

York District Land Use and Servicing Study



Public Workshop
Phase II – Land Use Options

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Presentation Overview

1. Introduction
2. Approach
3. Starting Points
4. Evaluation Overview
5. Group Facilitation
6. Input
7. Q&A

Introduction



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Why Are We Doing This Study?

Introduction

- 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



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Where Are We In The Process?

Introduction

Completed :

1. Consulting with landowners, key stakeholders, and local residents
2. Reviewing background reports and documents

Current / On-going :

3. Identifying land use options
4. Evaluate land use options and recommend a preferred scenario



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What Do We Want to Accomplish Tonight?

Introduction

Group consensus on preferred land use options as well as individual commentary

- Ensure public involvement
- Provide an update on the status of the Land Use and Servicing Study
- Facilitate open discussion on the land use identification process

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Status of York District

Introduction

1. City of Guelph – Official Plan Designated Special Study Area
2. Disposition of Management Board Secretariat Lands by the Ontario Realty Corporation Including:

- Guelph Reformatory Lands
- Eramosa Lands
- Wellington Detention Centre




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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)

Introduction



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Approach

Introduction

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 *SmartGuelph* planning principles are retained:
 - A Compact Urban Form
 - Transportation Choices
 - Economic Options
 - Open Space
 - Community Collaboration

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Provincial and Municipal Land


Starting Points



York District Land Use Study
Developable Land

Major Land Users


Starting Points



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Existing Land Use

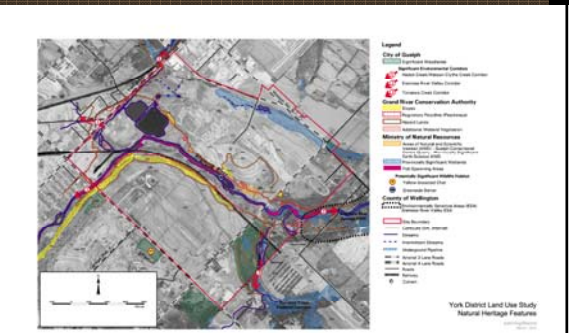
Starting Points



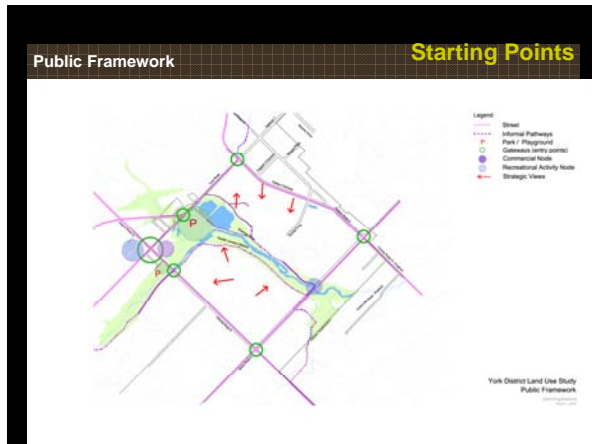
York District Land Use Study
Official Plan: Land Use

Natural Heritage Features

Starting Points



York District Land Use Study
Natural Heritage Features



Proposed Land Uses **Land Uses**

1. Residential
Examine housing of various types and densities and associated infrastructure (e.g., collector roads and services).

2. Employment
Anticipate employment lands based on:

- "Export-based" employment
- Population-serving employment

Proposed Land Uses **Land Uses**

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

4. Natural / Open Space
Natural areas contain or link concentrations of critical natural habitat.

Open space areas contain areas of natural importance or areas of recreational/cultural importance.

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Evaluation Criteria **Land Use Evaluation**

- Consist of a set of land use priorities and requirements
- Potential land uses will be evaluated and assessed according to these criteria
- Prioritize land uses based on their respective strengths and weaknesses

Evaluation Criteria **Land Use Evaluation**

These land use criteria include:

| | |
|---|---|
| 1. Environmental Impact | 6. Cultural Heritage |
| 2. Serviceability | 7. Transportation and Transit |
| 3. Conformance with OP and Zoning | 8. Conformance with Provincial Initiatives |
| 4. Conformance with Municipal Strategic Direction | 9. Compatibility with Existing and Surrounding Uses |
| 5. Market Feasibility | 10. Municipal Financial Impact |

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Serviceability **Land Use Evaluation**

Goal
Determine the land use feasibility based on new servicing requirements and available mitigation measures that will reduce the impacts on the regions water supply.

Objectives

- Undertake public infrastructure works and actions that are consistent with the protection of natural heritage features
- Consider the impacts of the proposed infrastructure actions, consider alternatives and implement measures to minimize impacts
- Protect wetlands and other areas that make significant contributions to groundwater recharge

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Land Use Evaluation

Conformance with Municipal Plans

Goal

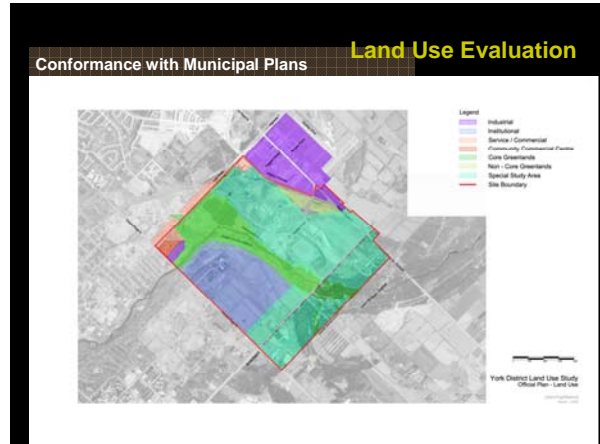
Develop a land use strategy that meets the requirements of the Official Plan and accounts for current zoning.

Objectives

A future land use strategy is required to:

- Protect natural and cultural heritage features (i.e. Arkell Springs Recharge Area)
- Accommodate space for municipal requirements (i.e. Waste Innovation Centre)
- Allow for the continuation of existing uses in the area in accordance with the provisions of the *Zoning By-law*

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Land Use Evaluation

Municipal Strategic Directions

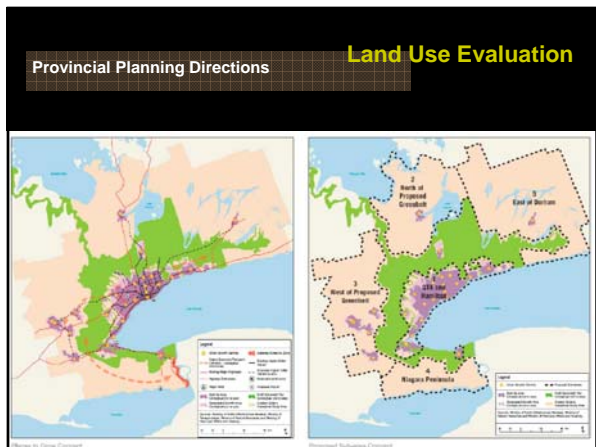
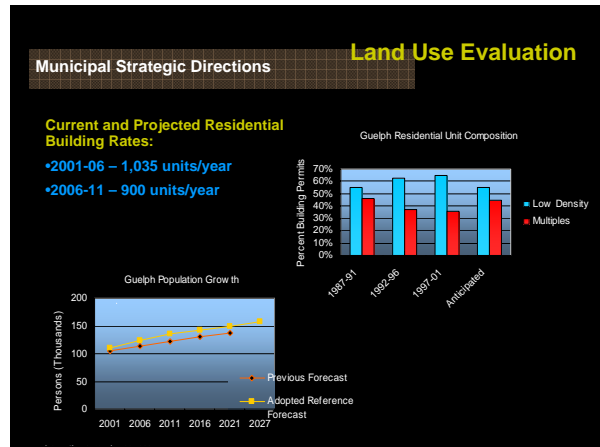
Goal

Develop a land use strategy that satisfies the immediate and long term needs of the City.

Objectives

- Identify effective employment lands for the City of Guelph by size, location, serviceability and transportation access
- Integrate land uses to promote a balanced community and structure that maximizes resource efficiency
- Promote sustainable growth and responsible management when developing land use plans

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Land Use Evaluation

Provincial Planning Directions

Goal

Meet the potential planning requirements of the Province as indicated in the Places to Grow Draft Plan

Objectives

- Limit outward expansion of urban areas through intensification and infilling
 - 40% of New Growth through Infilling
 - Urban Growth Centers = 200 residents + jobs / hectare
- Promote transit-supportive densities and a healthy mix of residential and employment land uses
 - Greenfields = 40 residents + jobs / hectare
- Support public transit infrastructure and alternative multi-modal forms of transportation

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Market Feasibility / Financial Impact **Land Use Evaluation**

Goal

Determine the potential market absorption of the various land use activities.

Objective

Selection of a preferred land use should be informed by an overall demand based on:

- Rate of residential development
- Demand for industrial land
- Size and scale of commercial developments
- Achieving municipal targets for residential : employment tax base

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Economic/Financial Drivers **Land Use Evaluation**

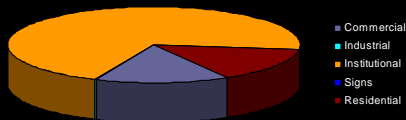
- Shortage of employment lands in Guelph
- Strong demand for residential lands in Guelph
- Employment lands produce higher municipal tax revenue
- Residential lands produce higher sales values
- Some lands not suitable for residential, adjacent portions of the site will be lower-value residential
- Institutional lands do not, generally, produce tax revenue

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Market Feasibility / Financial Impact **Land Use Evaluation**

- The majority of the City's construction has occurred in the Institutional Sector, due primarily to expansion at the University of Guelph, followed by the Residential, Commercial and Industrial Sectors
- The City's tax base is approximately 84:16 Residential to Employment
- The City has indicated a preferred long-range tax base closer to 75:25 Residential to Employment

Construction Values—Jan 2005 (\$97,689,905)



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Break Out Groups **Land Use Evaluation**

Focus on the Following Key Evaluations Identified by the City:

- Environment
- Cultural Heritage
- Transportation and Transit
- Compatibility with Existing and Surrounding Uses

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Environment **Land Use Evaluation**

Goal

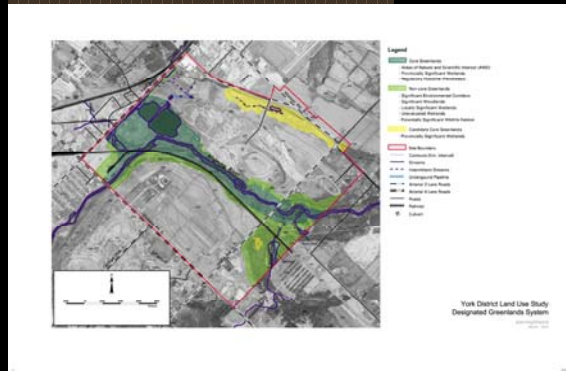
Compare land use options based on their respective 'ecological footprint' on the underlying natural systems.

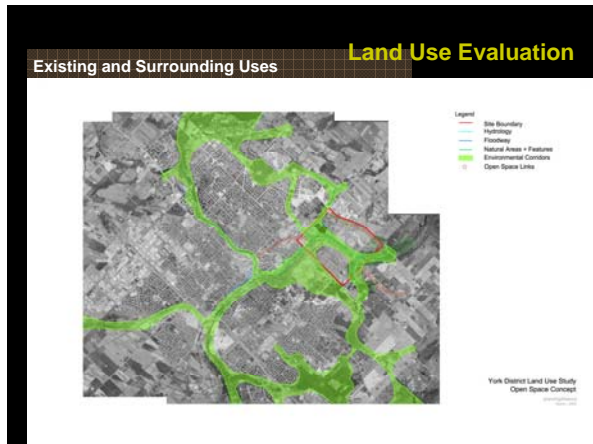
Objectives

- Preserve and/or enhance existing natural features
- Ensure adequate protection of groundwater
- Ensure compatible land uses adjacent to environmentally significant areas
- Allow for public access to natural features (or limit access if necessary)
- Reinforce those natural features that provide a sense of identity
 - Four Waterways: Eramosa, Torrance, Clyde, Hadatt
 - Ponds
 - Cliffs

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Environment **Land Use Evaluation**





Cultural Heritage **Land Use Evaluation**

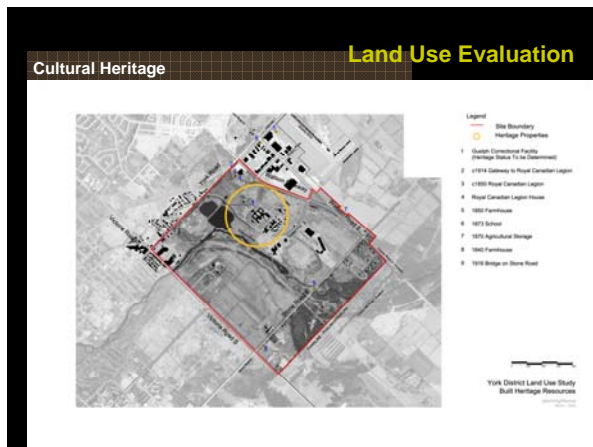
Goal

Minimise negative impacts from the designated land uses on the cultural heritage features located in the site.

Objectives

- Promote Continuity between Older and Newer Neighbourhoods
- Connect or Integrate Cultural Heritage Features into Proposed Land Uses
- Recognize a Range of Cultural Heritage Features
 - Historic Buildings
 - Heritage Landscapes
 - Views

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Transportation and Transit **Land Use Evaluation**

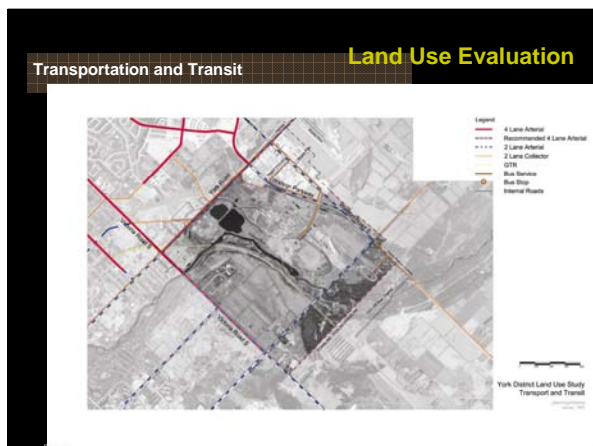
Goal

Ensure land uses are well connected by a range of transportation options.

Objectives

- Provide alternative modes of travel, including transit, walking and bicycling
- Ensure adequate transportation connections to the different land uses in an environmentally sensitive manner
- Allow for sufficient truck and rail access where feasible
- Investigate alternative development densities and transit support

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Existing and Surrounding Uses **Land Use Evaluation**

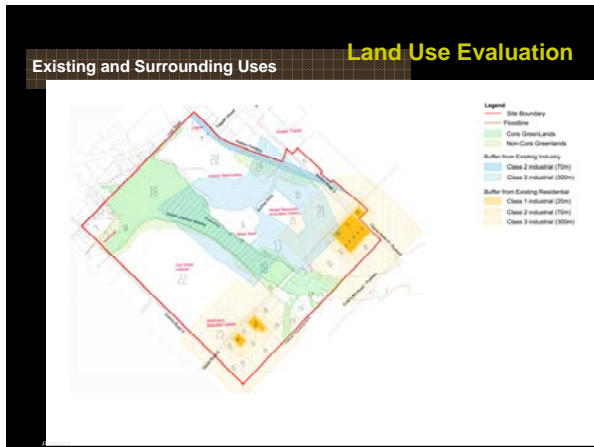
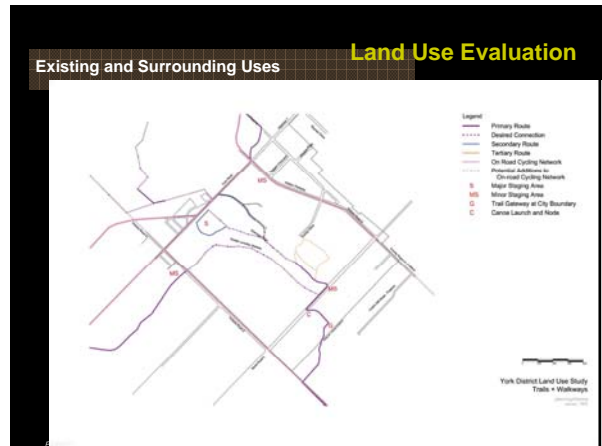
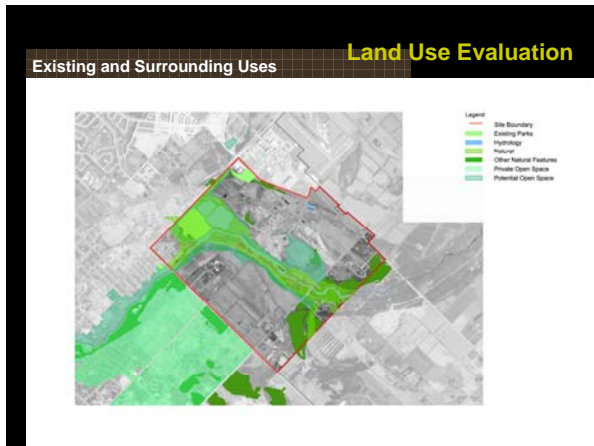
Goal

Consider potential land uses based on their ability to compliment existing land uses in the immediate or surrounding area.

Objectives

- Explore closer integration of employment and housing to ensure that work places are easily accessible by vehicle, bicycle, and foot
- Ensure new developments are connected and integrated with the existing community
- Ensure that land uses are complimentary, or measures are available to mitigate land use conflicts
- Allow for a network of parks, open space, and other leisure and recreation spaces

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Scheduled Public Consultations **Community Consultations**

January 25, 2005 Project Introduction and Community Input
 April 6 2005 Review Land Use Concepts
 June 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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|---|--|
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