

Staff Report



To	Committee of the Whole
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, December 6, 2021
Subject	York Road-Elizabeth Street Draft Urban Design Concepts

Recommendation

1. That the draft York Road/Elizabeth Street Urban Design Concepts be received.
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Executive Summary

Purpose of Report

This report provides the [draft York Road/Elizabeth Street Urban Design Concepts](#) for Council review and consideration.

Key Findings

The York Road/Elizabeth Street Land Use Study and Urban Design Concept project was initiated in January 2020 and has three main tasks: the background report (complete), the land use study (complete) and the urban design concept (current task).

The draft Urban Design Concepts were informed by the [York Road-Elizabeth Street Recommended Land Use Study](#) which was approved by Council on May 10, 2021, as well as online community engagement that took place in 2020 and 2021. Further community engagement on the Urban Design Concepts is planned in early 2022.

The draft urban design concept plans are intended to illustrate a cohesive vision for the future planning and intensification of this area that demonstrates the directions from the York Road/Elizabeth Street Land Use Study.

Specific design directions are given for three key sites to demonstrate potential future development scenarios in the event that redevelopment is proposed.

After completing community engagement in early 2022, a final urban design concept document will be prepared and presented to Council for endorsement. It is intended that this will occur in Q1/Q2 2022.

Financial Implications

The York Road/Elizabeth Street land use study and urban design concept plan is funded through the approved capital budget, Capital Account PL0057 Community Improvement Plan/Community Planning Studies, for costs associated with consultant services and community engagement consultations.

Report

Project Background

The York Road/Elizabeth Street land use study and urban design concept was initiated in January 2020 with report [IDE-2020-02](#).

The project has three main tasks: the background report, the land use study and the urban design concept. The background report was completed in September 2020 with the [York Road-Elizabeth Street Background Report](#). The Land Use Study was approved by Council on May 10, 2021 with the [York Road-Elizabeth Street Recommended Land Use Study](#).

The overall intent is to produce a land use study and urban design concepts that respect the natural and cultural heritage of the area after engaging with stakeholders and residents. The recommendations of this process feed into Shaping Guelph, the City's Municipal Comprehensive Review and Official Plan Review.

Overview of the Draft Urban Design Concepts (Attachment 1)

The purpose of the urban design concept document is to illustrate a cohesive vision for future development within this area based on the Council-approved Land Use Study as well as other City policies.

The document contains an overview of the area, a vision and guiding principles based on the Land Use Study and concepts for three demonstration sites. Each demonstration site includes design considerations and a conceptual urban design illustration. The demonstration sites are:

- Site A: Development along Stevenson Street with the exception of the 200 Beverly Street Property (i.e., IMICO lands) with a focus on transition between employment and residential uses;
- Site B: Near the intersection of York Road and Victoria Road, including potential redevelopment adjacent to this intersection; and
- Site C: Sloan Ave, White Street, Beaumont Crescent, Cityview Drive South, York Road area. This includes addressing circulation and reviewing the location of a potential public park on the City-owned lands in combination with residential redevelopment within the area in keeping with the land use directions.

In addition to these urban design concepts, other city guidance documents such as the Commercial Built Form Standards and the Built Form Standards for Townhouses and Mid-Rise Buildings would also apply to this area.

How staff will implement this document

The document establishes general principles and design considerations for development within the area and, in particular, the key demonstration sites. Once endorsed by Council, this document will be used to provide guidance for staff to evaluate development applications within the area. While market and economic conditions will ultimately determine the timing for the full build-out of the permitted uses and built form vision, the concept plans are intended to provide greater guidance to development proponents and enhance clarity and consistency regarding the City's urban design policies in this area.

The intent is to allow for more timely approvals of development applications that are in keeping with the document.

Development proposals within the area will be required to demonstrate how the proposal is generally consistent with and reflects the applicable urban design concepts to the satisfaction of staff. Furthermore, the principles established will guide the development of implementation tools (e.g., zoning by-law amendments or updates). This being said, the demonstration plans are conceptual and issues such as building size/placement may be refined and changes proposed through the development process so long as the development is generally consistent with and meets the intent of the document.

Next Steps

- January/February 2022 – Community engagement on the draft urban design concepts
- May 2022 – Recommended urban design concepts to be presented to Council

Financial Implications

The York Road/Elizabeth Street land use study and urban design concept plan is funded through the approved capital budget, Capital Account PL0057 Community Improvement Plan/Community Planning Studies, for costs associated with consultant services and community engagement consultations.

Consultations

With the release of the draft urban design concept plans, Planning staff will commence community engagement. Upcoming online engagement will allow for the community and stakeholders to provide comments on the draft concepts. The feedback from the community, as well as Council, will inform the final recommended Urban Design Concepts.

The urban design concept plans are based on directions from the Council-approved Land Use Study. For the larger York Road / Elizabeth Street project, community and stakeholder engagement occurred in February and March 2021 and included a community survey online through Have Your Say Guelph, the City's online engagement platform and a virtual public open house which included feedback opportunities.

Strategic Plan Alignment

Priority

Building our Future

Directions

- Maintain existing community assets and secure new ones
- Continue to build strong, vibrant, safe and healthy communities that foster resilience in the people who live here
- Help increase the availability of housing that meets community needs.

Alignment

The York Road/Elizabeth Street land use study and urban design concept plan will support the City's existing policies and guidelines 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 Draft York Road/Elizabeth Street Urban Design Concepts](#)

Attachment-2 Staff Presentation -- York Road -- Elizabeth Draft UD Concepts

Departmental Approval

Melissa Aldunate, MCIP, RPP, Manager, Policy Planning and Urban Design

Report Authors

David de Groot, MCIP, RPP, Senior Urban Designer

Stacey Laughlin, MCIP, RPP, Senior Policy Planner

This report was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2395

krista.walkey@guelph.ca

This report was recommended by:

Jayne Holmes, P.Eng., PMP

Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248

jayne.holmes@guelph.ca