



Proposed Secondary Plan

Public Open House #3
January 17, 2017

scope + process

- The Grand Niagara Secondary Plan will **establish a framework for the future 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.
- 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.

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. ”



principles

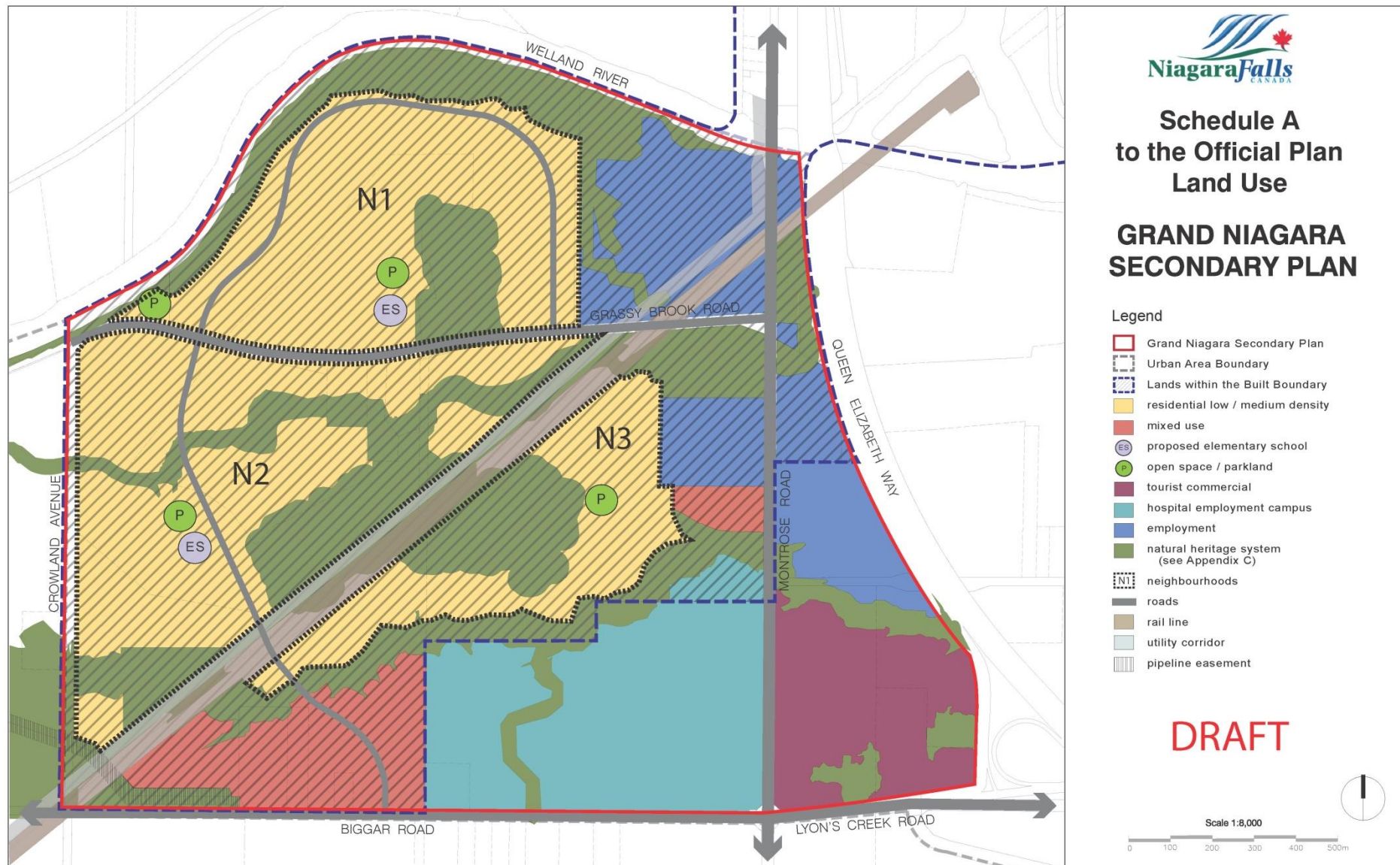
- 1 ▶ Protect and restore natural heritage features.
- 2 ▶ Promote the responsible use of resources.
- 3 ▶ Promote Place-making.
- 4 ▶ Create a diverse community.
- 5 ▶ Promote active transportation.
- 6 ▶ Create a connected and integrated open space and trail system.
- 7 ▶ Create employment opportunities.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



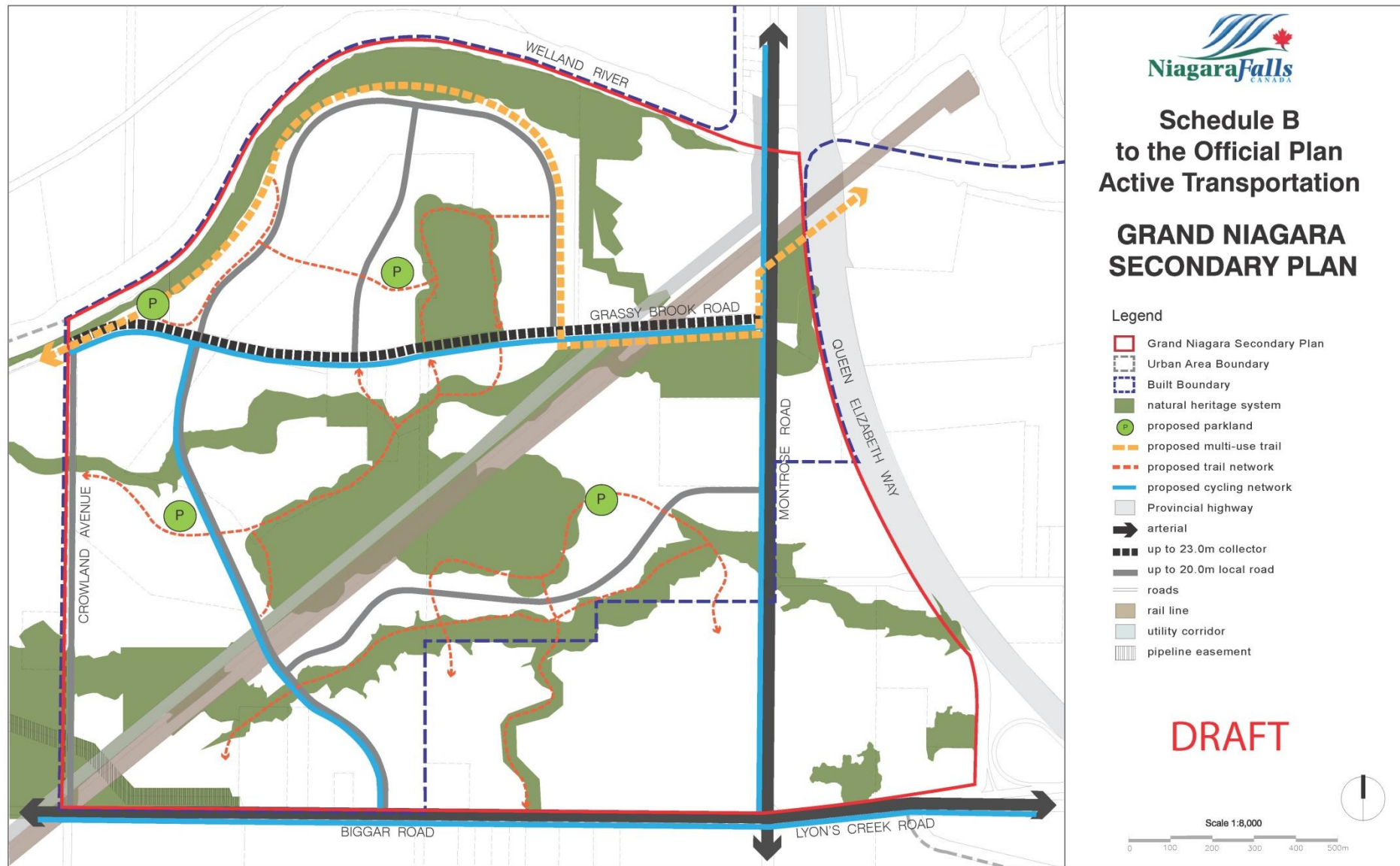
population + jobs

- The Secondary Plan Area includes lands within the “**built boundary**” and in “**greenfield**” areas”. Greenfield areas are those lands that are outside of the Built Boundary, but within the Urban Area Boundary.
- Lands within greenfield areas are subject to the minimum gross density requirement of 53 people and jobs per hectare, while lands within the built boundary are not subject to this requirement.
- The Grand Niagara 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**.
- The three (3) residential Neighbourhoods and the residential component of the Mixed Use Area, are expected to generate a range of approximately **1,460 to 1,900 units**.

Schedule A



Schedule B



land use designations

Residential Low/Medium Density

Employment

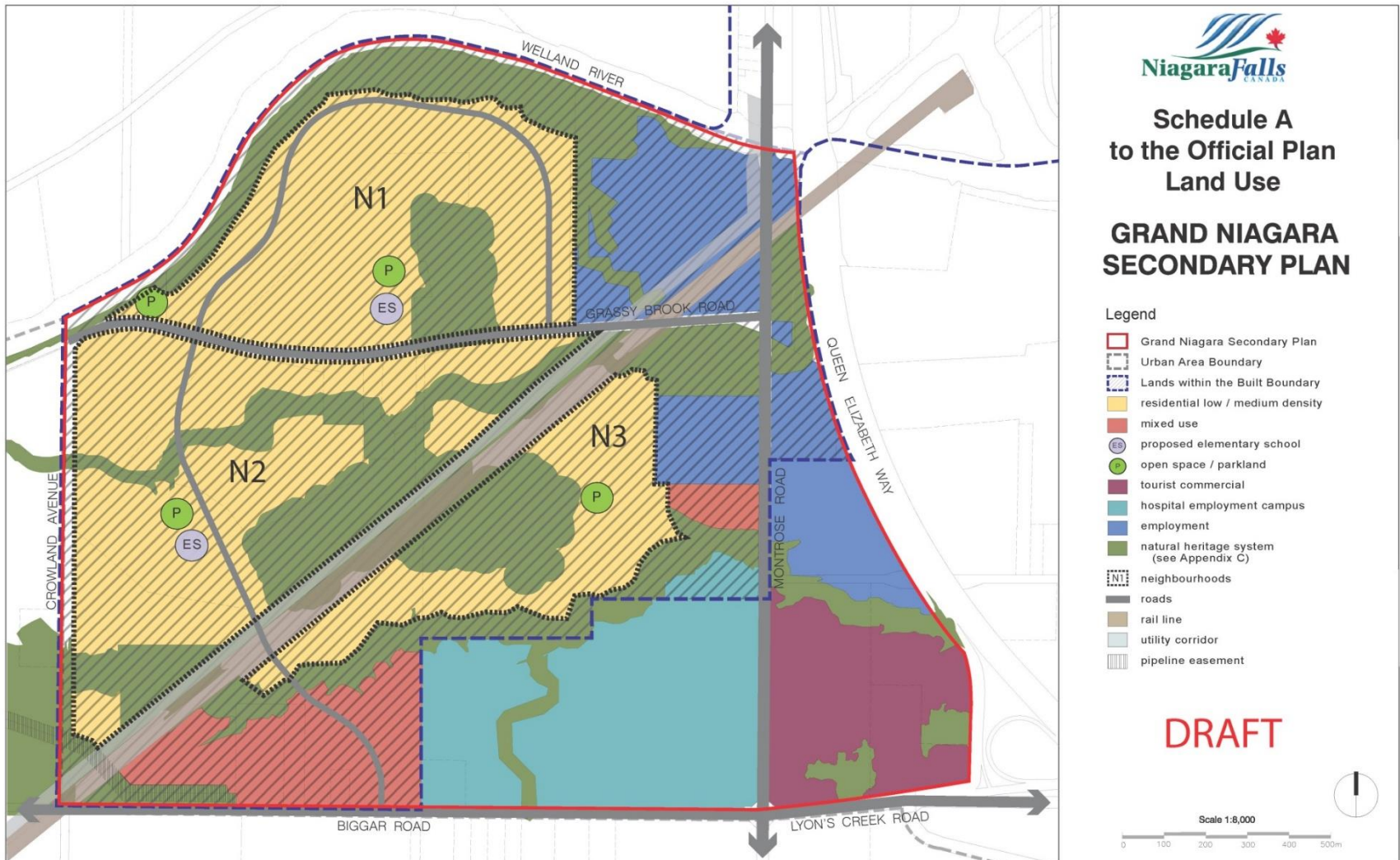
Hospital Employment Campus

Tourist Commercial

Mixed Use

Natural Heritage System

Residential Low/Medium Density



Residential Low/Medium Density

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

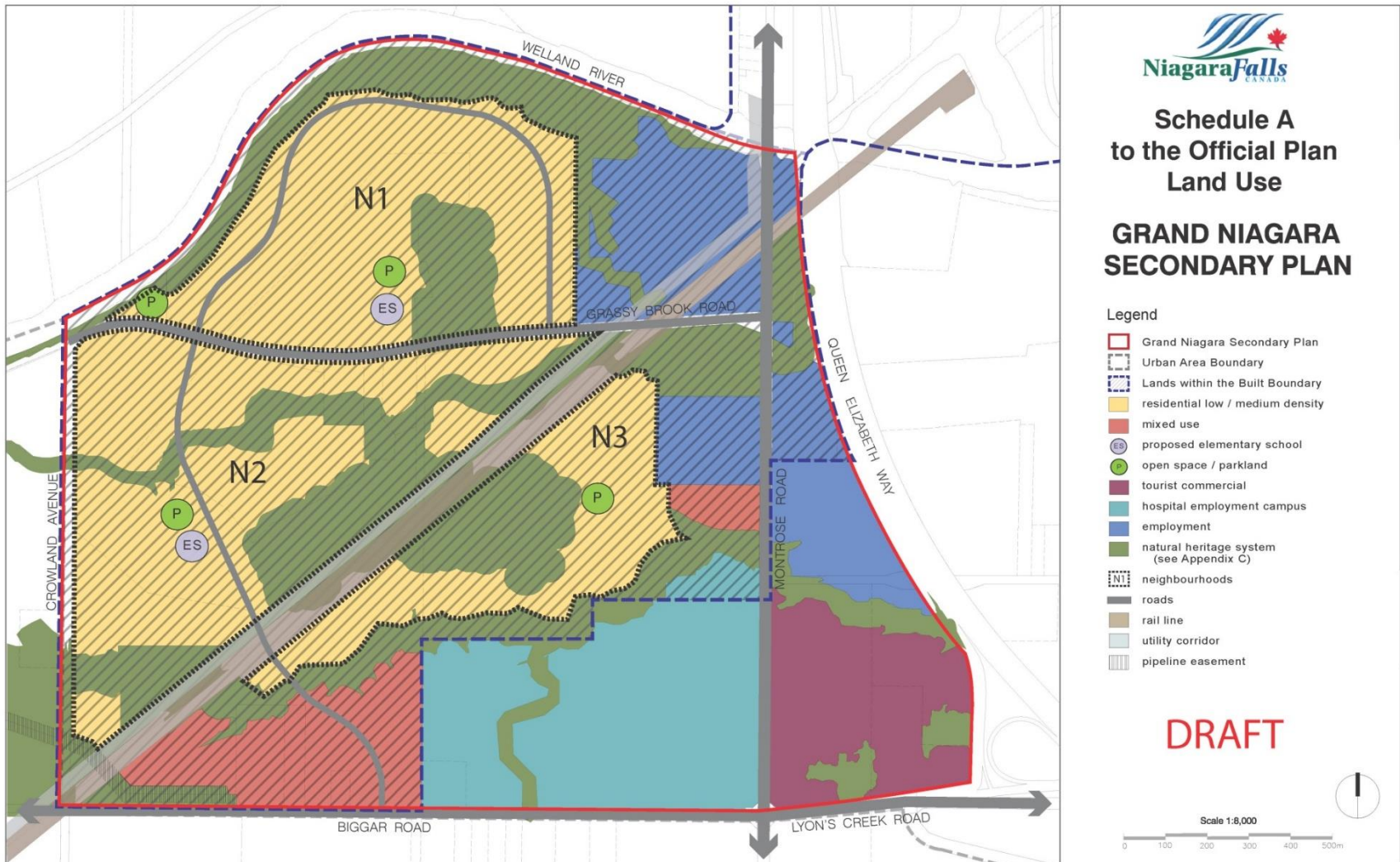
- Neighbourhood One (N1) – Approximately 400 to 500 units
- Neighbourhood Two (N2) – Approximately 500 to 630 units
- Neighbourhood Three (N3) – Approximately 220 to 260 units

Permitted uses:

- 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



Employment

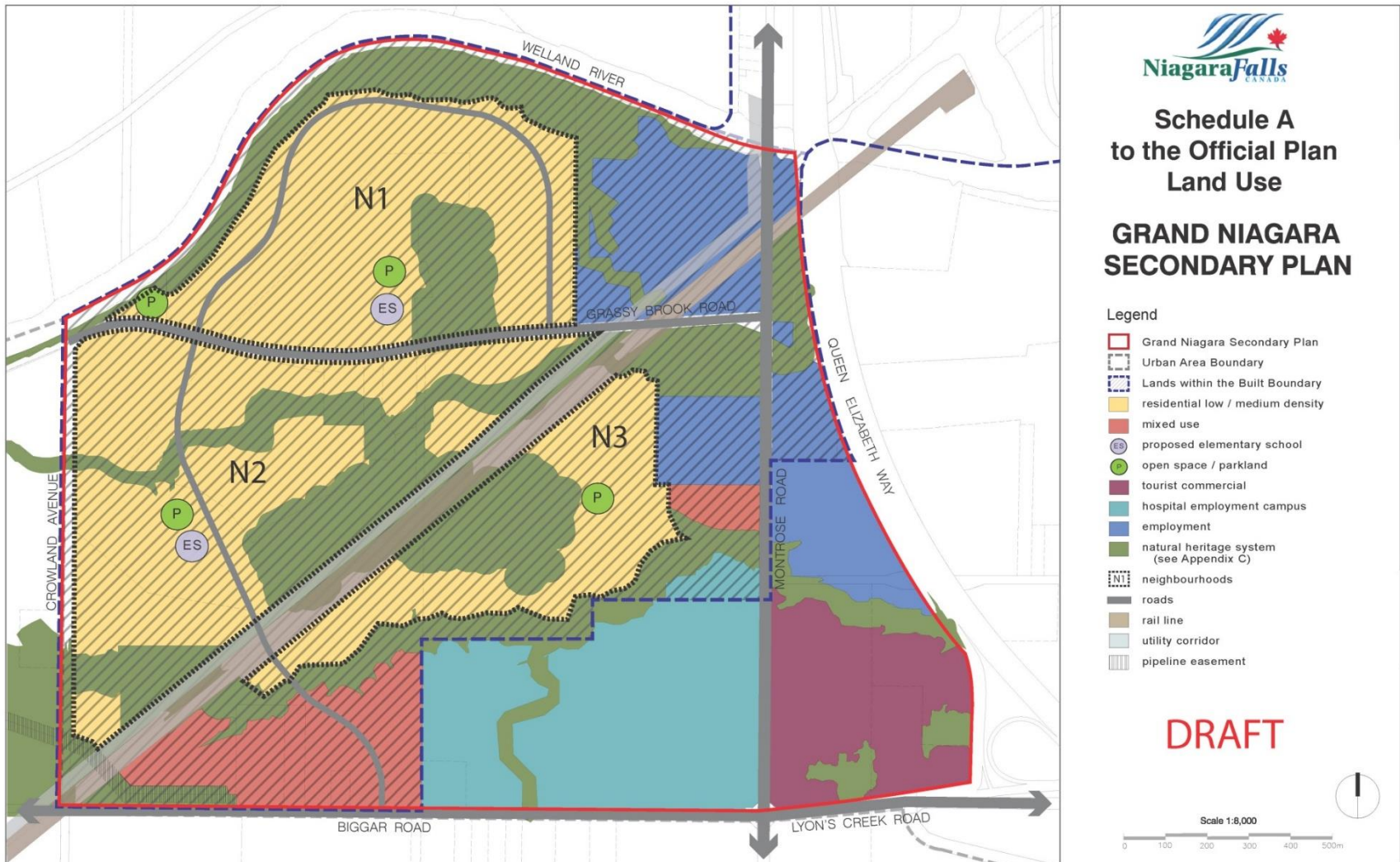
Development on fully serviced employment lands shall be compact and achieve an average **minimum density of 30 jobs per hectare** in both the built-up area and the greenfield area.

Permitted uses:

- 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



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.

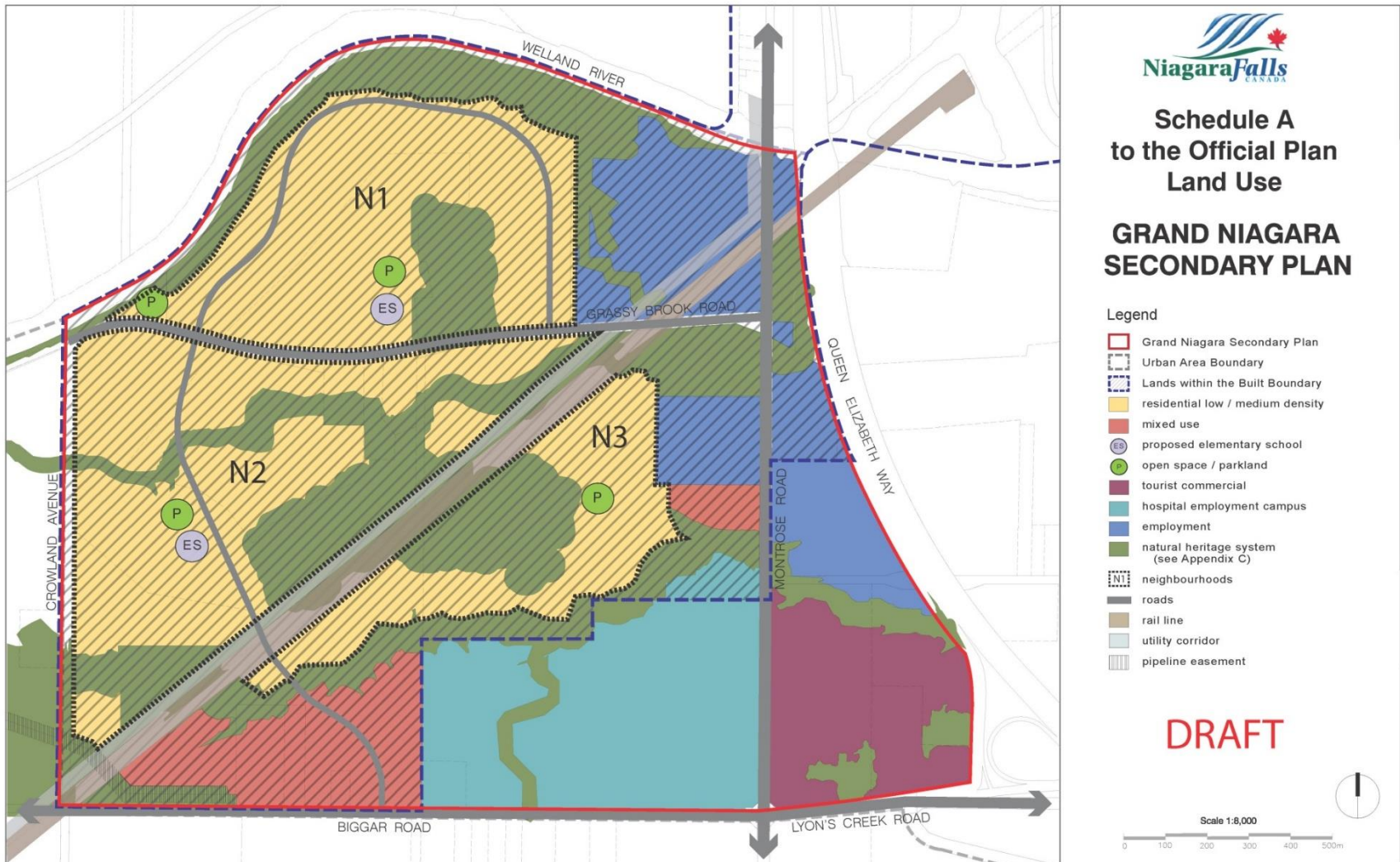
The planning for the hospital is continuing through a separate planning process. Details will emerge through the completion of that process.

Permitted uses:

- 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



Tourist Commercial

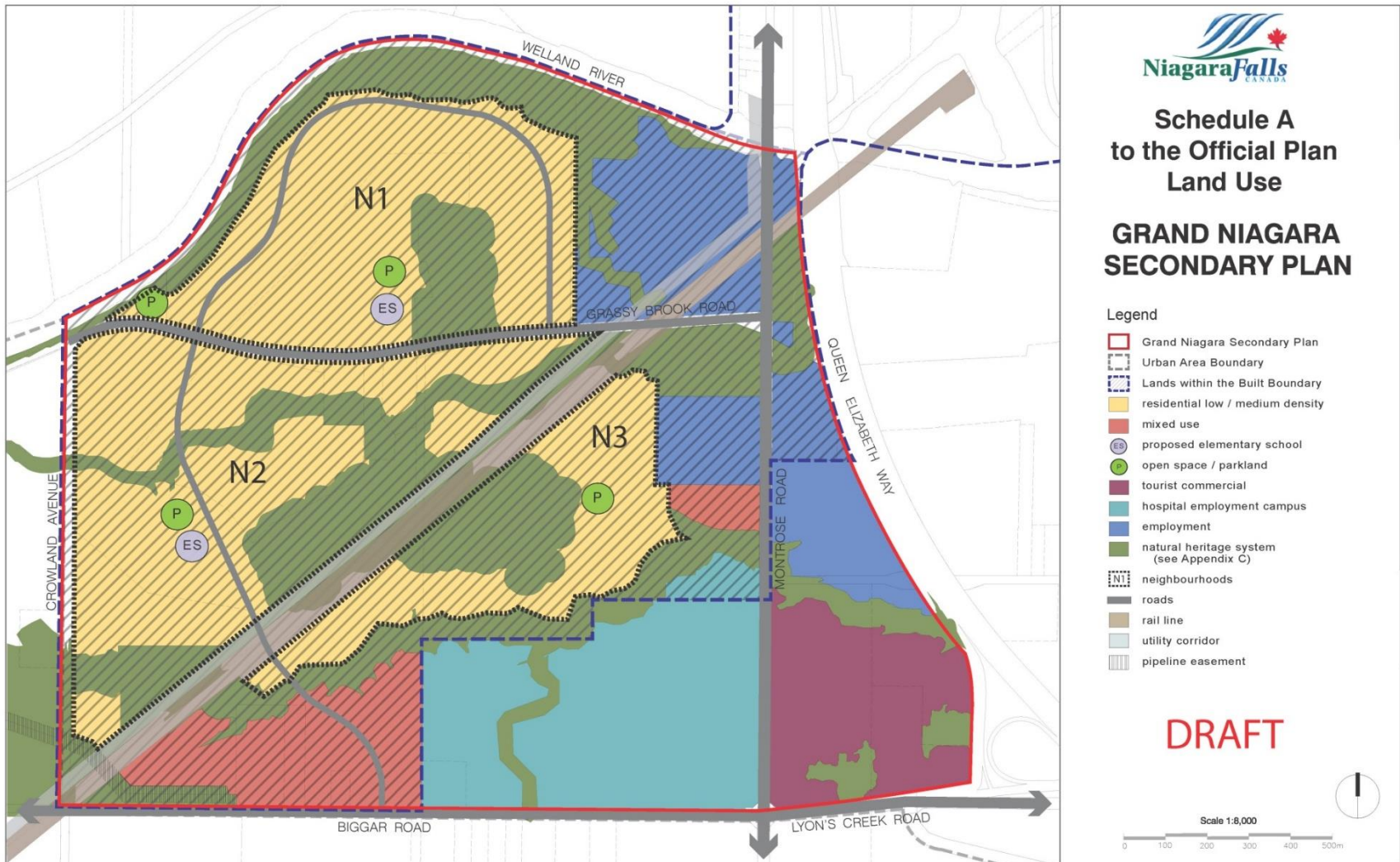
This designation is for tourist commercial development of a highway service nature given the area's exposure to the QEW and accessibility to the travelling public.

Permitted uses:

- 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



Mixed Use

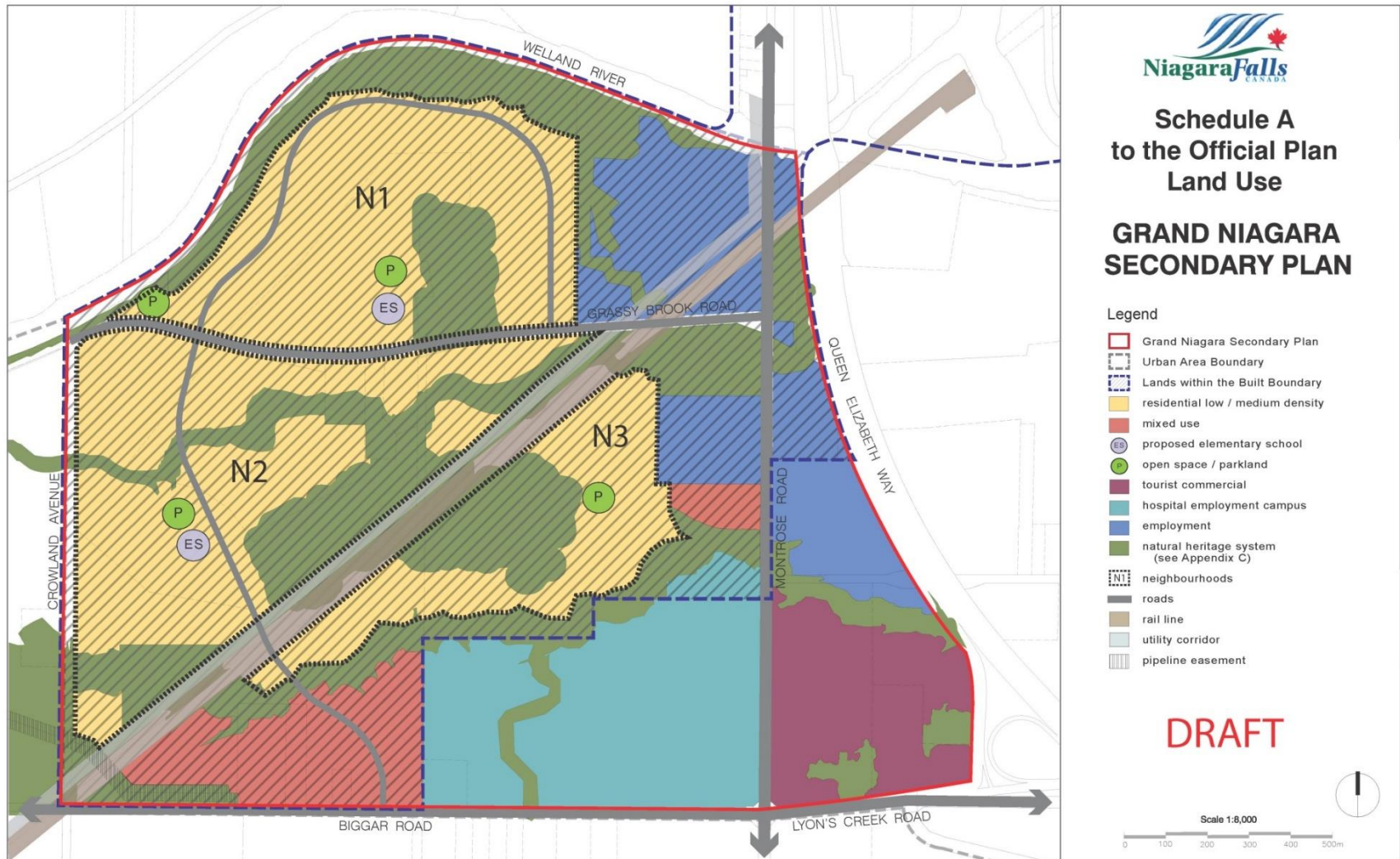
The intent of the Mixed Use Designation is to provide opportunities for commercial and service commercial uses that benefit from Arterial Road frontage and to provide a transition to the residential lands by permitting both commercial, as well as residential uses. Range of approximately 340 to 500 units and 1000 jobs.

Permitted uses:

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



Natural Heritage System



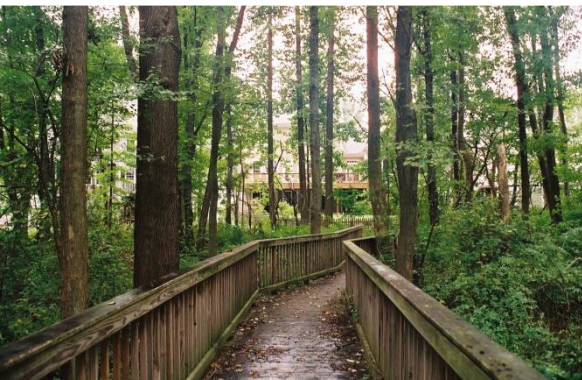
Natural Heritage System

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 uses:

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





Background Studies

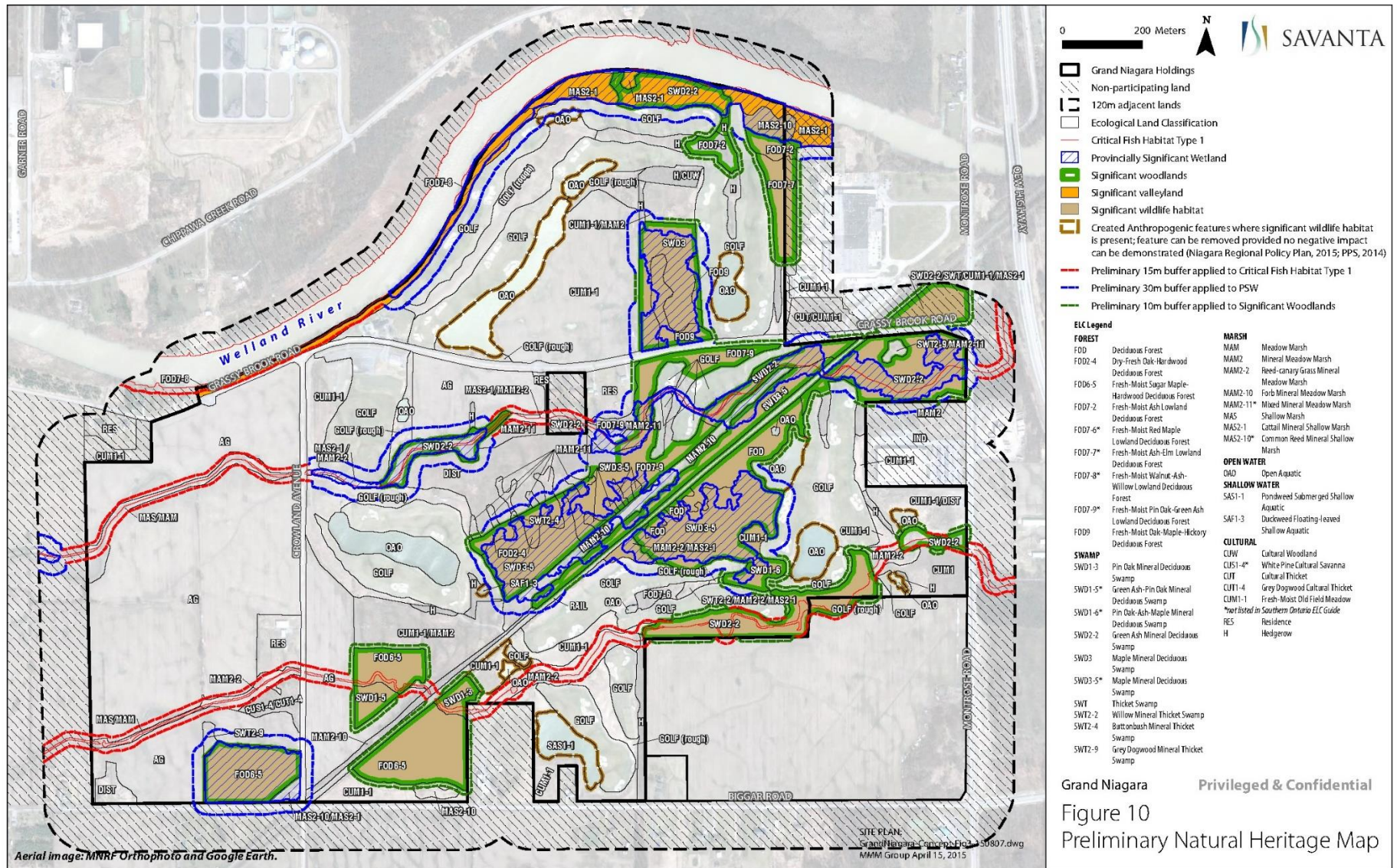
natural heritage system

- The Subject Lands contain a variety of tableland, wetland and riparian natural areas along with anthropogenically created features (i.e., golf course ponds, greens, disturbed table lands).
- Natural heritage investigations have occurred on the Subject Lands since the late 1990's in response to past development plans and in 2002 for the proposed golf course development.
- Savanta has been engaged in natural heritage studies since 2012 and has completed studies as recently as the spring and summer of 2016.
- The purpose of studies conducted by Savanta in 2015 and 2016 was to **interpret the significance of natural features and functions** for the completion of an EIS and to explore restoration opportunities within the Subject Lands.

natural heritage system

- Provincially Significant Wetlands, Fish Habitat, Significant Wildlife Habitat, Significant Woodlands and some foraging habitat for a threatened species, Barn Swallow exist within the Secondary Plan area (Figure 10).
- Larger blocks of natural areas are associated with the Lower Grassy Brook Provincially Significant Wetland (larger woodland patches).
- Discontinuous riparian vegetation is associated with the Lyon's Creek and Grassy Brook watercourses and a vegetated buffer remains along the Welland River.
- 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.

Grand Niagara Secondary Plan



natural heritage system

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.
- These features will be retained within the Subject Lands and protected with appropriate buffers.

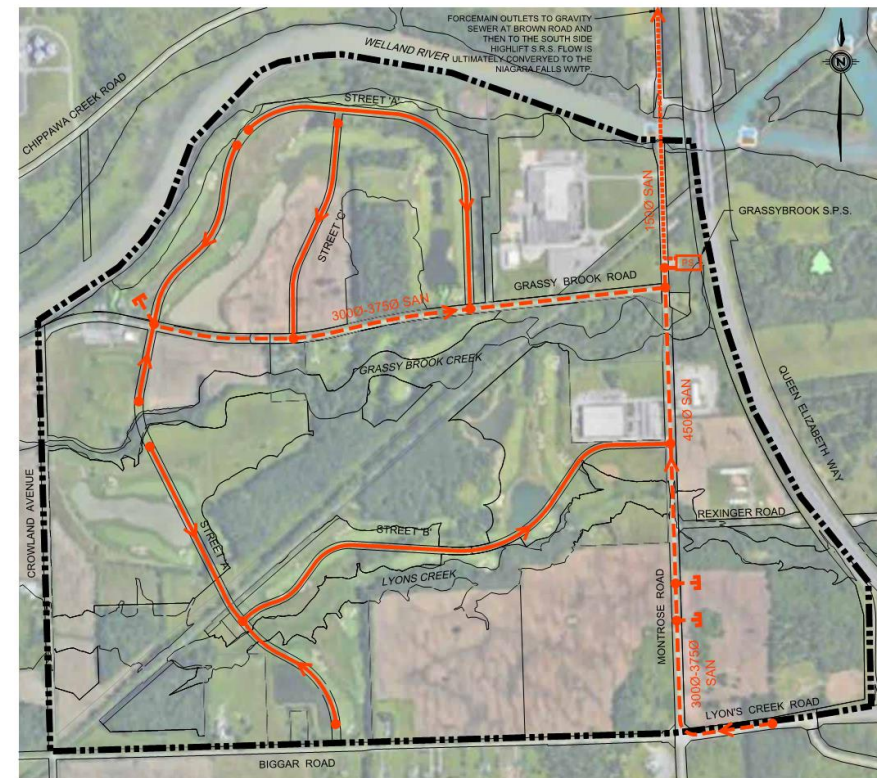
Areas of Potential Development, with appropriate compensation:

- Other features and associated functions were identified where development may be considered subject to meeting the PPS test of “no negative impact”.
- Impact to, or removal of these natural features and associated functions, will be subject to compensation and mitigation discussions with the NPCA and the City of Niagara Falls.

sanitary sewage services

- Existing sewers within the Secondary Plan area currently outlet to the Grassy Brook Sanitary Pumping Station (SPS).
- The Grassy Brook SPS **pumps sewage** via a series of forcemains, SPSs and sewers to the Niagara Falls Wastewater Treatment Plant.
- The Secondary Plan area **will connect to and utilize the existing sewer system.**
- The Grassy Brook SPS and outlet forcemain **will require upgrades** to meet the site's ultimate sewage demands.
- The system downstream of the Grassy Brook SPS is currently being reviewed as part of the Region's Water and Wastewater Master Plan Review

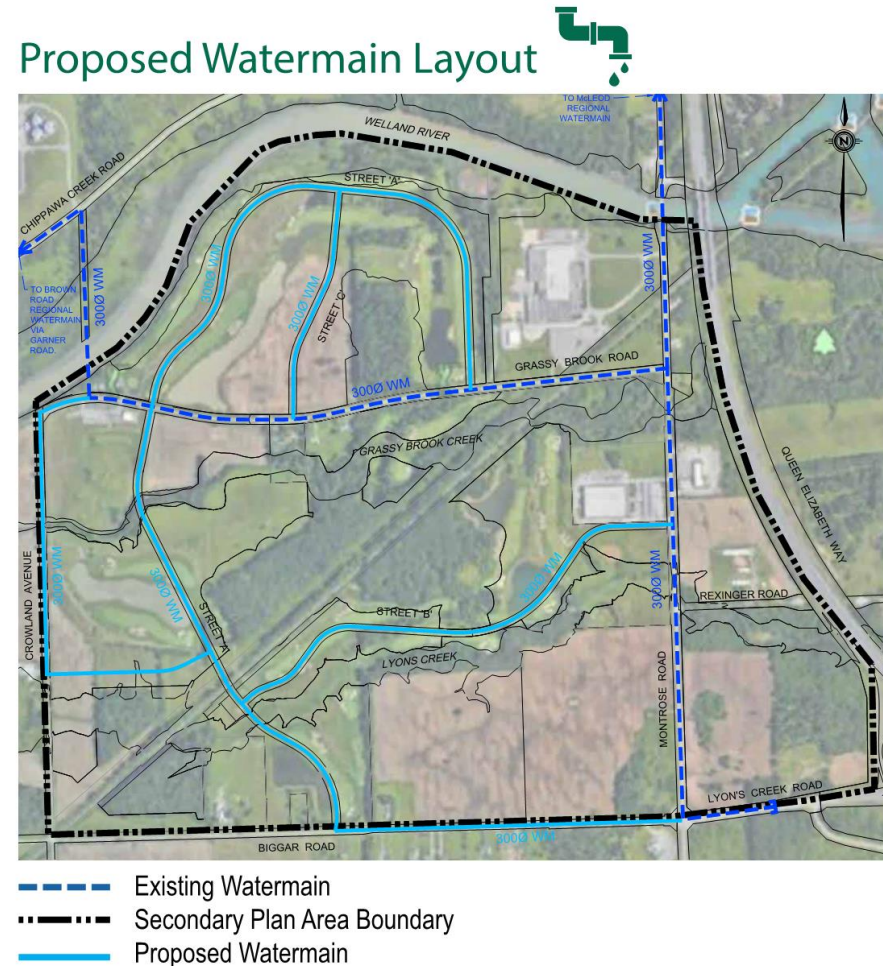
Proposed Sanitary Sewer Layout



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

water distribution services

- The Secondary Plan area **will be serviced by an existing local municipal watermain** within and adjacent to the site.
- The site is within the Niagara Falls water pressure zone, NF1. **There is adequate flow and pressure for the site.**
- A **well-looped proposed watermain network** within the site is feasible.
- The Region is reviewing the transmission watermain system external to the Secondary Plan Area as part of the Water and Wastewater Master Plan Review.



features of the transportation network

Pedestrian Features

- Sidewalks on both sides of the roads

Cycling Features

- Facilities appropriate for the type of road, which could include bike lanes or multi-use paths on collector and arterial roads

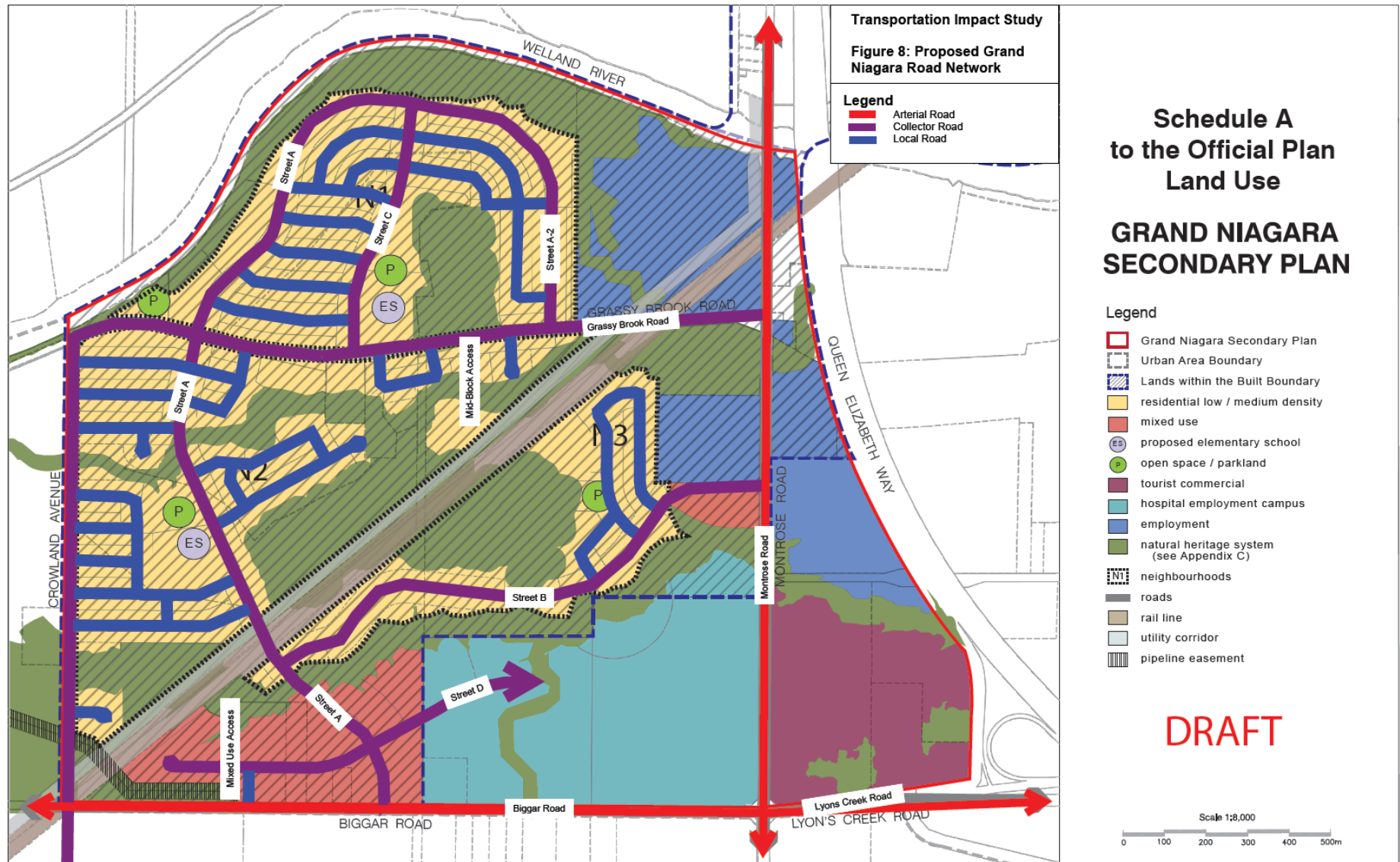
Transit Features

- Transit service would be expected to be extended to Grand Niagara and Niagara South Hospital

Road Features

- Local Roads with one traffic lane in each direction
- Collector Roads with one traffic lane in each direction
- Arterial Roads with one or two traffic lanes in each direction

Grand Niagara Secondary Plan





The background is an aerial photograph of a rural area. A specific land parcel is highlighted with a thick, dark dashed line. This parcel is roughly triangular, with its base at the bottom and its apex pointing towards the top. The Welland River flows along the top edge of the parcel. Several roads are visible: Rowland Road runs vertically along the left side of the parcel; Grassy Brook Road runs horizontally across the upper middle of the parcel; Montrose Road runs vertically along the right side of the parcel; and Queen Elizabeth Way runs diagonally along the bottom right corner of the parcel. Biggar Road is visible at the bottom left, outside the dashed boundary. The word 'QUESTIONS' is superimposed in large, bold, green capital letters across the center of the map.

QUESTIONS