

REIMAGINING PLANT NO. 2



Community Open House #3

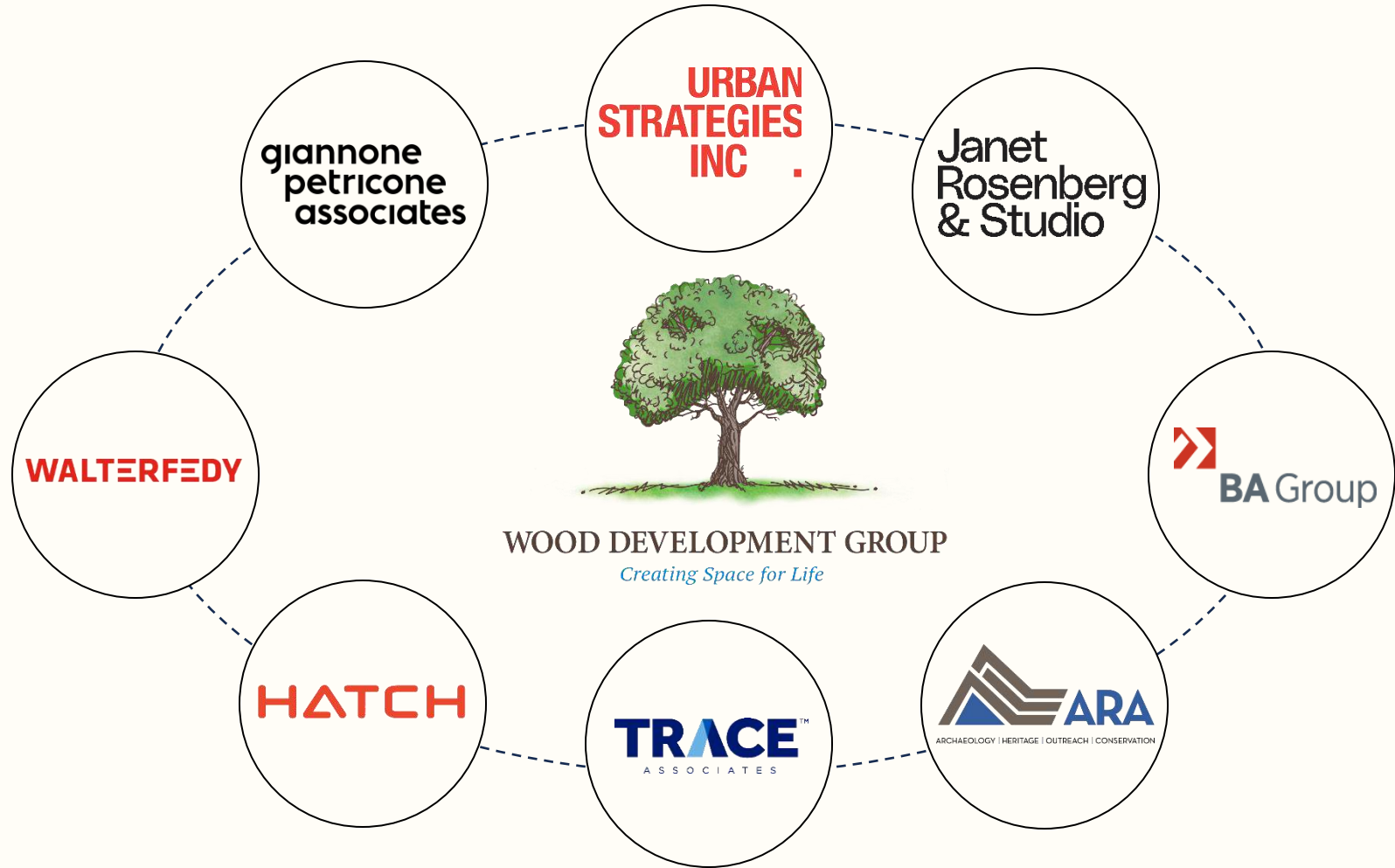
July 23, 2025



WOOD DEVELOPMENT GROUP

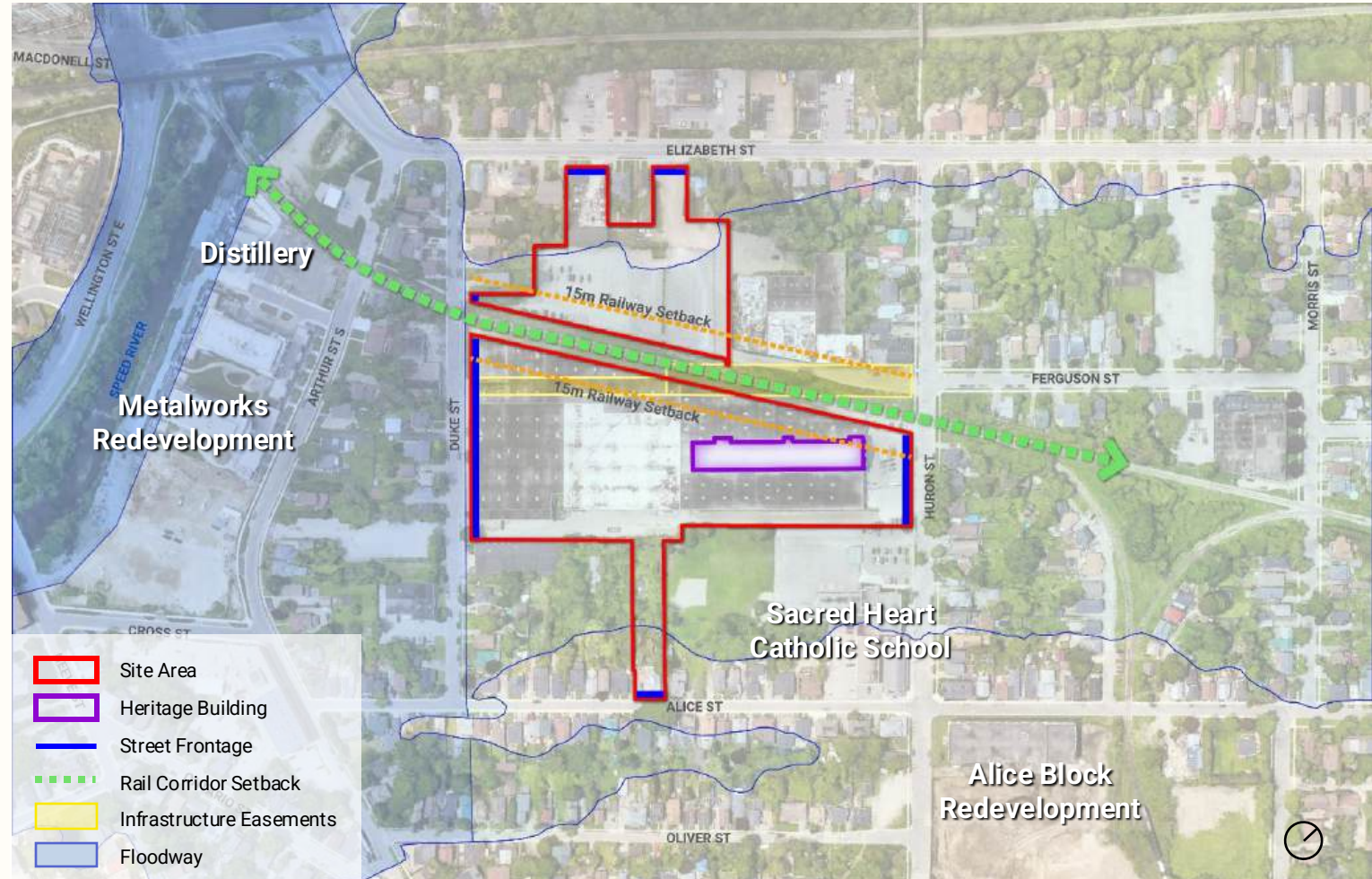
Creating Space for Life

An experienced, multi-disciplinary team has been working to understand Plant No. 2's many challenges and develop a concept to guide successful redevelopment.



The Plant No. 2 site presents unique challenges to redevelopment:

- Guelph Junction Railway—15m setbacks required
- Heritage to conserve
- Soil remediation
- Sewers to be relocated
- New infrastructure required
- Floodway—raised ground floors required
- Shallow bedrock



The previous Concept Plan included 7 buildings and roughly 750 residential units within a diverse open space network.



Previous Development Concept Plan

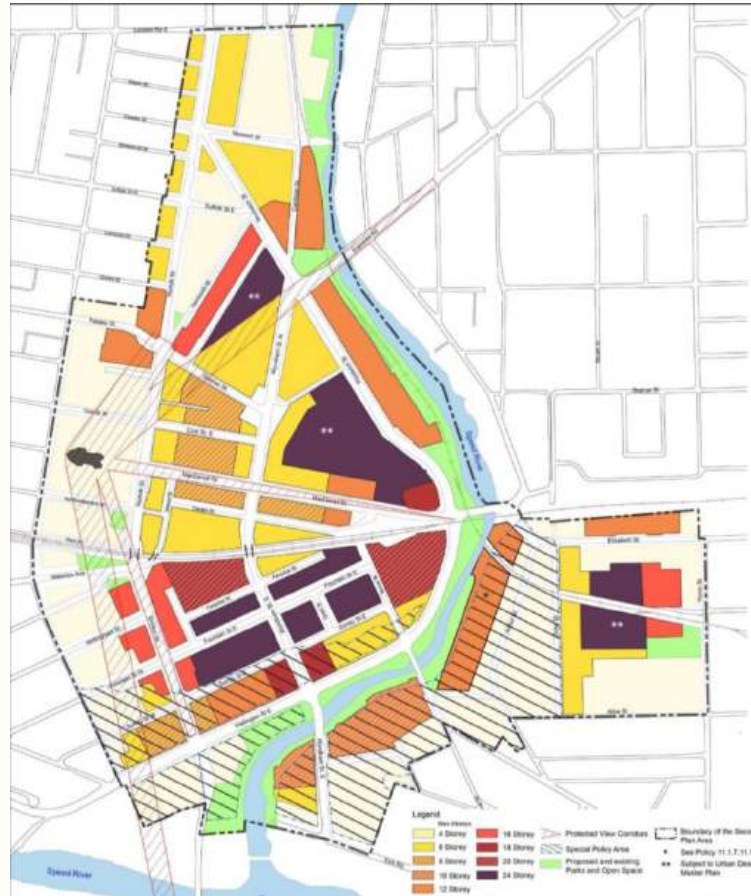


Artistic rendering of Previous Concept looking west

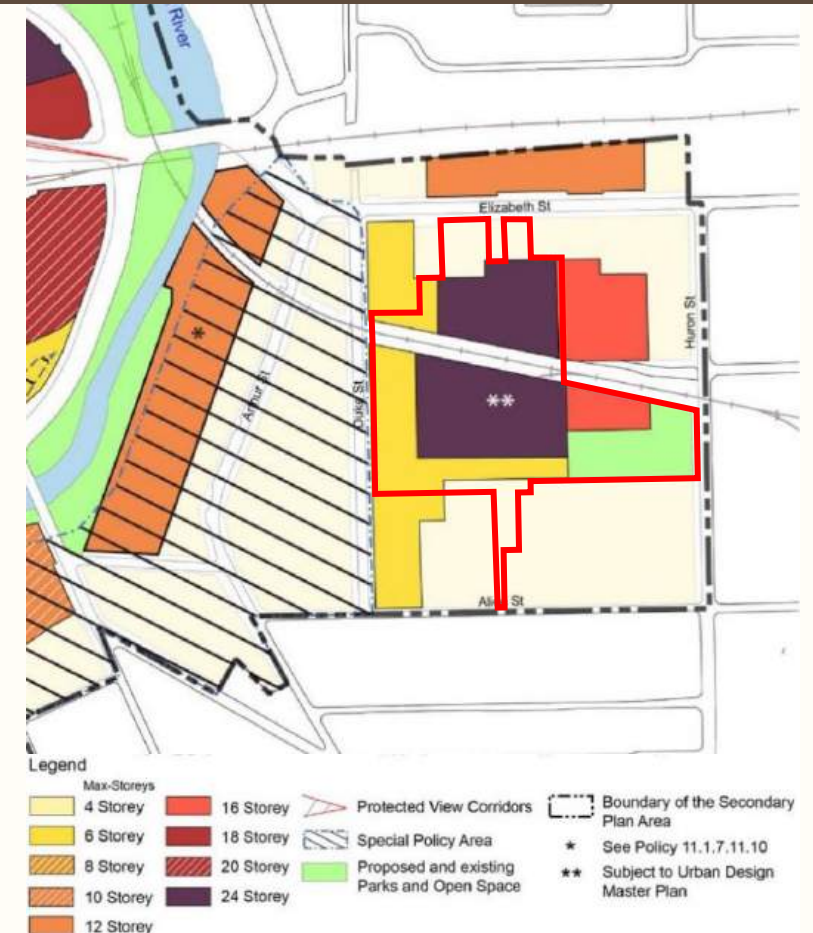
Revised Development Concept

The updated concept responds to community feedback and recent City initiatives.

- In April, City Council adopted new height limits across Downtown permitting up to 24 storeys over much of the Plant No 2 site.
- The City is currently developing a Community Planning Permit System (CPPS) to replace the Zoning By-law in the area. Approvals will combine Zoning, Minor Variances and Site Plan to speed up the development of new housing.



Proposed Schedule D of the Downtown Secondary Plan - Maximum Building Heights

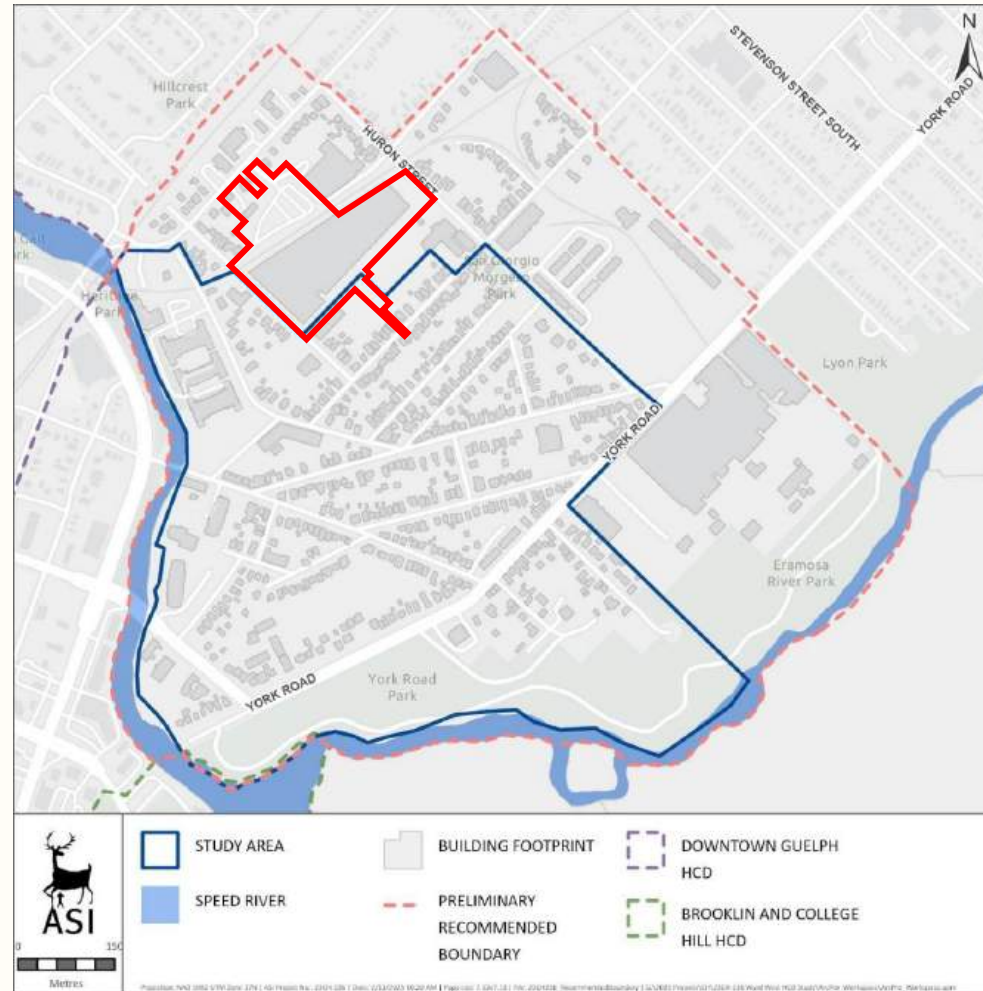


Heritage Conservation District study for the West Ward was recently completed.

The study recommends:

- an HCD Plan be prepared
- an expanded HCD boundary that includes the Plant No 2 site

Once in place, a Heritage Permit will be required for most development and building applications in the area.



The Recommended Ward West Heritage Conservation District Boundary

The revised concept plan includes 7 buildings and roughly 800-850 residential units within a diverse open space network.

Key features maintained

- A mix of housing types and unit sizes
- Restoration and conversation of the historic factory building
- Height transitions
- New neighbourhood park and other public open spaces
- Opportunities for commercial and community uses
- Walking and cycling connections through the site
- 45% public realm

Revised
Development
Concept Plan



The revised concept plan includes 7 buildings and roughly 800-850 residential units within a diverse open space network.

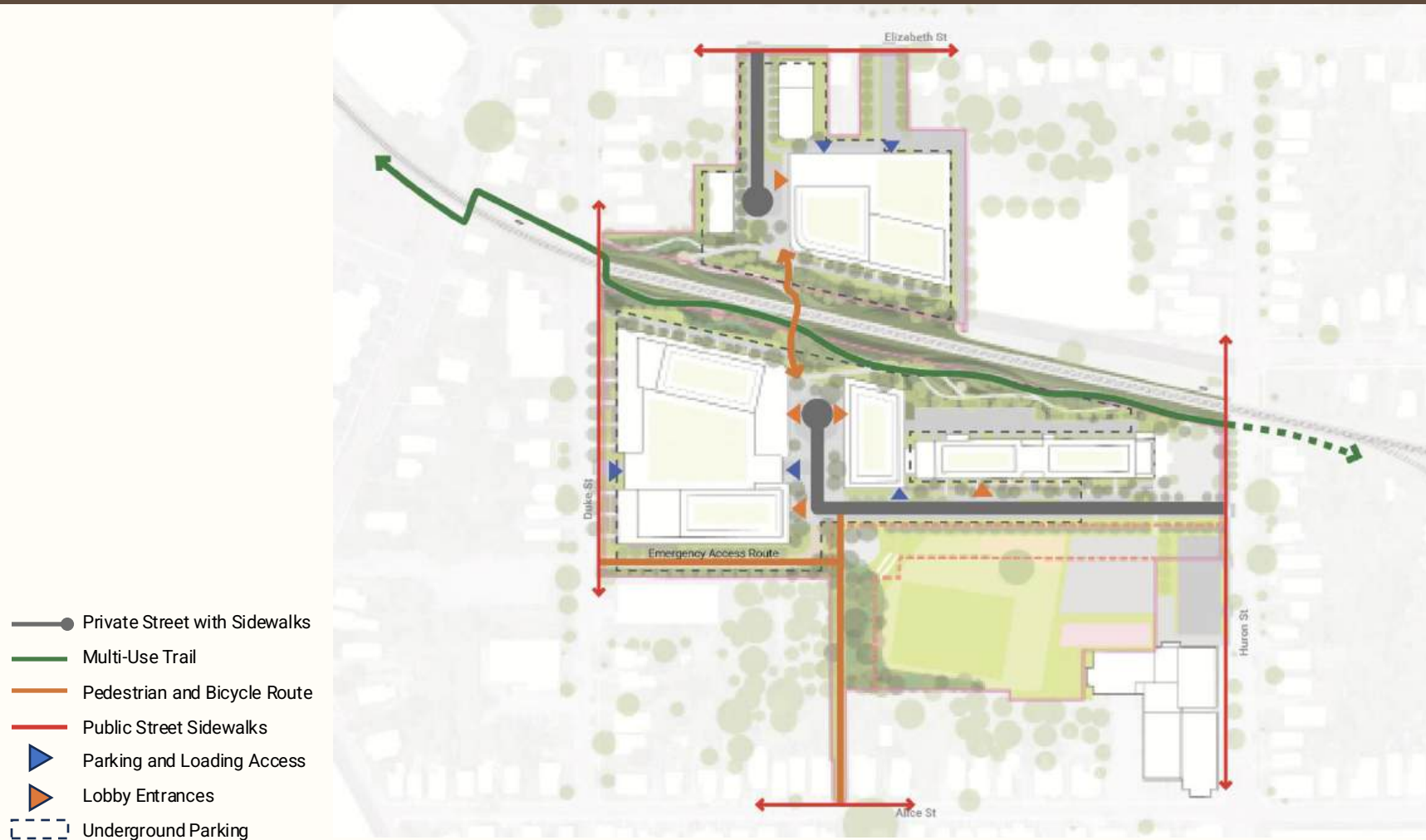
Proposed Changes

- Reconfiguration of the north parcel to include a second driveway and a central 19-storey building
- Adjustments to building heights on the south parcel
- New ideas for how the future park and Sacred Heart school grounds can be integrated
- 800-850 total residential units, an increase of 50-100

Revised
Development
Concept Plan



The revised concept plan does not propose significant changes to active transportation connections and how vehicles will access the site.



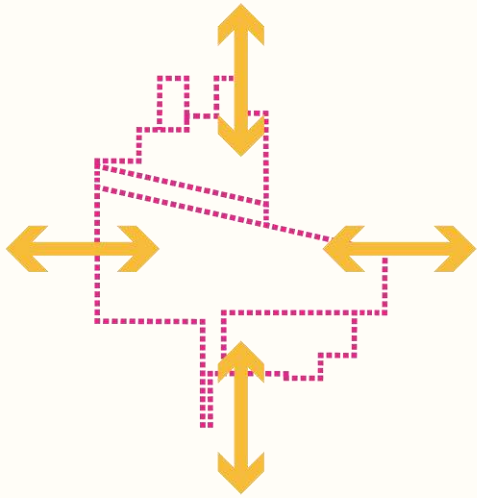
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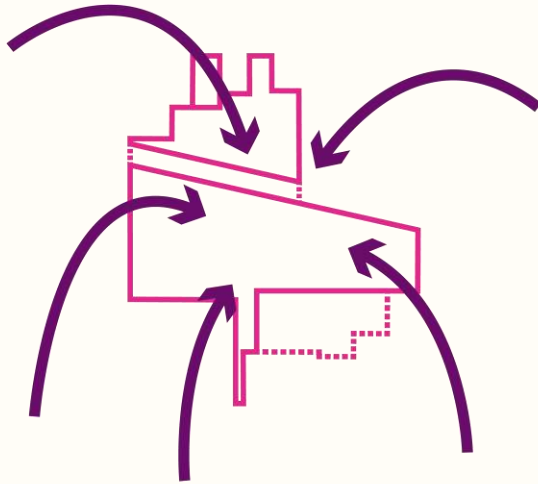
Artistic rendering of
Proposed Concept
looking west

Public Realm Concept

Public Realm Design Principles



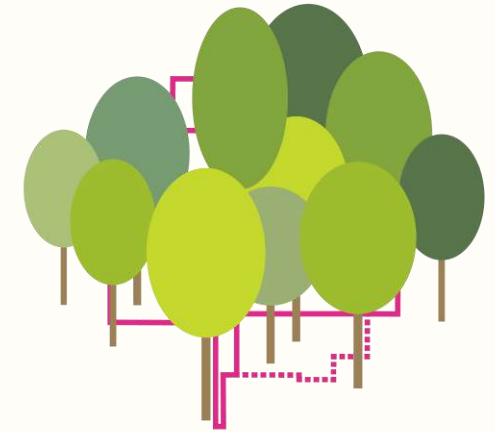
COMMUNITY INTEGRATION



COMMUNITY CELEBRATION



PLACES FOR ALL



GREEN (ECO-RESTORATION)

A Diversity of Public Landscapes & Spaces



1 ECO-CORRIDOR



2 PARK-SCHOOL



3 HURON SQUARE

The Eco-Corridor



LUSH ECOLOGIES



TO EXPLORE & OCCUPY

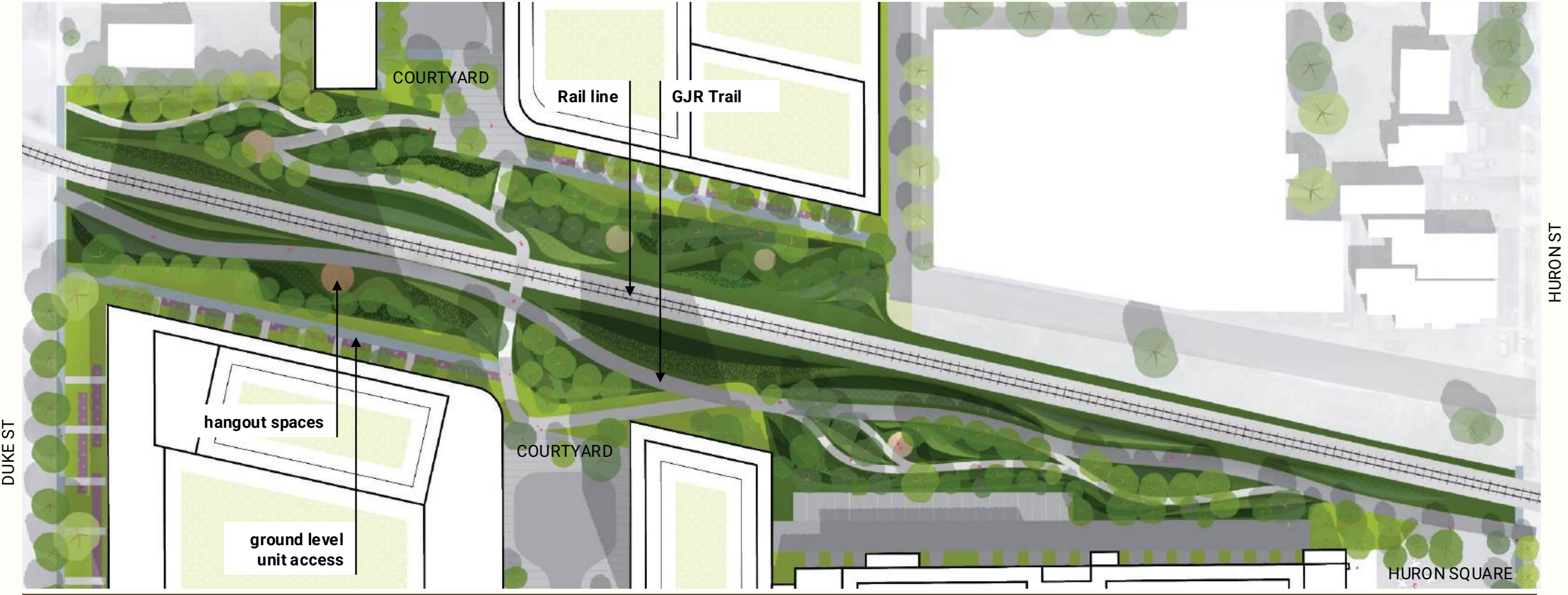


WITHIN A LOW-USE RAIL CORRIDOR

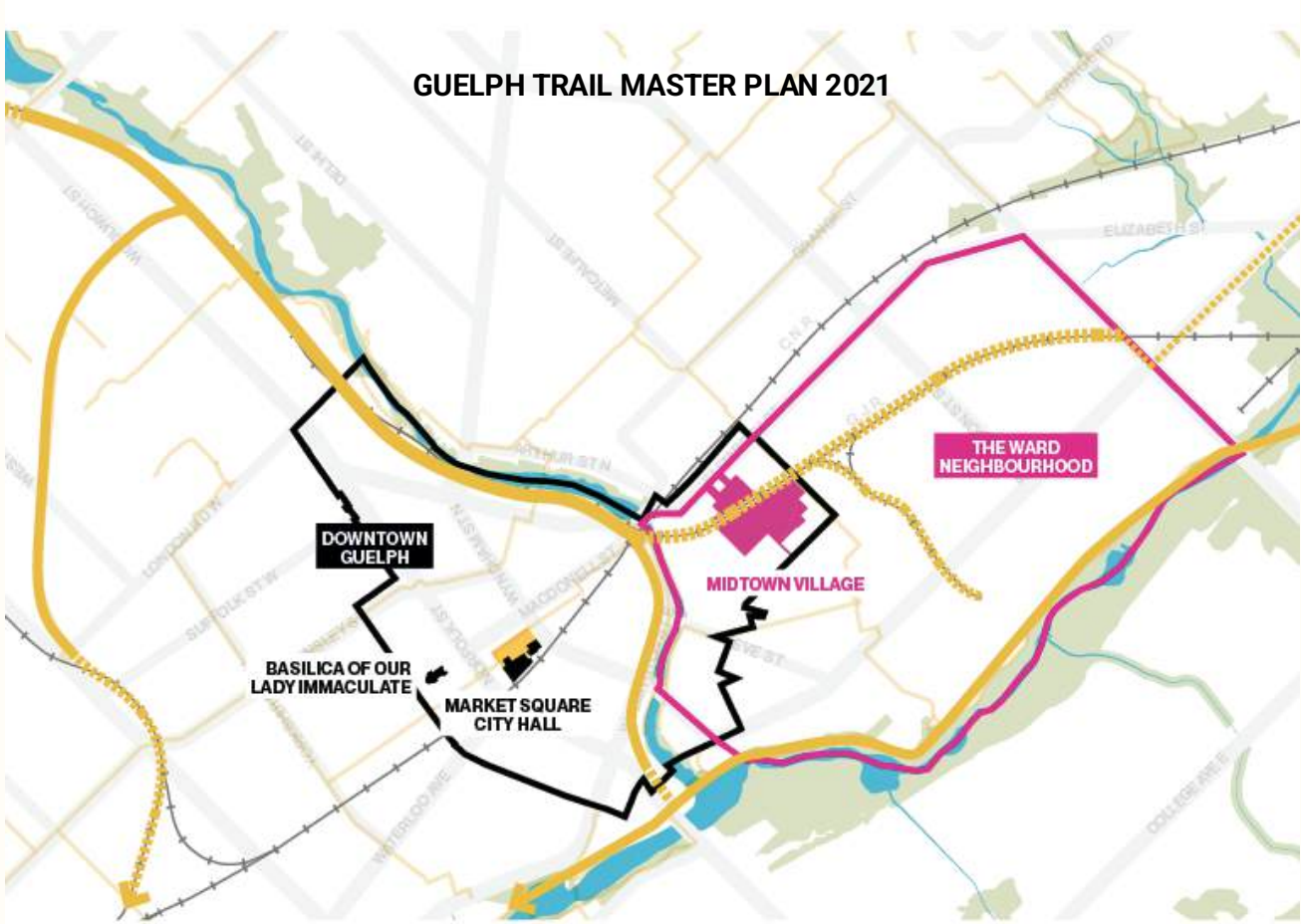


BIODIVERSITY & CULTURAL INTEREST

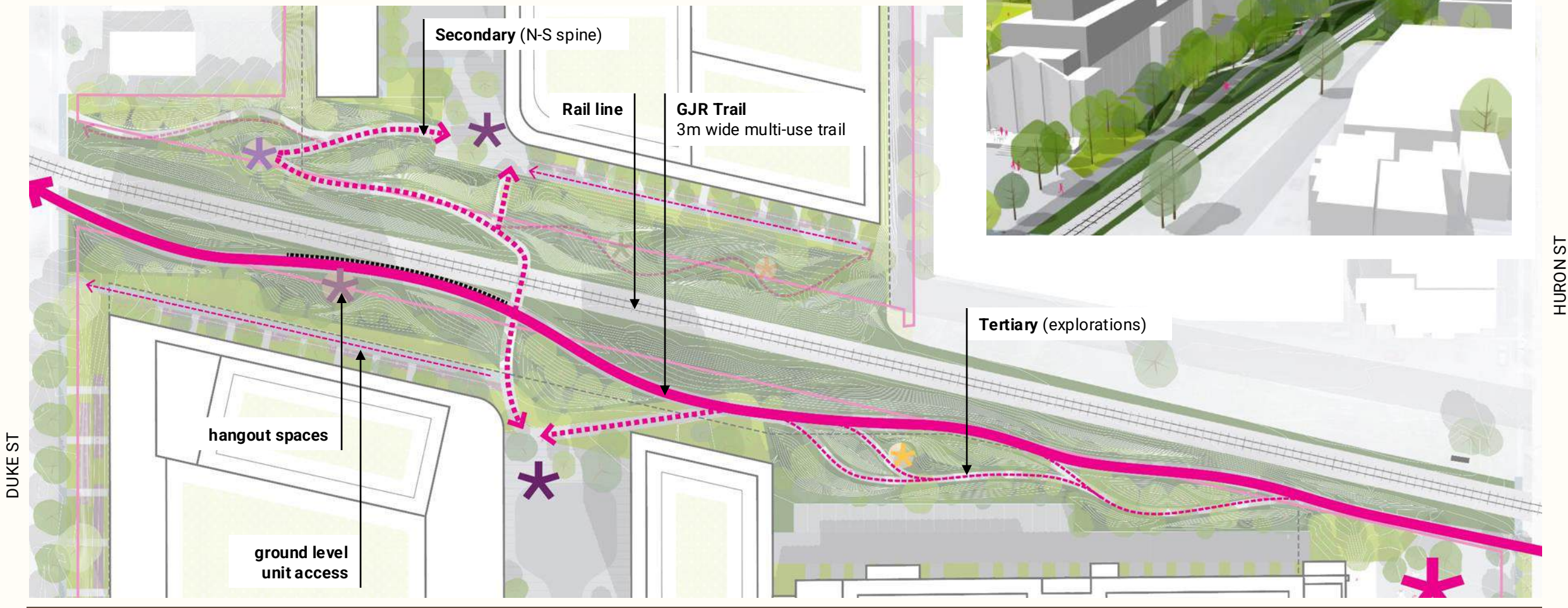
The Eco-Corridor



The Eco-Corridor



The Eco-Corridor



The Eco-Corridor

Looking from north to south
across the eco-corridor



Landforms create
spaces and define
walkways



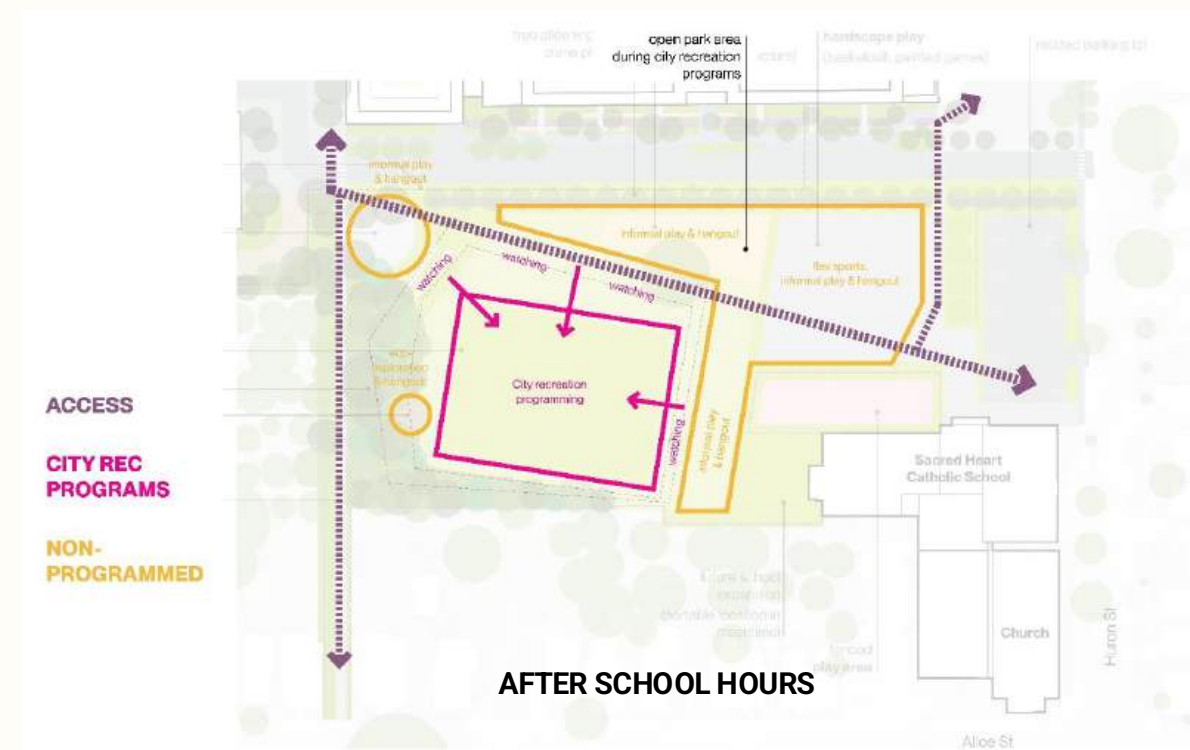
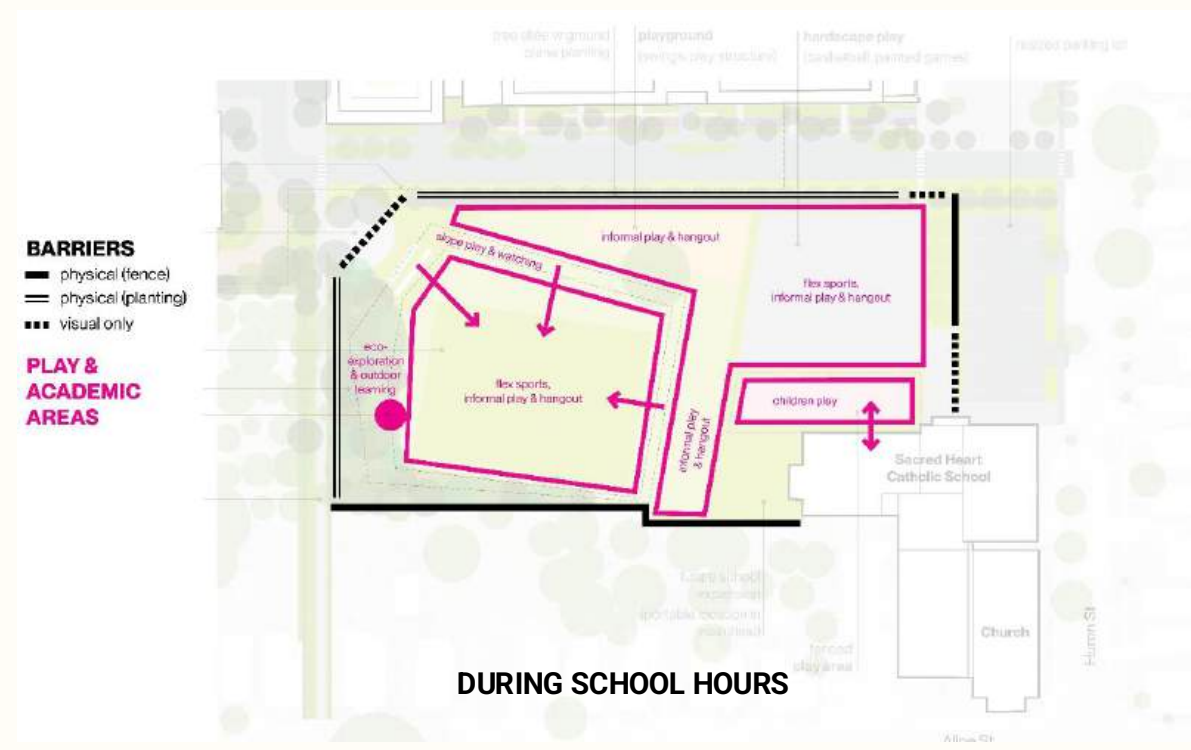
Moments of immersion and
openness



The Neighbourhood Park & Sacred Heart



The Neighbourhood Park & Sacred Heart



The Neighbourhood Park & Sacred Heart

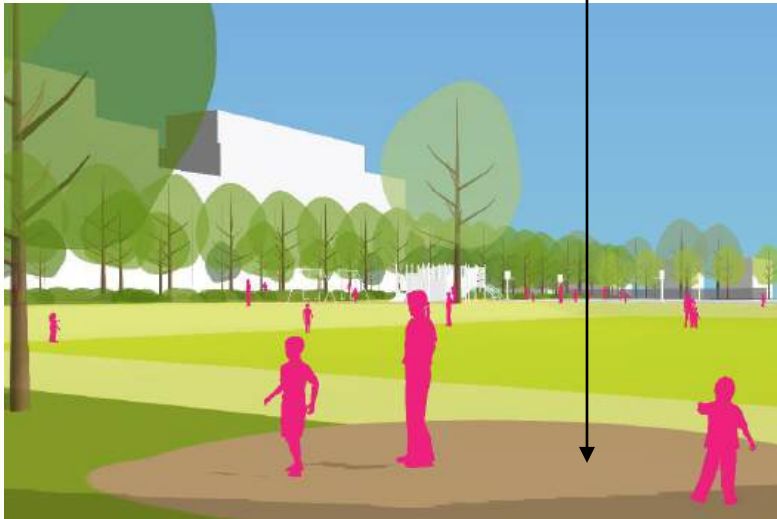
playground with play elements
for a variety of age groups



flexible use field for school
classes, recess recreation, City
programs, and public use



outdoor education
classroom space



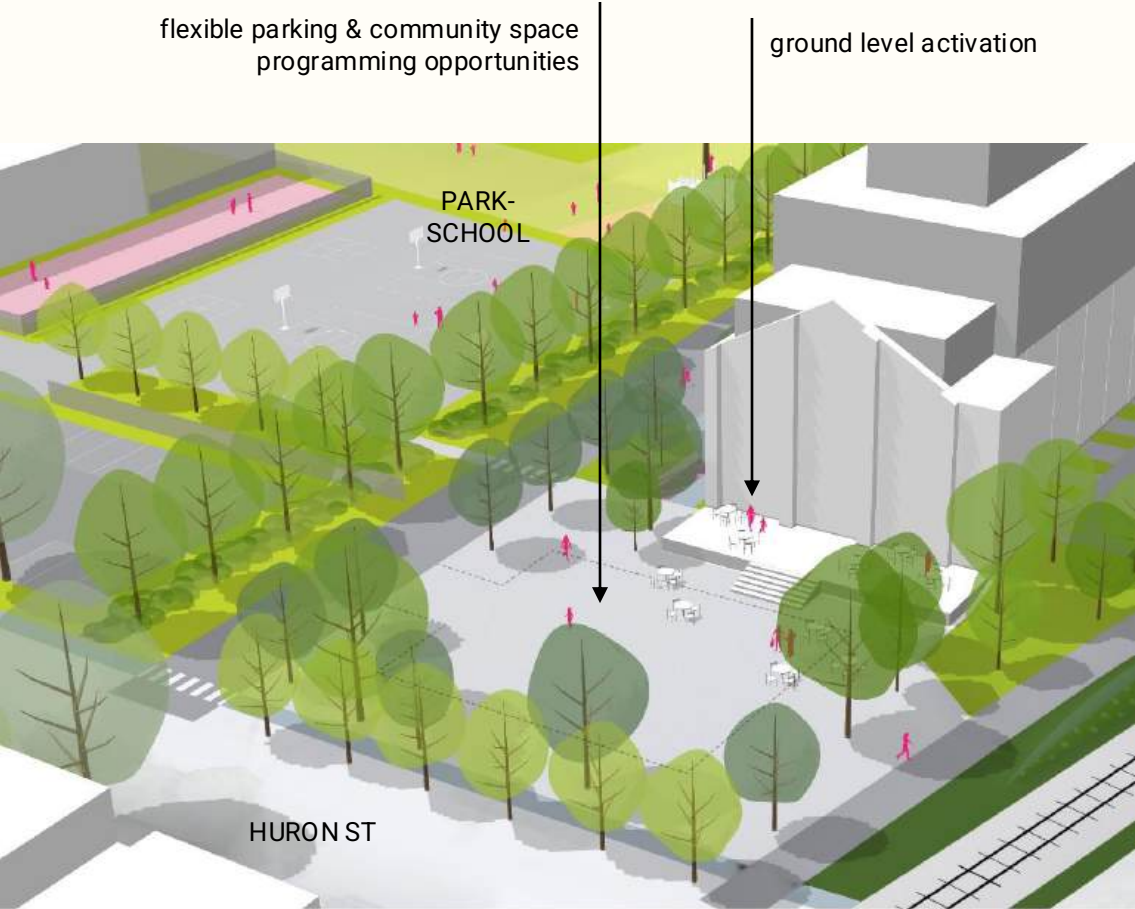
The Neighbourhood Park & Sacred Heart



Huron Square

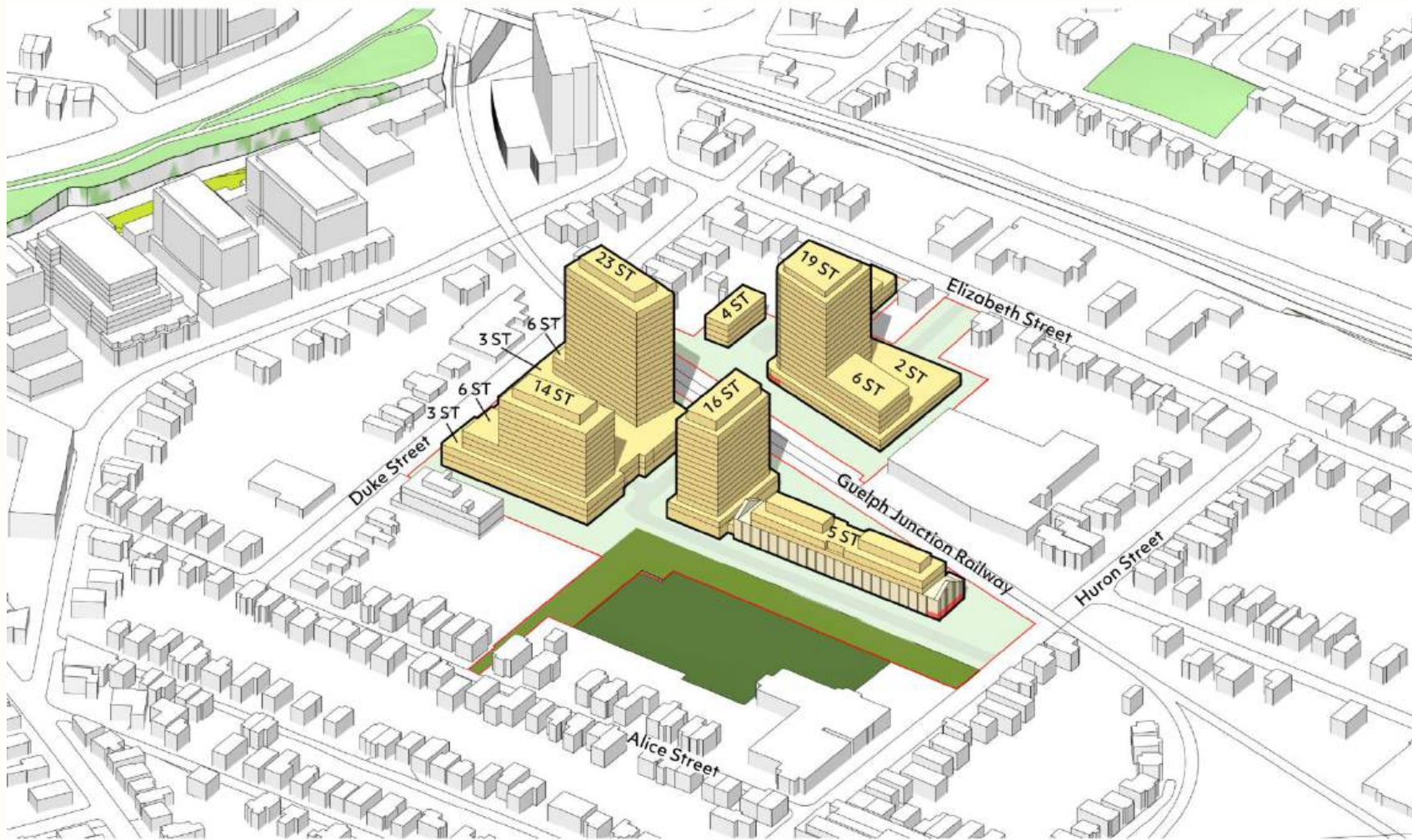
flexible parking & community space
programming opportunities

ground level activation



Built Form and Architectural Approach

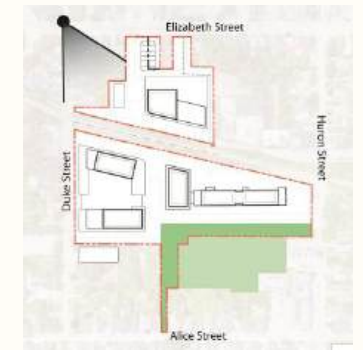
Buildings vary from 3 to 23 storeys, providing transitions from lower at the edges to taller in the centre.



The size of the site and the variations in massing will ensure buildings do not overwhelm or overshadow the neighbourhood.



View from Duke and Elizabeth



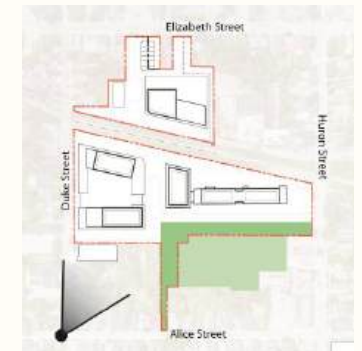
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Existing diversity of architectural character in the neighbourhood.



The UDMF will provide guidance on podium and tower relationships and height



The UDMF will provide aspirational guidance on materiality, architectural language, and relationship to the public realm



Artistic rendering looking east from Duke Street



Townhouses at the base of buildings will enhance Duke Street and enliven internal streets.

Artistic rendering looking west from Huron Street



The historic factory building will set the tone for development and provide a backdrop for public life.

The Eco-Corridor
will be an inviting
place to walk, sit,
and socialize.



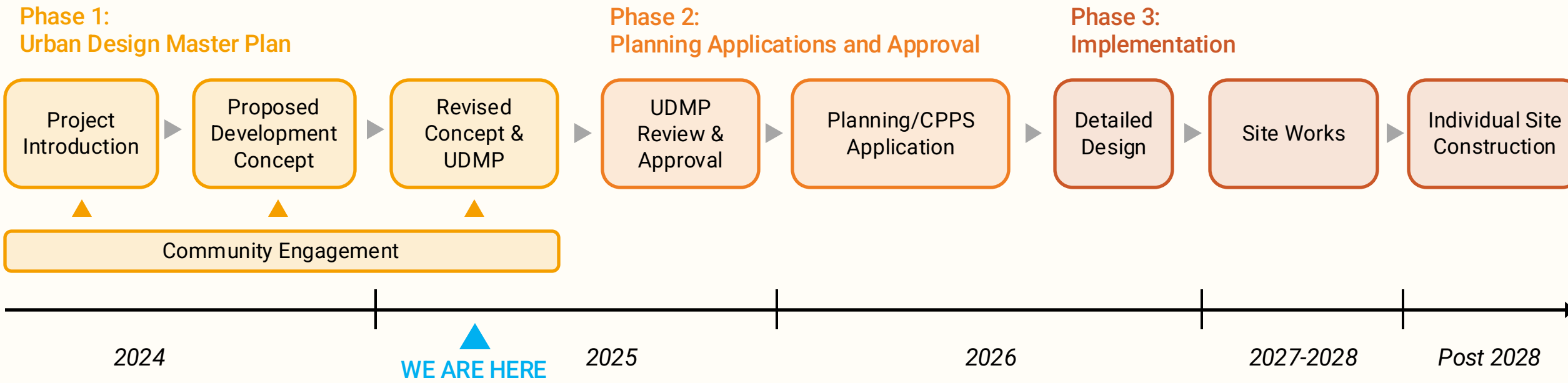
Artistic rendering
looking north from
Duke Street



Artistic rendering of Proposed Concept looking west

Next Steps

This is the second step in an ongoing planning process. The next step is the Urban Design Master Plan.



Next Steps

- Complete and submit the Urban Design Master Plan (UDMP)
- City staff review of UDMP
- Council presentation of UDMP (at a public Council meeting – Fall 2025)
- Work with City staff to align CPPS By-law with UDMP

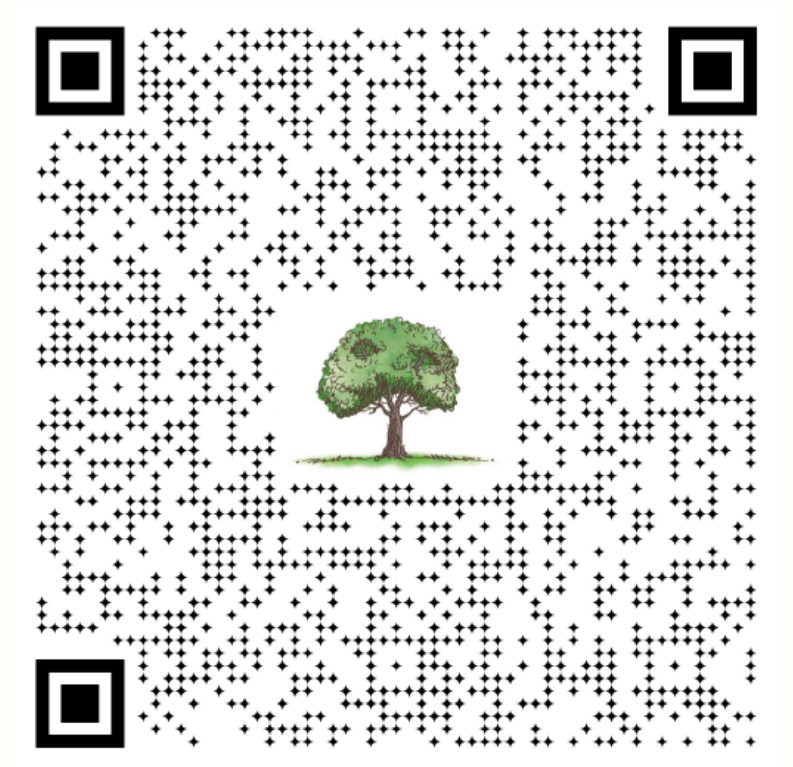
Questions and Comments

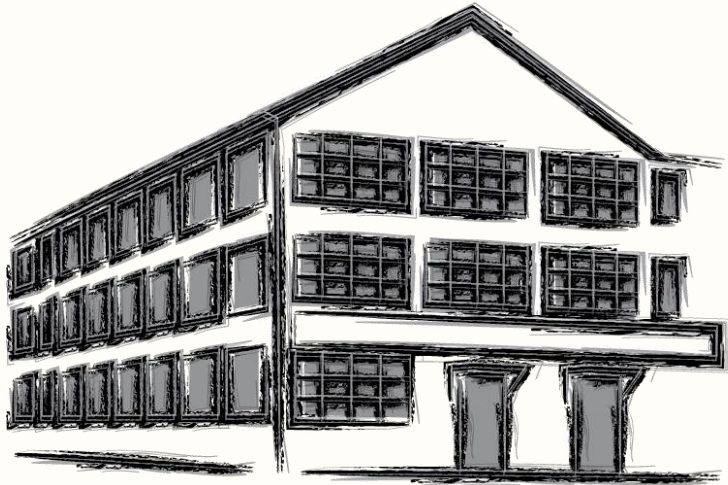
- What to do you like about the revised concept?
- What needs further consideration?



Tell us what you think

- Post your comments on the panels
- Talk to one of the team members
- Email us at plant2@wooddevelopment.ca
- Complete the online survey—go to wooddevelopment.ca/plant2 or scan the QR code





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**PLANT
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Thank you!