

Thundering Waters Secondary Plan

DRAFT Principles and Objectives

The following principles and objectives are to be achieved in the Thundering Waters Secondary Plan Area.

1. Principle – Create a Healthy, Complete Community

The Secondary Plan is designed to create a safe, liveable, attractive, healthy and multicultural community, which will provide living, working, learning, recreational and community services opportunities. This complete community will be based on a balanced environment with linkages to the natural features that encourage healthy, active living and create a strong sense of community.

Objectives

- (a) to create a vibrant, memorable community core which is focused on lively streets that provide local residents and tourists with a multicultural setting and which acts as the focal point and draw for the community;
- (b) to create an interconnected street system that is transit-supportive, comfortable and engaging for pedestrians and efficiently transports people and goods;
- (c) to provide for a range of residential, commercial, employment, institutional, community and retirement facilities and uses that meets the daily and weekly needs of residents and employees;
- (d) to create an interwoven system of parks, greenways, trails and open space linkages throughout the community that encourages active transportation and a healthy lifestyle and facilitates connections to nearby recreational opportunities;
- (e) to integrate into the existing context and protect and minimize conflicts with adjacent industrial uses by mitigating any potential environmental air quality, noise and vibration effects.

2. Principle – Create a Sustainable, Resilient, Green Community

Approximately 42 percent of the Secondary Plan Area will be protected for natural heritage features which provide the basis for a healthy and “green” community that is developed in harmony with the environment. The community will draw inspiration from water both externally through visual connections to the Welland River and Canal and internally through the water features. The community will embrace the outdoors and will be focused on “green” design and building strategies.

Objectives

- (a) to sustain and enhance the natural environment through protection of key wetlands features and associated buffers and promote opportunities for functional linkages of protected areas using a combination of natural corridors and green space and special features which are incorporated into the built form;
- (b) to maintain and improve the hydrological function of the protected wetlands;
- (c) to provide for views to natural areas, parks and open spaces as well as to the Welland River and Canal where possible in order to assist in the creation of a unique sense of place;
- (d) to provide contemporary municipal services (water, wastewater and storm) which satisfies the requirements of the regulatory bodies, and to encourage the use of storm water management best management practices, where appropriate, which mimic the natural hydrology of the area and protect water quality;
- (e) to promote travel by more sustainable and less environmentally harmful modes of transportation, such as walking and cycling;
- (f) to preserve existing mature trees located outside of the environmental protection areas where possible and to integrate them into the built environment; and
- (g) to encourage environmentally sustainable development, construction and servicing standards which consider climate change resiliency.

3. Principle - Create a Dynamic Residential Community

To develop a dynamic residential community with its own special character that integrates with the established character of the Niagara Falls urban area and ensures land use compatibility with surrounding areas, while providing for a diverse range of housing types and densities that caters to people in all stages of their lifecycle and allows for a range of affordability levels.

Objectives

- (a) to ensure that the residential built form contains a range of low to high rise buildings in the Secondary Plan Area and ensures an appropriate transition between housing types;
- (b) to meet the needs of residents of all ages including children, students, adults, and seniors, and ensure that development is accessible to all abilities;
- (c) to provide a range of affordability, consistent with targets established by Regional Niagara; and

- (d) to develop neighbourhoods that each have a “sense of place” created by the design of the development, including the pedestrian orientation of the buildings and streetscapes, and the provision of parks and greenways which are designed to facilitate interaction.

4. Principle - Development of a Linked Open Space System and Natural Heritage System

A linked open space, greenways, Environmental Protection, and parkland system, which collectively forms the basis of the natural heritage system (NHS), is a central feature of the community. The road pattern is designed to provide accessibility to the natural heritage and open space system both physically and visually. Parks and greenways are also used as central “meeting places” for neighbourhoods and sub-neighbourhoods to increase the quality of life for residents.

Objectives

- (a) to integrate parkland and key community features with the greenways and open space system;
- (b) to provide connected public open spaces throughout the community to enhance connectivity as well as provide view corridors;
- (c) to integrate the Con Rail drain into the design of the community as a receiver of treated drainage as a component of the storm water management systems and an aesthetic enhancement to the community; and
- (d) to ensure that development protects significant natural heritage features by providing appropriate separation distances and buffers;

5. Principle - Create Employment Opportunities and support a Vibrant Local Economy

Creating a variety of employment opportunities in the Secondary Plan Area in order to provide opportunities for employment close to home will be essential to the development of a complete community.

Objectives

- (a) to retain the existing employment designations on Dorchester Road, recognize existing industry on Oldfield Road and create new employment opportunities through the creation of an office business area adjacent to the Stanley Avenue Business Park;
- (b) to create a new community core located on Dorchester Road which provides for a variety of commercial, entertainment, health care and tourist facilities and to create new institutional facilities all of which provide a variety of employment opportunities;

- (c) to achieve high quality urban design on employment and commercial lands; and
- (d) to provide an efficient, integrated transportation network that enables connectivity between employment and residential areas, maintains linkages to the greater community, accommodates the long term travel needs of the area and supports the use of all modes of transportation (including walking, cycling and public transit).