

# Woolwich Stockyards Secondary Plan and Class Environmental Assessment Public Open House to Review Options

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2018

The **Planning** Partnership  
Cushman & Wakefield  
MDB Insight  
SCS Consulting Group  
Plan B Natural Heritage  
BA Group  
Archaeological Services Inc.



This is a joint Planning Act/  
Environmental Assessment Act  
process for a Master Plan Vision

# Timeline

Q4  
2016

Background  
Report

Q4  
2016

Workshops:  
-Council, Staff,  
Agencies,  
Landowners

Q2  
2017

Open House 1:  
Vision &  
Principles

Q3  
2017

Land Use &  
Transportation  
Options

Q3  
2017

Servicing  
Strategy  
Options

We Are Here

Q1  
2018

Open  
House 2:  
Options

Q1  
2018

Evaluation  
of Options

Q1  
2018

Develop a  
Preferred  
Scenario

Q1  
2018

Develop a  
Servicing  
Strategy

Q1  
2018

Council  
Orientation

Q1  
2018

Draft  
Secondary  
Plan Concept

Q2  
2018

Draft Official  
Plan  
Amendment

Q2  
2018

Statutory  
Public  
Information  
Meeting

Q2  
2018

Final Official  
Plan  
Amendment

Q2  
2018

Statutory  
Council  
Meeting

# Vision Statement

The Stockyards Planning Area will...

- ...Be a unique hub and destination in the broader region
- ...Retain an authentic rural character and expression
- ...Build upon existing assets and brand recognition
- ...Expand its retail and service commercial uses
- ...Foster new office-related and compatible industrial/employment uses
- ...Evolve a stronger internal pedestrian realm and cycling network, and make connections to surrounding areas

# Options

- Options are meant to:
  - Test a range of ideas: land use, built form, public realm and transportation
  - Incorporate many ideas from stakeholders
- Options will be evaluated based on the Vision and Principles
- A Preferred Plan will be created based on the most appropriate elements of each option

# Common to All Options

- Signalized intersection at Farmers Market Road and Benjamin Road
  - Central median in Farmers Market Road
  - Pedestrian crosswalks
- Trail/vehicle access to Township Stormwater Management Pond from Benjamin Road
  - Walking trail around the pond
- 2% parkland dedication (approximately 1.4 acres) shown on all Options
- Preservation of heritage house at Farmers Market & Benjamin

Option 1

Extrapolation

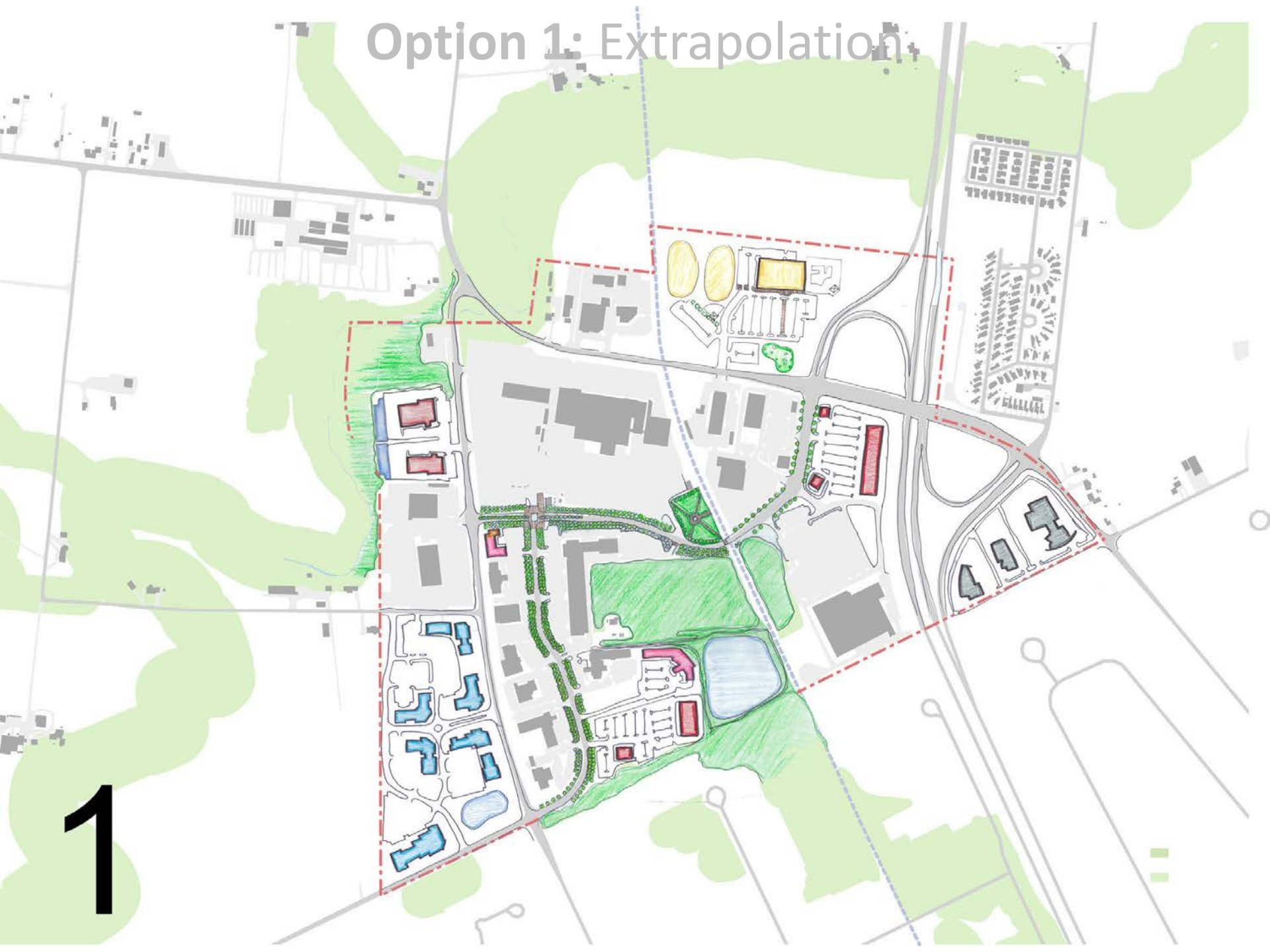
# Option 1: Extrapolation

## Big Moves

- No change to existing planned function, minor adjustments to floor area, unit size policies
- Development “fills in” over time
- Create a green public realm along Farmers Market Rd and Benjamin – double/triple rows of trees, enhanced sidewalks and landscaping



# Option 1: Extrapolation



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## Option 1: Extrapolation

### **Additional Gross Floor Area (estimate)**

<u>Use</u>	<u>GFA (sq m)</u>
Recreation/fitness	14,500
Retail/restaurant	11,000
Hotel	13,000
Office	35,000
<u>Auto dealerships</u>	<u>7,500</u>
<b>TOTAL</b>	<b>81,000</b>

# Option 2

## Destination

## Option 2: Destination

### Big Moves

- Railway ROW becomes the “main spine” of the area – includes multi-use bike/Transcananda trail, tourism train
- Development clusters around three train platforms along the main spine – small scale/rural buildings with retail/restaurant uses in a pedestrian focused environment
- Retail clusters are served by large parking lots behind them, which can also serve larger format retailers

# Option 2: Destination



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## Option 2: Destination

### **Additional Gross Floor Area (estimate)**

<u>Use</u>	<u>GFA (sq m)</u>
Convention	11,000
Retail/restaurant	18,000
Destination hotel/tourism	35,000
Hotel	11,000
<u>Employment</u>	<u>16,000</u>
<b>TOTAL</b>	<b>91,000</b>

Option 3

Retail Focus

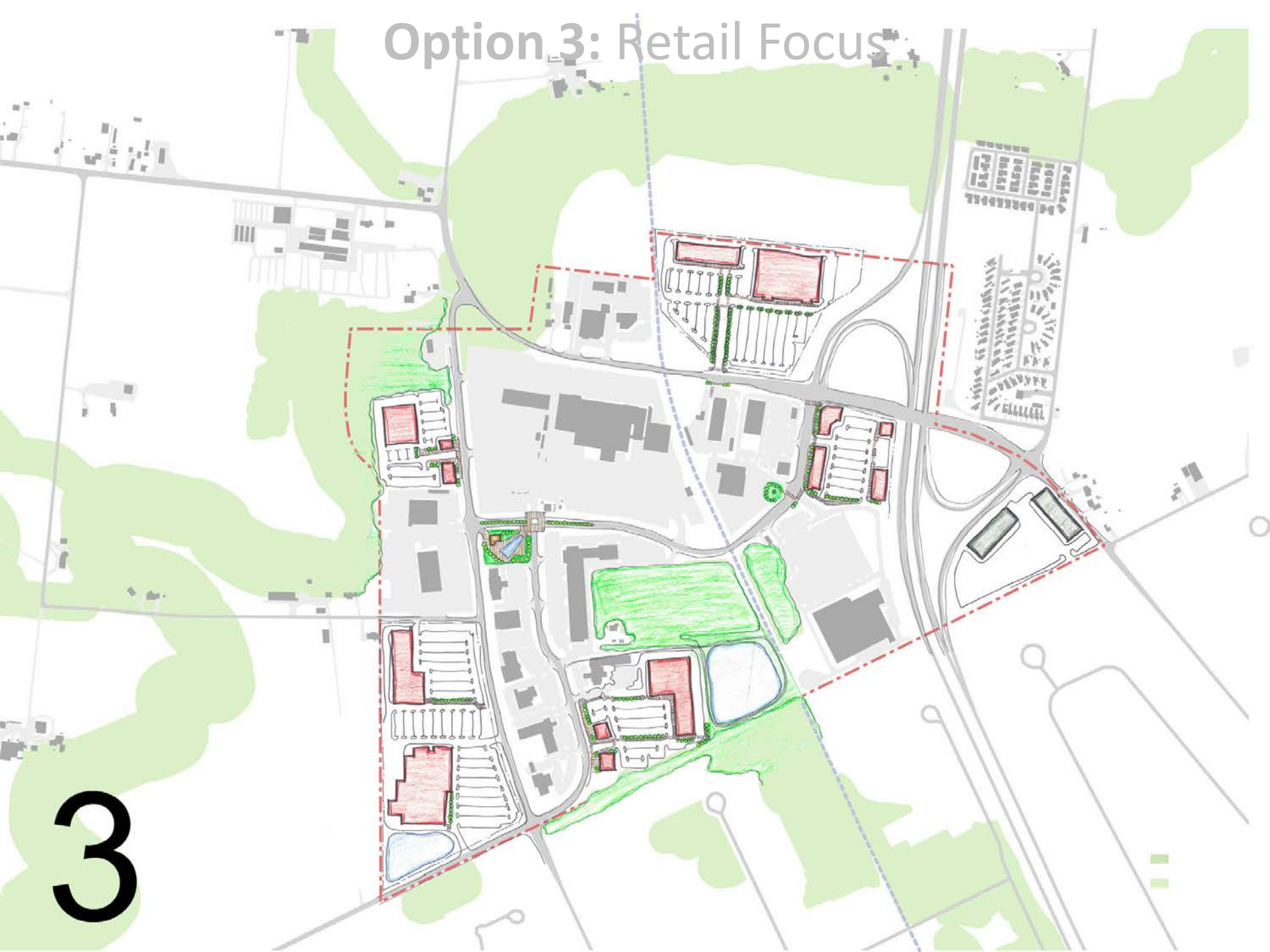
## Option 3: Retail Focus

### Big Moves

- Removal of restrictions on retail – food store, hardware, drug, general merchandise permitted
- Testing site size/configuration for large boxes
- Enhanced pedestrian connections from streets through parking lots to new retail



# Option 3: Retail Focus



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## Option 3: Retail Focus

### **Additional Gross Floor Area (estimate)**

<u>Use</u>	<u>GFA (sq m)</u>
Retail/restaurant	54,000
<u>Employment</u>	<u>8,000</u>
TOTAL	62,000

Option 4

New Streets

Employment Focus

# Option 4: New Streets & Employment Focus

## Big Moves

- New street connections to Waterloo
- New fine-grid street network on west side of study area
- New public street on north side of study area connecting across tracks
- Campus style buildings catering to university/technology sectors
- Buildings come to street edges, parking in behind

# Option 4: New Streets & Employment Focus



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## Option 4: New Streets & Employment Focus

### **Additional Gross Floor Area (estimate)**

<u>Use</u>	<u>GFA (sq m)</u>
Office	36,500
Tech/Research	23,000
Retail	7,500
Hotel	14,500
<u>Employment</u>	<u>10,500</u>
TOTAL	92,000

# Evaluation Criteria for Options

## Economic Development and Market

- Does the option support OLEX as a key anchor and economic driver?
- Does the option allow the Stockyards to be branded effectively, including building on its existing identity? (includes public realm elements)
- Does the option promote a variety of uses?
- (office, professional services, high order personal services, complementary food services, hotel, restaurant, additional retail types)
- Does the option avoid competition with St. Jacobs?

# Evaluation Criteria for Options

## Planning and Design

- Does the option promote visual cohesiveness in public realm and built form?
- Does the option provide a feature pedestrian space at Farmer's Market/Benjamin increasing safety?
- Does the option provide other amenities at key destinations? (e.g. railway station, TransCanada trail, visitor info, public transit, gateways)
- Does the option link public spaces? (NHS, SWM, trails, parks)



# Evaluation Criteria for Options

## Multi-Modal Transportation

- Pedestrian Operations: Does the option provide a safe, linked pedestrian network to many destinations?
- Transit Operations: Does the option promote active transportation and the future extension of the LRT?
- Active Transportation: Does the option promote pedestrian, cycling, horse and buggy, and vehicular connections with adjacent areas? Does the option integrate national, regional and local pedestrian and cycling routes?
- Traffic Operations: Does the option have the potential to service future demands? Does the option establish multiple vehicular connections to provide options and distribute traffic? Does the option provide adequate access to individual parcels?

# Evaluation Criteria for Options

## **Natural Heritage**

- All options identify a natural heritage system that protects the site's natural features

# Evaluation Criteria for Options

## Servicing

- *Technical:* How does the servicing option relate to the technical feasibility, approvals, existing infrastructure, constructability, available capacity, robustness, operation and maintenance?
- *Natural Environment:* Does the servicing option have potential impacts to the natural and physical components of the environment?
- *Social:* Does the servicing option have potential impacts to residents, neighbourhoods, businesses, community character, social cohesion and community features?
- *Cultural:* Does the option have potential impacts to historical/archaeological remains, and heritage features?
- *Financial:* How does the option relate to the capital costs, operating and maintenance costs, land acquisition costs, and overall lifecycle costs of the alternative solution?

# Today

- What are the strengths and weaknesses of each Option?
- Which elements of the options should be considered for the Preferred Plan?
- Are the evaluation criteria appropriate and complete?

# Next Steps

Q1 2018

Evaluate Options based on Criteria  
Develop Preferred Scenario  
Council Orientation

Develop Servicing Strategy  
Draft Secondary Plan Concept

Q2 2018

Official Plan Amendment Process