

Woolwich Stockyards Secondary Plan

What We Heard

Public Open House



The Planning Partnership

Archaeological Services Inc.
Plan B Natural Heritage
BA Group

Cushman & Wakefield
SCS Consulting Group
MDB Insight

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A Public Open House was held on January 10, 2018 at the Woolwich Township offices to review Options for the study area. Four different Options were developed. They explored potential land use, public realm, built form and transportation network configurations. Their purpose was to represent a range of possible outcomes to test different policy, market and design decisions. These Land Use/Transportation Options are accompanied by Servicing Options that explore different ways that water, wastewater and stormwater management infrastructure can be provided.

Evaluation Criteria were developed to assess the strength and weaknesses of Land Use/Transportation and Servicing Options in achieving the Vision and Principles that have been developed. The Vision, four Land Use/Transportation Options, and Evaluation Criteria were presented to the public and stakeholders for feedback. The following is a summary of comments and questions.

Transportation

- area residents concerned with potential traffic increases from new development
- there is a significant transportation issue at the King Street/Weber Street intersection that must be addressed
- access to properties along the north side of King Street must be carefully considered
- the extension of Kumpf Drive and Conrad Place street connections into the Stockyards area is desirable
- King Street at Bridge Street should be considered for a traffic light
- the Transportation Strategy must include horse and buggy access
- the creation of a safe pedestrian crossing of Farmer's Market Road at Benjamin Road is a priority
- is the "sight triangle" along King Street, where the railway crosses, still necessary?
- is the railway still open and operational in all Options? (YES)
- keep the LRT in mind when developing the preferred plan. Keep the existing rail line open as it could function as a transportation link to the LRT

Land Use

- appropriate new uses for the study area include destination uses such as restaurants, unique stores, positive (family) entertainment, cinemas, recreation, and a water-fun destination
- does "bricks and mortar" retail have a sound foundation (in light of on-line competition)?
- a significant amount of development within the Stockyards Area would compete with and significantly impact downtown St. Jacobs
- a recreation/gym facility is an attractive resource for people who use the study area
- employment uses on the east side of Highway 86 are not preferred by residential neighbours on the opposite side of King Street
- there are enough food stores in the area already and the study area does not require another

Environment/Servicing

- the natural environment should be enhanced throughout the study area
- check the flexibility of the Natural Heritage System boundary on the west side of Weber Street, in the north part of the study area (865 Weber Street)
- will there be impacts on existing private wells adjacent to the study area?
- will municipal services be provided for properties immediately adjacent to the study area (e.g. along King Street north of Bridge Street)