

Community Improvement Plan for the Old University & Centennial Neighbourhoods

Newsletter 5, August 2003

Design Workshop Highlights: Your Ideas



Your Community Improvement Plan

This plan will integrate land use, infrastructure (roads, sidewalks, sewer, and water), transportation and recreational reinvestment to enhance the quality, safety and stability of the community.

PUBLIC CONSULTATION...

We are now in the midst of the final steps of our initial community consultation program. City staff, with the assistance of the Community Improvement Plan Advisory Committee, is busy assessing the information received from the community workshops. In addition, city staff are developing an inventory of current neighbourhood resources, gaps and needed improvements.

Potential redevelopment scenarios are being developed for key locations to help test out some possible land use changes. The design scenarios will build on the desired outcomes identified by the community. There will be an opportunity for neighbourhood members to comment on the redevelopment scenarios in the fall.

Input at Community Design Workshop



The June 19th Community Design Workshop was well attended with over 30 residents actively engaged in determining the type and character of improvements, what should occur and where they should take place in the neighbourhood. Residents were organized into several small groups to explore the following:

- 1) Neighbourhood & Streetscape Character - Corridors & Boundaries
- 2) Redevelopment & Infill Strategies - multi-unit & single lot residential
- 3) Neighbourhood Heritage Initiatives

Community Design Outcomes:

If you would like to review the detailed input received, go to the City of Guelph's website- www.city.guelph.on.ca/oucncip or call Planning and Building Services @ 837-5616

Workshop results cont'd...

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The primary objective for the Community Design Workshop was to build upon the “outcomes” activity in the previous workshop and to further define specifically ‘what’ should occur throughout the neighbourhood and ‘where’. The goal was to be as specific as possible building on previous community input.

Neighbourhood & Streetscape Character

Edinburgh Rd. - was viewed as being very fragmented in character throughout its length, with defined areas of consistent character but with very little visual transition apparent between them. This underscored the need to control change in each distinct area. Maintaining the character of these distinct areas while enhancing the quality of commercial development at the intersection of Edinburgh Rd. and Municipal St. was seen as a priority. A more urban development pattern with built form extending to the street edge is preferred. Commercial buildings with residential units above were also supported to provide for more diverse and affordable forms of housing.

College Ave. - is relatively consistent in character between Gordon St. and Edinburgh Rd. Concern was expressed about the vulnerability of the residential homes along the corridor for potential lot assembly, demolition and redevelopment.

Gordon St. - consistent character with larger, older single detached houses was considered very desirable and an element that contributes significantly as a City gateway. Controls to manage traffic and enable pedestrian crossing at several points along Gordon St. were considered a high priority, particularly at University Ave.

Redevelopment & Infill

Redevelopment strategies were explored for both single lot residential properties and multi-unit residential on larger land parcels. Single lot infill was explored for the following three neighbourhood character types: 1) Older Brooklyn area with narrow lots, high building to lot coverage ratios, minimal street setbacks and a range of 1-2 storey homes; 2) Park like areas like those found along Dean Ave. with deep lots, low building to lot coverage ratios and bungalows; and 3) Suburban models found in areas like Municipal St. with medium sized lots and homes ranging from 1-2 storeys. The development of specific design guidelines was recommended to ensure that smaller scale residential infill is compatible with these character types throughout the neighbourhood. Multi-unit residential infill was explored on two sites, College Ave School and St. Paul's School. Both were considered to be potentially desirable for the development of a community centre. Residential infill appropriate for the College Ave site included single-detached housing of 1 to 2 storeys and medium density courtyard cluster housing. Seniors housing in the form of courtyard cluster condominiums was considered desirable on the St. Paul's school site with beneficial connections to Hugh Guthrie Park and nearby shopping and services. Strong and consistent views were expressed regarding the need for moderate scale housing that is in character with the immediate neighbourhood. A desire was expressed to further define appropriate infill forms, mass, detail and location throughout the neighbourhood to enable the effective management of change.

Neighbourhood Heritage Initiatives

Specific heritage areas were identified in the Brooklyn area, along the river corridor, and Gordon St. hill. Natural and cultural heritage was viewed in a highly integrated manner. Walking tours were also recommended to support interpretation within the neighbourhood. Proposed tours include a River Recreational Tour, a Residential Tour and an Old Rail Trail Tour.

Next steps...

Over the next several months City staff will review, prioritize and cost out potential improvements which will include the development of a draft ten year infrastructure improvement plan. Alternative design concepts will be developed to articulate design options for areas likely to face redevelopment/reuse pressure. Draft policies will be developed to guide change in the neighbourhood accompanied by a schedule of maps that will form the basis of the Community Improvement Plan.

Once these activities are completed, the public will be consulted to obtain feedback and solicit modifications prior to the Plan being brought forward to Council for approval.

Unable to attend the last Community Design Workshop? – Look for “Community Input” on the City's web site or call Planning and Building Services – 837-5616. Future newsletters will only be available on the city's web site or by calling Planning and Building Services.