

# Thundering Waters Secondary Plan

## Welcome



Welcome to the second Public Information Centre (PIC) for the **Thundering Waters Secondary Plan.**



# Thundering Waters Secondary Plan

## Study Purpose



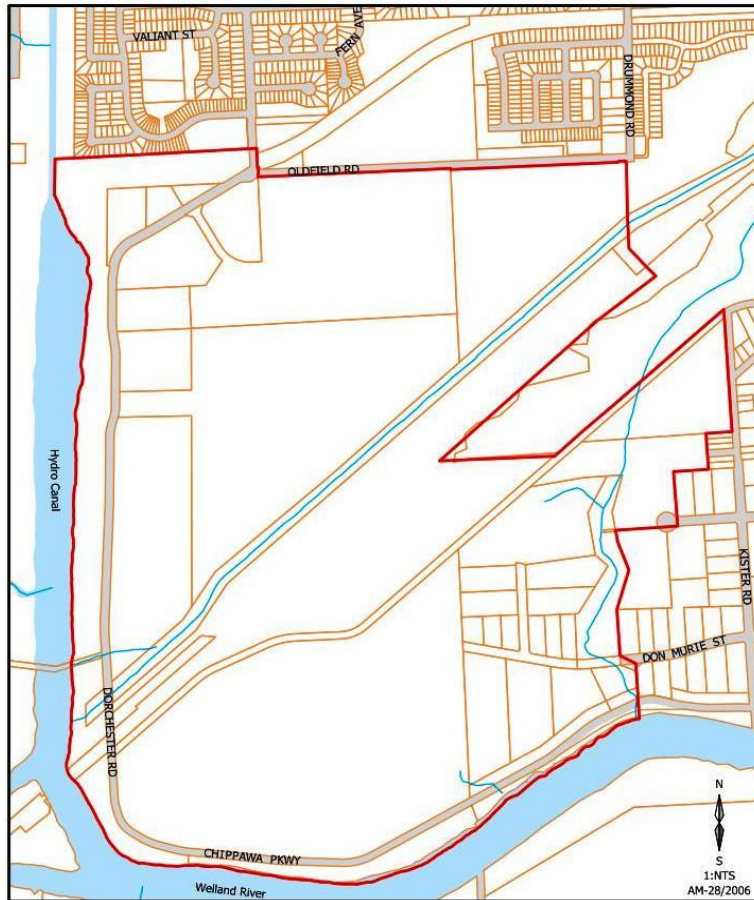
The purpose of this PIC is to share the proposed land use plan, outline the principles for development of the Secondary Plan area, and highlight the technical work that has been undertaken in support of the study.

We look forward to your participation in this project which is being conducted in accordance with the requirements of the *Provincial Planning Act* and *Environmental Assessment Act*.

# Thundering Waters Secondary Plan Study Area



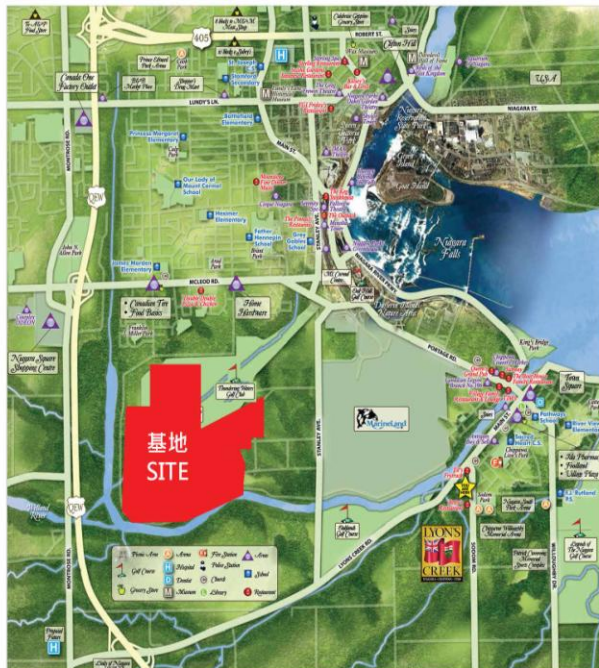
Thundering Waters Secondary Plan Area



The Secondary Plan area contains 270 ha (667 ac) of which 195 ha (483 ac) is owned by GR (CAN) Investment Group

# Thundering Waters Secondary Plan

## Location and Context



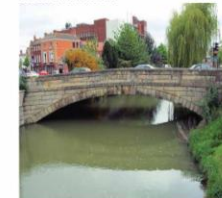
Niagara Falls



Welland River



Welland River



Niagara Falls



Queen Victoria Park



The project site is situated in the City of Niagara Falls, renowned for Niagara Falls. It's approximately a 5 minute drive or 20 minute walk from the site to Niagara Falls. More than half of the City's service businesses are clustered around Niagara Falls. Once the Retail Street component is completed, a sightseeing train would be available to access the Falls directly.

The Project site is a 10 minute ride from the Niagara Conference Center and Falls-view Casino. The elevation study shows that the site is relatively flat at approximately 180 metres, with lowest point being 173 metres. The site overlooks the Welland River to the south, a vast of forest and 18 hole golf course to the north and east, and urban community to the north and east.

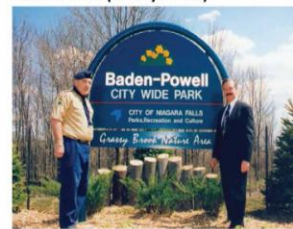
Kingsbridge Park



Oak Hall Niagara Parks



Baden-Powell(Grassy Brook)



Oaklands Golf Course



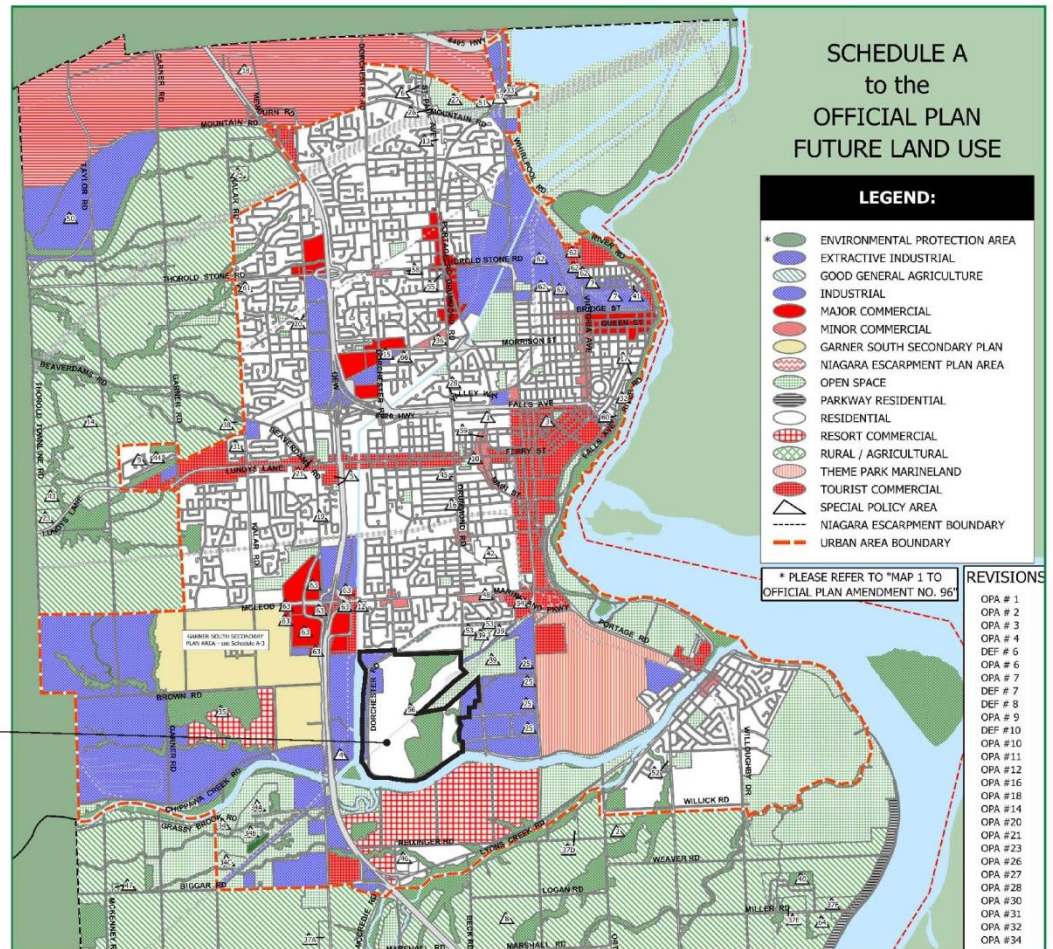
Thundering Waters Golf Course



# Thundering Waters Secondary Plan

Excerpt from  
Niagara Falls Official Plan  
Schedule A  
Future Land Use

Secondary Plan  
Study Area

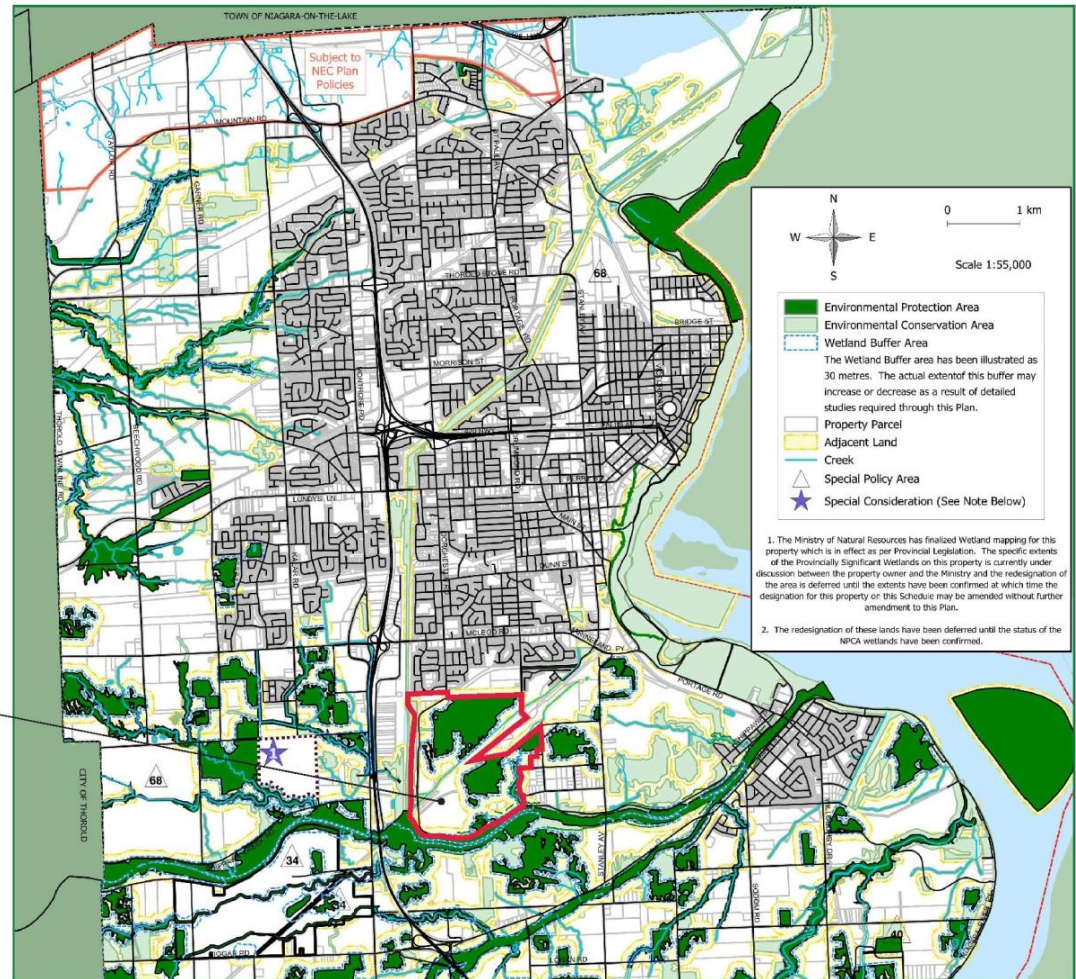


# Thundering Waters Secondary Plan



Excerpt from  
Niagara Falls Official Plan  
Schedule A-1  
Natural Heritage Features  
& Adjacent Lands

Secondary Plan  
Study Area



# Thundering Waters Secondary Plan

## Developer's Vision



**To create an urban wellness haven which advocates health & wellness, and encourages a vibrant & energetic lifestyle in a lush green community.**

### **3 Pillars:**

- 1. Create a state-of-art business park with R & D and Corporate Headquarters: including a world class medical clinic and rehabilitation treatment centre;**
- 2. Establish an “experience and culturally themed” pedestrian based community core: including multicultural bars & restaurants;**
- 3. Include an international education & training hub.**

# Thundering Waters Secondary Plan

## Secondary Plan Principles



## 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.



# Thundering Waters Secondary Plan

## Secondary Plan Principles cont'd



### Create a Sustainable, Resilient, Green Community

- Approximately 42 percent of the Secondary Plan Area will be protected 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.



# Thundering Waters Secondary Plan

## Secondary Plan Principles cont'd



## 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.



# Thundering Waters Secondary Plan

## Secondary Plan Principles cont'd



### Develop 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.



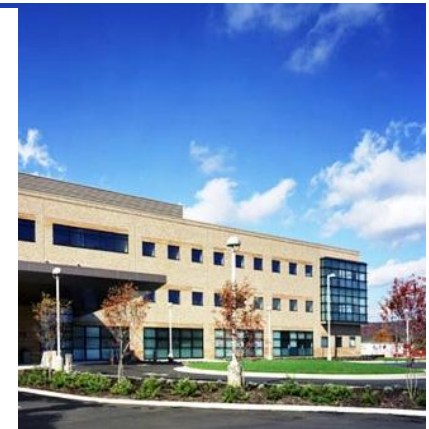
# Thundering Waters Secondary Plan

## Secondary Plan Principles cont'd



## 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.



# Thundering Waters Secondary Plan

## Target Market



### Target Market

"We want to live and thrive in a beautiful natural environment where we will find healing inside and out!"

FOREIGN INVESTORS



"We want to retire in a healthy community with easy access!"

RETIRED COUPLE



COLLEGE STUDENTS

"I love going to school in a resort like surrounding! It energizes me!"



YOUNG FAMILY

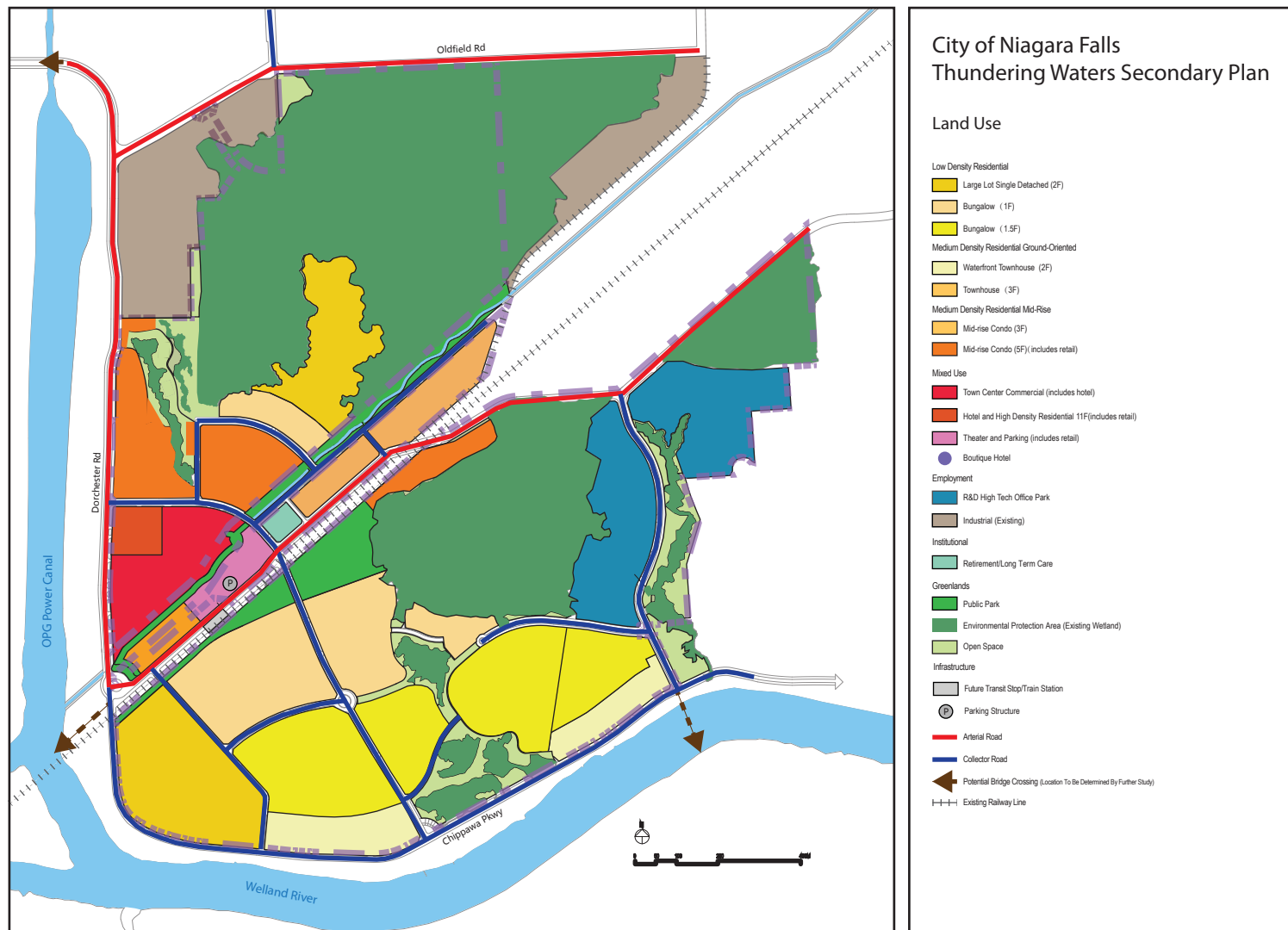
"We want to raise our children in a diverse community..."



OUR  
COMMUNITY

# Thundering Waters Secondary Plan

## Land Use Concept



# Thundering Waters Secondary Plan

## Paradise Master Plan



### Key Components

- **Town Centre with one primary street** - themed lifestyle street clustered with global yummy foods, leisure and entertainment and boutique shopping.
- **Four themed branch streets** - SPA leisure experience street, European art exhibition street, Canada specialty street, Asian tea culture street.
- **Two themed parks** - wedding plaza with rose garden, children's playground.
- **Ecological and cultural retirement district**
- Healthcare themed hotel, community college for senior.
- Traditional Chinese medicine clinic high-end nursing home

- 1 BOUTIQUE HOTEL
- 2 NURSING HOME
- 3 TOWN CENTER
- 4 Mid-rise Condo 5F
- 5 Townhouse 3F
- 6 SPORTS COMPLEX
- 7 R&D HIGH TECH OFFICE PARK
- 8 R&D HIGH TECH OFFICE PARK WITH OFFICE HEADQUARTERS
- 9 TIME SHARE HOTEL AND APARTMENT
- 10 COMMUNITY PARK
- 11 TRAIN STATION
- 12 YACHT DOCK

# Thundering Waters Secondary Plan

## 3D Massing Aerial View



# Thundering Waters Secondary Plan Paradise Town Centre



TOWN CENTER RENDERING



# Thundering Waters Secondary Plan

## Paradise Town Centre Master Plan

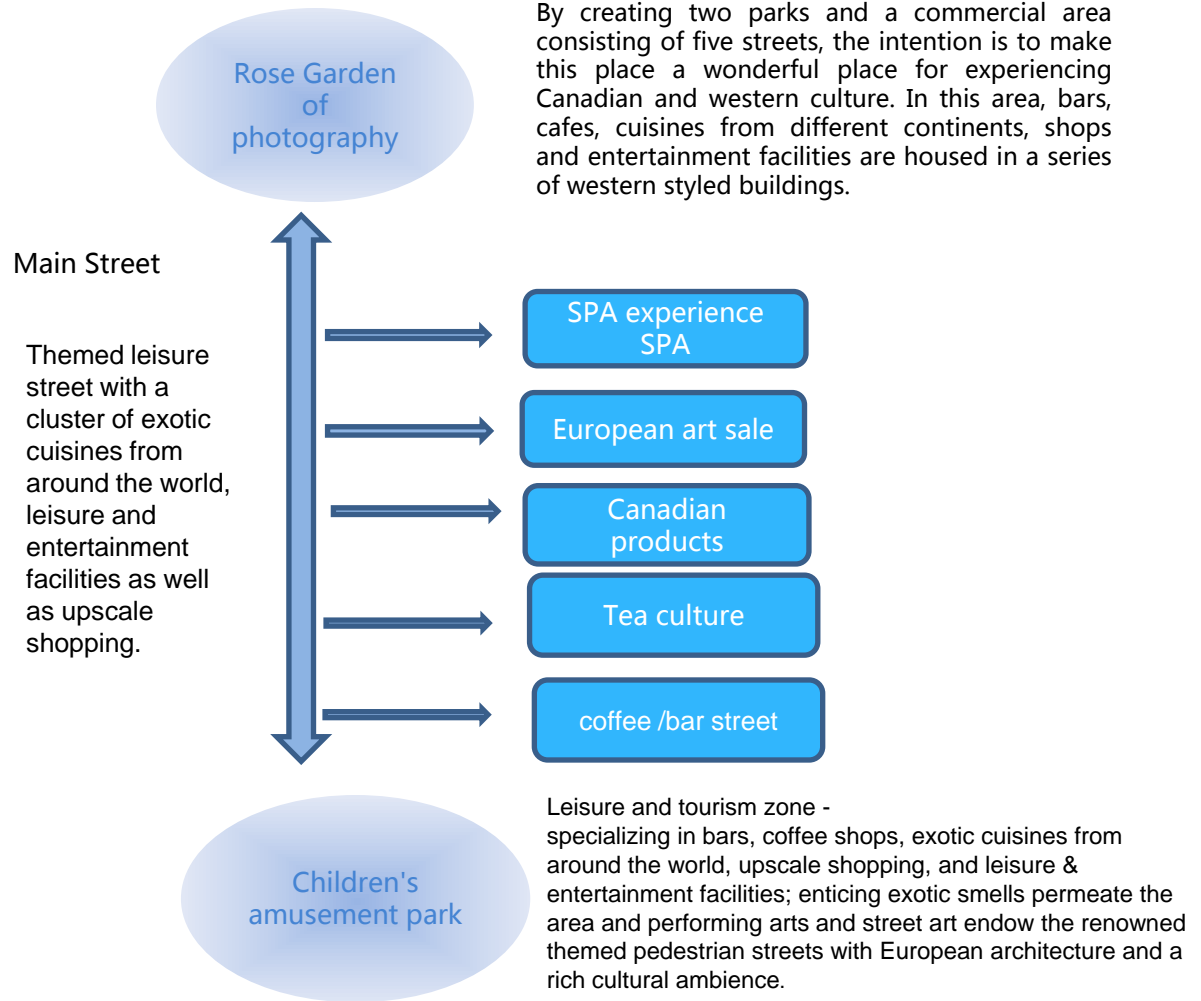


# Thundering Waters Secondary Plan

## Project Vision and Conceptual Planning



### Niagara Falls “Paradise” Project Leisure and Resort Properties - Lifestyle Pedestrian Street + Themed Boutique Hotel



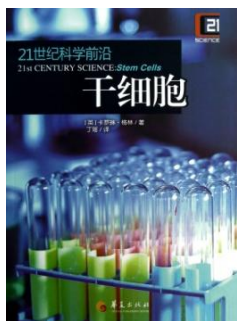
# Thundering Waters Secondary Plan

## Medical testing, Rehab. and R & D centre



### Niagara International Medical Testing & Rehabilitation Centre:

Corporate headquarters,  
R & D business park will  
encompass cancer & heart  
disease early detection  
imaging and stem cell  
recovery & treatment  
technology . An  
integration of Chinese  
physical therapy and  
Western medicine will  
make it a state-of-art  
world class health centre  
in Canada.



# Thundering Waters Secondary Plan

## Project Vision and Conceptual Planning

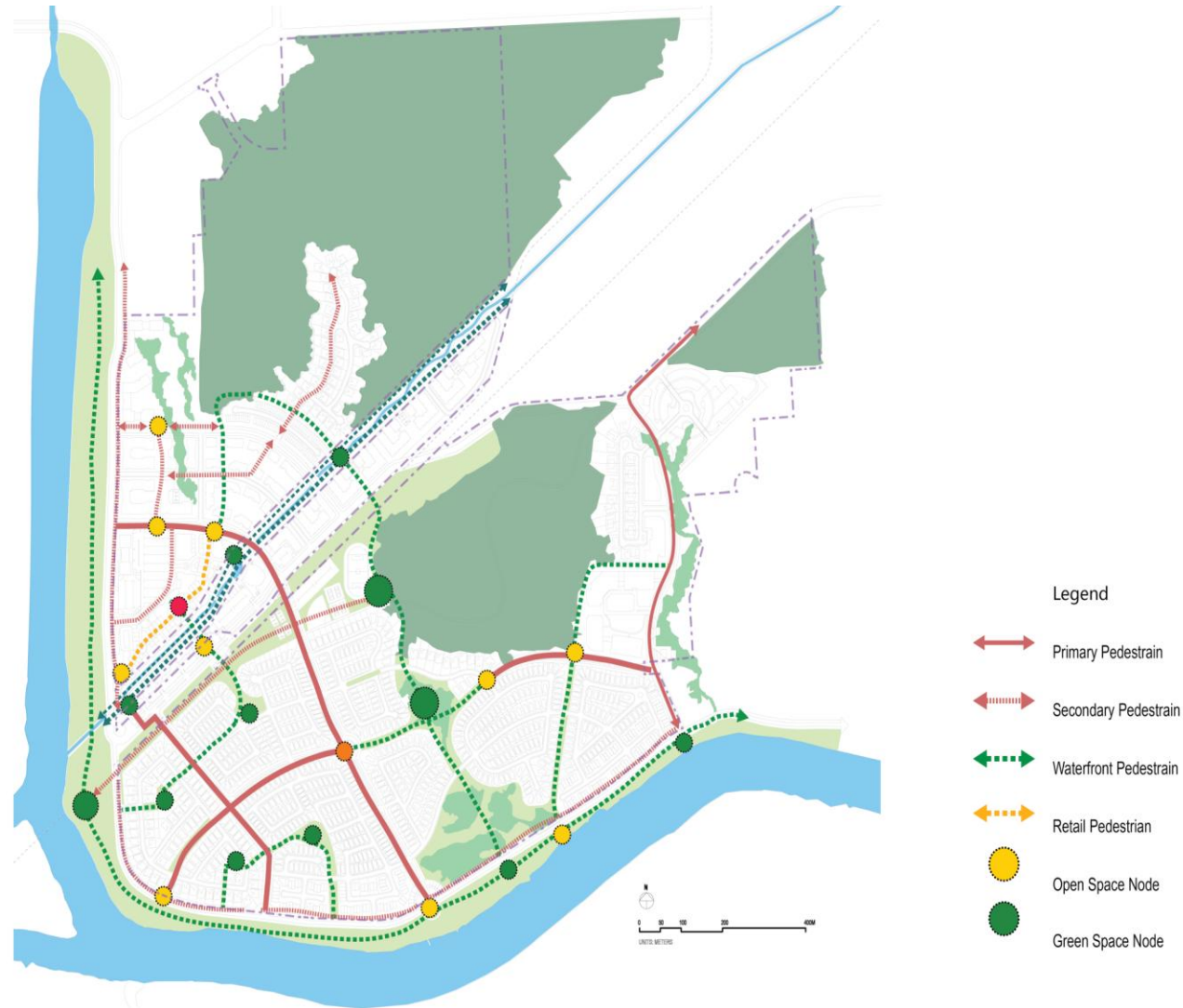


Bungalows and two storey detached houses, Townhouses, Low and Mid Rise Apartments



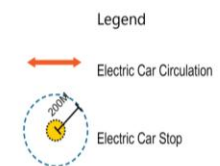
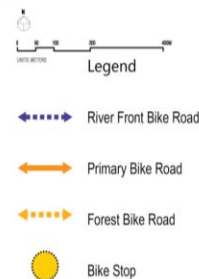
# Thundering Waters Secondary Plan

## Pedestrian Circulation



# Thundering Waters Secondary Plan

## Alternative Transportation



# Thundering Waters Secondary Plan

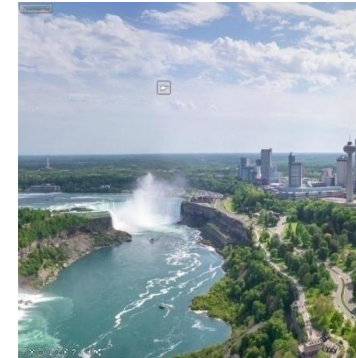
## Eco-Tram Service



Commercial Block



Community



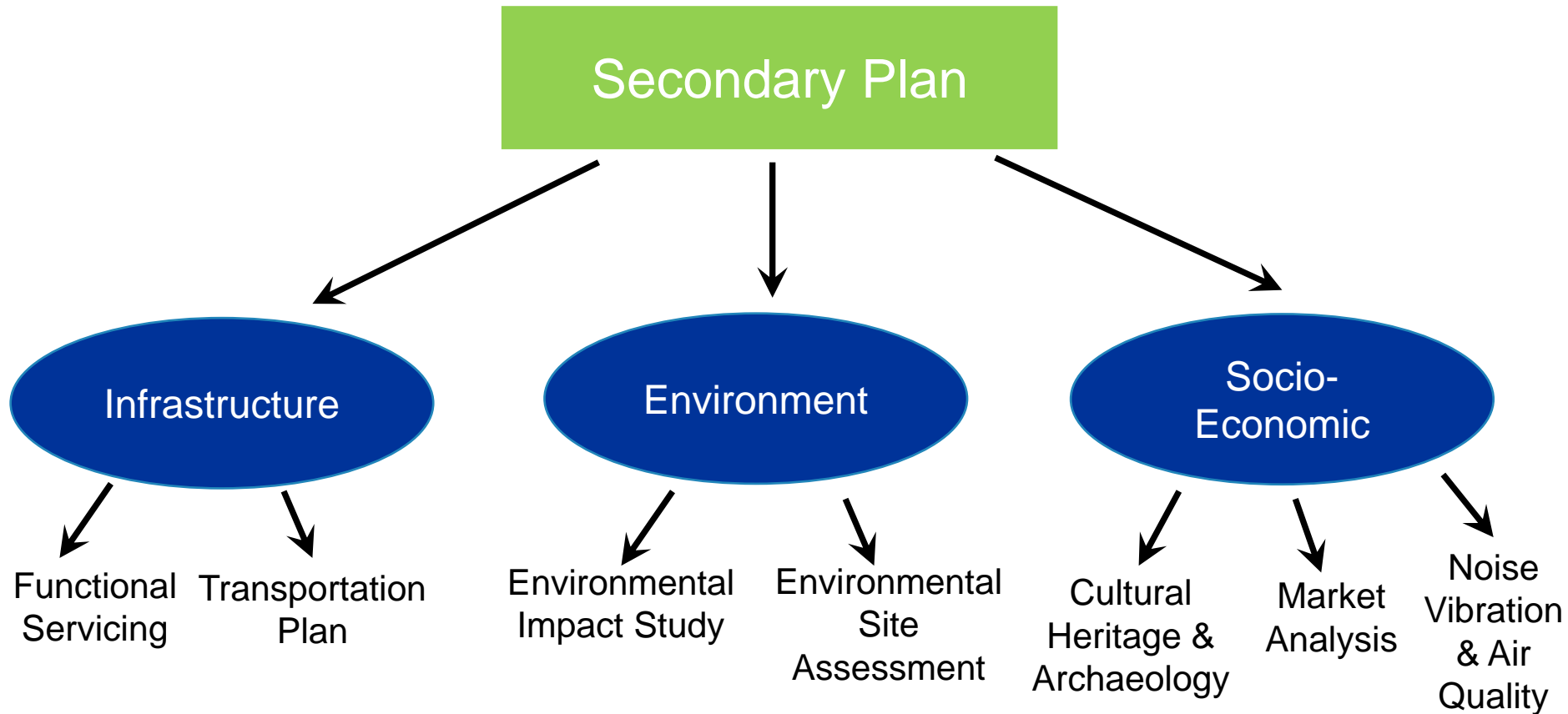
View Spot



By introducing a eco-tram service, we will bring new life to the railway line through the site. The service will connect the housing clusters to commercial centre, and the tram itself might also become a tourist attraction. The tram interval will be as short as half an hour to an hour.

# Thundering Waters Secondary Plan

## Supporting Studies

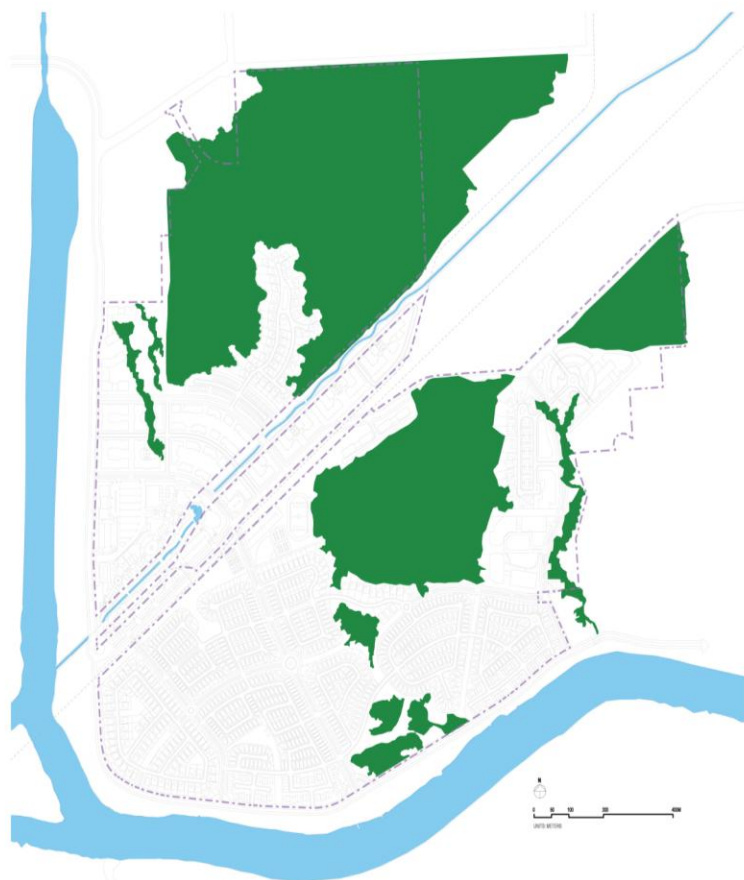


# Thundering Waters Secondary Plan

## Existing Provincially Significant Wetland and Green Space



### Existing Provincially Significant Wetland



### Green Space



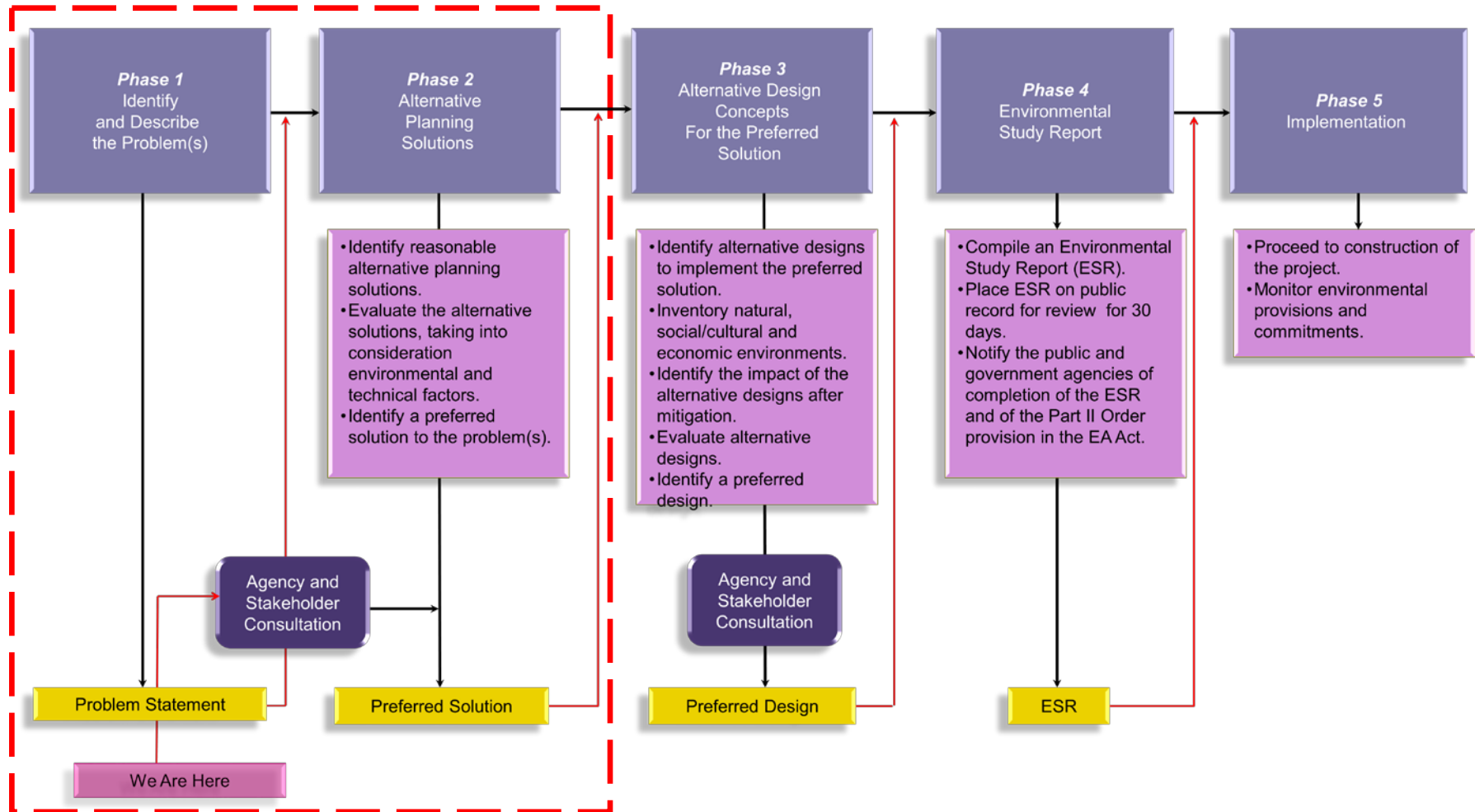
#### Legend

- Existing Provincially Significant Wetland
- Community Green
- River Front Green Belt
- Green Belt
- Green Buffer on Roads
- Green Corridor
- Green Pedestrian Street

# Thundering Waters Secondary Plan

## Environmental Assessment

### Master Plan Process



**The Master Plan Process will address Phases 1 and 2 of the Municipal Class EA Process.**

# Thundering Waters Secondary Plan Transportation Study Area



## Intersections for Analysis:

- 13 signalized
- 11 unsignalized

Analysis of Summer weekday morning (7 AM - 9 AM), weekday afternoon (4 AM - 6 PM) and weekend midday (10 AM – 2 PM) peak periods

# Thundering Waters Secondary Plan

## Transportation Plan



- **Existing transportation conditions within the Study Area have been examined and findings of the analysis indicate:**
  - Signalized and unsignalized intersections operate with satisfactory levels of service during the weekday afternoon peak hour except for some legs of the signalized intersections of McLeod Road at Oakwood Drive, McLeod Road at Dorchester Road, and Montrose Road at Lyons Creek / Biggar Road.
  - During the Saturday peak hour, some legs of the signalized intersections of McLeod Road at Oakwood Drive, and McLeod Road at Dorchester Road operate with poor levels of service. All remaining signalized and unsignalized intersection operate with satisfactory levels of service.
- **Future conditions to 2031 being analyzed to assess impacts:**
  - Need and options for future water crossing being considered
  - Active transportation and transit important elements of network

# Thundering Waters Secondary Plan

## Water & Wastewater Servicing



### Objective:

- To provide water distribution and wastewater collection systems

### Criteria:

- Water distribution & wastewater collection systems to be designed in accordance with City, Region & MOECC standards
- No impact on water pressure and fire protection capabilities of existing municipal water distribution system
- No overloading of the downstream wastewater collection system



# Thundering Waters Secondary Plan

## Water & Wastewater Servicing



### Recommendation:

#### Water Distribution

Municipal Water Services available -

- Connect to existing watermains on:
  - Dorchester Rd (300mm diameter)
  - Progress St (300mm diameter)
  - Don Murie St (300mm diameter)
- Looping of watermains
- Connecting internal services to external municipal services may require micro-tunnel watermains under wetlands

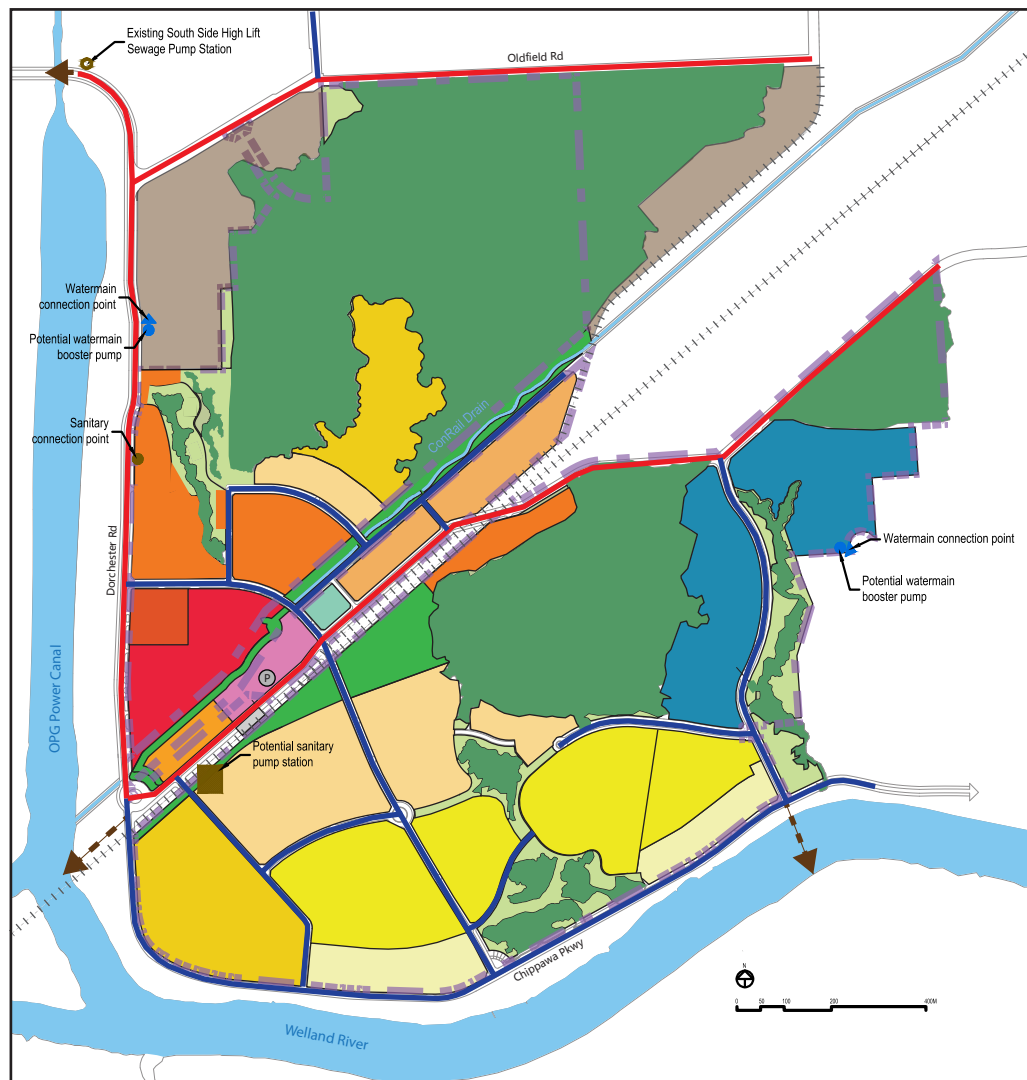


#### Wastewater Collection

- New pumping station will convey wastewater to South Side high lift SPS
- Internal servicing may require micro-tunnelling under wetland areas

# Thundering Waters Secondary Plan

## Water & Wastewater Servicing



### City of Niagara Falls Thundering Waters Secondary Plan

#### Land Use

- Low Density Residential
  - Large Lot Single Detached (2F)
  - Bungalow (1F)
  - Bungalow (1.5F)
- Medium Density Residential Ground-Oriented
  - Waterfront Townhouse (2F)
  - Townhouse (3F)
- Medium Density Residential Mid-Rise
  - Mid-rise Condo (3F)
  - Mid-rise Condo (5F) (includes retail)

- Mixed Use
  - Town Center Commercial (includes hotel)
  - Hotel and High Density Residential 11F (includes retail)
  - Theater and Parking (includes retail)
  - Boutique Hotel

#### Employment

- R&D High Tech Office Park

- Industrial (Existing)

#### Institutional

- Retirement/Long Term Care

#### Greenlands

- Public Park
- Environmental Protection Area (Existing Wetland)
- Open Space

#### Infrastructure

- Future Transit Stop/Train Station
- Parking Structure
- Arterial Road
- Collector Road
- Potential Bridge Crossing (Location To Be Determined By Further Study)
- Existing Railway Line

#### Water and Wastewater

- Potential Watermain Booster Pump
- Watermain Connection Point
- Potential Sanitary Pump Station
- Existing Sanitary Pump Station
- Sanitary Connection Point

# Thundering Waters Secondary Plan

## Stormwater



### Objective:

- To manage the impacts on stormwater resulting from urban land use in accordance with Municipal, Provincial and Federal requirements
- To protect and enhance where possible natural systems

### Criteria:

- Provide 'Normal' (Level 2) Water Quality Treatment
- No Quantity Control for Flood and Erosion
- 5 year Minor System; 100 year Major System



# Thundering Waters Secondary Plan

## Stormwater



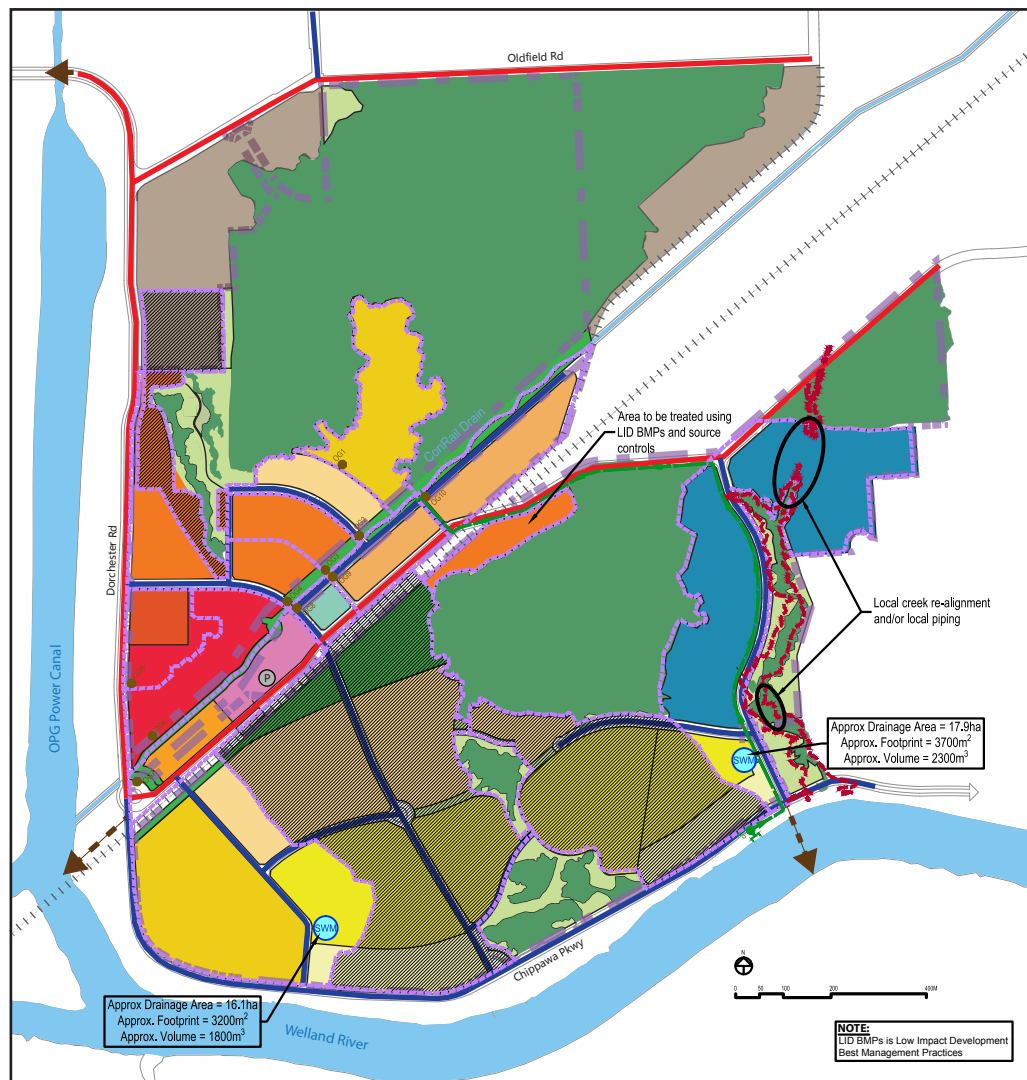
### Recommendation:

- 2 End of Pipe Stormwater Wetponds
- 10 Oil and Grit Separators
- Low Impact Development Best Management Practices (Public / Private realm) to be determined at detailed design stage
- Cleanwater Pumping Station to Conrail Drain from Welland River to provide enhancements to Conrail Drain
- Local Realignments or Enclosures for East Tributary
- Supplemental Management requirements for protected wetlands to preserve quality and water balance (hydroperiod)



# Thundering Waters Secondary Plan

## Stormwater



### City of Niagara Falls Thundering Waters Secondary Plan

#### Land Use

##### Low Density Residential

- Large Lot Single Detached (2F)
- Bungalow (1F)
- Bungalow (1.5F)

##### Medium Density Residential Ground-Oriented

- Waterfront Townhouse (2F)
- Townhouse (3F)

##### Medium Density Residential Mid-Rise

- Mid-rise Condo (3F)
- Mid-rise Condo (5F) (includes retail)

##### Mixed Use

- Town Center Commercial (includes hotel)
- Hotel and High Density Residential 11F (includes retail)
- Theater and Parking (includes retail)
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##### Employment

- R&D High Tech Office Park
- Industrial (Existing)

##### Institutional

- Retirement/Long Term Care

##### Greenlands

- Public Park
- Environmental Protection Area (Existing Wetland)
- Open Space

##### Infrastructure

- Future Transit Stop/Train Station
- Parking Structure
- Arterial Road
- Collector Road
- Potential Bridge Crossing (Location To Be Determined By Further Study)
- Existing Railway Line

#### Stormwater Management

- Stormwater Management Facility
- Clean Water Pump Station and Foreman to ConRail Drain
- Oil and Grit Separator
- Eastern Watercourse Floodline (Existing)
- Drainage Area Boundary
- Stormwater in this local drainage area will need to be treated for quantity and quality to maintain wetland hydroperiod. Stormwater management practices are likely to be comprised of LID BMPs, energy dissipation measures and clean water collectors.

# Thundering Waters Secondary Plan

## Environmental Principles



### Principles

- Protect provincially significant wetland
- Complement the existing protected areas with important woodland features (i.e. mature forest) that are adjacent to the Provincially Significant Wetland (PSW) /Environmental Protection Area (EPA) boundaries
- Promote functional linkages between protected areas using a combination of natural and man made open space corridors.
- Identify areas on-site that provide practical opportunities for enhancement and/or compensation for non-PSW natural areas that will be impacted by future urban uses.
- Outline appropriate monitoring methods to assess the environmental management strategy objectives/ targets and establish adaptive measures.

### Objectives

- Recommendations for protection
- Opportunities for enhancement and compensation
- Special consideration areas (e.g. rail corridor, Conrail Drain)
- Integration with built form
- Implementation/permitting considerations



# Thundering Waters Secondary Plan

## Environmental Impact Study

### Recommendations



#### 1. Elements that are protected within the Natural Heritage System (NHS)

- ▶ Provincially Significant Wetland\*
- ▶ Sensitive amphibian breeding habitat
- ▶ Woodland bird habitat\*
- ▶ Permanent watercourse
- ▶ Mature forest
- ▶ Bat roost habitat\*
- ▶ Mast tree habitat
- ▶ Habitat for provincially rare species\*
- ▶ Important habitat for Reptiles
- ▶ Deer habitat
- ▶ Rare vegetation communities\*

*\* These elements will require further management recommendations during subdivision/site plan stage*

#### 2. Management Approaches and Next Steps

- Integrate Buffers (e.g. increase biodiversity, prevent encroachment, maintain hydrology)
- Enhancement areas (identify opportunities and detailed plans for enhancing the biodiversity and linkages of the NHS)
- Tree preservation plan (identify trees at the subdivision/site plan stage that can be preserved, and integrated into proposed land-uses)
- Bio-salvaging/Transplanting plan (identify opportunities to salvage and transplant native plants and wildlife to colonize enhancement areas within the NHS)
- Monitoring Plan (identify opportunities within the protected areas for long-term monitoring of vegetation and wildlife communities)



# Thundering Waters Secondary Plan

## Noise, Vibration and Air Quality



- Understand the relationship between the industrial and residential lands to design the community so that air quality, noise and vibration effects are minimised.
- More detailed assessment has been undertaken in order to address the influence of industrial land uses and the railway branch line on proposed sensitive land uses.
- Harmonize the development with existing land uses through the use of positive design features:
  - Collaboration with industry to optimize land use compatibility
  - Building design modifications to attenuate noise and vibration
  - Use of visual screens, barriers and vegetative buffers to mitigate residual noise and dust concerns
  - Inclusion of warning clauses in development contracts

# Thundering Waters Secondary Plan

## Archaeology & Cultural Heritage



- Stage 2 archaeology work has been carried out on the property and the report submitted to the Ministry.
- The Stage 2 report recommended Stage 3 work to address artifacts that were found on the property.
- The Stage 3 archaeology field work has been completed and reporting will follow but no further work is anticipated.
- Cultural heritage finding indicate that areas of potential cultural heritage interest were not identified.
- Recommendations with regard to future cultural heritage assessment during development of the property have been provided.



# Thundering Waters Secondary Plan

## Market Analysis



- The Market Report identifies an opportunity for a shopping area that provides medium to high grade facilities that are oriented to tourists, residents and supplemented by the business industry (including conferences and exhibitions).
- Preliminary analysis suggests themed, street front retail, restaurants, service commercial, cultural space and a hotel with total of 530,000 square feet (49,000 sq metres) at full build out would be appropriate.



# Thundering Waters Secondary Plan Consultation Opportunities



There are multiple opportunities to stay involved in the process and to provide your input including:

1. Fill out the comments sheets here tonight;
2. Provide your comments verbally to one of the staff or consultants here tonight;
3. Write or email City staff – the contact information is provided on the comments sheets;
4. Review the City's Thundering Waters Secondary Plan website;
5. Follow the City on Facebook and/or Twitter; and
6. **Leave your contact information on the sheets provided so you will receive notice of upcoming meetings**



# Thundering Waters Secondary Plan Thank You

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*Thank you for attending!  
We look forward to your  
participation in the study*

