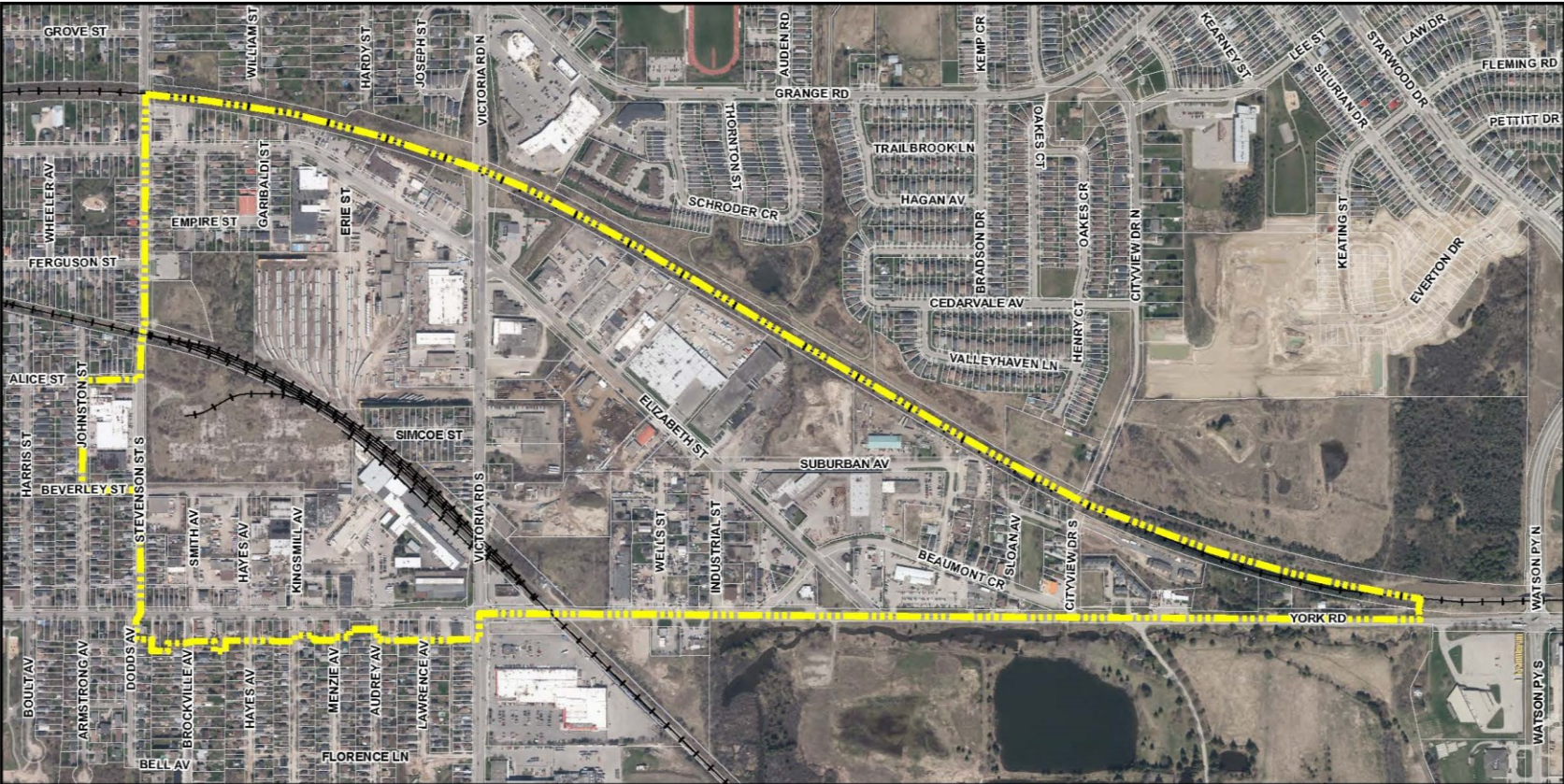


DRAFT York Road/ Elizabeth Street Land Use Study

March 8, 2021



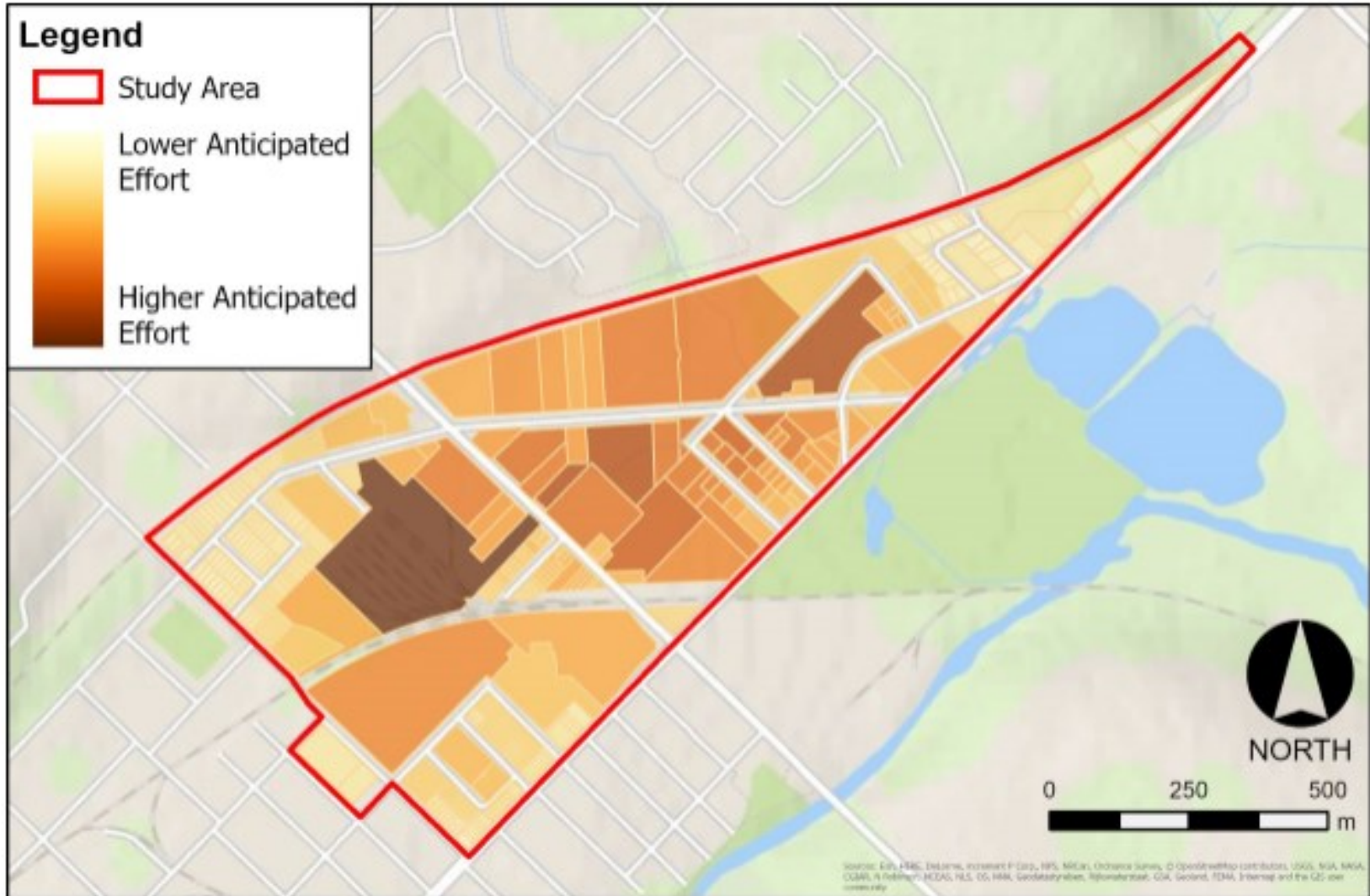
Study Area



**YORK RD - ELIZABETH ST
LAND USE STUDY AREA
2019 Aerial**

Legend:
 Study Area

Relative difficulty to approve sensitive land uses



Community Engagement

Employment Survey

- January and February 2020
- With landowners and business owners in the study area

On-line Survey

- September 17, 2020 to October 9, 2020



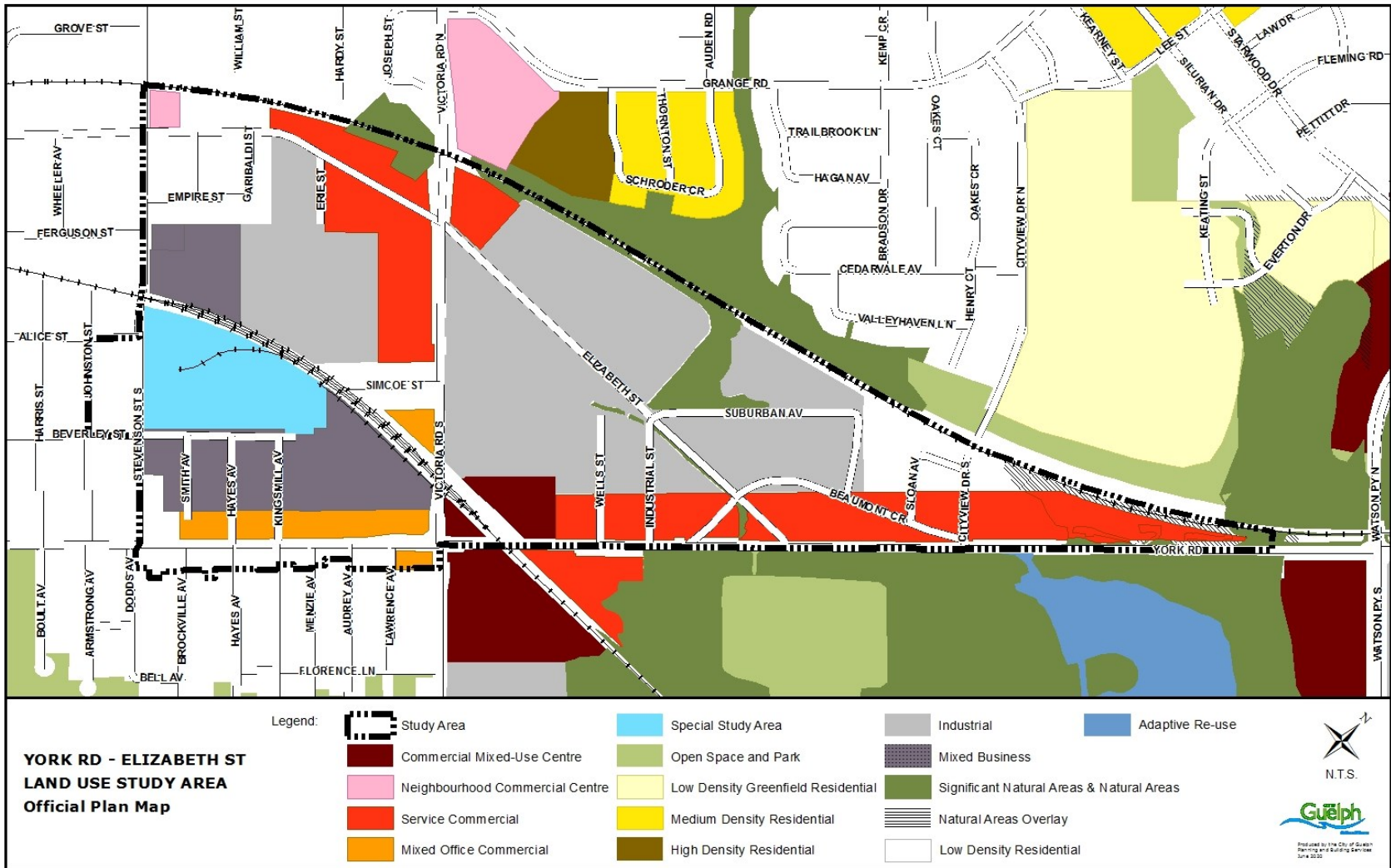
DRAFT Vision, Principles & Goals

The York/Elizabeth area will continue to primarily support business, commercial, and industrial employment opportunities while allowing for an appropriate level and scale of residential intensification in some areas to increase population along with supporting economic and employment growth for future generations.

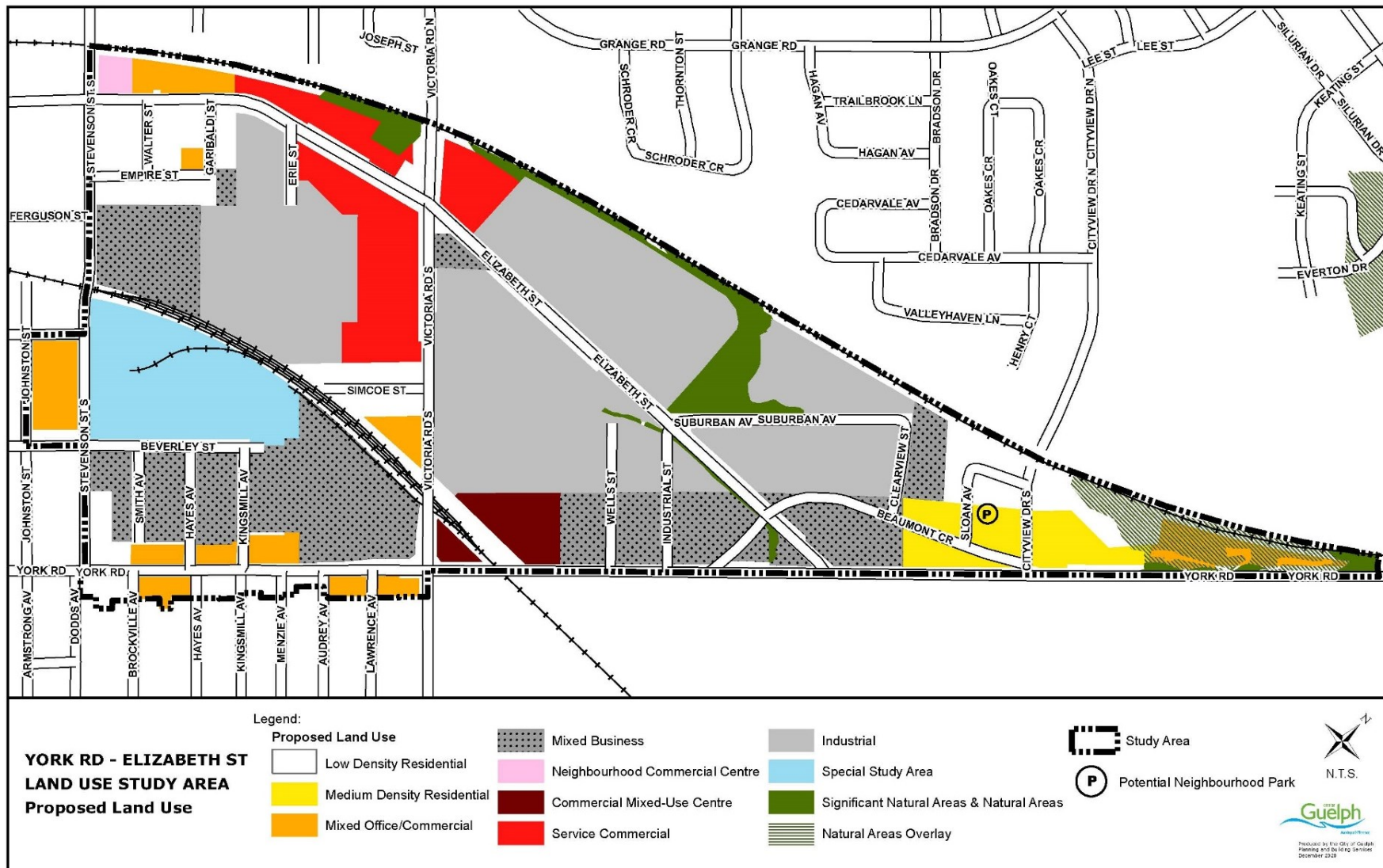
The industrial and manufacturing base will remain with an emphasis on incubating smaller and medium-sized employment uses.

York Road will evolve from a service commercial auto dominated streetscape to a mix of business and some residential uses that capitalize on the proximity to the Ontario Reformatory lands and York Road's evolution into a multi-modal corridor.

Existing land use designations



Proposed Land Use Map



Proposed Modifications to Mixed Business

- Modify with the intent to increase flexibility
- Encourage small to medium sized entrepreneurial and incubator enterprises
- Expand permitted uses to allow the uses permitted in both the Industrial and Corporate Business Park land use designations to maximum size of 950m²
- Expand permitted uses to allow for some uses currently permitted within the Service Commercial land use designation
- Restrict outdoor storage and uses of a noxious nature to be a buffer between Industrial uses and sensitive land uses, such as residential

DRAFT Conclusions and Recommendations

- Redesignate lands in accordance with the 'Proposed Land Use Map'
- Modify the Mixed Business land use designation
- Industrial lands should become an 'Employment Area'
- Improve active transportation networks
- Investigate active transportation links to the Downtown and over the Metrolinx rail line
- Re-examine the intersection of Cityview Dr and York Rd with Engineering
- Consider converting 106 Beaumont into a park
- Add the identified properties to the Municipal Register of Cultural Heritage Properties
- Consider developing a CIP for this area

Next Steps

- February/March 2021 - Community Engagement on Draft Land Use Study
- May 2021 – Recommended Land Use Study to be presented to Council