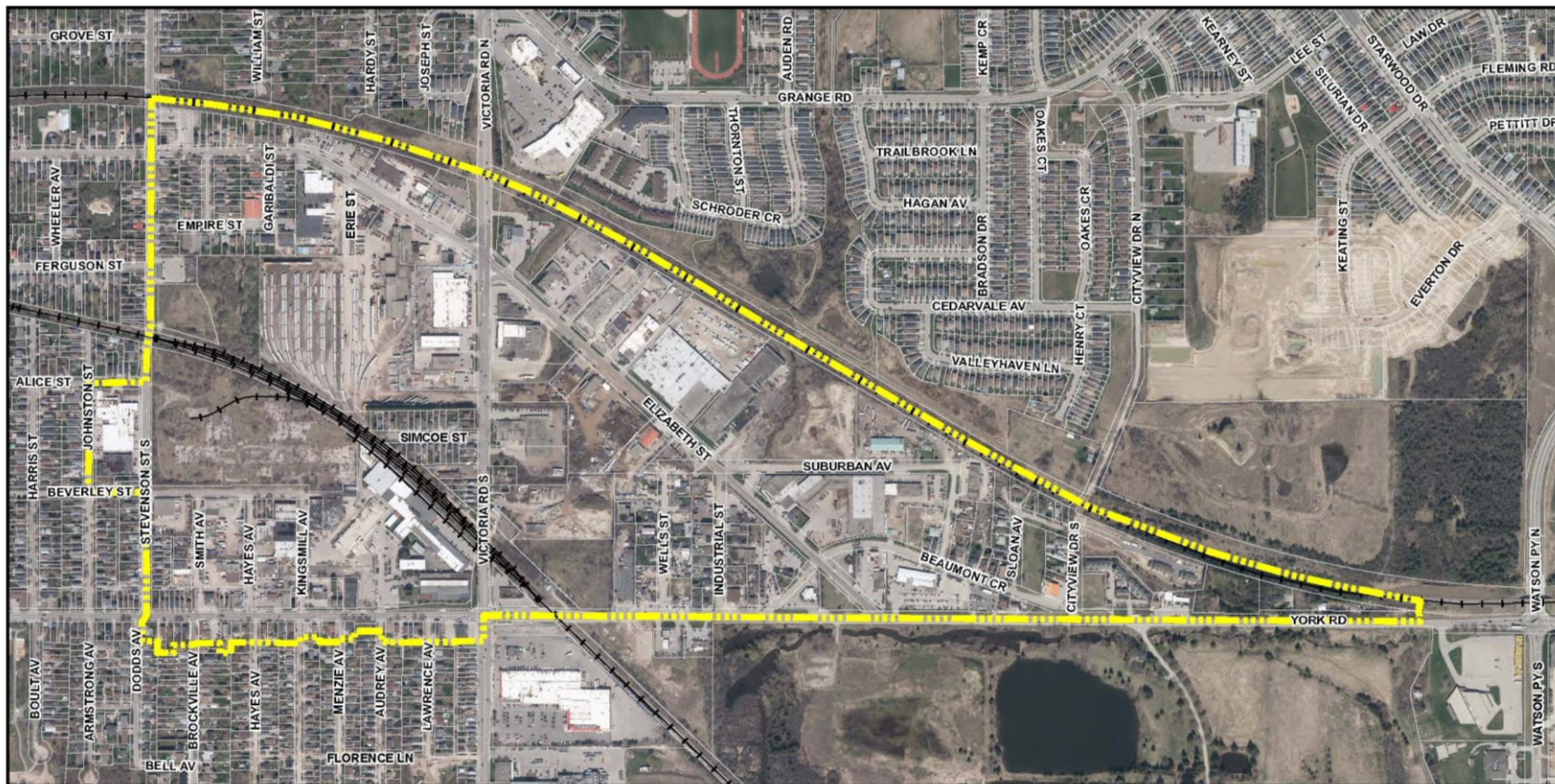




Recommended York Road / Elizabeth Street Urban Design Concept Plans

May 9, 2022

Study Area



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

Legend:



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

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.

Community Engagement

Online Engagement 2022

- Online Presentation (January/February)
- Heritage Guelph (February 28)
- Meetings as requested

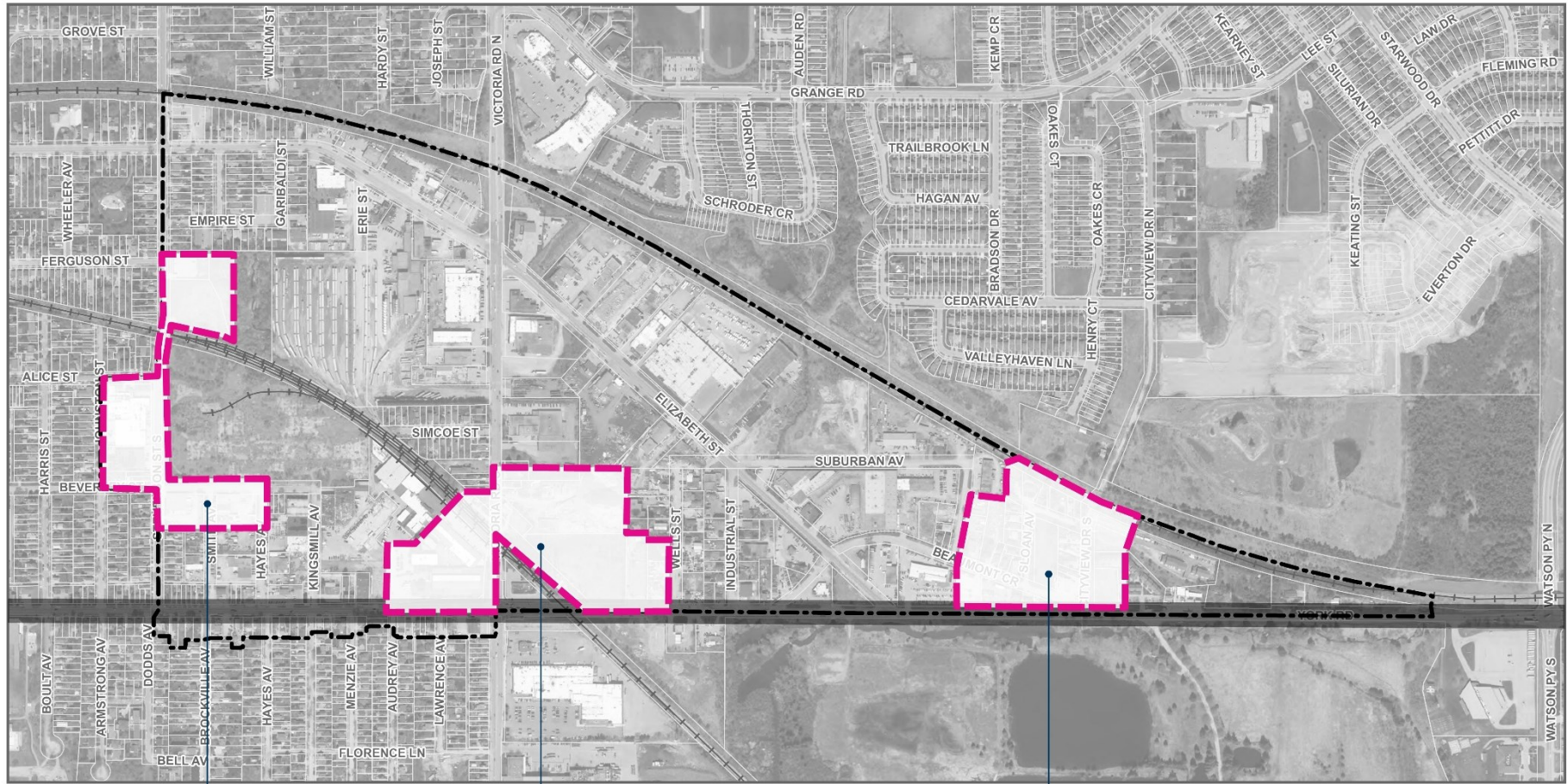
Previous Engagement

- Employment survey (2020)
- Online survey and engagement (2020, 2021)

What we heard

- Support for improving existing streetscapes and enhancing active transportation infrastructure to increase pedestrian and cycling throughout the study area and connections to other areas of the city;
- Request for additional support for active transportation be added to the document;
- Support for green space and parkland; and,
- Request for additional clarity regarding transition between employment and residential uses.

Demonstration Sites



Demonstration Site A

Demonstration Site B

Demonstration Site C

Legend



Study Area










Demonstration Site within Study Area

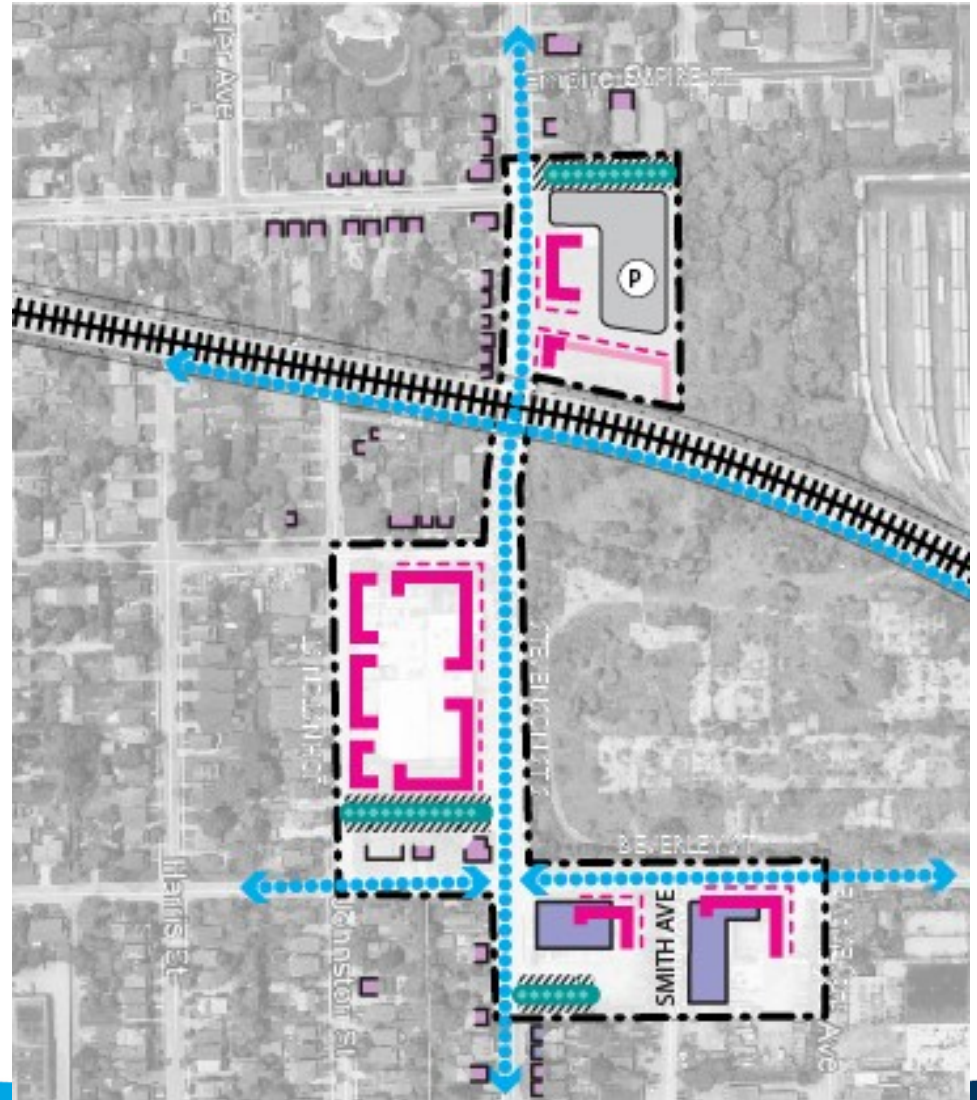


Directions Diagrams

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
		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

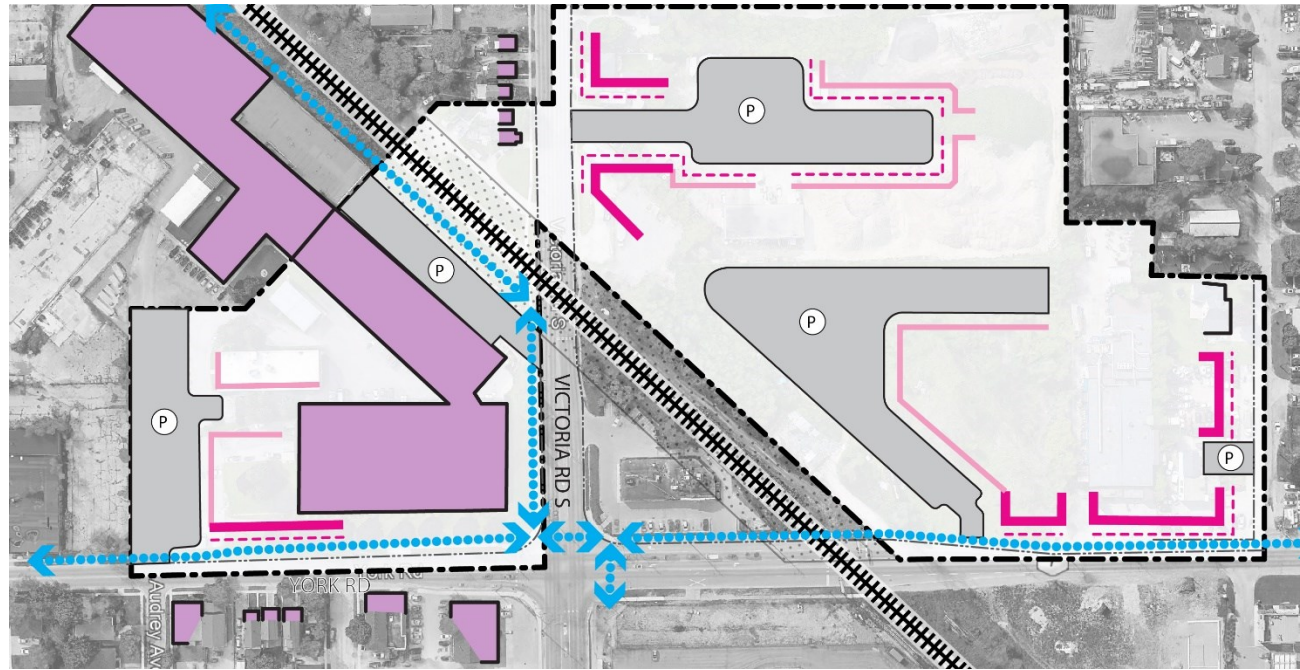


Directions Diagrams

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
		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
		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 space)
Heritage Properties		Cultural Heritage Resource



Directions Diagrams

Site C



Recommendations

1. That the York Road/Elizabeth Street Urban Design Concept Plans included as Attachment 1 to the York Road/Elizabeth Street Recommended Urban Design Concepts report dated May 9, 2022, be approved.
2. That staff be directed to use the York Road/Elizabeth Street Urban Design Concepts, Principles and Design Directions to guide the review of future development applications within the York Road/Elizabeth Street area.