

COUNCIL REPORT



TO Guelph City Council

SERVICE AREA Planning & Building, Engineering and Environment
DATE January 30, 2012

SUBJECT **Supplementary Report - Stakeholder Feedback -
Guelph Innovation District Secondary Plan - Preferred
Design**

REPORT NUMBER 12-18

SUMMARY

Purpose of Report:

To present stakeholder concerns with the Guelph Innovation District Secondary Plan, as expressed during meetings held since the December 12, 2011 Planning & Building, Engineering and Environment (PBEE) Committee meeting, and include a response to the concerns.

Council Action:

To receive the December 2011 Committee and this Supplementary Report, and support the use of the vision, principles, objectives and preferred design as amended, as the basis for the Secondary Plan including a development approval approach.

RECOMMENDATION

THAT Committee Report No. 11-104, dated December 12, 2011 from Planning & Building, Engineering and Environment, regarding the Guelph Innovation District Secondary Plan Preferred Design be received;

AND THAT the Supplementary Council Report No. 12-18, dated January 30, 2012 from Planning & Building, Engineering and Environment, regarding stakeholder concerns and responses be received;

AND THAT Council supports the use of the preferred vision, principles, objectives, design and implementation approach set-out in Planning & Building, Engineering and Environment Report No. 11-104, as amended by Council Report No.12-18, as the basis for the completion of the Secondary Plan.

BACKGROUND

On December 12, 2011, Planning & Building, Engineering and Environment (PBEE) Committee received Committee Report No. 11-104, dated December 12, 2011 regarding the Guelph Innovation District Secondary Plan Preferred Design. The Committee referred the report to a January 2012 Council meeting and directed staff to meet with stakeholders who have outstanding concerns and to report back on responses to their concerns.

REPORT

During the months of December 2011 and January 2012, City staff met with the Guelph Turfgrass Institute and residents south of Stone Road. In addition, comments were submitted by the GSP Group on behalf of the Province. This report presents concerns expressed by the stakeholders, accompanied by a staff response and resulting modifications to the Preferred Design.

2.1 Guelph Turfgrass Institute:

City staff met with representatives from the Guelph Turfgrass Institute in January 2012. This meeting was preceded by a number of earlier meetings held during the formation of the Preferred Design. The Guelph Turfgrass Institute has been actively involved with the development of the Guelph Innovation District Secondary Plan since its initiation. The Institute currently leases land from the Province. Agri-forestry research work is also conducted on Provincially owned land south of the turfgrass research.

Concerns:

The Guelph Turfgrass Institute has submitted comments on the preferred design which are included as Attachment No. 1 to this report. The Institute wanted a clear statement included in the report which recognized that the Preferred Design does not support the Institute continuing its core research operations on the site. The Guelph Turfgrass Institute could have a presence within the Open Space and Park areas shown on the Preferred Design, which includes a Neighbourhood Park for the urban village located adjacent to the current Turfgrass Institute building and a larger Community Park located within the Employment Mixed Use 1 area. However the work the Institute could conduct on these Open Space and Park areas and others within the Guelph Innovation District, would be limited. The Institute needs a sizeable piece of land, protected from adjacent sensitive uses, to conduct the majority of their research. The Institute reinforced their importance and fit with the Agri-Innovation Cluster the City is nurturing and their recognition on the international stage.

The Institute also noted the importance of green linkages between the Turfgrass lands and the Arboretum to the west across Victoria Road, phasing requirements in the new secondary plan, and requested that the building on site be given further prominence in the mapping schedule as a building of cultural significance.

Response:

City staff recognize that the Preferred Design does not support the continued operation of the Guelph Turfgrass Institute as it currently exists. The Preferred Design transitions the lands to residential, open space and park, and corridor and employment mixed uses. The change in land uses is proposed to help meet the City's growth targets, strategic employment directions and community energy initiatives. It is intended that the design and proposed land uses are flexible enough to allow some continued involvement for the Institute within the area and to support a smooth transition of the Institute to an alternative location. Under the *Planning Act*, the Institute could continue its current operations on the site until either the current or future landowner discontinued the use. The landowner, which is currently the Province of Ontario (Agricultural Research Institute of Ontario), would play a key role in both determining how long the Guelph Turfgrass Institute would remain in its current location and where it will be ultimately relocated.

Economic Development staff will continue discussions with the Guelph Turfgrass Institute regarding their fit with the City's Economic Development strategy, including the Agri-Innovation Cluster.

City staff will continue to meet with the Guelph Turfgrass Institute throughout the development of the Secondary Plan to address comments concerning green linkages and appropriate phasing policies.

Recommended Modifications to Preferred Design:

The Guelph Turfgrass Institute building is recognized as a structure included in the Guelph Inventory of Heritage Structures. The building's classification was noted on the Cultural Heritage, Natural Heritage System, Open Space and Parks figure in the Recommended Option Booklet (Attachment 4, (PBEE Report 11-104, pg 52 of 139)). The modified preferred design includes the building as a Built Heritage Resource.

2.2 Landowners South of Stone Road:

There are 33 properties located south of Stone Road. The majority of the lands are used as residential properties. An office building (Pidel Homes), topsoil business, Barber Scout Camp and Elliott Coach Lines are also located within the secondary plan area. The more southern areas, including residential properties located on Glenholm Drive, were annexed to the City in 1993.

Concerns:

The City held a number of meetings with landowners south of Stone Road through the months of December 2011 and January 2012 in response to concerns expressed with the Preferred Design. Residential landowners in particular have been quite engaged with the Guelph Innovation District Secondary Plan process since its initiation and have been consistent with their concerns. Generally, the residents are dissatisfied with the design in that it appears to deny future development rights "promised" to them during the annexation process in 1993. In addition, the residents are concerned that their historic residential use is not being supported as part of the community and that they are being "sacrificed" for the heavier industrial uses north of Stone Road, including the Waste Resources Innovation Centre and Cargill.

At the southeast corner of Victoria Road and Stone Road, landowners are concerned that the Employment Mixed Use 1 land use category would not support their desire to develop a commercial plaza and higher density residential uses on their lands (See Attachments 2 and 3). A more traditional land use classification system was requested.

At the southwest corner of Watson Parkway South and Stone Road, landowners were concerned about the loss of their residential use and the inability to expand residential uses under the Preferred Design. They were concerned about losing their residential community and were uneasy with transitioning to an Employment Mixed Use 2 land classification. The Glenholm and area residents submitted suggested revisions to the preferred design (see Attachment 4).

Response:

City staff recognize the residents' concerns and feel they have been accurately acknowledged throughout the Secondary Plan process. In addition, the City has consistently expressed its concerns with continuing to support the residential uses south of Stone Road in light of their concerns and compatibility with heavier industrial uses located north of Stone Road. The following reports and public processes dating back to 2005 all recognized the residents' concerns and recommended that the existing residential uses south of Stone Road not be encouraged to intensify:

- York District Land Use and Servicing Study Phase II Report – Preferred Land Use Scenario, November 24, 2005;
- Planning, Environment and Transportation Committee Report 05-128 on the Preferred Land Use Scenario, December 12, 2005;
- Council Information Report, York District Study Update, January 18, 2007;
- Phase II Land Use Options Public Information Session, February 1, 2007; and
- Community Development and Environmental Services Committee Report 07-25 on the Land Use Study Process, March 23, 2007.

In regards to the implied future development rights through the 1993 annexation process, City staff have advised the residents of the need and requirement to deal with existing Provincial legislation, Official Plan policy and Corporate Strategic documents which include the City's Growth Management Strategy, Prosperity 2020, Agri-Innovation Cluster Study, and Community Energy Initiative. Historically, the City did produce the South Guelph Secondary Plan and subsequently amended the City's Official Plan at the time to recognize future uses for the annexed lands. However, in 2001 Official Plan policies were amended and the lands were designated as "Special Study Area" in part due to the planned closure of the Guelph Correctional Centre and Wellington Detention Facility, and potential land use compatibility issues presented by Cargill and the City's waste facilities. A current framework is essential.

Recommended Modifications to Preferred Design:

Recent submissions and meetings held with landowners south of Stone Road have lead to staff recommended modifications to the Preferred Design presented to PBEE on December 12, 2011 (see Attachment 5). In addition, a Community Design

Principle will be added to respect the existing southeast residential neighbourhood through the design of a quality transition area between the residential uses, and industrial and major utility uses to the north.

On the southeast corner of Victoria Road and Stone Road, a Residential land use category is recommended for a portion of the Employment Mixed Use 1 area, adjacent to the Significant Natural Area. In addition, a Corridor Mixed Use land use category is shown on the south side of Stone Road echoing the corridor shown north of the road. However, the majority of the District's residents and higher intensity Corridor Mixed Uses will remain north of Stone Road.

On the southwest corner of Watson Parkway South and Stone Road, the Special Residential Area is enlarged to incorporate additional existing residences and the Open Space and Park area shown removed. In addition, the Special Residential Area has been expanded to include portions of the larger parcels near the end of Glenholm Drive to allow consideration of limited additional infill residential development as a minor rounding out of the existing Glenholm Drive neighbourhood. The Modified Preferred Design continues to present an Employment Mixed Use 2 corridor on both sides of Stone Road. However the corridor does not extend all the way to Watson Parkway South. The corridor provides some opportunity for additional employment lands along with a transitional land use between the heavier industrial uses north of Stone Road and the more sensitive Residential uses on the south side of Stone Road. The existing residential uses abutting Stone Road would remain until either the current or future landowner discontinued the use. Appropriate land use regulations and design guidelines will be developed to ensure built form and uses are compatible between the Employment Mixed Use 2 area and surrounding land uses.

2.3 Provincial Comments (GSP group):

The City has been working closely with the Province of Ontario throughout the Guelph Innovation District Secondary Plan process. The Province currently owns and manages a significant portion of the GID lands and is in the process of currently disposing of two of their land holdings, the Guelph Correction Centre and former Wellington Detention Centre. The GSP group has been hired by the Province along with Taylor Hazell Architects to assist them with the future of their land holdings, in particular the Guelph Correction Centre parcel.

Concerns:

The Province of Ontario through the GSP group has submitted comments on the preferred design which are included as Attachment No. 6 to this report. The comments do not explicitly suggest any changes to the Preferred Design at this point. However the comments do suggest the need for further clarification and discussions as the Secondary Plan work progresses. City staff will continue to work with Provincial staff during the development of the Guelph Innovation District Secondary Plan.

2.4 Other Comments and Recommended Modifications:

An additional change is recommended to lands east of the existing Turfgrass Building, including lands shown as Natural Area. Employment Mixed Use 1 lands

are recommended in place of a Residential land use category, in part to offset the Employment Mixed Use 1 lands removed south of Stone Road, which are now recommended as Residential. The additional employment lands in this location will reinforce the employment focus of the Guelph Innovation District and potentially provide stronger support for the Active Transportation Link.

2.5 Conclusion:

The Modified Guelph Innovation District Preferred Design included as Attachment 5 address many of the landowners concerns expressed while still maintaining the overall vision and principles for the area. The relocation of land use categories is generally balanced to ensure that growth plan targets are still met.

In conclusion city staff feel that the modified preferred design will have a greater level of acceptance from landowners and will continue to offer an exciting and innovative land use design for the City's future. The design still ensures flexibility at the development stage with more detailed policies being developed as the Secondary Plan progresses. In particular greater clarity will be developed concerning the location, functional design and integration of stormwater management facilities into the GID.

2.6 Next Steps:

Once endorsed by Council, the vision, principles and modified preferred design will provide the foundation for finalizing the Guelph Innovation District Secondary Plan. The Secondary Plan document will form part of the City of Guelph's Official Plan and contain a detailed set of land use and development policies that:

- guide all future development within the plan area;
- promote best practices for sustainable infrastructure and community design targeting a zero carbon horizon;
- establish protective buffers for environmental features;
- identify arterial and collector road alignments; and
- provide high level urban design direction to guide the creation of a unique and memorable place including direction to staff on priority issues for attention and resolution through the site plan approval process.

CORPORATE STRATEGIC PLAN

Goal 1: An attractive well-functioning and sustainable City.

Goal 2: A healthy and safe community where life can be lived to the fullest.

Goal 3: A diverse and prosperous local economy.

Goal 4: A vibrant and valued arts, culture and heritage identity.

Goal 5: A community-focused responsive and accountable government.

Goal 6: A leader in conservation and resource protection/enhancement.

FINANCIAL IMPLICATIONS

Capital Budget approval has been given by Council for completion of the secondary plan at \$340,000. The FCM Green Municipal Fund grant will contribute \$142,252 towards the budget.

DEPARTMENTAL CONSULTATION

A staff advisory group has been established to assist with this project. Representation includes staff from Community Energy Initiative; Economic Development & Tourism; Information Services; Legal & Realty Services; Parks Design & Maintenance; and Planning & Building, Engineering and Environment.

COMMUNICATIONS

A comprehensive public consultation process has been followed throughout the development of the secondary plan including a public design workshop to explore design options and preferences for the lands. The Province of Ontario continues to be an active participant along with the Grand River Conservation Authority who have both agreed to provide in-kind support as part of the FCM Green Municipal Fund Grant. Heritage Guelph has also and will continue to be consulted on heritage matters.

Public and stakeholder consultation will continue throughout the secondary plan process and will provide further opportunities to comment on the work underway. Information on this project continues to be updated on the City's website, www.guelph.ca/innovationdistrict.

ATTACHMENTS

Attachments are available on the City's website at guelph.ca/innovationdistrict. Click on the link for the December 12, 2011 Committee Report (with attachments) and January 30, 2012 Council Report (with attachments).

Attachment 1: Submission Letter from the Guelph Turfgrass Institute
Attachment 2: Letter re 728 Victoria Road South – Pidel Homes
Attachment 3: Submission Letter re 555 Stone Road East – Prior and Sons Ltd
Attachment 4: Glenholm Drive and Residents Submission
Attachment 5: Modified Guelph Innovation District Preferred Design
Attachment 6: Submission Letter from GSP group

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Attachment 1



January 20, 2012

Joan Jylanne, Project Manager
City of Guelph Planning Services
City Hall, 1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Jylanne,

Re Guelph Turfgrass Institute (GTI) Comments on 'Guelph Innovation District' Plan-Preferred Design Options

We would like to thank you and your colleague Todd Salter for meeting with our representatives on January 10, 2012 to discuss our concerns regarding the proposed secondary plan design options for the Guelph Innovation District (GID). As you are aware, the Guelph Turfgrass Institute currently carries out intensive research activity on a significant portion of the lands in the NW precinct of the GID.

These comments are provided as both clarification of the comments contained in our letter of December 12, 2011 as they pertain to the proposed plan, as well as a summary of our discussions. We appreciate that our original concerns regarding the significance of the G.M. Frost Research & Information Centre building have been acknowledged and the building has been offered some protection within the plan by becoming the focal point of a community park. It would be appreciated if the building would be given further prominence in the mapping schedule to include it as a building of cultural significance (as per provisions of the Ontario Heritage Act.)

As we indicated at our meeting, if the proposed secondary plan design were to be implemented as envisioned, we would no longer be able to carry out our core research function. While there is provision for green space in the proposed plan, scientific research requires significant control and monitoring of research areas to reduce unknown variables. This would not be possible with the proposed GID population densities. We would welcome the opportunity to be involved in demonstration and public education activities associated with the planning, development and maintenance of green spaces within the GID but will be unable to maintain our current turf

research functions nor realize our 'Vision 2027' strategic mission objectives under the proposed plan.

We would further suggest that future detailed plans include green linkages between the Frost Centre and the Arboretum lands to the west across Victoria Road. These green pathways would provide a visible and physical connection between the Guelph Innovation District and the university. It would also facilitate future collaborative efforts related to green space management and demonstration between the district and activities taking place in the Arboretum.

We would appreciate reference and support in the secondary plan that would encourage the redevelopment of the Guelph Turfgrass Institute within the City of Guelph that would provide support for our transition from this site to a new location. In addition to the significant investment in the Frost Centre building itself, the investments made since 1992, by the Ontario turfgrass industry and Provincial Government, in the field research infrastructure have an estimated replacement value of \$4 million. This estimate includes only the research infrastructure and excludes the replacement value of the Frost Centre building.

Our industry investors include many companies in the Guelph area and beyond who all benefit from our work. The research and education activities of the institute support a dynamic Ontario industry that in 2007 was estimated to contribute \$2.6 billion to the Ontario economy and provided full-time employment to over 30,000 Ontarians. The Guelph Turfgrass Institute is unique in Canada and is also highly regarded within the international turfgrass community.

The GTI, through the Ontario Turfgrass Research Foundation, currently has a lease with the provincial government that extends to 2018, with renewal clauses beyond this date. Recognizing the long lead time requirements to create new research facilities, it would be appropriate that phasing requirements be placed in the new secondary plan to delay development in this part of the plan from occurring until a relocation strategy has been formulated and implemented.

The current and future value of the Guelph Turfgrass Institute to the city and province coupled with the future opportunities the Guelph Innovation District will also provide, would dictate that we should be working together to ensure that these benefits will be supported by the planning process that we are currently engaged in.

In addition, we would suggest that the Guelph Turfgrass Institute has a significant role to play as a green industry focal point for expansion of the Guelph Agri-Innovation Cluster within the Guelph Innovation District and other areas of the city. We would welcome the opportunity to work together both in this planning process as well as in other areas of innovation planning and execution to ensure that the Guelph Turfgrass Institute continues to grow and develop as a unique component of Guelph's research and innovation sector.

Thank you for the opportunity to comment on behalf of the Guelph Turfgrass Institute Advisory Board.

Yours truly,



David DeCorso, Chair
Guelph Turfgrass Institute Advisory Board

cc

Mayor Farbridge and Councillors

Blair Labelle, City Clerk

Ann Pappert, CAO

Janet Laird, Executive Director of Planning & Building Engineering and Environment

Todd Salter, Manager of Policy Planning and Urban Design

Peter Cartwright, General Manager Economic Development and Tourism Services

GTI Advisory Board Members

Rob Witherspoon, U of G - Guelph Turfgrass Institute Director

K. Peter Pauls, U of G - Department of Plant Agriculture Chair

Rene Van Acker, U of G - Ontario Agricultural College Associate Dean

Robert Gordon, U of G - Ontario Agricultural College Dean

Attachment 2

January 10, 2012

Joan Jylanne
Senior Policy Planner
City Hall
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Re: Property at 728 Victoria Road South
10.3085 HA - 25.471 Acres
Pidel Homes - Carm Piccoli
881350 Ontario Inc.
Operating as Cedar Towers

The purpose of this submission letter is further to our meeting of Wednesday December 21, 2011 where I discussed the designation of these lands for Commercial - Retail (10 acres) and the 15 Acres for High Density Residential Development

I am attaching the detailed submission that I and the owner (dated August 18, 2011) have made to you with our request for the designation of these lands.

At this meeting it was clarified that Commercial and Residential Uses are permitted on these lands.

At that meeting it also appeared that Jim Riddell was receptive to these land uses at this prime corner.

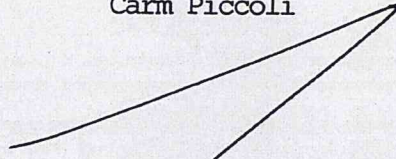
I advised that this corner was specifically planned for these land uses in the 1993 Annexation of these lands as a Nodal Area with these higher Land Uses.

It appeared to me and the land owners present that Jim Riddell was open for further discussion and input with respect to these land uses.

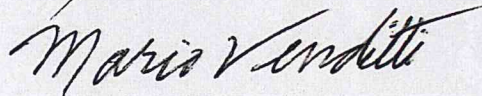
I am therefore requesting that the Commercial - Retail and Residential Land Uses as outlined in my submission of August 18, 2011 be designated in the York District Secondary Plan.

We are also open for further meetings and discussion on this matter.

Carm Piccoli



Mario Venditti HBA MA



cc Jim Riddell
Jim Furfaro
Bob Bell

August 18, 2011

Joan Jylanne
Senior Policy Planner
City Hall
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Re: Property at 728 Victoria Road South Guelph
10.3085 HA - 25.471 Acres
Pidel Homes - Carm Piccoli
881350 Ontario Inc.
Operating as Cedar Towers

The purpose of this submission letter is to request that the above noted lands be designated as follows in the York District Secondary Plan.

The 10 acres (the Corner) fronting on Victoria Road and Stone Road East be designated for Commercial and Retail Land Uses.

The 15 acres on the rear of the property be designated for High Density Residential in the form of High Rise Condominiums, and Apartments.

The attached Diagram and Survey Plan is for your information, and outlines the 2 Land Uses as shown on the plans.

The Planning Rationale for the Commercial - Retail is that this is a Prime Nodal Corner located at the two Major Roads, Stone Road East, and Victoria Road.

There is sufficient land area to accomodate the Commercial - Retail Land Uses that would serve this area when the Residential Land Uses on the rear part of the property, and the Residential developments on the lands on Stone Road East to Watson Parkway are developed for Residential development.

Further, these land uses are desirable and compatible for for this location.

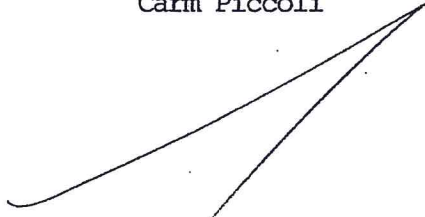
With respect to the Residential component, again this is desirable and compatible since the predominant land uses south on Stone Road from Victoria Road to Watson Parkway are all Residential with a range of Residential developments.

I would therefore request that the noted lands be designated for High Density Residential Development.

I am also enclosing a letter dated August 27, 2008 to Katie Nasswetter from my Planner Mario Venditti with respect to the noted land uses with respect to input to your Development Priorities Plan (DPP) for your information.

In closing, it is my FIRM POSITION that the LAND USES as put forward have been recommended since the 1993 Annexation of these lands, and that the LAND USES as I have requested be DESIGNATED in The York District Secondary Plan.

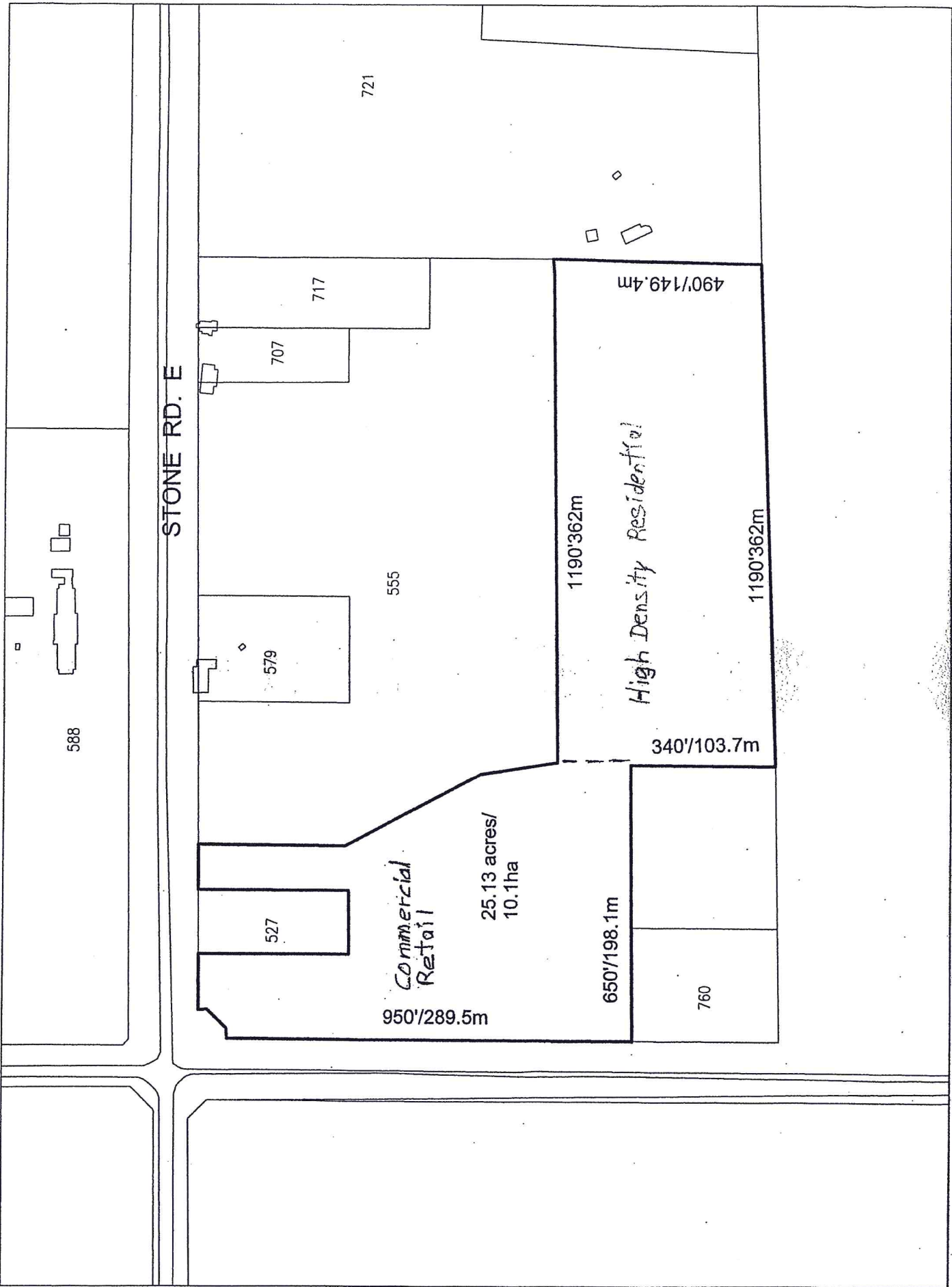
Carm Piccoli

A handwritten signature consisting of two long, sweeping lines that meet at a point at the top right and extend downwards and to the left.

Mario Venditti HBA MA

A handwritten signature in cursive script that reads "Mario Venditti".

c.c Jim Riddell
Jim Furfaro
Mario Venditti
City Administrator



Attachment 3

January 11, 2012

Joan Jylanne
Senior Policy Planner
City Hall
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Re: Property at 555 Stone Road East
20.34 Acres (8.23 HA)
Richard Tufford
Prior and Sons Ltd. Trucking, Topsoil,
Sand and Gravel, Mulches

The purpose of this submission is further to our meeting of Wednesday 21,2012 where I discussed the designation of these lands for Medium Density Residential development as a future land use.

This property is adjacent to 728 Victoria Road South (Pidel Homes) of which the 15 acres on the rear of the property is recommended to be designated for High Density Residential development.

This would provide a future compatible Land Use at this prime NODAL area at Stone Road East, and Victoria Road South.

There currently 3 existing Residential properties at this location.

I have discussed with you and Jim Riddell at numerous meetings that the Concept Plan for the 1993 Annexation was to make this area as a GATEWAY in the City of Guelph.

In the new terminology it would now be classified as a NODE.

This property was designated Aggregate Extraction in OPA 2, South Guelph Secondary Plan (1998), and is currently ZONED Aggregate Extraction (EX) Zone.

The property directly adjacent to the east (22 acres) is Significant Natural Area with one house.

This would provide a Natural Buffer to the uses that are planned to the West of this property.

In conclusion, the Medium Density Residential Development that is proposed would be a compatible land use to the adjacent lands that are planned for High Density Residential development.

This would also comply with the concept of the 1993 Annexation of the Gateway or Nodal concept.

I would therefore request that land be designated as Medium Density Residential in the York District Secondary Plan.

This is my FIRM position on this matter.

Mario Venditti HBA MA

cc Jim Riddell
Jim Furfaro
Richard Tufford

Mario Venditti

STONE RD. E

150'/45.7m

527
1.2 ac
350'/106.7m

340'/103.6m

350'/106.7m

360'/109.7m

190'/58m

25.1 ac

250'/76.7m

350'/106.7m

579
2.02 ac

555

500'/152.4m

350'/106.7m

1.04 ac
707
125'/38m

20.34 ac

1190'/363m

125'/38m

2.07 ac

717

350'/106.7m

300'/91.4m

22.3 ac

721

760

**Glenholm and Area Residence
Guelph Innovation District
PREFERRED DESIGN
January 24, 2012**

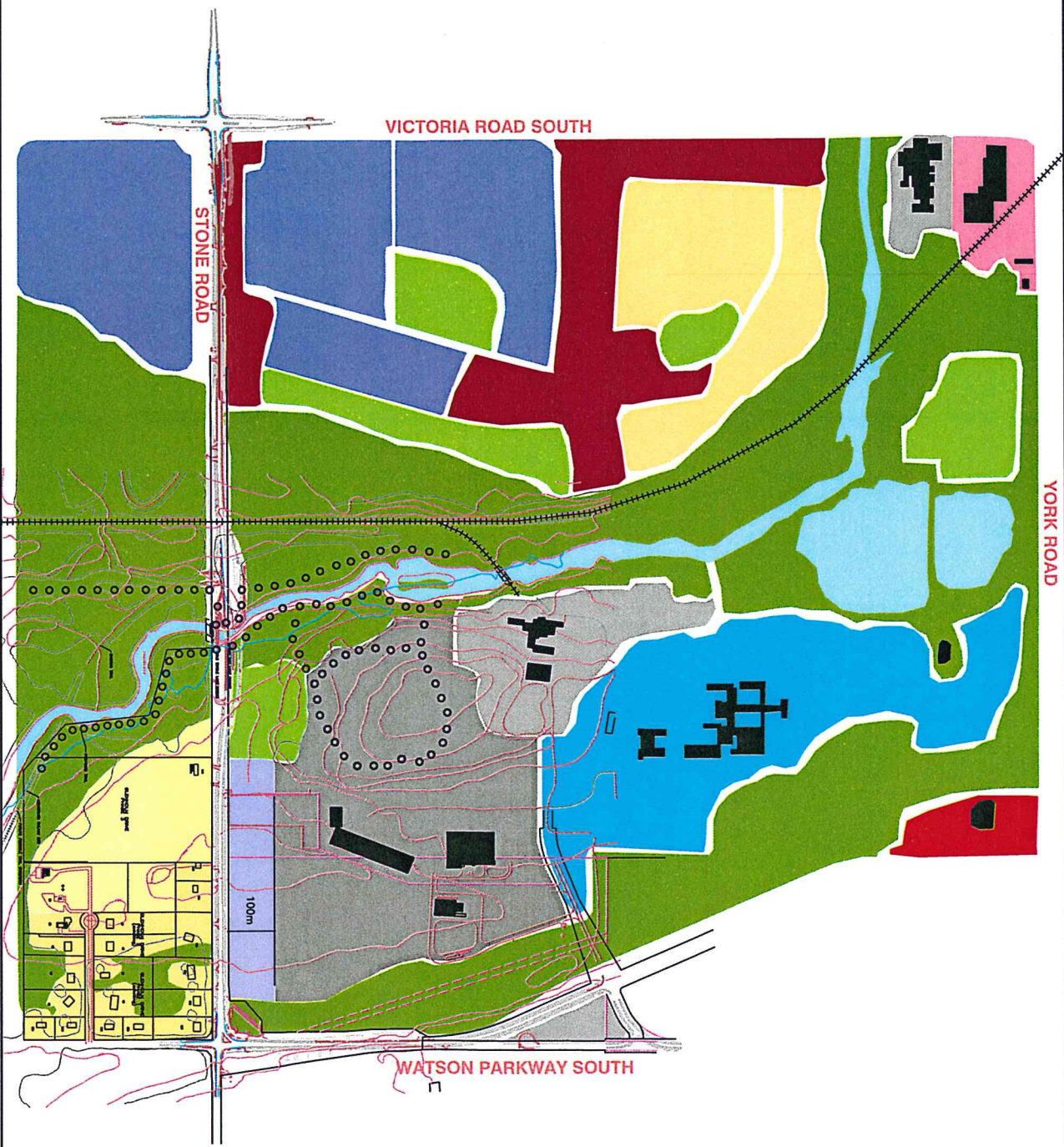
Infrastructural Framework



Land Use Framework



SPECIAL RESIDENTIAL AREA:
A UNIQUE AND INNOVATIVE PILOT PROJECT CONSISTING OF GREEN HOUSES AND LOW-RISE APARTMENTS WITH INTEGRATED COMMUNITY FACILITIES. THIS AREA IS TO BE CONSISTENT WITH GUELPH'S COMMUNITY VISION, INVESTIGATION, IMPLEMENTATION AND APPLICATIONS OF CLEAN ENERGY (e.g. SOLAR POWER), ENERGY CONSERVATION (e.g. ENERGY STAR PRODUCTS, LED), HEAT PUMPS, ENERGY STORAGE, AND ENERGY STORAGE. THE DEVELOPMENT OF THIS AREA WILL BE PERFORMED IN THE CONSULTATION WITH THE ENVIRONMENTAL AND SOCIAL SUSTAINABILITY WITH ANIMAL WELFARE TO THE OPPORTUNITY TO PROVIDE HEAVY INTO THE SITE DESIGN, THE DESIGN OF THE ECO-HOUSES, ACCESSIBILITY TO ENERGY USAGE DATA AND TO WORK WITH THE PEOPLE IN DIRECT SUPPORT OF THE VISION AND PRINCIPLES OF THE GUELPH INNOVATION DISTRICT. THIS INITIATIVE SHALL BECOME A SHOWCASE COMMUNITY INSIDE OF THE DISTRICT, PROVIDING A COMMUNITY AND COMMERCIAL PLACE TO LIVE, WHILE AT THE SAME TIME PROVIDING A UNIQUE AND METROPOLITAN PLACE TO LIVE.



Guelph Innovation District PREFERRED DESIGN

Infrastructural Framework

- Arterial Roads
- Collector Roads
- Trail Network
- Proposed Pedestrian Crossings

Proposed Major Transit Stops

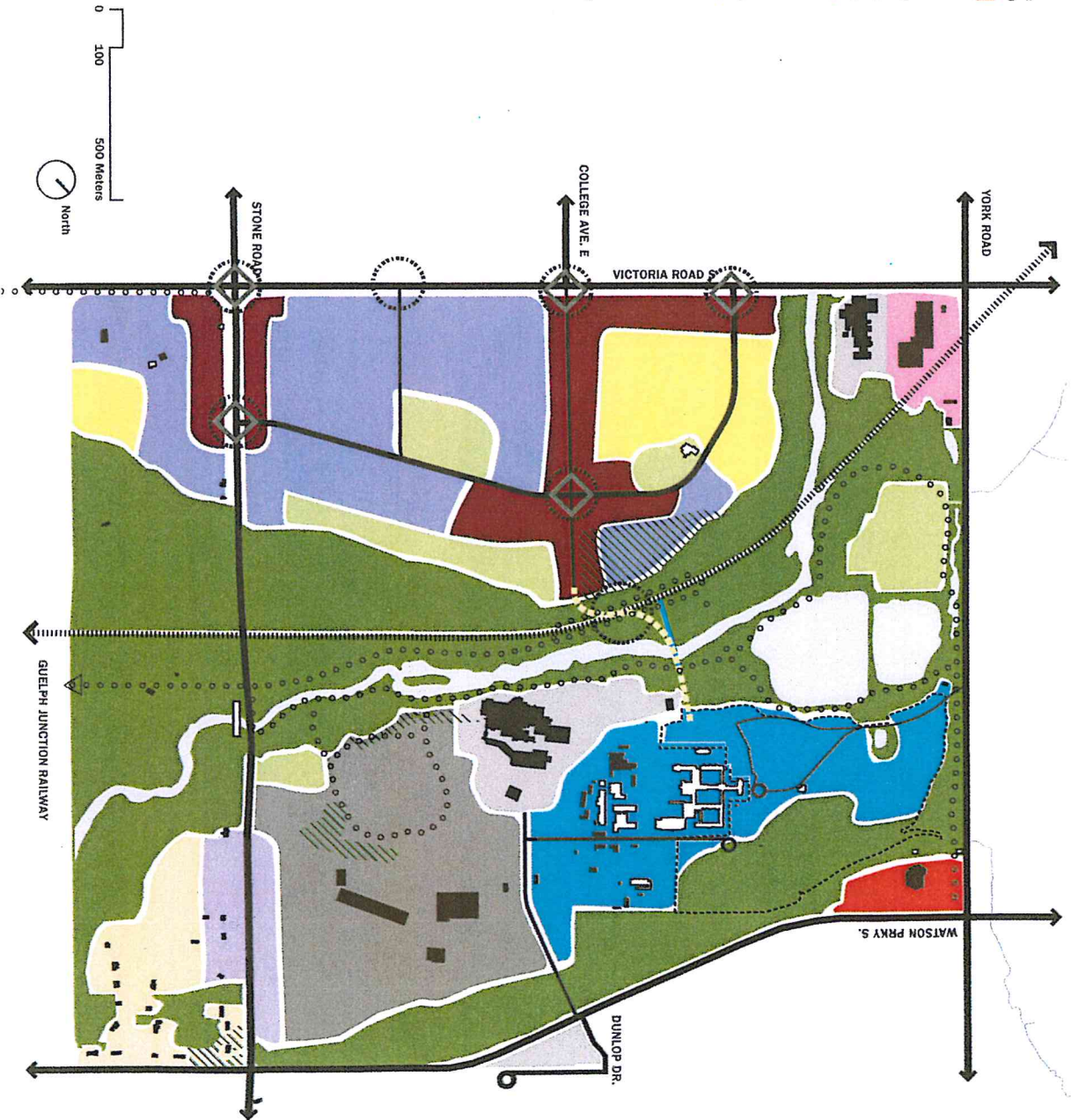
- Existing Rail
- Active Transportation Link
- Node

- 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 #2
 Note: Stormwater management facilities are not shown; however, a number of stormwater management facilities will be required to service the GD development lands.



Attachment 6



PLANNERS
URBAN DESIGNERS
LANDSCAPE ARCHITECTS

KITCHENER OFFICE

GSP Group Inc.
72 Victoria Street S., Suite 201
Kitchener, ON N2G 4Y9
P: 519-869-8883
F: 519-869-8643

HAMILTON OFFICE

GSP Group Inc.
29 Rebecca Street, Suite 200
Hamilton, ON L8R 1B3
P: 905-572-7477

www.gspgroup.ca

January 9, 2012

Project No. 11118

Ms. Joan Jylanne, MCIP, RPP
Senior Policy Planner
Planning & Building, Engineering and Environment
City of Guelph
City Hall, 1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Jylanne:

**Re: Guelph Innovation District Secondary Plan – Preferred Design
Planning & Building, Engineering and Environmental Committee –
Report No. 11-104**

The Guelph Innovation District is comprised of approximately 453 hectares (1,119 acres). The Province of Ontario owns and manages a significant portion of this land area (approximately 224 hectares/554 acres), including the former Guelph Correctional Centre, the former Wellington Detention Centre, and the Guelph Research Station (Guelph Turfgrass Institute).

GSP Group was recently retained by Infrastructure Ontario (IO) in November 2011 to lead a multi-disciplinary team to prepare an Optimal Use Study for the former Guelph Correctional Centre (GCC). This study is to be completed near the end of March 2012. In addition, Taylor Hazell Architects is preparing an Adaptive Re-use Study for the GCC. The work to be completed by Taylor Hazell will inform concept development to be undertaken by GSP Group.

As the GCC lies within the GID, IO has requested that GSP Group monitor and comment on the GID Secondary Plan. The latest Preferred Design concept was presented to the Planning & Building, Engineering and Environmental Committee on December 12th, 2011. As GSP Group is just getting underway with our work for IO, we appreciate you considering our preliminary comments with respect to the latest Preferred Design concept.

IO is also respectful of the Memorandum of Understanding (MOU) that exists between the Province and the City with respect to the GID lands. IO looks forward to continuing to assist and realize a larger goal to comprehensively plan and develop the Province's land within the GID for future uses while protecting many of the natural, built and cultural heritage features that make this land so important within the community. Accordingly, we have compiled the following comments/questions under some general themes below and look forward to continuing our discussions with City staff as the plan is refined and ultimately brought forward to Council.

1.0 Type, Location and Definitions of Proposed Land Uses

- 1.1 We note the various "Mixed Use Areas" within the GID on the Preferred Design concept. We would appreciate discussing the need, extent and location of all of these areas, particularly the "Corridor Mixed Use", within the context of the GID and its employment orientation.
- 1.2 The definition of "Residential" only supports medium density housing forms such as townhouses and apartments. We believe the City should consider a range and mix of housing in this area that would include some opportunities low density forms of housing.
- 1.3 The target population for the GID is 3,000 people. We would appreciate the opportunity to discuss how the City assigned units/population within the various land use designations and obtained this population total.
- 1.4 The "Adaptive Re-use" definition provides a unique framework to address the GCC re-use challenges; however, it does not include "office" or "industrial" uses. We should also discuss this definition in the context of possible site changes to ensure a common understanding of possible re-use strategies.
- 1.5 We also believe that the definitions/policies related to "Employment Mixed Use 1" area should encourage all forms of "innovation" in response to market opportunities, not just focusing on this area being solely an "agricultural innovation centre".

2.0 Transportation and Road Network

- 2.1 We note the proposed "Active Transportation Link" and "Pedestrian Crossing" of the Eramosa River on the Preferred Design concept. Given the size of the GID, we believe it is important to consider a potential future road connection to link the east and west sides of the area (i.e. connecting Dunlop Drive to College Avenue). Such a road connection would better support pedestrian, transit and auto traffic within the GID, and serve to integrate the GCC with the balance of the community.
- 2.2 As noted on the top of page 6 of the Staff Report "...a single loaded perimeter road located on the west side of the Eramosa River that would follow the Natural Heritage System and maintain public access to the open views of the river corridor" is being considered. We believe that the neighbourhood design for the area could still accommodate important views and vistas of the valleyland without the expense of constructing this perimeter road. We would appreciate further discussion on this matter.

3.0 Viewsheds and Heights

The Staff Report mentions on page 5 that "Height within the District will be based on protecting viewsheds". We note a number of a number of these locations within the GID on the Area Structure Plan, both on the east and west side of the Eramosa River. The number and location of these "viewsheds" could ultimately impact land use and building heights. We would appreciate the opportunity to discuss with staff the importance of these "Strategic Views" (as noted on Area Structure Plan), how the viewsheds were derived and how they will be interpreted in terms of permitted uses and height.

4.0 Scoped Watershed Study

The Staff Report mentions on the bottom of page 5 that "...a scoped subwatershed study update is necessary to identify the natural ecosystem functions and to demonstrate how the more detailed designs of the stormwater system will ensure these natural functions are protected." At this stage we would appreciate reviewing your background analysis and knowing the general locations for stormwater management (SWM) facilities and related strategy to deal with SWM. In doing so the City and the Province would be better able to understand the impact on land use and developable area.

5.0 Community Energy Initiative and Carbon Neutrality

We note that Principle #2 of the GID speaks to "Building Green Infrastructure that is efficient, focuses on renewable energy sources, and supports an integrated distribution system enabling a carbon free lifestyle." We recognize that the City is supporting its Community Energy Plan (CEP) and carbon neutrality as a cornerstone for future development in the GID. However, at this stage we would appreciate having further discussions with the City as to how carbon neutrality is going to be achieved, as well as understand how an integrated distribution system would work and be funded, and why the GID should exceed the CEP targets.

6.0 Open Space and Parks

It is noted on the top of page 5 of the Staff Report that, "The Neighbourhood Park within the urban village is 1.5 ha while the Community Park within the Urban area is 3 ha, representing City park space requirements for an area supporting approximately 3,000 residents." The Staff Report goes on further to note that, "The linear open space adjacent to the Natural Heritage System on the west side of the Eramosa River represents steep area that would not be easily developed but could be utilized, in certain areas, to support stormwater management needs."

It does not appear from the Staff Report that the existing ball diamond facility on the south side of York Road has been factored into these parkland calculations, especially as it relates to the supply of Community parkland. Also additional open space areas proposed along the valleyland corridor on the east and west side of the Eramosa River will also add to the significant outdoor amenity space in the GID. We believe that the parkland should be considered holistically in this area and would

appreciate further discussions with City staff on the size and location of the parkland identified on the GID Plan.

7.0 Natural Heritage Boundary

While we understand the Significant Natural Area is reflective of the boundary designations in OPA 42 (Natural Heritage Strategy currently before the OMB), it appears the extent of the Significant Natural Area boundary on the east side of the GCC is somewhat excessive. As part of the Optimal Use Study for the GCC, we are nearing completion of detailed natural heritage work and would appreciate the opportunity for further discussions with the City to review the Significant Natural Area boundary on the east side of the GCC.

We appreciate the opportunity to comment at this stage of the development of the GID Secondary Plan. We look forward to discussing our comments and continuing our discussions over the coming months as the Plan is finalized.

Yours very truly,

GSP Group Inc.



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