

**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.*