

York Road/Elizabeth Street Land Use Study What We Heard – Summary Report



**Phase 1 – Feedback on the
Background Report and the
Study Area**

October 30, 2020

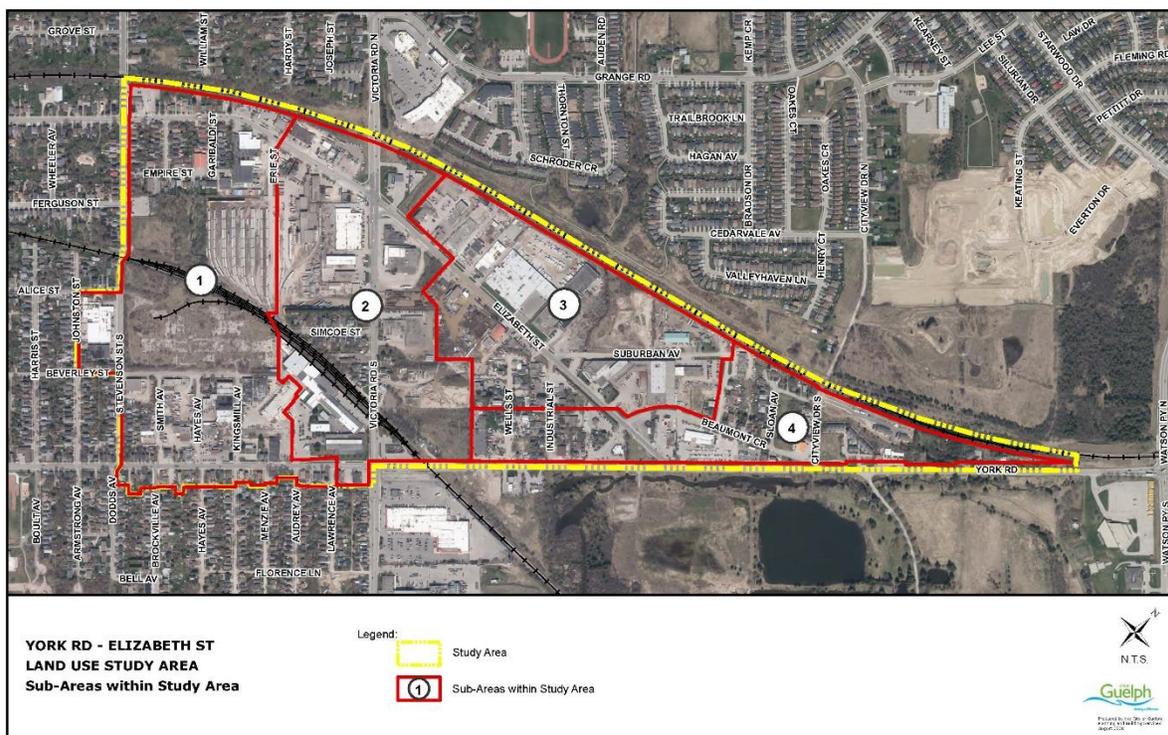
What We Heard – Summary Report
Phase I – Feedback on the Background Report and the study area

October 30, 2020

Community engagement summary report

Through the City's online community engagement site, Have Your Say Guelph, interested stakeholders were able to provide input into the York/Elizabeth Land Use Study through two different activities between September 17, 2020 and October 9, 2020. The online engagement allowed the community to share knowledge about the study area and thoughts about its future. A total of 43 responses were received.

The study area was split into the same four sub-areas outlined in this report (see below) based on the different characteristics of each areas with a mapping tool to tag specific locations in the study area:



- **Sub-area 1:** West of Victoria Road contains residential land, industrial uses, and both sides of York Road (which contain a mix of residential and Mixed Office/Commercial)
- **Sub-area 2:** Development along Victoria Road, which is predominately service commercial and industrial lands, with a Commercial Mixed-use Centre on the east side of the intersection of Victoria Road and York Road.
- **Sub-area 3:** East of Victoria Road, which is predominately-industrial lands
- **Sub-area 4:** York Road frontage east of Victoria Road includes the north side of York Road, which contains mostly service commercial lands, and a pocket of residential development along Sloan Ave and City View Drive South

Sub-Area 1 – West of Victoria Road

1. What do you like best about this area?

a. I do not live/work in the study area

- Provision of jobs.

b. I live in the study area

- The beautiful OR land and the view of the OR.
- Is this a joke?
- The Eramosa River Park.
- Noise at night is no issue, and there is lots of greenery.
- Some of the small business that give it a community feeling like the Greek restaurant, Rug and Weave, Naha Thai, the florist. I love walking my dog along the laneways that run parallel to the streets as you can really feel it's a community not just a commercial area.
- Its potential!
- Quiet neighborhood that is within walking distance of downtown and other local business was residential components. Historic feel to some areas. Quick access to downtown and natural areas of town. Quick access to wetlands. Quick access to resident valued services (Na Ha's Thai Kitchen, Royal City Brewery, Guelph Grotto Climbing gym, and other small businesses).

c. I live in the study area; I own land in the study area

- I like the presence of small, independent shops and businesses, mixed with housing that is composed of individual houses and small-scale buildings (no taller than 3 storeys).
- Quite neighborhood, close to downtown, close to the university, easy access to exit Guelph.
- The green space, access to trails and a great location close to down town
- I like the convenience of this area, grocery is not too far and the neighbourhood is quiet.
- I like the mix of residential and commercial properties. I especially like that newer businesses in the area are small storefronts, creative enterprises, restaurants, or smaller trades. This is a bit of a shift from the heavy industrial businesses of the past or other parts of this neighbourhood. There is great opportunity to encourage more services in this area and make it a more walkable neighbourhood. I also enjoy the proximity to parklands and the river (which are finally fully open again, thank you)!
- Close to trails, river, downtown, university, etc.

d. I live in the study area, I work in the study area

- I like the old houses and the older industrial building as well. I use Angelino's and other small businesses in this area.

e. I live/work nearby the study area

- I like that there is a mix of business and homes.
- Comments:
 - Thai Kitchen restaurant;
 - Greek Garden restaurant; and
 - Angelino's grocery store.
- High density residential.
- I love the mix of residential area and of shops / restaurants / small businesses. I feel like these contribute to creating a feeling of community. I try to use the services in the area as much as I can!
- Very close to downtown and all its public transportation options.
- University of Guelph is close by.
- River & park adjacent to site, small streets with of houses walkable, bike able Angelinos, small businesses in area.
- I like some of the small older industrial buildings.
- I like now they have been re-used for different purposes.

f. I own land in the study area

- We love the connection we have with this area. The hidden pathways and walkways, the small businesses that have become friends, houses with personality and memories of raising our children.
- Up and coming, gentrification.

g. I own land in the study area, I work in the study area

- I like the mix of residential / commercial / industrial.
- Economical place to operate a business.

h. I work in the study area

- Small residential streets.
- Feels like much of this section is a blank slate. The old IMICO site should be developed.

i. I work in the study area, prefer not to disclose

- Character properties and mixed uses.

2. What would change about this area?

a. I do not live/work in the study area

- Open the residential zoning to allow the intermingling of commercial and retail uses as done pre-WW2 allowing for more walkable communities.

b. I live in the study area

- There are no sidewalks along City view, Beaumont, White St etc. This is unsafe for the children, especially when they walk to their bus. There is no access to any recreation space for the children and community. The City of Guelph endorsed The Children's Charter of Rights which states that every

child in WDG should have access to a safe place to play. Many homes in this neighbourhood have no yard and nowhere for the children to play. There isn't even any access to a park if one were to walk- they would have to walk along York Road (no sidewalks and very unsafe, lots of traffic), or cross the train tracks (again unsafe) to even get to a park.

- It's state of dereliction.
- Nothing really
- I do not have any suggestions
- Some of the commercial areas are a mess... for the example the old boxed meat store, the vacant lot on the north of York next adjacent to the building Rug and Weave is in, etc. It is a residential area and the unused space should at least have a level of maintenance required of it's owners.
- Adding parks/playgrounds, schools, libraries, grocery stores and amenities. Residential properties preferably homes for families.
- I think it would be great to use the land. Right now it is often overgrown and filled with garbage.
- Reduction of industrial areas. Expansion of park land. Removal of rail line. Gentrification and augmentation of existing residential areas, while maintaining or creating areas of affordable housing. Expansion of residential zoning. Expansion of resident focused businesses (restaurants, patios, clothing, and arts).
- Removal of York Road as Highway 7.

c. I live in the study area; I own land in the study area

- I would not have allowed the gas station to be installed on York Road that is now directly next to and across from residential houses.
- More business, a grocery store in the East end, need a Starbucks, need more options to buy food. They are hardly any restaurants to get take out.
- The area needs updated, more parks, proper signage, better maintained roads, more curb appeal.
- York Road is the main area coming into Guelph, it needs updated and should have a staple of Guelph and become more welcoming. The OR / old jail lands is a gorgeous spot, Guelph needs to preserve this land and showcase it's beauty.
- Re-direct heavy truck traffic away from York Rd; create a truck by-pass route so that the heavy vehicles don't travel along York and through the downtown area. Obviously, trucks accessing businesses in this zone would be exempted; however, there is significant truck traffic simply moving along this corridor to travel through the city. As someone who has property fronting on York Rd., I am concerned about discussions to add a turning lane (I would lose property).
- (The IMICO SITE)"dumpy" perception unkept properties.
- Increased criminal activity in recent years.
- Road conditions deteriorating increased traffic since moving in.

d. I live in the study area, I work in the study area

- There is an increase of homeless people who try to make camp where the old foundry vacant land is the junkies live behind the old beer store - this city needs to find a solution for the drug addicted homeless people. Just driving them further into the bush is not working. Perhaps a building could be erected to assist with this problem.

e. I live/work nearby the study area

- More transit-friendly, more mixed-use zoning for business and homes like mid-rise with parks and stores/offices on the first floor.
- I would love to see a similar set to Belmont village in Waterloo
- Clean up and develop the contaminated land.
- Relocate train yard.
- More commercial.
- While this is slowly changing, there are still a number of abandoned buildings on and around York that have been falling apart for years. I'd love to see those turned into more restaurants, bars, and shops. Generally speaking, I would love to see more amenities that help make the neighbourhood a bit more self-sufficient (e.g. corner stores, grocery stores).
- More walkable, increased business.
- More midrise apartment/condo buildings.
- York road to not be part of permissible truck route, diversion of large volumes of traffic thru the neighbourhood IMCO. To be fixed up appropriately to fit residential already existing in the neighbourhood small mix used goods, more greenspace.
- PDI and other Large Industrial Re-located. Fix up roads sidewalks, greenspace, promote to old industrial components to become neighbourhood mix-use area to service the local area.
- Get something positive done for IMICO but include lots of greenspace.

f. I own land in the study area

- More outdoor common spaces to play, eat and enjoy the outdoors. A splash pad would be great, even another park.
- I would love to see food trucks out this way or some more small food spots and businesses.
- Move the trains.
- Add commercial land or townhouses.
- More restaurants, pubs. Draw people to the area.

g. I own land in the study area, I work in the study area

- Include more options for small business in the neighbourhoods without the need for specific designated parking.
- Fix the roads, review the parking allowances/no parking.

h. I work in the study area

- The disgusting land behind the fence on the east side of Stevenson Street. The "Wally Tucker" land, perhaps once called IMICO.
- Develop the Imico site!

i. I work in the study area, prefer not to disclose

- Major arterial status of York Road.

3. What should be kept in mind when thinking about opportunities for how land use within this area may change in the future?

a. I do not live/work in the study area

- Economic opportunity should be kept as priority (jobs!).

b. I live in the study area

- Please keep in mind that there are few amenities in this area (no parks or sidewalks even), so when increasing the population, some services are also needed.
- Municipal Tax payers should not get stuck with the bill.
- Traffic and parking. In particular traffic volume. There are days we can't even get out our street onto York Road now.
- If new business is to be brought in, one must keep in mind that there is plenty of residential in the area.
- People live here!! It's a charming area that has lost it's polish - we need business we can use not more industry.
- Families with small or growing families buy houses here because they are usually less money.
- Include green space. I think mixed use of commercial and residential would be good use
- There are some excellent small businesses in this area (Na Ha's Thai kitchen for one)
- York Road as Highway 7 is unfortunate.

c. I live in the study area; I own land in the study area

- The businesses in this area should be small, independent businesses that respond to the needs of residents in the area and those passing through. "Slow streets" should be designated for the smaller residential streets in the area, as 50 km/hr is too fast for the narrow streets that have parked cars, and houses where children are playing.
- There are a lot of young kids and families that live in this neighborhood, we need more parks and sidewalks.
- Road traffic and congestion issues, increase patron and bike traffic, due to people working downtown.
- Increased time getting into business driveways and lack of parking which will deter people from using businesses downtown.
- Established neighbourhoods and traffic.

- There are a considerable number of residential properties in this zone (notably, the properties south of York are left out of the consultations); many of these properties have only one route to access their homes. Increased housing density means more traffic, and this area already sees considerable traffic (esp. as York Rd is also Hwy 7). As an older neighbourhood, the streets are narrow and they don't always line up for easy flow of traffic. I am concerned about the movement of people in the neighbourhood and hope that considerations for busing, cycling, and walkways will be carefully considered.
- Beautifying green spaces; pedestrian safety : sidewalks ,safe crossings; Snow removal ,winter maintenance; waste recept

d. I live in the study area, I work in the study area

- With more and more people looking to Guelph as a place to live I think this land would create more value as a residential/ commercial area. If the vacant land where the old foundry is finally able to be developed on it would make an awesome residential/recreational area.

e. I live/work nearby the study area

- Make this neighbourhood desirable! Use places like Amsterdam as a model for mixed-use.
- Traffic on York Rd
- Train schedule on GJR
- A lot of families live here. We chose this area for the proximity to the river, to trails and nature, as well as for the ability to access downtown easily. This is primarily a place where we live, and don't want to see it turned into commercial/industrial only.
- Need for more residential housing because Guelph's population is exploding.
- Residents traffic green space (we need more) walkability and not car oriented low-rise housing single family, townies etc. No high-rise this neighbourhood is like a village quaint try and maintain this deal with traffic issues (large trucks down York etc.)

f. I own land in the study area

- The lights at York and Victoria are dangerous already, with more volume there would need to be big adjustments. Change the bus stop in front of Greek Garden, it becomes a hot mess, and have an alternate entrance for the Tim Hortons.
- There are so many creative people living in the ward. High rises would be deflating, I can only hope that these gentrifications will reflect the personality of the area.
- move the trains
- Should be commercial area
- More restaurants, pubs. Draw people to the area.

g. I own land in the study area, I work in the study area

- Ward feel
- Traffic and parking impacts on existing businesses.

h. I work in the study area

- More housing, perhaps condos/townhomes would be great. Also the area needs some small plaza-type amenities
- That traditionally this was a mixed industrial/ residential area, and I think that should be reflected in any future plans for the area. Rather than just approving town homes (i.e., Biltmore development) having a more mixed use space here, more representative of the ward in general would be good.

i. I work in the study area, prefer not to disclose

- Maintain historic character of neighbourhood.

4. Geotechnical Data Input

a. What do you like in this area?

- The GJR rail line should be an extension of the Trans Canada Trail South starting at MacDonell and continue all the way to Victoria Rd and beyond to the Yorklands eventually. This would also be a continuation of the Guelph To Goderich trail (G2G) making it even more accessible once the Guelph connection is complete. Apart from the economic benefit to all the new development in the Ward it would also bring economic and environmental benefits by encouraging a healthier lifestyle by enabling a pleasurable and safe biking and walking trail.

b. What would you like to see change?

- The ward is such an exciting place because of its history of mixed development. Moving forward I would love to see the city design a space where people can live, shop and work within the same community. More green space would be nice too!
- Lots of traffic congestion. If possible, I would add turning lane from Victoria to Stevenson and bike lanes.

c. What do you not like in this area?

- Sketchy empty lot. I know it's a brownfield, but makes me feel unsafe walking by at night. Please don't turn it into condos.
- Frustrating staggered intersection. A lot of near misses.

Sub-area 2 - Development along Victoria Road

1. What do you like best about this area?

a. I do not live/work in the study area

- Jobs!

b. I live in the study area

- There's beer sold here.
- Mixed use of land
- It is not exceptionally busy.
- I love trains so living by the rail yard is no issue at all. The grotto building is great - it's a shame it doesn't have more we can use in it but my son is an avid climber and loves it - and the strip by it is good, for example Royal City Brewing adds to the area a lived-in feel. The plaza at Victoria and Elizabeth is good - the Queens Cafe, Malkim, etc.
- Being on the outside of the city, close to Rockwood. Its potential!
- Royal city brewery.
- I am a resident in this area. Residential aspects have strong character. Quick access to downtown and outside of town. Quick access to resident valuable services (Na Ha's Thai Kitchen, Royal City Brewery, Guelph Grotto Climbing gym, and other small businesses).

c. I live in the study area; I own land in the study area

- Almost nothing. It is an ugly, poorly-maintained stretch of Victoria Road. The only attractive place is the fire station on the corner of Elizabeth and Victoria. The city has not planted trees, nor maintained the road. There is not bike lane, which would be a benefit, given that the Victoria Road Rec Centre is just a bit further north. In general, people drive too fast along this stretch of road, especially as they come down the hill from the south, making entry and exit to and from businesses dangerous.
- Quiet neighbourhoods
- Great variety of businesses to service the East End. The increase of small, diverse businesses has been great for the neighbourhood.
- Not much -very dumpy, road conditions are terrible.

d. I live in the study area, I work in the study area

- I own a home in this area on Victoria Rd and I grew up in this area of Guelph. I love how it is a small pocket of residents in an ever growing city. I use the businesses in the area and also work just a few minutes walk from my home. Until recently I also enjoyed living by train tracks (a heritage thing too complex to state here) however the new rail company has been running their schedule quite late into the night. It has not yet been a month but they have conducted rail activity past 11 PM quite more times than I witnessed Ontario Southland in 6 years.

e. I live/work nearby the study area

- Traffic light spacing/timing.
- Comments:
 - Improvements at Elizabeth St. intersection; and
 - Some commercial.
- The commercial use of the space, with all the little restaurants and stores that have been popping up in the last few years.

- The Royal city plaza and businesses.
- Southbound Victoria road is a direct beeline to College Ave., Stone Road, Arkell & Clair Roads and therefor is a major road comparable to Gordon Street and also Edinburgh Road.
- Not really much / I like the factory re-used on the corner of York and Victoria the owners have done good job of repositioning this building. This old factory should be considered for heritage designation. The small grouping of houses or simcoe street.
- But the rest of area concrete, sporadic not well utilized spaces.

f. I own land in the study area

- Hands down, Royal City Brewery.
- We are on a dead-end street.
- Accessibility.
- Jobs.

g. I own land in the study area, I work in the study area

- Economical place to operate businesses and diversification.

h. I work in the study area

- Note much. It's old and run down - looks like a ghetto.
- Potential.

i. I work in the study area, prefer not to disclose

- Small businesses.

2. What would change about this area?

a. I do not live/work in the study area

- Open up the residential zoning to allow for commercial/retail opportunities.

b. I live in the study area

- Make York and Victoria area look less run down. When driving west along York towards Victoria and then turning left on Victoria to go to Tim Hortons, it is very unsafe as there is no turn lane to get into the Tim Hortons plaza. People make an immediate stop to turn and cause accidents.
- It would look less like an industrial wasteland.
- Nothing
- I would have no changes
- I don't like the aggregate / gravel yard being right there - it's scruffy. The intersection of York and Victoria is a mess especially the south east corner vacant lot. The area that is to the west of Wells is a disaster. I live on Wells and the area there is a mess.
- Train, traffic, businesses are only industrial or commercial. NOTHING for residential owners. Very hard landscapes. Not manicured at all. Needs to be cleaned up and maintained. Noise from train is at all hours of day, night and

early morning. Sound barriers, new fences should be implemented especially for families living near it.

- Put a side walk on both sides and further away from road.
- Reduction of industrial areas. Expansion of park land. Removal of rail line. Gentrification and augmentation of existing residential area, while creating areas of affordable housing. Expansion of residential zoning. Expansion of resident focused businesses (restaurants, patios, clothing, and arts).
- Removal of York Road as Highway 7.

c. I live in the study area; I own land in the study area

- As for the road itself, the turn lane just south of York Road (that goes into the Tim Horton's area) needs to be extended. Drivers going in and out of that commercial strip are constantly trying to manoeuvre around each other. Trees need to be planted along the road and sidewalks need to be installed and maintained on both sides of Victoria. This area should remain a commercial strip without any residential dwellings.
- Same as South end on Clair road. More family runner business
- This need updated and beautified to say the least. Common Guelph we need to keep it classy and sink some money into making this area more appealing.
- It seems fine to me right now
- Fix the road! One of the worst stretches of road in the neighbourhood. Sidewalks on both sides would encourage people to walk more to these businesses. Encourage even more diversity of businesses and consider moving heavy industrial out of the area to industrial zone along Watson. Given the history of industrial use, pollution remains a concern (ground and water, notably).
- Make it easier to access businesses.

d. I live in the study area, I work in the study area

- I had a survey company trudge through my backyard on behalf of Guelph Junction Railway and was informed that they own some of my backyard. I asked if I could lease the land that they are speaking about and was told no, they are building a storage facility in this area. This area has been maintained by the residents of this community. We have mowed the grass, shoveled the snow and utilized the alley for decades. The land directly across the street is also on the same survey line, I and other residents in this area believe that the "storage facility" would be better across the street, away from the residential area. It would be great if there was a set time that the trains were not allowed to work at night, like 9 pm or so.

e. I live/work nearby the study area

- Add separated bike lanes rather than gutter lanes.
- Better road for turning into businesses
- Comments:
 - Full sidewalks;

- Total reconstruction of road;
- More established retails; and
- Close scrap yard or relocate.
- The intersection is really busy and sometimes hard to navigate. Trains tend to run during rush hour, which blocks everything for many minutes. With the heavy traffic, it can be really challenging to access some of the businesses (e.g. turning into the parking lot at Royal City Brewery). It's a little outside of the survey area, but the entrance to the Tim Hortons is also a mess, and cars trying to access the lot often block/slow down traffic along Victoria.
- Added landscape or enhanced building facades.
- Less buildings in state of disrepair. More trees along roadside.
- The road needs repaved.
- Widen the intersection of York Road and Victoria Road.
- Build Bridges for train tracks on York Road and Victoria road.
- It's a very dilapidated looking entrance to our city.
- More green frontage is beautiful – more pedestrian friendly larger sidewalks.

f. I own land in the study area

- Addition of road divisions and medians with bus lanes.
- Move the trains.
- Should be commercial land.
- Clean it up, ugly.
- Allow a broader mix of businesses to locate.

g. I own land in the study area, I work in the study area

- Nothing.

h. I work in the study area

- It's mostly commercial/industrial so... what can be done?
- Hard to say. It's pretty rough at the moment, but it is a working space. I'd work to improve the road itself and improve the easements. Lots of ragged entrances and exits along this stretch.

i. I work in the study area, prefer not to disclose

- Nothing.

3. What should be kept in mind when thinking about opportunities for how land use within this area may change in the future?

a. I do not live/work in the study area

- Economic opportunities should be the focus (jobs!).

b. I live in the study area

- If the population increases in this community, so will traffic along this road.
- Municipal tax payers should not get stuck with the bill.
- Again, high traffic volume.
- That there are still residences in this area

- Again - people live here! But the people that do realize it's a mixed use commercial / residential / industrial area - it just needs to be better maintained.
- Families live here with small children! Safety, noise and beautification should be a priority. People who live in this area need traffic to be condensed and make our area easier to access amenities. We are an entry point to Guelph and not visually pleasing in anyway!
- There are some excellent small businesses operating in this area (Royal City Brewery, Guelph Grotto Climbing gym), but the area is in desperate need of additional restaurants, patios, park lands and other services providing residents with a "neighbourhood" feel. "Troy's Toys" and other similar businesses offer nothing to foster the area as a community.
- York Road as Highway 7 is unfortunate.

c. I live in the study area; I own land in the study area

- This isn't a suitable stretch of road for residential zoning, so I would keep it as commercial use only and remove any residential use along the frontage of Victoria Road in this section.
- It looks like a dump there. Too many homeless people. It needs to be cleaned up.
- Think about traffic congestion and roadways.
- High density building, keeping some trees and nature space.
- The continued shuttling of trains in the yards here creates significant delays for drivers, esp. during rush hour times; any steps to speed up this process would be appreciated.
- Traffic flow- roundabouts at York /Victoria and at Victoria/Elizabeth.

d. I live in the study area, I work in the study area

- The residential houses in this area have a historical meaning in Guelph. The house I own was a worker house owned at one time by the foundry and rented to new Canadians trying to start a new life. It was what this city was built on.

e. I live/work nearby the study area

- Future proof this area.
- Lots of traffic already in this area.
- Rail crossing at GJR.
- Potential bus route on Victoria Rd.
- I'd make sure to keep some lots for smaller commercial use/businesses, which really help bring this neighbourhood to life (and not remove businesses to create huge industrial space).
- Impacts of rail and associated noise.
- Building inclusive community space, balancing transportation needs.
- Increasing university of Guelph student population as well as young families
- More high-density housing will be needed.

- Green spaces, pedestrian scaled developments not car acierated, bring some green and less asphalt area, transport needs to look at diversity truck traffic. Need a ring road system to keep large. Transports from travelling thru the city this does not do well in the older parts of the city. Where homes, business are close to roads and road network can only grow so big.
- Mixed human scale land use , walkable community business and residents.

f. I own land in the study area

- Busy road, railroad.
- Make it prettier, more inviting.
- Allow a broader mix of businesses to locate.

g. I own land in the study area, I work in the study area

- Off road parking and possibly a turning lane.

h. I work in the study area

- I'd imagine that in the future there will be more commercial opportunities along this stretch, so making it easier for those types of businesses to operate there would be good.

i. I work in the study area, prefer not to disclose

- Rail lines already provide traffic backups, any significant intensification - particularly residential - would simply add to the issue.

4. Geotechnical Data Input

a. What do you not like in this area?

- Awful parking lot. Dangerous getting in and out of it. I feel bad for the businesses. Make a better entrance off of York Rd and bigger parking lot.
- I find this a difficult parking lot to get in, as the entrance is not clear. The curb is rounded so you can drive in anywhere, but that makes it unsafe with other cars going in and out from Elizabeth and Victoria. Maybe some clearly defined curbs for entry and exit might help for the plaza.

Sub-area 3 - East of Victoria Road

1. What do you like best about this area?

a. I do not live/work in the study area

- Rocky's.

b. I live in the study area

- Not sure
- You can get giant hot dogs.
- Nothing
- There are a number of small businesses in this area.

- My house is in this area (Wells). I think for the most part Elizabeth is fine - it's industrial but mostly well maintained (particularly the weld shop at Suburban and Elizabeth - we need more of this as it's so well maintained).
- Potential!
- It's kind of a dull area of the city. Not much to like. But I understand that parts of the city need mechanics, scrap steel business, auto sale, etc.
- The Water Store is handy. The area has quick access to wetlands and green lands, and easy access downtown.

c. I live in the study area; I own land in the study area

- I live in this area on Beaumont Crescent. In general, the residential area is quiet and most of the properties are well-maintained by the residents. Also, it's within walking distance of a lovely park-like setting (the O.R.) where one can walk and enjoy nature. It's close to downtown, while not being in the middle of things, has a bus stop nearby, as well as a bike path along Elizabeth Street, and is close to a few small retail businesses.
- The metal factory is cool. But it needs to be more friendly of an area. Half industrial and half residential. When you come into Guelph, it looks dumpy.
- Quiet and friendly neighbours.
- I am less familiar with this area given that it is predominantly commercial & industrial. The rebuilding of Elizabeth (including the intersection at York) a few years ago seems to have been a good improvement.

d. I live in the study area, I work in the study area

- I like the choice of mechanical shops in this area. There is also a restaurant that is great!!

e. I live/work nearby the study area

- Nothing.
- Interesting road layout.
- Some commercial.
- Tucked away.
- Elizabeth Street is a short cut when driving between Victoria road and York road.
- This area provides some employment.
- Bernadis!
- Most of area really needs a face lift, sidewalks, greenspace.

f. I own land in the study area

- Accessibility to Guelph resources.
- Jobs.

g. I own land in the study area, I work in the study area

- Nothing striking.
- Diversity.

h. I work in the study area

- What's to like? Rocky's?

i. I work in the study area, prefer not to disclose

- Don't know, can't tell where on the street the line is drawn.

2. What would change about this area?

a. I do not live/work in the study area

- Open up the residential zoning to allow for commercial/retail opportunities. Zoning should be open (by-law changes unnecessary) to allow for organic changes.

b. I live in the study area

- Not sure
- Relocate the scrap yard, clean up that automobile wash and remove the light at the intersection of Elizabeth and York Rd it's a serious pain in the butt.
- Nothing
- I cannot think of any.
- West of Wells is a disaster. Wells needs paving - we pay taxes but rarely get snow ploughing or street repairs. I'd like it to be tidier - vacant lot when you enter Wells on the right for example - it's been vacant since we moved here. Can some type of level of maintenance be required?
- Traffic, landscaping, add trees, flowers, statues, signs. Make everything more visually stimulating and safer.
- The metal yard is a huge eyesore. Reduction of industrial areas. Expansion of park land. Augmentation of existing residential areas and residential services, while maintaining or creating areas of affordable housing. Expansion of residential zoning. Expansion of resident focused businesses (restaurants, patios, clothing, and arts).

c. I live in the study area; I own land in the study area

- There is definitely not enough of a separation between the small residential areas and the commercial/industrial businesses. For example, there is a car lot across the street from us that does not have any trees or fence or any kind of barrier, and has far too many floodlights that continue to shine towards the residential area. Additionally, we have a junkyard next door that is allowed to exist even though it appears to no longer be in operation, nor does it have a fence with a gate enclosing the property. Also within view of both our front and back yards, there is a variety of abandoned articles, such as a trailer covered with graffiti, rusty equipment on top of shipping containers, and an old deck left out to disintegrate.
- The City has not maintained this small neighbourhood along Beaumont and Clearview; there are no sidewalks or curbs, and parking is not allowed in front of our house as would be normal in a residential area. Additionally, Beaumont Crescent would be a perfect street to formalize a bike path, since

it's used as such for workers going to and from Cargill, school children, and recreational cyclists. Also, it could hook up with the bike path on Elizabeth.

- I would like to see the City close the entrance to Beaumont and Clearview that comes off of York Road, and have the only access be from Elizabeth Street. This is because drivers often use Beaumont as a short-cut between York and Elizabeth to avoid the new light at that intersection. Since this section of Beaumont is used by pedestrians and cyclists, too much car traffic is a danger. Also, any business that fronts York Road should not be able to use Beaumont for an access.
- The City should plant trees along Elizabeth Street to increase shade cover during the summer and to help combat climate change. While I understand the City doesn't want to plant large trees along the south side of Beaumont because of the power lines, some attempt at separating commercial from residential needs to be done. Perhaps planting low-growing hedges or shrubs would be possible.
- Sidewalks please!!! More police presence.
- Quiet the traffic on Beaumont, the cars race down there now from Elizabeth Street to York Rd to beat the light. Put sidewalks in on Beaumont, Sloan, White and City view streets. Put a park so the children of the neighbourhood have a place to play. You have to drive to a park for the children to play.
- Make it a truck route to Victoria and then north to Woodlawn for trucks continuing on Hwy 7.

d. I live in the study area, I work in the study area

- The scrap metal place is loud and sometimes smelly.

e. I live/work nearby the study area

- Beautify it with additional trees/greenspace. it is very drab and grey right now.
- Pedestrian crossing over Metrolinx for access from adjacent residential subdivision.
- Full sidewalks.
- Inefficient land use.
- Make it feel less disjointed.
- Benmet metal (315 Elizabeth street) recycling business causes horrible noise pollution with crashing metal sounds all day.
- Please give them an incentive to move a new outer limit location where they have room to grow and not bother residential &/or commercial uses.
- Dan Gibson has heard many complaints about Benmat and has been a great help to us.
- Please build a grocery store (eg. NO FRILLS)and some apartment/condo buildings.

f. I own land in the study area

- Make it commercial area.
- Clean it up, ugly.

- Need to allow a broader range of uses in this area through the zoning. Eliminate specialized zones and broaden the SC uses.

g. I own land in the study area, I work in the study area

- Sidewalks.
- Infill with small industrial buildings.

h. I work in the study area

- It looks so run-down. Not an inviting way to enter our beautiful city...
- It kind of does what it needs to, I'm not really sure that a change is necessary here.

i. I work in the study area, prefer not to disclose

- Road maintenance.

3. What should be kept in mind when thinking about opportunities for how land use within this area may change in the future?

a. I do not live/work in the study area

- Economic opportunities should be the focus (jobs!)

b. I live in the study area

- Not sure
- Municipal tax payers should not get stuck with the bill.
- Traffic congestion
- That there are still residences in the area for noise concerns etc.
- People live here!! Wells for example has 5-6 homes on it, children, people who take care of their homes but are let down by the state of what's around us.
- Kids live here! Families live here! We need to have access to safe places for children to go, learn, play or even walk on a sidewalk. Traffic doesn't even stop for school busses.
- The industrial areas provide value, but would be better placed outside of residential areas of the city.

c. I live in the study area; I own land in the study area

- The north side of Beaumont Crescent should be wholly residential. There is no place any longer for a junkyard or a business that houses heavy equipment / dump trucks in their yard in this corner of Sub-area 3, especially since there is a large metal recycling plant on Elizabeth. Additionally, the corner of Beaumont and Clearview should not be commercial, especially if access is cut off from York Road.
- Since this industrial area is so close to the city, any industry that comes in needs to be compatible with residential areas with regards to noise, odor, light pollution, and traffic requirements.

- The City still needs to maintain aesthetic standards in requiring industrial and commercial businesses to plant trees and maintain their property in ways that are compatible with residential areas.
- Lot's of young families live in this area. There are no parks anywhere
- Amenities such as sidewalks, park for the neighbourhood children to safely play. Road repair
- Listen to the residential property owners of this neighbourhood to meet their needs, too.

d. I live in the study area, I work in the study area

- Great little industrial area.

e. I live/work nearby the study area

- Avoid heat islands with trees and additional greenspace.
- Intensification.
- Underline intersection improvements of Elizabeth and York.
- Traffic.
- Increasing population
- Because of technology many people work from home.
- If think that what needs to be kept in mind for the whole study
 - Must be a beautiful gateway for the city.
 - Must be geared towards human scale pedestrian friendly developments.
 - Changes should reflect, compliment, respect and help the residential components already in existence.
 - Retention of some of the small and larger, Industrial and commercial buildings as they are more affordable for private small-scale business, plus they have that human scale.
 - No High-rises, big box traffic generating ideas.
 - More green spaces, wider boulevards trees, wide side walks, bike lanes.
 - Correctional lands must also be developed without destroying its beautify.
 - This would be Ideal for a new large hospital and other healthcare facility.

f. I own land in the study area

- Land owners.
- Make it more inviting, pretty.
- Need to allow a broader range of uses in this area through the zoning. Eliminate specialized zones and broaden the SC uses.

g. I own land in the study area, I work in the study area

- No not add housing.

h. I work in the study area

- I'd consider that this area isn't a stand alone piece, rather that hat is around this area will effect it too. In particular whatever happens with the provincial jail lands should play a role in how this area is treated as it faces them.

i. I work in the study area, prefer not to disclose

- Retain character, mixed uses to encourage a walk-to-work and liveable environment.

Sub-area 4 - York Road frontage east of Victoria Road

1. What do you like best about this area?

a. I do not live/work in the study area

- The chocolate bar.

b. I live in the study area

- The OR
- Still the giant hot dogs.
- The green space on the south side of York Rd.
- The open areas on the South side - we need to maintain the green space.
- So far, the improvements that have been made have been positive.
- There are some nice small businesses in the area, such as York Kitchen

c. I live in the study area; I own land in the study area

- As the Sub-area is defined, the most pleasant part is the small residential area along Clearview, City view, and Sloan, as well as access to the O.R. for its natural environment.
- The OR/ Old jail grounds are beautiful for walking. The water is gorgeous and has eye appeal.
- It is nice to have the green space on York road at the correctional centre
- The inclusion of low-income housing/ community housing across from a naturalized area.

d. I live in the study area, I work in the study area

- The OR bring back the baseball fields and recreation area there.

e. I live/work nearby the study area

- Adjacent to the reformatory lands (York lands).
- Good throughway for traffic.
- I love what is happening with the York lands Green Hub and really appreciate all efforts to make this green space more accessible to the community.
- Nothing...as a main entrance to the city it is a horrible first impression
- Park frontage and restaurant.
- Beautiful view & Access to parkland across York road.
- People take wedding photos in the parkland
- Great fishing there and cross-country ski.

- Rockies, small little neighbourhoods proximity, to green space /old reformatory lands.

f. I own land in the study area

- The green space.
- Good access.
- Not much.

g. I own land in the study area, I work in the study area

- Green land / trails / lakes.
- The diversity as it is unique with character unlike the new developments on Gordon Street.

h. I work in the study area

- Not really anything. This is pretty underused space if I'm being honest.

i. I work in the study area, prefer not to disclose

- That it is near Greenspace.

2. What would change about this area?

a. I do not live/work in the study area

- Nothing

b. I live in the study area

- There are no sidewalks. Add a light at City view and York Road so people can cross the street to get to and from the bus stop on OR side of York Road.
- repave the road. Bull doze the car lots and build more appealing retail.
- I have no suggestions.
- Same comments re the streets off York - just messy some of them and people do live on them that pay taxes and deserve better. Vacant and constantly changing hands lots need a plan to improve them to add commercial and residential value.
- Intersections of York and Victoria should be changed to reflect residential area.
- Re-pave York Road
- Support residential growth, increase park land, support small business, removal of industrial areas not directly supporting the community.
- Removal of York Road as Highway 7.

c. I live in the study area; I own land in the study area

- First, the York Road entrance into Guelph is currently poorly maintained and ugly. The road needs to be repaired and possibly widened without damaging the surrounding natural environment to make room for a bike lane, flower planters, and sidewalks on each side of the road. There needs to be more crosswalks (pedestrian controlled) for access to the current bus stop and the O.R.

- Sidewalks are imperative to enabling access to other neighbourhoods. It's not in your area of study, but the sidewalk needs to go all the way to Watson Parkway and around onto Watson. This would allow residents easier access to the East Branch Library and any potential services that may be developed in that area.
- The City owns a piece of property on City view that would be perfect for a park that could include community gardens, as well as play structures for children. Nearby is a social housing complex where people have little yard or garden space, so a park would be greatly appreciated by them, as well as by other residents in the neighbourhood. Additionally, it would enhance both the aesthetics and livability of the area.
- Better roads, curbs, sidewalks and a proper causeway to connect City view south to City view north so people can walk safely over there.
- Better roads, especially York Rd, light fixtures, enhanced attractiveness, signage, have some planters, create more parks for the children, especially around the Beaumont and City view area, they deserve a park.
- We need sidewalks on York Rd and we need the road fixed. It is a mine field with potholes.
- Fix the road! We could do with less car dealerships, but I recognize that having them in one area is logical for buyers. Is there space for a grocery store in this zone?

d. I live in the study area, I work in the study area

- Some of the used car places look a little dumpy. Maybe they could spruce up their buildings.

e. I live/work nearby the study area

- There needs to be safe crossing to access bus stops on the south side of York. Esp. at City view Dr South. There is a new 28 family complex at City view Village, there are many houses, and a social housing complex. Residents need safe crossing to bus stops on the opposite side of the road.
- Repave the road and add separated bike lanes. I would rather 1 lane each way with a centre turning lane than 4 lanes.
- Less bumpy road, proper sidewalk.
- Bigger retail.
- Remove steel dump.
- It is really difficult to travel there in any other way than by car. I have tried to bike or walk along that street and it is scary and dangerous - especially now that I have small kids, I always have to resort to driving in order to access commerce or services in that area. I'd love to see a more inclusive street, with clear sidewalks and bike lanes, and more opportunities to cross the road.
- Almost everything! Landscape, gateway features, road improvements
- Less focus on parking and large signage for business.
- Good sidewalks.
- Traffic lights with pedestrian crossing.

- A dairy queen &or swiss chalet restaurants.
- A good sporting goods store.
- A daycare for young children.
- More greenspace, sidewalks.

f. I own land in the study area

- Access to the space, parking, communal gardens. People love this area, why not open it up to enjoy.
- Curb appeal.
- Again, clean it up.
- Need to get the road improvements done!

g. I own land in the study area, I work in the study area

- Accessibility to trails and parking. better use of the land - i.e. the ball diamond and skating rink that were previously there and gone to waste...community park? Cross walks?
- Infill and keep in open for land use as it is now.

h. I work in the study area

- YORK RD! It's a disgrace. It's falling apart and needs desperate attention.

i. I work in the study area, prefer not to disclose

- Traffic light at Wells Street prior to the rail line. This would keep cars far enough back that drivers wouldn't be tempted to try to cross the tracks when the lines were flashing but the train was not visible or only moving slowly.

3. What should be kept in mind when thinking about opportunities for how land use within this area may change in the future?

a. I do not live/work in the study area

- Economic opportunities should be the focus (jobs!)

b. I live in the study area

- Not sure
- Municipal tax payers should not get stuck with the bill.
- Traffic congestion
- Just to be kept in mind that there are still residences in the area for when it comes to potential business noise.
- Keep the green space!
- People will be walking more if new families keep purchasing in the area. We need safety and beautification.
- Amazing that it is accessible to wetland. York Road as Highway 7 is unfortunate.

c. I live in the study area; I own land in the study area

- The City should reconsider the appropriateness of used car lots at this end of the city. Those businesses do not seem to be compatible, for example, with development of the O.R. into a more formalized park and educational area (York lands Green Hub), nor are they really compatible with residential and small retail businesses.
- Given that York Road is the eastern entrance to Guelph, the used car lots and the lack of landscaping make the whole area look trashy and cheap. The area would be better suited to services that are needed by residents not only in Sub-area 4, but who also live nearby in St. Patrick's Ward, along Watson Parkway, and further out York Road. This area needs banking services, pharmacies, groceries, dining, and other small retail establishments.
- People in this neighbourhood don't expect or want development such as is found in the South End of Guelph, but we do want it to be attractive and provide amenities that are useful to us as residents.
- There are many residential properties here - what neighbourhood group services this area? Are there facilities for these homes? Is there a distinct identity to this area like many others in Guelph? How can the neighbourhood be supported to build this identity?

d. I live in the study area, I work in the study area

- More places to eat.

e. I live/work nearby the study area

- Many new families are moving into this area. There are lots of children and multiple school bus pickup spots in this area. As such we need greenspace (a neighbourhood park) as there is none in this study area and no access to one east of Victoria. Also need safer routes - including active transportation considerations such as sidewalks. There are none on many of the side streets. There is also flooding at the corner of City view Dr S and York - so this needs to be addressed.
- Find ways to encourage pedestrian use of the area.
- Leverage GO Bus route.
- City view Rd N/S connection (likely unfeasible)
- pave the YORK street., it's horrible.
- Commercial uses to support nearby residents.
- Traffic flow and attractiveness as people enter Guelph.
- Growing population that needs housing.
- More Apartments/Condo buildings.
- Lets not turn this into another over built , large commercial density corridor gateway like what happened on Gordon
- Human scale ,green supportive area preserve the streams and ponds on reformatory lands.

f. I own land in the study area

- Land value.

- Make it more inviting, welcoming.

g. I own land in the study area, I work in the study area

- Jail lands great for development but keep some of the natural areas and enhance the rest with good mix of commercial / residential / not too much industrial and make it a city destination area with good linked biking trails from downtown along the river.
- Do not go with a single land use unless it is a new one that allows anything.

h. I work in the study area

- Again, it should reflect what is happening across the street in the jail lands. I think it's too narrowed a stretch to stand on its own.

i. I work in the study area, prefer not to disclose

- Existing residential properties exist within the industrial landscape. Their owners made the choice to live in this area and their quiet enjoyment should be protected, despite forward planning.

4. Geotechnical Data Input

a. What do you like in this area?

- Adding the light at Elizabeth and York has improved safety of turning onto York from Elizabeth.
- I too like the lights @Elizabeth. They have eased the flow of traffic and slowed some drivers down too!

b. What would you like to see change?

- Hi I am a homeowner in this area. As a mother of 5 we feel a need for lots of change in this neighborhood. We love that it is a quiet place to raise our children one having special needs. We have lived here for 10 years and have often hoped that the city would use this field for a park. There are several young families in the area who have small children that would benefit from a park, seeing as there are no sidewalks and no walking access to any playgrounds nearby, I feel it is a child's rights to have a nearby playground. The field is often used for soccer, baseball, running around playing tag, flying kites in the summer months and tobogganing and building snow forts in the winter. Our area is often neglected by city maintenance roads being icy. In the summer grass Heights of 3 ft or more obstructing a driver's vision to see children walking around a corner on Sloan Ave and White Street. We don't have sidewalks so this neglect puts our children and any pedestrians at risk when they're sharing a road with vehicles. I don't think it's a lot to ask the city to install sidewalks for the many children that have to walk to their school bus stops. A sidewalk should be a necessity not a luxury why this has never been brought to city council I have no idea. Looking forward to seeing some of these changes and making it safe for our children.
- We desperately need a neighbourhood park located at this parcel. It is currently being used for this purpose by residents for Sloan, White,

Beaumont Cr and City view Dr S. The new City view Village is to host 28 families and they will also need to access greenspace. There are no parks in this study area - and none that are accessible within a 15-20-minute walk. The train tracks prevent access to City view Dr N so we are not able to access parkland to the north of the study area. There is greenspace at the reformatory lands but again, this is not actively maintained municipal parkland and is also outside of the study area. So - we need a park in the study area and this site is already functioning as one.

- Would like to see more active transportation options in this area. White, Sloan, Beaumont and City view are all devoid of sidewalks! There are multiple school bus pickup spots in the area and we need safe routes for children. Sidewalks are a must for some of these side streets. I frequently see family members walking along the shoulder on York because there are no sidewalks or no multi-use paths. Winter clearing / salting of roads needs to be addressed too, as the roads here are not maintained frequently. The density of this area is already increasing so we need safe routes and more active transportation options.
- There is no pedestrian crossing here at York. There are individuals with accessibility needs living in nearby complexes (north of York) and there is no way to safely cross at City view to catch the bus on the opposite side. The bus stop is close to the York Road entrance, but there is no traffic light or pedestrian actuated signal to go across the road. I have a disability and have problems crossing this road. It is not safe for the residents living in this area to catch the City bus.
- I would love to see paved shoulders and bike lanes along York Rd. There is a lot of traffic and its the only direct way to town. Bike lanes would make it safer for commuters and more pleasant for all.

c. What do you not like in this area?

- This area is a food desert. There are no food marts or grocery stores. This needs to be addressed with any new development. Preference is for smaller to medium-size food marts and grocery stores over larger ones. Would also like to see more mix use from commercial - including restaurants, cafes, entertainment, etc. Currently most of the business is car sales - ideally there will be more of a mix in the area. The look and feel of any new development should compliment the scenic views of the reformatory lands and the industrial heritage of the study area.
- Stormwater and water drainage is problematic in this area and needs to be fixed. There are frequent floods at the corner of York and City view Dr S. Drainage ditches, LID and stormwater management needs to be considered to improve the flow of water on City view Dr S.
- You need to open the O.R. for fishing! Make more parking for people who walk dogs and go fishing at the O.R. The study about the turtles is incorrect I've been going there almost everyday for 40 years. It needs to be re-assessed.

Additional comments

1. Comments

a. I do not live/work in the study area

- Overall, the area is good as is. I feel the change to allow for more vibrancy would be to open the residential zoning to also allow for commercial/residential uses without requesting a by-law change. Great walkable cities developed because they were allowed to change organically and that should be one of the values here.

b. I live in the study area

- Please add sidewalks along City view, White St, Beaumont, Sloan.
- Please consider a park and recreation space for kids to play on the vacant Beaumont land.
- Thank you.
- It's an eye sore. 20 yrs. ago it was at the edge of the city, now it's in the city. Let someone redevelop it into housing and retail.
- I am curious of what the city is considering.
- The roads are appalling and the area has a general scruffiness from vacant lots to poorly maintained buildings. BUT it is a vibrant community area with some gems of businesses and lovely older homes, it should be viewed from a residential perspective as well as a focus on industry and commercial.
- Improve sound barriers for train vibrations and increase safety and appearance. 3:30am is not appropriate for trains banging back and forth with children adjacent to them. A plan for new noise barriers should have been implemented prior to tree removal along Junction.
- The Ward offers some great residential areas, and offers both a strong historic feel with high end housing for those who can afford it, while also offering more affordable housing in some areas. Some existing development plans in the general area seem to also address affordable housing needs.
- It would be very desirable to me to see the purely industrial characteristics of this area moved to industrial zones and away from residential zones. It would also be beneficial to have Highway 7 not go through a residential area. Lastly the area needs more park land, more residential serving small businesses (restaurants, pubs, patios, arts, clothing, similar to downtown), and elimination of at least one of the two rail lines.

c. I live in the study area; I own land in the study area

- We need to build this area up to make it look nicer for people when they come into Guelph. The south end looks so nice when you enter Guelph from HWY 6.
- There's a lot the city can do within the area to make it more attractive and appealing.
- Contacting an agency like the YMCA to build on the East end would be great, we need more amenities/programs for adults, seniors and children. Create more parks in areas that need it like Beaumont Cres, City view Drive and White Street (there's over 40+ children on those streets who need a park).

You could create a park the first in Guelph with outdoor fitness equipment like parks in Europe have and the wonderful park in Elmira Ontario. Having this visible to York Road would show that Guelph invests into the communities and cares about the health and wellness of residence. Having children cross York Road and stop traffic makes no sense, accidents are bound to happen, don't build a park on the side where it's only businesses. Start creating parks closer to the areas where children live and already play. Start attracting businesses that want to invest in the health and wellness of the people. This is your time Guelph to do it right. The East end is not that developed, put some real care and thought into this and start reaching out to businesses that want to do good and make our community appealing.

- A huge benefit of this zone is also the adjacent naturalized area along York Rd. Allow people to use the parking lot in order to access the property. Enter some sort of partnership with the province to develop the area into a multi-use parkland while maintaining some of the naturalized elements (similar to the parks of Watson North).
- I have heard numerous suggestions for a trail accessing the downtown near the railways; this would hopefully encourage people to get off the railways. This could be a great way to bring green space into this zone (are there any parklands IN this zone?).

d. I live in the study area, I work in the study area

- I am concerned about the amount of rail traffic and how late they are working. There was a couple of nights where we were disturbed beyond 1 AM.

e. I live/work nearby the study area

- This area is extremely car-centric at the moment. Adding additional pedestrian/bike spaces will encourage mixed-use.
- Repair pavement YORK Street.
- I think there is a lot of potential in this area and am excited to see the City pay attention to it. I'd love for planners to keep in mind that many of us are living there and are keen to see the neighbourhood developed in a family-friendly, inclusive and accessible way. We are so close to nature, and many folks access this area via the trails by the river, so it'd be important to allow them to continue walking or biking when they move from the trails to the street, and allow for continuity between the residential and commercial/industrial areas.
- This is the main entrance to the city along highway 7 and should be a key investment area for the city to welcome visitors, support local residents and highlight the heritage jail lands and green space
- I would love to see this area improved - great potential to improve and create a neighborhood feel.
- I hope the University of Guelph participates in this study.
- The south end of Guelph can only grow so far.
- Good opportunity for University of Guelph involvement.

f. I own land in the study area

- Move the trains.
- Land value must be considered but commercial or townhouse uses would be best for the area.
- A lot of this area needs to be made more friendly. Curbs and medians with greenery, better lighting. It's getting pretty run down. York road is a main thoroughfare into the city from the east and it's pretty unwelcoming.

g. I own land in the study area, I work in the study area

- This is a unique area where you can live, eat, shop, work, get your car fixed or get a hair cut and it should stay that way as most other areas in the City that get the land use overhauled, lose the character and functionality.

h. I work in the study area

- It is an amazing location, the heart of our City. It has been neglected and ignored for far too long. We need to revitalize this area rather than leave it a black-eye to the City.
- As an extensive trail user, I'd like to see the bike/walking trail that runs along the Junction Railway from downtown to riverside park extended from downtown to the jail lands along the train track. I think that this would be a great way of connecting downtown with any future developments in this area, also there are existing trails along the York road - stone rd. section of that train line.

i. I work in the study area, prefer not to disclose

- It seems unwise to make land use plans without considering the plans York Road reconstruction and out of context with former correctional lands.