

TOWNSHIP OF WOOLWICH

MIXED-USE URBAN DESIGN GUIDELINES

Grand River Accessibility Advisory Committee

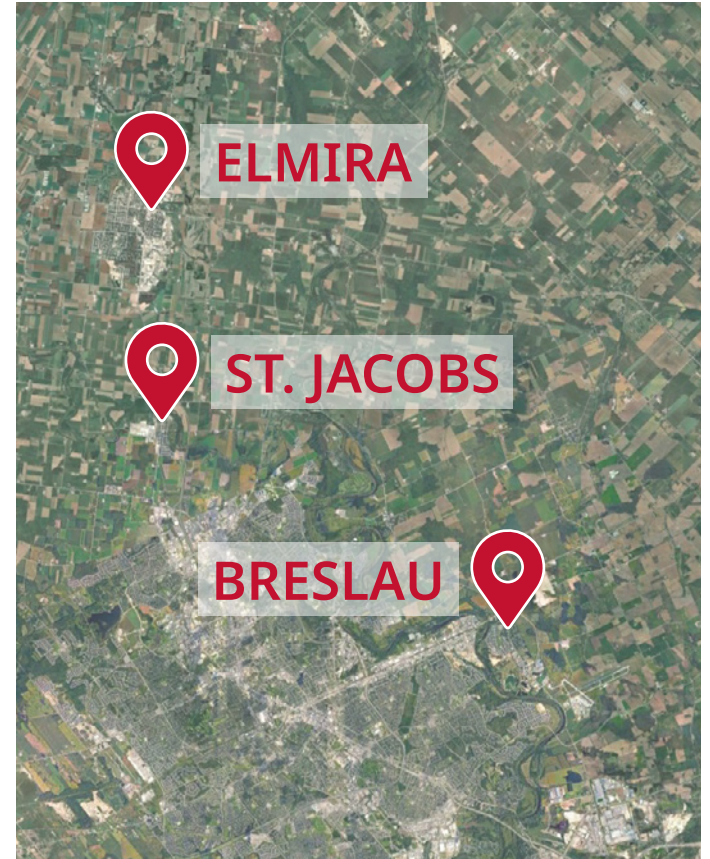


PROJECT BACKGROUND

MHBC retained to develop Mixed-Use Urban Design Guidelines

Study Area includes core and mixed-use areas within Elmira, St. Jacobs, & Breslau

Guidelines will implement new Official Plan policies and shape mixed-use and mid-rise developments



BACKGROUND RESEARCH

Existing and Proposed Policy Documents

Draft Woolwich Official Plan, Elmira Downtown Plan, Breslau Secondary Plan Update, Woolwich Zoning By-law, Woolwich Landscape and Design Guidelines, Active Transportation Master Plan

Spatial Analysis

Urban structure, heights, architecture styles, land uses, streetscape & landscape, setbacks

Best Practice Review

Mixed Use and Urban Design Guidelines from across Ontario

BACKGROUND RESEARCH FINDINGS

Official Plan Direction

Walkable, '15-minute' neighbourhoods, with up to 8 storeys in core areas

Encourage nodes of activity that provide services and amenities

Historic Main Streets - Elmira & St Jacobs

Encourage new development and commercial activity along and behind main streets

Provide appropriate transitions to surrounding residential areas



BACKGROUND RESEARCH FINDINGS

Woolwich Street Core - Breslau

Transition Woolwich Street corridor from residential to mixed use

Potential for additional height and density along Victoria Street



Streamlined Policies and Guidelines

Existing documents can be simplified to encourage development



LANDSCAPE AND DESIGN GUIDELINES



2022 TOWNSHIP OF WOOLWICH

DRAFT ACCESSIBILITY GUIDELINES



DRAFT

Mixed-Use and Mid-Rise Urban Design Guidelines

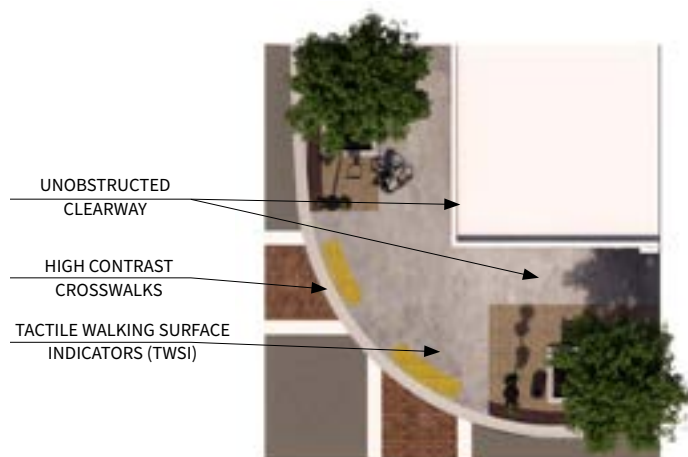
Township of Woolwich
2025



Universal and Age Friendly Design

Planning proactively for a future in which a greater proportion of the population lives with reduced mobility and other disabilities is responsible, necessary and timely. Age-friendly planning is sensitive to the needs of all age groups and all ability levels. Universal Design means designing the built environment so that it can be understood, accessed, and used to the greatest extent possible by all people regardless of their age or ability.

1. Ensure that all public spaces are accessible and barrier-free for persons of all ages and abilities. This includes sidewalks, parks, etc. as well as semi-private open spaces.
2. All common outdoor amenity areas should apply the principles of universal design.
3. Street trees, landscaping, seating, public art and signage should not obstruct the path of travel for pedestrians.
4. Integrate tactile and visual design elements (such as differential paving) to assist in orientation and the recognition of potential hazards to persons with disabilities.
5. Design in accordance with the Accessibility for Ontarians with Disabilities Act and other applicable provincial legislation.
6. Ground floor commercial space and residential lobby entrances shall be designed with accessible entrances.
7. Pedestrian routes should be well illuminated to ensure public safety.
8. New buildings shall be directly accessible from the street and barrier-free access from the building entrance to the public sidewalk shall be provided.
9. Visitor parking spaces should be located in visible and accessible locations near building entrances and pedestrian walkways.
10. Articulated, safe, accessible and integrated dedicated pedestrian walkways should be incorporated through surface parking areas through differentiated paving materials and landscaping.
11. The alteration of significant cultural heritage resources as part of a redevelopment should consider opportunities to improve accessibility and achieve the principles of universal design provided that it does not result in adverse impacts to identified heritage attributes and is sympathetic to the heritage character of the area.



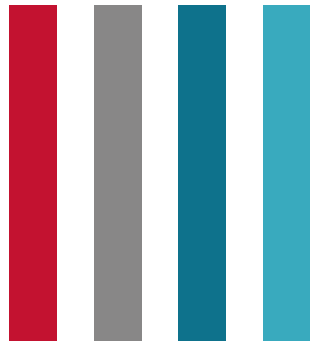
Example of how a streetscape has been designed with accessibility considerations in mind including unobstructed pedestrian clearway; high contrast crosswalks and tactile walking surface indicators.

ELMIRA ACCESSIBILITY GRANT

To assist with the removal of barriers and increase accessibility for people with disabilities in Elmira, the Township will cover 50% of eligible costs of improvements up to a maximum grant of \$2,500 per project and/or property. Work eligible for this grant includes ramps, elevators, lifts, automatic door openers and any other improvements that improve accessibility and remove barriers, as approved by the Township of Woolwich. This grant is eligible for commercial properties. Those interested in this grant should review the Elmira Community Improvement Plan for more information.

NEXT STEPS

Online Survey (EngageWR)	January 20 - February 14, 2025
Open House #1	Monday, January 27
Opportunity for Comment	Late February/Early March
Draft Guidelines Posted	March 17, 2025
Open House #2	March 27, 2025
Comment Deadline for Draft Guidelines	April 18, 2025
Council Consideration of Guidelines	May 2025



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