

York District Land Use and Servicing Study



Public Information Meeting
Phase II – Land Use Options

Introduction

Presentation Overview

1. Introduction
2. Where are we in the Study process?
3. Evaluation Overview
4. Land Use & Built Form Types
5. Next Steps



Why Are We Doing This Study?

- **Guelph Official Plan designates a majority of 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**



Where Are We In The Process?

Completed (Phase I - December 2004 to March 2005) :

1. Consulted with landowners, key stakeholders, and local residents
2. Reviewed background reports and documents
3. Background Report

Completed (Phase II - April 2005 – November 2005) :

4. Identified land use options
5. Evaluated land use options
6. Recommended a preferred land use scenario
7. Phase II Report

Above all on City of Guelph Website

Where Are We In The Process?

On-going (Phase II & III) :

8. Council approval of the recommended land use scenario
9. Approval to Proceed to Phase III
10. Elaboration of land use concept including public workshops
11. Final Land Use and Servicing Study

What Do We Want to Accomplish Tonight?

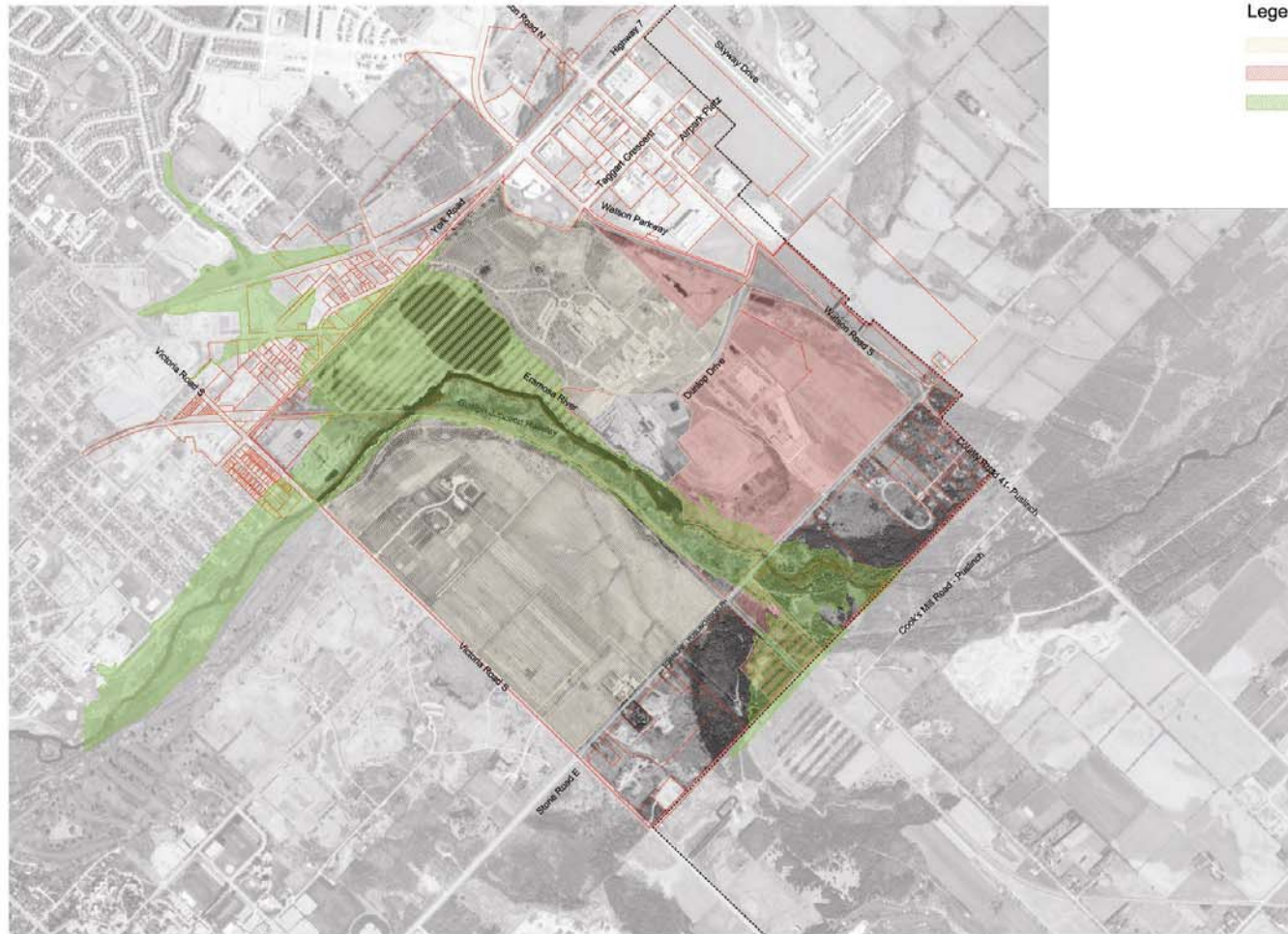
1. Bring the public up to speed on status of the Land-Use Study and findings of Phase II.
2. Introduction of potential built forms.
3. Discuss next steps and what is expected in Phase III.

Phase II Objectives

1. Provide a land use scenario that respects stakeholders and residents in the area.
2. Utilize a planning rationale that builds connections with the City.
3. Develop a land use strategy that enhances the cultural and natural heritage features of the area.
4. Ensure land use designations fit with the servicing and transportation capacity of the area.
5. Meet the requirements of the Province's Growth Plan.
6. Ensure the following *SmartGuelph* planning principles are respected:
 - Compact Urban Form
 - Transportation Choices
 - Economic Options
 - Access to Open Space
 - Community Collaboration

Provincial and Municipal Land

Starting Points



- Legend
- Province Owned Land
 - City Owned Land
 - Natural

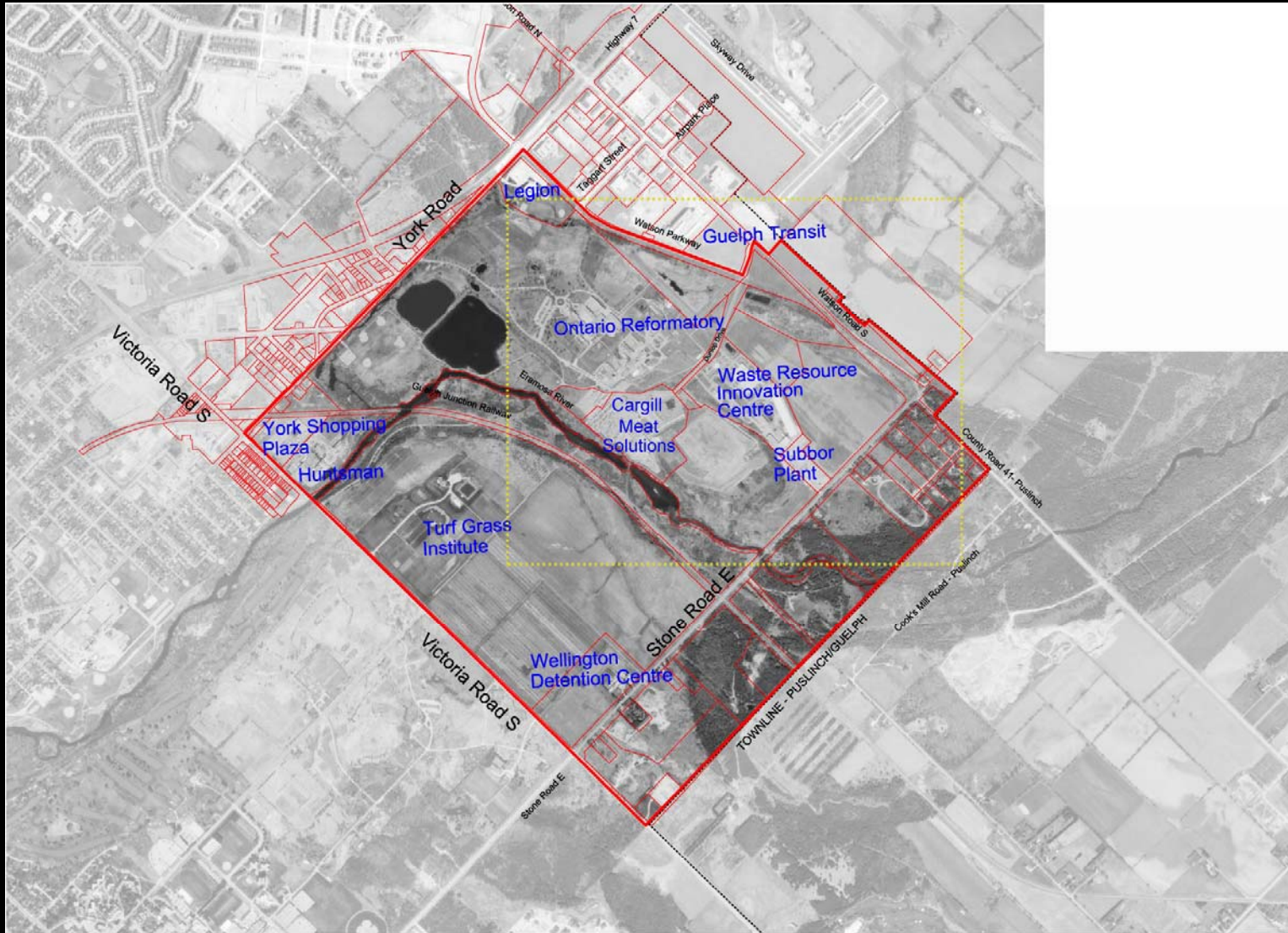


York District Land Use Study
Developable land

planningAlliance
December - 2004

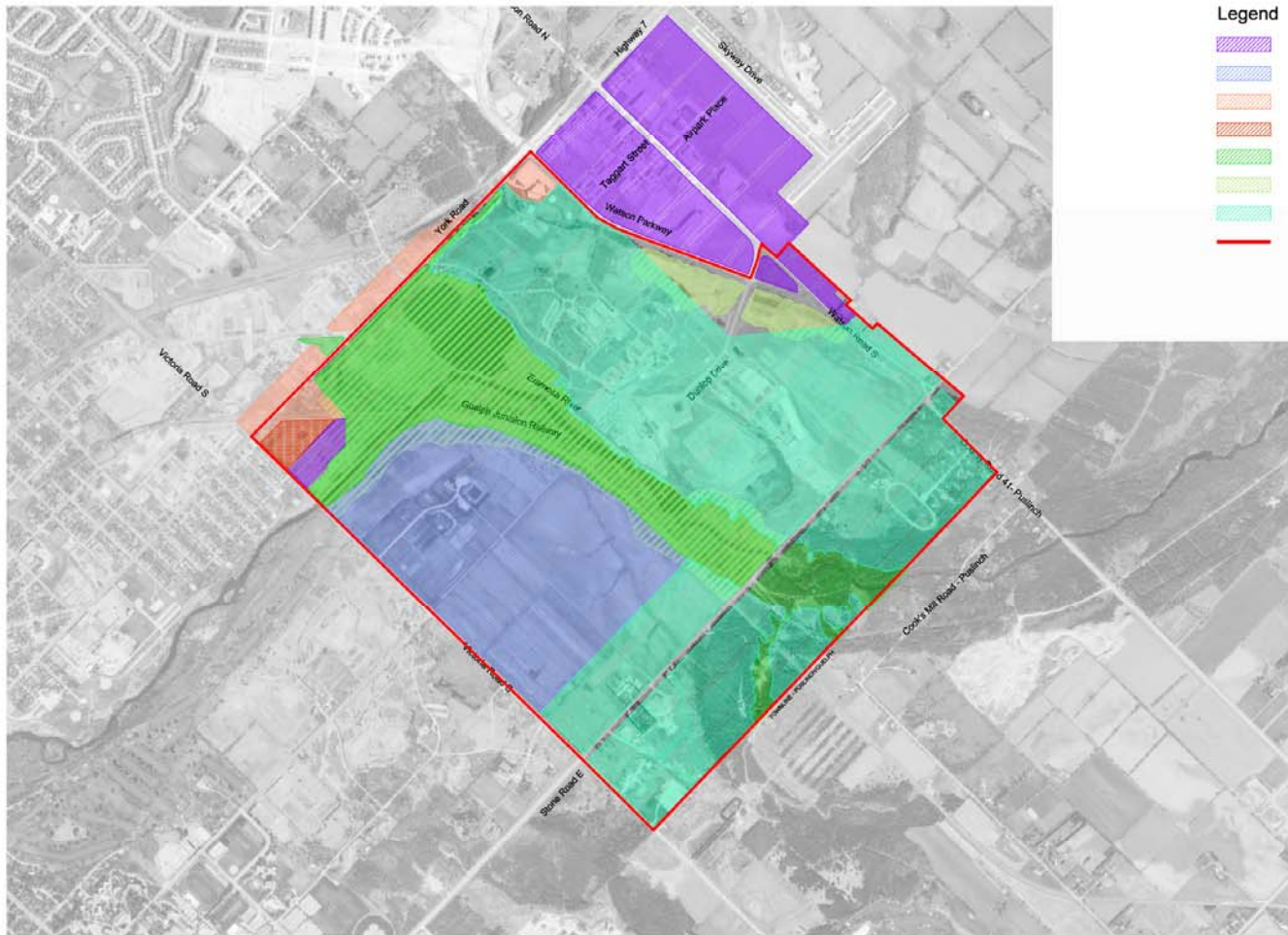
Major Land Users

Starting Points



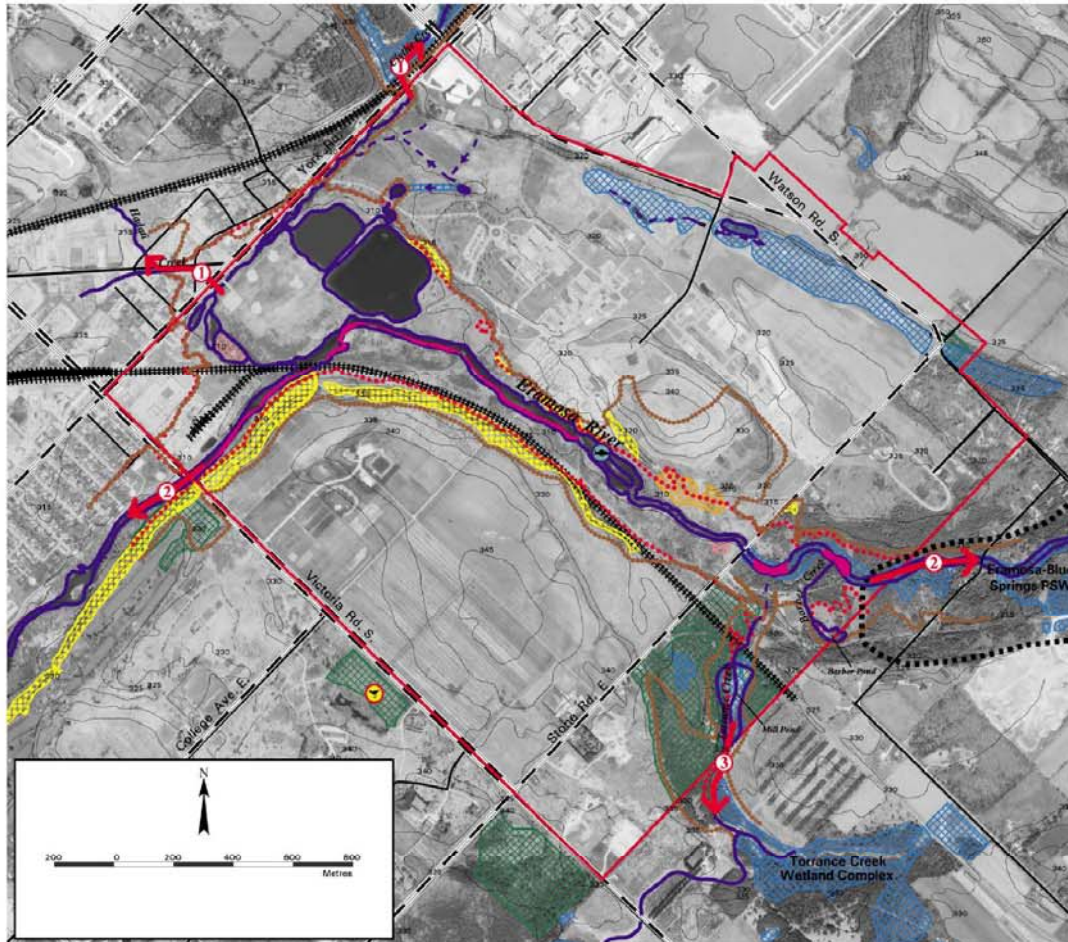
Existing Land Use

Starting Points



Natural Heritage Features

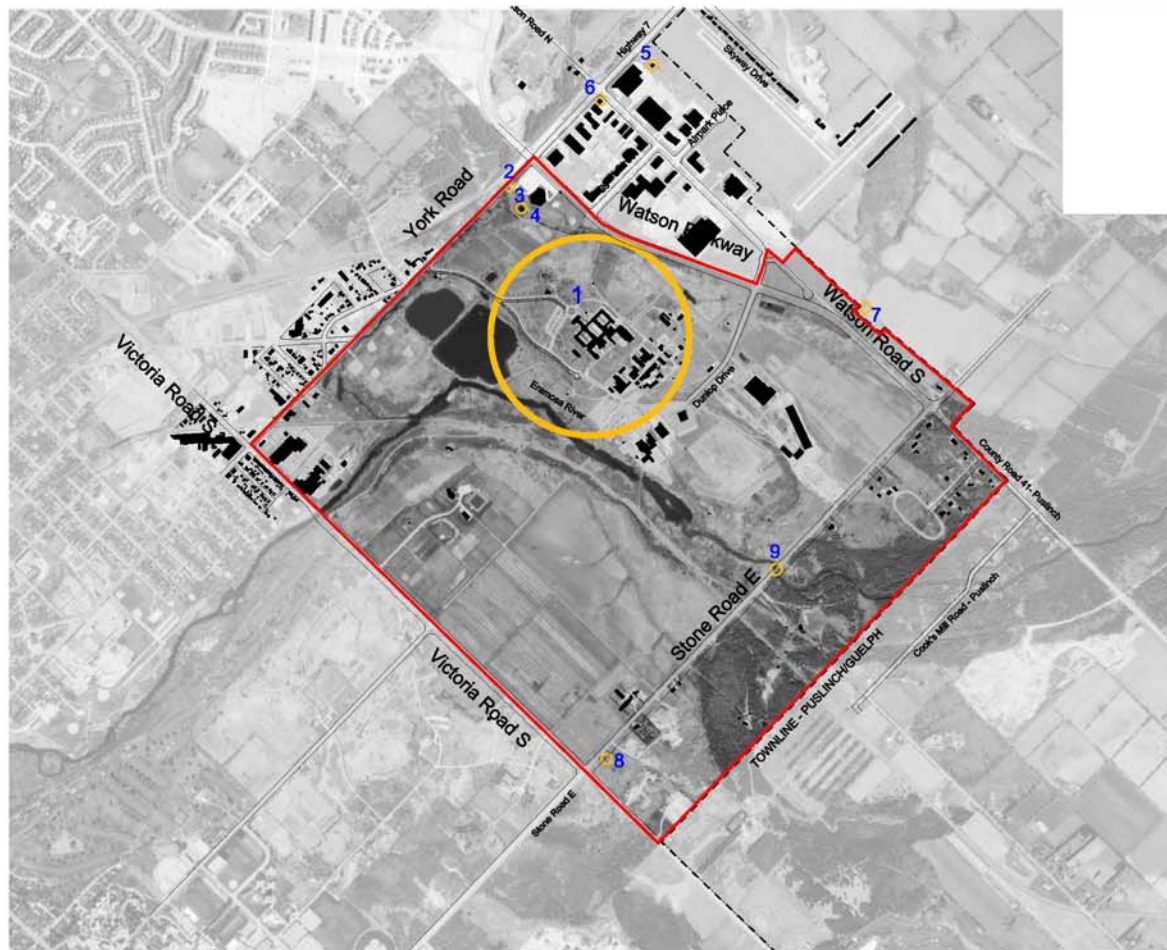
Starting Points



- Legend**
- City of Guelph**
 - Significant Woodlands
 - Significant Environmental Corridors
 - 1 Hadati Creek/Watson-Clythe Creek Corridor
 - 2 Eramosa River Valley Corridor
 - 3 Torrance Creek Corridor
 - Grand River Conservation Authority**
 - Slopes
 - Regulatory Floodline (Floodways)
 - Hazard Lands
 - Additional Wetland Vegetation
 - Ministry of Natural Resources**
 - Areas of Natural and Scientific Interest (ANSI) - Guelph Correctional Centre Quarry - Provincially Significant Earth Science ANSI
 - Provincially Significant Wetlands
 - Fish Spawning Areas
 - Potentially Significant Wildlife Habitat**
 - Yellow-breasted Chat
 - Greenside Darter
 - County of Wellington**
 - Environmentally Sensitive Areas (ESA)
 - Eramosa River Valley ESA
 - Site Boundary**
 - Contours (5m. interval)
 - Streams
 - Intermittent Streams
 - Underground Pipeline
 - Arterial 2 Lane Roads
 - Arterial 4 Lane Roads
 - Roads
 - Railway
 - Culvert

Cultural Heritage Features

Starting Points



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



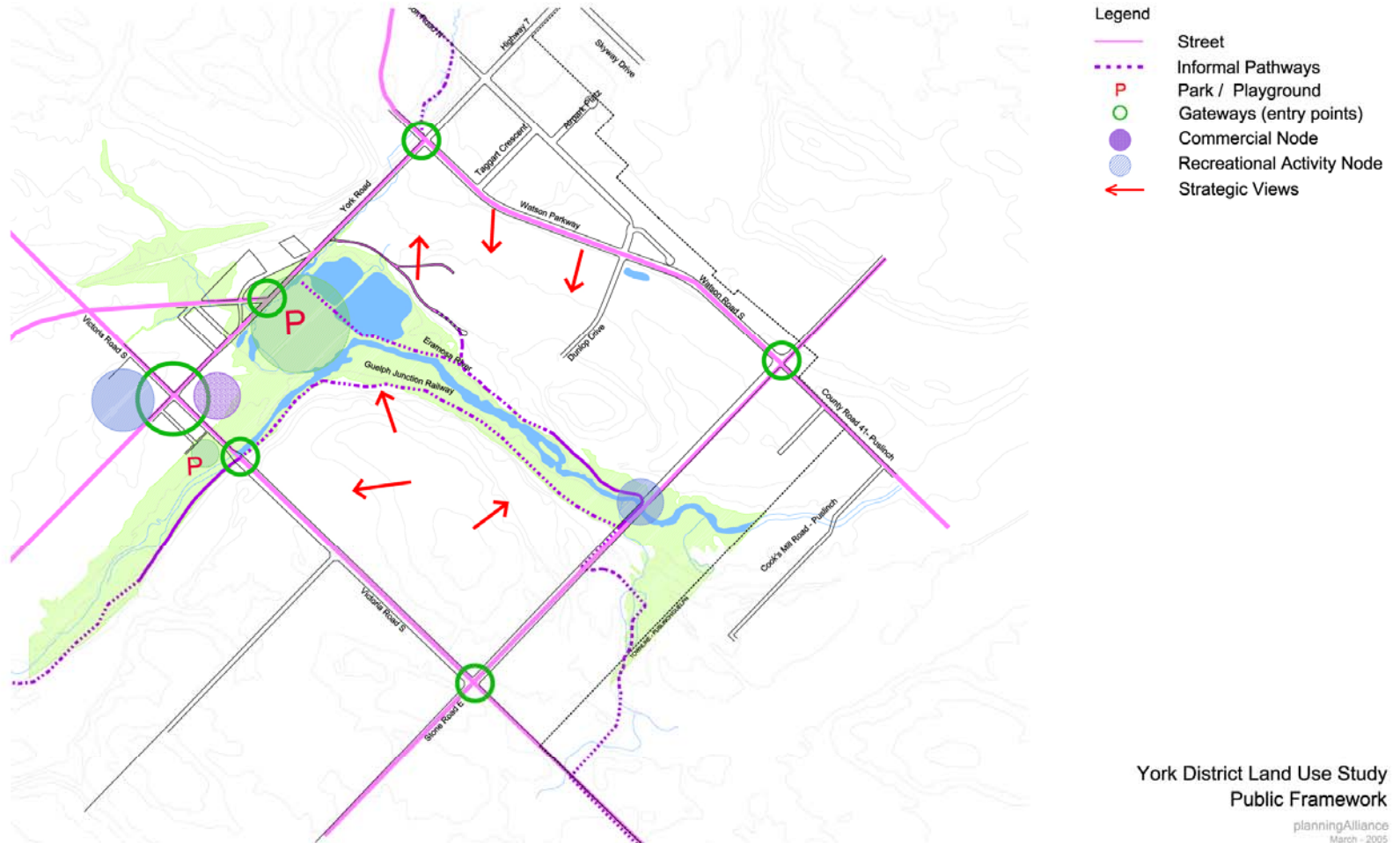
York District Land Use Study
Built Heritage Resources



planningAlliance
November - 2005

Public Framework

Starting Points



Proposed Land Uses

Land Use Concepts

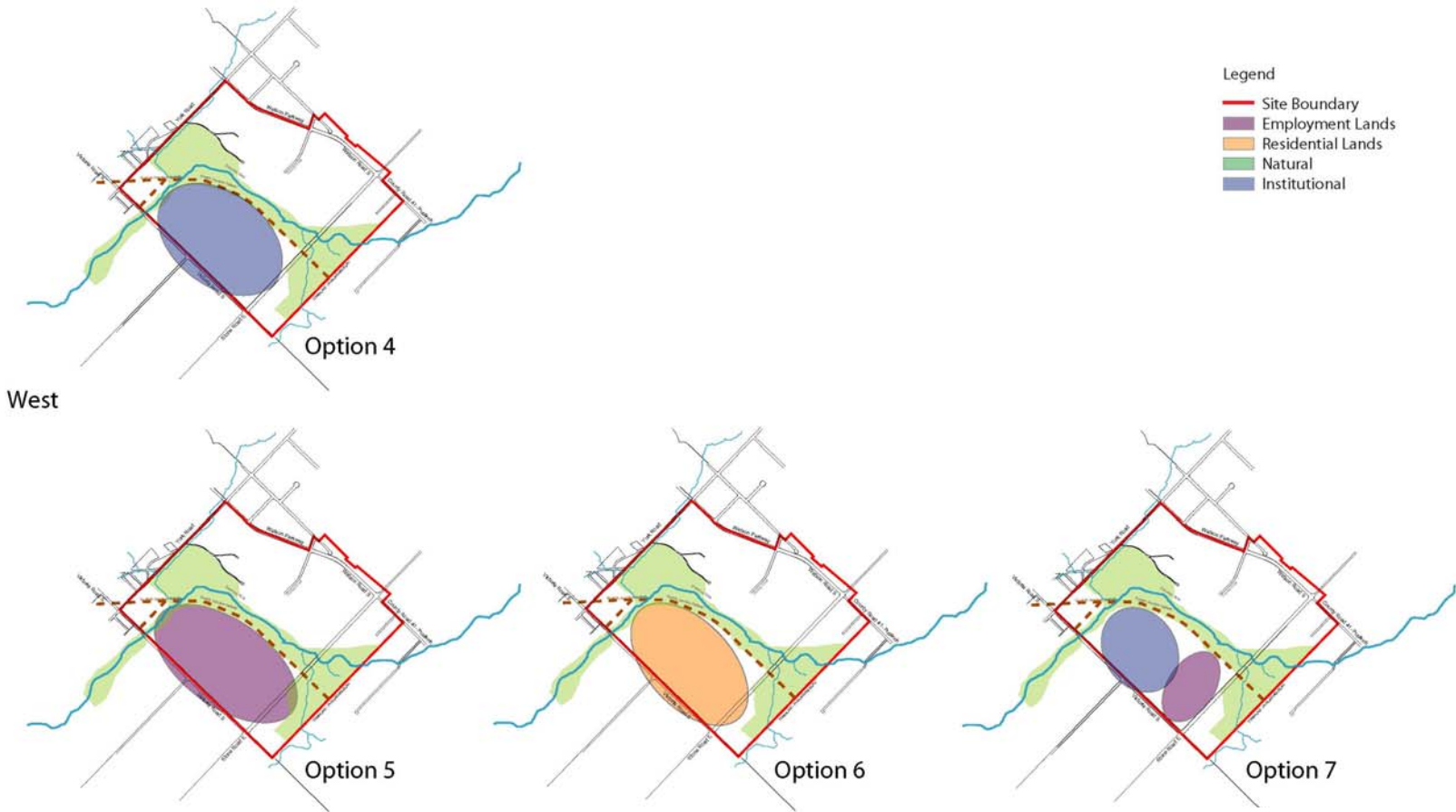
- Legend
- Site Boundary
 - Employment Lands
 - Residential Lands
 - Natural
 - Institutional



York District Land Use Study
Land Use Configurations - East of Eramosa
planningAlliance
November 2005

Land Use Concepts

Proposed Land Uses



York District Land Use Study
Land Use Configurations - West of Eramosa
planningAlliance
November 2005

Evaluation Criteria

Land Use Evaluation

- Based on Key land use priorities and requirements
- Used to prioritize land uses based on their respective strengths and weaknesses



Land use criteria:

1. Environmental Impact
2. Serviceability
3. Conformance with Guelph Official Plan
4. Conformance with Municipal Strategic Directions
5. Market Feasibility
6. Cultural Heritage
7. Transportation and Transit
8. Conformance with Provincial Initiatives
9. Compatibility with Existing and Surrounding Uses
10. Municipal Financial Impact

Evaluation

Land Use Evaluation

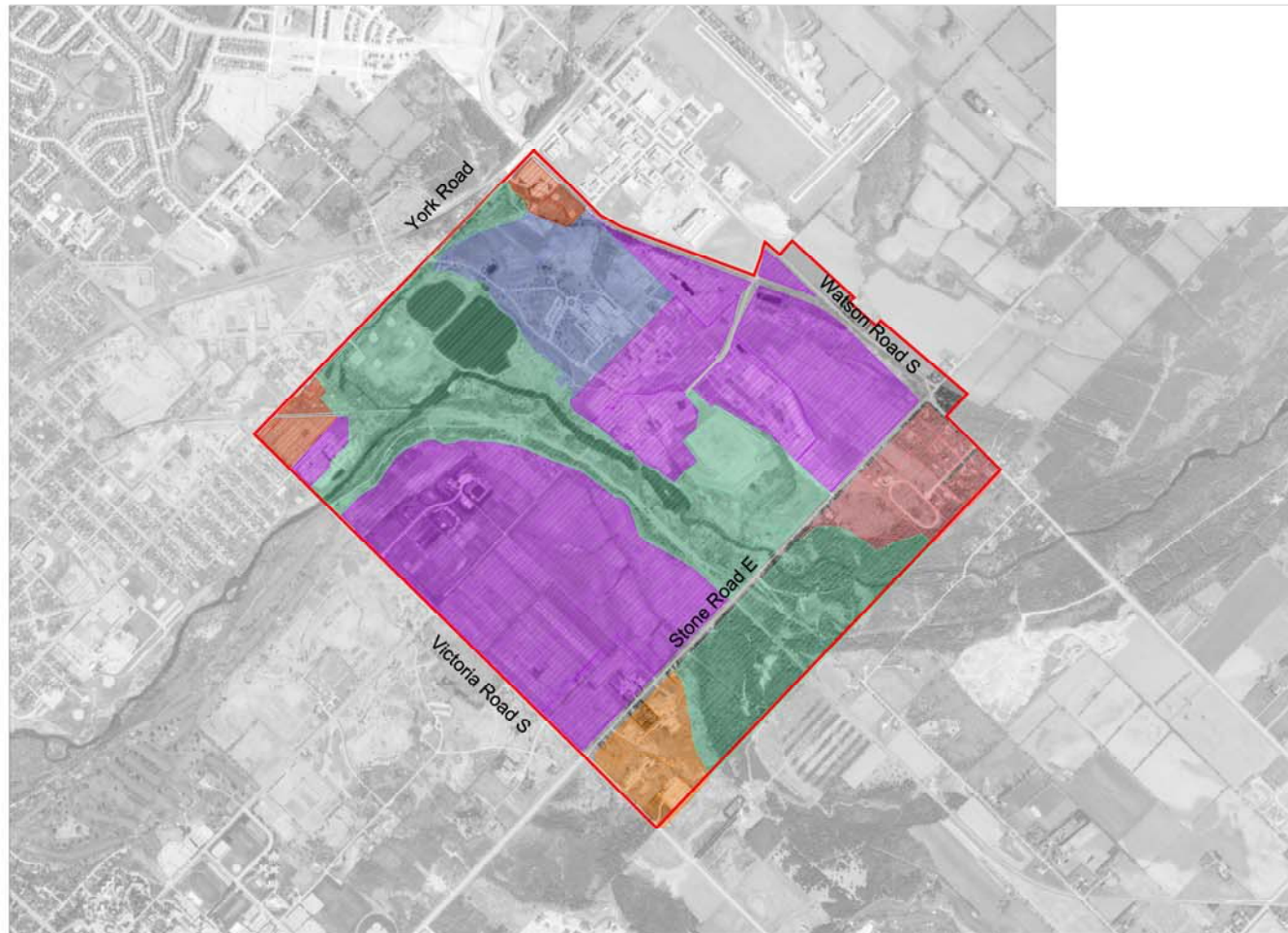
York Land Use and Servicing Study Land Use Evaluation																								
Land Use Options	Environmental Impact to Greenlands				Potential Impacts to Groundwater				Cultural Heritage				Serviceability				Transportation and Transit				Conformance with Official Plan			
	No Impact	Minimal Impact	Moderate Impact	Significant Impact	No Impact	Minimal Impact	Moderate Impact	Significant Impact	No Impact	Minimal Impact	Moderate Impact	Significant Impact	No New Services Required	Minimal New Services Required	Moderate New Services Required	Significant New Services Required	No New Road Updates Required	Minimal New Road Updates Required	Moderate New Road Updates Required	Significant New Road Updates Required	Conforms with Existing OP	Conforms Substantially	Minor Variances	Requires OPA
East of the Eramosa																								
Option One			X				X					X				X								X
Option Two		X					X			X				X			X				X			
Option Three			X				X				X				X			X			X			
West of the Eramosa																								
Option Four		X				X			X				X				X							X
Option Five			X				X			X					X				X					X
Option Six			X			X				X					X			X						X
Option Seven			X			X				X					X				X		X			

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	Total	
	Consistent	Substantially Consistent	Somewhat Consistent	Significantly Inconsistent	Conforms	Confirms Substantially	Varies Somewhat	Varies Significantly	Compatible with Existing Uses	Substantially Compatible	Not Compatible	Significantly Incompatible	Meets Market Demands	Strongly Meets Market Demands	Partly Meets Market Demands	Does not Meet Market Demands	Maximizes Municipal Returns	Reduces Municipal Returns	Minimizes Municipal Returns	Costs Municipality to Implement	Preferred Public Option		
East of the Eramosa																							
Option One			X				X				X			X			X					0	11
Option Two	X					X			X						X				X		3	26	
Option Three		X			X					X			X					X			2	22	
West of The Eramosa																							
Option Four				X				X	X						X					X	1	17	
Option Five			X				X				X		X				X				0	12	
Option Six			X				X				X		X					X			1	16	
Option Seven	X					X				X				X					X		3	21	

Broad consensus in the Workshop that a combination of employment, institutional and open space is preferred. Also acknowledgement that residential might be acceptable if carefully located in limited numbers

Recommended Land Use Scenario

Land Use Study



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



The recommended land use scenario provides balance between:

- municipal/provincial planning directives
- local residents and potential users
- City's need to meet social, economic, cultural, and natural development requirements.



The recommended land use scenario will retain sensitive built and natural heritage features, including:

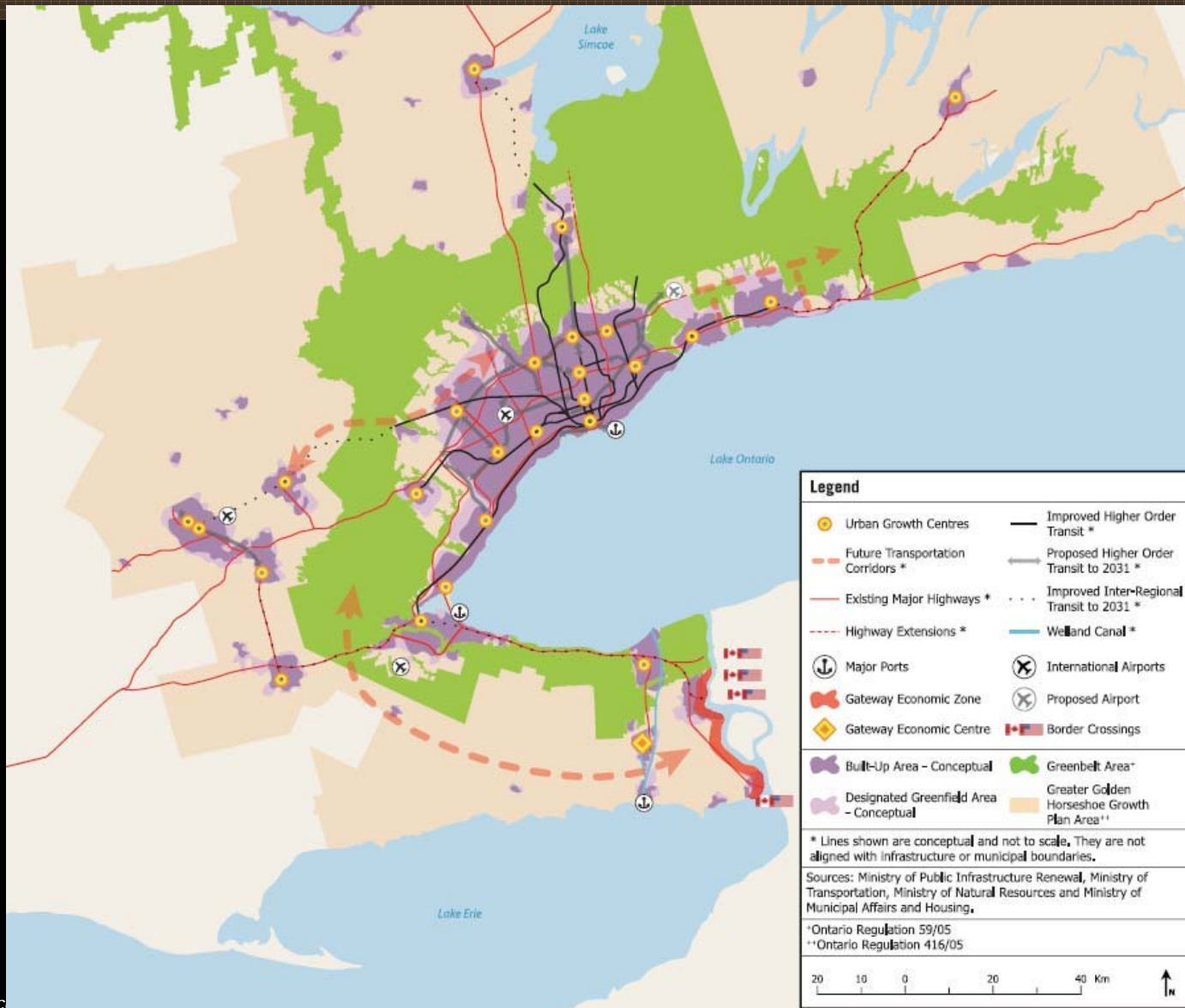
- institutional land use designation that will allow for adaptive reuse and conservation of heritage buildings and stone walls
- a natural designation to preserve the many natural heritage features found in the York District (e.g., 5 creeks, 2 ponds, woodlands and meadows)
- a natural designation that will connect York District with surrounding communities

The recommended land use scenario will:

- ensure compatibility between existing users while providing for a range of new uses - especially employment related
- provide the largest financial benefit to the City by avoiding higher servicing costs while maximizing tax returns
- provide employment areas along established transit routes and proposed bicycle commuter lanes – thus reducing the need for vehicular trips to places of work.
- maintain existing stormwater runoff levels and not exacerbate runoff into Clythe Creek

Provincial Planning Directions

Land Use Study



Growth Plan Objectives

- i. Limit outward expansion of urban areas through intensification and infilling
 - 40% of New Growth through Infilling
- ii. Promote transit-supportive densities and a healthy mix of residential and employment land uses
- iii. Support public transit infrastructure and alternative multi-modal forms of transportation

Provincial Employment Growth Projections for Wellington County forecast an increase of 60% jobs by 2031:

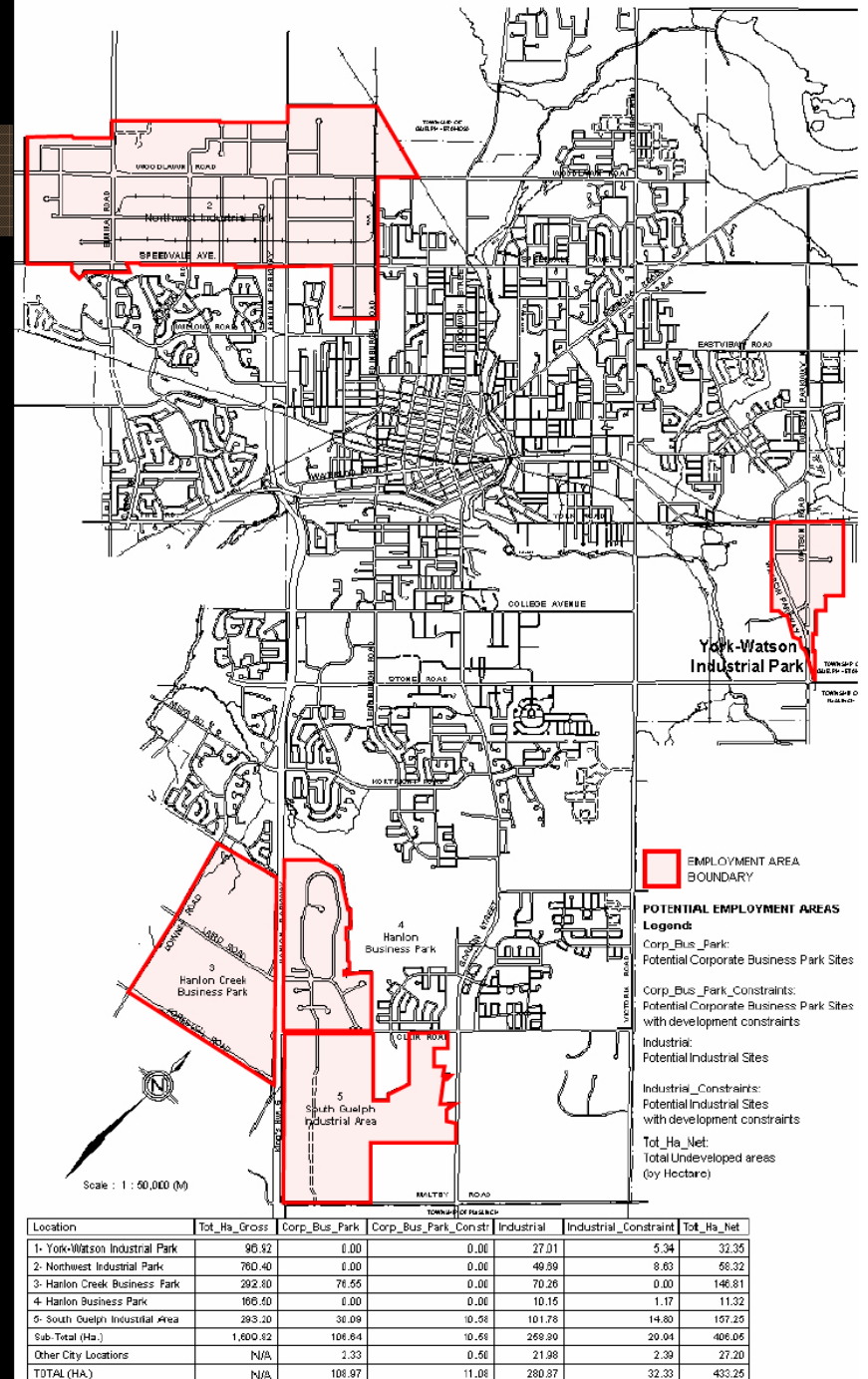
- 59,000 additional jobs
- 2001 – 99,000 jobs
- 2031 – 158,000 jobs

The Province has identified a future transportation corridor along Highway 7 potentially increasing the movement of goods and people between Guelph and the GTA.

The City of Guelph is assessing a future eastern link to the 401, possibly along County Road 41 (Watson Road South).

Municipal Considerations - employment

- demand for employment land is strong - 433 ha of industrial and business park land are currently available in Guelph
- located in three nodes (south, north and east (York District))
- additional industrial lands are required to meet the City's projections to 2027 (91 ha shortfall)
- demand is high in the south of Guelph due to proximity to 401
- the City would like to retain employment balance between the three nodes while facilitating a range of employment uses close to residential areas
- the City recognizes the importance of research clusters and building on already established links to the University (e.g. life sciences)



What do employment areas look like?

- different types of employment and built form
- how to integrate with existing communities?
- best current practice
- future design workshop

Built Form

Employment Lands -

Employment lands can include business parks, research parks (Turfgrass), industrial areas (Cargill), large office districts, population-serving uses, and/or a mix of these



building typology

conventional employment
average building area = 1,000 sm - 2,000 sm
average FSI / FAR = 0.5

Built Form

Employment - conventional



building typology



conventional employment

average building area = 1,000 sm - 2,000 sm
average FSI / FAR = 0.5

Built Form

Conventional Employment (industrial)



Built Form

Conventional Employment (industrial)



Employment - prestige

Land Use Types



building typology

prestige employment
average building area = 8,000 sm - 13,000 sm
average FSI / FAR = 1.5 - 2.0

Built Form

Prestige Employment (research & development)



Prestige Employment (research & development)

Built Form



Mixed Use

Land Use Types

The York District offers an opportunity to build onto already existing Industrial uses east of the Eramosa – and to combine these with research-type uses, such as at the Turfgrass Institute and nearby life science facility (west of the Eramosa). This mix of uses can have spin-off benefits that will attract an even wider range of interests.



- R&D “employment” with commercial and residential in a mixed-use land use concept

Built Form

Mixed Use



building typology



high-rise mixed use

average building area = 8,000 sm - 15,000 sm
average FSI / FAR = 1.5 - 2.0

Built Form

Mixed Use



building typology

mid-rise mixed use

average building area = 3,000 sm - 9,000 sm
average FSI / FAR = 1.5 - 2.0

Mixed Use

Built Form



building typology

low-rise mixed use

average building area = 110 sm - 160 sm
average FSI / FAR = 1.0

Mixed Use

Built Form



building typology

low-rise mixed use

average building area = 110 sm - 160 sm
average FSI / FAR = 1.0

Built Form

Mixed Use



Cornell



Markham Center

Institutional

Land Use Types

“Institutional” zoning includes public buildings, universities, colleges, social and cultural facilities, correctional and detention centers, hospitals, residential care and health care facilities.



Natural / Open Space

Land Use Types

Natural areas contain, or link, concentrations of critical natural habitat.

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



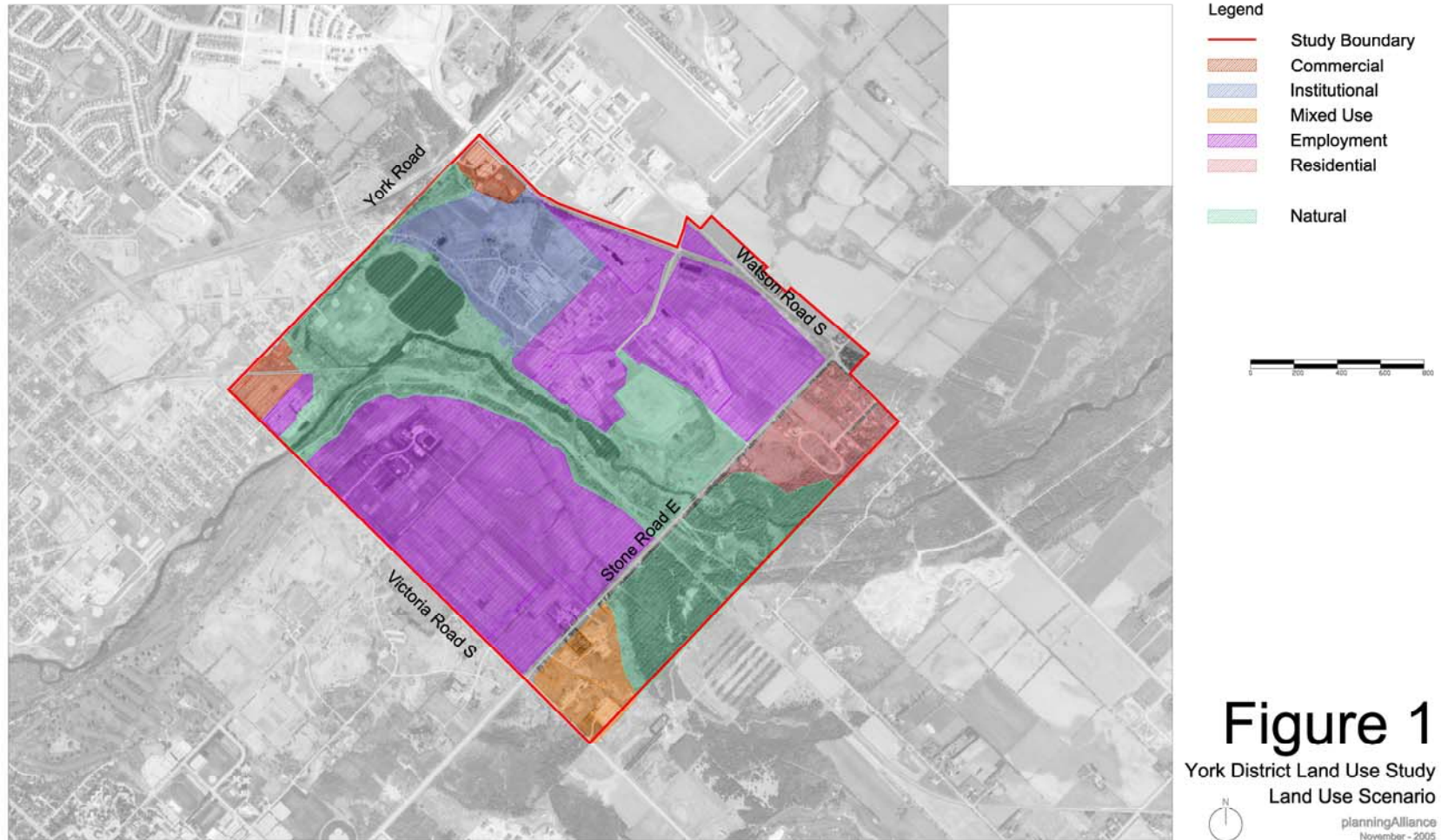
Natural / Open Space

Built Form



Recommended Land Use Scenario

Land Use Study



Land Use Study

Questions and Comments ?



York District Land Use Study

Next Steps

For More Information:

Contact the City of Guelph Community Design and Development Services at (519) 837-5616 or planning@guelph.ca

City of Guelph website:

<http://guelph.ca/living.cfm?smocid=2041>

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