



# York District Land Use & Servicing Strategy

[Viewing a District](#)

# Presentation Overview

- Context
- Opportunities
- City Process
- Provincial Process
- Phase III
- Questions

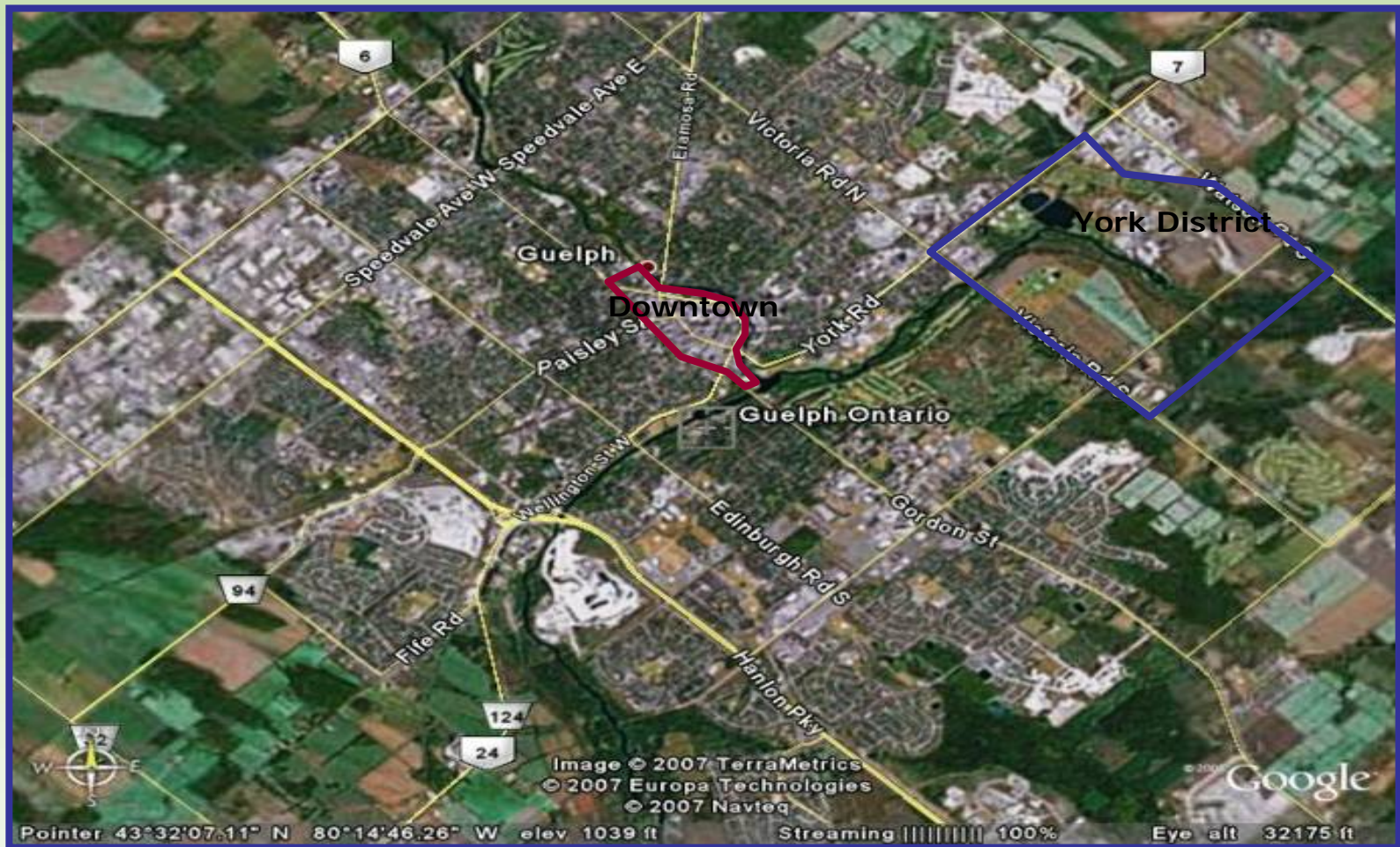
## Context – Purpose

To consult with landowners, stakeholders and the general community to determine a future land use concept for the area

- Guelph Official Plan designates majority of area as Special Study Area  
“The area has a diversity of existing and potential land use activities and a holistic examination of land use, servicing, transportation and community needs is required. “ (Guelph Official Plan)
- Province decommissioned site in 2002 and preparing to sell lands

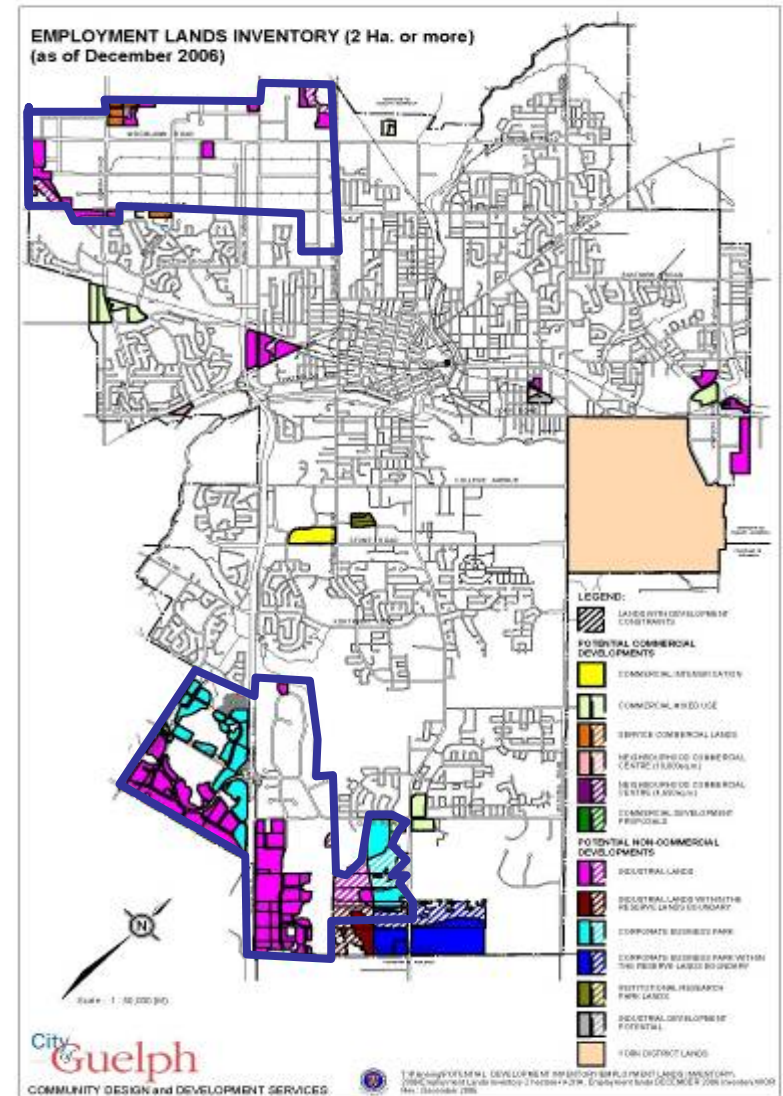


# Context - Location



## Context – Location

- York District Lands  
 – 426 ha.
- Current Employment Lands  
 – 433 ha.





# Context – Study Area



**York Area – 453 ha. (1,119 acres)**

## Opportunities

York District is large (453 ha; 1,119 acres) and contains many significant **natural & cultural heritage** features

Lands offer an important opportunity to:

- Provide employment lands for Guelph's growing economy
- Meet growth management strategy and Places to Grow goals
- Support the Waste Resource Innovation Centre
- Implement Guelph Innovation District
- Put the Community Energy Plan into practice
- Build partnerships with stakeholders including the Province, University of Guelph and private companies



# Opportunities

## **Create a Guelph Innovation District that:**

- Is green and sustainable
- Maintains and enhances natural and cultural heritage resources
- Has a strong relationship with adjacent land uses, including the University of Guelph and the rest of the City
- Strong connections with the City's strategic plan goals
- Provides additional employment lands within a mixed use and walkable setting



# Guelph Innovation District

- Integrated Energy Planning
  - District energy
  - Cogeneration
- Research & Innovation
- Waste Resource Innovation Centre
  - Reduce waste
  - Increase diversion
  - Extract value



# Guelph Innovation District



- Employment
- Environment
- Excellence
- Education
- Energy

# Planning and Design Principles

*Encourage compact urban growth*

*Promote mixed-land use*

*Plan for "Complete" Communities*

*Create a connected Natural Heritage System*

*Conserve Cultural Heritage*

*Become a Model of Sustainable, Green Development*





## City Process

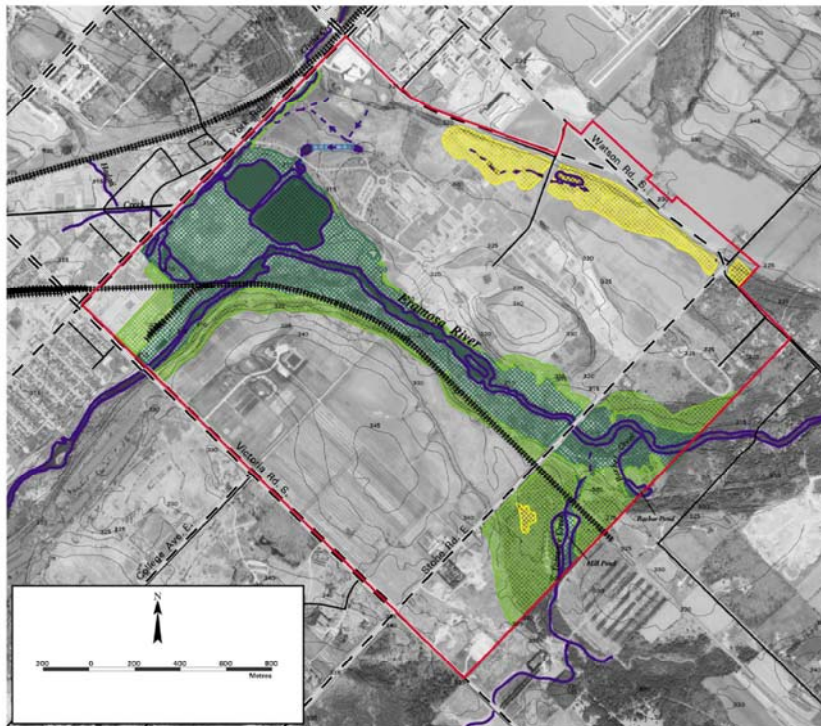
Goal – To establish a land use framework for the area

- Work led by Community Design and Development Services with planningAlliance as consultants
- Phase I – Background Report Completed
- Phase II – Evaluation of land use options with a preferred scenario presented
- Partnership with the Province
- Phase III – Final Land Use & Servicing Strategy

# Phase I: Background Report

- Historical context
- Planning framework
- Policy considerations
- Analyses of existing land uses
- Natural and cultural heritage features
- Servicing and transportation infrastructure

# Context - Environment



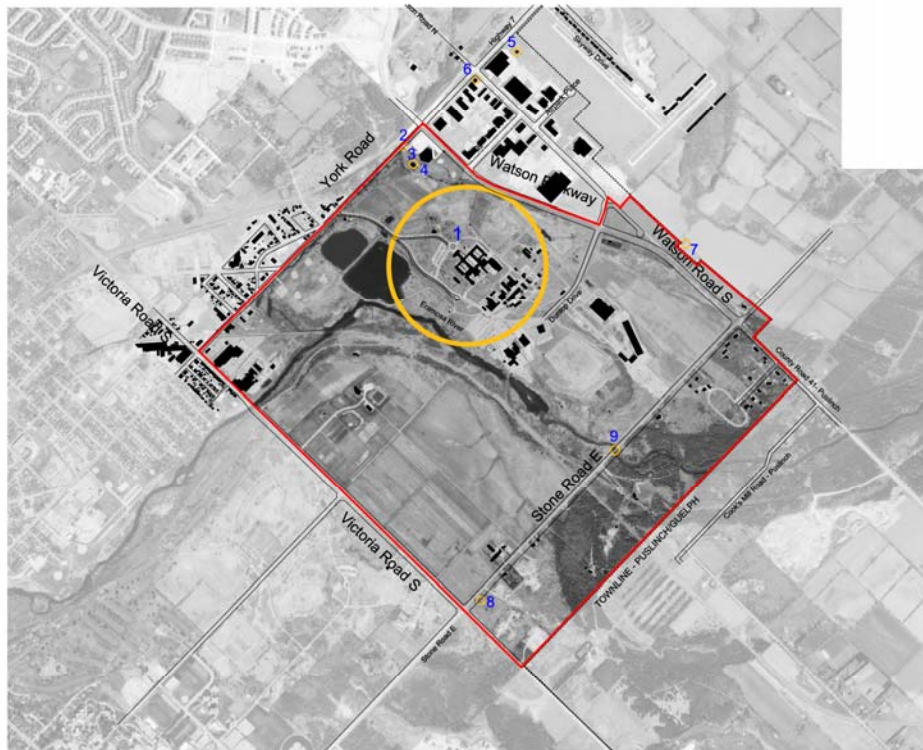
**Legend**

- Core Greenlands
  - Areas of Natural and Scientific Interest (ANSI)
  - Provincially Significant Wetlands
  - Regulatory Floodline (Floodways)
- Non-core Greenlands
  - Significant Environmental Corridors
  - Significant Woodlands
  - Locally Significant Wetlands
  - Unevaluated Wetlands
  - Potentially Significant Wildlife Habitat
- Candidate Core Greenlands
  - Provincially Significant Wetlands
- Site Boundary
- Contours (5m. interval)
- Streams
- Intermittent Streams
- Underground Pipeline
- Arterial 2 Lane Roads
- Arterial 4 Lane Roads
- Roads
- Railway
- Culvert

York District Land Use Study  
 Designated Greenlands System



# Context – Cultural Heritage



**Legend**

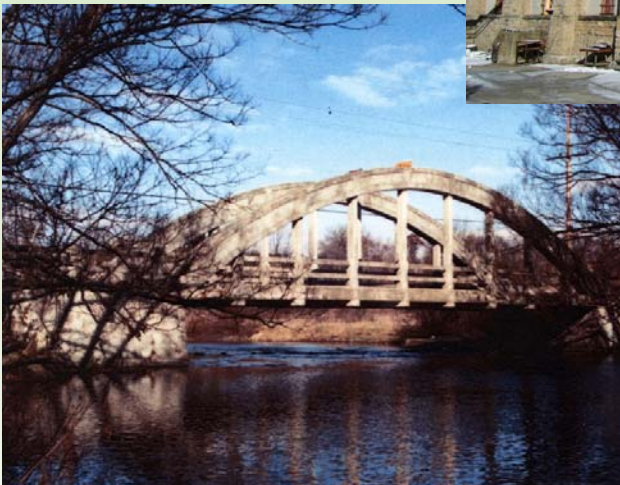
- Site Boundary
  - Heritage Properties
- 1 Guelph Correctional Facility  
(Heritage Status To be Determined)
  - 2 c1914 Gateway to Royal Canadian Legion
  - 3 c1850 Royal Canadian Legion
  - 4 Royal Canadian Legion House
  - 5 1850 Farmhouse
  - 6 1873 School
  - 7 1870 Agricultural Storage
  - 8 1840 Farmhouse
  - 9 1916 Bridge on Stone Road



York District Land Use Study  
 Built Heritage Resources

planningAlliance  
 March - 2009

# Context – Cultural Resources





# Context – Transportation



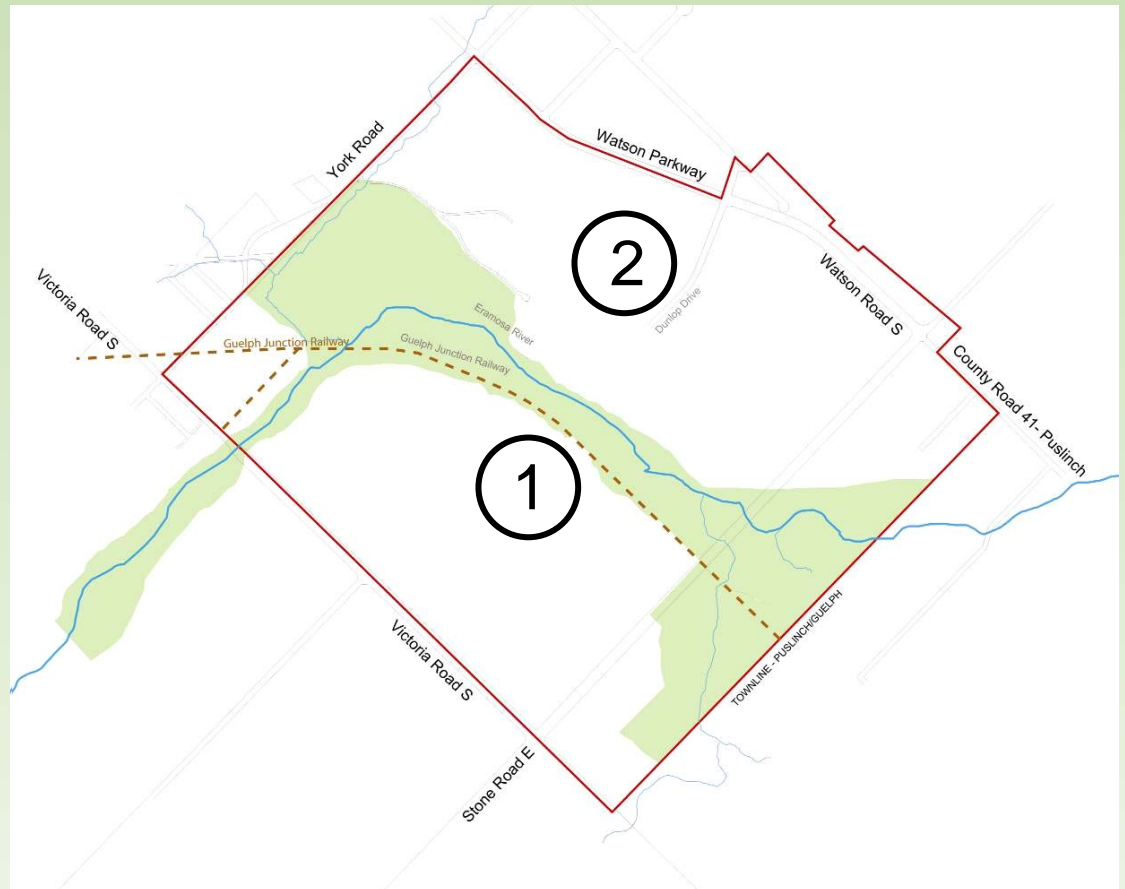


# Context – Existing Use Buffers



# Phase II: Alternative Land Use Scenarios

1. Four Options West of the Eramosa River
2. Three Options East of the Eramosa River



# City Preferred Scenario



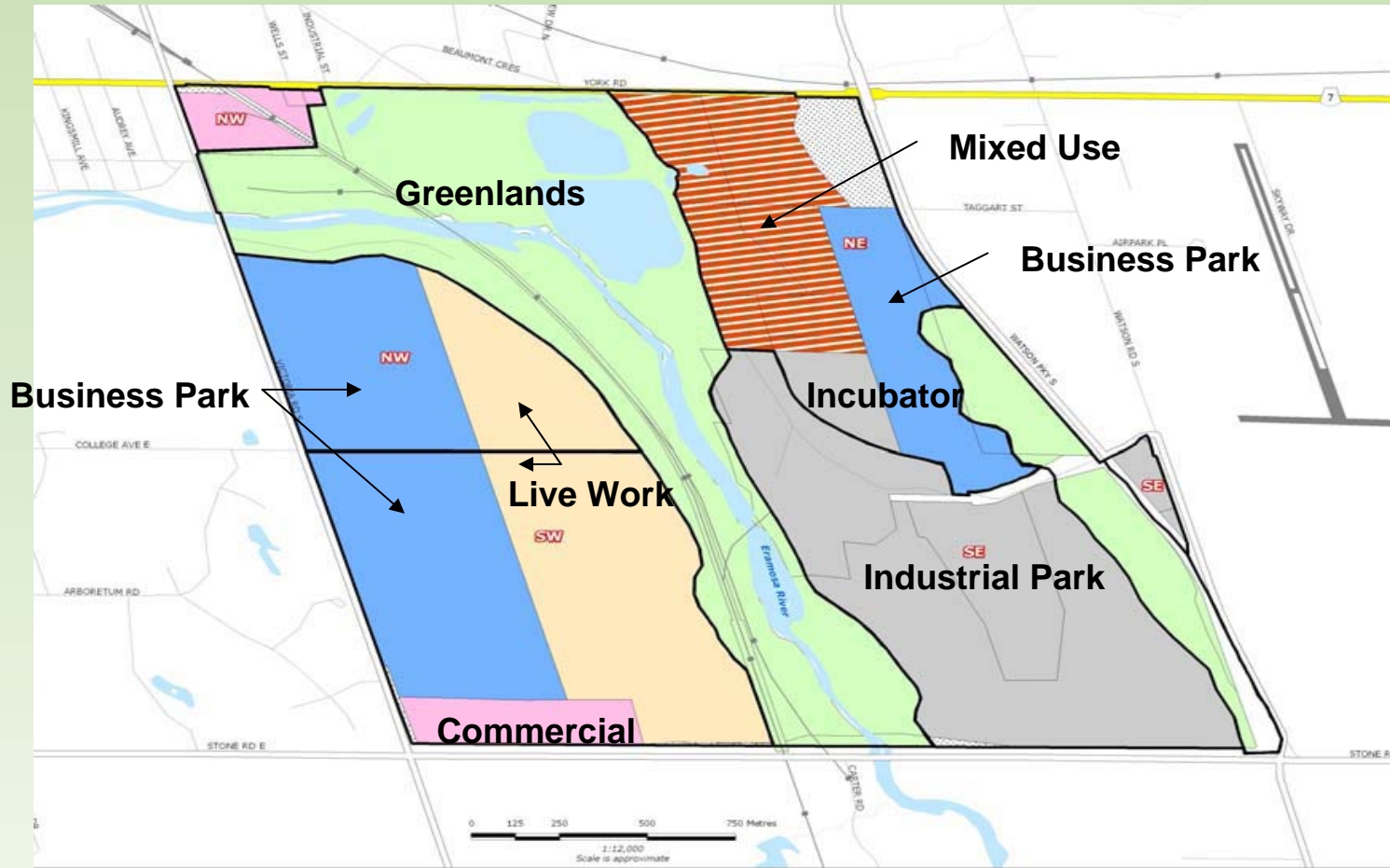


## Provincial Process

Goal – To produce a development strategy aligned with City & Prov. Policy objectives, responsive to stakeholder interests

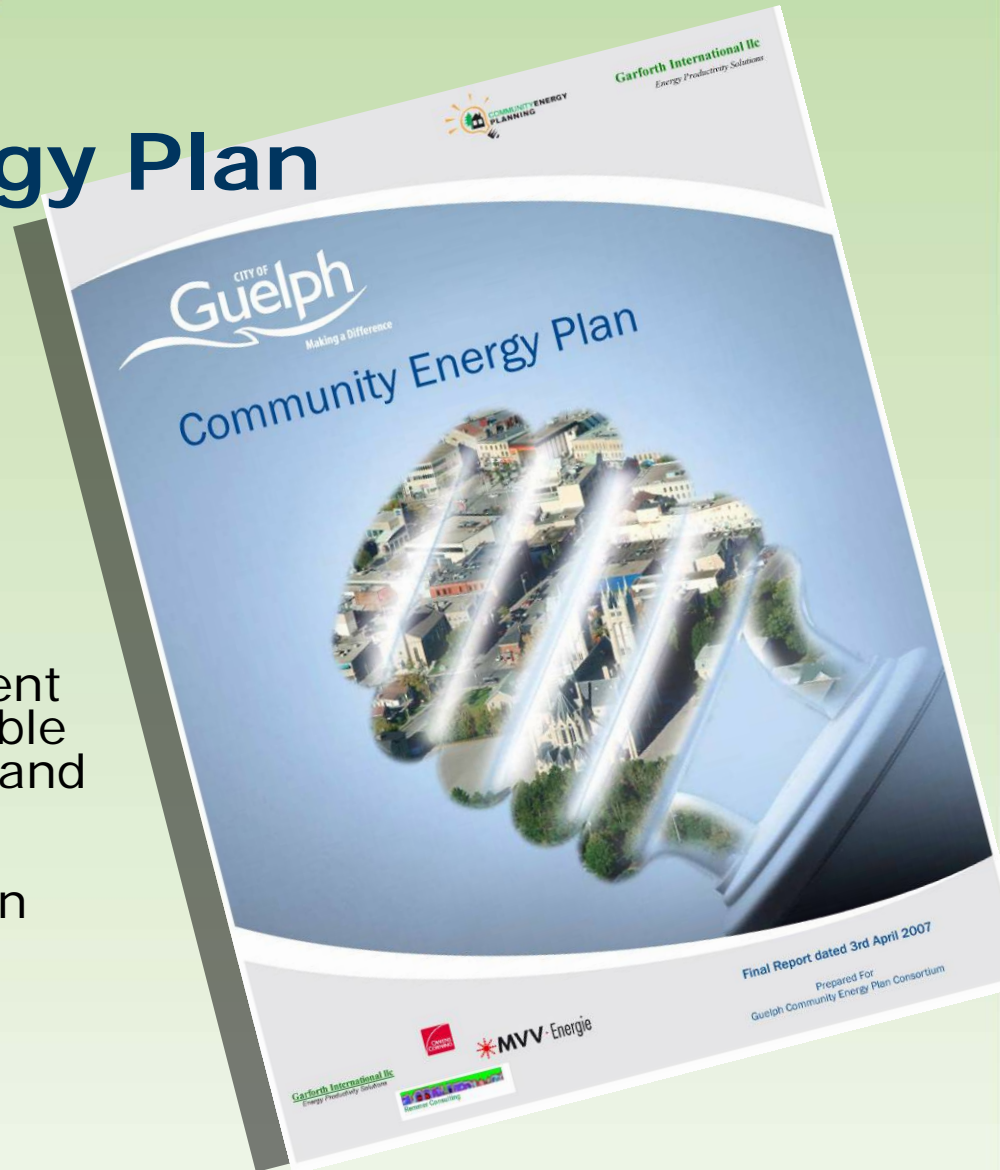
- Work led by PIR (ORC) with Authenticity as consultants
- Design & Delivery of community engagement process and research program
- Link culture, economic and community assets and interdependencies
- Consultant report released November, 2007

# Authenticity Scenario



# Community Energy Plan

- York District Lands are a good size for effective energy solutions
- Land Use Plan retains significant open spaces (respects water resource and natural heritage)
- Land Use Plan supports: Live, work, play
- Create policies to encourage efficient construction and clustered renewable energy supply options (Local heat and power)
- Land Use Plan to encourage design around minimum transport and minimum water needs





## Phase III Work Plan

1. Identify similarities + differences between City Land Use Plan and Province Development Strategy
2. Create a Hybrid Plan

## Work Ahead

### 3. Design Charette – April 5, 2008

#### Morning

- Present Process to date – City & Prov. Work
- Present Hybrid Land Use Plan – examples of proposed land uses
- Discuss planning & design principles and land uses

#### Afternoon

- Present design parameters
- Present precedents for each sub-area
- Develop visual concepts/guidelines for each sub-area

## Phase III Work Plan

4. Elaborate Hybrid Plan
5. Recommend mitigation measures
6. Identify infrastructure requirements, phasing and costs
7. Recommend implementation strategies
8. Prepare Draft Phase III Report
9. Hold Public Open House
10. Submit final Land Use and Servicing Study.



# Comparison of City & Authenticity Scenarios



**City Scenario**



**Authenticity Scenario**

- Legend**
- site boundary
  - orange commercial
  - blue institutional
  - purple with diagonal hatching employment mixed use
  - yellow with diagonal hatching residential mixed use
  - green greenlands

# Land Use Definitions

**Residential:** Lands that accommodate a variety of residential developments along with compatible and accessory retail, personal service and institutional uses to support a residential population.

**Residential Mixed Use:** Lands that accommodate a wide range and mix of uses (Residential, Commercial, Institutional, Live work) in many possible configurations, both within buildings and within the local context resulting in vibrant, pedestrian streets.

**Commercial:** Lands that accommodate a variety of commercial land uses including retail and office development.

**Institutional:** Lands that accommodate a range of institutional uses (university uses, hospitals, museums) which can vary in size and population catchment areas.

**Employment Mixed Use:** Lands that accommodate a range of prestige, high quality, manufacturing and office developments as well as compatible institutional, residential/live work and accessory retail development

**Industrial Employment:** Lands that accommodate a range of manufacturing, uses typically concentrated in business parks or stand alone buildings.

# Comparison of City & Authenticity Scenarios

## Study Goals

- City focused on municipal land use needs and fit with overall planning, cultural and heritage resource protection, and other City initiatives
- Province focused on economic value of Provincial lands – investigating that value over a longer timeframe and broader context (wealth generation & creative economy)



## Evaluation Criteria

<b>planningAlliance</b>	<b>Authenticity</b>	<b>New Items</b>
Environmental & Cultural Impact	Independence from Public Funding	Community Energy Plan
Municipal Strategic Directions & OP Policies Compatibility	SmartGuelph Principles Compatibility	Compatibility with other Corporate initiatives
Provincial Growth Plan Compatibility	Provincial Growth Plan Compatibility	Natural Heritage Strategy
Compatibility with Existing & Surrounding Land Uses	Compatibility with Surrounding Land Uses	New Strategic Plan
Market Feasibility & Municipal Financial Impact	Marketability to Private Sector	
Serviceability		

# Comparison of City & Authenticity Scenarios

## Key Similarities

- Employment focus
- Protection of natural environment
- Sensitive to cultural heritage resources
- Linkages & compatibility to adjacent land uses
- Consideration of Places to Grow, some local policy direction and marketability

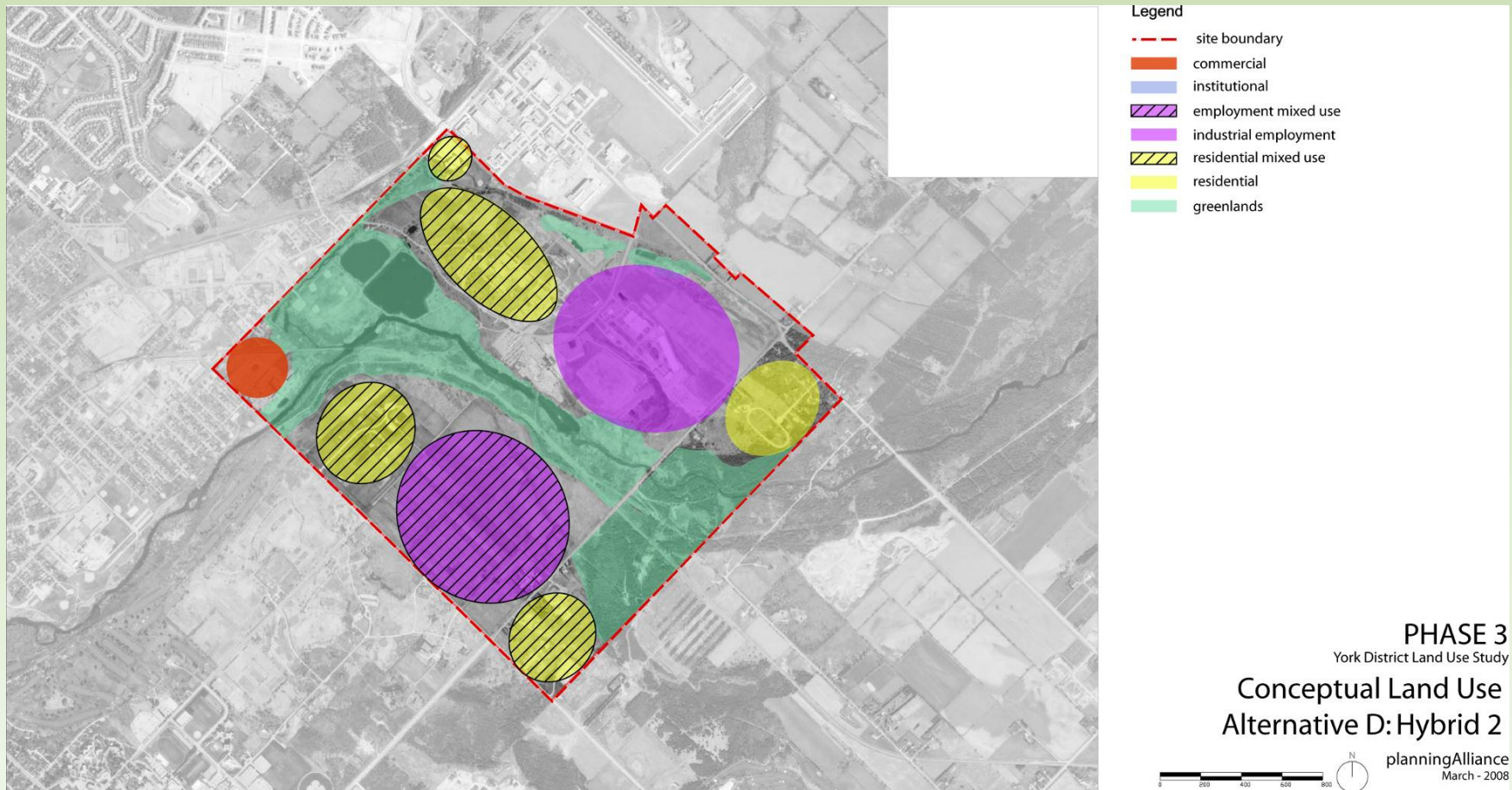
# Comparison of City & Authenticity Scenarios

## Key Differences

- Geographic area
- Variation in environmental boundaries
- Financial considerations
- Treatment of Reformatory - Guelph Scenario strong institutional component
- Authenticity Scenario has additional commercial land
- Authenticity Scenario has live-work designation
- Authenticity has more detailed breakdown of Employment Lands



# Towards A Hybrid Plan



# Towards A Hybrid Plan



# Revised Evaluation Criteria

1. Environmental Impact
2. Serviceability
3. Conformance with Guelph Official Plan
4. Conformance with Municipal Strategic Directions
5. Market Feasibility
6. Cultural Heritage
7. Transportation and Transit
8. Conformance with Provincial Initiatives
9. Compatibility with Existing and Surrounding Uses
10. Municipal Financial Impact
11. Consistency with Community energy Plan
12. Consistency with Natural Heritage Strategy



## Principles for Phase III Land Plan

- Attractive private investment
- Sustainable, walkable neighbourhood
- Accommodate share of residential and employment growth
- Support creative/technology business clusters
- Plan for infrastructure financing
- Protection and conservation of water, energy, air
- Pilot for community energy plan
- Adaptive reuse of cultural heritage
- Optimize infrastructure use
- Incorporate universal design (accessibility)
- Ensure high urban design standards



# Questions?

