

COMMITTEE REPORT



TO Planning & Building, Engineering and Environment
Committee

SERVICE AREA Planning & Building, Engineering and Environment
DATE December 12, 2011

SUBJECT Guelph Innovation District Secondary Plan - Preferred
Design

REPORT NUMBER 11-104

SUMMARY

Purpose of Report:

To present the vision, principles, objectives and preferred design for the Guelph Innovation District lands to serve as the basis for the completion of the Secondary Plan.

In addition to discuss the applicability of a Development Permit System approach as the development approval mechanism for the District.

Council Action:

To receive the Committee report and support the use of the vision, principles, objectives and preferred design 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 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 the basis for the completion of the Secondary Plan.

1.0 BACKGROUND

The City of Guelph initiated the preparation of a Secondary Plan for the Guelph Innovation District (GID) in early 2005. The 453 ha area is located south of York Road, east of Victoria Road South, west of Watson Parkway South, and includes lands south of Stone Road. Roughly half of the lands are owned by the Province of Ontario with the City and private land owners each accounting for roughly a quarter

of the remaining land area.

The majority of the lands are currently designated as "Special Study Area" by the City's Official Plan, requiring the completion of a planning study to "examine future land uses, servicing, phasing of development, transportation and impact assessment on natural heritage features and cultural heritage resources." Council Information Report 11-61, dated July 7, 2011, provides a recent update on the preparation of the Secondary Plan including extensive background materials. (See Attachment 1)

On July 19, 2011 a Council Information Session was held to discuss alternative designs for the Guelph Innovation District and the potential use of a Development Permit System (DPS) as the planning implementation mechanism for the final design.

The Council session was followed by a public design workshop on September 15, 2011 that presented two design scenarios which were a composite of potential design elements to reflect in the Secondary Plan for the lands. Results from the design workshop are summarized in Attachment 2.

On October 18, 2011 an all day invitational design charrette was held for city and consultant experts to consider feedback from the public design workshop and forge a consensus on what design elements should be carried forward in a preferred design scenario.

2.0 REPORT

A preferred design has been developed for the Guelph Innovation District following an intensive public consultation process and a design charrette. (See Attachment 3) The preferred design was developed based on the vision and principles developed for the District, an analysis of design precedents, public feedback on potential design elements, and a design charrette for city and consultant staff representing planning, design, engineering and parks planning.

Foundational pieces leading towards the preferred design option are presented in the Guelph Innovation District Recommended Option Booklet (See Attachment 4). The booklet presents a brief history of the secondary plan process, vision and principles for the development of the lands, design approach, design options, and a recommended option.

A development approval approach to implement the preferred design is discussed later in this report and compares the use of a Development Approval System (DPS) with the use of zoning by-law amendment/minor variance/site plan approval process. Based on a review of the advantages and disadvantages, a recommended direction is presented.

The vision and principles for the GID are presented below with the detailed objectives included as part of Attachment 3. The vision, principles and objectives build on feedback received from the public urban design charrette held in April 2008 and a community workshop held in June 2009.

2.1 A Vision for Guelph's Innovation District

The following contains the proposed vision for the ultimate development of the subject lands:

"The Guelph Innovation District (GID) is a compact, mixed use community that straddles the Eramosa River in the City's east end. The District will serve predominately as the home of innovative, sustainable employment uses with an adjacent urban village connecting residential and compatible employment uses. It is at once highly energetic and intimately familiar, because it showcases an entirely new approach to planning, designing, and developing urban places, and at the same time, reflects Guelph's history and celebrates the rich heritage resources of the District, including the stunning river valley, dramatic topography and views, and historic Reformatory complex.

The GID is beautiful, pedestrian-focused and human-scaled. It provides a fine-grained mix of land uses at transit-supportive densities, offers meaningful places to live, work, shop, play and learn, and supports a wide range of jobs and residents. It protects valuable natural and cultural heritage resources, even while it fully integrates them into the new community, features sustainable buildings and infrastructure, and works towards carbon neutrality. It makes needed connections for all modes of transportation, but in a manner that prioritizes pedestrians, cyclists and transit users over drivers, and stitches the District into the overall fabric of the City. It is exciting and new and feels like it has been part of the City for a long time."

2.2 Principles

Principle #1: NATURAL & CULTURAL HERITAGE

Protecting What is Valuable to create a place that respects natural and built heritage resources making citizens stewards of the resources for current and future generations.

Principle #2: ENERGY, INFRASTRUCTURE + SUSTAINABILITY

Building Green Infrastructure that is efficient, focuses on renewable energy sources, and supports an integrated distribution system enabling a carbon free lifestyle.

Principle #3: MOBILITY

Making Connections that serve the community, allow current and future generations to walk to daily needs, and provide convenient transit services to access broader activities.

Principle #4: COMMUNITY DESIGN

Creating Meaningful Places to bring people, activities, environment(s) and ideas together, creating a sense of arrival and inclusion.

Principle #5: LAND USE DENSITY + DIVERSITY

Mixing it Up to create vibrant, resilient, and efficient spaces that make it possible, easy, and enjoyable to reduce our ecological footprint.

Principle #6: EMPLOYMENT

Growing Innovative Business and Employment opportunities that support the agri-innovation sector, green jobs and knowledge based industries, within a compact, mixed use community.

2.3 Preferred Design

The preferred design for the Guelph Innovation District, shown in Attachment 3, is built upon the above vision, principles and associated objectives. Initially, a detailed design option was developed to build upon the community workshop results by incorporating the best elements from the design options shown and to ensure that desirable features, local road systems and subdivision are attainable. A more general design is recommended to ensure flexibility at the development stage to link well with a composite development approval approach that incorporates the best elements of a DPS and current approval approaches.

The preferred design works with the topography of the site and includes key arterial and collector roads, a proposed river crossing, nodes at key gateways, and flexible land use categories to support a mix of principally employment, residential and commercial uses. The natural heritage system, built heritage resources, and cultural heritage landscape are clearly denoted to ensure their protection. The City's current land holdings south of Dunlop Dr. are shown as major utility which would support the current Waste Resource Innovation Centre and the solar facility under development.

2.3.1 Circulation

The preferred design incorporates a modified grid and block pattern that best facilitates a compact, transit-oriented community while ensuring flexibility within the road network to accommodate a range of traffic volumes and types and which provides greater efficiency with respect to the provision of municipal services. The preferred design maximizes frontage along key arterials and supports a fine grained urban fabric along the eastern extension of College Avenue. The transit-oriented design locates density close to high frequency transit stops along Victoria Road and promotes live-work within the western portion of the development thereby reducing trip generation and parking requirements. Roads will optimize alternative transportation modes including dedicated bike lanes along internal arterial roads and select collector roads (e.g., College Avenue). In addition, sustainable infrastructure considerations include maximizing southern exposure through the design of a long east-west development axis and ensuring minimum shadowing from high density developments.

2.3.2 Open Space Framework

The open space and park locations present a Neighbourhood Park for the urban village located adjacent to the current Turfgrass Institute building and a larger Community Park located within the area shown as Employment Mixed Use 1 that would support larger active programmable activities such as soccer games. The placement of the Community Park within the employment area makes use of a relatively flat area, thereby reducing grading requirements and takes advantage of off-peak parking within the employment area. The park space in the above two

locations makes the best use of surrounding land uses and provides focal areas for both the urban village and employment area. The Neighbourhood Park within the urban village is approximately 1.5 ha. while the Community Park within the employment area is 3 ha., representing City park space requirements for an area supporting approximately 3,000 residents. The linear open space adjacent to the Natural Heritage System on the west side of the Eramosa River represents a steep area that would not be easily developed but could be utilized, in certain areas, to support stormwater management needs.

2.3.4 Land Use

The preferred design includes specialized land use categories specific to the GID, Natural Heritage System categories from Council adopted OPA 42, and works with the land use categories proposed in the draft Official Plan. The draft Official Plan land use categories used include Open Space and Park, Major Utility, Industrial, Service Commercial, and Neighbourhood Commercial Centre.

The cultural heritage landscape and built heritage resources of the former reformatory site are designated as Adaptive Re-use in the northeast portion of the site. The majority of lands within the Residential category would support medium density residential housing forms. A Special Residential Area (SRA) category is proposed for the majority of the existing estate residential development located at the southeast corner of the District. Lands within the SRA would be limited to the existing estate residential development without any further expansions permitted apart from additions to current residences. The Corridor Mixed Use category located at Nodes and along key Arterial and Collector Roads would permit high density residential development and other uses that would support the District's residential and employment population. The majority of employment land, outside of the Industrial and Major Utility categories, would occur within two Employment Mixed Use categories permitting a mix of industrial, commercial and institutional uses. The Employment Mixed Use 1 category also permits residential uses while the Employment Mixed Use 2 category, used near the Major Utility land use located at the southeast corner of the District, excludes new residential uses.

The preferred design shown in Attachment 3 mainly deals with land use and a conceptual primary road framework. A separate schedule will be developed within the draft Secondary Plan that will indicate height. Height within the District will be based on protecting viewsheds, making use of existing grades, supporting transit, and recognizing transportation capacity. Key viewsheds that are protected/retained within the design include western views towards the downtown and northeastern views towards the historic reformatory buildings and landscape. Views towards the Waste Resources Innovation Centre will be minimized.

While the stormwater management facilities have not been shown in the enclosed preferred land use plan, a number of stormwater management facilities will be required to service the GID development lands. The technical analysis to establish the functional design and integration of stormwater management facilities into the GID is currently being undertaken by planningAlliance and AMEC Environment & Infrastructure. As a follow-up to the functional design of the stormwater management system, 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.

A key design element discussed with the community was 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 open views of the river corridor. It was decided to keep this element in place within the employment area and at the terminus of College Ave but treat the road within the employment area as a local one and shift the arterial road designation to its current internal location where it optimizes access to land uses and functional considerations for transit services. Local roads are not shown on the preferred design but can be influenced by policy and managed through the development process.

Once endorsed by Council, the 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.

The Secondary Plan will also establish a framework for future implementation as discussed below.

2.4 Implementation Approach

One of the keys to the successful actualization of the Secondary Plan policies is how the vision, principles, objectives and preferred design concept is implemented. Staff have sought out different ways of accomplishing this goal to ensure that the policies actually can be implemented in a successful and meaningful way.

Initially, from a cursory investigation, a Development Permit System (DPS) appeared to pose a new and innovative method to regulate land use and development in an employment area where quick and efficient development approvals would offer a competitive advantage for the development of the area. The key for any land use approval system is to provide utmost flexibility to developers, builders and businesses while, at the same time, ensuring that the City's vision becomes a reality and the development principles are respected and fulfilled during construction and ongoing function of the District.

A DPS is a relatively new form of planning approval process available to Ontario municipalities which essentially combines zoning by-law amendments, minor variances, and site plan approvals into one system. A DPS can also regulate site alteration and vegetation removal. In Ontario, only two municipalities, Township of Lake of Bays and Carleton Place, have a DPS in place with the City of Brampton

working on a DPS for a portion of its downtown area. These systems have taken a number of years to develop.

The potential use of a Development Permit System (DPS) as the implementation mechanism for the Guelph Innovation District was discussed as part of the Council Information Session held on July 19, 2011. The session was preceded by Council Information Report 11-67, dated July 7, 2011, which outlined the Development Permit System and compared it to a zoning by-law amendment/minor variance/site plan approval process. (See Attachment 5)

At the July Council session, which discussed the development of the District, key messages expressed by Council members included:

- there is a need to provide certainty in what the development will ultimately look like and how it will function and, therefore, there is a need for regulatory capacity to deal with high quality design;
- there is a need to ensure that the ultimate development approval system for the District is flexible and streamlined so as to provide certainty to developers and businesses on timelines for obtaining development approvals;
- the development industry and business want to build in areas where the public planning processes are complete so as to avoid, where possible, public appeals to the Ontario Municipal Board and associated delays to development;
- the delegation of development approval to staff is satisfactory provided that decisions on detailed design are completed upfront and that there is an accountability mechanism in place to ensure that staff decisions are directed by known design requirements. Staff should have limited discretion to vary development regulations;
- there is a need to work with the development industry to attract a good array of local and outside developers and businesses to the District.

It should be noted that a DPS does not deal with the subdivision of land: rather it streamlines zoning by-law amendment, minor variance and site plan approvals. A DPS can also regulate site alteration and vegetation removal. The first two types of development approvals tend to occur in older areas undergoing change with vegetation removal being important to areas such as a waterfront. The suitability of a DPS to older established areas and waterfront areas is apparent by the use of the system in Ontario municipalities. The system is largely untested in greenfield situations in Ontario. The subdivision of land within the GID is required regardless of whether a DPS system is used or not. Because of the District's size, development approvals with the GID will not likely involve managing a large number of combined zoning by-law amendment, minor variance and site plan approvals which is the key strength of a DPS.

The major potential advantages of a DPS for the Guelph Innovation District are flexible land use/design controls and the lack of third party appeals especially on minor variances. The enabling Official Plan policies for a DPS and the actual DPS By-law are appealable by third parties, however only an applicant can appeal a decision on a permit made under a DPS if the municipality denies the application or

does not respond within 45 days of receipt of the application. Third party appeals are more likely within a built-up area so the benefit of limiting appeals is minor within the GID. In addition, if the majority of site design issues are dealt with at the site plan stage, appeals are also limited.

A DPS can identify both permitted and discretionary uses (subject to specific criteria), and can incorporate standards and variations from standards. Both a zoning by-law amendment/minor variance/site plan approval process, or a DPS can regulate exterior and sustainable building design elements, e.g. secure streetscape improvements.

The preparation of a DPS must undertake substantial design work upfront at the planning stage. A municipality must know what it wants in the form of development design and use. As well, the public must provide input at this broader policy stage. This required comprehensive understanding of how an area will ultimately be developed is easier within a built-up area that already has a physical/built-up framework in place and is essential if variations to standards and discretionary uses are to be determined and permitted. The ability to imagine the area built-up is essential for the public since they are not granted an opportunity to appeal a proposal once the DPS is in place.

Potential development and implementation costs of a DPS approach are also important to consider along with the number of applications that potentially could be processed under the system. As noted earlier, municipalities have taken a number of years to develop and implement a DPS. The GID will rely heavily on subdivision and site plan processes, not combinations of rezoning, minor variance and site plan processes which is a key advantage of a DPS approach. In addition to the study expense and by-law preparation, the system is also subject to third party appeal at the outset. A DPS approach for the GID also would mean that the City would be administering two forms of approval processes with the added expense of time and money to train staff in an approval system that would be applied to a relatively small land area.

Although a DPS would appear to offer apparent advantages over a zoning by-law amendment/minor variance/site plan approval process model, upon further review and analysis, as summarized below, staff is recommending that the zoning by-law amendment/minor variance/site plan approval process be used as the implementation model, but in an innovative fashion that addresses many of Council's implementation objectives. This implementation approach can fit well with the desired development outcomes for the District. It can be applied in a manner that emulates the positive aspects of a DPS without the time, expense and risks inherent in preparing a new development approval process for a small portion of the municipality. Table 1 provides a comparison of the DPS and the recommended planning approvals approach.

Table 1: Comparison of DPS and Proposed Traditional Approach

	DPS	Proposed Traditional Approach
System Elements	Development Permit By-law (Combine Zoning, Minor Variance and Site Plan).	Broad Zoning Regulations (Should minimize minor variance applications).
	Subdivision/Consent Applications/Lift Part Lot Control.	Subdivision/Consent Applications/Lift Part Lot Control.
	Development Permit Issuance.	Site Plan Approval.
	Building Permit Issuance.	Building Permit Issuance.
Initial Development Time	A number of years given first use of system in City and need for public/private acceptance of approach since Development Permit By-law is appealable.	Quicker.
Approval Timeframe once system in place	Same – process development permit.	Same – process site plan approval.
Public Consultation	Occurs upfront at a conceptual policy and DPS By-law stage.	Occurs upfront on broad zoning regulations.
Open to Third Party Appeals	Same - DPS By-law, Subdivision and Consent	Same - Zoning By-law, Subdivision and Consent
Flexibility in Design and Development Standards	Greater flexibility - Increased by permitting discretionary uses or variations in standards.	Increased by having broad zoning regulations. Bonusing possible.
Articulation of Goals, Principles and Objectives	Same - Upfront in Official Plan.	Same - Upfront in Official Plan.
Transparency and Clarity	Enhanced by the declaration of development standards upfront in the DPS By-law and intertwining design and regulation process by linking policies, overall vision, regulatory approval stage and design processes.	Broad zoning policies and key decisions being made at site plan review stage with known design guidelines and policies in the Secondary Plan.
Perceived Discretion	Public does not have input in application (Development Permit Issuance).	Public does not have input in application (Site Plan and Permit Issuance).
Perceived Public/Development Industry Acceptance		Greater comfort with known system. Enables marketability.
Key Benefits	Comprehensive system that combines zoning and site plan control. Flexibility.	Quicker initial development timeframe. Known and familiar system. Flexibility with broader zoning controls. Lower cost and administration with a single development approvals system in City to administer.

Key Challenges	<p>The City must know how the GID is to be developed in significant detail before users are known. Initial development and implementation time and expense.</p> <p>Determining amount of regulation upfront in process.</p> <p>Public consultation on a detailed and extensive system at a conceptual policy stage.</p> <p>Public does not have input into determining the rationale behind discretionary decision items, i.e. permitting discretionary uses or variations in standards.</p>	Public and Council acceptance of broader zoning regulations with greater control placed on site plan stage.
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The following recommended implementation approach will serve as the most efficient and effective mode of developing the Guelph Innovation District while at the same time, addressing Council’s implementation objectives:

Secondary Plan – Performance based policies would be included within the Secondary Plan and would direct staff during the Site Plan approval stage. The City will maintain its authority under the Planning Act to control the scale and character of all development since the comprehensive Zoning By-law must conform to the Secondary Plan.

Comprehensive GID Zoning By-law – To ensure maximum flexibility to meet evolving market demands over time, a broadly based, flexible zoning by-law is essential to the successful development of the GID. The establishment of appropriate minimum and/or maximum standards dealing with such matters as building heights, development density targets with a combination of minimum gross floor areas, residential dwelling density thresholds and/or combined jobs and people per hectare and a direction on appropriate building setbacks, and maximum site coverage could be provided. This broad zoning by-law could accompany the establishment of plans of subdivision as described below.

Lot and road creation – The basic development concept including arterial and collector roads and infrastructure requirements would be included in the subdivision review process regardless of whether a DPS or a zoning by-law amendment/site plan approval process is conducted. Part lot control would sever lands into lots suitable for the desired end use when identified by potential purchasers.

Design and development guidelines – Comprehensive design guidelines would be developed to inform the ultimate look and function of the GID. These requirements would be implemented through the site plan approval process.

Site Plan approval process – Only the project proponent can appeal the site plan approval process. A high level of design control can be upheld with the site plan approvals process through the inclusion of design policies within the Secondary Plan.

Administration of the planning approval process for the GID - To ensure that development approvals are granted in a short timeline both effectively and efficiently, a development team can be established who guarantee approval times. This timeframe can equal the time required for DPS application approvals.

The combination of performance based policy within the Secondary Plan and site-specific flexibility in development control will support efforts towards minimizing appeals and improving approval response time.

2.5 Work Plan and Next Steps

The work plan for the GID Secondary Plan builds on Council's support of the preferred vision, principles, objectives and design included as Attachment 3 to this report. Progress on the secondary plan continues to be leveraged and coordinated with work being undertaken by the Province.

The Province remains supportive in the ongoing planning exercise and is currently undertaking an Optimal Use Study for the Reformatory property that will help inform a suitable real estate strategy for the site that aligns with key policies and principles emerging out of the secondary plan process. The Optimal Use Study is scheduled for completion in March 2012. In addition, the Province is in the process of retaining a heritage consultant to complete an Adaptive Re-use Study for the twelve (12) heritage structures identified by the Province. Provincial staff will keep City staff and Heritage Guelph, the City's Municipal Heritage Committee, informed of the work underway. The Expression of Interests (EOI) released for the former Guelph Correctional Centre and Wellington Detention Centre sites remain active.

The following sets out the City's next significant dates for the completion of the Guelph Innovation District Secondary Plan:

Dec. 2011	Finalize Preferred Design, Vision, Principles and Objectives
Dec. 2011	Identify Infrastructural Requirements
Jan. 2011	Prepare Draft Secondary Plan
Jan. 2011	Define Implementation Plan
Feb. 2011	Release Draft Secondary Plan for Public Review
March 2011	Hold Public Open House on Draft Secondary Plan
April 2012	Finalize Secondary Plan
May 2012	Conduct Statutory Public Meeting at Council
June 2012	Council Adoption

The above work plan ensures that Council, community members and other stakeholders are kept informed and engaged in the process, findings, and completion of project milestones. The ultimate goal is to incorporate the secondary plan within the City's Official Plan. A draft secondary plan is scheduled for completion by the end of January 2012. A final secondary plan will be developed

based on comments received on the draft, followed by a statutory public meeting. Council adoption of the Plan is anticipated in June 2012.

The GID Secondary Plan has been approved for a FCM Green Municipal Fund Grant. The signed agreement dated January 7, 2011 requires the secondary plan to be completed within two years. The agreement includes an April 2012 scheduled approval date for the secondary plan which is becoming a challenge to meet given the extensive public consultation and integrated nature of the Plan. City staff are working with FCM, as part of the progress reporting requirements to update the timeframe for the Secondary Plan which is still within two years of the signed agreement.

3.0 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.

4.0 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.

5.0 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.

6.0 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.

7.0 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).

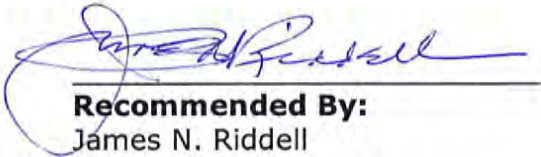
Attachment 1: Information Report 11-61 Guelph Innovation District Secondary Plan Update
Attachment 2: Public Feedback on Design Options
Attachment 3: Preferred Vision, Principles, Objectives and Design
Attachment 4: GID Recommended Option Booklet
Attachment 5: Information Report 11-67 An Outline of Development Permit Systems

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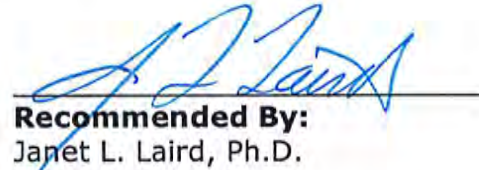
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INFORMATION REPORT



TO Guelph City Council

SERVICE AREA Planning & Building, Engineering and Environment
DATE July 7, 2011

SUBJECT Guelph Innovation District Secondary Plan Update
REPORT NUMBER 11-61

SUMMARY

Purpose of Report:

To provide an overview of the secondary plan process for the Guelph Innovation District (GID) and advise Council on the next steps including the Provincial release of an Expression of Interest on selected Provincial land holdings and announcement of a Federation of Canadian Municipalities (FCM) Green Municipal Fund Grant for the project.

BACKGROUND

The City of Guelph began work on a secondary plan for the Guelph Innovation District (York District Secondary Plan) in early 2005 to determine an appropriate land use and servicing strategy for the area. The 453 hectare area is located south of York Road, east of Victoria Road S., west of Watson Parkway S., and includes lands south of Stone Road S. Approximately 206 hectares of the site is considered gross developable area due in part to the extensive natural and cultural heritage resources located within the area. The majority of the lands are owned by the Province with the City and private land owners each accounting for roughly a quarter of the remaining land area.

The area supports a significant concentration of natural and cultural heritage resources, including the Eramosa River which bisects the site, and selected built and natural heritage features that form part of the former Guelph Correction Centre. Major existing land uses include the City's Waste Resource Innovation Centre, Cargill Meat Solutions, Victoria York Centre, Turfgrass Institute and agri-forestry research. The City of Guelph Official Plan recognizes the majority of the lands as "Special Study Area" due to a number of future land use uncertainties including the closing of the Guelph Correction Centre. The "Special Study Area" designation requires a planning study to be completed by the City to "examine future land uses, servicing, phasing of development, transportation and impact assessment on natural heritage features and cultural heritage resources."

Attachment 1 outlines progress of the secondary plan to date. The Phase I Background Report and Phase II Land Use Concepts Report were completed by the

end of 2005, through the consulting services of planningAlliance. In April 2007 Council directed staff to use the "York District Preferred Land Use Scenario" contained in the Phase II report as the basis for the development of a final land use strategy for the district. The preferred land use concept recognizes the existing employment uses at the City's Waste Innovation Resource Centre, Cargill Meat Solutions and PDI (Polymer Distribution Inc.). In addition, the residential uses south of Stone Road East, west of Watson Road South are recognized. The land use scenario focuses on additional employment lands, with institutional uses recommended for the former Guelph Correction Centre lands (See Attachment 2).

In 2007, the City paused work on the district to provide the Province with an opportunity to conduct its own research and public consultation process. This work culminated in the release of a report completed by Authenticity for the Province which presents a mixed use business park, live/work development scenario for the lands (See Attachment 3).

In April 2008, two hybrid land use concepts for the area were presented to the public at an urban design charrette which drew upon elements from both the Phase II Land Use Concept Report and Authenticity Report (See Attachment 4). The hybrid introduced the concept of an urban village on the south side of the Eramosa River in the vicinity of the Turfgrass Institute, with the majority of future development still focused on employment uses. Employment mixed use is recognized on the south side of the Eramosa River, east of the proposed urban village, while industrial employment uses are shown on the north side of the Eramosa River, recognizing Cargill Meat Solutions and the Waste Resource Innovation Centre. Neighbourhood and service commercial uses are identified at the northern corners of the site. The lands currently supporting the former Guelph Correction Centre continue to be shown as institutional. Two options are proposed on the southeast corner - residential and industrial employment.

Since the initiation of this study a number of strategic municipal documents have emerged including the Community Energy Initiative, Prosperity 2020, Strategic Plan for the Guelph Agri-Innovation Cluster, and the City of Guelph Local Growth Management Strategy. In addition, the City has revised its Official Plan in response to the Provincial Growth Plan for the Greater Golden Horseshoe and has adopted a Natural Heritage System as part of the City's Official Plan. The strategic importance of these lands has grown as a vital means to enable the City to meet its sustainability goals and objectives included in the above strategic initiatives.

REPORT

The development of an appropriate land use policy framework for the Guelph Innovation District (GID) is of significant interest to community stakeholders and is a top priority of Council. In fact, all three levels of government are engaged in the development of these lands. The Government of Canada endowed the Federation of Municipalities (FCM) with \$550 million to establish the Green Municipal Fund which leverages partnerships and funding to reach higher standards of air, water and soil quality, and climate protection. The Federation of Canadian Municipalities, is providing the City of Guelph with a \$142,252 Green Municipal Fund grant to help fund the development of a secondary plan to guide the creation of the 453 hectare

Guelph Innovation District. The Province of Ontario is working closely with the City in managing the future of its land holdings in the district. The Province is a major landowner in the district, holding three parcels totaling 233 ha, representing over half of the study area. The disposition process for two of the provincial parcels has been initiated, specifically the Wellington Detention Centre and the Guelph Correction Centre lands. The City has a number of strategic initiatives within various departments that connect with the future development of the district. It is imperative that progress on the secondary plan recognizes and enables these other municipal strategic initiatives.

At this stage of the process hybrid land use concepts have been presented along with a draft vision for the lands, and corresponding planning and design principles. Future work includes the assessment of alternative design scenarios and the development of a land use policy framework for the preferred design.

FCM Role

The expansion and integration demands placed on the land use planning for the Guelph Innovation District prompted City staff to request Council's support to apply to FCM for a Green Municipal Fund Grant. The increased scope of work for the secondary plan, combined with the sustainable/integrated direction of the Plan, makes it an excellent fit with FCM's Green Municipal Funding. On July 27, 2009, City Council formally provided staff direction "to apply for a FCM Green Municipal Fund Grant for the development of the Guelph Innovation District Secondary Plan as a sustainable community plan that includes a sustainable community vision and sustainability targets" (CDES Report 09-65). The City's application included in-kind contributions from the Province of Ontario and the Grand River Conservation Authority. The City's grant request has been approved by FCM and has been announced recently in a news release. The FCM funding agreement includes an April 2012 scheduled approval date for the secondary plan.

Provincial Role

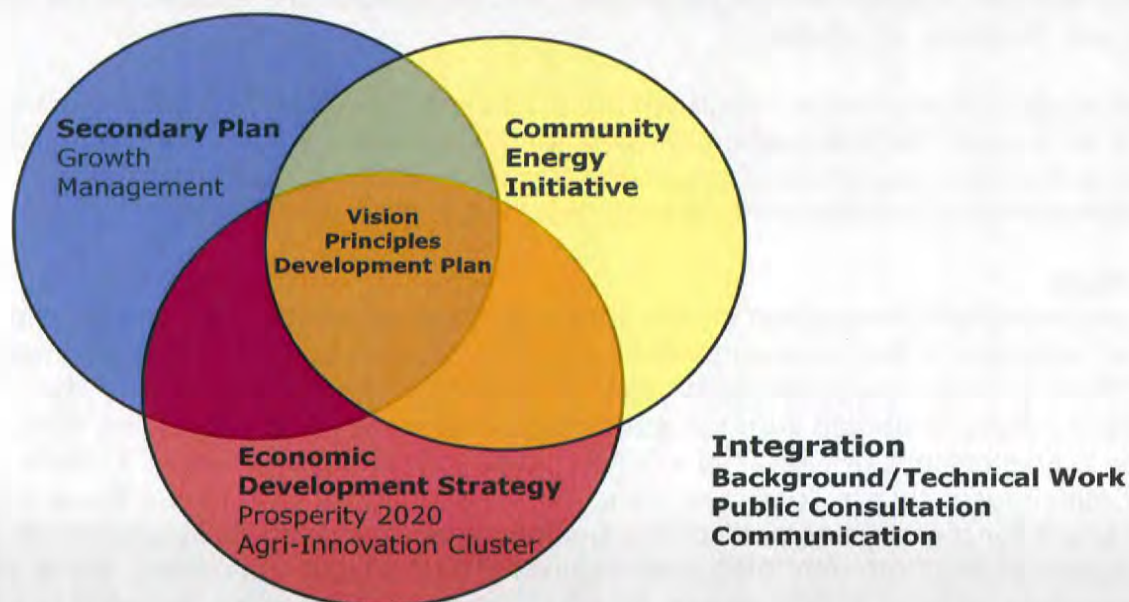
The City continues to work closely with the Province on the development of these lands, formally signing a Memorandum of Understanding in June 2010 to establish the roles, responsibilities and protocols between the City and the Ministry of Infrastructure (MOI). The Memorandum of Understanding serves as the basis for the City and MOI to work cooperatively to put provincially owned property within the area into more productive use through a mutually agreed upon implementation strategy that helps advise the GID goals. The implementation strategy will consider ways of marketing and developing the GID, including the possible implementation of a Development Permitting System under the *Planning Act*, which in effect provides for performance based land use zoning. A separate Council Information Report 11-67 dated July 7, 2011 provides an outline of Development Permit Systems.

The Province has shared a variety of completed land use and due diligence studies, including the commissioned 2007 "York District Lands" study by Authenticity, a Conservation Plan for the Guelph Correctional Centre, top-of-bank surveys, and the completion of Stage 1 and Stage 2 Archaeological studies.

Project Integration

The policy framework established in the secondary plan for the development of the GID lands is important to meeting the City's sustainability goals and objectives included in a number of strategic documents. As a result, the integration of various initiatives is essential (See Figure 1).

Figure 1: GID Secondary Plan Project Integration



Noted under each strategic initiative are examples of opportunities the secondary plan will address as part of the policy framework developed.

Local Growth Management Strategy

- Create a compact mixed use community which integrates live, work, play and learn places for 3,000 – 5,000 people and 8,000 – 10,000 jobs;
- Focus residential growth within an urban village connected with employment lands at a minimum density of 50 persons/jobs per hectare; and
- Provide for affordable housing.

Community Energy Initiative

- Optimize Energy Efficiency: site orientation, building standards, green roofs, grey water recapture;
- Utilize Renewable Energy Sources: possibly solar thermal, solar photovoltaic, wind energy, hydro generation, geothermal; and
- Plan for a Distributed Energy System(s): use of heat from proposed cogeneration (Combined Heat and Power, (CHP)) at Cargill and the Waste Innovation Centre and other locations, linkages with Guelph Hydro and energy from methane, district heating (e.g. existing boiler serves the reformatory lands at present), development of CHP systems and the preparedness of the development to eventually connect to a city-wide district energy network.

Prosperity 2020 and Guelph Agri-Innovation Cluster

- Plan for additional employment lands to diversify Guelph's economy and help balance the residential and employment tax base;
- Support and strengthen the agri-innovation sector: agri-business, food and wellness, and the convergence of agri-technology, advanced manufacturing, bio-sciences, food, health, alternative energy and the environment;
- Create green and innovation sector jobs;
- Attract and develop talent; and
- Accelerate the commercialization of research discoveries.

In addition, the secondary plan will address the conservation of cultural heritage resources, including their protection and integration into the site's development and reuse where appropriate, and the protection of a natural heritage system in alignment with Official Plan policies adopted by City Council.

Draft Vision and Principles

The draft vision for these lands is as follows:

"The Guelph Innovation District will be a new kind of employment area in the City.

It will strive to be carbon neutral;

house an innovation cluster with thousands of employment opportunities; and offer an urban village with appealing places to live, work, play and learn in a setting that is rich in natural and cultural heritage."

The draft planning and design principles for the GID include the following:

- Create a compact, mixed use community at transit supportive densities
- Support a wide range of employment uses including an Agri-Innovation Cluster
- Support a diverse residential mix in a village-like setting
- Preserve and protect a Natural Heritage System, respecting the District's topography and sightlines
- Create an accessible network of parks and public spaces that is connected to the Natural Heritage System
- Encourage the preservation, celebration and adaptive reuse of the District's cultural heritage resources
- Create a framework to work toward carbon neutrality
- Support an integrated energy system
- Integrate the District with the rest of the City
- Encourage urban/architectural design that reflects the District's setting, adjacent uses, and distinguishing characteristics
- Showcase sustainable, green and innovative development
- Provide a rational and efficient transportation system that prioritizes pedestrians, cyclists and transit users
- Support a flexible and phased development implementation strategy

The above vision and principles were presented to Council during a workshop in February 2010, and build on feedback received from the urban design charrette held in April 2008 and a community workshop held in June 2009.

The GID Secondary Plan will address environmental, social, cultural and economic sustainability issues including the protection of natural and cultural heritage resources, the creation of affordable and sustainable live-work opportunities, the use of low impact development and infrastructure design, the implementation of energy planning strategies, and the application of pedestrian and transit-orientated transportation approaches.

Work Plan and Next Steps

The work plan for the GID Secondary Plan builds on the above vision with the intent to help implement the various City strategic initiatives noted earlier in this report. In addition, progress on the secondary plan will be leveraged and coordinated with work being undertaken by the Province. The Province remains supportive in the ongoing planning exercise and will shortly be releasing an Expression of Interest (EOI) for the former Wellington Detention Centre property and an EOI for the Guelph Correctional Centre. The intent of the EOIs is to gauge what interest and reuse ideas interested parties may hold for the two properties. The EOIs include reference to the City's ongoing work on the GID, and requests that respondents demonstrate how they would advance the City's draft vision for the area and other key City initiatives, including the Community Energy Initiative, Prosperity 2020 and the Guelph Agri-Innovation Cluster Report. A link to the two EOI documents will be posted on the City's website www.guelph.ca/innovationdistrict.

The following sets out the City's next significant dates for the completion of the Guelph Innovation District Secondary Plan:

July 2011	Hold Council Workshop on Alternative Design Scenarios and Implementation Approaches
Sept. 2011	Hold Public Meeting on Alternative Design Scenarios
Sept. 2011	Elaborate Preferred Design Scenario (3D+)
Sept. 2011	Identify Infrastructural Requirements
Oct. 2011	Prepare Design Guidelines (Sustainability/Urban)
Oct. 2011	Define Implementation Plan
Nov. 2011	Release Draft Secondary Plan for Public Review
Nov. 2011	Hold Public Meeting on Draft Secondary Plan
Jan. 2012	Finalize Secondary Plan
Feb. 2012	Conduct Statutory Public Meeting at Council
March 2012	Council Adoption
April 2012	Council Approval (if no appeals)

The above work plan ensures that Council, community members and other stakeholders are kept informed and engaged in the process, findings, and completion of project milestones. The ultimate goal is to incorporate the secondary plan within the City's Official Plan. A draft secondary plan is scheduled for completion by the end of 2011. A final secondary plan will be developed based on comments received on the draft, followed by a statutory public meeting. Council adoption of the Plan is anticipated in early 2012.

CORPORATE STRATEGIC PLAN

The Guelph Innovation District Secondary Plan addresses all of the following strategic goals:

-
- 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/CONCURRENCE

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. Attachment 1 includes public events as part of the project milestones. 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.

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

- Attachment 1: Guelph Innovation District Project Milestones
- Attachment 2: City Preferred Land Use Scenario – Phase II Report (2005)
- Attachment 3: Authenticity Development Strategy (2007)
- Attachment 4: Hybrid Land Use Plans (2008)

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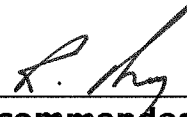
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Attachment 1: Guelph Innovation District Project Milestones

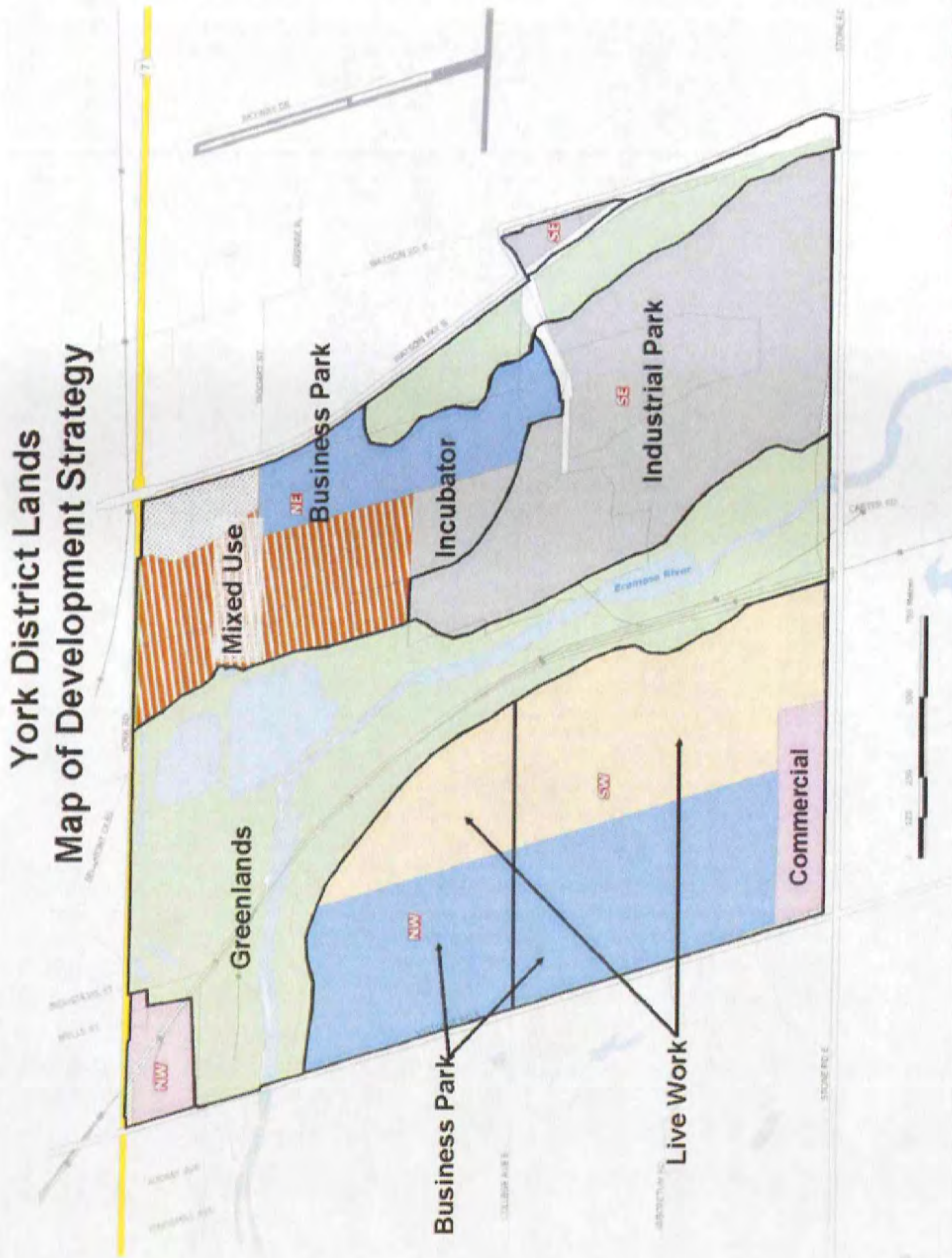
PHASE ONE – BACKGROUND REPORT		2005
First Public Consultation Meeting – Royal Canadian Legion	Introduce Project	January 25, 2005
Phase I Consultant Background Report	Background Report Produced	March 17, 2005
PHASE TWO – LAND USE CONCEPTS		2005-2007
Community Workshop – Turf Grass Institute	Review and assist in development of land use concepts	April 6, 2005
Phase II Consultant Report	Preferred Land Use Scenario Report Produced – 7 land use options presented with 12 evaluation criteria	Nov. 24, 2005
Presentation of Preferred Scenario to Committee	PET Report 10-128 York District Study Phase 2 – Preferred Land Use Scenario Report released publicly but no action taken	Dec. 12, 2005
Council Information Report	York District Study Update	January 18, 2007
Public Information Session – Royal Canadian Legion	Review Phase II	February 1, 2007
Special Committee Meeting	CD&ES Report 07-25 York District Land Use Study Process	March 23, 2007
Council Resolution	THAT the "York District Preferred Land Use Scenario" be received and used as the basis for the development of a final land use strategy for the York District lands; AND THAT the York District Study Phase 3 workplan be endorsed as presented in Schedule 3 of Community Development & Environmental Services Report No. 07-25. AND THAT the area defined as "lands south of Stone Road" be recognized as a "Specialized Area".	April 2, 2007
PROVINCIAL PAUSE FOR AUTHENTICITY WORK		2007
Special Information Session: York District Lands	Introduce Provincial work to public	April 12, 2007
Roundtable Meetings	Four roundtable groups gather to develop ideas for York District lands A – Research, Development and Innovation B – Light Manufacturing, Office & Retail C – Residential and Mixed-Use D – Culture, Design and Creative Enterprise	Spring – Summer 2007
Public Town Hall 1	Public review of roundtable ideas for York District	June 18, 2007
Public Town Hall 2	York District ideas presented based on roundtable work and public input from Public Town Hall 1 Meeting	August 7, 2007

Authenticity Report Released	Final Report and Appendices released	Nov. 19, 2007
PHASE THREE – LAND USE AND SERVICING FINAL REPORT		2007 +
Information Session for Landowners South of Stone Rd. – Waste Innovation Centre Meeting Room	Update landowners south of Stone Rd. on the process and allow opportunity to share views	Dec. 10, 2007
Urban Design Charrette	Input into the development of land use concepts for the area, including range of land uses	April 5, 2008
Committee Information Report	CD&ES Committee Information Report presented Hybrid Land Use Plans and Phase III update	July 11, 2008
ECONOMIC DEVELOPMENT PAUSE - STRATEGIC PLAN FOR THE GUELPH AGRI-INNOVATION CLUSTER		2009 - 2010
Community Workshop	Presented work completed and introduced key connections between the Secondary Plan, Local Growth Management Strategy, Community Energy Initiative, Natural Heritage Strategy, Prosperity 2020, and Strategic Plan for the Guelph Agri-Innovation Cluster	June 18, 2009
Council Workshop	Discussed draft vision, planning and design principles, and governance issues for the lands	February 8, 2010

Attachment 2: City Preferred Land Use Scenario – Phase II Report (2005)



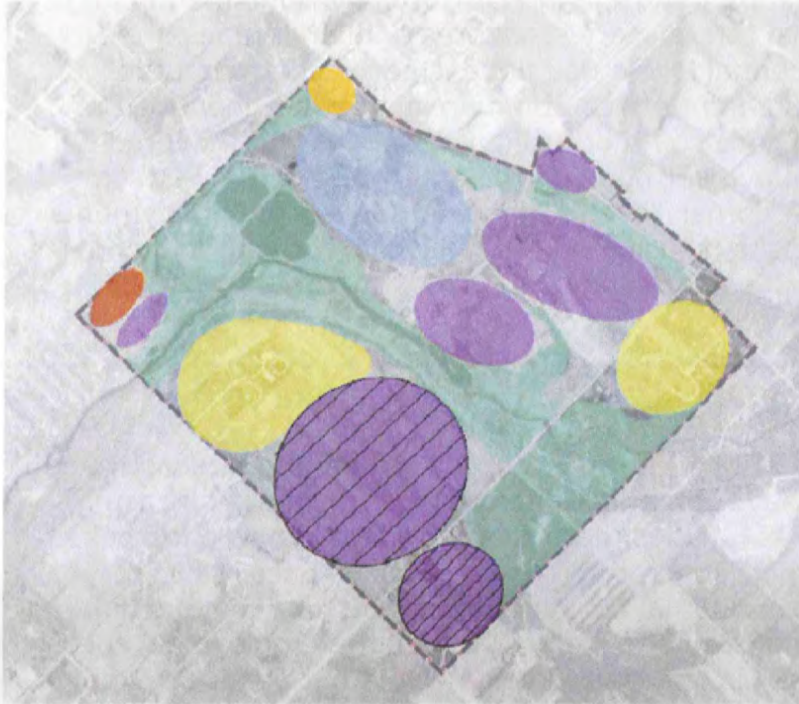
Attachment 3: Authenticity Development Strategy (2007)



Authenticity – Final Draft 2007

Attachment 4: Hybrid Land Use Plans (2008)

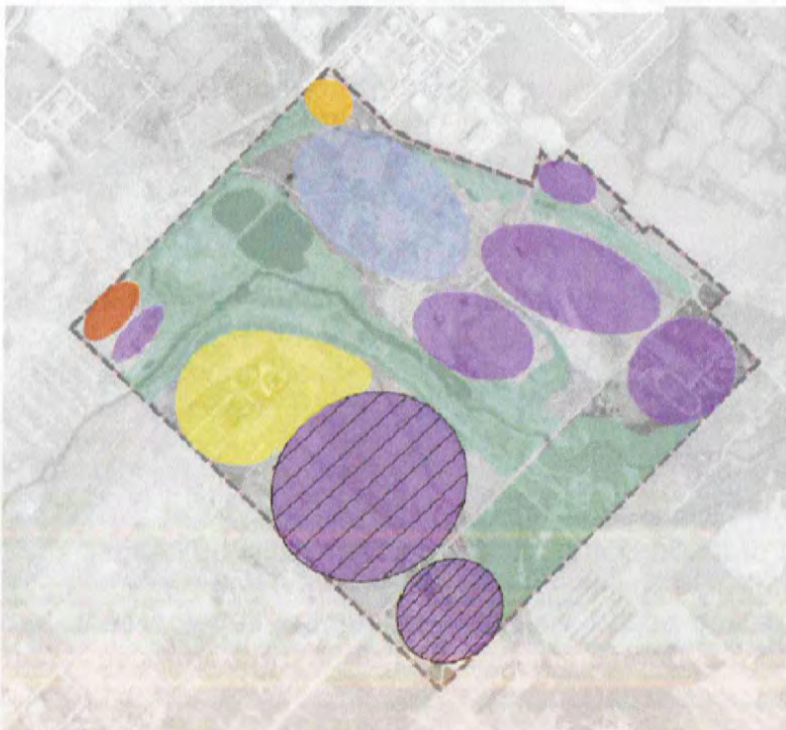
ALTERNATIVE LAND USE OPTIONS 1A



Legend

- site boundary
- neighbourhood commercial
- service commercial
- institutional
- employment mixed use
- industrial employment
- residential mixed use
- greenlands

ALTERNATIVE LAND USE OPTIONS 1B



Legend

- site boundary
- neighbourhood commercial
- service commercial
- institutional
- employment mixed use
- industrial employment
- residential mixed use
- greenlands

Description of the Hybrid Land Use Plans

The hybrid land use plans focus on the delivery of employment lands, including Industrial Employment and Employment Mixed Use. Industrial Employment focuses on lands immediately surrounding existing industrial uses including Cargill Meat Solutions, the City's Waste Innovation Centre, and PDI (formally Huntsman lands). The lands supporting the provincial reformatory structures and landscapes are identified as Institutional. A Residential Mixed Use node is centered around the Turfgrass building. Neighbourhood and Service Commercial uses are identified at the northern corners of the site. Lands south of Stone Road are largely covered by Greenlands with a Mixed Use Employment node on the southwest corner with two options provided on the southeast corner – Residential and Industrial Employment. A Greenlands corridor bisects the site focusing on the river corridor with additional lands on the district's northern and eastern edges.

Definitions of the land use classifications are described below.

Employment Mixed Use:

Lands that accommodate a range of high quality, light manufacturing, research and development facilities and office development, trade centres, corporate offices, laboratories, administrative centres, utilities, data processing and knowledge based technology. Compatible institutional (government uses, religious uses, daycare centres, indoor community and recreational facilities) and accessory commercial and/or residential development may be permitted so long as the employment focus is maintained. The employment mixed use classification would not preclude ongoing research activities occurring on the Turfgrass and agri-forestry portion of the property but rather broadens the range of possible employment uses for the area from that permitted under the current Institutional designation.

Greenlands:

The large expanse of natural area recognizes important natural features, including floodplains, provincially significant wetlands, significant woodlots, an Area of Natural and Scientific Interest (ANSI) and parks/recreational space, including portions of the city-wide trail system.

Industrial Employment:

Lands that accommodate a range of manufacturing and industrial uses that maybe unsuitable for mixed use development. Examples include: the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials; recycling facilities; research and development facilities; repair and servicing operations; laboratories; etc.

Institutional:

Lands that accommodate a range of institutional uses including public buildings, universities, colleges, social and cultural facilities, research and development facilities, hospitals, residential care and health facilities. Residential development may be permitted so long as it is a functional component of an institutional use (e.g. university residence).

Neighbourhood Commercial:

Lands that accommodate commercial development that primarily serves the shopping needs of residents living and working in nearby neighbourhoods and employment districts. Institutional and small scale office uses may also be permitted where compatible. Medium density multiple unit residential buildings and apartments may also be permitted provided the principle commercial function is maintained.

Residential Mixed Use:

Lands that accommodate a range of residential types in many possible configurations, both within buildings and within the local context, resulting in vibrant pedestrian oriented high density developments. Focus of development is on mixed use residential and live work opportunities. Compatible local commercial, recreational and small scale institutional uses are permitted so long as the residential focus of development is maintained.

Service Commercial:

Commercial uses that serve the local community or highway. Examples include: gas bars, restaurants, hotels, small offices, medical clinics, etc.

**Attachment 2
Public Feedback on Design Options**

**GID Community Design Workshop, September 15, 2011
Public Feedback Highlights
Strengths and Weaknesses for Each Option**

OPTION A: THE GREEN GRID

Advances the historic grid pattern of central Guelph into the site and supplements the road system with a green network of linear open space ensuring access to the Natural and Cultural Heritage System offering a design based on a green grid.

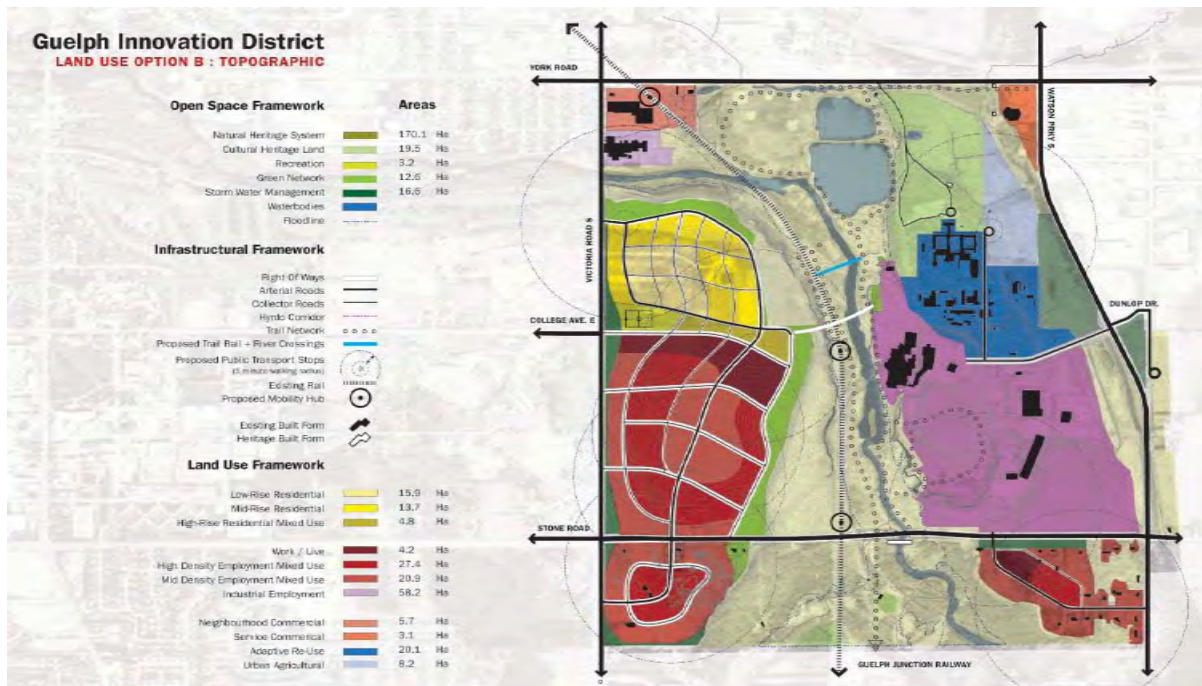
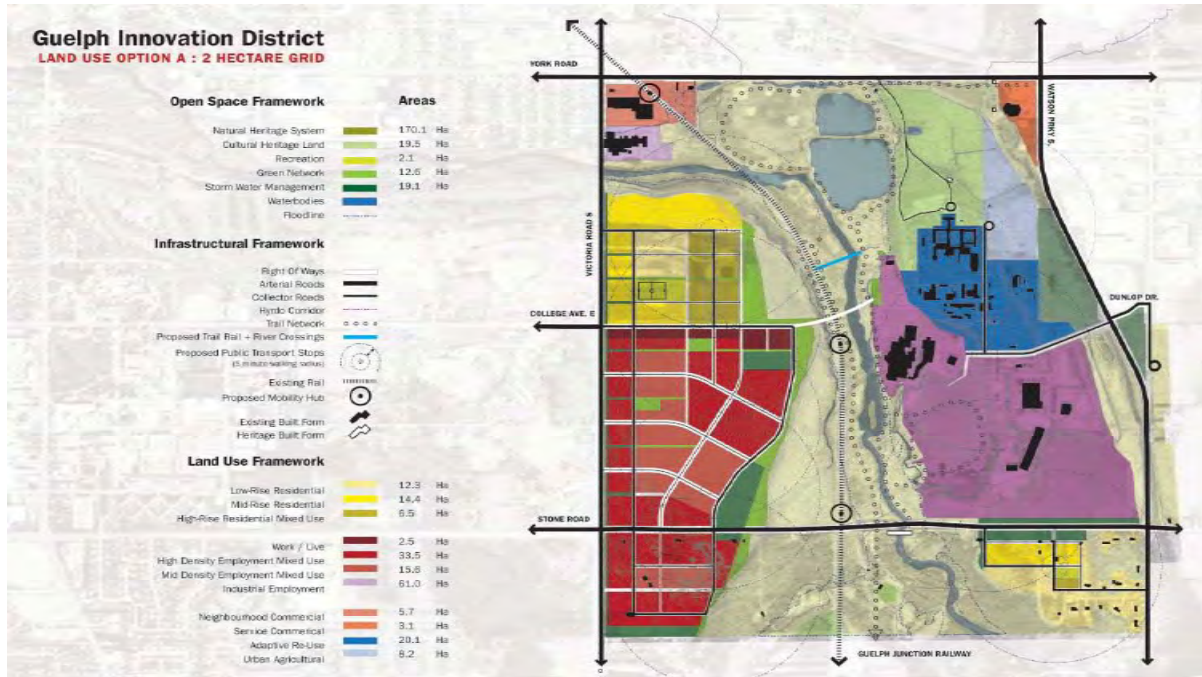
STRENGTHS	WEAKNESSES
COMMUNITY DESIGN	
<ul style="list-style-type: none"> • Linear park structure: more accessible, functional • Efficiencies with gridded block pattern layout 	<ul style="list-style-type: none"> • Lacking a green buffer to the north of the residential area • Too many intersections with Victoria • Lack of smaller, private greenspace for northern residential area
MOBILITY	
<ul style="list-style-type: none"> • Efficiencies with gridded block pattern layout • Single loaded peripheral road keeps river corridor views publicly accessible 	<ul style="list-style-type: none"> • Too many intersections with Victoria • Need more prioritization for cyclists and other non-motorized modes • For non-motorized modes, require buffering along Victoria • Challenges for Pedestrian bridge and Transit node in the valley due to steep grades and large span
NATURAL + CULTURAL HERITAGE	
	<ul style="list-style-type: none"> • Need more east-west connections to NHS through linear parks, and trail connections
LAND USE DENSITY + DIVERSITY	
<ul style="list-style-type: none"> • College Ave with a main street feel, with gathering/focal point • Density and land use mix provides for socio-economic diversity • Land use mix and densities achieve pedestrian-scaled transit supportive design • Walkability achieved – access to all services and amenities 	<ul style="list-style-type: none"> • Southeast corner land uses too restrictive, should have a blend of employment and residential uses • Lack of buffering between southeast residential portion and industrial land uses north of Stone Road • More blending of residential and employment uses: preference for live/work units • Need plan for larger format retail nearby • Higher density along valley edge may have undesirable views
ENERGY INFRASTRUCTURE + SUSTAINABILITY	
<ul style="list-style-type: none"> • Solar-oriented blocks • Efficient block layout possible with grid design 	

OPTION B: FOLLOW THE LAND

Based on the topography of the site, using contours and landforms to define road placement and intersections, resulting in a curvilinear street pattern offering a low impact design that follows the land.

STRENGTHS	WEAKNESSES
COMMUNITY DESIGN	
<ul style="list-style-type: none"> • Concentration of park space lends itself to recreational spaces • Less harmful to the environment • Topographic and organic nature of blocks • Curvilinear street pattern endorsed for its consideration for topography, minimal cut and fill 	<ul style="list-style-type: none"> • Need more linear parks to permeate throughout for more open space connectivity especially in northern residential area • Lack of smaller, private greenspace, ex. for northern residential area
MOBILITY	
<ul style="list-style-type: none"> • Curvilinear street pattern endorsed for its consideration for topography, minimal cut and fill • High Road preferred as arterial choice as it reduces traffic adjacent to NHS 	<ul style="list-style-type: none"> • Road pattern discourages traffic dispersion • Need more prioritization for cyclists and other non-motorized modes • For non-motorized modes, require buffering along Victoria • Challenges for Pedestrian bridge and Transit node in the valley due to steep grades and large span
NATURAL + CULTURAL HERITAGE	
	<ul style="list-style-type: none"> • Need more connections to NHS through linear parks, and trail connections
LAND USE DENSITY + DIVERSITY	
<ul style="list-style-type: none"> • College Ave with a main street feel, with gathering/focal point • Flexible nature of densities in southeast corner • Preference for organic, unique block pattern • Density and land use mix provides for socio-economic diversity • Land use mix and densities achieve pedestrian-scaled transit supportive design • Walkability achieved – access to all services and amenities 	<ul style="list-style-type: none"> • More buffer between Southeast proposed development and industrial uses to the north • Lack of buffering between southeast residential portion and industrial land uses north of Stone Road • Need plan for larger format retail nearby • Higher density along valley edge may have undesirable views
ENERGY INFRASTRUCTURE + SUSTAINABILITY	
<ul style="list-style-type: none"> • Solar-oriented blocks • Minimized cut and fill by working with site topography 	

GID Community Design Workshop Design Option Composites



GID Community Design Workshop

Guiding Questions

Open Space

How well does Option A/B create an open space network?

Any thoughts on linear green linkages between the Arboretum and the Eramosa River valley? Any thoughts on a perimeter band of green space?

What types of future activities would the two types of green space support (Active vs Passive)?

What of the relationship of open space to the Natural Heritage System?

Circulation

Any thoughts on the number and purpose of intersections along Victoria Rd., the access provided to and from the site and movement along Victoria Road? Can the intersections prioritize non-motorized modes of transportation?

What are your thoughts on the location of the arterial roads in the site ie., College Ave or High Road?

Land Use

How well does Option A/B integrate a fine mix of uses and create meaningful places to live, work, shop, play and learn?

Any thoughts on the importance and location of a community gathering place? Should such a place be central to the site, adjacent to the natural heritage system, or distributed within the site in smaller areas?

Does the land use mix and density within Option A/B achieve pedestrian-scale, transit supportive design?

What is your preference for the location of higher density?

Where should higher density be located in relation to open space?

What is an appropriate height parameter for low, medium and high density?

What are your thoughts on the block pattern contained within Option A/B?

Other

Do you have any other thoughts on the Options – What you like, what you don't like, what we haven't addressed and need to consider further?

Attachment 3

Preferred Vision, Principles, Objectives and Design

The following vision, principles and objectives build on feedback received from the urban design charrette held in April 2008 and a community workshop held in June 2009.

A Vision for Guelph's Innovation District

The Guelph Innovation District (GID) is a compact, mixed use community that straddles the Eramosa River in the City's east end. The District will serve predominately as the home of innovative, sustainable employment uses with an adjacent urban village connecting residential and compatible employment uses. It is at once highly energetic and intimately familiar, because it showcases an entirely new approach to planning, designing, and developing urban places, and at the same time, reflects Guelph's history and celebrates the rich heritage resources of the District, including the stunning river valley, dramatic topography and views, and historic Reformatory complex.

The GID is beautiful, pedestrian-focused and human-scaled. It provides a fine-grained mix of land uses at transit-supportive densities, offers meaningful places to live, work, shop, play and learn, and supports a wide range of jobs and residents. It protects valuable natural and cultural heritage resources, even while it fully integrates them into the new community, features sustainable buildings and infrastructure, and works towards carbon neutrality. It makes needed connections for all modes of transportation, but in a manner that prioritizes pedestrians, cyclists and transit users over drivers, and stitches the District into the overall fabric of the City. It is exciting and new and feels like it has been part of the City for a long time.

Principles & Objectives

Principle #1: NATURAL & CULTURAL HERITAGE

Protecting What is Valuable to create a place that respects natural and built heritage resources making citizens stewards of the resources for current and future generations.

Objectives:

- a) Preserve and enhance the extensive natural heritage system, including the Eramosa River valley.
- b) Respect the existing topography and sightlines, including river vistas and views of both Downtown and the Reformatory complex.
- c) Ensure public access opportunities to the natural heritage system and cultural heritage resources and promote their celebration, especially river vistas and edges, the Provincially Significant Earth Science Area of Natural and Scientific Interest, and the Reformatory complex.
- d) Integrate the natural heritage system and cultural heritage resources with surrounding land uses and provide opportunities for compatible research, educational, recreational, transportation and urban agricultural uses.
- e) Encourage, where appropriate and feasible, the preservation and adaptive reuse of the cultural heritage resources, including the Reformatory complex and associated cultural heritage landscape.
- f) Create a sustainable natural heritage system, and open space and parks network which provides both active and passive recreational needs.

Principle #2: ENERGY, INFRASTRUCTURE + SUSTAINABILITY

Building Green Infrastructure that is efficient, focuses on renewable energy sources, and supports an integrated distribution system enabling a carbon free lifestyle.

Objectives:

- a) Create a framework for the District to work toward carbon neutrality and exceed Community Energy Plan targets.
- b) Support development of an integrated energy distribution system, which maximizes connections between energy generation opportunities (producers) and end users (provides opportunities for local energy generation, maximizes connections between generation opportunities and end users, and minimizes overall energy use).
- c) Support cradle-to-cradle processes where the waste by-products/surpluses of one activity are used as resources by another (e.g. industrial ecology).
- d) Include efficient, long-term and community based strategies to conserve and manage energy, water, wastewater, stormwater and solid waste.
- e) Develop a model community that showcases sustainable, green, low impact urban development.
- f) Embrace innovation, establish best practices, and serve as a learning environment for other communities across Guelph and Southern Ontario.

Principle #3: MOBILITY

Making Connections that serve the community, allow current and future generations to walk to daily needs, and provide convenient transit services to access broader activities.

Objectives:

- a) Integrate the District with the City as a whole, with clear connections to Downtown, the University of Guelph campus, and nearby neighbourhoods.
- b) Provide a transportation system (streets, sidewalks, cycle paths, trails, and rail) that serves the District, provides rational and efficient connections for all modes of transportation, and provides public access to the natural heritage system.
- c) Provide a land use pattern, urban design guidelines and supportive transportation system that connects us with our daily needs, including transit services, within a 10 minute walk (400 - 500 m distance).
- d) Provide universal access that prioritizes pedestrians, cyclists and transit users over drivers by providing an extensive pedestrian and cycling network with direct, safe and healthy travel routes, and convenient, affordable transit service which is integrated with the rest of the City.
- e) Build new connections for pedestrians, cyclists and potentially transit users across the Eramosa River valley to better connect uses and activities.
- f) Integrate the Guelph Junction Railway within the new community as a potentially powerful people and goods mover.
- g) Ensure that the capacity of existing and new streets is sufficient to support the District, while managing traffic impacts on adjacent neighbourhoods.

Principle #4: COMMUNITY DESIGN

Creating Meaningful Places to bring people, activities, environment(s) and ideas together, creating a sense of arrival and inclusion.

Objectives:

- a) Create a District of landmark quality with a strong and recognizable identity on par with the Downtown and the University of Guelph.
- b) Define gateways and community focal points (nodes) on both sides of the Eramosa River, as well as a network of areas that are safe, healthy, coherent, vibrant, and comfortable.
- c) Create a cohesive, efficient and vibrant transition area that will provide common supportive uses and built form to connect the urban village node and employment area while still maintaining the unique function and identity of each area.
- d) Define a block and parcel fabric that knits uses together and encourages new buildings to define the edges of streets, parks, and open spaces to provide a friendly face to encourage social interaction, safety, and a human scale.
- e) Create an accessible network of public facilities, parks, and open spaces which serves the new community and surrounding neighbourhoods, and is integrated with the natural heritage system and cultural heritage resources.
- f) Encourage high quality urban and architectural design that responds to and respects the District's unique setting, natural and cultural heritage, edges and adjacent uses.
- g) Create a memorable landmark area/structure to serve as a beacon/partner to the Church of Our Lady in Downtown Guelph.
- h) Increase the overall tree canopy, and encourage the use of native vegetation and edible landscapes, where appropriate, in restoration areas, parks, open spaces and along streets throughout the new community.
- i) Respect (and build upon) the beaux-arts design of the cultural heritage landscape component of the Reformatory complex.

Principle #5: LAND USE, DENSITY + DIVERSITY

Mixing it Up to create vibrant, resilient, and efficient spaces that make it possible, easy, and enjoyable to reduce our ecological footprint.

Objectives:

- a) Create an integrated, compact, mixed use District that provides an opportunity for people to live close to job opportunities and supportive daily services.
- b) Achieve transit supportive densities with human scaled built form.
- c) Establish a fine grained mix of land uses, building types and tenures in the new community, providing accessible choices for living, working, shopping, playing and learning.
- d) Promote mixed use developments in appropriate locations that provide three or more significant uses ideally in a vertical built form or if in separate buildings within a walkable environment.
- e) Provide for a diverse cross section of residents with a mix of residential uses, building types and tenures in an urban village-type setting that is affordable, accessible and allows people to age in place and remain within the same neighbourhood as their needs change.

- f) Provide for a significant number and variety of jobs with a range of employment uses, building types and scales, including those related to the development of an agri-innovation cluster, green jobs, and the information and communication technology sector.
- g) Define a flexible block and parcel fabric that encourages evolution over time.
- h) Plan for a land use mix and densities which contribute to achieving the City's overall population, employment and density targets.

Principle #6: EMPLOYMENT

Growing Innovative Business and Employment opportunities that support the agri-innovation sector, green jobs and knowledge based industries, within a compact, mixed use community.

Objectives:

- a) Accommodate a significant share of Guelph's employment growth to 2031.
- b) Establish the role of the GID as a key area supporting the growth of an agri-innovation cluster making connections to the Downtown and the University.
- c) Nurture and capitalize on the GID as a recreational and tourist destination.
- d) Create a setting that reinforces the GID as a high density employment area that attracts provincially, nationally or internationally significant employment uses.
- e) Encourage employment uses within the former reformatory lands that can showcase the site's built heritage resources and cultural heritage landscape.
- f) Target the GID as a key location for agri-innovation businesses, green jobs and knowledge-based industries such as the information and communication technology sector and post-secondary institutions.
- g) Support strategic and collaborative economic development partnerships within the GID and surrounding community.
- h) Encourage a supportive business environment by fostering learning and innovation within the GID.
- i) Pursue projects that are economic priorities for the GID and contribute to innovative and sustainable employment uses that are compatible with a mixed use environment, including residential uses.
- j) Protect and support existing industrial uses recognizing their contribution to the City's overall employment, waste management services, and carbon footprint reduction.

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 DID development lands.



GID Preferred Design Terminology

Active Transportation Link

A conceptual route supporting a direct and logical link/connection for active transportation modes such as walking and cycling.

Adaptive Re-use (GID)

An area containing cultural resources of provincial significance where the conservation, rehabilitation, restoration, maintenance and re-use of historic buildings and landscapes will serve as the focal point of new development having a mix of compatible uses including institutional, educational, commercial, residential and live/work in a form that respects both the existing heritage built form and heritage landscape features and relationships between heritage elements considered for adaptive re-use and redevelopment.

Built Heritage Resource

One or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions. *Built heritage resources* include those properties that have been included in the Couling Architectural Inventory as it is completed and as it may be amended. All buildings, structures, landscapes, monuments, installations or visible remains constructed prior to 1927, but not limited to those constructed prior to 1927, shall be considered to be *built heritage resources* until considered otherwise by the Heritage Guelph. This definition is the same as the one included in the draft Official Plan.

Corridor Mixed Use (GID)

An area comprising primarily vacant or under-utilized lands that is targeted for significant growth within the University of Guelph-Downtown-GID trinity, having a mix of residential, commercial, live/work, institutional, and educational uses within a highly compact development form that will contribute to the creation of focal points and transition areas comprising high quality urban and architectural design and a well-connected, pedestrian-oriented, public realm.

Cultural Heritage Landscape

A defined geographical area of heritage significance which has been modified by human activities and is valued by the community. It may involve a grouping(s) of individual heritage features such as structures, spaces, *archaeological sites*, and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to *Heritage Conservation Districts* designated under the *Ontario Heritage Act*, parks, gardens, neighbourhoods, townscapes, farm-scapes, battlefields, main streets, cemeteries, trail ways and industrial complexes of *cultural heritage value or interest*. This definition is the same as the one included in the draft Official Plan.

Employment Mixed Use 1 (GID)

An area that is targeted for significant growth as a key landmark area in the University of Guelph-Downtown-GID trinity, having a mix of compatible uses focusing on higher density, innovative and sustainable uses including industrial, commercial, educational and institutional and to a lesser extent residential and entertainment uses that will serve to support the role of the business area as an agricultural innovation centre. Uses are compatible with surrounding uses in regard to impacts such as noise, odour, loading, dust,

and vibration. Low density employment uses such as logistics and warehousing are not permitted.

Employment Mixed Use 2 (GID)

An area that is targeted for significant growth as a key landmark area in the University of Guelph-Downtown-GID trinity, having a mix of compatible uses focusing on higher density, innovative and sustainable uses including industrial, commercial, educational and institutional and to a lesser extent entertainment uses that will serve to support the role of the business area as an agricultural innovation centre. Uses are compatible with surrounding uses in regard to impacts such as noise, odour, loading, dust, and vibration. Low density employment uses such as logistics and warehousing are not permitted.

Industrial

The predominate use of land in this category will be traditional industrial uses, including the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials. Commercial uses will not be permitted. This category is the same as the Industrial designation in the current and draft Official Plan.

Major Utility

This category recognizes utility uses that are operated by the City or under agreement with the City, serve a City-wide function, and may not be appropriate within an industrial designation. Permitted uses would include facilities for waste reuse, recycling, reclamation, recovery, composting or anaerobic digestion. This category is the same as the Major Utility designation in the draft Official Plan.

Natural Area

An area within the Natural Heritage System that is not recognized as significant as used in the term Significant Natural Area. A Natural Area may include: other wetlands, cultural woodlands, and habitat for significant species. Development or site alteration may be permitted within a Natural Area subject to the results of an Environmental Impact Statement or Environmental Assessment. This category is the same designation included in Council adopted OPA 42.

Natural Heritage System

A system comprised of *natural heritage features, areas and ecological linkages*, including surface and ground water or areas, including surface and ground water features, and *ecological linkages*. Together, these elements maintain local biological, hydrological and geological diversity and functions, support viable populations of indigenous species, and sustain local ecosystems. The system also includes lands that have been identified for *naturalization* and/or *restoration* or have the potential to be restored to a natural state. This category is the same as the Natural Heritage System designation included in Council adopted OPA 42.

Neighbourhood Commercial Centre

This category is comprised of one or several commercial buildings on one or more properties within a compact node. It is intended to primarily serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts. The category is subject to minimum and maximum gross floor areas. This category is the same as the Neighbourhood Commercial Centre designation in the draft Official Plan.

Nodes

Nodes represent points, centres or areas that may be junctions where transportation, retail, residential and employment activities intersect. Nodes should exude a strong sense of place.

Open Space and Park

This category encompasses public or private areas where the predominate use or function is active or passive recreational activities, conservation management and other open space uses. This category is the same as the Open Space and Park designation in the draft Official Plan.

Residential

The predominate use of land within this category will be medium density housing forms such as townhouses and apartments. This category will be similar to the Medium Density Residential designation in the current and draft Official Plan.

Service Commercial

This category is intended to provide a location for highway-orientated and service commercial uses which may include commercial uses of an intensive nature that can conflict with residential land uses.

This category is the same as the Service Commercial designation in the current and draft Official Plan.

Significant Natural Area

Significant means:

In regard to *natural heritage features or areas* meeting the criteria for one or more of the following NHS components:

- a. *Areas of Natural and Scientific Interest (Earth and Life Science)*
- b. *Habitat for Endangered and Threatened Species*
- c. *Significant Wetlands*
- d. *Surface Water Features and Fish Habitat*
- e. *Significant Woodlands*
- f. *Significant Valleylands*
- g. *Significant Landform*
- h. *Significant Wildlife habitat (including Ecological Linkages)*

This category is the same as the Significant Natural Area designation in Council adopted OPA 42.

Special Residential Area (GID)

An area containing primarily low density residential forms with limited servicing potential.

GUELPH INNOVATION DISTRICT

RECOMMENDED OPTION BOOKLET | CITY OF GUELPH, ONTARIO



PA

planningAlliance

12.12.2011



Existing Tree Allee

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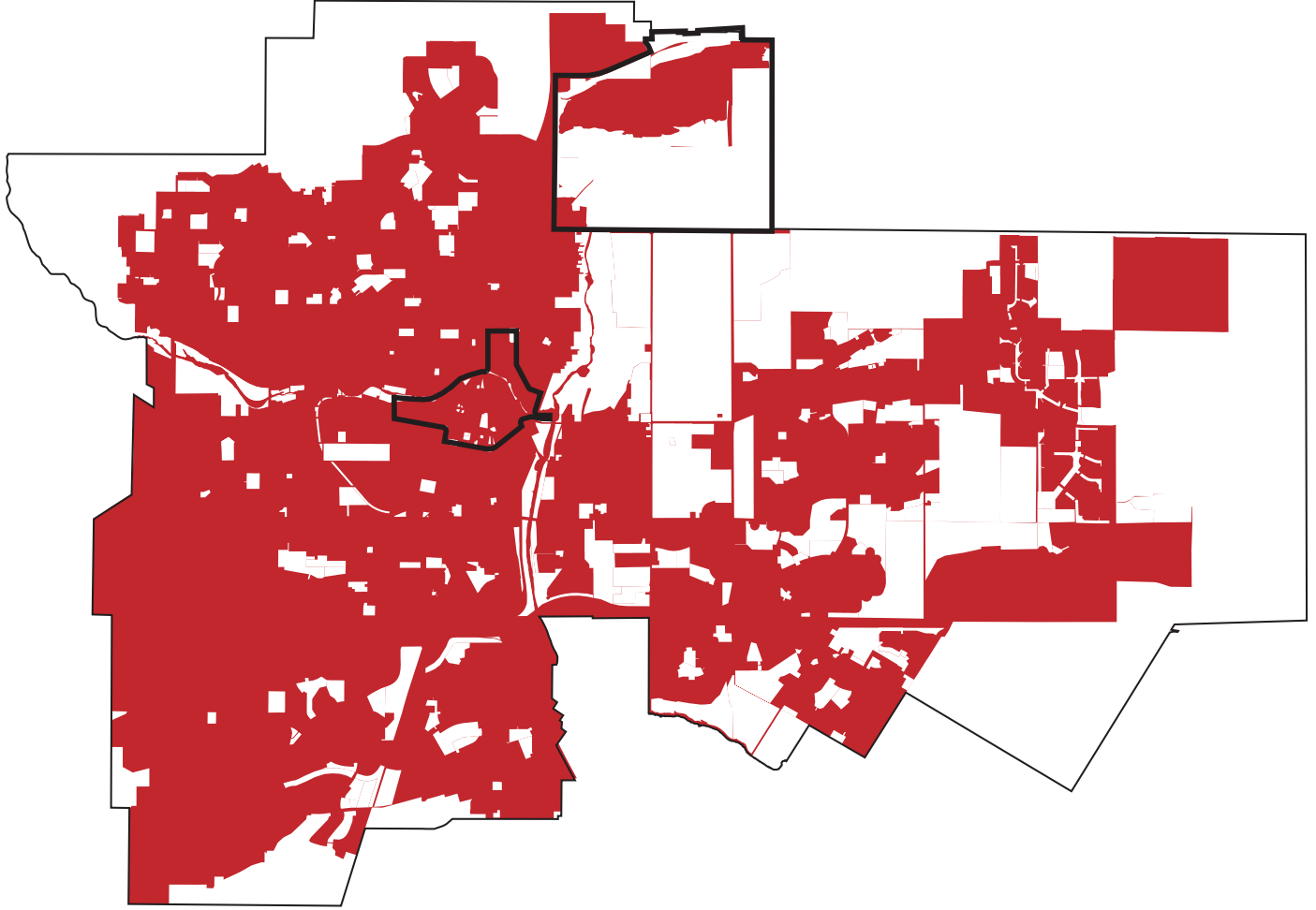
1.0	Introduction
1.1	1.1 What is the GID?
1.2	1.2 How did we get here?
1.3	1.3 What is our direction?
1.4	1.4 Stakeholders
2.0	Vision & Principles
2.1	2.1 Vision
2.2	2.2 Principles
3.0	Design Approach
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	Appendix A - Land Use Precedents
	Appendix B - Open Space Precedents

The G.I.D. Represents :

- 5% of Guelph's Total Area +
- 15% of Guelph's Undeveloped Lands

Guelph 8850 Ha
Developed + Protected Lands 7550 HA
Developable 1300 HA

Guelph Innovation District Lands 454 Ha
Developed + Protected Lands 248 HA
Developable 206 HA



1.0 INTRODUCTION

1.1 WHAT IS THE GID?

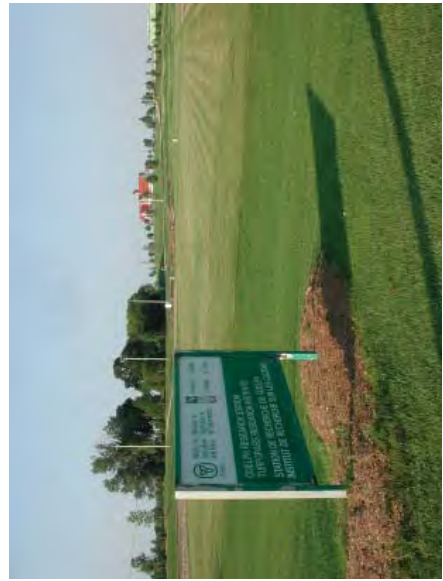
The City of Guelph is developing a Secondary Plan for the lands included within the Guelph Innovation District to guide the transformation of the area to a carbon neutral district integrating an urban village with employment lands supporting an agri-innovation cluster within the City.

This booklet is to be used as a guide to the design process, formation and evaluation of the conceptual land use options for the Area. This booklet contains the following sections:

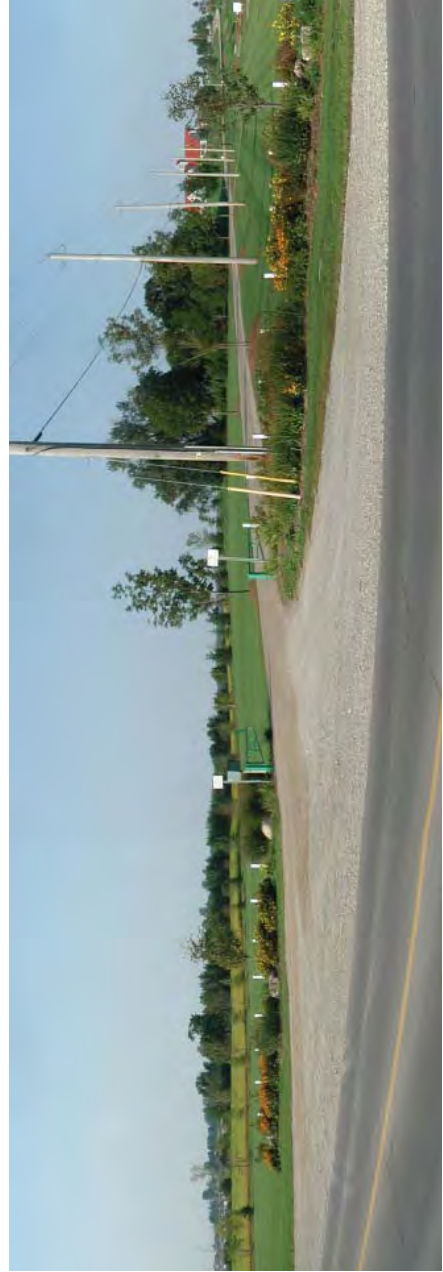
- Introduction
- Vision and Principles
- Design Approach
- Alternative Design Options
- Composite Design Option
- Preferred Design



Plan of the Town of Guelph, 1827



Turf Grass Research Institute



View from Victoria Road South

Proposed Land Use

- Watercourses
 - City Streets
 - Buildings
 - Municipal Boundary
 - Watercourses
 - County Roads
 - Guelph Airport
 - Guelph Innovation District (Secondary Plan Area)
- Proposed Land Use Designations (Draft Official Plan)**
- General Residential (Built-Up Area)
 - General Residential (Greenfield Area)
 - Medium Density Residential
 - High Density Residential
 - Neighbourhood Residential
 - Mixed Use Nodes
 - Downtown
 - Community Mixed Use Nodes
 - Commercial
 - Commercial Office Residential
 - Industrial (Built-Up Area)
 - Corporate (Greenfield Area)
 - Institutional / Research Park
 - Major Institutional Residential
 - Special Study Areas
 - Regeneration Areas
 - Utility Areas
 - Open Space and Recreation
 - Service Areas
 - Commercial
 - Office Residential
 - Significant Natural Areas



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 Planning & Building, Engineering and Environment
 Planning Services
 July 2011



Figure 1: Proposed Land Use

1.0 INTRODUCTION

1.2 HOW DID WE GET HERE?

The subject lands incorporate a mix of built-up and greenfield development on the southeast edge of the City that is in transformation from its institutionally-dominated past to its future as a critical third node in the emerging agri-innovation cluster centers trinity connecting the GID with the University of Guelph and the Downtown.

The City of Guelph is in the third and final phase of the Secondary Plan process. Work undertaken in Phases I and II prepared the necessary baseline information, conducted various rounds of consultation with key stakeholders, held thirteen (13) public meetings and workshops and identified preliminary land use concepts for the site.

These initial concepts have been elaborated within the two alternative design options presented in this booklet. The recommended option that will emerge from the evaluation of the alternative design options will form the basis of the Secondary Plan.



Ownership	Total Area (ha.)	Developed	Cultural Landscape	Natural Heritage System	Gross Developable Area
City Owned	99	16		30	53
Provincially Owned	233	11	21*	100	101
Privately Owned	122	24		46	52
TOTAL	453	51	21	176	206

Figure 2: Context



Figure 3a: Phase II Land Use Concept A

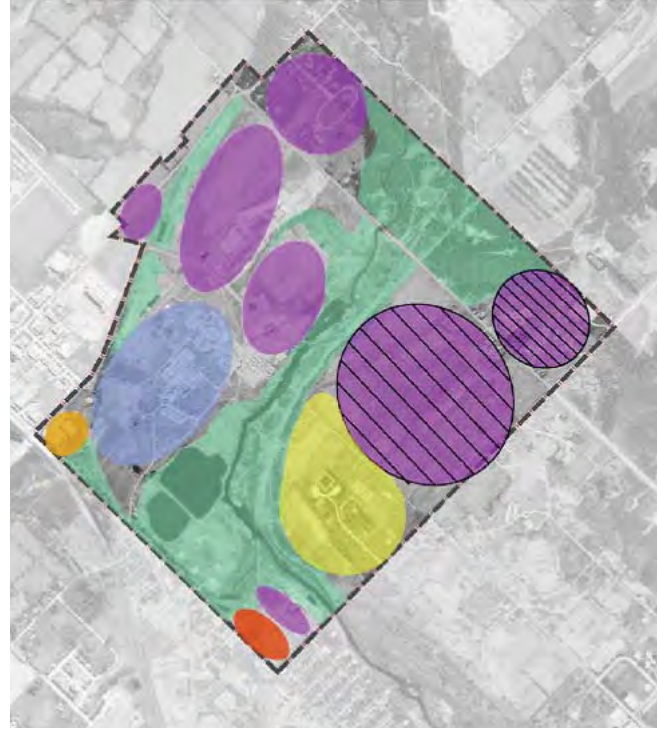
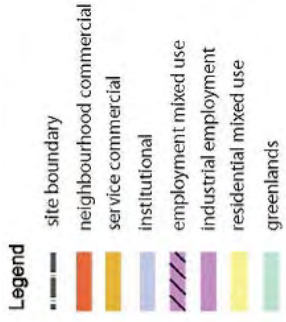
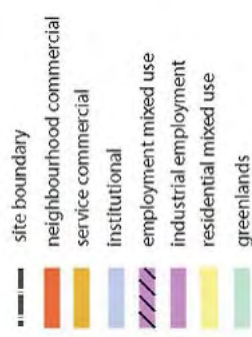


Figure 3b: Phase II Land Use Concept B



1.0 INTRODUCTION

1.3 WHAT IS OUR DIRECTION?

The Secondary Plan is to be structured around the overall vision for growth and development within Guelph as contained within the Official Plan. The Secondary Plan will guide development within the GID towards carbon neutrality. It is also to be informed by Guelph policy contained in the Guelph Growth Management Strategy, Prosperity 2020, Agri-Innovation Cluster Plan, Community Energy Initiative and other policy direction as required.

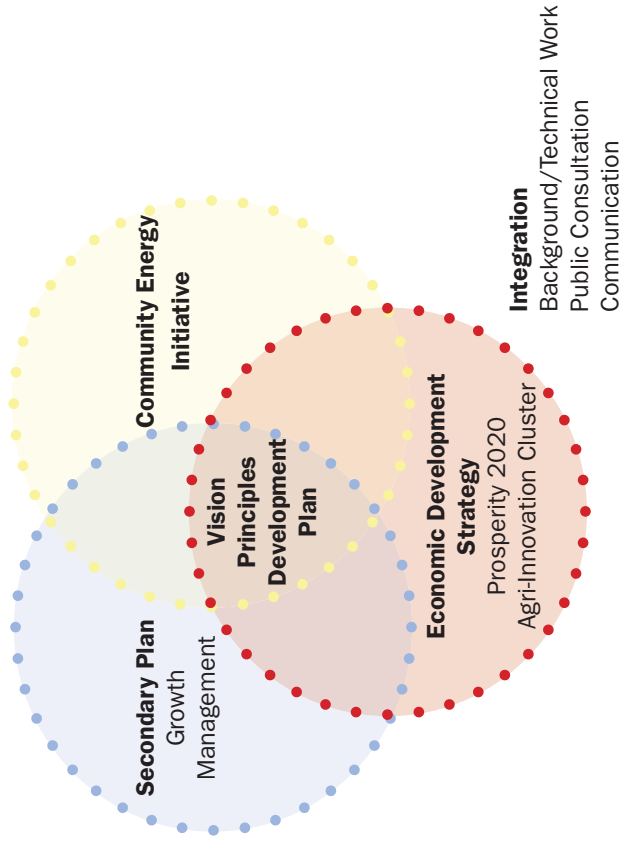


Figure 4: Integration Diagram

1.4 STAKEHOLDERS

Extensive consultation has been conducted with respect to development of the Area. To date, the City has facilitated the following public meetings and workshops:

- Jan 25, 2005: First Public Consultation Meeting
- Apr 6, 2005: Community Workshop
- Feb 1, 2007: Public Information Session
- Apr 12, 2007: Special Information Session: York District Lands
- Jun 18, 2007: Public Town Hall 1

- Aug 7, 2007: Public Town Hall 2
- Dec 10, 2007: Information Session for Landowners South of Stone Road
- Apr 5, 2008: Urban Design Charrette
- Jun 18, 2009: Community Workshop
- Feb 8, 2010: Council Workshop
- Jul 19, 2011: Council Information Session
- Sep 15, 2011: Public Design Workshop
- Oct 18, 2011: Design Charette



2.0 VISION + PRINCIPLES

2.1 VISION

The Guelph Innovation District (GID) is a compact, mixed use community that straddles the Eramosa River in the City's east end. The District will serve predominately as the home of innovative, sustainable employment uses with an adjacent urban village connecting residential and compatible employment uses. It is at once highly energetic and intimately familiar, because it showcases an entirely new approach to planning, designing, and developing urban places, and at the same time, reflects Guelph's history and celebrates the rich heritage resources of the District, including the stunning river valley, dramatic topography and views, and historic Reformatory complex.

The GID is beautiful, pedestrian-focused and human-scaled. It provides a fine-grained mix of land uses at transit-supportive densities, offers meaningful places to live, work, shop, play and learn, and supports a wide range of jobs and residents. It protects valuable natural and cultural heritage resources, even while it fully integrates them into the new community, features sustainable buildings and infrastructure, and works towards carbon neutrality. It makes needed connections for all modes of transportation, but in a manner that prioritizes pedestrians, cyclists and transit users over drivers, and stitches the District into the overall fabric of the City. It is exciting and new and feels like it has been part of the City for a long time.

Cultural Heritage, Natural Heritage System, Open Space and Parks

- Watercourses
 - City Streets
 - County/Roads
 - Buildings
 - Guelph Airport
 - Guelph Innovation District, Secondary Plan Area
 - Municipal Boundary
-
- #### Natural Heritage System, Open Space and Parks
- Area of Natural and Scientific Interest
 - City Parkland and Open Space
 - City's Natural Heritage System
 - Significant Natural Area
 - Natural Area
 - Puslinch Township Greenlands System
 - Core Greenlands
 - Greenlands
-
- #### Cultural Heritage
- Designated Heritage Structures
 - Lands Adjacent to Designated Structures
 - Provincial Determined Heritage Structures
 - Provincial Heritage Place Boundary
 - Municipal Register of Cultural Heritage Structures
 - Guelph Inventory of Cultural Heritage Structures

Key Map



250 125 0 250 Meters
1:15,000



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Planning & Building, Engineering and Environment
Planning Services
July 2011



Figure 5: Official Plan Schedule 2 - Natural Heritage Features and Development Constraints

2.0 VISION + PRINCIPLES

2.2 PRINCIPLES

2.2.1 NATURAL + CULTURAL HERITAGE

Protecting What is **Valuable** to create a place that respects natural and built heritage resources making citizens stewards of the resources for current and future generations.

Objectives







- a) Preserve and enhance the extensive natural heritage system, including the Eramosa River valley.
- b) Respect the existing topography and sightlines, including river vistas and views of both Downtown and the Reformatory complex.
- c) Ensure public access opportunities to the natural heritage system and cultural heritage resources and promote their celebration, especially river vistas and edges, the Provincially Significant Earth Science Area of Natural and Scientific Interest, and the Reformatory complex.
- d) Integrate the natural heritage system and cultural heritage resources with surrounding land uses and provide opportunities for compatible research, educational, recreational, transportation and urban agricultural uses.
- e) Encourage, where appropriate and feasible, the preservation and adaptive reuse of the cultural heritage resources, including the Reformatory complex and associated cultural heritage landscape.
- f) Create a sustainable natural heritage system, and open space and parks network which provides both active and passive recreational needs.

Guelph Innovation District Secondary Plan - Context Maps



Energy Opportunities

Legend

Conceptual Land Use

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

Natural Heritage System

-  Natural Areas
-  Significant Natural Areas



Key Map



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Figure 6: Energy Opportunities

2.0 VISION + PRINCIPLES

2.2 PRINCIPLES



















2.2.2 ENERGY, INFRASTRUCTURE + SUSTAINABILITY

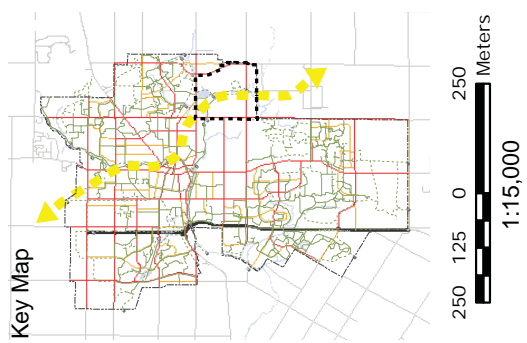
Building Green infrastructure that is efficient, focuses on renewable energy sources, and supports an integrated distribution system enabling a carbon free lifestyle.

Objectives

- a) Create a framework for the District to work toward carbon neutrality and exceed Community Energy Plan targets.
- b) Support development of an integrated energy distribution system, which maximizes connections between energy generation opportunities (producers) and end users (provides opportunities for local energy generation, maximizes connections between generation opportunities and end users, and minimizes overall energy use).
- c) Support cradle-to-cradle processes where the waste by-products/surpluses of one activity are used as resources by another (e.g. industrial ecology).
- d) Include efficient, long-term and community based strategies to conserve and manage energy, water, wastewater, stormwater and solid waste.
- e) Develop a model community that showcases sustainable, green, low impact urban development.
- f) Embrace innovation, establish best practices, and serve as a learning environment for other communities across Guelph and Southern Ontario.

Mobility

-  Watercourses
 -  City Streets
 -  Buildings
 -  Municipal Boundary
 -  Waterbodies
 -  County Roads
 -  Guelph Airport
 -  Guelph Innovation District Secondary Plan Area
-
- Mobility Framework**
-  Arterial Street
 -  Collector Street
 -  Local Street
 -  Railways
 -  Proposed Passenger Rail and Existing Goods Movement
-
- Trail Network**
-  Existing Trails
 -  Proposed Trails
 -  Structure Required
 -  Canoe Launch and Node
 -  Trail Gateway



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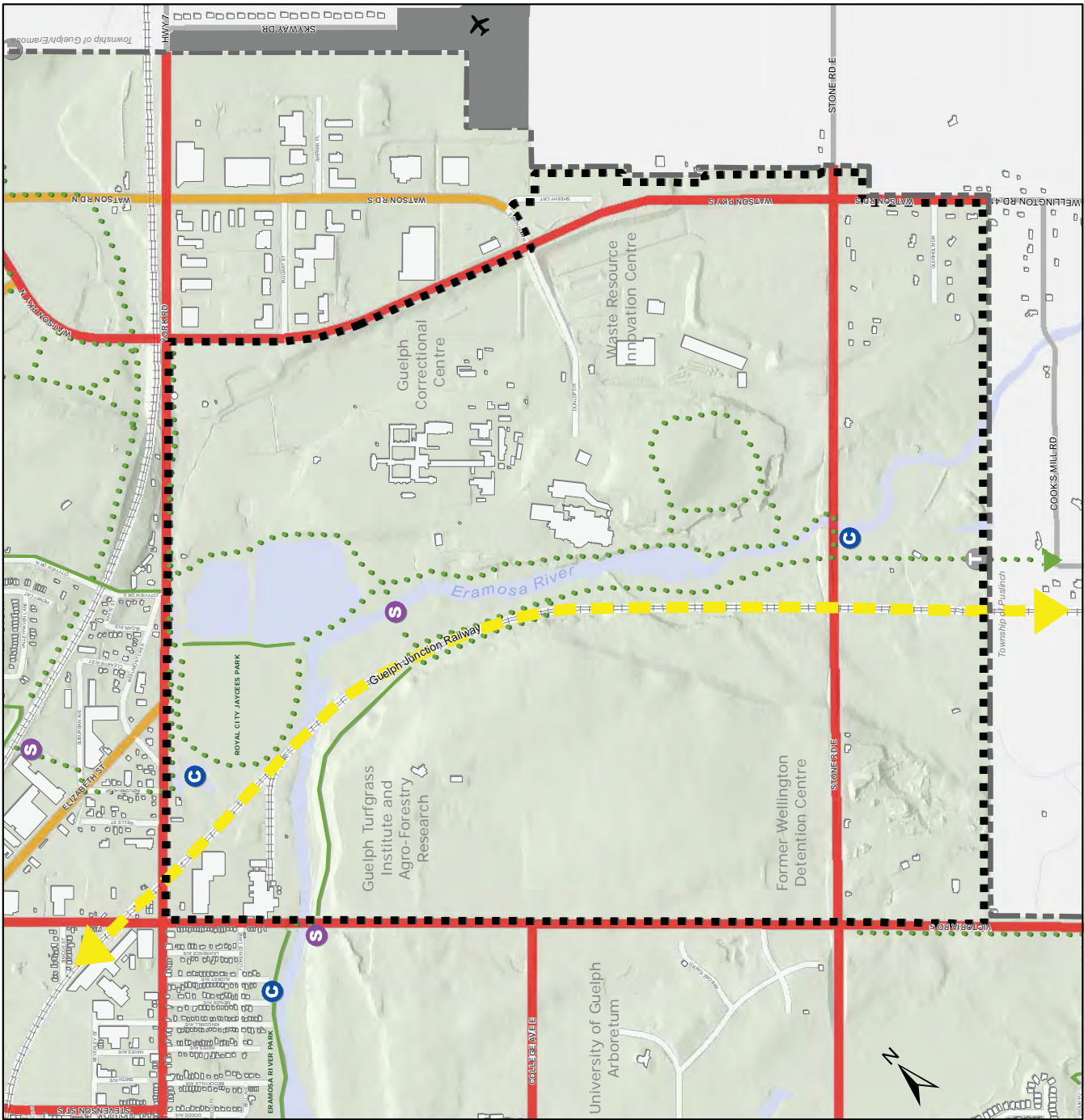


Figure 7: Mobility

2.0 VISION + PRINCIPLES

2.2 PRINCIPLES

2.2.3 MOBILITY

Making Connections that serve the community, allow current and future generations to walk to daily needs, and provide convenient transit services to access broader activities.

Objectives

a) Integrate the District with the City as a whole, with clear connections to Downtown, the University of Guelph campus, and nearby neighbourhoods.

b) Provide a transportation system (streets, sidewalks, cycle paths, trails, and rail) that serves the District, provides rational and efficient connections for all modes of transportation, and provides public access to the natural heritage system.

c) Provide a land use pattern, urban design guidelines and supportive transportation system that connects us with our daily needs, including transit services, within a 10 minute walk (400 - 500 m distance).

d) Provide universal access that prioritizes pedestrians, cyclists and transit users over drivers by providing an extensive pedestrian and cycling network with direct, safe and healthy travel routes, and convenient, affordable transit service which is integrated with the rest of the City.

e) Build new connections for pedestrians, cyclists and potentially transit users across the Eramosa River valley to better connect uses and activities.

f) Integrate the Guelph Junction Railway within the new community as a potentially powerful people and goods mover.

g) Ensure that the capacity of existing and new streets is sufficient to support the District, while managing traffic impacts on adjacent neighbourhoods.



Figure 8: Community Design

2.0 VISION + PRINCIPLES

2.2 PRINCIPLES

2.2.4 COMMUNITY DESIGN

Creating Meaningful Places to bring people, activities, environment(s) and ideas together, creating a sense of arrival and inclusion.

Objectives

- a) Create a District of landmark quality with a strong and recognizable identity on par with the Downtown and the University of Guelph.
- b) Define gateways and community focal points (nodes) on both sides of the Eramosa River, as well as a network of areas that are safe, healthy, coherent, vibrant, and comfortable.
- c) Create a cohesive, efficient and vibrant transition area that will provide common supportive uses and built form to connect the urban village node and employment area while still maintaining the unique function and identity of each area.
- d) Define a block and parcel fabric that knits uses together and encourages new buildings to define the edges of streets, parks, and open spaces to provide a friendly face to encourage social interaction, safety, and a human scale.
- e) Create an accessible network of public facilities, parks, and open spaces which serves the new community and surrounding neighbourhoods, and is integrated with the natural heritage system and cultural heritage resources.
- f) Encourage high quality urban and architectural design that responds to and respects the District's unique setting, natural and cultural heritage, edges and adjacent uses.

g) Create a memorable landmark area/structure to serve as a beacon/partner to the Church of Our Lady in Downtown Guelph.

h) Increase the overall tree canopy, and encourage the use of native vegetation and edible landscapes, where appropriate, in restoration areas, parks, open spaces and along streets throughout the new community.

i) Respect (and build upon) the beaux-arts design of the cultural heritage landscape component of the Reformatory complex.



Figure 9: Compact, mixed-use community

2.0 VISION + PRINCIPLES

2.2 PRINCIPLES

2.2.5 LAND USE, DENSITY + DIVERSITY

Mixing it Up to create vibrant, resilient, and efficient spaces that make it possible, easy, and enjoyable to reduce our ecological footprint.

Objectives

- a) Create an integrated, compact, mixed use District that provides an opportunity for people to live close to job opportunities and supportive daily services.
- b) Achieve transit supportive densities with human scaled built form.
- c) Establish a fine grained mix of land uses, building types and tenures in the new community, providing accessible choices for living, working, shopping, playing and learning.
- d) Promote mixed use developments in appropriate locations that provide three or more significant uses ideally in a vertical built form or if in separate buildings within a walkable environment.
- e) Provide for a diverse cross section of residents with a mix of residential uses, building types and tenures in an urban village-type setting that is affordable, accessible and allows people to age in place and remain within the same neighbourhood as their needs change.

f) Provide for a significant number and variety of jobs with a range of employment uses, building types and scales, including those related to the development of an agri-innovation cluster, green jobs, and the information and communication technology sector.

g) Define a flexible block and parcel fabric that encourages evolution over time.

h) Plan for a land use mix and densities which contribute to achieving the City's overall population, employment and density targets.

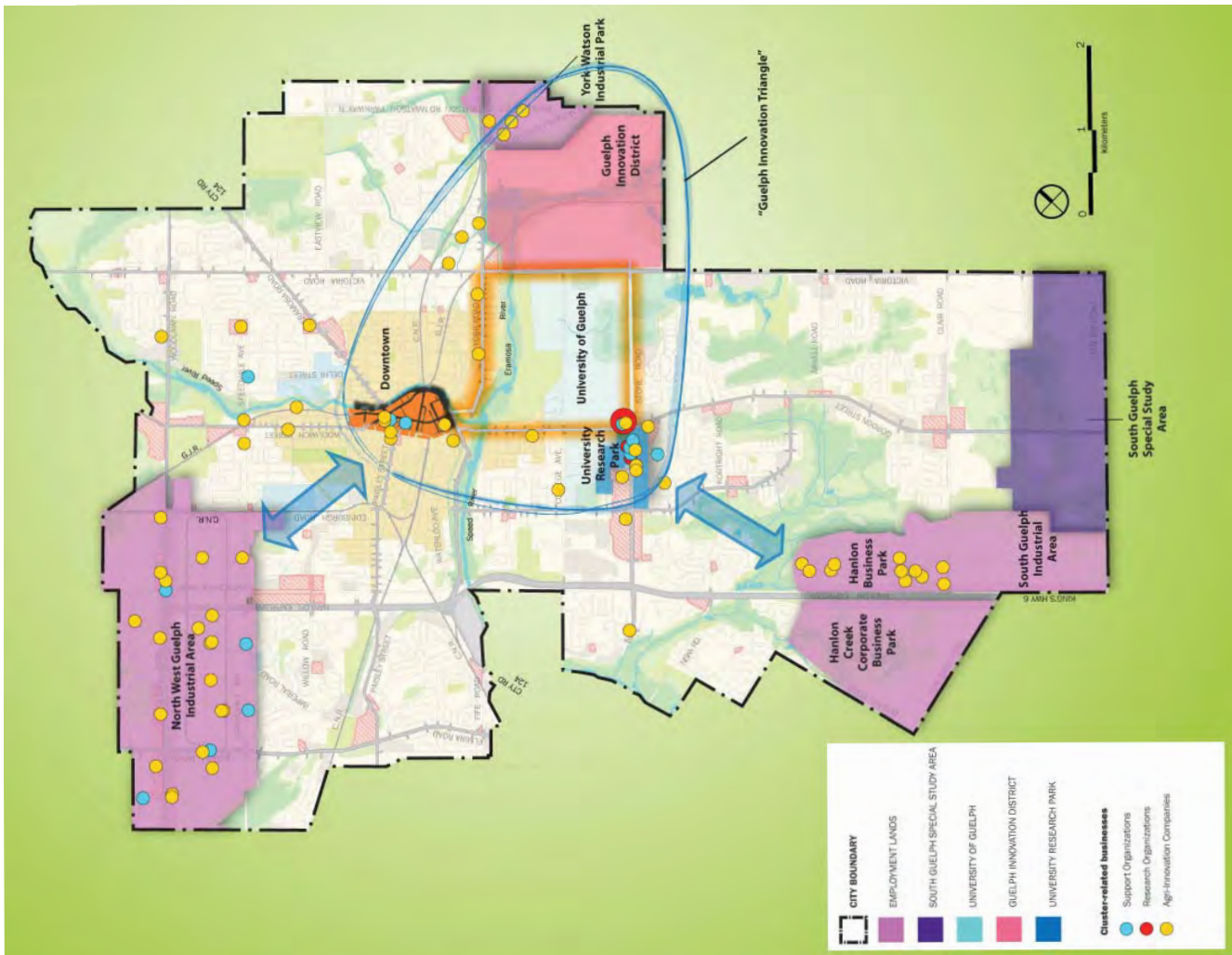


Figure 10: Trinity Diagram

2.0 VISION + PRINCIPLES

2.2 PRINCIPLES

2.2.6 EMPLOYMENT

Growing Innovative Business and Employment opportunities that support the agri-innovation sector, green jobs and knowledge based industries, within a compact, mixed use community.

Objectives

a) Accommodate a significant share of Guelph's employment growth to 2031.

b) Establish the role of the GID as a key area supporting the growth of an agri-innovation cluster making connections to the Downtown and the University.

c) Nurture and capitalize on the GID as a recreational and tourist destination.

d) Create a setting that reinforces the GID as a high density employment area that attracts provincially, nationally or internationally significant employment uses.

e) Encourage employment uses within the former reformatory lands that can showcase the site's built heritage resources and cultural heritage landscape.

f) Target the GID as a key location for agri-innovation businesses, green jobs and knowledge-based industries such as the information and communication technology sector and post-secondary institutions.

g) Support strategic and collaborative economic development partnerships within the GID and surrounding community.

h) Encourage a supportive business environment by fostering learning and innovation within the GID.

i) Pursue projects that are economic priorities for the GID and contribute to innovative and sustainable employment uses that are compatible with a mixed use environment, including residential uses.

j) Protect and support existing industrial uses recognizing their contribution to the City's overall employment, waste management services, and carbon footprint reduction.



Figure 1.1: Aerial Vantage from the South

3.0 DESIGN APPROACH

3.1 INTRODUCTION

Preparation of the two alternative design options presented in the subsequent section enlisted a design approach that was guided by the Vision, and Planning (and Development) Principles. A common Area Structure Plan (integrated within the city) established critical elements that were retained within each of the neighbourhood options. The designs were informed from the bottom-up through a precedent review of a range of employment, residential and mixed use centres that served as building blocks for the formation of the block patterns and building typologies represented within each of the options.

Residential



Mid > High Rise

75 UNITS/HA = 100% DESIRED DENSITY

The GiD is targeting a residential density of 75 units per hectare.

Employment



145 JOBS/HA = 100% DESIRED DENSITY

The GiD is targeting an employment density of 145 jobs per hectare.

3.2 AREA STRUCTURE PLAN

Building from the consultations and visioning completed to date and in adhering to the Principles in Section 2.0, an Area Structure Plan was drafted that contains the main developable areas and core open space to be considered within the site. A natural and cultural heritage system, infrastructure framework, strategic connections and viewsheds were all depicted within the Area Structure Plan. Not only does the Area Structure Plan identify critical elements within the site but it also stresses connectivity with adjacent lands.

The topography of the area was also critical to identifying the common design elements inherent to the Area Structure Plan. It continues to inform the overall layout of each alternative design option by providing natural breaks, transitional areas and scenic viewsheds within the site.

In turn, the Area Structure Plan was utilized as the foundation for two alternative design options for the District, each containing common design elements such as an urban village, residential blocks, mixed use employment blocks, industrial areas and others contained within the Area Structure Plan. Both Options highlight the themes found in the planning principles for this site.

3.2 AREA STRUCTURE PLAN (CONTINUED)

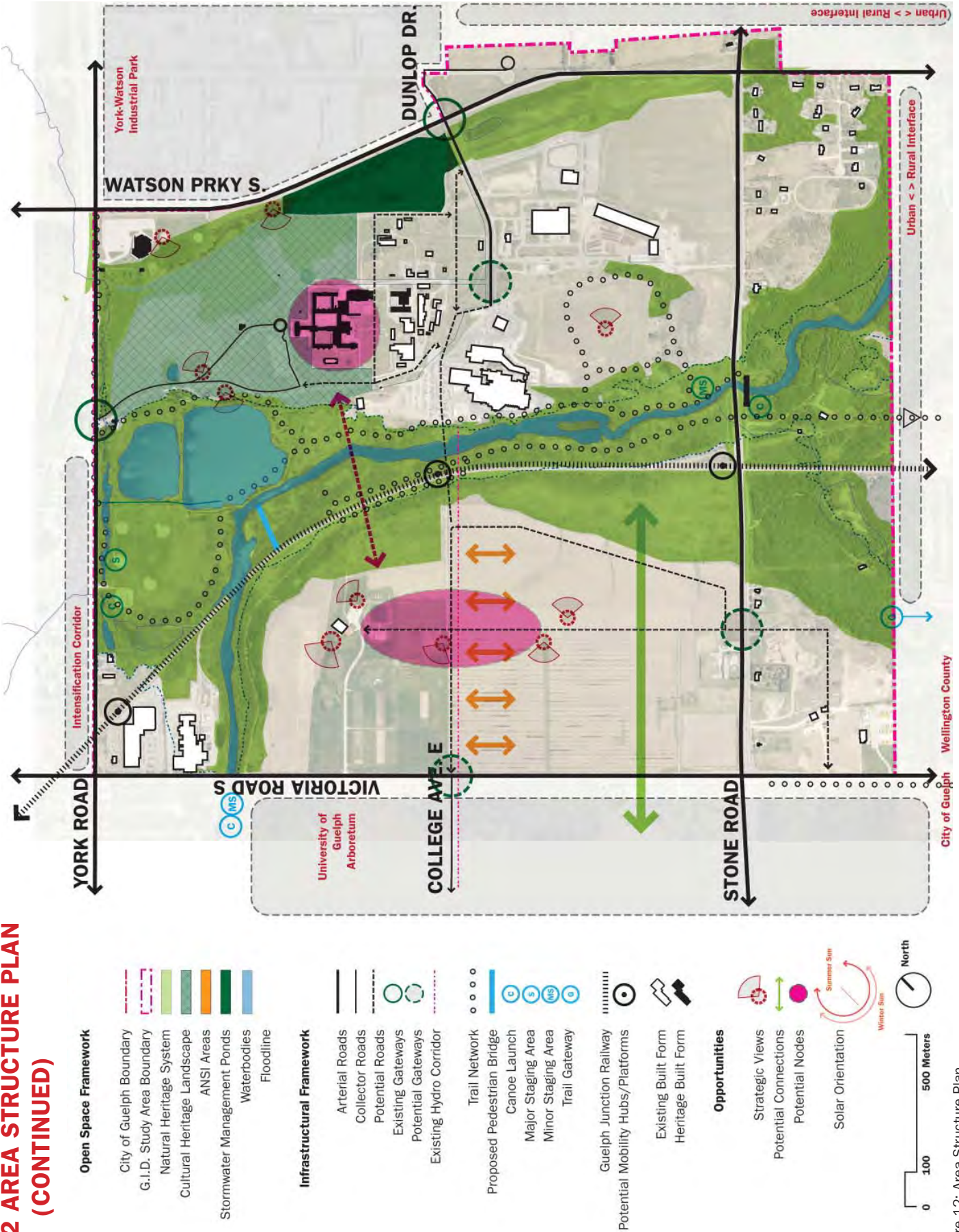


Figure 12: Area Structure Plan

Reformatory Regeneration Area

Utilize the existing built form to create a mixed-use employment and research node.

New Pedestrian Bridge

A new pedestrian crossing, central to the site, would directly connect the Urban Village south of the Eramosa with the Reformatory Regeneration Area to the North.

Urban Village

A compact mixed-use neighbourhood designed with the site's natural features, and designed to maximize views to the Downtown and across the Eramosa.

Potential New Bridge

Allow for construction of a new bridge across the Eramosa.

College Extension + Site Gateway

Extend College Avenue into the site.

Transition Zone

Mixed use buffer area between residential and employment uses.

Ridge Road

A "high road" could bisect the site and provide views to the north and south.

Edge Road

Allow for continuous access to the Natural Heritage System and the top-of-bank views across the valley with a single loaded road.

Green Connections

Arboretum < > Eramosa

Employment Gateway

Access to employment areas north and south of Stone Road, located ~200m west of the Victoria intersection.

Industrial Gateway

Access to industrial employment areas north of Stone Road, located ~200m west of the Watson intersection.

Victoria Green

Maintain and enhance the green character of Victoria Road.

Public Transit

Bus Route 4

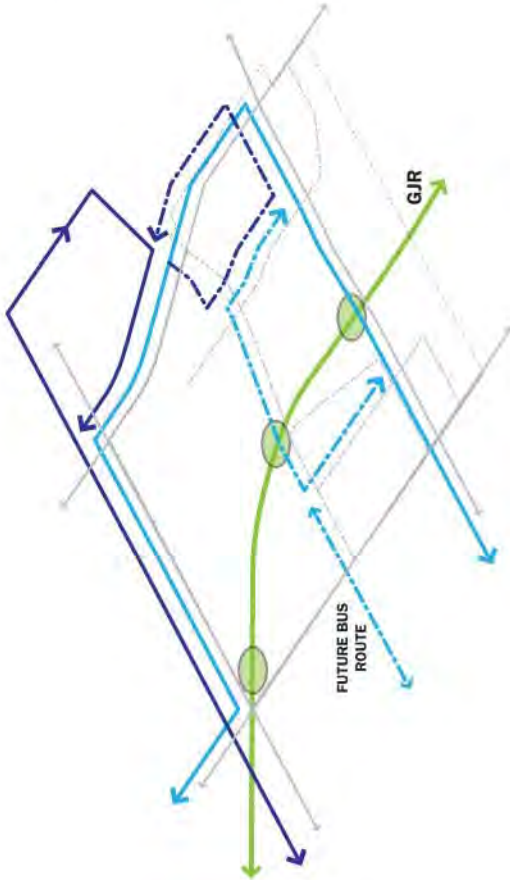
Route 4 could be looped into the industrial development to provide direct employment connections to City Centre

Bus Route 70

Route 70, the perimeter loop, could be pulled into the site to provide public transport access deep into the site.

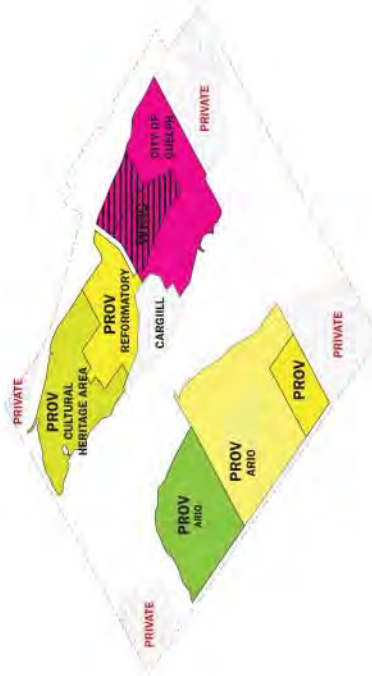
Guelph Junction Railway

The GJR potential for commuter rail could link into the GID through a series of mobility hubs.



Existing Land Ownership

Prov: Province
ARIO: Agricultural Research Institute of Ontario
WRIC: Waste Resource Innovation Centre



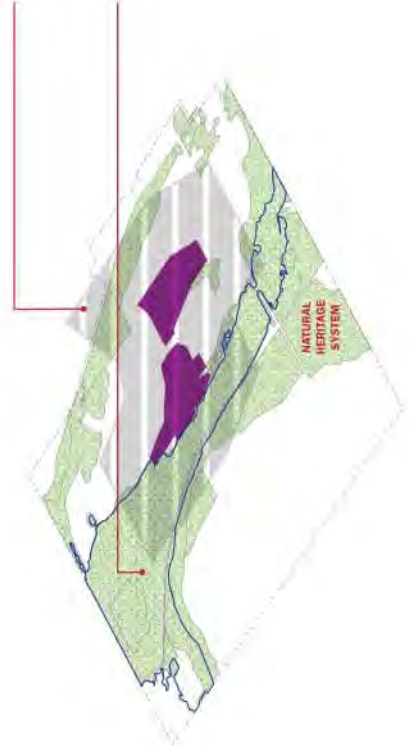
Development Restrictions

Class 3 Buffer

300m buffer from existing industrial land uses.

Floodline

Flood Protection Area



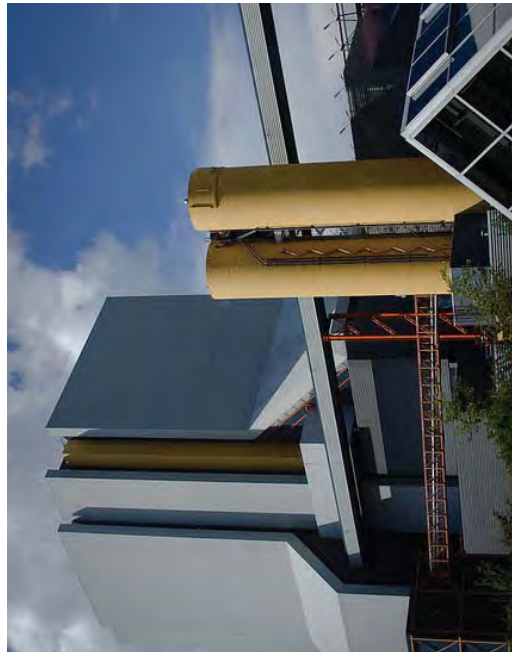
3.0 DESIGN APPROACH

3.3 PRECEDENTS

The design process itself, was informed by a precedent review of multi- and single-use employment and residential development both within Canada and internationally. A wide spectrum of precedents was reviewed to inform development of the options: from eco-industrial areas to mixed use employment areas and campus business parks to residential developments. The form and density of these developments were assessed and used to guide the design of the signature block layouts and road patterns presented within each option.

Moreover, the precedents established density thresholds necessary to meet the employment and residential targets that would establish the public realm within the site. The precedents became critical “building blocks” in the design process. Several examples of these precedents, or building blocks, appear below and in Appendix A.

Kalundborg Eco-industrial Park, Kalundborg, Denmark

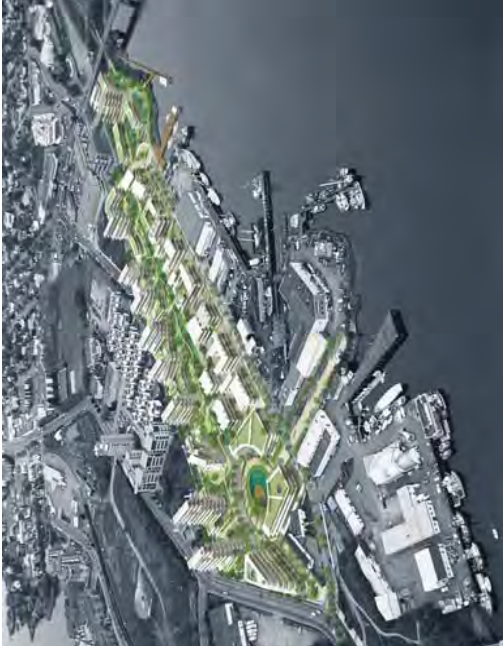


- Industrial symbiosis in Kalundborg: industrial co-operation between a number of companies and Kalundborg Municipality, all of which exploit each other's residuals or by-products mutually.
- One company's by-product is an important resource to one or several other companies. The outcome is reduced consumption of resources and a significant reduction in environmental strain
- 20 projects, all of which are environmentally and financially sustainable

3.0 DESIGN APPROACH

3.3 PRECEDENTS (CONTINUED)

Dockside Green, Victoria - British Columbia, Busby, Perkins & Will Architects



- Dockside Green is being built with the intention of fulfilling a three-part philosophy of environmental, social, and economic responsibility
- Home to a centralized biomass gasification plant that allows Dockside Green to be carbon neutral or even negative in terms of greenhouse gas production but even allow it to sell energy to surrounding communities
- Supports local businesses, in particular those that are innovative in terms of technology
- Created a Housing Affordability Strategy

Innovation Place Research Park, Saskatoon, Saskatchewan



- Innovation Place is one of the most successful university-related research parks in North America.
- The park is situated on 80 acres adjacent to the University of Saskatchewan, and builds on the institution's strengths in agriculture, information technology, and environmental and life sciences.
- Home to approximately 140 clients, employing more than 3,000 people in 19 buildings across the park.
- Also home to the renowned Bio Processing Centre, providing custom processing for the nutraceutical, cosmetic and agri-food industries.

3.0 DESIGN APPROACH

3.3.1 RESIDENTIAL PRECEDENTS

i. LOW RISE RESIDENTIAL PRECEDENTS

BEST PRACTICE Ypenburg Low-Rise Residential Block

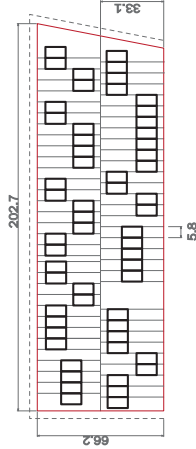
Ypenburg HagenEiland, Netherlands

Block Area : 1.29 ha [12,995 m²]

Lots : 58

Average Lot Size : 190 m²

Average Unit Footprint : 60 m²



56% DESIRED DENSITY



BEST PRACTICE Bo01 Housing Block

Malmo, Sweden

Block Area : 1.6 ha [16,325 m²]

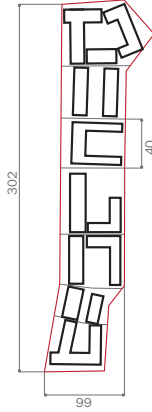
Lots : 7

Average Lot Size : 5,925 m²

Total Footprint : 6,610 m²

Average Building Footprint : 510 m²

Average Floors : 4



184% DESIRED DENSITY



Hammarby Sjostad

Stockholm, Sweden

Block Area: 1.1 ha [10,910 m²]

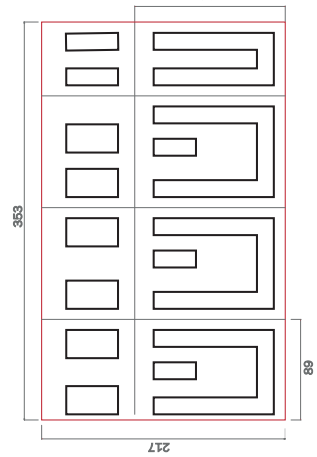
Lots: 8

Average Lot Size: 230 m²

Total Footprint: 3975 m²

Average Building Footprint: 82 m²

Average Floors: 5

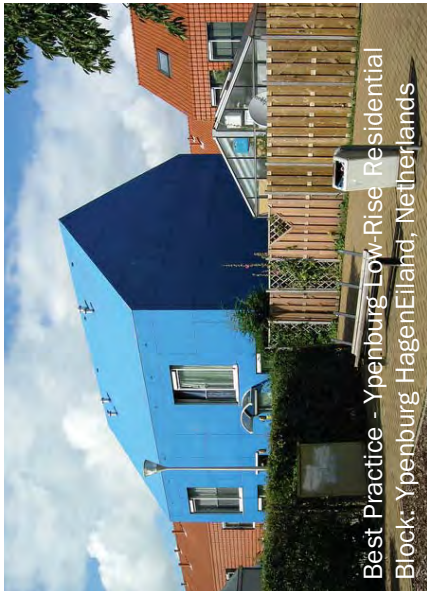


273% DESIRED DENSITY



Figure 13: Residential Precedents

iii. STREETVIEWS AND LOW, MID + HIGH RISE RESIDENTIAL BLOCKS



3.0 DESIGN APPROACH

3.3.2 EMPLOYMENT PRECEDENTS

i. EMPLOYMENT (NON-INDUSTRIAL) PRECEDENTS

LOCAL

Guelph Business / Research Park

University Area : Research Lane

Block Area : 84,075 m²

Lots : 9

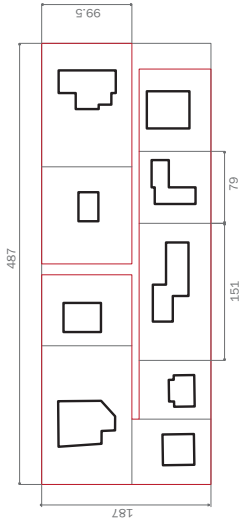
Average Lot Size : 9340 m²

Total Footprint : 14,600 m²

Average Unit Footprint : 1620 m²

Average Floors : 4 [58,000 m² total]

Block FAR : 0.69



153 Jobs /HA

105%

DESIRED DENSITY

BEST PRACTICE

Green Park

Reading, England

Block Area : 69,905 m²

Lots : 3

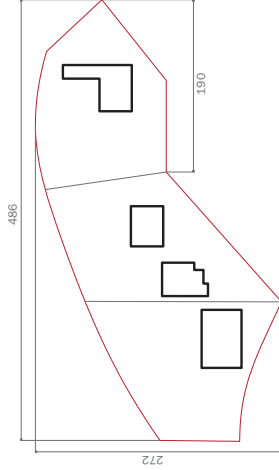
Average Lot Size : 23,300 m²

Total Footprint : 8485m²

Average Unit Footprint : 2830 m²

Average Floors : 6 [50,910 m² total]

Block FAR : 0.73



162 Jobs /HA

112%

DESIRED DENSITY

ii. INDUSTRIAL PRECEDENTS

LOCAL

Guelph Industrial Site : Northwest

Speedvale + Edinburg

Block Area : 1,47,165 m²

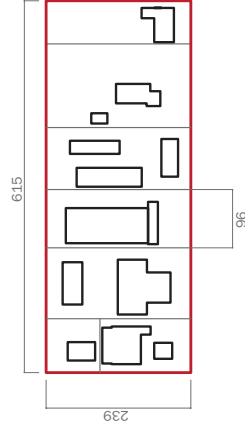
Lots : 6

Average Lot Size : 24,527 m²

Total Footprint : 35,718 m²

Average Unit Footprint : 2750 m²

Assumed FAR : X



30 Jobs/HA

87%

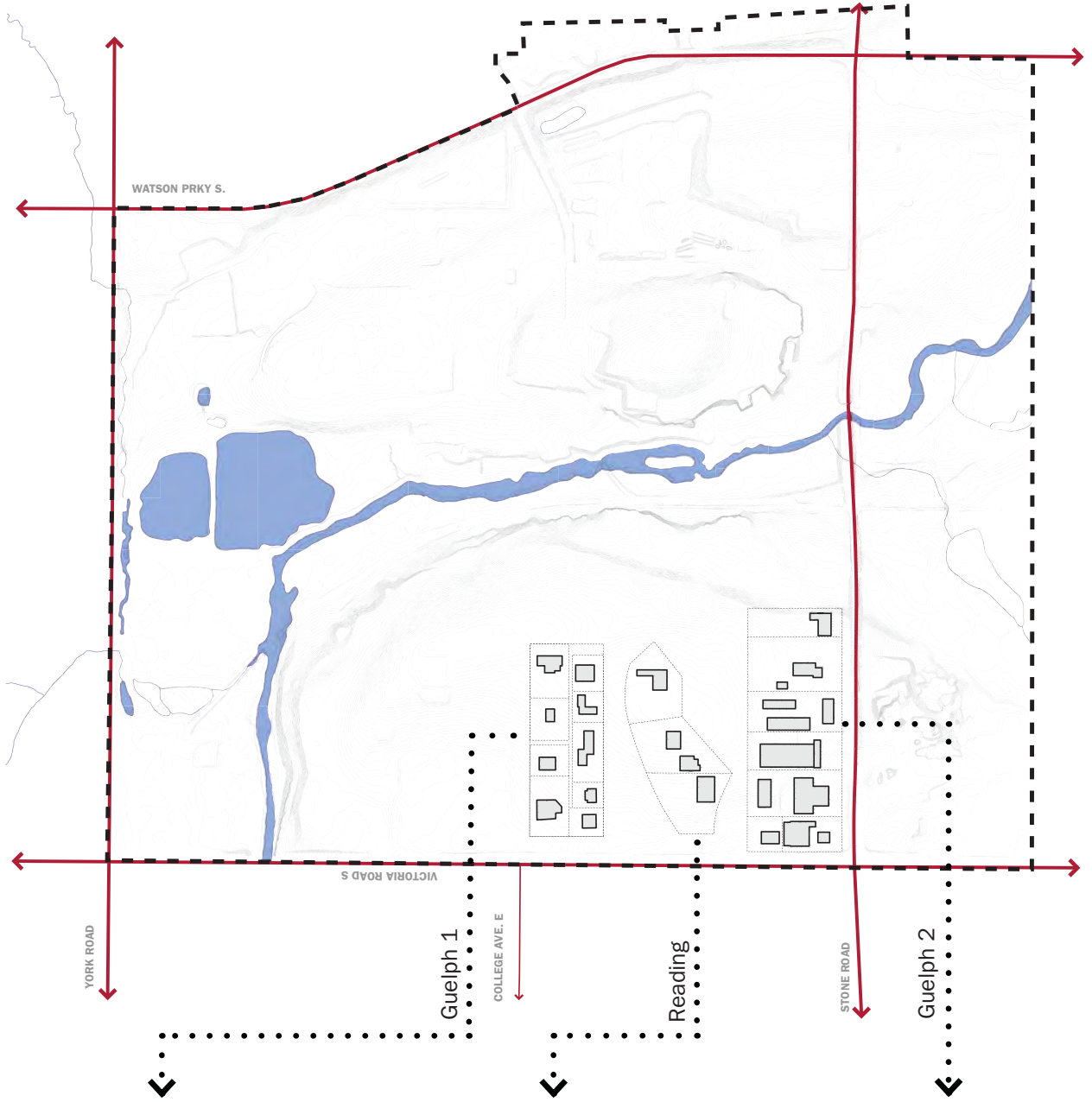
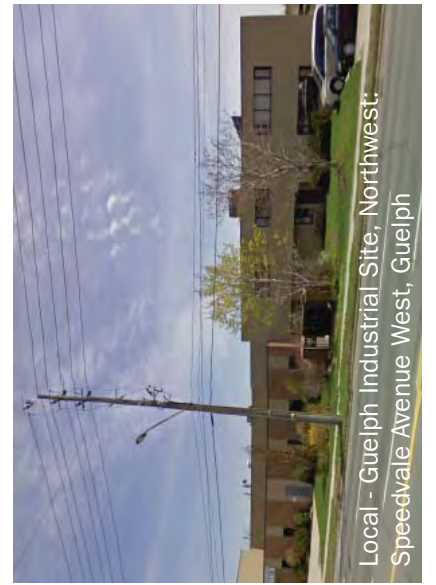
DESIRED DENSITY

Figure 14: Employment Precedents

Guelph Innovation District

City of Guelph, Ontario

iii. STREETVIEWS AND EMPLOYMENT (NON-INDUSTRIAL) + INDUSTRIAL BLOCKS



4.0 ALTERNATIVE DESIGN OPTIONS

4.1 OPTION A

4.1.1 THE GREEN GRID

The design of Option A began with an assessment of the historic development patterns of neighbouring developments, particularly with the neighbouring community of Two Rivers to Downtown Guelph (Central Business District). The historic development pattern and land use efficiencies associated with a grid-based development pattern provided a critical starting point for the design of Option A.

Option A advances the historic grid pattern of central Guelph into the site and supplements the road system with a green network of linear open space in the western portion of the site. College Avenue will form the primary spine of the development in the west as mixed-use corridor connecting the Arboretum and the Eramosa River. Parallel to the College axis is a series of tree-lined streets, boulevards and linear open space that integrate recreational spaces, existing roadways, and local infrastructure including stormwater retention and runoff.

Option A ensures access to the Natural and Cultural Heritage system through a green grid which permeates throughout the site. This Option also emphasizes Community Design through a mix of residential and employment uses which connect to a network of public facilities, parks and open spaces.



4.1.1.2 OPEN SPACE FRAMEWORK

Green Grid

Option A utilizes a green grid to define and inform the location and dimensions of development blocks. The green grid would provide alternative pathways within the site and offer localized recreation areas for use by residents and workers. The gridded, green, network of parkettes, paths and storm water facilities provide east-west linkages between the arboretum and Eramosa River thereby extending the green network, including the tree canopy between the Arboretum and the Eramosa valley.

Urban Agriculture

To support future institutional development, parts of the reformatory grounds are set aside for agricultural production. Both Options integrate urban agriculture in the north east portion of the site which is adjacent to cultural and natural heritage, stormwater and adaptive reuse areas.

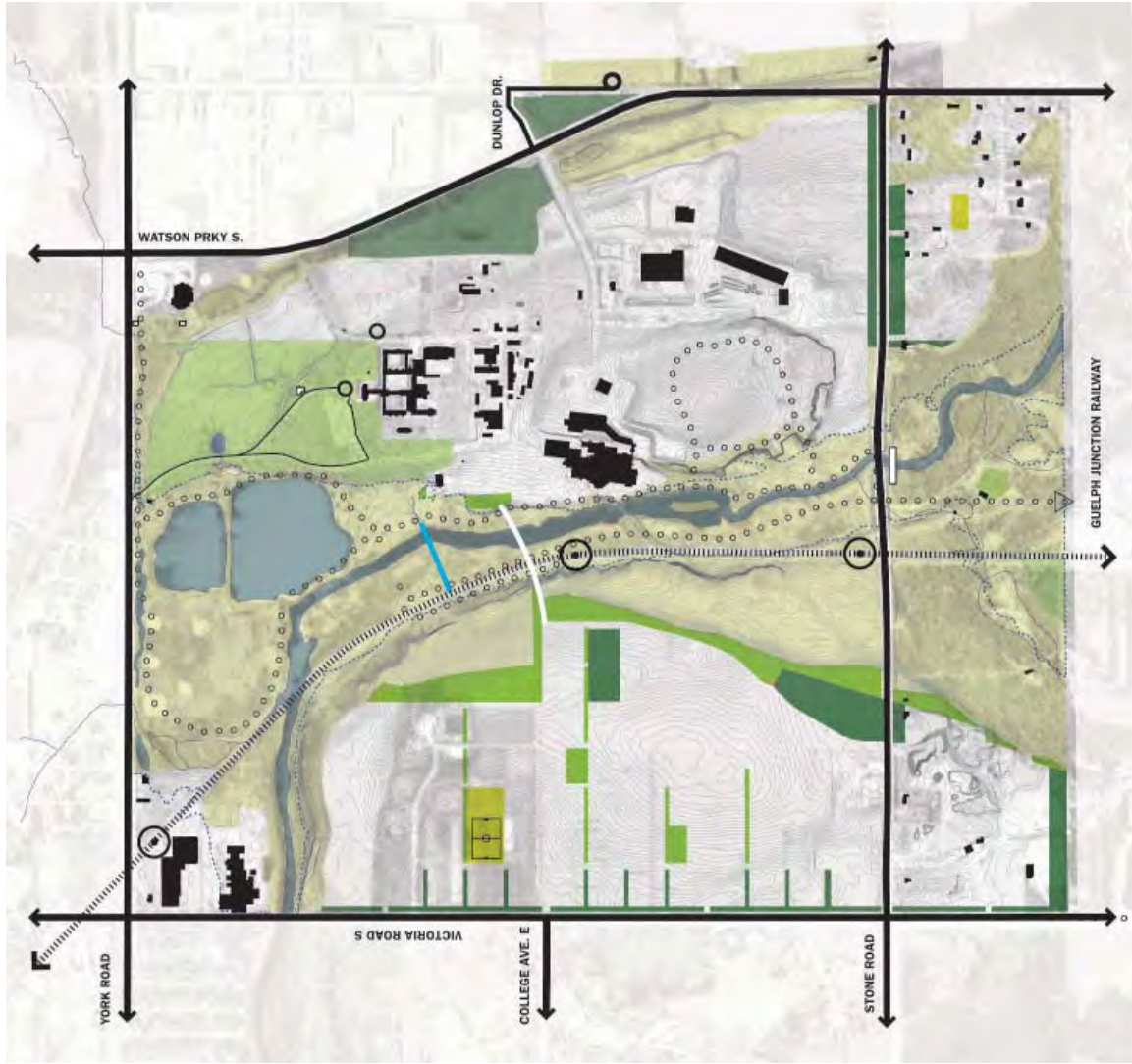


Figure 15: Option A - Open Space Framework

4.0 ALTERNATIVE DESIGN OPTIONS

4.1.3 ACCESS: CIRCULATION

Circulation within the site is defined by two primary access points in the west and two primary access points in the east. The western portion of the site is to be accessed in part by an eastern extension of College Avenue from its current terminus at Victoria Road and a northern connection off Stone Road while the western portion of the site will continue to be served by access points off of Watson Parkway and a new access point off of Stone Road.

Transit will form a key component of the grid and offer an efficient system of bus and rail transit within the site – primarily along the main arterials and along the rail corridor. The extension of the College Axis will serve as the main street for the western portion of the site.

Collectors and Local Roads

Additional principal streets segment the development into sub-parcels, which serve as development blocks that can be developed incrementally or independently. Each development block would be subdivided by a network of local roads to facilitate access and circulation within local sites.

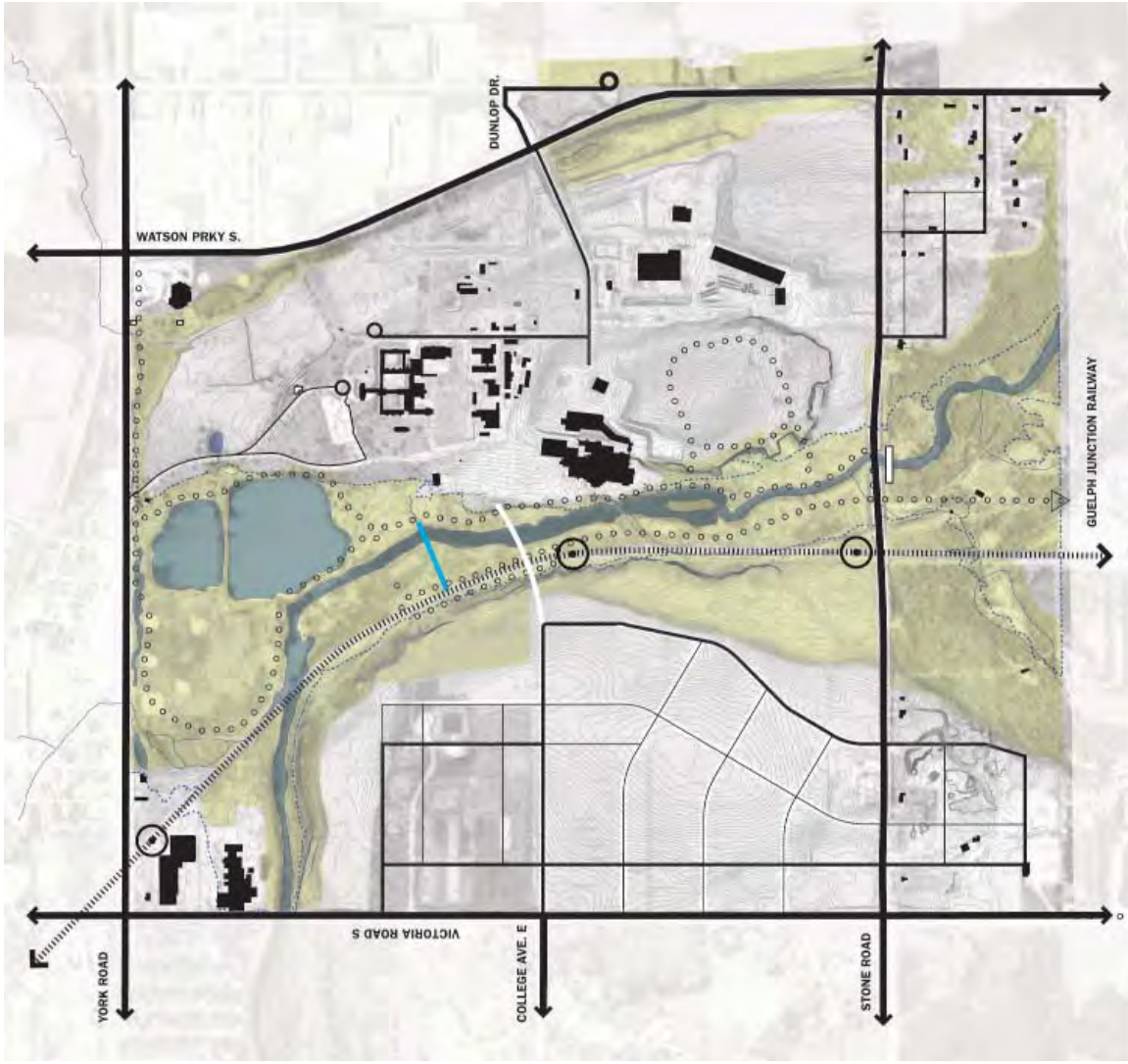


Figure 16: Option A - Circulation

4.1.4 LAND USE

Centres

Urban Village

Option A's urban village is fronted on three sides by mixed-use development while overlooking the Eramosa River at the site's highest vantage point.

Southeast Village

The proposed development in the southwest portion of the site enhances existing land uses by providing a mix of residential uses ranging from low to high-rise mixed-use.

Density

Higher lot densities are positioned around the periphery of land use divisions and adjacent to principal roads. Residential density while immediately adjacent to the urban village provides greater access to the NHS for future residents.

Corridors

Along College Avenue a transition of densities and land uses provide for an important spine that defines the site. North of College are proposed residential and mixed-use blocks, while to the south live-work units are proposed.

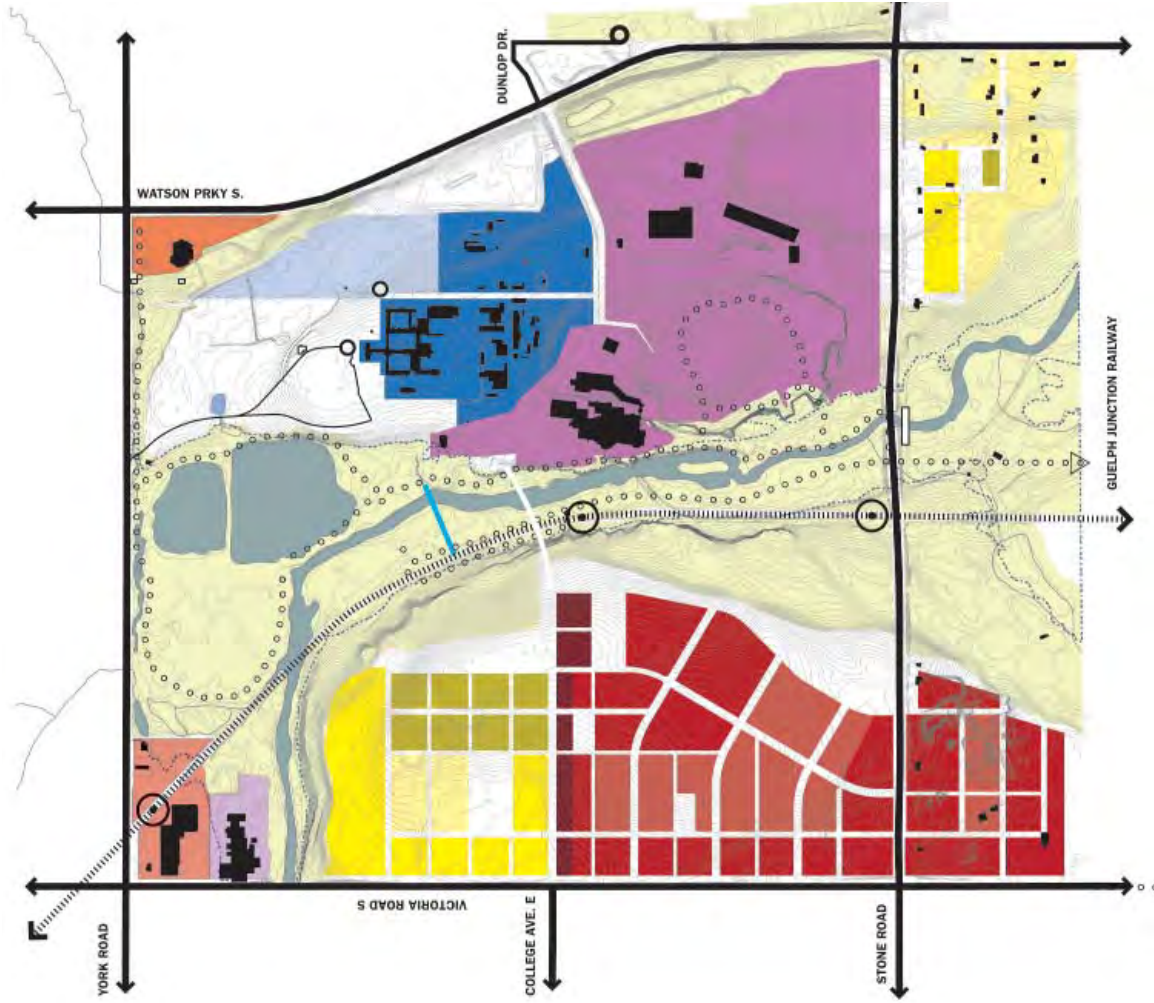


Figure 17: Option A - Land Use

4.0 ALTERNATIVE DESIGN OPTIONS

4.1.5 OPTION A

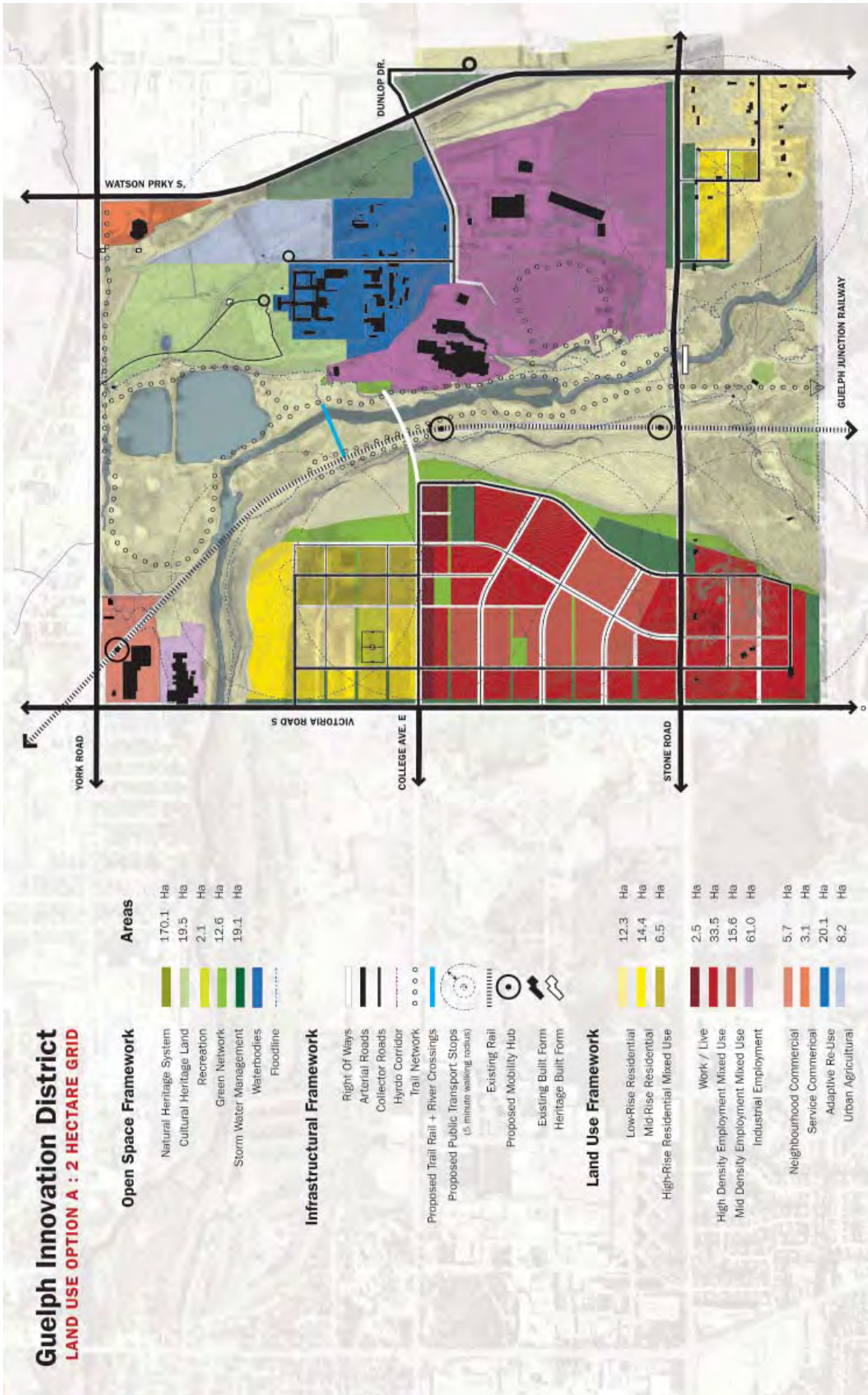
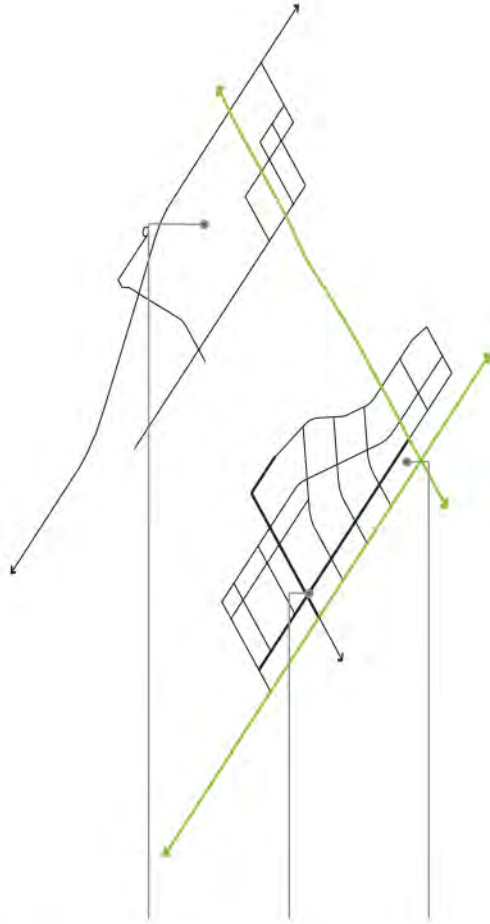


Figure 18: Option A

Option A Key Features

Road Hierarchy

Option A makes a road hierarchy appropriate to the contrasting land use on the North and South side of Stone Road



Peripheral Roads

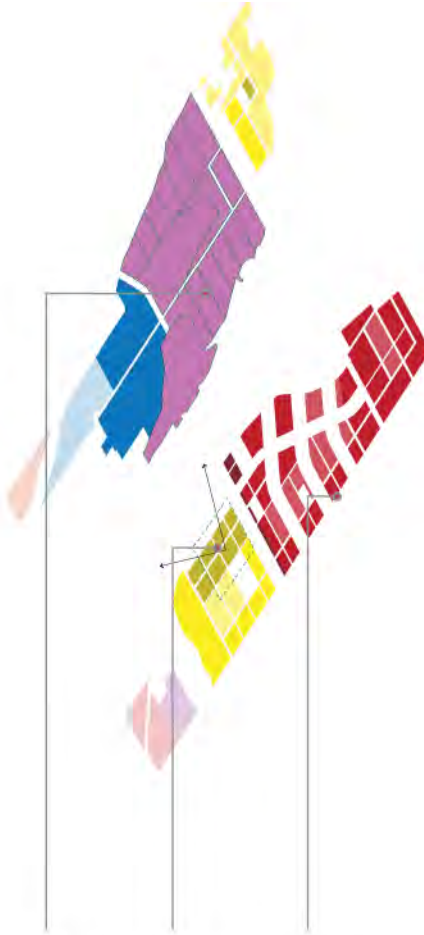
Principal streets segment the development into sub-parcels, potentially developed incrementally and/or independently.

Green Arterials

Both Victoria and Stone are buffered by greenspace.

2 Hectare Lots

The grid of the tree planting structure is carried into the industrial district to segment the remaining lands into 2 Hectare, rectilinear parcels.



Urban Village

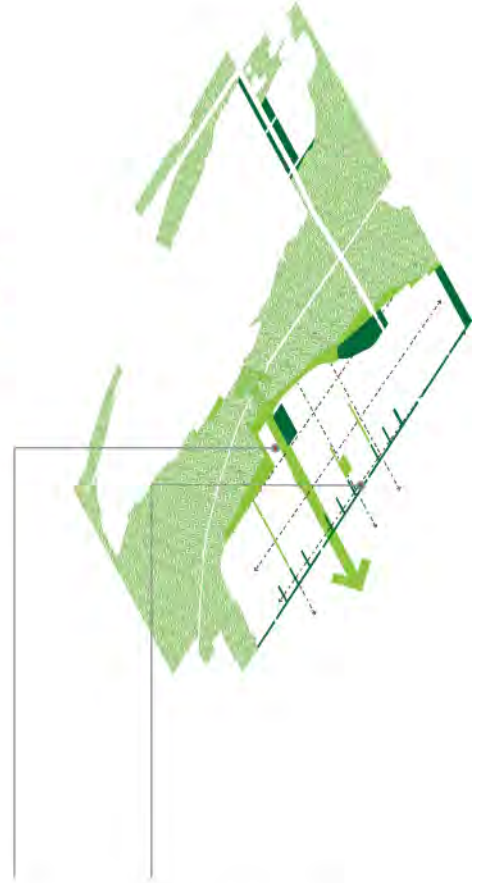
Option A's Village is fronted on three sides by mixed use development while overlooking the Eramosa at the site's highest vantage point.

Dense Edges

Higher lot densities are positioned around the periphery of land-use divisions and adjacent principal roads.

College Avenue Axis

The primary access into the development is an extension of College axis. Connecting the arboretum and Eramosa is a set of tree lined boulevards and recreational spaces.



Green Grid

Option A draws upon the existing planting grid of trees, utilizing the metrics of the planting to inform the dimensions of blocks to permit the greatest retention of trees. As well, a grided green network of parkettes, paths and storm water facilities link new development to the Arboretum and Eramosa.

4.0 ALTERNATIVE DESIGN OPTIONS

4.2 OPTION B

4.2.1 FOLLOW THE LAND

The design of Option B is based on the topography of the site – using contours and landforms to define road placement and intersections. The resulting curvilinear street pattern is a low-impact alternative that follows the land. The resulting design is adaptable to accommodate solar-oriented block patterns and minimizes the amount of cut and fill and grading requirements for site preparation.

Option B utilizing and preserving existing topography allows for an enhanced plan that maximizes viewsheds to Natural and Cultural Heritage resources on the site as well as Energy and Sustainability through solar oriented blocks. Land Use and Densities are defined by a unique block and parcel fabric which is defined by a curvilinear street grid.



4.2.2 OPEN SPACE FRAMEWORK

Green Rim

Surrounding and buffering the development is a continuous band of green space and storm water management facilities that expand and contract to create a variety of exterior spaces.

Green Arterial

Victoria Avenue retains its role as a transportation and transit spine and is buffered by stormwater management facilities. These facilities build from the University of Guelph Arboretum offering a softer transition into the GID from west to east.

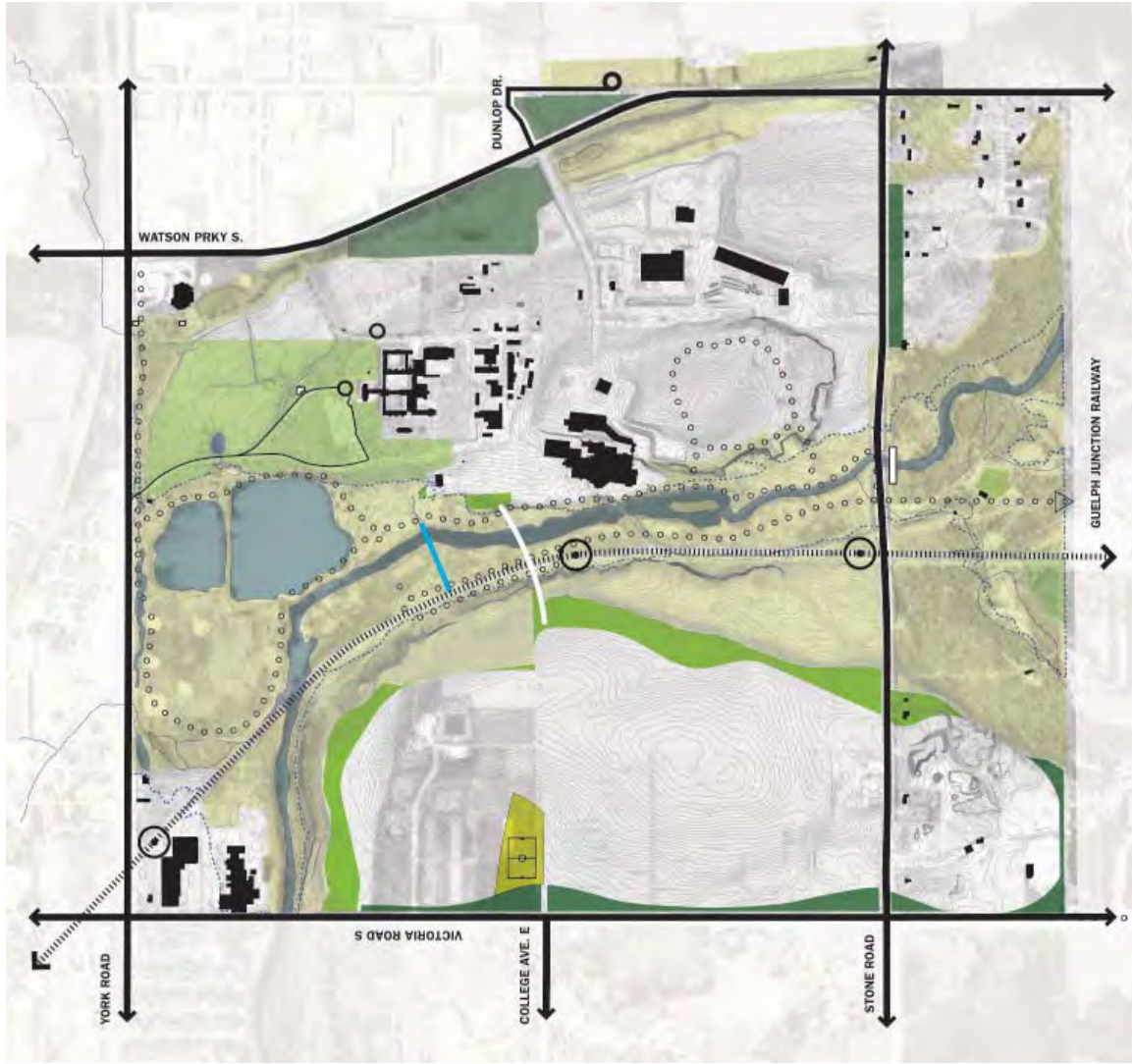


Figure 19: Option B - Open Space Framework

4.0 ALTERNATIVE DESIGN OPTIONS

4.2.3 ACCESS: CIRCULATION

High Road

All road routings in Option B follow the natural slope of the site. The primary road through the development runs across the high ground, affording views back to Guelph's centre and across the Eramosa River.

Stone Road Frontage

Option B locates employment frontage along Stone Road, providing a "gateway" into the development.

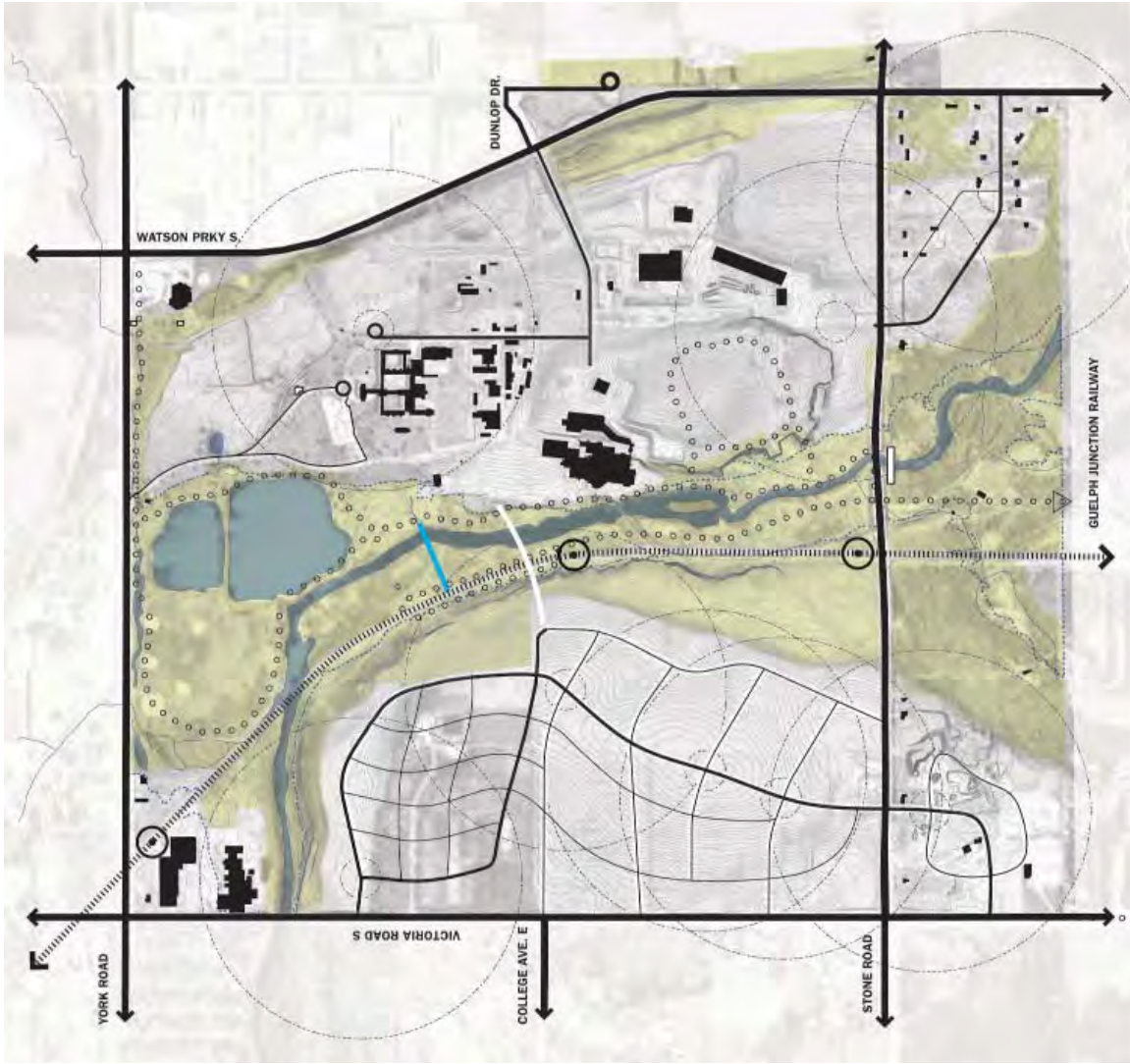


Figure 20: Option B - Circulation

4.2.4 LAND USE

Centres

Urban Village

Option B's centre is located at the intersection of the College Avenue extension and Ridge Road, and is fronted on all sides loosely forming a "square."

Southeast Village Option

The proposed development in the southeast quadrant is comprised of a mix of mid to high density employment mixed-use areas as well as live-work blocks.

Density

The overall density of Option B is the same as that of Option A, however the distribution of density in this Option differs as it caters to the unique topography of the site.

Corridors

The main corridor serves as a central spine within the site, connecting residential, live-work and employment land uses. The main corridors follow the contours of the site and are centred in the site design to allow for outer blocks to take advantage of views of the natural heritage afforded by the topography of the site.

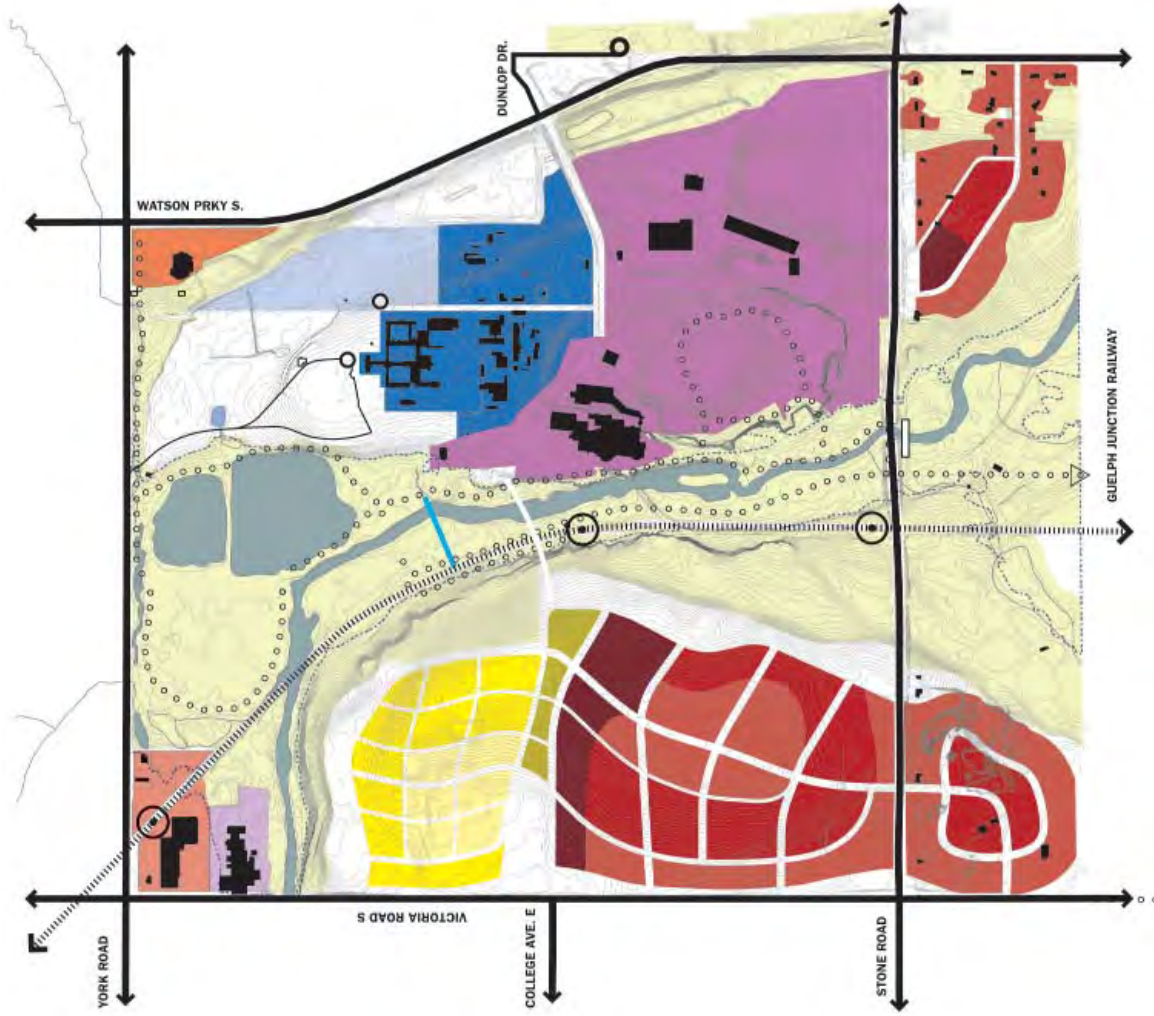


Figure 21: Option B - Land Use

4.0 ALTERNATIVE DESIGN OPTIONS

4.2.5 OPTION B

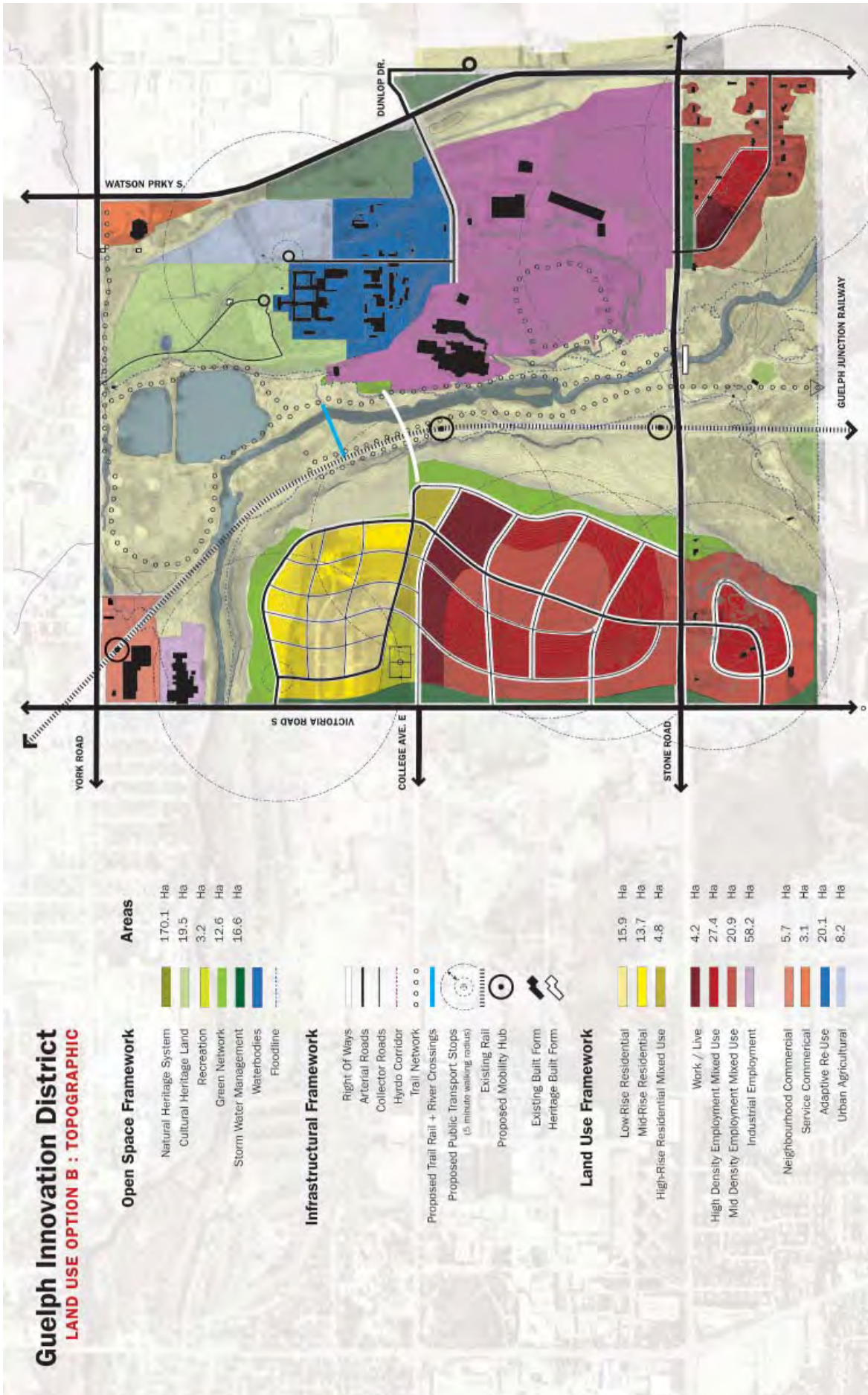


Figure 22: Option B

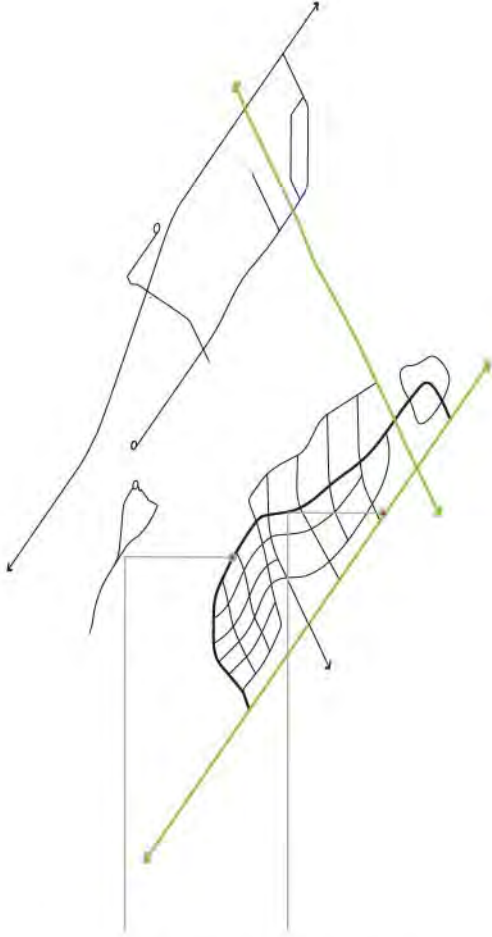
Option B Key Features

High Road

All road routings in Option B follow the natural slope of the site. The primary road through the development runs across the high ground, affording views back to Guelph's centre and across the Eramosa.

Localized College Avenue

College Avenue becomes a local road once it crosses Victoria Street. The threshold between the Live-Work units and the Residential Area to the North is not marked by a wide right of way.



Southeast Employment Option

Allowing for a potential future of mid and high density employment across from and complementary to the Industrial Usage North of Stone Road

Urban Village

Option B's centre is located at the intersection of the College Avenue extension and Ridge Road, and is fronted on all sides loosely form a "square."

Stone Road Frontage

Option B locates employment frontage along Stone road, providing a "gateway" into the development.



College Avenue Axis

The primary access into the development is an extension of College axis. Connecting the arboretum and Eramosa is a set of tree lined boulevards and recreational spaces.

Green Rim

Surrounding and buffering the development is a continuous band of green space and storm water management facilities that expand and contract to create a variety of exterior spaces.



4.0 ALTERNATIVE DESIGN OPTIONS

4.3 APPLICATION OF THE PRINCIPLES

i. OPTION A

Access to the Natural and Cultural Heritage system is ensured through a green grid of tree-lined streets, parks and open spaces which permeate throughout the site.

College Ave will serve as a vibrant main street with a diversity of heights and uses

A gridded street network serves the new community with rational and efficient connections for all users (e.g. cyclists, pedestrians)

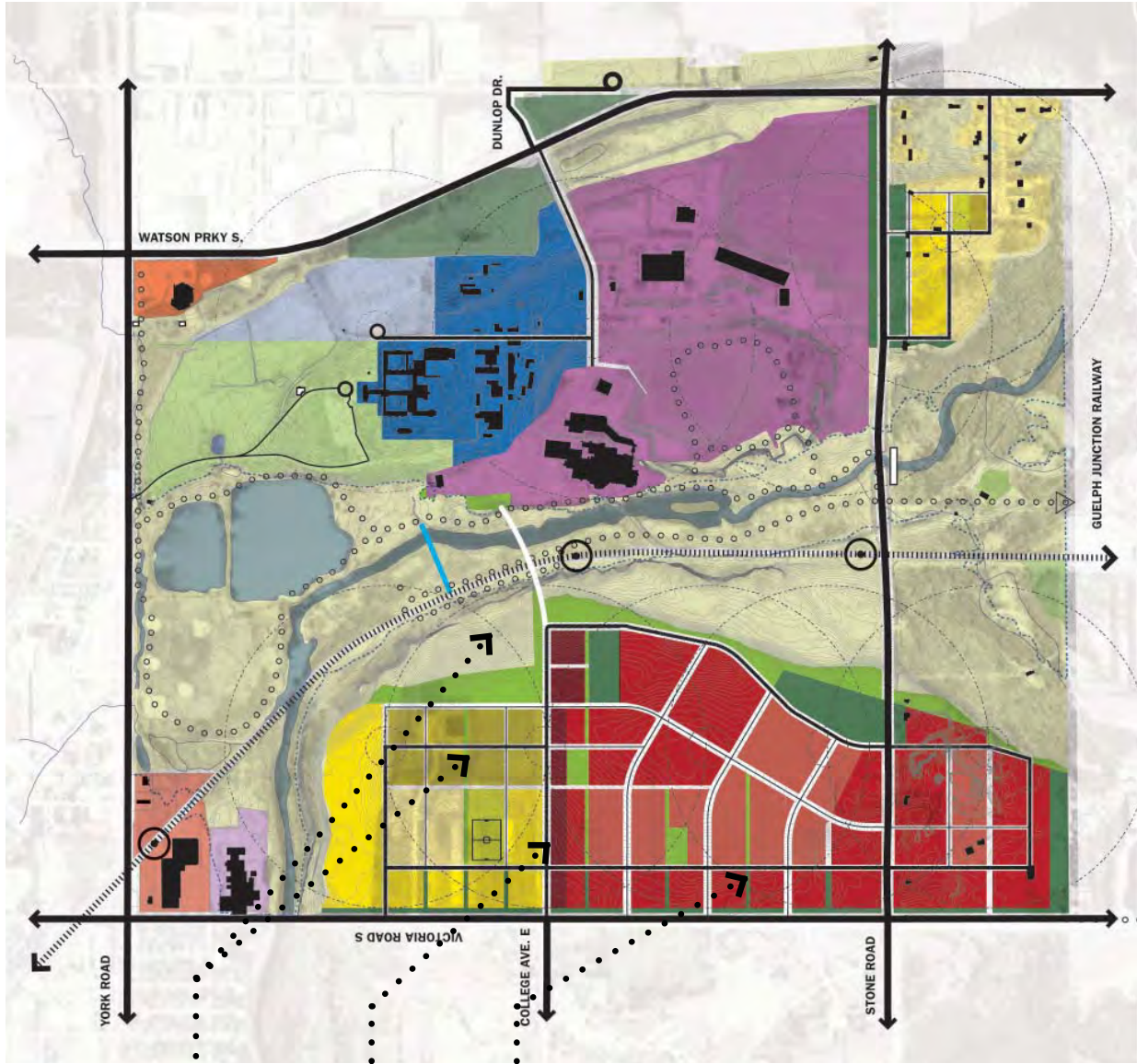


Figure 23: Option A - Application of the Principles

ii. OPTION B

Land Use and Densities are defined by a unique block and parcel fabric which is defined by a curvilinear street grid.

Option B utilizing and preserving existing topography allows for an enhanced plan that maximizes viewsheds to Natural and Cultural Heritage resources on the site as well as Energy and Sustainability through solar oriented blocks.



Figure 24: Option B - Application of the Principles

4.0 ALTERNATIVE DESIGN OPTIONS

4.4 BUILDING AND TESTING THE OPTIONS

The following figures display the various built form and density types found in the precedent review in Section 3.3 and how they informed the design layouts of both Option A and Option B. Selected residential and employment precedents are illustrated within both options to visually orient the precedent blocks within the land use context.

4.4.1 RESIDENTIAL BLOCKS

I. OPTION A

- The blocks can be efficiently broken and repeated to create a patterning effect of well structured community-centric building clusters that allow for lower density to transition to higher density:
 - This grid would be based on a hectare as the basic unit and the building size would reflect this
 - Ribbons of green multi programmable space could also be included in this residential section
- Sustainable best practices can be ensured by consistent treatment of the facade, as the European precedents show

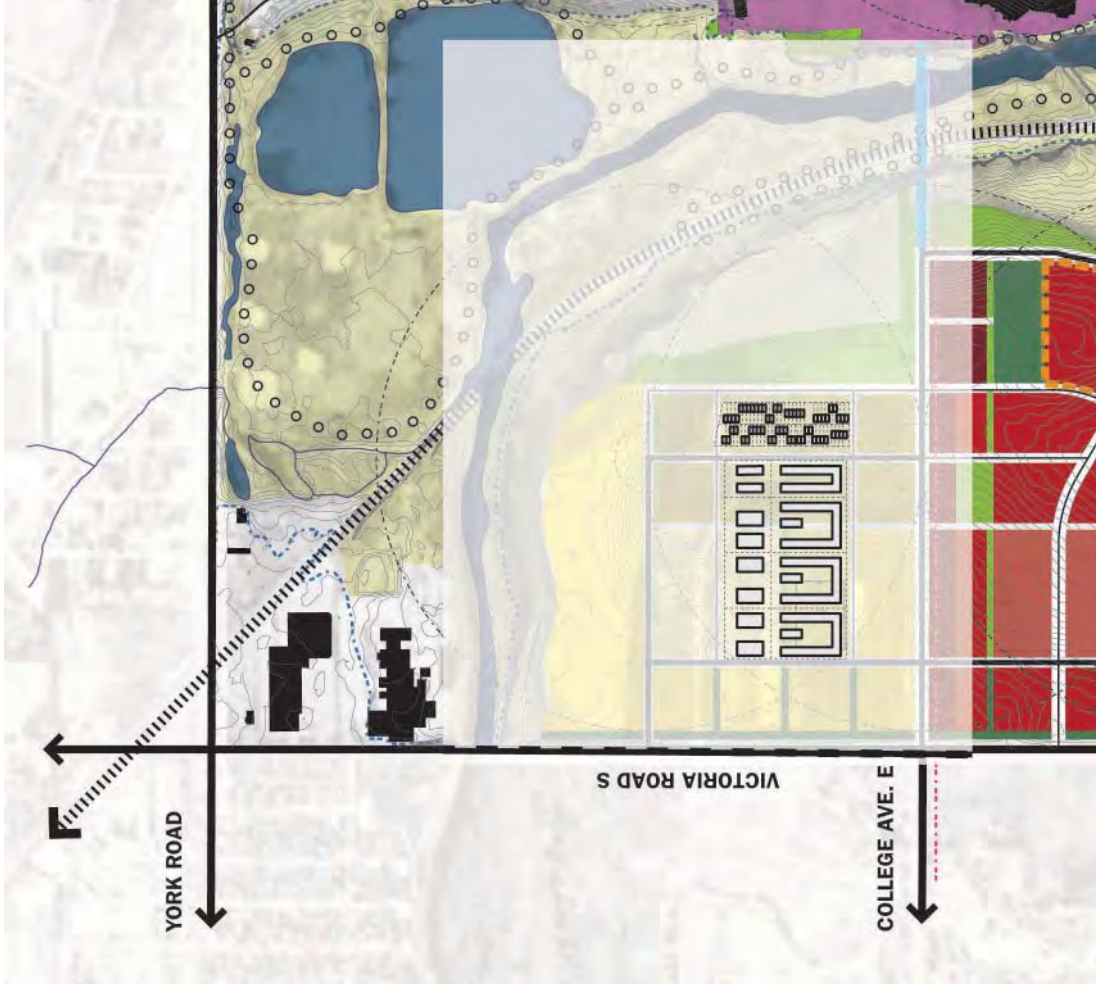


Figure 25: Option A - Building and Testing the Options; Residential Blocks

Building blocks shown in above option are Hammarby, Sweden and Ypenburg, Netherlands.

ii. OPTION B

- Having less repetitive, more flexible blocks can follow this more organic layout, enabling more unique community gathering spaces and more flexible ways for buildings to transition from lower to higher density
- These building, like the streets, would also be based on the topography and the building foundation structure would reflect this
- Pocket parks, community gardens and other uses of residential space would create individuality along these lines.
- Sustainable best practices can be ensured by custom treatment of the facade

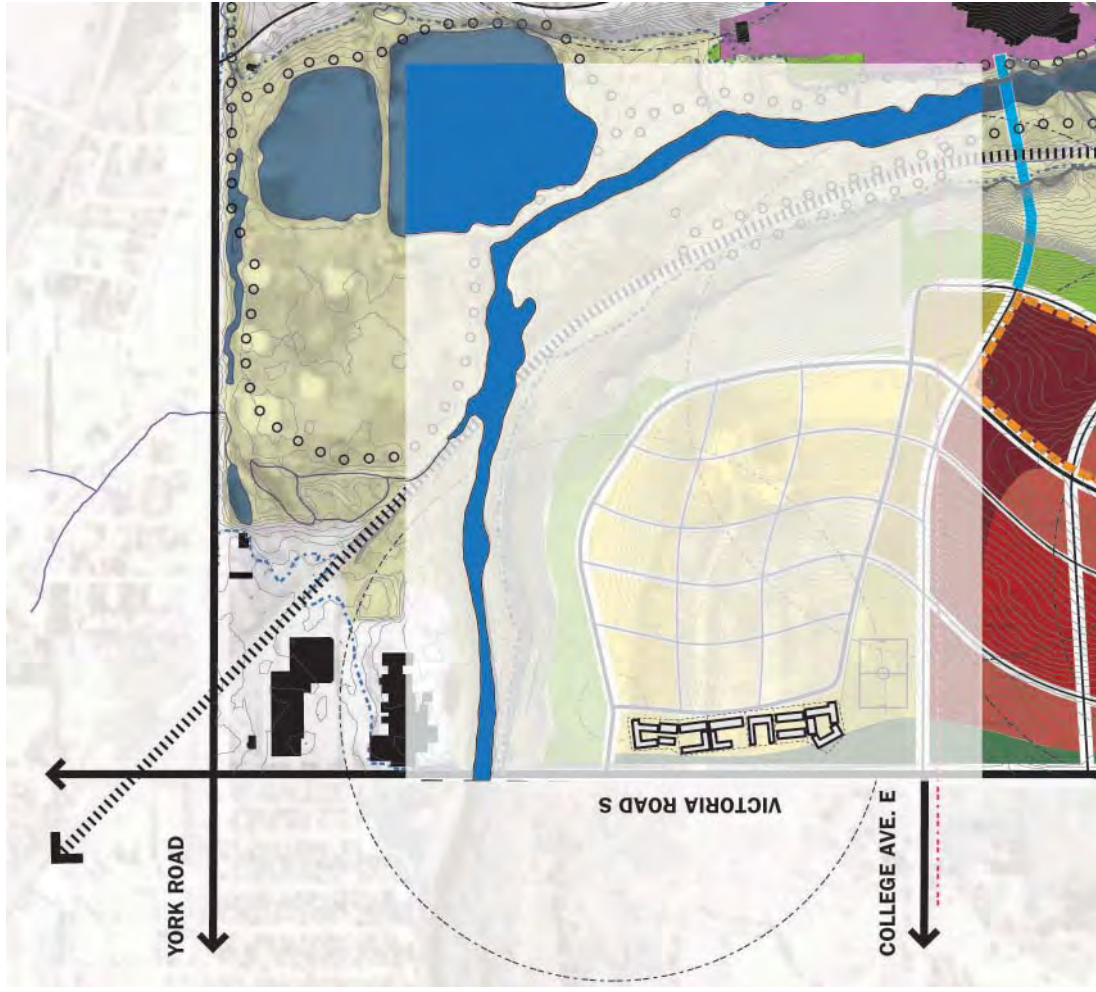


Figure 26: Option B - Building and Testing the Options; Residential Blocks
Building block shown in above option is Bo01 Housing Block, Sweden.

4.0 ALTERNATIVE DESIGN OPTIONS

4.4.2 EMPLOYMENT (NON-INDUSTRIAL) + INDUSTRIAL BLOCKS

i. OPTION A

- Innovative or Standard buildings can be accommodated on the regular grid - an extension of Guelph's existing block structure
- To be accommodated in this layout are the following uses:
 - High and low mixed use employment blocks,
 - Work/live
 - Other flexible spaces
- Efficiency of land allows us to reach our density targets without controlling building geometry too closely.

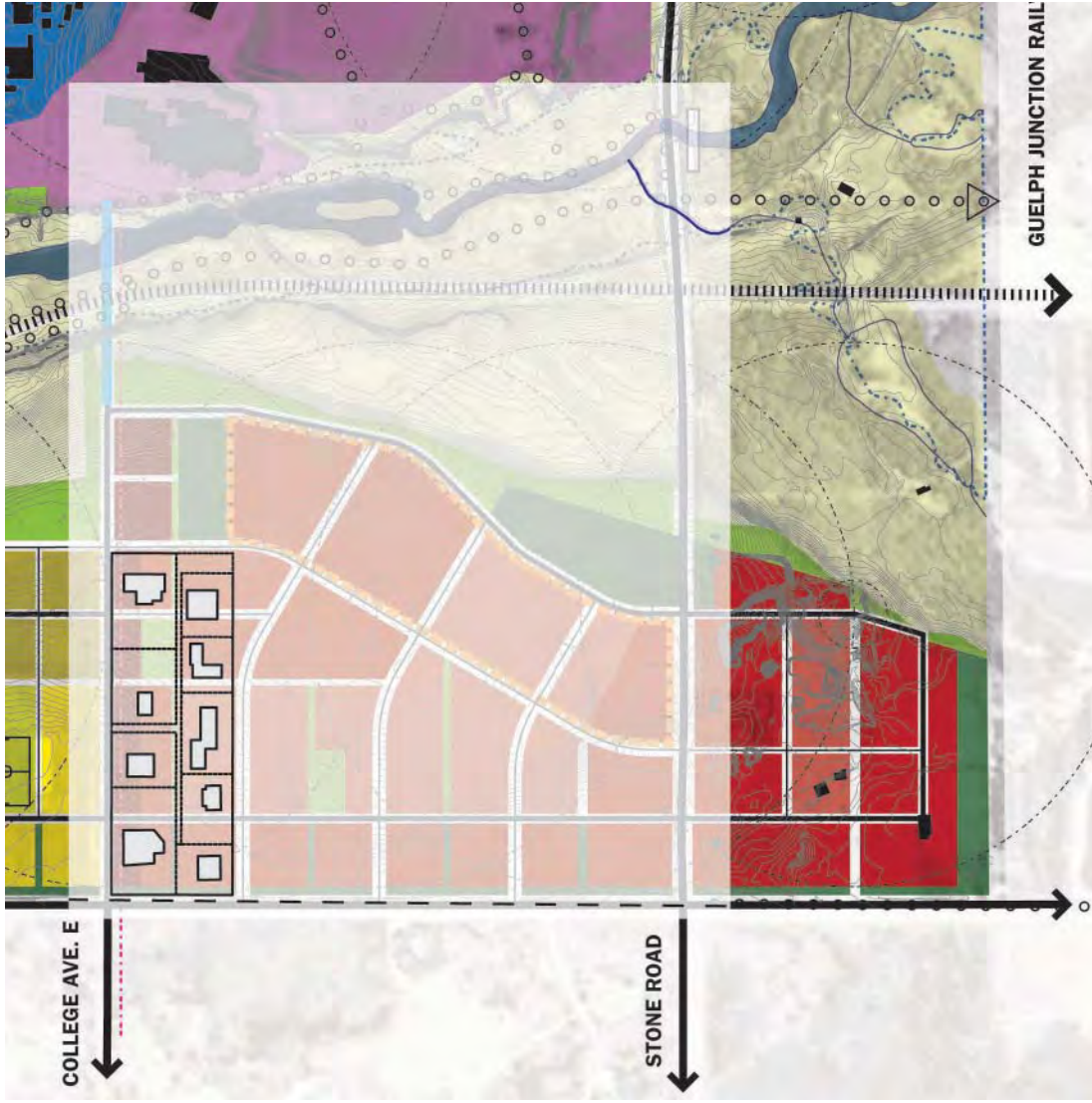


Figure 27: Option A - Building and Testing the Options; Employment + Industrial Blocks
 Building block shown in above option is the Guelph Business/Research Park.

ii. OPTION B

- Well spaced buildings with ample room for plantings and other landscape amenities - models from the western ideal of expansive development
- To be accommodated in this layout are the following uses:
 - High and low mixed use employment blocks,
 - Work/live
 - Other flexible spaces
- Low impact development would protect natural features

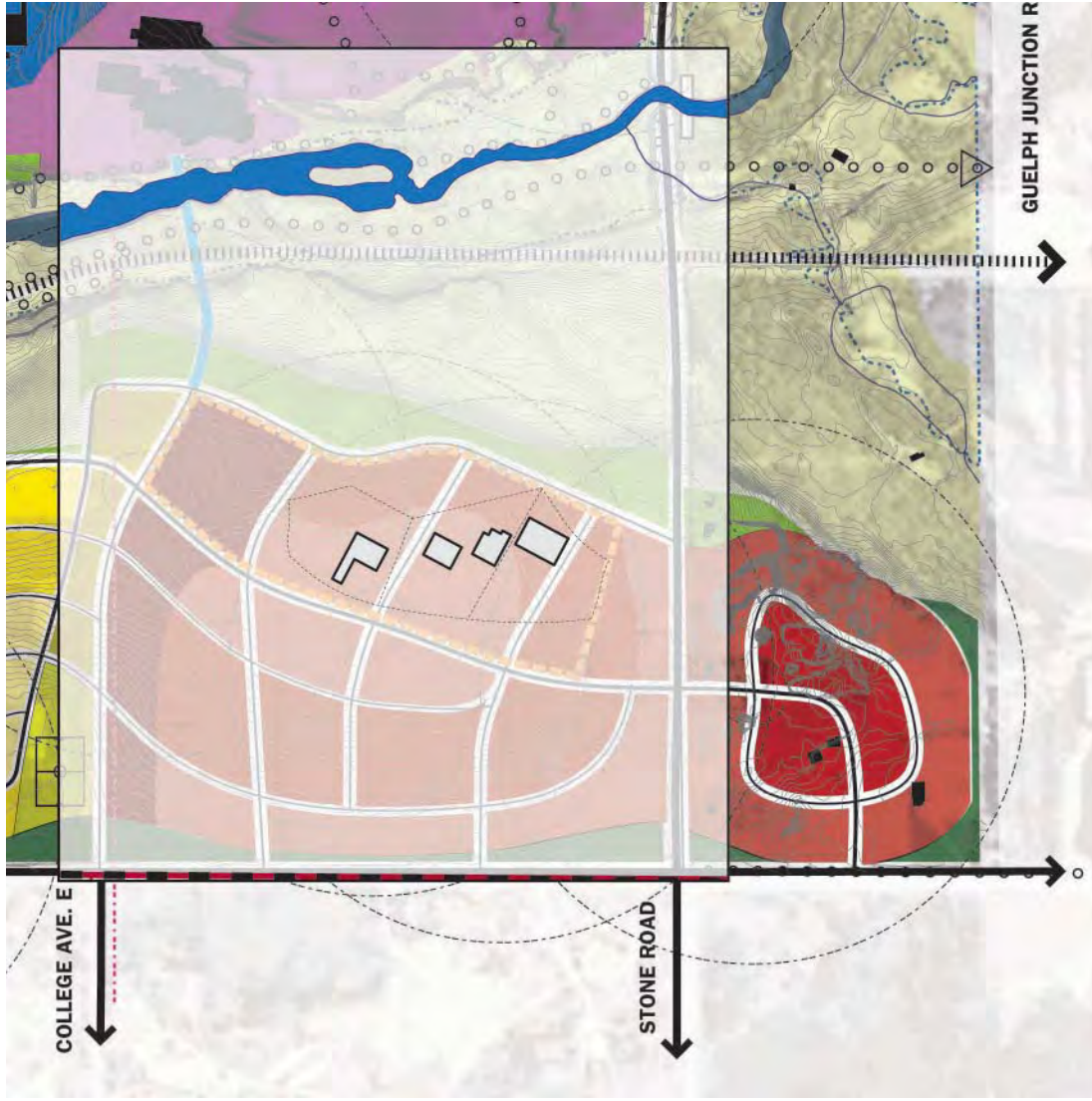


Figure 28: Option B - Building and Testing the Options; Employment + Industrial Blocks
Building blocks shown in above option is the Reading Business Park in England.

4.0 ALTERNATIVE DESIGN OPTIONS

4.5 SUSTAINABLE DESIGN

One useful system for benchmarking successful sustainable design is meeting best practice design standards such as LEED ND (Leadership in Energy and Environmental Design for Neighbourhood Development). LEED ND recommends a block alignment for Solar Orientation as follows:

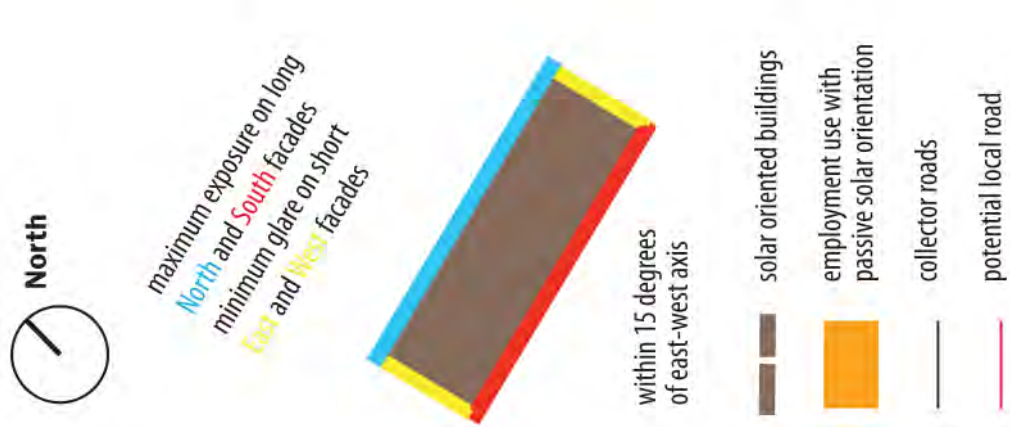
“Locate the project on existing blocks or design and orient the project such that 75% or more of the blocks have one axis within plus or minus 15 degrees of geographical east-west, and the east-west lengths of those blocks are at least as long as the north-south lengths of the blocks.”

i. OPTION A

- Rotating the grid 30 degrees from the Guelph standard brings the Western edge of the central employment site within 15 degrees of the east-west axis

ii. OPTION B

- Following the contours makes this option conducive to having lots of area with solar orientation, also within 15 degrees of the east-west axis



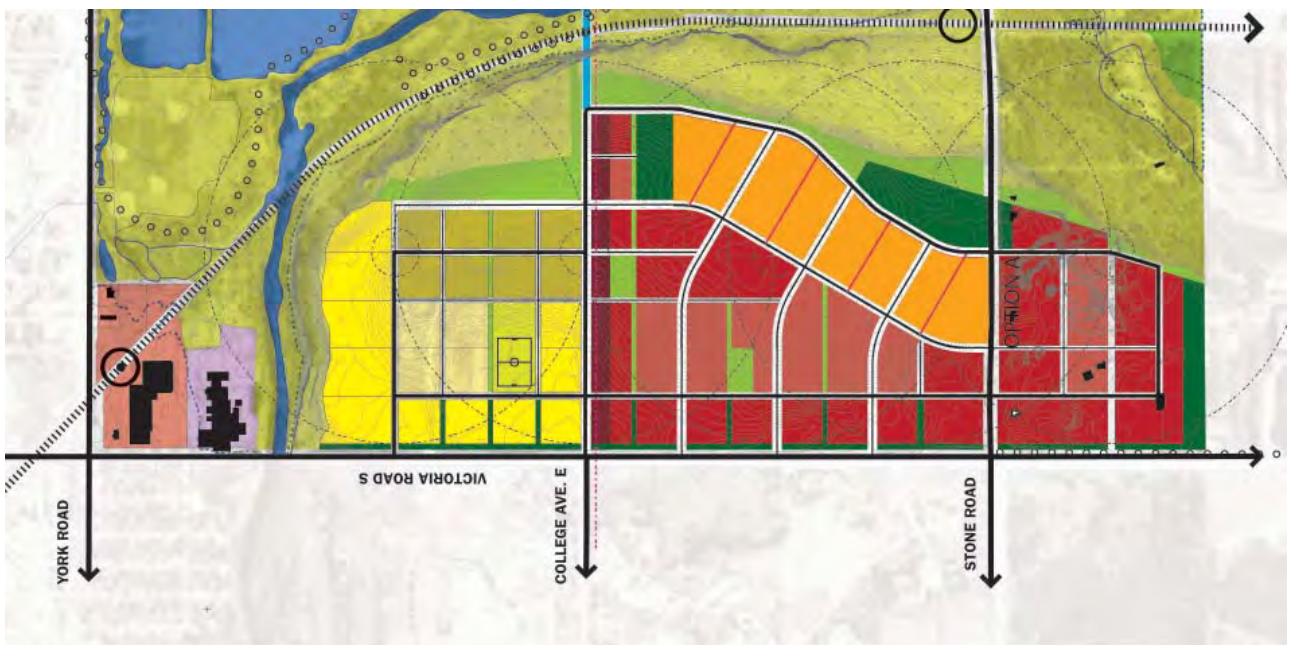
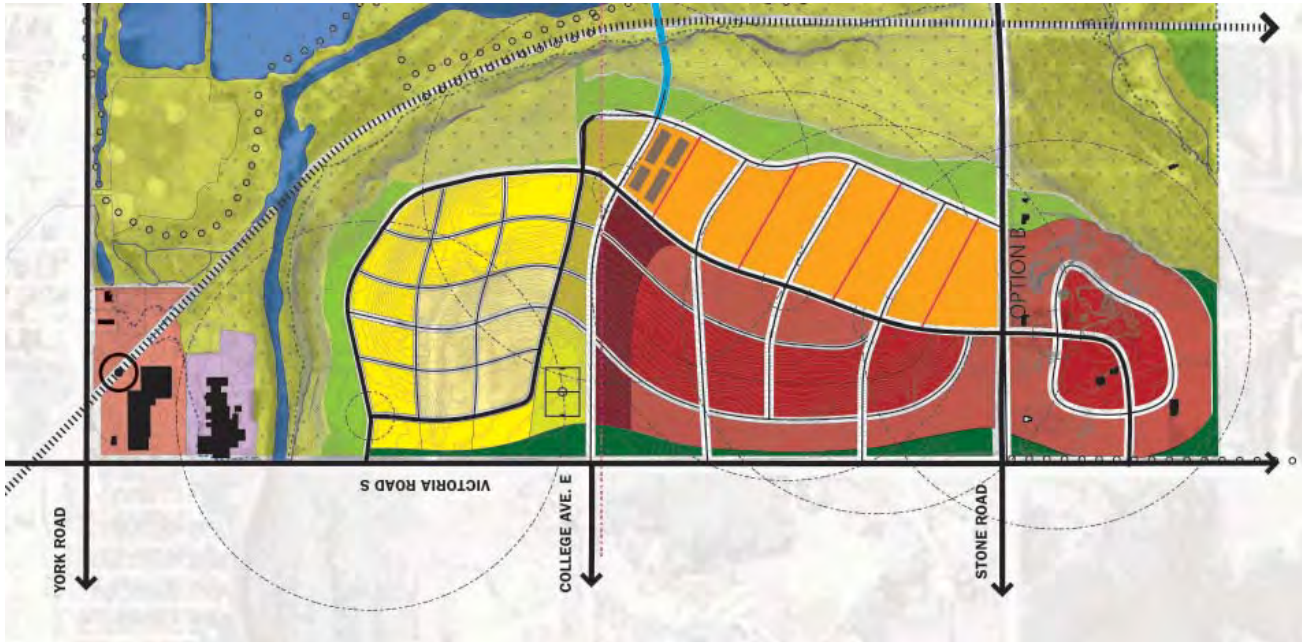


Figure 29: Solar Orientation Options

5.0 COMPOSITE DESIGN OPTION

5.1 INTRODUCTION

A detailed Composite Design Option was developed which built upon a community workshop and design charette results which harmonized the best qualities of both options, public input and the City's goals for the site. Working through this process was necessary to allow specific design elements to be reflected in the Secondary Plan. The following provides an overview of the public design workshop and design charette.

5.2 ANALYZING THE OPTIONS

i. PUBLIC SESSION

On September 15th, 2011, a Public Design Workshop was held at the City of Guelph to discuss the design components of Alternative Land Use Options A and B. In small breakout groups, discussions revolved around the open space, circulation and the land use composition of the options.

Unique elements from each option were endorsed by residents such as the linear park structure of Option A and the topographic sensitivity of Option B. Many felt that there were too many intersections with Victoria Road and that a more integrated land use mix was favourable and could be achieved.

Public input was then evaluated and summarized to help inform the decision-making in a final Design Charette held on October 18, 2011.

ii. DESIGN CHARETTE

The purpose of this day-long, invitational workshop exercise was to:

- summarize the key elements, opportunities and constraints from each of the two Alternative Design Options summarized at the September 2011 Public Design Workshop; and
- forge a general consensus on which of these elements should be carried forward and/or revised to establish directions for a single preferred design framework.

Key elements discussed from the two options included:

- A preferred road hierarchy and block pattern
- Preference for the College Street Extension
- Edge transitions
- Open space form and location
- Density distribution
- Preferred building heights
- Infrastructure and energy requirements

The session began with an overview of the relative strengths and weaknesses of the two options, with direct comparisons made between contrasting approaches to the various elements described above. The group subsequently debated the merits of each with due consideration of environmental, market, sustainability, and community design principles. Ideas were recorded through a combination of text and annotated sketches, the outcomes of which informed the final recommended option.

5.3 COMPOSITE DESIGN OPTION

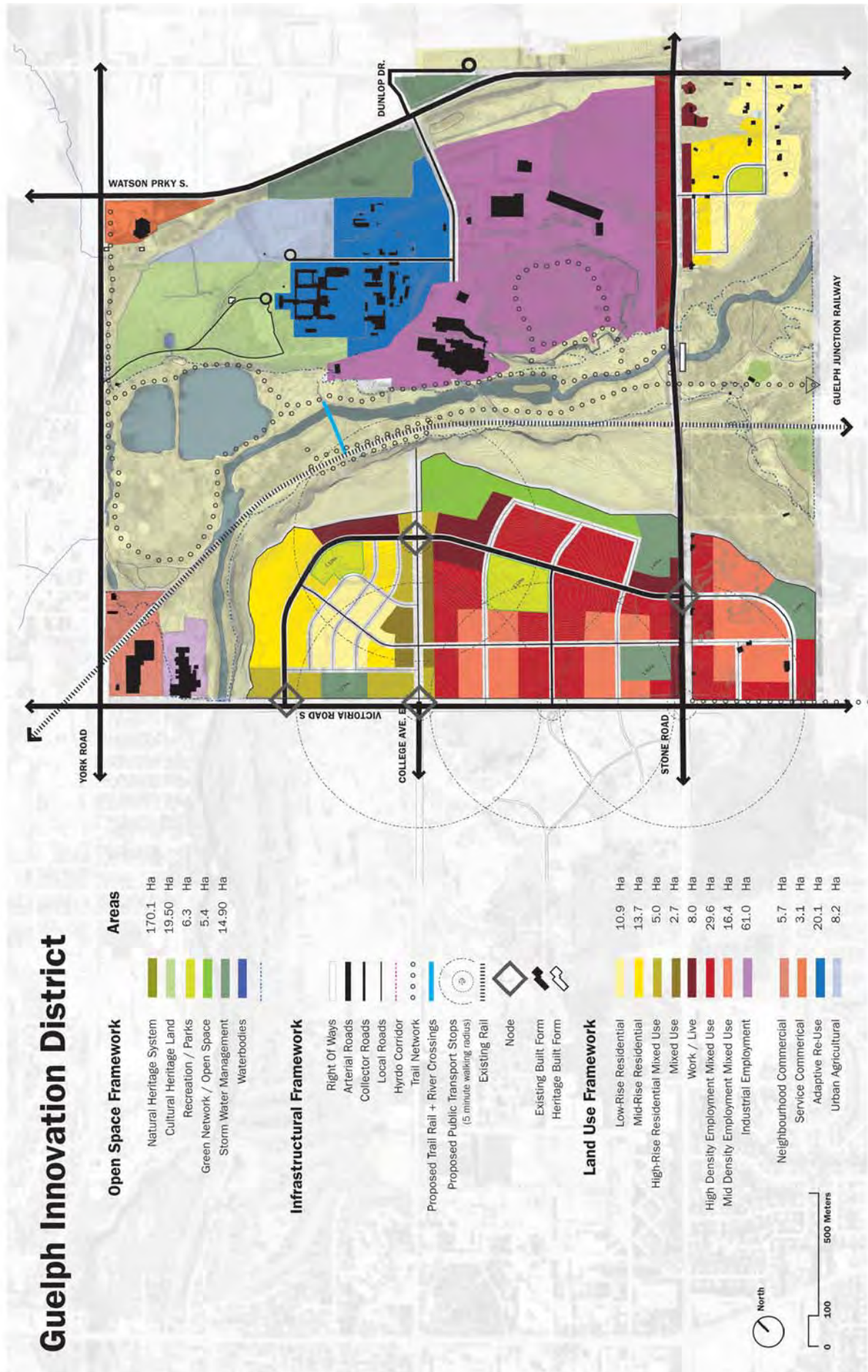


Figure 30: Composite Design Option

6.0 PREFERRED DESIGN

6.1 INTRODUCTION

The preferred design for the Guelph Innovation District is built upon the Vision, Principles and associated Objectives. Initially, a detailed composite design option was developed to build upon the community workshop results and ensure that desirable features, local road systems and subdivision are attainable.

6.2 KEY DESIGN ELEMENTS

The preferred design works with the topography of the site and includes key arterial and collector roads, a proposed river crossing, nodes at key gateways, and flexible land use categories to support a mix of principally employment, residential and commercial uses. The natural heritage system, built heritage resources, and cultural heritage landscape are clearly denoted to ensure their protection. The City's current land holdings south of Dunlop Dr. are shown as major utility which would support the current Waste Resource Innovation Centre and the solar facility under development.

6.2.1 CIRCULATION

The preferred design incorporates a modified grid and block pattern that best facilitates a compact, transit-oriented community. The preferred design maximizes frontage along key arterials and supports a fine grained urban fabric along the eastern extension of College Avenue. The transit-oriented design locates density close to high frequency transit stops along Victoria Road and promotes live-work within the western portion of the development thereby reducing trip generation and parking requirements.

6.2.1 OPEN SPACE FRAMEWORK

A Neighbourhood Park is located adjacent to the current Turfgrass Institute building and a larger Community Park is located in the employment area south of College Avenue which will support larger active programmable activities. The park space in the above two locations makes the best use of surrounding land uses, site topography and provides focal areas for both the urban village and employment area.

6.2.1 LAND USE

The preferred design includes specialized land use categories specific to the GID, Natural Heritage System categories from Council adopted OPA 42, and land use categories proposed in the draft Official Plan. The Corridor Mixed Use category located at Nodes and along key Arterial and Collector Roads would permit high density residential development and other uses that would support the District's residential and employment population. The majority of employment land, outside of the Industrial and Major Utility categories, would occur within two Employment Mixed Use categories permitting a mix of industrial, commercial and institutional uses. Residential uses are permitted in one of the employment mixed use categories and excluded in the other. The cultural heritage landscape and built heritage resources of the former reformatory site are designated as Adaptive Re-use in the northeast portion of the site. The majority of lands within the Residential category would support medium density residential housing forms. A Special Residential Area (SRA) category is proposed for the majority of the existing estate residential development located at the southeast corner of the District.

6.2 PREFERRED DESIGN

Guelph Innovation District PREFERRED DESIGN

Infrastructural Framework

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

Land Use Framework

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

*NHS as per council adopted OPA 42

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

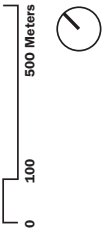


Figure 31: Preferred Design

7.0 DEFINITIONS

Agri-Innovation Cluster: consists of two main subsectors, each of which includes several niche areas. The first category, food and wellness, includes functional foods and nutraceuticals, as well as food and beverage firms; the second, agri-business, includes firms involved in bioproducts, plant science, animal health, agri-energy and agri-tech. The Guelph Agri-Innovation Cluster comprises over 150 organizations, including 64 companies, 38 food and agri-business associations, 8 cluster support organizations, and approximately 43 research centres and initiatives that are important to the research capacity of the cluster.

Carbon-neutral: making no net release of carbon dioxide to the atmosphere. This is achieved by calculating total carbon emissions, reducing them where possible, and balancing remaining emissions with the purchase of carbon offsets. Planting trees is one way in which to offset emissions.

Community Energy Plan: an energy initiative to aid Guelph in creating a healthy, reliable and sustainable energy future by continually increasing the effectiveness of how they use and manage their energy and water resources. The main goals under the plan are to use less energy in 25 years than they do today, consume less energy per capita than comparable Canadian cities and to produce less greenhouse gas per capita than the current global average.

Draft Secondary Plan for the Downtown - Envision Guelph Downtown: will set a long term vision to guide future development within the study area over the next 20 years. It will focus on how change should occur downtown with an emphasis on land use and urban design. It will become part of the City's Official Plan.

Gateway: type of place-making device that transforms strategic access points in the City's network of transportation corridors and open spaces into pleasing and memorable arrival points.

Guelph Official Plan: the official plan is a statement of goals, objectives and policies intended to guide future land use, physical development, growth and change within the corporate limits of the City of Guelph. The policies of the Plan are designed to promote public interest in the future development of the City, to maintain the good quality of life for the citizens of Guelph, to reduce uncertainty concerning future development, and to provide a basis for the Zoning By-law and other land use controls.

Industrial ecology: concerned with the shifting of industrial process from linear (open loop) systems, in which resource and capital investments move through the system to become waste, to a closed loop system where wastes can become inputs for new processes.

Net Density: means the concentration of residential development, calculated by dividing the total number of dwellings by the net area of the site developed for residential purposes. This term excludes roads and road rights-of-way and areas that have been dedicated to the City or another public agency.

Nodes: points, centres or areas that may be junctions where transportation, retail, residential and employment activities intersect. Nodes should exude a strong sense of place.

Prosperity 2020: Prosperity 2020 defines the strategic directions recommended for Guelph to sustain and enhance Guelph's position as a competitive and prosperous location for private and public sector investment over the period to 2020. These strategic directions make Guelph a community of choice for talent of the future, support and maximize economic benefit and target icon status for a vibrant, transit connected, mixed use centre.

Provincially Significant Earth Science Area of Natural and Scientific Interest (ANSI): an official designation by the provincial Government of Ontario applied to contiguous geographical regions within the province that have geological or ecological features which are significantly representative provincially or regionally.

Secondary Plan: serves as a guide for future development in defined areas of the City. It adapts and implements the objectives, policies, land use designations and overall planning approach of the City's Official Plan to fit with local contexts. It also establishes local development policies unique to an area that will guide growth and change in that area.

Universal access: enables all citizens to reach every destination served by their public street and pathway system. Universal access is not limited to access by persons using automobiles. Travel by bicycle, walking, or wheelchair to every destination is accommodated in order to achieve transportation equity, maximize independence, and improve community livability. Wherever possible, facilities are designed to allow safe travel by young, old, and disabled persons who may have diminished perceptual or ambulatory abilities.

Urban agriculture: the practice of cultivating, processing and distributing food in, or around, a village, town or city. Urban agriculture can also involve animal husbandry, aquaculture, agro-forestry and horticulture. These activities also occur in peri-urban areas as well.

Urban village: refers to an urban form typically characterized by: medium density development; mixed-use zoning; the provision of good public transit; and an emphasis on urban design - particularly pedestrianization and public space.

APPENDIX A LAND USE PRECEDENTS

APPENDIX A

LOW RISE RESIDENTIAL PRECEDENTS

LOCAL

Guelph Low-Rise Residential Block 1

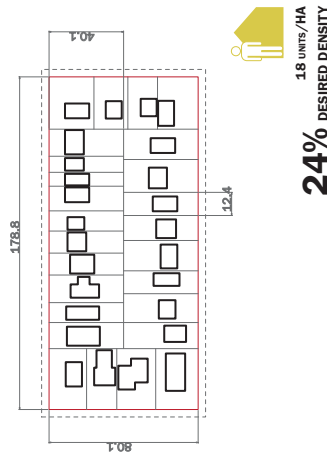
Downtown : Cork | Durham | Dublin | Glasgow

Block Area : 1.43 ha [14,330 m²]

Lots : 26

Average Lot Size : 550 m²

Average Unit Footprint : 117 m²



Guelph Low-Rise Residential Block 2

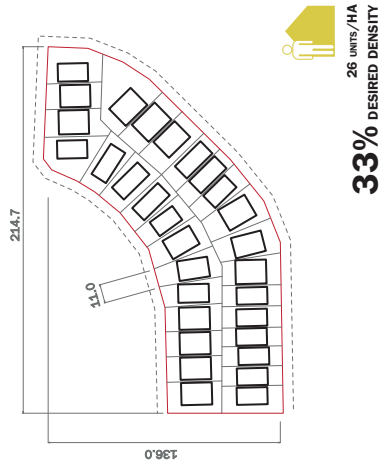
York Road Area : Whitepine | Beecham

Block Area : 1.63 ha [16,345 m²]

Lots : 30

Average Lot Size : 545 m²

Average Unit Footprint : 210 m²



LOCAL

Guelph Low-Rise Residential Block 2

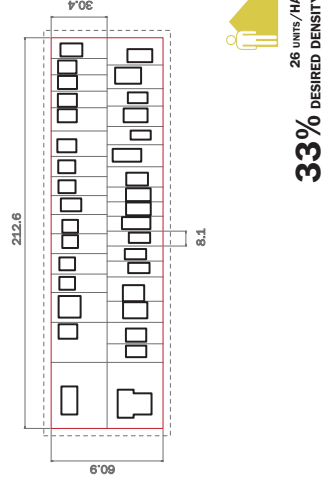
York Road Area : Kingsmill | Hayes | Boulton

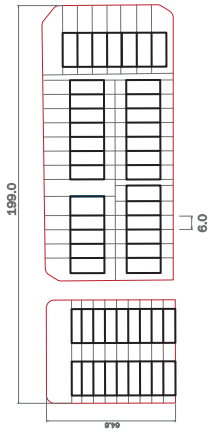
Block Area : 1.295 ha [12,950 m²]

Lots : 34

Average Lot Size : 380 m²

Average Unit Footprint : 88 m²





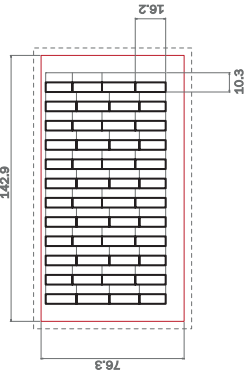
North Shore Residential Block

Port Credit, Ontario

Block Area : 1.22 ha [1,2,200 m²]
 Lots : 50
 Average Lot Size : 244 m²
 Average Unit Footprint : 114 m²



41 UNITS/HA
55% DESIRED DENSITY



Ypenburg Low-Rise Residential Block 2

Ypenburg Hagendijland, Netherlands

Block Area : 1.1 ha [10,910 m²]
 Lots : 48
 Average Lot Size : 230 m²
 Total Footprint : 3975 m²
 Average Unit Footprint : 82 m²



44 UNITS/HA
54% DESIRED DENSITY

APPENDIX A

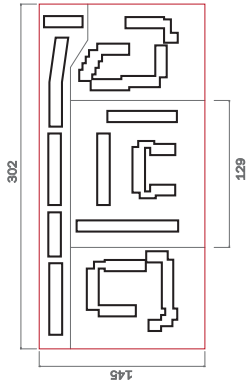
MID + HIGH RISE RESIDENTIAL PRECEDENTS

LOCAL

Guelph Mid Rise Residential Block 1

Silvercreek Parkway

Block Area : 43,875 m2
 Lots : 4
 Average Lot Size : 7,315 m2
 Total Footprint : 10,145
 Average Unit Footprint : 780 m2
 Average Floors : 3



105%

198 Residents/HA
 DESIRED DENSITY

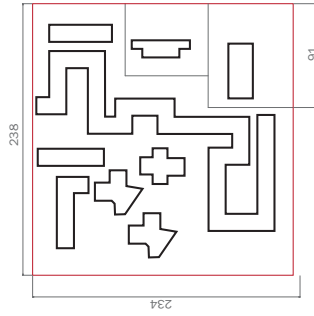


LOCAL

Guelph Low-Rise Residential Block 3

York Road Area : Whitepine | Beecham

Block Area : 54,350 m2
 Lots : 3
 Average Lot Size : 18,116 m2
 Total Footprint : 15,310
 Average Unit Footprint : 1700 m2
 Average Floors : 3



128%

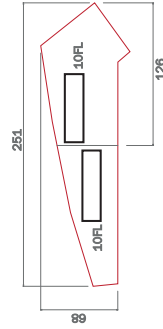
240 Residents/HA
 DESIRED DENSITY



Guelph High-Rise Residential Block 2

York Road Area : Kingsmill | Hayes | Boulton

Block Area : 11,850 m2
 Lots : 2
 Average Lot Size : 5,925 m2
 Total Footprint : 2000 m2
 Average Unit Footprint : 1000 m2
 Average Floors : 10



256%

480 Residents/HA
 DESIRED DENSITY





175% 100 UNITS/HA DESIRED DENSITY

Dockside Green

Victoria, British Columbia

Block Area : 5.5 ha [53,180 m²]

Lots : 17

Average Lot Size : 3125 m²

Total Footprint : 16,930 m²

Average Unit Footprint : 847 m²

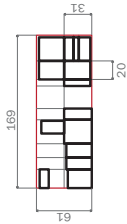
Average Floors : 5

APPENDIX A

EMPLOYMENT (NON-INDUSTRIAL)

LOCAL Guelph Centre Downtown Block

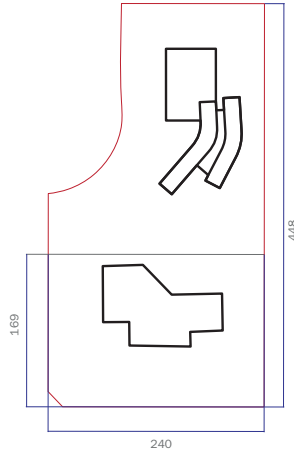
Block Area : 10,286 m²
 Lots : 19
 Average Lot Size : 540 m²
 Total Footprint : 5915
 Average Unit Footprint : 422 m²
 Average Floors : 2 [11,830 m² total]
Block FAR : 1.15



226% DESIRED DENSITY
 328 Jobs / HA

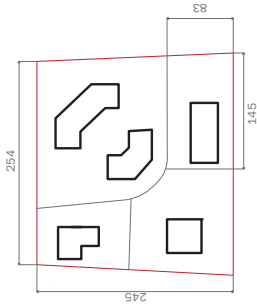
Guelph Business Park University Area : Stone Road

Block Area : 91,866 m²
 Lots : 2
 Average Lot Size : 45,933 m²
 Total Footprint : 16,943 m²
 Average Unit Footprint : 8465 m²
 Average Floors : 4 [67,772 m² total]
Block FAR : 0.74



113% DESIRED DENSITY
 164 Jobs / HA





192 Jobs / HA
132% DESIRED DENSITY

Waterloo Business / Research Park

University Area : RIM Campus

Block Area : 69,945 m²

Lots : 4

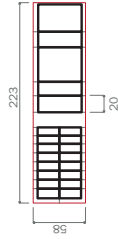
Average Lot Size : 17,485 m²

Total Footprint : 10,060

Average Unit Footprint : 2010 m²

Average Floors : 6 [60,360 m² total]

Block FAR : 0.86



660 Jobs / HA
455% DESIRED DENSITY

Santa Coloma Business Park

Badalona, Spain

Block Area : 12,925 m²

Lots : 21

Average Lot Size : 615 m²

Total Footprint : 9585 m²

Average Unit Footprint : 455 m²

Average Floors : 4 [38,340 m² total]

Block FAR : 2.97

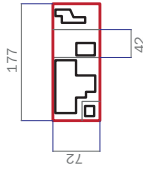
APPENDIX A

INDUSTRIAL

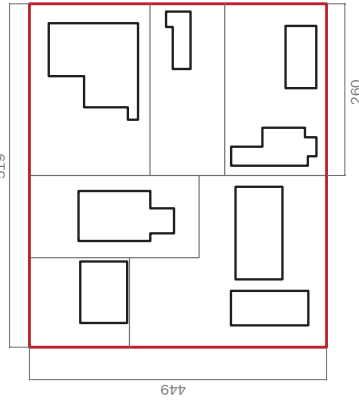
York Road Industrial Site : Central

York Road + Kingsmill

Block Area : 12,775 m2
 Lots : 4
 Average Lot Size : 3,195 m2
 Total Footprint : 4,730 m2
 Average Unit Footprint : 1180 m2
Assumed FAR : X



 46 Jobs/HA
132% DESIRED DENSITY



 32 Jobs/HA
91% DESIRED DENSITY

Guelph Industrial Site : Northwest

Speedvale + Lewis

Block Area : 233,295 m2
 Lots : 6
 Average Lot Size : 38885 m2
 Total Footprint : 59,691 m2
 Average Unit Footprint : 9950 m2
Assumed FAR : X



 32 Jobs/HA
91% DESIRED DENSITY

Ludlow Eco Business Park

Ludlow, England

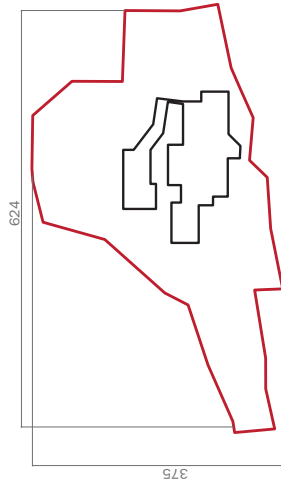
Block Area : 86,555 m2
 Lots : 7
 Average Lot Size : 12,365 m2
 Total Footprint : 22,150 m2
 Average Unit Footprint : 690 m2
Assumed FAR : X



70 **Guelph Innovation District**
 City of Guelph, Ontario

LOCAL
Guelph Industrial Site : Cargill
 York District Lands

Block Area : 127,575 m2
 Lots : 1
 Average Lot Size : 127,575 m2
 Total Footprint : 20,690 m2
 Average Unit Footprint : 20690 m2
Assumed FAR : X



 **86 Jobs/HA**
246% DESIRED DENSITY



BEST PRACTICE
Kalundborg Industrial Park
 Kalundborg, Denmark

Block Area : 78,910 m2
 Lots : 5
 Average Lot Size : 15,780 m2
 Total Footprint : 37,600
 Average Unit Footprint : 5371 m2
Assumed FAR : X

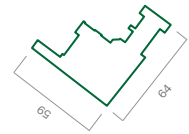
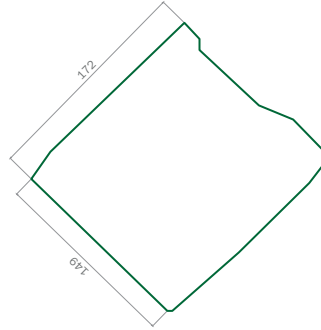
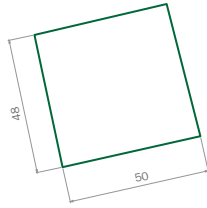
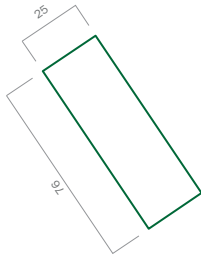


 **60 Jobs/HA**
170% DESIRED DENSITY



APPENDIX B OPEN SPACE PRECEDENTS

APPENDIX B



OPEN SPACE

Guelph City Hall Plaza

Guelph

Open Space Area : 1,918 m²

St. George's Square

Guelph

Open Space Area : 2,377 m²

University of Guelph Quad

Guelph

Open Space Area : 26,796 m²

Town Square

Oakville

Open Space Area : 1,946m²



Panorama of views across the GID.

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INFORMATION REPORT



TO Guelph City Council

SERVICE AREA Planning & Building, Engineering and Environment
DATE July 7, 2011

SUBJECT An Outline of Development Permit Systems

REPORT NUMBER 11-67

SUMMARY

Purpose of Report:

To outline the Development Permit System including how it differs from traditional planning approval processes, benefits and challenges, implementation steps, and use in Ontario.

BACKGROUND

The Development Permit System (DPS) is a fairly new form of approval process available to Ontario municipalities. This Planning tool essentially combines the approval process for zoning by-laws, minor variance, and site plan approval into one system creating a streamlined and flexible development approval process. A DPS can also regulate site alteration and vegetation removal thereby replacing a site alteration by-law and/or tree cutting by-law. A DPS does not replace lot creation or building permit processes. The system brings with it a number of additional tools including allowing discretionary uses, conditional approvals, variations to development standard requirements, control of exterior design elements, and control over the removal of vegetation in specific areas. Various forms of this approval system have been used in many municipalities outside of Ontario and in the United States. See Attachment 1 for a Ministry InfoSheet on the DPS.

Changes were made to the *Planning Act* to allow for the use of a DPS in Ontario when Ontario Regulation 608/06 (Development Permits Regulation) came into effect on January 1, 2007. Initially the following five municipalities were enabled to initiate a development permit system: City of Hamilton, City of Toronto, Region of Waterloo, Town of Oakville and the Township of Lake of Bays. Of the five original pilot municipalities, only the Township of Lake of Bays has implemented a DPS for its waterfront areas. Carleton Place is the only other municipality that has a DPS in place. Two other municipalities are close to implementing a DPS, the City of Brampton and the Town of Gananoque. Since 2008, the City of Brampton has been working on a DPS for a portion of its downtown, which is transitioning from

residential to commercial uses. The Town of Gananoque is implementing a DPS for the entire municipality, however it is currently subject to an Ontario Municipal Board (OMB) appeals process.

REPORT

This report is meant to provide a basic understanding of a DPS as it could apply to Ontario municipalities as an optional planning tool. In particular this form of development approval is being considered as one possible implementation model for the Guelph Innovation District lands which are currently the subject of Secondary Plan preparation.

Traditional vs. Development Permit System Development Approval Processes

The City of Guelph currently uses a traditional planning approach to process development applications. Under this system, development applications are often subject to numerous approval processes. While applications can be considered concurrently, but approvals cannot be granted concurrently. For example, a development proposal to reuse a former industrial property for residential use could require an Official Plan Amendment, zone change, or a minor variance to deal with different zone regulations, and site plan approval. Each of these applications has its own application and process requirements, sometimes including public consultation. The minor variance application can be submitted and approved by the Committee of Adjustment while a site plan application is being reviewed by staff. When the variance is finalized and there are no appeals, then site plan approval can be attained.

In contrast, a DPS is a policy led, upfront planning tool intended to provide a simplified and coordinated approach to development approvals. The tool combines the approval processes for zoning, minor variance, and site plan approval. As well, a DPS can also regulate site alteration and vegetation removal. Essentially, a DPS moves the design work upfront in the process and allows greater flexibility to the development industry at the actual development approval stage. Public input and appeals are also moved to an earlier stage. Approval of development applications under an approved DPS can be delegated to staff which can help expedite development reviews by removing the need to tie applications to a Council's meeting schedule and additional public consultation.

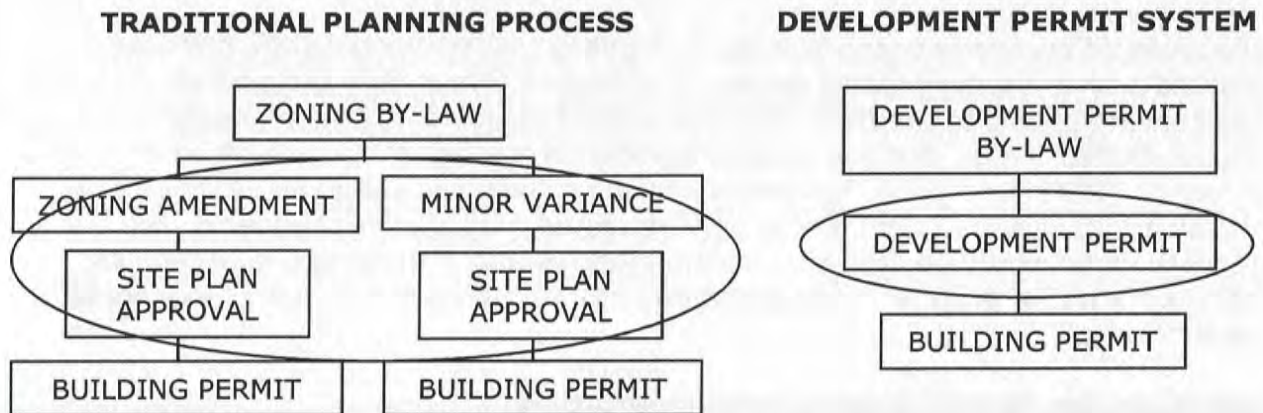
A DPS offers a number of tools which are not currently available through a traditional planning process. These tools combine the ability to:

- Regulate site alteration and vegetation removal
- Incorporate standards and variations from standards
- Identify both permitted and discretionary uses (subject to specific criteria)
- Similar to traditional planning tools, the DPS can regulate exterior and sustainable building design elements, e.g. secure streetscape improvements such as landscaping, street furniture, bicycle parking facilities
- Outline conditions required prior to, or as part of, a development permit approval

DPS can impose conditions of approval. Recently, changes to the *Planning Act* also allow for conditions of zoning. A regulation is expected to clarify the scope of permitted zoning conditions.

Figure 1 presents the key components of a traditional planning process compared to a development permit system.

**Figure 1
Planning Process Comparison**



A detailed comparison of various elements of a traditional planning process compared to development permit system approach is provided in Attachment 2. DPS flowcharts outlining key steps in the Official Plan Process, Development Permit By-law Process and Development Permit Application Process are presented in Attachment 3.

Benefits and Challenges of a Development Permit System

There are both advantages and disadvantages to this system.

Benefits:

- faster approval times
- no appeals except by the applicant once the policy framework is in place
- increased flexibility in design and development standards
- comprehensive evaluation procedures
- articulation of community visions, goals and objectives upfront
- intertwines the design and regulation process by linking land use policies, overall vision, regulatory approval stage and design
- transparency and clarity is enhanced by the declaration the standards of development upfront in the Official Plan
- once in place, no public notice of a permit application is required and processing will be completed within the DPS framework. Municipalities must respond within 45 days compared to a 120 day review period for traditional zoning applications.

Challenges of a DPS:

- determining amount of regulation upfront in process

-
- public consultation occurs on a detailed and extensive system at a conceptual policy stage
 - public does not have input opportunities at a later site specific development stage
 - public does not have input into determining the rationale behind discretionary decision items, i.e. permitting discretionary uses or variations in standards
 - moving from a familiar, traditional system to an untested system could present challenges of public acceptance and understanding, particularly when two different planning systems would be practiced in the same municipality

The main difference between the two systems is that within the DPS, staff are granted a significantly greater degree of discretion that is only tested if an application appeals to the OMB. This discretion is applied to design and/or environmental issues that are dealt with through a relatively simple planning process. There is no public involvement and no third party appeals. A drawback could be that this discretion would only be tested if an applicant appeals. The general public would be limited to commenting and/or appealing the DPS policy framework at the onset of its preparation and not during the review of individual applications.

Development Permit System Implementation

To issue development permits, a municipality must establish a framework for the system which includes identifying the subject area, outlining the vision and goals for the area, and providing policy requirements for how the system will work.

The following framework documents are required to implement a DPS:

- Official Plan Amendment – establishes broader rules and regulations along with overarching goals and objectives for the DPS area; and
- Development Permit By-law – amends the zoning by-law to replace existing land uses with new regulations. Sets out rules and regulations, what forms of development require a permit and what is exempt, what can be requested in terms of plans, studies and other submissions, review criteria and other matters related to the review of development permit applications.

Other items of assistance include site plan design standards, urban design guidelines and manual, an application form, and a citizen's guide. Urban design guidelines and a manual would provide detailed considerations for items such as building styles, massing, use of materials, streetscape treatments and landscaping.

Official Plan Policies

A number of parent provisions are required in the Official Plan that provide an overall description of the DPS and its governance. This work will provide the foundation for any future DPS areas that may be established. In addition, other sections of the Official Plan may require amendment to provide policy support to provisions in the Development Permit System By-law and related Guidelines. It is anticipated that fewer land use typologies would be included within the Official Plan with a broader range of uses permitted.

Section 3 of Ontario Regulation 608/06 sets out the following conditions a municipality must establish in the Official Plan Amendment:

- Area covered by the DPS;
- Delegation of development approvals if desired (could limit to certain approvals based on scale and/or type);
- Goals, objectives and policies in proposing a DPS;
- Assessment criteria for determining whether any class of development or any use of land may be permitted by development permit; and
- Conditions that could be applied (must be identified in the Official Plan to be applied).

Under the Regulation a municipality may:

- Specify items that would constitute a complete development permit application;
- Identify uses that could exempt proponents from submitting a complete development permit application; and
- Present bonus ranges that could be granted if certain benefits are provided.

Development Permit By-law

Section 4 of Ontario Regulation 608/06 sets out the following conditions a municipality must establish in the Development Permit By-law:

- Description of area covered by the DPS (must be within area identified in Official Plan);
- Permitted uses (certain uses only permitted if OP criteria met);
- Minimum and maximum development standards;
- Internal review procedures;
- Notice requirements;
- Provide for amendment to a development permit and/or agreement;
- Conditions that may be applied as a condition of development permit approval; and
- Delegation of authority to approve a development permit or exempt someone.

Under the regulation a municipality may:

- Prohibit all development without a development permit, or exempt certain development forms requiring a development permit, e.g. internal change of use;
- Set out a list of possible uses that may be permitted subject to criteria, in accordance with the Official Plan;
- Establish criteria to be considered as part of an application process; and
- Establish how much of a variance could be considered.

Although the Development Permit By-law replaces the zoning provisions in the area, a municipality can decide whether or not to still apply the general provisions of the Zoning By-law to the area.

It is imperative that any condition should be clearly permitted by the Official Plan, shall be reasonable for and related to the appropriate use of the land, and shall not conflict with Federal and Provincial statutes and regulations. Under the Regulations,

conditions must be “clear, precise and quantifiable” and shall not deal with interior design, layout of interior areas, manner of construction and construction standards.

The Regulation includes examples of types of conditions that would otherwise be permitted by the following sections of the *Planning Act*: Section 34 (Zoning), Section 40 (Parking Exemption), Section 41 (Site Plan Control) and Section 42 (Conveyance of Land for Park Purposes).

Urban Design Guidelines and Manual

It is anticipated that design guidelines will be linked to the By-law similar to “form-based codes” found in design-focused regulatory frameworks. A permit application would have to meet the relevant policies in the Official Plan, which could be design guidelines. Generally staff would determine if the design policies of the Official Plan, via the DPS were met, and if so issue the permit. Urban design issues can be implemented either through site plan control/zoning or through a DPS. A DPS would generally give more discretion (as defined by the DPS by-law) and flexibility in implementation when compared to a traditional zoning by-law. Potentially this could result in a more design-focused exercise based on desired policy outcomes rather than one premised on assessing compliance.

Public Consultation and Approval Process

The Official Plan Amendment and the Development Permit By-law are subject to standard *Planning Act* public consultation processes and are appealable. There is an additional requirement to hold an open house for the DPS along with the standard public meeting. However, once the Development Permit By-law is in place, only an applicant can appeal a decision or non-decision within 45 days of submitting a complete application. Similar to site plan approval, appeals of specific development proposals that comply with the Development Permit By-law are not permitted by a third party.

The actual approval of development permit applications can be delegated to staff without a formal public process once the Official Plan Amendment and Development Permit By-law are approved. This approach may lead to a much quicker review period without the need to implement a public review process for each approval as required in the current development process. However, a very substantial pre-consultation process between the applicant and staff is required since the provisions of the by-law are discretionary and clarification is often necessary. Experience in the two municipalities with development permit systems in place suggest that there is no overall time savings once pre-consultation is taken into account. A municipality may also choose to distinguish between minor and major applications. Minor applications could follow a more streamlined approval process with staff approval while major applications could be subject to a more vigorous review with Council approval. The Development Permit By-law would need to establish the variation in process and outline what would be considered minor verses major. For example, a day care centre in a residential area could be approved by staff while a place of worship could be approved by Council. Another example would be staff consideration of a maximum height range of 2.5 to 5 m for a development application and Council consideration of requests involving 5 to 7.5 m.

Municipal Scan of Development Permit Systems

In Ontario only two municipalities have a DPS in place: Township of Lake of Bays and Carleton Place. The Township of Lake of Bays enacted a DPS for waterfront areas on January 1, 2006. The Township supports a permanent population of 3,000 and a seasonal population of 18,000 on 66,000 ha of land. The Township chose to implement a DPS to control shoreline vegetation in its waterfront areas in place of using site plan approval which is considered a more costly and cumbersome process.

Carleton Place enacted a DPS primarily to deal with the character of infill residential development throughout the municipality in June 2008. Carleton Place is a town outside of Ottawa with a population of almost 10,000. The DPS By-law focuses on the character of the community, ensures that infill development matches the style and character of each neighbourhood, and that the size of development generally matches the size of the lot. The municipality uses the system to deal with the character of infill residential development in a manner that minimizes cost and time, and eliminates the mandatory notification of adjacent owners and their rights of appeal. Many of the applications that comply with the DPS regulations are issued permits within 10 days. However, staff use most of their time dealing with pre-consultations.

The City of Brampton is working on a DPS for a portion of its downtown that is transitioning from residential to commercial uses to help streamline the various approval processes a built-up area under transition encounters. A DPS for the entire Town of Gananoque is currently subject to an OMB appeals process. The system includes three classes of development subject to different approval bodies. Class I approvals are reviewed and decided by staff and cover applications that result in a minor variation from approved standards and criteria. Class II approvals are decided by planning committee and cover applications that generally do not meet approved standards and require relief from one or more of those requirements provided that certain conditions can be demonstrated, e.g. no or minor impact to adjacent properties that can be mitigated through on-site works. Class III approvals require a Council decision. Attachment 4 highlights features, rationale and status of DPS in Ontario municipalities.

Situations for Development Permit Systems

Municipalities may choose to implement a DPS for the entire municipality, for a type of development or for a particular geographic area. A DPS approach provides flexibility to meet different needs such as providing discretionary uses, variation in standards, and delegation of approval authority to deal with specific planning goals and objectives including brownfield redevelopment, environmental protection and intensification. Not all situations are appropriate for a DPS, especially if the nature of the anticipated development approval process does not entail combinations of zoning, minor variances and/or site plan approval. A DPS would not deal with lot creation or building permit processes.

A scan of municipal practices has identified systems developed for waterfront areas, the regeneration of a downtown area, and development applications for an entire

town. The Ontario Professional Planners Institute has indicated that DPS hold promise as a means of encouraging infill and other forms of intensification.

Some situations that might lend themselves to consideration of a DPS include:

- Smaller geographic areas
- Areas subject to site alteration and vegetation removal controls
- Built-up areas undergoing transition to help avoid multiple approvals processes
- Built-up areas with clear vision and a desire to influence exterior design elements, e.g. heritage character areas
- Areas where flexibility is desired with discretionary uses
- Areas where conditions could require on-going monitoring

A DPS has not been applied to greenfield and/or vacant land development situations to date, so there is no experience to provide an understanding of the advantages and/or disadvantages of using this system. It is anticipated that this form of development approval is easier to implement in built-up areas where a development vision is more defined since the DPS must make a number of decisions and undertake design work upfront. The local municipality must know what they want the development industry to produce. Also with built-up areas, zone changes and minor variances are often required since newer standards are being applied to older areas. A DPS may also be appropriate for areas where development/redevelopment is sensitive to built-form, needs to compliment the character of an area, warrants standards and design guidelines that are unique to an area, and/or where landlords should be provided with some flexibility in terms of implementation on a case-by-case basis.

In assessing the application of a DPS to the development of lands such as the Guelph Innovation District, Council needs to consider the following:

1. Will applications involve a combination of zoning amendments, minor variances and/or site plan approvals?
2. To what degree does City staff and/or Council want to deal with each application as it comes forward?
3. How specific is the City willing to be about uses, their form and density? (If changes are anticipated there is little benefit to a DPS since amendments to the development permit by-law would be required.)
4. Is the City willing to support two development approval processes – traditional and DPS?
5. Is the City prepared to deal with public consultation approaches that occur at the front-end regulation formation stage of the process as compared to a site specific stage?
6. How much discretion and approval authority is Council willing to delegate to staff?
7. How attractive is the ability to limit third party appeals to the Ontario Municipal Board? (The formation of the DPS is still subject to appeals and applicants may also appeal.)
8. How many applications are anticipated within the GID and what is their timing? (It will take time to develop and approve a DPS and administrative procedures and costs would have to be estimated)

A Council information session has been scheduled for July 19th to discuss in part the implications of a DPS on the GID lands.

CORPORATE STRATEGIC PLAN

Urban Design and Sustainable Growth Goal #1: An attractive, well-functioning and sustainable City.

Government and Community Involvement Goal #5: A community-focused, responsive and accountable government.

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

FINANCIAL IMPLICATIONS

The initial research into development permit systems as presented in this report has been undertaken by staff. The actual costs of developing a policy framework and implementing a DPS, should Council decide at a later date to pursue a DPS are unknown at this time and would require further research. Based on the experience of other municipalities the costs and time requirements are substantial, amounting to hundreds of thousands of dollars.

DEPARTMENTAL CONSULTATION/CONCURRENCE

Development approval and urban design staff within the Planning and Building Service Area have been consulted in the development of this report.

COMMUNICATIONS

A Council information session on the Guelph Innovation District Secondary Plan is scheduled on July 19, 2011 which will further discuss and explore a DPS and its fit with the secondary plan.

ATTACHMENTS

Attachment 1 – Ministry InfoSheet on Development Permit System

Attachment 2 – Comparison of Development Permit System with Current Process

Attachment 3 – Development Permit System Flowcharts

Attachment 4 – Municipal Scan of Development Permit Systems

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Attachment 1
Ministry InfoSheet on Development Permit System
(www.mah.gov.on.ca/AssetFactory.aspx?did=4737)

• **InfoSheet** •



DEVELOPMENT PERMIT SYSTEM

Spring 2007



The Development Permit System (DPS) is a new land use planning tool available to all local Ontario municipalities. It provides an alternative approval system which facilitates and streamlines development, promotes community building, and enhances environmental protection. The DPS is part of the government's commitment to provide municipalities with the tools they need to build strong, sustainable communities, and facilitate responsible growth for a strong Ontario.

The DPS helps strengthen a community's vision for its future by contributing to strategic, integrated and long-term planning, and providing certainty, transparency and accountability on the form of future development for an area.

The DPS provides distinct advantages to municipalities as compared to other planning tools. Specifically, the DPS:

- streamlines approvals
- provides for faster approval timelines (45 vs. 120 days)
- focuses third party appeals at the front end of the process, similar to site plan appeals
- provides a more flexible approvals process, which can reduce the need for minor variances
- provides for a broader range of conditions of approval not available through other planning tools
- allows decisions on development permit applications to be delegated to a municipal employee or a committee appointed by Council
- enables municipalities to incorporate their site alteration and tree-cutting bylaws into the DPS
- combines land use and physical design considerations into one process

WHAT IS THE DPS?

The DPS combines zoning, site plan and minor variance into one application and approval process. It promotes development by providing for faster timelines, eliminating potential duplication, incorporating flexibility for uses and development standards, and providing a "one-stop" planning service.

At the same time, the DPS builds upon the fundamental principles of planning in Ontario. It promotes the municipal role in developing the appropriate land use vision and policies for the municipality; it respects and maintains the role of the community in shaping the future of their neighbourhoods; it respects and maintains landowner rights in the development process; and it retains the role of the Ontario Municipal Board in resolving land use disputes.

The DPS does not include the lot creation or building permit processes, which continue to be separate and distinct from the DPS.

HOW DO MUNICIPALITIES IMPLEMENT THE DPS?

Ontario Regulation 608/06 (Development Permits) allows all local municipalities to use the DPS and sets minimum requirements for use of the system.

Before a municipality can issue development permits, the framework for the DPS must first be established in the municipal official plan. Council must amend the official plan to identify the DPS area, outline the vision and goals for the area, and provide the policy requirements for how the system will work.

Council must also pass a development permit by-law for the DPS area. Like a zoning by-law, the development permit by-law contains a list of permitted uses and standards. The by-law may also identify "discretionary" uses (uses that may be permitted subject to fulfilling certain criteria), permit some variation from development standards, and set out conditions that may be applied to the issuance of a development permit.

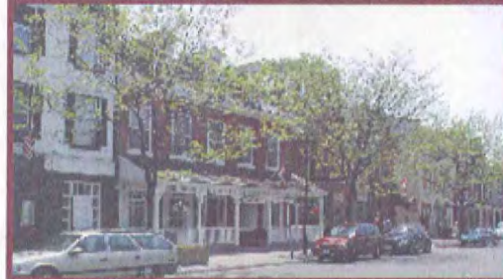
A development permit by-law is considered to be a zoning by-law under section 34 of the Planning Act.

BENEFITS OF THE DPS

The DPS incorporates many unique features which distinguish it from other planning tools:

DPS Facilitates Development

- **One Approval:** Zoning, site plan, and minor variance are combined into one application and approval process.
- **Flexibility:** The DPS is a flexible approval system, incorporating flexibility in both development standards and permitted uses (see next page).
- **Faster Review Timelines:** Applicants have a right of appeal after 45 days if Council fails to make a decision on an application (this compares to 120 days for a decision on an application to amend a zoning by-law, for example).
- **Appeals to the Ontario Municipal Board:** The DPS requires an official plan amendment and a development permit by-law to become operational, offering members of the public opportunities to share their opinions early in the process. Once the DPS is in place, only the applicant has the right of appeal to the Ontario Municipal Board for a decision on a development permit application that conforms to the requirements set out in the official plan policies and development permit by-law, similar to site plan applications.
- **Complete Application:** To ensure municipalities have all the information needed to make the required decisions, the DPS enables municipalities to enhance information and material requirements for an application for approval of a development permit. Municipalities may also exempt classes of development or uses of land from information and material requirements; this recognizes that it may not be reasonable, in every case, to require an applicant to provide all of the detailed information.
- **Streamlining Other Processes:** The definition of "development" under the DPS builds upon the definition under section 41 of the Planning Act, to also include site alteration and the removal of vegetation. Through this expanded definition, the DPS provides the opportunity to integrate municipal site alteration and tree-cutting by-laws into the DPS.
- **Delegation:** Decisions on development permits can be delegated to either a municipal employee or to a committee appointed by Council. This helps expedite development because decisions on an application do not have to be tied to Council's meeting schedule.



In the DPS, the public continues to have a key role in shaping the form of their communities. By focusing input and appeals at the front-end of the process, the DPS provides more clarity and certainty to the community's future land use vision.

Criteria for discretionary uses may include technical studies to determine whether a proposed use is appropriate, and under what conditions.

Permitted height could be varied by a certain amount (up to 5 per cent, for example) subject to identified criteria being fulfilled, such as stepping back of additional height from the streetline. Variations outside the specified range would require an official plan and/or by-law amendment.

Conditions supporting strong communities may include, for example, conditions related to protecting public health and safety, the natural environment and vegetation, community character, and providing the necessary infrastructure and facilities for a desirable quality of life.



DPS Provides More Flexible Approval Process

- **Flexibility in Uses:** Like a zoning by-law, a development permit by-law must identify and define a list of permitted uses. However, a development permit by-law may also identify discretionary uses that may be permitted if specified criteria are met. This is important for areas such as environmentally sensitive or contaminated areas where appropriate development has, in the past, been prohibited or hindered.
- **Flexibility in Development Standards:** Like a zoning by-law, a development permit by-law must also identify minimum and maximum development standards. However, a development permit by-law may also establish a specified range of variation from these standards, avoiding the need for minor variances for applications that fall within the prescribed range of variation.

DPS Promotes Strong Communities

The DPS supports the development of strong, healthy, and sustainable communities. The system enables a range of conditions of approval to be applied to a development permit. This includes conditions that must be fulfilled before a development permit is issued, as well as conditions imposed on the issuance of a development permit or both. At the municipality's discretion, one or more of these conditions can also be included in a development agreement which may be registered on title.

The DPS also allows municipalities to better ensure compatibility of development with existing or desired community character, by allowing for conditions related to exterior and sustainable building design, as permitted by section 41 of the Planning Act.

DPS Promotes Environmental Protection

- **Development in Environmentally Sensitive Areas:** Through the discretionary use provisions discussed above, the DPS provides municipalities with a greater range of options in dealing with environmentally sensitive or hazardous areas, including those lands described in section 34 of the Planning Act (such as marshy or flood-prone lands and contaminated lands).
- **Ability to Regulate Site Alteration and Removal of Vegetation:** "Development" is defined, in the DPS, to include site alteration and the removal of vegetation. This helps protect water quality, for example, through the requirement for vegetative buffers and erosion control measures.
- **Conditions on Development Permits:** With the DPS, a municipality has the ability to apply conditions that are required to be fulfilled prior to, or imposed upon, the issuance of a development permit. Conditions supporting environmental protection may include, for example, conditions related to ongoing monitoring requirements that are considered necessary for the protection of the natural environment and public health and safety.

DPS Benefits Landowners

The unique advantages of the DPS benefit not only municipalities, but also individual landowners. From the landowner's perspective, for example, the DPS:

- provides a streamlined, integrated and flexible approvals framework
- provides certainty and clarity for landowners and the community by identifying the requirements for development up-front, through the municipality's official plan policies and development permit by-law
- promotes investment and facilitates development by significantly reducing the time required to obtain development permission
- provides the convenience of a "one-window" approach to approvals, eliminating potential duplication
- requires 1 application instead of 3, eliminating the need for separate approvals
- maintains a similar level of certainty for landowners as exists with zoning in key areas such as permitted uses, development standards, and appeal rights on development permit applications
- facilitates and promotes development at the development permit applicant stage, as only the landowner can appeal refusal of a development permit or any conditions on a permit to the Ontario Municipal Board
- provides similar appeal rights to the Ontario Municipal Board for all persons as under zoning, when the requirements for development are being established, or when these are being changed.



From the community's perspective, the DPS also has important public benefits by promoting strategic, long-term planning, and providing certainty, transparency and accountability for the community and other parties in the land use planning system. This is achieved through the up-front, policy-led process of the DPS, which requires community involvement in the development of the appropriate land use vision and requirements for development in the DPS area. Once the system is implemented, the DPS reaffirms and supports the importance of this community vision. Any changes to the requirements for development require community input and participation, and are subject to appeals to the Ontario Municipal Board.

Want to learn more?

MINISTRY OF MUNICIPAL AFFAIRS
AND HOUSING

Provincial Planning Policy Branch
(416) 585-8014
Website: www.ontario.ca/msah

MUNICIPAL SERVICES OFFICES:

- Central (Toronto)
(416) 585-6226 or 1-800-668-0230
- Southwest (London)
(519) 873-4020 or 1-800-265-4736
- East (Kingston)
(613) 545-2100 or 1-800-267-9438
- Northeast (Sudbury)
(705) 564-0120 or 1-800-461-1193
- Northwest (Thunder Bay)
(807) 475-1651 or 1-800-465-5027

This InfoSheet was developed to assist participants in the land use planning process to understand O.Reg. 605/06 made under the Planning Act. As this InfoSheet deals in summarized fashion with complex matters and reflects legislation, policies and practices that are subject to change, it should not be relied upon as a substitute for specialized legal or professional advice in connection with any particular matter. This InfoSheet should not be construed as legal advice and the user is solely responsible for any use or the application of this InfoSheet. Although this InfoSheet has been carefully prepared, the Ministry does not accept any legal responsibility for the contents of this InfoSheet or for any consequences, including direct or indirect liability, arising from its use.

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Building Blocks for Sustainable Planning - 11 in a Series of 12

DEVELOPMENT PERMIT SYSTEM (s. 70.2 and O. Reg. 608/06)

For More Information

Ministry of Municipal Affairs and Housing Website:
ontario.ca/mah
ontario.ca/e-laws
or contact your nearest Municipal Services Office (MSO):

Central MSO
777 Bay Street, 2nd Floor
Toronto ON M5G 2E5
General Inquiry:
416-585-6226
Toll Free: 800-668-0230

Eastern MSO
8 Estate Lane, Rockwood House
Kingston ON K7M 9A8
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Toll Free: 800-267-9438

Northeastern MSO
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705-564-0120
Toll Free: 800-461-1193

Northwestern MSO
435 James Street South, Suite 223
Thunder Bay ON P7E 6S7
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807-475-1651
Toll Free: 800-465-5027

Western MSO
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London ON N6E 1L3
General Inquiry:
519-873-4020
Toll Free: 800-265-4736

DISCLAIMER

This sheet deals in summarized and conceptualized fashion with complex matters that reflect legislation, policies and practices that are subject to change. All illustrations represent hypothetical scenarios of the application of various tools. For these reasons, this fact sheet should not be relied upon as a substitute for the relevant legislation, regulations and policy documents, or for specialized legal or professional advice when making land-use planning decisions.



Description of Tool

- Combines zoning, site plan control and minor variance into one streamlined application and approval process
- Optional tool that requires official plan (OP) policies and a development permit by-law
- Allows conditions (e.g. providing and maintaining landscaping to mitigate noise) which may be set out in agreements and registered on title
- Does not replace lot creation or the building permit processes

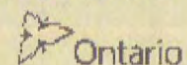
Implementation

- A Development Permit System (DPS) may apply to all or part of a municipality
- Community involvement and appeal rights are focused at the front end of the process in the development of OP policies and a development permit by-law
- Once the DPS is in effect for an area, it replaces the individual zoning, site plan and minor variance processes for the DPS area
- Timeline: when the complete application is received, the approval authority has 45 days to make a decision

Potential Benefits

- May enable conditions relating to the protection of public health and safety and the natural environment by requiring on-going monitoring agreements
- Can enable sustainable streetscape improvements on public boulevards adjoining development sites

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Attachment 2 - Comparison of Development Permit System with Current Process

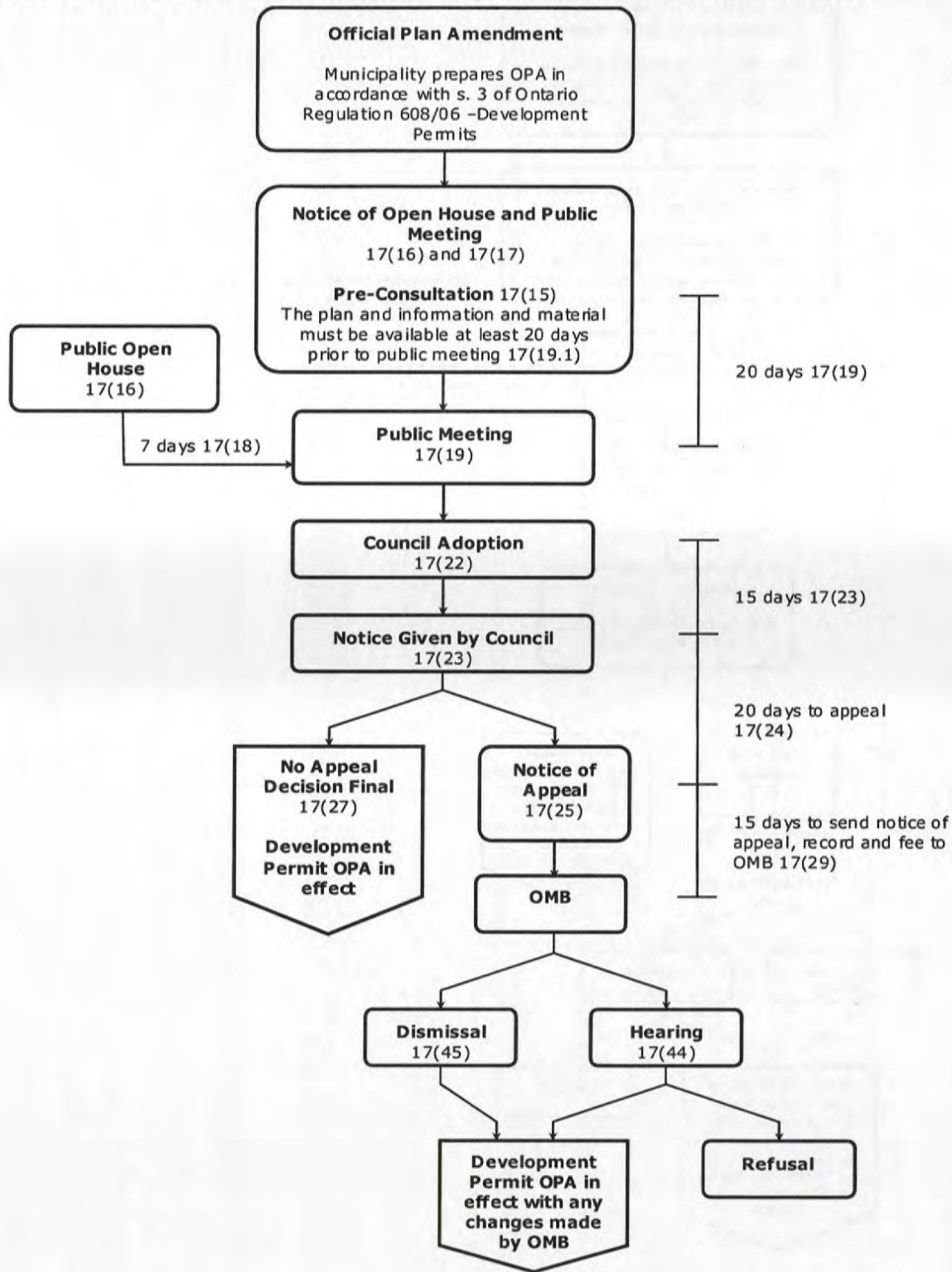
Features	Development Permit System	Current Process		
		Zoning By-law	Minor Variance	Site Plan
Number of Applications	One	Potentially three		
Permitted Uses	Permitted uses listed, discretionary uses may be permitted if specific criteria met	Yes	n/a	n/a
Development Standards	Range of standards can be applied, avoiding minor variance process	Yes - zoning regulations	No	Must conform to zoning (site plan guidelines)
Conditions	Can attach certain development conditions before permit issued and/or during time permit in effect, e.g.	No	Yes - The Committee of Adjustment can impose conditions if an application is approved (conditions must be satisfied before a building permit is issued, unless otherwise specified by the Committee)	Yes (conditions may be secured through a site plan control agreement registered on title)

	<p>monitoring</p> <p>Anticipate quicker review time. Requires City to provide a decision within 45 days. No public review of application required and approval could be delegated to staff</p>	<p>See flowchart</p>	<p>See minor variance process at guelph.ca/living.cfm?smocid=1923</p>	<p>See site plan procedures at guelph.ca/living.cfm?itemid=65116&smocid=1915</p>
<p>Public Review Process</p>	<p>No process required once OPA and Development Permit By-law in place</p>	<p>Yes</p>	<p>Yes</p>	<p>No</p>
<p>Approval Body</p>	<p>Council? Usually delegated to staff in some manner Can establish different</p>	<p>Council</p>	<p>Committee of Adjustment appointed by Council</p>	<p>Staff</p>

	process for minor and major applications	See chart		
Notice of Decision Requirements	Formal notice of decision issued but no appeal period to the decision	See MV process	See site plan procedures	
Appeals	Not appealable by third party, applicant can appeal a decision or non-decision within 45 days of submission of complete application	Yes	Yes	Yes - only by applicant

Attachment 3 –Development Permit System Flowcharts DPS Official Plan Process - Municipality Exempt from Approval

The following flow chart focuses on the basic process, some steps are not shown

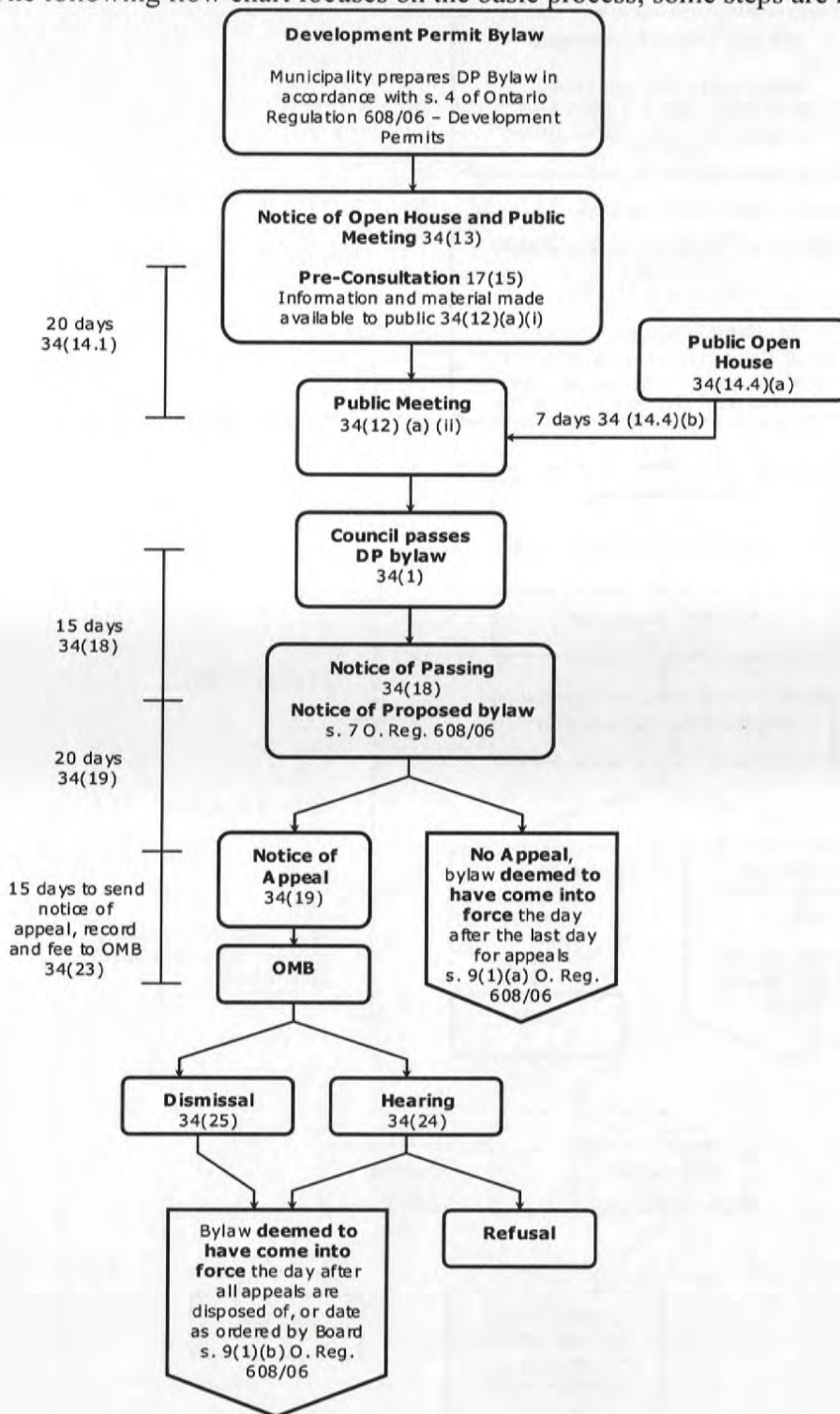


Source: Development Permit System: A Handbook for Municipal Implementation, MMAH, Fall 2008

Attachment 3 –Development Permit System Flowcharts

Development Permit Bylaw Process

The following flow chart focuses on the basic process, some steps are not shown

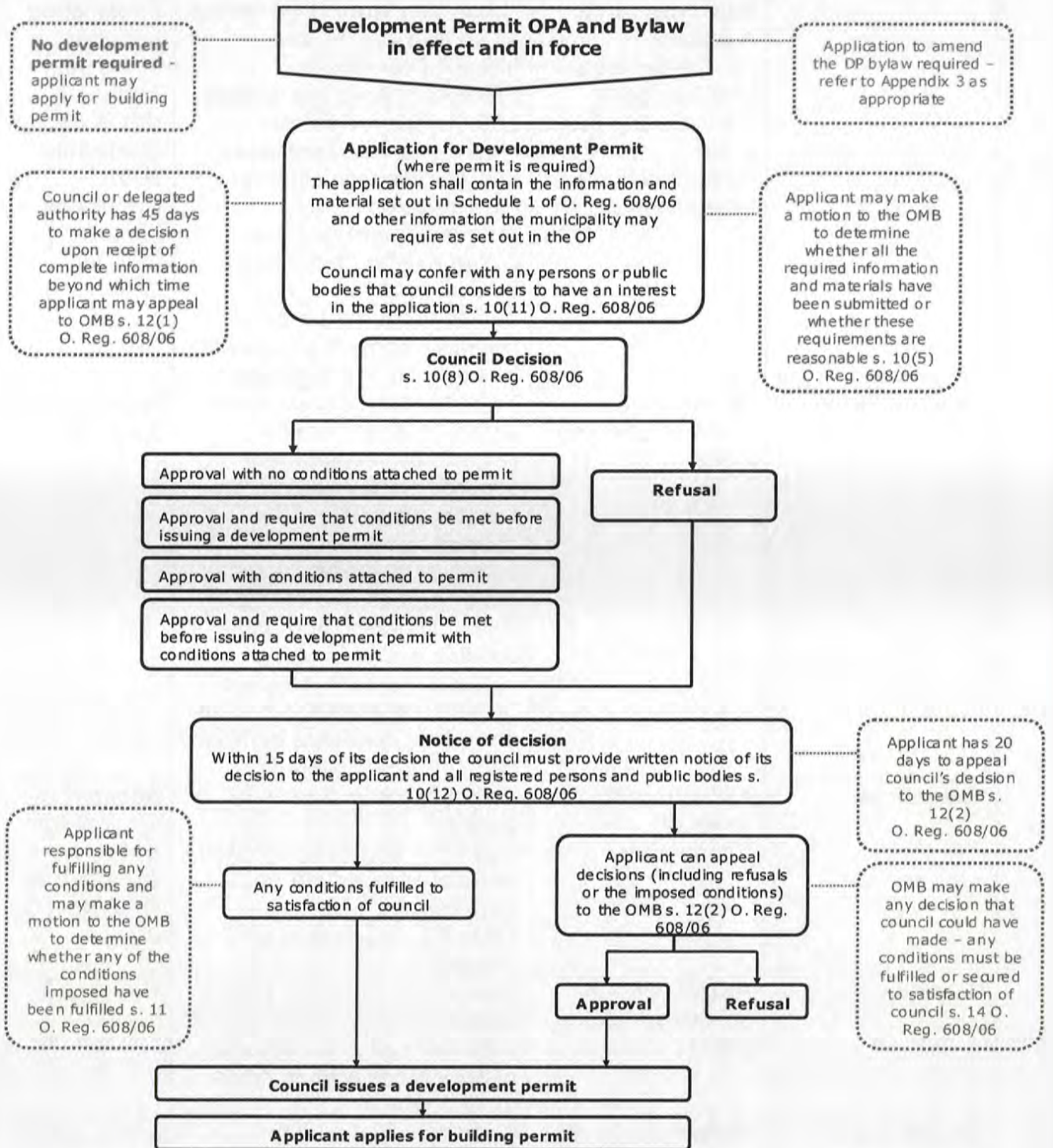


Source: Development Permit System: A Handbook for Municipal Implementation, MMAH, Fall 2008

Attachment 3 – Development Permit System Flowcharts

Development Permit Application Process

The following flow chart focuses on the basic process, some steps are not shown



Source: Development Permit System: A Handbook for Municipal Implementation, MMAH, Fall 2008

**Attachment 4
Municipal Scan of Development Permit Systems**

Municipality	Subject Area	Rationale/Other	Status
Brampton, City	12.2 ha. downtown area A historic residential area that has been transitioning into a more commercial uses along Main St.	Regulates a distinct "Character Area" that serves as an entry point into historic Downtown Brampton. Area has unique and historic lot pattern, older historical dwellings and mature tree canopy. Most development/ redevelopment to occur within existing buildings or as additions to existing buildings, many perceive the development process to be onerous and expensive.	Public Information Sessions being held - April 6, 2011 Urban Design Study July 2007, Discussion paper on DPS July 2008
Carleton Place	All lands with Town of Carleton Place	To streamline development and provide for timely reviews of development proposals. To preserve the existing small-town character, improve commercial areas, increase opportunities and diversity of employment land uses, provide a wide range of recreational activities and facilities, preserve a healthy river, and conserve heritage and cultural resources.	Approved in June 2008
Gananoque	All lands within Town of Gananoque.	Presents three classes of permit: Class 1 - approved by Staff Class II - approved by Committee Class III - approved by Council.	Adopted by Council Oct. 5, 2010, appealed to OMB Nov. 1. 2010.
Hamilton, City	Historic area of downtown (Gore area)	Ensure compatibility of new development/redevelopment with form and character of historic Gore area in city's downtown	Not in use
Lake of Bays, Township	Waterfront Area of the Township	Good tool to deal with shoreline development since it can regulate site	Jan. 1, 2006 came into effect

		alteration and vegetation removal. Streamlines planning process by combining zoning amendment, minor variance and site plan approval processes. Can clearly outline development requirements and conditions, and rules by which applications will be reviewed. Logical extension of innovative community-based planning that has already occurred in municipality through visioning and Official Plan processes.	
Oakville, Town	Employment redevelopment area	Facilitate comprehensive mixed use redevelopment, brownfields revitalization, integrated bus and rail transit terminals, and investment in infrastructure.	Not in use
Toronto, City	Central waterfront area	Facilitate development/ redevelopment of brownfields, redevelopment of Central waterfront and port lands.	Not in use
Waterloo, Region	Wellhead protection areas	Protection of groundwater from potential contamination from existing and approved uses in sensitive wellhead areas.	Not in use