

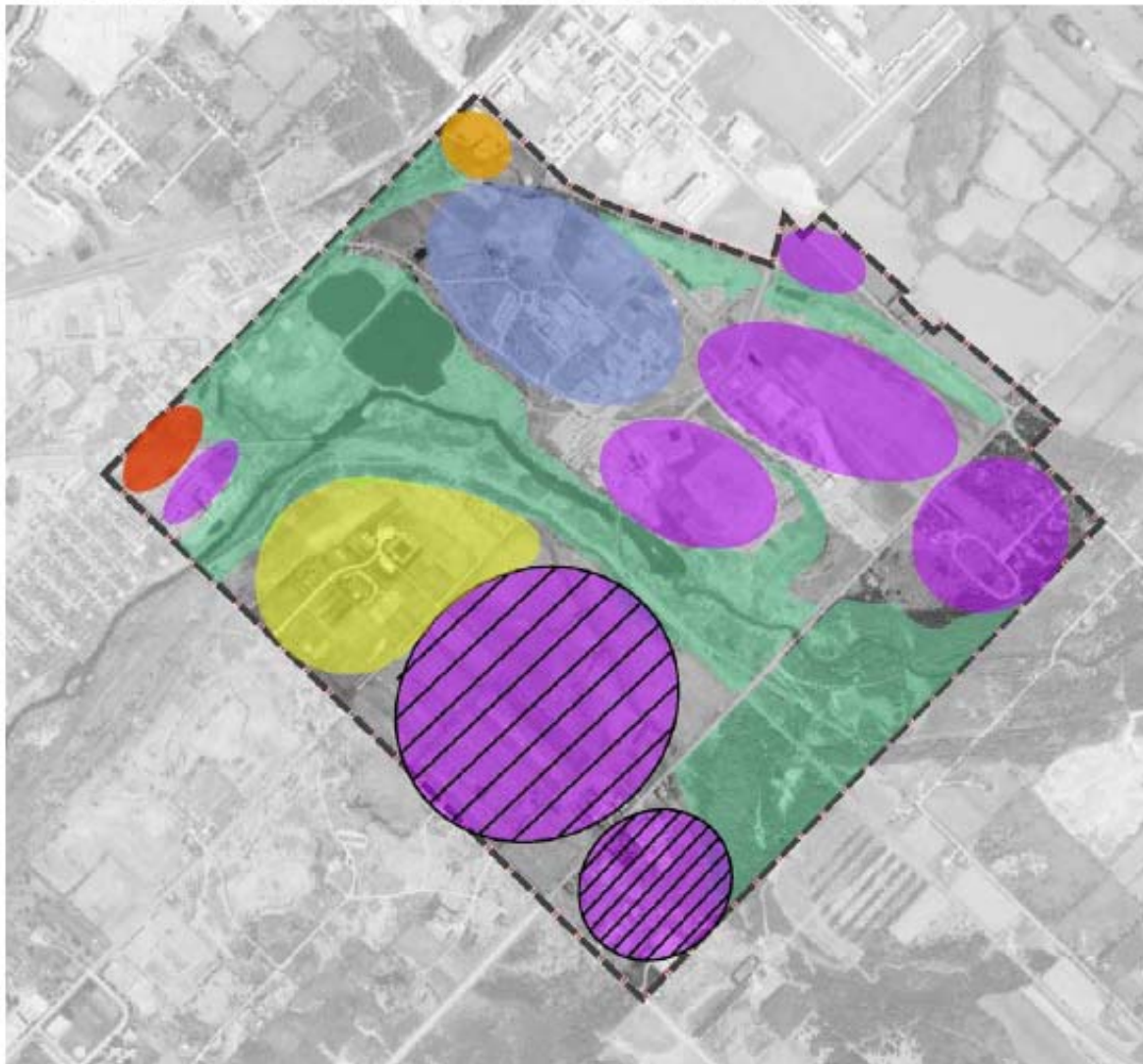
# YORK DISTRICT HYBRID LAND USE PLANS, JULY 2008

The following two hybrid land use plans were presented at a Community Design Charrette on April 5, 2008 and included in an Information Report to Community Design and Development Committee on July 11, 2008. The two plans represent the current vision for the York District Lands that is still subject to further review.

## ALTERNATIVE LAND USE OPTIONS



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### Legend

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

## **Description of the Hybrid Land Use Plans**

The hybrid land use plans focus on the delivery of employment lands, including Industrial Employment and Employment Mixed Use. Industrial Employment focuses on lands immediately surrounding existing industrial uses including Cargill Meat Solutions, the City's Waste Innovation Centre, and PDF Industries (formally Huntsman lands). The lands supporting the provincial reformatory structures and landscapes are identified as Institutional. A Residential Mixed Use node is centered around the Turfgrass building. Neighbourhood and Service Commercial uses are identified at the northern corners of the site. Lands south of Stone Road are largely covered by Greenlands with a Mixed Use Employment node on the southwest corner with two options provided on the southeast corner – Residential and Industrial Employment. A Greenlands corridor bisects the site focusing on the river corridor with additional lands on the district's northern and eastern edges.

Definitions of the land use classifications are described below.

### **Employment Mixed Use:**

Lands that accommodate a range of high quality, light manufacturing, research and development facilities and office development, trade centres, corporate offices, laboratories, administrative centres, utilities, data processing and knowledge based technology. Compatible institutional (government uses, religious uses, daycare centres, indoor community and recreational facilities) and accessory commercial development may be permitted so long as the employment focus is maintained. The employment mixed use classification would not preclude ongoing research activities occurring on the Turfgrass and agri-forestry portion of the property but rather broadens the range of possible employment uses for the area from that permitted under the current Institutional designation.

### **Greenlands:**

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.

### **Industrial Employment:**

Lands that accommodate a range of manufacturing and industrial uses that maybe unsuitable for mixed use development. Examples include: the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials; recycling facilities; research and development facilities; repair and servicing operations; laboratories; etc.

**Institutional:**

Lands that accommodate a range of institutional uses including public buildings, universities, colleges, social and cultural facilities, research and development facilities, hospitals, residential care and health facilities. Residential development may be permitted so long as it is a functional component of an institutional use (e.g. university residence).

**Neighbourhood Commercial:**

Lands that accommodate commercial development that primarily serves the shopping needs of residents living and working in nearby neighbourhoods and employment districts. Institutional and small scale office uses may also be permitted where compatible. Medium density multiple unit residential buildings and apartments may also be permitted provided the principle commercial function is maintained.

**Residential Mixed Use:**

Lands that accommodate a range of residential types in many possible configurations, both within buildings and within the local context, resulting in vibrant pedestrian oriented high density developments. Focus of development is on mixed use residential and live work opportunities. Compatible local commercial, recreational and small scale institutional uses are permitted so long as the residential focus of development is maintained.

**Service Commercial:**

Commercial uses that serve the local community or highway. Examples include: gas bars, restaurants, hotels, small offices, medical clinics, etc.