

# Information Report

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Service Area	Infrastructure, Development and Enterprise Services
Date	Friday, January 10, 2020
Subject	<b>York Road/Elizabeth Street land use study and urban design concept plan</b>
Report Number	IDE-2020-02

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## Executive Summary

### Purpose of Report

The purpose of this report is to inform Council that staff have initiated the York Road/Elizabeth Street land use study and urban design concept plan.

### Key Findings

The York Road/Elizabeth Street land use study and urban design concept will help develop a coordinated land use strategy for the study area and urban design concept plan that includes a built form and public realm framework. This project will coordinate with the strategic goals of higher order plans and policies such as the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe as well as inform the municipal comprehensive review and Official Plan update.

### Financial Implications

The York Road/Elizabeth Street land use study and urban design concept plan is funded through approved capital budgets.

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## Report

### Details

The proposed boundary for the York Road/Elizabeth Street study area runs along York Road from Stevenson Street South (captures part of Johnson Street), to Watson Parkway south, all bounded by the CNR rail line to the north. The plan area will also include the south side of York Road between Stevenson Street and Victoria Road (see Attachment 1). York Road from Victoria Road to the east plan boundary is identified in the Official Plan as an [Intensification Corridor](#), which is planned to provide for mixed-use development in proximity to transit services at appropriate locations. Intensification corridors are also planned to achieve:

- i) Increased residential and employment densities that support and ensure the viability of existing and planned transit service levels;
- ii) A mix of residential, office, institutional, and commercial development where appropriate; and

A range of local services, including recreational, cultural and entertainment uses where appropriate (OP 3.10.2)

Creating a plan for the York Road area to review the function, design and character of the corridor is also a priority action from the [Urban Design Action Plan](#). The majority of the area is designated as [industrial](#), [service commercial](#) and [mixed business](#) with a variety of uses including manufacturing, used car dealerships, restaurants, residential, auto repair and scrap yards.

The York Road/Elizabeth Street land use study and urban design concept plan will develop a coordinated approach to land use planning and urban design in a heterogeneous area. The study will:

- Review the context and history of the area and conduct a land use compatibility study for noise, dust, light, odour, air quality and vibration impacts on the York Road/Elizabeth Street area. It will examine the study area as it relates to the Ministry of the Environment (MOE) requirements such as the Guideline D-6 (Compatibility Between Industrial Facilities and Sensitive Land Uses). The land use compatibility study will also review the impacts of the existing railways and the Guelph Noise Control Guidelines.
- Develop a land use strategy that considers the following:
  - the York Road, Victoria Street and Stevenson Street frontages
  - transition between residential and non-residential uses
  - appropriate land uses along the rail corridor
  - identifying larger scale redevelopment and intensification opportunities
  - defining the Employment Area for the plan area
  - examining the mixed business, service commercial and special study area land use designations
- Develop an urban design concept plan that considers the following:
  - Built form framework including addressing transitions
  - Public realm framework including conceptual street cross-sections
  - 3D model for the York Road, Victoria Street and Stevenson Street frontages
- Provide a plan that respects the natural and cultural heritage of the area and engages with stakeholders and residents

The study is intended to develop a coordinated approach for the land in this area to inform Guelph's Official Plan update and Growth Plan conformity exercise. This project will be iterative with the Municipal Comprehensive Review. In particular, it will include:

- recommendations for potential employment land conversion to inform the Employment Lands Strategy;
- recommendations for land use changes;
- estimated yield of people and jobs; and
- directions for changes to the urban structure for the area.

This project will also consider other ongoing projects and inputs, which include the Commercial Policy Review Official Plan Amendment and York Road Environmental

Design Study. The IMICo lands (5.2 ha brownfield property at 200 Beverley Street) is also within the study area.

## **Financial Implications**

The York Road/Elizabeth Street land use study and urban design concept plan is funded through approved capital budgets.

## **Consultations**

A variety of techniques will be used to reach a broad cross-section of stakeholders. Techniques may include a bus tour, workshops, and online engagement.

## **Strategic Plan Alignment**

The York Road/Elizabeth Street land use study and urban design concept plan will support the City's existing policies and guidelines and align with the following priorities within Guelph's Strategic Plan:

- Powering our future – This study will support a healthy economy.
- Navigating our future – The study will consider transportation connectivity, safety and improving connections to workplaces in Guelph.
- Building our future – By prioritizing policy work that supports the development of new assets this study will respond to Guelph's growing and changing social, economic and environmental needs.

## **Attachments**

Attachment-1: Project Boundary Map

## **Departmental Approval**

Not applicable

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Attachment 1 – Study Area Boundary

