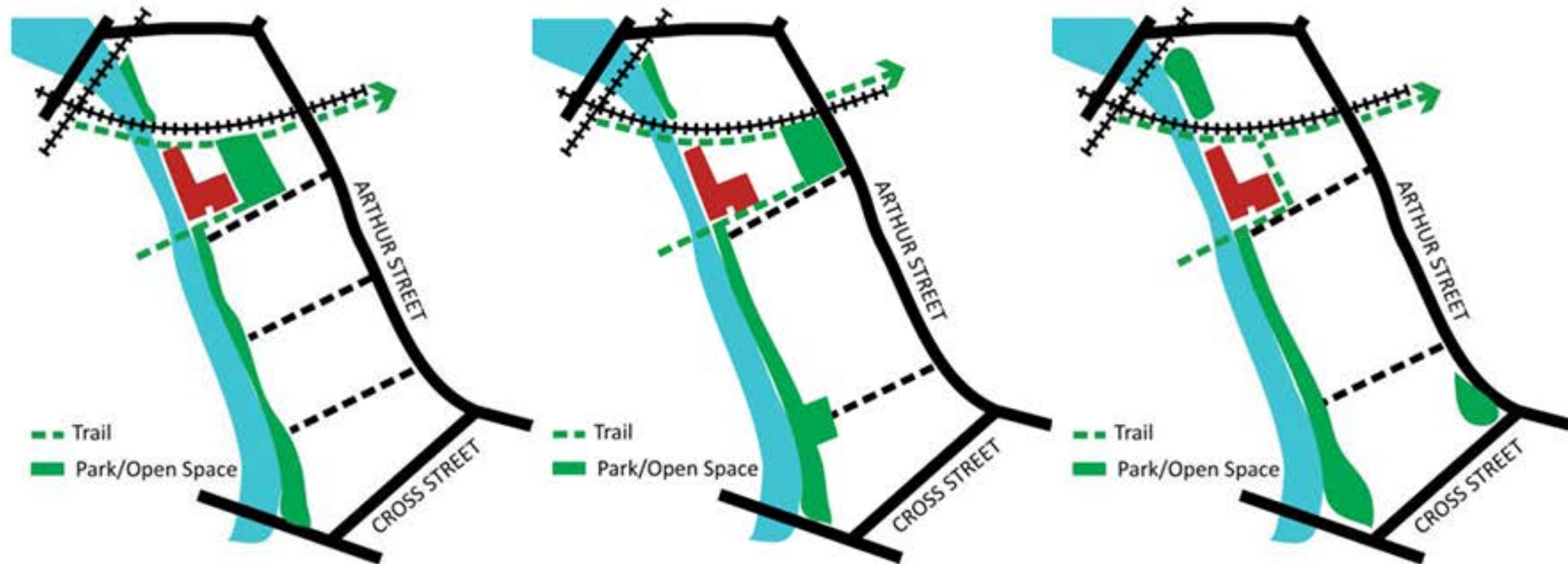


# 1

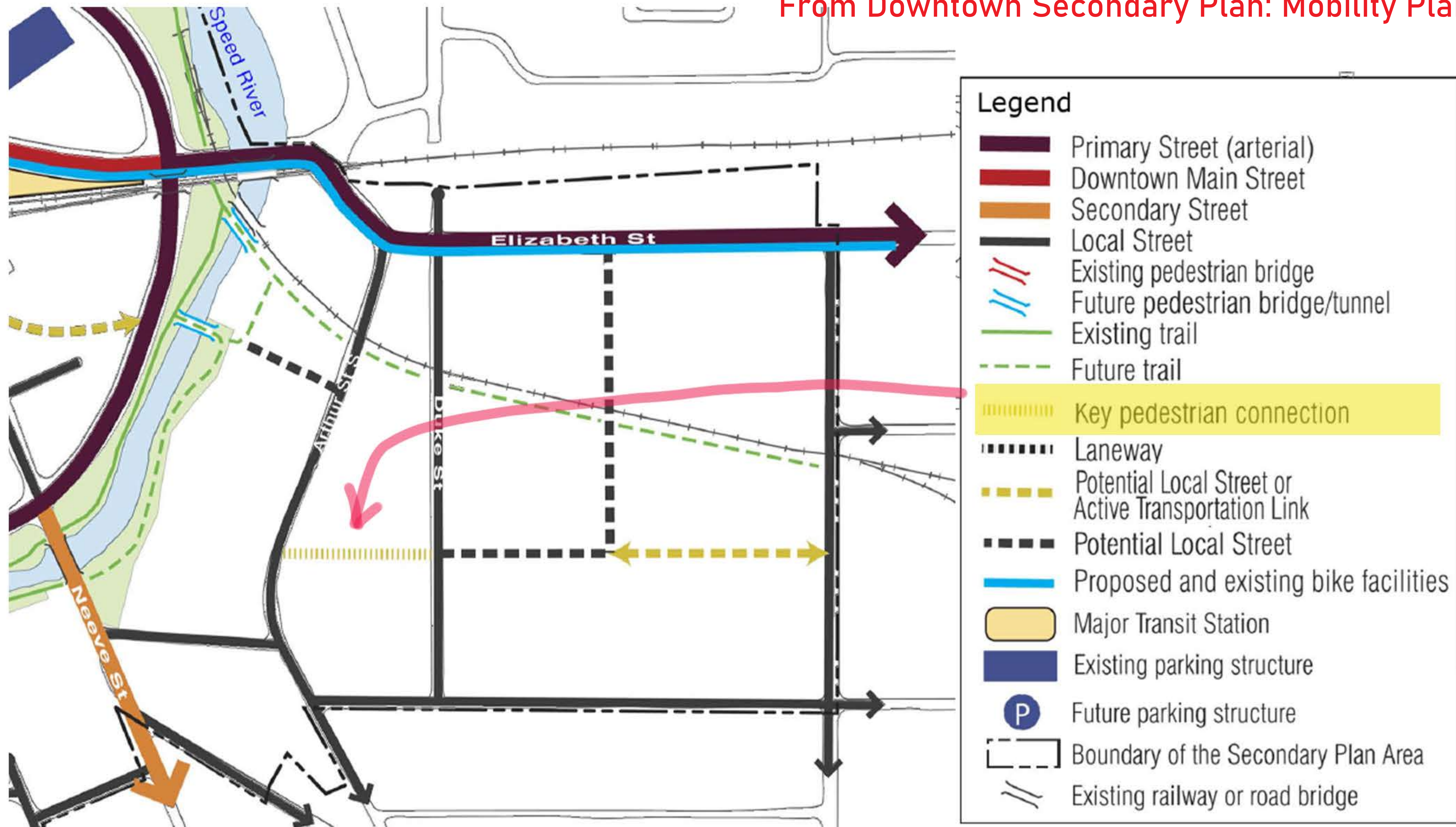
## From: Downtown Secondary plan



11.1.7.11.6

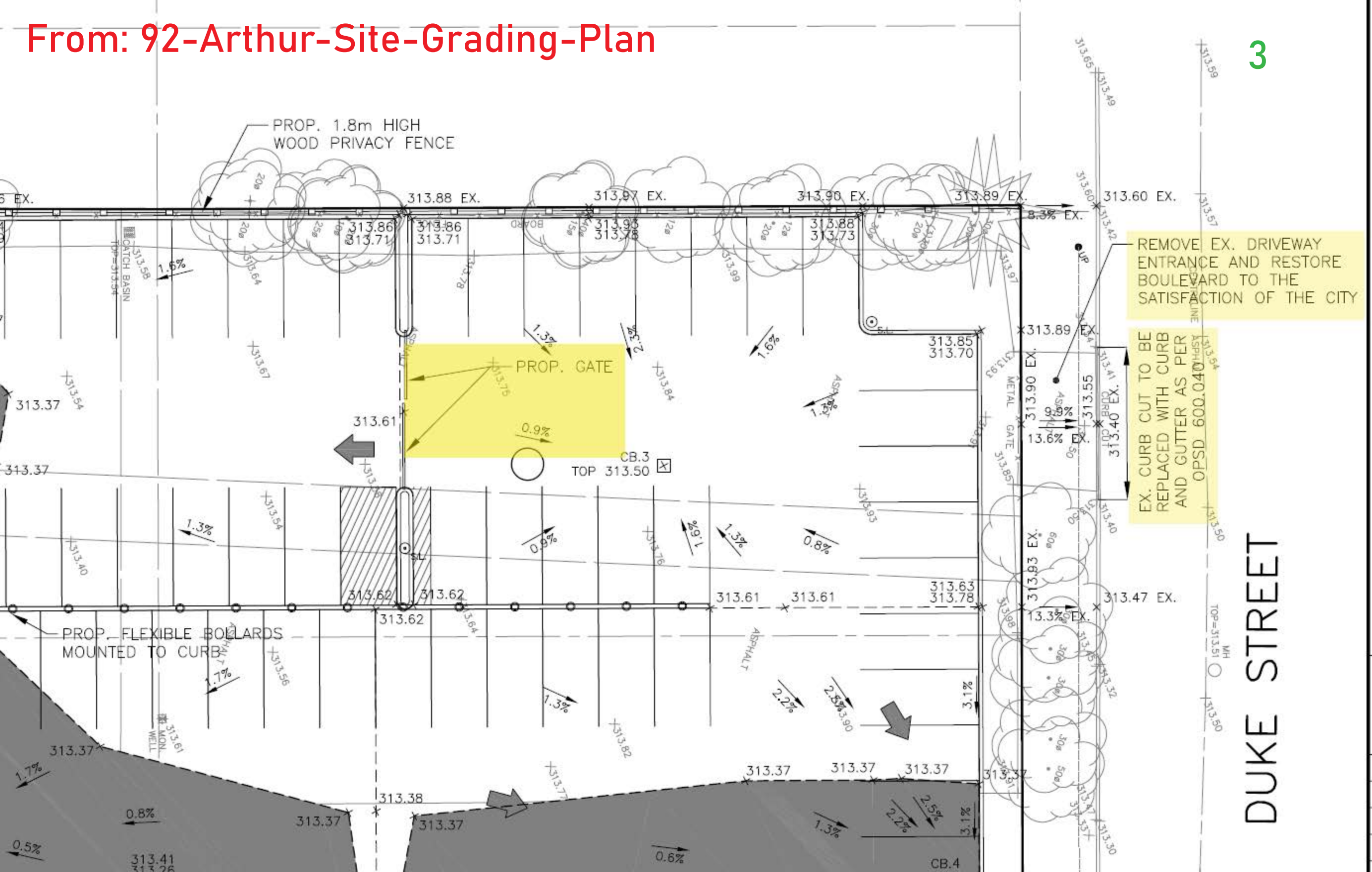
The general built form and land use policies of the Downtown Secondary Plan shall apply the 5 Arthur Street and 64 Duke Street and 92 Ferguson Street properties. In addition, the distance between the facing walls of portions of buildings greater than 6 storeys, shall be a minimum of approximately 25 metres.



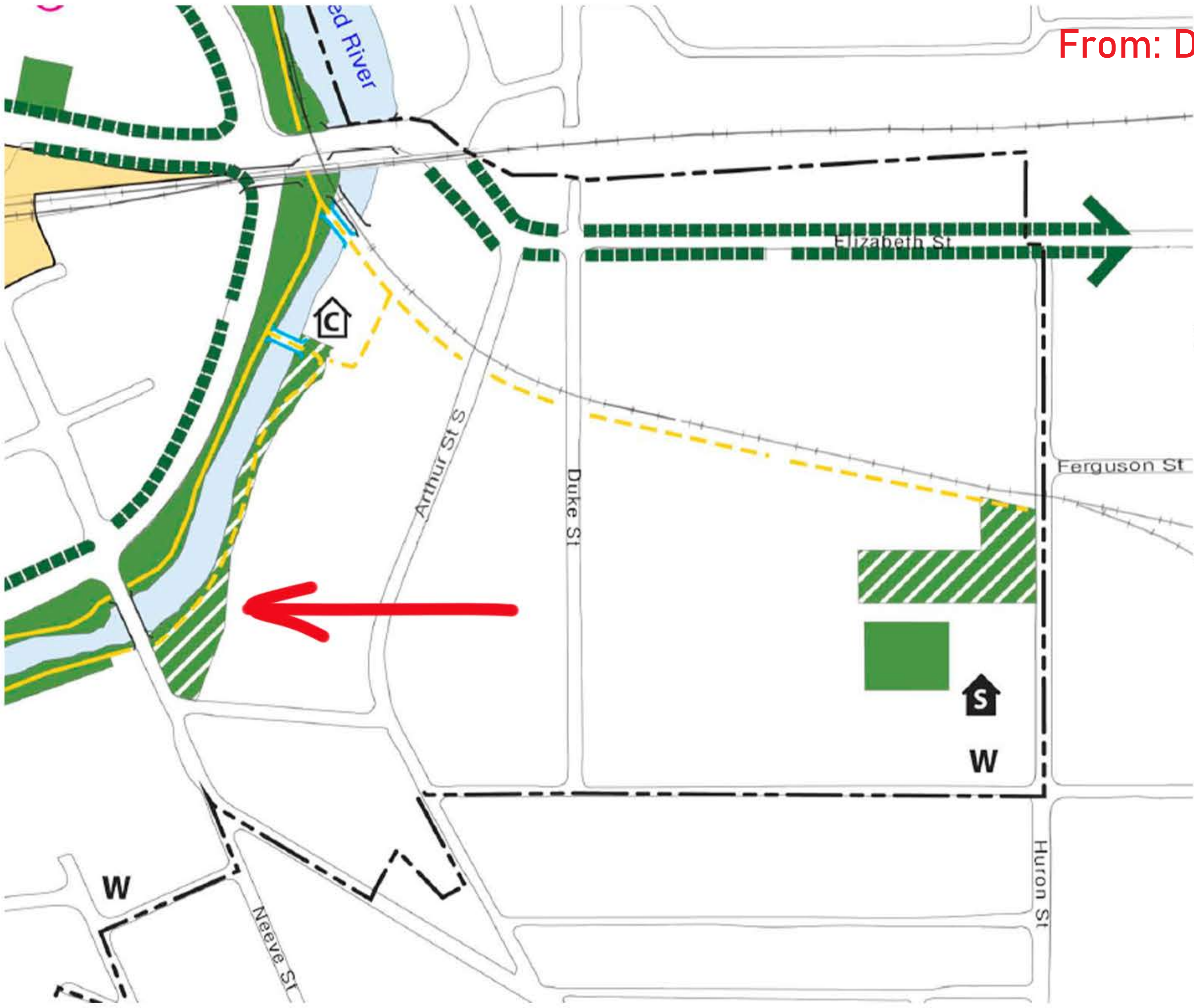




## 3

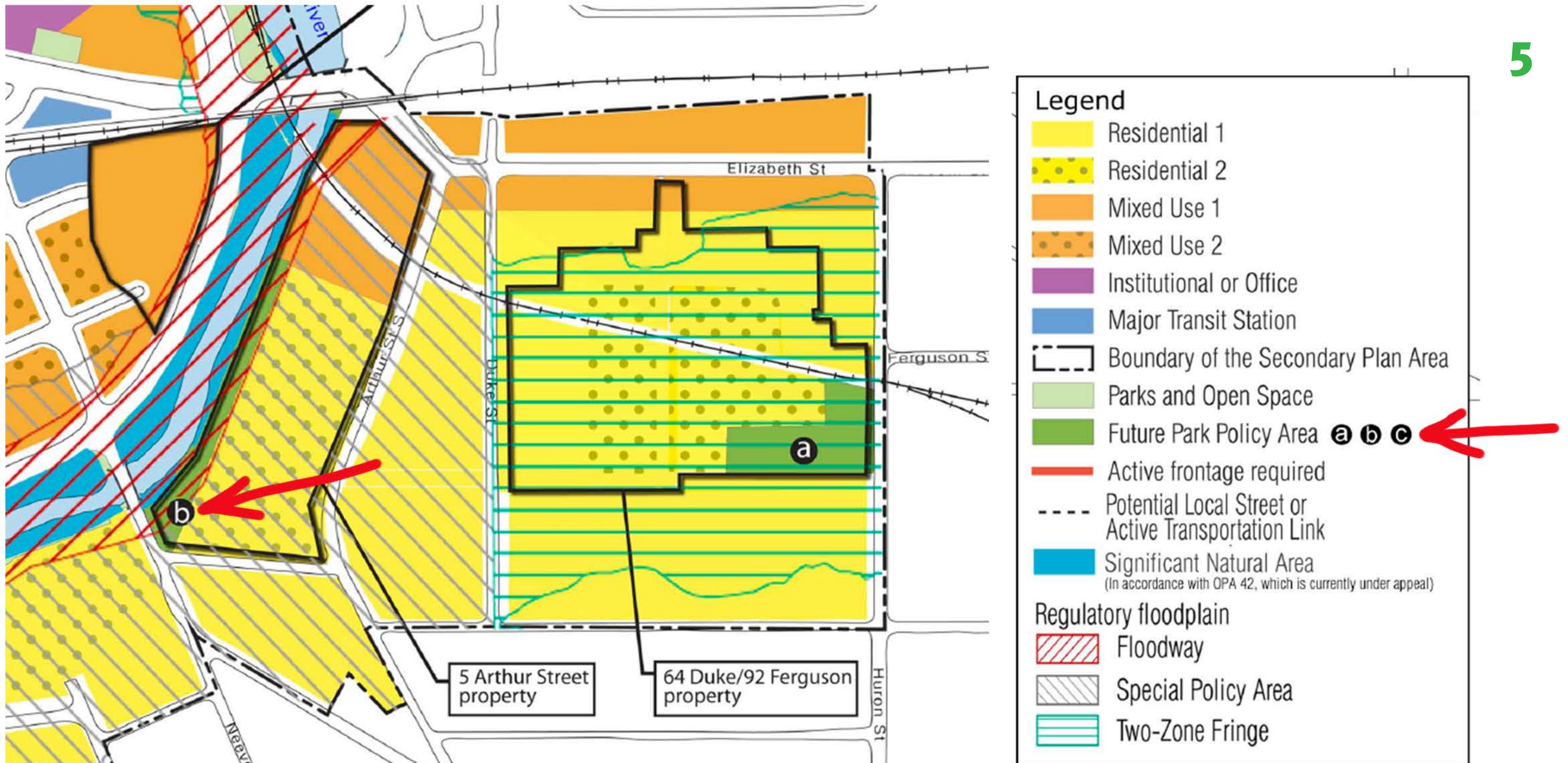






Legend	
	Mid block pedestrian mews
	Existing park and open space
	Existing and future urban square
	Boundary of the Secondary Plan Area
	Primary streetscape
	Existing trail
	Future trail
	Potential civic, cultural, or community use
	Future park
	Existing pedestrian bridge
	Future pedestrian bridge/tunnel
	Place of worship
	Major transit station
	Park and open space outside downtown
	School
	Potential Local Street or Active Transportation Link







## 11.1.7.10 Future Park Policy Areas

### 11.1.7.10.1

The Future Park Policy Areas conceptually identified on Schedules B and C are significantly-sized lands that the City intends to bring into the public park system during the planning horizon of the Downtown Secondary Plan while allowing legally existing uses to continue in the interim.

### 11.1.7.10.2

The Open Space and Parks Policies of Section 11.1.7.9 of the Downtown Secondary Plan shall apply to the Future Park Policy Area.

### 11.1.7.10.3 Future Park Policy Area A

Future Park Policy Area A will be brought into public ownership and built in conjunction with *redevelopment* of adjacent lands.

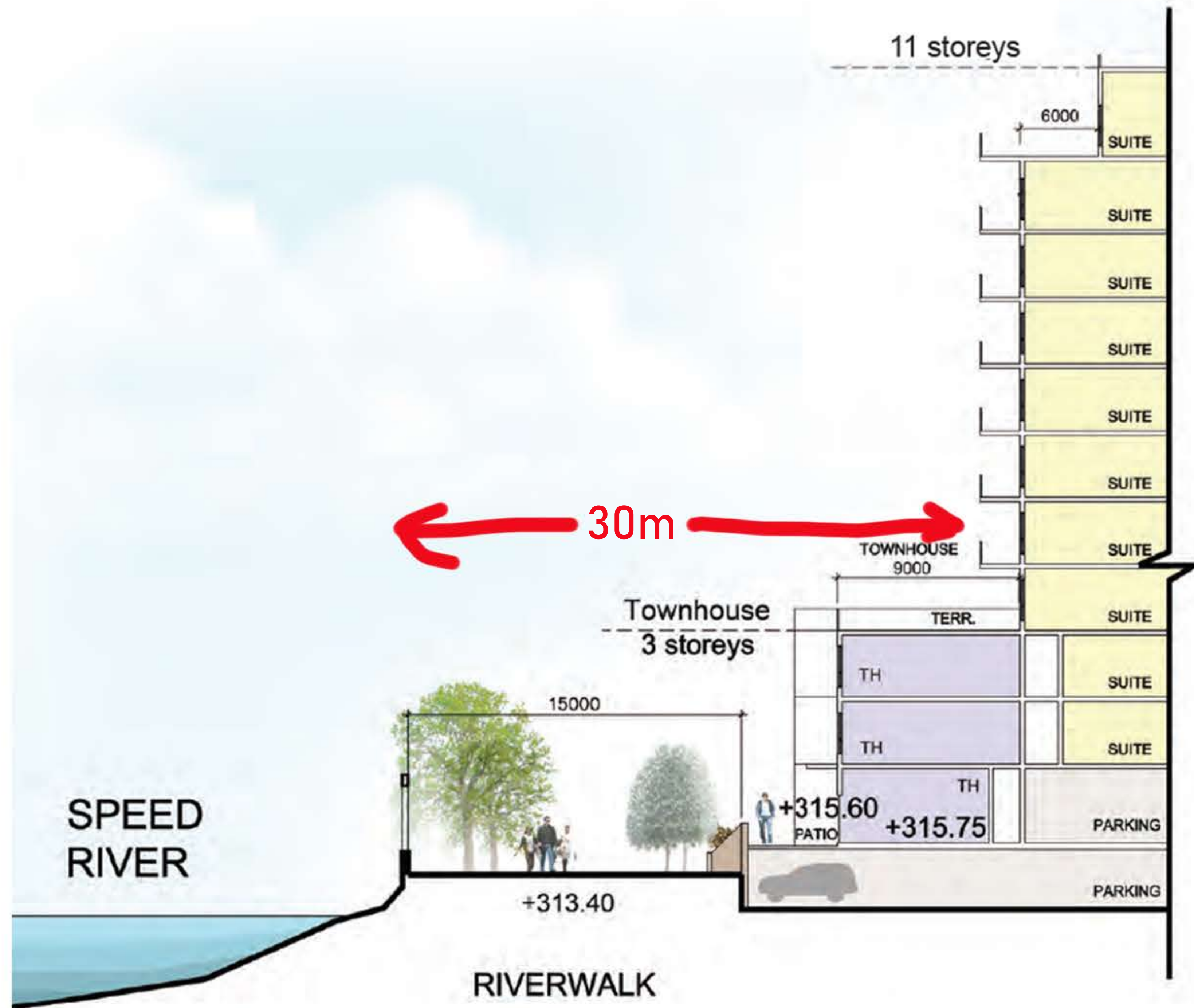
### 11.1.7.10.4 Future Park Policy Area B

The Future Park Policy Area B will be brought into public ownership and built in conjunction with *redevelopment* of adjacent lands. The park shall include a continuous river's edge path /urban river walk for pedestrians and cyclists. The park should maintain heritage features and/or interpretation, high-quality landscaping, sitting areas and other amenities for surrounding residents.



- Payment in lieu of conveyance of parkland will be required for the proposed off-site parking at 92 Arthur Street South according to the City of Guelph Parkland Dedication By-law (2019) 20366 as amended by the By-law (2019) 20380 or any successor thereof prior to issuance of any building permits for 93 Arthur Street South.
- Parkland dedication will be required for 93 Arthur Street South according to the provisions under the development agreement registered on title to the property as Instrument No. WC428928 on March 13th, 2015 and other amending agreements (Please also refer to the Schedule B of the agreement) :
- PART IX
- PARK DEDICATION/CASH IN LIEU
  - 9.1 The Owner's obligations under s. 42 and 51.1 of the Planning Act, R.S.O. 1990, c. P-13 for parkland dedication or payment in lieu of the conveyance as contemplated by section 42 (6) and section 51.1 of the Planning act for the Lands shall be satisfied by:
    - (a) The transfer of the Walkway Easement, River Square, and Public Access Easements to the City;
  - 9.2 At such time as the Mill Square Lands and that part of the Lands appurtenant thereto are being developed and a site plan agreement with respect to the same is being negotiated between the Owner and the City, the parties will determine the extent of and the degree and details of public accessibility to Mill Square Lands and if necessary the Owner and the City may enter into an agreement acting reasonably regarding the extent of and the degree and details of public accessibility to the Mill Square Lands.
- City will consult and engage the general public and area residents in the design process for River Square design and development according to the Official Plan Policy 7.3.3 'Public Consultation on Parkland Design'.
- City will consult and engage the general public and area residents for the design of 'River Square' prior to submission of formal ZBLA and formal site plan applications for 93 Arthur Street development. River Square design selected and developed through the community engagement process would be inserted into the formal site plan application for 93 Arthur Street south.
- Revise concept design for 93 Arthur Street South to include design of River Square and Mill Square to the satisfaction of the Deputy CAO of Public Services prior to submission of a formal ZBLA and formal site plan applications.
- Further comments will be provided through review of a formal ZBLA and site plan applications





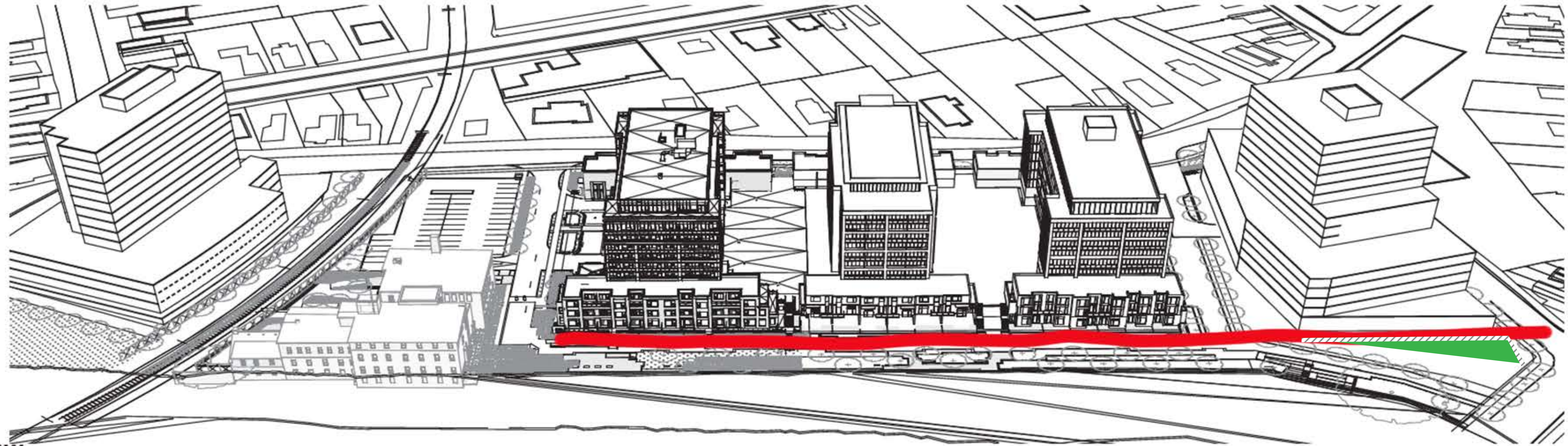




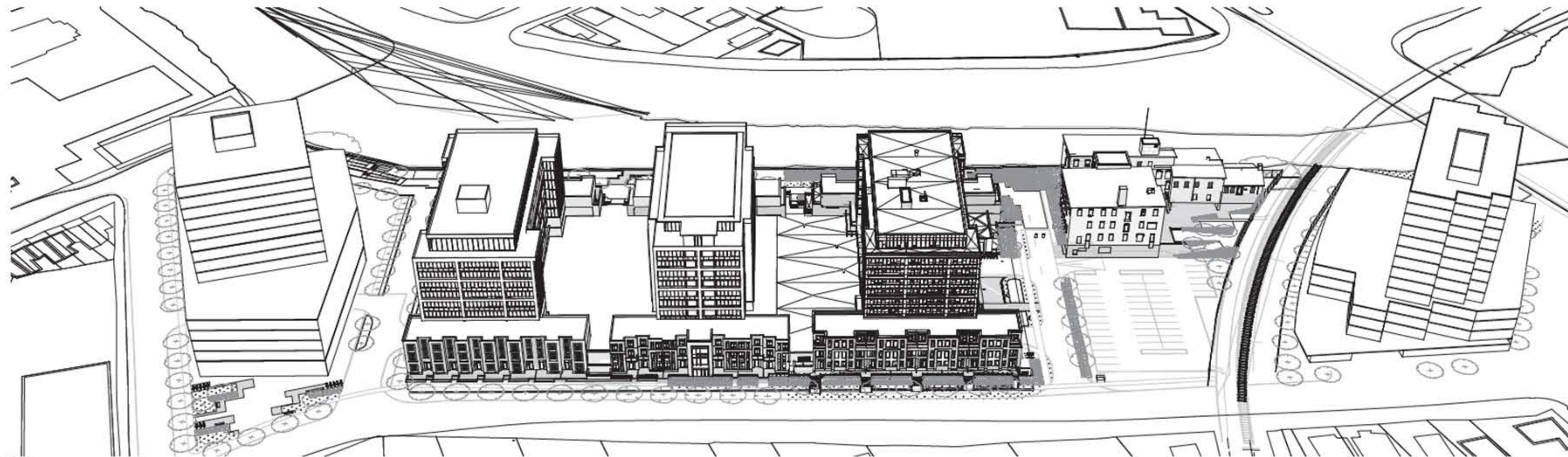


### 3. DEVELOPMENT CONCEPT

10



WEST VIEW



EAST VIEW



