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York District Land Use Study Process

Community Design & Development Services
March 23, 2007

Context

- Lands in transition since 2000
- Establish a land use framework to manage change
- Study initiated in 2005 as a three phase process
 - Phase I – Background Report
 - Phase II – Land Use Scenario Assessment
 - Phase III – Land Use and Servicing Study

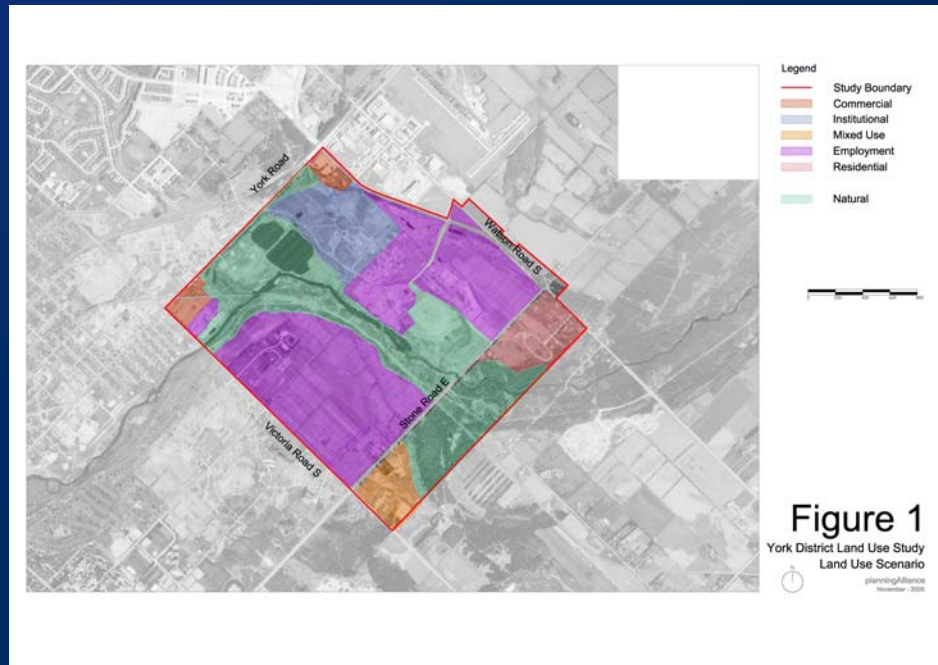


Purpose

- Present the preferred land use scenario and community feedback
- Outline the mutually agreeable consultation framework for York District developed via Provincial-City cooperation
- Present a work plan for Phase III of the York District Study

The Preferred Land Use Scenario

- Employment focus
 - Industry
 - Office
 - Institutional
 - Research (incl. Turf Grass & Agri-forestry)
- Public Information Meeting (Feb. 1, 2007)
- One month consultation
- General support for overall direction



Preferred Scenario Rationale

- Addresses the long term public interest and need for employment land
- Fits with Places to Grow
- Adjacent to an established employment area and the University of Guelph
- Supports objective of better employment to residential assessment ratio
- Protects important heritage features, open space linkages, and implementation of the City-wide Trail Master Plan

Provincial - Municipal Discussions

- Series of meetings in February and March
- Developed a collaborative process with an employment focus using preferred land use scenario as a basis
- Focus on economic strategies and partnerships recognizing “Creative Economy” opportunities
- Provide opportunities for the wider community to provide feedback on ideas generated by focused stakeholder groups
- Provincial work to be completed in September 2007

Key Messages

- Preferred Land Use Scenario serve as a common starting point
- Urgent that the work proceed immediately and be kept on schedule
- Need focused discussions with key stakeholders to identify feasible solutions
- Public consultation must be open and transparent with multiple opportunities
- Complimentary and collaborate approach that adds value

Provincial Work

Produce a development strategy aligned with the policy objectives of the City and Province which is responsive to stakeholders' interests.



Provincial Process

Two Main Components:

1. Design and delivery of a community engagement process
2. Research program

Community Engagement Process

- Kick start with a Community Meeting
- Series of Roundtables to explore ideas and implementation opportunities
- Stakeholder Assemblies to consolidate and coordinate Roundtable work
- Town Hall Meetings to report back to the Community and solicit feedback

Research Program

- Resource Mapping – Cultural & Creative Assets
- Relationship Mapping – Understanding Interdependencies
- Strategic Mapping – Link Culture, Economic & Community Agendas

City's Role in Provincial Process

- Steering Committee Member to manage consultants, communications, research & community engagement process
- Representation in Stakeholder Assemblies and Roundtables
- Establish an Implementation Group with the Province to Keep Work Moving Forward

City's Work

Develop in detail the range of uses, design and development requirements and an overall visual concept for the lands

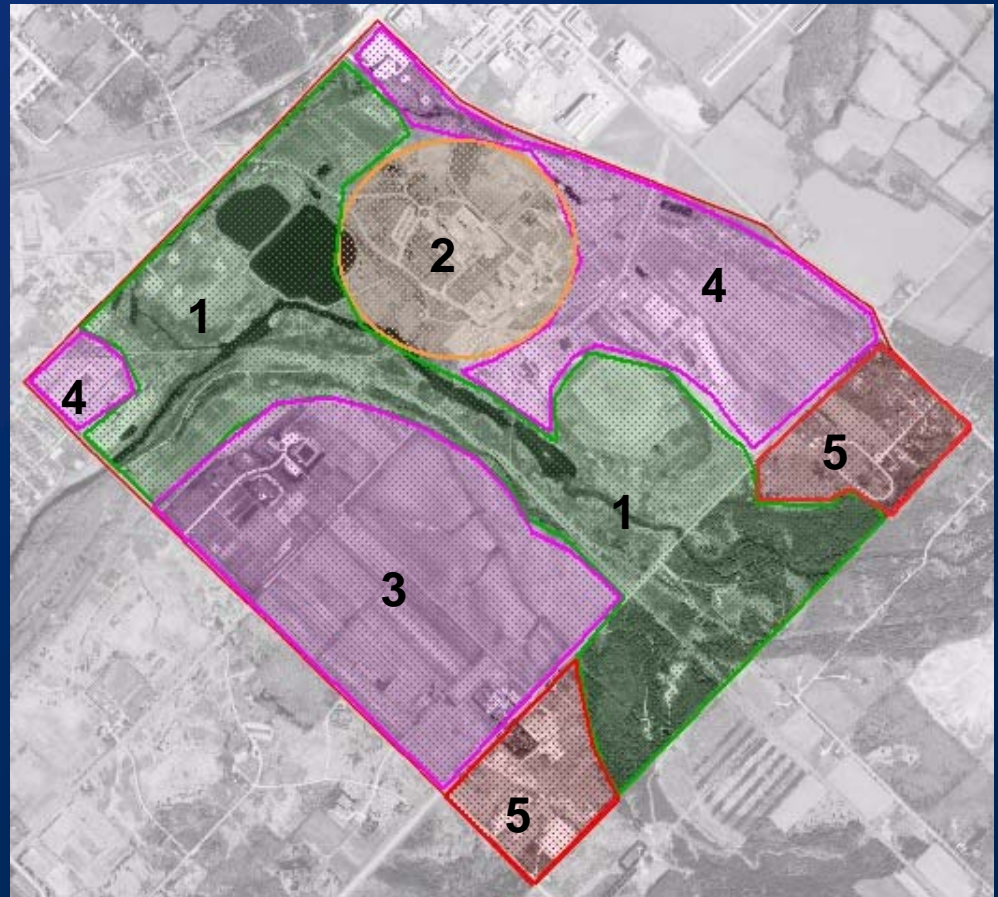


City Process

- Build on Phase I and Phase II work
- Base discussions on Preferred Land Use Scenario
- Consider results of provincial work
- Alignment of work around sub areas
- Conduct a series of working group sessions
- Report back to the community and solicit feedback

York District Sub Areas

1. Open Space / Natural areas
2. Heritage / Institutional Bldgs
3. West of River incl. Turfgrass & Agri-Forest Lands
4. East of River
5. South of Stone Road



York District Working Groups

- An Architect/Design Facilitator
- Provincial Representative/Land Owner
- City Staff
- Other Stakeholders:
 - Economic
 - Institutional (Academic)
 - Social
 - Cultural
 - Environmental



City Process

Two Working Group Sessions

1. Daytime Workshop to refine the Phase II Concept – range of uses, objectives and preliminary development criteria
2. Design Charette – Develop visual concepts for each sub-area and create an overall concept to form the basis of land use and design controls

Each session followed by an evening open house -present work and solicit feedback

Next Steps

- City Consultants and staff to review results of two sessions – alignment with development principles established by working groups, economic feasibility, servicing considerations, implementation, etc.
- Present final land use concept to Committee and Council for endorsement and direction to develop implementation mechanisms, e.g. Official Plan Amendment, Zoning and Design Standards
- Work completed December 2007

Recommendations

- 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

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