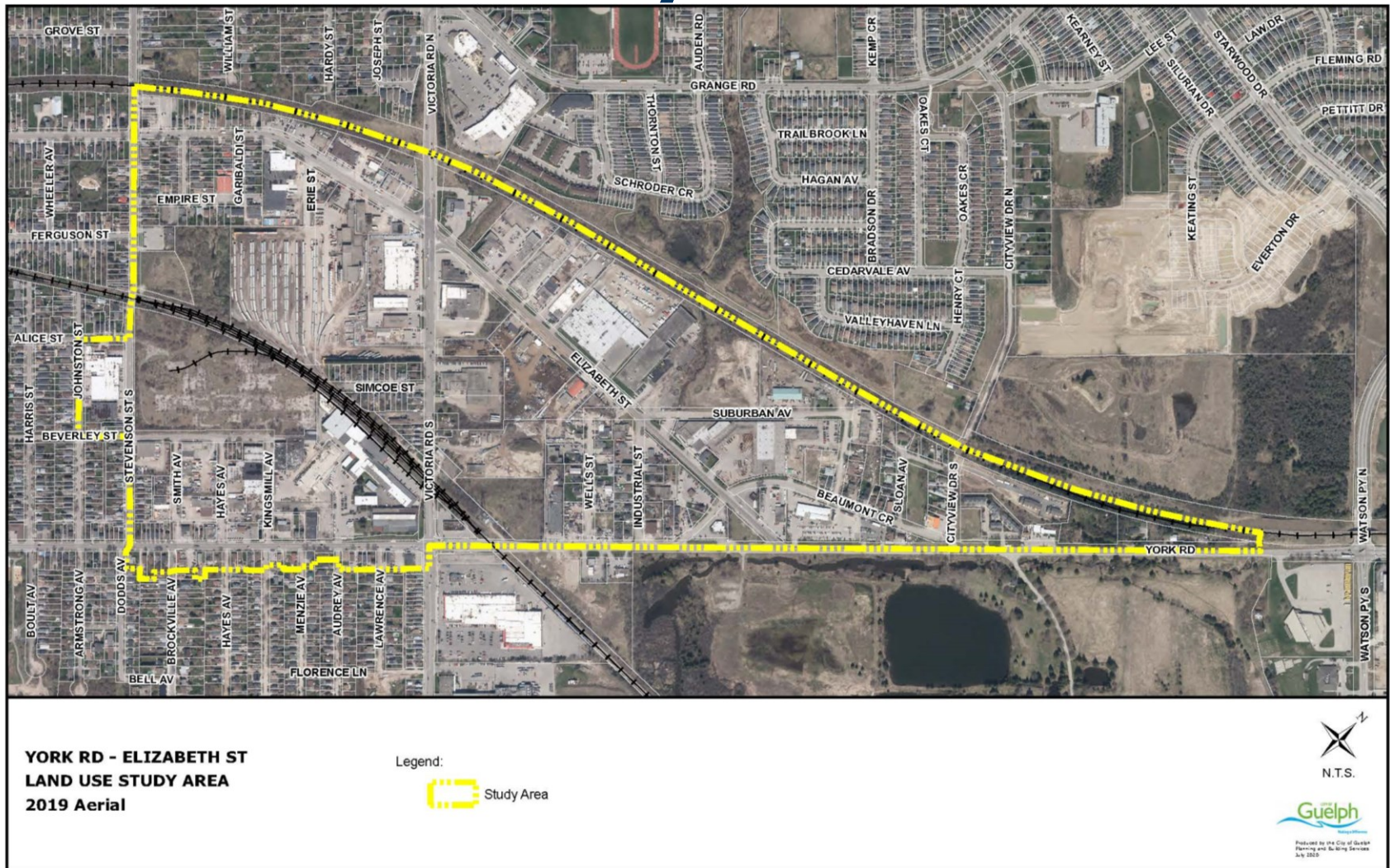




# Draft York Road / Elizabeth Street Urban Design Concept Plans

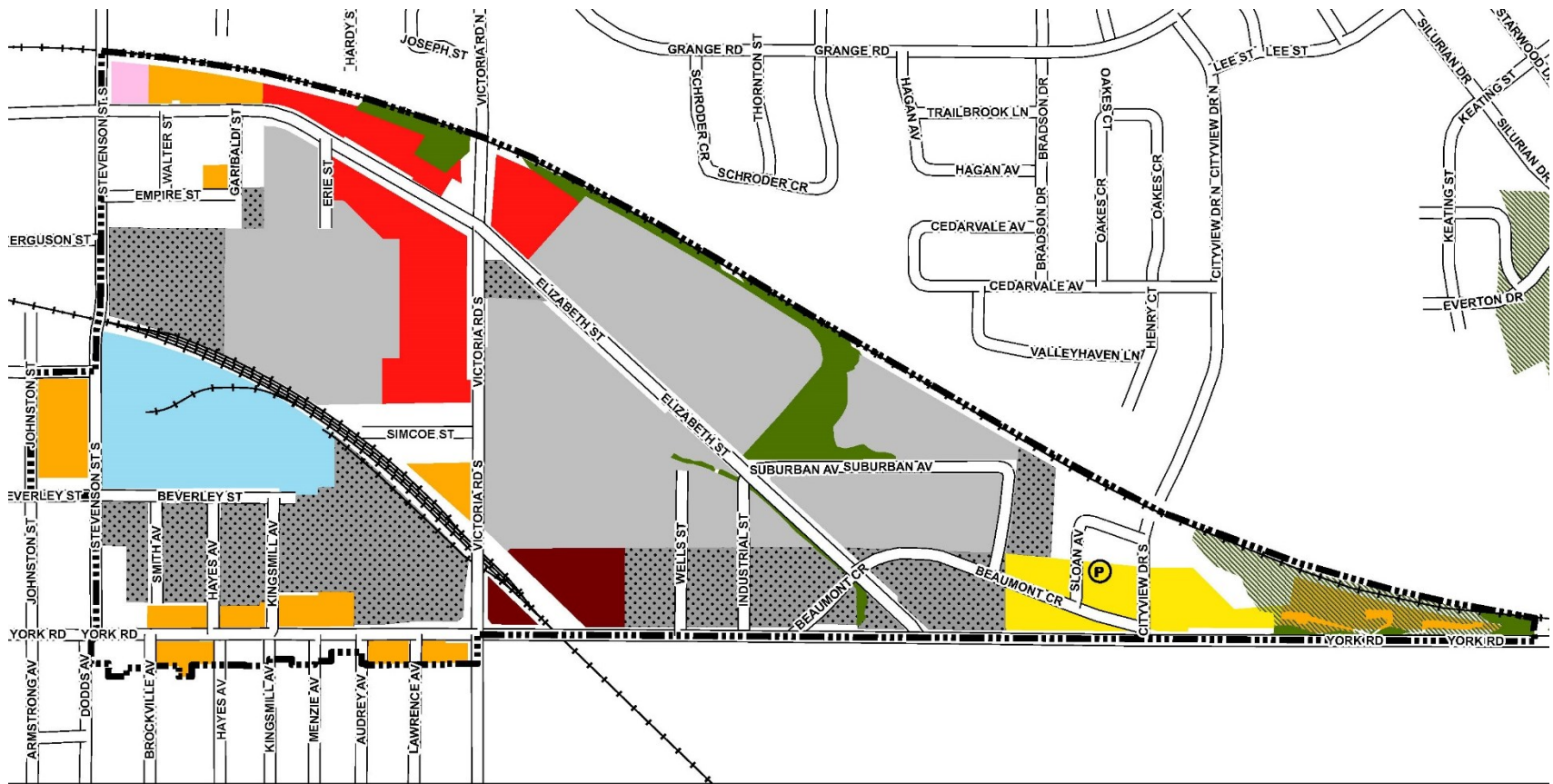
December 6, 2021

# Study Area





# Recommended Land Use



Legend:

Recommended Land Use

- Low Density Residential
- Medium Density Residential
- Mixed Office/Commercial

- Mixed Business
- Neighbourhood Commercial Centre
- Commercial Mixed-Use Centre
- Service Commercial

- Industrial
- Special Study Area
- Significant Natural Areas & Natural Areas
- Natural Areas Overlay

- Study Area
- P Potential Neighbourhood Park

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



# Approved Vision

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.

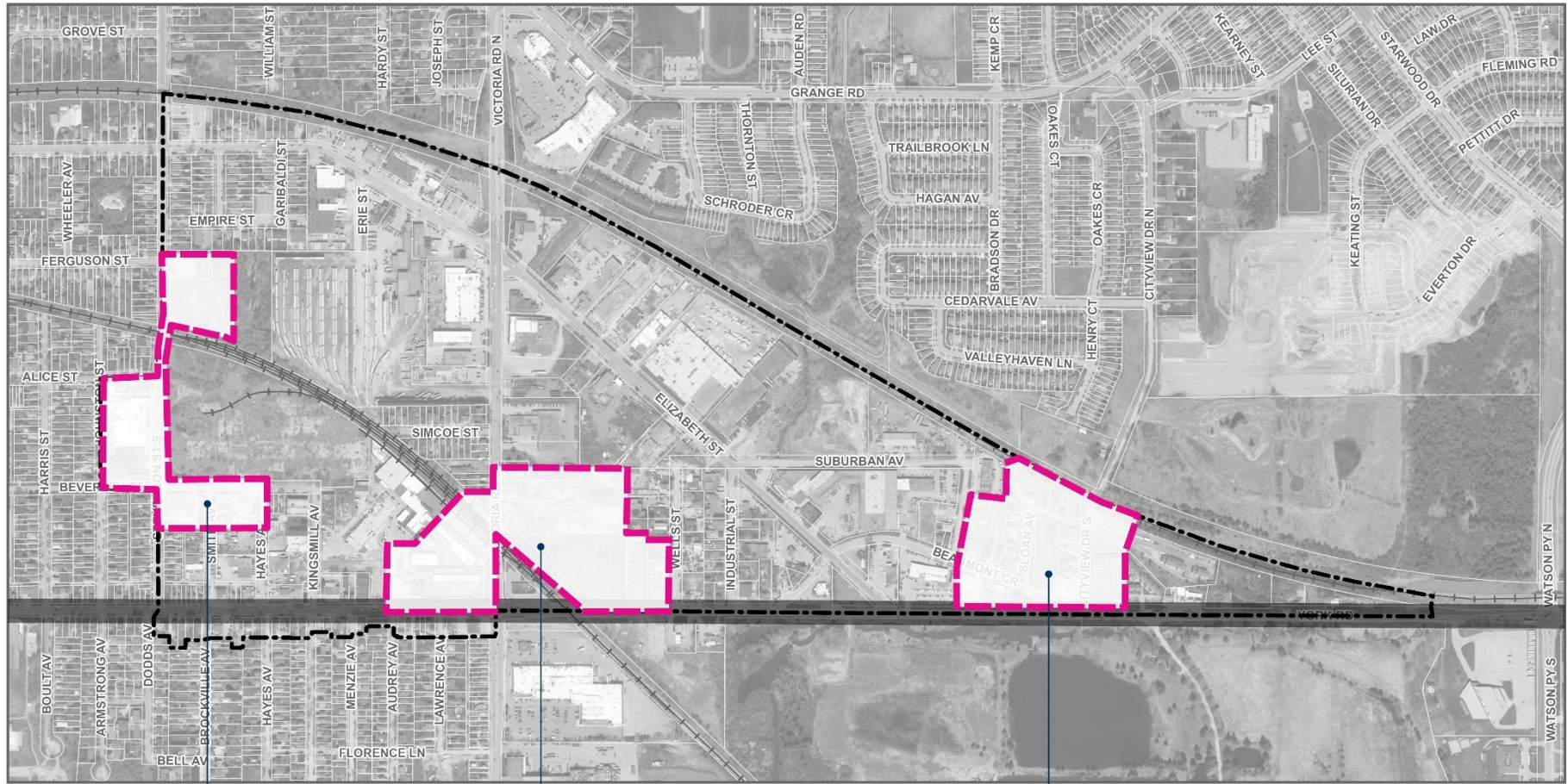
The industrial and manufacturing base will remain with an emphasis on incubating smaller and medium-sized employment uses.

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.

# Urban Design Directions

- The urban design concept plans consider the following:
  - Built form framework including addressing transitions;
  - Public realm framework including conceptual street cross-sections; and,
  - 3D model for key areas.

# Demonstration Sites



Demonstration Site A

Demonstration Site B

Demonstration Site C

Legend



Study Area



Demonstration Site within Study Area






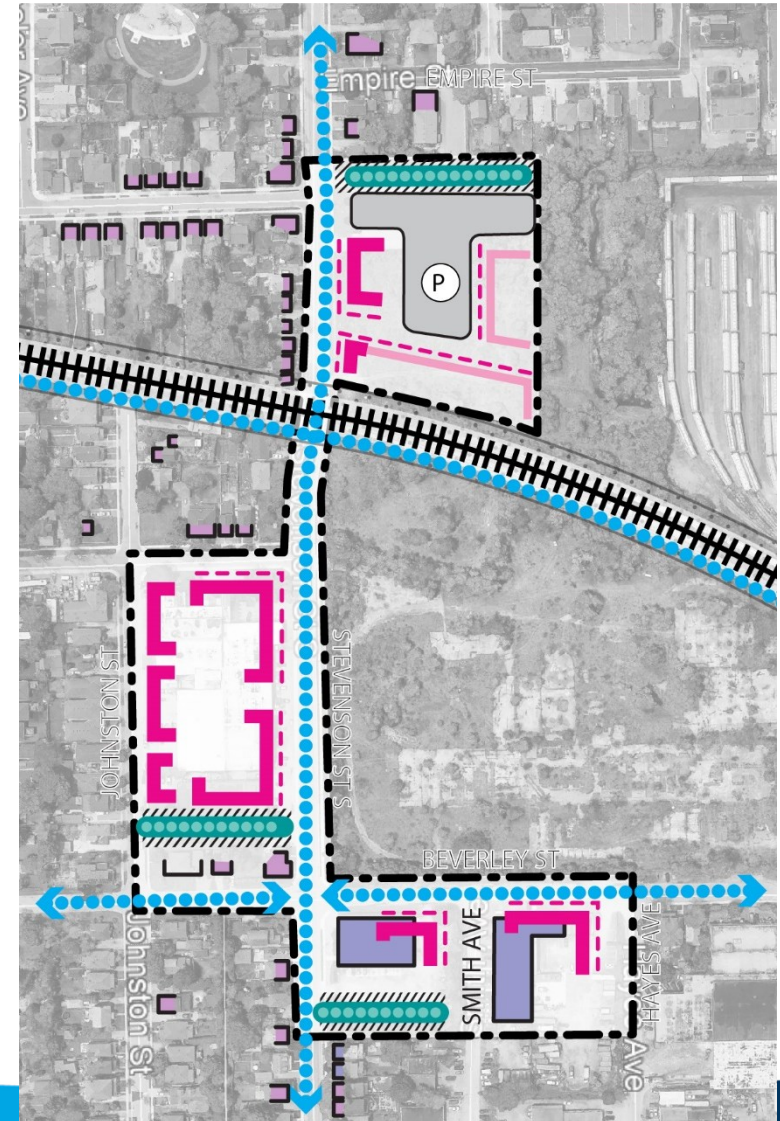


# Directions Diagrams

## Site A

### LEGEND

Context		Roads
		Significant Natural Area
Site		Site Boundaries
Buildings		Principal Facade
		Secondary Facade
		Buildings - Commercial at Grade
Cars		Main Vehicular Circulation
		Potential New Road
		Surface Parking Areas
		Garage Parking Access
People		Pedestrian Path
		Railway Buffer
		Railway Track
		Open Space / Parks / Meadow
Trees		Existing Trees
		Visual Connection/ Access To Significant Natural Area
		New Tree Buffers
Adjacent Uses		Land Use Transition Zone (Application of 45 Angular Plane to control the height of new development adjacent to lower rise buildings and open spaces)
Heritage Properties		Cultural Heritage Resource





# Directions Diagrams

## Site A






















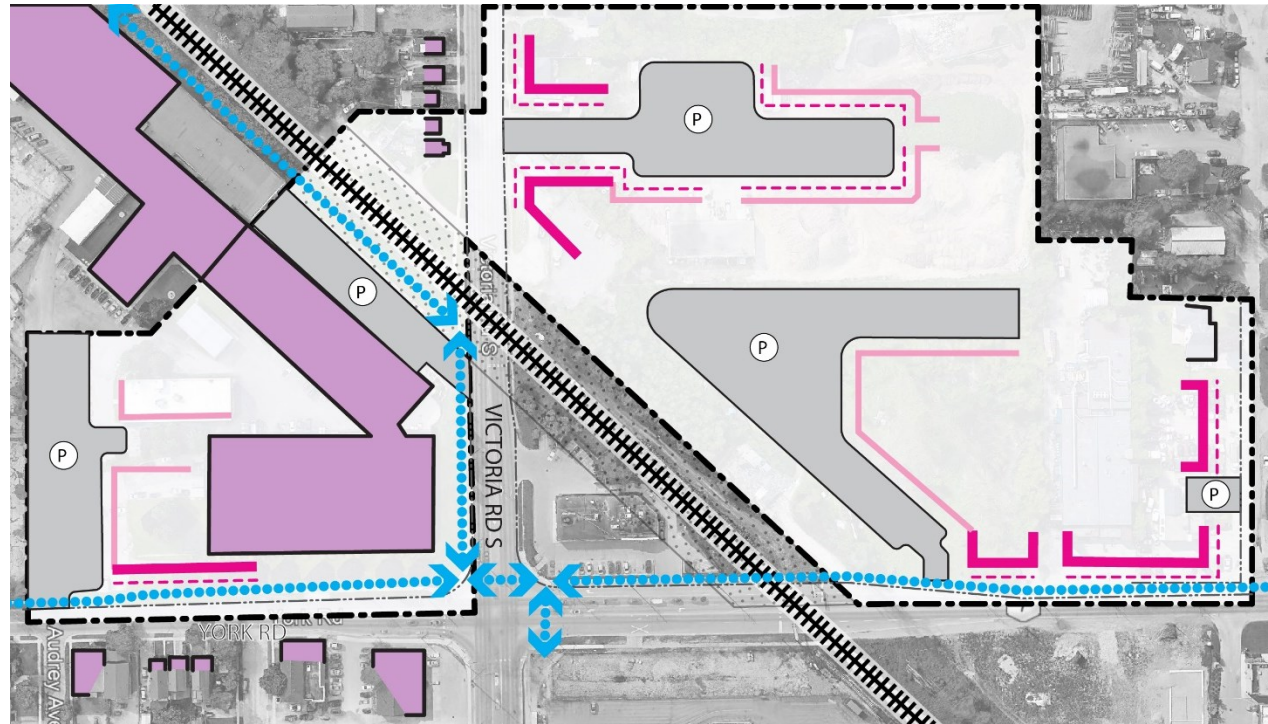


# Directions Diagrams

## Site B

### LEGEND

Context		Roads
		Significant Natural Area
Site		Site Boundaries
Buildings		Principal Facade
		Secondary Facade
		Buildings - Commercial at Grade
Cars		Main Vehicular Circulation
		Potential New Road
		Surface Parking Areas
		Garage Parking Access
People		Pedestrian Path
		Railway Buffer
		Railway Track
		Open Space / Parks / Meadow
Trees		Existing Trees
		Visual Connection/ Access To Significant Natural Area
		New Tree Buffers
Adjacent Uses		Land Use Transition Zone (Application of 45 Angular Plane to control the height of new development adjacent to lower rise buildings and open spaces)
Heritage Properties		Cultural Heritage Resource



# Directions Diagrams

## Site B







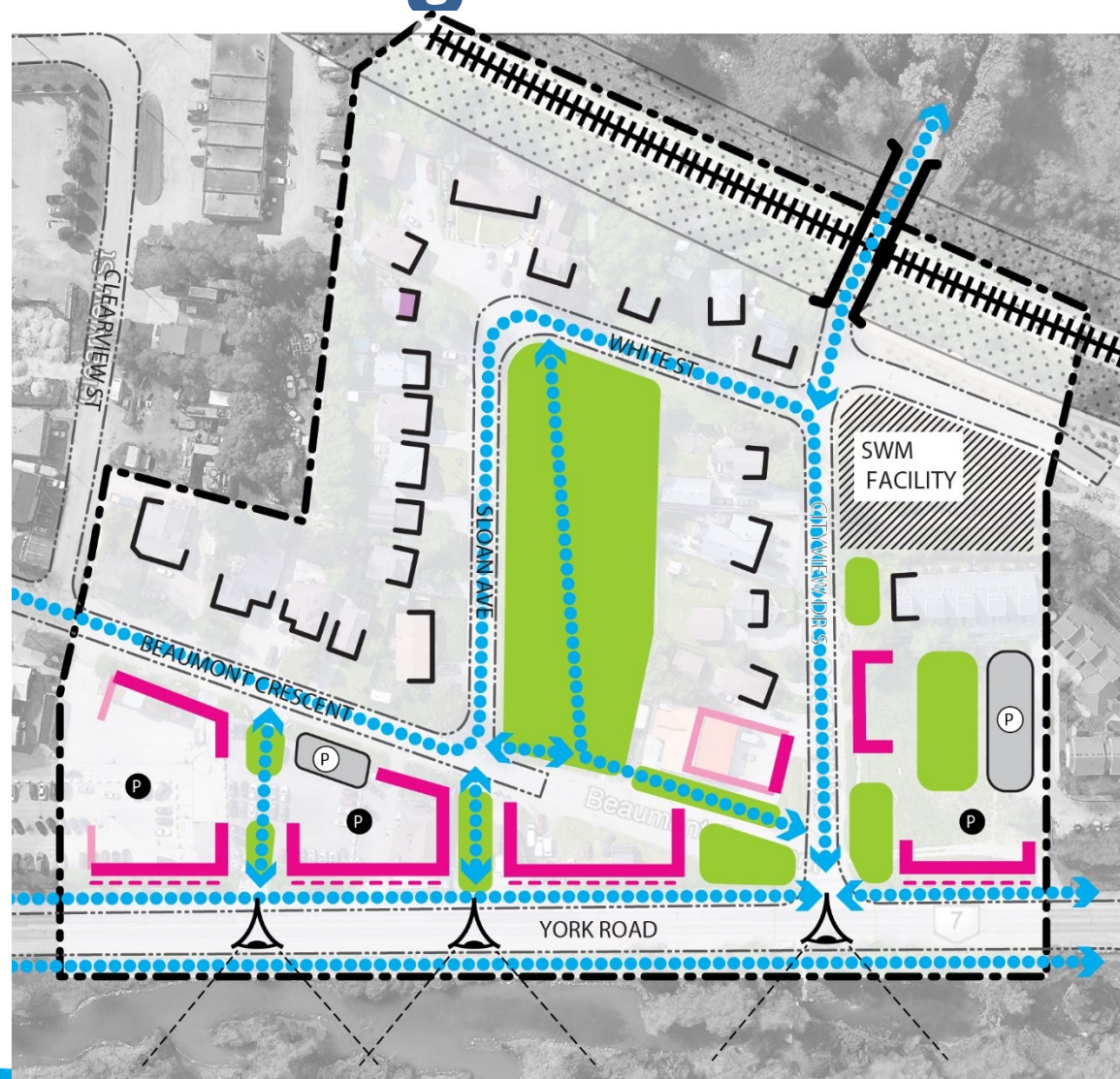


# Directions Diagrams

## Site C

### LEGEND

Context		Roads
		Significant Natural Area
Site		Site Boundaries
Buildings		Principal Facade
		Secondary Facade
		Buildings - Commercial at Grade
Cars		Main Vehicular Circulation
		Potential New Road
		Surface Parking Areas
		Garage Parking Access
People		Pedestrian Path
		Railway Buffer
		Railway Track
		Open Space / Parks / Meadow
Trees		Existing Trees
		Visual Connection/ Access To Significant Natural Area
		New Tree Buffers
Adjacent Uses		Land Use Transition Zone (Application of 45 Angular Plane to control the height of new development adjacent to lower rise buildings and open spaces)
Heritage Properties		Cultural Heritage Resource





# Directions Diagrams

## Site C





# **Recommendation**

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

## **Next Steps**

Jan/Feb 2022 – Community engagement on the draft urban design concepts

May 2022 – Recommended urban design concepts to be presented to Council