



# City of Guelph

## Information Report COMMUNITY DESIGN AND DEVELOPMENT

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**TO:** Council

**DATE:** January 18, 2007

**SUBJECT:** York District Study Update

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### **BACKGROUND:**

The York District consists of approximately 426 ha. (1,052 acres) of land located southeast of York Road and Victoria Road. The area is currently designated as Institutional and as Special Study Area in the City's Official Plan. The Special Study Area designation recognizes that further study is needed to determine the best future use for the lands which according to the City's Official Plan has "a diversity of existing and potential land use activities and a holistic examination of land use, servicing, transportation and community needs is required." Currently a majority of the area is owned by the Province. (See location map – Schedule 1)

### **REPORT:**

The York District Study was initiated in early 2005 to determine an appropriate land use and implementation strategy for the study lands which are bisected by the Eramosa River, including the closed Guelph Correctional Facility, Guelph Turfgrass Institute, Cargill (Better Beef Ltd.) and the City's Wet-Dry Recycling Centre. The area is rich in natural and cultural heritage features that require careful land use planning to minimize impacts.

To date, the study has been undertaken by a consultant team lead by planningAlliance with the assistance of a staff advisory committee. The work has been organized into the following three phases.

#### Phase 1 Background Report

- History, current use and servicing
- Identify cultural, heritage and natural environment conditions
- Identify landowner and public concerns
- Identify additional studies required

Phase 2 Land Use Concepts

- Identify options and evaluation criteria
- Analyze options
- Identify preferred option

Phase 3 Land Use and Servicing Study

- Detailed Analysis of the preferred option
- Identify infrastructure requirements
- Identify cultural, heritage and environmental impacts
- Recommend implementation strategies including Official Plan policies

The Phase I Background Report has been completed along with Phase II which analyzed a number of land use options in order to determine a preferred land use scenario for the area. The Phase II Report assessed seven land use options which incorporated various combinations of employment, residential, natural and institutional land uses. Evaluation criteria included environmental, cultural, serviceability, transportation and transit, conformance with local and provincial planning documents and municipal strategic directions, market feasibility, municipal financial impacts and public feedback received on the options. The preferred scenario recommends employment, commercial and mixed use on the west side of the Eramosa River. Employment, institutional, commercial, and the recognition of existing residential lands are proposed on the east side of the river. The employment classification includes research and development facilities which recognizes the ongoing research activities occurring on the Guelph Turfgrass and agri-forest portion of the property. (See Schedule 2) Phase III has yet to start which will involve a detailed analysis of the preferred scenario and identify implementation strategies including the preparation of Official Plan policies.

Throughout the process a comprehensive public consultation strategy has been followed which has included community workshops, meetings with key stakeholders, public meetings and a posting of materials on the City's website. It is imperative that a strong and accessible public process continue given the significance of the site and the strong interests expressed by stakeholders. In December 2005, the Phase II report, which had been scheduled for consideration by the Planning, Environment and Transportation Committee (PETC), was postponed in order to provide more time for key stakeholders to review the report and proposed land use scenario. Since there has been some time delay a public information session will be held shortly to discuss the work completed to date and allow time for interested stakeholders to review the Phase II Report before being considered at a Community Development and Environmental Services Committee (formerly PETC) meeting in February.

## **CORPORATE STRATEGIC PLAN:**

The York District Study addresses a number of strategic directions. The work recognizes the importance of managing growth in a balanced, sustainable manner; to be strong environmental stewards and supporting our natural, cultural and architectural heritage.

## **FINANCIAL IMPLICATIONS:**

The City has included \$140,000 in the Tax Supported Capital Budget for this project with \$80,000 remaining to complete Phase III of the work.

## **DEPARTMENTAL CONSULTATION:**

A staff advisory group has been established to assist with this project including representation from the Community Services Group, Economic Development, Engineering, and Community Design and Development.

## **COMMUNICATIONS:**

A comprehensive public consultation process has been followed during Phases I and II of the project. A public meeting was held on January 25, 2005 to introduce the project followed by a community workshop on April 6, 2005 to review the background report and facilitate discussions on the proposed land use options for the area. A future information session will be held to discuss the recommendations of the Phase II report providing stakeholders sufficient time to review the preferred scenario prior to its presentation to Planning Committee and Council which provides a more formal process for input.

## **ATTACHMENTS:**

Schedule 1 – York District Study Area

Schedule 2 - York District Preferred Land Use Scenario




Prepared By:

Joan Jylanne

Senior Policy Planner

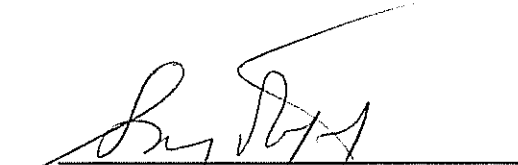
519-837-5616 ext 2519

[Joan.jylanne@quelph.ca](mailto:Joan.jylanne@quelph.ca)



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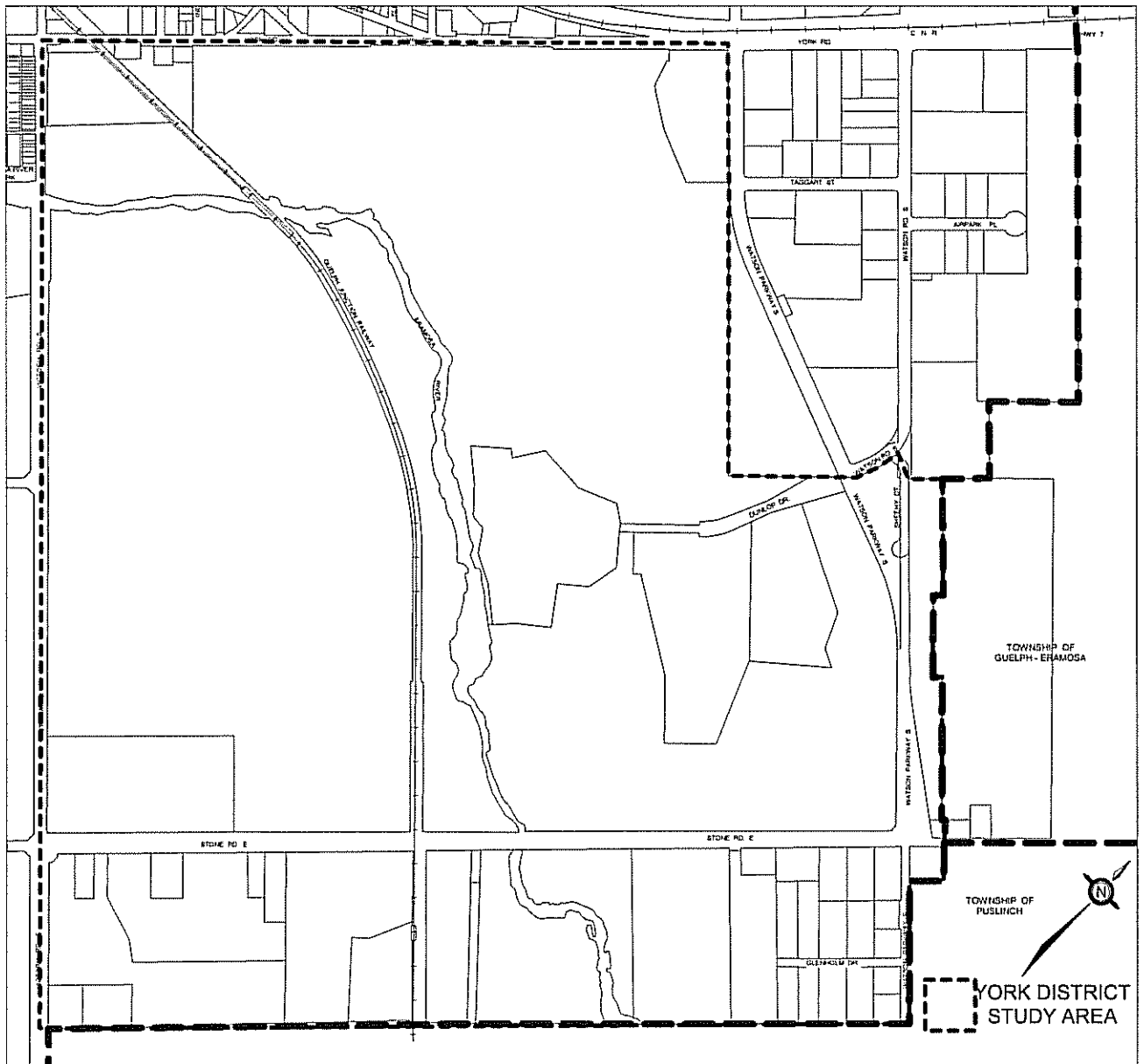
Recommended By:  
James N. Riddell  
Director of Community Design  
and Development Services  
519-837-5616 ext. 2361  
[Jim.riddell@guelph.ca](mailto:Jim.riddell@guelph.ca)



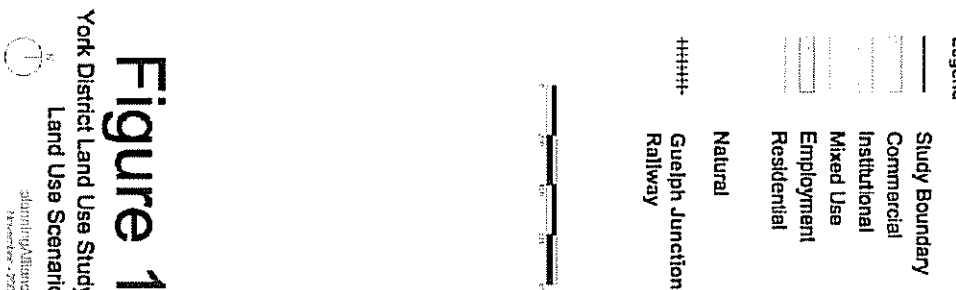
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Approved for Presentation:  
Larry Kotseff  
Chief Administrative Officer

# Schedule 1 – York District Study Area



Schedule 2 – York District Preferred Land Use Scenario



**Figure 1**  
 York District Land Use Study  
 Land Use Scenario

Submitted to: Wellington  
 7th November 2015