

Guelph Innovation District



Community Meeting, June 18, 2009

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Welcome

Meeting Purpose:

Present City & Provincial work that is completed or underway

Discuss how recent initiatives/studies will influence the Secondary Plan

Present timelines and milestones for moving forward

Provide an opportunity for public engagement



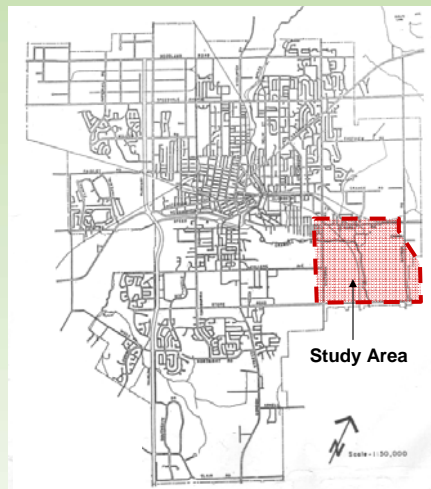
Agenda

6:30 p.m.	Welcome / Introductions
6:45 p.m.	Presentation: City and Provincial Initiatives Work Completed to Date
7:20 p.m.	Group Exercises
8:30 p.m.	Report Back
9:00 p.m.	Adjourn

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Presentation Overview

1. Introduction
2. Secondary Plan
3. Recent Initiatives
 - i. Local Growth Management Strategy
 - ii. Community Energy Plan
 - iii. Natural Heritage Strategy
 - iv. Cultural Heritage Resources
 - v. GID Economic Development Cluster Study
4. Next Steps: Secondary Plan



Introduction

A lot is happening in Guelph:

- Local Growth Management Strategy
- Community Energy Plan
- Natural Heritage Strategy
- Cultural Heritage Resources
- GID Economic Development Cluster Strategy

The Secondary Plan process will build off these studies and critical pieces of legislation

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Project Integration

Secondary Plan

- Land Use & Growth Management
- Complete Community
- Natural & Cultural Stewardship

Community Energy Plan

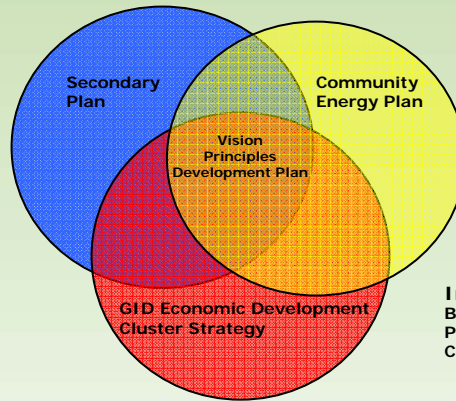
- Energy Planning
- Efficiencies
- Renewables
- Distribution

GID Economic Dev'p Cluster Strategy

- Job Creation
- Eco-Industrial Park
- Green Economy

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Project Integration



Integration
Background/Technical Work
Public Consultation
Communication

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Draft Vision

- New kind of employment area
- Opportunity to work, live, play, learn
- Urban Village (complete community)
- Eco-Business Park
- Innovation (green economy/green collar jobs)
- Integrated energy master plan/zoning

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Draft Vision

- Excellence
- Urban design
 - Energy planning
 - Green development principles
 - Environmental/cultural stewardship
 - Compact/complete development

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Guelph Innovation District Secondary Plan Context - Location



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Guelph Innovation District Secondary Plan

Study Area

Guelph Innovation District Area	453 ha.
Provincially Owned	233 ha.
Privately Owned	122 ha.
City Owned	99 ha.
Total Gross Developable	175 ha.



Guelph Innovation District Secondary Plan

Context – Study Need

GID district is large (453 ha; 1,122 acres) and offers strategic opportunities

Lands offer an important opportunity to the City:

- to provide employment lands
- to meet the goals of the Growth Plan
- to continue to host the waste resource innovation centre
- to conserve natural and cultural heritage resources
- to put the Community Energy Plan into practice
- to build partnerships with the Province and those with an interest in the lands

Guelph Innovation District Secondary Plan

Work to date

Study progressing in 3 stages towards Secondary Plan Approval

- Phase 1 – Background Report
- Phase 2 – Land Use Scenario Assessment
- Phase 3 – Land Use and Servicing Study

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Guelph Innovation District Secondary Plan

Work to date








- Phase 1 – Completed
- Phase 2 – Land Use Scenario

Council Motion – Preferred Land Use Scenario to be used as basis for the development of final Land Use Strategy

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City Land Use Study

(March, 2007)

Legend	
	Study Boundary
	Commercial
	Institutional
	Mixed Use
	Employment
	Residential
	Natural



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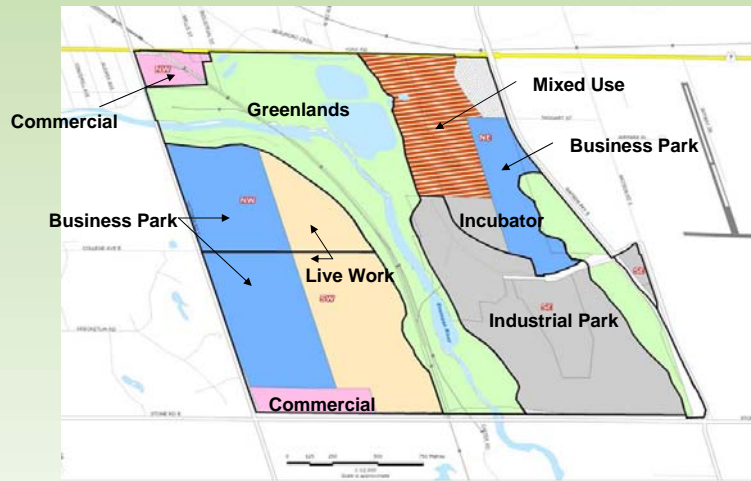
Provincial Pause – Authenticity Work

- Research, Roundtables and Townhalls
- Roundtables to develop ideas
 - Research/Development/Innovation
 - Light Manufacturing/Office/Retail
 - Residential/Mixed Use
 - Culture/Design/Creative Enterprise

Authenticity Report Released November 2007

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Authenticity Development Scenario (Nov. 2007)



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Guelph Innovation District Secondary Plan Phase 3 – Land Use and Servicing-To Date

- Urban Design Charette
 - Input into development of land use concepts for area
 - Range of uses

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Guelph Innovation District Secondary Plan

Charrette Summary (April, 2008)

Land Use & Design

- Focus on innovation, “green” industries, R&D and partnerships with University of Guelph
- Create an urban village
- Protect sightlines from the hill
- Building heights should respect Guelph
- Retain residential character south of Stone Road
- Create pedestrian linkages across the river
- Minimize impacts from heavy industrial uses
- Create north-south linkages within the site

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Guelph Innovation District Secondary Plan

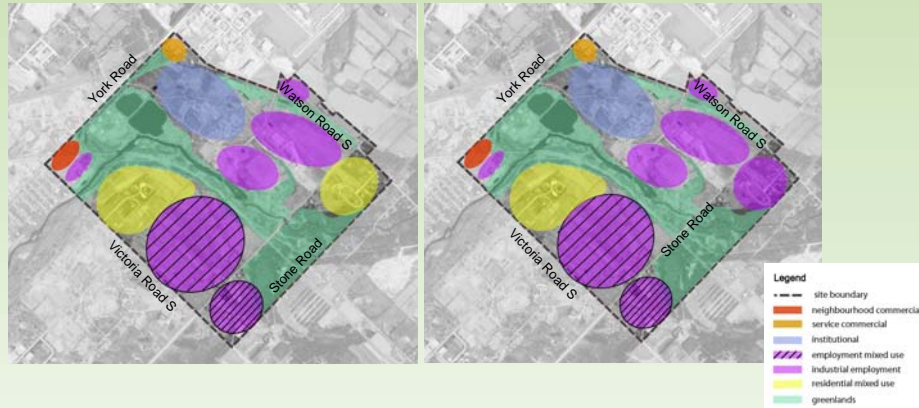
Charrette Summary (April, 2008)

Sustainability

- Environmental leadership: support alternative energy sources, LEED standards, ground water protection, and other innovations
- Foster urban agriculture
- Integrate all modes of transportation
- Design for public access to natural features/recreation
- Ensure adaptive reuse and protection of historic buildings
- Preserve heritage landscapes
- Define Natural Heritage buffers

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Guelph Innovation District Secondary Plan Preferred Land Use Concepts (April, 2008)



Guelph Innovation District Secondary Plan

Residential Mixed Use

Lands that accommodate a range of residential types in many possible configurations, resulting in vibrant pedestrian oriented medium-high density developments.

Focus of development is on mixed-use residential and live-work opportunities.

Compatible local commercial, recreational and small scale institutional uses maybe permitted.



Guelph Innovation District Secondary Plan

Service Commercial

Commercial uses that serve the local community or highway, including:

- Gas bars
- Restaurants
- Hotels
- Small offices
- Medical clinics



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Guelph Innovation District Secondary Plan

Neighbourhood Commercial

Lands that accommodate commercial development that primarily serves the shopping needs of residents living and working in nearby neighbourhoods and employment district.

Institutional and small scale office uses may be permitted where compatible.

Medium density multiple unit residential buildings and apartments may also be permitted provided the principle commercial function is maintained.



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Guelph Innovation District Secondary Plan

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
- health care facilities

Secondary residential development may be permitted (e.g. university residence)



Guelph Innovation District Secondary Plan

Employment Mixed Use

Lands that accommodate:

- high quality, light manufacturing, research and development facilities
- office development
- laboratories
- administrative centres
- utilities
- knowledge based technology

Compatible institutional, residential and accessory commercial development may be permitted



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Global Business Park, Mississauga, ON: Light manufacturing, office, wholesale and accessory commercial

Guelph Innovation District Secondary Plan

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



Guelph Innovation District Secondary Plan

Planning and Design Principles

- Encourage compact urban growth at transit supportive densities
- Plan for “complete” walkable mixed-use communities
- Create a connected Natural Heritage System
- Conserve cultural heritage resources
- Become a model of sustainable, green development
- Support creative/technology business clusters
- Pilot for Community Energy Plan
- Optimize infrastructure use
- Ensure high urban design standards



Guelph Innovation District Secondary Plan

Finalize Draft Secondary Plan

- Statutory process towards approval by early Council Spring 2010

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Guelph Innovation District Secondary Plan

Challenges

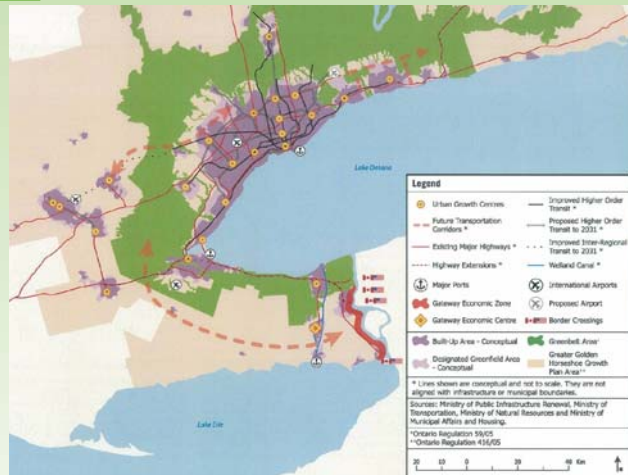
- Site size
- Achieving critical mass to achieve Vision
- Market demand reality
- Fiscal implications of implementation
- Natural/cultural features and compatibility with development

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Local Growth Strategy

Places to Grow

- Greater Golden Horseshoe (GGH) is Canada's and one of North America's fastest growing regions
- By 2031, the population of the GGH is expected to grow by an additional 3.7m to 11.5m, creating 1.8m new jobs
- Growth Plan is a provincial initiative to address where and how this growth should be directed across the region
- Growth Plan is based fundamentally on the understanding that "growth as usual" is unsustainable



Local Growth Management Strategy

- Plan for a City population of 175,000 by 2031
- Provides a balance of residential and employment areas, intensification areas, mixed use nodes and urban villages at transit supportive densities
- Density Requirements
 - 150 persons/jobs per ha. in the Urban Growth Centre (downtown Guelph)
 - 50 persons/jobs per ha. in the "Greenfield Area"
 - 40% of all future growth to occur within the "Built-up Area" after 2015
 - Maintain ratio of 57 jobs per 100 residents

Local Growth Management Strategy

A Plan for:

- 54,000 more people
- 32,400 additional jobs



Local Growth Management Strategy

Status of Work

- Local Growth Management Strategy endorsed by Council on June 23, 2008
- Implications Analysis of the Growth Management Strategy approved by Council April 27, 2009
- Both form the foundation for the update of the City Official Plan to meet Provincial Growth Plan Provisions

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Local Growth Management Strategy

OPA 39 Conformity

- OPA 39 adopted June 10, 2009
- Conformity with the Planning framework of the Growth Plan
- Embraces the concept of complete communities and compact urban form

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Local Growth Management Strategy

Connections to the Guelph Innovation District

- Innovation District includes lands within the Built-up Area and the Greenfield Area
- Guelph Innovation District Contribution
 - 3,000 – 5,000 people
 - 8,000 – 10,000 jobs
- Residential Growth to be focused within an urban village

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'Greenfield' Area - High Density Urban Village

- Compact urban form 'Urban Village' concept to be planned in the Guelph Innovation District (York lands) and in South Guelph



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Community Energy Plan

Purpose/Vision

Guelph will create a healthy, reliable and sustainable energy future by continually increasing the effectiveness of how we use and manage our energy and water resources.



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Community Energy Plan

Status of Work

- A Community Energy Plan is a long-term look at how a community uses energy, to identify future energy needs for a growing municipality, and to guide future efficient and sustainable energy use in the City.
- Council endorsed the Vision, Goals and the directions provided in the Community Energy Plan as the basis for community energy planning in Guelph on April 23, 2007

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Community Energy Plan

Status of Work

- 50% less energy use per capita
- 60% less GHG emissions per capita
- Decouple energy consumption from population growth
- Invest in the green economy & green jobs

The Guelph Community Energy Plan covers:

- Energy Efficiency
- Renewable Energy Sources
- Energy Distribution System(s)

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Community Energy Plan

Energy Efficiency

If you don't need it, don't use it

- 25% reduction transportation-related energy costs (2031) via urban design, alternative transportation options
- Use efficiency to create, at minimum, the energy needed to support residential growth
- Use efficiency to create energy needed to support commercial and institutional growth



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Community Energy Plan

Renewable Energy Sources

If it makes sense, go carbon free

- 25% renewable energy in 15 years
- 20% solar for electricity demand (2031)



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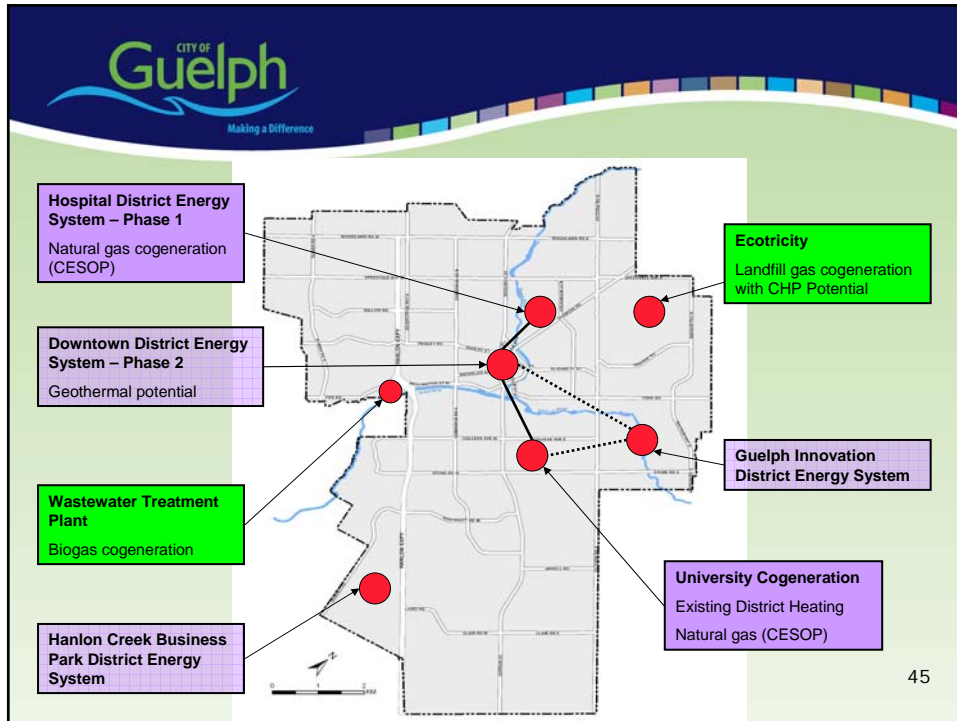
Community Energy Plan

Energy Distribution System(s)

If its already there, use it; why waste fuel at the power plant; maximize the use of the grid as a resource

- 30% electricity associated with combined heat & power (cogeneration) by 2031
- Create energy distribution architecture





CITY OF Guelph
Making a Difference

Community Energy Plan

Connections to the Guelph Innovation District

Guelph Innovation District is strategically located for effective district energy solutions

Energy Efficiency achieved through:

- mixed land uses (support live, work, play and learn activities), transit supportive densities
- encourage design around minimum transport and minimum water needs
- efficient building standards and construction
- site orientation
- green roofs
- open spaces retention (respects water resources and natural heritage)

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Community Energy Plan

Connections to the Guelph Innovation District

- Renewable Energy Sources: Encourage use of solar thermal, solar photovoltaic, wind energy, geothermal
- Energy Distribution System: clustered renewable energy supply options (local heat and power), investigate a district energy system for the area
- Request energy plans as part of development approval

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Natural Heritage Strategy

Purpose/Vision

Develop a Natural Heritage System within the City that contributes to a healthy and attractive City that is environmentally and socially sustainable.

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Natural Heritage Strategy

Connections to the Guelph Innovation District

The Guelph Innovation District has several Natural Heritage features that are intended to be protected:

- Significant Woodlands
- Significant Valleylands
- Surface Water and Fisheries Resources
- Significant Wetlands
- Provincially Significant Areas of Natural and Scientific Interest (Earth Science)
- Significant Wildlife Habitat
- Naturalization/Restoration Areas

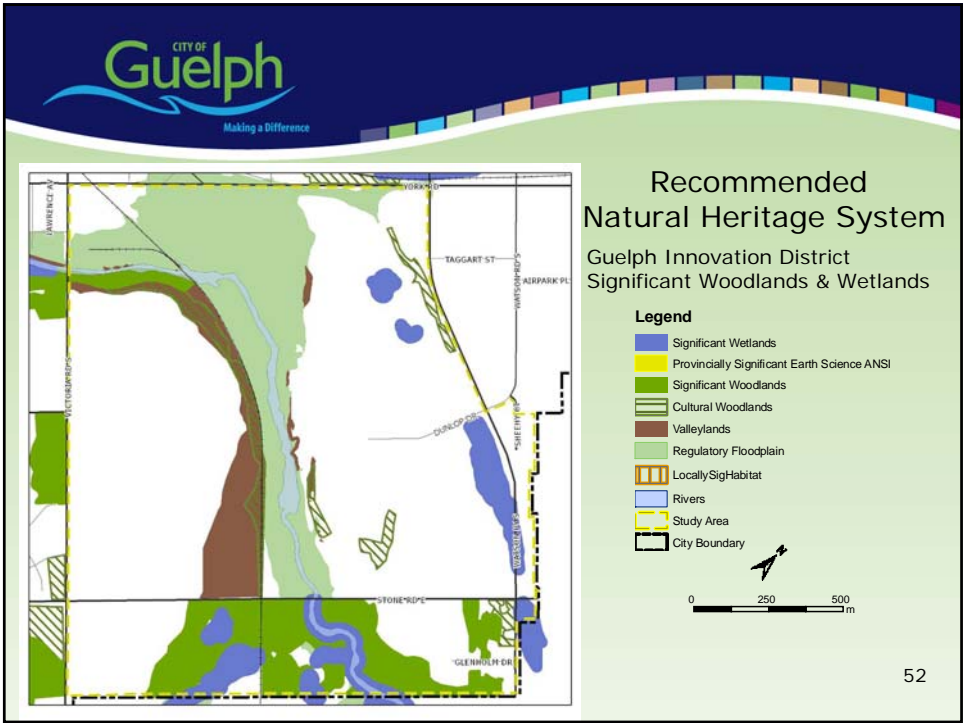
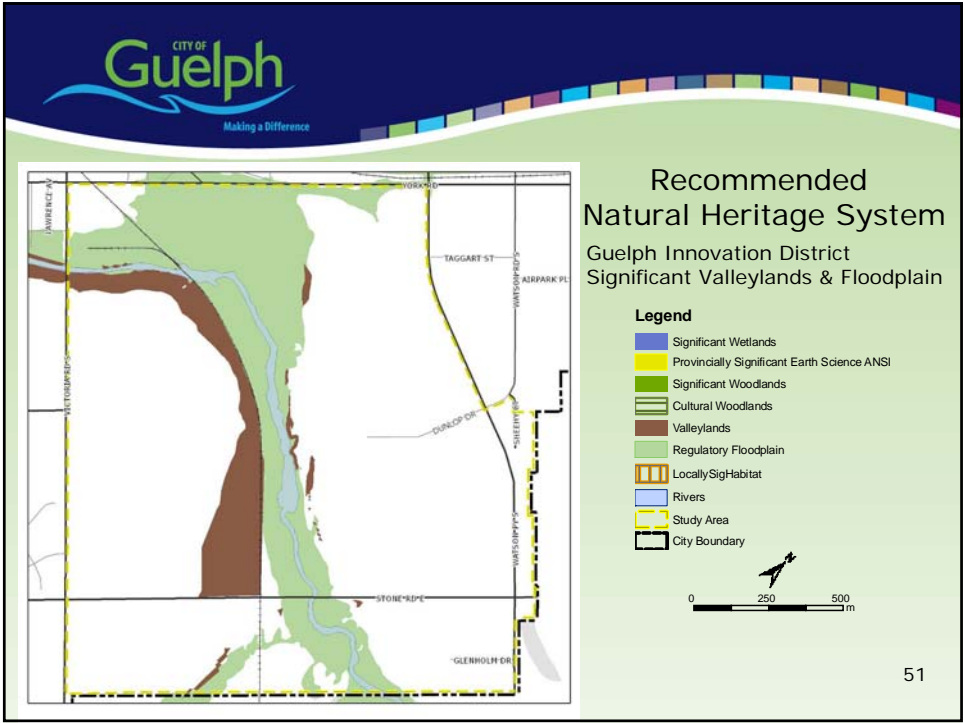
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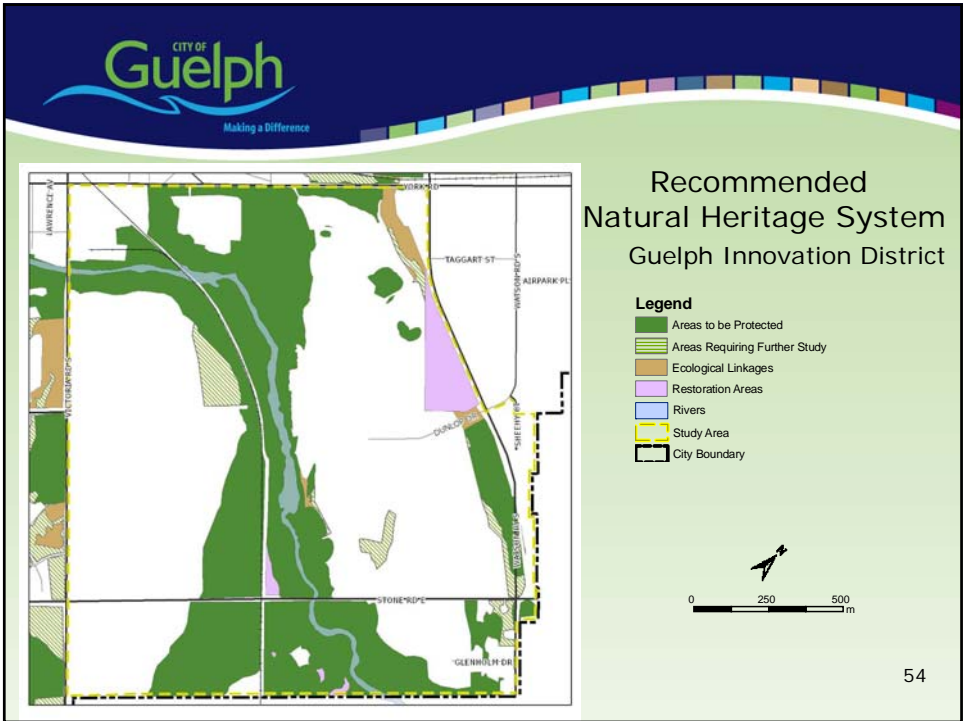
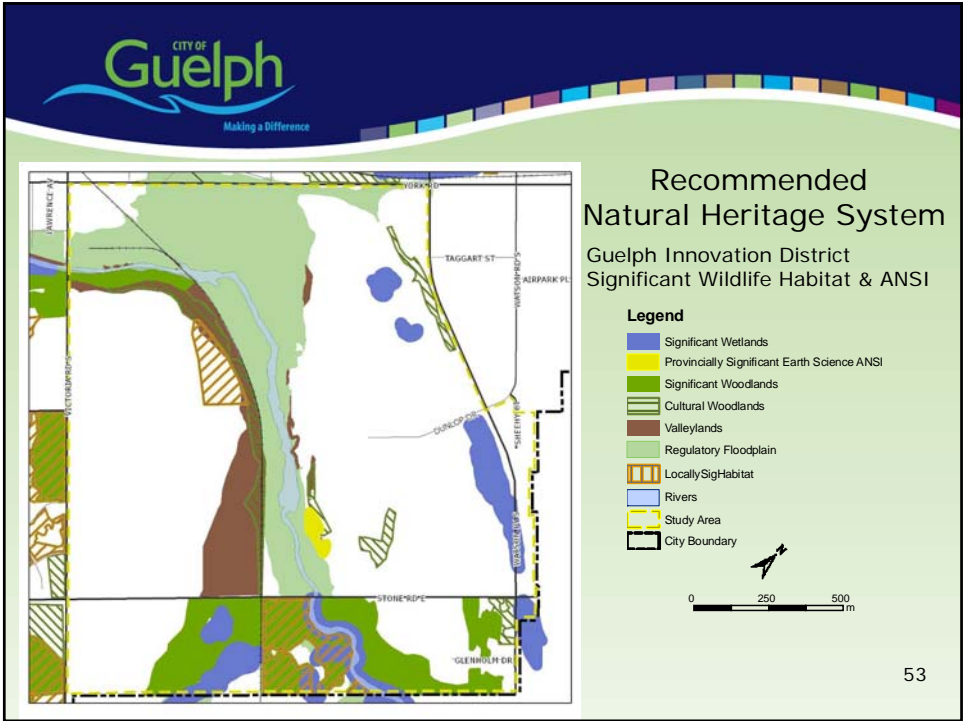
Natural Heritage Strategy

Status of Work

- Three Phase process
- Phase II
 - Finalized March 2009
 - Recommended a Natural Heritage System consisting of a network of natural areas and features
- Phase III Underway
 - Natural Heritage System and Policies to be included in the Official Plan Update

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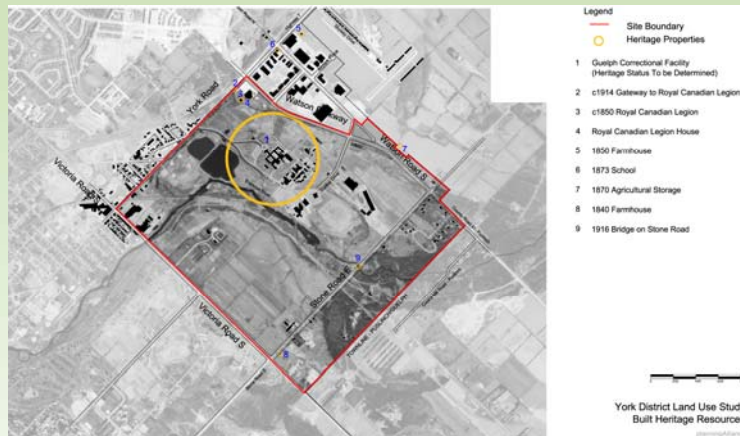


Cultural Heritage Resources

- Nine sites are listed on the City's Inventory of Cultural Heritage Resources
- Recognize a Range of Cultural Heritage features – historic buildings, heritage landscapes, views
- Connect or integrate cultural heritage resources into proposed land uses

Cultural Heritage Resources

Context



Cultural Heritage Resources

Context



Cultural Heritage Resources

Status of Work

- In 2006, the province identified the Guelph Correctional Centre as a provincially significant property after a comprehensive study of Ontario's correctional facilities
- Thirteen buildings and the associated landscape were identified as heritage resources
- In May 2009, the province completed a Heritage Conservation Plan for the property
- The Plan provides an approach for balancing the conservation of heritage value with ongoing and new uses

Archaeological Assessment

- Stage 2 archaeological assessment completed in spring 2009
- Three sites assessed:
 - Guelph Correctional Centre
 - City Owned Lands
 - Turfgrass Institute Area
- No significant sites were identified
- Stage 3 (site specific assessment) required on one site on City owned lands and on two sites within Turfgrass Institute area

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GID Economic Development Cluster Study

- City of Guelph, community, provincial and federal partners have commissioned a study focused on the development of an innovation cluster and economic development plan for GID
- Hickling Arthurs and Low / Urban Strategies

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GID Economic Development Cluster Study

Purpose / Vision

- Strengthen & diversify the economic base for Guelph
- Grow Guelph's innovation cluster
- Draw upon Guelph's recognized strengths in agricultural and environmental and life sciences
- Create research, development and green jobs
- Revitalize Guelph's traditional manufacturing sectors
- Build upon the convergence of agri-technology, manufacturing, bio-sciences, food, health, alternative energy and the environment
- Place Guelph at the forefront of innovation as society adapts to a new environmental and health regime

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GID Economic Development Cluster Study

- Will address the strategic direction and potential future employment uses for GID
- Comprehensive profiling assessment and local inventory of the cluster
- Global Scanning and comparative assessment of other innovation and eco jurisdictions
- Provide recommendations for alternative uses of existing buildings and infrastructure
- Develop a strategic economic development plan
- Action plan to implement and timelines



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GID Economic Development Cluster Study

Research and Consultation Process

- Both private and public landowners
- Regional and community economic development sectors and business stakeholders
- Global benchmarks (other innovation and eco parks)
- Potential foreign direct investment leads

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GID Economic Development Cluster Study

Opportunities



- Centre of Excellence
- Environment/Energy
- Agri-Tech and Life Sciences
- Employment (8000- 10000 jobs)
- Education, Training and Skills Development
- Attract and develop the best talent
- Accelerate commercialization
- Incubation and demonstration facilities
- Research and Development capacity

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Guelph Innovation District

Next Steps and Secondary Plan Integration

- MOU – City and Province – Summer 2009
- Completion of the GID Economic Development Strategy November 2009
- Will inform uses, infrastructure requirements and amount of employment land in the secondary plan area

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Next Steps: Secondary Plan Schedule

PHASE / TASK	SCHEDULE						2010
	July	Aug	Sept	Oct	Nov	Dec	
1 Prepare Vision Statement, Goals and Objectives							
2 Review Background Studies + Identify Any Gaps							
3 Review Best Practices							
4 Undertake Add'l Background Work as Required							
5 Identify Constraints + Opportunities + Mitigation Measures							
6 Define Likely Development Densities							
7 Prepare Three Alternative Detailed Land Use Scenarios (Plan + 3D)							
8 Hold Public Meeting #1							
9 Analyse Scenarios + Identify Preferred Scenario							
10 Elaborate Preferred Land Use Scenario							
11 Identify Infrastructural Requirements							
12 Prepare Design Guidelines (Sustainability / Urban)							
13 Define Implementation Plan							
14 Prepare Draft Secondary Plan Document							
15 Hold Public Meeting #2							
16 Finalize Secondary Plan Document for Submission to City							
17 Statutory Public Meeting							

Next Public Meeting: September 2009
Discuss Three Alternative Land Use Plans

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Break Out Groups

Three groups each related to a specific topic covered in the presentation:

- Community Energy
- Cultural and Natural Heritage
- Economic Development Innovation Cluster Study

Participants will discuss a series of questions on how these initiatives should inform the Secondary Plan