

GRAND NIAGARA SECONDARY PLAN

PUBLIC OPEN HOUSE #3

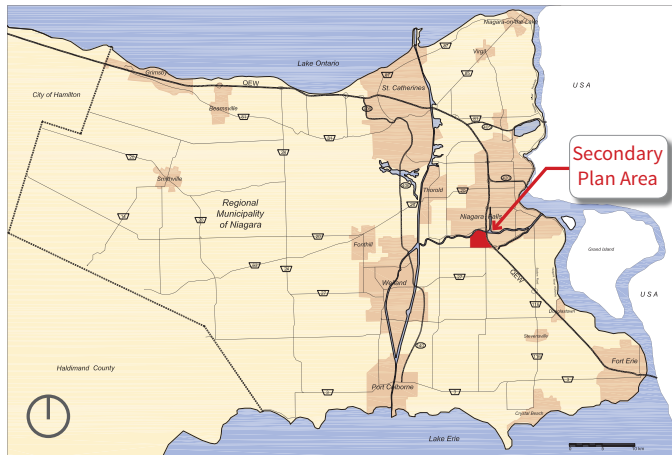


(Source: Google Maps 2015)

Date: January 17, 2017
Time: 4:30 pm to 6:30 pm (presentation at 5:00pm)
Place: Grand Niagara Golf Club Clubhouse
8547 Grassy Brook Road

SITE CONTEXT

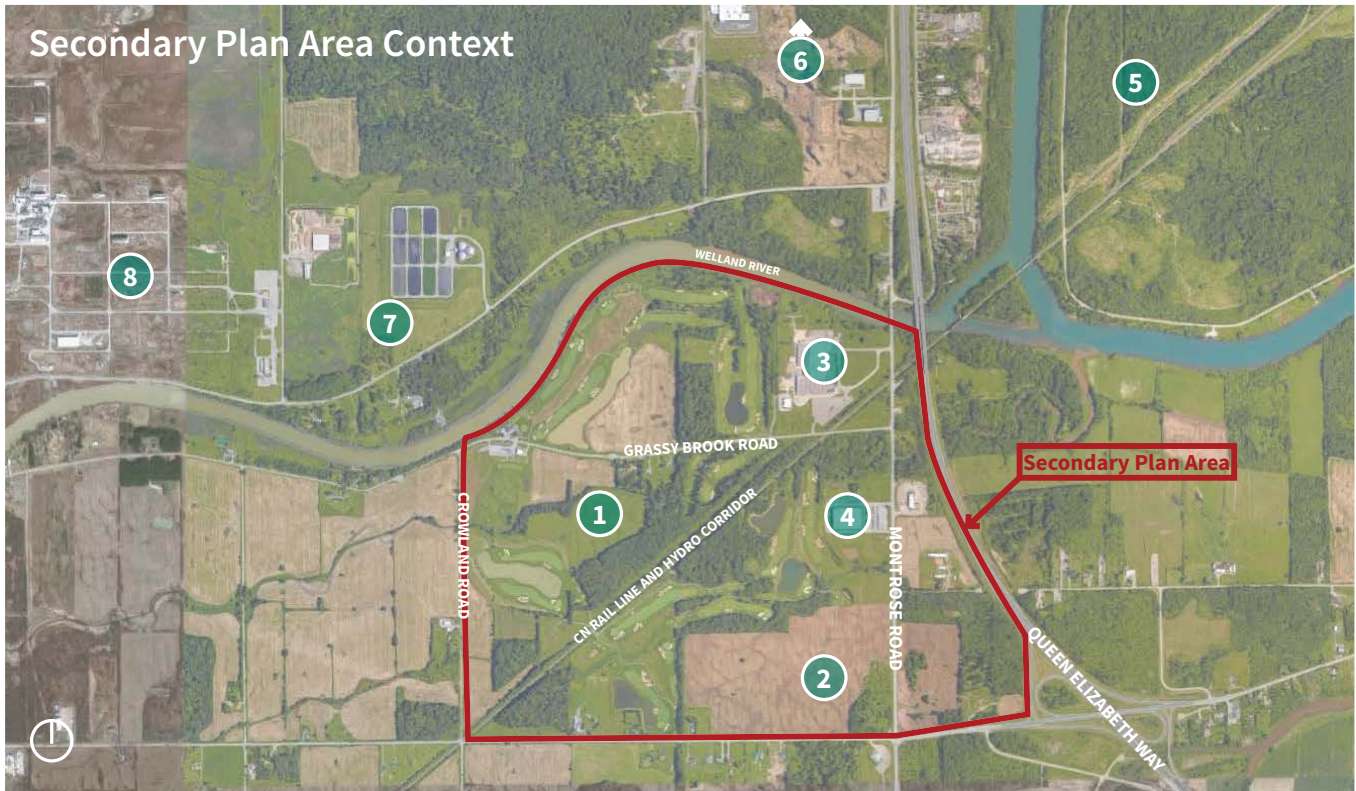
Regional Municipality of Niagara



Niagara Falls



Secondary Plan Area Context



(Source: Google Maps 2015)

- 1 Existing Grand Niagara Golf Course with Resort Residential Land Use Permissions
- 2 Future Regional Hospital Site
- 3 ES Fox Ltd. Offices
- 4 Existing Employment Uses

- 5 Thundering Waters Secondary Plan Area (ongoing)
- 6 Garner South Secondary Plan Area (complete)
- 7 Region of Niagara Bio-Solids Facility
- 8 Cytec Industries Inc.

SCOPE OF STUDY

MMM Group Limited in conjunction with The Planning Partnership is working with the City of Niagara Falls, Niagara Region, the Niagara Peninsula Conservation Authority, and various public agencies to prepare a Secondary Plan for Grand Niagara.

The Grand Niagara Secondary Plan will establish a framework for the future land development of the area working within the context of the site's physical characteristics, natural heritage features, and stormwater management and servicing capabilities. The Secondary Plan will be consistent with the City's Growth Strategy and projected housing needs, the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe.

secondary plan process

The Secondary Plan process will amend the City of Niagara Falls Official Plan and establish a clear vision and goals for the area, establish the densities and policies required to achieve the vision, and meet the requirements of the Provincial Framework.

timeline

The Secondary Plan is intended to be completed in three phases as outlined below:



VISION

secondary plan vision

“

It is intended that the Secondary Plan Area will develop as an environmentally sustainable, healthy and complete community with distinctive, liveable neighbourhoods, integrated and connected green spaces, efficient transportation, transit and trail systems, and employment opportunities.

”

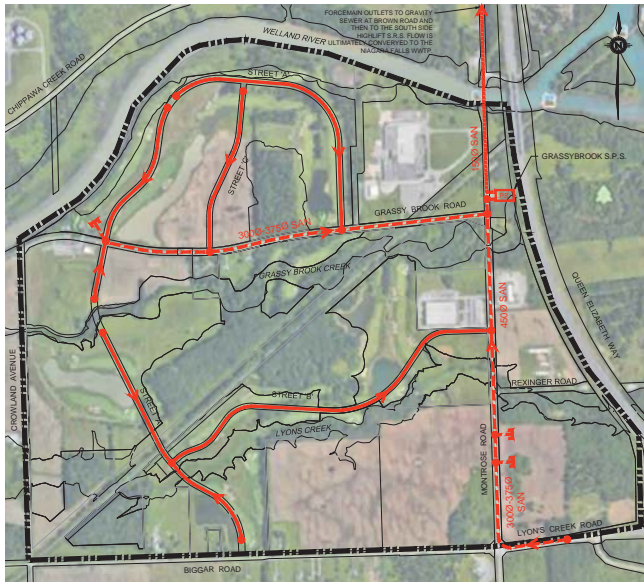
secondary plan principles

- 1 Protect and restore natural heritage features.
- 2 Promote the responsible use of resources.
- 3 Promote Place-making.
- 4 Create a diverse community.
- 5 Promote active transportation.
- 6 Create a connected and integrated open space and trail system.
- 7 Create employment opportunities.
- 8 Manage growth.
- 9 Promote green infrastructure and building.



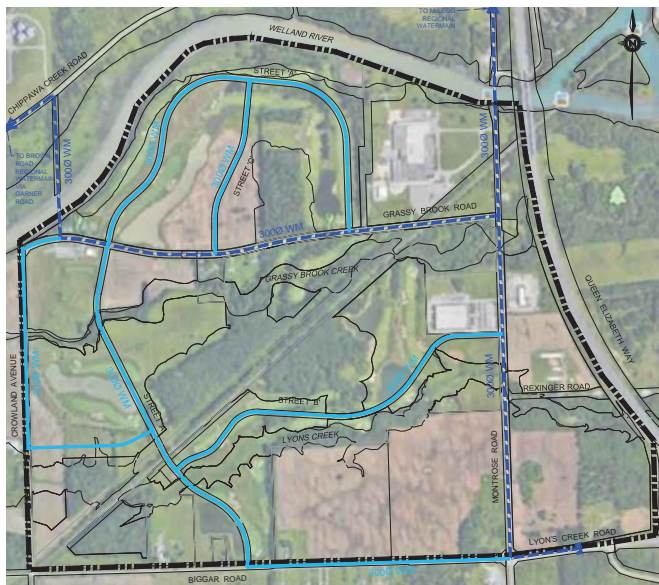
PROPOSED SERVICING AND SWM APPROACH

Proposed Sanitary Sewer Layout



- Existing Gravity Sewer
- ... Existing Forcemain
- PS Sanitary Pumping Station
- - - Secondary Plan Area Boundary
- Proposed Gravity Sewer

Proposed Watermain Layout



- Existing Watermain
- - - Secondary Plan Area Boundary
- Proposed Watermain

Storm Drainage and Stormwater Management

- A Stormwater Management Report was prepared as part of the Secondary Plan process which includes the following:
 - >> Summary of the existing hydrology conditions
 - >> Floodplain limit delineation – existing and proposed conditions
 - >> Development of stormwater management (SWM) criteria
 - >> Proposed SWM strategy to mitigate the development impacts on watercourses.

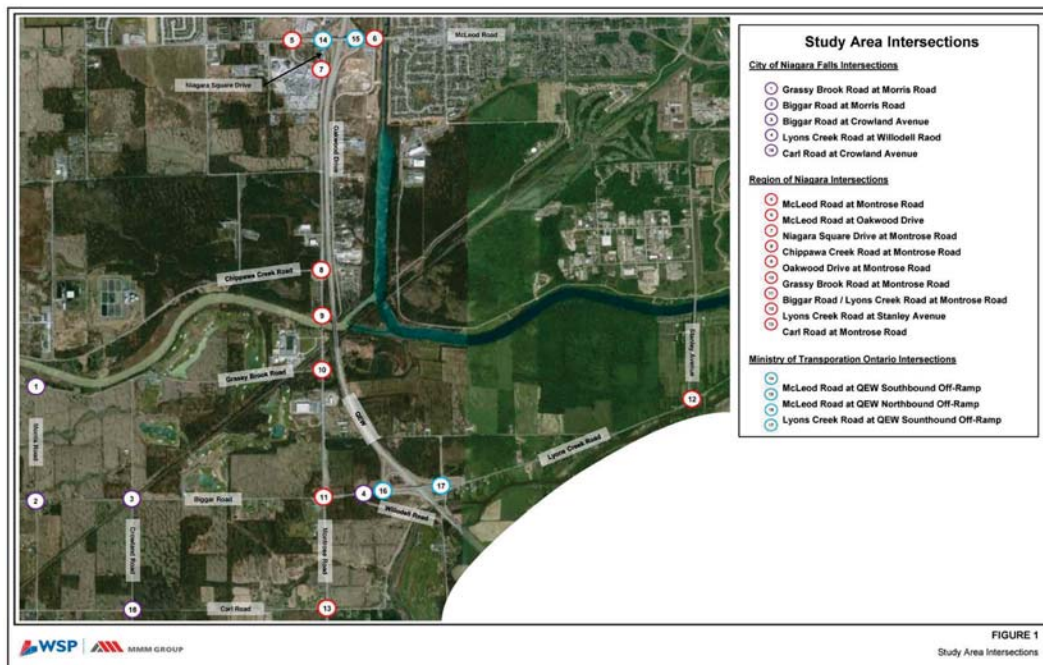
NOISE AND TRAFFIC STUDIES

Noise Study

- Existing traffic conditions and forecast future traffic conditions were analyzed for the 2031 horizon year to determine what road improvements likely would be needed to accommodate proposed developments
- Most intersections would be expected to be within capacity, even in peak travel hours
- Some intersections may experience delays, typically on left turning movements, but only in peak traffic hours
- The addition of left and right turning lanes, the introduction of new traffic signals and the widening of portions of arterial roads such as Montrose Road and Biggar Road would be needed to accommodate traffic volumes
- These conclusions and recommended improvements will be reconfirmed as applications are submitted to construct specific developments

Traffic Impact Study

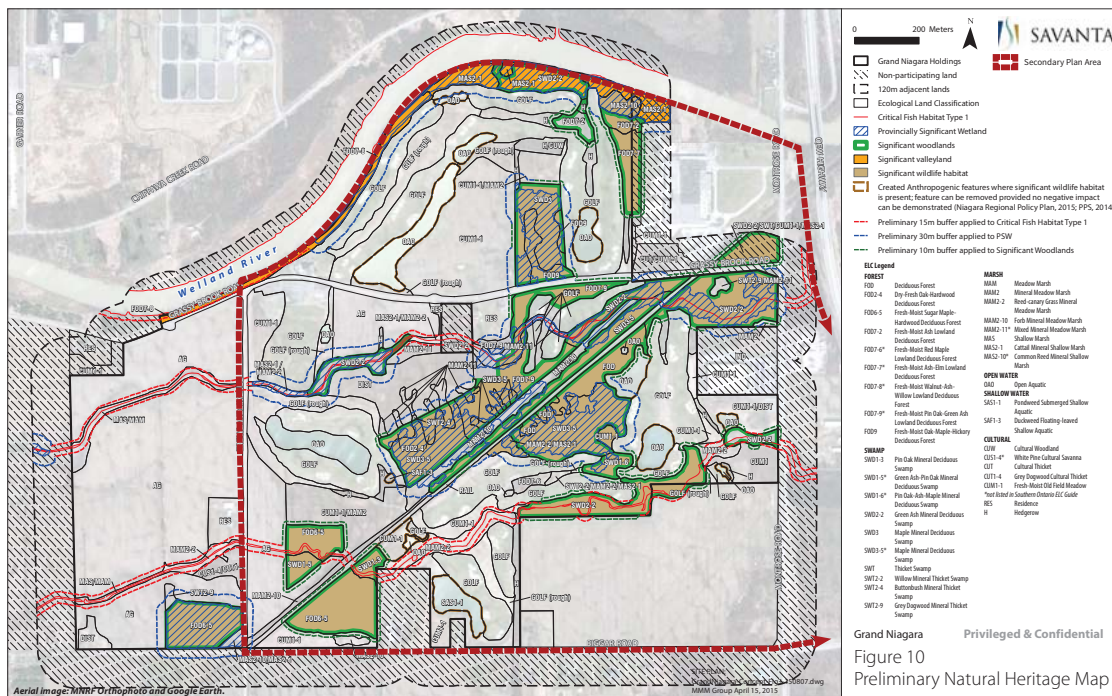
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NATURAL HERITAGE

Natural Heritage

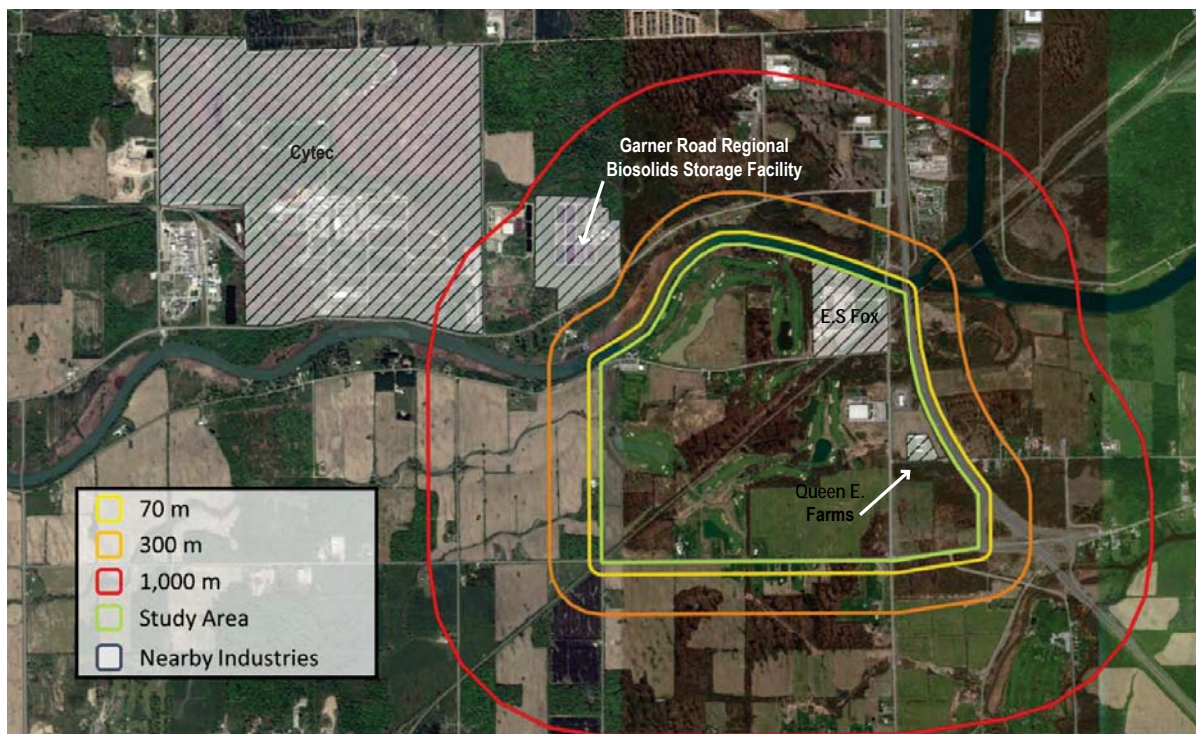
- Natural heritage investigations on the Subject Site have occurred since the late 1990s in response to past development plans, and, in 2002 to the proposed golf course development
- Supplementary natural heritage studies were completed from 2012 to 2016 to interpret the significance of natural features and functions associated with the Subject Lands, and to present preliminary information regarding natural heritage features, constraints and opportunities.
- Subject Lands contain a variety of tableland, wetland and riparian natural areas along with anthropogenically created features (i.e., hedgerows, golf course rough areas and ponds).
- Riparian vegetation is discontinuous along the Lyon's Creek and Grassy Brook watercourses on-site.
- A vegetated buffer remains along the extent of the Welland River.
- Larger blocks of natural areas often include units of the Lower Grassy Brook provincially significant wetland complex.
- Areas outside of the naturally vegetated areas are disturbed and have been previously farmed, utilized as an active golf course and/or cleared of vegetation.
- Significant wetlands, significant wildlife habitat, significant woodlands and some foraging habitat for a threatened species, Barn Swallow (*Hirundo rustica*) exist within the Secondary Plan area.
- Grassy Brook and Lyon's Creek contain Fish Habitat and the naturally vegetated portions of the Welland River valley would reasonably meet thresholds for determination as significant valleyland.
- Areas of No Development:
 - Natural heritage features and associated functions defined by the PPS as generally unavailable for development include: Provincially Significant Wetlands (PSWs), Critical Fish habitat and Significant habitat for Endangered and Threatened Species.
- Areas of Potential Development, with appropriate compensation:
 - Other features and associated functions were identified where development may be considered subject to meeting the PPS test of "no negative impact".
 - Removal of these natural features and associated functions will be subject to compensation and mitigation discussions with the NPCA.



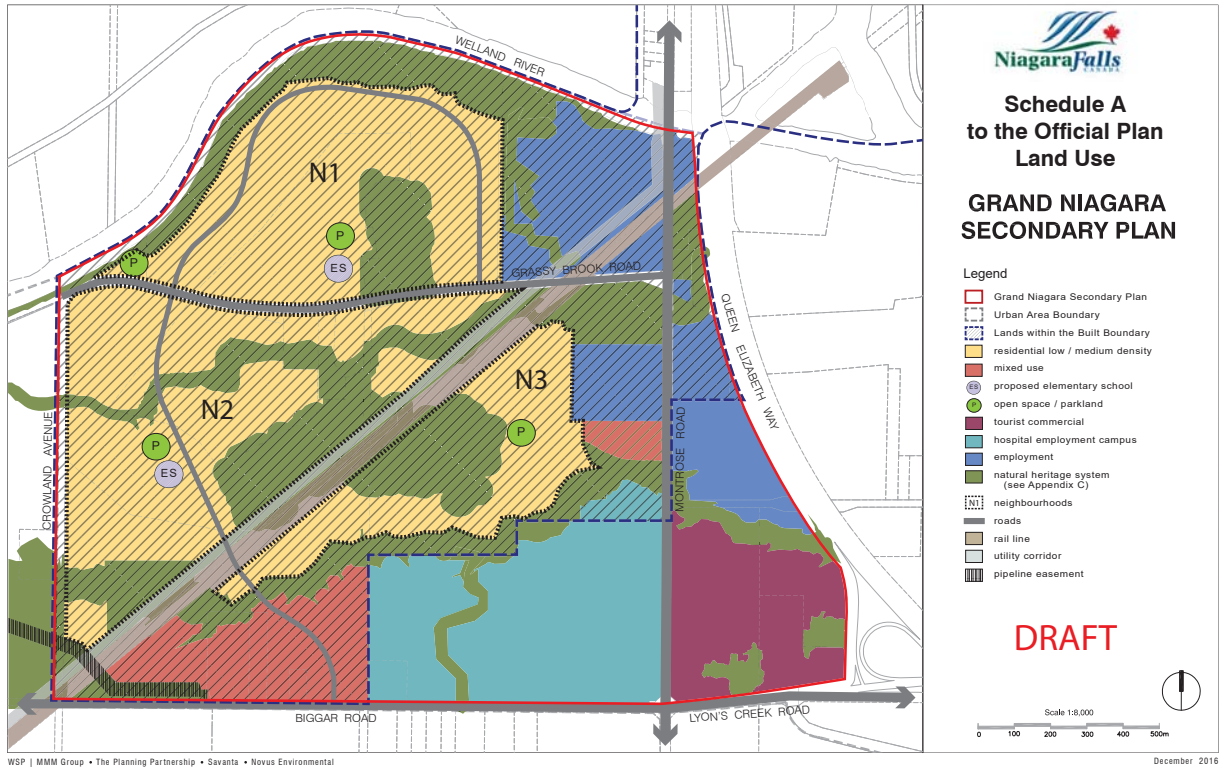
AIR QUALITY STUDY

Air Quality Study

- Purpose of the study is to review existing land uses from an air quality perspective to determine compatibility of the proposed development with existing industrial uses.
- Documents that regulate air quality in Ontario from an industrial and land use compatibility perspective:
 - >> Ontario Regulation 419/05 (O.Reg. 419) and associated Schedules of air quality standards:
 - Air Quality: provides standards for air quality contaminants at any location off-site; and
 - Odour: Odour guidelines apply to locations where human activities occur which is accepted to include places that would be considered sensitive such as residences and public meeting places.
 - >> Ministry of the Environment and Climate Change (MOECC), Guideline D-6, Compatibility between Industrial Facilities and Sensitive Land Uses:
 - Recommends separation distances and other control measures in an effort to prevent or minimize 'adverse effects' from the encroachment of incompatible land uses where a facility either exists or is proposed (addresses odour, dust, noise and litter).
 - Outlines three "Classes" of Industrial facilities and recommends "Setbacks" and "Areas of Influence" associated with each class.
- New development must consider the existing land uses.
- A draft Air Quality Study was prepared and submitted to the City of Niagara Falls. The study demonstrated that based on the analysis undertaken, there are not expected to be any land use compatibility issues with the surrounding industries.



DRAFT SECONDARY PLAN



DRAFT SECONDARY PLAN

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APPENDIX C NATURAL HERITAGE SYSTEM

DRAFT SECONDARY PLAN

land use designations

Population and Jobs Projections

This Secondary Plan shall be planned to achieve a population range of approximately **3,800 to 4,600 people** and to provide approximately **3,800 jobs**.

Residential Low/Medium Density

Three residential **Neighbourhoods** are expected to generate a range of approximately **1,120 to 1,390 units**:

- Neighbourhood One (N1) – Approximately 400 to 500 units
- Neighbourhood Two (N2) – Approximately 500 to 630 units
- Neighbourhood Three (N3) – Approximately 220 to 260 units

Permitted within the **Residential Low / Medium Density** designation:

Single detached; semi-detached; street, block, and stacked townhouses; live-work buildings; accessory apartments/secondary suites; and home occupations. Institutional uses and Places of Worship are also permitted within residential low/medium density.

Employment

Development on fully serviced employment lands shall be compact and achieve an average minimum density of 30 jobs per hectare in both the built-up area and the greenfield area.

Permitted within the **Employment** designation:

Offices; medical clinics; Government services and training facilities; facilities for the research, development, and production of alternate energy sources; prestige industrial uses, including laboratories, research facilities, communications/telecommunications facilities, and manufacturing and processing of semi-processed or fully processed materials; and, ancillary retail and service commercial uses.

Hospital Employment Campus

This designation is intended to provide for the proposed hospital uses, as well as complementary knowledge and medical based employment and office uses, retail, service, and residential uses to serve the community at large. The planning for the hospital is continuing through a separate planning process. Details will emerge through the completion of that process

Permitted within the **Hospital Employment Campus**:

Major large scale institutional uses, office, retail, and service commercial uses; townhouses and apartments; indoor recreation facilities and fire and emergency services; hotels, restaurants; and research, innovation, facilities, and business and administrative office buildings.

Tourist Commercial

This designation is for tourist commercial development of a highway service nature given the exposure to the QEW and the accessibility to the travelling public.

Permitted within the **Tourist Commercial** designation:

Limited prestige industrial uses; and Residential uses either as stand-alone or mixed use buildings in order to assist in creating a complete community.

Mixed Use

The intent of the Mixed Use Designation is to provide opportunities for commercial and service commercial uses that benefit from Arterial Road frontage and to provide a transition to the residential lands by permitting both commercial, as well as residential uses.

Permitted within the **Mixed Use** designation:

Buildings are encouraged to accommodate an array of uses. High activity uses such as retail uses and restaurants, are encouraged at-grade and/or along the Arterial and Collector Road frontages, with uses such as offices, recreational, cultural, and residential uses on second floors and above and/or behind the street-related facade. Office and other appropriate employment uses shall be encouraged above grade in mixed-use buildings and, where appropriate, in single-use buildings.

Natural Heritage System

The Natural Heritage System is intended to:

Protect the health and water quality of the Welland, Grassy Brook, and Lyon's Creek Watersheds; Conserve biodiversity; Protect all significant natural heritage features and their associated functions; and, Protect surface and underground water resources.

Permitted within the **Natural Heritage System** designation:

Conservation uses; Trails and other associated passive recreational opportunities and facilities that do not require substantial site alterations; Buildings or structures appropriate and supportive of trails and other associated passive recreational opportunities and facilities; Buildings or structures necessary for flood or erosion control; and, Existing lawful uses.

NEXT STEPS

THANK YOU

FOR ATTENDING TODAY'S

PUBLIC OPEN HOUSE #3

NEXT STEPS

- Respond to Comments from City, Regional and Conservation Authority review of Draft Secondary Plan and supporting studies
- Finalize Secondary Plan for City Council adoption

LET US KNOW WHAT YOU THINK.

If you have any questions or wish to submit written comments by February 17, 2017 please contact:

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