



# YORK DISTRICT LAND USE STUDY

## CITY OF GUELPH | PHASE 3 CHARETTE

2008.04.05

# WELCOME

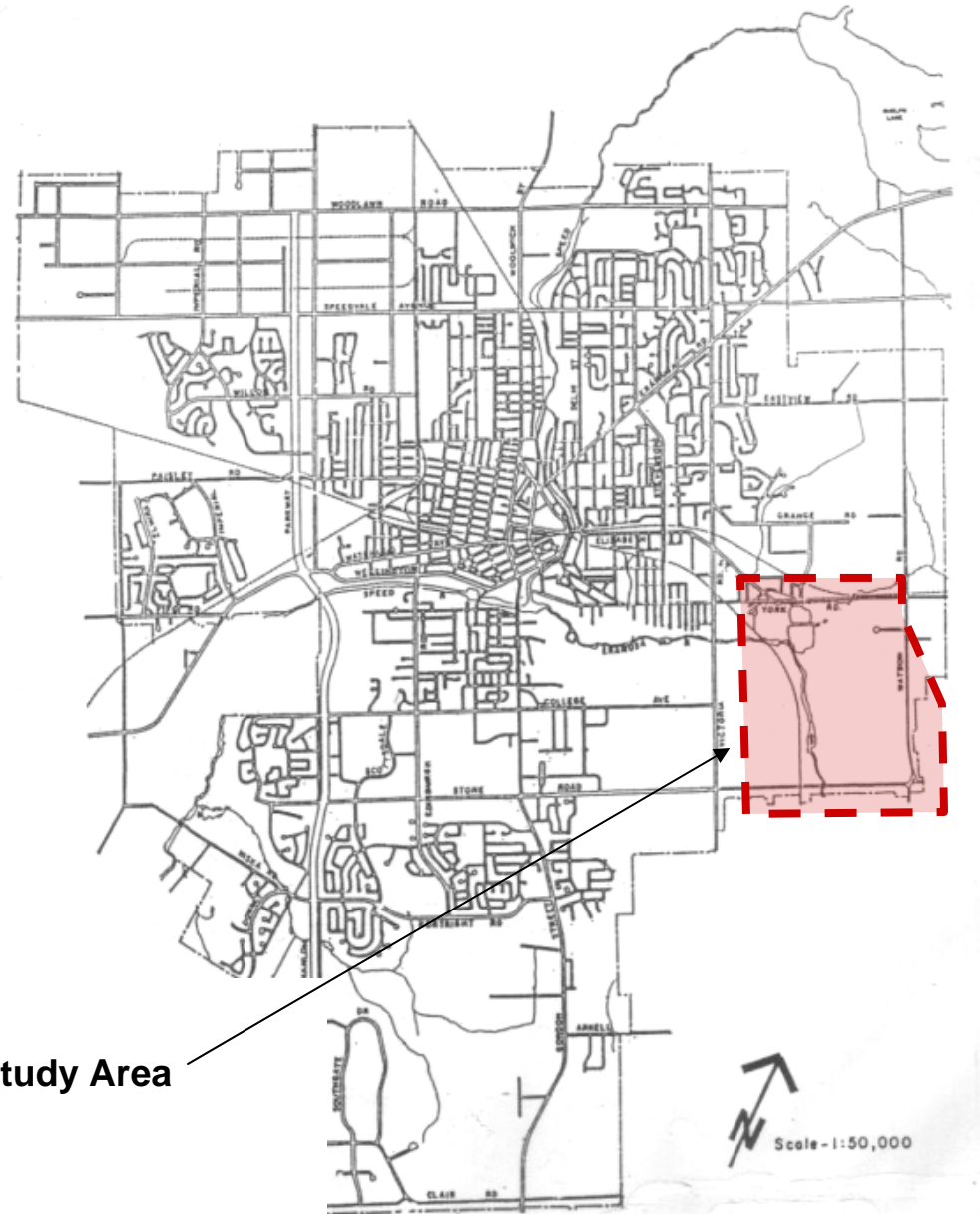
Purpose of today's meeting:

Present process to date –  
City + Provincial work

Present hybrid land use  
plan – examples of  
proposed land uses

Discuss planning + design  
principles and proposed  
land uses

Study Area



# AGENDA

9:00 a.m.	Welcome / Introductions
9:15 a.m.	Presentation: Land Use Plan, Process and Objectives
10:00 a.m.	Coffee Break
10:15 a.m.	Principles, Goals and Issues Small Group Exercises
11:15 a.m.	Report Back and Discussion
12:00 p.m.	Lunch
1:00 p.m.	Presentation: Urban Design Principles
1:45 p.m.	Urban Design Guidelines/Principles Small Group Exercises
2:45 p.m.	Coffee Break
3:00 p.m.	Report Back and Discussion
4:00 p.m.	Adjourn

# MORNING PRESENTATION OVERVIEW

1. Context
2. Opportunities
3. Principles
4. City process
5. Provincial process
6. Hybrid plan
7. Phase III
8. Ideas for consideration

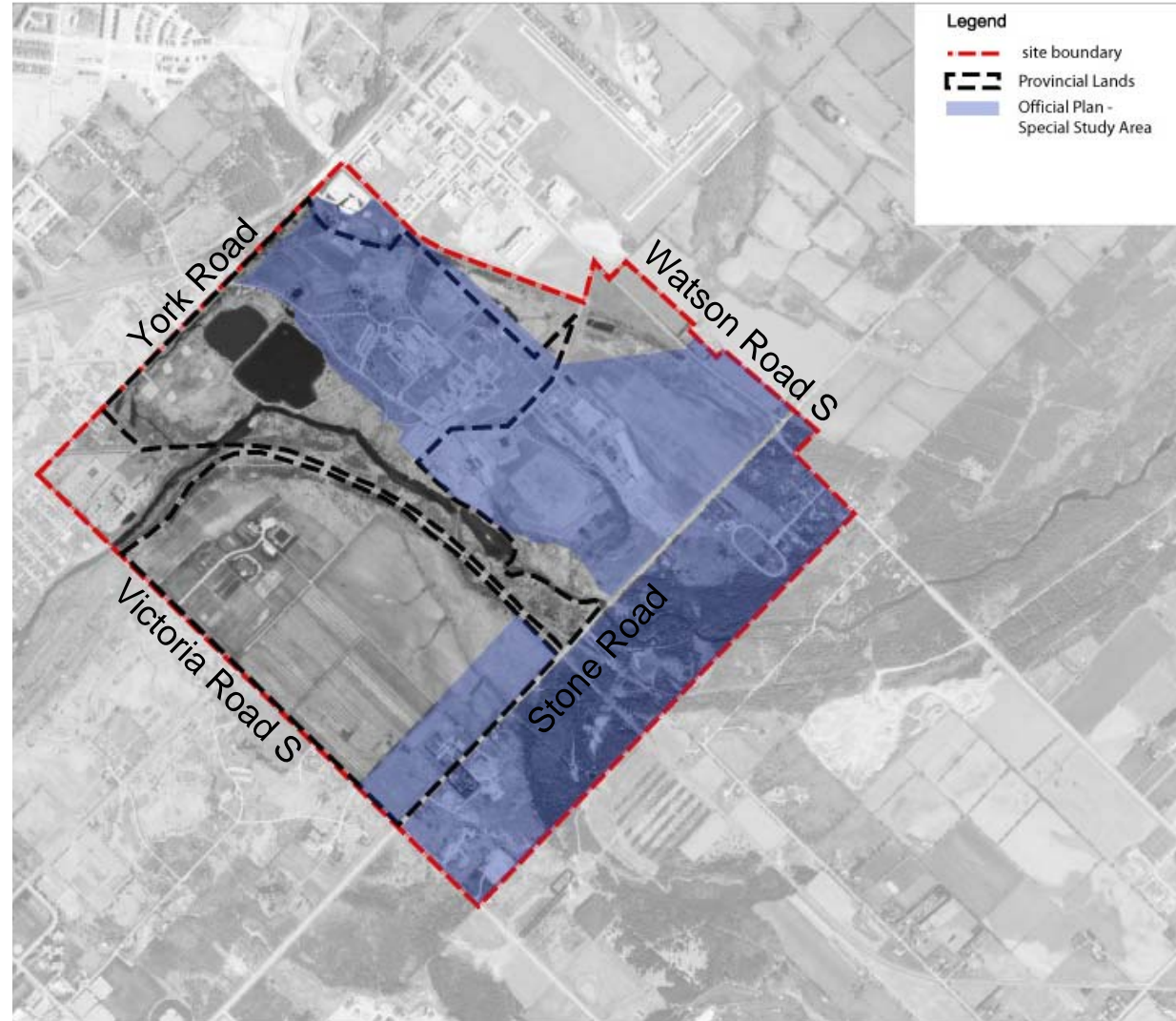


# CONTEXT



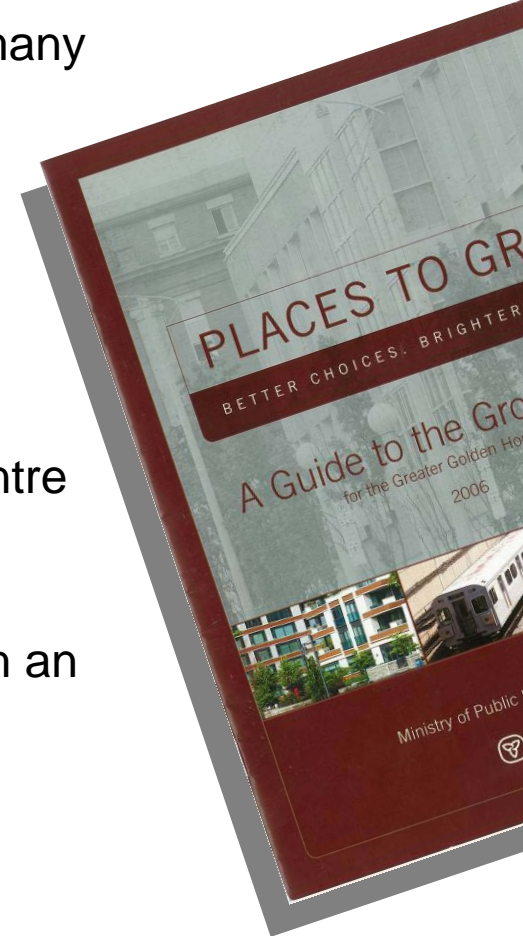
## CONTEXT

1. Guelph Official Plan designates a majority of the York District as a 'special study area'
2. Provincial Government is the majority landowner and is preparing to sell its holdings
3. City of Guelph wants to develop a long term land use strategy for the district



## STUDY NEED

1. York district is large (426 ha; 1,052 acres) and contains many significant **natural** and **cultural heritage** features
2. Lands offer an important opportunity to the City:
  - a. to provide employment lands
  - b. to meet the goals of the Growth Plan
  - c. to continue to host the waste resource innovation centre
  - d. to put the Community Energy Plan into practice
  - e. to build partnerships with the Province and those with an interest in the lands



## VISION

Create a Guelph Innovation District that:

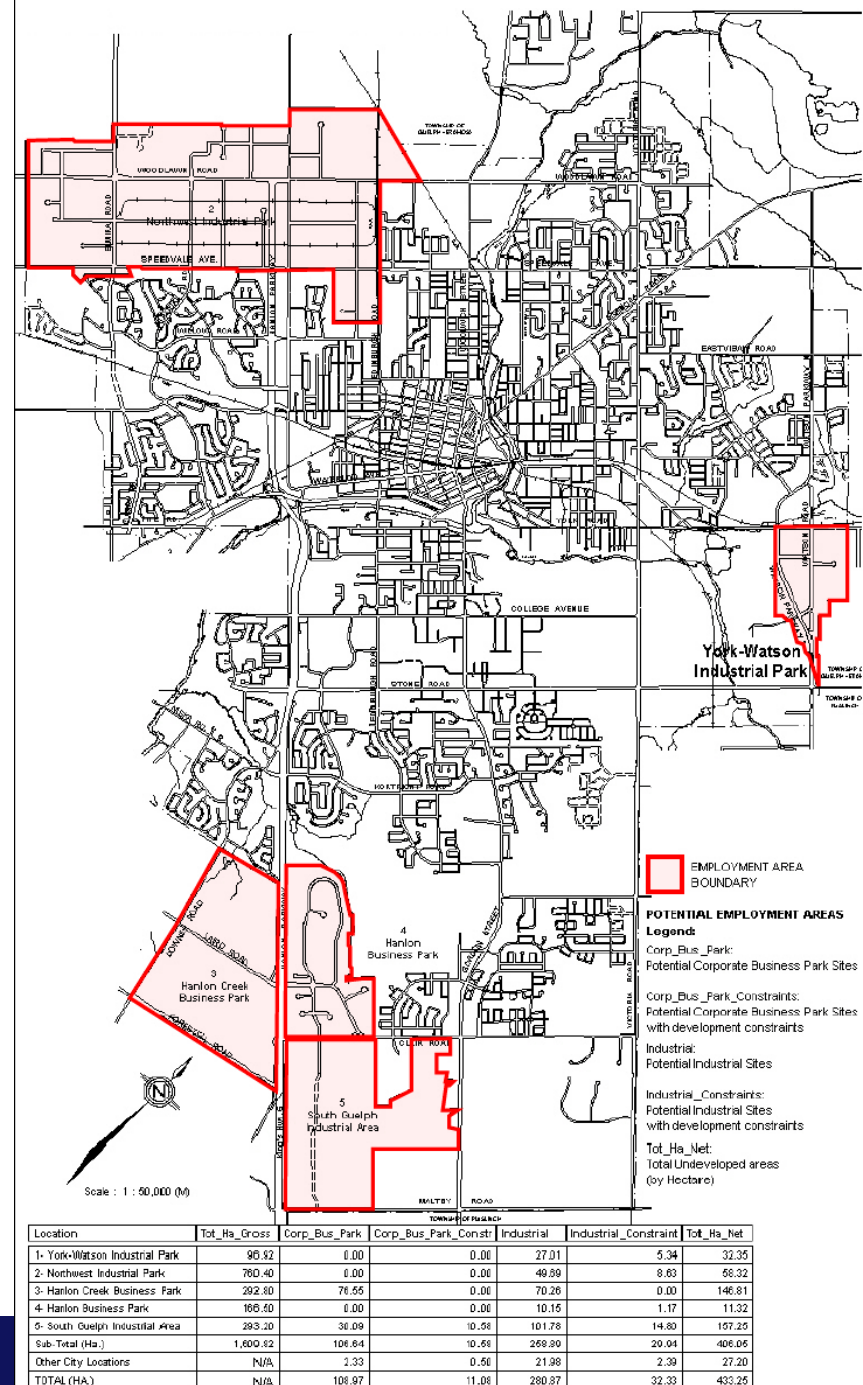
- Is green and sustainable
- Maintains and enhances natural and cultural heritage features
- Has a strong relationship with adjacent land uses, including the University of Guelph, and the rest of the City
- Provides needed employment land, within a mixed use and walkable setting





## Employment Land Availability in Guelph:

1. Demand for employment land is strong of which 433.25 ha of industrial and business park land is currently available in Guelph
2. These lands are located in three nodes (south, north and east (York District))
3. The City would like to retain employment balance among the three nodes as well as facilitate a range of employment uses close to residential areas while building off of existing industrial facilities and servicing
4. The City recognizes the importance of research clusters and building on existing links to the University and off investment programs like MaRS



## **REVIEW OF PROCESS TO DATE**

**City initiated a land use study of York District in December 2004**

**Study conceived as having three phases**

- 1. Background review**
- 2. Land use scenarios**
- 3. Preferred land use plan**

**Study team (City and pA staff ) completed first two phases of work – then paused to allow the Province the opportunity to prepare a development strategy**

**Province's team (ORC and Authenticity staff) released their final report in the Fall of 2007**

**City Council has directed the study team to resume work on Phase 3, in collaboration with the Province and other stakeholders**

# PRINCIPLES



## PLANNING AND DESIGN PRINCIPLES

***Encourage compact urban growth at transit supportive densities***

***Promote mixed-land use***

***Plan for “complete” communities***

***Create a connected Natural Heritage System***

***Conserve Cultural Heritage***

***Become a model of sustainable, green development***

***Create a walkable live/work community***

***Accommodate residential and employment growth***

***Support creative/technology business clusters***

***Pilot for community energy plan***

***Optimize infrastructure use***

***Ensure high urban design standards***



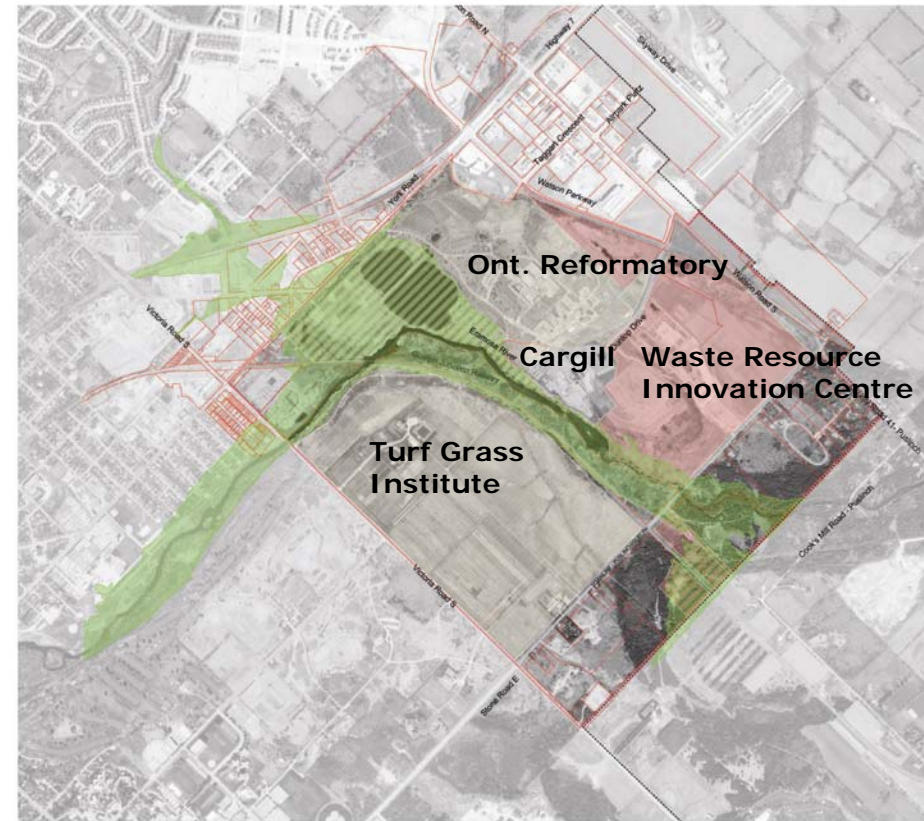
# CITY LAND USE STUDY



# CITY LAND USE STUDY

## Phase 1: Background Report

1. Historical context
2. Planning framework at the municipal, regional and provincial levels (Growth Plan Conformity)
3. Policy considerations
4. Analyses of existing land uses
5. Cultural heritage and natural heritage features
6. Servicing and transportation infrastructure

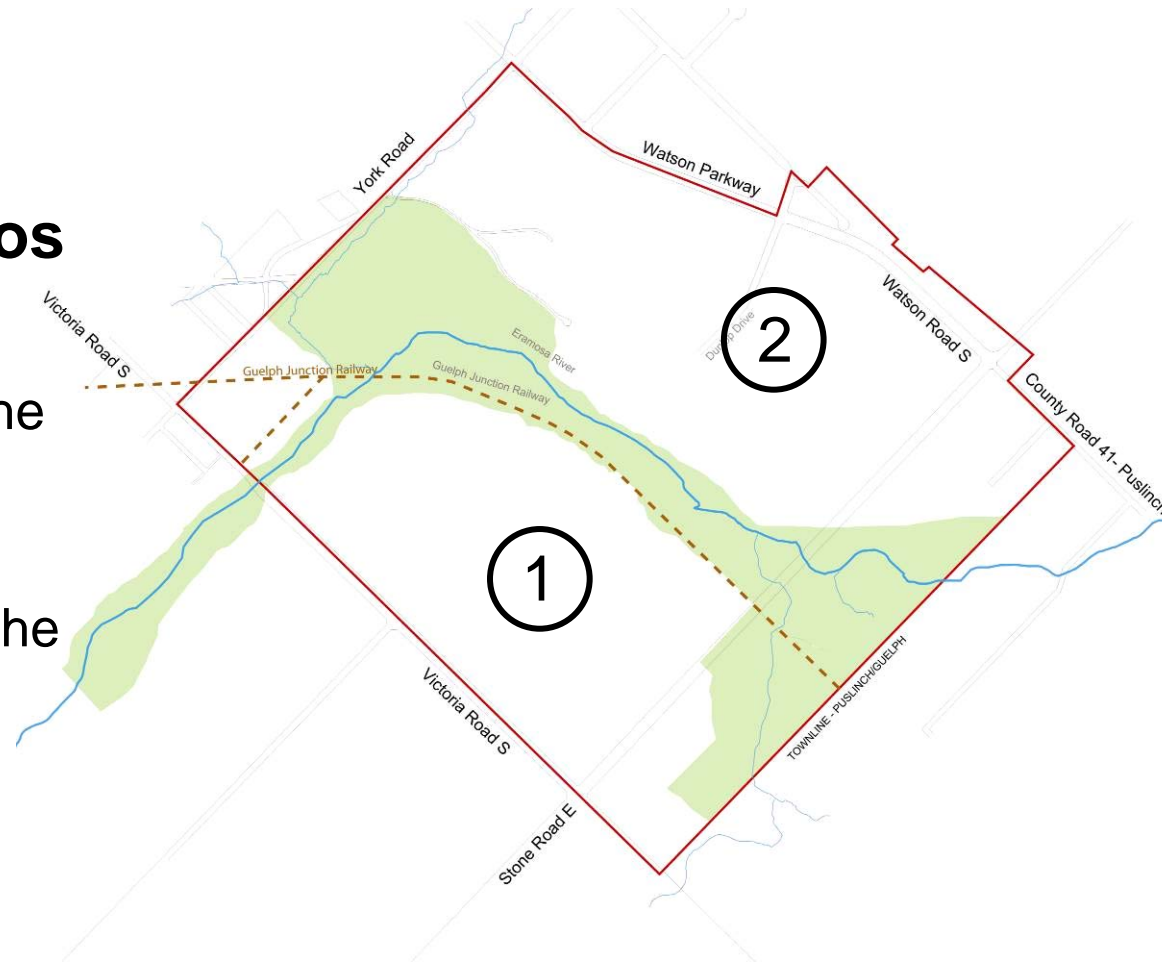


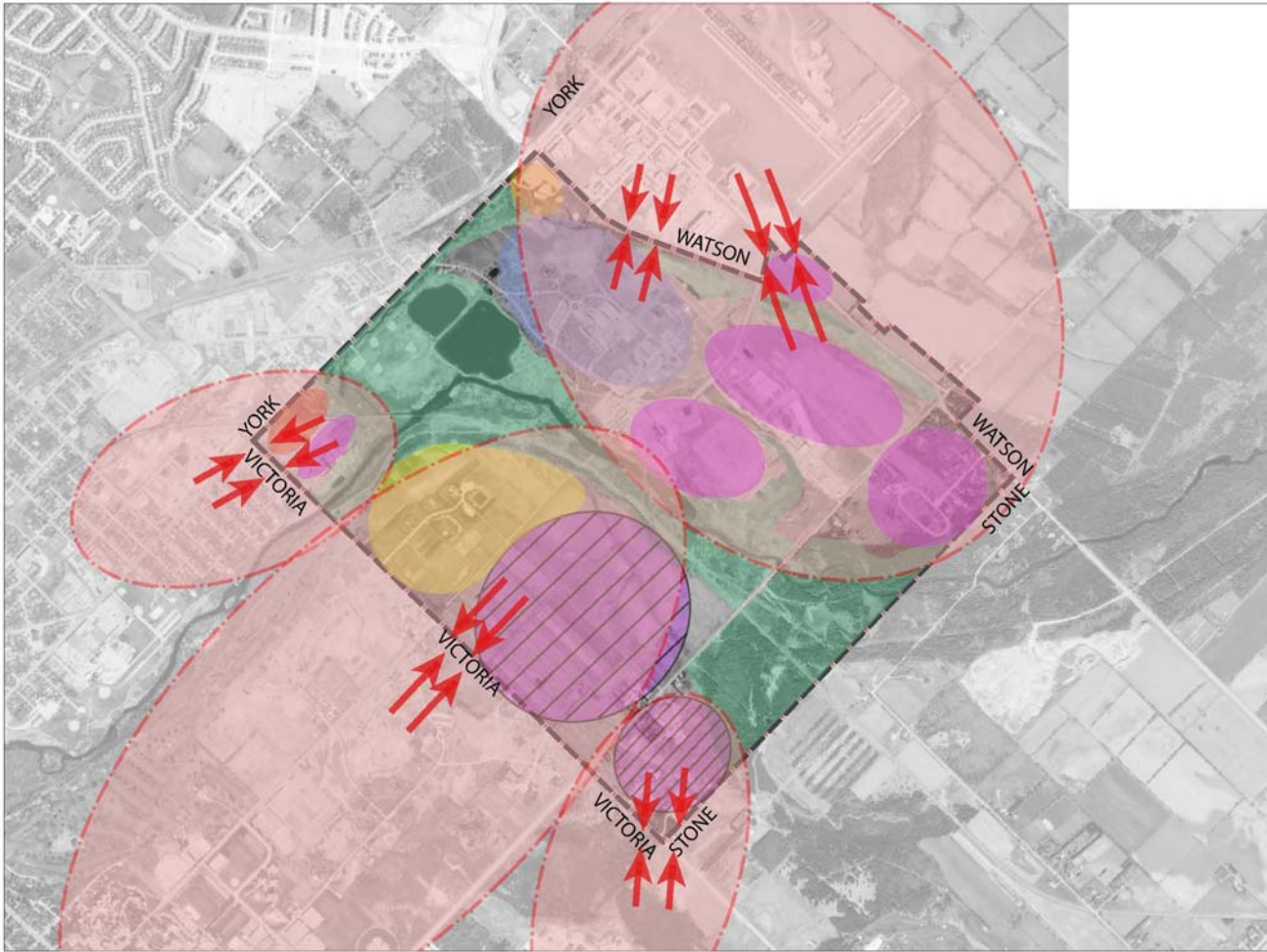
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## CITY LAND USE STUDY

### Phase 2: Alternative Land Use Scenarios

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





**Legend**

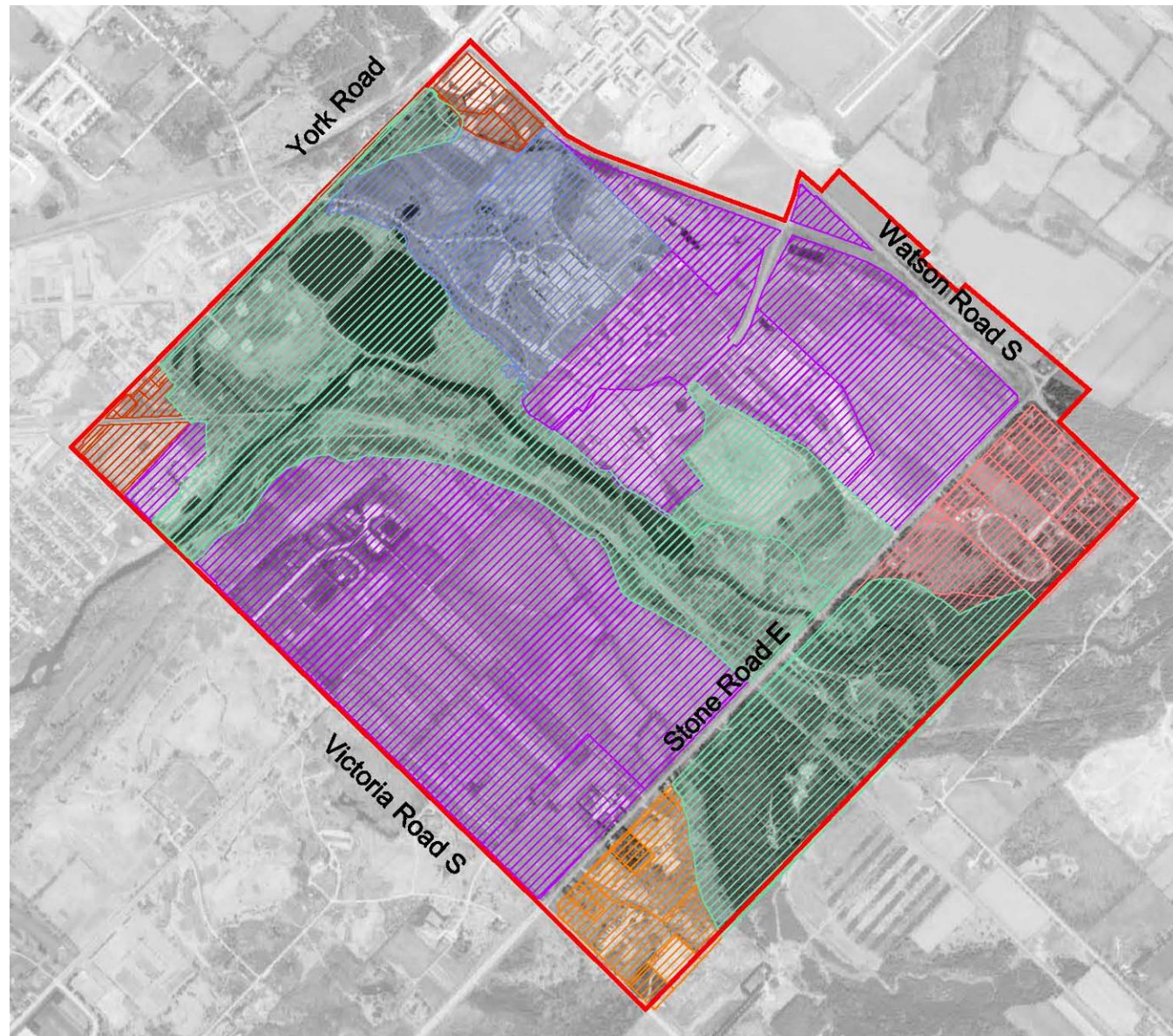
- site boundary
- neighbourhood commercial
- service commercial
- institutional
- employment mixed use
- industrial employment
- residential mixed use
- greenlands
- contextual relationship



# CITY LAND USE STUDY

(March, 2007 preferred scenario)

- Legend
- Study Boundary
  - Commercial
  - Institutional
  - Mixed Use
  - Employment
  - Residential
  - Natural

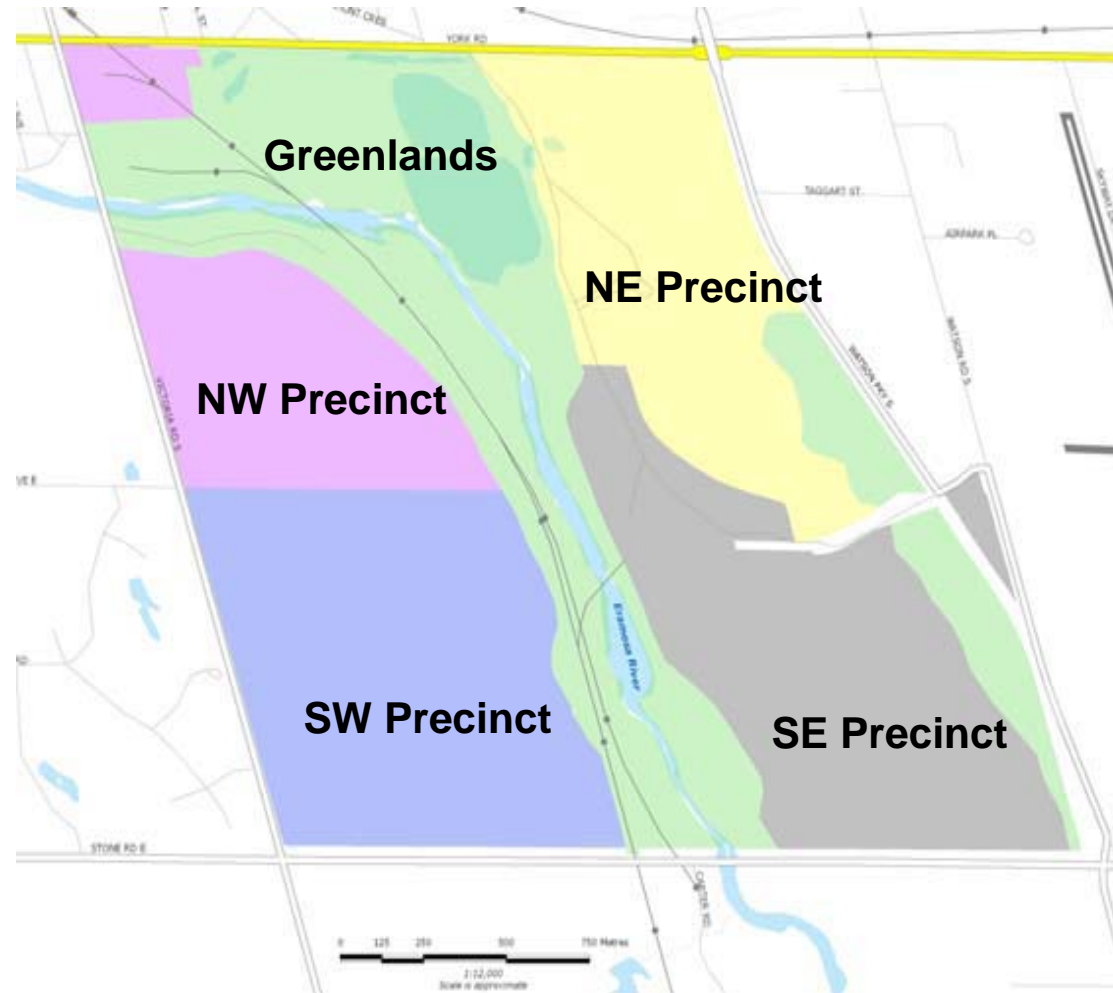


# AUTHENTICITY DEVELOPMENT STUDY

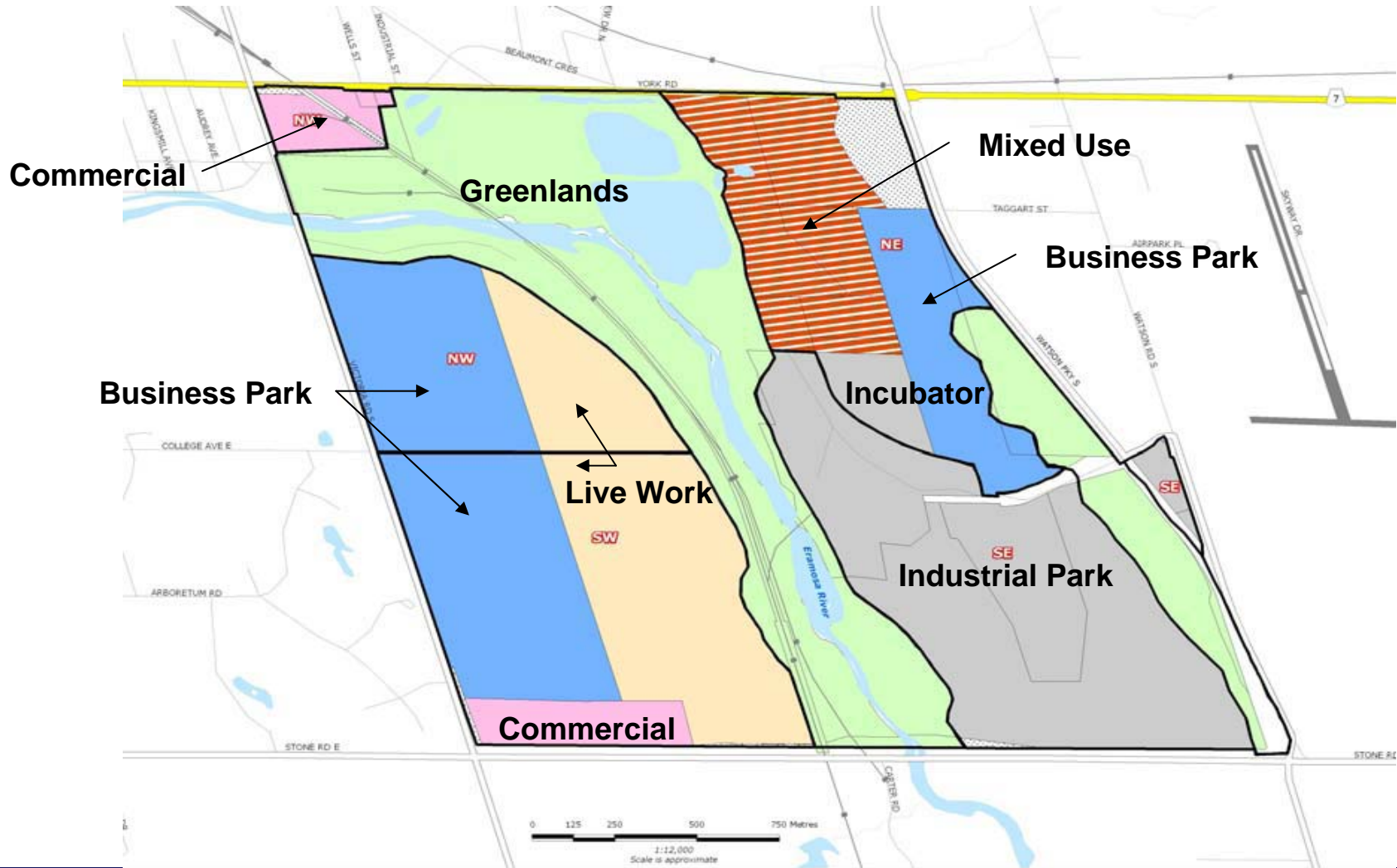


## AUTHENTICITY DEVELOPMENT STRATEGY (November, 2007)

1. Restricted to the provincial lands north of Stone Road
2. Divided the Study Area into four districts and greenlands
3. Development scenario with strong focus on technology and innovative employment clusters and mixed use residential development



# AUTHENTICITY DEVELOPMENT STRATEGY DEVELOPMENT SCENARIO (November, 2007)

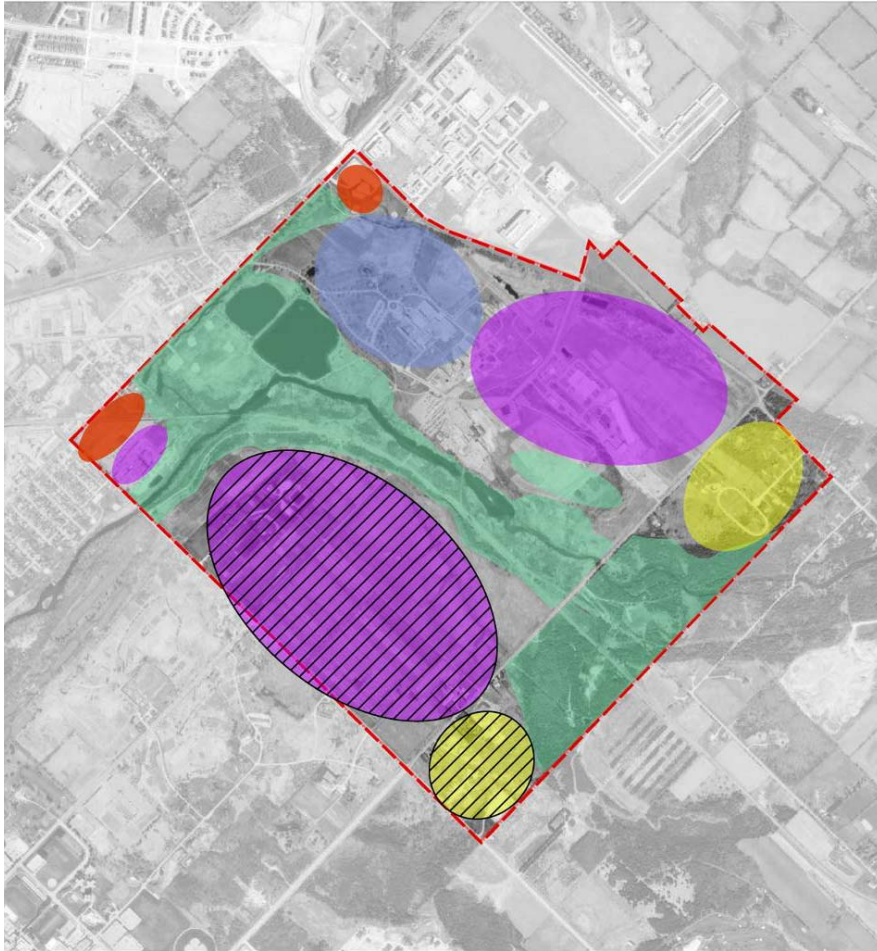


# COMPARISONS

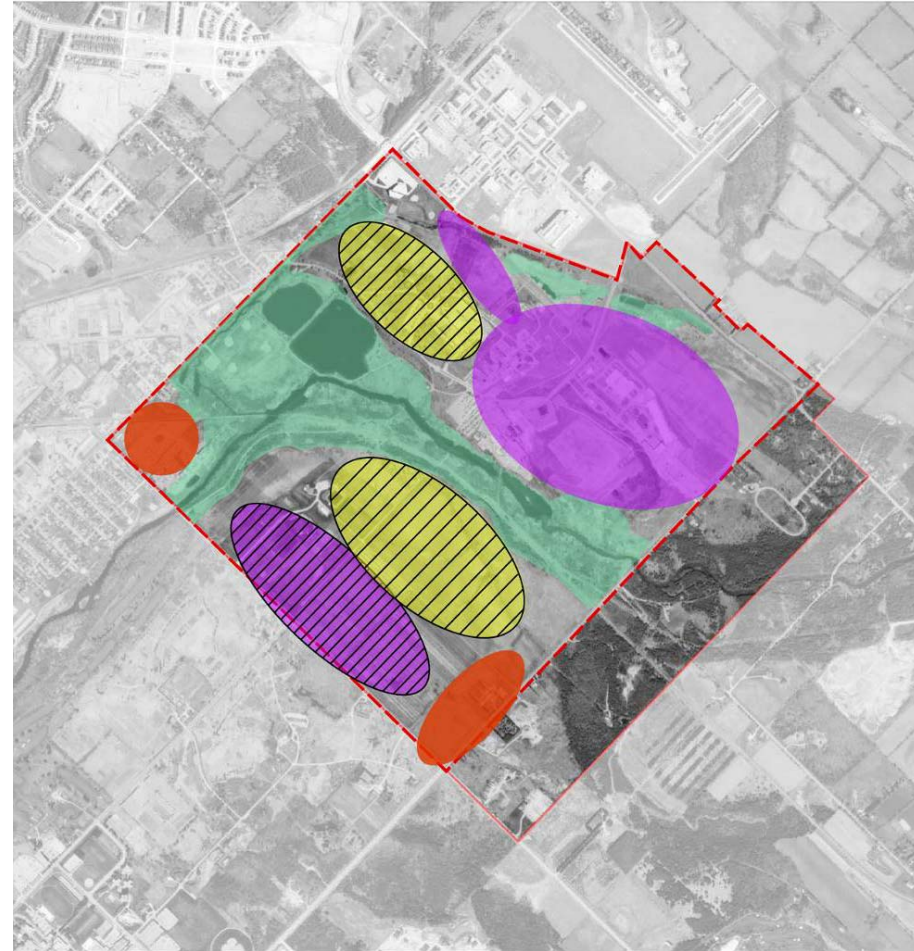


## COMPARISON OF CITY AND PROVINCIAL PLANS

City Plan (March 2007)



AuthentiCity Plan (November, 2007)



## EVALUATION CRITERIA

<b>planningAlliance</b>	<b>AuthentiCity</b>	<b>New Issues</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 AND AUTHENTICITY PLANS**

## **KEY SIMILARITIES**

**Employment Focus**

**Sensitive to Natural Heritage**

**Sensitive to Cultural Heritage**

**Linkages to Adjacent Land Uses**



# **COMPARISON OF CITY AND AUTHENTICITY PLANS**

## **KEY DIFFERENCES**

### **Geographic Boundaries**

**Guelph Plan has Strong Institutional Component**

**AuthentiCity Plan has Strong Residential Mixed Use  
Component**

### **Variation in Natural Heritage Boundaries**

**AuthentiCity Plan has Additional Commercial Land**

**AuthentiCity Plan has Live-Work Designation**

# TOWARDS A HYBRID PLAN

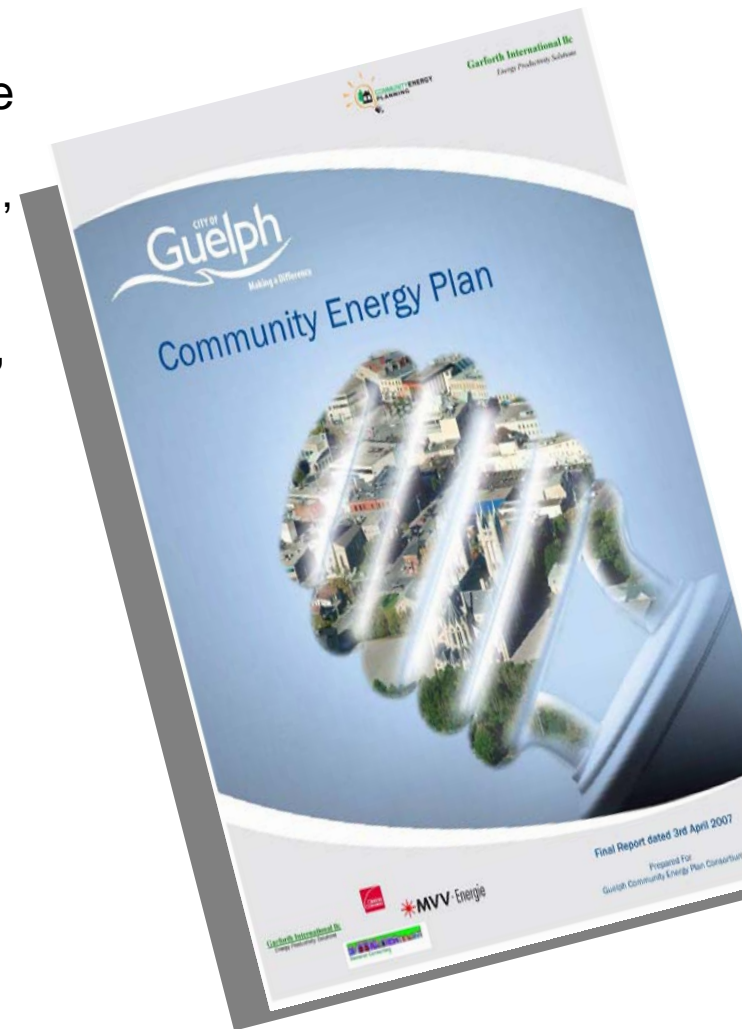


## REVISED EVALUATION CRITERIA

- 1. Environmental Impact**
- 2. Serviceability**
- 3. Conformance with principles of Growth Plan**
- 4. Conformance with Municipal Strategic Directions**
- 5. Market Feasibility**
- 6. Cultural Heritage**
- 7. Transportation and Transit Supportive**
- 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**

## COMMUNITY ENERGY PLAN

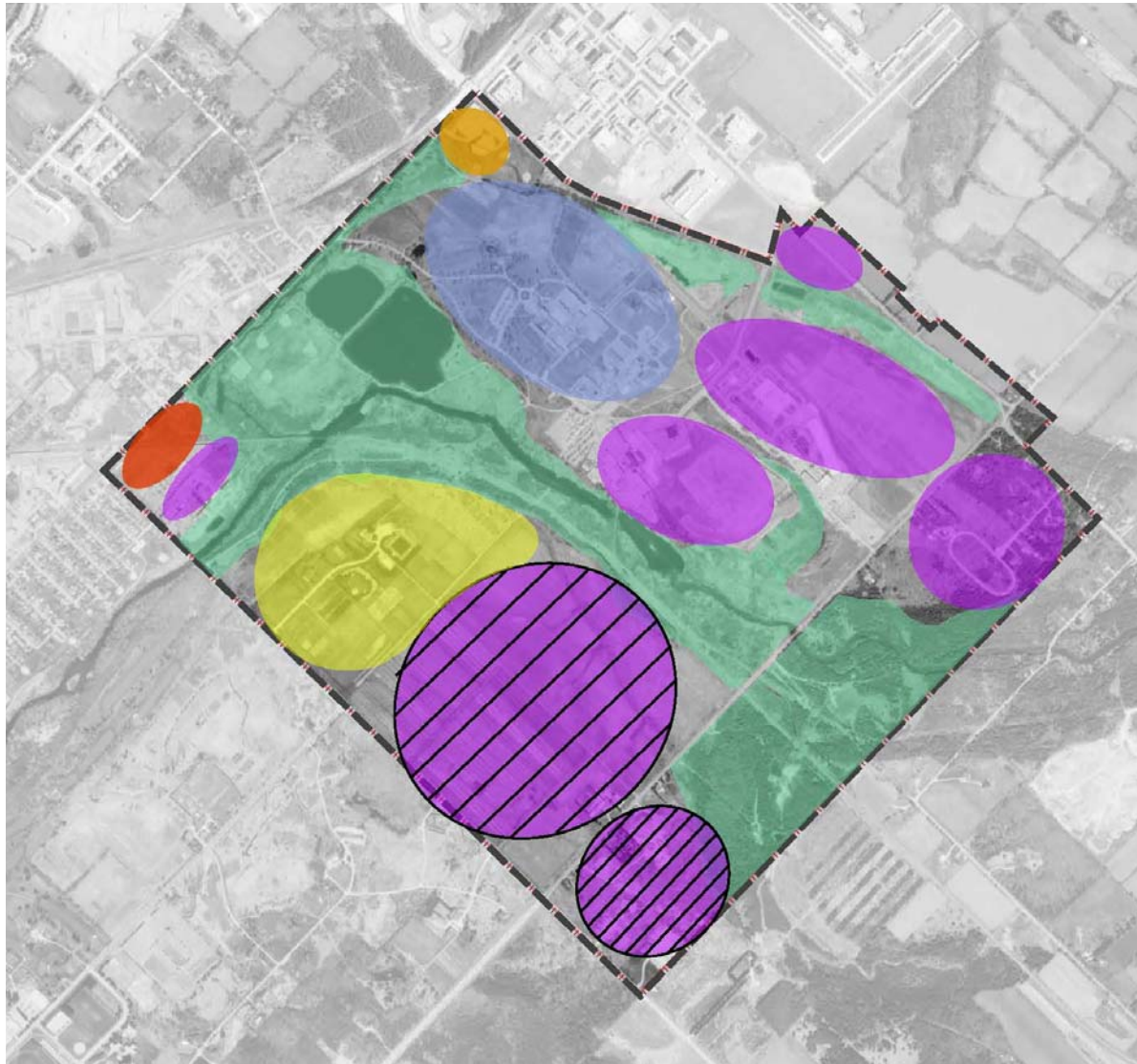
- York District Lands are a good size for effective energy solutions
  - Opportunities will be explored for district heating, renewable energy and co-generation
- Land Use Plan retains significant open spaces, respects water resources and protects natural heritage features
- Land Use Plan supports: Live, work, play
- Create policies to encourage efficient construction and clustered renewable energy supply options (Local heat and power)
- Land Use Plan to be designed to minimize water needs, be transit supportive and pedestrian oriented



# HYBRID PLAN



## ALTERNATIVE LAND USE OPTIONS



### Legend

- site boundary
- neighbourhood commercial
- service commercial
- institutional
- employment mixed use
- industrial employment
- residential mixed use
- greenlands

## ALTERNATIVE LAND USE OPTIONS



### Legend

-  site boundary
-  neighbourhood commercial
-  service commercial
-  institutional
-  employment mixed use
-  industrial employment
-  residential mixed use
-  greenlands

## LAND USE DEFINITIONS

### Residential Mixed Use:

Lands that accommodate a range of residential types in many possible configurations, both within buildings and within the local context, resulting in vibrant pedestrian oriented high density developments.

Focus of development is on mixed use residential and live work opportunities.

Compatible local commercial, recreational and small scale institutional uses are permitted so long as the residential focus of development is maintained.

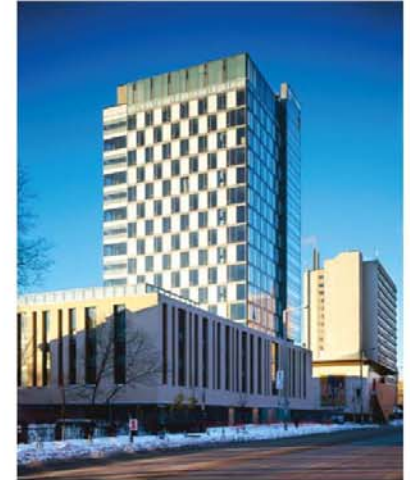


Four storey mixed use development, Washington State





building typology



high-rise mixed use

average building area = 8,000 sm - 15,000 sm  
average FSI / FAR = 1.5 - 2.0



building typology



mid-rise mixed use

average building area = 3,000 sm - 9,000 sm  
 average FSI / FAR = 1.5 - 2.0

# Growth Management Strategy Greenfield

50 r+j/ha



50 r+j/ha



## LAND USE DEFINITIONS

### Service Commercial:

Commercial uses that serve the local community or highway

Examples include:

- Gas bars
- Restaurants
- Hotels
- Small offices
- Medical clinics



# Growth Management Strategy

## Major Retail Area

before



after



## LAND USE DEFINITIONS

### Neighbourhood Commercial:

Lands that accommodate commercial development that primarily serves the shopping needs of residents living and working in nearby neighbourhoods and employment districts.

Institutional and small scale office uses may also be permitted where compatible.

Medium density multiple unit residential buildings and apartments may also be permitted provided the principle commercial function is maintained.





building typology

## low-rise mixed use

average building area = 110 sm - 160 sm  
average FSI / FAR = 1.0



building typology

## low-rise mixed use

average building area = 110 sm - 160 sm  
average FSI / FAR = 1.0





## LAND USE DEFINITIONS

### Institutional:

Lands that accommodate a range of institutional uses including public buildings, universities, colleges, social and cultural facilities, research and development facilities, hospitals, residential care and health care facilities.

Residential development may be permitted so long as it is a functional component of an institutional use (e.g. university residence)





## LAND USE DEFINITIONS

### Employment Mixed Use:

Lands that accommodate a range of high quality, light manufacturing, research and development facilities and office development, trade centres, corporate offices, laboratories, administrative centres, utilities, data processing and knowledge based technology

Compatible institutional (government uses, religious uses, daycare centres, indoor community and recreation facilities) and accessory commercial development may be permitted so long as the employment focus is maintained



Global Business Park, Mississauga, ON: Light manufacturing, office, wholesale and accessory commercial



before



after



# Growth Management Strategy Employment Area

before



after



## LAND USE DEFINITIONS

**Industrial Employment:** Lands that accommodate a range of manufacturing and industrial uses that may be unsuitable for mixed use development.

Examples include:

- The manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials
- Recycling facilities
- Research and development facilities
- Repair and servicing operations
- Laboratories







# PHASE 3



## PHASE 3 WORKPLAN

1. Identify similarities & differences between City land use plan and AuthentiCity development strategy
2. Create a hybrid plan
3. Planning & urban design workshops
4. Update and elaborate hybrid plan
5. Recommend mitigation measures

## PHASE 3 WORKPLAN

6. Identify infrastructure requirements, phasing and costs
7. Recommend implementation strategies
8. Prepare Draft Phase 3 Report
9. Hold public open house
10. Incorporate input and submit final Land Use and Servicing Study

## GROUP DISCUSSION

Questions for Consideration:

1. What kind of development vision does the hybrid land use create?
2. Does the hybrid plan work?
3. What uses do you envision in each of the land use categories?