

328 Victoria Road South and 588 Stone Road East (Guelph Innovation District (GID) Block Plan Areas 1 & 2)

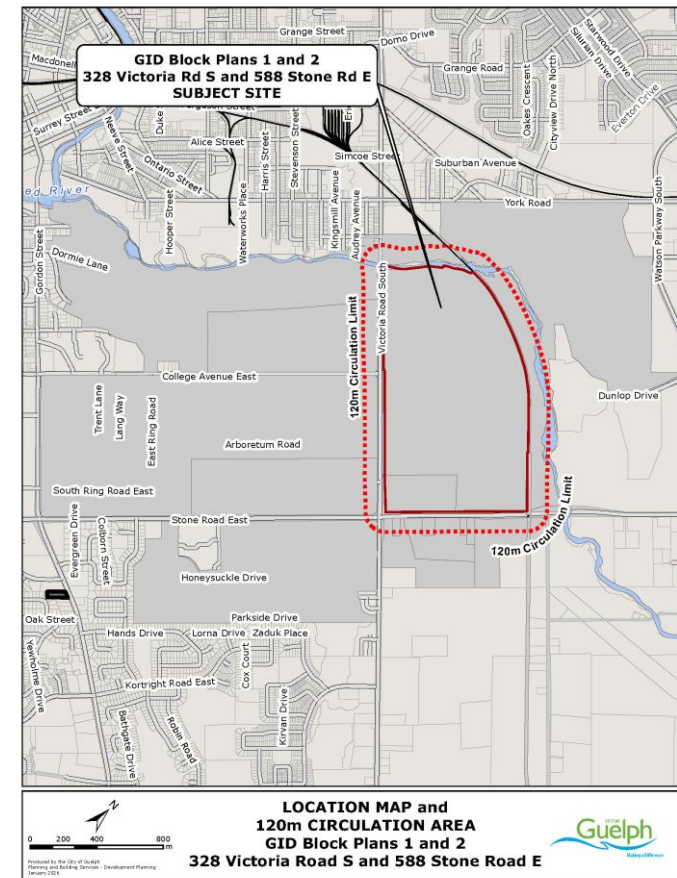
Statutory Public Meeting for Proposed Official Plan and
Zoning By-law Amendment Applications

File: OZS26-002

March 10, 2026

Location of Block Plan Areas 1 & 2

- Blocks 1 & 2 are 116.6 hectares in size
- 1,497 metres of frontage on Victoria Road South
- 874 metres of frontage on Stone Road East



Approved Block Plan: Guelph Innovation District Block Plan Areas 1 and 2



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.

Proposed Official Plan Amendment – Continued 2

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.

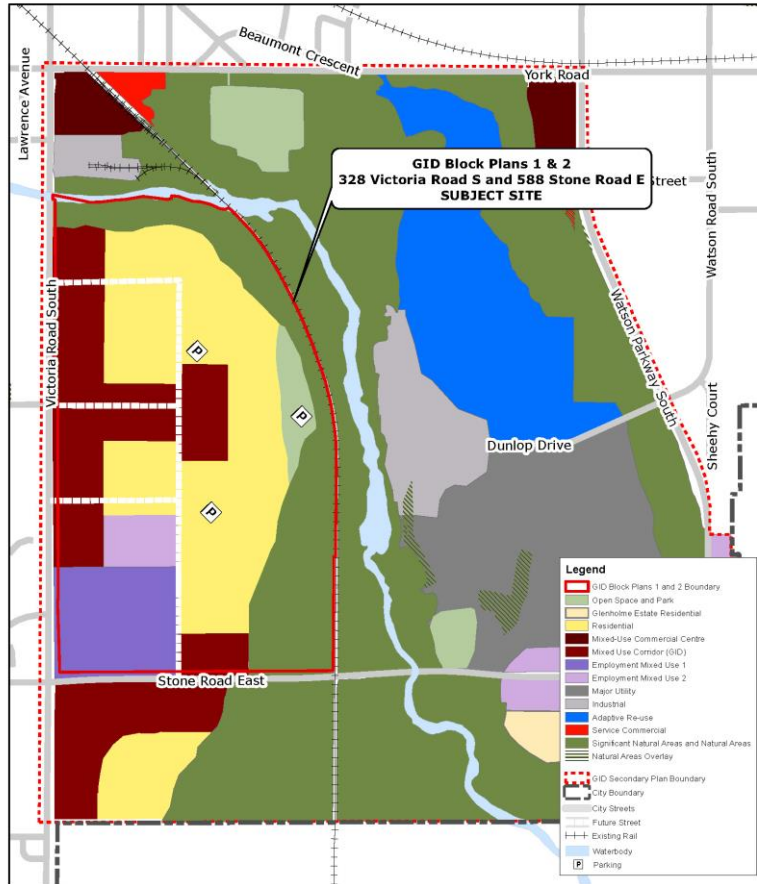
Schedule C: Guelph Innovation District Secondary Plan Built Form Elements

- 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.

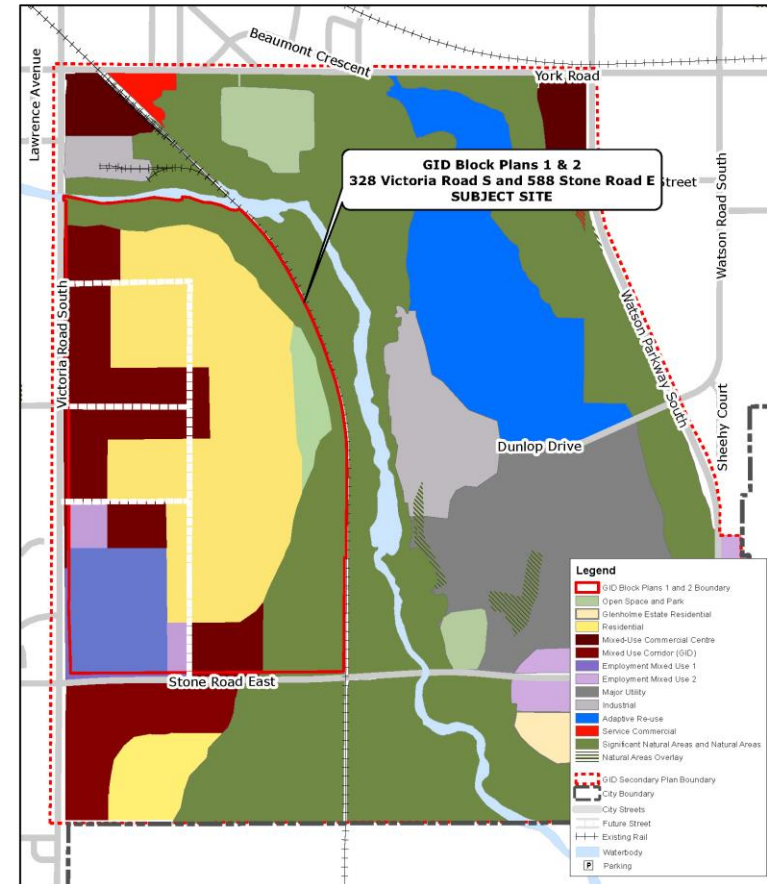
Amendments are also proposed to the Secondary Plan text to align with the Schedule changes made through OPA 80 and the approved Block Plan. Further revisions to the Secondary Plan wording are also proposed by the applicant.

Proposed Amendments to GID Land Use Schedule

Current Schedule



Proposed Schedule



Existing Zoning

- Urban Reserve 1 (UR.1) and Natural Heritage System (NHS) Zone.



Proposed Zoning

- Low Density Residential 2 (RL.2)
- Medium Density Residential 6 (RM.6)
- Site-specific Medium Density Residential 6 (RM.6-XX1)
- Four Site-specific Mixed-use Corridor Zones (MUC-XX1), (MUC-XX2), (MUC-XX3), (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)



Proposed Zoning – Continued 2

- 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 proposed for residential development blocks is 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.
- 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, 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.

Proposed Zoning – Continued 3

- 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.

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.

Proposed Zoning – Continued 4

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.

How to stay informed:

- If you wish to be notified of any future revisions or decisions on these applications, please email planning@guelph.ca.