

An architectural rendering of a modern urban development. The scene features several tall, cylindrical buildings with a vertical, ribbed facade in a warm, copper-like color. In the foreground, there is a wide, paved public square with a mix of grey and light-colored tiles. A silver car is driving on a road that curves through the square. A person is riding a bicycle on a designated path. There are many people walking and sitting on benches. The area is landscaped with trees, shrubs, and colorful flowers. A large, curved metal structure is visible in the background. The overall atmosphere is bright and modern.

328 Victoria Rd S & 588 Stone Rd E

GID Blocks 1&2 - Official Plan Amendment
and Zoning By-law Amendment Application

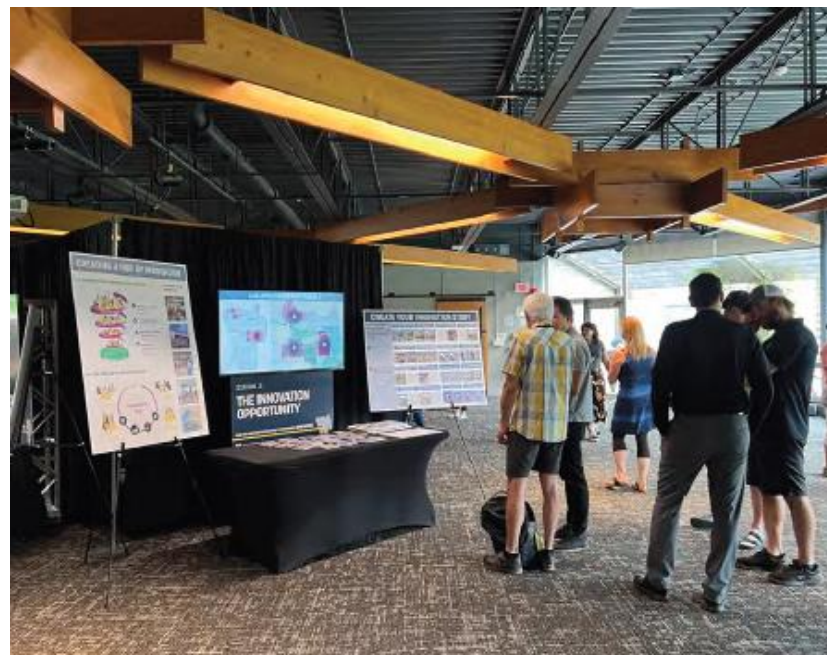
March 10, 2026 – Public Meeting

Site Location

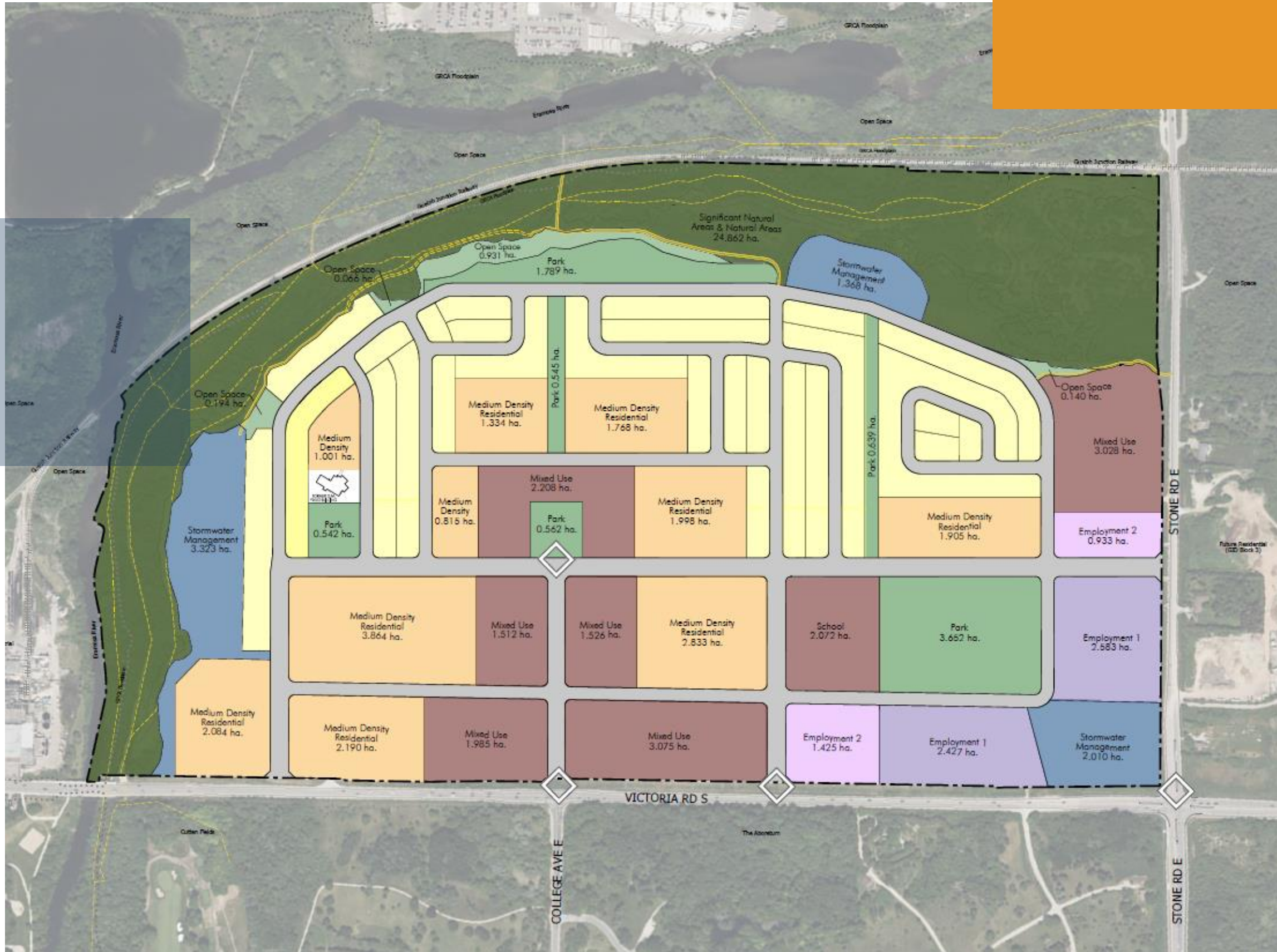


Project Background

- 1st Block Plan submission: May 2024
- Notice of Open Houses: sent to all adjacent landowners within 120 metres of the boundary of the Block Plan Area, Commenting agencies and Stakeholder groups
- 1st Open House: July 2023
- 2nd Open House: July 2024
- Stakeholder Meetings and Sessions (in person and virtual)
- Block Plan Endorsement Council Meeting: September 2025
- Block Plan Approval: January 2026 (General Manager of Planning and Building Services)

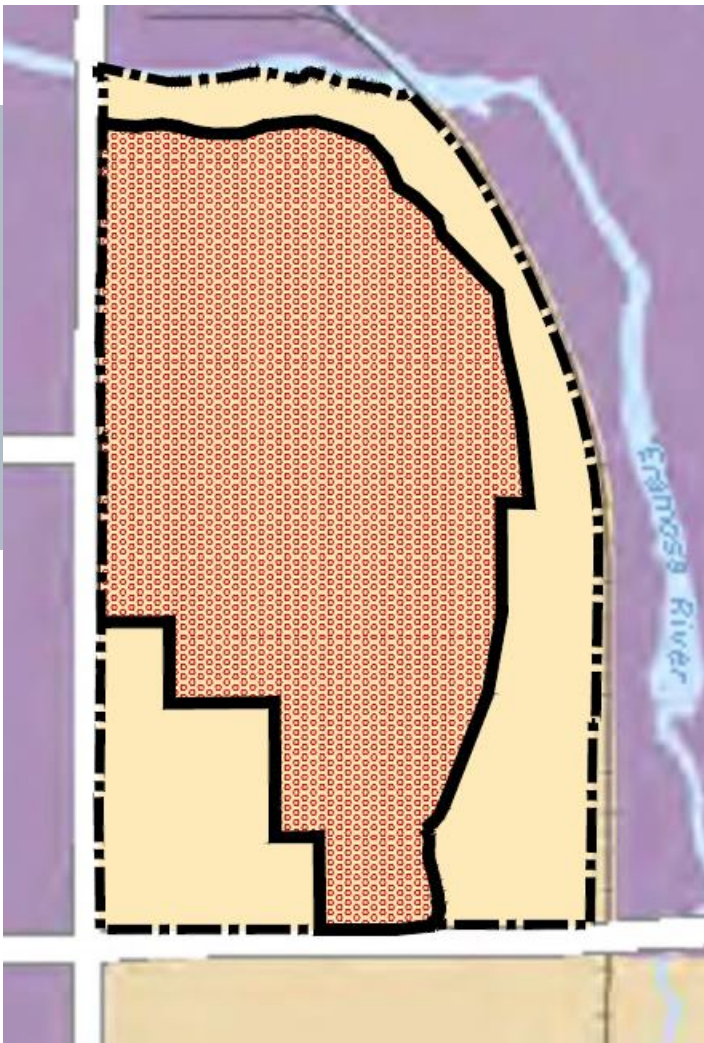


Approved Block Plan

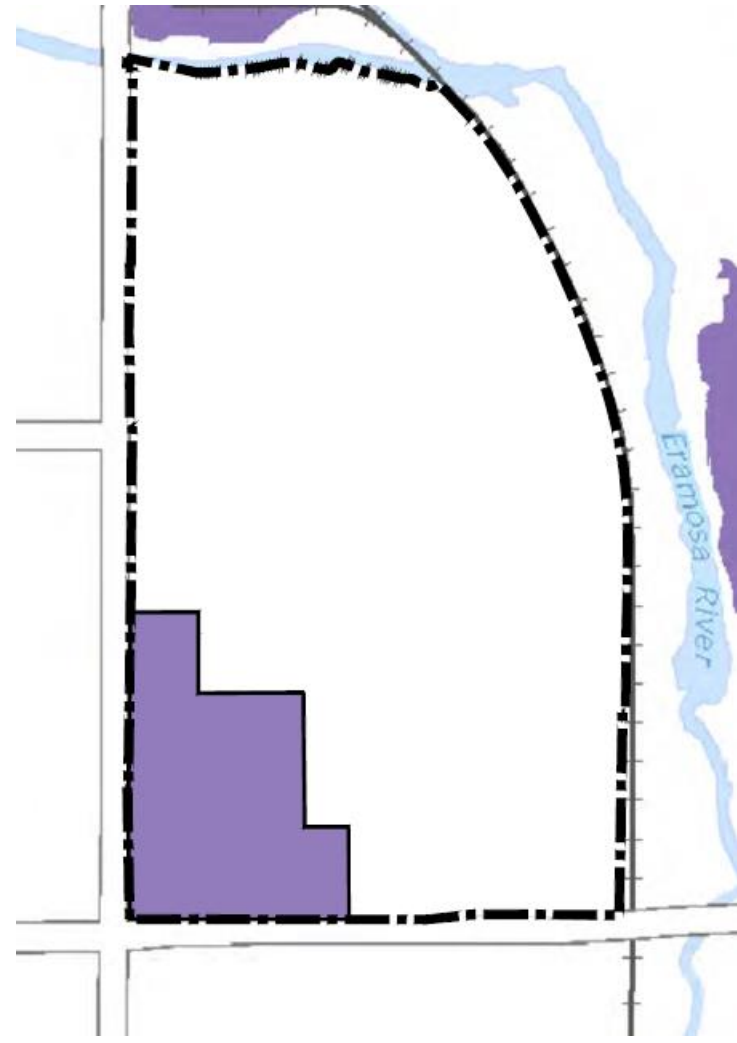


- The Block Plan establishes the detailed land use framework for the GID Block 1 and 2 lands.
- The Block Plan identifies the proposed distribution of land uses to form the basis for the Official Plan Amendment and Zoning By-law Amendment.

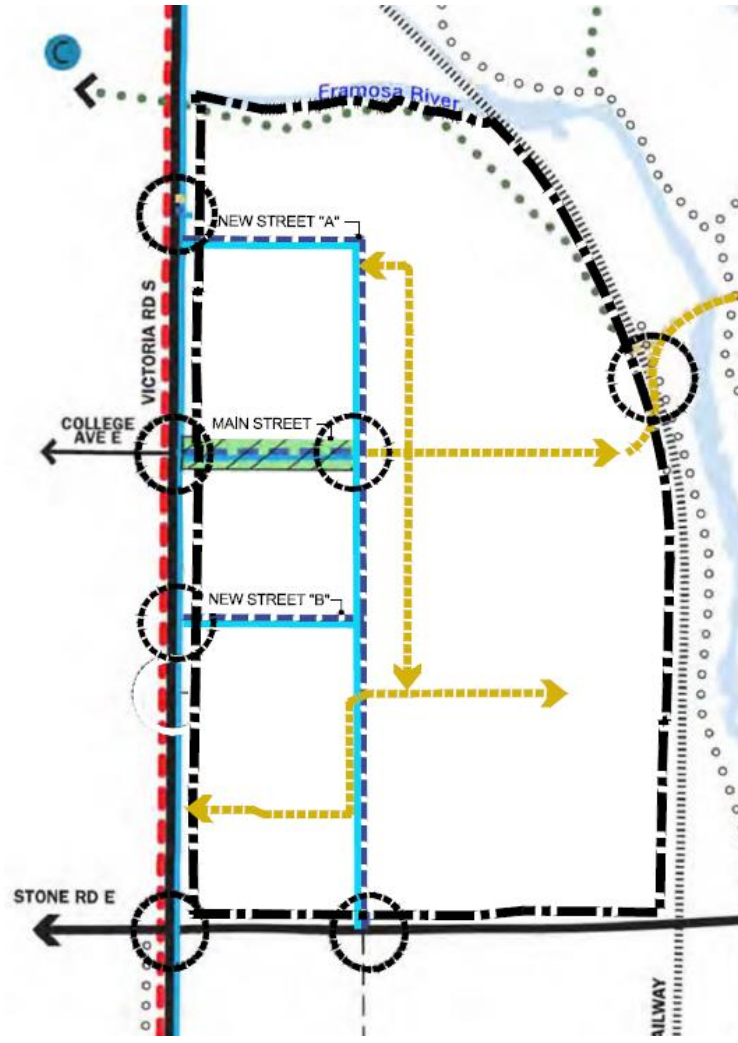
Proposed Official Plan Amendments



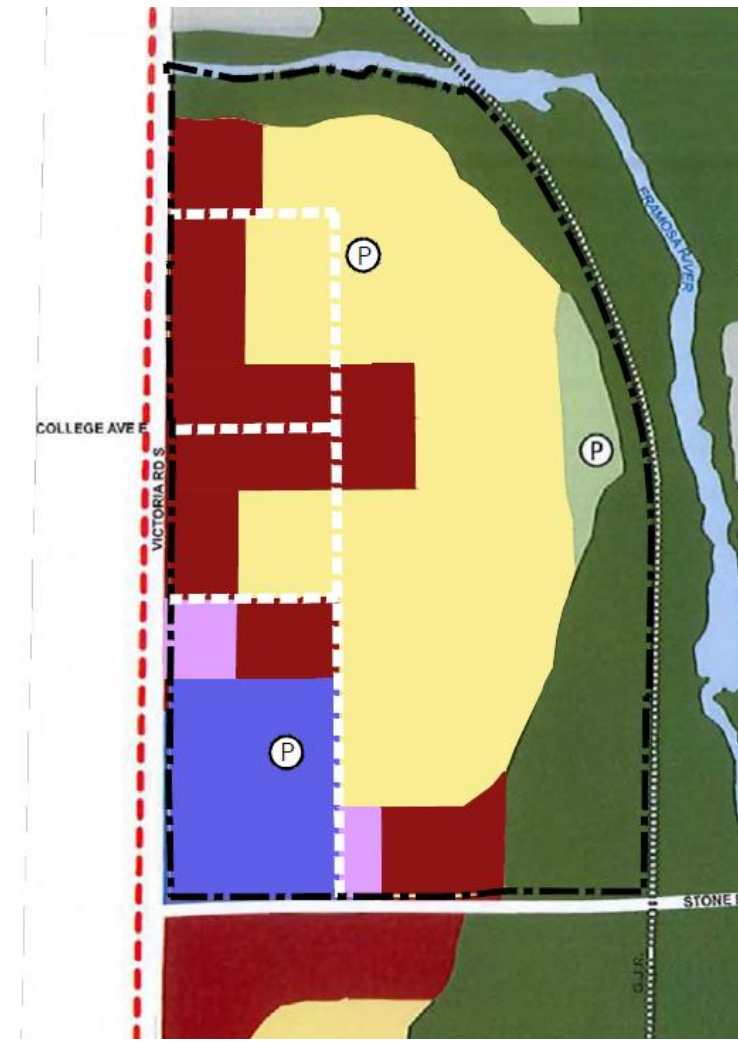
Expand the strategic growth area.



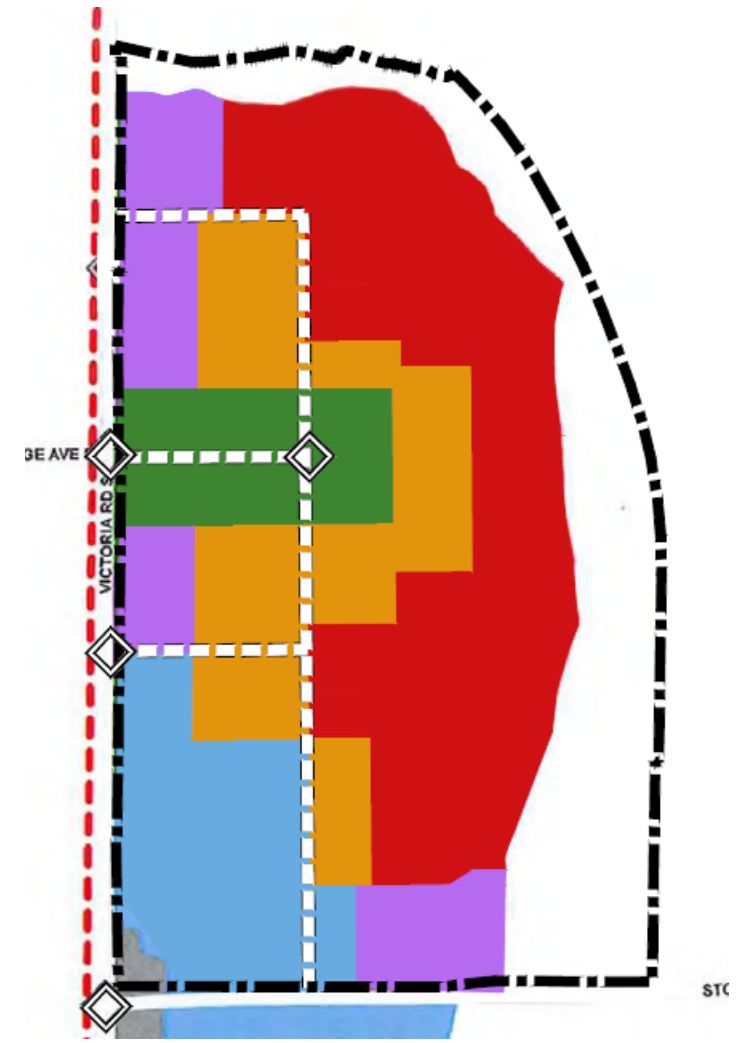
Amend the employment area.



Amend the road locations and classifications.



Amend the Open Space and Park, Residential, Mixed-Use Corridor (GID), Employment Mixed-use 1 and Employment Mixed-use 2 Designations.



Amend the distribution of height designations. Amend the City Streets locations and classifications, and location of the Nodes



Proposed Official Plan Amendment – Continued

Amendments to the Secondary Plan Text are proposed to align with the schedule changes made through OPA 80 and the approved Block Plan

- Amend the single loaded road policies to identify that the single loaded road is adjacent to the Natural Heritage System and Residential lands instead of Employment lands as per approved Block Plan.
- Add an additional collector road as per approved Block Plan.
- Amend the minimum right-of-way for collector roads from 26 metres to 24 metres as per approved Block Plan.
- Permit site specific size requirements for neighbourhood parks and the community park as per approved Block Plan.



Proposed Official Plan Amendment – Continued 2

Amendments to the Secondary Plan Text are proposed to align with the schedule changes made through OPA 80 and the approved Block Plan

- Permit a minimum building height of 3 storeys instead of 4 storeys in the Mixed-Use Corridor (GID) Designation
- Permit an increased maximum residential density from 150 units per hectare to 200 units per hectare for free standing residential development in the Mixed-Use Corridor (GID) Designation
- Minor amendments are proposed to clarify policy implementation through the future Draft Plan of Subdivision and site plan applications.

Vision

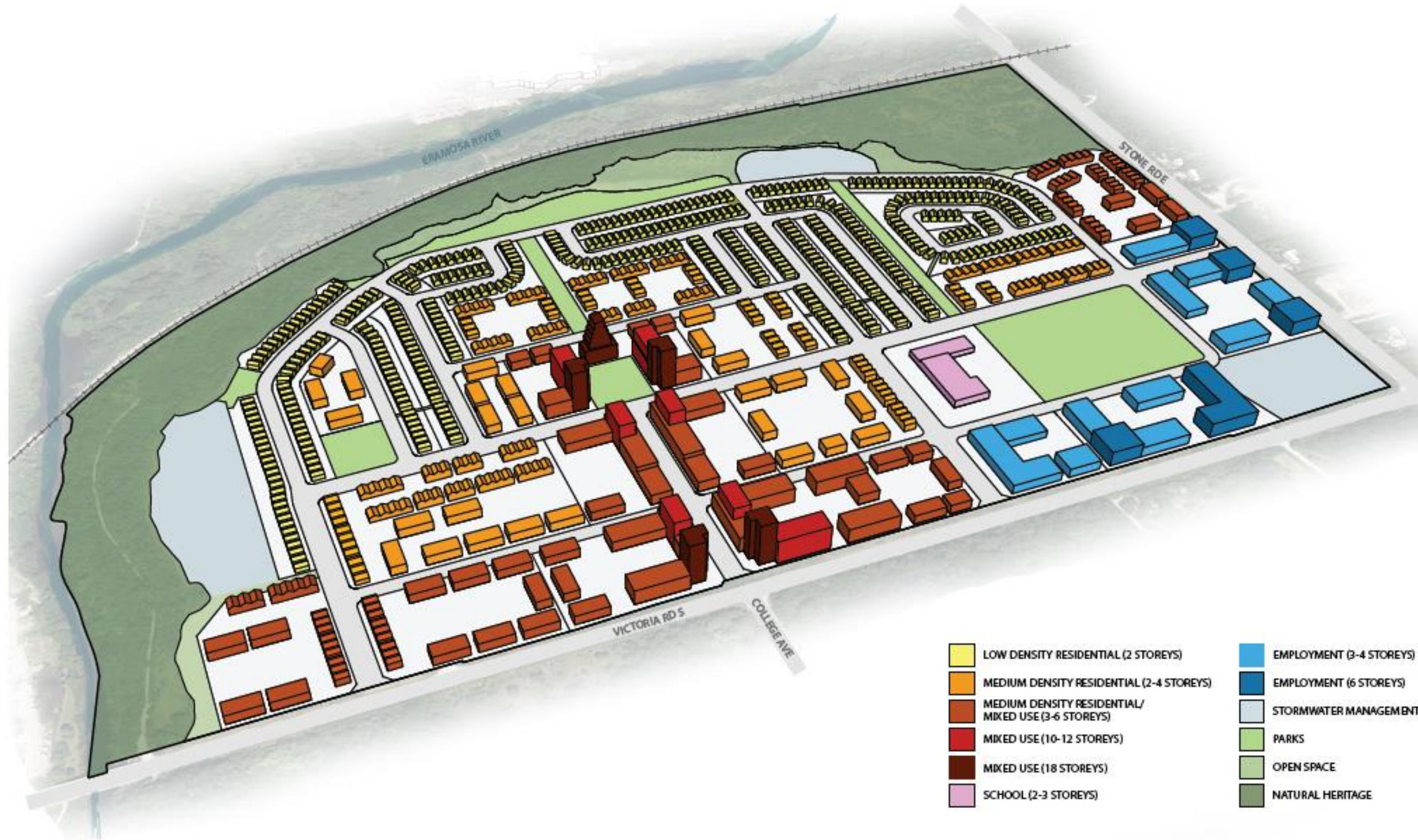
- Compact, mixed-use community
 - Residential, commercial and employment uses
- Sustainable employment hub
- Fine-grained pedestrian and active transportation network
- Urban village mixed-use centre
- Healthy and sustainable residential neighborhoods
- Integrated open spaces
- Access to transit
- Protection of natural and cultural heritage features



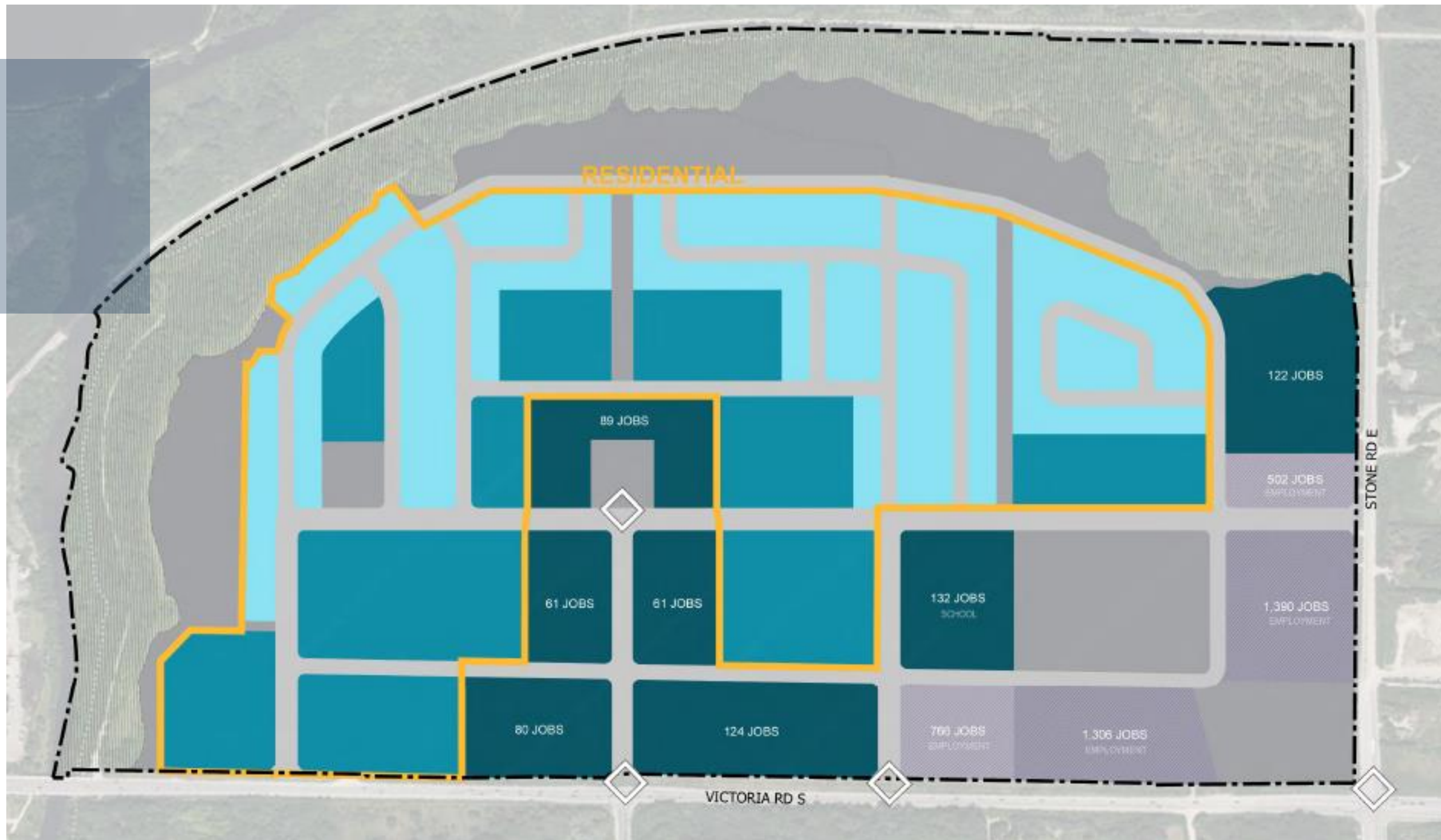
Concept Plan



Conceptual Massing



Proposed Density Allocation



Legend


 Subject Lands - 116.596 ha

 Node

Distribution of Residential

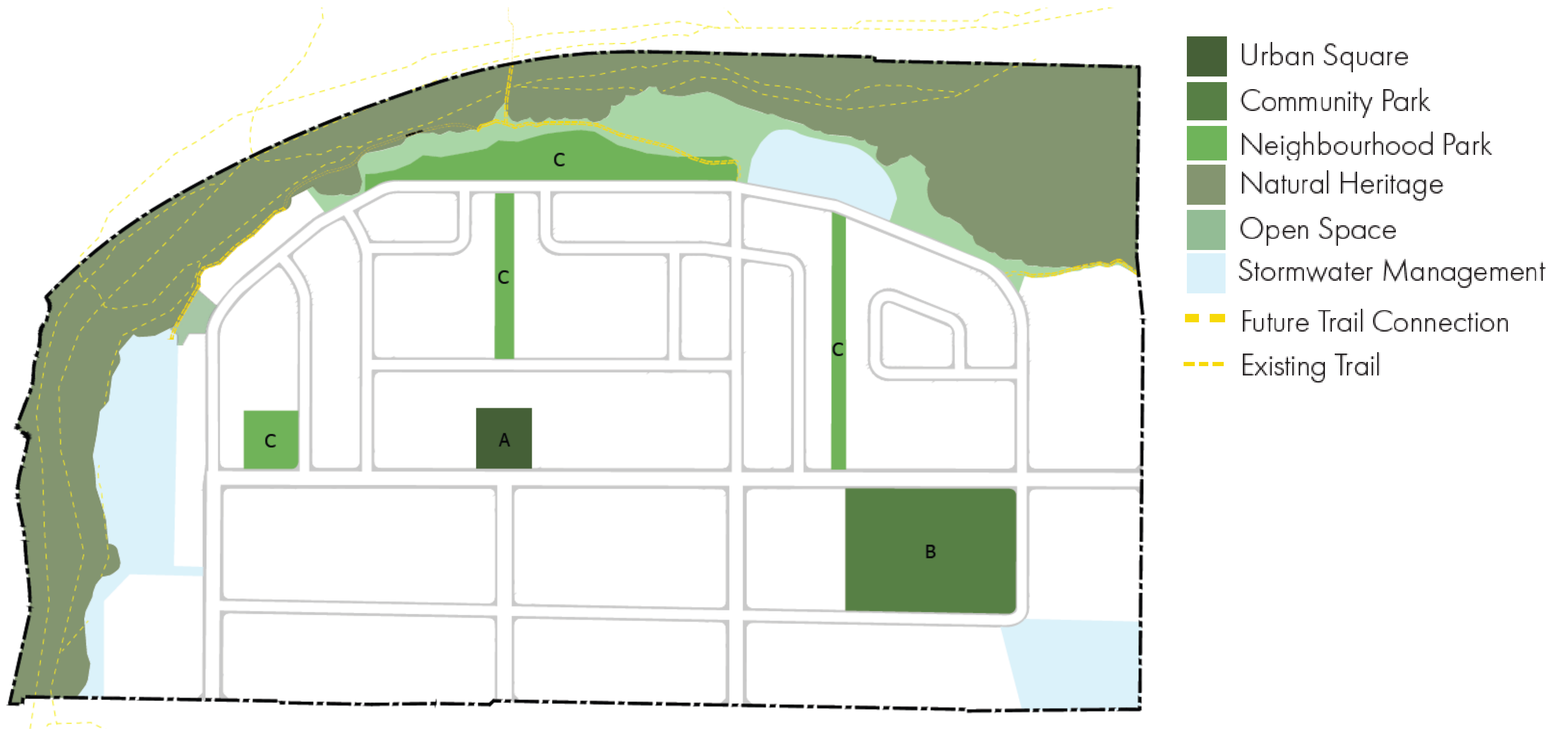
 Residential 39 UPH

 Low Density 25 UPH

 Medium Density 51 UPH

 High Density 200 UPH

Open Space Network



Existing Zoning Schedule



Residential Zones

- RL.1 (Low Density Residential 1)
- RL.2 (Low Density Residential 2)
- RL.3 (Low Density Residential 3)
- RL.4 (Low Density Residential 4)
- RM.5 (Medium Density Residential 5)
- RM.6 (Medium Density Residential 6)
- RH.7 (High Density Residential)

Mixed-Use Zones

- CMUC (Commercial Mixed-Use Centre)
- MUC (Mixed-Use Corridor)
- NCC (Neighbourhood Commercial Centre)
- MOC (Mixed Office/Commercial)

Commercial Zones

- CC (Convenience Commercial)
- SC (Service Commercial)

Downtown Zones

- D.1 (Downtown 1)
- D.2 (Downtown 2)
- D.3 (Downtown 3)
- D.3a (Downtown 3a)

Urban Reserve Zones

- UR.1 (Urban Reserve 1)
- UR.2 (Urban Reserve 2)
- City of Guelph Boundary

Zoning Suffixes

- H (Holding Symbol)
- PA (Parking Adjustment)

Employment Zones

- B (Industrial)
- BP (Corporate Business Park)
- IRP (Institutional/Research Park)
- MB (Mixed Business)
- EMU (Employment Mixed-Use)

Institutional Zones

- NI (Neighbourhood Institutional)
- I.1 (Major Institutional 1)
- I.2 (Major Institutional 2 - University of Guelph)

Open Space, Golf Course and Park Zones

- OS (Open Space)
- GC (Golf Course)
- US (Urban Square)
- NP (Neighbourhood Park)
- CP (Community Park)
- RP (Regional Park)

Natural Heritage System Zone

- NHS (Natural Heritage System)

Major Utility Zone

- U (Major Utility)

Proposed Zoning Schedule



Proposed Zones

Lands to be rezoned from UR.1 to

- RL.2 (Low Density Residential 2)
- RM.6 (Medium Density Residential 6)
- RM.6-XX1 (Medium Density Residential 6-Exception XX1)
- MUC-XX1 (Mixed-Use Corridor-Exception XX1)
- MUC-XX2 (Mixed-Use Corridor-Exception XX2)
- MUC-XX3 (Mixed-Use Corridor-Exception XX3)
- MUC-XX4 (Mixed-Use Corridor-Exception XX4)
- EMU.1 (Employment Mixed-Use 1)
- EMU.2 (Employment Mixed-Use 2)
- NP (Neighbourhood Park)
- NP-XX1 (Neighbourhood Park-Exception XX1)
- NP-XX2 (Neighbourhood Park-Exception XX2)
- CP (Community Park)
- US (Urban Square)
- OS (Open Space)
- NHS (Natural Heritage System)



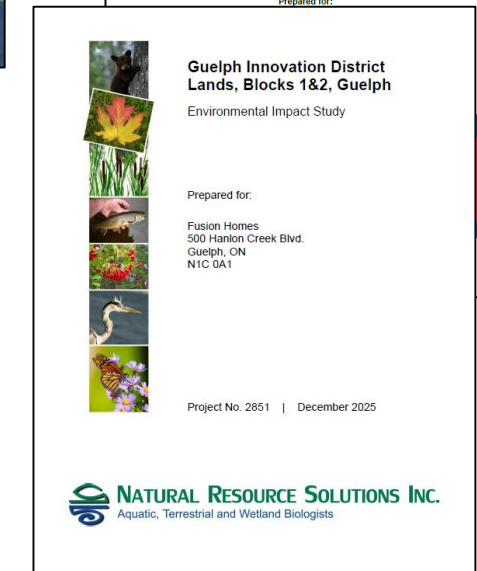
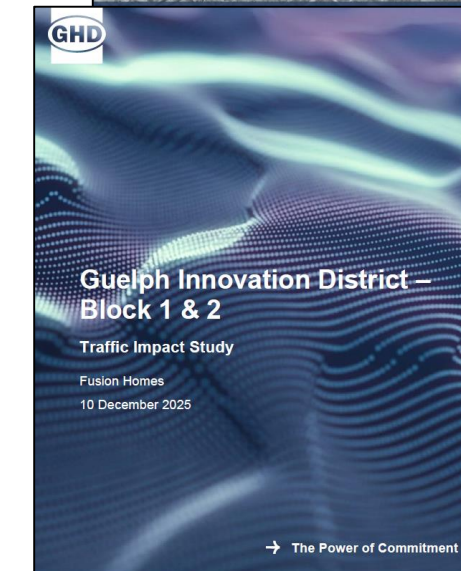
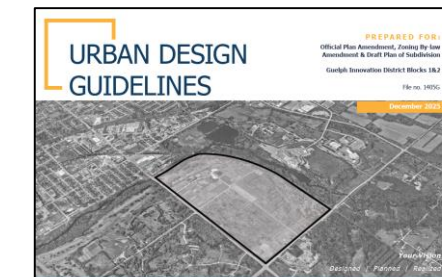
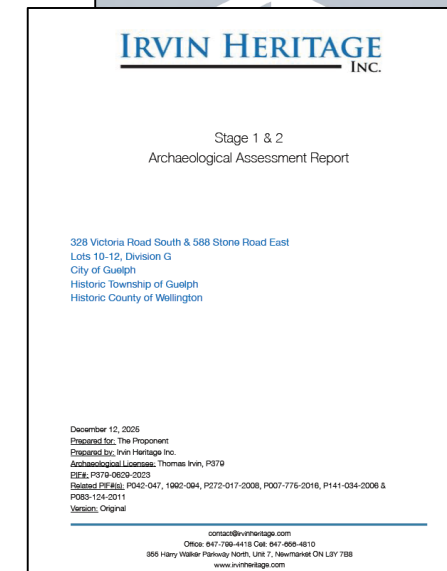
Site-Specific Amendments

Summary of Site-Specific Amendments

- Establish a 3 storey minimum building height in the RM.6-XX1 zone
- Permit townhouse uses and ground floor residential uses in the site-specific MUC zones.
- Establish revised minimum and maximum density and building height regulations in the site-specific MUC zones.
- Exempt development in the site-specific MUC zones from Angular Plane regulations and implement Tower Separation and Building Setback regulations.
- Permit a school in the site-specific MUC zone.
- Permit a reduced lot frontage for parks in the site-specific Neighbourhood Park zones.

Technical Studies

- Environmental Impact Study
- Tree Inventory Report & Compensation Plan
- Functional Servicing Report
- Stormwater Management Report (Including Water Balance Analysis)
- Hydrogeological Assessment
- Noise Study
- Phase One ESA
- Geotechnical Investigation
- Transportation Impact Study and Parking Analysis
- Sustainability Report and Addendum
- Planning Rationale Report and Land Use Compatibility Study
- Stage 1&2 Archaeological Assessment
- Urban Design Guidelines
- Heritage Impact Assessment



Conclusion

1. Consistent with the PPS
2. Conforms to the City of Guelph Official Plan
3. Implements the approved Block Plan and GID Secondary Plan
4. Contributes to the City's population and jobs targets
5. Strategic Growth Area planned to accommodate significant growth
6. Contributes to the range and mix of dwelling units in the City





Thank you!



Any questions?



Site-Specific Amendments – RM.6-XX1

Medium Density Residential 6 – Exception XX1 (RM.6-XX1)

- Minimum Building Height: 3 storeys

Site-Specific Amendments – MUC-XX1

Mixed-use Corridor – Exception XX1 (MUC-XX1)

- Allow stacked townhouse and stacked back-to-back townhouses.
- Permit Dwelling units in the basement or first storey of a building, provided the commercial regulations are met or exceeded on-site.
- Exempt development from Table 7.9 regarding angular plane regulations.
- Establish a Maximum Density – units per hectare (uph): 300 uph.
- Permit an increased maximum building height of 18 storeys
- Establish Tower Separation minimum for the 7th storey and above.
 - 25m from another Tower
 - 12.5 metres from an interior lot line and a rear lot line
- Establish a minimum stepback of 3 metres for all portions of the building above the 6th storey facing a street for buildings within 15 metres of a street.

Site-Specific Amendments – MUC-XX2

Mixed-use Corridor – Exception XX2 (MUC-XX2)

- Allow stacked townhouse and stacked back-to-back townhouses.
- Permit Dwelling units in the basement or first storey of a building, provided the commercial regulations are met or exceeded on-site.
- Exempt development from Table 7.9 regarding angular plane regulations.
- Establish a Maximum Density – units per hectare (uph): 250 uph.
- Permit an increased maximum building height of 12 storeys
- Establish Tower Separation minimum for the 7th storey and above.
 - 25m from another Tower
 - 12.5 metres from an interior lot line and a rear lot line
- Establish a minimum stepback of 3 metres for all portions of the building above the 6th storey facing a street for buildings within 15 metres of a street.

Site-Specific Amendments – MUC-XX3

Mixed-use Corridor – Exception XX3 (MUC-XX3)

- Allow a stand-alone school in accordance with the Neighbourhood Institutional Zone requirements.
- Allow a school in a mixed-use building in accordance with the Mixed-Use Corridor Zone requirements.

Site-Specific Amendments – MUC-XX4

Mixed-use Corridor – Exception XX4 (MUC-XX4)

- Allow cluster townhouse, stacked townhouse and stacked back-to-back townhouses.
- Permit Dwelling units in the basement or first storey of a building, provided the commercial regulations are met or exceeded on-site.
- Allow a Minimum Density – units per hectare (uph): 80 uph.
- Permit an increased minimum building height of 3 storeys

Site-Specific Amendments – NP-XX1 & NP-XX2

Neighbourhood Park – Exception XX1 (NP-XX1)

- Permit lot frontage of 50 metres.

Neighbourhood Park – Exception XX2 (NP-XX2)

- Permit lot frontage of 38 metres.