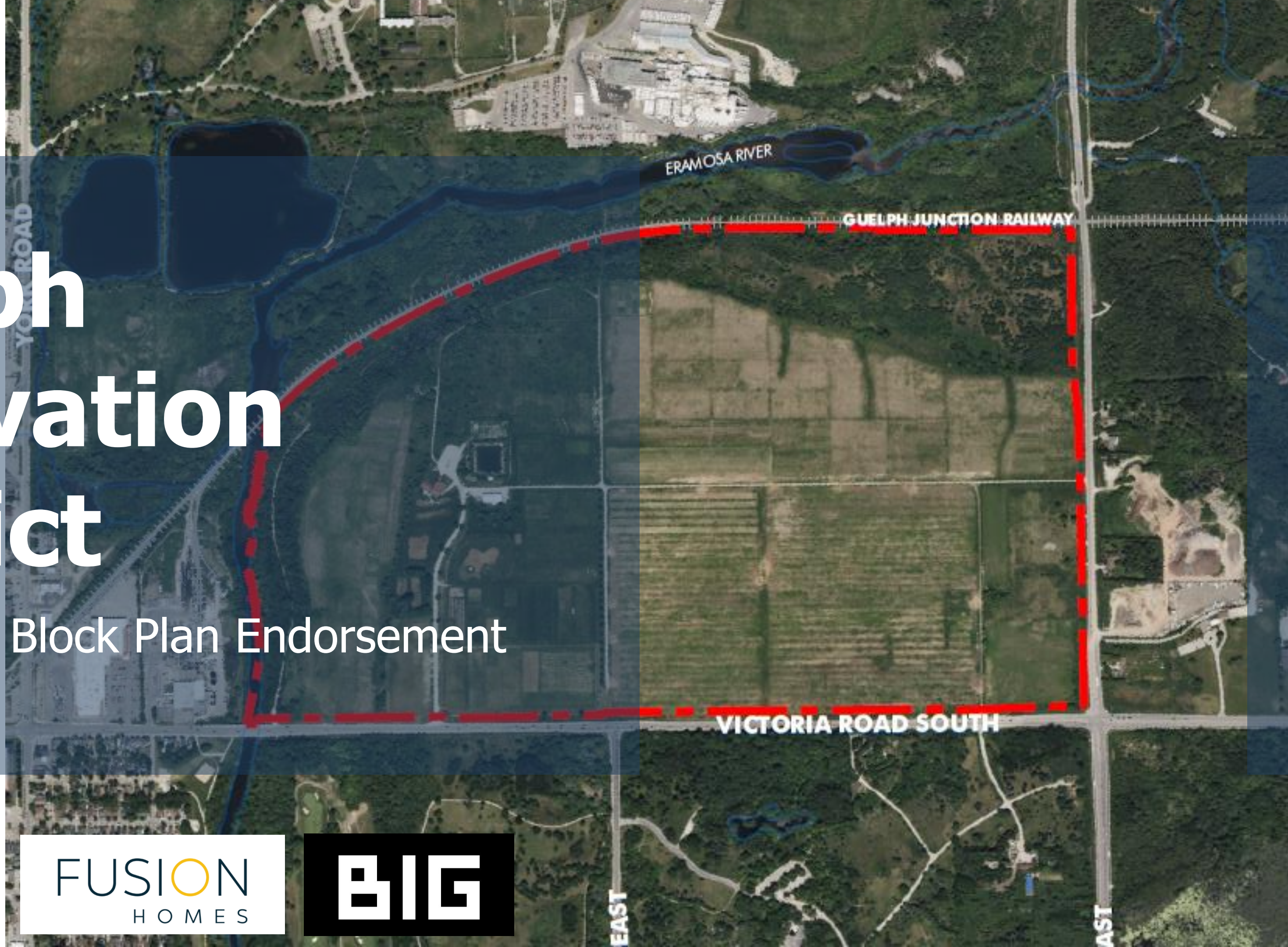


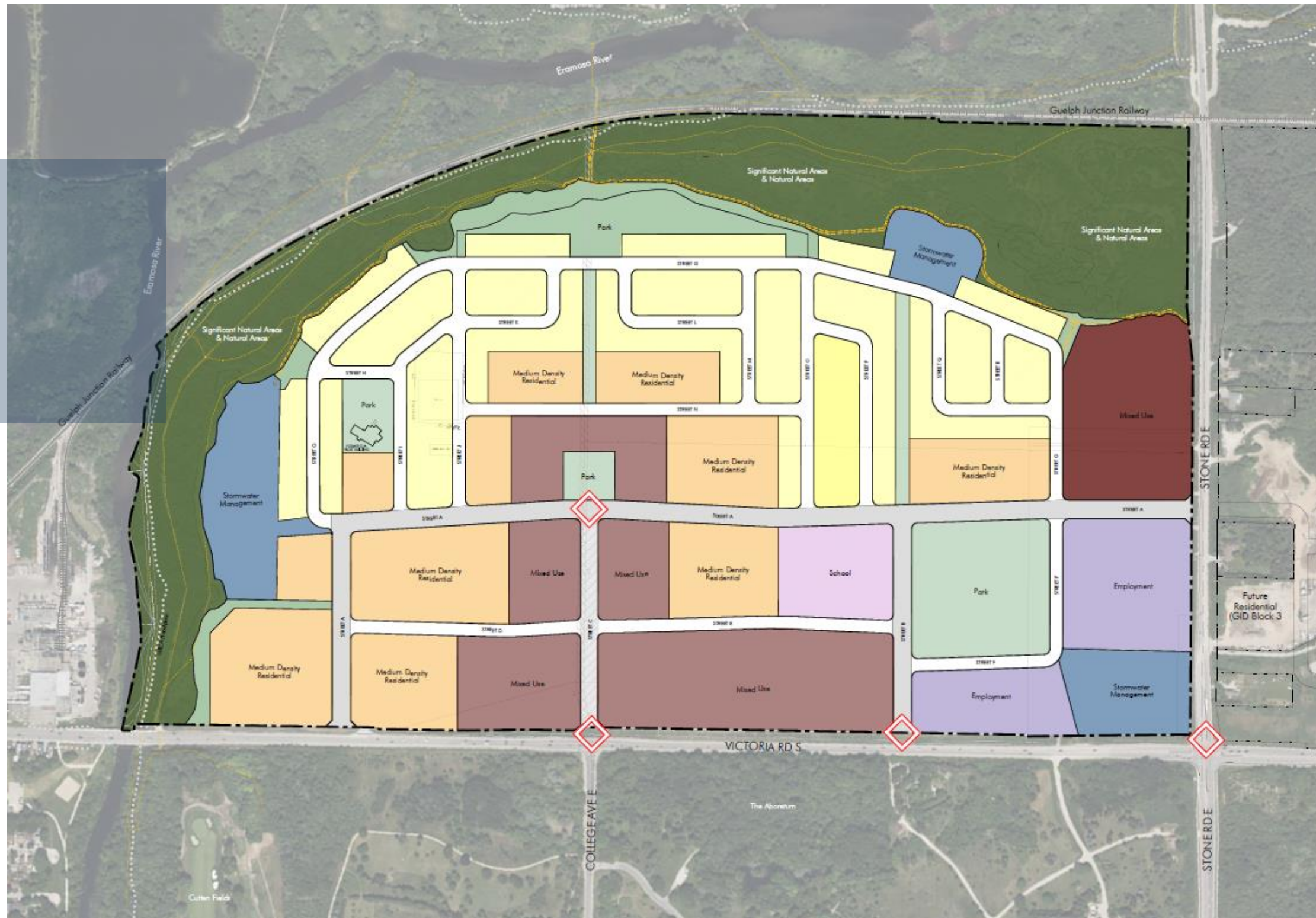
Guelph Innovation District

Blocks 1&2 - Block Plan Endorsement

September 2025



Introduction



- The Block Plan establishes the detailed land use framework for the GID Block 1 and 2 lands.
- The Block Plan supports orderly, financially sustainable and timely development.
- The Block Plan identifies the proposed distribution of land uses and main infrastructure.

Staff Recommendations

Rationale/Support for Fusion Block Plan

A Community Park of at least 6.7 hectares in size;

A Community Park is provided that provides the uses requested by the City staff. The Community Park is centrally located in the overall GID area.

A minimum of 16.48 hectares of Employment mixed-use land;

The 16.48 ha is based on the Secondary Plan Area. All uses proposed in Employment Mixed-Use are permitted in the designation. Additional jobs will be accommodated in the Mixed-Use area.

The elementary school in a non-Employment Mixed-use Block, provided it meets the sizing and phasing requirements of the Upper Grand District School Board;

The UGDSB has confirmed the location and sizing of the school block will meet all school board requirements.

The Frost Building in a Residential Block;

The frost building is currently shown in a park. The proposed park design provides the flexibility to accommodate future decisions on the Frost building.

Staff Recommendations

A single-loaded road along the eastern edge of Blocks 1 and 2; and

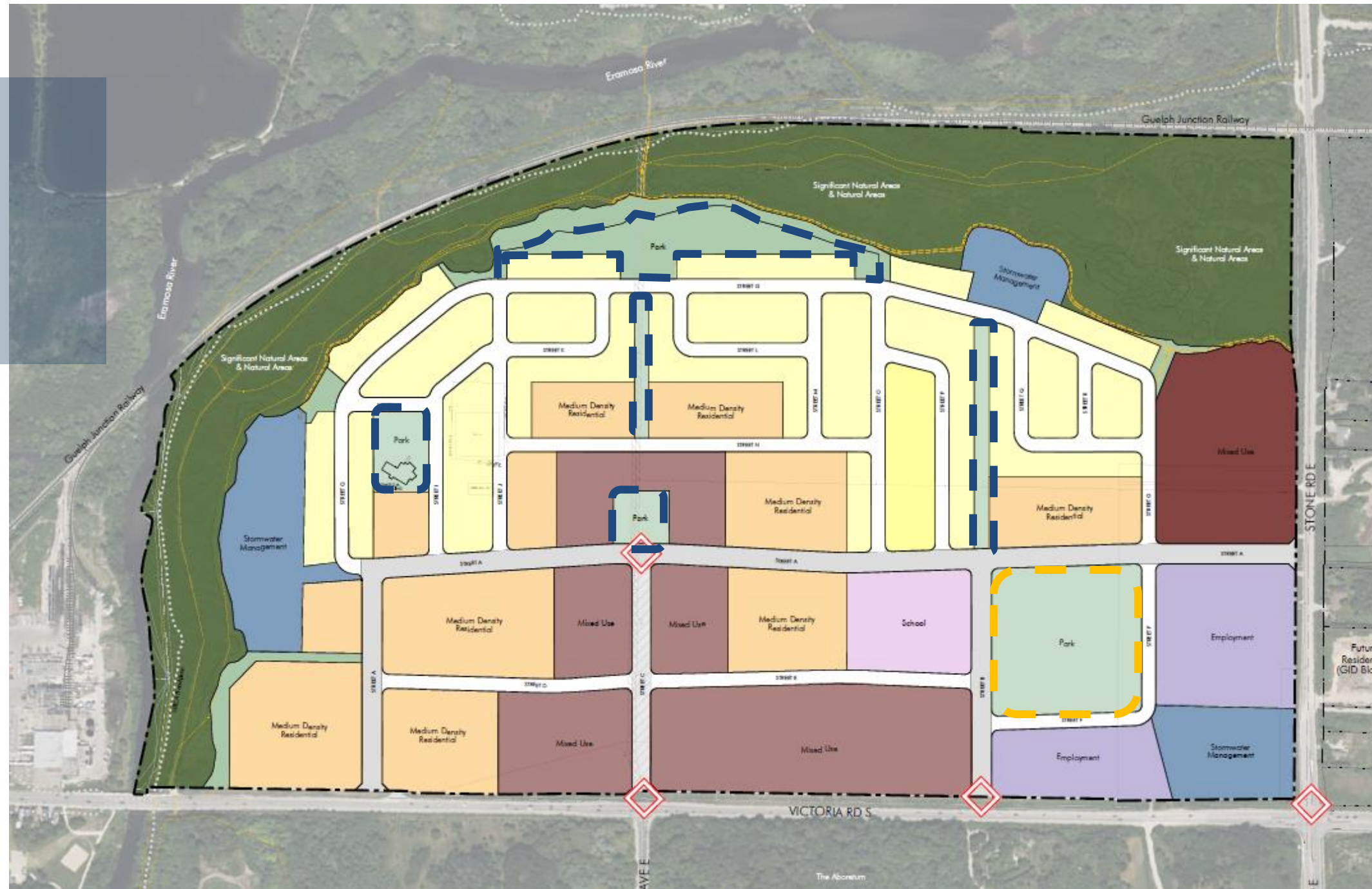
Any revisions necessary to the Stormwater Management facilities to ensure adequate design and sizing.

Rationale/Support for Fusion Block Plan

The design of the Block Plan maintains the intent to provide views and connections to the open space and valley. The design of residential blocks will include setbacks between buildings which will provide for views to the valley. The stormwater management pond will provide a large frontage of single loaded road with open views and connection to the valley. Open space blocks are also provided as connection points to the valley. A single loaded road is an inefficient design from a cost perspective. A large retaining wall would be required resulting in maintenance costs and safety concerns.

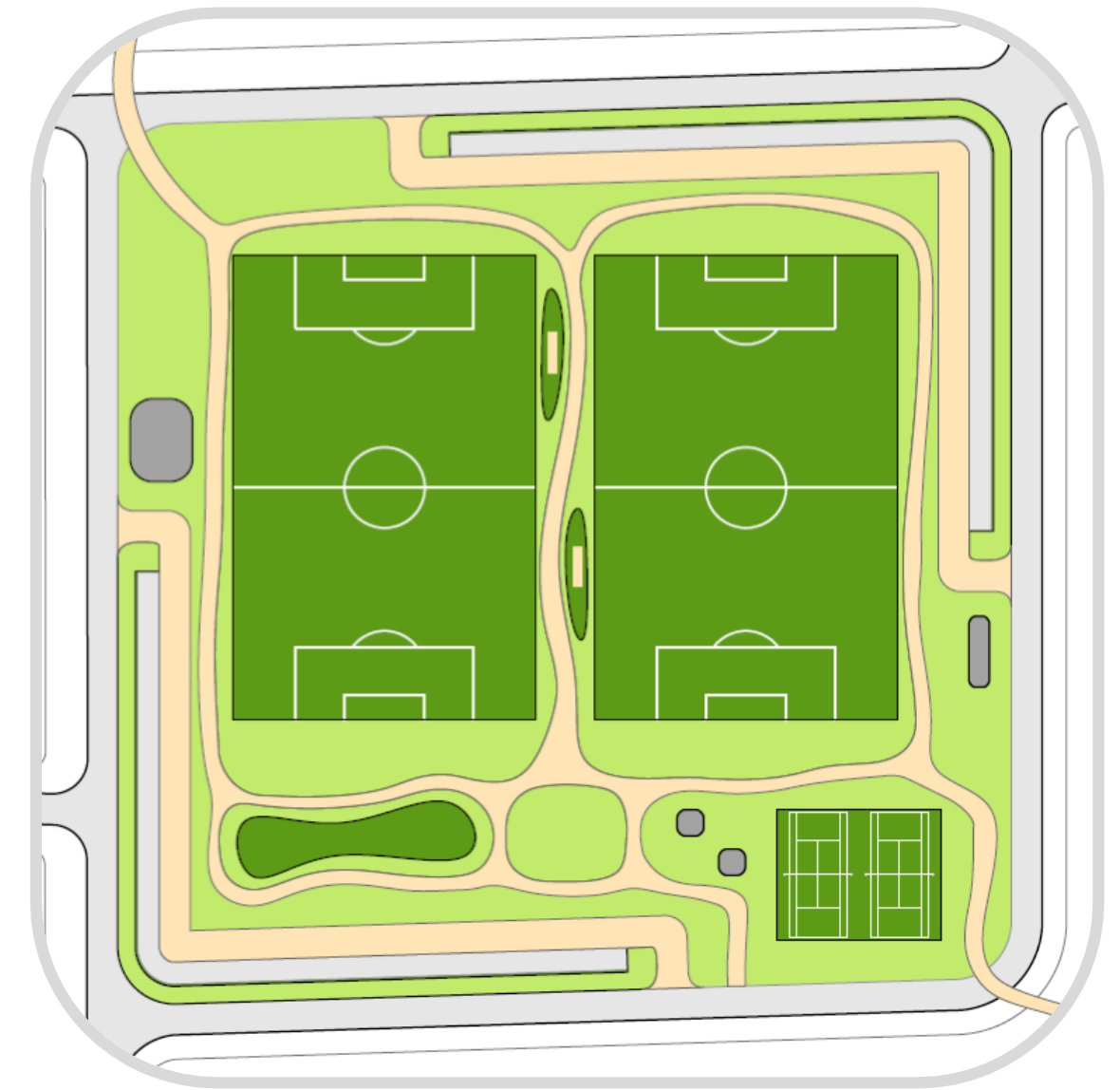
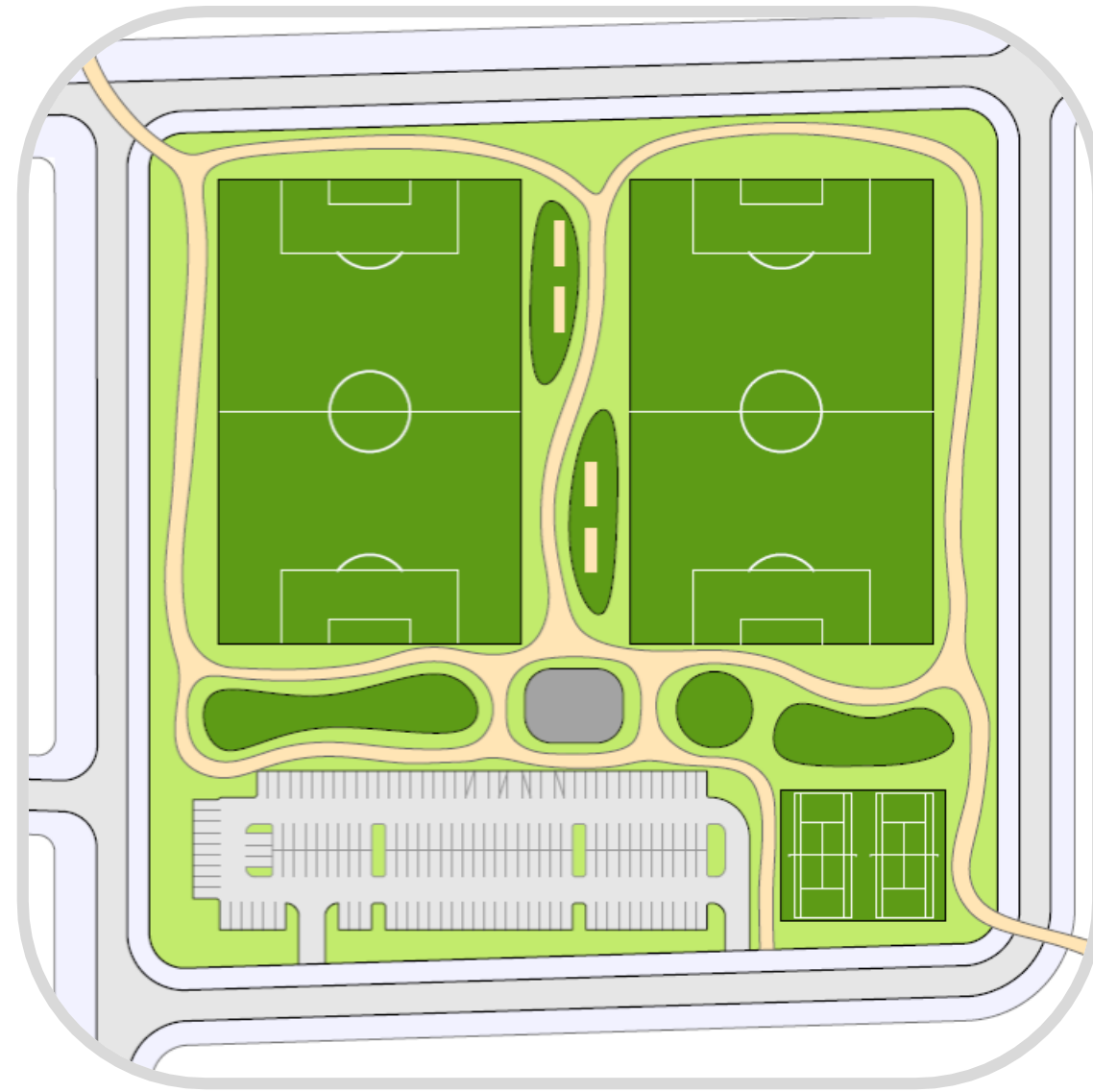
Details will be addressed at time of resubmission with plan of subdivision (ie. Functional Servicing report, SWM Report, etc.)

Parks – Proposed Facility/Uses

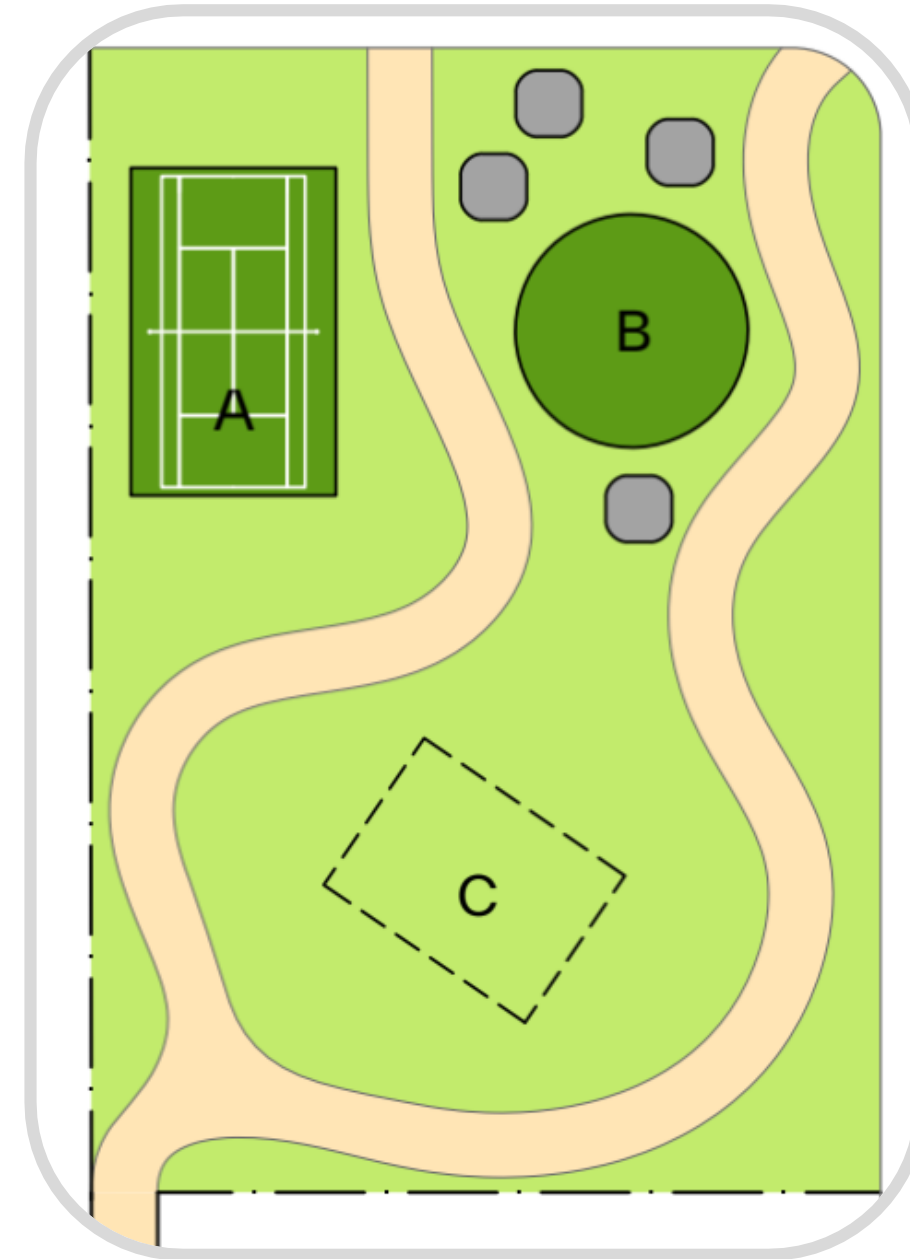
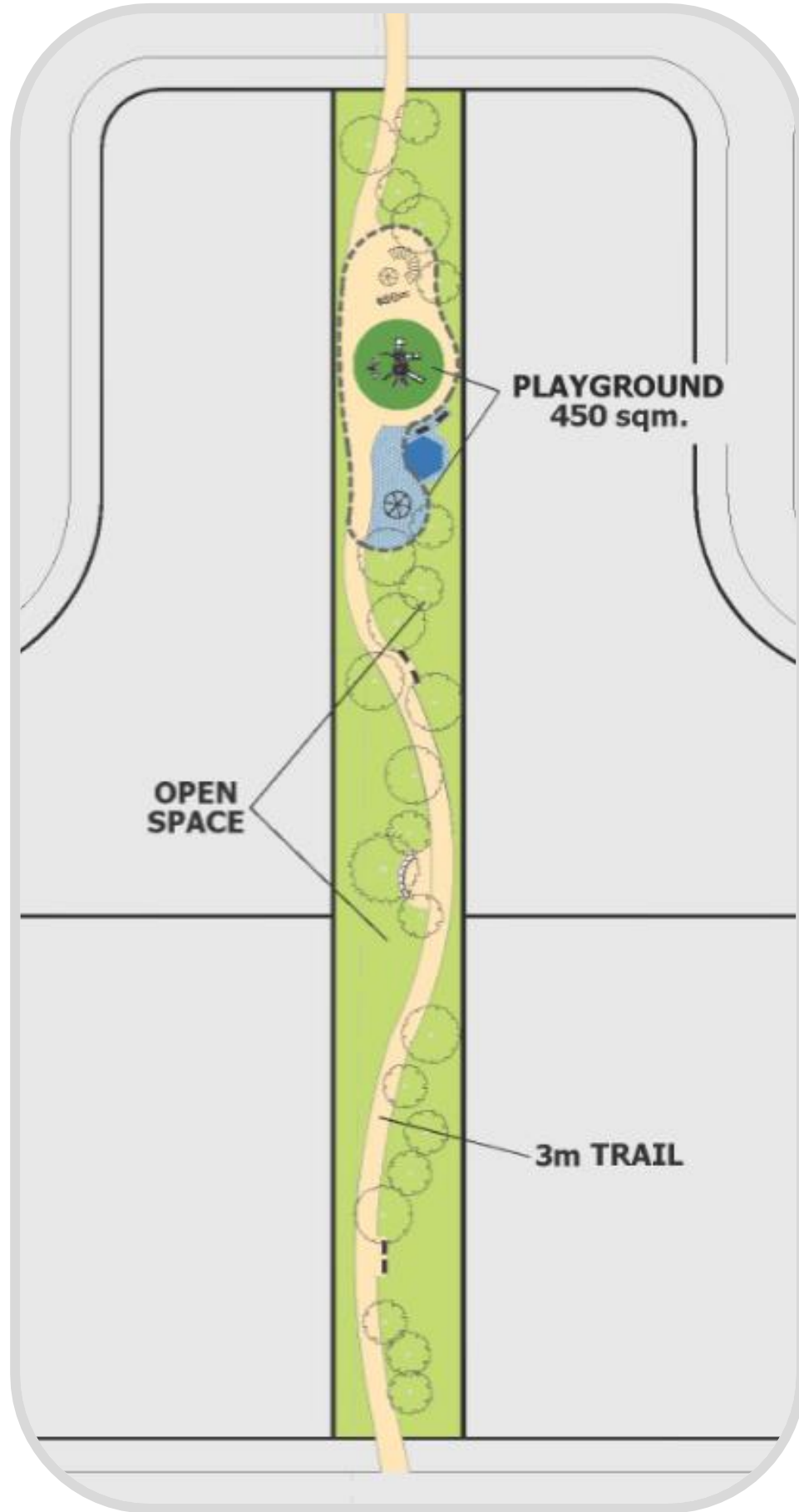


- The Block Plan proposes 1 Community Park and 5 additional public parks.
- The proposed parks are dispersed across the neighbourhood areas to provide a park within 500 metre walk of all residents.
- Design of the parks will be finalized through the future Draft Plan of Subdivision.

Preliminary Community Park Designs

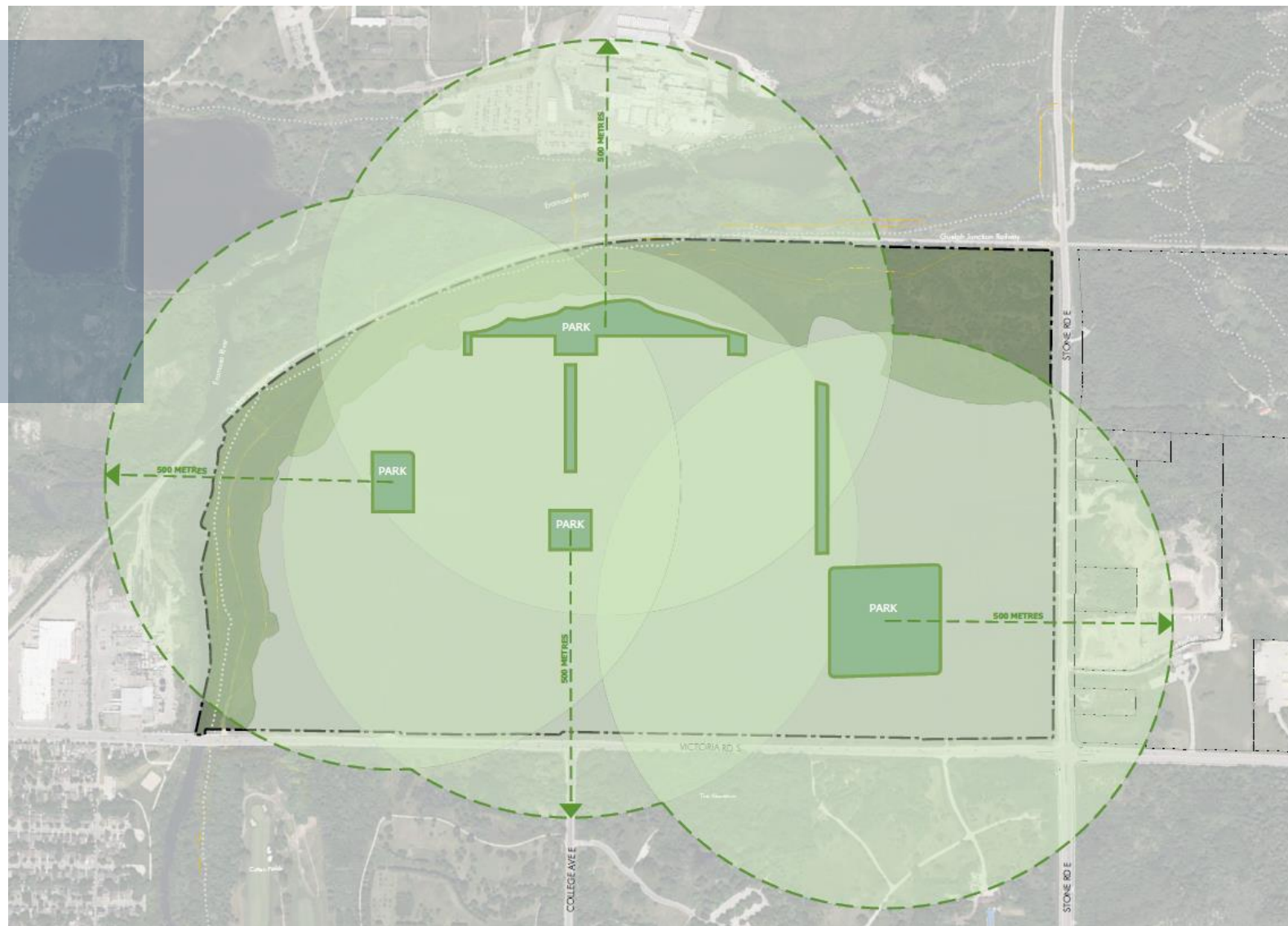


Preliminary Neighbourhood Park Designs



Parks Distribution and Connectivity

Fusion Proposed Block Plan Park Approach



Park Sizing

Community: 3.6 ha
Neighbourhood: 4.1 ha
Total: 7.7 ha

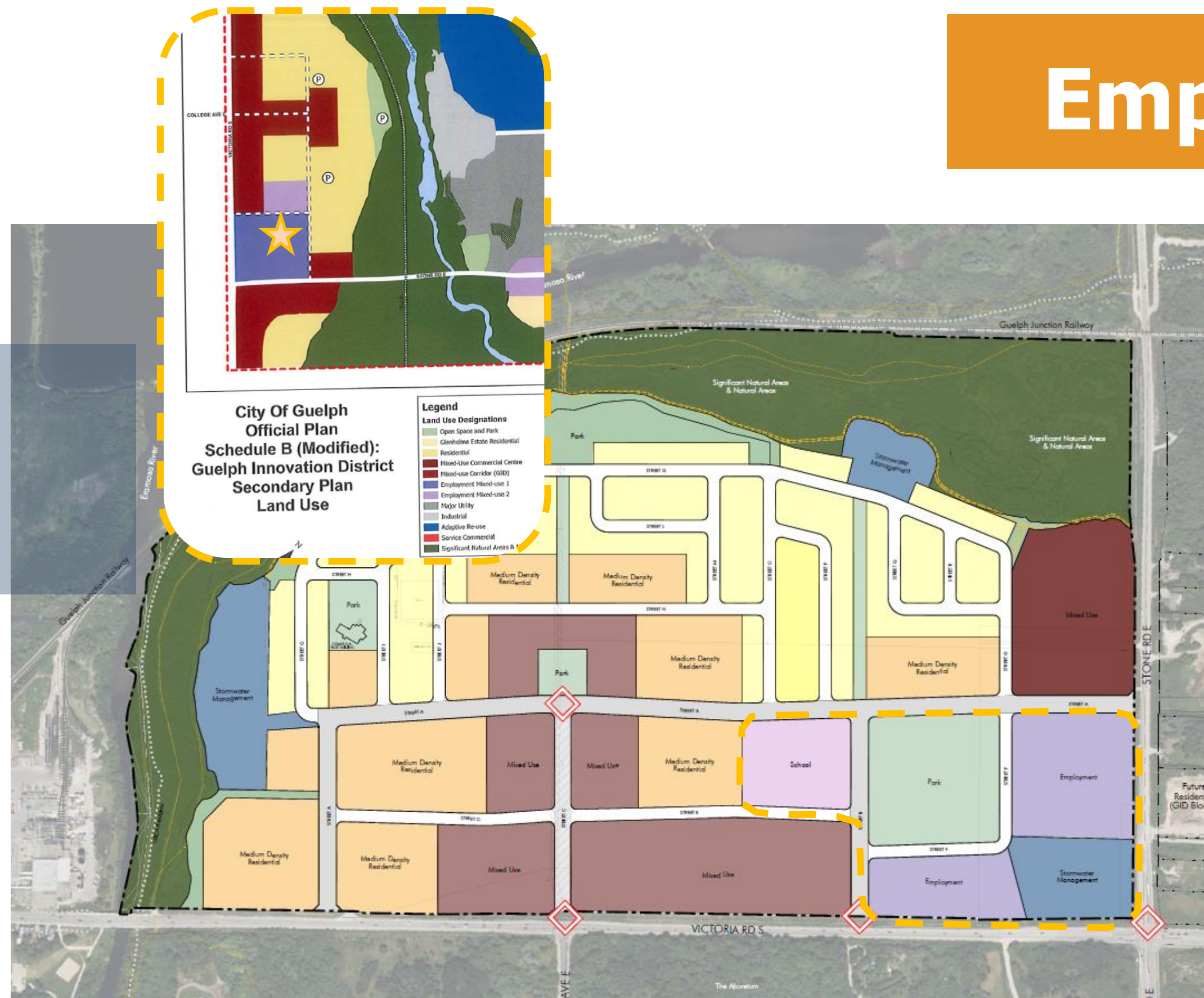
City Recommended Park Approach



Park Sizing

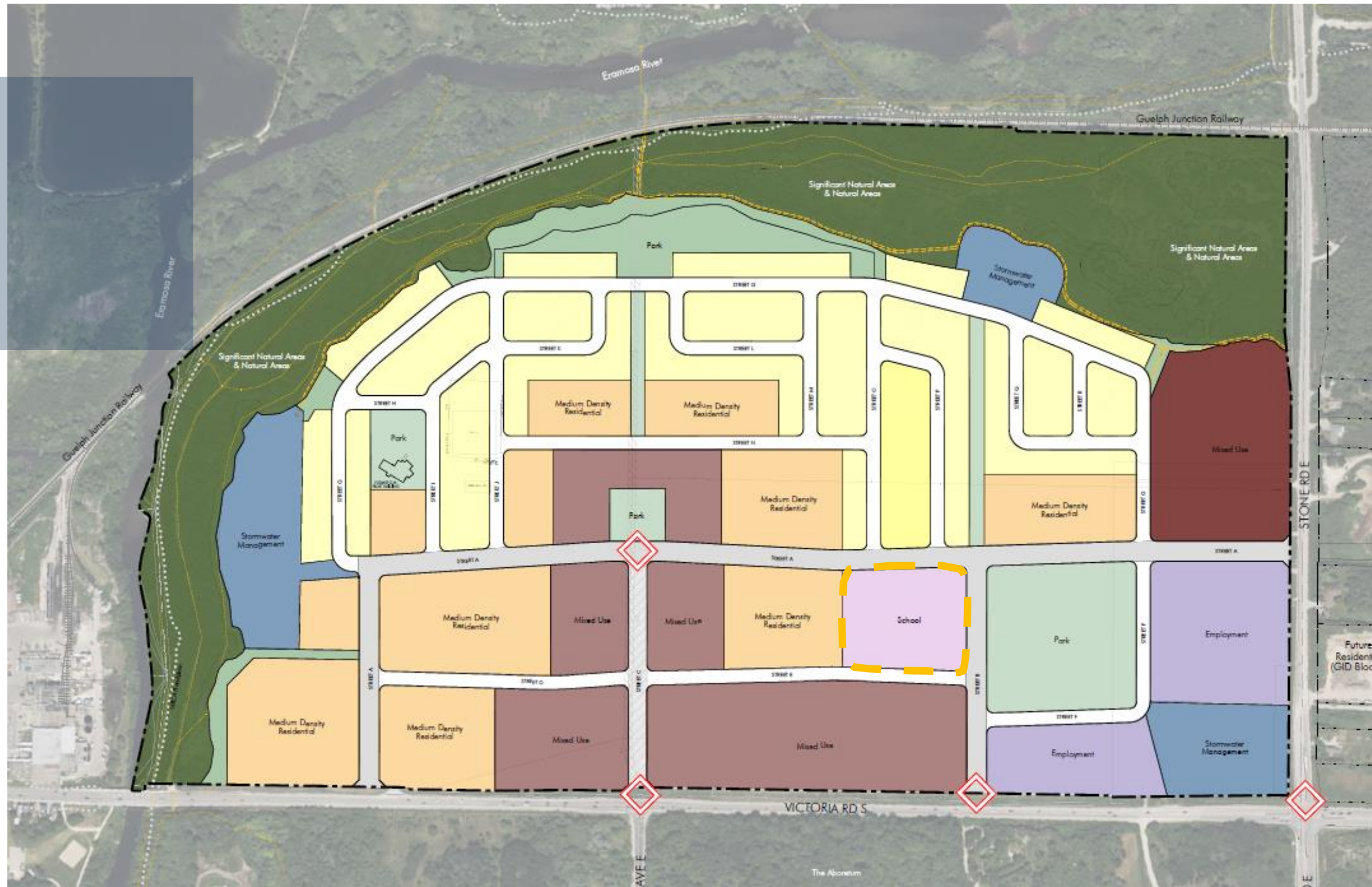
Community: 6.7 ha
Neighbourhood: 1.0 ha
Total: 7.7 ha

Employment Areas



- The Employment area provided on the Block Plan aligns with the Ministry modified Schedule B.
- The existing employment areas and setbacks have been addressed through the Block Plan.
- School and Park are permitted uses in the Employment Area
- Mixed-use blocks also provide opportunities for future employment/jobs.

Proposed School Block



- The school is a permitted use in the Employment Area.
- The proposed school location and block size has been accepted by UGDSB. (email dated July 15, 2025)

Residential Areas

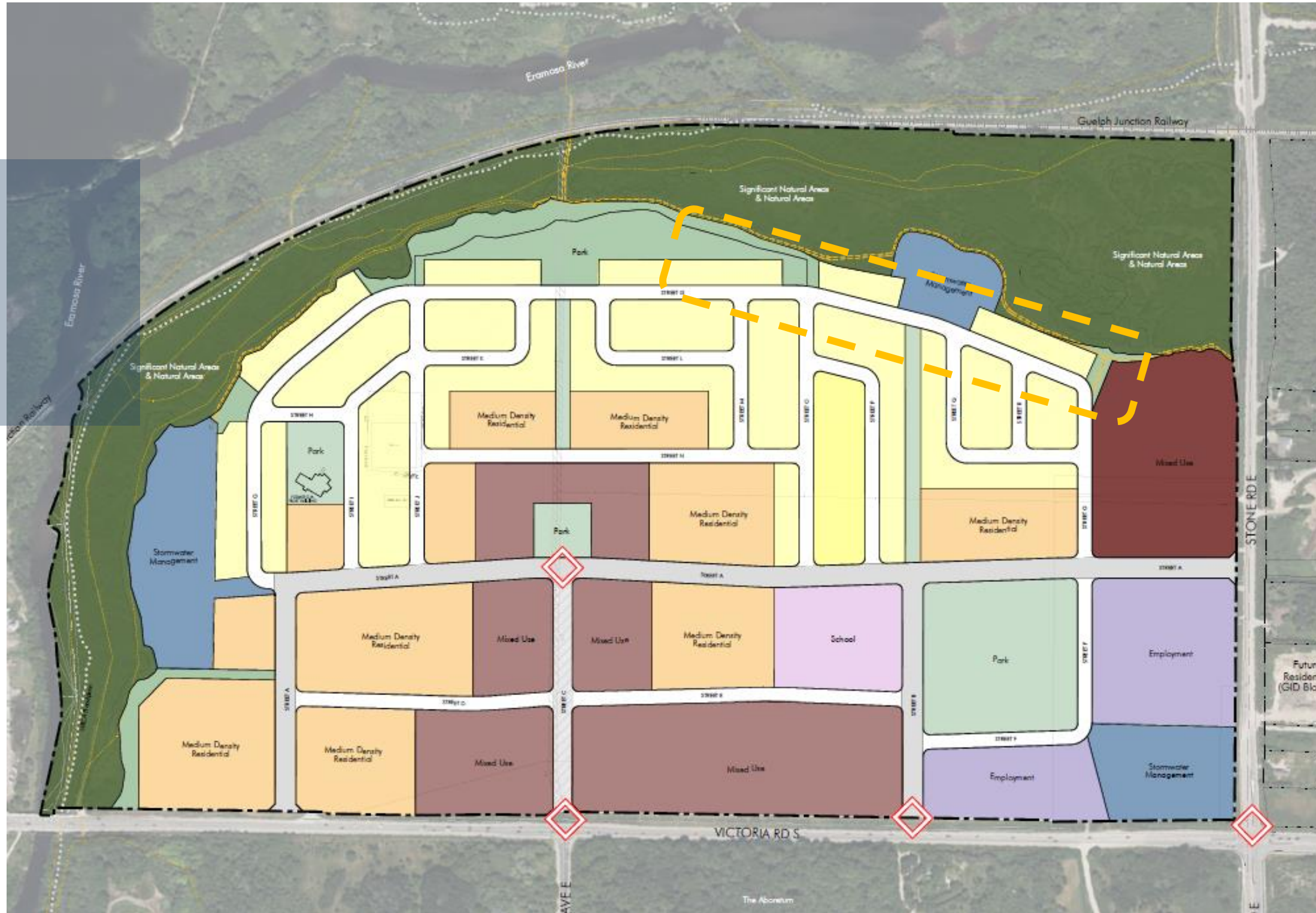


- The Block Plan has identified a Medium Density Residential Designation and a Low-Density Residential Designation to distribute a range of housing types, density and built form.
- The higher density residential built form will be integrated with commercial and office uses in the Mixed-Use corridor. The Mixed-Use corridor is concentrated along the proposed Main Street, and a portion of Victoria Road South and Stone Road East.

Former Frost Building



Single-loaded Road



- The south-eastern extent of the Block Plan's road network includes open space blocks and a stormwater management block.
- The open space Blocks provide trail connections.
- The stormwater management block and open space blocks provide views to the valley lands.

Conclusion

The Proposed Block Plan:

1. Implements the direction of the Secondary Plan.
2. Supports the City's housing objectives and provides for a mix of uses.
3. Provides an innovative park and open space system that supports the objectives of the Official Plan and community connectivity with access to a variety of park uses and access to open space and trails.



Thank you!



Any questions?

