

York Road/Elizabeth Street Land Use Study Background Report Presentation

The City of Guelph has initiated a land use study for the York Road/ Elizabeth Street area to plan for its future and we want you to be involved!

The York Elizabeth land use study area runs along York Road from Stevenson Street South (and captures part of Johnson Street), to Watson Parkway south, all bounded by the Metrolinx rail line to the north. The plan area also includes the south side of York Road between Stevenson Street and Victoria Road. While the IMICo lands (200 Beverley Street) are within the study area boundary, the Council approved vision for the IMICo lands will not be re-examined. More information about 200 Beverley can be found on the City's website.

The land use study will examine the entire study area and consider 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 housing opportunities
- defining the Employment Area for the plan area, and
- examining the mixed business and service commercial land use designations

This presentation highlights the Background Report, which concludes the first phase of the land use study. The report can be on the city's website.

We are also currently asking for your input to inform the future development of the land use - this is where we need you!

The Background Report outlines the history of the area and its current state of development to provide an understanding of opportunities and constraints for future planning. This understanding will inform recommendations for future land use designations and help to identify if there are additional opportunities for designated employment uses and residential development.

The area has roots in textiles and manufacturing and has been home to a variety of different uses over the years that include manufacturing, commercial and residential.

This diverse mix has largely developed over the years as the City of Guelph has continued to grow and served a unique employment role in the east end of the City. The existing density of people and jobs for the study area is approximately 20 people and jobs per hectare.

The City's Official Plan is a statement of goals, objectives and policies that guide Guelph's growth and development to 2031.

Currently the land uses permitted within the study area reflect the historic mixed-use character of the area and include residential, employment, industrial, commercial and natural area designations.

The total population for the study area is 550 people.

Half of the housing in the study area is provided in single detached dwellings. The detached and semi-detached dwellings in the study area are typically more affordable than other areas in the city.

Manufacturing and industrial uses have provided important employment opportunities in this area. Although manufacturing employs the largest number of people in the area (307 jobs out of the total 1,282 in the area), there are a variety of other small and diverse jobs dispersed throughout the area among the approximately 153 businesses. Balancing the needs of large manufacturing and small businesses must be considered when implementing policies to achieve employment targets.

The study area contains properties that have been documented as being of cultural heritage value and interest but are not currently designated under the Ontario Heritage Act. The majority of these buildings are located west of Victoria. The future land use plan should address how these heritage properties could be conserved.

It is not surprising given the area's industrial legacy that key transportation routes remain prevalent in the area. There are several arterial roads in the area including York Road, Victoria Road, portions of Elizabeth Street and Stevenson Street.

There are also the two existing rail corridors in the area including Metrolinx and Guelph Junction Rail lines. The Guelph Junction Railway plays a goods movement role within this area.

There are three bus routes that run through the area, but sidewalks and bike lanes are limited. The need to balance a diverse modal split that includes more frequent transit and active transportation options with goods movement is currently a challenge in this area.

The natural features in the study area will continue to be protected. The area contains a cultural woodland, fish habitat, significant valley lands and has floodways surrounding the two creeks. Environmental Impact Studies are required for development proposed adjacent to natural heritage features to demonstrate that the natural feature or its function will not be negatively impacted.

It is recognized that there is potential contamination on each site in the study area. Before development or a land use change to a more sensitive land use such as

residential can occur, studies may be required to identify the best way to remediate each site.

A Land Use Compatibility Study was also completed as part of the background report. This study confirmed that the combination of existing industrial uses along with road and rail transportation corridors pose constraints in terms of the noise and air quality in the area. These uses impact where sensitive land uses (such as residential) may be developed and redeveloped. In some instances, sensitive land uses may not be appropriate, or careful consideration to the best mitigation techniques must be adhered to in order to ensure land use compatibility. This map shows that the darker the colour, the higher the effort anticipated to permit sensitive land uses (such as residential).

We encourage you to read the report online and provide your feedback on possibilities for future change in the area. Next, the land use study and urban design concept for the area will be developed - But don't worry! There will be other check in points throughout the project to allow for more feedback throughout the process.

If you are wondering how you can get involved - check out our website at haveyoursay.guelph.ca. There you can sign up to join our mailing list for future project updates and you can provide feedback on land use in the study area!

We can't wait to hear what you think and help us plan for this unique part of our City!