

# PUBLIC INFORMATION MEETING #2

October 12, 2016

# LUNDY'S LANE

## COMMUNITY IMPROVEMENT PLAN STUDY



### AGENDA

- |                 |   |
|-----------------|---|
| 5:00 to 5:30pm: | Open House                                    |
| 5:30 to 6:15pm: | Presentation                                  |
| 6:15 to 7:00pm: | Individual paced workshop with the Study Team |



# Study Process and Anticipated Timeline

**April 2016**

Project Initiation Meeting

**June 2016**

Public Open House / Information Centre #1

**August 2016**

Draft SWOT Analysis Report and Vision Statement

 **October 12, 2016**

**Public Open House / Information Centre #2**

**October 2016**

Final SWOT Analysis Report and Vision Statement

**November 2016**

Draft Community Improvement Plan (CIP)

**December 2016**

Public Open House / Information Centre #3

**December 2016**

Final Recommended CIP

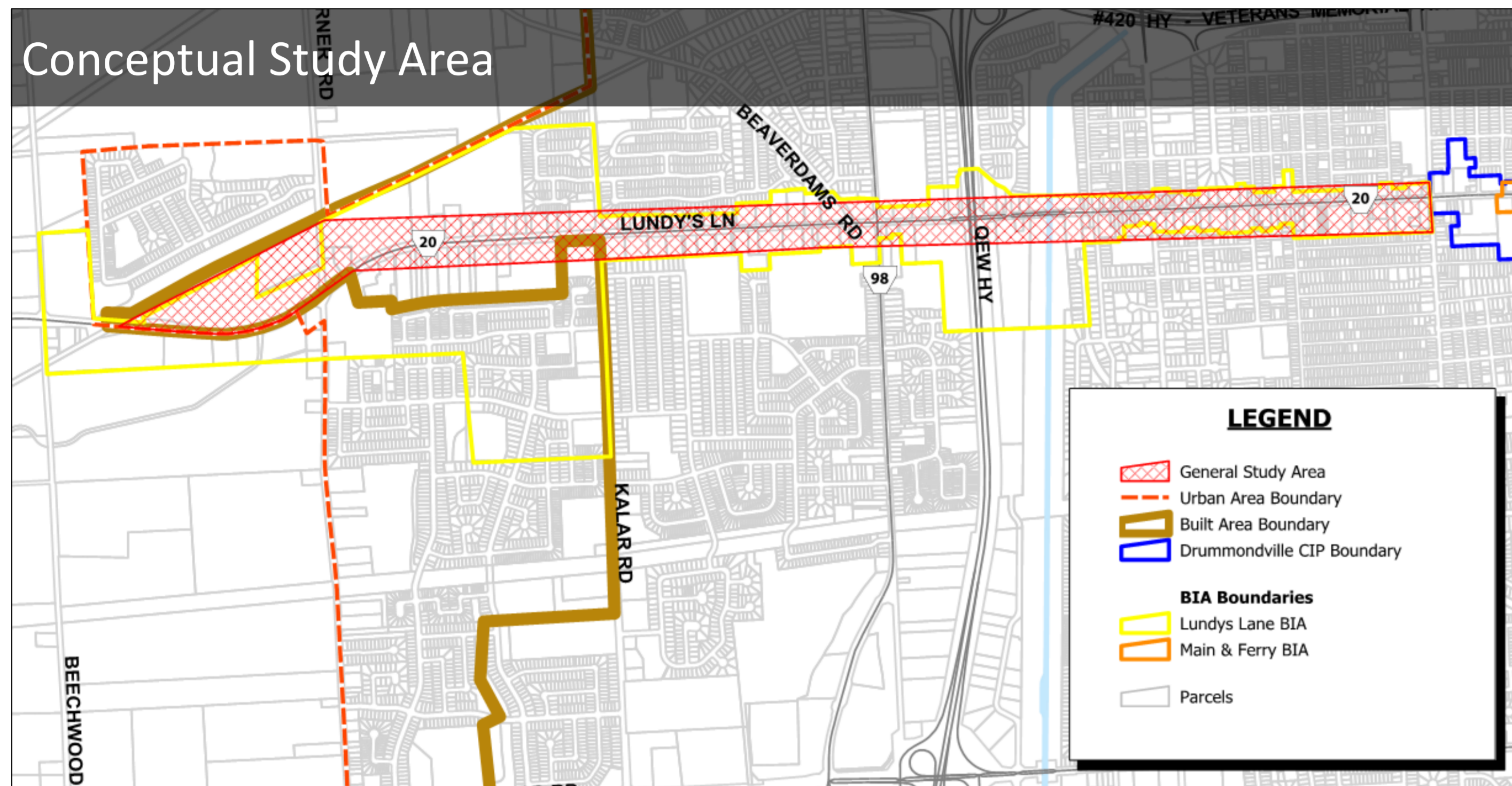
**January 2017**

Statutory Public Meeting

**February 2017**

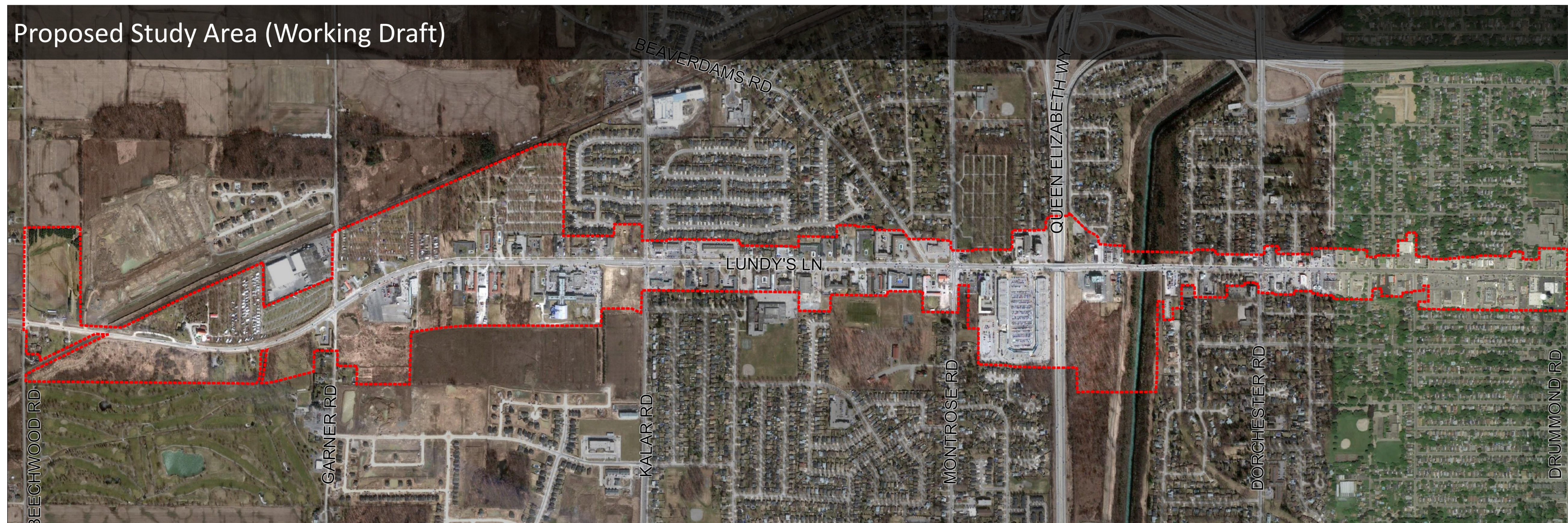
Council Adoption

# The Study Area



**Left:** The Conceptual Study Area as identified by the City

**Below:** The current Proposed Study Area (Working Draft) – This boundary will be refined through the study process through input from the community, stakeholders, City and Regional staff, and the consulting team



# Preliminary SWOT Analysis

- **Strengths** - Intrinsic elements of the study area that provide advantages to its revitalization / transformation



- Variety of commercial uses serving local and tourism population
- Key commercial corridor / destination for shopping
- Ease of access from the QEW and Clifton Hill / Fallsview
- Historical significance of Lundy's Lane
- Proximity to Historic Drummondville with Drummond Hill cemetery, the Lundy's Lane Battlefield gateway feature, Battlefield Parkette and Redmond Gardens

# Preliminary SWOT Analysis

- **Strengths** - Intrinsic elements of the study area that provide advantages to its revitalization / transformation



- WEGO Redline bus route provides direct connectivity to the main tourist areas
- Attractive landscaping provided in association with some commercial uses
- Active Business Improvement Area
- City and Region have extensive experience implementing Community Improvement Plans
- New gateway / intersection at Garner Road

# Preliminary SWOT Analysis

- **Weaknesses** - Intrinsic elements of the study area that serve as constraints to its revitalization / transformation



- Car dominated environment, not pedestrian friendly
- Vehicles travel at a high rate of speed with few intersections to help moderate traffic speed
- Newer commercial uses lack unique character or cohesive vision
- Mixed / inconsistent built form in some areas (i.e., varying front yard setbacks)
- Dispersed land uses and built form; uses are designed and oriented to drivers
- General lack of residential uses on Lundy's Lane
- Distinctive visual divisions / breaks in land use (e.g., Hydro Canal, QEW)
- Lack of public spaces / community focal points

# Preliminary SWOT Analysis

- **Weaknesses** - Intrinsic elements of the study area that serve as constraints to its revitalization / transformation



- Wide right-of-way width, however it is generally fully utilized with limited opportunities for additional programming/use
- Limited streetscape amenities and street trees within portions of the corridor
- No cycling amenities
- Sidewalk close to the travelled portion of the roadway in some areas
- Land use compatibility (e.g., adult entertainment uses, industrial use)
- Condition / appearance of some older buildings / sites
- Lack of direct connections for vehicles and pedestrians to Lundy's Lane in (e.g., growing congestion on Kalar Road and Montrose Road)
- Vacant lots
- Lundy's Lane access from QEW / Montrose does not include signage to indicate that visitor accommodations / amenities are located to both the east and west

# Preliminary SWOT Analysis

- **Opportunities** - External elements that may positively impact how Lundy's Lane may evolve



- Opportunities for front yard landscaping, restaurant patios, outdoor display of retail goods , streetscape / public space features
- Opportunities for front yard parking for future development / redevelopment
- Demand for alternative housing typologies / tenure
- Corridor designation west of Montrose – redevelopment with appropriate intensification
- Tourism is a well-established aspect of the corridor's history
- Streetscape Master Plan represents a key opportunity to promote aesthetic improvement
- Integrate a public open space / park / community focal point on Ontario Hydro lands beside Canal
- Hydro Canal is a point of interest for locals and tourists alike
- Role of the Hydro Canal / hydro generation in Niagara Falls' history – interpretive feature



# Preliminary SWOT Analysis

- **Opportunities** - External elements that may positively impact how Lundy's Lane may evolve



- Large lots create development / redevelopment options and opportunities
- Capitalize on existing trail connections and pursue other active transportation connections
- Opportunity for a “road diet” east of Montrose to add green space/pedestrian amenities / bike lanes
- Changing demands may create redevelopment opportunities
- Opportunity to integrate programs from Regional CIP(s)
- City already has experience implementing CIPs
- Proximity to and association with the site of the Battle of Lundy's Lane
- Widen Garner Road to four lanes between Mountain Rd. and McLeod Rd. to provide additional capacity to allow non-local/non-visitor traffic to by-pass Lundy's Lane
- Trends in shopping / eating local and dining with locals creates new business opportunities
- Heritage designated School Section 5 presents an opportunity for adaptive re-use

# Preliminary SWOT Analysis

- **Threats** - External elements that may negatively impact how Lundy's Lane may evolve



- Vulnerability of existing motel uses to shifting consumer demands and expectations may lead to increased vacancy rates
- Unintended reuse of motels for non-visitor residents creates issues with planning and provision of appropriate amenities / services
- Vacant / poorly maintained buildings and lots negatively impact the perception of Lundy's Lane
- Broader economic trends can impact tourism and the commercial base (e.g., value of Canadian dollar)

# Preliminary SWOT Analysis

- **Threats** - External elements that may negatively impact how Lundy's Lane may evolve



- Potential new land uses such as medical marijuana dispensaries may impact desirability of new / future residential development
- Heritage designated School Section 5 – Old Lundy's School is not being maintained which may compromise its ability to be reused in the future
- Limited pedestrian crossings from Garner Road to Montrose Road coupled with large volume of high speed traffic creates a safety risk for pedestrians
- New and on-going development south of Lundy's Lane may create additional traffic congestion on or at the intersections with Lundy's Lane



## A Preliminary Vision for Lundy's Lane

*Lundy's Lane is a vibrant, attractive, mixed-use corridor. It is a key destination for visitors, a complete neighbourhood and a major commercial and cultural destination for City residents. Lundy's Lane is celebrative of its unique and long history through interesting commercial uses, interesting public spaces and interactive educational opportunities.*



# A Preliminary Vision for Lundy's Lane

## I want Lundy's Lane to:

- be vibrant and attractive
- be a Mixed Use Corridor
- be a key destination for visitors
- be a complete neighbourhood
- be a major commercial & cultural designation for the City
- celebrate its history
- have interesting commercial uses
- have interesting public spaces
- have interactive educational opportunities

# Financial Incentive Options (Part 1 of 2)

**Financial Incentives** – Grants may be provided by the City to landowners and tenants to help them:



### Beautify and improve façades and signage

This grant would encourage the beautification of building façades and could be applied to the cost of materials, architectural features, murals, windows, doors, and labour costs



### Promote landscaping to improve compatibility between properties

This grant could be used by property owners to implement landscaping such as trees, or enclosures to address incompatible uses between properties



### Adaptive reuse grant program

This grant would encourage the adaptive reuse of buildings into new commercial uses, as well as use of vacant space



### Improve parking areas to be more functional and attractive

This grant would assist property owners in undertaking improvements such as driveway access consolidation, relocating front yard parking, or improving materials used



### Promote landscaping and walkways to improve walkability and aesthetics

This grant would encourage the beautification of properties through landscaping, and assist property owners in implementing sustainable landscaping solutions and improved walkways



### Create more accessible building entrances

This grant would be used to assist property owners to provide accessible entryways, level or improve stairways and walkways, widen doorways, or install other accessible features

# Financial Incentive Options (Part 2 of 2)

**Financial Incentives** – Grants may be provided by the City to landowners and tenants to help them:



### **Provide public bicycle parking**

This grant could be used to assist property owners in providing bicycle parking and related amenities



### **Create new outdoor patios and seating areas**

This grant could be used by property owners to help create new or improved outdoor seating areas that have an impact on the streetscape



### **Develop land and buildings and create new residential units**

This grant could promote major property improvements, major renovations, infill development, etc.



### **Cover City planning and building permit fees, encouraging property improvements**

A grant could be used to promote planning improvements, or the development of vacant lots by offsetting the costs of required planning and building permit fees



### **Improve existing residences or create new ones**

This grant could be used to encourage upgrading and/or development of new residential units within the corridor

# Municipal Leadership Program Options

**Municipal Leadership** – Municipal Leadership Programs are City-lead actions or initiatives that can be implemented to support achieving the vision for Lundy's Lane



## **Streetscape Master Plan implementation**

The CIP should support implementation of the Streetscape Master Plan, including consideration for land acquisition and improvement under the Planning Act.



## **Enhanced gateway features**

Incorporate enhanced east and west gateway Features to define the corridor and reinforce The Lundy's Lane brand.



## **Wayfinding signage strategy**

Prepare a strategy to improve wayfinding to direct visitors to Lundy's Lane, and promote the area as an important destination



## **Preserving and highlighting Lundy's Lane's heritage**

Establish attractive interpretive features that highlight the history of the area and support the restoration, preservation and adaptive reuse of designated buildings