

# GRAND NIAGARA SECONDARY PLAN

## PUBLIC OPEN HOUSE #2



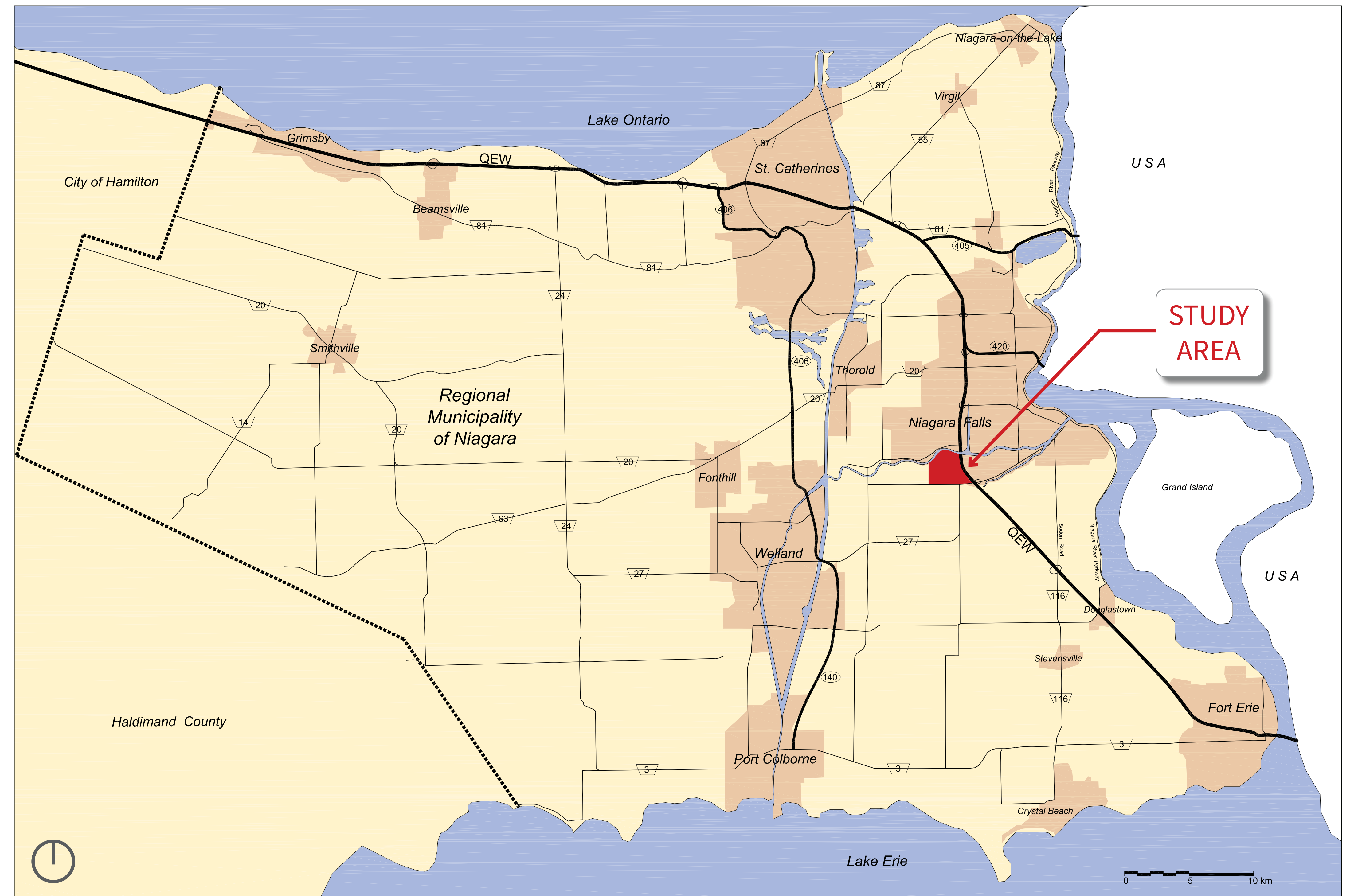
(Source: Google Maps 2015)

**Date:** June 15, 2016  
**Time:** 4:00 pm to 6:00 pm  
**Place:** Grand Niagara Golf Club Clubhouse  
8547 Grassy Brook Road

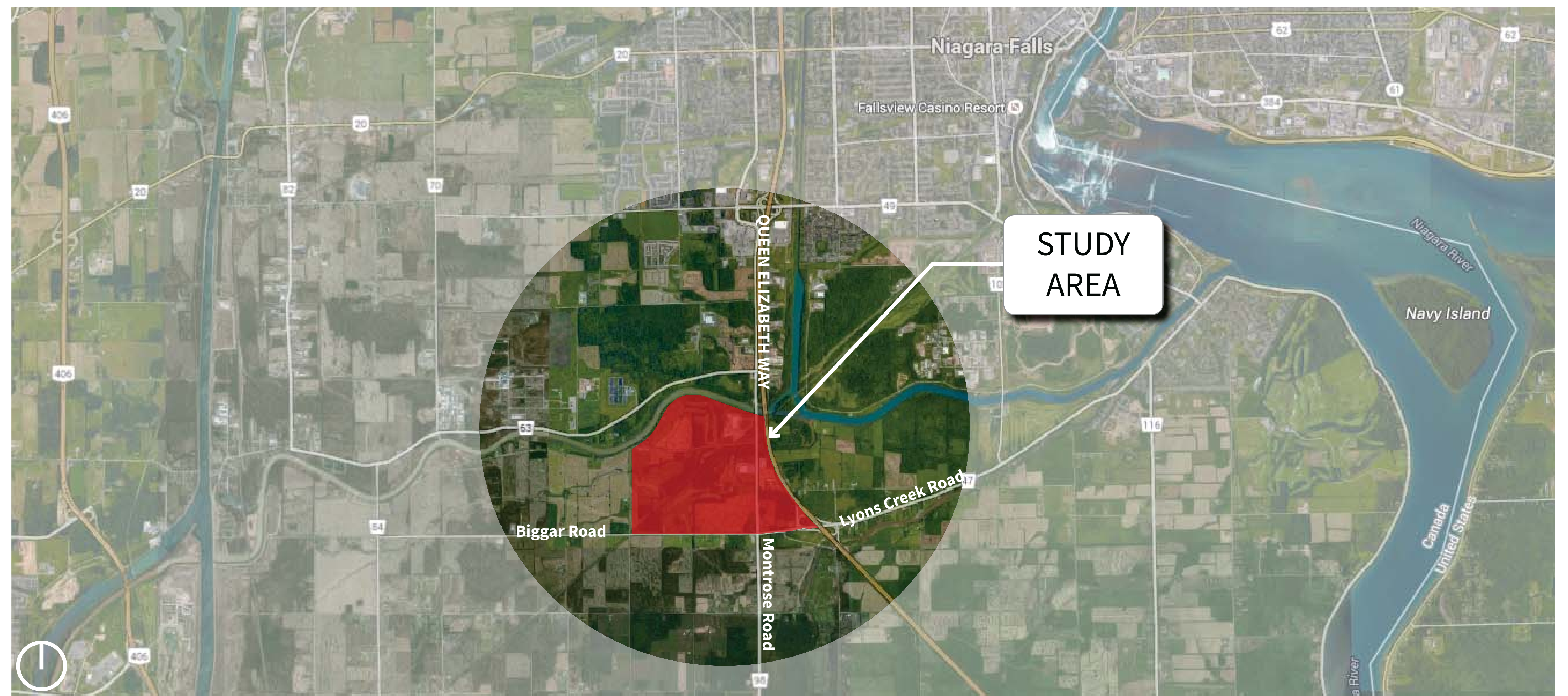


# CONTEXT PLAN

## Regional Municipality of Niagara



## Niagara Falls





# SITE 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 Cytotec 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:





# PLANNING CONTEXT

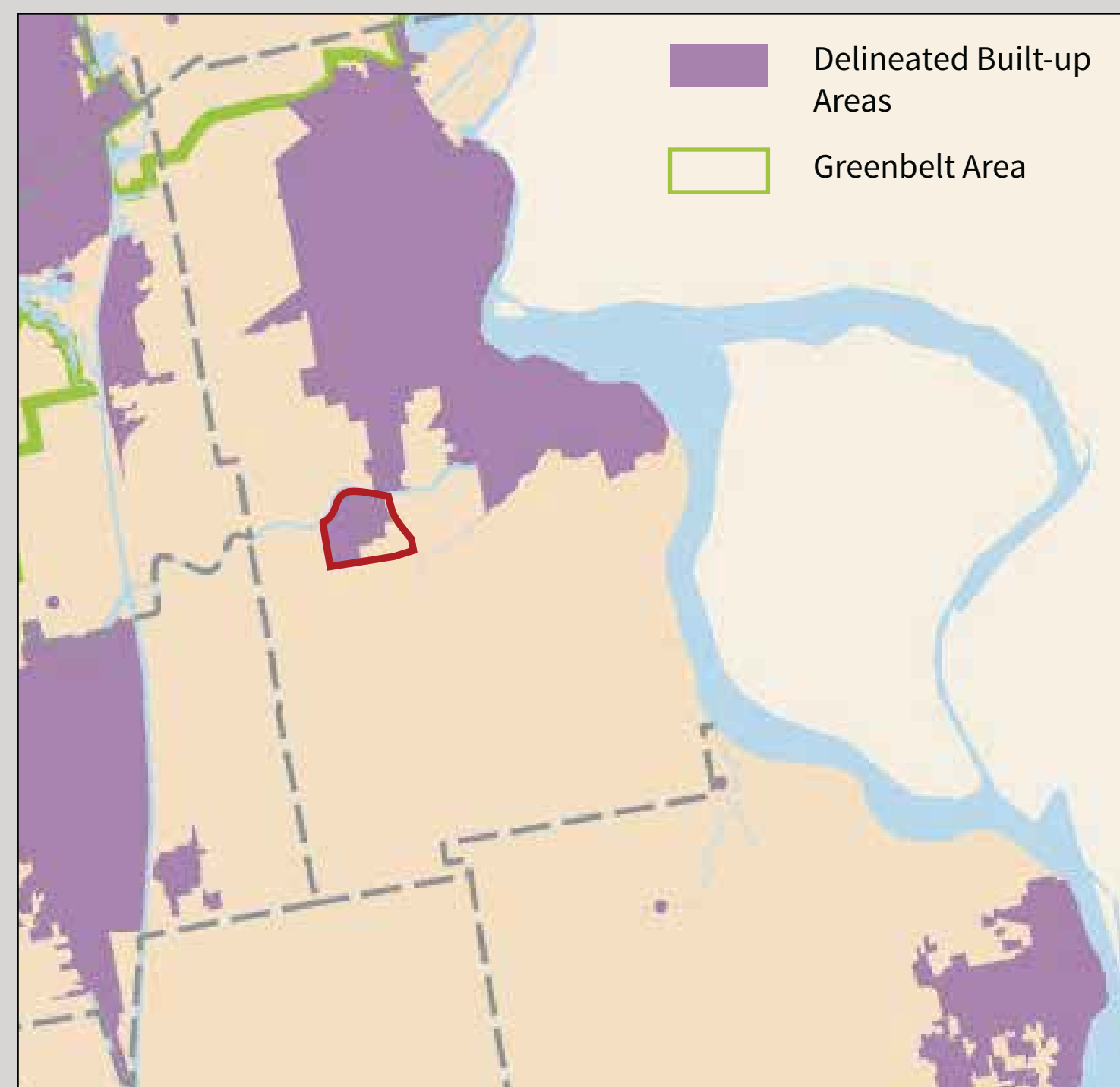
## Provincial Policies

### Provincial Policy Statement (PPS), 2014

- The PPS provides policy direction on matters of Provincial interest relating to land use planning and development and is issued under Section 3 of the Planning Act.
- Section 1.0 sets out policies associated with efficient land use and development patterns that support liveable, healthy, and safe communities, protect the environment, and public health and safety, and facilitate economic growth.
- Section 1.0 also sets out policies relating to:
  - ▷ Land use compatibility stating that major facilities and sensitive land use should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects (Section 1.2.6.1); and
  - ▷ Employment requiring municipalities to plan for, protect and preserve employment areas, as well as encouraging the promotion of economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses, and opportunities for diversifying the economic base (Section 1.3.1 and 1.3.2.1).
- Section 2.0 addresses wise use and management of resources, including protection of natural heritage, water, agriculture, etc.

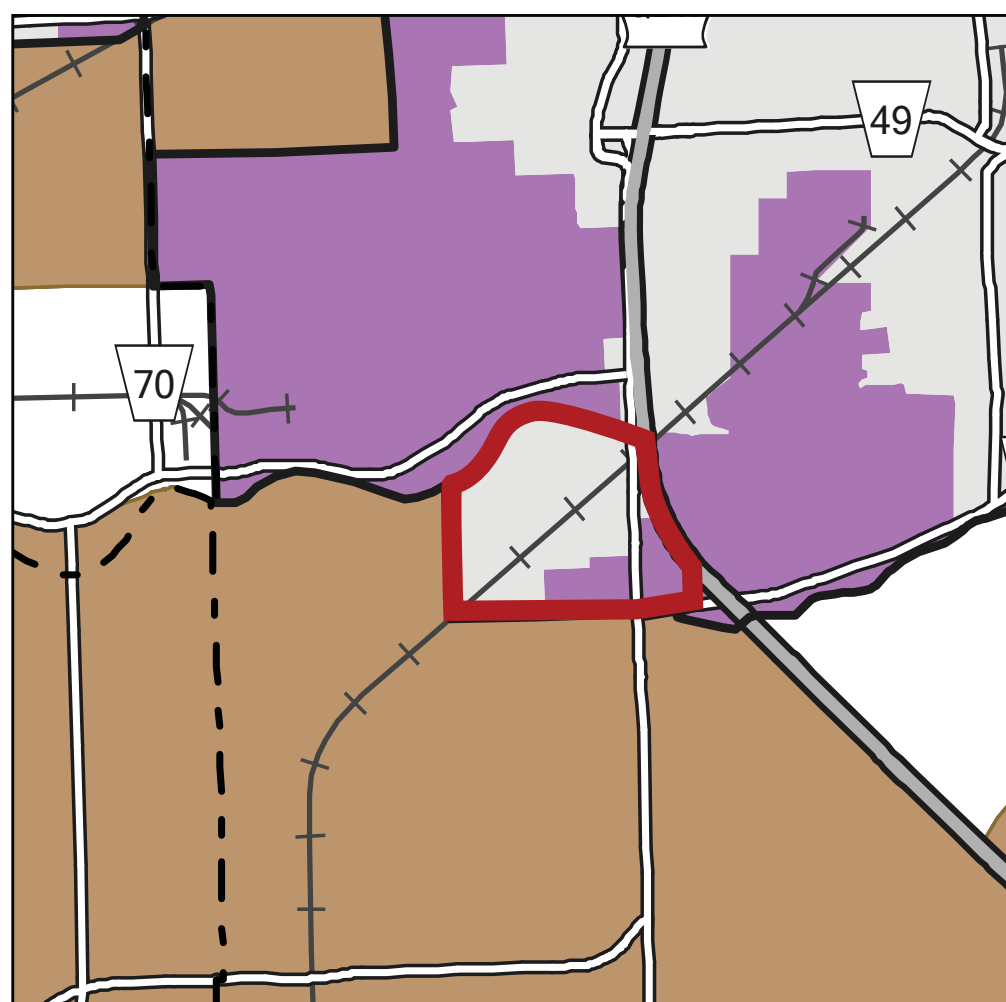
### Growth Plan for the Greater Golden Horseshoe, 2006

- Contains population and employment projections that form the basis for planning growth within municipalities and guides decisions on a wide range of land use planning issues, including transportation, infrastructure, urban form, housing, etc.
- Encourages municipalities to focus new growth within the 'Settlement Areas' through the development of mixed-use, transit supportive and pedestrian friendly environments.
- The majority of the Secondary Plan area is within the "Built-up Area" and a portion is "Designated Greenfield Area".
- The Region of Niagara is to plan for an ultimate population of 610,000 residents and 265,000 jobs by 2041.
- Contains policies relating to the protection of Employment Lands in order to promote economic development and competitiveness.

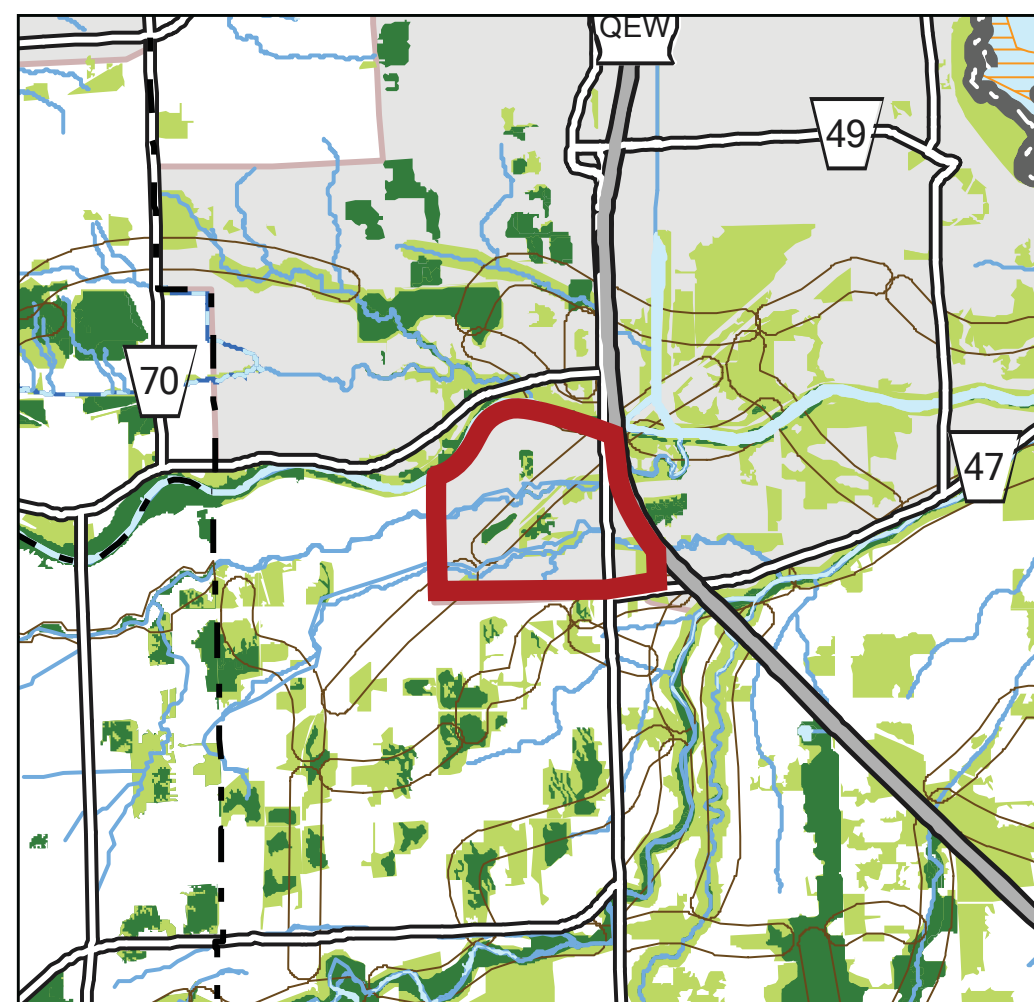


## Region of Niagara Official Plan

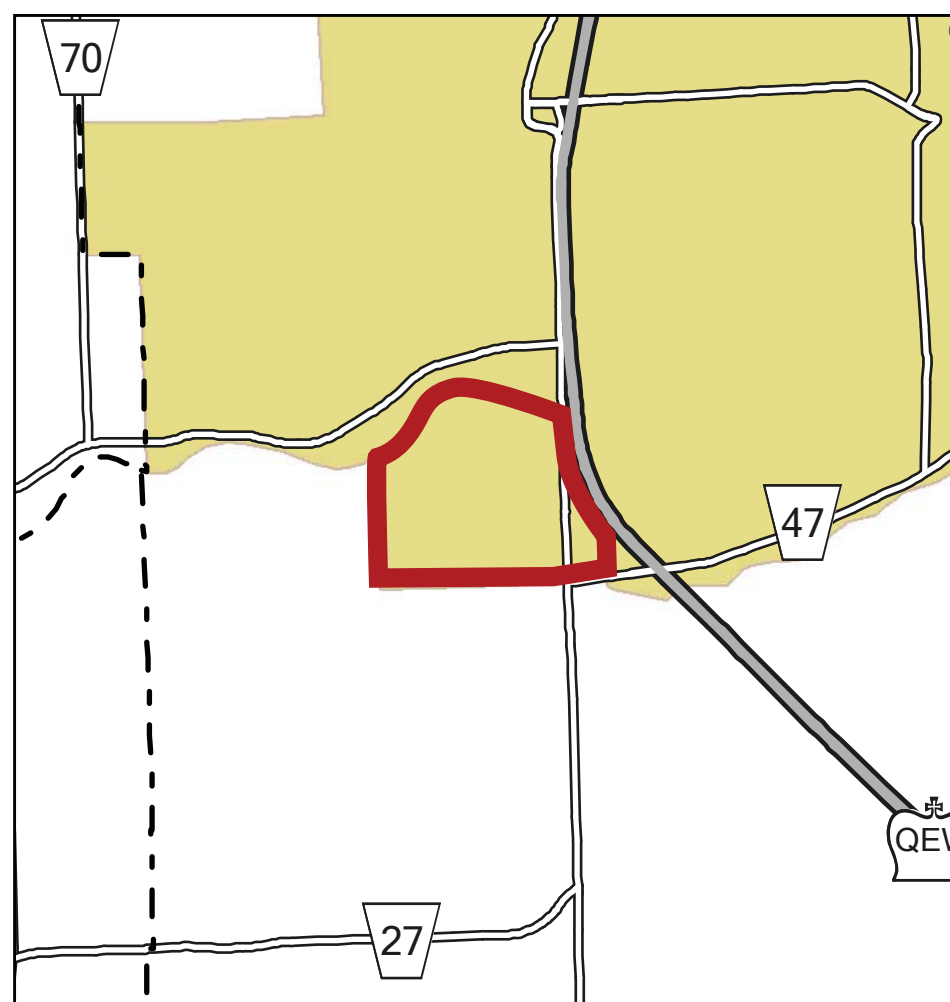
Niagara Region Official Plan, Schedule A  
Regional Structure



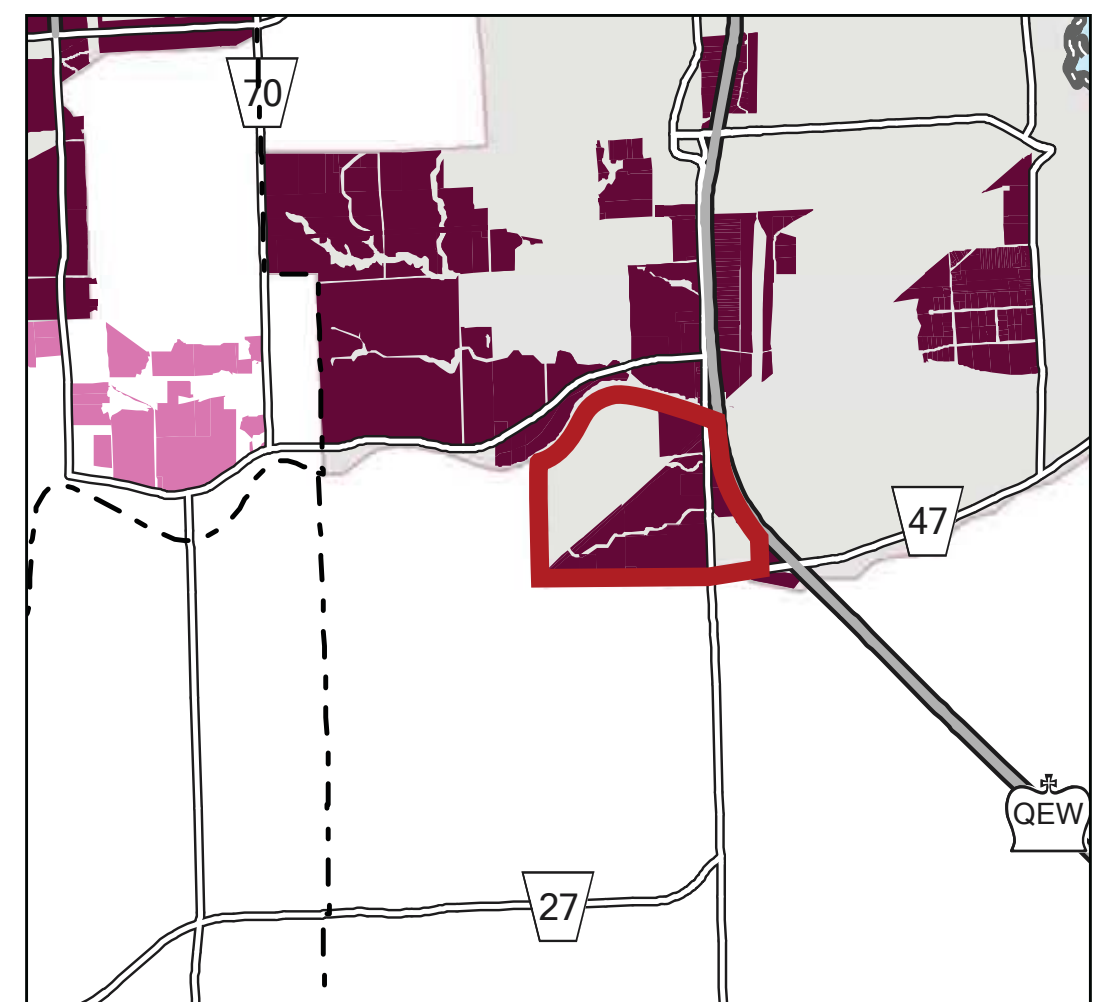
Niagara Region Official Plan, Schedule C  
Core Natural Heritage



Niagara Region Official Plan, Schedule G1  
Niagara Economic Gateway



Niagara Region Official Plan, Schedule G2  
Niagara Gateway Economic Employment Lands



URBAN AREA BOUNDARY  
BUILT-UP AREA  
DESIGNATED GREENFIELD AREA

ENVIRONMENTAL PROTECTION AREA  
ENVIRONMENTAL CONSERVATION AREA  
POTENTIAL NATURAL HERITAGE CORRIDOR  
URBAN AREA

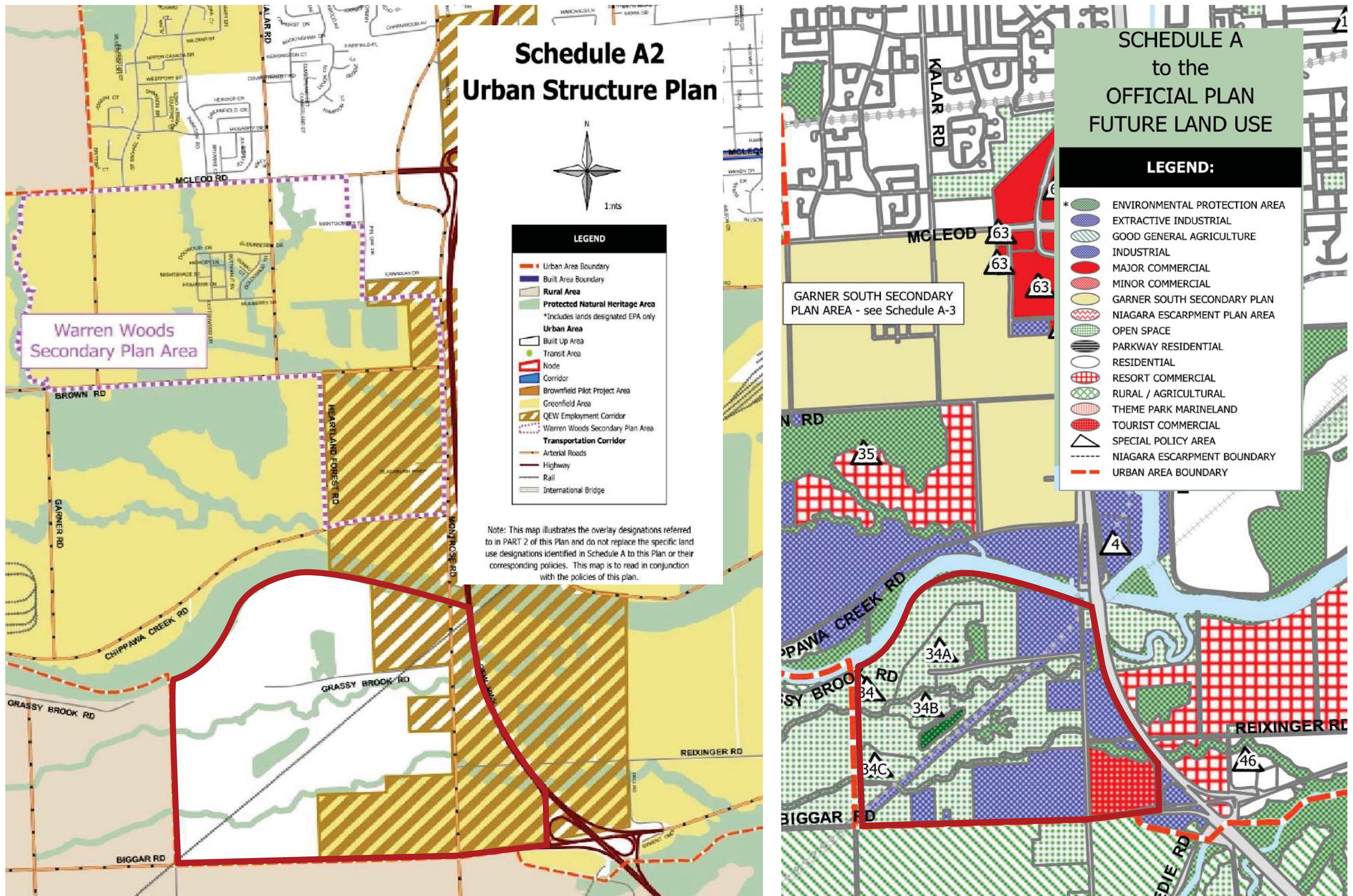
GATEWAY ECONOMIC ZONE  
INTERNATIONAL CROSSING

EMPLOYMENT LAND  
URBAN AREA



# PLANNING CONTEXT

## City of Niagara Falls Official Plan



### Urban Structure Plan:

- Secondary Plan is within the Urban Boundary and is identified as being within the “Built Up Area” and the “Greenfield Area”
- Target density of development shall be no less than 53 people and jobs per hectare
- A portion of the lands are designated as “QEW Employment Corridor” which are intended to provide a long term base for the future development of uses that require access and exposure to the QEW.
- Within the QEW Employment Corridor, manufacturing, wholesaling, and logistics use are permitted, as well as large scale institutional uses that require access to the QEW.

### Current Land Use Designations:

#### Official Plan Amendment (Special Policy Area 34)

- Permits a comprehensive golf course resort
- 650 hotel/vacation dwellings up to 5-storeys
- 225 resort dwelling units (singles, townhouses, multiple dwellings units) up to 2-storeys
- Establishes a 1.09km separation distance (measured from the intersection of Garner Rd. and Chippawa Creek Rd.) from heavy industrial facilities
  - o Low intensity recreational uses, including golf course facilities and ancillary uses are permitted within this area

#### Industrial (Employment)

- Permits range of employment and industrial uses, including uses such as: manufacturing, assembly, fabricating, processing, reclaiming, recycling, warehousing, distribution, laboratory and research, and storage uses.

#### Tourist Commercial

#### Environmental Protection



## secondary plan draft vision

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

## secondary plan draft 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.





# draft principles and objectives



1

## Protect and restore natural heritage features

- functional and highly interconnected
- integrated into the design of the community
- appropriate separation distances and buffers

## Promote the responsible use of resources

- ensure long-term sustainability, reduce greenhouse gas emissions, and reduce demands on energy, water, and waste systems
- municipal services provided in a cost effective and efficient manner

2



## Promote place-making

- vistas and view sheds to the Welland River
- instill a sense of civic pride
- improve the quality of the living environment through the distribution and access to parks and recreational facilities, shops, services and health care

3



## Create a diverse community

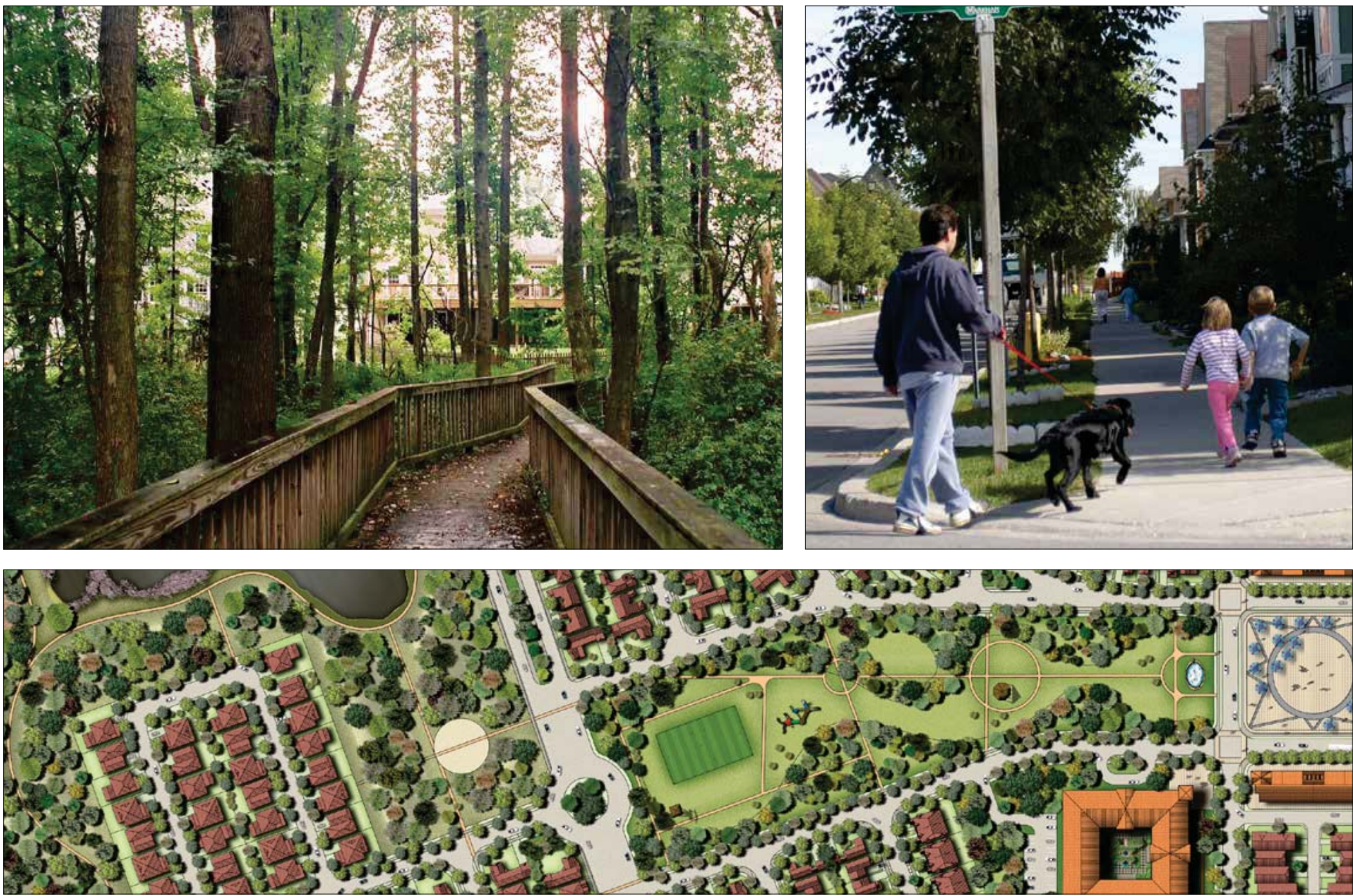
- range and mix of housing opportunities, choices, and accessibility for all income levels
- mix and diversity of land uses in a compact, active transportation supportive development form
- neighbourhood commercial uses, schools, and community facilities

4





# draft principles and objectives



5

## Promote active transportation

- walkable and connected neighbourhoods with sufficient destinations within walking distance of residents
- economical, safe, and accessible mobility options through the provision of a connected network of streets, sidewalks, bicycle lanes, trails, and a future public transit system

## Create a connected and integrated open space and trail system

- parkettes within 200 metres (2-3 minute walk) and neighbourhood parks within 400 metres (5 minute walk) of residents
- all parks, open spaces, and trails are visible and accessible
- integrate schools and parks with the trail system

6



## Create employment opportunities

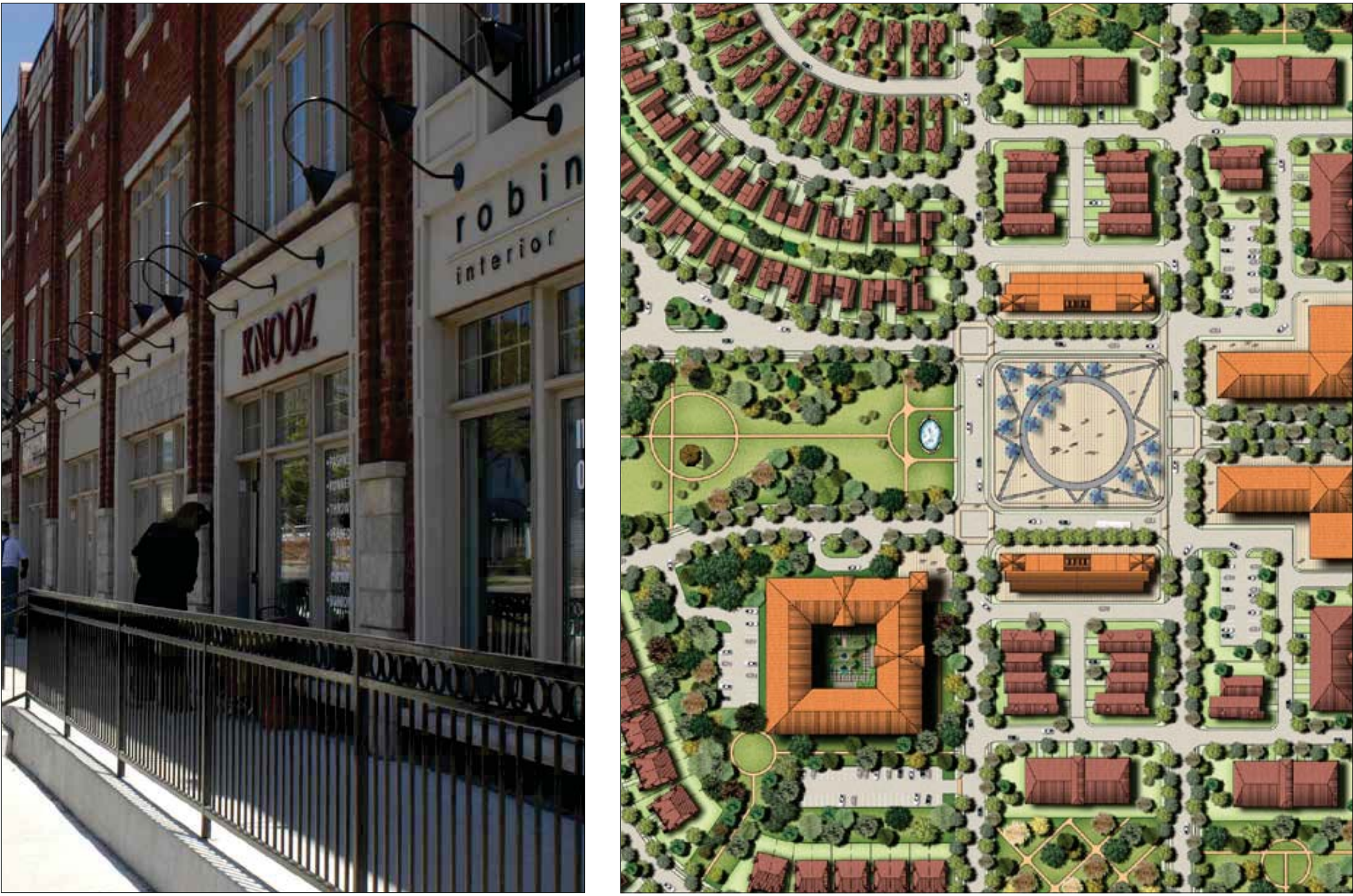
- opportunity for employment to be balanced with population,
- variety of employment uses throughout the community
- office uses and services associated with the Regional Hospital site area
- land use compatibility between non-residential and residential buildings

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## Manage growth

- that growth and development is fiscally sustainable
- create jobs concurrent with residential growth to ensure a long-term balanced economy
- Grand Niagara is to be designed to achieve a minimum net density of 50 residents and/or jobs per hectare, in conformity with Provincial directives

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The following studies are being undertaken to support the Secondary Plan process. To date, background information has been collected and reviewed. During the Secondary Plan process, background information will be analyzed against the proposed Secondary Plan development to determine impacts and provide recommendations:

# BACKGROUND STUDIES

## Sanitary Sewer System

- Sanitary sewers exist on Montrose Road and Grassy Brook Road with pipe diameters ranging from 300mm to 450mm.
- Sanitary sewers drain into the existing Grassy Brook Sanitary Pumping Station (SPS), on the east side of Montrose Road.
- Existing commercial / industrial properties fronting onto Montrose Road and the existing Grand Niagara golf clubhouse and maintenance building either connect to the existing sewers or have allocation to connect. An additional leg of gravity sewer connects to the Grassy Brook SPS, providing sanitary service to the E.S. Fox factory north of the SPS.
- Grassy Brook SPS pumps sewage flow north via a 150mm diameter forcemain.
- SPS has two pumps: one pump operation can provide approximately 18-22 L/s at 33 m TDH and two pump operation increases output to approximately 25-29 L/s at 45 m TDH.
- SPS currently operates at 21L/s and has an ultimate capacity of 138 L/s.
- Proposed sanitary sewers will be designed in accordance with the City of Niagara Falls City Standards for Site Planning (April 1992) and Ministry of the Environment (MOE) criteria.

## Water Distribution System

- Study Area is supplied from the Niagara River via the Niagara Falls Water Treatment Plant and includes the following watermain:
  - ▷ 300 mm diameter PVC watermain along Montrose Road which crosses the Welland River;
  - ▷ 300 mm diameter PVC watermain along Grassy Brook Road; and
  - ▷ 300 mm diameter HDPE watermain which crosses the Welland River and connects watermain from Grassy Brook Road to Chippawa Creek Road.
- The watermain system is expected to meet long-term demands for the City and the Secondary Plan area.
- Design standards for the Study Area come from the MOE Design Guidelines for Drinking Water Systems (2008).

## Storm Drainage and Stormwater Management

- Proposed storm sewers will be designed in accordance with the City of Niagara Falls City Standards for Site Planning (April 1992) and Ministry of the Environment (MOE) criteria.
- Development of a new community will decrease the pervious area and will increase run off and decrease infiltration.
- The SWM Report, to be completed during the Secondary Plan process, will detail a strategy:
  - ▷ To control flows to existing levels to maintain existing watershed hydrological features, and avoid downstream flooding and potential erosion problems;
  - ▷ To provide water quality control to acceptable levels;
  - ▷ To evaluate the site conditions and develop potential Low Impact Development (LID) strategy for the proposed site, in order to maintain the existing water balance to a feasible degree;
  - ▷ To integrate the stormwater management system with the overall grading and storm drainage plan for the site;
  - ▷ To carry out a preliminary design of the stormwater management facilities on the subject secondary plan area; and
  - ▷ To ensure that the design of the stormwater management facilities conform to the stormwater management objectives and criteria, as set out by the Niagara Region, the Niagara Peninsula Conservation Authority, and the MOE.

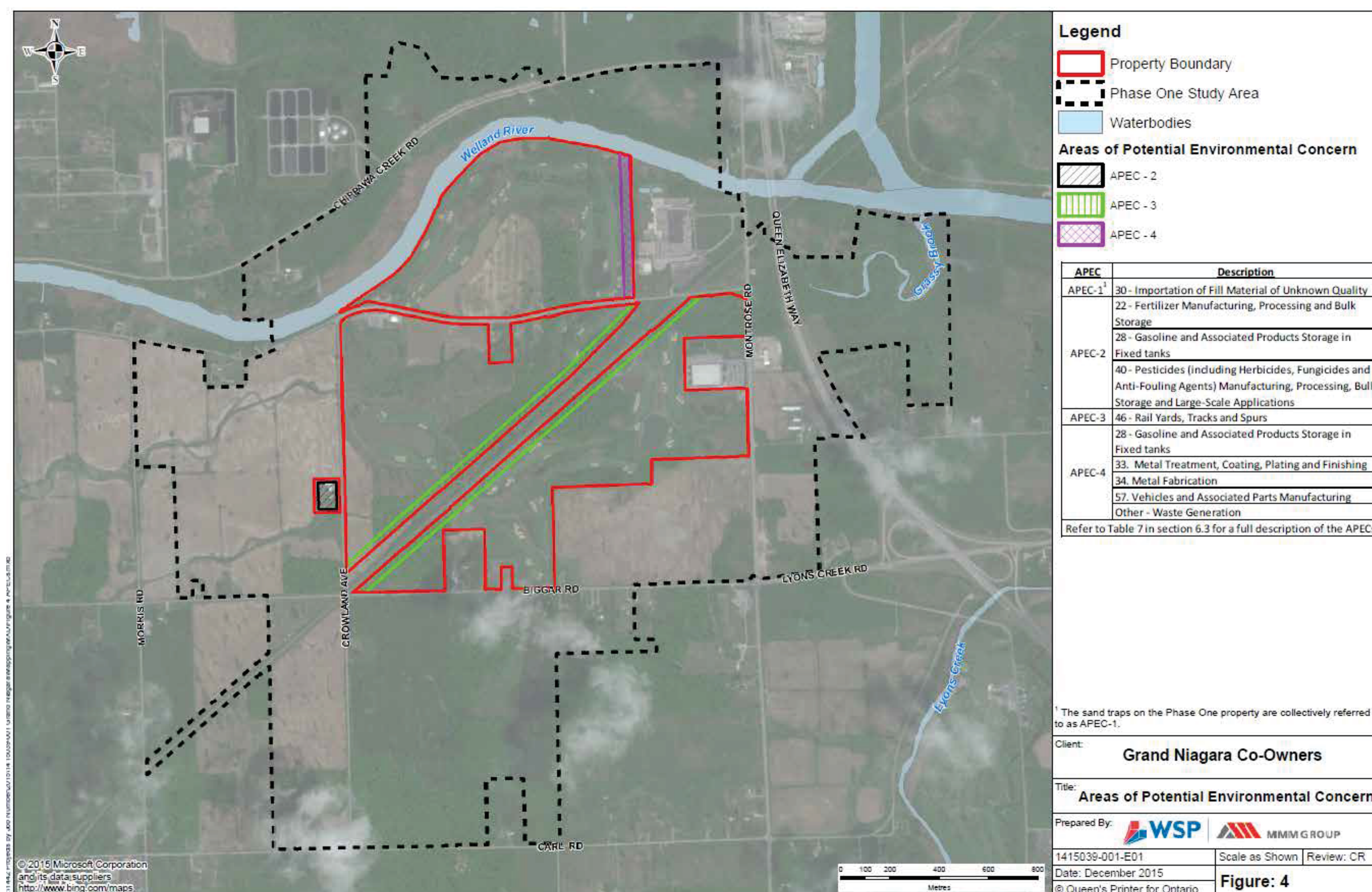


# BACKGROUND STUDIES

The following studies are being undertaken to support the Secondary Plan process. To date, background information has been collected and reviewed. During the Secondary Plan process, background information will be analyzed against the proposed Secondary Plan development to determine impacts and provide recommendations:

## Phase 1 Environmental Site Assessment (ESA)

- Phase 1 ESA was undertaken for the majority of the undeveloped lands within the Secondary Plan Area, and was completed in accordance with O.Reg. 153/04
- Phase 1 ESA assessed the lands for “potentially contaminating activities” (PCAs) to identify “areas of potential environmental concern” (APECs).
- A Phase 2 ESA is recommended for the identified APECs noted below. The Phase II ESA will include more detailed site review and chemical analysis to confirm the presence or absence of any contaminants in soil and groundwater. Recommendations for mitigation or remediation, if required, will be provided.



## Vibration Study

- Purpose is to assess the impact of the vertical vibration displacement originating from the CP Railway tracks that bisect the subject site to determine:
  - Any limitations to locating residential uses adjacent to the railway tracks; and
  - Impacts, if any, to residential uses by ground-borne vibration.
- CPR guidelines relating to ground-borne vibration were referenced.
- Railway line and train characteristics:
  - Approximately 2.5 km in length within the Secondary Plan Area;
  - Short freight train (approx. 12 rail cars in length); and
  - Pass-bys between one to three times per week, with some weeks where there are no train pass-bys.
- Vibration measurements taken from two locations, 30 metres from the railway right-of-way.
- Study results demonstrated:
  - Minor exceedances from the CPR guidelines, generally 1-second exceedances, totalling 5 and 11 non-consecutive seconds out of the 90 second observed train pass-by.
  - Due to frequency of train pass-bys, vibration levels exceed criteria less than ½ minute in total during a typical week (i.e., less than 10 seconds per week).
  - Vibration levels are lower than vibration levels that could cause any damage to structures in the vicinity.
  - Existing railway line is in poor condition which may exacerbate vibration levels.
- Vibration impacts are negligible, and will not pose constraints on future development.



# BACKGROUND STUDIES

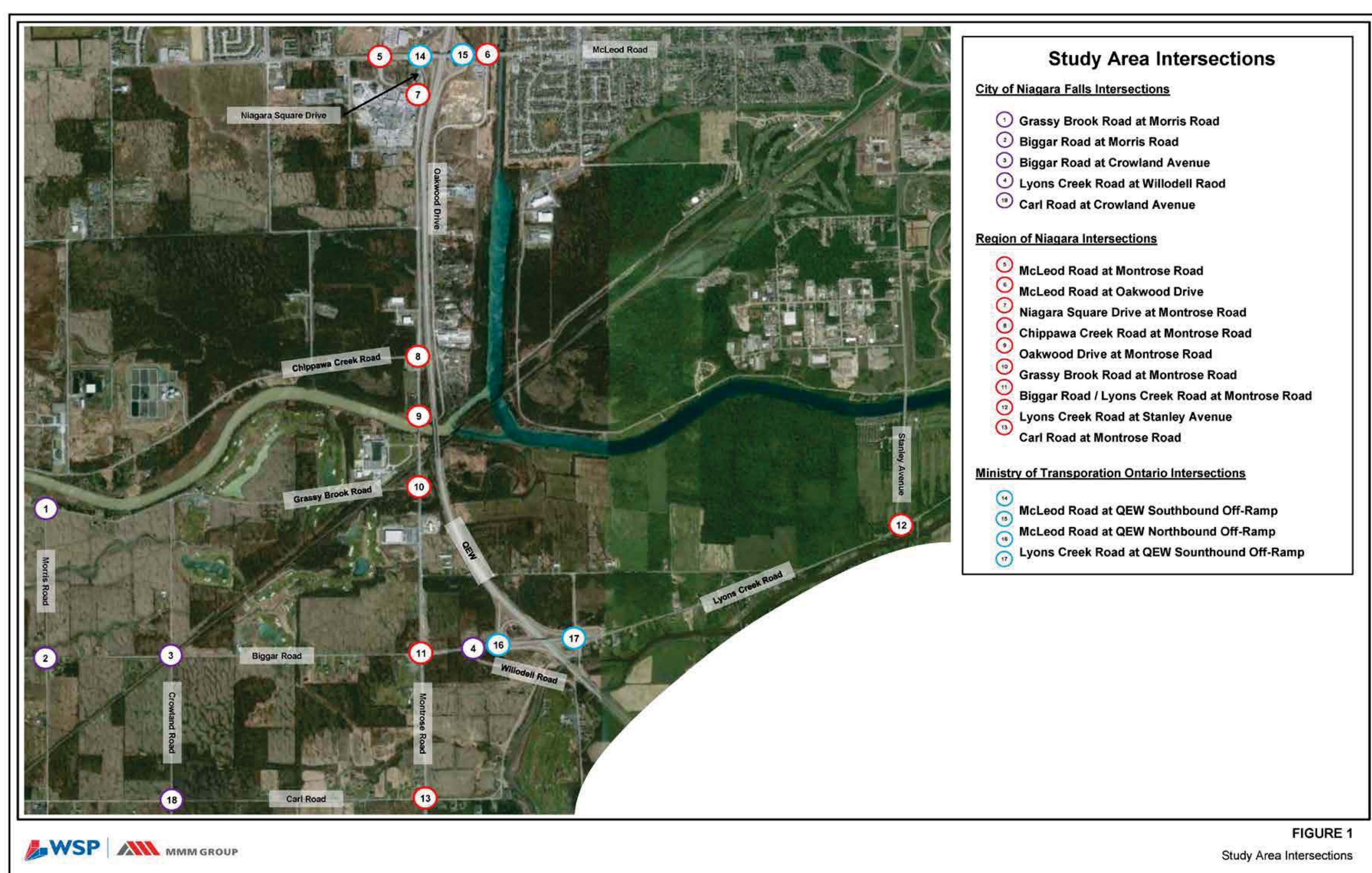
The following studies are being undertaken to support the Secondary Plan process. To date, background information has been collected and reviewed. During the Secondary Plan process, background information will be analyzed against the proposed Secondary Plan development to determine impacts and provide recommendations:

## Noise Study

- Noise Study reviewed the noise effects along the railway line and surrounding land uses. Transportation noise will be undertaken during the Secondary Plan process once future traffic volumes are known.
- Railway is classified as a “Secondary Branch Line” which requires a 15.0m setback, in conjunction with a safety berm in areas adjacent to sensitive land uses (i.e., residential and areas where groups congregate). The safety berm is to be a minimum of 2.0m above grade.
- Indoor and outdoor areas were analyzed in relation to future railway noise:
  - To ensure acceptable indoor noise levels, air conditioning and upgraded windows/doors will need to be provided on the first row of homes.
  - No outdoor noise control measures are required.

## Traffic Impact Study

- Existing traffic conditions were reviewed and analyzed to determine average vehicle delay (level of service), as well as capacity constraints (volume to capacity ratio).
- Data from 18 intersections was collected.
- Most existing intersections exhibit acceptable delays and acceptable levels of service (LOS), defined as LOS D or better, in the weekday a.m., p.m., and Saturday peak hours;
- Two intersections have movements that are above capacity during the weekday p.m. and Saturday peak hours:
  - McLeod Road at Oakwood Drive; and
  - Biggar Road/Lyons Creek Road at Montrose Road
- Adjustments to signal timing at these intersections should address the overcapacity movements.



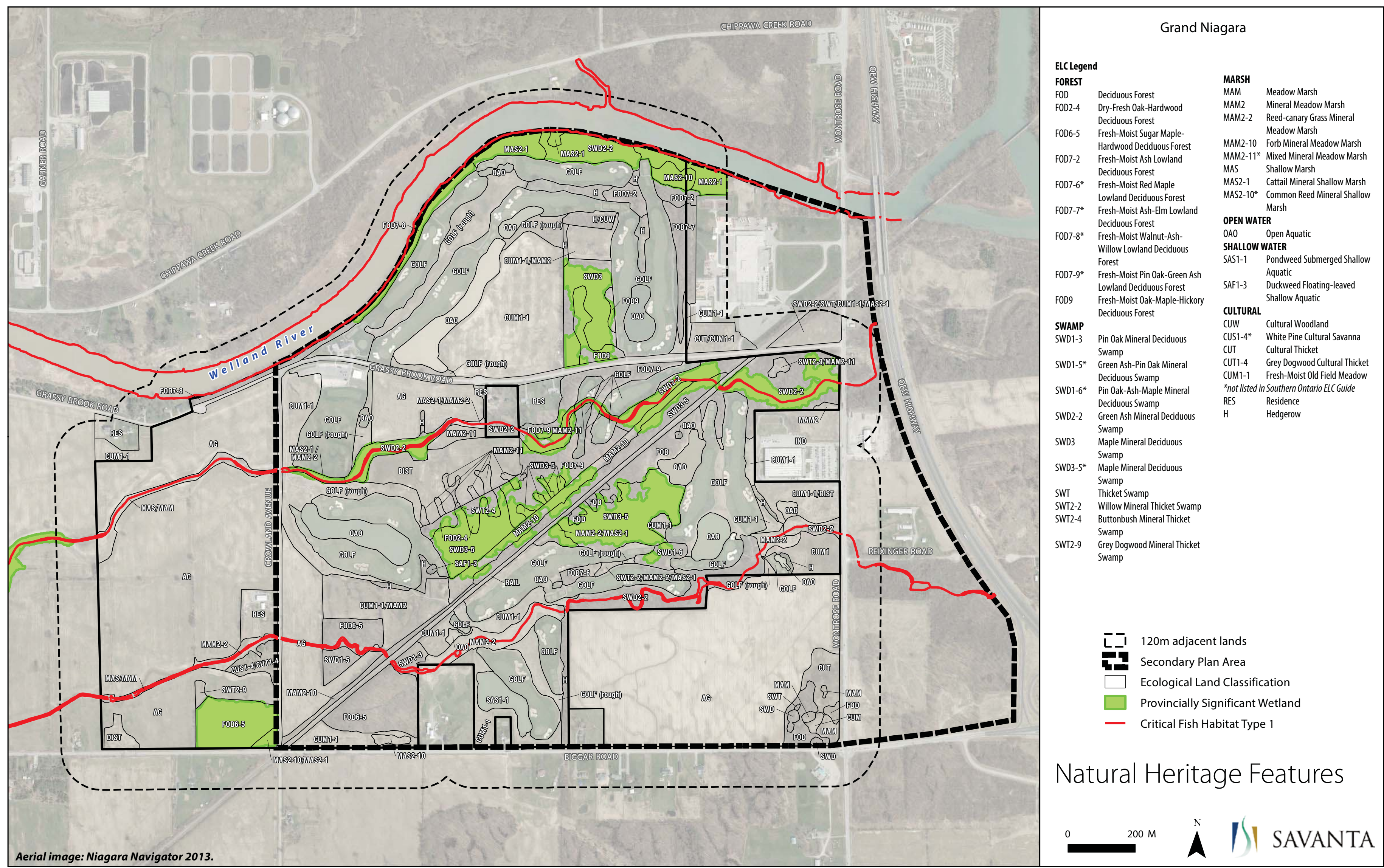


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# BACKGROUND STUDIES

## 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 2015 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.



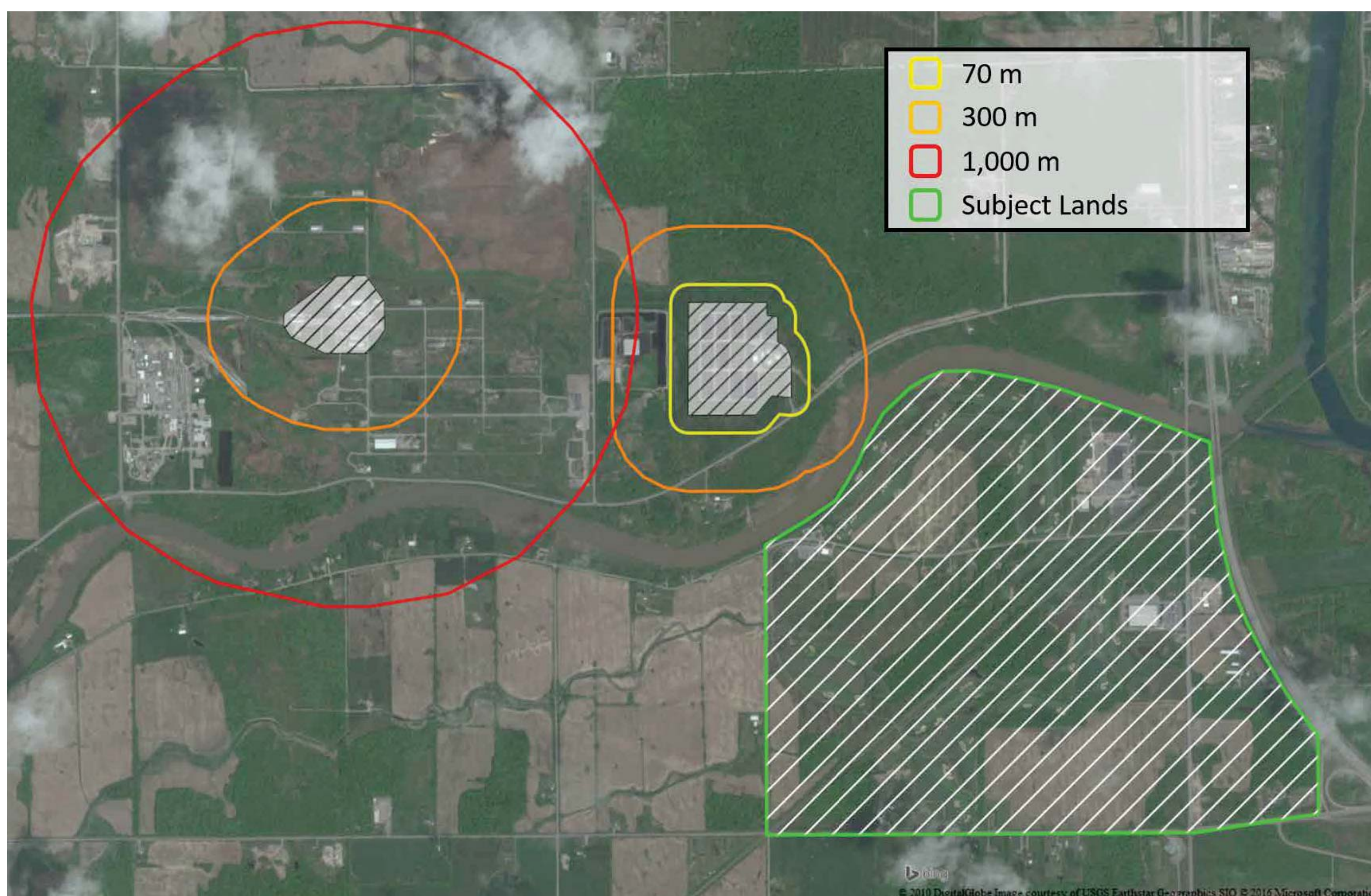


# BACKGROUND STUDIES

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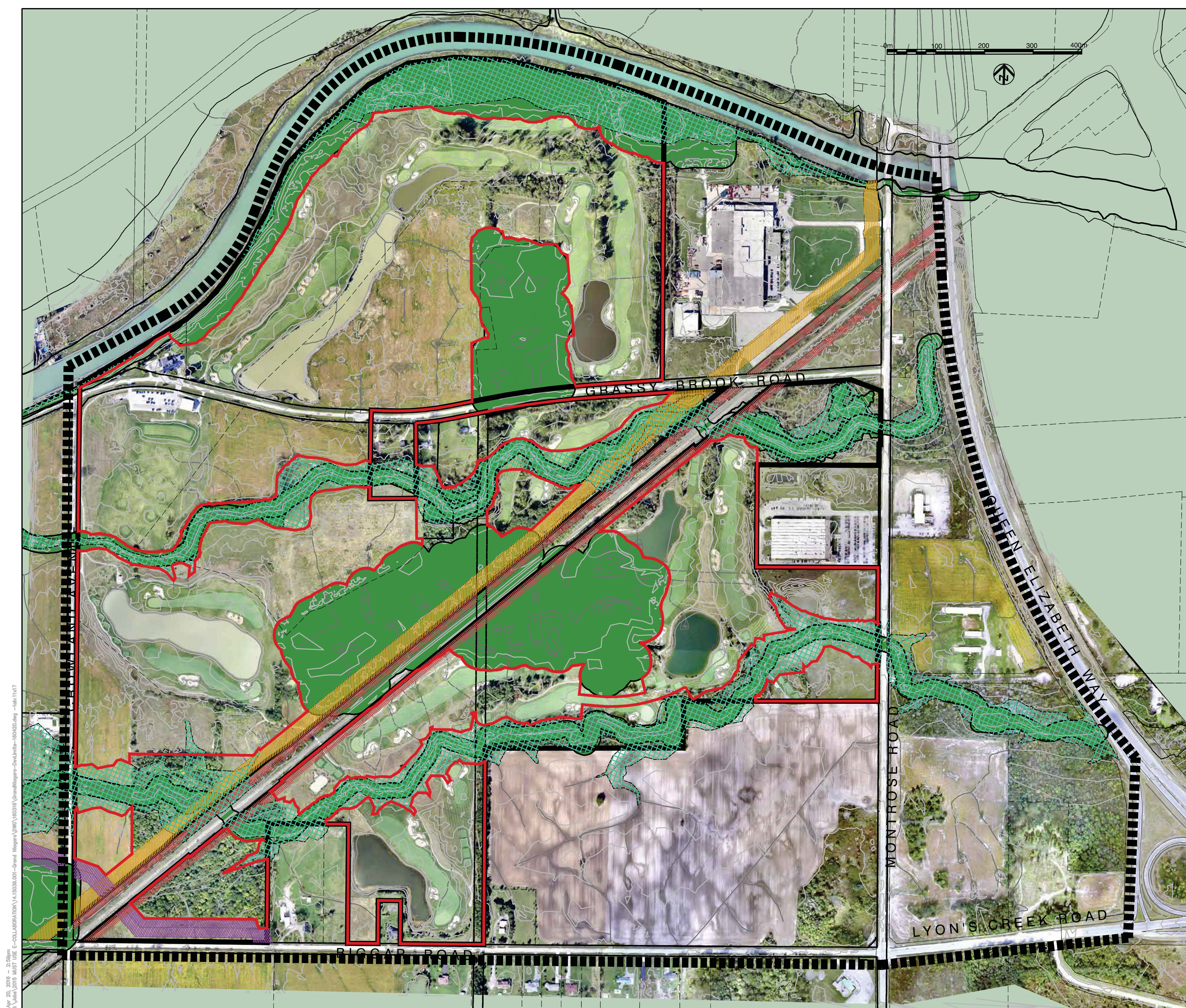
## Air Quality Study








- 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 regularly occur at a time when those activities regularly occur,” which is generally accepted to be 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 detailed air quality analysis will be undertaken in support of the Secondary Plan process.





# DEVELOPMENT LIMIT PLAN

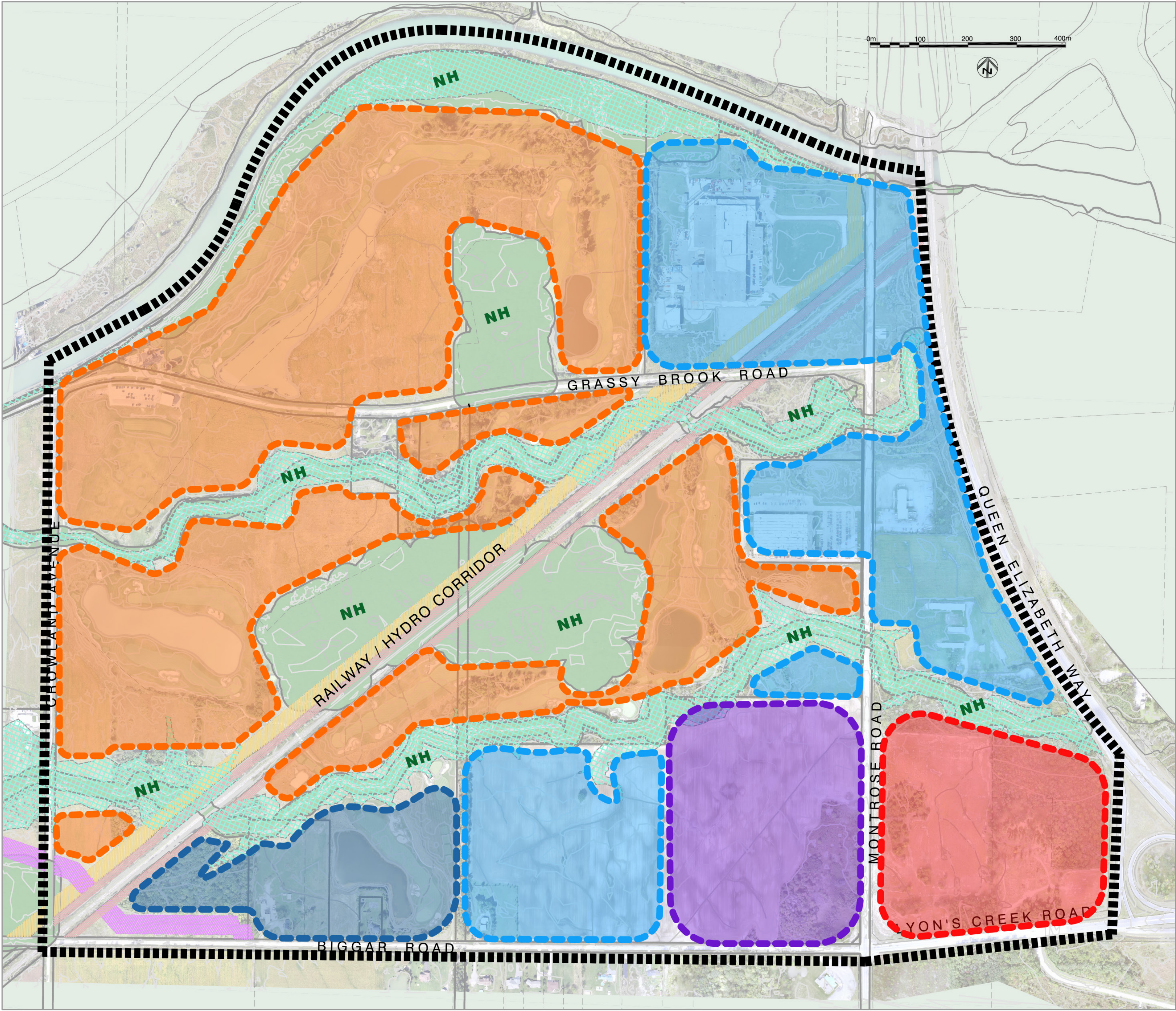


-  Natural Heritage Features
-  Floodplain (100 Year)
-  15m Setback from Railway
-  Hydro Corridor
-  Pipeline Easement
-  Proposed Development Limits
-  Secondary Plan Area

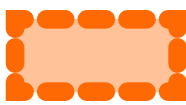


The Conceptual Land Use Plan illustrates preliminary land uses that will be further considered, defined and refined through the Secondary Plan process. The land use boundaries illustrated are conceptual and will be further refined.

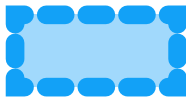
# CONCEPTUAL LAND USE PLAN



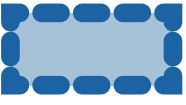
## LEGEND



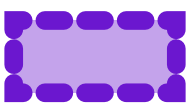
- Residential**
- Residential
  - Stormwater Management Ponds
  - Schools
  - Parks
  - Roads



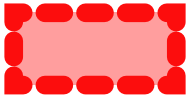
**Employment (Prestige)**



**Employment (Mixed-Use)**



**Hospital**



**Tourist Commercial**

**NH**

**Natural Heritage / Open Space**



# SECONDARY PLAN

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- B Land Use Plan

- C Transportation Network

- D Natural Heritage System

- E Parks, Trails, and Cycling Network



# NEXT STEPS

# THANK YOU

FOR ATTENDING TODAY'S  
**PUBLIC OPEN HOUSE #2**

## NEXT STEPS

- Respond to Comments from Working Group report Review
- Finalize Background Analysis Report (July 2016)
- Initiate Secondary Plan (July 2016)
- Public Open House and Workshop #3 (Fall 2016)

### LET US KNOW WHAT YOU THINK.

If you have any questions or wish to submit written comments by July 15, 2016 please contact:

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