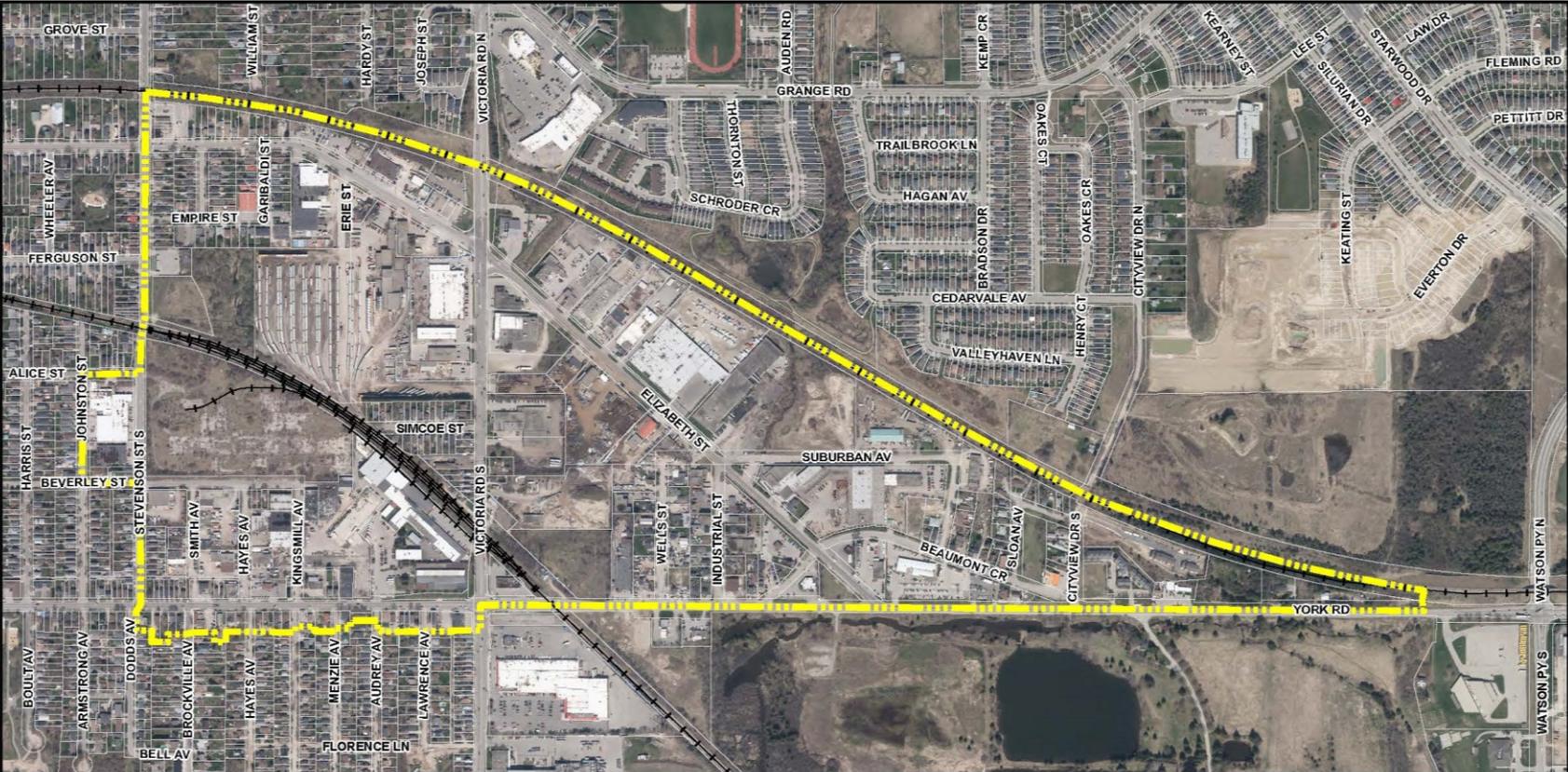


# **DRAFT York Road/ Elizabeth Street Land Use Study**

March 8, 2021



# Study Area



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

Legend:  
 Study Area



Produced by the City of Guelph  
Planning and Building Services  
July 2020



# 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



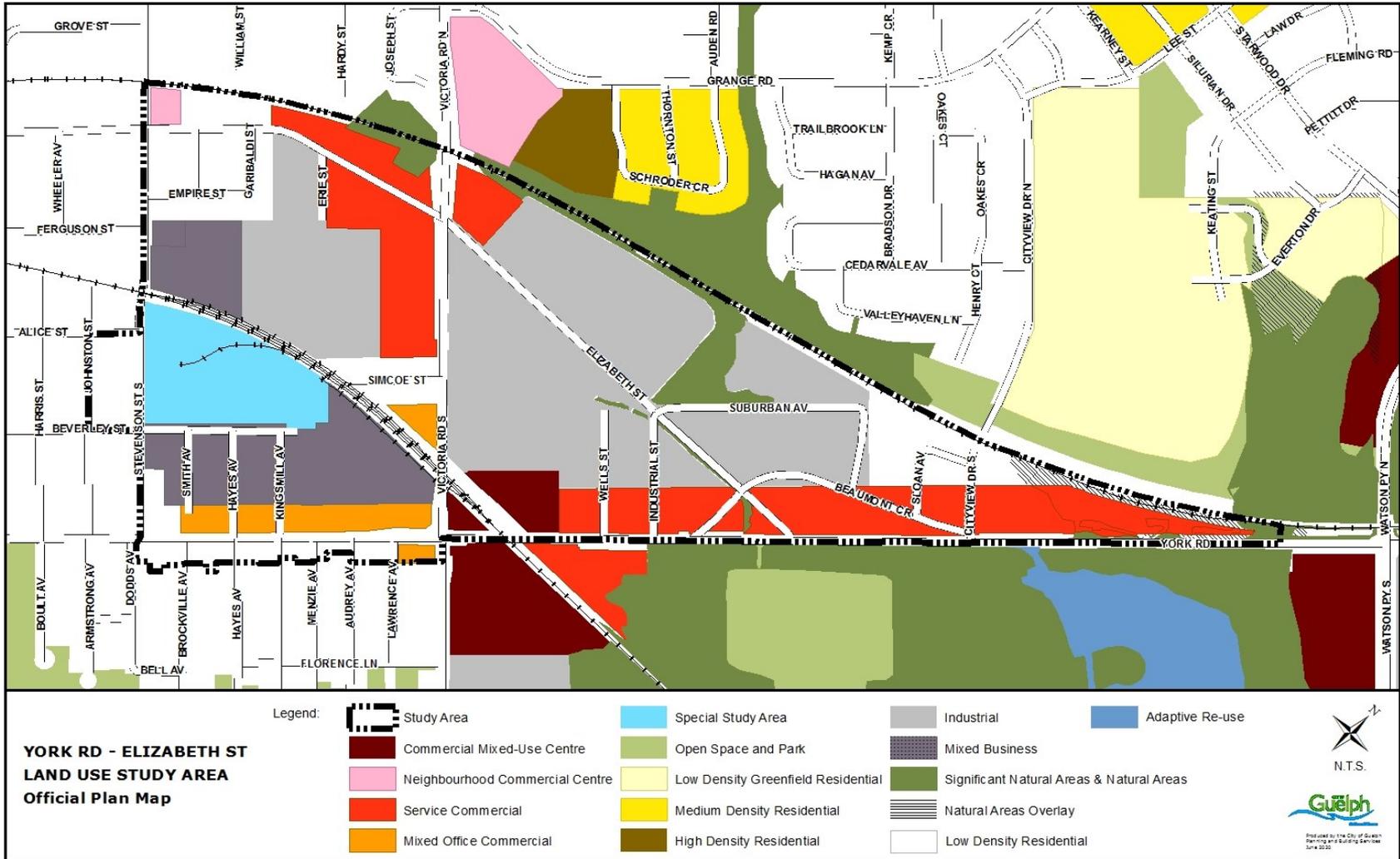
# **DRAFT Vision, Principles & Goals**

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.

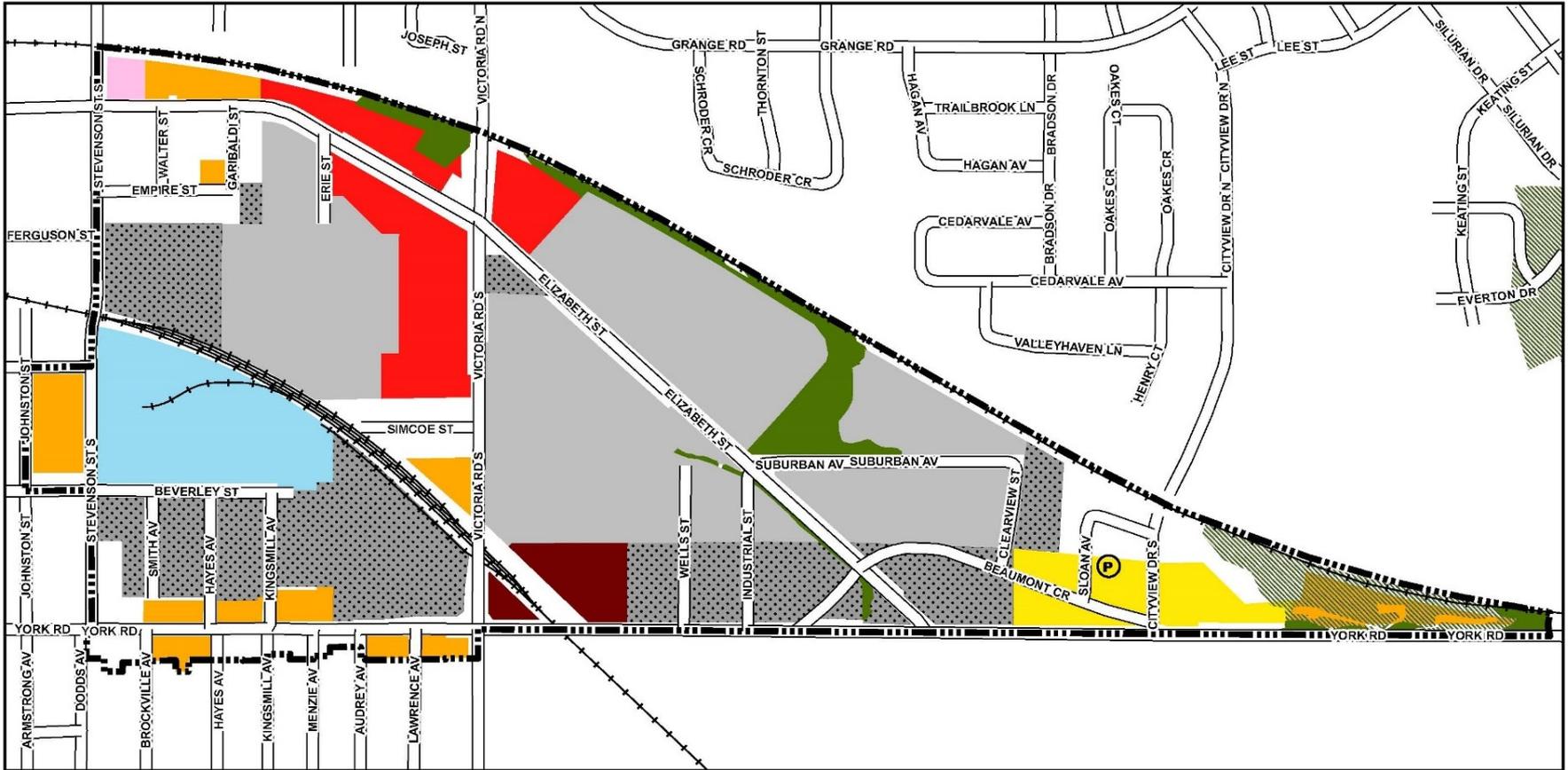
The industrial and manufacturing base will remain with an emphasis on incubating smaller and medium-sized employment uses.

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



**YORK RD - ELIZABETH ST  
LAND USE STUDY AREA  
Proposed Land Use**

Low Density Residential	Mixed Business	Industrial
Medium Density Residential	Neighbourhood Commercial Centre	Special Study Area
Mixed Office/Commercial	Commercial Mixed-Use Centre	Significant Natural Areas & Natural Areas
	Service Commercial	Natural Areas Overlay

Study Area  
 Potential Neighbourhood Park

N.T.S.

Produced by the City of Guelph Planning and Development Services December 2020

# 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 950m<sup>2</sup>
- 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