

- ADDENDUM -

- Community Development and Environmental Services Committee -

-March 23, 2007 -

DELEGATIONS

York District Land Use Study Process

- Peter Rzadki, Assistant Deputy Minister, Ministry of Public Infrastructure Renewal
- Glen Murray, AuthentiCity (Province's consultant)
- John Milne
- Susan Buchanan on behalf of the Aboriginal Outreach Association
- Jim Mottin
- David DeCorso on behalf of the Ontario Turfgrass Research Foundation
- John Cox on behalf of Ken Spira, John Droye, and Evelyn Bayne

CORRESPONDENCE

- Lorraine Pagnan,
- Tom Sagaskie, General Manager, Guelph Junction Railway Company
- Susan Buchanan

Joyce Sweeney

From: lpagnan@uoguelph.ca
Sent: Wednesday March 21, 2007 8:04 AM
To: Joyce Sweeney; Joan Jylanne
Cc: Laura Baily; Bob Bell
Subject: York District Land Use and Servicing Study

Dear Joyce and Joan,

Thank you for providing this opportunity for public comment and we are happy to be able to help in designing the future of our city.

We have made comments regarding the York Road EA and our comments here are consistent with those made regarding the York Road reconstruction.

We strongly believe that these two projects must be concurrent to avoid inappropriate uses in either area. Those comments are available from Rajan Philips.

We attended the public information session held at the John McCrae Legion on February 1, 2007 but have not submitted comments following that meeting.

We regret that we are unlikely to be able to attend the meeting on March 23rd.

We would like to have the following comments added to the "York District Land Use and Servicing Study" comments.

1. We do like the proposed buffer along the river, ponds, sports fields and stream along York Road.
2. We support the rezoning to employment land and look forward to being involved in the process to decide what employment uses are compatible with the adjacent uses. As residents of the York Road corridor this study is of special interest to us.
3. We recognize that the majority of the lands within the study area are either already employment based, Wet/dry Innovation Centre and Cargill, or to be designated wetland/parkland. The remaining area is about 40% of the 1000 acre study area and that it could provide meaningful employment to reduce commuting traffic from Guelph.
4. We think the old Ontario Reformatory grounds would make an ideal "remote campus" for one of our local post secondary institutions, or another campus like Humber, George Brown, Sheridan or other college looking for expansion.
5. We also think that uses related to the primary educational lands adjacent would provide for an excellent relationship between industry and the University. We support employment in the agricultural related fields that could provide some type of "greenspace" within the city limits.
6. Our main concern for the land in this study is the impact it will have on traffic coming into the old St Patrick's Ward area. We feel it is paramount that the implementation of the traffic management plan that was identified in the Ward 1 Community Plan Study must be implemented prior to the development of this site in order to control the infiltration of cut through traffic entering locals streets in our neighbourhood.
7. External truck traffic on York Road west of Victoria is already negatively impacting the adjacent residential homes on York Road and many of its adjacent streets. It is therefore very important to complete the permissive truck route east-west links south of Victoria Road. Upgrades to Maltby, Claire, Stone, Watson and Victoria Roads must be made to complete the East-West links. Also the interchanges identified for the Hanlon south of York Road must be part of the master plan. These upgrades must be implemented at the same time as the land use changes take place. Provincial funding will have to be committed to these upgrades as part of the over all plan for these land use changes.
8. The increase of more inappropriate and incompatible traffic volumes and traffic types

(transport trucks) on intercity routes with close house frontages does not maintain the goal for a stable neighbourhood in St Patrick's Ward.

9. In order for the York District Land Use area to have a positive impact on our adjacent neighbourhood it must not increase the already stressful conditions already existing on York Road.

10. You must consider that traffic impact studies DO NOT consider the impact on residents of these roadways, they only consider the impact on the physical structure of the roadway.

11. We would like to see the extension of Watson Road to the 401 and feel this being completed would alleviate some of the intra-city traffic. Traffic not servicing Guelph should have an alternative route to by-pass the city.

12. These concerns are valid with respect to the visions that were adopted by council with respect to the Ward 1 Community Plan.

We again thank you for the opportunity to provide comments into the process and would like to be kept informed of future meetings and opportunities for public involvement. If you have any questions regarding our comments we would be happy to answer them.

Best regards,
Lori Pagnan and Fred Thoonen
155 Ontario Street,
Guelph, ON
N1E 3B3
519-823-9448



March 21, 2007

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

ATTN: Ms. Joan Jylanne – Senior Policy Planner

Dear Joan:

Subject: York District Land Use Study Process

Please be advised that on February 6th, 2007 the Board of Directors of the Guelph Junction Railway passed a resolution directing the GJR to participate in the York District Land Use Process. The GJR has read and fully supports the process as described in the March 23rd Community Development and Environmental Services Committee report #07-25. The GJR further wishes to inform you that it desires to actively participate in this process and as a property owner it looks forward to its role as a stakeholder.

The GJR further requests that it be kept advised as to the progress of this study.

Yours truly,

A handwritten signature in black ink, appearing to read "Tom Sagaskie".

Tom Sagaskie
General Manager

TS*cp

Guelph Junction Railway Company

c/o City Hall, 59 Carden Street
Guelph, Ontario, Canada N1H 3A1
Located at: Suite 301, 98 Macdonell Street
Tel: (519) 836-4848 Fax: (519) 837-5636

Joan Jylanne

From: Susan Buchanan [susan.buchanan1@rogers.com]
Sent: Thursday, March 22, 2007 1:57 PM
To: Joan Jylanne
Cc: Wendy Stewart
Subject: Re: the report

Further to our telephone conversation and with reference to your enclosed e-mail. I would like to state for the public record that there exists here in Guelph an urban native community made up of full blooded First Nations People as well as Métis. I am an executive member of Anishnabeg Outreach (an outreach and employment/ training initiative program)

It is with great care I wish to express the deeply felt connection that we have to these unaltered natural lands. Especially those places where our ancestors may be buried or have resided. For us as a people in a state of healing I would like to ask the City of Guelph to include us in the process of deciding how to honor and respect all matters pertaining to archeologically significant sites.

.----- Original Message -----

From: Joan.Jylanne@guelph.ca
To: susan.buchanan1@rogers.com
Sent: Thursday, March 22, 2007 12:55 PM
Subject: RE: the report

Hi Susan, staff are aware of the archaeological site but I'm not sure what stage of work has been done on the site. An Archaeological Master Plan has been done for the City and there are controls in place to ensure that potential sites are protected.

York District Land Use & Servicing Study

The York District Land Use & Servicing Study does not identify any areas of potential archaeological significance. The reports speaks to cultural heritage resources and identifies a number of existing built heritage features (Section 5 of the Background Report and Section 3.3 of the Preferred Land Use Scenario -- mapping is contained in Figure 12).

The Study briefly makes reference to an Official Plan policy that requires "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."

Official Plan

Schedule 3 to the Official Plan identifies areas of the City that may contain archaeological resources. A significant portion of the York District is identified in Schedule 3, including the areas adjacent to the Eramosa River and Torrance and Barber Creeks.

The Official Plan also contains policies dealing with archaeological resources (section 3.5.10). These policies indicate that, as a part of the development application pre-consultation process, the City will apply the following conditions to lands identified in Schedule 3, which are considered to have archaeological potential:

Development must abide by provincial *Contingency Plan for the Preservation of Archaeological Resources in urgent Situations*;

An archaeological assessment must be prepared by a licensed archaeological consultant;

All recommendations of the assessment shall be implemented including mitigation, preservation or resource removal and documentation of resources; and

No demolition, grading or other soil disturbances shall take place until the City and the Province are satisfied that the requirements/conditions are complete.

The City will not issue a development approval until the archaeological assessment final report (including mapping) has been provided or a completed archaeological site registry form has been completed, in instances where the site is registered.

...Joan

Joan Jylanne, MCIP, RPP
Senior Policy Planner
Community Design and Development Services
City Hall, 59 Carden St.
Guelph, ON
N1H 3A1
519-837-5616 ext 2519 (phone)
519-837-5640 (fax)
joan.jylanne@guelph.ca