



City of Guelph

Report: 07-25

COMMUNITY DESIGN & DEVELOPMENT SERVICES

TO: Community Development & Environmental Services Committee

DATE: March 23, 2007

SUBJECT: YORK DISTRICT LAND USE STUDY PROCESS

RECOMMENDATION:

That the "York District Preferred Land Use Scenario" be received and used as the basis for the development of a final land use strategy for the York District lands;

AND that the York District Study Phase 3 workplan be endorsed as presented in Schedule 3 of CDES Report No. 07-25.

SUMMARY:

The Province has committed to a collaborative process with the City that will realize an employment focus for the future development of the Provincial lands within the York District Study Area with mixed use opportunities being considered in line with smart growth principles consistent with the Provincial "Places to Grow" Plan. In order to properly explore these opportunities, the Province has requested sufficient time to investigate and consult with the community before Council considers a final recommendation regarding the future uses of the York District.

As such, the Province has hired the firm AuthentiCity/Glen Murray to develop and lead a Provincial consultation initiative. The provincial work will be function based and focused around the development and implementation of economic strategies to take advantage of 'creative economy' capacities supportive of Provincial policies under the "Places to Grow" Plan. The provincial work will help establish partnership strategies that will lead to a greater potential for implementation. The City's focus will be form based and focused on establishing appropriate objectives and principles for development of the lands, refining the range of uses, developing visual design concepts, and establishing planning implementation tools for the area. Both the city and provincial work will involve extensive public consultation strategies.

Both the Provincial consultation process and the City's Phase 3 consultation process maintain the employment focused principles articulated for the "York District Preferred Land Use Scenario" outlined in the Phase 2 work. As a result, a common starting point is shared in moving forward with the planning of these lands. The preferred scenario proposes employment, commercial and mixed use on the west side of the Eramosa River. Employment, institutional, commercial, and the recognition of existing residential lands are proposed on the east side of the river. Public feedback received to date is generally supportive of the preferred scenario with the exception of the proposed direction to stabilize the residential lands located in the southeast corner of the study area. A strong desire to intensify the residential use of these lands has been expressed by the majority of current land owners. The final land use and density proposed for this portion of the study area is best determined through the Phase 3 process.

BACKGROUND:

The York District lands are strategically important given the sheer size of the site at 1,052 acres (426 ha.) in area, its natural and cultural significance, the opportunities it presents for future uses for the community and its potential to help implement various Provincial and City initiatives, such as growth planning, the protection of natural systems and planning for employment areas. The lands are bisected by the Eramosa River and include the closed Guelph Correctional Facility, Guelph Turfgrass Institute, Cargill Meat Solutions and the City's Waste Resource Innovation Centre. The lands are currently designated as Institutional and as a Special Study Area in the City's Official Plan. The designation recognizes that further study is needed to determine the best future use for the lands which according to the City's Official Plan has "a diversity of existing and potential land use activities and a holistic examination of land use, servicing, transportation and community needs is required." Currently a majority of the area is owned by the Province. (**See Schedule 1**).

The York District Study was initiated in early 2005 to determine an appropriate land use and servicing strategy for the area in a three phase process.

Phase 1 Background Report

- History, current use and servicing
- Identify cultural, heritage and natural environment conditions
- Identify landowner and public concerns
- Identify additional studies required

Phase 2 Land Use Concepts

- Identify options and evaluation criteria
- Analyze options
- Identify preferred option

Phase 3 Land Use and Servicing Study

- Detailed Analysis of the preferred option
- Identify infrastructure requirements
- Identify cultural, heritage and environmental impacts
- Recommend implementation strategies including Official Plan policies

The consultants have completed Phase I, a technical background report, and Phase 2, a land use options analysis. The Phase 2 work recommended a preferred land use scenario for the site with a focus on employment and institutional uses as shown in **Schedule 2**.

On February 1, 2007 a Public Information Meeting was held to formally present the preferred land use scenario to the community with a request for feedback by the end of the month. Over 100 people attended the session reflecting the broad community awareness and interest that has emerged. The feedback received is summarized in **Schedule 4** along with a summary of the questions and answers provided at the Public Information Meeting. In general, the public supported the preferred land use scenario with concerns expressed over the nature and intensity of employment lands and the limited residential growth proposed south of Stone Road. Strong support was given to retaining the Turf Grass Institute and agri-forest portion of the property, and protecting the area's natural and cultural heritage resources.

Subsequently, on February 5, 2007 a letter was presented to City Council from the Province expressing their commitment to work jointly with the City on the development of a strategic plan for the lands. The Province makes a commitment to work with the City:

"To realize an employment focus for the development of provincial lands, considering an integrated mixed use and sustainable development plan for the site that considers appropriate live work opportunities consistent with leading smart growth principles."

In response to the letter, City Council directed staff to:

"Work with the Province to prepare a workplan to establish a mutually agreeable framework and time frame for the consultation and planning process for the York District Planning Area within the next several weeks".

REPORT:

The purpose of this report is to outline for Council a framework to complete this initiative as well as the expected timing. City staff have met with Provincial representatives during the months of February and March to develop a strengthened working relationship and collaborative approach to our work and public consultation processes.

The Province has expressed a desire and willingness to take a broader and longer term view that recognizes the community value of the Provincial lands. This approach would include investigating the potential of the site to leverage cross ministry/government opportunities and initiatives such as knowledge based/innovation clustering. A collaborative approach between the two levels of government, that engages the public, will help explore innovative forms of economic development (e.g. innovation based clusters) and partnership opportunities that recognize the City's unique assets. Ultimately an open and engaged process will also increase the chances of implementing the land use strategy developed.

Provincial Consultation Process:

In order to undertake its analysis of innovative knowledge based employment and related opportunities the Province has retained Glen Murray / Authenticity to undertake a community and stakeholder engagement process as well as a research program. The program is intended to proceed as follows:

1. **Community Meeting** – to outline for the community the nature of the consultation and research initiative
2. **Stakeholder Assembly 1** – to ensure key stakeholders begin from a common ‘vision’ for the York District and to brainstorm potential development opportunities;
3. **Roundtables** – a series of Roundtables will be established to explore and examine in detail the practical feasibility of identified opportunities including implementation partnerships;
4. **Stakeholder Assembly 2** – a reporting back from the Roundtables to the stakeholder group
5. **A Symposium and Town Hall Meeting 1** – to present the context of the work and the Roundtable findings to the community at large in order to obtain feedback and other ideas;
6. **Stakeholder Assembly 3** – Consultants to present a draft strategy to the stakeholder group for comment
7. **Town Hall Meeting 2** – Consultants to present the recommended strategy to the community at large
8. **Finalized Report** – consisting of employment related development strategy, an implementation action plan and a suggested governance structure to implement the plan.

City Role:

In order to ensure that the City and Province continue to dialogue and work toward the common employment focused objectives during this consultation process the City will be involved in the following ways:

- Senior City staff and senior Provincial representatives will form a steering committee to manage the consultants, communications, research and the engagement process;
- City staff will participate as key stakeholders in the Stakeholder Assemblies and Roundtables to ensure that these initiatives are aligned with City economic development strategies;
- The Province will report back to City Council regarding the feedback received from stakeholders and the community at key intervals; and
- The Province and City will establish an implementation group to assist in ensuring that the results of the York District work move forward at both levels.

Timing

The aim is to have the Provincial employment focused development strategy and consultation process completed by September, 2007 that will inform the City’s work in completing the York District Study.

Phase 3 York District Study City Process:

In response to the strengthened provincial and public interest expressed in the planning of these lands, a better defined Phase 3 process has been developed as outlined in **Schedule 3**. The workplan builds on the Phase 1 and 2 work completed by planningAlliance and provides time for the Province to develop its strategy that will better inform the City's work, especially regarding the establishment of economic development principles and implementation partnerships.

While the Provincial process will of necessity be oriented around high level provincial economic development strategies, the City's process is intended to apply those ideas within the York District area by establishing in detail the range of uses, design and development requirements, and an overall visual concept for the lands.

The City's work will examine the York District on the following sub-area basis:

- west of river including Turfgrass lands agri-forest portion of the property
- heritage / institutional buildings and adaptive re-use
- east of river
- lands south of Stone Road
- open space / natural areas

The City's program will use a multi-stage, iterative and transparent process. Small diverse working groups will be established to develop initial ideas/concepts that will be shared with the wider community for their input.

Each working group to consist of:

- an architect / design facilitator
- provincial representative / land owner
- city staff
- other stakeholders representing economic, institutional (academic), social, cultural and environmental views

The work will involve two all day working group sessions:

1. A workshop to begin refining the overall Phase 2 concept and Provincial work in terms of the range of uses, objectives and preliminary development criteria specific to each of the five above-noted sub-areas within the overall employment framework.
2. A design charette exercise to bring together the same working groups to develop visual concepts for each sub-area and create an overall concept that will form the basis of land use and design controls.

The results of the two sessions will be reviewed by the City's consultants in terms of alignment with the development principles established by the working groups, economic feasibility, servicing considerations, implementation considerations, etc. The final land use concept will be presented to Council for endorsement as the basis for managing change with a direction to staff to bring forward implementation mechanisms such as Official Plan, Zoning and Design Standards.

The intent is to have the City consultation program commence in September 2007 with the overall concept presented for Council approval in December 2007. Implementation instruments would be developed in 2008.

CORPORATE STRATEGIC PLAN:

The York District Study addresses a number of strategic directions. The work recognizes the importance of managing growth in a balanced, sustainable manner; being strong environmental stewards and supporting our natural, cultural and architectural heritage.

FINANCIAL IMPLICATIONS:

The City has included \$140,000 in the Tax Supported Capital Budget for this project with \$80,000 remaining to complete Phase 3 of the work.

DEPARTMENTAL CONSULTATION:

A staff advisory group has been established to assist with this project including representation from Community Services, Economic Development and Tourism, Engineering, and Policy Planning and Urban Design. The advisory group has been instrumental in pulling together background information and developing the recommended land use scenario.

COMMUNICATIONS:

A comprehensive public consultation process has been followed during Phases 1 and 2 of the project. A public meeting was held on January 25, 2005 to introduce the project followed by a community workshop on April 6, 2005 to review the background report and facilitate discussions on the proposed land use options for the area. A public information session was held on February 1, 2007 to discuss the recommendations of the Phase 2 report. Over 100 people attended the session which reflects the broader community interest this project is attracting. Stakeholders were given the month of February to make a public submission.

A communications plan will be developed and implemented to ensure the community is kept informed of the status of both the Provincial and City consultation initiatives that will be undertaken during 2007.

ATTACHMENTS:

Attachment 1: Schedule 1 – York District Study Area

Attachment 2: Schedule 2 – York District Preferred Land Use Scenario

Attachment 3: Schedule 3 – York District Phase 3 Workplan

Attachment 4: Schedule 4 – Public Feedback, York District Preferred Land Use Scenario

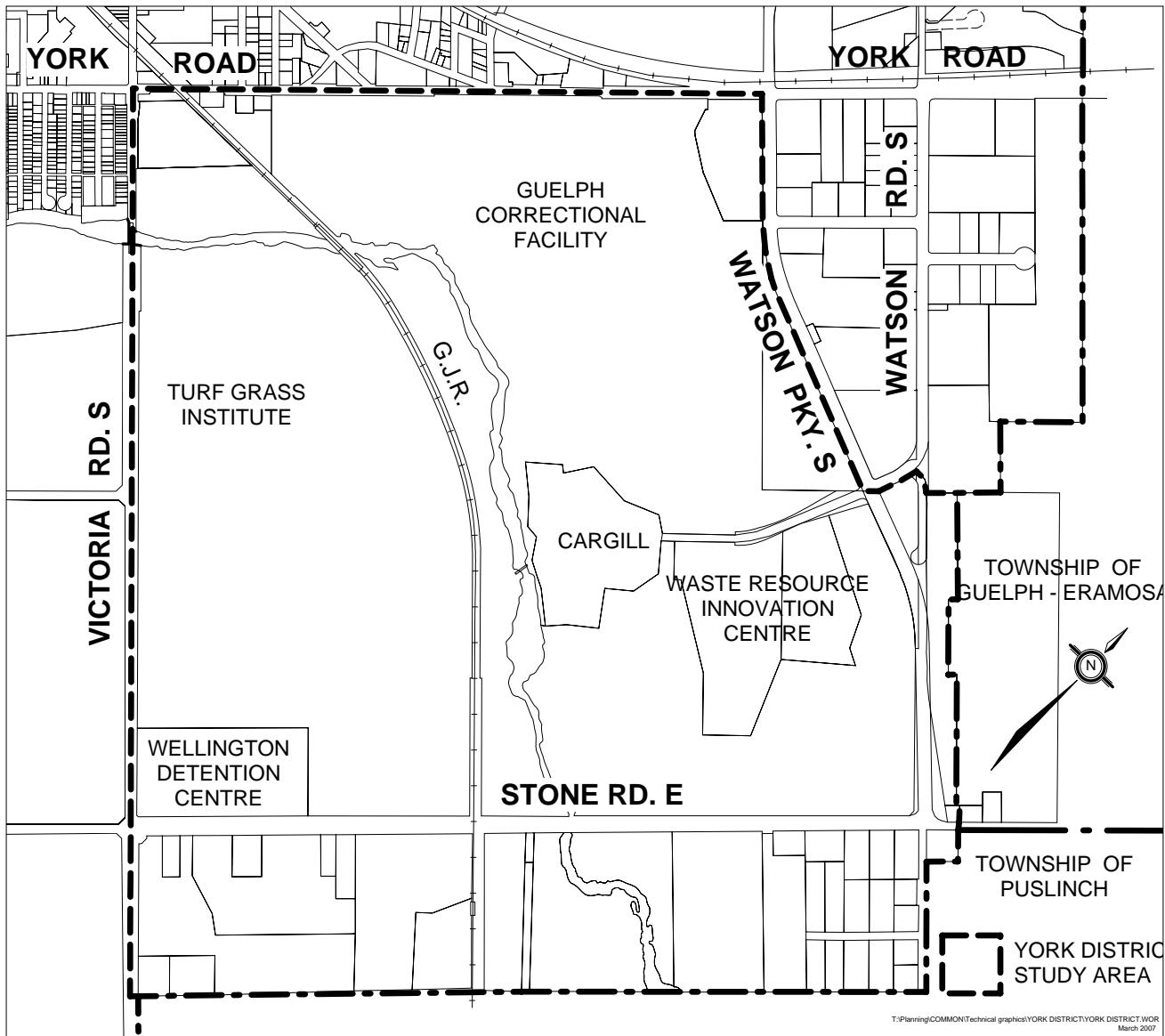
Prepared By:
Joan Jylanne
Senior Policy Planner
519-837-5616 ext. 2519
joan.jylanne@guelph.ca

Recommended By:
Craig A. Manley MCIP, RPP
Manager of Policy Planning & Urban Design
519-837-5616 ext. 2426
craig.manley@guelph.ca

Recommended By:
James N. Riddell
Director of Community Design
and Development Services
519-837-5616 ext. 2361
Jim.riddell@guelph.ca

Approved for Presentation:
Larry Kotseff
Chief Administrative Officer

Schedule 1
York District Study Area



Schedule 2
York District Preferred Land Use Scenario



Legend

- Study Boundary
- Commercial
- Institutional
- Mixed Use
- Employment
- Residential
- Natural
- Guelph Junction Railway

0 50 100 150 m

Figure 1

Y
York District Land Use Study
Land Use Scenario
planning@illinoi
November 2005

The Preferred Land Use Scenario – Phase 2:

Work Taken To Create a Preferred Scenario:

Phase 1 of the Study resulted in a comprehensive background report that presents the history, current use and servicing of the site and identified cultural, heritage and natural environment conditions along with landowner and public concerns. Phase 2 of the Study analyzed seven land use options and identified a preferred land use scenario. The seven options evaluated incorporated various combinations of employment, residential, natural and institutional land uses. The evaluation criteria used to assess the options included:

- environmental considerations;
- cultural heritage;
- serviceability;
- transportation and transit;
- conformance with Official Plan and Zoning;
- conformance with Provincial Places to Grow/Greenbelt proposed policies;
- conformance with municipal strategic directions,
- compatibility with existing and surrounding uses;
- market feasibility; and
- municipal financial impacts.

A community workshop was held on April 6, 2005 to review the findings of the background research and allow stakeholders to help assess the land use options for the site. Approximately 20-25 people participated in the workshop. Public stakeholders preferred a mix of natural, institutional and employment lands.

Description of the Preferred Scenario and Rationale:

The preferred scenario recommended in the Phase 2 report proposes employment, commercial and mixed use on the west side of the Eramosa River. Employment, institutional, commercial, and the recognition of existing residential lands are proposed on the east side of the river. The major land use classifications as set out in Schedule 2 are described below:

Employment Category:

The predominant land use recommended is employment lands which would allow a wide range of uses including manufacturing, fabricating, processing, assembly, packaging and storage of goods, transportation facilities, research and development facilities; office and administration buildings; and complementary uses which may include repair and servicing operations and convenience uses. The proposed employment lands classification would not preclude ongoing research activities occurring on the Turf Grass and agri-forest portion of the property but rather broadens the range of possible employment uses for the area from that permitted under the current Institutional designation. The employment land uses will need to recognize the sensitivity of natural and cultural heritage features (including groundwater) and adjacent sensitive residential areas through appropriate setbacks and mitigation measures. In addition, high standards of urban design and built form will be promoted to protect natural and cultural heritage features including viewsheds.

Institutional Category:

An institutional use designation is recommended for the northeast portion of the study area in order to best protect the area's cultural heritage resources by promoting the reuse of some of the former reformatory buildings. Institutional uses would cater to office, administration and/or research and development facilities.

Natural Features/Open Space:

The large expanse of natural area recognizes important natural features, including floodplains, provincially significant wetlands, significant woodlots, an Area of Natural and Scientific Interest (ANSI) and parks/recreational space, including portions of the city-wide trail system.

Mixed Use Area:

South of Stone Rd., a mixed use area is proposed at the southwest corner of Stone Road and Victoria Street. It is intended that these residential uses will transition to commercial and employment uses.

Other Land Uses:

The recommended land use scenario recognizes a number of existing land uses in the area including two commercial use nodes along York Road and the current residential uses at the southeast corner on the study area. Residents of this area already expressed concerns with the industrial uses located to the north and in order to prevent further land use incompatibility, the recommended scenario would prohibit the establishment of additional residential development.

According to the Phase 2 report, the preferred scenario has no greater serviceability requirements, where additional services are required, than the other options. The preferred option will require the widening and reconstruction of Stone Road from two lanes to four lanes to the east of Victoria Rd. This work has been anticipated as part of the Stone Road EA with EA approvals and a right-of-way for a future widening in place. Watson Parkway improvements were recently completed and improvements to Victoria Rd. and York Rd. are to be undertaken within the next five years as part of the general upgrading of the road system.

The City is in need of a more balanced mix of employment and residential land uses, especially to address the quantity and form of growth anticipated by the Province for this area under initiatives such as "Places to Grow" and the approved Provincial Policy Statement. The City has three main employment nodes with the greatest concentrations located at the southwest and northwest corners of the City which offer a total of 750 ha. and 760 ha. of land respectively. The York-Watson Area offers approximately 100 ha. of developed and undeveloped land, however the existing available employment area is essentially sold out with only a few parcels available. Additional employment lands are needed to meet anticipated increased levels of growth and to provide choice and appropriate sized parcels for businesses to be competitive. The York District is a prime location for expansion to balance the distribution of employment lands available in the City, is located in proximity to the University of Guelph and has the added benefit of rail access which is becoming increasingly important and is in short supply.

Schedule 3
York District Phase 3
Draft City of Guelph Community Consultation Process

Overview:

- Build on the Phase 1 and 2 work completed by planningAlliance
- Base discussions on the Preferred Land Use Scenario from Phase 2
- Take into consideration the results of the Provincial consultation initiative
- Program is aligned around 5 sub-areas:
 - west of river including Turfgrass lands & agri-forest portion of the property
 - heritage / institutional buildings and adaptive re-use
 - east of river
 - lands south of Stone
 - open space

Provincial Consultation Program: (function based) (April to September 2007)

- Establish opinion leader round tables to identify site opportunities and potential partnerships for implementation
- Design a development strategy premised on sustainable development principles, community economic value and contemporary views on the creative economy and innovation clusters
- Evaluate alignment with Provincial and City policy objectives
- Report to Community at large on results and solicit feedback

City Consultation Outline: (form based) (September to December 2007)

Day 1: Daytime Workshop (September 2007)

Objective: To begin refining the overall Phase 2 concept and Provincial work in terms of the range of uses, objectives and preliminary development criteria specific to each of the 5 above-noted sub-areas within the overall employment framework.

Exercises:

1. **Review of Phase 2 Concept and Rationale and Provincial Consultation**
Results – purpose is to provide working groups with a clear common starting reference
2. **“Reaching Agreement on Key Development Objectives and Principles”**
 - For each sub-area a SWOT (Strength, Weakness, Opportunities, Threats) or PARK (Preserve, Add, Remove, Keep Out) analysis
 - Small group facilitation regarding overall objectives and area specific objectives (i.e. sustainability, energy efficiency, SmartGuelph principles, financial feasibility)
 - Report back on results of discussion and identification of common themes
3. **“Refining and Prioritizing the Range of Uses”**
 - Using visual examples – what are the types of uses that could be considered for each sub-area and how are they aligned with the previously defined principles?

4. **"Preliminary Design Schematics"**
 - Knowing the types of uses being contemplated for each sub-area, what are the key design parameters that should be addressed (i.e. height, architectural, environmental, views, engineering, building locations)
5. **Reporting Back to the Group**
 - Each sub-group to report back on the results of Exercises 3 and 4 for feedback, comments

Day 1 – Evening

Objective: To obtain feedback & suggestions from the wider community on the preliminary thoughts of the working groups

Exercise:

1. Presentation by each Working Group on the results of the days work in terms of key principles, range of uses and design parameters
2. Participants will be given a work book to record what they like, what may be of concern and new ideas
3. An opportunity for presentations from members of the community on their ideas will be provided
4. An open house / opportunity for participants to informally discuss ideas with working groups

Follow-Up to Day 1

1. Post summarized results of working groups and work books for comment

Day 2 – Daytime Design Charette (October 2007)

Objective: To bring together the same working groups to develop visual concepts for each sub-area and create an overall concept that will form the basis of land use, design controls and marketing

Exercise: (morning)

1. Review previous results from Day 1 as well as community feedback / ideas
2. Facilitated charette:
 - Using the 'designer / architect' develop a visual concept with reference building examples and annotation to describe the future for each sub-area.
3. Reporting back to wider working group – for ideas / comments

Exercise: (afternoon)

4. Architect / designers and City staff to compile the sub-area concepts into one overall concept for the York District

Exercise: (evening)

5. Public open house:
 - Presentation of overall concept by City Staff
 - Question and Answer session
 - Commenting forms

Follow-Up to Day 2 (November 2007)

1. Post Preliminary Overall Concept and Supporting Documents for Public / Stakeholder comment
2. Information Report to Council
3. Review and critique overall concept by City Consulting Team and Staff in terms of:
 - Economic feasibility
 - Alignment with Principles established in Day 1
 - Trade-offs
 - Engineering considerations
 - Implementation considerations (financial, partnerships, marketing, phasing)
4. Revise Concept and Fine Tune

Presentation of Final Concept and Recommendations to Council (December 2007)

Schedule 4 **Public Feedback** **York District Preferred Land Use Scenario**

In general, public support was expressed for the preferred land use scenario. Little support was given to residential development outside of mixed use developments and lands located south of Stone Road. A number of land owners located southeast of Stone Road and the Eramosa River expressed a desire to intensify with one owner interested in broadening the uses proposed to include a healthcare facility, offices and commercial-recreational facilities. Concern was expressed over the amount and nature of employment lands. Stakeholders felt brownfield sites should first be reused for employment purposes. Employment uses should be light industrial and institutional in nature catering to the service industry. In addition the employment uses should not negatively impact natural systems.

The importance of protecting the cultural and environmental features of the area was expressed by most people with some suggesting the provincial lands be made park space. Stakeholders felt the reformatory buildings and landscape both warrant protection. Open space areas should be expanded to recognize wildlife corridors and protect trail continuity with sufficient buffer areas set in place from residential/commercial/industrial uses. Urban agriculture and organic community garden plots were also suggested. Strong support was given to the Turf Grass Institute and Environmental Research Centre. These uses could serve as a catalyst for a strong environmental and life science focus to the development of the area.

Details were also provided on the importance and nature of mixed uses for the area, design policies and development controls. Green building technologies such as green roofs and alternative energy sources were suggested along with community energy planning. Undeniably, stakeholders wanted more opportunities to share views and expressed that the process needs to be open and transparent.

York District Land Use and Servicing Study
Public Information Meeting – Feb. 1, 2007

Questions and Answers

1. In the preferred scenario, does the Institutional colour on the map at the Reformatory mean greenspace in front is potentially redeveloped?
We feel the cultural heritage evaluation will protect it.
2. Why is residential not included in the preferred scenario?
Residential will be considered as an ancillary function, secondary to the predominant Employment and Institutional uses proposed. There is concern with the incompatibility of residential uses with heavier employment uses and in terms of the better long term public interest we believe an employment focus should be emphasized.
3. What has the University of Guelph said about their interest or role in the site?
Research is ideal and the proposed policy framework does provide the possibility for University related enterprises or partnerships to develop. Phase 3 will better define the specific range of uses within the overall employment focus direction.
4. What about Provincially Significant Wetlands along the east edge (Watson Pkwy).
The wetlands are protected in the preferred scenario.
5. Have buyers come forward expressing interest in the site? For instance, the IMICO site is still vacant?
Cannot say if the ORC has received any interest. The marketability of proposed land uses is one of the evaluation criteria used in the Phase II Report. The York District site is much larger than IMICO and does not have the same environmental issues. This area is also a successful business area currently and there is a long term need for employment land for the City.
6. The Plan looks “old” with industries adjacent to the river. This juxtaposition of land uses makes stakeholders uncomfortable given past practices. The land should be given as a park. (applause)
7. What about the adequacy of the Transportation corridor and no mention was made of the Guelph Junction Railway. The site seems isolated by the road capacity? What about the airport?
Local transportation infrastructure improvements have been approved or are undergoing approvals and will be implemented through capital planning. Certain types of employment uses (i.e. research) also do not

have the same transportation location requirements as traditional industrial uses. The Province's Places to Grow initiative also projects additional transportation investments east of the City which in the long term will improve access to this area.

8. Could you elaborate on the mixed use node shown at Stone Rd. and Victoria.
Residential uses could remain. Anticipate some of the underused sites being redeveloped in support of the employment focus. Detailed development to occur in Phase III.
9. What real control does the City have over built form?
Design guidelines will be developed for the site to regulate aesthetics with appropriate controls. Research uses lend themselves to good presentation/design. In addition legislative controls have been improved. Workshops to discuss built form issues will be incorporated into the Phase III work.
10. A worst case scenario for the lands would be residential. What could stop the ORC from selling the lands to a residential developer?
The City needs to establish a policy context for the development of the lands that would be incorporated into the City's Official Plan. Any deviation from that policy context would require City Council approval following a statutory public process. We need to build understanding and support in the community for the long term policy direction for this important area.
11. Has anyone looked at windmills on the Turfgrass site?
Representative from the Community Energy Plan replied that it has been looked at and the site is "borderline". Phase III will investigate whether there are opportunities to support the Community Energy Plan directions.
12. Have the stakeholders signed-off on the preferred scenario?
No sign-offs yet, obviously there are competing interests. It is intended that the preferred scenario along with the Phase III consultation process will be brought forward to Council for direction. The preferred land use scenario will be further refined through Phase III of the study.
13. Does the preferred scenario protect farmland and provide urban agricultural potential?
There is that potential on many of the low areas -- even the cultural landscapes. This will be considered in Phase III.

14. What is the total assessed value of the land? What is the value of the Eramosa water and the recharge area? What about the impact of future expansion of transportation needs?
The total assessed value of the land is \$105,051,200.00.
15. The Guelph Chamber of Commerce supports minimal residential development of the lands to avoid conflict. We need to get the residential/industrial land use balance back. (applause)
Asked for a show of hands in support.
Most people raised their hands.
16. Is there a commitment from ORC to wait for the City to act?
ORC has been a participant of this work and wants to continue as such.
17. The Turfgrass Institute has not been mentioned much. Can it be maintained as a landscape? One of the values are the views to the buildings as well as the views off the site.
The Institute is recognized in the preferred land use scenario and it can remain as long as it needs to.
18. The Guelph Turfgrass does environmental research and urban research. It is a world-recognized facility. It is not just the natural areas that should be protected/valued. (applause)
19. Is there room for the two current largest employment uses to expand, i.e. Cargill Meat Solutions and the Waste Innovation Centre?
Yes.
20. Is there no new commercial space allotted to the area?
Ancillary commercial space is not precluded in the preferred scenario but it is not intended to be a “retail node”. In the preferred scenario, commercial uses would be small scale and supportive of the overall employment focus.
21. The Natural Heritage Study is not complete. The wildlife corridor is weak. How will this factor into the plan for the area?
The environmental firm working on the York District Study have analyzed the site with the Natural Heritage Study in mind. Phase III will expand on the natural area needs and conservation/remediation measures.
22. Are there archaeological sites in the area?
Archaeological sites are common along river valleys. There are known areas on the west bank. No development will occur along the river

bank so archaeological resources will be protected. Detailed assessments required prior to development.

23. Need to reinforce the greenspace / river corridor. Connectivity needs greater emphasis. Support process to talk but wanted to reiterate that time is required.
24. What about the existing buildings? Have assessments been done? What is ORC thinking they need the ‘highest-value’ money for?
Anticipate that with the age of the buildings there will need to be environmental investigations of the existing buildings. ORC’s property disposal process will require due-diligence assessments. The intent of the preferred scenario is to support the retention of the existing heritage buildings by re-using them.

From: Bill Eason [mailto:beason@sympatico.ca]
Posted At: Monday February 05, 2007 11:06 AM
Posted To: Planning Division Emails
Conversation: Legion Meeting March 1, 2007
Subject: Legion Meeting March 1, 2007

Re: District Land Use & Servicing Study Meeting of March 1, 2007

I was present at this meeting at the Legion Hall on the evening of March 1st and was reasonably happy about the efforts being made to steer the new use of these properties in the right direction.

I am strongly in favour of preventing the sale of the Turfgrass Institute lands and preserving it's present state for research purposes. To recreate this facility anywhere else would be just plain stupidity and it should remain in Guelph where our name for agricultural research is legend.

And I am very much opposed to the sale of other provincial lands in this area to developers for the purpose of building more homes. There is enough new home construction in process right now and Guelph is already becoming a bloated bedroom community with questionable water availability.

But now to the main point of this email. I originally became aware of this meeting from articles in the Guelph Tribune & Mercury newspapers (Jan, 30 and 31st) where they emphasized the John Milne proposal of keeping the Turfgrass and jail lands to be developed as an "Environmental Capital of Canada", The article in the Mercury also mentioned that he would be at the meeting to pitch his ideas. I believe he was at the meeting and his name was not even mentioned. He was given no opportunity to present his proposal and I am wondering,,, Why was he ignored!! His input would have been much more valuable than some of the questions heard from the floor that night.

I am hoping that Milne's proposals will be taken seriously by both this study group and our city council and I would suggest that the planning group get their heads together with John Milne. Taking this direction will provide some positive actions about our province's environmental problems as well as keeping the city of Guelph as the natural focal point.

Sincerely

William Eason
15 Parkside Drive,
Guelph, N1G 4X7
beason@sympatico.ca

From: Vaille Laur
Sent: Friday, March 02, 2007 1:12 PM
To: Joan Jylanne
Subject: FW: York District Land Use and Servicing Study

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

From: cynthia folzer [mailto:folzer63@yahoo.ca] Posted At: Wednesday February 28, 2007 9:34 PM Posted To: Planning Division Emails Conversation: York District Land Use and Servicing Study Subject: York District Land Use and Servicing Study

York District Land Use and Servicing Study Community Design and Development Services City Hall, 59 Carden Street Guelph ON N1H 3A1

Joan Jylanne, MCIP, RPP
Senior Policy Planner
Community Design and Development Services

RE: York District Land Use and Servicing Study

The planning for these lands must, and most importantly, protect the Eramosa River and other natural features of the area, including flood plains, provincially significant wetlands, significant woodlots, the ANSI, parks/recreational space, including those portions of the city-wide trail system within the boundaries.

The planning must also preserve the historical built features - the old reformatory buildings, which have architectural significance, and the beautiful water features - waterfalls, ponds, etc., built by the inmates of the facility. The reformatory buildings were designed by John Lyle who also designed Union Station and the Royal Alexandra Theatre in Toronto.

The Turf Grass Institute should remain (which I understand the province has agreed). The building designed by the late Karl Briestensky for the Institute must also be preserved.

I also believe planning for these lands must provide for the opportunity to mitigate the effects of global warming.

To meet the above three goals, I urge that the planning for this area include the following:

- 1) The province should give this land to the City of Guelph with the provision that the City will protect the land's natural and historical features in perpetuity. The City may rent a small percentage of the land but never sell it. I note that the Provincial government has recently created parks in Oakville and Hamilton on 830 acres of provincially owned land once threatened by a sell-off to developers.
- 2) No new residential development will be allowed on these lands.
- 3) I have concerns about the amount of employment lands recommended by the consultant's study. Only a minimal amount should be designated as employment land. No manufacturing or research should be allowed which uses chemicals, metals, etc., or any process which has the potential to contaminate, even

accidentally, the air, land, surface water or groundwater. A small amount of employment land for sales, office, or administration could be allowed near the existing employment land near the corners of York & Victoria and York & Watson. Any new building must be required to have a green roof, a geothermal or solar heating system, and use wind or solar to provide it's hydro. New buildings must also have cisterns to collect rain water for all water needs except for drinking. Parking lots must be kept to a minimal size, adjacent to existing roads on the perimeter of the site, and not interfere with clean water recharge.

4) Most of the land should be left in its natural state or helped to become naturalized. A significantly larger area must be designated to protect the Eramosa River and other surface waters.

5) Windmills should be installed on the hill near the Turf Grass Institute and in the Eramosa River valley.

The hydro generated would be a step toward self sufficiency in power generation for Guelph.

6) Organic garden plots should be established on the reformatory lands, once used by the inmates to grow their food, in order to provide food for the residents of Guelph.

7) I would prefer that if Cargill is to expand or if the Wet-Dry facility is to be rebuilt that these facilities move to the north-west region of the city (near the Woodlawn and Silvercreek industrial area).

These two facilities have the potential to contaminate the site.

I sincerely hope you will be able to incorporate these ideas into your planning for the area.

Sincerely,

Cynthia Folzer, 11 Cambridge St., Guelph, ON N1H 2T8

Do You Yahoo!?

Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>

February 27, 2007

City of Guelph
Community Design and Development Services
City Hall, 59 Carden Street
Guelph, ON N1H 3A1

Attention: Joan Jylanne, MCIP, RPP
Senior Policy Planner

RE: YORK DISTRICT LAND USE AND SERVICING STUDY

Dear Ms. Jylanne:

I am a resident of Glenholm Drive located in the south / east corner of the study area for the above project. I would like submitting the following comments regarding the preferred land use scenario. The subject lands are recognized as residential under the preferred scenario, although the report further states:

Residents of this area already expressed concerns with the industrial uses located to the north and in order to prevent further land use incompatibility, the recommended scenario would prohibit the establishment of additional residential development.

I also note that none of the land use options contemplated some additional residential development south of Stone Road and east of the river.

I would like to request that additional residential development be recognized in this area based on the following:

- 1) The subject area contains a substantial number of existing residences. The ongoing residential use of these lands should be fostered as part of any planning objectives for the area.
- 2) The City needs to encourage the development of potential residential lands within the built up area of the City to achieve the Provincial growth objectives set out under such initiatives as *Places to Grow* and the approved Provincial Policy Statement.
- 3) Additional residential development would not be incompatible with employment uses which are operating in compliance with Provincial regulations.
- 4) There are viable alternatives for the provision of municipal services to the area.

I trust these comments can be taken into account when the Phase 2 work is presented to Council.

Yours truly,

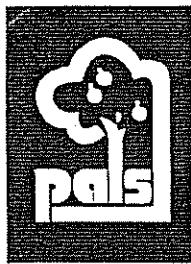


Dona Sunter
32 Glenholm Drive
Guelph ON

28 February 2007
George Renninger
11 Cambridge St
Guelph N1H 2T8

Comments on: York District Land Use and Servicing Study

1. Too much of the area is designated "employment lands".
Brownfield sites within the city should be converted to usable land for employment facilities. No industrial development should take place on whatever employment lands remain. Employment lands should be restricted to a small fraction of the area so as to preserve the heritage buildings on the site and the features made by prisoners to enhance the areas around the stream near York Road and the ponds, and areas which can be used for agricultural purposes, eg. Community gardens.
2. New buildings on the employment lands, which remain, should be for service industries only. These buildings should be as "green" as current technology allows and should include green roofs, the use of geothermal/solar heating, incorporation of solar panels for generation of electricity, etc.
3. In region of Turfgrass Institute, there should be a buffer zone at the edge of the highlands overlooking the Eramosa Valley. It is critical to preserve the Eramosa river area and the recreational uses which have traditionally been made of this area, eg. The trail.
4. Land which can be used for agriculture, i.e. lands near the Turfgrass Institute and in the vicinity of the Correctional Facility buildings, should be preserved for agricultural use, not turned over to developers. None of the land should be used for residential development. City plans should include the future need for nearby areas on which residents can grow food, preferably using organic methods.
5. The Province has turned lands threatened with development over to cities for use as parks (see the attached excerpt from the newsletter of the Preservation of Agricultural Lands Society). The City should make the case to the Province to use the lands under discussion for a similar purpose, which does not include more residential development and massive exploitation as employment lands. Perhaps through some creative thinking, the City can develop this area as a model for "green", low carbon (possibly carbon negative) land use.



Winter
2006/2007
PRESERVATION
OF
AGRICULTURAL
LANDS SOCIETY
NIAGARA, ONTARIO

Tel. 905-468-2841
P.O. Box 1090
St. Catharines, Ontario L2R 7A3
Website: <http://www.people.beacon.org/~pals>
E-Mail: pals@beacon.org or jrjanes@sympatico.ca

More Parks On Provincially Owned Land Once Threatened by Urban Development

The Provincial government has moved to create parks in Oakville and Hamilton on 830 acres of provincially owned land once threatened by a sell-off to developers. The new parkland in Hamilton, is known as the Eramosa Karst, an environmentally sensitive area inappropriate for development and important for ground water recharge. Lands in Oakville include many natural heritage features of the 16 Mile Creek valley, wetlands and stream headwaters.

EXCERPTED

From: jmottin@uoguelph.ca [<mailto:jmottin@uoguelph.ca>] Posted At:
Saturday February 03, 2007 12:08 PM Posted To: Planning Division Emails
Conversation: York District input
Subject: York District input

Planning;

I would like to support in principle the preferred land use options for the York District study area recommended in report 05-128. It is my view that the PET preferred options best meet both the City's future needs and the demands of the Province's 'Places to Grow' plans.

I mention the Province's plan in part because my understanding of that plan is that we must not simply grow, but must also support our ability to grow, and do so in a way that respects natural resources. I believe the report's preferred land use option will help support our ability to grow by providing employment lands while doing much to preserve the natural resources of the area.

There are two concerns, however, that I would like to note here.

1.) My support for the recommended land use option is based in part on my assumption that the design guidelines mentioned at the Feb. 1, 05, presentation will be established in a way that will in fact place limits on the nature of 'built forms' to be ultimately found in the York District Study Area, including an expectation of some minimum amount of green space surrounding those 'built forms'. In terms of green space, I am thinking of those typical of modern day R&D centres, Headquarter offices, and the usual institutional type of constructions.

2) I am somewhat concerned that the maps and figures provided seem to suggest that the employment lands on the West side of the river would allow for building construction to run right up to the edge of the escarpment on the West side of the river. It is clear to me that both the flood plain near the river, and the high ground at the edge of the escarpment, represent active wildlife corridors. Indeed, I believe some of the high forested ground and some of the high meadow is used by deer and other wildlife. It seems to me that any planning could ensure that there remains some corridor of forest and grassland running along the upper edge of the escarpment. Any wildlife expert could advise what the minimum corridor would have to be to help maintain a reasonable level of wildlife passage along the corridor.

Please allow me to also thank the city for the public availability of the report and for the public presentation. I am looking forward to participating in the phase III process as well. I think that the proposed options represent a reasonable way of dealing with the lands given they can't stay exactly as they are.

Jim Mottin
64 Kathleen St.
Guelph
N1H 4Y3

February 27, 2007

City of Guelph
Community Design and Development Services
City Hall, 59 Carden Street
Guelph, ON N1H 3A1

Attention: Joan Jylanne, MCIP, RPP
Senior Policy Planner

RE: YORK DISTRICT LAND USE AND SERVICING STUDY

Dear Ms. Jylanne:

I am a resident of Glenholm Drive located in the south / east corner of the study area for the above project. I would like submitting the following comments regarding the preferred land use scenario. The subject lands are recognized as residential under the preferred scenario, although the report further states:

Residents of this area already expressed concerns with the industrial uses located to the north and in order to prevent further land use incompatibility, the recommended scenario would prohibit the establishment of additional residential development.

I also note that none of the land use options contemplated some additional residential development south of Stone Road and east of the river.

I would like to request that additional residential development be recognized in this area based on the following:

- 1) The subject area contains a substantial number of existing residences. The ongoing residential use of these lands should be fostered as part of any planning objectives for the area.
- 2) The City needs to encourage the development of potential residential lands within the built up area of the City to achieve the Provincial growth objectives set out under such initiatives as [Places to Grow] and the approved Provincial Policy Statement.
- 3) Additional residential development would not be incompatible with employment uses which are operating in compliance with Provincial regulations.
- 4) There are viable alternatives for the provision of municipal services to the area.

I trust these comments can be taken into account when the Phase 2 work is presented to Council.

Yours truly,



Joe & Laura Marini
34 Glenholm Drive
Guelph ON

J.L. COX PLANNING CONSULTANTS INC.**• U R B A N & R U R A L P L A N N I N G S E R V I C E S •**

350 Speedvale Avenue West,
Suite 6, Guelph, Ontario
N1H 7M7
Tel: (519) 836-5622
Fax: (519) 837-1701
jcox@coxplan.ca

February 26, 2007

File No. 0637

City of Guelph
Community Design and Development Services
City Hall, 59 Carden Street
Guelph, ON N1H 3A1

Attention: Joan Jylanne, MCIP, RPP
Senior Policy Planner

RE: YORK DISTRICT LAND USE AND SERVICING STUDY

Dear Ms. Jylanne:

My firm represents Mr. Ken Spira of 58 Glenholm Drive, Mr. John Droic of 745 Stone Road E., and Mrs. Evelyn Bayne of 769 Stone Road East, all of whom own land located within the study area for the above project. I was in attendance at the Public Information Meeting held on February 1, 2007, as well as other public input sessions held earlier in the study.

On behalf of Mr. Spira, Mr. Droic and Mrs. Bayne we are submitting the following comments regarding the preferred land use scenario. The subject lands are recognized as residential under the preferred scenario, although the report further states:

"Residents of this area already expressed concerns with the industrial uses located to the north and in order to prevent further land use incompatibility, the recommended scenario would prohibit the establishment of additional residential development."

We also note that none of the land use options contemplated some additional residential development south of Stone Road and east of the river.

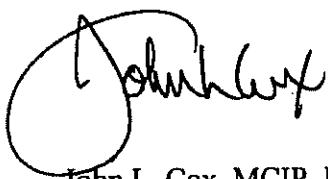
It is our opinion that the potential for some additional residential development should be recognized in this area based on the following:

- 1) The subject area contains a substantial number of existing residences. The ongoing residential use of these lands should be fostered as part of any planning objectives for the area.
- 2) The City needs to encourage the development of potential residential lands within the built up area of the City to achieve the Provincial growth objectives set out under such initiatives as "Places to Grow" and the approved Provincial Policy Statement.

- 3) Additional residential development would not be incompatible with employment uses which are operating in compliance with Provincial regulations.
- 4) There are viable alternatives for the provision of municipal services to the area.

We trust these comments can be taken into account when the Phase 2 work is presented to Council.
If you have any questions please contact me.

Yours truly,
J.L. Cox Planning Consultants Inc.



John L. Cox, MCIP, RPP
JLC/gk

c.c. Ken Spira
John Droic
Evelyn Bayne

February 27, 2007

City of Guelph
Community Design and Development Services
City Hall, 59 Carden Street
Guelph, ON N1H 3A1

Attention: Joan Jylanne, MCIP, RPP
Senior Policy Planner

RE: YORK DISTRICT LAND USE AND SERVICING STUDY

Dear Ms. Jylanne:

I have attached letters from 19 land owners east of the river and south of Stone Road. These letters were sent to the City of Guelph in December of 2006 showing support for a residential severance application. Based on this overwhelming support from the neighborhood to continue the residential development in this area I would like to request that additional residential development be recognized.

I trust these documents and comments can be taken into account when the Phase 2 work is presented to Council.

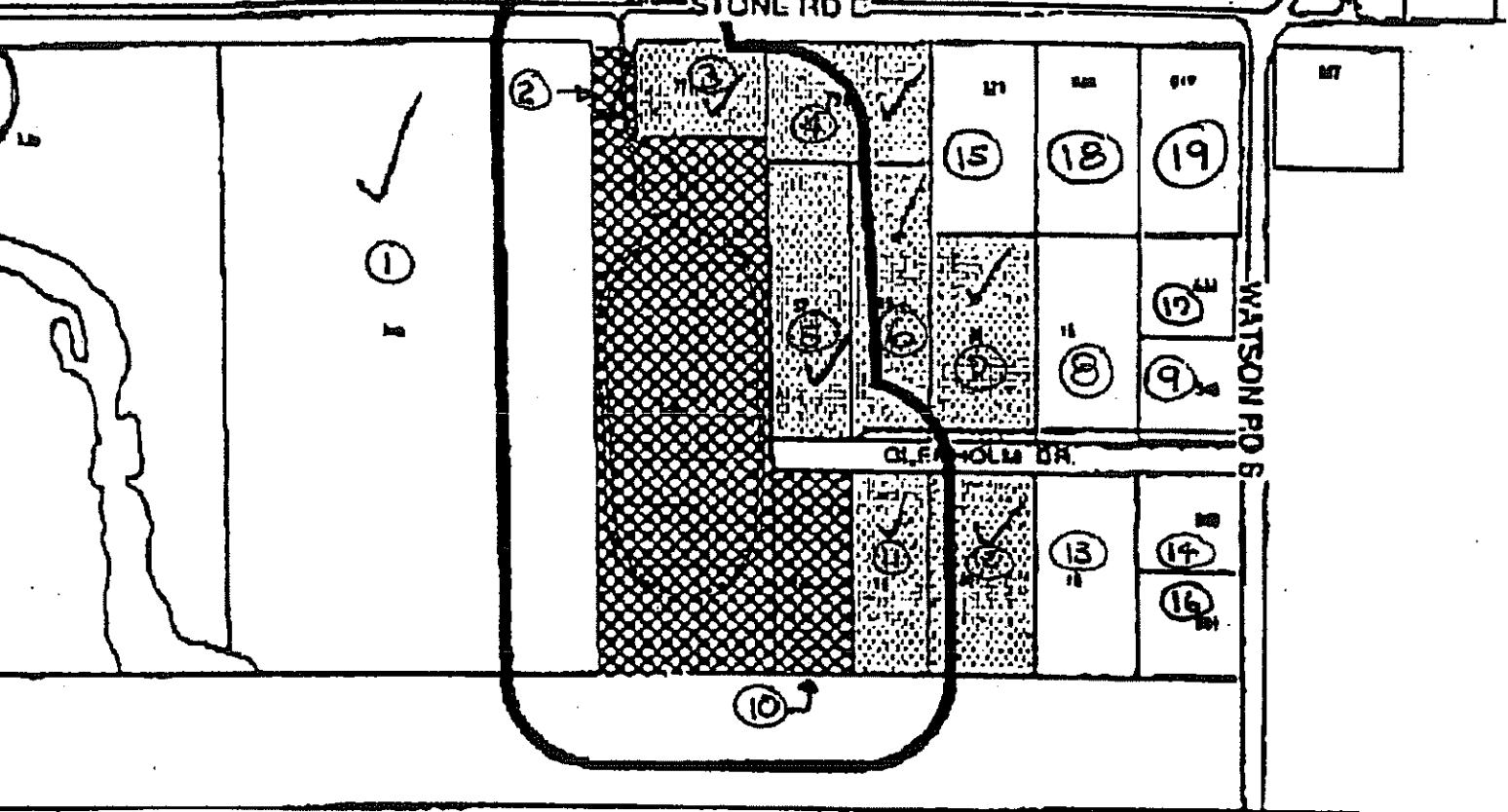
Yours truly,



Ken Spira
58 Glenholm Drive
Guelph ON

BY FAX FEB 27/07
519 - 839-5640
21 PAGES TOTAL

SUPPORTERS OF PERFORMANCE APPLICATION B-34106+A16A/1



- ① JOHN DROIC
- ② EVELYN BAYNE
- ③ LARRY COPEMAN
- ④ DOOK MCCRANEY
- ⑤ PAULO BARZOTTI
- ⑥ DEREK DAYBY
- ⑦ ROBERT CRASHIBY
- ⑧ WENDY LEWIS
- ⑨ DOUG FINLAY
- ⑩ KEN SPIRA
- ⑪ JOE MARINI
- ⑫ DONNA SUNTER
- ⑬ ROBERT SHERWOOD
- ⑭ PAUL TOWNSEND
- ⑮ EUGENE GROMCZYNSKI

- ⑯ JANE KNAPP
- ⑰ JOHN FREEMAN
- ⑱ RUSS HARPER
- ⑲ KIRK SIMPSON
- ⑳ WASTE RESOURCE INNOVATION CENTRE

" Delivered By Hand "

February 28. 2007

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

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

MAR - 2 2007

Re: York District Land Use and Servicing Study
Phase 2 Report

Re: Property Known as 739 Stone Road East

Dear Joan,

I have been retained and authorized by the land owners to deal with all PLANNING MATTERS with respect to the property known as 739 Stone Road East.

I have discussed with you on Monday February 26, 2007 that the Phase 2 Consultants Report is recommending the area south of Stone Road from the Eramosa River to Victoria Road is recommended to be RESIDENTIAL in terms of land use.

This is shown in Figure 12 of the report " Existing Parcels and Residential Land Use Changes " under the Section Entitled Residential and shown as numbers of parcels 9 through 12.

On behalf of the owners my submission to you and the consultants is as follows.

That consideration be given to the following Land Uses that are Residential in nature, and that are compatible with the Land Uses in this area.

1. Residential Land Uses of a Multiple Medium to High Density category.
2. Institutional Uses such as Health Care Facilities including Rest Homes, Nursing Homes and Other Health Care Facilities.
3. Office Uses such as Insurance Offices, and Other Related Office Uses that are compatible in this area.
4. Commercial Recreational Facilities.
5. Interim Land Uses with respect to the above noted Land Uses.

We are also advised that Phase 3 of this study will examine more detailed Servicing Scenarios for this area of the York District Study and we will participate and work with you and the Consultant Team in the study process in order to achieve Land Uses that are suitable for this property at 739 Stone Road East.



Mario P. Venditti HBA MA

M.P. Venditti Planning Services

cc Jim Riddell
Craig Manley
Christine Billings
Bryan Folkerson

J. DAVID McAULEY ARCHITECT INC.

360 WOOLWICH ST.
N1H 3W6
www.jdm-arch.com

GUELPH
fax (519) 821-8140

ONTARIO
(519) 823-2441

Feb. 17, 2007

Land Use Study for the York Rd. District Guelph

The following are my considerations and comments on the Planning consultant's presentation Feb 1, 2007

1. Retain heritage portions of the former O R buildings and convert to suitable uses
2. Complete environmental clean up of the entire site as required to permit development as follows
3. Retain and maintain adequate setbacks and buffering from natural and current features of the site including the river, watercourses, wetland, natural erosion control, riverbank protection (no retaining walls, fences), landscaping, vegetation, wildlife, pond and topography. Native plants and trees permitted only. Retain and establish naturalized meadows and prohibit manicured lawns and pruned shrubs. Encourage community uses of outdoor open spaces, for recreational trails, integration of research, passive picnic areas, outdoor offices and workplaces.
4. Establish mixed uses for employment lands. Specify number of employees per acre to increase density based on "Places to Grow" policies. Adopt a theme of healthy sustainable environmental research and development (such as turf grass type) and University of Guelph related and supported firms, graduate students, faculty and consultants. Innovative mixed uses may include a mixed community of commercial, office, sales, retail, wholesale, factory outlet, consultants, educational, light industrial, manufacturing, laboratories and make it possible for live/work residential units (ie. small residential studio lofts must be used for employment, research, offices and could include renovated and historically significant portions of the former OR). The entire study area could be an experiment in innovative community planning and include healthy sustainable construction and building material and systems research, solar collection, landscaping, rain water harvesting, central waste recycling,
5. Encourage co-operatives, condominiums and sharing of resources and common facilities (organic food, transportation, shipping & receiving, central warehousing, research, labs, child care, work force, expertise, meeting rooms, reception, computer central data, copying, files, outlet for retail sales of environmental products locally produced, bookshop, community education centre for environmental awareness, workshops, re-store, central waste collection
6. In consideration of adjacent/boundary uses, weave compatible uses into the neighbouring greenbelt, open space, roads, trails and land uses just outside the study boundaries (for example don't put industry directly across from residential

neighbours outside the study area). It was disappointing that the consultant did not discuss any attempt to address the neighbour boundary issues which could relate uses proposed for this study area into the fabric of the remainder of the city in particular official plan, zoning, river, natural systems, infrastructure, transportation, utilities, railway, trails systems, University of Guelph, arboretum, Barber Scout Camp,... Design for outward community facing gateways and low rise friendly facades for blending and integrating harmoniously into the existing neighbourhood community. We don't want a walled/gated community, industrial "park" or exclusive subdivision distinct from the rest of the City.

7. Provide less invasive or imposing uses (offices, low rise buildings bordering river, roads and preserve views and the character of the perimeter of the study area Build up more intense uses to the interior (open Victoria Rd view to Turfgrass building, York Rd to OR building). Higher rise, increased density to interior, views from building and vistas to natural features of the site. Eliminate useless interior sideyards and provide party walls to open possibilities for more public communal spaces.
8. Adopt "Smart Guelph" principles in the entire development and set controls and approvals for holistic architectural design on this basis from the macro planning scale to details and developmental controls (insist on bike racks, footpaths, picnic tables, reduce emphasis on cars and parking (reduce number of spaces required and available). Implement measures to encourage public transportation, car pooling, alternatives to street lighting, no pesticides, herbicides (retain turf grass but insist on research into chemical free research), LEED standard for low energy consumption, passive solar, shading, ground source heating and cooling, roof water retention, green roofs, parking surface pervious (gravel, stone, cobbles, turfstone,...)
9. Encourage community energy planning, central heating, natural ventilation, ventilation chimneys, high level interior roof windows, clerestories, deep overhangs, opening windows, resource sharing
10. Set up measures to prevent single uses or a large portion of the property for one owner. Provide a rich variety for all services including coffee shops, restaurant, link to natural outdoor community features
11. Set standards for air emissions, quality control of water, sanitary and storm outflows.
12. Maintain aesthetic design policies for use of natural materials, passive colours to discourage for example brightly painted steel siding, architectural split faced concrete block. Smaller massing of building volumes, no long high imposing walls, provide personal scale spaces, inviting entrances and friendly safe public spaces
13. Maintain high standards for full access to handicapped, community, youth, elderly.
14. Extend the environmentally responsible theme to construction practices in order

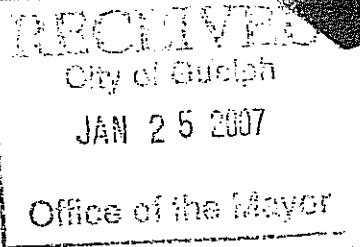
to reduce waste, recycle, energy consumption, air quality. Recycle suitable demolished materials to divert from landfill.

15. Initiate a review and approval process based on the above mentioned criteria and methods of implementing them for the proposed site plan, building designs, construction methods, maintenance, operations and uses by a committee including representatives from the adjacent neighbourhood community groups, existing owners, City Council, Planning staff, Green Plan Steering Committee, Heritage Guelph and local architectural profession. Ensure compliance with the development principles by approval of the development and regular monitoring of the operations.

Tuesday, January 23, 2007

CM

F.J.



The Honourable Dalton McGuinty,
Premier, Province of Ontario,
Legislative Building,
Queen's Park,
Toronto, ON., M7A 1A1

Dear Premier McGuinty,

I am concerned about recent reports in the press regarding the Ontario Government's plans for the Correctional Centre (Reformatory) lands in Guelph.

Some of my concern is over the secrecy with which this matter is being treated. The need for secrecy in government land dealings seldom indicates the primacy of the public interest. To avoid any suspicion it is important that the process become completely open and transparent without delay.

Of greater importance is the actual disposal and use of these lands. As a long time resident of Guelph I understand and appreciate the important part these lands have played in our urban fabric. Although highway #7 is no longer a major Guelph entranceway, it is still an important one and the only one with some semblance of natural attractiveness. These lands also form an important recharge area for the aquifer providing our fresh water supply. It is important that they be developed in a fashion consistent with that function.

Southeast Guelph is rapidly developing without a major section of parkland and Guelph's current pattern of development indicates that the Reformatory lands will be very close to the future city center. We have a unique opportunity to preserve them as a High Park for our city. I can think of no better legacy in Wellington County for your government.

If some portion of these lands must be developed then, for our citizens, the best development would be the light industrial and institutional uses favored by our city council. This must be carefully controlled to maximize the natural heritage of the site and its role in aquifer recharge.

I understand the mandate of the ORC is to receive maximum return for government land but surely that must include "return" in the sense of quality of life for our citizens. If it doesn't, you should amend that mandate to include such.

I respectfully request your careful consideration of these matters.

Richard F. Chaloner,
100 Maple Street,
Guelph, ON. N1G 2G2

cc. The Hon. David Caplan
Ms. Liz Sandals M.P.P.

The Hon. Greg Sorbara
• Mayor and Council, City of Guelph

R.W. Sheard, Ph.D., P.Ag.
Agronomy & Turf Management
82 Rodney Blvd.
GUELPH, ON.
N1G 2H3

(519) 822-5977

E-Mail:rwsheard@rogers.com

RECEIVED
City of Guelph
FEB 13 2007
Office of the Mayor

Dr. Karen Farbridge,
Mayor,
City of Guelph

Feb. 12, 2007

Dear Madam Mayor:

On Wed. Feb. 7, 2007, at the meeting of the Advisory Board of the Guelph Turfgrass Institute I presented the attached document outlining my concerns regarding the future of the lands on which the Institute stands. This document has also been presented to the President of the Univ. of Guelph.

Basically I am fully in favour of the retention of the G.M. Frost building and a small area of land immediately surrounding the building. However I argue that the retention of the plot areas requires further study, reasons for which are outlined in the document.

There is an additional item, which as a taxpayer in the City of Guelph, I believe should be considered. The Planning Report, made public on Feb. 1, 2007, indicated the preferred development strategy was to have the lands adjacent to Victoria Road used as employment land. Use of the land as turf research plots will generate minimal employment, probably less than 10 man years per season. Use of the land for high tech industry or company headquarters, however, can magnify the employment level by one or more orders of magnitude.

While faculty members will vocally resist a move to any other venue for both accessibility to do field work and to teach reasons, as they did in 1965 with the development of the Elora Research Station, neither is an insurmountable problem. If the title to the land for the new venue is held by the University it will remove the research program from the political arena which in the long term will benefit the researcher.

I hope my concerns will be considered as you negotiate with the University of Guelph and the Province of Ontario for the best future of the Turfgrass Institute, the University and the City.

Respectfully submitted,

R.W. Sheard

R. W. Sheard

The Future of the GTI

R.W. Sheard, P.Ag.

The recent discussions between the City of Guelph and the Ontario Government regarding the future land use of the former Guelph Reformatory lands places the Guelph Turfgrass Institute (GTI) in a precarious position. The major impact of the current situation is the insecurity of the physical aspects of the operation of the Institute. Forward planning by the Institute, particularly its research component, is in jeopardy without secure tenure of the property where the research is to be conducted. The recent enhancement of funding for research through the Ontario Turfgrass Research Foundation and the potential for significant further increases to that funding add to the dilemma. Thus a speedy resolution of the dilemma is critical to the development of a truly world class turf research facility.

The physical aspects of the use of the Reformatory lands by the GTI should be separated into two parts. The first part is the use of the G. M. Frost Centre for Turfgrass Research and Education building. This building has had an enormous impact on the cohesiveness of the turfgrass industry in Ontario. Turfgrass researchers, the OMFRA turfgrass extension specialist, three head offices of sport associations related to the maintenance of turf who are the principal users of the research and the office of the major research funding source share an intimate "down the hall" relationship. As the Premier has suggested it is truly an example of the public, industry, government and university working together for the good of all. This relationship must be protected at all cost and can be accomplished by retaining the use of the building.

Therefore it is recommended that the title to the lands on which the G,M Frost building stands and its immediate environs be transferred to the Univ. of Guelph. The environs should contain sufficient space for parking of 75 cars, the potential increase in office space in the building, the current service building for equipment teaching purposes, and some area for small gardens of annual flowers, turf and weed species demonstrations and similar extension projects related to urban agriculture. Much of this can be located on the area where the irrigation pond is currently located.

The GTI would become the focal point of a high-tech employment/institutional use area through the location of the GTI building at the crest of the hill.

The second part of the use of the Reformatory property is the research lands. It is recommended that these lands be moved elsewhere outside the city. The following six points suggest such a move.

1. Regardless of comments in the popular press there are no projects currently in progress which can not be abandoned or move to a new site within two growing seasons.
2. With the current status of insecurity of land tenure no researcher will embark on a project of more than two years duration.
3. The current site has an incomplete irrigation system in a poor state of repair and lacks

electrical service to all plot areas; a vital part of 21st century environmental research.

4. With increasing development of the lands surrounding the GTI vandalism of research projects will become a greater problem. The problem becomes particularly significant where sensors and recording equipment are installed in research area. Eventually a security fence will be required.

5. The city has already indicated a widening of Victoria Road will encroach on the GTI land. This widening will expose plots adjacent to Victoria road to significant salt spray, a problem which is intensified by the prevailing winds. Further encroachments can be expected when water and sewer service is developed to service the development of lands which will surround the GTI

6. Decisions of today may be altered tomorrow by changing public pressure on municipal governments.

Therefore it is recommended that 50 hectares of land be purchased, through the University, preferably within 10 kilometers of the city limits. At the same time negotiations with the provincial government to provided the necessary funds to create a replacement of the current GTI research field are required. The creation of the facilities associated with land may prove to be of greater cost than the land itself. There is a greater opportunity to obtain the necessary funds for a move at this stage in the negotiations than at some point in the future.

Half of the new facility would require the same strip, level and replace procedure that occurred when the GTI field was developed. This procedure resulted in an ideal soil situation for turfgrass research, a replica of the reconstructed soil profile found on all development land today. The stripped area would require complete irrigation system, drainage and electrical systems. Several sand based rooting zone areas representing golf greens or Category 1 sports fields would be required. One green would require shading by trees for pathological research.

The new GTI research station would require a water supply of sufficient capacity to allow the irrigation of one-seventh of the research area each day. A low capacity well would require a storage pond as a reserve.

The station would require a service building. The building is necessary for the storage of equipment and supplies and the amenities for the station staff. In addition, laboratory space is needed for the preparation of treatment samples and the immediate processing and storage of samples obtained from the research plots (freezers, driers, grinders, etc.).

Now is the time to move. To delay may unfairly tie the hands of future turf researchers.

February 26, 2007
226 Edinburgh Rd. N
Guelph, N1H 5S1

Planning Alliance, City of Guelph
Community Design and Development Services
City Hall
Guelph

Re: York District Land Use and Servicing Study

Dear Planning Alliance, Mayor and City Councilors:

I am writing this submission in response to proposals presented at the public review of Phase II of the Land Use and Servicing Study, York District.

I have an interest in all the developments proposed for the lands in question. I think that we have at hand an amazing opportunity which rarely comes to a community. I recognize the importance of the variety of land uses and the implementation of said uses in this study.

The primary concern, which is the initiative for this response, is the proposed green spaces/natural corridors. My experience with urban trails and natural corridors throughout North America is one of disappointment and dismay. Many urban trails/water side trails are frequently disrupted, in particular, by commercial and industrial intrusions. Trail continuity and large buffer areas from proposed residential, commercial and industrial developments are essential in this project. All too frequently greenspaces are piecemeal and downsized in favour of provisions for commercial and industrial development expectations. In the area of question exists a chemical plant on Victoria road and Better Beef animal rendering plant both of which impact the river in a harsh manner. Placement of this type of industry is a violation of natural areas in the aesthetic, air and noise intrusions that they impose on wildlife, canoeists and nearby path users. This practice must cease and NOT be included in the proposed development.

Interest groups like the Guelph Trail Users, Guelph Hiking Association and the myriad of users like cross-country skiers, dog walkers, runners, cyclists and canoeists all deserve diverse natural areas in a trail linked community uninterrupted by new commercial and industrial proposals. There is the possibility for this region to be the ambassador of river trails/wildlife corridors with GENEROUS greenbelts running the length of BOTH sides of the river.

I strongly urge all parties involved with the York District Land Development to be very conscious not to minimize the wildlife corridors, riverside greenspace and trails for this area.

Cordially,

Timothy MacDonell

UNIVERSITY of GUELPH

OFFICE OF THE PRESIDENT

February 26, 2007

COMMUNITY DESIGN AND DEVELOPMENT SERVICES

Ms. Joan Jylanne
City Hall
Community Design and Development Services
59 Carden Street
Guelph, ON N1H 3A1

MAR 02 2007

Dear Ms. Jylanne,

RE: York District Land Use Servicing Study – Phase II Recommended Land Use

I would like to congratulate the City of Guelph for moving forward with the York District Land Use Servicing Study and thank you for the opportunity to provide our comments on the study's recommendations. The University believes there is a unique opportunity here for the City and its many stakeholders, including the University of Guelph, to build on the significant progress we have made in positioning Guelph as a globally recognized, world class agrifood and life sciences centre. The Guelph Turfgrass Institute (GTI)/Environmental Research Centre (ERC) is already recognized throughout the world as a premier research facility. We have attached a document (Appendix A) which outlines how current and planned research at GTI/ERC focuses on the three main pillars of sustainable development in urban areas: community, the economy and the environment.

The University of Guelph strongly supports maintaining the institutional land use designation for the lands associated with GTI/ERC programs as outlined in Appendix A. However, the University would support the recommended employment land use designation as long as the proposed designation specifically protects the site for research purposes. Such protection would encourage the turfgrass industry and other collaborators with an interest in urban environmental sustainability to follow through on planned expansion and upgrading of GTI/ERC facilities and programs.



Current research includes a focus on turf production and management strategies to reduce inputs, urban pesticide reduction, evaluation and development of organic and environmentally friendly lawn care products and strategies for more efficient/effect water use.

Moving forward, research into roadside management, boulevards, rights-of-way, athletic fields, urban parkland, urban trails and wildlife habitat is underway or planned. The impact of trees on the sustainability of urban ecosystems and their contributions to the environment through water retention, carbon sequestration, and enhancing biodiversity are also underway or planned for as the site continues to be developed.

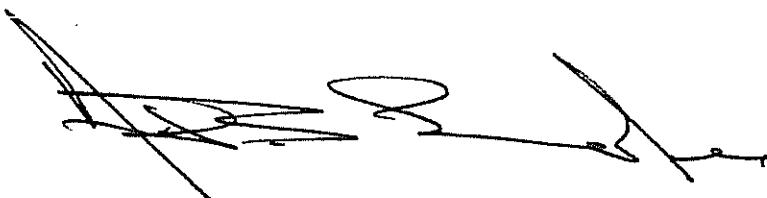
The GTI/ERC site is uniquely situated because of its urban location, topography, several distinct ecosystems and proximity to the University. The facility is also home to many turf industry associations and the Ontario Ministry of Agriculture, Food and Rural Affairs turf extension staff. Guelph and Wellington Master Gardeners (trained community volunteers offering advice to local homeowners) are also located at the GTI/ERC. This fosters growing education and research collaboration among industry, governments, the community and the University of Guelph.

It is our hope that this world class facility and its programs will also help to create a strong environment and life sciences focus for development of the remaining York District Lands. There are already other facilities and employment activities on the east side of the river the support this theme and we see the GTI/ERC partners and activities contributing strategically and practically to the development of the entire site.

If you have questions or require further clarification or more information, please feel free to contact my office. We would be pleased to respond.

Thank you again for the opportunity to comment on this important initiative.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Alastair J. S. Summerlee".

Alastair J. S. Summerlee, LLD, BSc, BVSc, PhD, MRCVS
President and Vice-Chancellor

Enclosure

Appendix A:

Guelph Turfgrass Institute (GTI) and Environmental Research Centre (ERC)

Sustainable development of urban areas is an issue that is facing Guelph and all urban centres in Ontario, Canada and throughout the world. Current and planned research at the GTI/ERC is aimed at creating sustainable urban development by focusing on three main pillars of sustainability: community, economy, and the environment. The GTI/ERC is uniquely able to facilitate research and developments aiding stakeholders along all of these pillars due to its location, geography and a broad range of collaborations. The GTI/ERC is one of the largest and most extensive turfgrass and environmental research stations in the world. The location of the station within the City of Guelph facilitates research that is realistic and applicable to urban environments. This unique characteristic makes the GTI/ERC a global leader in turfgrass and urban landscape research.

The GTI/ERC is integrally involved in educational programs and outreach to the community and industry groups. Not only does the facility serve as a meeting place for the turfgrass industry but it also houses key industry groups and government employees in the field of turfgrass management. Research ongoing at the facility is quickly disseminated to the turfgrass industry through this network and the educational component of having industry, government and research located together is invaluable. In addition, the GTI/ERC plays host to a number of community educational events including field days and the trial gardens open house. Guelph and Wellington Master Gardeners, a group of community volunteers providing gardening advice to local homeowners, are based at the GTI/ERC. The GTI/ERC is also utilized by students engaged in classes and research training in conjunction with University of Guelph programs.

Current and Past Research

Current research at the GTI/ERC is multifaceted and affects many areas of environmental and urban development. The site provides a unique urban environment that includes six different land uses within one square kilometre and engages investigators from a broad range of disciplines and perspectives. Such a site allows for diverse research not only within land uses but also allows for conducting studies on how urban environments impact landscapes. The current research being conducted is categorized below by the area of the research station where the research is being conducted.

Turfgrass research

The current footprint of the turfgrass areas is impressive and has been crucial in recruiting young faculty studying turfgrass science and urban pesticide reduction to the University and to Ontario. The close cut turfgrass areas have been expanded significantly in the past two years and the demand for research from industry stakeholders is strong and support is increasing. The ranges of higher cut turfgrass are being used for cultivar evaluation of turfgrasses, landscape and garden plants, integrated pest management (IPM)

demonstrations for the community, athletic field research, and the evaluation and development of organic and environmentally friendly lawn care products. The hillsides and less cultured areas are also producing significant research involving the roles of turfgrasses in alleviating runoff, leaching and potential water contamination. These areas are also used to test new environmentally friendly weed control measures. In the past year, an ornamental grass display garden was unveiled to promote alternative landscape plants for use in Ontario.

The turfgrass research that has been ongoing at the GTI has impacted Ontario environmentally, economically and through professional and community education. The economic impact can be realized by the many products currently available to turfgrass managers that have been researched or developed at the GTI/ERC. The research has varied from product testing of new technologies and innovations to creating unbiased research for product registration purposes. In addition, new and innovative management ideas and products are constantly being explored. As an example, the commercial development of a bio-control for snow mold that was developed at the GTI/ERC by Dr. Tom Hsiang is awaiting registration approval. This biological control product has the potential to reduce fungicide use on golf courses by 50%. In addition, there are long term projects at the GTI/ERC on turf microorganisms which would be disrupted if the site were not longer available.

While the economic impact of the research is significant it should be noted that the heart of the research at the GTI/ERC is aimed at the reduction of inputs and reduced environmental impacts of turfgrass systems. As the predominant utility plant in urban environments reducing inputs and increasing turfgrass quality has a direct impact on the environmental sustainability of our urban communities. Research on pesticide reduction, water use reduction, and environmental impact of turfgrass areas has always been and will continue to be an essential component of turfgrass research at the GTI/ERC.

Agroforestry Research

Agroforestry is an approach to land-use that incorporates trees into farming systems, and allows for the production of trees and crops or livestock from the same piece of land in order to obtain economic, ecological, environmental and social benefits. Agroforestry based land-use can be more productive in areas where continuous monoculture has resulted in soil and wind erosion, poor soil structure, low water quality and reduced biodiversity.

Numerous environmental benefits have been documented at the Guelph site over the last 23 years. These include: complete elimination of soil erosion, enhanced bird and earthworm activities and numbers, enhanced soil health, positive microclimatic modification and enhanced yield response, efficient cycling of nutrients, and less crop evapotranspiration (a resulting mechanism for drought tolerance). These beneficial findings have not only cumulatively contributed towards the ‘private good’ but also enormously towards that of the ‘public good’ in terms of societal benefits, such as cleaner water.

Currently and in conjunction with the GTI, agroforestry research has taken a new approach towards agroforestry-based biomass production for bioenergy for the Ontario Greenhouse Industry. In this endeavour, Guelph Turfgrass Institute (GTI) faculty are exploring grass production for biomass between tree rows or within the tree alleys, capitalizing on the microclimatic modifications brought about by the presence of large trees. Several governmental organizations at the provincial and federal level: the Ontario Centres of Excellence (OCE), Agriculture and AgriFood Canada (AAFC), the Canadian Forest Service (CFS), Natural Resources Canada (NRCan) have joined with UG researchers in this endeavour. This unique collaborative partnership has been established and will run for the next 15 years, to determine the long-term ecological benefits of this bioengery research program (e.g., National Carbon Sequestration Potential Inventory Study – CFS). NSERC also supports collaborative research at this site and others managed by McGill University and the University of Sherbrooke.

Over 12 M.Sc. degrees and 3 Ph.D. degrees have been conferred based on research from this site - the University of Guelph is the leading university in Canada with an active research program in temperate tree-based agroforestry and the only one to have implemented large-scale controlled and replicated intercropping trials (trees and crops). The world renowned agroforestry research program at the University of Guelph has attracted more than 80 international scientists, graduate and undergraduate students and professors from over 35 countries in the last 23 years. This international reputation enabled the University of Guelph to obtain a prestigious Canadian International Development Agency (CIDA) Tier 1 Agroforestry project (\$3 million) to implement agroforestry land-use projects for food security in remote Ghana (West Africa).

Future Directions

Continued use of this site is essential to allow for future investment and advancement in environmental research on turfgrass and agroforestry/agro-ecosystems within the context of urban environments. The GTI/ERC is recognized throughout the world as a premier research facility. In order to continue to grow and add value long term, this site must be protected. The GTI/ERC has potential to be the place the world looks to for innovative research on urban sustainability. Many projects have been proposed and in some cases their progress has been impeded by uncertainty with respect to land use. Security of the site will allow the researchers, the industry and the community to invest in the GTI/ERC to meet its goals as set forward in the master plan.

Currently there is proposed research to examine how soil disruption and soil microbiology affect grassland ecology. This has direct application to roadside management and the sustainable development of naturalized areas within urban centers. In addition, the long term site plan for the GTI/ERC includes the construction of athletic fields. One limitation to research on athletic fields is the lack of in-use facilities with proper scientific replication and researcher control over management strategies to allow for true innovation and discovery in sports field technology. The fields would serve the growing Guelph community and increase knowledge and awareness of environmental

sustainability and the value of green space within urban environments. The historical data on the site with respect to agricultural production will be utilized to compare the value of turfgrass and mixed green space (trees and grasses) within the urban environment and to make conclusions about different land use options.

Parkland research areas have been identified along the existing Eramosa River corridor. These areas will provide an opportunity to examine environmentally sustainable design, development and management options for urban park areas while helping to protect and expand the existing trail network and wildlife corridor along the Eramosa River. Research themes in this area of the site would include encouraging and sustaining urban wildlife, trail design to enhance park accessibility and the development of optimal design, development and management strategies for urban parks.

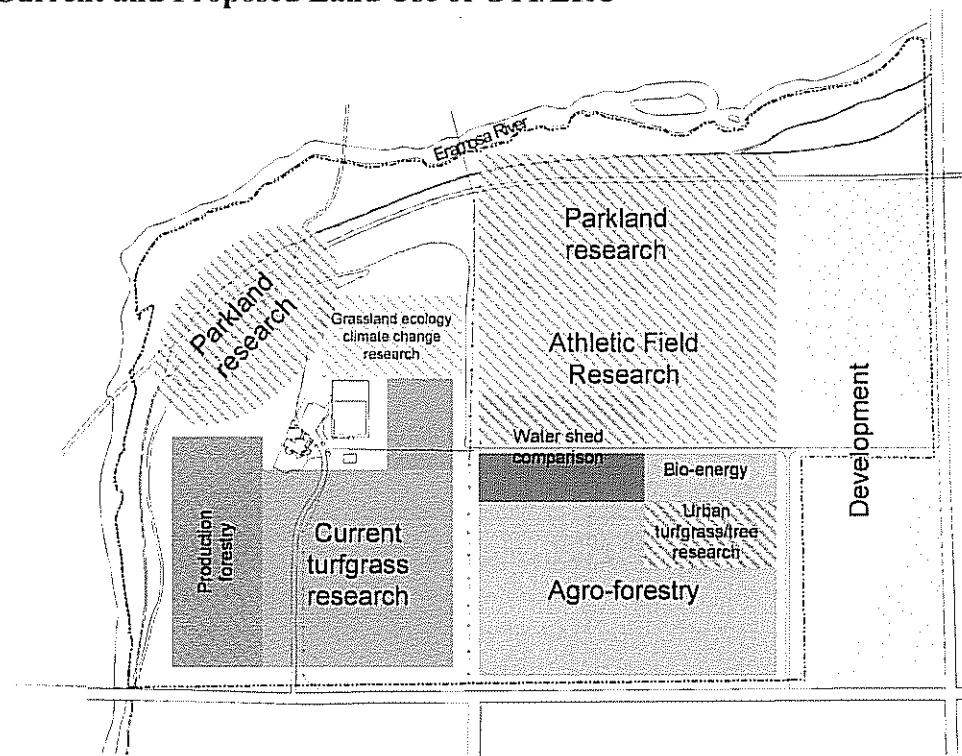
As the agro-forestry research matures, plans have been proposed to study the interaction of trees and turfgrasses in home lawns and boulevards. Researchers involved in the GTI/ERC also have plans to build carbon dioxide chambers to study the increase in atmospheric carbon dioxide on grass/insect interactions. The high visibility of the GTI/ERC in an urban environment maximizes community awareness and education about environmental issues. For this reason and for many other reasons, as stated in this report, the presence and the continuation of the GTI/ERC and associated research areas are invaluable to science, industry, the community and Ontario.

In addition to the research areas outlined above, it would be advantageous to incorporate lands designated for development into the overall site design to allow for research into active urban landscapes of various densities as determined by the intensity of development in this area. This approach would help to integrate structures, pathways and public usage into the existing research and public use areas of the site and provide a broader range of active landscapes that would be of value in the development of research programs focused on investigating the design, development and management of functional, minimum input landscapes.

GTI/ERC Research Impacts

	Examples of Research Initiatives	Primary Pillars		
		Community	Economy (New Products and Technologies)	Environment
Current (not complete listing)	Urban pesticide reduction	✓	✓	✓
	Integrated Pest Management	✓	✓	✓
	Development of organic and environmentally friendly turf care products		✓	✓
	Agroforestry	✓	✓	✓
Future (not complete listing)	Urban Parkland	✓	✓	✓
	Athletic field research	✓	✓	
	Boulevard research	✓		✓
	Roadside Management		✓	✓

Current and Proposed Land Use of GTI/ERC



	Current Production Forestry Research
	Current Turfgrass Research
	Current Agro-forestry Research
	Proposed Parkland Research
	Proposed Grassland Ecology Research
	Proposed Athletic Field Research
	Proposed Turfgrass/Tree Research (Boulevards, Home Lawns, Fairways)

From: W MUNGALL [mailto:wmungall0809@rogers.com]
Sent: Tuesday, March 06, 2007 7:32 AM
To: Joan Jylanne
Subject: York DLU&SS Comments

Joan, I would like to make a couple of inter-related comments on the study information so far. These pertain to the cliff features running through the property, and the existing trail atop the westerly cliff.

First, the cliffs, which can legitimately be termed THE GUELPH ESCARPMENT. Oddly, the consultant seems to have not inventoried this as a significant feature, perhaps due to lack of earth sciences background on the study team. The escarpment borders the Guelph Spillway and the Blue Springs Spillway, both of which gave outlet to proglacial meltwaters of truly Biblical proportions. The meltwaters accumulated between the Niagara Escarpment and the icefields which butted against its slopes. When the water found the lowest spot atop the Escarpment, it surged over it, and by eroding it more deeply, pulled the plug on long glacial lakes that extended as far north as Southampton, and as far as the easterly end of Rice Lake. These forces gouged out the spillway into the Guelph formation, running from the Escarpment at Erin/Credit Forks and at Acton/Limehouse, through Guelph and Cambridge, and beyond the Grand River into what is now tobacco country. The walls of the spillway intermittently present as bedrock cliffs for perhaps half the distance between Cambridge and the Niagara Escarpment, in other locations thinly mantled with an overburden of outwash, moraine or till deposits. Some of the bedrock cliffs are reef depositions, and were particularly resistant to erosion by the floodwaters.

Outside of the Rockwood Conservation Area (which is a special case since much of the erosion there occurred from waters under head pressure beneath ice sheets in a minor readvance of the glaciers thrusting up from the Lake Ontario basin) there is no more visually prominent display of the Guelph Escarpment than the 20 meter vertical cliff close by the GJR railway. This is the highest part of the continuous cliff running from 130m north of Stone East through to the pumphouse on the westerly end of the Cutten Club. Related life science habitats typically found on the Niagara Escarpment are also found here. The Guelph Escarpment should be recognized on both the east and west sides of the valley, and public access maintained.

Atop the cliff, and set back from it generally by 30-40m is an ad hoc but important trail that allows hikers and mountain bikers to access the University directly through the arboretum, and to connect to other trail systems leading as far as the Bruce Trail at Limehouse. Within the City, trail users can start at Victoria, descend, then ascend the cliff via the driveway to a house that sat atop the cliff until demolition in the early '80's, and travel to Stone atop the cliff. From there, they can return to Stone by a different route, making a loop from the Radial Line Trail of the Guelph Hiking Trail Club.

Much of the trail atop the cliff is wooded. Since the trail is well set back from the cliff, and since all other escarpment municipalities have successfully managed the issue of the risks cliff top trails, I would urge Guelph to recognize this valuable trail through an amendment to its trails master plan, and in the present context, designate a minimum 50m strip setback from cliff edge as open space and free from development, and to also designate the area between the cliffs and the GJR as open space.

Similar treatment should be afforded the cliffs east of the river. However, subject to similar cliff top setbacks, I do think the City's lands on the drumlin atop the cliffs should be developed, given their proximity to Better Beef, wet-dry, Subor, and the lack of conflict with the ANSI in the quarry that simply features the Guelph-Eramosa geological contact. The new city park to arise in this area can provide a more useful base for public interpretation of the Guelph Escarpment, the ANSI, and the numerous reef features in the valley of the Eramosa that give rise to the cliff-lined "mesa" on this side of the river.

I realize these comments are late by several days past the end of month indicated for comments. Please advise me on receipt if this does rule them out from consideration by the planning team.

Bill Mungall
826-3868
The cl