

Joan Jylanne

From: Joan Jylanne
Sent: November 9, 2012 11:44 AM
To: 'John Vos'
Subject: RE: Guelph Innovation District Secondary Plan - City of Guelph

Thanks Blair. ...Joan

Joan Jylanne | Senior Policy Planner
Policy Planning and Urban Design | Planning, Building, Engineering and Environment
City of Guelph

T 519-822-1260 x 2519 | F 519-822-4632
E joan.jylanne@guelph.ca

guelph.ca

From: John Vos [<mailto:John@lpplan.com>]
Sent: November 8, 2012 12:17 PM
To: Blair Labelle
Cc: Joan Jylanne; Victor Labreche
Subject: Guelph Innovation District Secondary Plan - City of Guelph

Dear Mr. Labelle,

Please accept the attached correspondence relative to our comments on the proposed Guelph Innovation District Secondary Plan.

Please do not hesitate to contact our office if you have any questions or need additional information.

Thank you for your consideration of the attached.

Kind regards,

John Vos, BES
Assistant Planner

Labreche Patterson & Associates Inc.
Professional Planners, Development Consultants, Project Managers
330 Trillium Drive
Unit A1
Kitchener, Ontario
N2E 3J2
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Fax - (519) 896-5355

www.lpplan.com

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Labreche Patterson & Associates Inc.

Professional Planners, Development Consultants, Project Managers

VIA MAIL and E-MAIL (blair.labelle@guelph.ca)

Our File: P-375-09 K

October 31, 2012

Mr. Blair Labelle
City Clerk
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Dear Mr. Blair Labelle:

**Re: Proposed Guelph Innovation District Secondary Plan
City of Guelph**

We represent A&W Food Services of Canada Inc., McDonald's Restaurants of Canada Ltd., the TDL Group Corp. (operators and licensors of Tim Hortons Restaurants), and Wendy's Restaurants of Canada Inc. as well as their industry association, the Ontario Restaurant Hotel and Motel Association (ORHMA).

The ORHMA is Canada's largest provincial hospitality industry association. Representing over 11,000 business establishments throughout Ontario, its members cover the full spectrum of food service and accommodation establishments and they work closely with its members in the quick service restaurant industry on matters related to drive-through review, regulations, and guidelines.

We are providing this written submission to you on behalf of our clients after having reviewed the proposed draft Innovation District Secondary Plan to determine if the proposed policies contained within the Secondary Plan would apply to our clients' current and future operating interests. Please accept this as our written submission on the subject matter.

Based on our review we have not identified any concerns with the "Draft Innovation District Secondary Plan". However, we reserve the right to provide further comments on subsequent drafts of the document in advance of Council's final decision on this matter.

Please also consider this letter our formal request to be provided with copies of all future notices, reports, and resolutions relating to the proposed draft Secondary Plan for the City of Guelph.

Yours truly,
Labreche Patterson & Associates Inc.



Victor Labreche, MCIP, RPP
Senior Principal

Copy: *Joan Jylanne, Senior Policy Planner, City of Guelph*
(via e-mail: joan.jylanne@guelph.ca)

Marco Monaco, ORHMA
(via e-mail: mmonaco@orhma.com)

Leo Palozzi, The TDL Group Corp.
(via e-mail: palozzi_leo@timhortons.com)

Leslie Smejkal, The TDL Group Corp.
(via e-mail: smejkal_leslie@timhortons.com)

Paul Hewer, McDonald's Restaurants of Canada Limited
(via e-mail: paul.hewer@ca.mcd.com)

Susan Towle, Wendy's Restaurants of Canada, Inc.
(via e-mail: susan.towle@wendys.com)

Darren Sim, A&W Food Services of Canada Inc.
(via e-mail: dsim@aw.ca)

Guelph, Ontario.
December 17, 2012

Mayor Karen Farbridge,

Dear Karen,

I have read and reread the Guelph Innovation District Draft Secondary Plan and while it contains a broad blueprint of what the district might be and, some of the vision statements are laudable, it lacks the futuristic thrust that I had hoped for. This draft plan does not reflect the unique opportunity this site provides and instead could apply to almost any tract of land anywhere. It does not capitalize on the many natural features found there nor does it build on the environmental strength of the University of Guelph. While it is true that several other Ontario universities (e.g. Ottawa, Waterloo, Western) are developing significant environmental programs, none attain the level or diversity found in Guelph. We have an opportunity to give leadership to sustainable development and that opportunity should not be dismissed. The demands of climate change and its impact on life forms, the economy and our social wellbeing make urgent the need to rethink current practices. Conservation and resource utilization constitute a debt we owe to future generations. The critical time to act is now.

As you are aware, some years ago, Jack Milne, aware of the opportunities the York lands and buildings presented for the province and the city to take a leadership role in environmental stewardship, proposed the establishment of an Ontario Environmental Exhibition. The primary purpose was to focus on attracting industries, institutions and services in the broad environmental field. The "Exhibition" would be a catalyst, with permanent and rotating features which would make Guelph the epicenter of environmental activity. This would be a learning center where people from all walks of life, especially students, would learn and see firsthand the tactics, developments and procedures that could be employed to reduce our negative impact on the world around us. His thesis was that once aware of this they would respond in a positive way. This proposal has been supported by the Guelph Wellington Men's Club and in public meeting throughout the city. At the meeting held by Glen Murray, this environmental emphasis for the lands received the strongest support of the various emphases explored.

The Guelph Wellington Men's Club supports that part of the Draft Secondary Plan concerned with employment and education but we would like to see more emphasis on environment. Any scenario that looks to future prosperity must have major environmental considerations. The Draft Plan mentions energy and carbon neutrality but the site offers opportunities for a much greater range of improvements. Certainly on that side we could demonstrate solar, geothermal and wind turbine energy sources but we could also inform and demonstrate to the public such things as the potential for advances in fuel generating sources and how the emerging field of nanotechnology could revolutionize food production and medicine.

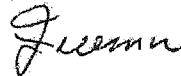
When the call for expressions of interest in two sites in the innovation district was sent out by the Ontario Government, the Men's Club was the first to bring this to the attention of Conestoga College and urge them to submit a proposal. They have and we

support it strongly. While this compliments the University of Guelph in many ways. It does not fulfill the need to educate the public on the urgent need for action to restore the integrity of our ecosystem.

We encourage the city to take a bolder, more forward looking approach that takes advantage of the resources available at this site and in our university so that it can become a leader, not a bystander, in sustainable community building.

I wish you a Merry Christmas and a rewarding New Year.

Yours truly,



Freeman McEwen

Cc

Bill Winegard
Ken Hammill
Jack Milne
George Hughes
Joan Jylanne
Peter Cartwright
Donald McKay

Joan Jylanne

From: Peter Cartwright
Sent: November 15, 2012 10:20 AM
To: Joan Jylanne; 'Mark Goldberg'
Cc: Wayne Galliher
Subject: RE: Comments on Draft Guelph Innovation District Secondary Plan

Good morning Mark.

Parallel to the Secondary Planning process, Economic Development is working with the Province to develop an implementation plan, which in part will address the points that you have made about the attraction/retention of innovation and green industries. We have not yet addressed the potential for a screening process; however, in my opinion this is worthy of consideration. Thank you for this input.

For your information, the need for an implementation plan has been identified by Guelph City Council in the 2012 – 2016 Corporate Strategic Plan, and I anticipate it will be presented to Council within the first half of 2013.

Should you wish to discuss this initiative further please feel free to contact me.

Regards!

Peter Cartwright

From: Joan Jylanne
Sent: November 12, 2012 11:41 AM
To: 'Mark Goldberg'
Cc: Wayne Galliher; Peter Cartwright
Subject: RE: Comments on Draft Guelph Innovation District Secondary Plan

Hi Mark,

Thank you for your comments. I have forwarded them to our Economic Development staff who are dealing with the attraction of emerging innovation and green energy industries.

The Secondary Plan will eventually be incorporated into the City's Official Plan via an Official Plan Amendment. Official Plan policies and schedules provide the foundational land use policies that zoning, consents and subdivision plans ultimately implement. At the Official Plan level generally only arterial and collector roads are shown on schedules. Local roads will be created through either a subdivision plan and/or consent. The local road network will ultimately create the block fabric in conformity with the policies of the Official Plan, i.e. GID draft Secondary Plan policy 6.3.7 b.

As for water conservation and industry attraction activities, the City's Official Plan is directional and is limited by planning legislation regarding what can be mandated. The City is strongly committed to its energy and water conservation strategies, and economic development strategies which will be instrumental in implementing the vision, principles and objectives for the Guelph Innovation District. In addition, Chapter 7 of the draft Secondary Plan presents implementation policies which include the development of a GID Implementation Strategy among other tools.

Please find attached a notice regarding the open house on the GID Draft Secondary Plan scheduled for November 28, 2012 at City Hall. Hope to see you there. ...Joan

Joan Jylanne | Senior Policy Planner
Policy Planning and Urban Design | Planning, Building, Engineering and Environment
City of Guelph

T 519-822-1260 x 2519 | F 519-822-4632
E joan.jylanne@guelph.ca

guelph.ca

From:] On Behalf Of Mark Goldberg
Sent: October 15, 2012 2:33 PM
To: Joan Jylanne
Cc: Wayne Galliher
Subject: Comments on Draft Guelph Innovation District Secondary Plan

Dear Joan,

Thank you for your letter of Oct. 10th, inviting comment on the Draft Guelph Innovation District Secondary Plan. I am sending you my comments by email, as I was unable to attend the PBEE Committee meeting earlier today. I've copied Wayne Galliher on this as some of the comments are related to water conservation strategies.

Here are my comments:

- P. 10 Stormwater Management: Collection and reuse of rainwater that falls on buildings in the GID should be required as part of the City's water conservation strategy. 50% of residential water use is for flushing toilets and washing laundry. Accordingly, a 50% reduction in residential municipal water demand could be achieved by this design feature. It should also apply to commercial and industrial buildings in the GID. Rainwater collection and treatment systems are now commercially available, so that is not an impediment. In addition, mandating rainwater harvesting and reuse as a design feature will act to stimulate local growth of that green industry. It will also help to qualify the GID buildings for LEED certification.
- P. 21 General Land Use Policies, 6.2.3. It would be useful to have some discussion in this section around how emerging innovation and green energy industries will be attracted and retained. Also will there be a screening process to determine eligibility of businesses to be GID tenants? If so, what would it look like?
- P. 23-24 General Built Form and Site Development Policies. As mentioned above, rainwater collection and reuse should be mandated.
- In the same section, point b on page 24 suggests that blocks will be oriented to take full advantage of solar collection. However, it is not apparent from Sch. D, which shows some arteriole roads, that this policy will be reflected in planned subdivisions.

Thank you for the opportunity to comment on the Draft Plan.

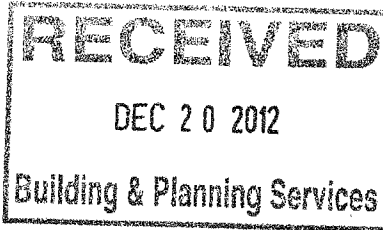
Regards,

Mark Goldberg

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Mark Goldberg Ph.D., DABT, C. Dir.
Chairman of the Board of Directors
PlantForm Corporation

Joan Jylanne
 Senior Policy Planner
 City of Guelph
 1 Carden Street
 Guelph, Ontario
 N1H 3A1



December 17, 2012

Re: Property at 728 Victoria Road South
 10.3085 HA - 25.471 Acres
 Pidel Homes - Carm Piccoli
 881350 Ontario Inc.
 Operating as Cedar Towers

The purpose of this submission is further to our submissions dated January 10, 2012, and August 18, 2011, attached.

These submissions have clearly requested - Retail - Commercial, and High Density Residential as shown on the attached Plan.

The current concerns that we have are as follows.

1. Node

Section 5.3.6 Nodes are not defined.

Nodes are not a designation.

We are requesting clarification with respect to the Node and it's application to this property since it is not a designation in Schedule C, Land Use.

2. Corridor Mixed Use

The Corridor Mixed Use as shown in Schedule C has to be defined more precisely with respect to property fabric since this is a Secondary Plan which must reflect a more precise delineation of the designation.

3. Employment Mixed Use 1.

Section 6.4.12 provides for a range of Employment Uses, and a range of Residential Uses.

Does this permit Higher Density Residential Uses in the form of Condominiums and Apartments ?

4. Residential

Section 6.4.26 Residential areas permit a Wide Range of housing.

Does this designation permit Higher Density Residential in the form of Condominiums and Apartments. ?

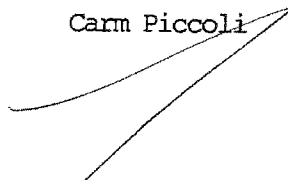
5. Schedule E Phasing

Proposed phasing for this property is Phase 2.

We are requesting to be in Phase 1 since we are prepared to submit applications and plans when the Secondary Plan is approved.

In closing, we are prepared to attend further meetings with staff to discuss and resolve issues as outlined in this submission, and the 2 previous submissions.

Carm Piccoli

A handwritten signature in black ink, appearing to read 'Carm Piccoli', with a long, sweeping horizontal stroke extending to the left.

Mario Venditti HBA MA

A handwritten signature in black ink, reading 'Mario Venditti', written in a cursive style.

c.c Todd Salter

Jim Furfaro

Mario Venditti

City Administrator

January 10, 2012

Joan Jylanne
Senior Policy Planner
City Hall
City of Guelph
1 Carden Street
Guelph, Ontario
NH 3A1

Re: Property at 728 Victoria Road South
10.3085 HA - 25.471 Acres
Pidel Homes - Carm Piccoli
881350 Ontario Inc.
Operating as Cedar Towers

The purpose of this submission letter is further to our meeting of Wednesday December 21, 2011 where I discussed the designation of these lands for Commercial - Retail (10 acres) and the 15 Acres for High Density Residential Development

I am attaching the detailed submission that I and the owner (dated August 18, 2011) have made to you with our request for the designation of these lands.

At this meeting it was clarified that Commercial and Residential Uses are permitted on these lands.

At that meeting it also appeared that Jim Riddell was receptive to these land uses at this prime corner.

I advised that this corner was specifically planned for these land uses in the 1993 Annexation of these lands as a Nodal Area with these higher Land Uses.

It appeared to me and the land owners present that Jim Riddell was open for further discussion and input with respect to these land uses.

I am therefore requesting that the Commercial - Retail and Residential Land Uses as outlined in my submission of August 18, 2011 be designated in the York District Secondary Plan.

We are also open for further meetings and discussion on this matter.

Carm Piccoli

Mario Venditti HBA MA



August 18, 2011

Joan Jylanne
Senior Policy Planner
City Hall
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Re: Property at 728 Victoria Road South Guelph
10.3085 HA - 25.471 Acres
Pidel Homes - Carm Piccoli
881350 Ontario Inc.
Operating as Cedar Towers

The purpose of this submission letter is to request that the above noted lands be designated as follows in the York District Secondary Plan.

The 10 acres (the Corner) fronting on Victoria Road and Stone Road East be designated for Commercial and Retail Land Uses.

The 15 acres on the rear of the property be designated for High Density Residential in the form of High Rise Condominiums, and Apartments.

The attached Diagram and Survey Plan is for your information, and outlines the 2 Land Uses as shown on the plans.

The Planning Rationale for the Commercial - Retail is that this is a Prime Nodal Corner located at the two Major Roads, Stone Road East, and Victoria Road.

There is sufficient land area to accommodate the Commercial - Retail Land Uses that would serve this area when the Residential Land Uses on the rear part of the property, and the Residential developments on the lands on Stone Road East to Watson Parkway are developed for Residential development.

Further, these land uses are desirable and compatible for for this location.

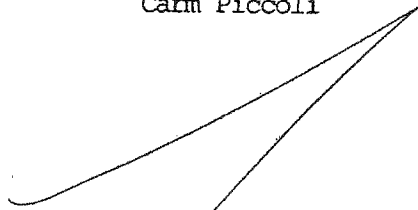
With respect to the Residential component, again this is desirable and compatible since the predominant land uses south on Stone Road from Victoria Road to Watson Parkway are all Residential with a range of Residential developments.

I would therefore request that the noted lands be designated for High Density Residential Development.

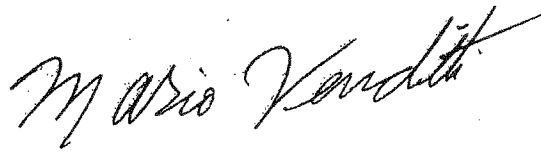
I am also enclosing a letter dated August 27, 2008 to Katie Nasswetter from my Planner Mario Venditti with respect to the noted land uses with respect to input to your Development Priorities Plan (DPP) for your information.

In closing, it is my FIRM POSITION that the LAND USES as put forward have been recommended since the 1993 Annexation of these lands, and that the LAND USES as I have requested be DESIGNATED in The York District Secondary Plan.

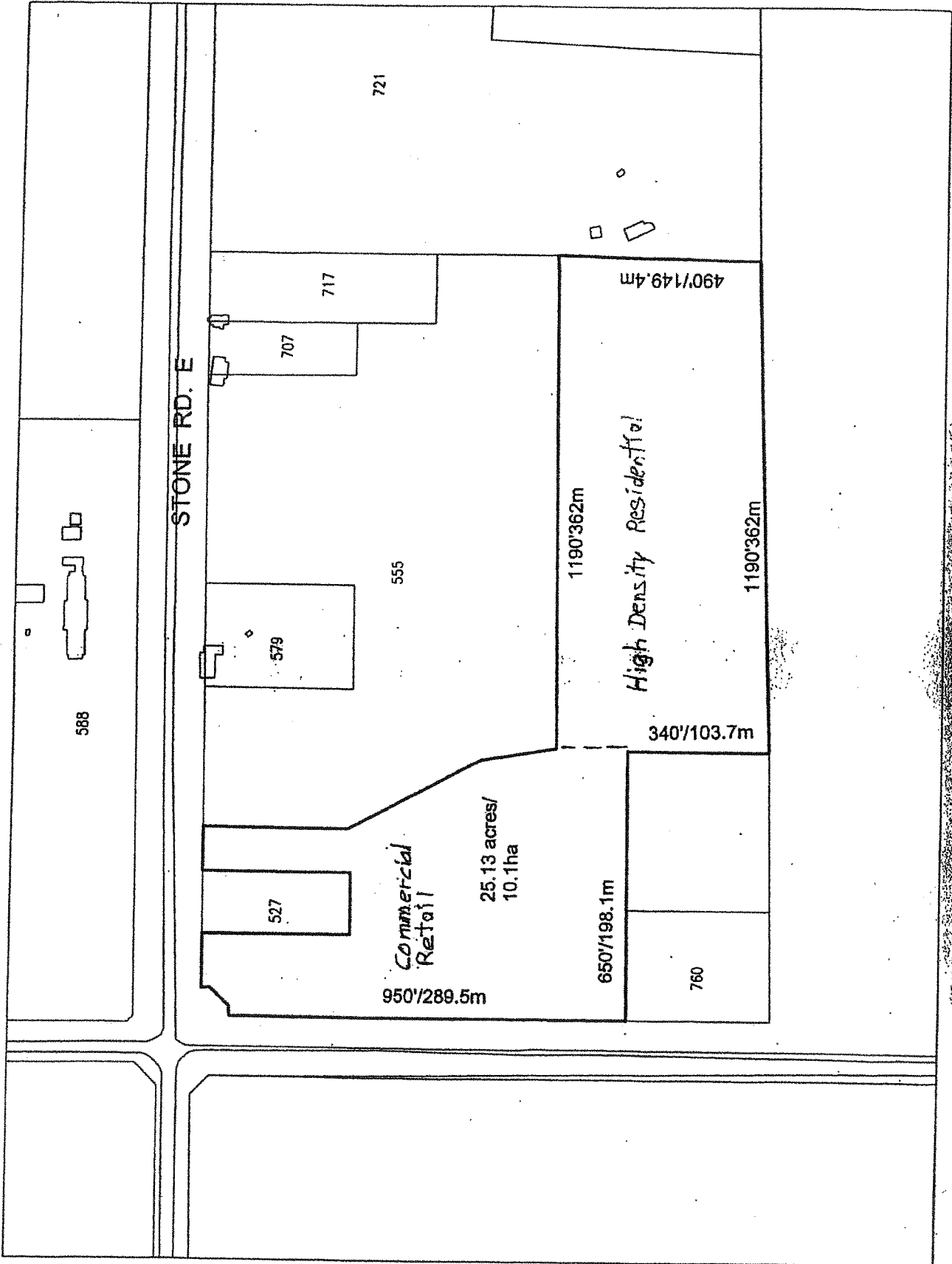
Cam Piccoli

A handwritten signature in black ink, appearing to be 'Cam Piccoli', written in a cursive style.

Mario Venditti HBA MA

A handwritten signature in black ink, appearing to be 'Mario Venditti', written in a cursive style.

c.c Jim Riddell
Jim Furfaro
Mario Venditti
City Administrator



HAND DELIVERED

August 27, 2008

Katie Nasswetter
Senior Development Planner
City Hall
1 Carden St.
Guelph, Ontario
N1H 3A1

Re: Development Priorities Plan (DPP)
Re: Property at 728 Victoria Road South
Pidel Homes Carm Piccoli

Further to our meeting of Monday August 18, 2008 where I discussed 4 properties with yourself, this submission will deal with the property at the south east corner of Victoria Road and Stone Road.

* 728 Victoria Road South - 25 acres

Pidel Homes Carm Piccoli

As discussed with you the 1993 Annexation of this property was specifically done in order to plan this corner for a mix of Land Uses.

These are Retail, Commercial, Office, Institution, and Residential.

The size of this property is 25 acres, and we are persuing a Mixed Land Use Designation in the York District Secondary Study and Process.

In several meetings with Joan Jylanne has assured me that the Residential component will be part of the recommended Land Use Designation for this property.

I am enclosing a plan that shows the size and the dimensions of the property, and a aerial photo that outlines the property with purple coloured lines.

With respect to the Residential aspect of this submission, the rear part of the property is about 10 acres in size.

We propse to develop this part of the property with High Density Residential Condominium Development.

The Development will be in High Rise Form.

This area would yield approximately 400 plus units when the concept plan is done for this area of the property.

We intend to prepare a development plan for the whole property in the near future, and we propose to develop the property in the near future as well.

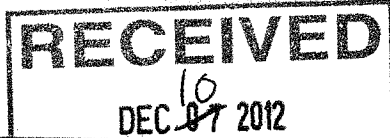
In closing, this submission is made in order to have input to your Development Priorities Plan.

I would ask that you keep me informed on the DPP process, and that you add me to your mailing list, and any future Committee Meetings that deal with the DPP.

Mario Venditti HBA MA

cc Carm Piccoli Pidel Homes
Joan Jylanne City Planning

A handwritten signature in black ink that reads "Mario Venditti". The signature is written in a cursive, flowing style with a prominent initial "M".



GUELPH INNOVATION DISTRICT DRAFT SECONDARY PLAN
PUBLIC OPEN HOUSE—November 28, 2012

Thank you for attending the Public Open House. Please provide your comments here and drop them off before you go, or send to Joan Jylanne: Joan.Jylanne@guelph.ca
City Hall, 1 Carden Street, Guelph, ON, N1H 3A1.

Information regarding the Guelph Innovation District Secondary Plan process, including a copy of the draft Secondary Plan, is available at guelph.ca/innovationdistrict.

Name: Donna Ginter
Email: _____
Address: _____

1. Which ideas and policies presented tonight did you like most?

- Although the Glenholm proposal was not presented, I think it is the most innovative idea
- Conestoga College using former jail building and surrounding landscape
- emphasis on active lifestyle and transportation

2. What issues need further consideration? Do you have ideas to address them?

- move special residential area from phase 4 to phase 1 as it does not require city services and is already in phases with the first ready to go
- add "without the requirement to comply with the official plan policies for water and wastewater systems" after special residential area
- Change the employment mixed use area in the Stone East area to 2 from 1 and include a provision that it comply with values of "Glenholm"

3. Please provide any other thoughts you have.

- I have been to all 14 public consultations and see little participants input in the plan. Decisions seem to be made corporately or by consultants. Public consultations appear to be a waste of participants time and taxpayers money in this process

There has been consistent reference to "working with our partners" and yet the long established residential community in the SE corner of the GID has been ignored, bullied and treated as if their role is to be used by the city to meet all objectives of employment, land and natural heritage

Please provide any comments by December 14, 2012



**GUELPH INNOVATION DISTRICT DRAFT SECONDARY PLAN
PUBLIC OPEN HOUSE—November 28, 2012**

Thank you for attending the Public Open House. Please provide your comments here and drop them off before you go, or send to Joan Jylanne: Joan.Jylanne@guelph.ca
City Hall, 1 Carden Street, Guelph, ON, N1H 3A1.

Information regarding the Guelph Innovation District Secondary Plan process, including a copy of the draft Secondary Plan, is available at guelph.ca/innovationdistrict.

Name: LIZ GRAY
Email: _____
Address: _____

1. Which ideas and policies presented tonight did you like most?

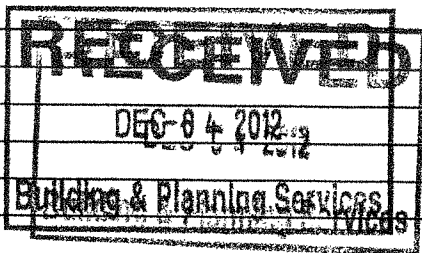
PRESERVING HERITAGE - REFORMATORY BUILDINGS,
2 LAKES + BOTH SIDES OF RIVER

2. What issues need further consideration? Do you have ideas to address them?

MAX HEIGHT 8 STORIES - WHY HERE + NOT DOWNTOWN
CENTRE OF GUELPH.
THIS IS WHERE THE 18 STORIES SHOULD BE
YOU ARE NOT GOING TO SEE CHURCH OF OUR LADY FROM
GIO AREA - THE 4 MONSTER BUILDINGS ALREADY APPROVED
FOR DOWNTOWN WILL BLOCK IT (18 STORIES + 2 BONUS FLOORS)

3. Please provide any other thoughts you have:

IT IS A SHAME TO SEE GROUNDS AROUND TURF
INSTITUTE GONE AFTER YEARS OF DEVELOPING THE PLANTS.
ARE YOU NOT CONCERNED THAT RESIDENTIAL AREAS WILL
COMPLAIN ABOUT SMELLS FROM CARGILL MEATS?



Please provide any comments by December 14, 2012



**GUELPH INNOVATION DISTRICT DRAFT SECONDARY PLAN
PUBLIC OPEN HOUSE—November 28, 2012**

Thank you for attending the Public Open House. Please provide your comments here and drop them off before you go, or send to Joan Jylanne: Joan.Jylanne@guelph.ca
City Hall, 1 Carden Street, Guelph, ON, N1H 3A1.

Information regarding the Guelph Innovation District Secondary Plan process, including a copy of the draft Secondary Plan, is available at guelph.ca/innovationdistrict.

Name: Susan Mason
Email: _____
Address: _____

1. Which ideas and policies presented tonight did you like most?

Carbon Neutral
Environmental / Energy Plans
Disability - Mobility

2. What issues need further consideration? Do you have ideas to address them?

Mixed Income Accommodation / Mixed Age / Ability
Keeping costs down in balance with Carbon Neutral Goals

3. Please provide any other thoughts you have:

Would love to see more visuals / possibilities beyond vision statements.
Communication that grounds the concepts for a "lay" person.

Joan Jylanne

From: Tara Kelly
Sent: December 4, 2012 11:41 AM
To: Joan Jylanne
Subject: Glenholm Drive

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Sincerely,
Tara Kelly

Joan Jylanne

From: Randy Shaw
Sent: December 4, 2012 9:31 AM
To: Joan Jylanne
Subject: Request

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Randy Shaw Technical Sales

Joan Jylanne

From: Hattlefamily
Sent: December 1, 2012 11:43 AM
To: Joan Jylanne
Subject: Draft Guelph Innovation District Secondary Plan

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Thank you,

Carole Ann Hattle

Joan Jylanne

From: Vic Walser
Sent: November 30, 2012 11:02 AM
To: Joan Jylanne
Subject: Guelph Innovation District Secondary Plan

Hi Joan. I am writing to you to request that you change the "Special Residential Area" wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area to phase 1.
Thank you

Vic Walser

Joan Jylanne

From: Samm Shaw
Sent: November 30, 2012 9:28 AM
To: Joan Jylanne

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Joan Jylanne

From: Ron Van Hulst
Sent: November 30, 2012 12:15 AM
To: Joan Jylanne
Subject: Change To Guelph Innovation District Secondary Plan

Dear Joan

I am writing you regarding the change in the Guelph Innovation District Secondary Plan. The Special Residential Area wording (6.4.32), will require full municipal services to be required when residents who would like to develop their properties. I understand that the landowners in this area and Council support a self sustaining development and in order to promote a green living environment, I think the wording for the Special Residential Area should be changed to reflect that and that the area be moved into Phase 1 without the requirement to comply with the official plan policies for water and wastewater systems.

Sincerely,

Ron Van Hulst

Joan Jylanne

From: Nancy Gaunt
Sent: November 29, 2012 7:25 PM
To: Joan Jylanne
Subject: Land at the end of Glenholm Drive re: Guelph innovation district secondary plan

Hello

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Thank you,

Nancy gaunt

Joan Jylanne

From: [REDACTED]
Sent: November 29, 2012 5:37 PM
To: Joan Jylanne
Subject: Guelph Innovation District Secondary Plan

Dear Joan,

In review of the draft Guelph Innovation District Secondary Plan, it looks like the Special Residential Area will require full municipal services. I thought this was a self sustaining development on private services? I would suggest that the wording for this area be changed to reflect private services being acceptable and see no reason why it should not be moved into Phase 1.

Regards,

Steve Henry

Joan Jylanne

From: Kathy Free
Sent: November 29, 2012 5:23 PM
To: Joan Jylanne
Subject: assigning a land designation to land at the end of Glenholm Drive

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: “without the requirement to comply with the official plan policies for water and wastewater systems” and move the Special Residential Area from phase 4 to phase 1.

Joan Jylanne

From: Bacon, Janice
Sent: November 29, 2012 3:39 PM
To: Joan Jylanne

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Janice L. Bacon

Joan Jylanne

From: Rick LeGault
Sent: November 29, 2012 3:13 PM
To: Joan Jylanne
Subject: Guelph Innovation District Secondary Plan - Changes

Joan,

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and waste water systems" and move the Special Residential Area from phase 4 to phase 1.

Rick LeGault, PMP

Joan Jylanne

From: nick szijgyarto
Sent: November 29, 2012 2:24 PM
To: Joan Jylanne
Subject: City of Guelph Land designation change in the Guelph Innovation District Secondary Plan

Joan

I'm suprised that the City of Guelph, which promotes the enviroment and "green" living is making a change to the Guelph Innovation District Secondary Plan requiring the residents who would like to develop their properties to use city water and wastewater systems. When there is so much development currently in the south end of town where the city is allowing homes to be jammed together and overtaxing the cities water and wastewater systems, it is refreshing to see properties using well systems for water and septic systems for wastewater. How more enviromentally friendly can you get than that.

Therefore I would like that you change the Special Rsidential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to INCLUDE the wording " without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area to Phase 1.

Sincerely,
Nick Szijgyarto

Joan Jylanne

From: Jeff Crichton
Sent: November 29, 2012 12:58 PM
To: Joan Jylanne
Subject: Re: Spira Property on Glenholm Drive, Guelph

Hi Joan - I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Regards, Jeff Crichton

Joan Jylanne

From: Matthew Hooker
Sent: November 29, 2012 11:47 AM
To: Joan Jylanne
Subject: Special Residential Area Draft Change

Dear Joan,

In review of the draft Guelph Innovation District Secondary Plan, it looks like the Special Residential Area wording (6.4.32), will require full municipal services. I understand that the landowners in this area and Council support a self sustaining development and would suggest that the wording for the Special Residential Area be changed to reflect that and that the area be moved into Phase 1 without the requirement to comply with the official plan policies for water and wastewater systems.

Sincerely,

Matthew Hooker OALA, CSLA

Joan Jylanne

From: Barbara Piccoli
Sent: November 29, 2012 11:20 AM
To: Joan Jylanne
Subject: Ken Spira

Hi Joan,

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Thank you

--

Barbara Piccoli

Joan Jylanne

From: Ron Asselstine
Sent: November 29, 2012 10:41 AM
To: Joan Jylanne
Subject: Word Change in Draft (Guelph Innovation Secondary Plan)

Dear Joan Jylanne: I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems", and move the Special Residential Area from Phase 4 to Phase 1. Thanking you in advance, Ron Asselstine/Guelph.

Joan Jylanne

From: John Endicott
Sent: November 29, 2012 10:25 AM
To: Joan Jylanne
Subject: Wording change

Joan,

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Sincerely,
John Endicott

Joan Jylanne

From: Hoffman, Nancy
Sent: November 29, 2012 9:48 AM
To: Joan Jylanne

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Thank you,

Nancy M. Hoffman

Joan Jylanne

From: Marta Redmond
Sent: November 29, 2012 8:46 AM
To: Joan Jylanne

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Thanks Marta Redmond

Joan Jylanne

From: Alex Droic
Sent: November 29, 2012 8:43 AM
To: Joan Jylanne
Subject: GID feedback
Attachments: PhaseMapeGID.jpg

Hello Joan,

Open house went well last night. Just wanted to send a few points of feedback:

1. Change the Special Residential Area land designation wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems"
2. Move the Special Residential Area from Phase 4 into Phase 1.
3. Modify the Existing Privately Serviced Area to include the 'red area' I have identified on the attached image. Only the strip south of Stone that is mixed use should be municipally serviced.

Thank you.

Alex Droic

COLLEGE AVE. E



STONE ROAD



QUELPH ANTONION RAILWAY



Phase 1



Phase 2



Phase 3



Phase 4



Existing Municipally Serviced Area



Existing Privately Serviced Area



Joan Jylanne

From: Ken Spira
Sent: November 28, 2012 3:50 PM
To: Joan Jylanne
Cc: Jim Furfaro; Bob Bell
Subject: GID Open House

Joan,

I am unable to attend tonight's Public Open House at City Hall, however I did want to confirm my concerns with the Special Residential Area in the Draft Guelph Innovation District Secondary Plan.

I would ask that you change the Special Residential Area wording of 6.4.32 to include the wording: without the requirement to comply with the official plan policies for water and wastewater systems. I would also request that the Special Residential Area be moved into phase 1 from phase 4.

Ken Spira

Joan Jylanne

From: The Dennis's [mailto:mark.dennis@cityofguelph.ca]
Sent: November 28, 2012 5:26 PM
To: Joan Jylanne

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Mark Dennis

Joan Jylanne

From: Patrick Morris
Sent: November 28, 2012 5:30 PM
To: Joan Jylanne
Subject: Glenholm Drive Re Guelph Innovation District Secondary Plan

Hello Joan

We are the solicitors for Ken Spira, a resident on Glenholm Drive. In respect to the above draft plan, we suggest the following change:

That the wording of the plan include "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Thank you for your consideration.

Joan Jylanne

From: Wendy LEWIS
Sent: November 28, 2012 5:31 PM
To: Joan Jylanne
Subject: Innovation District Plan

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording:

'without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Wendy Lewis

Joan Jylanne

From: Ed Newton
Sent: November 28, 2012 5:48 PM
To: Joan Jylanne
Subject: Change request

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Edwin (Ed) Newton

Joan Jylanne

From: Brian McCulloch
Sent: November 28, 2012 6:03 PM
To: Joan Jylanne
Subject: Fwd: I Could Use Your Help

Would you be so kind as to give consideration to this request.
Brian

----- Original Message -----

Subject: I Could Use Your Help
Date: Wed, 28 Nov 2012 22:12:04 +0000
From: Ken Spir
To: Ken Spii.

The City of Guelph is assigning a land designation to my land at the end of Glenholm Drive in the Guelph Innovation District Secondary Plan and I would like to get them to make a change to the current wording in the draft. I would appreciate it if you could take a minute and email Joan Jylanne (Joan.Jylanne@guelph.ca) at the City with the following request.

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Joan Jylanne

From: SUSAN SHAW
Sent: November 28, 2012 6:48 PM
To: Joan Jylanne
Subject: Special Residential Area wording (6.4.32)

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Susan Shaw

Joan Jylanne

From:
Sent: November 28, 2012 7:30 PM
To: Joan Jylanne
Subject: Land Designation

Dear Joan,

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Thank you,
Billy Schwartzburg

Joan Jylanne

From: Bill Spira
Sent: November 28, 2012 9:38 PM
To: Joan Jylanne
Subject: Land designation re-wording

Hi Joan,

Please receive the following request.

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Thank You.

Bill Spira.

Joan Jylanne

From: David Spira [mailto:ds@cityofguelph.ca]
Sent: November 29, 2012 8:19 AM
To: Joan Jylanne
Subject: Draft Guelph Innovation District Secondary Plan

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

David Spira

Joan Jylanne

From: Earl Martin
Sent: November 29, 2012 7:11 AM
To: Joan Jylanne

I ask that you change the Special Residential Area wording (6.4.32) in the Draft Guelph Innovation District Secondary Plan to include the wording: "without the requirement to comply with the official plan policies for water and wastewater systems" and move the Special Residential Area from phase 4 to phase 1.

Earl Martin



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

December 4th, 2012

Joan Jylanne, MCIP, RPP
Senior Policy Planner
City of Guelph
City Hall, 1 Carden Street
Guelph, Ontario
N1H 3A1

Dear Ms. Jylanne:

RE: City of Guelph – Innovation District Draft Secondary Plan

Thank-you for opportunity to comment on the City of Guelph Innovation District (GID) Secondary Plan. Comments provided by Grand River Conservation Authority (GRCA) staff are reflective of the information that was circulated to our office as part of the October 2012 release with focus on the "Recommended Option".

GRCA staff are supportive of the documentation and information provided. Comments with regards to the October 2012 documentation and implementation policies with respect to the Natural Hazard and Natural Heritage are included below. Please note that some of the comments are intended for further consideration and may only need to be addressed during the implementation and design stage.

Comments:

Page 6 – Natural Heritage

2.2.3 – In general we support the development of trails and walkways adjacent to river corridors and significant valley lands. The current trail system shown as part of the preferred option is mainly located within the flood plain area and slope hazard associated with the significant river valley and the Eramosa River. As part of the EIS completion, additional supporting information will be required in terms of addressing the Natural Hazard in relation to the trails system. Specific emphasis and supporting documentation may be required for the pedestrian foot bridge. GRCA staff would provide further comments and review of any proposed Terms of Reference (ToR) in support of the EIS.

Page 8 – Topography

Under Section 2.2.17 "*Any proposed bridge crossing of the Eramosa River will utilize the existing slopes and maintain the topography of the Significant Valleyland*"; we recommend adding "while ensuring that existing Natural Hazards are appropriately addressed and not further aggravated."

N:\Watershed Resources Planning\Resource Planning\WELLINGTON\GUELPH\Official Plan & Zoning By Law\Guelph Innovation District Secondary Plan\GID Draft Secondary Plan (November 2012).docx

Page 1 of 7



ISO 14001 Registered

Canadian
Heritage
Rivers
System



Like Recommendations:

Page 8 – Significant Natural Areas

2.2.20 We recommend the use of Native Species of plants as part of any landscaping criteria to be used as part of the site plan process.

Page 8 – Significant Natural Areas

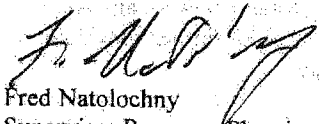
We recommend that emphasis be placed on the inclusion of native plants to be incorporated into landscaping and any natural area enhancement.

Page 23,24 – 6.3 General Built Form and Site Development Policies

GRCA staff recommend that the sub-section or amendment to existing sub-sections be included to emphasize and encourage the use of Native (Local) species of landscaping. Specific emphasis may be suggested in areas adjacent to the Natural areas/River Valley Corridor to further promote enhancement.

If you have any questions, please contact me.

Yours truly,



Fred Natolochny
Supervisor Resource Planning
Grand River Conservation Authority

FN/ng

Encl. – GRCA Regulation Map



UPPER GRAND DISTRICT SCHOOL BOARD

Jennifer Passy BES, MCIP, RPP

Manager of Planning

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: Jennifer.passy@ugdsb.on.ca

Tel: 519-822-4420 ext. 820 or Toll Free: 1-800-321-4025

December 24, 2012

PLN: 12-49

File Code: R14

City of Guelph
 Planning, Building, Engineering & Environment
 Planning Services
 1 Carden Street
 Guelph, ON N1H 3A1
Attention: Joan Jylanne, MCIP, RPP, Senior Policy Planner

Re: Draft Guelph Innovation District Secondary Plan

Dear Joan,

On behalf of the Upper Grand District School Board, thank you for the opportunity to review the Draft Guelph Innovation District Secondary Plan (October 2012).

The Board's initial interests in the GID were focused on secondary student needs. As you are aware, the Board has been engaged in discussions with Mr. Peter Cartwright with regard to the City's participation with the potential post-secondary campus on the GID land. The Board has identified a shortfall in secondary pupil places in the City of Guelph in the coming years. We continue to be interested in the post-secondary options being advanced on the GID land as they relate to the potential cooperation between the Board and Conestoga College and/or the University of Guelph either in the provision of infrastructure or academic programming.

As the plans for the GID have advanced, the inclusion of significant residential densities has necessitated further examination of potential elementary site/accommodation needs. While, the GID may provide a unique opportunity for the Board to establish a new secondary school closely aligned with post-secondary uses and in a unique environment which may serve the cooperative education/apprenticeship and other applied needs of students from the Guelph area, the need to provide an elementary school in this area is tied more closely to a potential population of students from within the GID.

The GID is relatively isolated from other residential neighbourhoods in Guelph, which creates a challenge for accommodating elementary aged students. Students from within the GID would not generally be within walking distance to another elementary school. This relative separation also provides a challenge to ensure that if a new elementary school were constructed, that a sustainable enrolment is available from within the GID.

At this time it is our understanding that the GID may accommodate between 3000-5000 persons. The composition of units to be constructed to accomplish this population range (i.e. single/semi/town/apartment) will ultimately determine the need for an elementary school site in the GID. Student yields are generally highest from singles and semis, and apartments generate the fewest students per unit.

We have reviewed the draft policies of the Secondary Plan and are largely satisfied that the Board's interest in possible future school sites can be accommodated within most designations.

Upper Grand District School Board

• R.J. (Bob) Borden, Chair
 • Mark Bailey, Vice-Chair

• Linda Busuttill
 • Kathryn Cooper

• Marty Fairbairn
 • David Gohn

• Susan Mozlar
 • Bruce Schieck

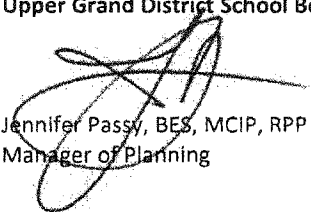
• Lynn Topping
 • Jennifer Waterston

Joan Jylanne
City of Guelph
December 24, 2012

It would be preferable to locate the secondary site within the Phase 1. Locating in Phase 1 is intended to ensure availability of the facility to meet the accommodation needs of the broader community when needed and when funding may be available. An elementary school site would be best accommodated within the residential area. Potentially locating an elementary school site in tandem with the Open Space and Park designations identified around the Guelph Turfgrass Institute building may allow the Board and City to share play fields, and cooperatively program these community elements.

Thank you for your consideration of these comments. We look forward to continued dialogue with the City on this exciting project and involvement as this project advances beyond the Secondary Planning stage.

Sincerely,
Upper Grand District School Board



Jennifer Passy, BES, MCIP, RPP
Manager of Planning

cc: Ms. Janice Wright, UGDSB
Mr. Peter Cartwright, City of Guelph

From: Adele Labbe
Sent: December 13, 2012 4:01 PM
To: April Nix
Cc: Joan Jylanne; Vaille Laur
Subject: EAC and GID

Hi April,

In November 2012 EAC received an information presentation from Joan regarding the GID Secondary Plan. Last night, the Committee deliberated about the Draft Secondary Plan. There was much discussion but a final motion was not put forth. The discussions included the following:

- The geology of the river valley in this area is significant and unique. This should be highlighted and celebrated in the GID Secondary Plan.
- The trail information does not reflect the informal trails which exist on the site today.
- The active transportation link is supported as it connects both sides of the river and promotes low impact mobility.
- Stewardship should be highlighted in the GID Secondary Plan. Interpretative signage, brochures and materials should be a priority.
- 3 big areas of concern from an environmental perspective (water quality and quantity and hence ecological function) are: Cargill, point source pollution from the Ward coming through Clythe Creek and the dam.
- A Subwatershed study wasn't undertaken and EAC hasn't reviewed any Natural Heritage information for the area.

The minutes, which won't be finalized until January 8th, 2013 will reflect the following general message:

Given the lack a Subwatershed Study, there is a lack of management guidance for the Natural Heritage System in this area. EAC strongly recommends that the Natural Heritage System (i.e., non-developable portion of the lands) of the GID lands be subject to a comprehensive Master Plan exercise. EAC requests to review the Natural Heritage Study which was prepared in support of the Secondary Plan. From this review, EAC could formulate a Terms of Reference for a Master Plan.

I am providing this information to you for discussion. Once you've had a chance to digest, let's talk further about how to best handle these comments. They are open to hearing staff's suggestions on how to best move this forward. I haven't quite wrapped my mind around how a master plan would be triggered... Just a reminder that the information I've provided is draft until EAC's minutes are finalized by the members in January.

Thanks,

Adèle Labbé | Environmental Planner
 Planning Services
 Planning, Building, Engineering and Environment
 City of Guelph
 T (519) 822-1260 x 2563 | F (519) 822-4632
 E adele.labbe@guelph.ca

Ministry of
Municipal Affairs
and Housing

Municipal Services Office -
Western

659 Exeter Road, 2nd Floor
London ON N6E 1L3
Tel. (519) 873-4020
Toll Free 1-800-265-4736
Fax (519) 873-4018

Ministère des
Affaires municipales
et du Logement

Bureau des services aux municipalités -
région de l'Ouest

659, rue Exeter, 2^e étage
London ON N6E 1L3
Tél. (519) 873-4020
Sans frais 1 800 265-4736
Téléco (519) 873-4018



January 7, 2013

Ms. Joan Jylanne
Senior Policy Planner
Planning, Building, Engineering and Environment
Planning Services
City of Guelph, 1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Jylanne,

Re: **Draft Guelph Innovation District Secondary Plan**
City of Guelph

Thank you for your recent circulation of the above-noted matter.

It is understood the purpose of the Guelph Innovation District (GID) Secondary Plan is to establish a detailed planning framework consisting of a vision, principles, objectives, policies and schedules to guide and regulate future development of the GID Planning Area. The Vision for the GID is to create a compact mixed-use community in the City's east end to facilitate innovative, sustainable employment uses with an adjacent urban village connecting residential and compatible employment uses. The GID lands straddle the Eramosa River and are bounded by York Road to the north, Victoria Road South to the west, Watson Parkway South to the east and extending south to Stone Road East, including lands south and immediately adjacent to Stone Road East.

As discussed, the draft secondary plan was circulated to the Ministries of the Environment, Natural Resources, Infrastructure, Tourism, Culture and Sport and Agriculture, Food and Rural Affairs. Comments have been received from the Ministries of the Environment, Tourism, Culture and Sport and Agriculture, Food and Rural Affairs. If/when comments are received from the other partner ministries they will be shared under separate cover.

Ministry of the Environment (MOE)

MOE staff have reviewed the draft secondary plan and offer the following comments for the City's consideration.

Section 6.4 Land Use Designations

As drafted, the Adaptive Reuse policies for Employment Mixed Use 1 and Employment Mixed Use 2 encourage and permit a mix of land uses that include certain industrial uses. Specifics have not been provided as to how the City will ensure the uses will be compatible. It is suggested the City ensure adequate provisions exist within the City's Official Plan to ensure land use compatibility within the GID is not compromised.

Section 6.5 Special Policies

Section 6.5 provides policy direction for those lands that will serve as a transitional buffer area between residential uses and the utility and industrial areas north of Stone Road East. MOE notes Section 6.5.3 suggests restrictive zoning be implemented to prohibit new sensitive land uses north of Stone Road East and further, Section 6.5.4 proposes to require the City to consult with the Ministry of the Environment and Cargill and the Waste Resource Innovation Centre during the development approval process of these lands and during the design process for public spaces in the vicinity of the Cargill plant and the Waste Innovation Centre property to ensure compatibility. The Ministry of the Environment has guidelines regarding land use compatibility. It is suggested the City utilize the guidelines and consult with MOE staff on an as needed basis.

In addition, MMAH staff note Section 6.5.3 states noise and air emissions reports shall be required and vibration and illumination reports may be required in support of development approval requests. It is suggested the City ensure these reports are identified in the City's complete application policies.

Section 7.5 Special Studies and Future Initiatives

Section 7.5.4 appears to state that the City will conduct master plans to assess stormwater and water and wastewater requirements for the subject lands. While it is not mentioned, MOE assumes that the above-mentioned master plans will be undertaken and completed in accordance with the provisions of the MEA Class EA.

In summary and taking into consideration the nature of the policies contained in the Secondary Plan, the provisions that have been made to address the potential for land use compatibility, the vision of mixed use development, and the intent to undertake master planning (and presumably project-specific EA studies), MOE has no concerns with the draft Guelph Innovation District Secondary Plan.

Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA)

OMAFRA staff have completed a review of the above noted matter prepared by planningAlliance dated October 2012. As the subject lands are within the City of Guelph urban boundary OMAFRA has no comments or concerns from a Provincial Policy Statement and Growth Plan perspective regarding the proposed use of these urban lands as outlined in the draft Guelph Innovation District (GID) Secondary Plan.

However, it is important to note the lands subject to the draft secondary plan include the Guelph Research Station and these are provincially owned lands by the Agricultural Research Institute of Ontario (ARIO), an agency of OMAFRA. The Guelph Research Station lands are approximately 267 acres located west of the Eramosa River and include the Guelph Turfgrass Institute (GTI), turf research plots and agroforestry research. Research programs undertaken at the station are operated by the University of Guelph (U of G) under the OMAFRA - U of G Partnership Agreement. Other provincially held lands in the GID include the former Guelph Correctional Facility and the former Wellington Detention Centre. These lands are not owned by ARIO.

In 2010 the Province (as represented by the Ministry of Infrastructure and its agent, Infrastructure Ontario) and the City of Guelph signed a Memorandum of Understanding (MOU) reflecting a commitment to work collaboratively towards implementing a long-term vision for these lands and to allow for future implementation of the GID. Staff from OMAFRA's Research and Innovation Branch are working closely with Infrastructure Ontario (IO), the Turfgrass Institute and the University of Guelph to develop a strategy for the future relocation of the turfgrass and agroforestry research from the Guelph Research Station. It is important to note this is an on-going process separate from OMAFRA's review of the GID Draft Secondary Plan under the province's one-window protocol.

Ministry of Tourism, Culture and Sport (MTCS)

MTCS' interest in the draft Secondary Plan relates to its mandate of conserving, protecting and preserving Ontario's cultural heritage, including archaeological resources, built heritage resources and cultural heritage landscapes.

Pursuant to Part III.1 of the Ontario Heritage Act, MTCS developed *Standards and Guidelines for Conservation of Provincial Heritage Properties* (Standards & Guidelines), which came into force on July 1, 2010. The *Standards & Guidelines* apply to property owned by the Crown in right of Ontario and by prescribed public bodies. The *Standards & Guidelines* provide for the identification of properties that have cultural heritage value or interest; and set standards for their protection, maintenance, use and disposal. All Ontario government ministries and prescribed public bodies are required to comply with the *Standards & Guidelines* in the management of properties in their ownership or under their control. Both Infrastructure Ontario and Agricultural Research Institute of Ontario are prescribed public bodies.

Of particular interest is provision F.5 of the *Standards & Guidelines* which stipulates that "in the case of a provincial heritage property of provincial significance, [ministries and prescribed public bodies shall] obtain the consent of the Minister of Tourism and Culture before removing or demolishing buildings or structures on the property, or before transferring the property from provincial control."

MTCS staff reviewed the draft Secondary Plan for the GID dated October 2012 and, given the above context, more detailed comments are attached which will help improve the document and support fulfilment of and obligations under the Standards & Guidelines.

Ministry of Municipal Affairs and Housing (MAH)

Section 3.4.3 Water and Wastewater Servicing

Section 3.4.3 of the draft secondary plan requires developers to demonstrate the efficient use of potable water with any development application. As drafted, Section 3.4.3 appears to exceed the policy requirement of Section 2.2 (f) of the PPS. Section 2.2 (f) speaks to promoting (emphasis added) efficient and sustainable use of water resources, including practices for water conservation. Section 4.6 of the PPS allows planning authorities to go beyond the minimum standards established in specific policies, unless doing so would conflict with any policy of the PPS. The City is encouraged to ensure Section 3.4.3 does not conflict with the PPS or any other policy in the City's Official Plan.

Section 3.5 Stormwater

Section 3.5.4 requires development in the GID to comply with the recommendations and requirements of the City of Guelph Source Water Protection Plan and Section 3.5.6 speaks to the City minimizing the amount of chloride (salt) infiltration into groundwater through best management practices when applying salt to streets during winter months.

The application of salt is a prescribed threat under the *Clean Water Act* and most, if not all, source protection plans deal with this threat. The City is encouraged to ensure Section 3.5.6 is consistent with the source protection plan policies. Further, it is important to note the City's Source Water Protection Plan utilizes several tools to implement the recommendations and requirements of the Source Water Protection Plan. Prior to implementation, the Source Water Protection Plan needs to be approved by the Ministry of the Environment. As drafted, Section 3.5.4 requires development within the GID to comply with the recommendations and requirements of the Source Water Protection Plan regardless of whether the Source Water Protection Plan is in effect and force.

Further, Section 3.5.5 states infiltration stormwater best management practices that are to be located on private lands are to be listed on land title agreements. The City may wish to investigate whether best management practices can be registered on title.

Section 5.2 Parks and Public Open Spaces (General Public Realm Policies)

Section 5.2.10 states the secondary plan identifies two existing public park spaces and the creation of two new public park spaces, each with distinct roles and functions within the community. City staff are to secure and develop the new parkland through the development application process. Section 5.2.11 states the final park locations will be determined in accordance with the development process and if alternative park locations are deemed more appropriate then changes to the location can be made without an amendment to the secondary plan.

As drafted, Sections 5.2.10 and 5.2.11 appear to conflict. Section 5.2.10 appears to suggest public park spaces have been identified and the identification is based on distinct roles and functions the respective parks play within the community. Section 5.2.11 allows the park locations to be changed. It is unclear how this conflict will be resolved through the Official Plan Amendment process.

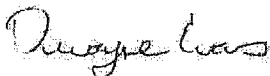
Section 6.3 General Built Form and Site Development Policies

Section 6.3.3 allows the implementing Zoning By-law to establish heights lower than the recommended heights in Schedule D to maintain viewsheds of the Eramosa River and the Downtown. Section 6.2.6 states the GID is planned to achieve 8,000-12,000 jobs and 3,000-5,000 people. If Schedule D is based on the jobs and people contained in Section 6.2.6, it is unclear how the City will ensure Section 6.2.6 is achieved.

Further, Section 6.3 contains general built form and site development policies. It is important to note there are certain requirements in the Building code that do apply to some of the proposed policy approaches that need to be into consideration while implementing this secondary plan. For example, Section 6.3.5 discusses setbacks of a building from the property line. The Building Code has setbacks for property lines that must not be exceeded. Further, the policies outlined in Section 6.3.7 need to consider that the distances from fire hydrants to building entrances may be of concern to the local fire department. It is recommended the City ensure established distances do not conflict with the Ontario Fire Code. A third example deals with Section 6.3.8 (d). It is important for the City to keep in mind that the Building Code has requirements for access to barrier free parking from barrier free entrances. Finally and with respect to Section 6.3.9, the City should ensure that roof designs are in compliance with Building Code requirements as there certain energy efficiency and fire-related matters regarding this topic.

Thank you for the opportunity to review and comment on the Draft Guelph Innovation District Secondary Plan. We would be pleased to discuss any of these comments. If you have any questions, please telephone me at (519) 873-4695 or contact me by email at: Dwayne.evans@ontario.ca.

Sincerely,



Dwayne Evans
Planner, MSO-Western

c.c Barb Slattery, MOE (Hamilton)
Carol Neumann, OMAFRA (Elora)
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Jeremy Warson, IO (Toronto)

Appendix for MTCs message to MMAH on the draft Secondary Plan – Guelph Innovation District

Please consider the following comments on the draft Secondary Plan for the Guelph Innovation District (GID)

REFERENCE	EXISTING TEXT	MTCs COMMENTS/RECOMMENDATIONS	RATIONALE
1. Introduction Page 1	The purpose of the Guelph Innovation District (GID) Secondary Plan is to establish a detailed planning framework consisting of a Vision, Principles and Objectives and Policies and Schedules to guide and regulate future development of the GID Planning Area.	Change the order of the paragraphs, start with an intro and then the purpose. The GID Planning areas comprises lands bounded by (...) The majority of the lands were under public ownership and used as a correctional centre since the 1900's. The majority of the lands were owned, at the time of the adoption of this Secondary Plan, by the Government of Ontario, the City of Guelph and private landowner. The purpose of the GID (...) The Secondary Plan serves as a basis for the review of planning applications and constitutes Official Plan policy which will be used in conjunction with the other policies of the Official Plan.	The introduction should acknowledge the former use of the site.
2. 1.2 Principles & Objectives Page 2	Creating a place that respects natural and built heritage resources, making citizens stewards of the resources for current and future generations.	Replace "built heritage resources" with "cultural heritage resources".	Cultural heritage resources are more inclusive, as it also includes cultural heritage landscapes and archaeological resources. It is also consistent with the document.
3. 1.2 Principles & Objectives Principle 1: Protect what is valuable Page 2	b) Respect the existing topography and sightlines, including river vistas and views of both Downtown and the historic Reformatory Complex.	Clarify the location of vistas and views in a Schedule.	
4. 1.2 Principles & Objectives Principle 1: Protect what is valuable Page 2	c) Ensure compatible public access opportunities to the Natural Heritage System and cultural heritage resources, including those designated in the Official Plan, and promote their celebration, especially river vistas and edges, the Provincially Significant Earth Science Area of Natural and Scientific Interest, and the	Clarify the location of vistas and views in a Schedule. Clarify if the location of the provincially significant Area of Natural and Scientific Interest is the same as 'significant natural area' in Schedule A.	

REFERENCE	EXISTING TEXT	MTCS COMMENTS/RECOMMENDATIONS	RATIONALE
<p>5.</p> <p>1.2 Principles & Objectives</p> <p>Principle 1: Protect what is valuable</p> <p>Page 2</p>	<p>historic Reformatory Complex.</p> <p>d) Integrate the Natural Heritage System and cultural heritage resources with surrounding land uses and provide opportunities for compatible research, educational, recreational, transportation and urban agricultural uses.</p>	<p>Reword this paragraph to indicate that new development will be integrated within the existing design and not the other way round.</p>	<p>The site's cultural heritage resources are not deemed as moveable items and will direct how new development is designed. Therefore new development must be integrated with what exists.</p>
<p>6.</p> <p>1.2 Principles & Objectives</p> <p>Principle 1: Protect what is valuable</p> <p>Page 2</p>	<p>e) Ensure, where appropriate and feasible, the preservation and adaptive reuse of cultural heritage resources, including the historic Reformatory Complex and associated cultural heritage landscape.</p>	<p>It is not clear what the meaning of 'appropriate and feasible' is. The PPS, 2005 states that "significant built heritage resources and conserved." MTCS recommends the use of the same language as in the PPS.</p> <p>Use the term conservation instead of preservation.</p> <p>There is a need to acknowledge the cultural heritage of the Eramosa River as part of the Grand River Watershed, a designated Canadian Heritage River.</p> <p>There may be some cultural heritage resources in the Guelph Research Station property.</p> <p>Another provision could also be added.</p> <p>Suggested wording: "Apply best efforts to arrange for an alternate use of the built heritage resources that requires minimal or no change to its heritage attributes (adaptive reuse)."</p>	<p>Definition of Conserved (PPS, 2005): means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.</p> <p>Definition of Preservation (Parks Canada Standards & Guidelines): involves protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value.</p> <p>MTCS understands that heritage and archaeological assessment reports were done for the Agricultural Research Institute of Ontario (ARIO)-owned property, the Guelph Research Station. MTCS also understands that IO and ARIO will consult with the City on this.</p>
<p>7.</p> <p>1.2 Principles & Objectives</p> <p>Principle 2: Create Sustainable and Energy Efficient Infrastructure</p>	<p>Add the following: "Council shall support the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive reuse of existing building stock."</p>	<p>There is no mention of heritage, adaptive reuse and its environmental benefits. One of the main environmental benefits of reusing buildings is the retention of the original building's "embodied energy". New buildings have much higher embodied energy costs than buildings that are adaptively reused.</p>	<p>There is no mention of heritage, adaptive reuse and its environmental benefits. One of the main environmental benefits of reusing buildings is the retention of the original building's "embodied energy". New buildings have much higher embodied energy costs than buildings that are adaptively reused.</p>
<p>8.</p> <p>1.2 Principles & Objectives</p>	<p>e) Build new connections for pedestrians, cyclists and potentially transit users across the Eramosa River valley to better connect uses and</p>	<p>Some crossings in the form of bridges already exist. It is not clear whether there are new connections to replace the bridges or if there will</p>	<p>It is understood that most, if not all, of the cultural heritage resources will be retained. Therefore, it should be made clear that new</p>

REFERENCE	EXISTING TEXT	MITCS COMMENTS/RECOMMENDATIONS	RATIONALE
<p>Principle 3: Establish a Balanced Mobility System Page 3</p>	<p>activities:</p>	<p>development will add to what exists.</p>	
<p>9. 1.2 Principles & Objectives Principle 4: Promote a health diversity of land uses and densities Page 4.</p>	<p>h) Create a memorable landmark area/structure to serve as a beacon/partner to the Church of Our Lady Immaculate in Downtown.</p>	<p>This provision is unclear.</p> <ul style="list-style-type: none"> Is the Secondary Plan recommending a structure that will be visible from downtown, as the Church is from the former Correctional Centre? Is it a building or monument? Provision 6.4.9 indicates that would be in the "urban village" zone. There may be some cultural heritage resources in the Guelph Research Station property, if so, how would it impact upon the resources? And what principles are in place to guide its design? 	<p>This idea is not fully worked out, or shown on the schedules.</p>
<p>10. 1.2 Principles & Objectives Principle 4: Promote a health diversity of land uses and densities Page 4</p>	<p>j) Respect (and emulate where appropriate) the Beaux-Arts design of the cultural heritage landscape component of the historic Reformatory Complex.</p>	<p>It is not clear what the City would like to achieve. Suggested wording: "New developments on the site should adopt an architectural vocabulary and design elements that are compatible with, subordinate to and distinguishable from the heritage property."</p>	<p>[Parks Canada S&Gs] – Standard 11 - Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place. *Parks Canada, 2010. <i>The Standards and Guidelines for the Conservation of Historic Places in Canada</i>. Accessed on January 3, 2013 at: http://www.historicplaces.ca/en/pages/standards-normes.aspx</p>
<p>11. 1.2 Principles & Objectives Principle 6: Grow Innovative Business and Employment</p>	<p>e) Encourage employment uses within the historic Reformatory Complex that can showcase the site's built heritage resources and cultural heritage landscape.</p>	<p>Clarify how this principle fits into Section 6.4 (Land Use Designations – Adaptive Reuse). Replace "built heritage resources and cultural heritage landscapes" with "cultural heritage resources".</p>	<p>"Cultural heritage resources" is more inclusive, as it refers to built heritage resources; cultural heritage landscapes and archaeological resources. It is also consistent with the document.</p>

REFERENCE	EXISTING TEXT	MTCS COMMENTS/RECOMMENDATIONS	RATIONALE
12.	<p>Opportunities Page 5</p> <p>2.1 Intent Page 6</p> <p>(...)The policies below are informed by the Vision and supporting Principles which seek to reflect Guelph's history and celebrate the rich heritage resources of the District, including the Eramosa River valley, dramatic topography and views, and historic Reformatory Complex.</p>	<p>There is a need to acknowledge the cultural heritage of the Eramosa River as part of the Grand River Watershed, a designated Canadian Heritage River.</p> <p>There may be some cultural heritage resources in the Guelph Research Station property.</p>	<p>The Agricultural Research Institute of Ontario (ARIO) owned property should be referred to as the Guelph Research Station. Guelph Turfgrass Institute is only part of the activity on the station. The research station also includes agroforestry research. The main building should be referred to as the G.M. Frost Centre.</p> <p>MTCS understands that heritage and archaeological assessment reports were done for the Agricultural Research Institute of Ontario (ARIO)-owned property, the Guelph Research Station. MTCS also understands that IO and ARIO will consult with the City on this.</p> <p>Canadian Heritage River System: See: http://www.chrs.ca/Rivers/Grand/Grand-F_e.php</p>
13.	<p>2.2. General Natural and Cultural Heritage Policies Natural Heritage Page 6</p> <p>2.2.7 The Provincially Significant Earth Science ANSI shown on schedule 4A within the District presents opportunities for important low impact scientific and educational activities.</p>	<p>There was no Schedule 4A attached. Please clarify the location.</p>	
14.	<p>2.2. General Natural and Cultural Heritage Policies Cultural Heritage Page 7</p> <p>2.2.8 As identified on Schedules A and C, the eastern portion of the District is predominantly designated as Adaptive Re-use within a cultural heritage landscape with built heritage resources in the historic Reformatory Complex. Land uses within the cultural heritage landscape boundary are subject to the provisions of the cultural heritage resource policies found in Section 4.8 of the Official Plan. Policies related to the Adaptive Re-use land use designation can be found in Section 6.4 of this Secondary Plan.</p>	<p>There is a need to acknowledge that the former Guelph Correctional Centre was identified as a provincial heritage property of provincial significance.</p> <p>There is a need to acknowledge the cultural heritage of the Eramosa River as part of the Grand River Watershed, a designated Canadian Heritage River, as well as the views and vistas mentioned in the river valley</p> <p>There may be some cultural heritage resources in the Guelph Research Station property.</p> <p>Delete: "built heritage resources".</p>	<p>Cultural heritage landscape can also include built features and archaeological sites. Definition</p>

REFERENCE	EXISTING TEXT	MTC'S COMMENTS/RECOMMENDATIONS	RATIONALE
15.	<p>2.2 General Natural and Cultural Heritage Policies Cultural Heritage Page 7</p>	<p>2.2.9 Ontario Heritage Trust or the appropriate authority will be requested to hold heritage conservation easement(s) for all features identified as provincially significant.</p>	<p>The City of Guelph Official Plan (consolidated version September 2012) does not have Section 4.8. Cultural Heritage Policies are found in Section 3.5.</p>
16.	<p>2.2 General Natural and Cultural Heritage Policies Cultural Heritage Page 7</p>	<p>2.2.10 A conceptual plan shall be required as part of a Cultural Heritage Resource Impact Assessment to ensure that the cultural heritage resources within the site will be conserved and incorporated into any future design intent.</p>	<p>Under the <i>Standards and Guidelines for Conservation of Provincial Heritage Properties</i>, Provision F.2, states that if a provincial heritage property is to leave provincial control, ministries and prescribed public bodies shall use best efforts to the extent possible in law to ensure the ongoing, legally binding protection of the property's cultural heritage value in any sale or other disposal agreement.</p> <p>Provision F.5, states that in the case of a provincial heritage property of provincial significance, ministries and prescribed public bodies shall obtain the consent of the Minister of Tourism, Culture and Sport before removing or demolishing buildings or structures on the property, or before transferring the property from provincial control. That is the case for the former Guelph Correctional Centre property.</p> <p>Definitions from the 'Official Plan – September 2012 Consolidation'</p> <ul style="list-style-type: none"> <i>Built Heritage Resource Impact Assessment</i>: Built Heritage Resource Impact Assessment means a study conducted prior to development

REFERENCE	EXISTING TEXT	MTC'S COMMENTS/RECOMMENDATIONS	RATIONALE
		<p>Suggestion wording: A Heritage Impact Assessment and/or Conservation Plan will be required to ensure (...)</p> <p>As in Commitment 8, new development must work around what exists, not vice versa. Recommend removing "and incorporated into any future design intent".</p>	<p>redevelopment to investigate the potential impact of development on built heritage resources. This type of study will determine how a particular development should proceed and what actions or measures are required to minimize adverse impact on built heritage resources. It does not address cultural heritage landscape or archaeological sites.</p> <p><i>Built Heritage Resource</i>: means a building, structure, landscape, monument, installation (or a group of them) or visible remains, which meets the designation criteria adopted by the Guelph Local Architectural Conservation Advisory Committee (LACAC) and which is included in the City of Guelph Inventory of Heritage Structures as it is completed and as it may be amended. All buildings, structures, landscapes, monuments, installations or visible remains constructed prior to 1930, but not limited to those constructed prior to 1930, shall be considered to be built heritage resources until considered otherwise by the Guelph LACAC.</p> <p><i>Cultural Heritage Landscape Resource</i>: means groups of features made by people. The arrangement of features illustrates noteworthy relationships between people and their surrounding environment. They can provide the contextual and spatial information necessary to preserve, interpret or reinforce the understanding of important historical settings and changes to past patterns of land use. Cultural heritage landscapes include such groups of features as neighbourhoods, townscapes and farmscapes.</p>
17.	2.2 General Natural and Cultural Heritage	2.2.11 All land uses within the District are subject to the provisions of the cultural heritage	The City of Guelph Official Plan (consolidated version September 2012) does not have Section

REFERENCE	EXISTING TEXT	MTCS COMMENTS/RECOMMENDATIONS	RATIONALE
<p>18.</p> <p>Policies Cultural Heritage Page 7</p>	<p>resource policies found in Section 4.8 of the Official Plan.</p>	<p>4.8. Cultural Heritage Policies are found in Section 3.5.</p>	
<p>2.2 General Natural and Cultural Heritage Policies Cultural Heritage Page 7</p>	<p>2.2.12. It is the intent of this Secondary Plan to conserve cultural heritage landscapes, such as the area delineated as the historic Reformatory Complex on Schedule A that have been modified by human activities and are valued by the community.</p>	<p>If provision 2.29 is changed (cultural heritage resources shall be conserved through long-term protection mechanisms) then there is no need to include this provision. In addition, the cultural heritage landscape boundaries may be larger than what is in Schedule A.</p>	
<p>2.2 General Natural and Cultural Heritage Policies Cultural Heritage Page 7</p>	<p>2.2.13 New development shall preserve and enhance the cultural heritage landscape character through integrating cultural heritage resources, landscape elements and important views in site design.</p>	<p>Reward to say that new development will integrate with the existing cultural heritage resources.</p>	
<p>2.2 General Natural and Cultural Heritage Policies Cultural Heritage Page 7</p>	<p>2.2.14. For archaeological resources, prior to site alteration or soil disturbance relating to a Planning Act application or a Site Alteration application under the Municipal Act, any required archaeological assessment shall be approved by the Province of Ontario and the City, indicating there are no further concerns for archaeological resources within the subject area.</p>	<p>Archaeological resources is italicised on one instance, but not in another. This should be consistent throughout the document. Additionally, the province does not approve archaeological assessments; therefore this entry should be removed. Include a map to indicate areas of archaeological potential within the district. Suggested wording: Where an archaeological assessment has not been done, (...) OR Suggested wording: The Secondary Plan area has some areas of archaeological potential as defined in Schedule x. Areas of archaeological potential are areas that could contain archaeological resources. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act Archaeological assessment will be required prior to the submission of any planning application.</p>	<p>Consultant archaeologists submit their archaeological assessment reports to MTCS as a condition of their license. When reviewing a report, MTCS may send review letter(s) to a consultant archaeologist requesting further assessment and/or revisions to the report if provincial standards have not been met. Once a report has been entered into the Ontario Public Register of Archaeological Report, the ministry will send a letter to the consultant archaeologist. Archaeological assessments have been conducted by the Province for the former Guelph Correctional Centre, the former Wellington Detention Centre and the Guelph Research Station properties.</p>

REFERENCE	EXISTING TEXT	MTC COMMENTS/RECOMMENDATIONS	RATIONALE
21.	<p>2.2 General Natural and Cultural Heritage Policies Cultural Heritage Page 7</p> <p>2.2.15 Encourage the retention and integration of the Turfgrass Institute Building into the Guelph Innovation District community. New development shall have regard for the building form, material and existing views towards the Turfgrass Institute. Where feasible, landscape features associated with the Turfgrass Institute are to be incorporated within the planned public open space and park adjacent and south of the building.</p>	<p>It is our understanding that the Turfgrass Institute building (or the G.M.Frost Centre building) has been listed on the municipal register, i.e. has the potential to have cultural heritage value. Please clarify whether the municipal heritage committee has looked at whether this property meets Ontario Regulation 9/06.</p> <p>Revisit the proposed wording in this provision to address the PPS direction that cultural heritage resources shall be conserved.</p> <p>A provision associated more with the natural features of the cultural heritage landscape could also be added: Preserving vegetation – such as trees, shrubs, grasses and other living plant material that is important in defining the overall heritage value of the landscape.</p>	<p>The Agricultural Research Institute of Ontario (ARIO) owned property should be referred to as the Guelph Research Station. Guelph Turfgrass Institute is only part of the activity on the station. The research station also includes agroforestry research. The main building should be referred to as the G.M. Frost Centre.</p> <p>There may be some cultural heritage resources in the Guelph Research Station property. The Secondary Plan may need to acknowledge that.</p> <p>The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the PPS, 2005. This is higher test than the former "shall have regard to."</p>
22.	<p>2.2 General Natural and Cultural Heritage Policies Topography Page 7</p> <p>2.2.16 The topography associated with the Eramosa River Valley within the Guelph Innovation District offers appealing vistas towards the historic Reformatory Complex as well as the Downtown, providing a distinctive character to the area. Future development shall take advantage of favourable topography and vistas and minimize the need for re-grading on site, where possible.</p>	<p>Clarify the location of vistas and views in a Schedule.</p>	
23.	<p>2.2 General Natural and Cultural Heritage Policies Urban Forest Page 8</p> <p>2.2.24 The Guelph Innovation District also includes hedgerows, smaller wooded areas and individual trees that are part of the urban forest. Development and site alteration will identify opportunities for protection, enhancement and restoration of the urban forest and contribute to maintaining and increasing canopy cover.</p>	<p>See also 5.2.18 – increase, where feasible and appropriate.</p> <p>Need to add a disclaimer about impacts on the cultural heritage landscape and associated views and vistas.</p>	
24.	<p>3.3 Energy Page 10</p> <p>3.3.4 Within the GID, 100% of the available roof area will be encouraged to be dedicated to roof top solar technologies such as photovoltaic or</p>	<p>Include a disclaimer about impacts on heritage buildings and landscape. Or Suggest wording: Retrofits for achieving energy</p>	

REFERENCE	EXISTING TEXT	MICS COMMENTS/RECOMMENDATIONS	RATIONALE
25.	<p>5.2 General Public Realm Policies</p> <p>Additional Considerations</p> <p>Page 19</p>	<p>5.2.22 The City shall encourage an integrated public art approach that tells a multi-purpose thematic story tying together the natural and cultural significance of the District, with its future vision. Seize opportunities presented within the historic Reformatory Complex, trail network, parks and open space designations, and lookout points and vistas as potential public art locations.</p>	<p>Under the <i>Standards & Guidelines</i>, provision E.6. states that ministries and prescribed public bodies shall ensure that cultural heritage value or interest of a provincial heritage property is appropriately interpreted and presented to communicate its meaning and to enhance public understanding and enjoyment.</p> <p>An example from the London Psychiatric Hospital Secondary Plan (Policy 20.4.3.6. (iv)) states:</p> <p>d) The therapeutic landscape setting and its physical and visual relationships to the historic buildings shall be conserved and monitored to allow for meaningful interpretation of the cultural heritage resources. The following measures shall be taken to facilitate interpretation of the site:</p> <ul style="list-style-type: none"> • The establishment of an interpretive centre to tell the story of the site and of mental health care in Canada. A possible location for such a use is the administrative wing of the Infirmary building; • The creation of an interpretive walk, which would tell the story of the site and explain the function of the therapeutic landscape as people move through it; • A prominent street within the property should be named after Dr. Richard Bucke (superintendent, 1877-1902), if possible; • Interpretive signage, public art, way finding strategies and other techniques may be considered.
	<p>efficiency will only be undertaken to a heritage building where it is demonstrated that retrofitting can be accomplished without compromising the heritage integrity of the building.</p> <p>See also previous comments (Comment 7) on Section 1.2 regarding adaptive reuse of heritage buildings.</p>	<p>There is an opportunity for interpretation and commemoration of the site.</p> <p>Suggested wording in addition to the proposed provision: The cultural heritage landscape and visual relationships to built heritage resources shall be conserved and monitored to allow for meaningful interpretation. Interpretive signage, public art, way-finding strategies and other techniques may be considered.</p> <p>Please note that the former Reformatory Complex includes lands that are used by the Guelph Research Station, Cargill and municipal properties.</p>	

REFERENCE	EXISTING TEXT	MITCS COMMENTS/RECOMMENDATIONS	RATIONALE
26. 6.2 General Land Use Policies Page 21	6.2.3 The District will be developed to support and accommodate emerging innovation businesses and other "green" energy industries that will serve to support the emergence of the District as an innovation centre together with the knowledge-based research centre located within the University of Guelph and with the civic hub and cultural centre of Downtown. Large tracts of undeveloped land, proximity to the University and Downtown, scenic viewsheds and the cultural buildings and landscapes of the historic Reformatory Complex and strategic marketing to attract new businesses will serve to advance this third cluster within the University-Downtown-GID trinity.	Replaces "the cultural buildings and landscapes of the historic Reformatory Complex" with "the cultural heritage resources of the area".	Cultural heritage resources are more inclusive, as it also includes cultural heritage landscapes and archaeological resources.
27. 6.2 General Land Use Policies Page 22	6.2.7 The topography, landscape and natural and cultural heritage features associated with the Eramosa River are unique to the District. Future road alignment, siting and massing, and design of development should enhance scenic views of the Eramosa River valley and cultural heritage landscape features associated with the historic Reformatory Complex, as well as views of Downtown, by (...)	Clarify what the cultural heritage features associated with the Eramosa River are.	
28. 6.2 General Land Use Policies Page 22	6.2.8 The predominant character of built form within the District will be established by mid-rise and employment buildings with a limited number of high-rise buildings at strategic locations marking the Nodes and gateways. A range of building types is to be encouraged, including mid- and high-rise residential and mixed use buildings, townhouses, research, design and office complexes, manufacturing and live/work units.	The height range provided does not appear to have been established for mid- and high-rise buildings. The placement and height of new buildings may impact the cultural heritage resources; therefore, it is recommended that the height be made explicit for each type of building style.	
29. 6.4 Land Use Designations	6.4.1 Adaptive Re-use areas are identified in Schedule C. These include areas containing provincially significant heritage resources where the conservation, rehabilitation, restoration, maintenance and re-use of historic buildings and	Replace "historic buildings and landscapes" with "built heritage resources and cultural heritage landscapes". Please clarify the relation of proposed land uses	Built heritage resources include buildings and structures e.g. bridges. It is also consistent with the definition in the City's Official Plan.

REFERENCE	EXISTING TEXT	MTCs COMMENTS/RECOMMENDATIONS	RATIONALE
30.	<p>Page 25</p> <p>landscapes will serve as the focal point of new development. They shall have a mix of compatible uses including institutional, educational, commercial, office, light industrial, residential, livework and open space and park in a form that respects the existing built heritage form, cultural heritage landscape features, as well as the relationships between cultural heritage resources considered for adaptive reuse and redevelopment.</p>	<p>between provision 6.4.1 and provision 1.2 – Principle 6 – item e.</p> <p>Suggested wording: Apply best efforts to arrange for an alternate use of the property that requires minimal or no change to its heritage attributes (adaptive reuse).</p>	
30.	<p>6.4 Land Use Designations</p> <p>Page 25</p> <p>6.4.2 Within the GID, initiatives shall be considered to ensure that new construction, adaptive re-use and development are sympathetic and complementary to existing cultural heritage attributes of the historic context, including street patterns, building setbacks and building mass, height, and materials.</p>	<p>See comments (Comment 10) on provision 1.2 – Principle 4 – item j</p>	
31.	<p>6.4 Land Use Designations</p> <p>Page 25</p> <p>6.4.3 The adaptive reuse of built heritage resources shall ensure that the original building fabric and architectural features are retained and that any new additions will complement the existing building.</p>	<p>Merge the two provisions 6.4.2 and 6.4.3, and add some provision about the landscape.</p> <p>Suggested wording: "Conserve the cultural heritage value and heritage attributes when creating any new additions to a heritage property or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the heritage property."</p>	<p>(Parks Canada S&Gs) – Standard 11 - Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.</p> <p>MTCs Eight Guiding Principles in the Conservation of Built Heritage Properties (Spring 2007).</p>
32.	<p>7.8 Definitions</p> <p>Page 35-36</p> <p>7.8.1 In addition to definitions of the Official Plan, the following definitions are applicable in the Guelph Innovation District Secondary Plan.</p>	<p>Include definition for "adaptive reuse".</p> <p>Suggested wording: "Adaptive reuse" means the alteration of heritage buildings and structures to fit new uses or circumstance while retaining their heritage attributes.</p> <p>Alter means to change in any manner and includes to restore, renovate, repair, or disturb. Alteration has a corresponding meaning. (Definition, Ontario Heritage Act)</p>	

REFERENCE	EXISTING TEXT	MTCs COMMENTS/RECOMMENDATIONS	RATIONALE
33.	<p>Schedule A: Natural and Cultural Heritage Heritage Schedule Page 39</p> <p>Legend: Cultural Heritage Resources: Non-listed CHR, Municipally listed CHR, Provincially Listed CHR and Designated CHR Cultural Heritage Landscape Natural Heritage System: Significant Natural Area</p>	<p>MTCs recommends that this map be revised to identify the properties (former Guelph Correctional Centre) as heritage properties. There may be some cultural heritage resources in the Guelph Research Station. It will be the Statement of Cultural Heritage Value (whether in an OHT heritage conservation easement or in a municipal designation) that will inform which attributes are identified.</p> <p>The nomenclature (non-listed, provincially listed) is not clear.</p> <p>There is a need to include the views and vistas that are associated with the cultural heritage value (different from scenic views).</p> <p>See previous comments on Archaeology.</p>	<p>There may be some cultural heritage resources in the Guelph Research Station property – see Comment 6. In addition, there a number of cultural heritage resources in the former Guelph Correctional Centre (e.g. bridges) that are not in the map. Not all buildings have been identified as being of cultural heritage value. The map does not acknowledge all the views and vistas.</p>
34.	<p>Schedule B: Mobility Mobility Schedule Page 41</p> <p>Cultural Heritage Resources</p>	<p>The cultural heritage resources include built heritage and cultural heritage resources. The map only acknowledges the built form. The cultural heritage landscape as well as the views and vistas can have an impact on the mobility schedule as well.</p> <p>There may be some cultural heritage resources in the Guelph research Station, especially around the proposed street "A". If the resources are confirmed, it is not clear if an impact assessment would be done before in order to propose that or how the heritage attributes will be incorporated and/or avoided.</p>	
35.	<p>Schedule C: Land Use Page 43</p> <p>Legend Cultural Heritage Resources Cultural Heritage Landscape</p>	<p>The map depicts only the built heritage resources as cultural heritage resources. Please note that the term cultural heritage resources also include cultural heritage landscapes and archaeological resources. In addition, built heritage resources include structures (e.g. bridges, fences, railway tracks/ties) not only buildings. MTCs recommends that the properties be identified as heritage properties.</p>	

REFERENCE	EXISTING TEXT	MITCS COMMENTS/RECOMMENDATIONS	RATIONALE
36.	Schedule D: Height Page 45	<p>There may be some cultural heritage resources in the Guelph Research Station property. If so, please clarify whether some proposed residential use in property may impact on the resource(s).</p> <p>Although the legend has information about open space and park, the map does not depict that.</p> <p>Clarify the difference between "Open Space and Park and Existing Natural Areas" versus "Significant Natural Area and Natural Areas" (Schedule A and C)</p> <p>Include information about the natural and cultural heritage in this map as well, similar to the Mobility map.</p> <p>Include information about the views and vistas.</p> <p>Some of the new tallest buildings (in the Guelph Research Station property) are being proposed on the highest elevations in the plan area. There may be some cultural heritage resources in the Guelph Research Station property. It is not clear if an impact assessment was undertaken before to determine potential impacts on the views and vistas. It may conflict with some provisions regarding the protection of views and vistas to and from the innovation district area and downtown.</p>	

Ministry of
Municipal Affairs
and Housing

Municipal Services Office -
Western

659 Exeter Road, 2nd Floor
London ON N6E 1L3
Tel: (519) 873-4020
Toll Free 1-800-265-4736
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Ministère des
Affaires municipales
et du Logement

Bureau des services aux municipalités -
région de l'Ouest

859, rue Exeter, 2^e étage
London ON N6E 1L3
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January 17, 2013

Ms. Joan Jylanne
Senior Policy Planner
Planning, Building, Engineering and Environment
Planning Services
City of Guelph, 1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Jylanne,

Re: **Draft Guelph Innovation District Secondary Plan
City of Guelph**

Further to our comments dated January 7, 2013, we wish to offer the following additional comments for the City's consideration.

Ministry of Infrastructure (MOI)

As you are aware, the City's Official Plan Amendment 39 (OPA 39) for conformity with the Growth Plan was approved by MMAH in 2009 and is in effect. MOI staff reviewed the draft secondary plan within the context of the Growth Plan and OPA 39. MOI is pleased to see that the City reflected the Growth Plan-related policies in OPA 39 in the draft secondary plan.

MOI commends the City of Guelph on its draft secondary plan as it reflects the overall vision of the Growth Plan. In particular, MOI is supportive of the following policy objectives:

- Creating a pedestrian-friendly and transit-supportive environment;
- Establishing provisions for natural and cultural heritage resources including adaptive re-use;
- Directing the preparation of a carbon neutral strategy for the Guelph Innovation District (GID); and,
- Encouraging parking strategies such as shared parking arrangements, reductions in on-site parking requirements, and priority spots for carpool, alternative energy vehicles, car-shares, scooters and motorcycles.

Policy 2.2.5.1(a) of the Growth Plan requires that major transit station areas and intensification corridors will be designated in official plans and planned to achieve increased residential and employment densities that support and ensure the viability of existing and planned transit service levels.

Policy 2.2.6.10 of the Growth Plan requires that, in planning lands for employment, municipalities will facilitate that development of transit-supportive, compact built-form and minimize surface parking.

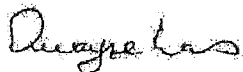
In the draft secondary plan, the objectives of Principle 5 propose "to create an integrated, compact, mixed use District that provides an opportunity for people to live close to job opportunities and supportive daily services". The objectives also propose to "achieve transit-supportive densities with human-scaled built form". Schedule B in the draft secondary plan proposes transit stops along Victoria Road South, the western boundary of the plan area. In addition, Schedule C proposes to designate lands adjacent to Victoria Road South as "Employment Mixed Use 1". Draft policy 6.4.14 in the secondary plan proposes that the maximum floor space index (FSI) in the Employment Mixed Use 1 Designation shall generally be 0.6.

As noted above, the proposed floor maximum space index of 0.6 is expressed as a maximum for the Employment Mixed Use 1 land use designation. The City should ensure this policy would not limit the City's ability to achieve transit supportive densities and a more compact built-form given this land use designation's proximity to proposed major transit stops and nodes. This would be in keeping with Policies 2.2.5.1(a) and 2.2.6.10 of the Growth Plan and the Principle 5 objectives contained in the draft secondary plan. As well, the City should ensure that any development planned in the draft secondary plan area will contribute towards the achievement of the City's overall intensification and density targets.

Further, please find attached some suggestions from which the City's draft secondary plan could benefit (see Appendix A). MOI is supportive of the draft secondary plan and the attached suggestions are meant to be helpful to the City as it further develops and implements the plan. MOI has no further comments on this matter.

If you have any questions regarding these comments, please telephone me at (519) 873-4695 or contact me by email at: Dwayne.evans@ontario.ca.

Sincerely,



Dwayne Evans
Planner, MSO-Western

c.c Barb Slattery, MOE (Hamilton)
Carol Neumann, OMAFRA (Elora)
Penny Young, MTCS (Toronto)
David Marriott, MNR (Guelph)
Maya Harris, MOI (Toronto)
Stephanie Costantino, MAH (Toronto)
Jeremy Warson, IO (Toronto)



One Dundas Street West, Suite 2000, Toronto, ON M5G 2L5
1, rue Dundas Ouest, bureau 2000, Toronto, ON M5G 2L5

April 11, 2013

The City of Guelph
Planning Services Division
City Hall
1 Carden Street
Guelph, ON
N1H 3A1

Attention: Ms. Joan Jylanne
Senior Policy Planner

Dear Ms. Jylanne:

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Comments to Draft Secondary Plan, dated October 2012**

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We support the general policy directions and principles created for the GID community, however there are some concerns with respect to the proposed policies and draft land use schedule.

We have found the ongoing working relationship with City staff through this Secondary Plan exercise to be very helpful as it relates to future land use for the provincial land holding within the GID. You will find that most of our comments below were previously raised by GSP Group at one of our recent working meetings.

Comments on Proposed Policies

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Comment:

We ask that the City explain the intent of this proposed policy, particularly when it is our understanding that exceeding the energy efficiency of the DE plant could be relatively easily obtained.

2. Section 4 Mobility

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Comments:

It is our opinion that the setbacks contained in Table 1 are too restrictive and that setbacks in the order of 1 to 3 metres are more appropriate along the major roadway, providing some variation in the streetscape and flexibility for such uses as restaurants and cafes which may desire outdoor seating space.

Table 1 also contains direction on parking along the major roadways. We note that the Arterial Road Category (Victoria Road and Stone Road) will have no parking along the edge of the roadway. While we understand the desire to move through traffic along these roadways, the Secondary Plan's objectives to create vibrant communities and promote a mix of uses within the mixed use corridors, does require on-street parking to support grade related commercial activity. It is possible to create parking lay-bys along the two travel lanes in order to support the adjacent development.

It is our opinion there are two areas in which the transportation or mobility section requires strengthening. An important component of the GID is a creation of linkages between development on the east and west sides of the river. While the Land Use Plan illustrates an "Active Transportation Link" across the river linking the former Guelph Correction Centre (GCC) on the east side of the river with the end of the College Avenue extension, there is no commitment in the Secondary Plan that this bridge crossing be built early in the development process in order to integrate the various neighbourhoods in the GID. Further, we encourage the City to consider upgrading this bridge from a simple pedestrian crossing to provide a single vehicle lane so as to accommodate transit buses. The provision of good public transit throughout this community will be necessary to achieve this sustainability objective and support the proposed densities.

Similarly, it is our submission that the Secondary Plan must provide a strong commitment to develop good transit service to the GID early in the development of the community. The City promotes the linkage and synergies possible between the University of Guelph, Downtown and the new GID. Those synergies and linkages will be more easily achieved with good transit service that connects the major nodes in the central and east sides of the City, including a connection to the multi modal transit hub in Downtown Guelph.

3. Section 6.3 General Built Form and Site Development Policies

- a) Section 6.3.2 indicates that building heights are guided by Schedule D of the Secondary Plan with a maximum building height of 8 storeys at major intersections or nodal locations. The policy adds that “additional height will be located within nodes located at key intersections and at the urban village to provide focal points for the District”.

Comment:

It is requested that the maximum heights be specified in the Secondary Plan and that at these nodal locations building heights in the 12 to 15 storey range are appropriate.

- b) Section 6.3.10 indicates that garages shall generally be in the rear yard accessed by a laneway or front driveway.

Comment:

We request clarification as to whether the City is accepting and promoting public rear lanes and further that the City make a firm commitment to creating alternative development standards to minimize land consumption and cost of municipal infrastructure.

4. Section 6.4 Land Use Designations

- a) Section 6.4.6 provides minimum and maximum FSI for a corridor mixed used area. The FSI can be increased to 4.0 from 3.0 if it can be demonstrated that buildings incorporate a vertical mix of uses where any one use does not occupy more than 60% of the building.

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Within the context of the GID, it is extremely difficult to create viable development with this particular mix of uses. Ground floor commercial activity with residential above is likely the predominate form and

composition that can be expected in this location and as such Section 6.4.6a) should be deleted.

- b) Section 6.4.8 indicates that along College Avenue East, retail and service uses “shall generally be required on the ground floors of all buildings at the street edge.”

Comment:

While this is a desirable objective, it will not be possible to have ground floor commercial uses in every building along this street given that there is over 1,000 metres of street frontage. As such, this policy should be deleted or altered to encourage ground floor commercial uses.

- c) Section 6.4.10 contains text and a graphic promoting a built form with a minimum building step back of 3 metres at the 5th floor.

Comment:

It is our opinion that a step back at the 5th floor on buildings with a maximum height of 8 storeys is not necessary nor creates attractive and implementable built form. Stepping back from a podium is appropriate with tower forms of development but is not required for mid-rise building forms that are promoted in the Secondary Plan. As such, this Policy and accompanying graphics should be deleted from the Secondary Plan. Built form and other design guidance should be contained in design guidelines prepared for the community if they are not presently covered by the City’s general design documents.

- d) Section 6.4.25 indicates that the residential areas are to be medium density housing forms such as townhouse apartments and “a limited supply of low-medium housing forms such as single and semi-detached dwellings.” It further notes that the final distribution of building type policies will be determined through a development process and regulated through the implementing zoning by-law.

Comment:

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therefore households cannot be achieved. The focus on multi-unit housing forms creates a particularly narrow community demographic.

5. Section 7.3 Phasing

- a) The policies of Section 7.3.2 indicate that the Zoning By-law will establish a required mix of uses to be incorporated into the community on a phased basis to achieve the overall GID residential employment targets and further that targets are met within each phase prior to the release of additional lands for development.

Comment:

The two principal uses on the west side of the GID, residential and employment, will be absorbed at different rates and are dependent on a number of factors that are different for each of the principal uses. Tying the development to the phasing of each component will unduly constrain the workings of the marketplace and frustrate development interest. We strongly believe the market for the type of employment envisioned for the GID is much more limited and specialized than the residential market and will require a long-term development view. As such, this policy should be deleted.

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Comment:

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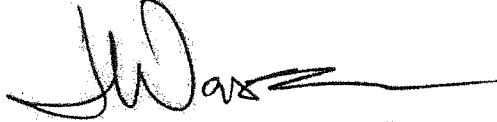
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Thank you for the opportunity to review the draft Secondary Plan and provide comments. We would be pleased to meet to discuss these matters at your convenience.

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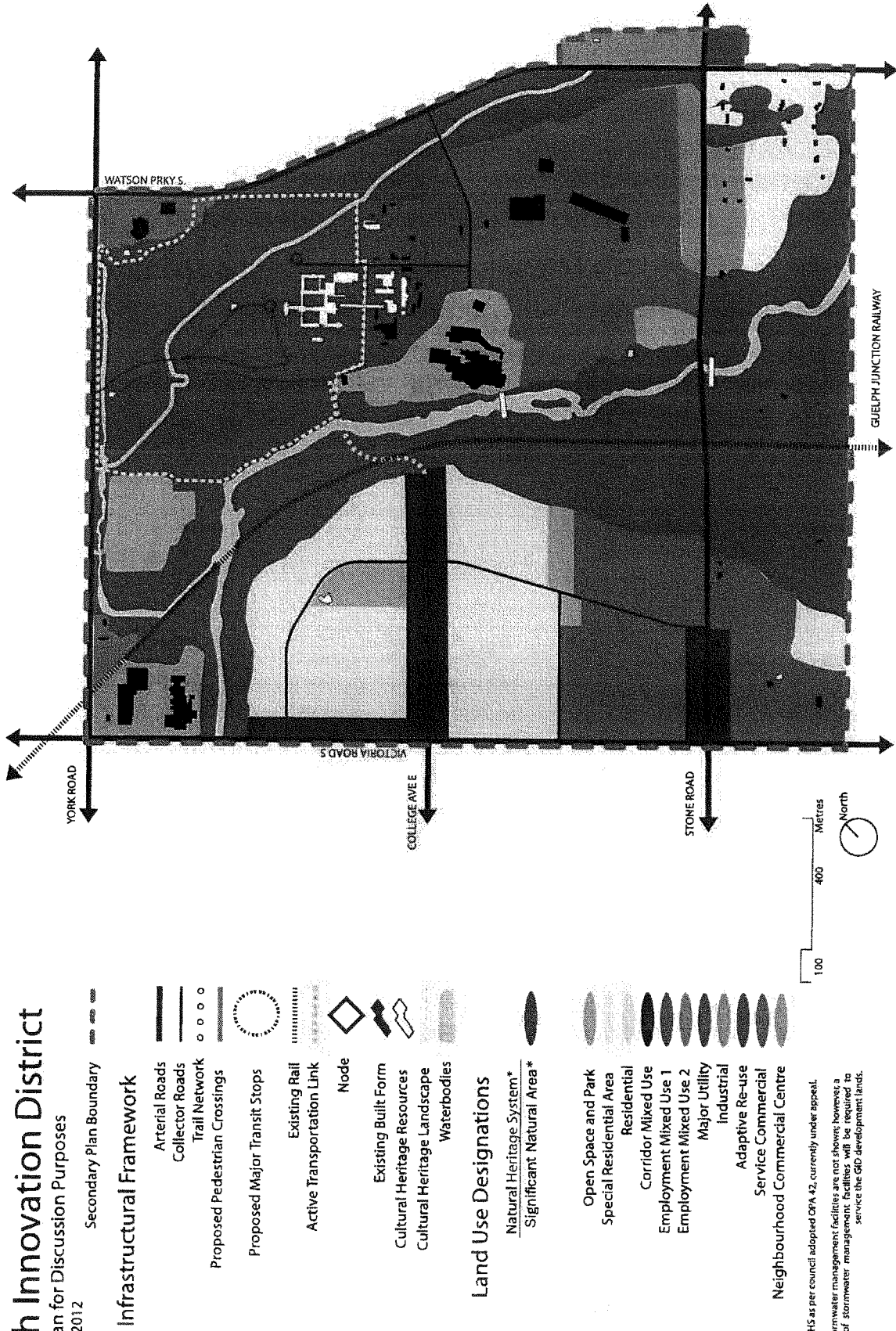
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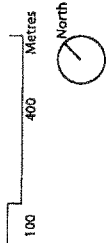
Guelph Innovation District

Modified Plan for Discussion Purposes

December 19, 2012



- Secondary Plan Boundary
- Infrastructural Framework**
 - Arterial Roads
 - Collector Roads
 - Trail Network
 - Proposed Pedestrian Crossings
 - Proposed Major Transit Stops
 - Existing Rail
 - Active Transportation Link
 - Node
 - Existing Built Form
 - Cultural Heritage Resources
 - Cultural Heritage Landscape
 - Waterbodies
- Land Use Designations**
 - Natural Heritage System*
 - Significant Natural Area*
 - Open Space and Park
 - Special Residential Area
 - Residential
 - Corridor Mixed Use
 - Employment Mixed Use 1
 - Employment Mixed Use 2
 - Major Utility
 - Industrial
 - Adaptive Re-use
 - Service Commercial
 - Neighbourhood Commercial Centre



*NHS as per council adopted OPA 42, currently under appeal.
Note: Stormwater management facilities are not shown; however a number of stormwater management facilities will be required to service the GID development lands.

April 11, 2013

The City of Guelph
Planning Services Division
City Hall
1 Carden Street
Guelph, ON
N1H 3A1

Attention: Ms. Joan Jylanne
Senior Policy Planner

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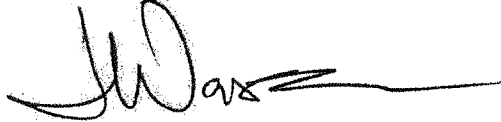
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Cc: Christina Beja, Senior Vice President, Infrastructure Ontario
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Michael Coakley, Senior Planner, Infrastructure Ontario
Glenn Scheels, Principal, GSP Group Inc.

River System Advisory committee

Submission – August 8, 2013

Guelph Innovation District (York District Lands)

Recommendations for consideration in the development of the Secondary Plan

Background

Planning for the development of the Innovation district provides an exceptional opportunity to consider and apply the goals and objectives of the River Systems Management Plan. The area under consideration is of a level of complexity similar to that which the River Systems Study addressed when it considered the future of the city's river system. The site is of significant environmental importance, is located such as to have a significant potential as a connectivity hub, has a rich history that relates strongly to the character of the city, has an informally developed range of uses that has great potential to be expanded to the benefit of the entire community.

The River System Management Plan is applicable to the city's river system including the main rivers, adjacent lands and tributaries. These are all represented in the Innovation District.

The River Systems Advisory Committee (RSAC) encourages the City to look at environmental impacts and opportunities, in addition to the built environment. The focus of the planning to date appears to be on the built, rather than the natural environment. Finding an appropriate balance between these site aspects is especially important on York District Lands.

The following goals are part of the River System Management Plan:

1. Environmental Integrity
2. Continuity of Connection
3. Compatible Riverside Development
4. Use

This report was prepared on the basis of site visits and a thorough review of the documents available on the development of the secondary plan as well as a presentation made to the committee by City staff.

The River System Advisory Committee has prepared the following suggestions, and has categorized them based on the Goals and Objectives from the River System Management Plan.

We strongly recommend that the secondary plan for this site include and address the following:

Goal 1 - Environmental Integrity

a. Need for more information

The mapped locations of streams and water bodies on the site does not appear to be accurate, especially as it relates to the network of small buried creeks and minor tributaries to Clythe Creek. We have attached another map of Guelph's natural heritage systems for your reference. It includes mapping of surface water systems on site. This attached map shows some locations of surface water flow on site but it is not comprehensive and should be relied on as one source only.

Given the complexity of the site hydrology (and possibly hydro geology), we suggest that existing conditions be well understood to help in planning for ecological restoration and enhancement opportunities and improvement in fish and wildlife habitat (with the exception of the Canada Goose). We note the seasonal flooding of the baseball diamond and the effect of high creek flows on recreational use.

There may be opportunities for the creation or improvement of wetlands on site. Understanding the magnitude, frequency, timing and duration of stream baseflows and associated shallow groundwater levels is recommended to understand the complexity of the site, as well as such opportunities for restoration. There exists great potential to improve aquatic habitat at this site, including increasing water flow and removing impoundments so that groundwater inputs can help mitigate any thermal warming.

Have locations of landfill sites in the area been identified and will they have an impact on secondary plan elements? We note that there seems to be historic landfill use along the lower reaches of Clythe and Stevenson Creeks.

The major ponds on site do not appear to be addressed. Information on depth, water quality, water sources and flow, fishery status and possible enhancement, suitability for swimming and boating would greatly benefit planning for the site.

Will a tree cover inventory be completed? We recommend that redevelopment reduces impacts on existing trees and forested areas.

b. Issues and opportunities that should be addressed

We note that there are numerous opportunities to on the site to improve the ecological integrity of the Eramosa River system by improving water quality flowing off the site, through possible creation of wetland habitat, through day lighting some reaches of the small tributaries on site, through planting of riparian vegetation and the reduction of grassed fields adjacent to water course.

c. Base Flow Much of the site is currently old field and there are several areas where agro forestry is practiced. We encourage the identification of opportunities to restore forests (to improve natural infiltration will help maintain creek and river base flow) and to build on the existence of cultural forests on site.

d. Water Quality and Stormwater Management

We note that there are numerous opportunities to improve water quality in the Eramosa River tributaries through enhanced stream bank vegetation.

Low impact development (LID) procedures should be applied across the site for storm water management, as identified within the secondary plan document. In addition, the role of existing swales, headwater drainage features (0 or 1st order), and shallow topographic depressions within the landscape should be considered and, where feasible, replicated in proposed designs (e.g., through rough grading or micro-grading, bioswales etc.) as such features promote infiltration and/or attenuate the downstream hydrograph.

The large ponds seem to have been used for garbage disposal by people for decades. Physical clean up of the ponds may be required, especially given the potential for re-use.

Reducing the volume of additional runoff of a site due to increasing impervious cover is important to minimize impacts to receiving watercourses. The City's focus on promoting LID to minimize the volume of stormwater runoff is fully supported by RSAC. RSAC also encourages the City to maximize water quality treatment at the source and through a 'treatment train', to reduce 'end-of-pipe' treatments.

Restore Natural Channels

The complexity of the surface water systems on the site creates challenges, especially given the historic cultural adaptations of these watercourses. There are numerous water control structures - weirs, dams and bridges. Removal of some of these structures should be considered while balancing the need for cultural and heritage preservation.

Restoring natural channels would enhance fish passage and improve water quality for downstream reaches and may also improve natural channel functions and processes. Although the quality of the fish habitat on site is not clear, it appears to be an important element to the site.

There are several locations where stream are buried or channelized on the site. The redevelopment of the site provides excellent opportunities to day light (open and restore) some reaches of these streams. These streams could be integrated within any proposed development plan and enhance the aesthetics of the property.

Historically the wetlands along Watson Road were used for manually filling fire trucks. One of these wetlands seems to be in a state of rapid transformation. Another one seems to be highly managed. Opportunities for enhancement or improvement of these wetlands could be considered once the site hydrology is better understood.

f. Connecting Links

We encourage the increase, across the site, of ecological connectivity through riparian and forested linkages.

g. Additional Issues Related to Environmental Integrity

Invasive Species, such as European Buckthorn are widely present on sections of the site. The assessment and management of invasive species across the site would be appropriate.

Goal 2 Continuity of Connection

a. Continuous Public Access

We are encouraged to see the potential for a pedestrian bridge across the Eramosa River and an integration of City and area trail systems. A crossing of the Stevenson/Clythe Creeks immediately upstream of the Eramosa could also be built into long-term plans to provide access to the north side of the Eramosa River, west of the site. There are trails running east from Victoria road, on the north side of the Eramosa River to the Stevenson/Clythe Creek outlet. These trails, though informal, do not seem to be identified in existing plans. Long-term trail connectivity should be addressed.

b. Protect and Enhance Views

There are a number of areas of significant limestone cliffs on both sides of the Eramosa River. RSAC suggests that these interesting local geological features be highlighted and preserved and built into plans wherever possible.

c. Provide a series of Destinations

RSAC sees this site as presenting tremendous opportunity for a community destination and we would like to see this opportunity maximized. We wonder about opportunities for swimming – there are very few places for people to swim in Guelph in surface water systems. This has the potential to be an excellent location. There are a number of other recreational opportunities for the site, several of which are already being done – fishing, dog walking, picnicing, organized sports, boating, winter activities and sports, other cultural amenities.

Areas along the river are currently used for picnicing. These should be maintained and enhanced.

We note that waste management is a problem on the site currently, much of it related to the use of the site by people fishing and walking dogs. Pet waste is a problem in addition to garbage.

We expect that the use of this site by the public is significant. We wonder if surveys on the use of the site have been conducted to date, and if they could be used to assist in plans for the future of the site.

Goal 3 – Compatibility of River Site Development

As a general comment, the Eramosa River flow through the middle of York District Lands and multiple tributaries of the river flow through the site as well. The compatibility of development and re-development of the site on both sides of the Eramosa River should be considered. We see this as an excellent opportunity to incorporate best practices in the integration of the built and natural

environment, and encourage thoughtful, creative and innovative use of the site that consciously addresses the rivers and natural features of the site.

Goal 4 Use


a. Variety of Uses




We understand that the approximate location of the Turf Grass Institute building was historically used by First Nations people, probably as a camp site. These may have been the Neutral People. We are unaware of any similar sites in the City of Guelph. This site provides an excellent opportunity to address this neglected component of our cultural history as well as providing a way to integrate the ideas of Guelph's diverse First Nations population into planning processes and decisions. We suggest involving local First Nations people in developing ideas for this site - perhaps to recognize past uses or to provide an area for First Nations cultural practices today and into the future. More research into the archaeological and cultural history of this site would be appropriate.

There is a sizeable Canada goose population on the site, especially near Clythe Creek. The cut grass adjacent to the creek provides excellent habitat for geese. Human wildlife conflicts with respect to geese will only increase as the site gets more use and attention and needs to be addressed – through policy, habitat management or other means.

The cultural heritage of the site is unique and important to Guelph's history – the buildings, the land uses, the stone walls and structures. We encourage interpretative signage, or other means to maintain linkages and understanding about the history of the site with modern site users.



Schools 

- | | |
|---|---|
| 1. Brent Avenue  | 30. St. Peter  |
| 2. St. Patrick  | 31. Mitchell Farm  |
| 3. Waverley Drive  | 32. St. Francis of Assisi  |
| 4. Sunnyside  | 33. Taylor Evans  |
| 5. Brighton Street  | 34. Gateway Drive  |
| 6. Edward Johnson  | 35. John McCree  |
| 7. Holy Rosary  | 36. John Cahm  |
| 8. John F. Ross  | 37. College Avenue  |
| 9. Ottawa Crescent  | 38. Centennial  |
| 10. Laurine Avenue  | 39. College Heights  |
| 11. King George  | 40. St. Pius Goupil  |
| 12. St. George's  | 41. Priory Park  |
| 13. St. John  | 42. University Village (closed)  |
| 14. St. James  | 43. Mary Phelan  |
| 15. Sacred Heart  | 44. Fred A. Hamilton  |
| 16. Tyler  | 45. Jean Little  |
| 17. Holy Trinity  | 46. St. Michael  |
| 18. Central  | 47. St. Isaac Brock  |
| 19. St. Stanislaus  | 48. St. Paul  |
| 20. Guelph Collegiate  | 49. Bishop Macdonell  |
| 21. Victory  | 50. Knight Hill  |
| 22. Our Lady of Lourdes  | 51. Rickson Ridge  |
| 23. St. Bernadette  | 52. Westminster Woods  |
| 24. Jane Avenue  | 53. Ken Danby  |
| 25. Sheldale Crescent  | 54. St. Ignace of Loyola  |
| 26. Willow Road  | 55. Guelph Montessori  |
| 27. St. Joseph | |
| 28. Polesy/Rosca | |
| 29. Westwood | |

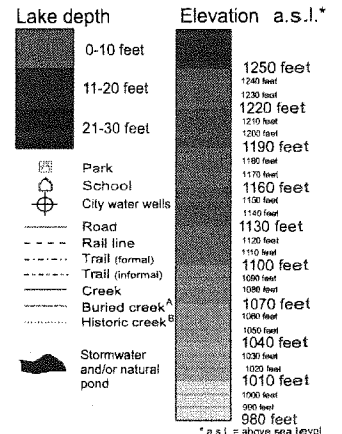
Natural Heritage Features of Guelph and Surround

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






Current version - December 31, 2011.

This map has been compiled using a variety of data sources including topographic maps, historical maps, air photos, digital geographical files, interviews and ground truthing. The following organizations have assisted in its completion: The Department of Geography, University of Guelph, The City of Guelph, The Grand River Conservation Authority and The Guelph International Resource Centre. Geographical information is continually changing. Features depicted on this map may have changed and new features may need to be added. If you would like to contribute information to the map, make suggestions or participate in designing the next version please contact the author. Produced and compiled by Jeremy Shute.

^A Buried Creek: a natural watercourse that is probably still flowing at some times (ephemeral), or all (perennial) of the year and has been placed in culverts and buried.
^B Historic Creek: a natural watercourse that probably used to flow at this approximate location and may still be flowing at some times of the year.



* a.s.l. = above sea level

Waterhead: Stevenson Creek = , Speed River = 
 Etimologia River = , Hadast Creek = , Pond Creek = 
 Silver Creek East = , Silver Creek West = , Imperial Creek = ,
 Hanlon Creek = 