



## Hanlon Creek Business Park: Economic growth, environmental sustainability

The Hanlon Creek Business Park is a development that will help secure Guelph's economic future and reputation for environmental stewardship, while supporting the city's

growth management objectives.

The City purchased land (420 acres) in 2001 to address a significant shortage of serviced employment lands. In partnership with three adjacent landowners, we moved forward on the development of the Hanlon Creek Business Park (675 acres).

This was not a new role for the City. The City had purchased and serviced land for the York Watson Industrial Park and the Hanlon Industrial Park over two decades earlier. The last parcel of these lands was sold in 2004.

The Hanlon Creek Business Park will be home to 10,000 to 12,000 new jobs, helping Guelph accommodate 32,400 new jobs by 2031 under Provincial Places to Grow legislation without sprawling beyond our city boundaries.

This doesn't mean the City isn't working with private owners of existing underutilized or brownfield sites to encourage redevelopment, but we know that these sites alone cannot accommodate all our job needs over the next 25 years.

The question of how Guelph should grow has been the focus of a growth management strategy that has been several years in the making. Citizens and businesses have been involved throughout, and told us they do not want to become a bedroom community, where most people head down the 401 to a job in another city. Instead, they want a compact, sustainable and walkable community where people can commute by transit or bicycle.

This is an excellent vision. However, if we are ever going to attain it, we are going to have to attract a lot more jobs to Guelph.

And in order to attract jobs, we need to offer a better supply of lands on which employers can locate. If we don't do that,

we will lose out to other communities; in fact, this has already happened.

Guelph City Council and the Grand River Conservation Authority have given final approval for the Hanlon Creek Business Park to proceed based on the following key considerations:

- Protection of the heritage (old growth) tree grove on the property
- Protection of the Provincially Significant Wetlands, its fisheries and terrestrial habitat
- Restoration of 12 hectares of meadowland
- Planting of 20 hectares of trees to increase the existing tree canopy coverage from approximately 26% to 35%
- Protection of ground water quantity and quality
- Preserving the potential of these lands to serve as a location for future municipal water supply

Now that the development plans have received approval, grading and servicing work will begin in compliance with the conditions imposed by various approval agencies.

Additionally, through partnerships with business and the community, the development of the Hanlon Creek Business Park will visibly contribute to achieving Guelph's water reduction targets established by the Water Conservation and Efficiency Strategy, a 40% tree canopy coverage, increased pollinator habitat, and energy and green house gas reduction established by the Community Energy Plan.

A marketing strategy will be developed to identify the "preferred business profile" for the Hanlon Creek Business Park so the project can play a strategic role in Guelph's transition to a green economy, building on Guelph's reputation as a green city, our leadership in energy, waste and water management, and our commitment to triple bottom line thinking as competitive advantages in attracting knowledge-based and green jobs.

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