

# Staff Report



To City Council  
Service Area Infrastructure, Development and Environment  
Date Tuesday, March 10, 2026  
Subject **Statutory Public Meeting Report  
328 Victoria Road South and 588 Stone Road East  
Proposed Official Plan and Zoning By-law Amendments  
File: OZS26-002  
Ward 1**

## Recommendation

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by MHBC Planning Limited, on behalf of the owner, Fusion Homes, to facilitate the subdivision of the lands into: residential blocks, mixed-use commercial blocks, a school block, employment blocks, stormwater management pond blocks, significant natural area and natural areas blocks, and public parks and open space blocks on lands municipally known as 328 Victoria Road South and 588 Stone Road East and legally described as Part of Broken Front Lots 10, 11 and 12, Concession 1, Division 'G', (Geographic Township of Guelph), City of Guelph, from Infrastructure, Development and Environment dated March 10, 2026 be received.

## Executive Summary

### Purpose of Report

To provide planning information on the Official Plan Amendment and Zoning By-law Amendment applications submitted for the subject lands. The Official Plan and Zoning By-law Amendments will facilitate the development of a subdivision that includes residential, commercial, school, employment, parks, open space and stormwater management blocks. This report has been prepared in conjunction with the Statutory Public Meeting for the applications.

### Key Findings

Key findings will be reported in the future Infrastructure, Development and Environment recommendation report to Council.

### Strategic Plan Alignment

This report aligns with the priority of City Building in the 2024-2027 Strategic Plan. The review of this development application will include an assessment of its conformity with City's Official Plan, which is the City's key document for guiding

future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable City as Guelph grows. The Public Meeting for the proposed development applications provides the opportunity for City Council, residents, and community groups to learn more, ask questions and provide comments on the proposed development.

### **Future Guelph Theme**

City Building

### **Future Guelph Objectives**

City Building: Improve housing supply

### **Financial Implications**

Financial implications will be reported in the future staff recommendation report to Council.

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## **Report**

### **Background**

Complete applications for Official Plan and Zoning By-law Amendments have been received for the lands municipally known as 328 Victoria Road South and 588 Stone Road East from MHBC Planning Limited, on behalf of the owner, Fusion Homes. The applications were received by the City on December 17, 2026, and deemed complete on January 16, 2026.

The subject lands are identified as Block Plan Areas 1 and 2, in the Guelph Innovation District (GID) Secondary Plan. On September 10, 2025, a [Special Meeting of Council](#) was held to provide planning information and a staff recommendation to Council regarding endorsement of Block Plans 1 and 2 of the GID Secondary Plan. At the Special Meeting of Council, City Council approved the applicant-submitted Block Plan subject to revisions and directed the City's General Manager of Planning and Building Services to issue final Block Plan endorsement once required revisions were made to the Block Plan.

The applicant has revised the Block Plan as directed by Council's motion and the final version was submitted to the City in January 2026.

The approved Block Plan is included in Attachment-7.

### **Location**

The subject lands are municipally known as 328 Victoria Road South and 588 Stone Road East (see Attachment-1 Location Map and Attachment-2 Aerial Photograph). The subject lands are located at the north-east corner of Victoria Road South and Stone Road East.

The subject lands have a combined area of approximately 116 hectares with 1,497 metres of combined frontage along Victoria Road South and 874 metres of combined frontage along Stone Road East. The subject lands are primarily vacant and used for agricultural uses with two buildings located on the north-western side of subject lands.

Surrounding land uses include:

- To the north: Eramosa River Valley and Guelph Radial Line Trail;

- To the east: Guelph Junction Railway, the Eramosa River, and industrial land uses;
- To the south: Stone Road East, beyond which are lands located within Block 3; and,
- To the west: Victoria Road South, beyond which is the Cutten Fields, and the Arboretum.

### **Existing Official Plan Land Use Designations and Policies**

The subject lands are designated “Residential”, “Mixed-Use Corridor (GID)”, “Employment Mixed-use 1”, “Employment Mixed use 2”, “Open Space and Park” and “Significant Natural Areas and Natural Areas” as shown on Schedule B of the Guelph Innovation District Secondary Plan Land Use Schedule.

Lands designated as “Residential” are to be predominantly medium density housing forms such as townhouses and apartments with a limited supply of low-density housing forms such as single and semi-detached dwellings. Uses permitted in this designation include multiple unit residential buildings, such as townhouses and apartments; detached, semi-detached and duplex dwellings; convenience commercial uses limited to a maximum gross floor area of 400 square metres on a property; live/work units; community services and facilities; child care centres; schools; and park space including urban squares. Secondary Plan policy 11.2.6.3.5 contains further policy direction for the designation. Multiple unit residential buildings and live/work units are to be oriented towards a street with the main entrance to the building/dwelling unit accessible directly from a right-of-way. Orientation that facilitates maximum solar gain along the long axis of buildings shall be considered in local road design.

Lands designated as “Mixed-Use Corridor (GID)” are areas deemed vacant or under-used that are targeted for significant growth. These areas are to consist of a mix of residential, commercial, live/work, institutional, office and educational uses within a highly compact form of development that will contribute to the creation of focal points and transition areas. Uses permitted in the Mixed-Use Corridor (GID) land use designation include commercial, retail and service uses; office; entertainment and recreational commercial uses; cultural and educational uses; institutional uses; hotels; live/work; and medium and high density multiple unit residential buildings and apartments. Policy 11.2.6.3.2.4 further sets out minimum ground floor heights and minimum and maximum building heights for development within identified nodes, and along College Avenue East in the Main Street Area.

Lands designated as “Employment Mixed-use 1” are targeted for significant growth as these areas will increase density, innovation and sustainability by permitting a mix of uses such as research and development, commercial, educational and entertainment. Uses permitted in the Employment Mixed-use 1 designation include: office and administrative facilities; research and development facilities; hotel and convention facilities; entertainment and recreational commercial uses; assembly and manufacturing of product lines requiring on-going research and development support; associated ancillary retail uses that are an integral component of the primary uses; and complementary or accessory uses. Such uses may include restaurants, financial institutions, medical services, fitness centres, open space and recreation facilities and child care centres. Low density employment uses such as logistics and warehousing are not permitted. Policy 11.2.6.3.3 provides direction for development within the Employment Mixed-use 1 areas which is to comprise a mix

of street-related and campus form development. Prestige employment/research park uses is to make up most of the campus form and be concentrated within Block Plan Area 2, whereas high density is encouraged along Victoria Road South and Stone Road East.

Lands designated as “Employment Mixed-use 2” are to have a mix of uses and are to be designed as a transitional area. Permitted uses include research and development facilities; office and administrative facilities; cultural and education uses; institutional uses; entertainment and recreational commercial uses; associated ancillary retail uses that are an integral component of the primary uses; complimentary or accessory uses may also be permitted. Such uses may include convenience commercial uses and community facility uses. Uses that are not permitted include residential; live/work; and logistics and warehousing.

Lands designated as “Open Space and Park” are subject to the Open Space and Parks policies of the Official Plan and the applicable provisions of the Secondary Plan. In accordance with the policies of the Official Plan, municipal parks and municipal recreation facilities are permitted in all land use designations. As per policy 11.2.5.3.3, a new neighbourhood park is to be developed in a central location within the designated Residential lands north of the identified Main Street and will serve as a focal point for active and passive recreation. A new community park that also includes neighbourhood park components will be developed within the designated Residential and/or Employment Mixed-use 1 lands south of the identified Main Street; and will serve as a focal point for active and passive recreation.

Lands designated as “Significant Natural Areas and Natural Areas” in the GID Secondary Plan are subject to the Natural Heritage System policies of the Official Plan. Development or site alteration is not permitted within this designation including within established or minimum buffers. Development or site alteration may be permitted within adjacent lands to Significant Natural Areas provided it has been demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts to the protected natural heritage features and areas or their associated ecological functions.

The relevant policies for the applicable GID Secondary Plan land use designations are included in Attachment-3.

## **Proposed Official Plan Amendment**

The proposed amendments to the City of Guelph Official Plan and GID Secondary Plan are summarized as follows:

### **Schedule 1a: Urban Structure**

- Expand the strategic growth areas to reflect the additional residential designated lands on Schedule B of the GID Secondary Plan Land Use plan.

### **Schedule 1b: Structure Employment Areas – Employment Areas**

- Reduce the employment areas to reflect the employment designated lands on Schedule B of the GID Secondary Plan Land Use plan.

### **Schedule A: Guelph Innovation District Secondary Plan Mobility Plan**

- Amend the road locations and classifications based on OPA 80 approved Schedule B of the GID Secondary Plan and the Council approved Block Plan.

## **Schedule B: Guelph Innovation District Secondary Plan Land Use**

- Amend the location of the designations for Open Space and Park, Residential, Mixed-Use Corridor (GID), Employment Mixed-use 1, Employment Mixed-use 2, Future City Streets and amend the location of Proposed Parks.

## **Schedule C: Guelph Innovation District Secondary Plan Built Form Elements**

- Amend the location of the 2 – 6 storey, 2 – 10 storey, 4 – 10 storey, 9 – 6 storey, 3 – 12 storey, 3 – 18 storey designations, revise the Future City Streets and amend the location of the Nodes.

In addition to the amendments to the Official Plan and Secondary Plan Schedules, amendments are proposed to the Secondary Plan text to align with the schedule changes made through Official Plan Amendment 80 (OPA 80) and the approved Block Plan. Further revisions to the Secondary Plan wording are also proposed by the applicant to clarify policy implementation through the draft plan of subdivision and future site plan applications. These amendments are detailed in the applicant submitted proposed Official Plan Amendment.

Further details of the proposed Official Plan Amendment including a link to the applicant submitted draft Official Plan Amendment are included in Attachment-6.

### **Existing Zoning**

The subject lands are currently zoned “Urban Reserve 1” (UR.1) and “Natural Heritage System” (NHS), according to City of Guelph Zoning By-law (2023)-20790, as amended. The UR.1 Zone identifies lands which are subject to development constraints or require further study. The NHS Zone is intended to protect natural heritage features, provide open space for leisure, and to prohibit development in the floodway.

Minor variance application A-2/23 was approved by the Committee of Adjustment on January 12, 2023, to permit a temporary agriculture, vegetation-based use on a portion of the subject lands for a temporary period of three years. A new minor variance application A-1/26 was approved by the Committee of Adjustment on January 15, 2026, to permit the continued use of the site for a temporary agriculture, vegetation-based use on a portion of the subject lands for a temporary period of three years.

Details of the existing zoning are included in Attachment-5.

### **Proposed Zoning By-law Amendment**

A Zoning By-law amendment is proposed for the subject lands to establish a zoning framework on the lands, which will implement the permitted uses of the GID Secondary Plan and implement the associated proposed Draft Plan of Subdivision, which includes approximately 4,544 dwelling units.

The purpose of the proposed Zoning By-law Amendment is to change the zoning on the subject lands from UR.1 to the following Zones:

- Low Density Residential 2 (RL.2)
- Medium Density Residential 6 (RM.6)
- Site-specific Medium Density Residential 6 (RM.6-XX1)
- Site-specific Mixed-use Corridor (MUC-XX1)
- Site-specific Mixed-use Corridor (MUC-XX2)

- Site-specific Mixed-use Corridor (MUC-XX3)
- Site-specific Mixed-Use Corridor (MUC-XX4)
- Community Park (CP)
- Neighbourhood Park (NP)
- Site-specific Neighbourhood Park (NP-XX1)
- Site-specific Neighbourhood Park (NP-XX2)
- Urban Square (US)
- Employment Mixed-use 1 (EMU.1)
- Employment Mixed-use 2 (EMU.2)
- Open Space (OS)
- Natural Heritage System (NHS)

The proposed Zoning By-law amendment also proposes to modify the limits of the NHS Zone to reflect the findings of the Environmental Impact Study.

Where the draft plan identifies lands for single detached dwellings, the Low Density Residential 2 (RL.2) Zone is proposed. The lands planned for employment uses are proposed to be zoned Employment Mixed-use 1 (EMU.1) and Employment Mixed-use 2 (EMU.2), to permit a range of employment uses consistent with the policies of the GID Secondary Plan. Lands which are outside of the development area, but do not contain significant natural heritage features as determined through the site-specific Environmental Impact Study, are proposed to be zoned Open Space (OS). Where lands contain significant natural heritage features, the Natural Heritage System (NHS) Zone is proposed.

There are no site-specific amendments proposed to the RL.2, EMU.1, EMU.2, OS or NHS Zones.

The Medium Density Residential 6 Zone is proposed for residential development blocks proposed to include townhouse and stacked-townhouse units. A site-specific provision is proposed for the Medium Density Residential 6 (RM.6) Zone to restrict the minimum building height to 3 storeys, whereas the RM.6 Zone allows for a minimum building height of 2 storeys. The site-specific provision is required to implement the minimum height for the subject lands as identified on Schedule C of the Secondary Plan.

The lands which are planned for a mix of commercial, apartment, townhouse and stacked townhouse buildings are proposed to be zoned Mixed-Use Corridor (MUC). Site-specific amendments are proposed to reflect the GID Secondary Plan policies and schedules. In accordance with the Mixed-Use Corridor (GID) policies of the Secondary Plan (Section 11.2.6.3.2.2), a mix of medium density and high-density residential building types are proposed to be permitted in the MUC-XX1, MUC-XX2 and MUC-XX4 Zones, including townhouse units, stacked townhouse units and apartments. The Mixed-Use Corridor (GID) policies of the Secondary plan also permit institutional and educational uses, and the proposed MUC-XX3 Zone seeks to permit a school in the Mixed-Use Corridor Zone in accordance with the Neighbourhood Institutional Zone. Site-specific provisions are also proposed in the MUC Zones to amend the density permissions and to permit minimum and maximum building heights in accordance with Schedule C of the Secondary plan.

The applicant is requesting the following site-specific regulations:

### **Site-specific Mixed-use Corridor (MUC-XX1)**

- To add stacked townhouse and stacked back-to-back townhouses as permitted uses, whereas, the MUC Zone does not permit these uses.
- To permit dwelling units in the basement or first storey of a building, provided the commercial regulations are met or exceeded on-site as per mixed-use policies of the Secondary Plan, whereas, the MUC Zone does not allow dwelling units in the basement or first storey of an apartment building.
- Request that angular planes of Table 7.9 of the MUC Zone shall not apply to the subject lands, whereas, Table 7.9 of the Zoning By-law does not permit building heights to exceed an angular plane of 45 degrees from any interior side yard and/or rear yard lots lines when adjacent to a residential low density zone.
- To permit a maximum density of 300 units per hectare (uph), whereas, the MUC Zone permits a maximum density of 150 units per hectare.
- To permit a maximum building height of 18 storeys.
- The applicant is also proposing additional tower separation and stepback minimums to the MUC Zone.

### **Site-specific Mixed-use Corridor (MUC-XX2)**

- To add stacked townhouse and stacked back-to-back townhouses as permitted uses, whereas, the MUC Zone does not permit these uses.
- To permit dwelling units in the basement or first storey of a building, provided the commercial regulations are met or exceeded on-site as per mixed-use policies of Secondary Plan, whereas, the MUC Zone does not allow dwelling units in the basement or first storey of an apartment building.
- Request that angular planes of Table 7.9 of the MUC Zone shall not apply to the subject lands, whereas, Table 7.9 of the Zoning By-law does not permit building heights to exceed an angular plane of 45 degrees from any interior side yard and/or rear yard lots lines when adjacent to a residential low density zone.
- To permit a maximum density of 250 uph, whereas, the MUC Zone permits a maximum density of 150 units per hectare.
- To permit a maximum building height of 12 storeys.
- The applicant is also proposing additional tower separation and stepback minimums to the MUC Zone.

### **Site-specific Mixed-use Corridor (MUC-XX3)**

- Request to add a stand-alone school in accordance with the Neighbourhood Institutional Zone as a permitted use, whereas, the standard MUC Zone does not permit a stand-alone school.

### **Site-specific Mixed-Use Corridor (MUC-XX4)**

- To add stacked townhouse and stacked back-to-back townhouses as permitted uses, whereas, the MUC Zone does not permit these uses.
- To permit dwelling units in the basement or first storey of a building, provided the commercial regulations are met or exceeded on-site as per mixed-use policies of the Secondary Plan, whereas, the MUC Zone does not allow dwelling units in the basement or first storey of an apartment building.
- To permit a minimum density of 80 uph, whereas, the MUC Zone requires a minimum density of 100 uph.
- Request to increase the minimum building height to 3 storeys, whereas, the MUC Zone requires a minimum building height of 7.5 metres for buildings

located within 15 metres of an existing and proposed arterial and/or collector road.

The lands which are planned for parks are proposed to be zoned as Community Park (CP), Neighbourhood Park (NP) and Urban Square (US). There are no site-specific provisions proposed for the CP and US Zones. The Council Approved Block Plan included two parks which do not meet the City's Neighbourhood Park Zone requirements. The site-specific provisions are required to permit reduced lot frontage for the proposed parks. The site-specific Zones will implement City Council direction.

The applicant is requesting the following site-specific regulations to the Neighbourhood Park Zone:

#### **Site-specific Neighbourhood Park (NP-XX1)**

- To permit a minimum lot frontage of 50 metres. The site-specific provision is required to remove the requirement of Table 12.2 of the Zoning By-law to calculate minimum lot frontage based on 1 metre of frontage per 100 square metres of park area. Block 62 on the Draft Plan of Subdivision provides 50 metres of lot frontage, but would require 54.5 metres of frontage based on the overall park area.

#### **Site-specific Neighbourhood Park (NP-XX2)**

- To permit a minimum lot frontage of 38 metres. The site-specific provision is required to remove the requirement of Table 12.2 of the Zoning By-law to calculate minimum lot frontage based on 1 metre of frontage per 100 square metres of park area and a minimum of 50 metres of frontage. Block 64 on the Draft Plan of Subdivision provides 39.3 metres of lot frontage, but would require 64 metres of frontage based on the overall park area.

Details of the proposed zoning are included in Attachment-6.

#### **Proposed Development**

The Official Plan and Zoning By-law Amendments will facilitate the future subdivision of lands. More specifically, the applicant is proposing one subdivision that includes: 34 low density residential blocks, 10 multiple residential blocks, six (6) mixed use blocks, one (1) school/mixed-use block, four (4) employment blocks, three (3) stormwater management pond blocks, one (1) significant natural area and natural areas block, six (6) public park blocks, four (4) open space blocks, walkway blocks, and public roads. Access to the subdivision is proposed from three (3) new collector Road connections to Victoria Road South and one (1) new collector road connection to Stone Road East. A total of 4,544 dwelling units and 4,635 jobs are proposed on the subject lands. Future development of individual blocks within the draft plan of subdivision will be subject to Part Lot Control applications, Site Plan applications and Plan of Condominium applications.

#### **Supporting Documents**

The following information was submitted in support of the applications and can be found on the City's website under Current Development Applications:

- Approved Block Plan, prepared by MHBC Planning Limited, last revised January 14, 2026

- Environmental Impact Study (Including Erosion and Sediment Control), prepared by Natural Resource Solutions Inc., dated December 2025
- Tree Inventory Report & Compensation Plan, prepared by Natural Resource Solutions Inc., dated December 2025
- Functional Servicing Report prepared by MTE Consultants Inc., dated December 2025
- Stormwater Management Report (Including Water Balance Analysis), prepared by MTE Consultants Inc., dated December 2025
- Preliminary Engineering Cost Estimate, prepared by MTE Consultants Inc., dated November 2025
- MTE Response Matrix to Engineering Block Plan Comments, prepared by MTE Consultants Inc., dated February 2026
- Grading Plans, prepared by MTE Consultants Inc., dated March 2025
- Hydrogeological Assessment, prepared by MTE Consultants Inc., dated December 2025
- Noise Study, prepared by MTE Consultants Inc., dated December 2025
- Phase One ESA, prepared by MTE Consultants Inc., dated March 2025
- Geotechnical Investigation, prepared by MTE Consultants Inc., dated December 2025
- Transportation Impact Study and Parking Analysis, prepared by GHD Limited, dated December 2025
- Planning Rationale Report and Land Use Compatibility Study, prepared by MHBC Planning Limited, dated December 2025
- Draft Official Plan Amendment (Included in Planning Report)
- Draft Zoning By-law Amendment (Included in Planning Report)
- Sustainability Report and Addendum, prepared by MHBC Planning Limited, dated December 2025
- Topographic Survey prepared by Callon Dietz Ontario Land Surveyors, dated January 2017
- Stage 1&2 Archaeological Assessment, prepared by Irvin Heritage Inc., dated December 2025
- Archaeological Assessment Supplemental Documentation, prepared by Irvin Heritage Inc., dated December 2025
- Archaeological Assessment Approval Authority Letter, prepared by Irvin Heritage Inc., dated December 2025
- Urban Design Guidelines, including Park Concept Plans, Renderings and Massing Model, prepared by MHBC Planning Limited, dated December 2025
- Cultural Heritage Impact Assessment, prepared by MHBC Planning Limited, dated March 2025 and updated December 2025

## **Staff Review**

The review of these applications will address the following:

- Evaluation of the proposal for conformity and consistency with the Planning Act;
- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, including the 2024 Provincial Planning Statement;
- Evaluation of the proposal's conformity with the Official Plan and GID Secondary Plan, including Official Plan Amendment criteria;
- Evaluation of the proposal's consistency with the approved Block Plan and how it contributes to meeting the principles, objectives and targets of the GID Secondary Plan;

- Evaluation of the proposal's conformity with Zoning By-law (2023)-20790, including the review of the proposed Zoning By-law amendment and the need for any additional specialized zoning regulations;
- Review of the proposal's land use compatibility with adjacent and established land uses;
- Review of municipal services, grading and the adequacy and design of roads;
- Review how the proposal achieves population, employment and density targets;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update;
- Review of supporting documents submitted in support of the applications; and,
- Address all comments and issues raised during the review of the applications.

Once the applications are reviewed, a report from Infrastructure, Development and Environment with a recommendation will be considered at a future meeting of Council.

### **Financial Implications**

Financial implications will be reported in the future staff recommendation report to Council.

### **Consultations and Engagement**

Consultation for the proposed Official Plan and Zoning By-law Amendment applications began at the Block Plan stage. Below is a summary of consultation that has taken place to date for both the Block Plan and Official Plan and Zoning By-law Amendment applications.

#### **Block Plan Consultation**

Consultation was led by the applicant and consultant team included the following:

- Two Public Open House meetings were held in person on July 19, 2023 and July 10, 2024, both held at the University of Guelph Arboretum.
- Stakeholder sessions were held both in person and virtual.
- All adjacent landowners (within 120 metres of the boundary of the Block Plan area) were sent a notice of Public Open House for Open House #1.
- Stakeholder Groups were sent a notice of the Public Open House #1 through standard mail service. The stakeholder groups included the following: Guelph Chamber of Commerce, Karen Farbridge (Former mayor of Guelph), University of Guelph, Rare, Guelph Hiking and Trail Club, The Arboretum, Guelph Coalition for Active Transportation and Habitat for Humanity.
- All adjacent landowners (within 120 metres of the boundary of the Block Plan area) were sent notice of Public Open House #2 and the initiation of the Block Plan through standard mail service.
- Standard commenting agencies were sent a notice of the Public Open House #2 and initiation of the Block Plan through standard mail service or email.
- Consultation with Six Nations of the Grand River, Mississaugas of the Credit First Nation and Haudenosaunee Development Institute has been occurring throughout the Block Plan process.
- The first Block Plan submission was presented to the City's Planning Advisory Committee on June 20, 2024.
- All submitted Block Plan documents are posted on the City's website.

## **Official Plan and Zoning By-law Amendment Applications**

A combined Notice of Complete Application and Public Meeting was emailed on January 30, 2026, to local boards and agencies and City service areas and mailed to property owners within 120 metres of the subject lands on January 30, 2026. Notice of the Public Meeting was also advertised on the City's website and in Guelph Today on February 12, 2026.

The applicant also submitted a draft plan of subdivision application for the subject lands, which has been deemed incomplete for processing due to missing materials outlined in Ontario Regulation 544/06 of the Planning Act, specifically a Stage 3 Archaeological Assessment and Conservation Plan. Once the missing materials are received, the draft plan of subdivision application will be complete and will be circulated in accordance with the requirements of the Planning Act. A Statutory Public Meeting is no longer required for a draft plan of subdivision application as per Provincial changes made through Bill 23, which received Royal Assent on November 28, 2022.

Notice of the applications has also been provided by signage on the subject lands and all supporting documents submitted with the applications have been posted on the City's website.

### **Attachments**

Attachment-1 Location Map and 120 metre Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Guelph Innovation District Secondary Plan Land Use Designations and Policies

Attachment-4 Proposed Guelph Innovation District Secondary Plan Land Use Designations and Proposed Official Plan Amendment

Attachment-5 Existing Zoning, Zoning By-law (2023)-20790

Attachment-6 Proposed Zoning, Zoning By-law (2023)-20790

Attachment-7 Approved Block Plan: Guelph Innovation District Block Plan Areas 1 and 2

Attachment-8 Staff Presentation for Public Meeting

### **Departmental Approval**

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

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### **This report was approved by:**

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