

York District Land Use and Servicing Study



Public Consultation Meeting

January 25 2005

25 January 2005

Introduction

Presentation Overview

1. Introduction
2. Starting Points
 - Municipal and Provincial Planning Initiatives
 - York District Today
 - Location Opportunities and Constraints
3. Existing Conditions
 - Major Users/Owners
 - Land Use
 - Natural Heritage
 - Cultural Heritage
 - Servicing and Transportation
5. Q&A
6. Potential Uses
7. Q&A

Introduction

Why Are We Doing This Study?

- Guelph Official Plan designates the York District as a Special Study Area
- The Ontario Realty Corporation is preparing to sell off some of its properties in the area
- The City of Guelph wants a long term land use strategy for the area
- The York District contains many natural and cultural heritage features that need to be accounted for

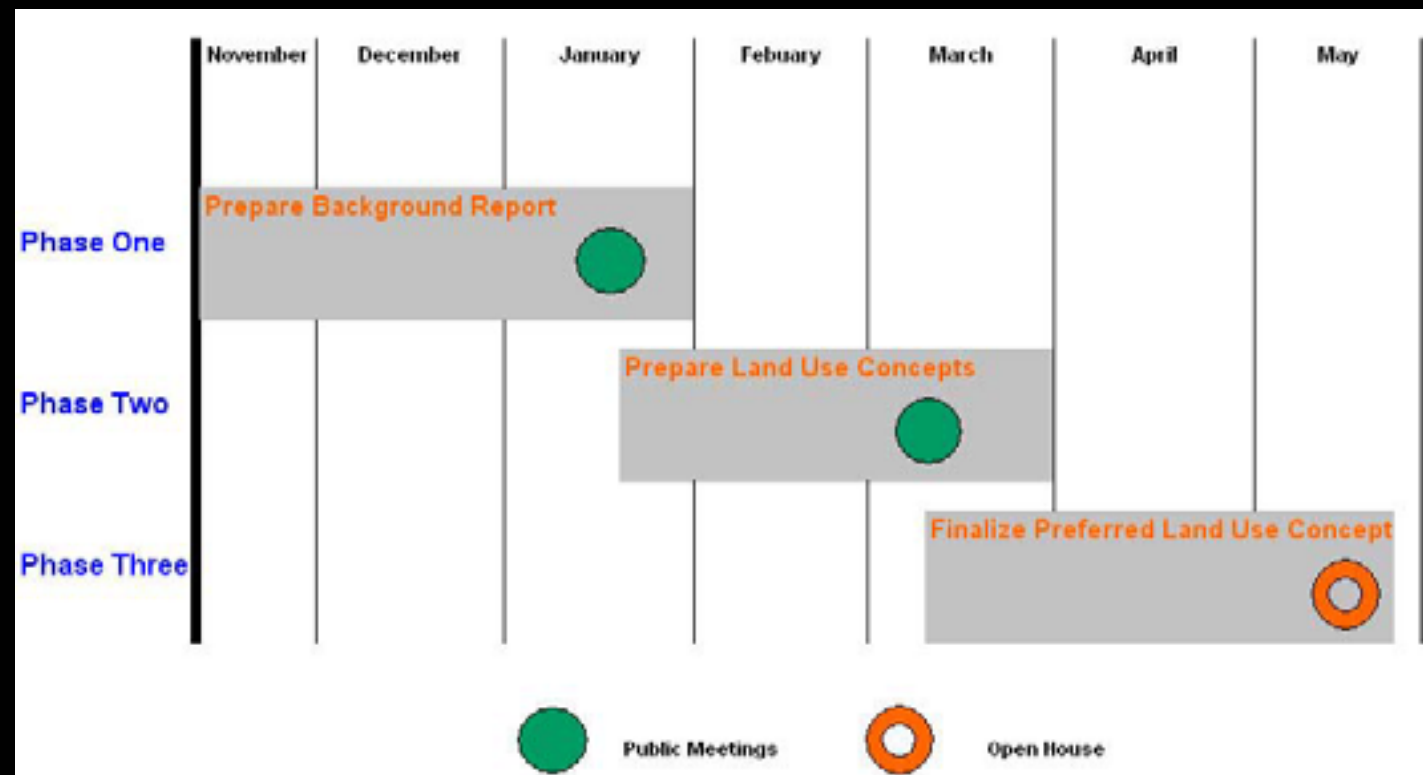


Introduction

What Are We Doing?

1. Consulting with landowners, key stakeholders, and local residents
2. Reviewing background reports and documents
3. Identifying land use options
4. Recommending a preferred scenario

Work Plan For The York District Land Use Study 2004 - 2005



Introduction

Who We Are

Our Team – Phase One

planningAlliance

- planning and urban design

North South Environmental

- environmental planning

Philips Engineering

- servicing infrastructure

Poulos and Chung

- transportation design

Meridian Planning

- land use planning

MKI Knowledge Solutions

- economic feasibility



Status of York District

1. City of Guelph – Official Plan Designated Special Study Area
2. Disposition of Management Board Secretariat Lands by the Ontario Realty Corporation
 - Guelph Reformatory Lands
 - Eramosa Lands
 - Wellington Detention Center



Introduction

Study Goal

To consult with landowners, government agencies, and the general community to determine a future land use concept.

“The area has a diversity of existing and potential land use activities and a holistic examination of land use, servicing, transportation and community needs is required. “
(Guelph Official Plan)



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Approach

1. Provide a land use plan that respects stakeholders and residents in the area.
2. Utilize a planning rationale that builds connections to the City.
3. Develop a land use strategy that enhances the cultural and natural heritage features of the area.
4. Base land use designations on meeting the servicing and transportation capacity of the area.
5. Ensure the following Smart Guelph planning principles are retained:
 - A Compact Urban Form
 - Transportation Choices
 - Economic Options
 - Open Space
 - Community Collaboration

Starting Points

Related City Projects

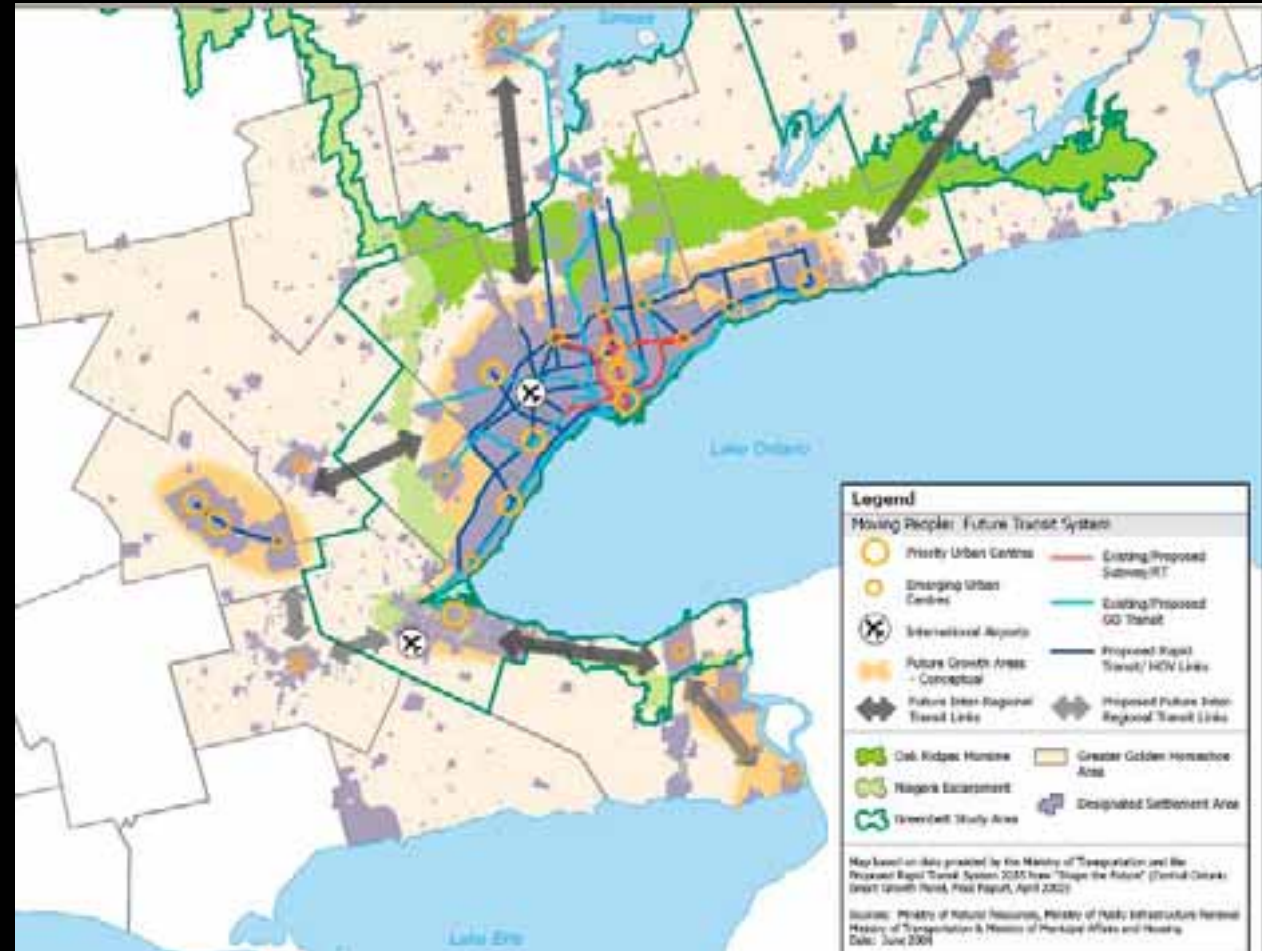
- City Growth Strategy
- Commercial Policy Review
- City-Wide Trail Master Plan
- Natural Heritage Strategy
- Potential Purchase of Surplus Provincial Lands
- Victoria Road EA
- Water Supply Master Plan
- Transportation Master Plan

Starting Points

Provincial Initiatives

Places to Grow

- Minimize urban sprawl
- Reduce constraints on transportation systems, social services, and infrastructure
- Coordinates planning decisions and infrastructure investments for key growth centers
- Identifies Guelph as an emerging center



Starting Points

Provincial Initiatives

Places to Grow

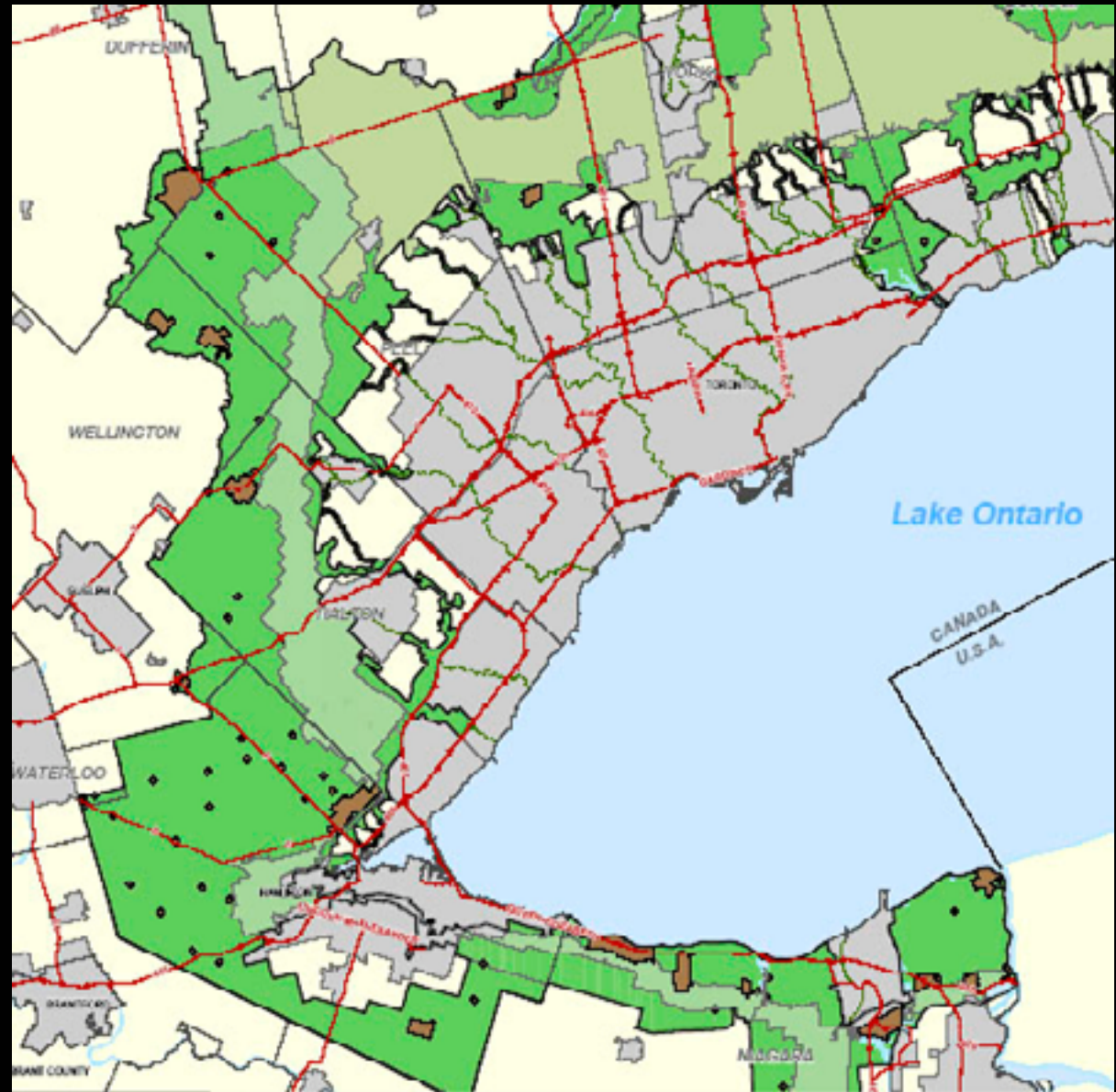
Municipal Planning Requirements:

- Develop a Land Supply Analysis
- Investigate Infill and Alternative Forms of Development
- Determine Water and Wastewater Servicing Capabilities and Perform Alternative Technologies Studies
- Review Transportation Capacity/Transit Implications; and
- Study Financial Implications of Alternative Scenarios

Draft Greenbelt Plan

- Potential for increased pressure for development in Guelph
- Implications for increased brownfield development in Guelph

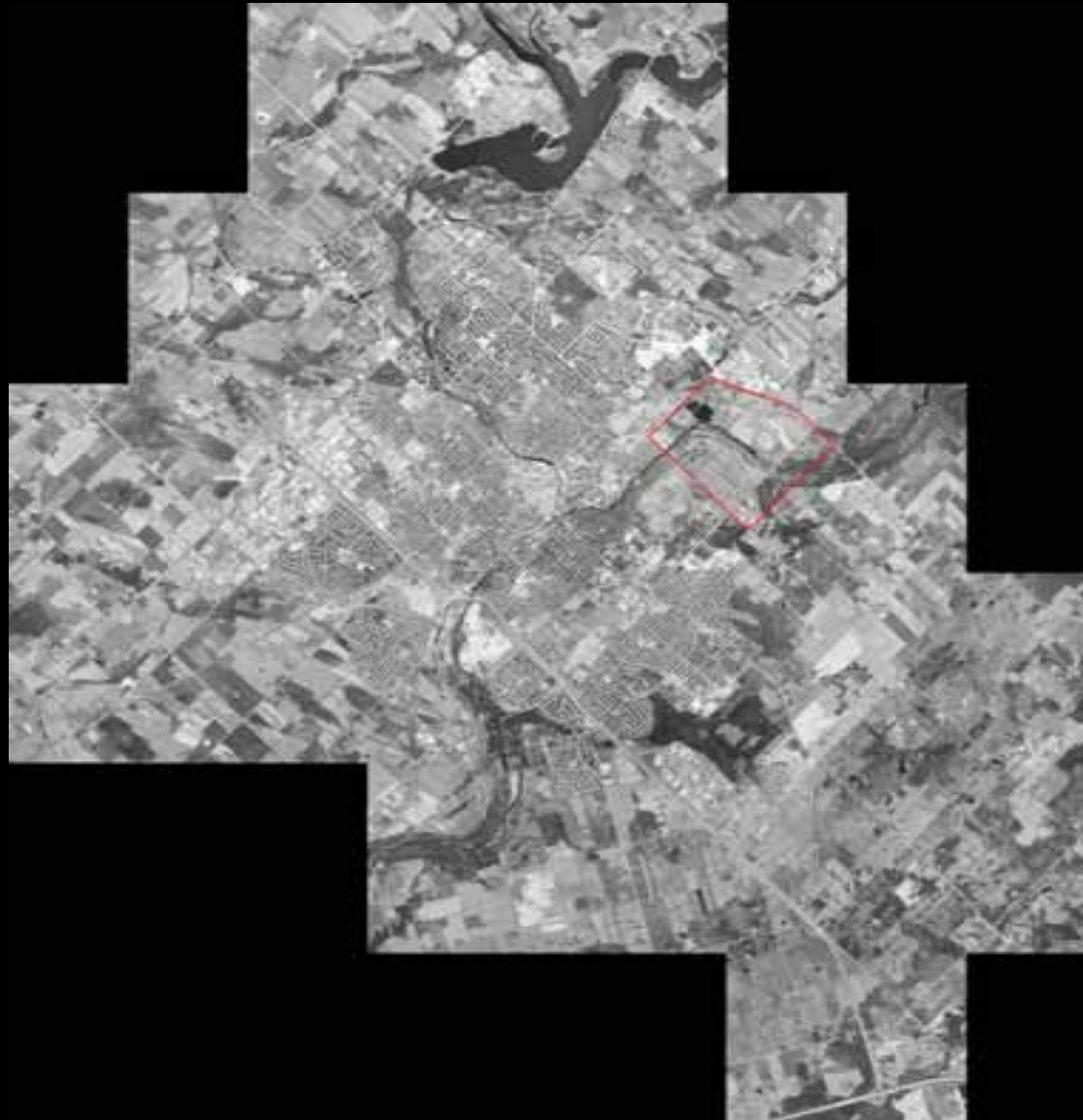
Starting Points



Starting Points

Site Location

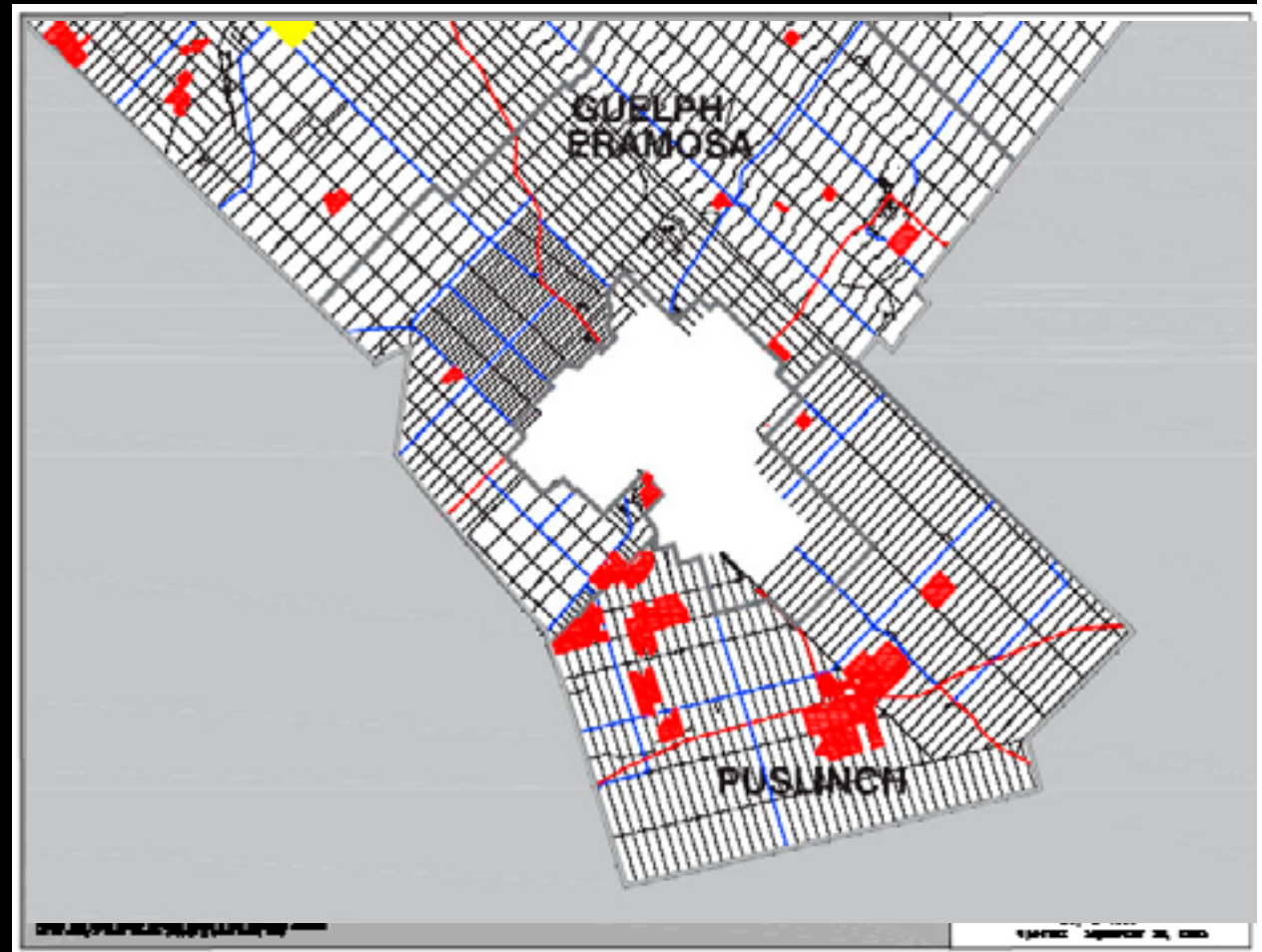
- Bounded by York Road to the North, Victoria Road to the West, Watson Parkway to the east, and Guelph municipal boundary to the south.
- Approximately 1.5 minutes to downtown by car and 15 minutes by walking



Starting Points

Location-Political

- Located in the City of Guelph
- Bounded by the Townships of Puslinch and Guelph-Eramosa



Starting Points

Location-Neighbourhood Groups

- The York District is not part of the St. Patrick's Ward Community Improvement Plan adopted by Council in 2002
- Eastview has a completed a secondary plan dating to 1991
- The South Gordon neighbourhood to the south west has recently completed a Community Plan



Strengths

1. Landscape

2. Heritage

- Natural
- Cultural

Starting Points



Starting Points

Strengths

3. Live/Work

4. Access



Starting Points

Strengths

5. Unique Possibilities



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Starting Points

Constraints

1. Existing Servicing
2. Environmental
 - Hazard lands
 - Clean up
3. Re-Use
 - Reformatory
4. User Conflict
5. Development Costs



Official Plan – Servicing Staging

Starting Points



Natural Heritage

Starting Points



Official Plan – Potential Archaeology

Starting Points



York District

1. Major Owners/Land Users
2. Existing Land Uses
3. Site Features

Existing Conditions



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Provincial and Municipal Land

Existing Conditions



Major Land Owners / Users

Existing Conditions



Official Plan – Land Use

Existing Conditions



Existing Land Use

Existing Conditions



- Legend
- Site Boundary
 - Agriculture
 - Environmental
 - Commercial
 - Mixed Use
 - Residential
 - Institutional
 - Industrial
 - Utility
 - Aggregate Extract



York District Land Use Study
Existing Land Uses

planning@york.ca
2014-11-20

Site Features – Natural Heritage

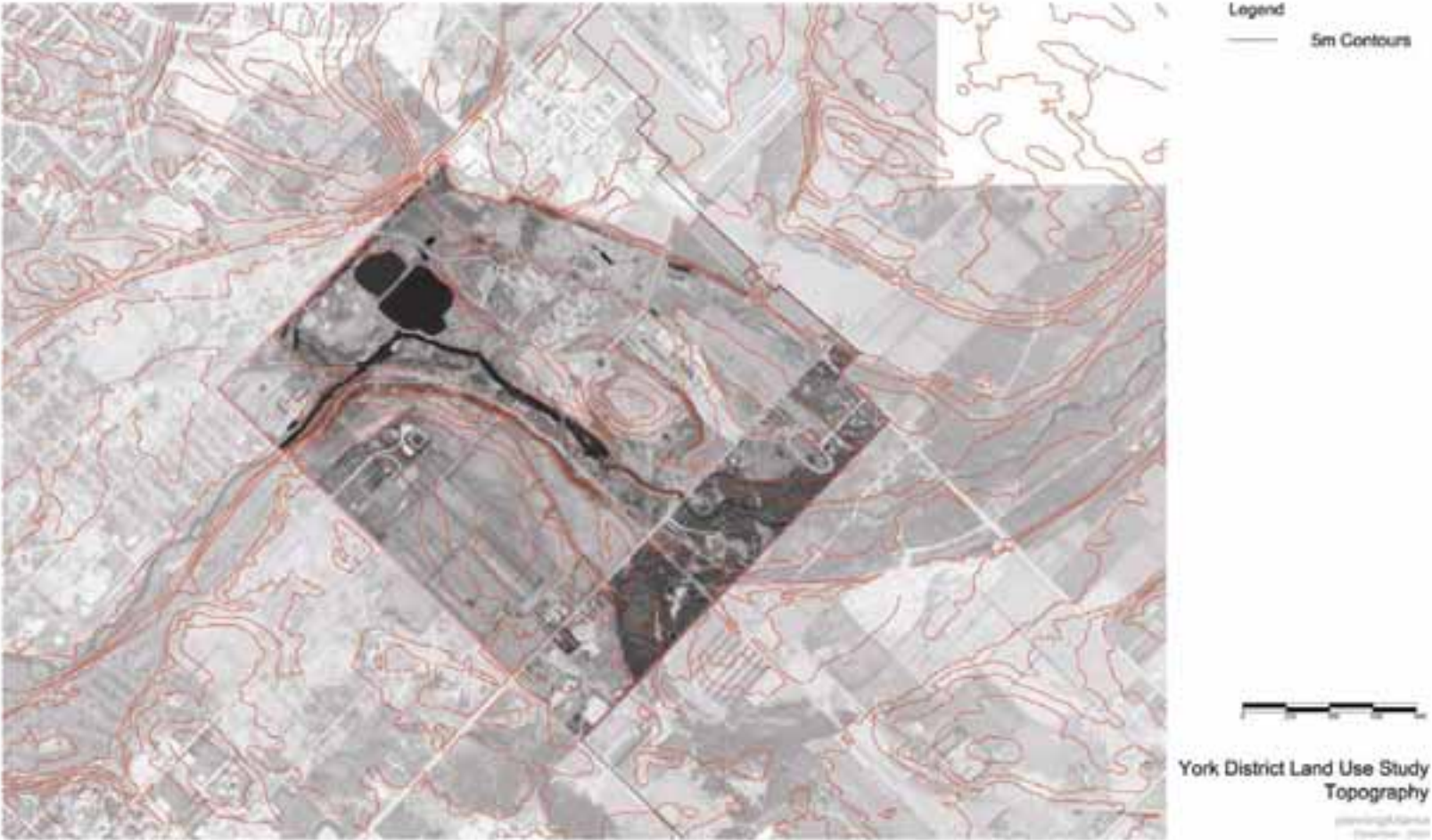
Existing Conditions



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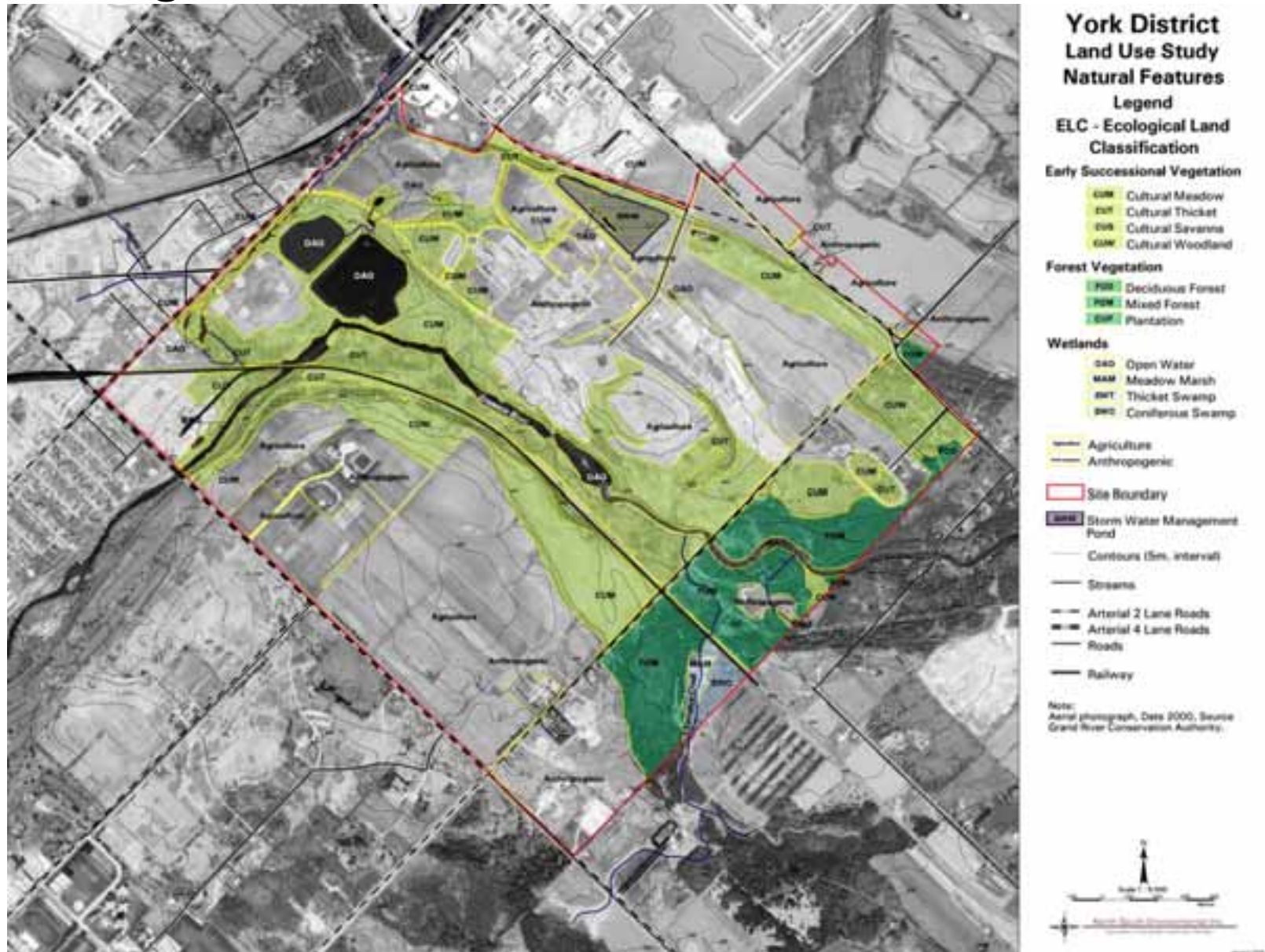
Natural Features - Topography

Existing Conditions



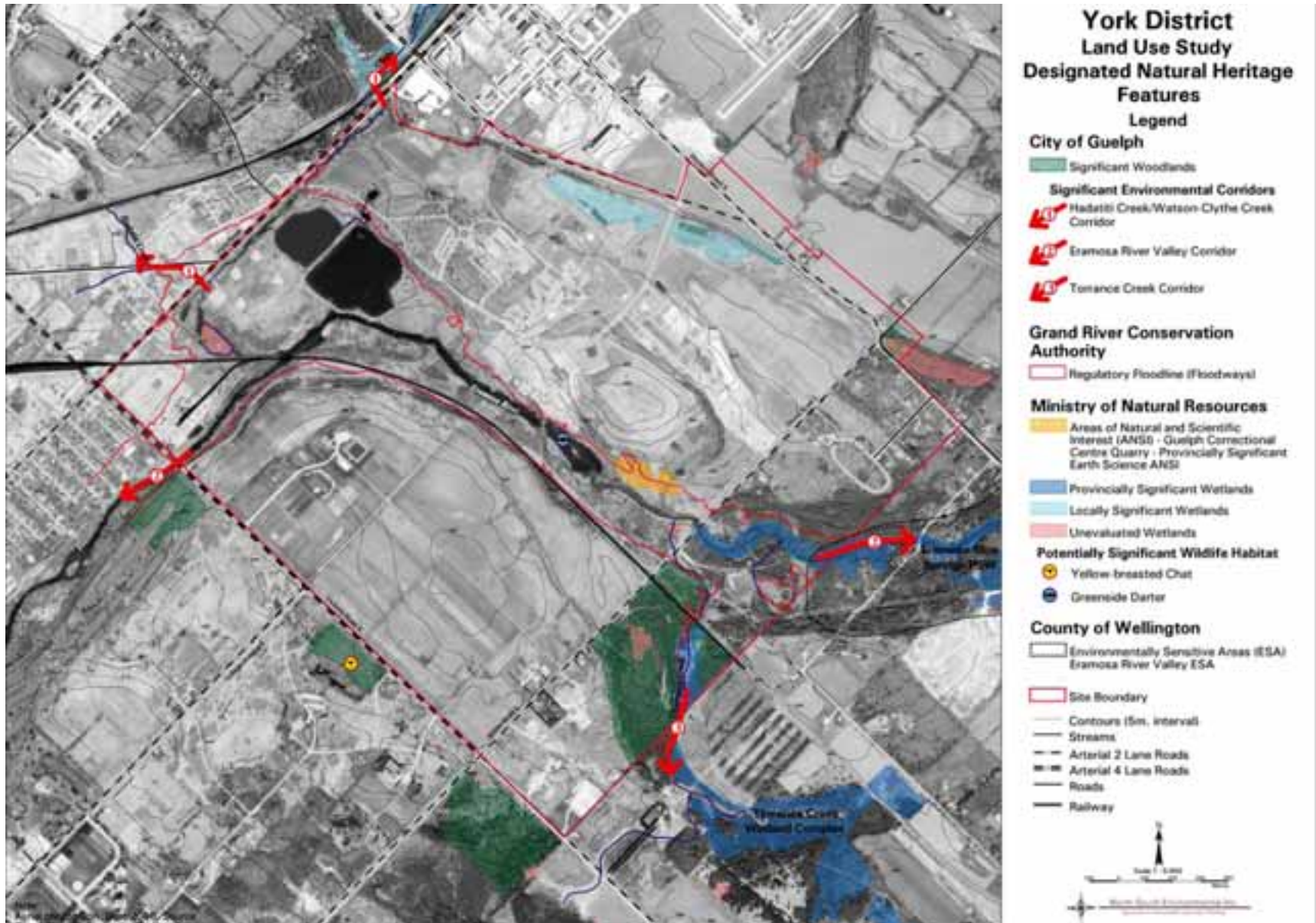
Natural Heritage

Existing Conditions



Natural Heritage

Existing Conditions



Parks and Open Space

Existing Conditions



Site Features – Cultural Heritage

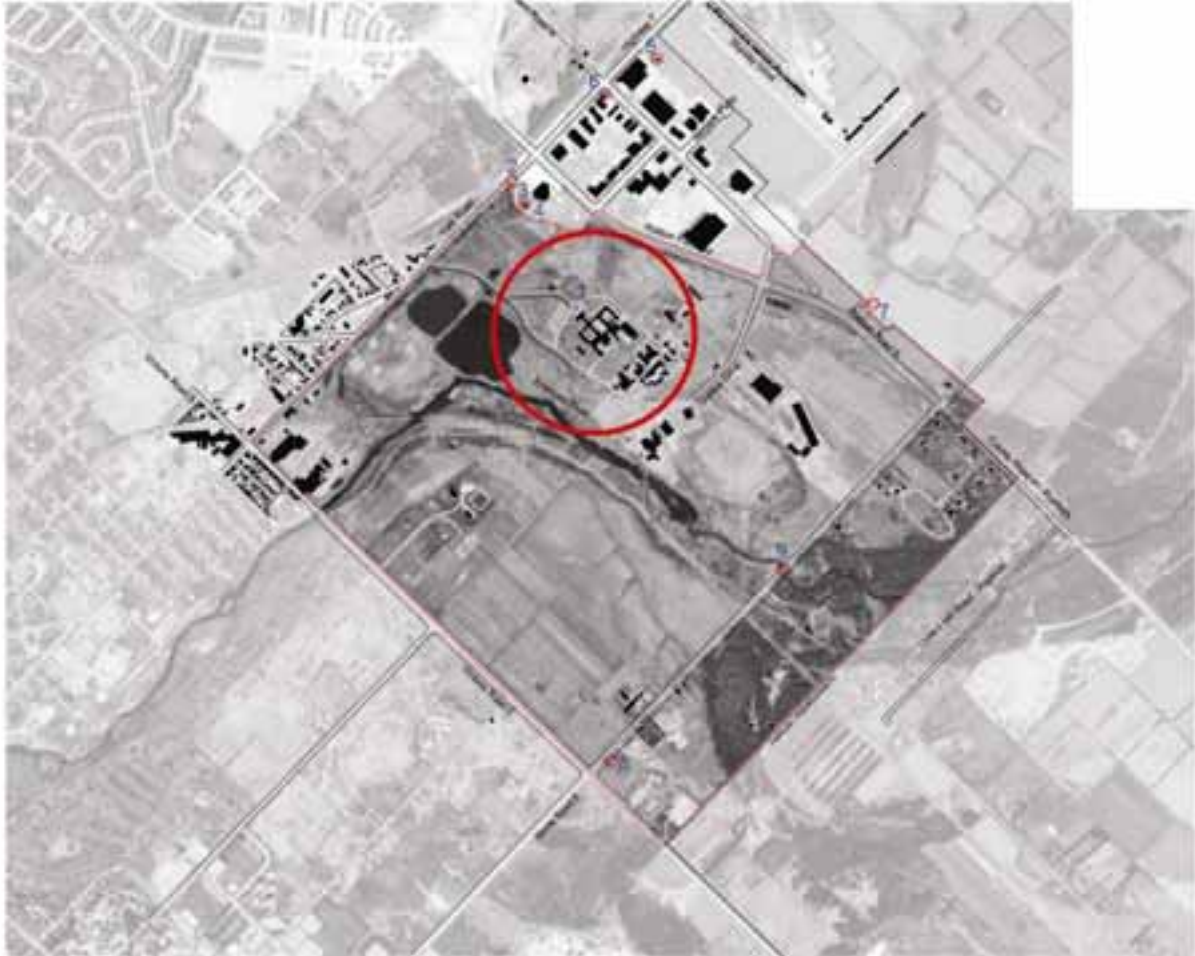
Existing Conditions



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Cultural Heritage – Built

Existing Conditions



- Legend
- 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



York District Land Use Study
Built Heritage
planninghorizons
January 2011



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Site Features – Cultural Heritage

Existing Conditions

Guelph Correctional Center



Existing Conditions

Site Features – Cultural Heritage

Correctional Center

- Built in 1909 by the Province of Ontario
- Decommissioned in 2002
- Ongoing cultural heritage analysis



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Site Features – Cultural Heritage

Existing Conditions

Correctional Center

- What sorts of re-uses are appropriate for the Correctional Center?



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Existing Conditions

Site Features - Servicing

- The York District site is accessible for water/wastewater servicing
- The servicing requirements will depend on recommended land uses
- Detailing additional servicing costs will form part of the land use evaluation process and requires ongoing studies
- Determining water balancing on the site is an important component of this servicing study

Existing Conditions

Site Features - Transportation

1. Study Area bounded by the following City Arterial Roads:
 - York Road – 2 lanes
 - Victoria Road – 4 lanes between York and Eramosa River continuing with 2 lanes south of the river
 - Watson Parkway – recently upgraded to 4 lanes between Victoria Road and Watson Road
 - Stone Road – currently being built as 2 lanes
2. There is transit service along York Road and through the Watson Industrial Park
3. All arterial roads form part of the City's Permissive Truck Route System

Transportation

Existing Conditions



Truck Routes

Existing Conditions



1. Future Road Configuration Includes:

- York Road – widening to 4 lanes east of Victoria Road planned within the next five years and EA beginning in 2005
- Victoria Road – widening to 4 lanes between York and Stone Roads, including intersection improvements with EA filed on January 28
- Stone Road – potential for widening to four lanes between Victoria Road and Watson Parkway

Trails and Walkways

Existing Conditions



Questions and Comments

Existing Conditions



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Public Framework

Potential Uses



Land Use Scenarios

Potential Uses



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Options

Potential Uses



Options

Potential Uses



Options

Potential Uses



Options

Potential Uses



Options

Potential Uses



Options

Potential Uses



Options

Potential Uses



Questions and Comments

Potential Uses



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Community Consultations

Scheduled Public Consultations

January 25, 2005	Project Introduction and Community Input
March 2005	Review Land Use Concepts
May 2005	Present Draft Land Use and Servicing Report

For More Information:

Contact the City of Guelph Planning Division at (519) 837-5616 or planning@guelph.ca

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