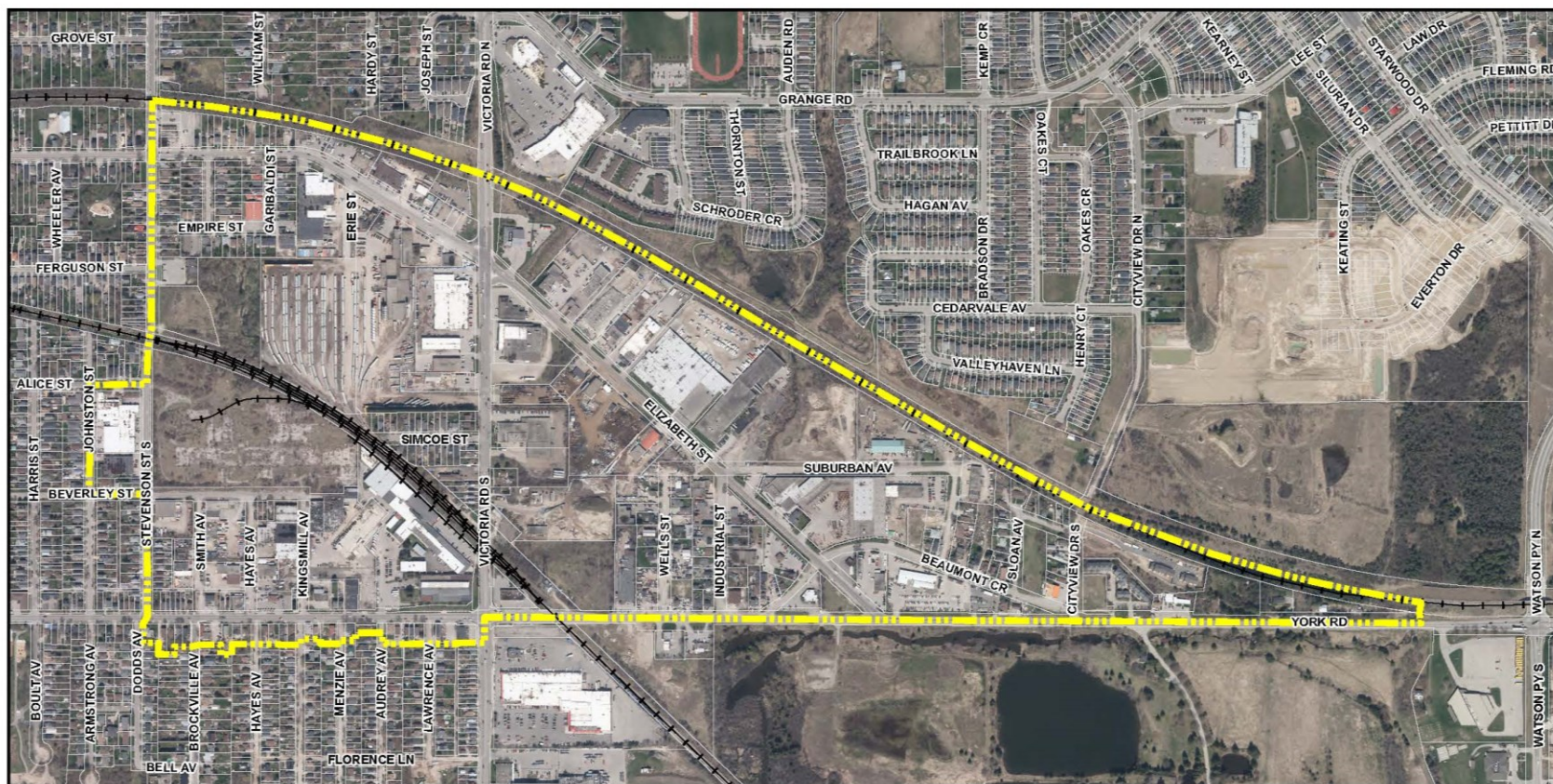


RECOMMENDED York Road/ Elizabeth Street Land Use Study

May 10, 2021



Study Area



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

Legend:



N.T.S.



Produced by the City of Quesha
Planning and Building Services
July 2018

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

Online Engagement 2021

- Heritage Guelph January 18
- Survey February 4-25
- Virtual Open House February 18
- Heritage Guelph March 8



What We Heard

General support for:

- the proposed vision, principles and goals
- the proposed conclusions and recommendations
- the proposed land use designation changes with some concerns related to specific properties or areas
- 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
- development of affordable housing
- appropriately located intensification and a diversity of residential built forms and design

What We Heard (continued)

General desire to:

- preserve, improve, create, and increase access to green spaces and parks in the study area
- preserve the existing neighbourhood character
- improve existing public transit routes, infrastructure and method of service provision
- improve connectivity around the Cityview Drive South area

Concern was raised regarding the direction to list cultural heritage resources on the Municipal Register of Cultural Heritage Properties.

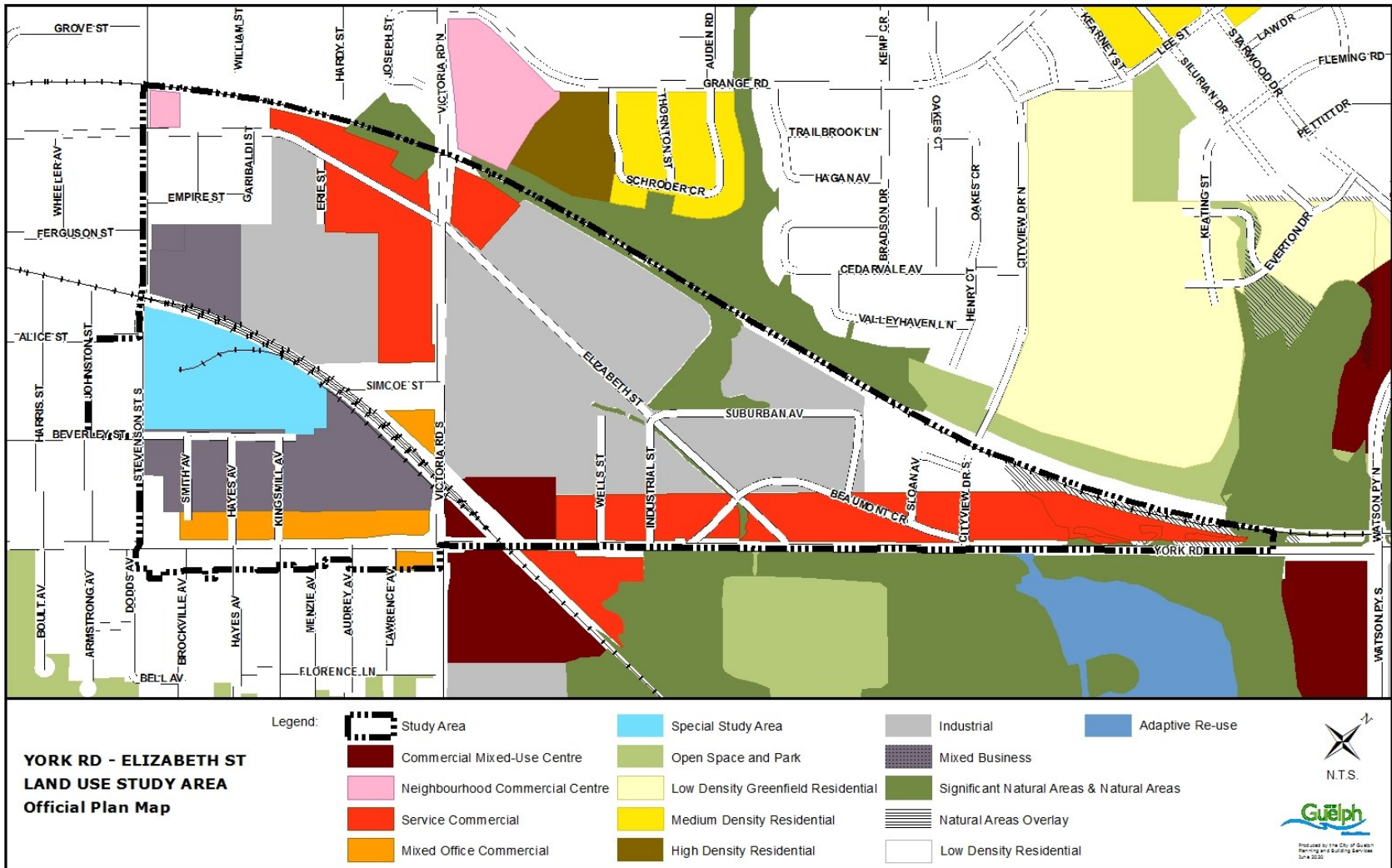
Vision, Principles & Goals

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.

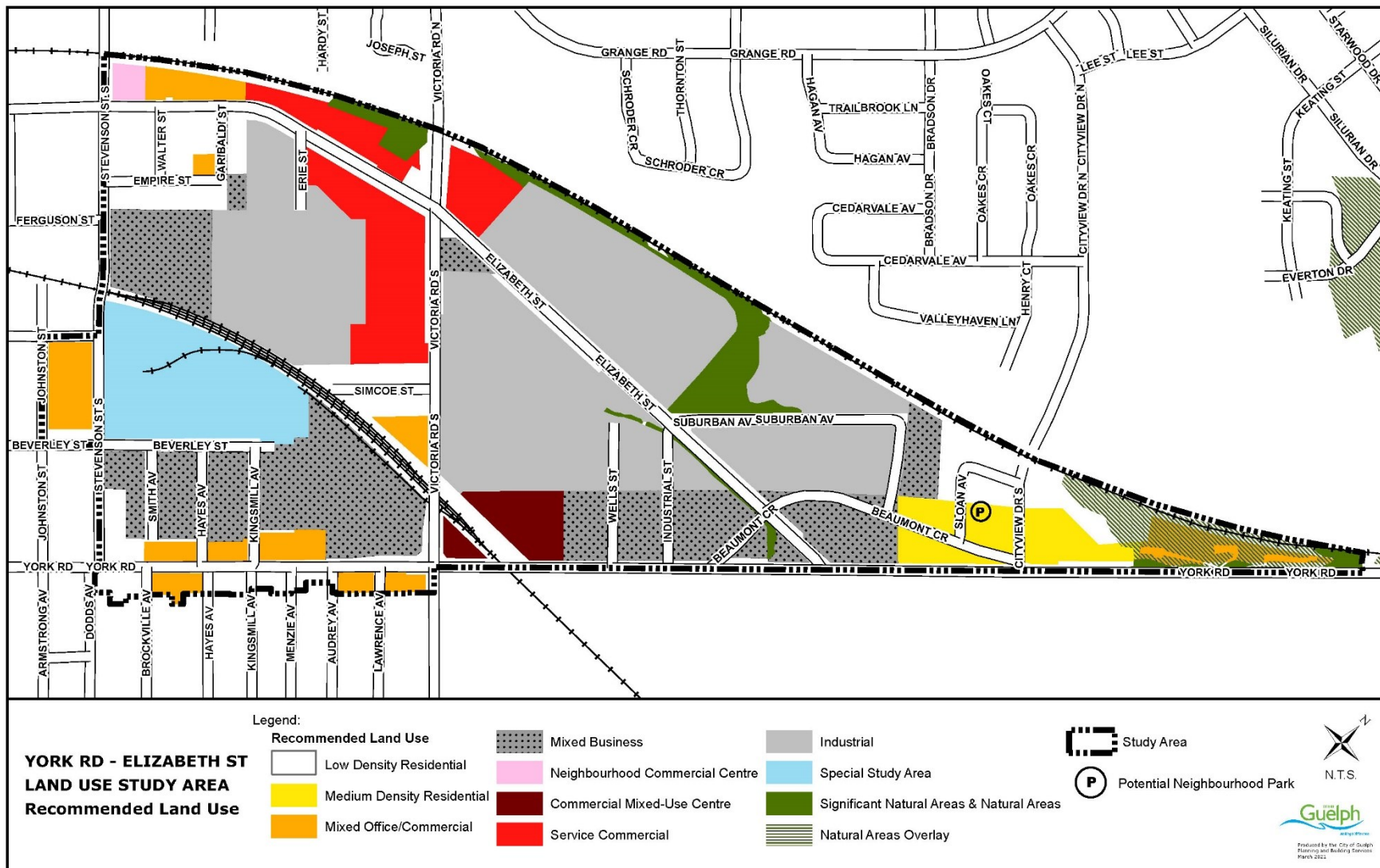
The industrial and manufacturing base will remain with an emphasis on incubating smaller and medium-sized employment uses.

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



Recommended Land Use Map



Modifications to the Land Use Study

- Modify the Mixed Business land use designation to remove the 950 square metre cap previously proposed while generally directing large scale uses elsewhere
- Modify the Mixed Business land use designation to allow for outdoor storage except for where it would be adjacent to residential or other sensitive land uses
- Retain the Mixed Office/Commercial land use designation along the York Road frontage of the property municipally known as 10 Kingsmill Avenue
- Update the process description for 200 Beverley Street

Cultural Heritage in the study area

- Heritage Planning Staff and Heritage Guelph continue to recommend that all of the properties identified as having cultural heritage value in the draft land study be listed on the heritage register
- The properties identified as having cultural heritage value in the study area are generally representative of the period of industrial growth that occurred prior to the Second World War
- If a property is listed on the heritage register, the ability to renovate, alter or construct additions to the existing building(s) is not impacted.
- Heritage Guelph passed a motion requesting that further study of this area occur to identify mid-twentieth century land and natural heritage features

Land Use Study

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

- Q3/Q4 2021 – Develop urban design concept plans for portions of the study area
- Q4 2021 – Incorporate recommendations into the draft Official Plan amendment for the Municipal Comprehensive Review and Official Plan Review.

Recommendations

1. That the York Road/Elizabeth Street Recommended Land Use Study included as Attachment 2 to this report be approved.
2. That the properties identified in Attachment 3 to this report be listed on the Municipal Register of Cultural Heritage Properties.
3. That Council direct staff to consider a Community Improvement Plan for this area following a Council decision on Community Improvement Plan funding for the City