



**Motion to draft  
Official Plan  
Feb. 28, 2018**

# Motion

Direct the Director of Planning & Building to add innovation districts on Schedule D: Urban Structure to include:

- The downtown
- Three GO Station mobility hubs



Goal (Section 5.3, pg 5-11):

By supporting proximity, clustering and connectivity, will stimulate economic activity

- To establish a general framework for identifying areas with potential to function as an innovation district. (5.3.1 (a))
- Establish the vision and key elements of the district (5.3.1 (b))



Kitchener Innovation District, Breithaupt Block – Photograph

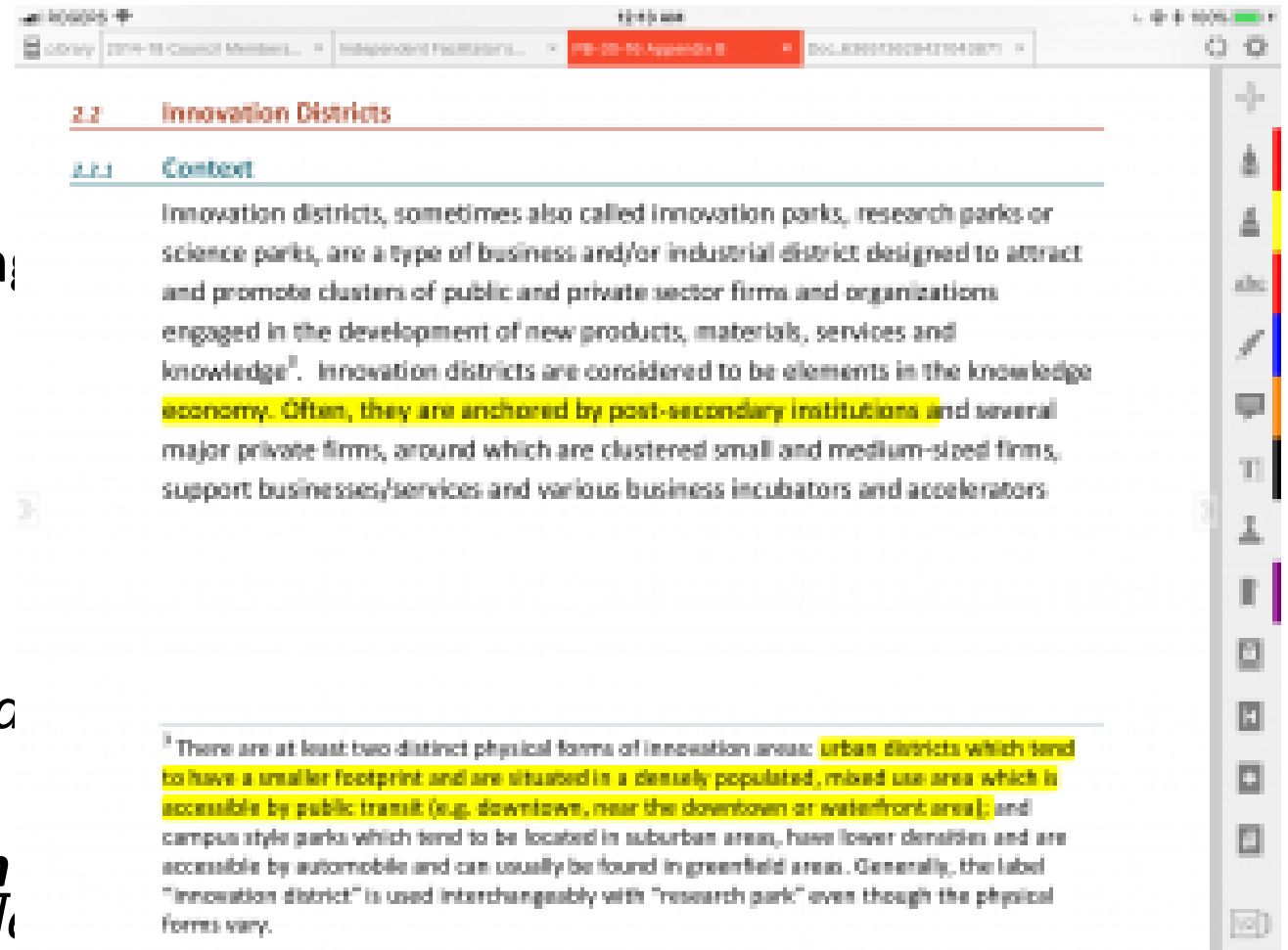
## Criteria: (5.3.2 (a))

- Existing or proposed Post-Secondary institution
- Clustering of businesses
- Access to frequent transit corridors or Mobility Hubs
- Area of employment



# Rationale:

- A 269 page report by Dillon Consulting for the Official Plan commercial strategy specifically mentions the downtown as an innovation district. Section 2.2, pg 6, notes:
- *“There are at least two distinct physical forms of innovation areas: urban districts which tend to have a smaller footprint and are situated in a densely populated, mixed use area which is accessible by public transit (e.g. downtown, near the downtown or waterfront area); and campus style parks which tend to be located in suburban areas...”*



2014-15 Council Member... Independent Politicians... FEB 08 TO Appendix B... 2014-00000000000000000000

## 2.2 Innovation Districts

### 2.2.1 Context

Innovation districts, sometimes also called innovation parks, research parks or science parks, are a type of business and/or industrial district designed to attract and promote clusters of public and private sector firms and organizations engaged in the development of new products, materials, services and knowledge<sup>2</sup>. Innovation districts are considered to be elements in the knowledge economy. Often, they are anchored by post-secondary institutions and several major private firms, around which are clustered small and medium-sized firms, support businesses/services and various business incubators and accelerators.

<sup>2</sup> There are at least two distinct physical forms of innovation areas: urban districts which tend to have a smaller footprint and are situated in a densely populated, mixed use area which is accessible by public transit (e.g. downtown, near the downtown or waterfront area); and campus style parks which tend to be located in suburban areas, have lower densities and are accessible by automobile and can usually be found in greenfield areas. Generally, the label “innovation district” is used interchangeably with “research park” even though the physical forms vary.

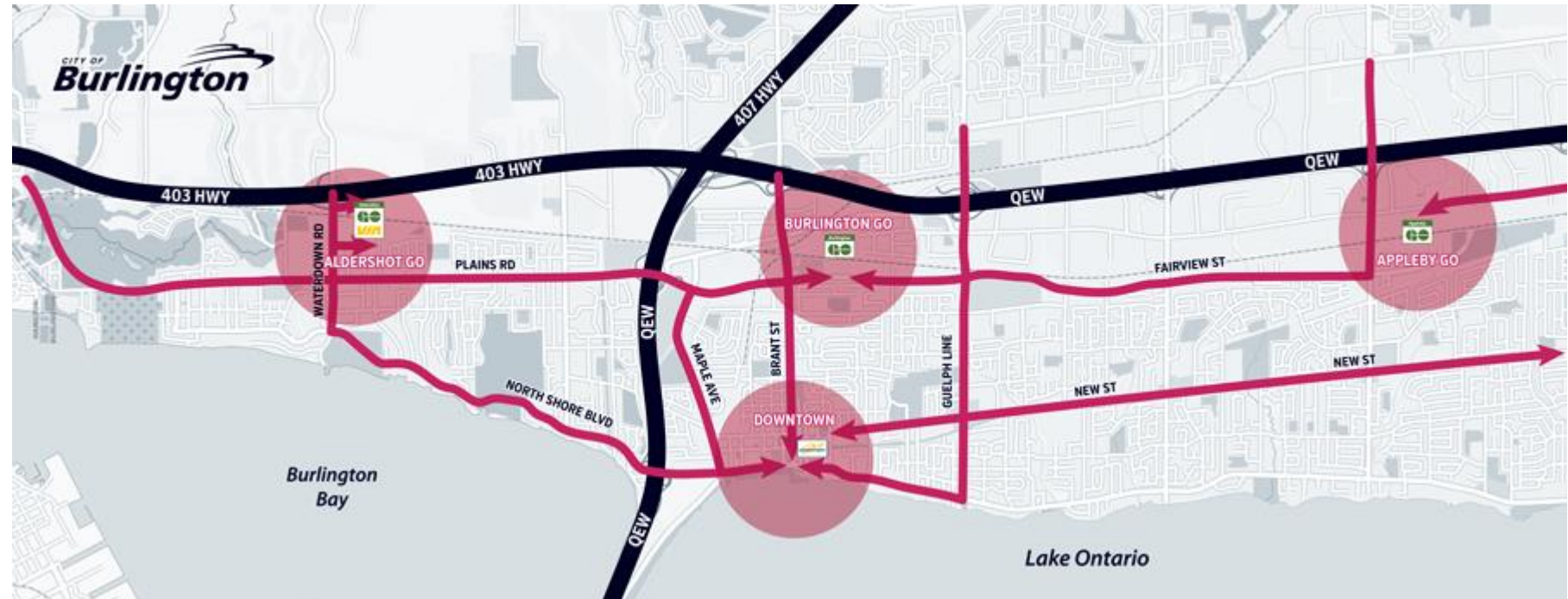
# Rationale

- The Dillon Report analyzes successful incubators in Ontario, Canada and other parts of the world, and almost every one of them is in an urban area, close to housing, transit, retail and other amenities – just like the downtown.



- Proximity to a major institution, such as a hospital (pg 20) is also a key ingredient; Joseph Brant Hospital is within the downtown Urban Growth Centre

# Conclusion



- 5.3.2 (b) Innovation District Study Areas shall be identified on Schedule B
- 5.3.2 (c) Where an Innovation District Study Area has been identified an area-specific plan will be completed for the district

Area specific plans are already being prepared for the three GO station mobility hubs and the downtown. This motion would simply add consideration of innovation districts as part of those area specific plans.