

Summary

The consultant team, headed by Planning Alliance, was commissioned by the City of Guelph to undertake a Land Use and Servicing Study of the York District located southeast of the downtown core on the edge of the Guelph municipal boundary. The scope of this Phase II Report is to address the following items for the 1,070 ac (430 ha) of land to be reviewed by this Study:

- Identify range of land use options for Study Area
- Identify evaluation criteria for different land use options
- Analyze impact of various land use options
- Identify and Review concerns, and how various options address them
- Analyze market/financial feasibility of various options
- Identify Preferred Land Use Option

This is the second phase of a three-phase project. Phase I of the Study compiled, consolidated, and analysed a wide range of information regarding the Study Area while identifying stakeholders and their concerns. Phase III will test the preferred concept and recommend an implementation strategy. The planning team will engage in Phase III of the project once the City has reviewed and approved this Phase II Report.

The Ontario Realty Corporation is disposing of a large portion of the York District formerly consisting of the Guelph Reformatory, Wellington Detention Centre, and a parcel on the west side of the Eramosa River. Along with these parcels there is a significant amount of municipally owned land surrounding the existing Waste Resource Innovation Centre that requires a land use planning strategy.

This Phase II Report contains the process and methods used in evaluating a range of land use options identified for the Study Area. These land use options were initially selected based on information contained in the Background Report, through stakeholder interviews, and through a public consultation process.

The evaluations used in this Report were based on qualitative and quantitative assessments of various key criteria that serve as important components of strategic planning at the City of Guelph. Evaluation criteria used in assessing the proposed land use options include environmental constraints/opportunities, cultural heritage impacts, servicing availability and cost, state of transportation and transit, goals of land use planning in the *Official Plan*, consistency with strategic planning policy for Guelph, consistency with provincial planning directions, compatibility with existing and surrounding uses, and market feasibility and tax revenue assessment.

In addition, a public workshop was held on 6 April 2005. The workshop involved a short overview of the planning process to date and served as a public exercise to evaluate the various land use scenarios. The objective of the workshop was to ensure the transparency of the planning process and to involve members of the public. The workshop used four of the ten evaluation criterion: cultural heritage, natural heritage, transportation and transit, and compatibility with existing uses. These were selected due to their public resonance in Guelph (i.e., natural and cultural heritage) and local accessibility in terms of visualising potential impacts (i.e., transportation and transit and compatibility with existing uses). The workshop was well attended with many participants submitting individual evaluation forms on the conceptual land use selection process.

The resulting land use option identified in this Report is displayed in **Figure 1**. This land use option provides the optimal strategy to meeting the diverse needs of the City and local stakeholders. The land use is a combination of open space, institutional, and employment uses on the east side of the Eramosa with a combination of institutional and employment uses on the west side of the Eramosa.

According to the evaluation process, this land use combination balances natural and cultural heritage protection, public use and access to services and amenities, and compatibility with urban form and existing uses while providing Guelph with land to expand its employment base in a strategic node that is a key location for future intensification and development of more highly integrated live / work communities. It is expected that there is sufficient flexibility in this preferred land use option to meet the diverse needs of stakeholders and various municipal departments. In addition, this land use option is able to meet provincial planning directions set out in the *Provincial Policy Statement* and in *Places to Grow*, by ensuring retention of prime employment areas in an area adjacent to an economic corridor. Moreover, this land use option will allow for integration of residential and employment areas, considering the shared park amenities and rolling landscape that sets the York District apart.

Final costs of developing this land use option will be assessed in Phase III of the Study. At that time, it may be prudent to adjust the land use combinations to better anticipate costs associated with servicing provision and transportation upgrades. Land use south of Stone Road will be completed once the land use plan north of Stone Road is finalised. Land use for the commercial district in the NW section of the York District will also be completed once land use for the core area is identified. It is expected that land use will be compatible with the existing residential and commercial uses found in these areas.