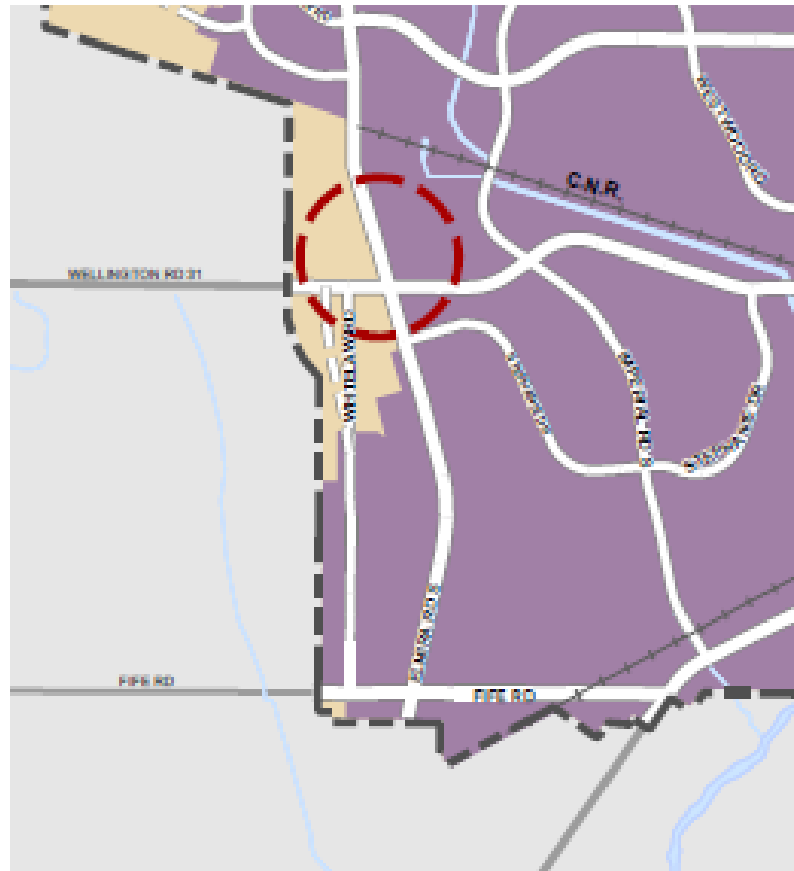


Presentation to City Council  
on  
361 Whitelaw Road Development Proposal

By  
Hugh Whiteley  
February 10 2020

# LOCATION



# FUTURE TRAFFIC ON WHITELAW AN UNRESOLVED ISSUE

- City Policy is to direct traffic from high density residential development to arterial roads.
- Paisley and Elmira are the arterial roads adjacent to the development.
- All existing high density residential properties along Paisley are accessed from this arterial.

# CLASSIFICATION OF WHITELOW ROAD IN THE NEIGHBOURHOOD TRAFFIC MANAGEMENT POLICY

- The NTMP applies to *“local and two-lane collector roadways only within in neighbourhoods of primarily residential land use.”*
- **Whitelaw Road** is listed as one of the two-lane collectors covered by the policies of the NTMP.
- A purposes of the NTMP is to select traffic calming measures, when needed, to reduce the volume of through traffic using a roadway.

# THE NEIGHBOURHOOD TRAFFIC MANAGEMENT POLICY FOLLOWS NATIONAL GUIDELINES

- The NTMP is guided by the Canadian Guide to Traffic Calming.
- The CGTC defines the function of collector roads as providing:  
**“access to adjacent properties...balanced by a need to distribute traffic travelling into or out of an area or neighbourhood . As with local streets, collector streets are generally not intended to be through routes or to move significant amounts of traffic from one part of the road network to another.”**
- Section 5.6.5 of the OP requires new roads to follow the NTMP.

# CURRENT TRAFFIC PATTERNS ON WHITELAW

- A high volume of through traffic is using Whitelaw to access the Paisley/Imperial Commercial Node.
- Responding to concerns of local residents about through traffic on Whitelaw the City initiated a traffic review under the NTMP.
- The City has confirmed that the criterion set out in the NTMP for consideration of traffic volume controls on Whitelaw has been met (>30% through traffic with total traffic > 2000 vehicles/day).
- Only speed-control traffic calming measures have been considered in the study so far; no volume-control measures have been presented.

# RESOLVING TRAFFIC PROBLEMS ON WHITELAW

- Whitelaw Road will be closed at Shoemaker Crescent to allow complete reconstruction of the roadway.
- To ensure that no construction traffic uses Whitelaw Road during the construction phase for 361 Whitelaw the closure of Whitelaw at Shoemaker Crescent should be maintained until construction of 361 Whitelaw is completed.
- During the multi year period of no through traffic on Whitelaw the reduction in traffic volume and speed should be monitored and the community canvassed toward the end of the period to determine whether there is support for continued control over through traffic on Whitelaw either by permanently closure or designating the connection as one –way.

# Recommended Actions by City Council

- Direct staff to consider an extended closure of Whitelaw at Shoemaker for the duration of the construction of 361 Whitelaw.
- Direct staff to consider the permanent closing of Whitelaw Road at the south end of the development as an option for traffic control.
- Direct staff to include consideration of a southerly extension of Elmira Road to connect with Whitelaw Road in Wellington County as part of the updating of the City of Guelph Transportation Master Plan.



# POST SCRIPT – ELMIRA ROAD PLANS

- An extension of Elmira Road to connect with Whitelaw Road at Fife was first proposed in the 1965 Transportation Master Plan.
- The current (2005) Transportation Master Plan retains a proposed extension of Elmira Road.
- No development has occurred along a possible road alignment that could connect Elmira Road with Fife Road south of the rail line to Cambridge
- It would be prudent to protect this alignment from development until a decision is made on an Elmira Road extension.



# Proposed Connection of Elmira Road with Whitelaw Road from 1965 City of Guelph Transportation Plan



# CURRENT CONDITIONS

