C** **Guelph Innovation** **District Secondary Plan** **Built Form Elements**

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



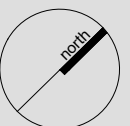
Node

DATE: June 2026

SCALE: NTS

FILE: 1405G

DRAWN: SP



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D

Appendix D: Draft Zoning By-law Amendment

By-law No. 2025 - _____
1000027909 Ontario Ltd.
588 Stone Road East and 328 Victoria Road South

By-law (2023)-20790 is a Zoning By-law controlling land use development within the City of Guelph. By-law 2025 - _____ hereby amends By-law (2023)-20790 for the lands located at 588 Stone Road East and 328 Victoria Road South, as follows:

1. That Zoning Bylaw (2023)-20790 is hereby amended by changing the zoning on the map attached to the said Bylaw (2023)-20790 for the lands municipally addressed as 588 Stone Road East and 328 Victoria Road South, and shown on Map 1 attached hereto from the Urban Reserve 1 (UR.1) zone to:
 - a) Low Density Residential 2 (RL.2) zone and Holding Provision 2 (H2),
 - b) Medium Density Residential 6 zone and Holding Provision 2 (H2),
 - c) Medium Density Residential 6 – Exception XX1 (RM.6-XX1) zone and Holding Provision 2 (H2),
 - d) Mixed-use Corridor – Exception XX1 (MUC-XX1) zone and Holding Provision 2 (H2),
 - e) Mixed-use Corridor – Exception XX2 (MUC-XX2) zone and Holding Provision 2 (H2),
 - f) Mixed-use Corridor – Exception XX3 (MUC-XX3) zone and Holding Provision 1 (H1) and Holding Provision 2 (H2),
 - g) Community Park (CP) zone and Holding Provision 2 (H2),
 - h) Neighbourhood Park (NP) zone and Holding Provision 2 (H2),
 - i) Neighbourhood Park – Exception XX1 (NP-XX1) zone and Holding Provision 2 (H2),
 - j) Neighbourhood Park – Exception XX2 (NP-XX2) zone and Holding Provision 2 (H2),
 - k) Employment Mixed-use 1 – Exception XX1 (EMU.1-XX1) zone and Holding Provision 2 (H2),
 - l) Employment Mixed-use 2 (EMU.2) zone and Holding Provision 2 (H2),
 - m) Employment Mixed-use 2 – Exception XX1 (EMU.2-XX1) zone and Holding Provision 2 (H2),
 - n) Open Space (OS) zone and Holding Provision 2 (H2),
 - o) Natural Heritage System (NHS) zone and Holding Provision 2 (H2) and,
 - p) Natural Heritage System – Exception XX1 (NHS-XX1) zone and Holding Provision 2 (H2).

as shown on Map 1 attached hereto, with site specific exceptions, outlined below.

2. That the regulations contained below shall apply for the lands identified on Map 1 attached hereto:
 - a) That notwithstanding anything to the contrary, the following regulations shall apply to the lands zoned Medium Density Residential 6 – Exception XX1 (RM.6-XX1)
 - Permitted uses – In addition to the uses permitted in Table 6.1, Convenience store, Live-work unit, Day Care Centre, Art gallery, Community Centre, Museum, Place of Worship, Public hall, Recreation facility and school

- shall be permitted in the RM.6-XX1 zone in accordance with Section 7.3, Lot and Building Regulations for the NCC zone.
- Notwithstanding the permitted uses above, the maximum gross floor area for a Convenience store shall be 400 square metres.
 - Severability provision: The provisions of this by-law shall continue to apply collectively to the whole of the subject lands in this zone, despite any future severance, partition or division for any purpose.
- b) That notwithstanding anything to the contrary, the following regulations shall apply to the lands zoned Mixed-use Corridor – Exception XX1 (MUC-XX1)
- Permitted uses – In addition to the uses permitted in Table 7.1, Real estate sales office shall be permitted in the MUC-XX1 zone and Townhouse, stacked shall be permitted in the MUC-XX1 zone in accordance with Additional Regulation 16 for Table 7.1.
 - Permitted uses – Dwelling units are permitted in the basement or first storey of a building, provided the commercial regulations are met or exceeded on-site and provided there are no dwelling units in the basement or first storey of a building façade which abuts Main Street.
 - Prohibited uses – Notwithstanding the uses permitted in Table 7.1, Carwash, Drive-through facility, Vehicle rental establishment, Vehicle repair establishment, Vehicle service station shall not be permitted in the MUC-XX1 zone.
 - Table 7.9 regarding angular plane regulations shall not apply
 - Front Yard and exterior side yard setback (min): 0.0 m
 - Front Yard and exterior side yard setback (max): 6.0 m
 - Maximum Density – units per hectare (uph): 350 uph
 - Building Height (min) – 3 storeys
 - Building Height (max) – 18 storeys in accordance with section 4.14
 - Floorplate size (max) – 1,200 m² for the 7th and 8th storeys and 1,000 m² above the 8th storey
 - Tower Separation (min) - The tower portion of the building, which is the portion of a building 7 storeys and above, shall be setback a minimum of 25 m from any portion of another tower measured perpendicularly from the exterior wall of the 6th storey
The tower portion of a building shall be setback a minimum of 12.5 m from an interior side lot line and a rear lot line measured perpendicularly from the exterior wall of the 6th storey
 - Building stepback (min): 3 m for all portions of the building above the 6th storey facing a street for buildings located within 15 m of a street
 - Severability provision: The provisions of this by-law shall continue to apply collectively to the whole of the subject lands in this zone, despite any future severance, partition or division for any purpose.

- c) That notwithstanding anything to the contrary, the following regulations shall apply to the lands zoned Mixed-use Corridor – Exception XX2 (MUC-XX2)
- Permitted uses – In addition to the uses permitted in Table 7.1, Townhouse, stacked and Townhouse, stacked back-to-back shall be permitted in the MUC-XX2 zone in accordance with Additional Regulation 16 for Table 7.1.
 - Permitted uses – Dwelling units are permitted in the basement or first storey of a building, provided the commercial regulations are met or exceeded on-site
 - Prohibited uses – Notwithstanding the uses permitted in Table 7.1, Carwash, Drive-through facility, Vehicle rental establishment, Vehicle repair establishment, Vehicle service station shall not be permitted in the MUC-XX2 zone.
 - Table 7.9 regarding angular plane regulations shall not apply
 - Front Yard and exterior side yard setback (min): 0.0 m
 - Front Yard and exterior side yard setback (max): 6.0 m
 - Building Height (min) – 3 storeys
 - Building Height (max) – 12 storeys in accordance with section 4.14
 - Floorplate size (max) – 1,200 m² for the 7th and 8th storeys and 1,000 m² above the 8th storey
 - Tower Separation (min) - The tower portion of the building, which is the portion of a building 7 storeys and above, shall be setback a minimum of 25 m from any portion of another tower measured perpendicularly from the exterior wall of the 6th storey
The tower portion of a building shall be setback a minimum of 12.5 m from an interior side lot line and a rear lot line measured perpendicularly from the exterior wall of the 6th storey
 - Building stepback (min): 3 m for all portions of the building above the 6th storey facing a street for buildings located within 15 m of a street
 - Severability provision: The provisions of this by-law shall continue to apply collectively to the whole of the subject lands in this zone, despite any future severance, partition or division for any purpose.
- d) That notwithstanding anything to the contrary, the following regulations shall apply to the lands zoned Mixed-use Corridor – Exception XX3 (MUC-XX3)
- Permitted uses – In addition to the uses permitted in Table 7.1, a School shall be permitted in the MUC-XX3 zone in accordance Section 11.2, the NI zone requirements in Table 11.2 and 11.3.
 - When a school is proposed in a mixed-use building, the zone requirements of the NI zone shall not apply and the zone requirements of the MUC zone in Table 7.6 to 7.9 shall apply.
 - Building Height (min) – 2 storeys

- Front Yard and exterior side yard setback (min): 0.0 m
 - Front Yard and exterior side yard setback (max): 6.0 m
 - Severability provision: The provisions of this by-law shall continue to apply collectively to the whole of the subject lands in this zone, despite any future severance, partition or division for any purpose.
- e) That notwithstanding anything to the contrary, the following regulations shall apply to the lands zoned Employment Mixed-use 1 – Exception XX1 (EMU.1-XX1)
- Building Height (Max) – 12 storeys
- f) That notwithstanding anything to the contrary, the following regulations shall apply to the lands zoned Employment Mixed-use 2 – Exception XX1 (EMU.2-XX1)
- Building Height (Max) – 12 storeys
- g) That notwithstanding anything to the contrary, the following regulations shall apply to the lands zoned Neighbourhood Park – Exception XX1 (NP-XX1)
- Lot Frontage (Min) – 50 metres
- h) That notwithstanding anything to the contrary, the following regulations shall apply to the lands zoned Neighbourhood Park – Exception XX2 (NP-XX2)
- Lot Frontage (Min) – 38 metres
- i) That notwithstanding anything to the contrary, the following regulations shall apply to the lands zoned Natural Heritage Systems – Exception XX1 (NHS-XX1)
- Permitted uses – In addition to the uses permitted in Table 13.1, Stormwater Management Infrastructure shall be permitted in the NHS-XX1 zone
3. That a Holding provision 1 (H1) shall apply to the lands shown on Map 1 to this by-law which shall not be lifted until the following condition has been met:
- a) The Upper Grand District School Board provides a letter advising that they do not require the lands for school purposes; or
 - b) A period of seven years has elapsed from the date of the registration of the plan of subdivision in which the lands are registered.
4. That a Holding provision 2 (H2) shall apply to the lands shown on Map 1 to this by-law which shall not be lifted until the following condition has been met:
- a) The Owner shall provide the City with verification that a Record of Site Condition (RSC) has been filed with the Ministry of Environment, Climate Change and Parks (MECP), to the satisfaction of the City Engineer/ General Manager of Engineering and Transportation Services.

5. This By-law shall take force and come into effect pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, c.P.13.

