

Guelph Innovation District Draft Secondary Plan



Public Open House – November 28, 2012

Background

- 436 ha site with significant natural and cultural heritage resources
- “Special Study Area” in Official Plan
- Draft Secondary Plan builds on the:
 - Local Growth Management Strategy
 - Community Energy Initiative
 - Prosperity 2020
 - Agri-Innovation Cluster Strategy
- Extensive public consultation process
- Based on Vision, Principles, Objectives and Preferred Design - Jan. 2012
- Build on OPA 42 and 48



Secondary Plan Process

Phase 1
Background
Report

Phase 2
Preferred
Land Use
Concepts

Provincial
Pause Public
Consultation
& Research

Phase 3
Secondary
Plan

Vision and Principles

Vision

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

Principles



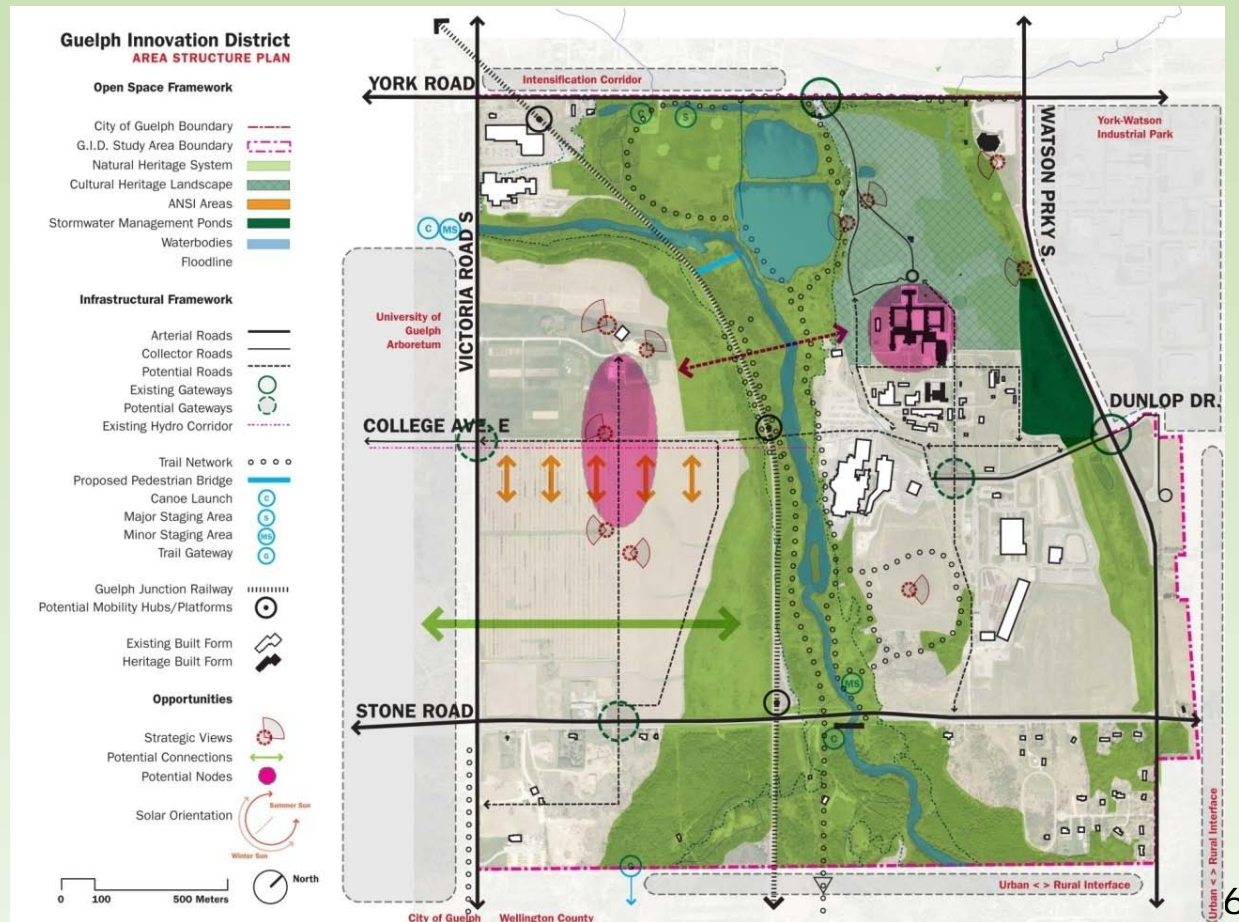
Preferred Design Development

- **Based on Vision, Principles and Objectives**
- **Developed an Area Structure Plan**
- **Reviewed Precedents**



Area Structure Plan

- Natural and Cultural Heritage
- Infrastructure Framework
- Viewsheds and Connections



Precedents

- **Wide spectrum reviewed to inform development of the options, including:**
 - **Eco-industrial areas**
 - **Mixed use employment areas**
 - **Campus business parks**
 - **Residential developments**
- **Form and density of precedents assessed and used to guide the design of the signature block layouts and road patterns**
- **Precedents informed density thresholds to meet employment and residential targets**
- **Precedents became critical “building blocks” in the design process**



Kalundborg Eco-industrial Park
Kalundborg, Denmark



Dockside Green
Victoria, British Columbia



Innovation Place Research Park
Saskatoon, Saskatchewan

Precedents

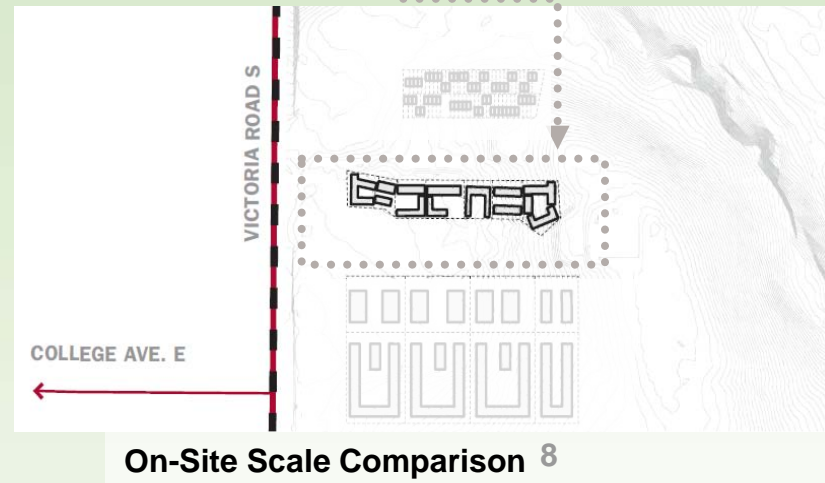
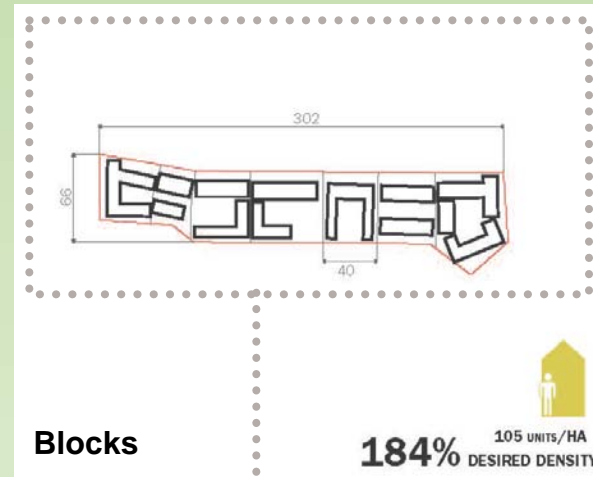
Mid + High Rise Residential: Bo01 Housing Block (Sweden)



Streetview



Aerial



Preferred Design (January 2012)

Guelph Innovation District PREFERRED DESIGN

Infrastructural Framework

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

Land Use Framework

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

*NHS as per council adopted OPA 42

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



GID Draft Secondary Plan

- **Vision, Principles and Objectives**
- **Natural and Cultural Heritage**
- **Energy, Infrastructure and Sustainability**
- **Mobility**
- **The Public Realm**
- **Land Use and Built Form**
- **Interpretation and Implementation**



Vision, Principles and Objectives

- Create a compact, mixed use community providing meaningful places to live, work, shop, play and learn
- Attract a knowledge-based innovation cluster with employment and residential uses anchored by a mixed use urban village and main street
- Work towards carbon neutrality through building performance standards, on and off-site renewable energy and potential district energy
- Build on natural and cultural heritage resources of the area



Natural + Cultural Heritage

- Reinforce development and site alteration not permitted within Significant Natural Areas
- Support essential transportation infrastructure that is part of active transportation facility – EA or EIS
- Recognize the Prov. Significant Earth Science ANSI – scientific and education activities
- Respect topographic views and minimize re-grading
- Enhance existing surface water features – improve water quality and fish habitat
- Support historic Reformatory Complex and Turfgrass Institute building



NATURAL + CULTURAL HERITAGE

Secondary Plan Boundary 

Roads 

Pedestrian Foot Bridge 

Existing Built Form 

Cultural Heritage Resources (CHR)


Non-Listed CHR 

Municipally Listed CHR 

Provincially Listed CHR 

Designated CHR (Part IV O.H.A.) 

Cultural Heritage Landscape 


Waterbodies 

Eramosa River 

Contours 

Natural Heritage System*

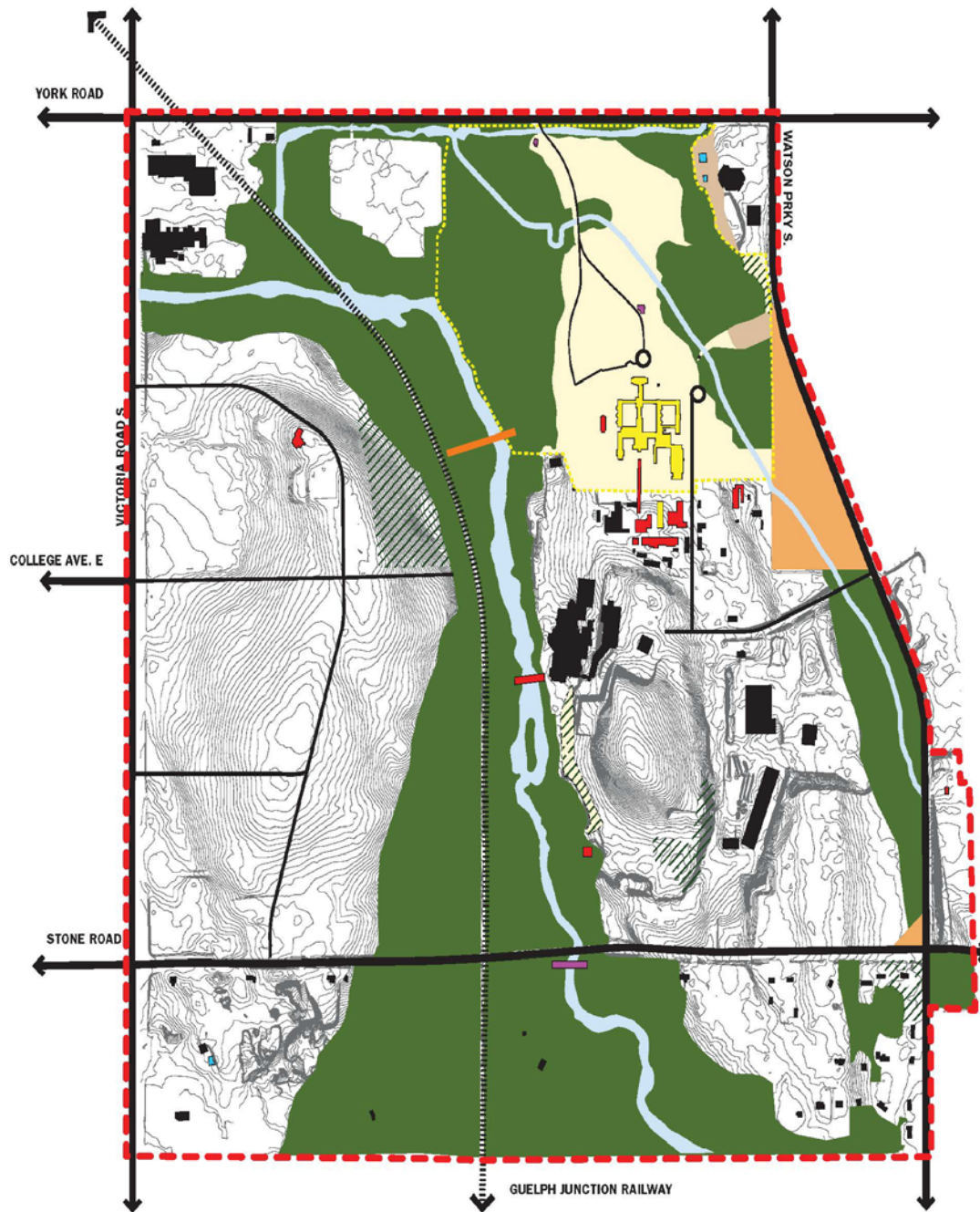
Significant Natural Area 

Natural Area 

Ecological Linkages 

Restoration Areas 

*NHS as per council adopted OPA 42, currently under appeal.



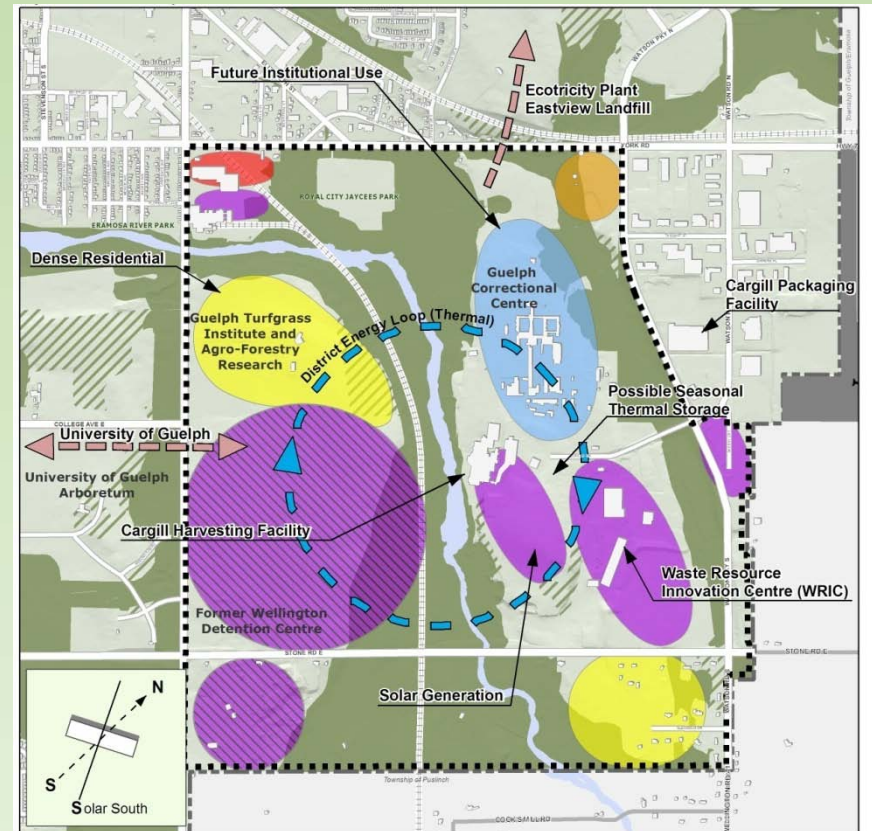
Energy, Servicing + Stormwater

- **Maintain Official Plan policies requiring development on full municipal services**
- **Development must be district energy ready**
- **Recognize importance of stormwater design - low impact development measures, water conservation, alternative design standards**
- **Achieve at a minimum CEP energy conservation targets**



Carbon Neutrality

- Strategy – Reduce energy need, integrate systems and use renewable energy sources
- Design – Density and Diversity DE System, active transport, transit
- GID carbon neutral definition – energy efficient building forms
- Carbon emissions from new buildings balanced with amount sequestered and/or offset from renewable energy
- Implementation Strategy - outline initiatives, targets, phasing and performance monitoring

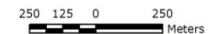


Conceptual Land Use

- Employment Mixed Use
- Industrial Employment
- Institutional
- Neighbourhood Commercial
- Residential Mixed Use
- Service Commercial

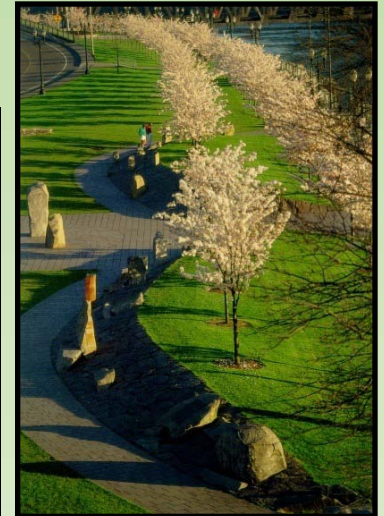
Natural Heritage System

- Natural Areas
- Significant Natural Areas



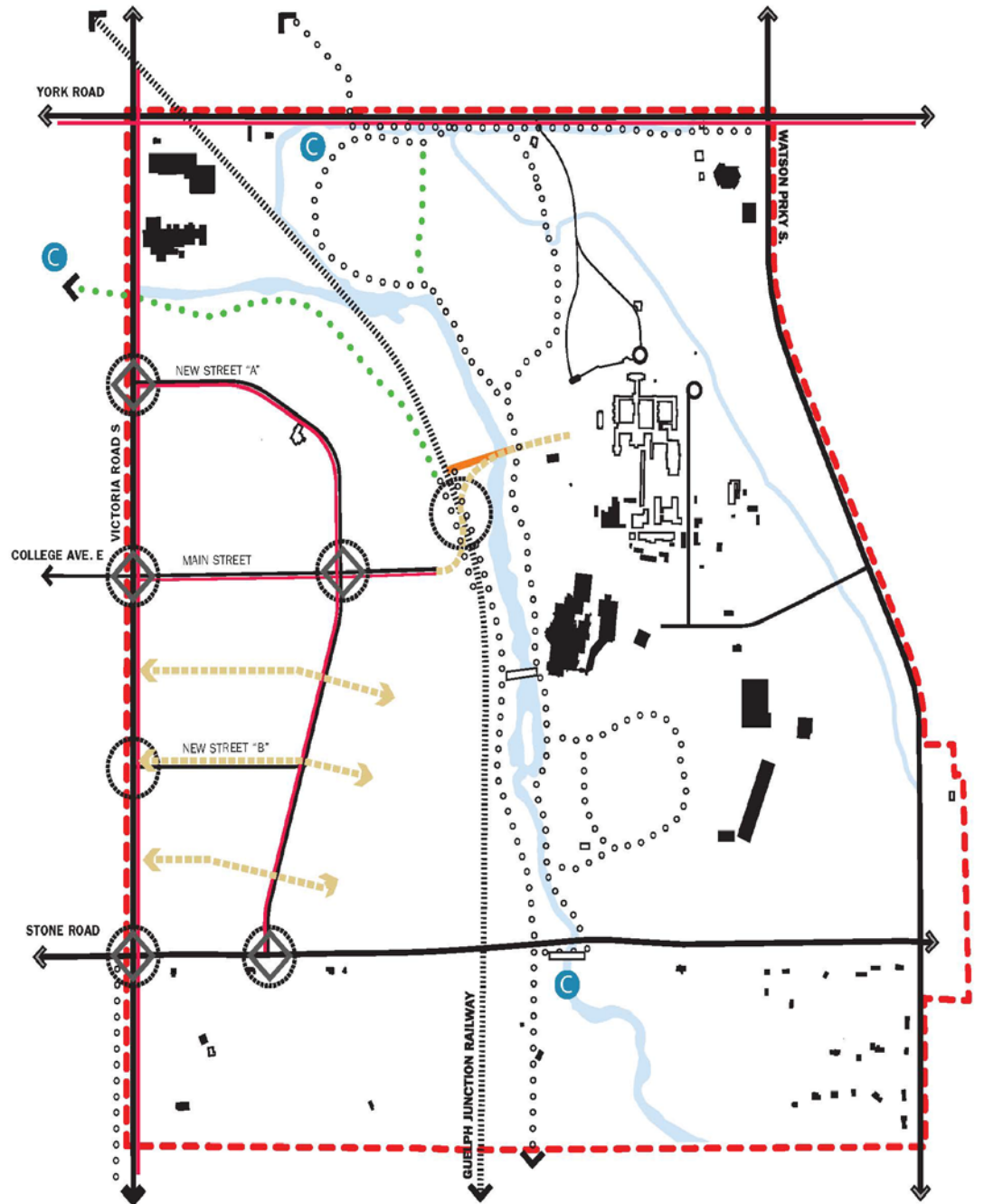
Mobility

- Emphasis on active transportation and Traffic Demand Management (TDM)
- River crossing key to TDM & trail system connection
- Major transit stops at key nodes and along mixed use corridors – fully integrated with land use to enhance opportunity for transit ridership
- Single loaded perimeter local road to maintain public access to river corridor views
- Parking policies reinforce carbon neutral Vision – shared parking, car-shares, alt. energy vehicles, etc.
- Alternative development standards



MOBILITY

- Secondary Plan Boundary
- Existing Arterial Roads
- Proposed Collector Roads
- Proposed Local Roads
- Proposed On-Street Bicycle Lanes
- Existing City Trail Network
- Proposed City Trail Network
- Canoe Launch and Node C
- Pedestrian Crossings
- Proposed Major Transit Stops
- Existing Rail
- Active Transportation Link
- Node
- Existing Built Form
- Cultural Heritage Resources



The Public Realm

- **Safe, accessible, functional and attractive pedestrian-oriented public streets supportive of active transportation**
- **Recognize the desire for mid-block pedestrian and bicyclist connections**
- **Parks and public open spaces key gathering places stitching together residential and employment populations**
- **Public art and other community engagement opportunities recognized to integrate natural and cultural significance of District**



Land Use + Built Form

- Flexible land use categories - mix of employment, residential and commercial uses
- Highest density and height along corridors and at nodes
- Land use and built form facilitates compact, transit-oriented community
- Corridor Mixed Use supports range of residential and commercial uses
- Employment Mixed Use categories include industrial, commercial, institutional and live-work uses (within EMU 1)
- Adaptive Reuse designation accommodates a wide range of potential uses





























Land Use + Built Form

- Residential uses permit a range of high - medium and limited low density residential
- Special Residential Area at southeast corner
 - Limited residential development as a minor rounding out of existing neighbourhood
- Conceptual location and size of future neighbourhood and community parks shown
- Height regulations respond to existing grades, protect viewsheds and support transit

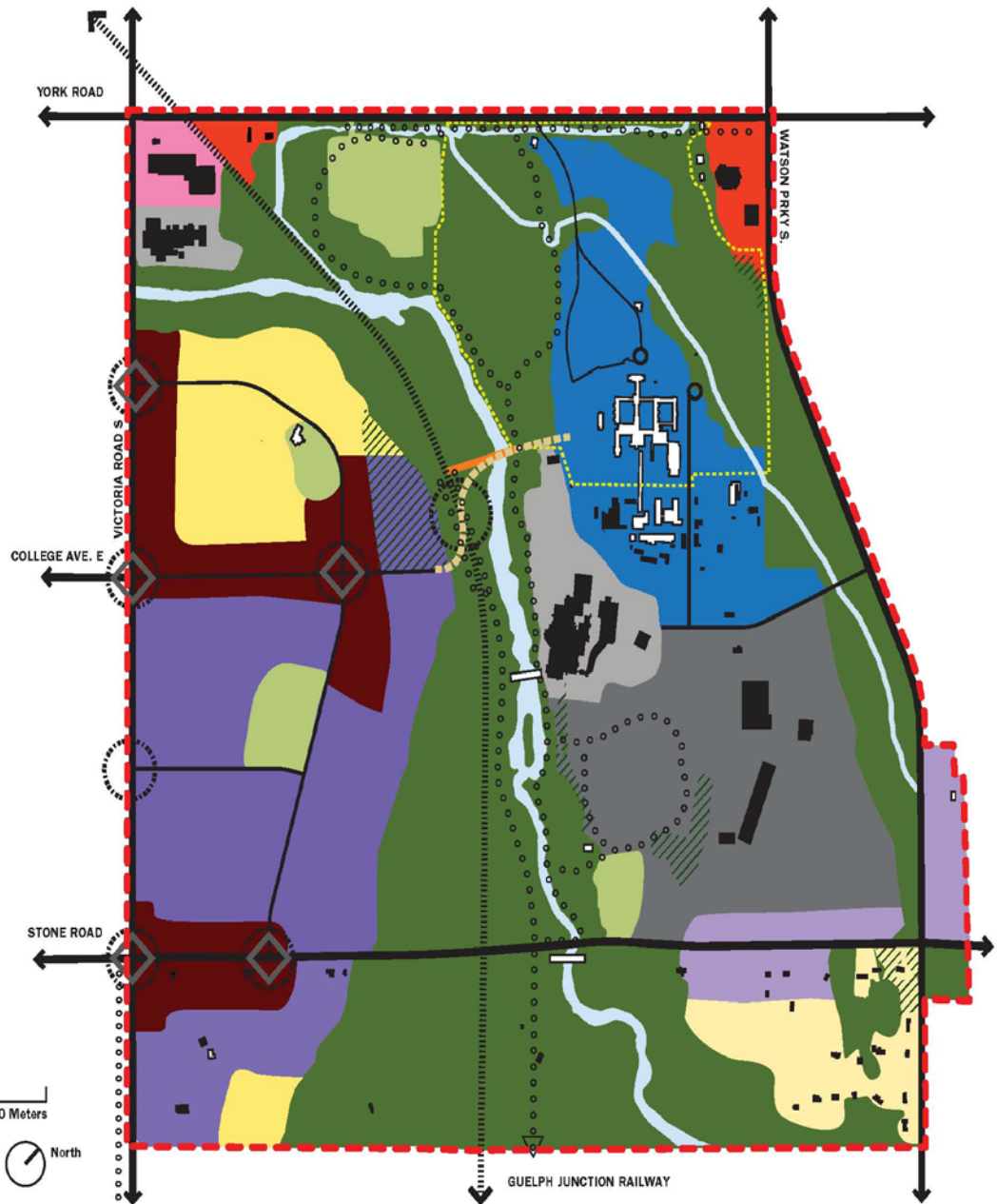


LAND USE + BUILT FORM

- Arterial Roads 
 - Collector Roads 
 - Trail Network 
 - Proposed Pedestrian Crossings 
 - Proposed Major Transit Stops 
 - Existing Rail 
 - Active Transportation Link 
 - Node 
 - Existing Built Form 
 - Cultural Heritage Resources 
 - Cultural Heritage Landscape 
 - Waterbodies 
- Land Use Designations**
- Natural Heritage System* 
 - Significant Natural Area* 
 - Natural Area* 
 - Open Space and Park 
 - Special Residential Area 
 - Residential 
 - Corridor Mixed Use 
 - Employment Mixed Use 1 
 - Employment Mixed Use 2 
 - Major Utility 
 - Industrial 
 - Adaptive Re-use 
 - Service Commercial 
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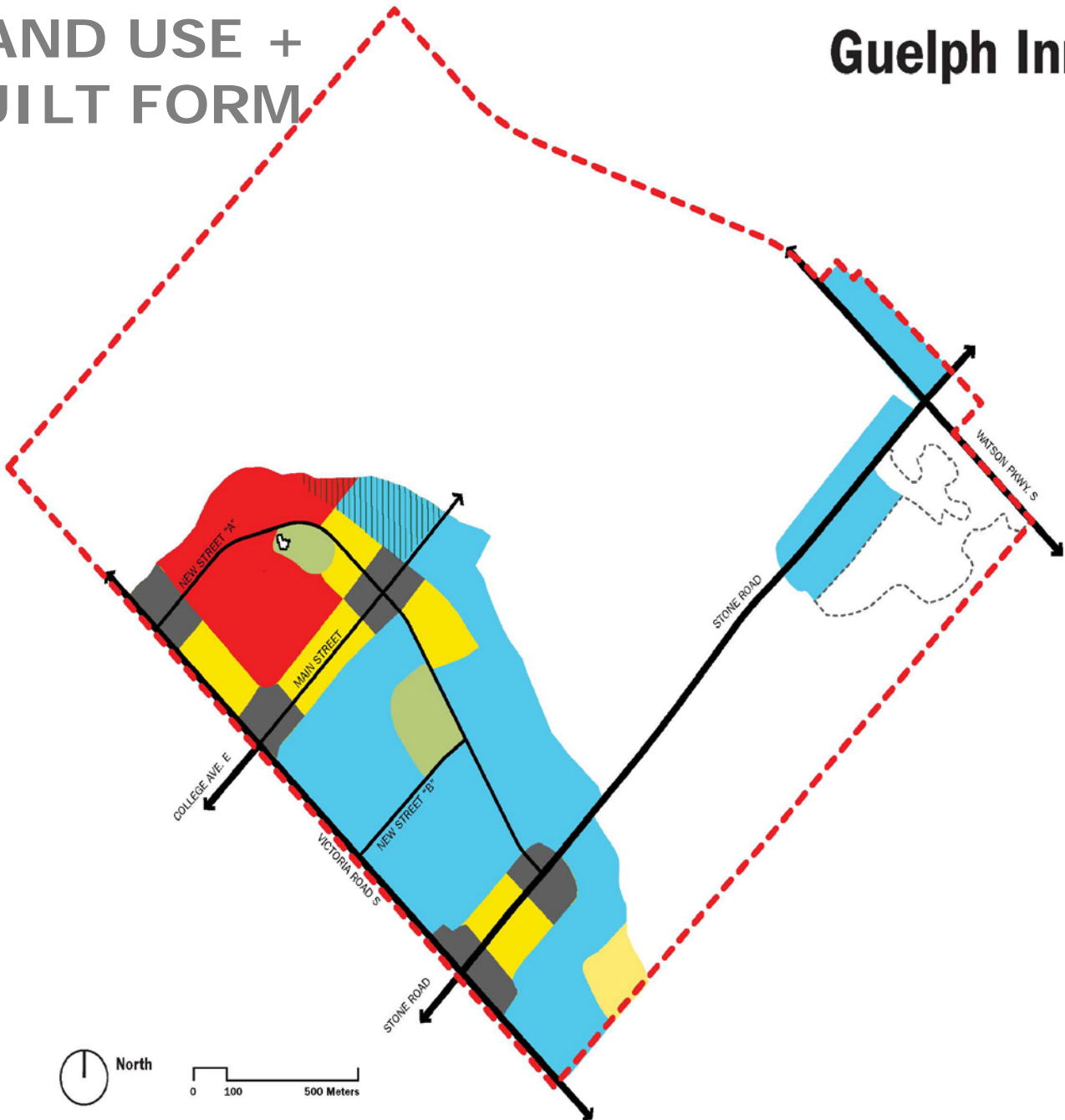
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GUELPH JUNCTION RAILWAY

LAND USE + BUILT FORM

Guelph Innovation District HEIGHT MAP



Legend

- Secondary Plan Boundary
- Open Space and Park
- Existing Natural Area
- Refer to Policy 6.3.34
- 2 min - 5 max Storeys
- 4 min - 6 max Storeys
- 4 min - 8 max Storeys
- 10m min - 6 max Storeys







Interpretation + Implementation

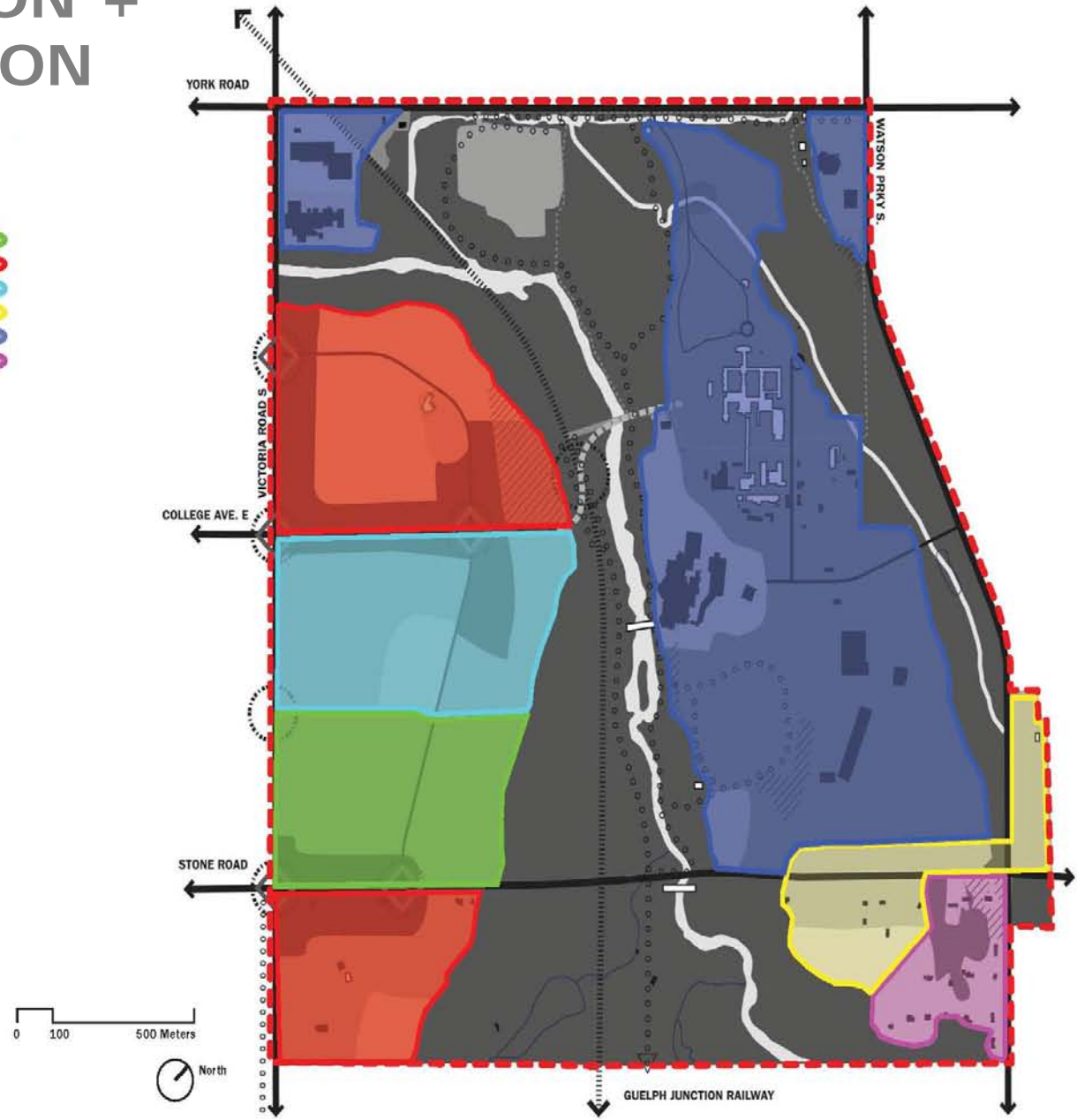
- Identifies key implementation tools
 - Density bonusing for carbon neutral development
 - Alternative development standards, servicing and stormwater management ...
- Partnerships are key
 - Business Case Assessments
 - District Energy
- Implementation Strategy - carbon neutral development focus
 - Carbon neutrality targets
 - Mechanisms, tools and initiatives that can be utilized to achieve these targets
- Presents four development phases



INTERPRETATION + IMPLEMENTATION

Development Phases

- Phase 1 
- Phase 2 
- Phase 3 
- Phase 4 
- Existing Municipally Serviced Area 
- Existing Privately Serviced Area 



Next Steps

- October 15, 2012 Release Draft Secondary Plan
- November 28, 2012 Public Open House
- December 14, 2012 Comments Due
- March 2013 Statutory Public Meeting
- May 2013 Council Adoption

Respecting the past, recognizing the present and envisioning the future

Visit our site @ guelph.ca/innovationdistrict