

Summary

The consultant team, headed by Planning Alliance, was commissioned by the City of Guelph to undertake a Land Use and Servicing Study of the York District located southeast of the downtown core on the edge of the Guelph municipal boundary. The scope of this Phase II Report is to address the following items for the 1,070 ac (430 ha) of land to be reviewed by this Study:

- Identify range of land use options for Study Area
- Identify evaluation criteria for different land use options
- Analyze impact of various land use options
- Identify and Review concerns, and how various options address them
- Analyze market/financial feasibility of various options
- Identify Preferred Land Use Option

This is the second phase of a three-phase project. Phase I of the Study compiled, consolidated, and analysed a wide range of information regarding the Study Area while identifying stakeholders and their concerns. Phase III will test the preferred concept and recommend an implementation strategy. The planning team will engage in Phase III of the project once the City has reviewed and approved this Phase II Report.

The Ontario Realty Corporation is disposing of a large portion of the York District formerly consisting of the Guelph Reformatory, Wellington Detention Centre, and a parcel on the west side of the Eramosa River. Along with these parcels there is a significant amount of municipally owned land surrounding the existing Waste Resource Innovation Centre that requires a land use planning strategy.

This Phase II Report contains the process and methods used in evaluating a range of land use options identified for the Study Area. These land use options were initially selected based on information contained in the Background Report, through stakeholder interviews, and through a public consultation process.

The evaluations used in this Report were based on qualitative and quantitative assessments of various key criteria that serve as important components of strategic planning at the City of Guelph. Evaluation criteria used in assessing the proposed land use options include environmental constraints/opportunities, cultural heritage impacts, servicing availability and cost, state of transportation and transit, goals of land use planning in the *Official Plan*, consistency with strategic planning policy for Guelph, consistency with provincial planning directions, compatibility with existing and surrounding uses, and market feasibility and tax revenue assessment.

In addition, a public workshop was held on 6 April 2005. The workshop involved a short overview of the planning process to date and served as a public exercise to evaluate the various land use scenarios. The objective of the workshop was to ensure the transparency of the planning process and to involve members of the public. The workshop used four of the ten evaluation criterion: cultural heritage, natural heritage, transportation and transit, and compatibility with existing uses. These were selected due to their public resonance in Guelph (i.e., natural and cultural heritage) and local accessibility in terms of visualising potential impacts (i.e., transportation and transit and compatibility with existing uses). The workshop was well attended with many participants submitting individual evaluation forms on the conceptual land use selection process.

The resulting land use option identified in this Report is displayed in **Figure 1**. This land use option provides the optimal strategy to meeting the diverse needs of the City and local stakeholders. The land use is a combination of open space, institutional, and employment uses on the east side of the Eramosa with a combination of institutional and employment uses on the west side of the Eramosa.

According to the evaluation process, this land use combination balances natural and cultural heritage protection, public use and access to services and amenities, and compatibility with urban form and existing uses while providing Guelph with land to expand its employment base in a strategic node that is a key location for future intensification and development of more highly integrated live / work communities. It is expected that there is sufficient flexibility in this preferred land use option to meet the diverse needs of stakeholders and various municipal departments. In addition, this land use option is able to meet provincial planning directions set out in the *Provincial Policy Statement* and in *Places to Grow*, by ensuring retention of prime employment areas in an area adjacent to an economic corridor. Moreover, this land use option will allow for integration of residential and employment areas, considering the shared park amenities and rolling landscape that sets the York District apart.

Final costs of developing this land use option will be assessed in Phase III of the Study. At that time, it may be prudent to adjust the land use combinations to better anticipate costs associated with servicing provision and transportation upgrades. Land use south of Stone Road will be completed once the land use plan north of Stone Road is finalised. Land use for the commercial district in the NW section of the York District will also be completed once land use for the core area is identified. It is expected that land use will be compatible with the existing residential and commercial uses found in these areas.

1.0 – BACKGROUND TO PHASE II REPORT

1.1 Background to Phase II

The Land Use and Servicing Study for the York District was formally initiated in November 2004, when the City of Guelph retained the consulting team headed by Planning Alliance. The Study is a three phase process, carried out by Planning Alliance with the help and assistance of City staff, departments, and municipally owned corporations, in consultation with the Province, landowners and users in the area, and the Grand River Conservation Authority.

In preparing this Phase II Report, we have drawn on the results of a public and stakeholder consultation process, as well as on an extensive background information analysis compiled in the first phase report:

- 1) **Background Report:** completed on March 19 and amended by addendum November 18, 2005, this Report compiled and consolidated a wide range of information regarding the Study Area; identified areas where further research and analysis is required; identified City, stakeholder, and public concerns regarding the effects of different land use in the area; and identified conceptual land uses for the area.

Similar to the preparation of the Background Report, a public workshop was held to present and discuss the preliminary findings of Phase II, including the objectives, methods, and range of options considered as land use options in the York District. The public forum provided the consultants with an opportunity to inform interested parties about possible land use directions and evaluation criteria in the York District. In turn, members of the public were able to express concerns and provide new insight about relevant planning issues in the York District. Input from the Public Workshop is incorporated into this Phase II Report, and influenced the selection of the preferred land use option.

Prior to the public presentation, there were ongoing discussions with City staff and interested parties over the various land use and servicing options. This Report was finalized after the second public workshop was held, in order to ensure that all the land use options were considered and evaluated. During Phase II, the City hosted a website to provide updated information on the status of the Land Use and Servicing Study as well as to make public the findings of the Phase I Background Report. The website was useful in receiving public comments providing another forum for responses outside of the workshops.¹

A summary of the Phase I Background Report is not provided, rather those who are interested in understanding more of the details that went into the findings of this Report are encouraged to consult the Phase I Report as amended November XX, 2005. The analysis and information provided in the Phase I Report is used throughout this Report, providing, in effect, a proper layering in the approach and background to the third and final phase of this Study.

¹ This Phase II Report will also be available on the City of Guelph York District Land Use and Servicing Study website at: <http://guelph.ca/living.cfm?subCatID=1458&smocid=2041>

1.2 Goals and Objectives

The goal of this Phase II Report is to identify and recommend a preferred land use option, as shown in **Figure 1**.

As established at the outset of this Study, the key objectives for Phase II include:

- Identify a range of land use options for the study area (e.g. employment, commercial, institutional, recreational, and so forth) based on the City's needs, site conditions, and compatibility with surrounding land uses
- Develop evaluation criteria for land use options
- Analyze the impacts of land use options relative to cultural heritage, environmental resources, social, economic, and other germane factors
- Define the impacts of the land use options relative to infrastructure (servicing and transportation systems) together with phasing and associated costs
- Determine the market/economic feasibility of the various land use options
- Review identified and anticipated land owner, key stakeholder groups and public concerns and outline how they are addressed by the various land use options.

Figure 2 shows the surrounding communities and **Figure 3** shows the areas that require a land use designation.

1.3 Role of Phase II in Phase III of the Study

This Phase II Report provides the land use evaluation context for Phase III of the Study. Phase III of the Study will build from Phase II, taking the recommended land use scenario to a land use concept with mitigation measures for cultural and natural heritage, infrastructure requirements and recommend implementation strategies including *Official Plan* policies and zoning changes. Main contributors to the market feasibility are the costs associated with servicing and requisite transportation infrastructure.

1.4 Outline of this Report

Section 2 of this Report provides an overview of the evaluation process used in comparing land use scenarios. Land use characteristics are described then assembled into various combinations, or options, of land use in the York District.

Once the evaluation criteria are reviewed, the various land use options will be reviewed and analysed with comparisons between various aspects of each land use. Section 3 of this Report provides an overview of the various criteria that will be used to compare and assess the various land use options, including the specific objectives of each criterion. This overview will outline the specific objectives of each criterion. Each land use will be evaluated based on described method according to the criteria objectives. The results of these evaluations are provided in an evaluation matrix.



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

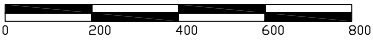
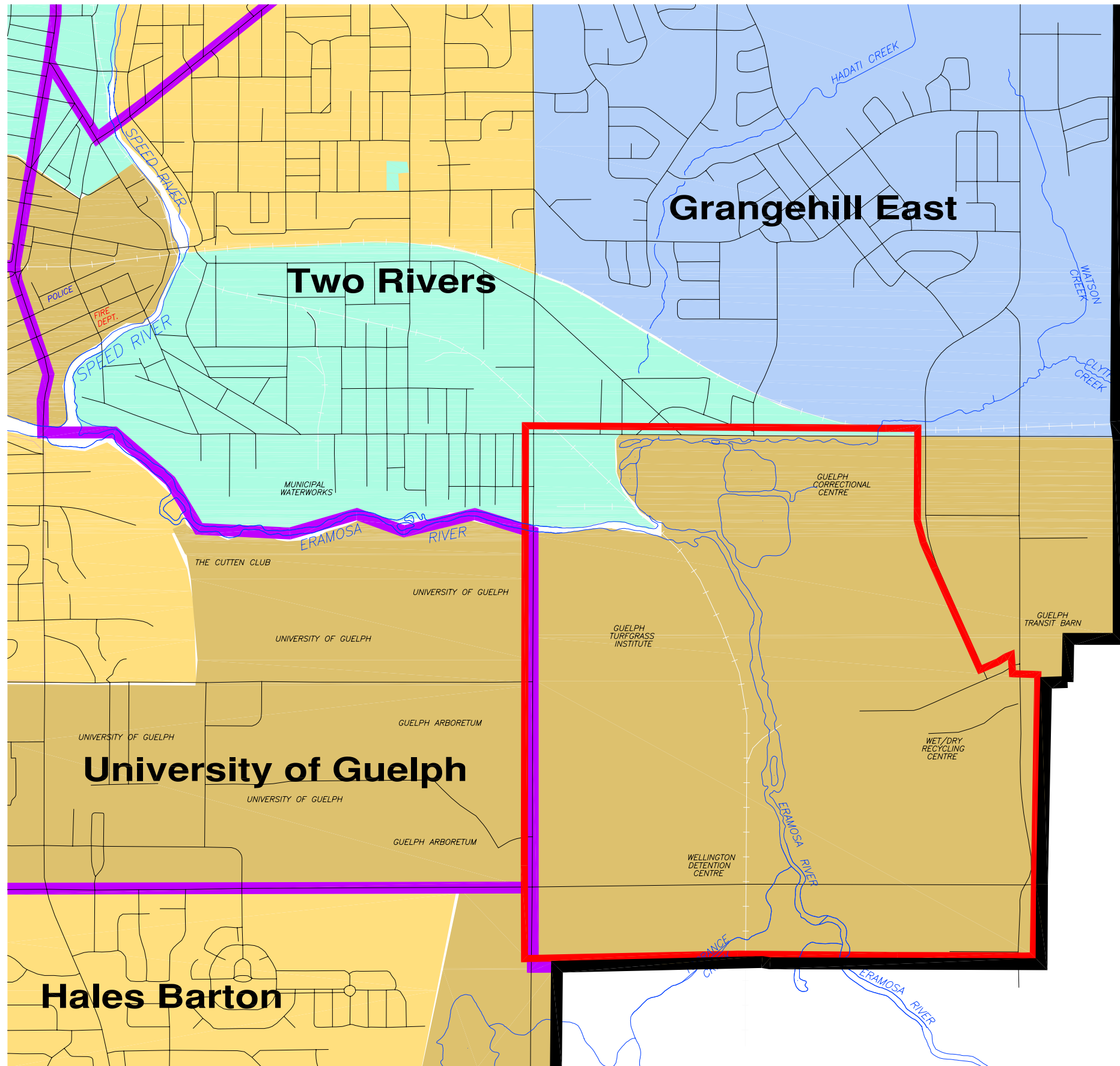


Figure 1

York District Land Use Study
Land Use Scenario





Legend

- Neighbourhood Group
- Neighbourhood Group
- Residential Areas
- Industrial, Commercial, Institutional, Special Open Space
- City of Guelph Ward Boundaries
- Site Boundary

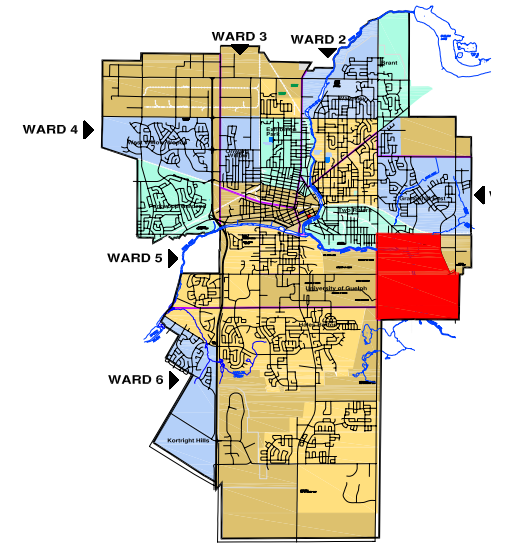


Figure 2

York District Land Use Study
Study Area and Surrounding Communities








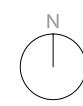
- Legend**
-  ORC lands for Sale
 -  Special Study Area
(Requires Land Use Designation)
 -  Site Boundary

Figure 3

York District Land Use Study
 Special Study Area
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1.5 Public Consultation

To date, two public venues have been hosted by the City and its consultants in order to engage and discuss with members of the public different inputs, aspects and results of the Study process. Newsletters on both public meetings were delivered to residents and businesses in the area as well as advertised on the City's website. There was an initial public meeting that presented an overview of the Study on January 25, 2005, followed by a public workshop on land use evaluations and preferred options on April 6, 2005. Both public meetings were well attended, with about 40-45 people attending the first and 25-30 attending the second meeting. Public input has been incorporated into the previous Background Report and this Phase II Report. As well, both public meeting presentations are available on the City's website, as are the reports from each phase as they are completed. An additional public open house will be held upon completion of the Phase III Report that showcases the Final Land Use and Servicing Study.

2.0 –EVALUATION CRITERIA

2.1 Overview

In identifying an appropriate land use strategy for the York District, seven land use options were analyzed and compared with respect to twelve evaluation criteria (**Figure 4**). Also taken into consideration is the demand for employment land on a citywide scale. Available employment land supply in the city was assessed based on current and projected demands. This is a relevant analysis to the York District considering current employment use and possibilities for expansion of employment lands.

2.2 Land Use Categories

Seven different land use options have been identified as appropriate for use in the York District. These options were developed in part by the guidelines and policies found in the *Official Plan* as well as through a municipal and public process detailed in the *Background Report*. The following land use categories serve as the starting point for a future land use plan in the York District.

2.2.1 Residential and/or Mixed Use

Residential and mixed-use areas (**Figure 5**) refer to those areas identified for either residential development and / or mixed use development.

Residential development refers to the eventual construction of housing of various types and densities, as well as associated infrastructure (e.g., collector roads and services). Areas designated for residential development will be used primarily for housing and related uses, such as parks, cultural and recreational facilities, and small-scale retail and office development.

Mixed use development refers to the eventual construction of housing of various types and densities and commercial space of various types and densities (e.g., retail stores and offices), as well as associated infrastructure (e.g., collector roads and services). According to Guelph's *Official Plan*, areas designated for mixed-use development will have the highest concentrations

Figure 4: Land Use Evaluation Matrix

York Land Use and Servicing Study Land Use Evaluation																																																					
Land Use Options	Environmental Impact to Greenlands							Potential Impacts to Groundwater							Cultural Heritage					Serviceability					Transportation and Transit					Conformance with Official Plan																							
	No Impact		Moderate Impact		Significant Impact		No Impact		Moderate Impact		Significant Impact		No Impact		Moderate Impact		Significant Impact		No New Road Upgrades Required		Minimal New Road Upgrades Required		Moderate New Road Upgrades Required		Significant New Road Upgrades Required		Conforms with Existing OP		Conforms Substantially		Minor Variances		Requires OPA																				
	3	2	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2	1	0																	
East of the Eramosa Option One										X																																											
Option Two																																																					
Option Three																																																					
West of the Eramosa Option Four																																																					
Option Five																																																					
Option Six																																																					
Option Seven																																																					
York Land Use and Servicing Study Land Use Evaluation																																																					
Land Use Options	Consistency with Municipal Strategic Directions					Conformance with Places to Grow/Greenbelt Policies					Compatibility with Existing and Surrounding Uses					Market Feasibility					Municipal Financial Impact					Public Workshop																											
	Substantially Consistent		Somewhat Consistent		Significantly Inconsistent		Conforms Substantially		Varies Somewhat		Significantly Inconsistent		Compatible with Existing Uses		Substantially Compatible		Not Compatible		Significantly Incompatible		Strongly Meets Market Demands		Partly Meets Market Demands		Does Not Meet Market Demands		Maximises Municipal Returns		Reduces Municipal Returns		Minimises Municipal Returns		Costs to Implement		Preferred Public Option		Points Awarded																
	3	2	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2	1	0													
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Option Six																																																					
Option Seven																																																					
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																										0	11	26	22	17	12	16	21																				



Mixed Use



Mixed Use

Figure 5

York District Land Use Study
Conventional Mixed Use / Residential Areas

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of activity in the community, along with the broadest diversity of community services and facilities. Moreover, mixed use areas permit a wide variety of uses for residents, business-people and visitors, including residential, retail, commercial, business, office, service, recreational, community and cultural uses.

2.2.2 Employment

For planning and forecasting purposes, employment is commonly separated into two types, based on the market that it serves:

“Export-based” employment, generated by businesses serving a regional, national, or international market, typically in the primary, manufacturing, research and development, or value-added services sectors of the economy

Population-serving employment, comprising private- and public- sector employers serving primarily a local market; typically comprising retail, food service, personal service, education, research and development, health care, and public administration jobs.

Typically, employment in the first category is housed in employment districts such as business parks, research parks, industrial areas, or large office districts (**Figure 6**). Employment in the second category is distributed throughout a community, in retail centres, home-based businesses, institutions and the public sector.

Land use designations consistent with employment uses currently in the Official Plan consist of Industrial, and Corporate Business Park.

Industrial land will have uses consistent with: manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials; warehousing and bulk storage of goods; laboratories; computer and data processing; research and development facilities; printing, publishing and broadcasting facilities; repair and servicing operations; transportation terminals; contractor’s yards; and complimentary uses (such as corporate offices, open space, and recreational facilities, public and institutional uses and utilities) which do not detract from, and from which are compatible with, the development and operation of industrial uses.

Corporate Business Park land will have uses consistent with: office, administrative and/or research and development facilities. The purpose of this designation is to provide areas where employment opportunities can be provided in knowledge based technologies or creative industry fields. Uses permitted within the Corporate Business Park Designation include office, administrative, research and development facilities with associated ancillary, manufacturing and/or retailing functions that are an integral component of these primary activities.

Employment uses are generally determined based on forecasting and planning for the types of employment uses that will be required according to the strengths and weaknesses of the Study Area. Employment forecasts must be detailed by sector of industry, as each sector has unique location, access, parcel size, and amenity requirements.

This Report is mainly concerned with “Export-based” employment as it pertains to satisfying demand for employment land in the York District. Also, the Provincial growth strategy identifies export-based employment land as critical to economic corridors and balanced regional growth.



Figure 6
York District Land Use Study
Employment Areas

Guelph presently has three main nodes of employment land as shown in **Figure 7**, including:

- 1) Northwest Industrial Park
- 2) Hanlon Business Park, Hanlon Creek Business Park, and South Guelph Industrial Area
- 3) York-Watson Industrial Park

The Hanlon Business Park and the York-Watson Industrial Park are now sold out. The Northwest Industrial Park has only a few parcels available. The City, in partnership with private sector land owners, is proposing to develop the new Hanlon Creek Business Park across from the existing Hanlon Business Park. Additional private sector employment lands are being developed on the east side of Highway 6 immediately south of Clair Road.

The York Watson Industrial Park and the Hanlon Business Park are essentially sold out and the Northwest Industrial Area has only a few parcels available. It is important to have a good distribution of employment lands for planning and transportation purposes. Currently, the majority of employment lands are located within the northwest and southwest nodes, which include roughly 760 ha. and 700 ha., respectively. The smallest employment area is the York Watson Industrial Park, which includes under 100 ha. of land. If Cargill Inc. is included the total area amounts to approximately 110 ha. From a distribution perspective, the York Watson Industrial Area is a prime candidate for expansion to meet the City's employment land needs.

2.2.3 Natural Areas/Open Space

For the purposes of this evaluation, natural areas are restricted to environmental, conservation, and/or recreational uses. The *Official Plan* designates natural areas according to the following:

Core Greenlands – are those lands that are comprised within the Greenlands System which have greater sensitivity or significance. These lands consist of: provincially significant wetlands, the significant portion of habitat of threatened and endangered species, and the significant areas of natural and scientific areas (ANSI). Natural hazard lands including steep slopes, erosion hazard lands and unstable soils may be associated with the 'Core Greenlands' areas. In addition, the floodways of rivers, streams and creeks are found within the 'Core Greenlands' designation.

No developments are permitted in Core Greenland areas except for the ongoing management or maintenance of the natural environment.

Non-Core Greenlands – overlay may contain natural heritage features, natural feature adjacent lands and natural hazard lands that should be afforded protection from development. The following natural features and their associated adjacent lands are found within the Non-Core Greenlands area: fish habitat, locally significant wetlands, significant woodlands, significant environmental corridors and ecological linkages, significant wildlife habitat.

Development may occur on lands associated with the Non-Core Greenlands overlay, consistent with the underlying land use designation, and where an environmental impact study has been completed.

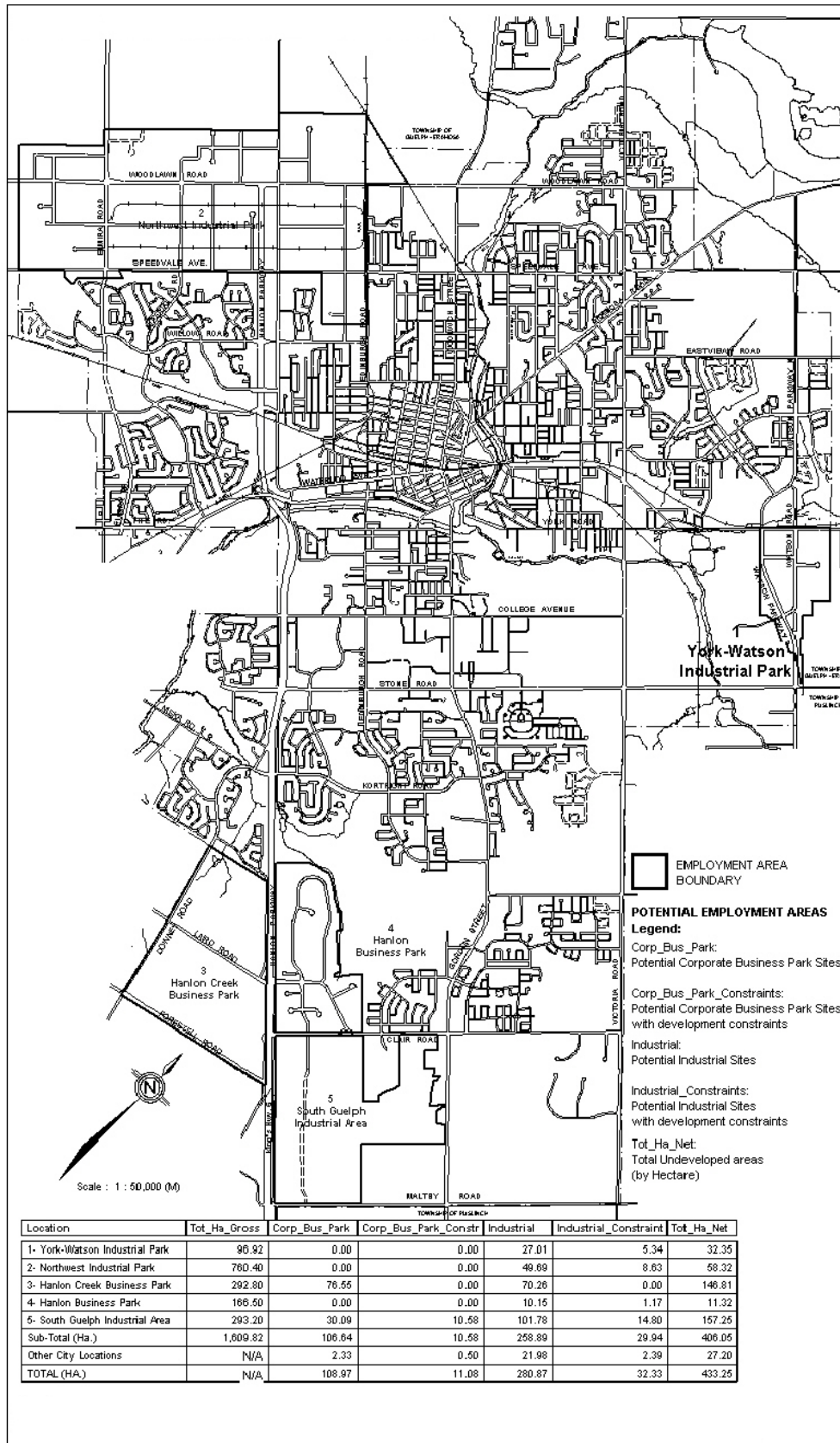


Figure 7

York District Land Use Study
Employment Nodes

2.2.4 Institutional

There are a number of areas in the York District that are currently designated as institutional in the *Official Plan*. The *Official Plan* defines institutional use as the following:

Major Institutional – includes permitted uses for public buildings, universities, colleges, social and cultural facilities, research and development facilities, correctional and detention centers, hospitals, residential care and health care facilities.

There is some cross-over between employment lands and institutional as institutional uses are often places of employment (**Figure 8**).

Within the York District good possibilities exist for combining institutional and employment land uses in research and development clusters. A combined institutional and employment designation will have the following predominate uses: public buildings; social and cultural facilities; administration and office buildings; research and development facilities; assembly, storage and manufacturing of product lines requiring on-going research and development support; and complementary uses provided that they do not conflict with or interfere with the satisfactory operation and development of the lands for the above purposes. Such complementary uses may include convenience and personal service uses, day care facilities, parks, recreation facilities and non-livestock based agricultural uses. (This is the same as the Corporate Business Park)

Institutional/Employment lands area will recognize the sensitivity of the surrounding natural and cultural heritage features. High standards of urban design and built form will be required to protect natural and cultural heritage features including viewsheds. This designation is intended to provide areas where employment opportunities can be provided in the new “knowledge-based technology and creative industries” field. The implementing Zoning By-law for this area will establish the zoning categories and appropriate regulations to permit and control uses within the designation.

2.3 Land Use Options

The Phase I Background Report introduced seven conceptual land use options that served as the starting point in determining a future land use scenario for the York District. The land use options were devised both through City requirements, consisting of future land demands, population projections and strategic planning, as well as from land uses suggested by the city, residents and interested parties.

Public commentary was encouraged at the first public meeting, which introduced people to the planning process, as well as the second public meeting where the land use options were discussed by the public in more detail.

The initial land use options are displayed in **Figure 9** and **Figure 10**. **Figure 9** displays the land use options on the east side of the Eramosa River, while **Figure 10** displays the land use options on the west side of the Eramosa. For the following land use options, core greenland

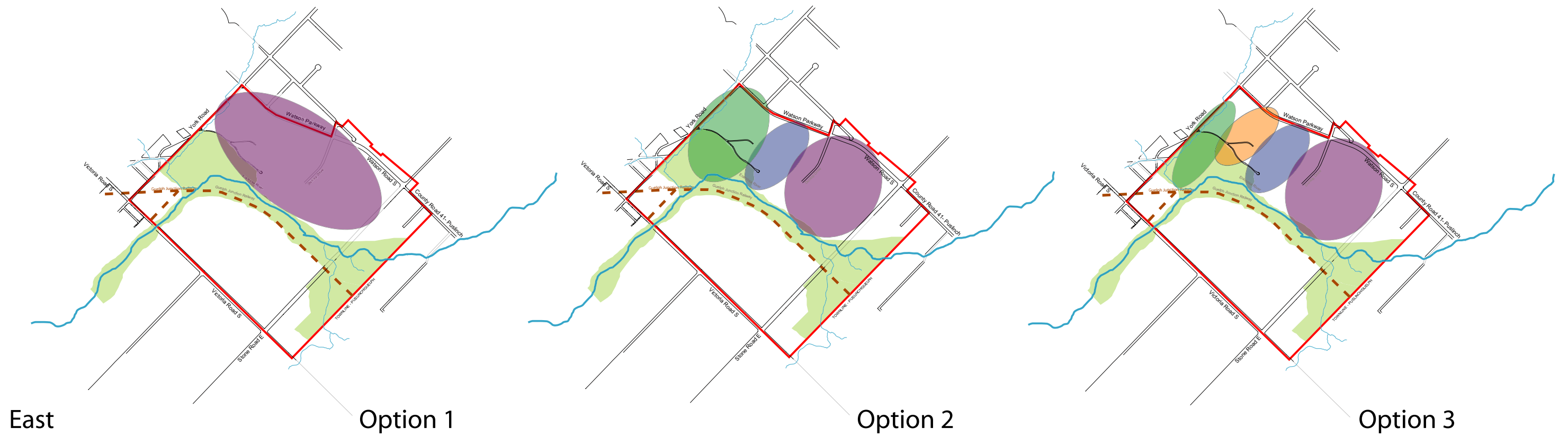


Figure 8
York District Land Use Study
Institutional Areas

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Legend

- Site Boundary
- Employment Lands
- Residential Lands
- Natural
- Institutional



East

Option 1

Option 2

Option 3

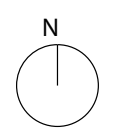
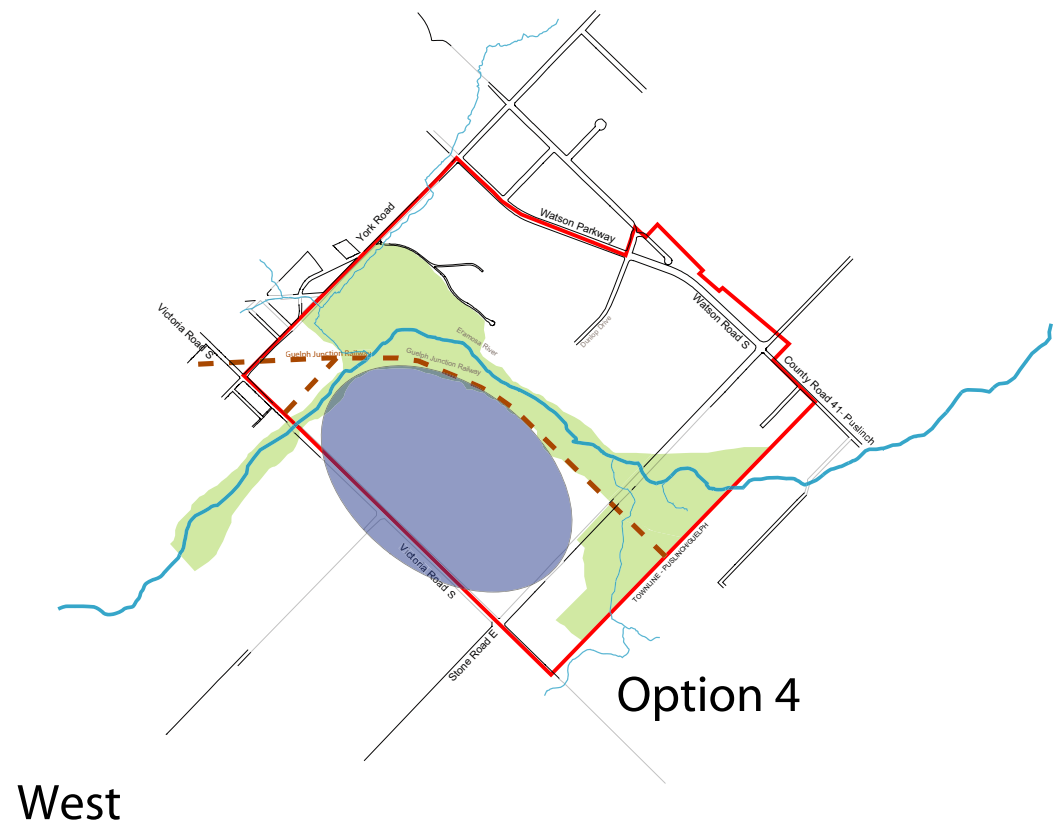


Figure 9

York District Land Use Study
Land Use Configurations - East of Eramosa

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West

Legend

- Site Boundary
- Employment Lands
- Residential Lands
- Natural
- Institutional

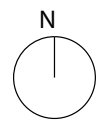
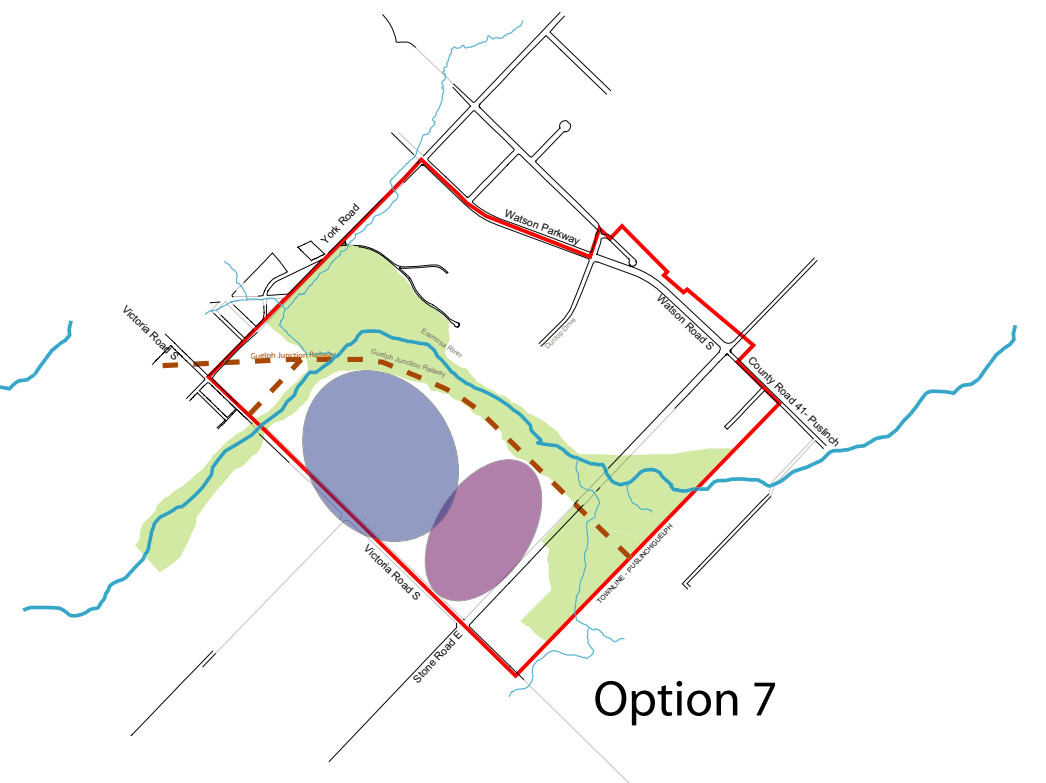
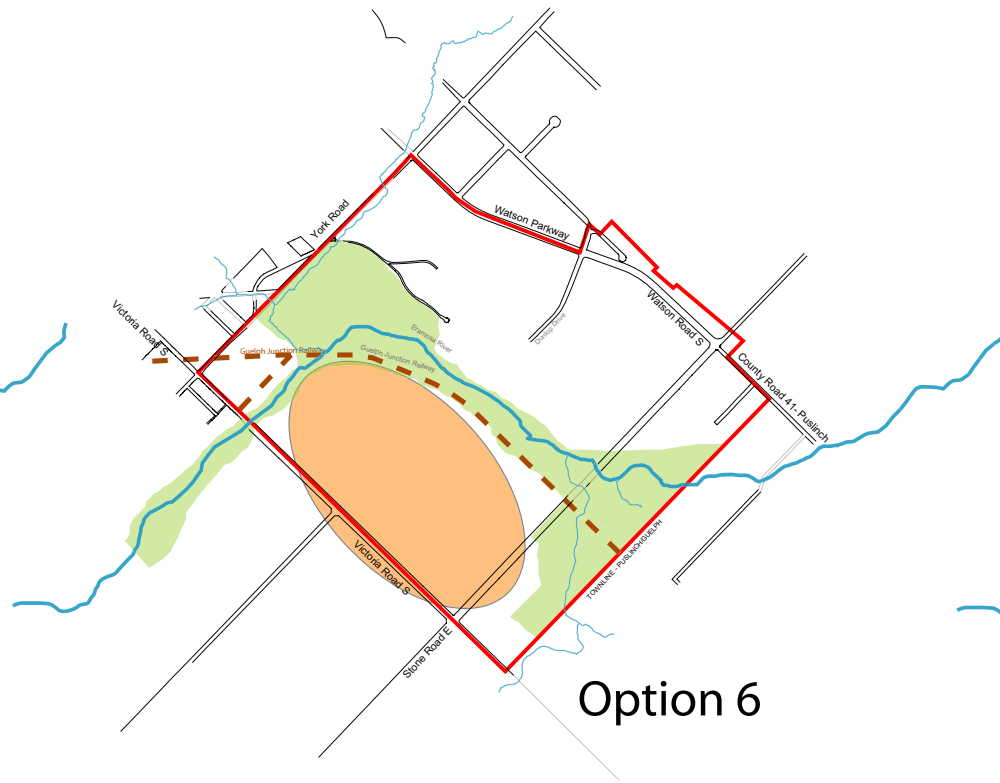
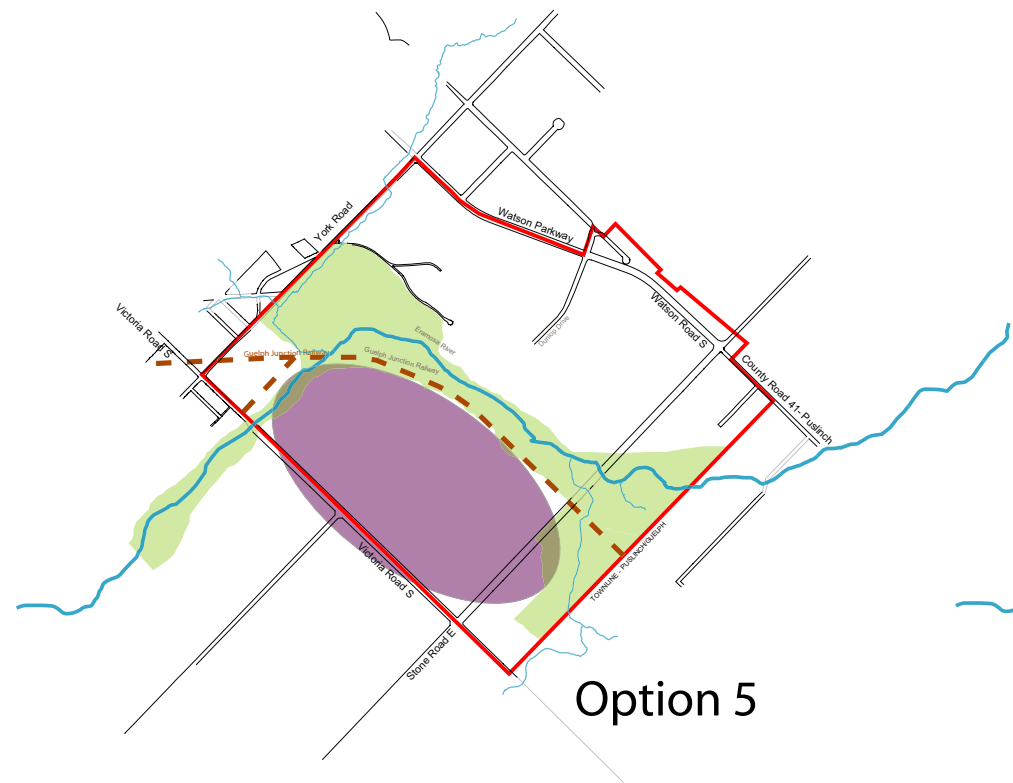


Figure 10

York District Land Use Study
Land Use Configurations - West of Eramosa

areas are established from the Official Plan, and any additions to this area will be subject to an Official Plan Amendment.

2.3.1 Land Use Options East of the Eramosa River

- Option 1 presents an all-employment land use scenario on the east side of the Eramosa River.
- Option 2 presents a range of land uses with a natural/open space overlay stretching from the Jaycee Park recreation area to the grounds of the former Guelph Correctional Centre. South of this overlay is an institutional overlay on the prison facility itself as well as lands to the east up to Watson Parkway. South of the institutional use is an employment overlay that accounts for the remainder the lands.
- Option 3 presents an additional residential land use to Option 2, between the natural/open space area and the institutional use associated with the former Guelph Correctional Centre. This residential use is primarily located east of the main entry drive for the Correctional Centre over to the Watson Parkway.
- The lands on the south east side of Stone Road east of the Eramosa River will be primarily residential according to current use and the majority of public input to date.

2.3.2 Land Use Options West of the Eramosa River

- Option 4 presents an 'as is' land use scenario, with a continuation of the all-institutional designation.
- Option 5 presents an all-employment land use scenario.
- Option 6 presents an all-residential land use scenario.
- Option 7 presents a combination of institutional and employment land uses with institutional uses continuing where the Research Station lands are currently located, and where employment uses are located over the Wellington Detention site stretching down to the Guelph Junction Rail right-of-way.
- The south east side of Stone Road west of the Eramosa River will be designated based on the preferred use above and continuation of existing residential uses in the area.

3.0 – EVALUATIONS

3.1 Overview

This section of the Phase II report will provide an overview of the various evaluation criteria that will be used to compare and assess the various land use options. This overview will outline the specific objectives of each criterion. Each land use will be evaluated based on described

method according to the criteria objectives. The results of these evaluations are provided in **Figure 4**.

3.1.1 Evaluation Criteria

The evaluation criteria are based on the information compiled in Phase I of the Land Use and Servicing Study. The market feasibility and municipal financial impact criteria are based on a preliminary evaluation of general returns from different land uses (i.e. employment, institutional, commercial, etc). These evaluations will be expanded upon once a preferred land use option is selected.

3.2 Environmental Constraints/Opportunities

3.2.1 Overview

This section outlines a preliminary evaluation of the potential environmental impacts from various land use scenarios proposed for York District and outlines the potential impacts to adjacent Greenland Areas and local groundwater.

Goal

The goal of the Environmental Impact criteria is to compare land use options based on their respective 'ecological footprint' on natural systems.

Objectives

The following evaluation objectives will be used to inform the land use selection process:

- To recognize and identify existing natural features and their associated ecological functions in the City that should be preserved and/or enhanced
- To protect, preserve, and enhance land with unique or environmentally significant natural features and ecological functions
- To maintain or enhance natural river valleys, vistas and other aesthetic qualities of the environment
- To promote the continued integrity and enhancement of natural features by interconnecting these features with environmental corridors and ecological linkages, where possible
- To ensure development activities on lands adjacent to natural heritage features do not detrimentally impair the function and ecological viability of the abutting natural heritage feature
- To provide a clear and reasonable mechanisms for assessing the impact of applications for land use change on natural features and functions

Method

The natural heritage component of the York District Land Use and Servicing Study Background Report, March 2005, provided an inventory of existing natural heritage features and possible areas suitable for Core Greenland Official Plan land use designation. This evaluation will assess land use options based on potential impacts to these environmental features. A quantitative approach to this environmental assessment is provided in **Appendix A**. The following provides a

qualitative account of the environmental assessment. The assessment of land uses is based on potential impacts to ecological and groundwater features and functions of the site.

Urban land uses can stress natural features in a number of ways. When combined, these land use related stressors may have a significant negative ecological impact on natural features such that mitigation measures or alternate urban land uses are considered to prevent unacceptable impacts. With respect to the York District, land use impacts on the Greenlands System were evaluated according to the following five stressors:

- 1) introduction of exotic and/or invasive species;
- 2) encroachment of property boundaries into natural areas;
- 3) trampling of vegetation and disturbance from the use and construction of informal trails;
- 4) contamination of surface water run-off from the use of herbicides, fertilizers, pesticides and road salt, etc.; and
- 5) changes to ambient noise, light, humidity and human traffic.

Depending on the land use, the intensity of these ecological stressors would vary.

Development in the Study Area may also potentially impact the quality and quantity of local groundwater. A reduction in the volume of groundwater infiltration usually occurs as a result of development due to an increase in the area of impervious or less pervious ground surfaces (e.g., roads, parking areas, buildings, compacted soils, etc.). With respect to the consideration of potential groundwater quality impacts, it was assumed that employment land uses, followed by residential and institutional land uses, would be most likely to use chemicals. The use of chemicals in industrial (employment) processes is generally regulated by provincial agencies. If these substances infiltrated to sufficient depth, they have the potential to contaminate groundwater source.

Due to natural variations in soil and bedrock across York District, sensitivity of the environment to groundwater impacts varies. For example, the depression in the landscape in the south-west corner of the Study Area, occurs in an area characterized by highly permeable soils, these conditions result in an area of enhanced groundwater recharge. Thus, a land use change that resulted in the construction of a parking lot in this area would have a greater impact to infiltration than the same parking lot built on top of less permeable soils in secondary recharge areas. It is therefore important to identify recharge zones across all of York District and to consider the relative impact of various land use options on these. Spatial information on the location of groundwater recharge areas available from the Torrance Creek Subwatershed Study was used in our evaluations.

The impact of various land uses based on their proximity to greenland areas will be addressed in Phase III as part of the evaluation of the preferred land use scenario. Sufficient buffers will be established around greenland areas irrespective of the land uses established, with the potential to consider increased buffers based on sensitive land uses.

3.2.2 Meeting the Criteria

Each of the land use options has been evaluated in terms of impacts to adjacent greenlands and groundwater according to the following criteria:

No Impact: The proposed land use has no impact on adjacent greenlands or on groundwater quality and quantity.

Minimal Impact: The proposed land use has a slight impact on adjacent greenlands or on groundwater quality and quantity.

Moderate Impact: The proposed land use has noticeable and measurable impact on adjacent Greenlands or on groundwater quality and quantity.

Significant Impact: The proposed land use has potentially large impacts on adjacent greenlands or on groundwater quality and quantity.

3.2.3 East Side of the Eramosa River

Land Use Option One

Land Use Option One would see employment uses expanding towards York Road encompassing the Reformatory and surrounding grounds suitable to employment uses. Land Use Option One would have “Moderate” environmental impacts with respect to introduction of exotic species, encroachment of property boundaries into natural areas, and trampling of vegetation and disturbance from use and construction of informal trails.

Evaluation:

Land Use Option One has Moderate Impact on adjacent greenlands.

Land Use Option One would see impacts on groundwater stemming from employment use as a function of surface permeability and infiltration of underlying recharge zone as indicated in the Torrance Creek Subwatershed Study. “Moderate” impacts due to contamination of surface water exist from employment uses. It is expected that the relative impact on groundwater quantity will be “significant” while anticipated relative impact on groundwater quality will be “Moderate” for a combined potential impact of “Moderate” to local groundwater.

Evaluation:

Land Use Option One has Moderate Impact on local groundwater.

Land Use Option Two

Land Use Option Two would result in land use that is consistent with what is already present on site. Institutional uses generally have less of an impact on adjacent greenlands due to reduced encroachment, trampling of vegetation and disturbance from the use and construction of informal trails.

Evaluation:

Land Use Option Two has Minimal Impact on adjacent greenlands.

Land Use Option Two is similar in impacts to Option One with respect to potential impacts to groundwater quantity and quality. Generally, institutional uses would have a reduced overall impact due to surrounding greenspace associated with institutional uses and less risk of groundwater contamination. Nonetheless, the relative impact on groundwater quantity due to buildings and parking areas will be “Moderate” while the anticipated relative impact on

groundwater quality will be “Minimal” resulting in a combined potential impact of “Moderate” on local groundwater.

Evaluation:

Land Use Option Two has Moderate Impact on local groundwater.

Land Use Option Three

Land Use Option Three would see a residential use northeast of the institutional use in what is currently open space. Land Use Option Three is considered to result in an increase of impacts on adjacent greenlands through significant changes stemming from the introduction of exotics, encroachment of property into greenland areas, and trampling of vegetation/building of informal trails associated with residential development. Coupled with significant impact on changes to microclimate from proposed employment use, a combined residential and employment use is also considered to have the greatest potential impact on adjacent greenlands. The small area of proposed institutional use, serves to offset slightly the impacts of employment and residential uses.

Evaluation:

The combined land use in Option Three has Moderate Impact on adjacent greenlands.

Land Use Option Three is similar to Options One and Two in regard to potential impacts on groundwater quality and quantity. Increased impervious surfaces associated with employment and institutional land uses are offset slightly as a result of residential land use. It is expected that the relative impact on groundwater quantity will be “Moderate” while anticipated relative impact on groundwater quality will also be “Moderate”.

Evaluation:

Land Use Option Three has Moderate Impact on local groundwater.

3.2.3 West of the Eramosa River

Land Use Option Four

The institutional land use option does not propose a change from the existing land use classification. The lands bordered by the Eramosa River, Victoria Road South and Stone Road East comprising the Turf Grass Institute and the Wellington Detention Centre would remain institutional.

An all institutional land use would have minimal impact on adjacent greenland areas. “Moderate” impacts would be expected in terms of encroachment and trampling of vegetation and disturbance from use and construction of informal trails; however, all remaining impact stressors (e.g., exotics, contaminated surface water, and changes to microenvironment) would see “Minimal” impacts.

Evaluation:

Land Use Option Four has Minimal Impact on adjacent greenlands.

An institutional land use west of the Eramosa River would have minimal potential impacts on groundwater quality and quantity, especially considering current use by the Guelph Research Institute. It is expected that the relative impact on groundwater quantity will be “Moderate”

while anticipated relative impact on groundwater quality will be “Minimal” impact for a combined potential impact of “Minimal”.

Evaluation:

Land Use Option Four has Minimal Impact on local groundwater.

Land Use Option Five

With all employment land use in Land Use Option Five there is a predicted minimal impact with respect to introduction of exotic species, encroachment of property boundaries into natural areas, trampling of vegetation and disturbance from use and construction of informal trails. “Moderate” impacts due to contamination of surface water exist from employment uses and “significant” impacts are expected to changes in microclimate.

Evaluation:

Land Use Option Five has Moderate Impact on adjacent greenlands.

Land Use Option Five would see impacts on groundwater stemming from employment use as a function of surface permeability and underlying recharge zone as indicated in the Torrance Creek Subwatershed Study. It is expected that the relative impact on groundwater quantity will be “Moderate” while anticipated relative impact on groundwater quality will also be “Moderate” impact for a combined potential impact of “Moderate”.

Evaluation:

Land Use Option Five has Moderate Impact on local groundwater.

Land Use Option Six

Having all residential land use is predicted to have a “Significant” impact on adjacent greenlands due to the introduction of exotic species, encroachment and trampling/building of informal trails, and “Moderate” impact due to contaminated surface water, and changes to microenvironment. Resulting in a combined impact of “Moderate”.

Evaluation:

Land Use Option Six has Moderate Impact to adjacent greenlands.

Land Use Option Six would see limited potential impacts to groundwater with an all residential land use. It is expected that the relative impact on groundwater quantity will be “Minimal” while anticipated relative impact on groundwater quality will also be “Minimal” impact for a combined potential impact of “Minimal”.

Evaluation:

Land Use Option Six has Minimal Impact on local groundwater.

Land Use Option Seven

Land Use Option Seven includes employment and institutional land uses. This results in “Moderate” or “Minimal” impacts stemming from the introduction of exotics, encroachment of property into greenland areas, and trampling/building of informal trails with the residential use. Coupled with “Significant” impacts to microclimate from employment use and minimal impact on microclimate due to institutional use

Evaluation:

The combined land uses in Option Seven has Moderate Impact on adjacent greenlands.

Land Use Option Seven is predicated to have a “Moderate” impact on ground water quantity and “Minimal” impact on groundwater quality, resulting in a combined potential impact of “Minimal”.

Evaluation:

Land Use Option Seven has Minimal Impact on local groundwater.

3.3 Cultural Heritage

3.3.1 Overview

The preservation and celebration of local history helps to maintain a sense of community, ensuring residents have a connection to the surrounding landscape. In order to ensure that there is connection between new residents and local history, the effects from different land uses on the cultural heritage features located in the York District require understanding and protection.

Examination of our heritage not only allows us to learn about our origins and our history, but it also provides a means of understanding who we are now and a means of glimpsing who we may become.

In recognition of the importance of cultural identity, Ontario’s heritage has been defined as:

all that our society values and that survives as the living context — both **natural** and **human** — from which we derive sustenance, coherence and meaning in our individual and collective lives (Ontario Heritage Policy Review [OHPR] 1990:18-19 [emphasis added]).

Such an all-encompassing definition recognizes that our heritage consists of both natural and cultural elements. As human beings, we do not exist in isolation from our natural environment; rather, both natural and cultural forces simultaneously affect our everyday existence.

Within a general planning context, all of those elements that make up cultural heritage are increasingly being viewed in the same manner, as are “natural resources,” in that they are scarce, fragile, and non-renewable. These cultural heritage resources, therefore, must be managed in a prudent manner if they are to be conserved for the sustenance, coherence and meaning of future generations, even if their interpretations of the significance and meaning of these resources in contributing to society may be different from our own.

Goal

The goal of the Cultural Heritage criterion is to minimize negative impacts due to permitted land use changes on the cultural heritage features located in the Study Area.

Objectives

The cultural heritage evaluation criterion will be based on the following objectives:

- Preserve and enhance the context in which cultural resources are situated
- Account for strategies to restore, protect, maintain and enhance cultural heritage resources, which include, but are not limited to, archaeological resources, built heritage resources, and cultural heritage landscape resources
- Account for built heritage protected under the Ontario Heritage Act
- Connect or integrate cultural heritage features into new land use designations
- Promote continuity between older and newer neighbourhoods
- Maximize the traditional location and orientation to the street of built heritage resources, to the greatest extent possible.

Method

The seven land use options were evaluated based on the characteristics of the existing heritage resource data and the constraints and opportunities associated with each option. In order to do so, the evaluation organises impacts from land uses according to a range of effects on cultural heritage. These effects generally have “No Impact” on cultural heritage features, such as retaining the Reformatory grounds as park space, “Minimal Impact” such as adaptive reuse of heritage buildings, “Moderate Impact” such as increased traffic use around heritage structures, to those with “Significant Impact” such as industrial use adjacent to heritage buildings. This assessment is qualitative at this stage of the Study.

Cultural heritage resources are identified through municipal listings or inventories and include properties designated under the Ontario Heritage Act. In the Study Area nine (9) cultural heritage properties were identified by the City of Guelph (see **Figure 11**). They include residential, institutional, agricultural and road transportation resources. The principal feature in the Study Area is the Ontario Reformatory. The heritage significance of this site and associated built heritage resources is still to be determined through Provincial evaluation criteria.

3.3.2 Meeting the Criteria

Each land use has been evaluated according to the following criteria. These criteria include:

No Impact: The proposed land use will have no potential impact on cultural heritage features. No disruption or displacement will occur.

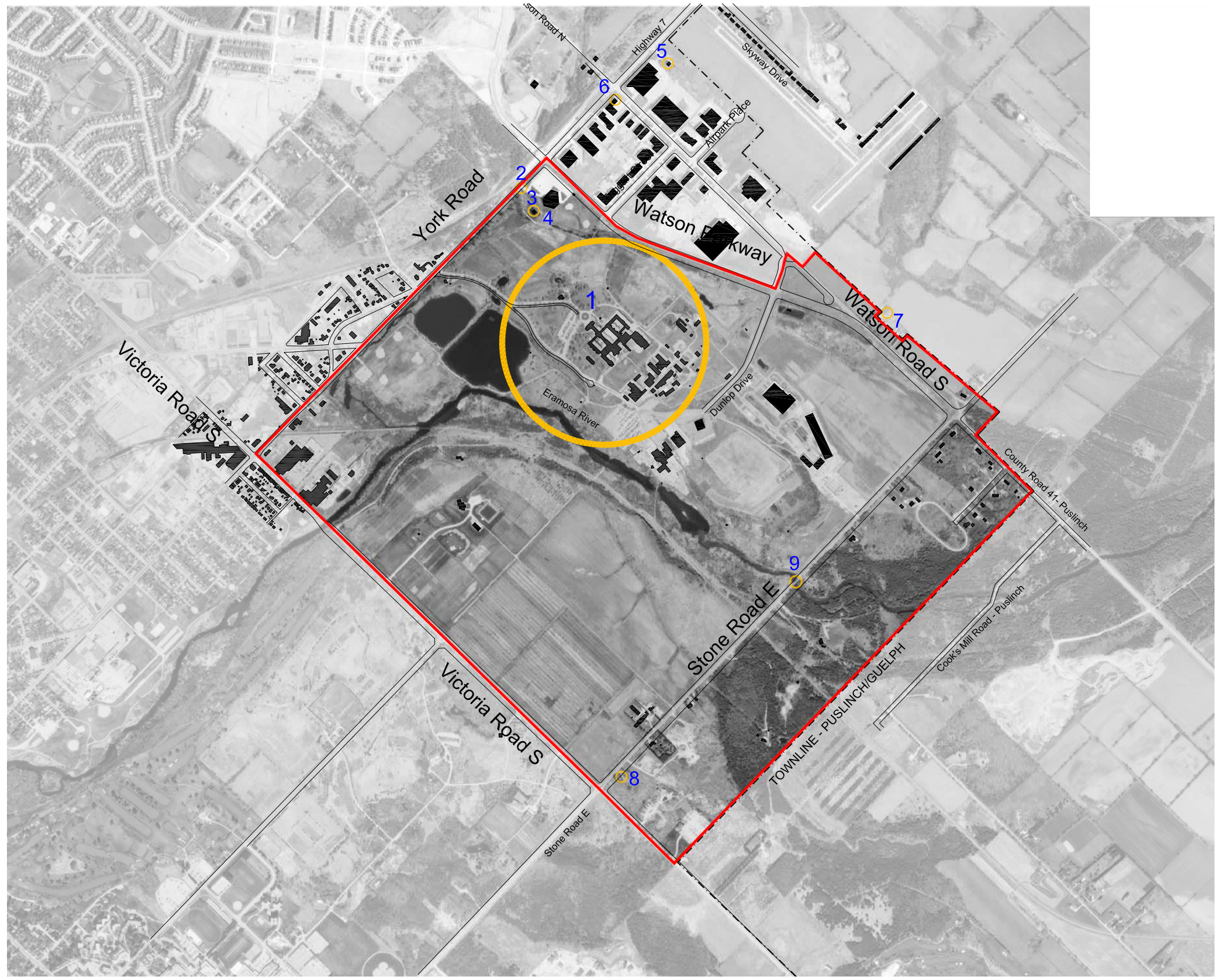
Minimal Impact: The proposed land use has a slight potential impact on cultural heritage features although generally not in a readily measurable amount (i.e. impacts from increased pollution or compatibility problems). Some disruption to setting through visual change and the potential to alter a building through adaptive reuse may occur to building fabric and associated architectural elements and change to the original floor plan.

Moderate Impact: The proposed land use potentially has a noticeable impact on cultural heritage features such as impacts on heritage context (i.e. roads, landscaping, or sidewalks). There is potential for disruption and/or displacement through loss or change in the visual relationship of the cultural heritage feature to its context and in changes to the audible and atmospheric environment.

Significant Impact: The proposed land use potentially has a large impact on cultural heritage features such as damage or destruction of heritage context. Displacement of cultural heritage

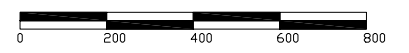
features through loss will make permanent change to the existing land use that is not in keeping with the existing context.

Fig 11

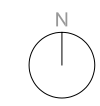


- Legend
- Site Boundary
 - Heritage Properties
- 1 Guelph Correctional Facility (Heritage Status To be Determined)
 - 2 c1914 Gateway to Royal Canadian Legion
 - 3 c1850 Royal Canadian Legion
 - 4 Royal Canadian Legion House
 - 5 1850 Farmhouse
 - 6 1873 School
 - 7 1870 Agricultural Storage
 - 8 1840 Farmhouse
 - 9 1916 Bridge on Stone Road

Figure 11



York District Land Use Study
 Built Heritage Resources



3.3.2 East Side of Eramosa River

Land Use Option One

Land Use Option One would see the extension of employment uses north towards York Road over traditionally Correctional Center land. The proposed land use has the potential to alter through displacement or disruption the cultural heritage landscape and individual built heritage features the most severely. This is primarily due to loss of the majority of structures associated with the Reformatory and potential loss of landscaping features associated with the grounds.

Evaluation:

Land Use Option One has potential for Significant Impact on cultural heritage features.

Land Use Option Two

Land Use Option Two would essentially see a continuation of existing land uses. This option would ensure the preservation of the Open Space and Institutional land use at the north center of lands east of the Eramosa River. The continuation of these land uses will minimize displacement, or disruption, of the cultural heritage landscape and potentially, through adaptive reuse, preserve some of the existing Reformatory buildings.

Evaluation:

Land Use Option Two has potential for Minimal Impact on cultural heritage features.

Land Use Option Three

Land Use Option Three would see the introduction of a residential land use along with the existing combination of institutional and employment. Having a residential land use will potentially affect the Ontario Reformatory building complex heritage context by altering compatible scale on the site. Preservation of Open Space at the north end of the Study Area will minimize displacement or disruption of the cultural heritage landscape and individual built feature components.

Evaluation:

Land Use Option Three has potential for Moderate Impact on cultural heritage features.

3.3.3 West Side of Eramosa River

Land Use Option Four

Land Use Option Four would essentially see the continuation of existing uses on lands west of the Eramosa. Potential Impacts associated with this land use might involve negative impacts on the farmhouse located at the corner of Victoria and Stone Road, although sensitive urban design would most likely negate these impacts. Impacts from an institutional use would be related to the scale and size of the institutional use.

Evaluation:

Land Use Option Four has potential for No Impact on cultural heritage features.

Land Use Option Five

Land Use Option Five will see an all employment use on land west of the Eramosa. More likely than in Option Four, this land use has the potential to impact the farmhouse located at the corner of Victoria and Stone Road as well as the viewsapes associated with this area. However, in the case of Land Use Option Five, as in all land use options west of the Eramosa, with limited heritage features on the west side of the Eramosa River, minimal impacts are expected.

Evaluation:

Land Use Option Five has potential for Minimal Impact on cultural heritage features.

Land Use Option Six and Seven

Land Use Options Six and Seven represent the two options for mixing land uses west of the Eramosa River. The proposed land uses in Options Six to Seven will have minimal effects on cultural heritage resources. The main change is that the lands no longer are exclusively in institutional use. With limited heritage features on the west side of the Eramosa River, minimal impacts are expected to occur.

Evaluation:

Land Use Options Six to Seven have the potential for Minimal Impact on cultural heritage features.

3.4 Servicing

3.4.1 Overview

Goal

The goal of the Serviceability criteria is to determine the feasibility of the various land use options based on meeting their respective servicing requirements from existing infrastructure or from investment in new infrastructure at the same time as accounting for the effects of increased servicing on the city's water supply.

Objectives

The following objectives will guide the respective land use evaluation with respect to servicing requirements:

- The City shall undertake public infrastructure works and actions that are consistent with the protection of natural heritage features
- In instances where infrastructure works may impinge upon these areas, the City will give consideration to the impacts of its proposed actions, consider alternatives and implement measures to minimize impacts
- Identify current and future water demand and supply areas regarding capacity on lands designated for urban use
- Ensure that development activities do not impair the future ability of the area's groundwater resources to provide a quality water supply to satisfy the residential and business needs of the community and to sustain the area's natural ecosystem

- Protect wetlands and other areas that make significant contributions to groundwater recharge

Method

The servicing component of the York District Land Use and Servicing Study Background Report, March 2005, provided an inventory of the existing infrastructure for stormwater, wastewater and water distribution servicing and identified further study items. The seven future land use options advanced by the Steering Committee have been generally evaluated based on the characteristics of the existing servicing systems and the potential servicing constraints and opportunities associated with each option. This assessment has been qualitative at this stage of the study.

3.4.2 Meeting the Criteria

Each land use option has been evaluated using the following serviceability classification system:

No New Services Required: Proposed land use option would only require use of the existing servicing infrastructure with no proposed upgrades.

Minimal New Services Required: Proposed land use option would require use of the existing servicing infrastructure and would require minimal new servicing to connect to the existing services.

Moderate New Services Required: Proposed land use option would require use of existing servicing infrastructure, minor upgrades to existing infrastructure, as well as new servicing to connect to the existing services.

Significant New Services Required: Proposed land use option may require that either the existing services be substantially upgraded or replaced. In addition, new servicing infrastructure would be required to connect to the foregoing.

The existing wastewater trunk located on York Road has been noted in Section 7.4 of the *Background Report* as having high infiltration and inflow (I/I), therefore under existing conditions, sufficient capacity may not exist for the proposed development. Until the potential reserve capacity of the trunk can be determined through reduction of I/I, development has been assumed to require a new wastewater sewer on York Road, and potentially west of Victoria Road parallel to the existing trunk sewer. Based on the foregoing, evaluation of the wastewater serviceability for all seven land use options would result in a *Significant Services Required* classification. To eliminate the “blanket” *Significant Services Required* classification for all of the land use options, the evaluation classification has been based only on stormwater and water distribution servicing, in order to convey uniqueness amongst the various options.

The proposed land uses (i.e. employment, residential and institutional), which would be considered either redevelopment and/ or ‘Greenfield’ development, would require stormwater quality management. Stormwater quantity management would be required for all development, which would either increase runoff to Clyde Creek or the Eramosa River. All land uses would have to be assessed based on these requirements.

3.4.3 East Side of Eramosa River

Land Use Option One

Employment land uses, when compared to the other alternative land uses, typically require higher levels of servicing infrastructure for each of the three services as outlined in the following:

- Larger stormwater quantity and quality management facilities due to the higher land coverage (i.e. imperviousness)
- Larger storm sewer sizing respective of the high runoff rates
- High normal and peak water service demands, which can vary considerably depending on the type of industry
- High wastewater design flows, which can vary considerably based on the type of industry

A portion of the lands located east of the Eramosa River have existing employment land uses, Cargill Inc. and the Waste Resource Innovation Centre, therefore only the Reformatory lands would be allocated as 'new' employment. The existing stormwater management servicing may require upgrading. The existing water distribution system within the Study Area has been evaluated as providing adequate pressures and flows for the current land uses. Without analyzing the existing water distribution system the proposed employment land use may require that the system be upgraded.

Evaluation:

Land Use Option One has been classified as Significant Services Required.

Land Use Option Two

Land Use Option Two does not differ significantly from the existing land uses and would therefore not require significant internal site services. The proposed institutional land use, depending on what form the development would take, may be able to use the existing service infrastructure. As the land use option does not differ significantly from the existing land use, the existing water distribution may also not require upgrading.

Evaluation:

Land Use Option Two would be classified as Minimal New Services Required.

Land Use Option Three

Land Use Option Three differs from Option Two in that the natural land use area in Option Two has been reduced by half and replaced with residential land use. Stormwater quality and quantity management would be required for both the institutional and residential land uses. The existing water distribution system may not require upgrading based on the residential land use area being considered the 'only' land use change from existing conditions.

Evaluation:

Land Use Option Three would be classified as Moderate New Services Required.

3.4.4 West Side of Eramosa River

Land Use Option Four

The institutional land use option does not propose a change from the existing land use classification. The lands bordered by the Eramosa River, Victoria Road South and Stone Road East comprising the Turf Grass Institute and the Wellington Detention Centre would remain institutional. The existing land uses do not have any storm and wastewater municipal servicing.

Water distribution servicing for the Turf Grass Institute is provided by an on-site well, while the Wellington Detention Centre is serviced by the watermain on Stone Road East. Should the institutional land use remain as is, the No New Services Required classification would apply.

The serviceability classification may change to either Some New Services Required or Significant New Services Required should the Turf Grass Institute not be the proposed land use. Should the Turf Grass Institute water well not be used to provide water servicing for the proposed institutional land use, a new watermain on Victoria Road South would be required. The city's capital budget identifies that a new watermain along this section of road will be constructed in 2006/2007.

Evaluation:

The serviceability rating for Land Use Option Four has been selected as No New Services Required based on the Turf Grass Institute remaining.

Land Use Options Five to Seven

Future stormwater servicing infrastructure will be required on-site for those lands adjacent to Victoria Road. Stormwater facilities on these lands might require a storm water outlet to the Eramosa River. Stormwater quantity and quality management would be required for each of the Land Use Options Five to Seven. Each land use option would require a new watermain on Victoria Road South, which would connect to the existing watermains on Stone Road East, and on Victoria Road South north of the Eramosa River. Construction of a watermain along this section of Victoria Road South is forecasted for 2006.

Evaluation:

Serviceability for each of the Land Use Options Five to Seven has been classified as Significant New Services Required.

3.5 Transportation and Transit

3.5.1 Overview

The Land Use and Servicing Study, *Background Report*, identified the current conditions of the transportation and transit system in the York District. In addition, the Background Report indicated those areas that are currently upgrading or will upgrade in the near future. The following evaluation is intended to provide a qualitative assessment of the transportation and transit component of the land use options.

Goal

The goal of the transportation and transit criteria is to determine the extent of transportation and transit upgrades required for the different land uses.

Objectives

Objectives for the Transportation and Transit Evaluation include:

- To move people and goods in an environmentally efficient and effective manner
- To facilitate and encourage greater and safer use of the bicycle as a mode of transit
- To support measures to improve the pedestrian environment and systems
- Encourage land use patterns which reduce travel needs, and maximise the opportunity to use more energy-efficient modes of travel such as public transit.

Method

An effective transportation system for the York District is based on best use of the existing system, including the ongoing and planned upgrades to the main arterials. At this stage in the Study, the evaluation will examine transportation questions with respect to the existing transportation spine. Future roads and transit systems will be developed once a preferred land use has been finalized. Once a preferred land use has been identified, interior-servicing roads will be developed based on design criteria. In addition, once a preferred land use has been identified, pedestrian and bicycling infrastructure will be identified in detail to increase access and efficiency of the non-motorised transportation system.

At this stage, the evaluation will look at whether or not, or the degree to which, the existing road and transit system will require upgrades. With this in mind, the evaluation has a range of Transportation and Transit uses ranging from “No New Road Upgrades Required” to “Significant New Road Upgrades Required.” The transportation evaluation focuses on best use based on the following:

- Required arterial infrastructure upgrades
- Opportunities for non-motorized transportation uses
- Ability to maximise transit opportunities
- Extent of additional commercial truck traffic.

The transportation effects from different land uses, can be viewed with respect to:

- public road access
- commercial supply access
- non-motorized transportation infrastructure, such as sidewalks and bike lanes
- potential transportation impacts on residents (where applicable) such as increased noise and dust.

In this context, road upgrades would be required to mitigate noise and dust or to accommodate increased access, bike lanes or sidewalks. Many of the main arterial roads have been upgraded with plans in the works to upgrade those remaining (Victoria Road and York Road). There are also designated proposed bike lanes for Victoria Road and York Road.

Sidewalks are provided on all arterial roads with urban cross-sections and sidewalks along Stone Road planned when upgraded to four lanes.

3.5.2 Meeting the Criteria

Each land use has been evaluated according to the following transportation and transit criteria:

No New Road Upgrades Required: Proposed land use would require no arterial road upgrades to service the proposed land use, either to accommodate an increase in traffic or to accommodate pedestrian or bicycle traffic.

Minimal New Road Upgrades Required: Proposed land use would require limited arterial road upgrades in the form of bicycle lanes, or pedestrian walkways.

Moderate New Road Upgrades Required: Proposed land use would require arterial road upgrades in the form of bicycle lanes, pedestrian walkways and limited road expansion.

Significant New Road Upgrades Required: Proposed land use would require substantial arterial road upgrades including bicycle lanes, pedestrian walkways and road expansion.

There are several points to consider that are described in the Background Report and that relate to the proposed road upgrades in the area. There are two road upgrades planned for the area: York Road and Victoria Road. As well, Stone Road has the potential for four lanes. Any upgrades to suit the proposed land uses would need to be beyond the planned upgrades of York Road and Victoria Road. In the case of Stone Road, an additional land use that requires the road to be widened will be viewed as significant.

With the recent and planned road upgrades, it is not expected that there would be major structural-transportation issues rising from the proposed land uses. However, a general comment needs to be made that there may be local opposition to land uses that result in increased local traffic.

As indicated in the *Background Report*, there are no dedicated bike lanes along arterial routes in the York District. If alternative transportation systems are to be supported, action to install bicycle and pedestrian infrastructure is supported.

3.5.3 East Side of the Eramosa River

Land Use Option One

An all employment land use scenario in this area would involve a high level of commercial and worker traffic. According to public comments from residents in the area, commercial traffic impinges on quality of life. In the event of a maximizing employment lands in the area, measures to offset increased traffic would have to be considered, such as tree-plantings, hedges, berms, fences, etc.

Having a high level of employment land in the area would involve a large amount of worker traffic from outside the York District. The employment lands considered in Option One would require transportation and transit upgrades in the form of:

- Transportation options for users of the area other than private vehicle option
- Road widening on Stone Road to account for the increased commercial traffic
- Increased transit services to provide for employees in the area

Evaluation:

Land Use Option One would be classified as Significant New Road Upgrades Required.

Land Use Option Two

As Option Two is similar in scope to the current situation there would not be any significant road upgrades required. Depending on the reuse of the Guelph Correctional Centre, there will most likely not be a significant increase in vehicle traffic. If a portion of the Correctional Centre grounds were to be designated as Open Space, then an increase in the number of recreational users should be expected.

Evaluation:

Land Use Option Two can be classified as requiring No New Road Upgrades.

Land Use Option Three

Land Use Option Three presents a third land use to the current situation. In this case, the additional residential use would involve a few different transportation and transit results. Notwithstanding the potential live/work combinations from new residents who also might work in the area, it is expected that there would be increased private vehicle use. As well, there would be an increase in pedestrian use, again requiring upgrades to York Road and Watson Parkway. As in the previous Land Use Option, the Open Space designation would require upgrades to accommodate recreational users mainly along York Road. Unlike Option One, however, Land Use Option Three would not dramatically increase the amount of commercial traffic and would not require expansion of Stone Road.

Evaluation:

Land Use Option Three can be classified as requiring Minimal New Road Upgrades.

3.5.4 West Side of the Eramosa River

Land Use Option Four

Land Use Option Four essentially mirrors the current land use. In this case, there would be no road improvements required to accommodate current uses. If, however, a research cluster or residential use associated with the University were to be accommodated in this area then there would need to be pedestrian and bicycle upgrades to the roads.

Evaluation:

In its current use there would be No New Road Upgrades Required, with the condition of Minimal New Road Upgrades Required depending on additional institutional uses.

Land Use Option Five

If the area west of the Eramosa River were to be mainly for employment uses then there would be additional road infrastructure required. As in Option One, there would be an increased demand on the transportation and transit infrastructure. Expected road upgrades would include:

- Widening Stone Road to four lanes
- Provision of sidewalks on Stone Road
- Provision of bicycle lanes on Stone Road and completion of bike lane implementation on Victoria Road
- Additional transit services including convenient bus stop locations.

Immediately east of the area is also the entrance to the off-road bicycle and walking trails that run along the banks of the Eramosa River. Upgrades to the entry points such as safety features (lighting, crosswalk) would be expected.

Evaluation:

Land Use Option Five would require Significant New Road Upgrades.

Land Use Option Six

Similarly to the previous land use option, designating the area as residential in Option Six would involve a steady increase in the amount of local traffic. As such, new upgrades would be required, such as:

- Additional transit services including convenient bus stop locations
- Provision of sidewalks on Stone Road
- Implementation of bicycle lanes on Stone Road and Victoria Road.

Widening Stone Road would depend on the density of the new residential developments whereas the expected widening of Victoria Road would account for the increased traffic.

Evaluation:

Land Use Option Six would require Moderate New Road Upgrades.

Land Use Option Seven

If the institutional land use in the Option Seven were to remain in its current form then transportation upgrades would involve additional employment uses. Due to the frontage of the employment lands on Stone Road, the upgrades required would be similar to those in Option Five. These requirements involve the expansion of Stone Road to four lanes in order to accommodate local commercial traffic as well as traffic to the Watson Industrial Park and current and potential employment areas east of the Eramosa River.

Again, potential upgrades would involve:

- Widening Stone Road to four lanes
- Provision of sidewalks on Stone Road
- Provision of bicycle lanes on Stone Road and Victoria Road
- Additional transit services including convenient bus stop locations.

As well, due to the proximity of the employment land to the off-road recreational trails along the banks of the Eramosa, upgrades to the entry points on both sides of Stone Road would be required including lighting, markings and cross walk.

Evaluation:

Land Use Option Seven would require Significant New Road Upgrades.

3.6 Land Use Planning

3.6.1 Overview

Stemming from the Phase One *Background Report* and the land use priorities for the Study Area, this evaluation will develop land use recommendations based on the requirements set out in the *Official Plan*.

Goal

The goal of the land use planning criteria is to provide an evaluation that maximises the land use objectives of the *Guelph Official Plan*.

Objectives

The following objectives will guide the land use evaluation with respect to land use planning:

- Ensure existing employment uses have the ability to expand and perform in their existing location
- Allow for the continuation of existing uses in the area in accordance with the provisions of the *Zoning By-law*
- Permit changes to land use, lot additions, and expansions of existing non-residential uses without an Official Plan Amendment, provided that the development proposal does not compromise the potential outcomes or original rationale for understanding the intended planning study.

Method

With respect to existing land uses in the Study Area, the *Official Plan* requires the following matters be considered:

1. The desire of the City's Waste Innovation Centre to expand operations. The Waste Innovation Centre has indicated in the *Background Report* a need to allow for a larger storage and sorting area. As a waste recycling facility, a number of compatibility issues need to be examined particularly with respect to existing and proposed residential uses. The Subbor waste processing operation's future is uncertain at this time requiring land use designations to account for the potential reopening of the plant.
2. The *Official Plan* also recognises that Cargill Inc. is a main user of the area, and that as a large abattoir, there are a number of compatibility issues, particularly with existing and any proposed residential uses. The *Official Plan* calls for a, "planning study mechanism whereby existing land uses are permitted to continue and expand while planning for the future is undertaken (2002, pg. 146)."

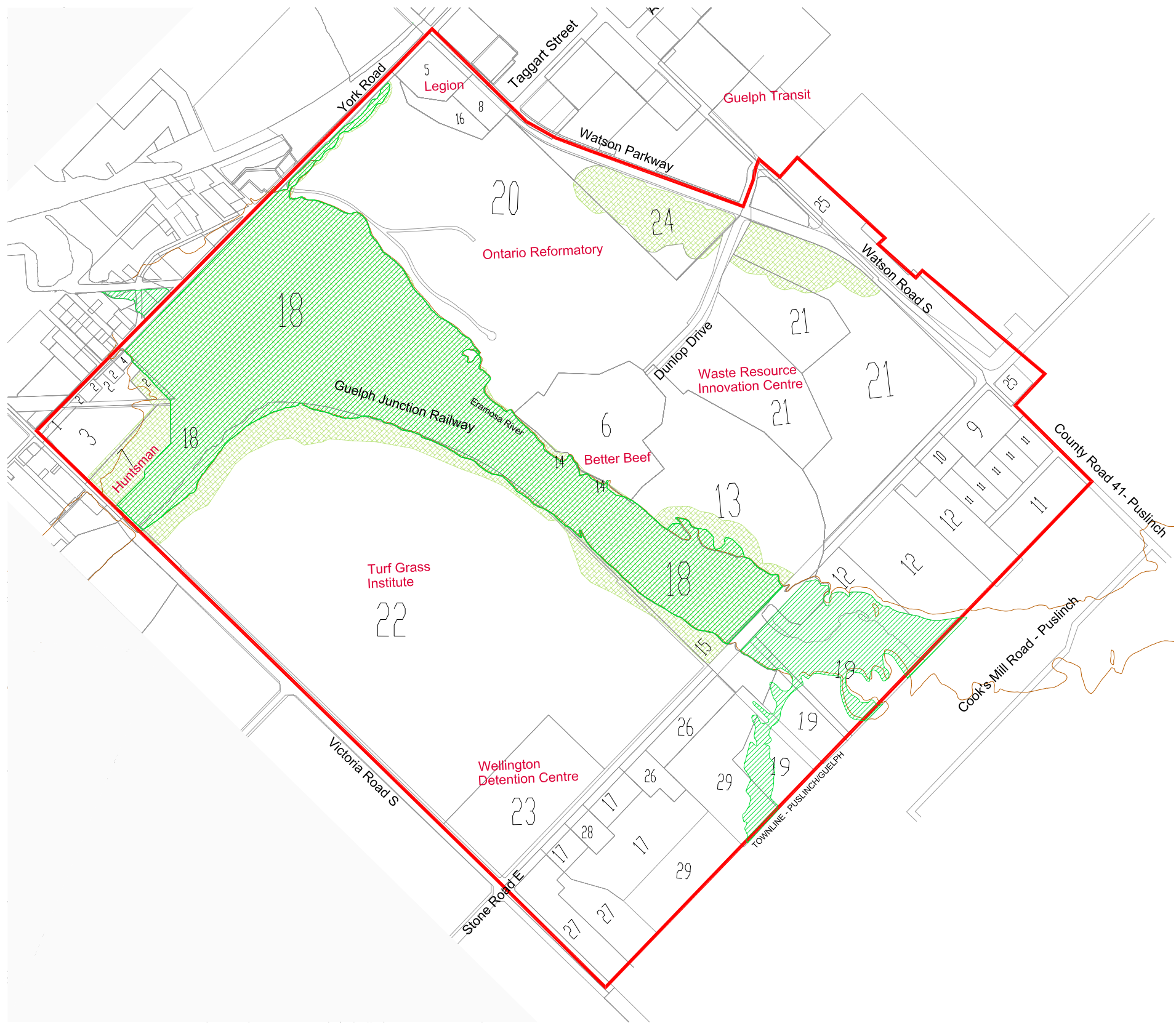
3. The *Official Plan* recognizes that the aggregate operation in the area has ceased operation and that a future land use for this area is required.

Land use options will also be evaluated on their compatibility with existing zoning and uses.

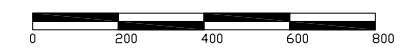
Figure 12 breaks the area into parcels along property lines. **Figure 12** also displays the areas that might require new land use designations. Where there is a land use designation change, the zoning, if required, will be changed accordingly.

With respect to new land use developments, the *Official Plan* promotes a compact urban form and gradual urban expansion that:

Fig 12



- Legend**
- Site Boundary
 - Floodline
 - Core GreenLands
 - Non-Core GreenLands



York District Land Use Options												
Existing Uses	Parcel No.	Zoning	Official Plan Designation	Land Use Designation Required	Area ac	Area ha	Potential for Residential	Potential for Employment	Potential for Mixed Use	Potential for Institutional	Current Use	Intersection
Commercial	1	SC 2-2	SC	Y	0.59	0.24	N	Y	Y	Y	Vacant	Y-V
	2	SC 2-12	SC	Y	5.13	2.08	N	Y	Y	Y	Vacant	Y-V
	3	CC	CC	N	8.86	3.58	N	Y	Y	N	V-Y Shopping Plaza	Y-V
	4	SC 1-31	SC	Y	0.42	0.17	N	Y	Y	Y	Vacant	Y-V
	5	SC 1-48	SC	Y	5.21	2.11	N	Y	Y	Y	Legion	Y-WP
Industrial	6	B.4-4	IND	N	26.14	10.58	N	Y	N	N	Better Beef	DD
	7	B.4	IND	Y	7.78	3.15	N	Y	N	N	Huntsman	Y-V
	8	B.1-1	IND	Y	3.31	1.34	N	Y	Y	N	McCrae Recreation	Y-WP
	9	R.1B	STA	Y	6.08	2.46	Y	N	N	N	Rural Residential	St-Wa
Residential	10	R.1B-25	STA	Y	2.01	0.81	Y	N	N	N	Rural Residential	St-Wa
	11	R	STA	Y	19.65	7.95	Y	N	N	N	Rural Residential	S of St. W of Er
	12	R	STA	Y	26.68	10.80	Y	N	N	N	Rural Residential	
	13	P.1	STA	Y	48.29	19.54	N	Y	N	N	Vacant	b/n DD and St
Park	14	P.1	CG	N	1.00	0.40	N	N	N	N	Conservation	DD
	15	P.1	STA	Y	8.00	3.23	Y	N	N	N	Conservation	St and Er
	16	P.1-1	IND	Y	3.65	1.48	Y	N	N	N	McCrae Recreation	Y-WP
	17	EX	STA	Y	20.34	8.23	Y	Y	Y	Y	Commercial Supply	St-V
Floodplain	18	FL	CG	Y	174.02	70.42	N	N	N	N	Conservation	b/n Y-S
	19	FL	CG	Y	41.83	16.93	N	N	N	N	Conservation	S of Stone
Institutional	20	L2	STA	Y	137.00	55.83	Y	Y	Y	Y	Reformatory	DD and Y
	21	L2	STA	Y	102.29	41.39	N	Y	N	N	Waste Innovation	DD
	22	L2	MAJ INST	N	265.91	107.61	Y	Y	Y	Y	Turf Grass Institute	V
	23	L2	STA	Y	25.05	10.14	Y	Y	Y	Y	Wellington Detention	St and V
	24	L2	IND	Y	19.87	8.04	N	Y	Y	N	SWM	DD
Other Urban	25	UR	STA	Y	14.49	5.86	Y	Y	Y	Y	Vacant / Rural Res	E of Watson
	26	UR	STA	Y	8.76	3.55	Y	Y	Y	Y	Vacant	S of St. W of Er
	27	UR	STA	Y	17.09	6.92	Y	Y	Y	Y	Vacant	V and St
	28	UR2	STA	Y	2.03	0.82	Y	N	N	N	Rural Residential	S of St. W of Er
Agriculture	29	AG	STA	Y	29.08	11.77	Y	Y	Y	Y	Agriculture	S of St. W of Er
RCW					88.44	35.41						
TOTAL					1119.00	452.84						

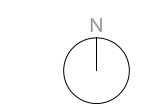


Figure 12

York District Land Use Study
Existing Parcels and Potential Land Use Changes

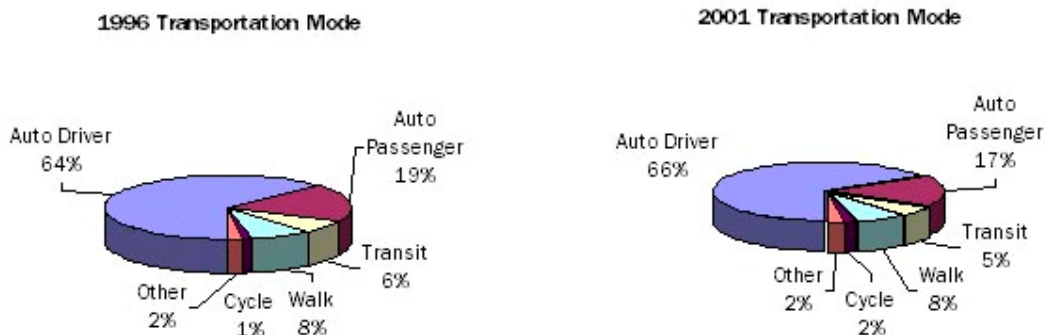
- Encourages intensification as well as a gradual increase in residential densities
- Promotes mixed land uses in appropriate locations throughout the City to provide residents opportunities to live, learn, work, shop, recreate, gather and worship in close proximity to their neighbourhoods
- Encourage intensification of residential, commercial, industrial, and institutional areas to maximise use of municipal services
- Maintain an ongoing commitment to environmentally responsible development through an integrated approach that balances economic and cultural needs with environmental and social responsibilities.

Related to the above urban form and development objectives, is City policy to decrease reliance on private vehicles by reinforcing opportunities for non-motorised transportation use and public transit use. According to the Guelph-Wellington Transportation Study, over the 1996 – 2001 period, transportation in Guelph is characterized by (**Figure 13**):

- Increased single occupancy vehicle trips
- Decreased transit use
- Decreased walking
- Increased cycling

Current land use planning is not encouraging residents to use alternative transportation modes. Future land use planning needs to more closely integrate live / work opportunities.

Figure 13: Trends in Transportation 1996 - 2001



Source: 2005 Guelph-Wellington Transportation Study

The Conformance with Official Plan evaluation ranges from “Conforms with Existing Official Plan” to “Requires Official Plan Amendment”. This evaluation will assist the City in recognizing land use options that go beyond the purview of the Special Study Area, such as the addition or expansion of residential areas. Otherwise, this evaluation will indicate the land use option that combines the overall objectives and planning policies of the *Official Plan* in a manner that best suits the local conditions of the Study Area.

Regarding the Special Study Area, the *Official Plan* indicates that:

1. Existing uses of the area shall be permitted to continue in accordance with the provisions of the implementing Zoning By-law in effect on December 17, 2001
2. Changes in land use, lot additions and expansions of existing non-residential uses may be permitted without amendment to this Plan provided that the development proposal does not compromise the potential outcomes or original rationale for undertaking the intended planning study.

3.6.2 Meeting the Criteria

Each land use option has been evaluated according to the following criteria. The evaluation criteria include:

Conforms with Official Plan: Proposed land uses are in accordance with the major goals of the *Official Plan*.

Conforms Substantially: The proposed land uses generally conform to the major goals set out by the *Official Plan* for the Guelph community but not in all instances.

Minor Variances: Several aspects of the proposed land uses are outside of the major goals of the *Official Plan*.

Requires Official Plan Amendment: The proposed land use does not comply with the major goals of the *Official Plan*.

3.6.3 East of the Eramosa River

Land Use Option One

Land Use Option One designates the lands to the east of the Eramosa River as general employment lands. Designating the area as employment is consistent with the following *Official Plan* policies:

- Having an all employment land use designation is consistent with the Official Plan's objective of allowing for expansion of current industrial uses in the area
- Ensures that adequate serviced land is provided to accommodate future development
- The Official Plan also does not require an amendment for the continuation of non-residential uses in the Special Study Area.

Designating the area as employment contravenes the following *Official Plan* policies:

- Does not provide for a range or hierarchy of land uses
- Does not meet the park/recreational or leisure needs of the community.

Evaluation:

Land use Option One has minor variances with existing *Official Plan*.

Land Use Option Two

Land Use Option Two has an open space and institutional land use in addition to the employment designation. Having these land use designations would meet the following *Official Plan* goals:

- Consistent as in Land Use Option One while also retaining natural heritage
- Provides for a wide range of uses in the area while more sympathetic to current built form and landscape features
- Meets most of the Major Goals of the *Official Plan*.

Evaluation:

Land Use Option Two Conforms to existing major *Official Plan* goals.

Land Use Option Three

Land Use Option Three introduces a residential land use into the previous land use mix. This land use option would meet the following *Official Plan* goals:

- Consistent with *Official Plan* goals as in Land Use Option Two while also accommodating a wider range of uses.

Designating an additional residential land use does not meet the following *Official Plan* goals:

- Greater public resistance to residential use
- Increased demand on infrastructure from residential use.

Evaluation:

Land Use Option Three Conforms with *Official Plan* goals.

3.6.4 West of the Eramosa River

Land Use Option Four

Land Use Option Four presents an all-institutional land use for lands west of the Eramosa. Having this land use would meet the following *Official Plan* goals:

- Retaining an all institutional use for this area would allow for existing uses to continue in their current fashion

Retaining the current land use does not meet the following *Official Plan* goals:

- Does not provide for an efficient land use nor encourage land use patterns that maximise energy-efficient modes of travel
- Does not provide serviced land for future development
- Does not encourage balanced economic growth for the city.

Evaluation:

Land Use Option Four has Minor Variances from *Official Plan* goals.

Land Use Option Five

Land Use Option Five presents an all employment use for the lands west of the Eramosa. Having this mix of land uses would meet the following *Official Plan* goals:

- Having an all employment land use designation is consistent with the Official Plan's objective of allowing for expansion of current industrial uses in the area
- Ensures that adequate serviced land is provided to accommodate future development
- An *Official Plan* amendment is not required for the continuation of non-residential uses in the Special Study Area.

Designating the area as employment contravenes the following *Official Plan* goals:

- An Official Plan Amendment would be required to re-designate the current Major Institutional use over the Research Station lands
- Does not provide for balanced economic growth through a range of land uses.

Evaluation:

An *Official Plan* Amendment would be required for this land use option.

Land Use Option Six

Land Use Option Six presents an all-residential use for the area west of the Eramosa. This land use option meets the following *Official Plan* goals:

- Depending on residential densities this option might provide intensification opportunities

Designating a residential land use leads to the following Official Plan and Zoning By-law difficulties:

- Designating the area as all residential would require an Official Plan Amendment
- Does not meet with the general development approach outlined in the Official Plan with no mix of land uses or development of a compact urban form

Evaluation:

Land Use Option Six would require an Official Plan Amendment.

Land Use Option Seven

Land Use Option Seven presents a combination of institutional and employment uses for the area west of the Eramosa River. This land use option meets the following Provincial planning directions:

- Encourages the continuation of existing uses
- Promotes a range of possible land uses in the area, with intensification potential
- Development of effective employment lands that are rail accessible
- Encourages alternative transportation uses.

Evaluation:

Land Use Option Seven Conforms with existing *Official Plan* goals.

3.7 Consistency with Municipal Strategic Directions

3.7.1 Overview

Land use scenarios consistent with municipal strategic directions will be evaluated based on the requirements of various municipal departments, the *SmartGuelph* community vision, the business strategy set out in the *Strategic Plan: A Great Place to Call Home*, and the community sustainability vision set out in the *Green Plan*. Guelph's strategic planning needs to account for future population needs, regional growth trends, and city housing supply and demand forecasts. The following general trends also inform the rationale behind the municipal strategic directions.

Residential growth in Guelph has been charted in the City of Guelph Household and Population Projections 2001 – 2027. Growth rates are indicated as requiring 1,035 units/year until end of 2006, followed by 900 units/year to 2011, followed by 650 units/year post 2011. Guelph's housing mix, by building permit over the 1991-2001 period, has 64% semi- or single-detached low density, 25% medium density, and 11% high density housing. The City has a 20 year land supply to meet the above population and unit projections assuming new development occurs at a rate of 55% semis/singles and 45% for multiples and a net density for new residential lands of 10 units per acre.

The general trend of household size is decreasing with an increasing proportion of households in the 35-54 age cohort. By 2027, it is expected that 30-33% of the population will be 55+, up from 20% in 2001. As the population ages, unit household size is decreasing.

The Economic Development Department at the City of Guelph has indicated a need for larger parcels of employment land than is currently available in the portfolio. Moreover, location of employment land is a crucial component in strategic planning. Balancing anticipated growth with community form and resident/worker needs requires options for growth, especially in designating employment lands. It is challenging for municipalities to designate areas for employment use that do not impinge on residential and public use. Having places of work integrated with other uses is becoming a major theme in planning as urban space becomes intensified. An analysis of Guelph employment land need was completed and assessed in order to ensure sufficient supply of allocated employment land (**Appendix B**).

Goal

To meet Guelph's strategic planning directions and land use requirements identified in its *Smart Guelph*, *Strategic Plan*, and *Green Plan* planning principles as well as the land use requirements identified by various City Departments.

Objectives

- Identify effective employment lands for the City of Guelph by size, location, serviceability and transportation access
- Meet the urban form and strategic planning criteria set out by Smart Guelph, including but not limited to: Compact and Connected, Distinctive and Diverse, Prosperous and Progressive, Pastoral and Protective, and Collaborative and Cooperative
- Integrate land uses to promote a balanced community and urban structure that maximizes resource efficiency
- Effectively grow the economic base of the city, enhance community wellness, have exemplary management practices, and manage growth in a balanced sustainable manner

- Promote sustainable growth and responsible management when developing land use plans.

Methods

Taking the above into consideration, the “Consistency With Municipal Strategic Directions” planning evaluation is based on a qualitative assessment ranging from “Meets Strategic Directions” to “Does Not Meet Strategic Directions.” Meeting the City’s strategic directions would require a land use strategy that delivers both employment and residential land opportunities, develops recreation opportunities and open space linkages and builds a successful public framework that will ensure the area is unique and open to all residents of Guelph.

The format for such a ranking would prioritize a land use designation derived from the above objectives over land use designations that deliver strongly on one objective without recognition of others.

3.7.2 Meeting the Criteria

Each land use has been evaluated according to the following criteria. These criteria include:

Consistent with Municipal Directions: The proposed land use delivers on municipal land requirements while meeting the policy objectives set out in *SmartGuelph*, *Strategic Plan: A Great Place to Call Home* and the *Green Plan*.

Substantially Consistent with Municipal Directions: The proposed land use delivers on a majority of municipal land requirements while consistently meeting the policy objectives set out in one of *SmartGuelph*, *Strategic Plan: A Great Place to Call Home* or *Green Plan* policy directions while inconsistently on the other.

Somewhat Consistent with Municipal Directions: The proposed land use does not consistently meet municipal land requirements nor meet the majority of policy objectives from *SmartGuelph*, *Strategic Plan: A Great Place to Call Home* or the *Green Plan*.

Significantly Inconsistent with Municipal Directions: The proposed land use does not meet municipal land requirements nor does it meet the policy objectives of either *SmartGuelph*, *Strategic Plan: A Great Place to Call Home* or the *Green Plan* policies on a consistent basis.

3.7.3 East of the Eramosa River

Land Use Option One

Land Use Option One designates the lands to the east of the Eramosa River as general employment lands. Designating the area as employment meets the following municipal directions:

- Provides the City with employment lands in an area with existing services and minimal compatibility concerns north of Dunlop Drive (south of Dunlop Drive has compatibility concerns, see section 3.8)
- Provides opportunity to strengthen the economic base

- Meets the Prosperous and Progressive strategy of *SmartGuelph* by allowing for the expansion of Cargill Inc. and incorporating alternative economic uses in the area
- Provides employment options to surrounding residential areas potentially meeting the *Green Plan* and *SmartGuelph* principles of compact and connected development
- Provides employment in an area that has potential rail access thereby encouraging alternative transportation modes and minimizing Guelph's contribution to global warming
- Encourages further development and potential innovation of Guelph's waste recycling system

Designating the area as employment contravenes the following municipal directions:

- Having all employment in the area will not provide a local balance between land uses nor adequately ensure that there is sufficient access to open space set out by the Parks and Recreation Department and *Guelph Green Plan*
- Increases opportunities for groundwater contamination over other uses such as institutional, open space, or residential
- Expansion of certain industrial uses is not favoured by all residents of the area

Evaluation:

Land Use Option One is Somewhat Consistent with municipal strategic directions.

Land Use Option Two

Land Use Option Two presents two land uses in addition to the employment designation: open space at the north end of the Study Area that would cover the landscaping of the former Correctional Centre plus the recreation sites and an institutional land use that would incorporate a portion of the former Correctional Centre and stretch over to Watson Parkway.

Having these land use designations would meet the following municipal strategic directions:

- Provides the City with employment lands in an area with existing services and minimal compatibility concerns north of Dunlop Drive (south of Dunlop Drive has compatibility concerns, see section 3.8)
- Meets the Prosperous and Progressive strategy of *SmartGuelph* by allowing for the expansion of Cargill Inc. and incorporating alternative economic uses in the area
- Provides employment options to surrounding residential areas potentially meeting the *Green Plan*, *Strategic Plan* and *SmartGuelph* principles of compact and connected development
- Provides employment in an area that has potential rail access thereby encouraging alternative transportation modes that minimize Guelph's contribution to global warming
- Meets the long range open space strategy of the Recreation, Parks and Culture Strategic Plan and allows for access to the north and east banks of the Eramosa River
- Retains culture heritage features in their original institutional setting and allows for more likely adaptive reuse opportunities
- Meets the Strategic Planning objectives of potentially expanding the economic base while protecting cultural and natural heritage
- Provides greater uses for surrounding built up residential areas
- Meets with the majority of public response to a preferred land use mix for the area.

Evaluation:

Land Use Option Two is Consistent with municipal strategic directions.

Land Use Option Three

Land Use Option Three introduces a residential land use into the previous land use mix (see section 2.3.1 for details). Having this mix of land uses would meet the following municipal directions:

- Meets the municipal conservation, employment and heritage objectives as in the above land use options
- Provides a stronger connection as a potential live/work community with residential uses adjacent to employment opportunities
- Provides a range of land use opportunities in the event that demand is not high for other land uses
- Expands the economic base of the city and balances employment with residential
- Provides residential opportunities to meet Guelph's future housing requirements

Designating an additional residential land use provides the following difficulties:

- The majority of public responses did not favour a residential land use in this area
- Medium- to high-density residential is difficult to market
- Difficulty in connecting to surrounding communities
- Raises compatibility concerns with existing and future employment lands
- Could potentially limit the ability of some employment use expanding.

Evaluation:

Land Use Option Three is Substantially Consistent with municipal strategic directions

3.7.4 West of the Eramosa River

Land Use Option Four

Land Use Option Four presents an all-institutional land use for lands west of the Eramosa.

Having this land use would meet the following municipal strategic directions:

- Provides continued recreational use of the lands to the south and west of the Eramosa River
- Provides a minimal environmental impact compared to the other proposed land use options
- Meets the expectations of the University of Guelph, currently leasing the lands for research purposes.

Retaining the institutional designation for the area poses the following difficulties with municipal strategic directions:

- Does not meet the expected additional employment lands required by the City
- Does not make use of rail accessible portions of the lands
- Does not meet the majority of public responses on selecting a preferred land use option
- Does not meet the objectives of the strategic plan except in conserving natural heritage.

Evaluation:

Land Use Option Four is Significantly Inconsistent with municipal strategic directions

Land Use Option Five

Land Use Option Five presents an all employment use for the lands west of the Eramosa. Having this land use would meet the following municipal strategic directions:

- Provide the City with employment lands to fulfill near- to medium-term employment land availability
- Provide employment lands that are directly rail serviceable hence providing options for alternative transportation modes and potentially reducing Guelph's contribution to global warming
- Provides opportunity to increase the economic base of the city
- Provide additional opportunities for investment in Guelph including an excellent location for research-focused employment uses.

Designating the area as all employment has the following municipal strategic plan problems:

- Does not meet the *Strategic Plan* objectives of balancing economic growth with enhancing natural and cultural heritage
- Having all employment uses in the area will not meet the *SmartGuelph* objective of providing a range of land uses
- Having all employment uses in the area is contrary to public opinion for a preferred land use hence does not meet the *SmartGuelph* principle of Collaborative and Cooperative

Evaluation:

Land Use Option Five is Somewhat Consistent with municipal strategic directions

Land Use Option Six

Land Use Option Six presents an all-residential use for the area west of the Eramosa. This land use option meets the following municipal strategic directions:

- Potential to provide housing in a compact form and in an area in close proximity to existing services
- Potential to utilise existing transit opportunities and maximize alternative modes of commuting through proposed bike lane additions and additional walkways/recreational paths
- Provide additional economic revenue to the city.

Designating the area as all residential poses the following difficulties with municipal strategic directions:

- No additional employment uses to the City of Guelph
- Does not meet with the *SmartGuelph* "Collaborative and Cooperative" planning principle as the majority of public responses have been against additional residential in the area
- Does not allow for balanced economic and community growth in the area

- Does not provide a range of land uses for a more sustainable approach to urban planning.

Evaluation:

Land Use Option Six is Somewhat Consistent with municipal strategic directions

Land Use Option Seven

Land Use Option Seven presents a combination of institutional and employment uses for the area west of the Eramosa. This land use option meets the following municipal strategic directions:

- Meets *SmartGuelph* planning objectives by providing a range of land use for the area
- Potential for integrating land uses and reducing transportation requirements
- Potential for rail-access thereby reducing Guelph's contribution to global warming
- Allows for investment opportunities including public and private sector involvement through research opportunities
- Provide the City with employment lands to fulfill near to medium-term employment land availability
- Meets the objectives of the Parks, Recreation and Culture Strategic Plan by ensuring access to recreation trails and open space along the west bank of the Eramosa
- Has the greatest acceptance from the public thereby meeting *SmartGuelph's* "Collaborative and Cooperative" planning objective

Designating the area as a combination of institutional and employment does not run counter to municipal strategic directions.

Evaluation:

Land Use Option Seven is Consistent with municipal strategic directions.

3.8 Consistency with Provincial Planning Directions

3.8.1 Overview

The Province directs municipal growth through planning policies contained in the *Provincial Policy Statement* and legislation that affects municipal planning such as *Places to Grow Act* and the *Greenbelt Plan*. The Province's *Places to Grow Act* will allow for additional Provincial oversight over the ways in which municipalities plan for future growth within their urban areas. The *Draft Growth Plan for the Greater Golden Horseshoe will implement the Province's vision for managing growth and developing stronger communities*.

Goal

The goal of Provincial Planning Directions evaluation criteria is to evaluate the various land use options based on their conformance with Provincial Policy Statement (PPS) and *Places to Grow* policies.

Objective

The following objectives will guide the land use evaluation with respect to land use planning:

- direct growth to built-up areas where the capacity exists to best accommodate the expected population, household and employment growth while providing strict criteria for urban boundary expansions
- promote transit-supportive densities and a healthy mix of residential and employment land uses
- identify and support transportation that links urban centers through an extensive multi-modal system anchored by efficient public transit, rail and highway systems for moving people and goods
- ensure sustainable water and wastewater services are available to support future growth
- address specific sub-area issues which would benefit from co-ordinated inter-municipal planning such as urban structure, economic development, resource management, infrastructure requirements and environmental protection

Method

Places to Grow land use strategy will impact Guelph as development is focused more on intensification and regional coordination of infrastructure investment. This land use strategy is explored in more detail in the *Background Report*.

The land use options will be evaluated according to the objectives set out above. Of importance to the York District, in terms of *Places to Grow*, is its proximity to Highway 7 – a future economic corridor, and rail access – identified as requiring increased use in southern Ontario.

Places to Grow calls for growth through intensification of urban areas according to sub-area growth strategies. The sub-area of which Guelph is a component has a new growth target of 40% of new growth through intensification. This target of 40% can be distributed through the sub-area, which allows for some flexibility. It will be a challenge for Guelph, however, as current growth through intensification is between 5-10% of new development.

The Province is also setting a target of 200 residents and jobs per hectare in intensification areas (downtown, economic corridors). *Places to Grow* is still in a draft phase and the final process for deriving the set target has not yet been set out. Depending on how the target is calculated will affect the minimum targets for densities that are required by new developments. Regardless, there will be an increase in minimum density requirements. Guelph will need to anticipate these increases and meet Provincial guidelines through strategic planning that effectively combines employment and residential uses.

In order to ensure, that the York District complies with the directions of Provincial planning policy, it is beneficial to achieve a higher employment/residential target in the area than the current average in Guelph. This can typically be achieved by anticipating future growth activities in the area and allowing for expansion and infilling opportunities in the York District.

With the Provincial planning objectives in mind, the land use evaluation ranges from “Conforms” and “Varies Significantly” with *Places to Grow*. A land use evaluation that conforms to *Places to Grow*, would meet intensification targets, make use of existing rail capacity, protect the natural heritage system, and allow for future intensification of the area.

3.8.2 Meeting the Criteria

Each land use has been evaluated according to the following criteria. These criteria include:

Conforms with Provincial Planning Directions: The proposed land use conforms to the policy objectives of the proposed Places to Grow Legislation and urban growth strategies.

Conforms Substantially with Provincial Planning Directions: The proposed land use meets the general objectives of the Provincial planning directions.

Varies Somewhat from Provincial Planning Directions: The proposed land use meets Provincial policy directions in an inconsistent fashion.

Varies Significantly from Provincial Planning Directions: The proposed land use does not meet the policy objectives set out in Provincial planning policy.

3.8.3 East of the Eramosa River

Land Use Option One

Land Use Option One designates the lands to the east of the Eramosa River as general employment lands. Designating the area as employment is consistent with the following provincial planning directions:

- Directs growth to an area with a mix of brown and greenfield development consistent with Places to Grow policies of increasing intensification of brownfield sites while meeting or surpassing the density targets of greenfield development (density numbers have not been finalized) within the pre-existing urban boundary
- Has the potential to increase the resident and job density of the City of Guelph
- Meets Provincial directions for developing areas that are already provided with services
- Potential to utilise the existing multi-modal system of transportation
- Provides employment opportunities adjacent to an identified economic corridor (Highway Seven)

Designating the area as all employment does not meet the following Provincial planning directions:

- All employment does not provide a healthy mix of residential with employment growth
- All-employment will not ensure that the natural heritage features of the area are protected
- All employment will not ensure the best retention of cultural heritage features

Evaluation:

Land use Option One Varies Somewhat from provincial planning directions.

Land Use Option Two

Land Use Option Two presents two land use options in addition to the employment designation: open space at the north end of the Study Area and an institutional land use covering the former Correctional Centre lands. Having these land use designations would meet the following provincial planning directions:

- Has the potential to increase the resident and job density of the City of Guelph
- Meets Provincial directions for developing areas that are already provided with services
- Potential to utilise the existing multi-modal system of transportation

- Provides employment opportunities adjacent to an identified economic corridor (Highway Seven)
- Maximises retention of the cultural heritage features found in the area
- Retains the natural heritage features of the area and offers opportunities for more meaningful green corridor areas

Designating the area as employment and institutional does not meet the following Provincial planning directions:

- Does not provide any residential options to ensure a mix of employment and/or residential uses

Evaluation:

Land Use Option Two Conforms Substantially with provincial planning directions.

Land Use Option Three

Land Use Option Three presents an additional residential land use to the previous option.

Having these land use designations would meet the following provincial planning directions:

- Has the potential to increase the resident and job density of the City of Guelph
- Meets Provincial directions for developing areas that are already provided with services
- Potential to utilise the existing multi-modal system of transportation
- Provides employment opportunities adjacent to an identified economic corridor (Highway Seven)
- Provides sustainable stormwater management services
- Maximises retention of the cultural heritage features found in the area
- Retains the natural heritage features of the area and offers opportunities for more meaningful green corridor areas
- Provides a mix of residential and employment opportunities in an area within the existing urban envelop

Evaluation:

Land Use Option Three Conforms to provincial planning directions.

3.8.4 West of the Eramosa River

Land Use Option Four

Land Use Option Four presents an all-institutional land use for lands west of the Eramosa.

Having this mix of land use would meet the following provincial planning directions:

- Provides the greatest environmental protection
- Accounts for potential economic growth through future research and development activities
- Possibility remains for future intensification of the area

Retaining the institutional designation for the area poses the following inconsistencies with provincial planning directions:

- Does not take advantage of an opportunity to direct new urban growth within the urban boundary in order to meet future employment or residential growth
- Does not support a transit-supportive density within an urban area
- Does not support a transportation system that links urban centers through a multi-modal system

Evaluation:

Land Use Option Four Varies Significantly from provincial planning directions.

Land Use Option Five

Land Use Option Five presents an all employment use for the lands west of the Eramosa. Having this mix of land use would meet the following provincial planning directions:

- Portions of the area are serviced and built-up which would meet Provincial guidelines for locating new employment areas in previously built up areas
- Employment uses in the area would be rail-serviceable meeting a Provincial guideline to utilise a multi-modal transportation system
- Future employment uses would be transit serviceable

Designating the area as all employment has the following provincial planning problems:

- does not provide for a mix of residential and employment lands in the area or future intensification of residential lands

Evaluation:

Land Use Option Five Varies Somewhat from provincial planning directions.

Land Use Option Six

Land Use Option Six presents an all-residential use for the area west of the Eramosa. This land use option meets the following provincial planning directions:

- Capacity to meet expected population increases within the urban boundary and at a density that is transit supportive

Designating the area as all residential has the following provincial planning problems:

- Does not provide for any employment or for future intensification opportunities
- Does not ensure natural heritage protection
- Does not make use of the existing rail capacity

Evaluation:

Land Use Option Six Varies Somewhat from provincial planning directions.

Land Use Option Seven

Land Use Option Seven presents a combination of institutional and employment uses for the area west of the Eramosa. This land use option meets the following provincial planning directions:

- Portions of the area are serviced and built-up which would meet provincial guidelines for locating new employment areas in previously built up areas
- Employment uses in the area would be rail-serviceable meeting a provincial guideline to utilise a multi-modal transportation system
- Future employment uses would be transit serviceable
- Provides for environmental protection
- Provides for potential economic growth through research
- Possibility remains for future intensification of the area
- Protects and strengthens the City's current employment nodes which is in line with Places to Grow and the PPS.

Designating the area as a combination of institutional and employment does not meet the following provincial planning directions:

- Does not allow for a combination of residential and employment uses.

Evaluation:

Land Use Option Seven Conforms Substantially with provincial planning directions.

3.9 Compatibility with Existing and Surrounding Uses

3.9.1 Overview

Several current land uses exist in and surrounding the York District. Any changes to land use would allow for the continuation of existing uses. As such, in order to determine an appropriate land use scenario for the area, the land use options need to be analysed based on their compatibility with these existing uses.

Goal

The goal of this Compatibility with Existing Uses criteria is to evaluate potential land uses based on their ability to compliment existing land uses and public space in the immediate or surrounding area.

Objectives

Other than the *Official Plan* "Special Study Area" land use objectives described in the Background Report, it is also important to meet the following objectives with respect to surrounding land uses:

- To meet the recommended minimum separation distances as set out by the Ministry of Environment according to the industrial classification of existing facilities
- Protect the existing fabric, scale and character of established existing neighbourhoods (i.e. Two Rivers and Grangehill East) by ensuring that new land use is of a scale and character that is compatible
- Maximize the opportunity for a high quality pedestrian environment, by ensuring land uses of appropriate density and location that encourage bicycling, walking and transit use
- Account for the institutional and open space uses associated with the University west of Victoria and Village by the Arboretum on the southeast corner of Stone Road and Victoria Road

- Impacts that additional residents will have on existing social facilities such as schools, community centers, libraries, hospitals, etc.
- Maximize potential open space linkages and recreation uses by ensuring access to waterways, conservation areas, and important viewscales.

Method

In evaluating the benefits of the land use options in the area, it is useful to examine how the proposed land uses will affect the public framework shown in **Figure 14**. This framework consists of those open public spaces that are identified by various City departments in the existing land use scenario. It is also possible to add to this framework future public use as defined by specific City departments. For example, the open space strategy is useful in determining long term municipal strategies for the area.

An increased emphasis on public transit and non-motorized forms of transportation can be visualized in the public framework as consisting of commuter ways (i.e. bicycle paths and pedestrian walkways), recreational paths, public access ways and emphasis on public engagement through safe and accessible entry points. The role of public space can be accounted for by viewing the proposed land options in the context of the public framework. In turn, the various land use options can be assessed based on their respective contributions to public space according to the scale of the pedestrian.

In assessing the compatibility of land uses, the Ministry of Environment (MOE) has set industrial classifications that have attributed zones of influence and buffers of infringement. **Figure 15** displays these different buffers, with both Cargill Inc. and the Waste Resource Innovation Centre designated as Class III Industrial. Industrial uses located within the York-Watson Industrial Park fall within the Class II category. Future land uses are required to comply with the uses restricted in these buffer areas, such as:

- Places of residence
- Amenity spaces.

Figure 15 also displays the buffer areas surrounding existing residences that will limit the location of future employment uses within their respective MOE classifications. According to these buffers only certain industries will be allowed within a proximal distance to existing residences.

3.9.2 Meeting the Criteria

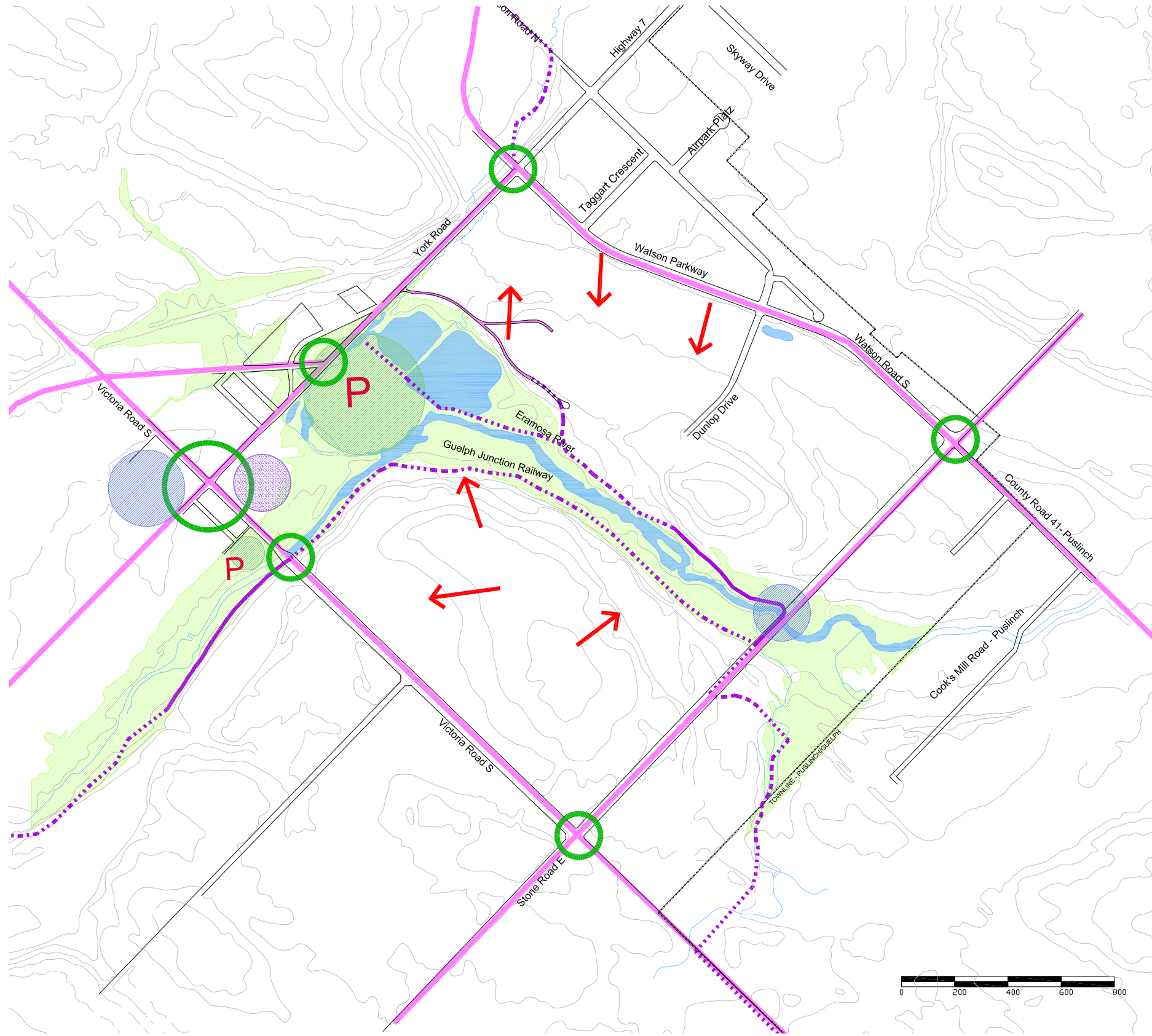
Each land use has been evaluated according to the following criteria. These criteria include:

- Enhancing the public framework including: network of streets, walkways, urban pathways, recreation trails, and waterways.
- Meeting minimum distance separation as determined by the MOE
- Providing open space access
- Of compatible scale and character with surrounding uses
- Provides adequate public access.

Compatible with Existing Uses: the proposed land use compliments surrounding uses, reflects and upholds strategic plans for parks and open space, and brings a definition to the pedestrian scale appropriate to the area.

Substantially Compatible with Existing Uses: the proposed land use is compatible with the majority of surrounding uses, maintains a recognition of strategic plans for the area, and does not take away from pedestrian possibilities in the area.

14

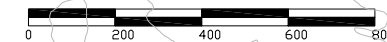


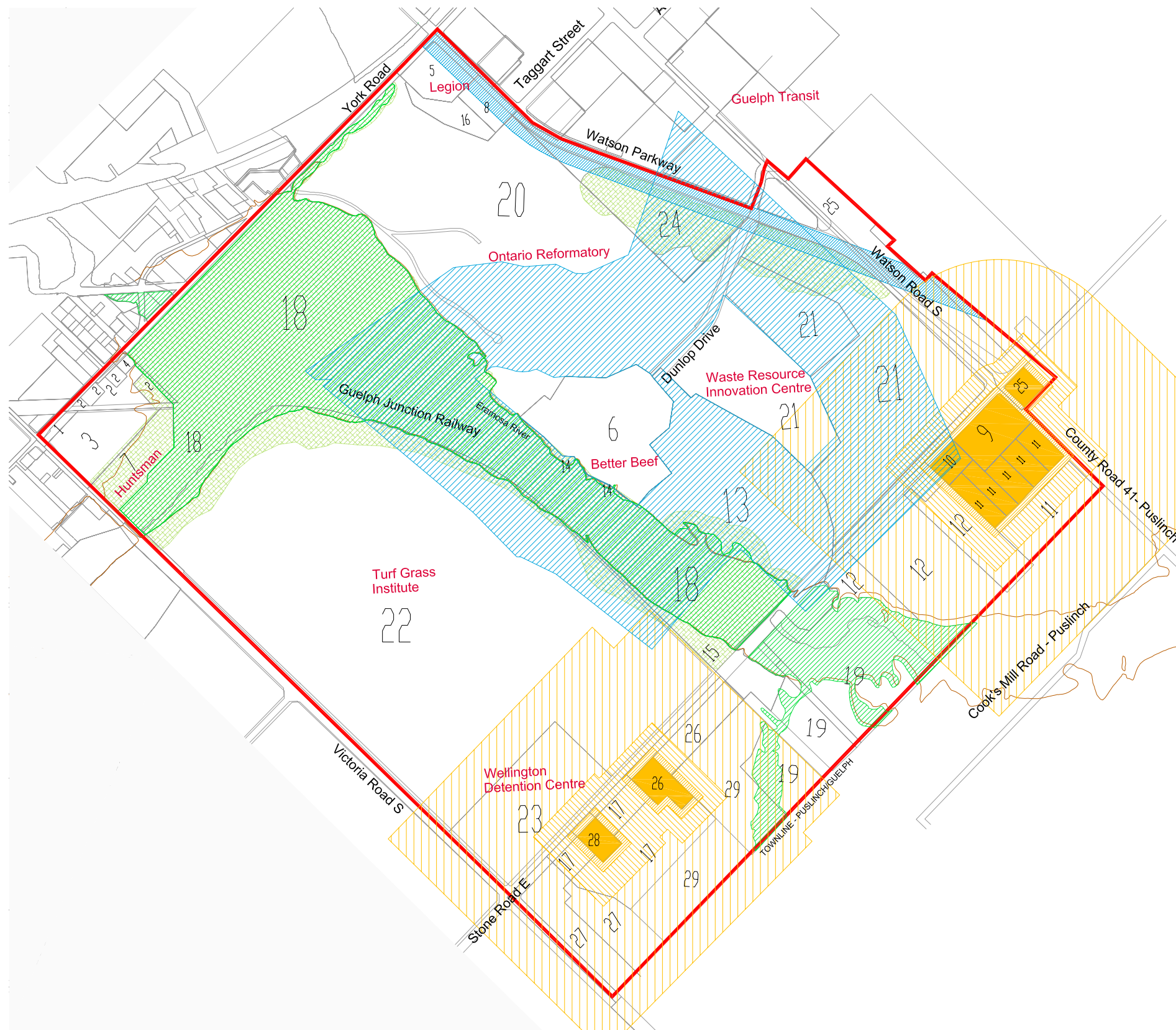
- Legend**
- Street
 - - - Informal Pathways
 - P Park / Playground
 - Gateways (entry points)
 - Commercial Node
 - Recreational Activity Node
 - ← Strategic Views
 - Natural Areas

Figure 14

York District Land Use Study
Public Framework

planningAlliance
September - 2005





- Legend**
- Site Boundary
 - Floodline
 - Core GreenLands
 - Non-Core GreenLands
- Buffer from Existing Industry**
- Class 2 industrial (70m)
 - Class 3 industrial (300m)
- Buffer from Existing Residential**
- Class 1 industrial (20m)
 - Class 2 industrial (70m)
 - Class 3 industrial (300m)

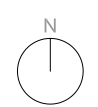


Figure 15

York District Land Use Study
Minimum Separation Distances

Not Compatible with Existing Uses: the proposed land use is out of place in the context of surrounding land uses, does not recognize the possibilities for public space and does not contribute to a pedestrian scale where appropriate.

Significantly Incompatible with Existing Uses: the proposed land use significantly impedes on the existing surrounding uses, takes away from the public framework and generates a street orientation that is not for pedestrian use.

3.9.3 East of the Eramosa River

The area east of the Eramosa River has local community characteristics defined in a large part in the northern section by Clythe Creek and its associated floodplain. Clythe Creek runs parallel to York Road through the Study Area, effectively restricting any potential street-scale development along York Road. Having Clythe Creek next to the road provides a wonderfully scenic natural heritage feature from which development on the north side of York Road benefits.

The promising location of Clythe Creek and its floodplain area is not complimented by the current residential and strip-commercial developments on the north side of York Road. The City may want to look at future land use options north of York Road that takes full advantage of Clythe Creek and its natural heritage attributes.

Land Use Option One

Land Use Option One designates the lands to the east of the Eramosa River as general employment lands. This land use option provides the following compatibility benefits:

- Suits the current industrial nature of Dunlop Drive activities as well as the neighbouring York-Watson Industrial Park
- Having employment uses in the area is consistent with historic manufacturing in the St. Patrick's Ward.

Designating the area as all employment may result in the following compatibility problems:

- Local resident resistance to additional large industries and/or expansion of current Waste Innovation Centre
- Lack of potential open space considering proximity to Clythe Creek and adjacency to the Jaycee Park recreational area
- Loss of landscape features associated with the Correctional Center.
- Potential commercial-related access problems off York Road
- Heavy industrial uses in this area would detract from the Eramosa River open space gateway north in the site
- Depending on the class of industrial use, the minimum separation distances discourage certain employment uses close to existing residential uses.

Evaluation:

Land Use Option One is Not Compatible with existing uses.

Land Use Option Two

Land Use Option Two presents two land use options in addition to the employment designation: open space at the north end of the Study Area and an institutional land use covering the former Correctional Centre lands. This land use option provides the following compatibility benefits:

- Enhances the existing open space of Jaycee Park and associated Correctional Centre lands
- A continued institutional use for the former Correctional Centre reduces problems of access
- Potential for engaging open space gateway into the green corridor along the Eramosa River
- Designating the northern portion of the site as Open Space will attract prospective employment and institutional uses.

Designating the area as employment, institutional and open space may result in the following compatibility problems:

- As in all the land use options on the east side of the Eramosa River there are potential compatibility issues between employment uses north of Stone Road with residents living south of Stone Road.

Evaluation:

Land Use Option Two is Compatible with Existing Uses.

Land Use Option Three

Land Use Option Three presents an additional residential land use to the previous option. This land use option provides the following compatibility benefits:

- By providing additional land use options, room is available to pursue a finer integration of mixed use planning on the site
- Having a residential use with an institutional land use “buffer” that mitigates the effects from employment uses (i.e., noise, smell, dust, etc.) can add to the community character of the area
- Residential in the area would enjoy the open space features and recreational opportunities that occur in the Eramosa River Open Space corridor.

Designating the area as employment, residential, open space and institutional may result with the following compatibility problems:

- Potential for a residential community to become an enclave
- Potential for future compatibility issues between residents and employment uses curtailing options for additional employment uses
- Local area interests have not been supportive of additional residential especially east of the Eramosa River.

Evaluation:

Land Use Option Three is Substantially Compatible with existing uses.

3.9.4 West of the Eramosa River

Land Use Option Four

Land Use Option Four presents an all-institutional land use for lands west of the Eramosa River. This land use option provides the following compatibility benefits:

- Offers a strong link to the arboretum and University lands on the west side of Victoria Road
- Enables public access to the viewshed at the rise of land
- Encourages use of the recreation trails on the west side of the Eramosa River.

Retaining the institutional designation for the area may result with the following compatibility problems:

- Does not provide feasible options for the corner of Stone Road and Victoria Road due to limited institutional uses
- Does not provide continuity between the residential uses on the south side of Stone Road, and the residential, recreational node and commercial center on the north side of the Eramosa River bridge.

Evaluation:

Land Use Option Four is Substantially Compatible with existing uses.

Land Use Option Five

Land Use Option Five presents an all employment use for the lands west of the Eramosa River. This land use option provides the following compatibility benefits:

- Offers compatibility with employment lands to the east of the Eramosa River
- Potential for easy-access and commuter friendly (via bike, walking, transit) employment areas to the residential communities north, west and south of the Study Area
- Potential for an economic gateway into Guelph from eastern connections.

Designating the area as all employment may result with the following compatibility problems:

- Possibility for continuity difficulties with the University and future uses of lands on Victoria Road
- Not the best use of the viewshed offered at the rise
- Does not guarantee public access to informal recreation trails at the top of cliff
- Is not a recreation-friendly use of the Eramosa River watershed lands
- A singular approach to the area will not encourage creative use of lands that often requires multiple users
- Does not offer continuity between residential areas south of Stone Road and the residential, commercial center and recreational node north of the Eramosa River.

Evaluation:

Land Use Option Five is Not Compatible with existing uses.

Land Use Option Six

Land Use Option Six presents an all-residential use for the area west of the Eramosa River. This land use option provides the following compatibility benefits:

- Will inject additional users to the commercial center and recreational node at the corner of York Road and Victoria Road
- Offers strong linkages to residential areas south of Stone Road
- Additional local residents will be able to make use of the open space and natural areas offered by the Eramosa River green space corridor
- Potential to explore mixed-use options.

Designating the area as all residential may result in the following compatibility problems:

- Potential for conflict between the employment users east of the Eramosa River and future residential users
- Missed opportunity to make use of the rail line
- Potential for restricted use of recreational trails to the west of the Guelph Junction Railway line
- Existing residential is limited to a few houses south of Stone Road
- Not desired by existing users/tenants in the area
- Increase in residential – employment-use conflict over truck and rail traffic.

Evaluation:

Land Use Option Six is Not Compatible with Existing Uses.

Land Use Option Seven

Land use Option Seven presents a combination of employment and institutional use for the areas west of the Eramosa River. Land Use Option Seven offers the following compatible features with existing land uses:

- Compatible with employment lands to the east of the Eramosa River
- Potential for easy-access and commuter friendly (via bike, walking, transit) employment areas to the residential communities north, west and south of the Study Area
- Potential for an economic gateway into Guelph from eastern connections
- Offers a strong link to the arboretum and University lands on the west side of Victoria Road
- Enables public access to the viewshed at the rise of land
- Encourages use of the recreation trails on the west side of the Eramosa River.

Designating the area as a combination of institutional and employment may result with the following compatibility problems:

- There are restrictions on the types of employment uses due to MOE separation guidelines and existing residential uses south of Stone Road.

Evaluation:

Land Use Option Seven is Substantially Compatible with Existing Uses.

3.10 Market Feasibility

3.10.1 Overview

The draft land use options have been assessed based on market influences for the municipality. At this point, all options are conceptual. Therefore, this assessment conveys general impacts and does not represent a quantified analysis of overall impacts or benefits.

Goal

The goal of the Market Feasibility evaluation is to determine the feasibility of the proposed land uses with respect to the market absorption of the various land uses.

Objectives

The objectives of this evaluation criterion are from the *Official Plan* and *Guelph's Strategic Plan* (2005):

- Provide for urban growth in a manner that ensures the efficient use of public expenditures without excessive financial strain upon the City
- Implement an economic development strategy that encourages steady, diversified, and balanced economic growth while maintaining a favourable assessment base and a wide range of employment opportunities
- Ensure a sufficient supply of serviced employment lands
- Explore economic development opportunities
- Encourage and support commercialisation opportunities with emerging innovative sectors.

Methods

This market assessment of York District lands takes direction from strategic planning objectives established in the *Official Plan* and *Guelph's Strategic Plan* and reiterated above. A market assessment is based on current supply of land associated with a particular land use (e.g., employment, institutional, residential), market trends and absorption of land use and consumer preferences based on location, site features (e.g., size, accessibility), and compatibility with existing uses. The land use options are assessed relative to each other.

From a market perspective, the major influences on the site are as follows:

- Overall, sufficient supply of employment lands exists in Guelph to meet the low and reference growth scenario but not a high growth scenario
- Large parcels of employment land are at a premium within the City
- Limited highway access to the district is not convenient, although the district has good visibility to arterial roads
- There is a strong demand for residential lands in Guelph
- Residential lands are likely to produce the higher sales values per acre than employment uses
- Some lands not suitable for residential due to the prior uses on the site and adjacent uses

- Large parcels suitable for residential intensification-oriented redevelopment are rare and will be increasingly valuable as Provincial planning policy limits the amount of development that can be housed on greenfields.

An environmental research campus has been suggested as a possible employment use for the site. Currently there is a large turf grass research operation on the west side of the Eramosa River in the Study Area, operated in partnership by the Province of Ontario and the University of Guelph. An interest has been expressed in establishing a dedicated agri-food research park at this site.

Recent evidence has suggested that the location of research facilities is closely tied to labour market factors and/or the specialty needs of the facility. While the suitability of the site for this use must be determined by the potential operators, from a strict market perspective, it is unlikely that this use will maximize the potential value of the lands. However, this type of use may be highly desirable from a broader economic development perspective, as research facilities can be high-end employers with considerable spin-off benefits to the community. Further, *depending on the nature of the research conducted on site*, the presence of this facility in York district could have a positive benefit on the marketability of the remainder of the district for residential or employment uses.

3.10.2 Meeting the Criteria

Meets Market Demands: the proposed land use satisfies demand from the local market.

Strongly Meets Market Demands: the majority of the proposed land use strongly satisfies local market demand with the remainder somewhat satisfying market demands.

Partly Meets Market Demands: some of the proposed land use satisfies market demand while the majority of the land use would have little market uptake or no demand.

Does Not Meet Market Demand: the proposed land use does not meet market demand subsequently little or no uptake from the market is expected.

3.10.3 East of the Eramosa

Land Use Option One

In this option, the lands east of the Eramosa River would be used entirely for employment. Given the adjacent industrial lands in the York Watson Industrial Park, employment uses in this area could be complementary to some adjacent uses and be suitable for mixed industrial uses. Natural heritage features are a potential amenity for office development in this district.

Evaluation:

Land Use Option One Strongly Meets Market Demand depending on when serviced employment areas are available.

Land Use Option Two

This option provides a natural area as a buffer between institutional uses and the residential uses to the north, with an employment area to the southeast. Adjacency to the residential areas

may limit the appropriateness of heavy industrial uses in this area. However, the presence of a buffer to the north makes this an attractive institutional setting and employment uses, if complementary, would benefit from the natural setting.

Evaluation:

Land Use Option Two Partly Meets Market Demand and is more challenging to the market than Option One.

Land Use Option Three

This option would establish a natural area along York road at the north end of the site, with a residential district immediately to the south/east. An institutional area is further to the east, and an employment area still further east, north/east of the Eramosa River. This “mixed-use” option would have similar market influences to Option 2, with the exception of the introduction of a residential component on the former Reformatory site. While adjacent natural areas would provide a buffer, this development would essentially constitute an isolated pocket of residential development and might face market constraints as a consequence. Buffers with the adjacent industrial uses on the other side of Watson Parkway would represent a further challenge. Land Use Option Three would be slightly more amenable to the market than Land Use Option Two.

Evaluation:

The market potential for Land Use Option Three is similar to Land Use Option One with an evaluation of Strongly Meets Market Demand.

3.10.4 West of Eramosa River

Land Use Option Four

This option establishes the area west of the Eramosa River developed entirely as institutional lands. The lands are well suited to institutional use and this option has the benefit of retaining the existing use category. The potential to establish a research-oriented facility tied to the University represents a good market potential. An all-institutional land use does restrict industrial uses that may be complimentary to research uses and are more in demand in the market.

Evaluation:

Land Use Option Four Partly Meets Market Demands.

Land Use Option Five

This option establishes the area west of the Eramosa River developed entirely as employment lands. Employment lands could attract office, light industrial, or mixed industrial uses, as the site is large enough for a critical mass of employment uses and has good arterial road access. However, there may be some buffering issues with adjacent land uses in this option, and if the other side of the Eramosa River does not contain employment uses, this parcel could constitute an isolated pocket for employment development. These factors may present a market constraint.

Evaluation:

Land Use Option Five Strongly Meets Market Demands.

Land Use Option Six

This option would see the area west of the Eramosa River developed entirely as residential. The natural setting in this area makes this an attractive residential development area. Market interest and return on the sale of lands will likely be strong.

Evaluation

Land Use Option Six Meets Market Demand.

Land Use Option Seven

The large portion of institutional land in this option is likely to be attractive for university-related or other institutional uses mainly in research and development. The employment lands in this option are too small to attract a single large user but may be attractive for office or light industrial uses, especially if complementary to the institutional uses.

Evaluation:

Land Use Option Seven Strongly Meets Market Demand.

3.11 Municipal Financial Impact

3.11.1 Overview

The draft land use options have been assessed based on fiscal benefits to the municipality. At this point, all options are conceptual. Therefore, assessment of the options relates to general impacts and does not represent a quantified analysis of overall impact or benefit.

Goal

The goal of the Municipal Financial Impact evaluation is to determine the feasibility of the proposed land uses with respect to municipal tax returns from the various land uses.

Objectives

Similarly to the market assessment above, the objectives of this evaluation criterion are in the *Official Plan* and *Guelph's Strategic Plan (2005)*:

- Provide for urban growth in a manner that ensures the efficient use of public expenditures without excessive financial strain upon the City
- Implement an economic development strategy that encourages steady, diversified, and balanced economic growth while maintaining a favourable assessment base and a wide range of employment opportunities
- Ensure a sufficient supply of serviced employment lands
- Explore economic development opportunities
- Encourage and support commercialisation opportunities with emerging innovative sectors.

Methods

This financial impact assessment of the proposed land uses in the York District is based on the strategic planning objectives established in the *Official Plan* and *Guelph's Strategic Plan* and

reiterated above. The financial assessment compares general municipal tax revenues stemming from the proposed land use (e.g., employment, institutional, residential) against established costs associated with servicing the land. A cost/benefit profile emerges as the land use options are assessed relative to each other.

From a tax revenue perspective, employment uses (industrial/commercial) generally have the strongest ratio of tax revenue to overall servicing costs for a municipality. However, the assessed value of specific employment uses varies significantly depending on the type of use and type of improvement to the lands.

Residential development generally has a higher per-acre assessed value than employment lands unless the employment lands are developed in a very dense pattern (e.g., a high-rise office district). However, servicing residential neighbourhoods is more expensive than employment districts, due to the need to provide more extensive 'soft' services such as recreational facilities and social services, and the generally higher cost of services such as streetlighting, garbage pick-up, and so forth in residential areas.

As institutional lands do not, generally, produce tax revenue (some make payment-in-lieu contributions to the City) but in most cases require standards of service provision similar to residential development, it can be anticipated that overall fiscal benefit to the municipality from a tax perspective would be highest from commercial/industrial uses, followed by residential uses, followed by institutional uses.

3.11.2 Meeting the Criteria

Maximises Municipal Returns: the proposed land use has the greatest fiscal returns to the municipality while incurring minimal servicing costs.

Reduces Municipal Returns: the proposed land use offers large fiscal returns to the municipality as well as incurring greater servicing costs.

Minimises Municipal Returns: the proposed land use provides little municipal revenue above servicing costs but does not cost the municipality to implement.

Costs Municipality to Implement: the proposed land use offers little or no revenue potential to meet either hard or soft servicing costs.

3.11.3 East of the Eramosa River

Land Use Option One

In this option, the lands east of the Eramosa River would be used entirely for employment. Given the adjacent industrial lands in the York Watson Industrial Park, employment uses in this area could be complementary to some adjacent uses and be suitable for mixed industrial uses. Natural heritage features are a potential amenity for office development in this district. Land Use Option One would likely return higher tax revenues and incur lower servicing costs than residential or institutional options.

Evaluation:

Land Use Option One Maximises Municipal Returns.

Land Use Option Two

This option provides a natural area as a buffer between institutional uses and the residential uses to the north, with an employment area to the southeast. Adjacency to the residential areas may limit the appropriateness of heavy industrial uses in this area. Further, the tax revenues generated from this option will be considerably lower than other options. However, the presence of a buffer to the north makes this an attractive institutional setting and employment uses, if complementary, would benefit from the natural setting. This option would see medium to low tax returns with the park-like setting to the north offering quality location advantages.

Evaluation:

Land Use Option Two Minimises Municipal Returns.

Land Use Option Three

This option would establish a natural area along York road at the north end of the site, with a residential district immediately to the south/east. An institutional area is further to the east, and an employment area still further east, north/east of the Eramosa. While adjacent natural areas would provide a buffer, this development would essentially constitute an isolated pocket of residential development and might face market constraints as a consequence. Buffers with the adjacent industrial uses on the other side of Watson Parkway would represent a further challenge. Land Use Option Three would have slightly higher tax return to the city as residential offers more returns than institutional uses.

Evaluation:

Land Use Option Three Reduces Municipal Returns.

3.11.4 West of Eramosa River

Land Use Option Four

This option would establish the area west of the Eramosa River entirely as institutional lands. As noted above, this type of land use does not typically provide the level of tax revenue provided by other uses, but may provide other benefits to the community. The lands are well suited to institutional use and this option has the benefit of retaining the existing use category. The potential to establish a research-oriented facility tied to the University represents a good market potential. This land use would offer low to no tax return benefits from an all-institutional land use.

Evaluation:

Land Use Option Four Costs the Municipality to Implement.

Land Use Option Five

This option establishes the area south/west of the Eramosa River developed entirely as employment lands. Employment lands could attract office, light industrial, or mixed industrial uses, as the site is large enough for a critical mass of employment uses and has good arterial road access. However, there may be some buffering issues with adjacent land uses in this

option, and if the other side of the Eramosa River does not contain employment uses, this parcel could constitute an isolated pocket for employment development. Employment use would provide the highest fiscal benefits to the municipality for land use in the area.

Evaluation

Land Use Option Five Maximises Municipal Returns.

Land Use Option Six

This option would see the area south/west of the Eramosa River developed entirely as residential. The natural setting in this area makes this an attractive residential development area. Tax revenues would be relatively high from this option, although servicing costs will also be high.

Evaluation:

Land Use Option Six Reduces Municipal Returns.

Land Use Option Seven

The large portion of institutional lands in this option are likely to be attractive for university-related or other institutional uses, but will likely not return extensive tax revenue. The employment lands in this option are too small to attract a single large user but may be attractive for office or light industrial uses, especially if complementary to the institutional uses.

Evaluation:

Land Use Option Seven Minimises Municipal Returns.

3.12 Public Workshop

3.12.1 Overview

A public workshop was held on April 6, 2005 in Guelph at the Turfgrass Institute. This was the second public meeting involved in the Land Use and Servicing Study. The workshop involved a short overview of the planning process to date and an introduction into how the various land use scenarios would be evaluated.

Goal

The goal of the workshop was to engage members of the public and key stakeholders in the planning process.

Objectives

The objectives of the workshop included:

- Ensure the transparency of the planning process
- Involve members of the public directly in the planning process.

Method

After the introduction and review, those in attendance were randomly assigned groups in which they could participate in the evaluation process explained herein. There were four groups in total: three were facilitated by a member of the Study Team and one was facilitated by a planner with the City of Guelph. The role of the group facilitator was to ensure that group members understood the criterion and how they could be used to evaluate a potential land use as well as to ensure that all participants had a turn to express their opinions.

The workshop used four of the twelve criteria: cultural heritage, natural heritage, transportation and transit, and compatibility with existing uses. These were selected due to their public resonance in Guelph (i.e., natural and cultural heritage) and local accessibility in terms of visualising potential impacts (i.e., transportation and transit and compatibility with existing uses). A summary of the workshop is included in **Appendix C**.

Individuals were also encouraged to submit evaluation forms or maps identifying concerns or alternatives to the land options that were provided. These were collected and are in **Appendix C**.

In the end, the workshop produced valuable input from the public regarding land use preferences. The following is a summary of the responses from each group. As well, **Appendix C** contains public submissions received during and after the workshop as well as materials produced from the workshop.

3.12.2 East and West of the Eramosa River

The workshop led to the following land use preferences according to the four participating groups:

	Preferred Option East of Eramosa	Preferred Option West of Eramosa
Group One	2	7
Group Two	2	4
Group Three	3	Combination of 6 and 7
Group Four	Combination of 2 and 3	7

The preferred land use options were awarded one point each for a total possible tally of four points. **Figure 4** displays the results of the Public Workshop evaluation.

4.0 – PREFERRED LAND USE OPTION

4.1 Recommended Land Use

This evaluation based on strategic municipal and provincial planning directions, protection of cultural and natural heritage, available servicing, transportation, financial returns, market demand, and public input led to the identification of the land uses in **Figure 1** as the preferred land use option that is recommended for further elaboration in Phase III of this Study.

Consideration of final servicing and transportation costs and financial returns to the city will continue to have an influence in the final land use selection. The results of this evaluation are consistent with the combination of Land Use Option Two and an expanded version of Land Use Option Seven. The challenge of balancing employment need with traditional institutional uses as defined in the current Official Plan led to the decision to expand on the uses in the institutional area west of the Eramosa River to account for current and potential institutional and employment uses.

Having an employment designation west of the Eramosa River would still facilitate research functions associated with the Turfgrass Institute. In the expanded employment definition, priority employment uses for the area would consist of research clusters and incubators. At the same time, the employment designation would allow for a bridging of industrial uses with research and development activities. The combination is more attractive to “creative” industries in need of a blended institutional and industrial use.

This evaluation has indicated that other than current residential areas south of Stone Road, additional residential is not a priority for the York District or to meet housing demands in the city. As the only growing employment node on the east side of the city, the York District serves to balance employment areas in the city.

Existing residential uses south of Stone Road will not be encouraged to intensify. Compatibility issues already exist between the City’s Waste Resource Innovation Centre and current residents. Adding residences might exacerbate this issue. Retaining employment areas north of Stone Road is a priority for the city.

All uses will be examined in further detail as the preferred land use option is elaborated in Phase III of this Study.

APPENDIX A

Preliminary Evaluation of the Potential Environmental Impacts from Various Land Use Scenarios Proposed for York District

Potential Impacts to Adjacent Greenland Areas

Urban land uses can stress the ecology of adjacent natural features in a number of ways. When combined, these land use related stressors would have an overall ecological impact on an adjacent natural feature. With respect to York District, we believe the ecology of the Greenlands System could be by adjacent urban land uses in the following ways: 1) the introduction of exotics/invasive species, 2) encroachment of property boundaries into the natural areas, 3) trampling of vegetation and disturbance from the use and construction of informal trails, 4) the contamination of surface water run-off from the use of herbicides, fertilizers, pesticides and road salt, and 5) changing ambient noise, light, humidity levels and human traffic. However, the intensity of these ecological stressors would vary between the various land uses. A matrix was constructed to organize and reference these concepts and interactions (Table 1).

Each of these five stressors was evaluated for each land use type. Each was assigned a score of 0 if it caused no ecological stress to the adjacent Greenlands; 1, if minimal; 2, if moderate; and 3, if significant. An overall ecological impact was calculated for each land use by averaging the score of the corresponding stressors. The overall impact of residential lands was calculated to be 2.6 (~3), indicating that this land use could have a potentially significant impact to the adjacent Greenland areas. Employment lands could have a moderate impact (1.6) and institutional lands could have minimal potential impact (1.4) to Greenlands areas. It was assumed that “natural” land uses would encourage naturalization and/or ecological restoration, which would have no negative impacts to adjacent Greenland areas.

We assumed that the impact of a given land use would relate to the area it covered; therefore, we estimated the area of each proposed land use (including existing uses) as a percent of the total developable land on both the east and west sides of the Eramosa River. Core Greenlands, Non-Core Greenlands and Candidate Core Greenlands were not considered developable areas of York District. The relative impact of each land use was determined by multiplying its percent area by its corresponding ecological impact score that was recorded in the evaluation matrix (Table 1). For example, it was calculated that employment lands, which we perceived as having a minimal ecological impact (score = 1.6) on adjacent Greenland areas, and accounting for 100% of the developable area in land use scenario one, would have an ecological impact score of 1.6 (= 1.6 x 1.00). The impact scores for all of the land uses were tallied in land use scenarios containing more than one land use type (Figure 1). For example, the combined impact of employment and residential lands in scenario one was 1.8 (~2), indicating that this configuration of land uses could have moderate impact on the ecology of the adjacent Greenlands System.

TABLE 1: Impacts of Land Uses to Adjacent Greenland Areas

Impact to Greenlands	Potential Impact of Land Use							
	Employment	Score	Residential	Score	*Natural	Score	Institutional	Score
Introduction of exotics (including pets)	Minimal	1	Significant	3	None	0	Minimal	1
Encroachment	Minimal	1	Significant	3	None	0	Moderate	2
Trampling / Trails	Minimal	1	Significant	3	None	0	Moderate	2
Contaminated surface water (herbicides)	Moderate	2	Moderate	2	None	0	Minimal	1
Changes to microenvironment (e.g. light, noise, temp.)	Significant	3	Moderate	2	None	0	Minimal	1
Impact Score*	Moderate	1.6	Significant	2.6	None	0	Minimal	1.4

*where: No Impact ~0; Minimal Impact~1; Moderate Impact~2; Significant Impact~3

Figure 1: Impact on Greenlands

Area	Land Use	Share of Area	Impact Score	Area	Land Use	Share of Area	Impact Score	Area	Land Use	Share of Area	Impact Score	Area	Land Use	Share of Area	Impact Score
e1	Employment	0.85	1.36	e2	Employment	0.52	0.83	e3	Employment	0.52	0.84	w7	Employment	0.27	0.43
	Residential*	0.15	0.39		Institutional	0.15	0.21		Institutional	0.15	0.21		Institutional	0.66	0.92
		1.00	1.75		Natural	0.18	0.00		Natural	0.07	0.00		Residential*	0.07	0.18
					Residential*	0.15	0.39		Residential*	0.26	0.66			1.00	1.54
w4	Institutional	0.87	1.22	w5	Employment	0.93	1.49	w6	Residential*	0.94	2.44	w7	Residential*	0.27	0.43
	Residential*	0.07	0.18		Residential*	0.15	0.21		not planned for development	0.06	0.00		Institutional	0.66	0.92
	not planned for development	0.06	0.00		Residential*	0.15	0.39			1.00	2.44		Residential*	0.07	0.18
		1.00	1.40			1.00	1.43			1.00	1.67			1.00	1.54

* Includes existing residential uses South of Stone Road

Potential Impacts to Local Groundwater

Local developments could potentially impact the quality of local groundwater and rates of groundwater infiltration, through contamination and by increasing the amount of impervious surfaces, respectively. With respect to the potential impacts to groundwater, we assumed that employment land uses, followed by residential and institutional land uses, would be most likely to use chemicals. If these substances infiltrated to sufficient depth, they could pollute groundwater sources. Also, rates of groundwater infiltration would be impaired by constructing impervious surfaces, such as roads and buildings. Furthermore, due to geomorphological variations across York District, the same land use could differently affect groundwater contamination and infiltration in different areas of the site. For example, the depression in the landscape in the south-west corner of the study area, compounded by highly permeable soils, provides conditions for enhanced groundwater recharge. Thus, a parking lot built atop of the enhanced recharge area would have a greater impact to infiltration than the same parking lot atop of less permeable soils in secondary recharge areas. It was therefore important to identify recharge zones across all of York District. Conveniently, this information was available in the Torrance Creek Subwatershed Study.

These types of interactions were organized in another matrix to reference how potential impacts were evaluated for the different land uses on top of the various soil substrates (Table 2). Again, it was assumed that “natural” land uses would encourage naturalization and/or ecological restoration, and would not negatively impact local groundwater.

A spreadsheet constructed for each land use scenario (Table 3), and the following sequence (Table 4) was used to calculate the corresponding impact to groundwater. (A) The area of each land use was determined, as a percentage of the total area of York District, for all of the land use scenarios. (B) The various recharge zones were determined within each of these land uses. (C) The impact of each land use in the scenario was derived from our matrix (e.g. Table 2). Scores of 0, 1, 2 and 3 were assigned to impacts having no potential, minimal potential, moderate potential or significant potential to impact groundwater, respectively. (D) The relative impact of each land use on each recharge zone was calculated by multiplying the (E) potential impact to infiltration by the (F) percentage area that each particular recharge zone occupied of a proposed land uses in a scenario. (G) The relative impacts were tallied for both infiltration and contamination, added together and then divided by 2 to determine the combined potential impact to local groundwater.

TABLE 2: Impacts of Land Uses to Groundwater Quantity (*infiltration rates*) and Groundwater Quality (*contamination*)

Recharge Area	Potential Impact of Land Use							
	Employment	Score	Residential	Score	*Natural	Score	Institutional	Score
Enhanced Recharge Area (high infiltration factor)								
<i>Potential impact to ground water quantity</i>	Significant	3	Significant	3	None	0	Significant	3
<i>Potential impact to ground water quality</i>	Significant	3	Moderate	2	None	0	Moderate	2
Main Recharge Area (moderate-high infiltration factor)								
<i>Potential impact to ground water quantity</i>	Significant	3	Moderate	2	None	0	Moderate	2
<i>Potential impact to ground water quality</i>	Moderate	2	Minimal	1	None	0	Minimal	1
Secondary Recharge Area (low infiltration factor)								
<i>Potential impact to ground water quantity</i>	Minimal	1	Minimal	1	None	0	Minimal	1
<i>Potential impact to ground water quality</i>	Minimal	1	Minimal	1	None	0	Minimal	1
Bedrock Outcrops (low infiltration factor)								
<i>Potential impact to ground water quantity</i>	Minimal	1	Minimal	1	None	0	Minimal	1
<i>Potential impact to ground water quality</i>	Significant	3	Moderate	2	None	0	Moderate	2

Table 3: Potential Impacts to Groundwater Quantity (*i.e.*, Infiltration Rates) and Quality (*i.e.*, Contamination)

LAND USE OPTION	HECTARES	INFILTRATION	CONTAMINATION	COMBINED	IMPACT on RECHARGE	
1E	168.52	2.43	1.90	2.17	2.17	2
2E	168.52	1.84	1.39	1.61	1.61	2
3E	168.52	1.97	1.50	1.74	1.74	2
4W	126.69	1.59	1.11	1.35	1.35	1
5W	126.69	1.81	1.59	1.70	1.70	2
6W	126.69	1.44	1.11	1.27	1.27	1
7W	126.69	1.60	1.34	1.47	1.47	1

TABLE 4: Example of Calculations Used to Determine the Potential Impact of Land Use Scenario #1 to the Groundwater within York District

(A) Land Use	(B) Recharge Zone		Infiltration		Contamination		(G) Combined Potential Impact
	Zone	(F) % of Study Area	(E) Potential Impact to Infiltration	(D) Relative Impact	(E) Potential to cause Contamination	Relative Impact	
E1							
Employment	Second	8	Minimal (1)	0.08	Minimal (1)	0.08	Moderate (~2)
	Bedrock	13	Minimal (1)	0.13	Significant (3)	0.38	
	Main	64	Significant (3)	1.92	Moderate (2)	1.28	
Residential	Main	15	Moderate (2)	0.30	Minimal (1)	0.15	
		100 %		Moderate (2.43)		Moderate (1.90)	

APPENDIX B

Land Use and Settlement Options - Industrial Land Need

As part of the review of the Land Use and Servicing Study-York District, it is important to examine the amount of employment land that may be required to meet future demands in terms of the potential land uses in the York District area.

Comparison of Industrial Land Need

The Development Charge Background Study prepared by C.N. Watson in 2003 generated a non-residential forecast based on a detailed review of regional economic trends and the impact on Guelph's population growth, an inventory of existing vacant non-residential lands within the City, with associated employment generation by non-residential employment category and consultation with staff regarding historical non-residential development from 1994-2002.

Total employment is anticipated to reach approximately 77,755 and 89,916 by mid 2013 and 2027 respectively, representing an increase of 12,671 and 24,832 over the 10-year and forecast build out period (2003-2013, 2003-2027).

C.N. Watson predicted the increase for the municipality of an additional 6.87 million sq. ft of employment lands over the 10 year period (2003-2013) and 13.24 million sq. ft by population build out (2003-2027). Of this, industrial construction is expected to comprise 55%, with commercial comprising 24% and institutional 21%.

The total demand for industrial land was calculated based on Watson's employment projection and the proportion of employment that Watson determined to be industrial (40%). Watson's forecast demand for industrial building floor area, along with commercial and institutional demand is shown in Table 1.

Table 1. Non-Residential Land Demand

Year	Employment Total	Square Feet (Estimated)*			
		Industrial	Commercial	Institutional	Total
2001	61,280	21,618,000	7,759,000	5,868,000	35,245,000
2003	65,084	22,833,000	8,240,000	6,288,000	37,361,000
2008	71,808	24,885,000	9,118,000	7,031,000	41,034,000
2013	77,755	26,660,000	9,846,000	7,724,000	44,230,000
2018	82,426	27,973,000	10,460,000	8,234,000	46,667,000
2023	86,895	29,185,000	11,050,000	8,727,000	48,962,000
2027	89,916	30,120,000	11,435,000	9,048,000	50,603,000

*Square Foot per Employee Assumptions: Industrial 900, Commercial 400, Institutional 400.

Source: Planning and Building Services, City of Guelph, 2003.

Based on this information, the 2001 estimated floor space per employee for industrial uses in Guelph is 881.9 sf (total employment X 40% industrial divided into total industrial floor space of 21,618,000). This translates into a per hectare employment density of approximately 30.7 employees/hectare (assuming a 25% coverage of buildings to land). When the calculations are made using the 2027 figure of 89,916 employees, the floor space per employee for industrial is 837.5 sf. The employment density then increases to 32 employees/hectare. Applying the increased density figure to the projections results in the following estimate of demand, assuming a 59% activity rate.

Table 2. Industrial Land Need

Population Forecast to 2027	Industrial Employment	Employment Growth	Land Need
Low - 142,127	33,542	9,030	282 ha.
Reference - 152,650	36,025	11,513	360 ha.
High - 169,263	39,946	15,434	482.3 ha.

The resulting need is for the period to 2027. Obviously the City would not want to find itself in 2027 without any inventory of industrial land. As such planning to maintain a sufficient inventory would occur well in advance of that date. To account for that circumstance the City has requested that the analysis include an allowance of an additional ten year demand to more closely mirror reality. For purposes of this analysis a ten year demand based on the twenty two year demand to 2027 as shown above has been used for an additional need of between 128 and 219 ha. Using this method, the estimated industrial/business park land need to 2027 increases and is shown on the Table 3 below.

Table 3 also shows the projected shortfalls for industrial land based on the estimated demand. In an employment lands inventory compiled in December 2004 by the City of Guelph, a total of 433.25 ha of designated industrial and business park lands were identified. The inventory discounted some lands as having development constraints, thus the resulting determination of available lands should be considered generous. The 433.25 ha available would not meet the demand for the Reference or High Scenario.

Table 3. Industrial Land Surplus and Shortfall

Population Scenario 2027	Industrial Employment	Potential Supply	Total Land Demand - 2027	Surplus (Shortfall)
Low - 142,127	33,542	433.25 ha.	410 ha.	23 ha.
Reference - 152,650	36,025	433.25 ha.	524 ha.	(91) ha.
High - 169,263	39,946	433.25 ha.	701 ha.	(268 ha.)

From a non-residential perspective the supply of land is marginally equal in simple numerical terms to the low scenario's anticipated demand. If growth rates exceed those in the current Official Plan as proposed by the Places to Grow Draft Plan, additional industrial lands will be required to maintain an appropriate balance of housing and jobs.

APPENDIX C

Public Workshop

The following is a summary of the results of the York District Land Use and Servicing Study public workshop, held at the Turfgrass Institute on April 6, 2005 at the Turfgrass Institute.

Red Group

The preferred land use option on the east side of the Eramosa River is Land Use Option 2.

- There was a general consensus that a combination of employment and institutional uses is best for the east side of the Eramosa River.
- It was agreed that there are adaptive re-use issues with some of the cultural heritage sites and that a preferred use for some of the built heritage sites is institutional.
- It was agreed that residential uses are not appropriate for this area.

The preferred land use option on the west side of the Eramosa River is Land Use Option 7.

- Most would prefer that the Turfgrass Institute remain and that employment uses be of a nature associated with a Research Park or Service Commercial/Light Industry.
- The above land uses are compatible with adjacent university lands and nearby Watson and Victoria areas established employment lands.

Yellow Group

The preferred land use option on the east side of the Eramosa River is Land Use Option 2 with a second preference of Land Use Option 3.

- It was generally agreed that it would be okay to have residential east of the Eramosa River as a second option behind a mix of the current uses (Institutional/Employment/Open Space).
- There is a concern over the impact of existing uses on the groundwater recharge in the area, specifically with the Arkell Springs.
- There should be policies to restrict the type of employment use, although expanding the current employment use would be okay as long as it was done in a manner that retained the cultural significance of the built heritage features in the area.
- There was a similar conclusion drawn regarding institutional land use in the importance of retaining the cultural heritage of the area.

The preferred land use option on the west side of the Eramosa River is Land Use Option 4 with Land Use Option 7 as a second preference.

- The group looked at the site as an area that could have an increase in institutional uses.
- The group concluded that there could be a mix of employment in the area but were concerned about opening the door to expanding employment use on the site.
- It was felt that employment uses of a complimentary nature to the research interests would be a best fit for the site.
- As a third consideration, a small amount of residential could be located at the site.
- Concerns were raised that decisions were being made outside of the public realm and that the public should continue to participate in the form of development.

Blue Group

The preferred land use for the east side of the Eramosa River is Land Use Option 3.

- The group concluded that having an institutional use as a buffer between employment and residential uses is a logical decision.

The preferred land use for the west side of the Eramosa River is a mix of Land Use Options 6 and 7.

- The group concluded that the institutional use for the land could remain if the University chooses to buy the land.
- The group maintained that the area and the city would be best served if the land is split between institutional, residential and employment uses.
- The group also concluded that south of Stone Road should be designated as residential.
- There should be a commercial use on the Victoria Road frontage south of Stone Road.

Green Group

There was a general consensus that the lands east of the Eramosa River would be best served by a combination of Land Use Option 2 and Land Use Option 3.

- The group concluded that a qualified employment use is required in order to restrict large industrial uses in the areas to the current users.
- It was recognized that the lands fronting on the north side of Stone Road could be of a commercial/light industrial use, in order to alleviate compatibility concerns between heavy industry and residential uses south of Stone Road.
- There was a general hesitation over having increased residential use in the area due to the overall costs to the City and strain on the existing servicing infrastructure.

There was a general consensus that the lands west of the Eramosa River would be best served by Land Use Option 7.

- Residential use in the area was recognized, however, it was felt that continuing with institutional uses combined with qualified employment (i.e. office park) uses would be a better fit for the area.
- It was generally agreed that the Research Station should be supported through the existing institutional land use designation, with the recognition that there is enough land to have other employment uses.

In order to arrive at a relative score for the public workshop that could be used in the evaluation matrix, the following method was used. Each time a land use option was preferred, the option was awarded one point. If the land use option was preferred in combination with another, then one point would be awarded to each option (**Table 5**). No points were awarded if an option was not selected. The Public Workshop column in the evaluation matrix (**Figure 4**) contains the awarded points.

Participant Land Use Evaluation Form

1. What stakeholder group do you identify with?

- Resident
- Business Interest
- Gov't/Research
- Other

2. List your first two land use option preferences for the west side of the Eramosa River

First Land Use Preference INSTITUTIONAL - AS 15
 Second Land Use Preference " combined with corporate/Univ Projects
 Reasons for Preferences/Comments _____

3. List your first two land use option preferences for the east side of the Eramosa River.

First Land Use Preference not residential
 Second Land Use Preference _____
 Reasons for Preferences/Comments smell from wet/dry makes it extremely undesirable

4. Do you have any alternative land use suggestions?

STONE RD from VICTORIA TO TOP of hill -
small, industrial both sides of Stone
(service commercial)

5. Please provide us with any additional comments regarding the land use identification process.

Corner of Watson/Stone (N side) is an environmentally sensitive area.
An EA was never done for current use (wet/dry SOBBOR) - An EA should be done on remaining land before any usage is decided.

6. Did you attend the previous public meeting on January 25, 2005? Yes No

Participant Land Use Evaluation Form

1. What stakeholder group do you identify with?

- Resident
 Business Interest
 Gov't/Research
 Other

2. List your first two land use option preferences for the west side of the Eramosa River

First Land Use Preference Natural

Second Land Use Preference Institutional

Reasons for Preferences/Comments _____

7 - my choice given the alternatives

3. List your first two land use option preferences for the east side of the Eramosa River.

First Land Use Preference Natural

Second Land Use Preference Institutional

Reasons for Preferences/Comments _____

2 - my choice given the alternatives

4. Do you have any ~~alternative~~ land use suggestions?

Existing reformatory building - jail

House - lands - gates

Leave as heritage. Find a use for reformatory building. ie - hotel.

5. Please provide us with any additional comments regarding the land use identification process.

Recommend NO residential development

6. Did you attend the previous public meeting on January 25, 2005?

- Yes
 No

My daughter:

Participant Land Use Evaluation Form

1. What stakeholder group do you identify with?

- Resident
 Business Interest
 Gov't/Research
 Other

2. List your first two land use option preferences for the west side of the Eramosa River

First Land Use Preference W 4
 Second Land Use Preference _____
 Reasons for Preferences/Comments _____

3. List your first two land use option preferences for the east side of the Eramosa River.

First Land Use Preference E 3 COMMERCIAL
 Second Land Use Preference _____
 Reasons for Preferences/Comments _____

4. Do you have any alternative land use suggestions?

5. Please provide us with any additional comments regarding the land use identification process.

6. Did you attend the previous public meeting on January 25, 2005? Yes No

Participant Land Use Evaluation Form

1. What stakeholder group do you identify with?

- Resident
 Business Interest
 Gov't/Research
 Other

2. List your first two land use option preferences for the west side of the Eramosa River

First Land Use Preference _____
 Second Land Use Preference _____
 Reasons for Preferences/Comments _____

3. List your first two land use option preferences for the east side of the Eramosa River.

First Land Use Preference CLEAN INDUSTRIAL
 Second Land Use Preference CLEAN COMMERCIAL *AND/OR INSTITUTIONAL*
 Reasons for Preferences/Comments RECHARGE WATER QUALITY

4. Do you have any alternative land use suggestions?

GREEN BELT ALONG RAILWAY AND RIVER
PROPERTY

5. Please provide us with any additional comments regarding the land use identification process.

PRESENTATION WAS TOO LONG AND MAYBE
TOO DEEP - SOME THINGS WERE PRESENTED
4 OR 5 TIMES IN DIFFERENT WAYS BUT REPLY
SAID THE SAME THING.

6. Did you attend the previous public meeting on January 25, 2005? Yes No

Participant Land Use Evaluation Form

1. What stakeholder group do you identify with?

- Resident
 Business Interest
 Gov't/Research
 Other UoG.

2. List your first two land use option preferences for the west side of the Eramosa River

First Land Use Preference Institutional - UoG or OMAFRA.
 Second Land Use Preference Institutional / Residential
 Reasons for Preferences/Comments Best options for the City & Residents.

3. List your first two land use option preferences for the east side of the Eramosa River.

First Land Use Preference E3
 Second Land Use Preference E4 ~~possibly some~~
 Reasons for Preferences/Comments Residential does not fit here b/c lack of services

4. Do you have any alternative land use suggestions?

An east end recreational facility should be considered possibly on the west side of the

5. Please provide us with any additional comments regarding the land use identification process.

6. Did you attend the previous public meeting on January 25, 2005? Yes No

Participant Land Use Evaluation Form

1. What stakeholder group do you identify with?

- Resident
 Business Interest
 Gov't/Research
 Other

2. List your first two land use option preferences for the ^{east} ~~west~~ side of the Eramosa River

First Land Use Preference E2

Second Land Use Preference E3

Reasons for Preferences/Comments .

3. List your first two land use option preferences for the ^{west} ~~east~~ side of the Eramosa River.

First Land Use Preference W1

Second Land Use Preference W4

Reasons for Preferences/Comments Investment in current research infrastructure - previous govt commitments to industry

4. Do you have any alternative land use suggestions?

Combination active/passive use with urban research on west side of river.

5. Please provide us with any additional comments regarding the land use identification process.

6. Did you attend the previous public meeting on January 25, 2005? Yes No

Participant Land Use Evaluation Form

1. What stakeholder group do you identify with?

- Resident
 Business Interest
 Gov't/Research
 Other

2. List your first two land use option preferences for the west side of the Eramosa River

First Land Use Preference INSTITUTIONAL / RESIDENTIAL
 Second Land Use Preference _____
 Reasons for Preferences/Comments _____

3. List your first two land use option preferences for the east side of the Eramosa River.

First Land Use Preference _____
 Second Land Use Preference OPTION E 3 -
 Reasons for Preferences/Comments EMPLOY / INST / RES / OS.

4. Do you have any alternative land use suggestions?

YES

5. Please provide us with any additional comments regarding the land use identification process.

SOUTH SIDE TO BE RESIDENTIAL
COMMERCIAL OR VICTORIA
W/ HIGHER DENSITY ON EAST PORTION

6. Did you attend the previous public meeting on January 25, 2005? Yes No

Participant Land Use Evaluation Form

1. What stakeholder group do you identify with?

- Resident
 Business Interest
 Gov't/Research
 Other

2. List your first two land use option preferences for the west side of the Eramosa River

First Land Use Preference _____

Second Land Use Preference _____

Reasons for Preferences/Comments _____

Mix INSTITUTION / Employment / RESIDENTIAL

3. List your first two land use option preferences for the east side of the Eramosa River.

First Land Use Preference _____

Second Land Use Preference _____

Reasons for Preferences/Comments _____

REMAIN AS IS

4. Do you have any alternative land use suggestions?

5. Please provide us with any additional comments regarding the land use identification process.

6. Did you attend the previous public meeting on January 25, 2005? Yes No

Participant Land Use Evaluation Form

1. What stakeholder group do you identify with?

- Resident
- Business Interest
- Gov't/Research
- Other

2. List your first two land use option preferences for the west side of the Eramosa River

First Land Use Preference option 2 (emp., industrial, natural area)

Second Land Use Preference option 3 (with some residential)

Reasons for Preferences/Comments Further industrial/commercial use

may ↑ environmental impact, odor / groundwater. Policies to central type of employment kind use more compatible with close by residential areas.

3. List your first two land use option preferences for the east side of the Eramosa River.

First Land Use Preference opt 6

Second Land Use Preference opt 7

Reasons for Preferences/Comments would like to see land use more compatible with surrounding residential, or if employment land use that it is of a high end commercial type rather than industrial.

4. Do you have any alternative land use suggestions?

would like to see land use around the old jail and the south east corner of stone rd + Victoria rd to remain residential or to take advantage of the green space it backs onto. Would not mind if the area residential use is expanded or the intensity of use increased in that area - with upper scale / higher end type residential development

5. Please provide us with any additional comments regarding the land use identification process.

would not like to see any further expansion of industrial use. High end commercial or upper scale development of land for residential to take advantage of the green space it surrounds. especially for the west end - Victoria Rd + Stone area. South / east corner.

6. Did you attend the previous public meeting on January 25, 2005? Yes No

Participant Land Use Evaluation Form

1. What stakeholder group do you identify with?

- Resident
 Business Interest
 Gov't/Research
 Other

2. List your first two land use option preferences for the west side of the Eramosa River

First Land Use Preference Institutional
 Second Land Use Preference Residential
 Reasons for Preferences/Comments Green Research & Residential plots will go hand-in-hand - Also will increase property values.

3. List your first two land use option preferences for the east side of the Eramosa River.

First Land Use Preference Employment
 Second Land Use Preference Heritage
 Reasons for Preferences/Comments _____

4. Do you have any alternative land use suggestions?

The GTI & The Agroforestry Research -
the sites should remain as it is.
A lot of investments have been made over
18 years!!!!
Alternative -> Arkell Area.

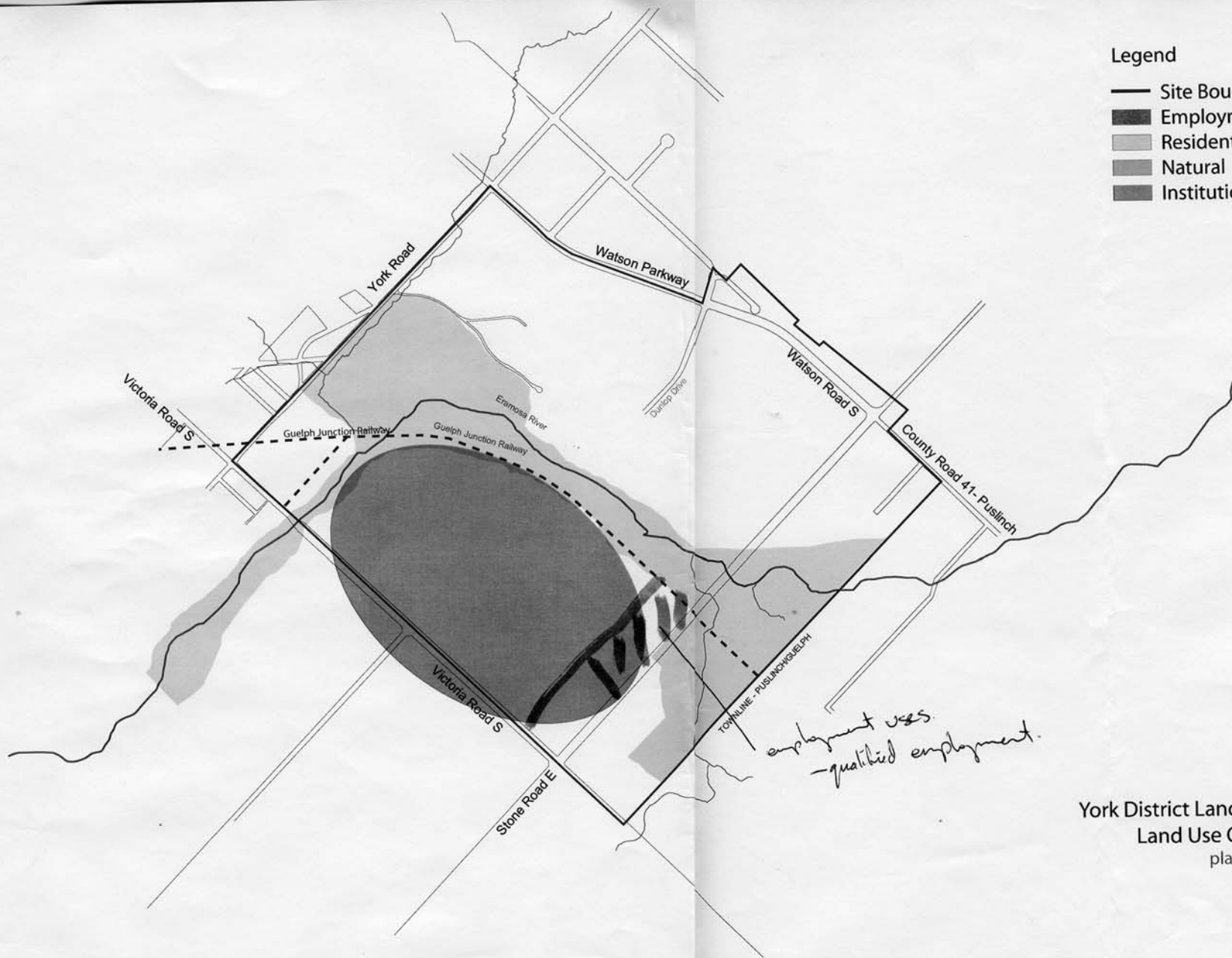
5. Please provide us with any additional comments regarding the land use identification process.

Long-term Research initiatives
that are on-going currently should ~~be~~
not be disturbed. All measures
should be taken ~~into~~ to protect these
lands & leave them as Institutional

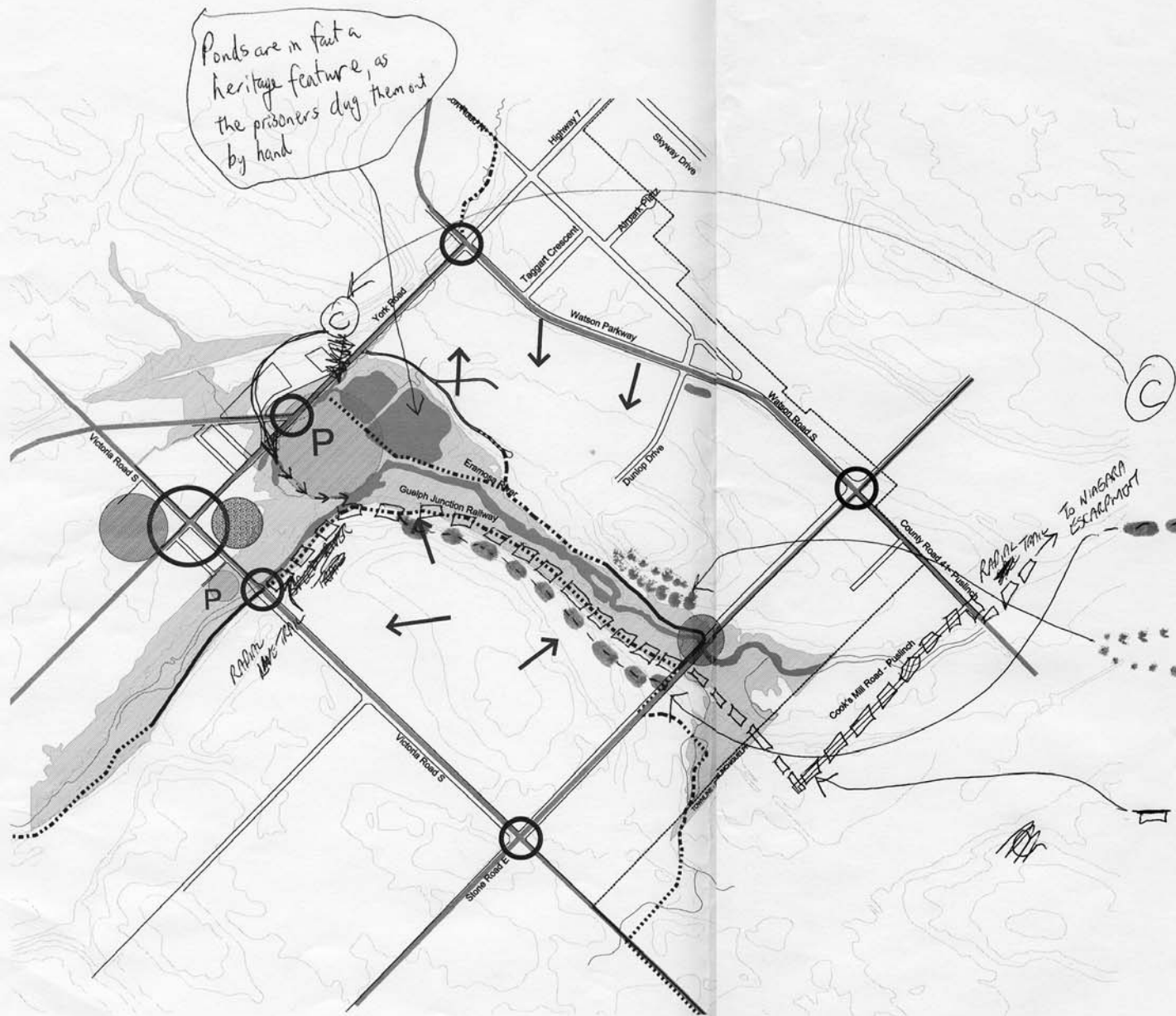
6. Did you attend the previous public meeting on January 25, 2005? Yes No

Legend

- Site Boundary
- Employment Lands
- Residential Lands
- Natural
- Institutional



York District Land Use Study
Land Use Option Four
planningAlliance
March 2005



Ponds are in fact a heritage feature, as the prisoners dug them out by hand

- Legend**
- Street
 - - - Informal Pathways
 - P Park / Playground
 - O Gateways (entry points)
 - Commercial Node
 - ⊙ Recreational Activity Node
 - ← Strategic Views

down Cly the C
 (C) - potential canoeing access point to Eramosa
 (but all the silt that the ^{new} east-end subdivisions have dumped into Cly the Creek would have to be dug out first.)

Informal Pathway
~~Atop~~ ~~Cliff!~~
 (heavily used)

Missing ^{MINE} ~~ANSI~~ - (Earth Science)
 (-The Contact between the Guelph and the Eramosa formations, as seen in the quarries)

~~RAPID LINE~~ TRAIL (since 1973 - runs from Scarap to Guelph - ending at Victoria Rd. - managed by Guelph Hiking Trail Club)

**York District Land Use Study
 Public Framework**

planningAlliance
 March - 2005