

## 4.0 – PREFERRED LAND USE OPTION

### 4.1 Recommended Land Use

This evaluation based on strategic municipal and provincial planning directions, protection of cultural and natural heritage, available servicing, transportation, financial returns, market demand, and public input led to the identification of the land uses in **Figure 1** as the preferred land use option that is recommended for further elaboration in Phase III of this Study.

Consideration of final servicing and transportation costs and financial returns to the city will continue to have an influence in the final land use selection. The results of this evaluation are consistent with the combination of Land Use Option Two and an expanded version of Land Use Option Seven. The challenge of balancing employment need with traditional institutional uses as defined in the current Official Plan led to the decision to expand on the uses in the institutional area west of the Eramosa River to account for current and potential institutional and employment uses.

Having an employment designation west of the Eramosa River would still facilitate research functions associated with the Turfgrass Institute. In the expanded employment definition, priority employment uses for the area would consist of research clusters and incubators. At the same time, the employment designation would allow for a bridging of industrial uses with research and development activities. The combination is more attractive to “creative” industries in need of a blended institutional and industrial use.

This evaluation has indicated that other than current residential areas south of Stone Road, additional residential is not a priority for the York District or to meet housing demands in the city. As the only growing employment node on the east side of the city, the York District serves to balance employment areas in the city.

Existing residential uses south of Stone Road will not be encouraged to intensify. Compatibility issues already exist between the City’s Waste Resource Innovation Centre and current residents. Adding residences might exacerbate this issue. Retaining employment areas north of Stone Road is a priority for the city.

All uses will be examined in further detail as the preferred land use option is elaborated in Phase III of this Study.