

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

The purpose of this PIC is to introduce you to the project including the study area, vision and objectives, component technical studies and their scope, and related timelines.

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.

Macaulay Shiomi Howson / Amec Foster Wheeler / Paradigm Transportation Solutions / Dougan & Associates / C. Portt & Associates / RWDI





Lead Agencies:

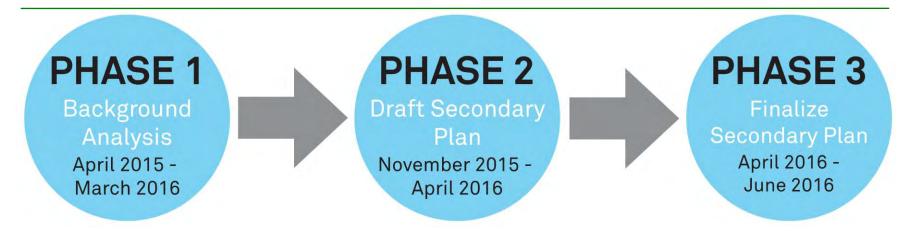
- 1. City of Niagara Falls
- 2. Niagara Region
- 3. Niagara Peninsula Conservation Authority

Technical Team:

- 1. Secondary Plan Macaulay Shiomi Howson
- 2. Functional Servicing Study Amec Foster Wheeler
- 3. Transportation Plan Paradigm Transportation Solutions
- 4. Environmental Impact Study Dougan & Associates, C. Portt & Associates
- 5. Archaeology Amec Foster Wheeler
- 6. Cultural Heritage Amec Foster Wheeler
- 7. Noise, Vibration & Air Quality RWDI Consulting Engineers
- 8. Environmental Site Assessment Amec Foster Wheeler
- 9. Market Analysis CBRE Canada: Commercial Real Estate Services
- 10. Master Plan Development RTKL Architects

3. Planning Process





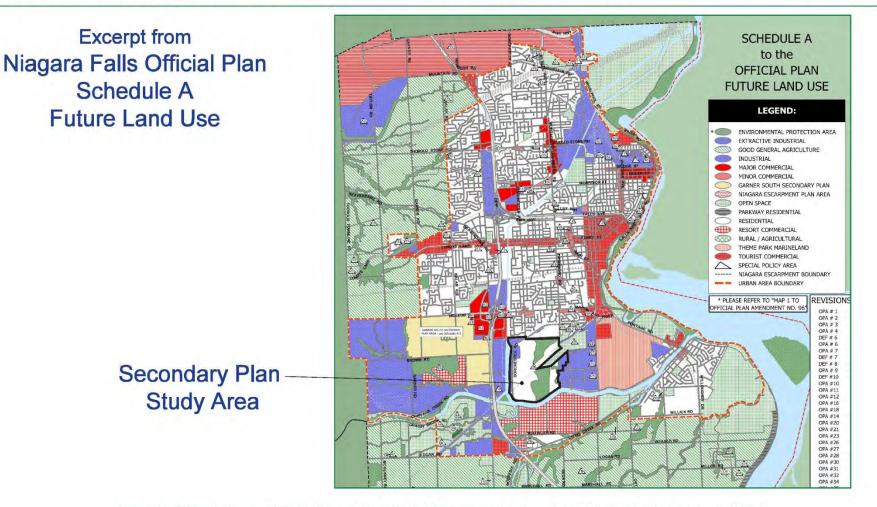


Please continue to participate over the coming months as the project team develops a concept which articulates the vision and responds to the technical analysis. We want your continued input. Please leave your contact information so the City can inform you about future opportunities to provide your thoughts and ideas.

Contact:

John BarnsleyCity of Niagara FallsManager of Policy PlanningCity of Niagara Fallsbarnsley@niagarafalls.ca4310 Queen StreetTel: 905-356-7521 ex 4247Niagara Falls, ON L2E 6X5

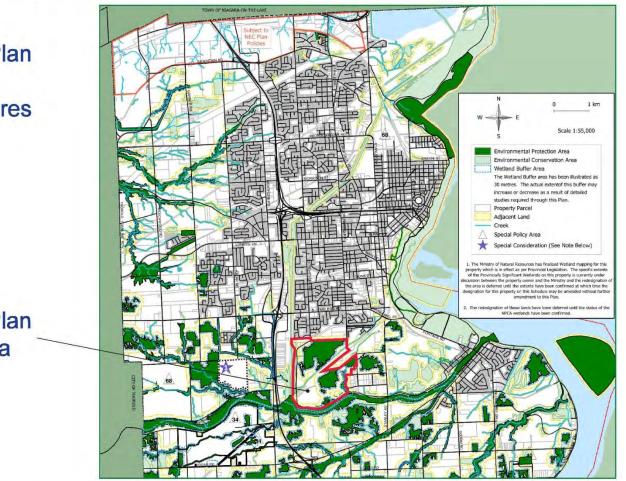






Excerpt from Niagara Falls Official Plan Schedule A-1 Natural Heritage Features & Adjacent Lands

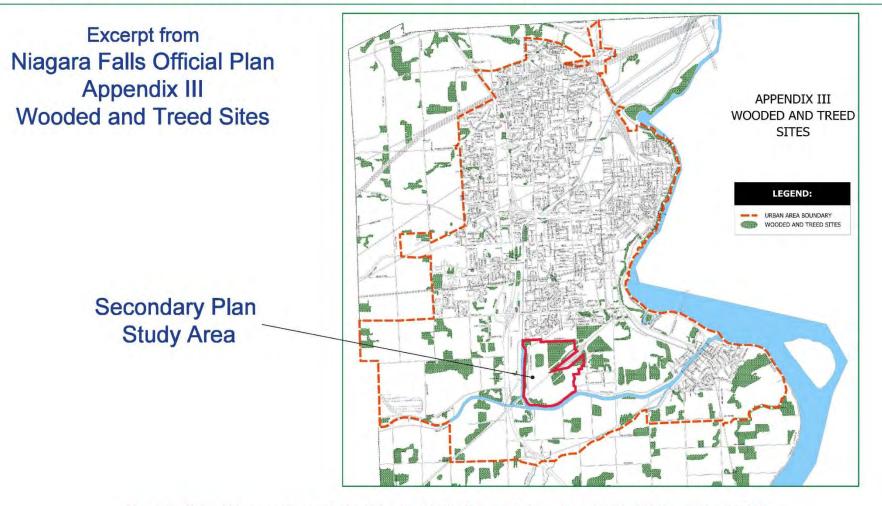
> Secondary Plan Study Area



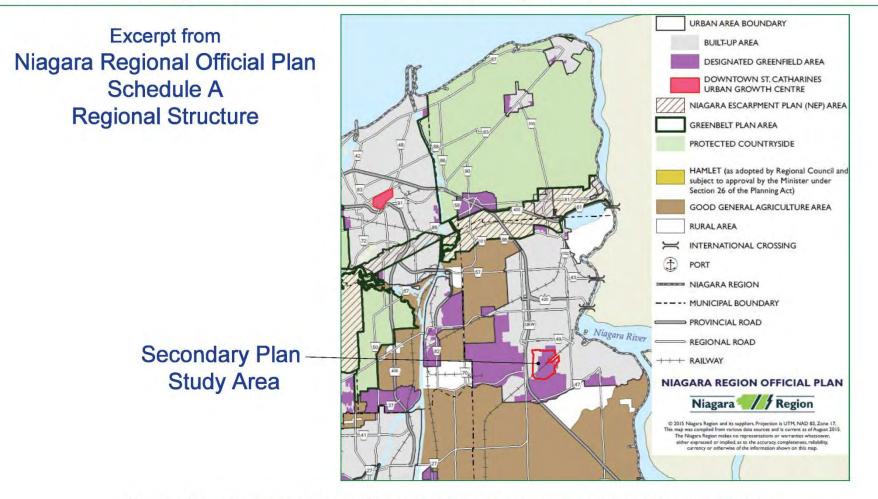




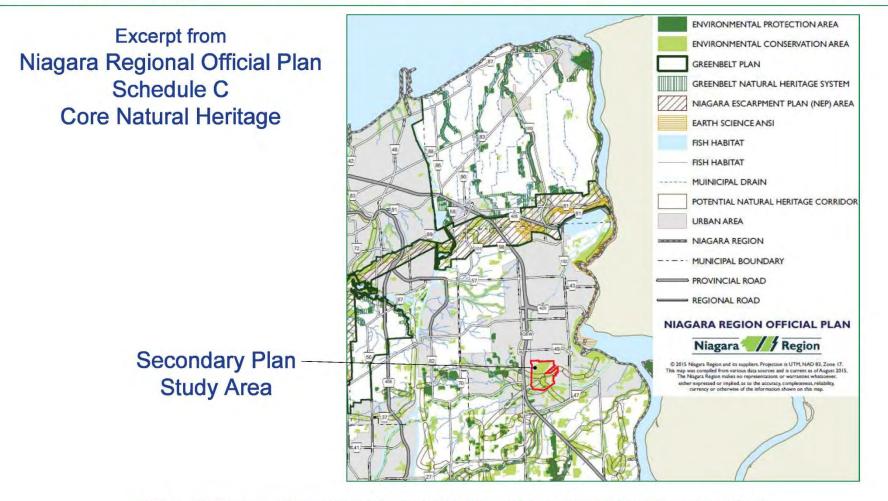




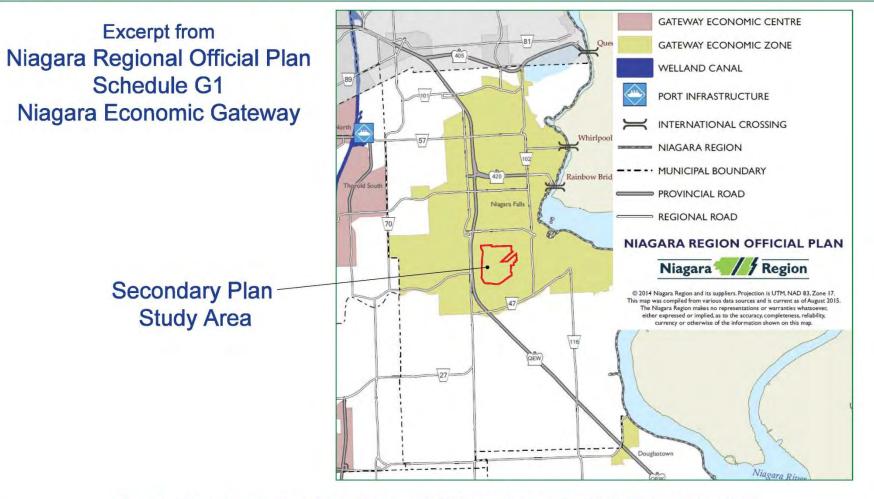




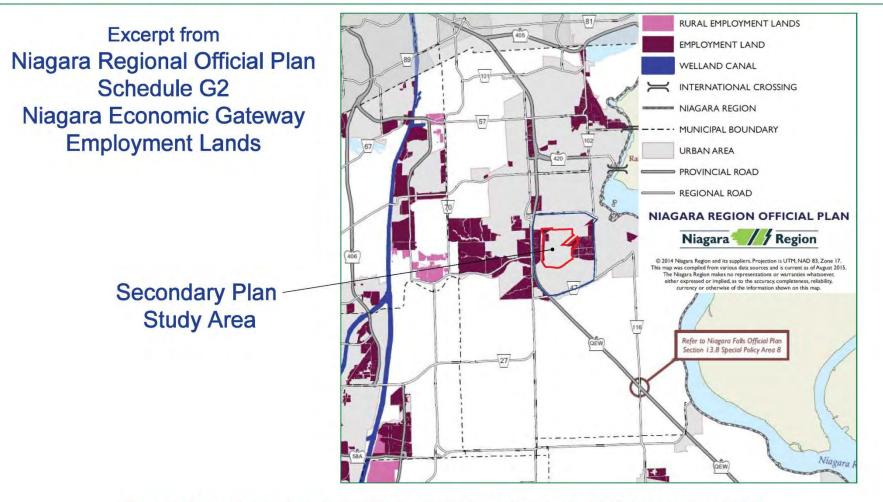














4. Secondary Plan Vision

To create a dynamic new community that:

- Provides a range of housing choices including those for the expanding "empty nester" market.
- Is "green", energy efficient, sustainable, respects the natural environment and protects the wetlands.
- Encourages a healthy, active lifestyle by embracing the outdoors, taking advantage of water on two sides and the golf course next door, and providing new recreational and leisure opportunities.





4. Secondary Plan Vision cont'd



- Has a memorable community core focused on lively pedestrian streets that provide local residents and international tourists with a multicultural setting that includes:
 - world famous restaurants catering to international cuisines,
 - entertainment complexes,
 - boutique shops,
 - health care and wellness services and facilities.
- Supports a vibrant local and regional economy.







To create a safe, healthy and livable residential community that:

- Provides a range of housing types and densities consistent with the requirements of the Growth Plan and the Region's and City's Official Plans;
- Provides a vibrant mixed use core that serves as a focal point for the community;
- Provides recreational, community and commercial facilities that serve the needs of the area and also act as a tourism draw;



4. Secondary Plan Draft Objectives cont'd

- Takes advantage of the unique natural characteristics and features within and adjacent to it;
- Sustains and enhances the natural environment including the protection of the wetlands and other significant environmental features on the property;
- Provides a linked open space and parkland system that is visible and accessible and provides view corridors through the community and to the Welland River and Canal where possible;
- Is pedestrian oriented and encourages active transportation;
- Maintains transportation linkages both within and to the greater community and accommodates the long term travel needs of the area;
- Provides transit supportive densities and uses;









4. Secondary Plan Draft Objectives cont'd

- Provides for full municipal services that meet the needs of the community;
- Preserves significant heritage and cultural assets;
- Protects and minimizes conflicts with adjacent industrial uses;
- Fits within the existing local context and is compatible with the surrounding areas; and
- Is sustainable and resilient.







5. Study Area



Thundering Waters Secondary Plan Area

6. Consultation Opportunities



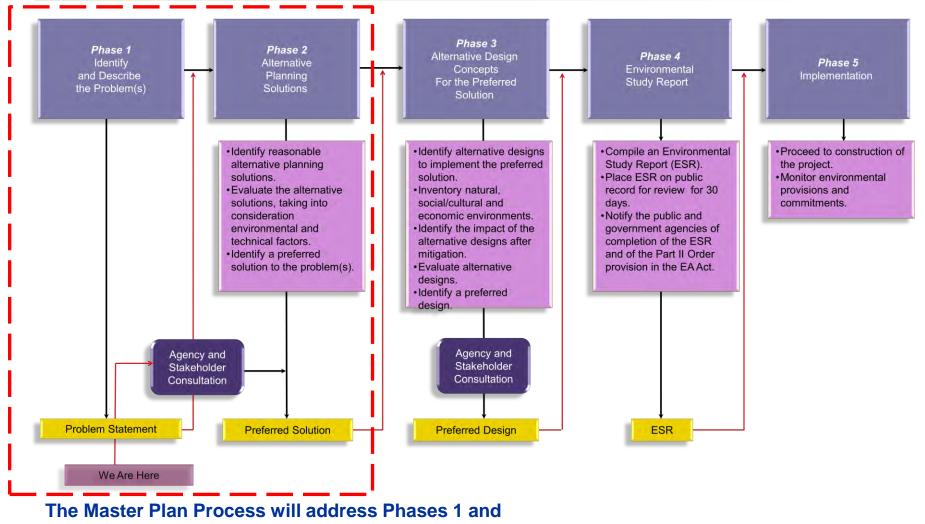
There are multiple opportunities to stay involved in the process and to provide your input including:

- 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



7. Environmental Assessment Master Plan Process

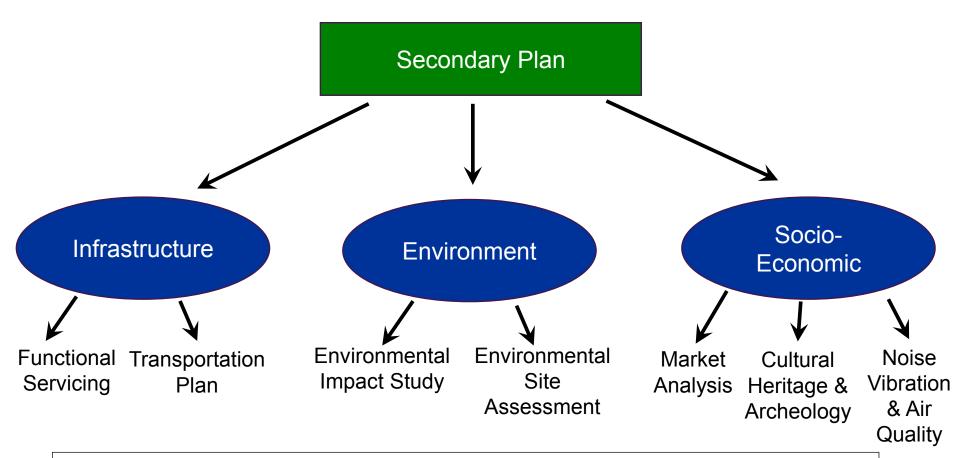




2 of the Municipal Class EA Process.

8. Supporting Studies





The Secondary Plan supports Infrastructure, Environment and Socio-Economic Studies Infrastructure supports Function Servicing and Transportation Plan Environment supports Environmental Impact Study and Environmental Site Assessment Socio-Economic supports Market Analysis, Cultural Heritage & Archeology and Noise Vibration & Air Quality

9. Transportation Plan



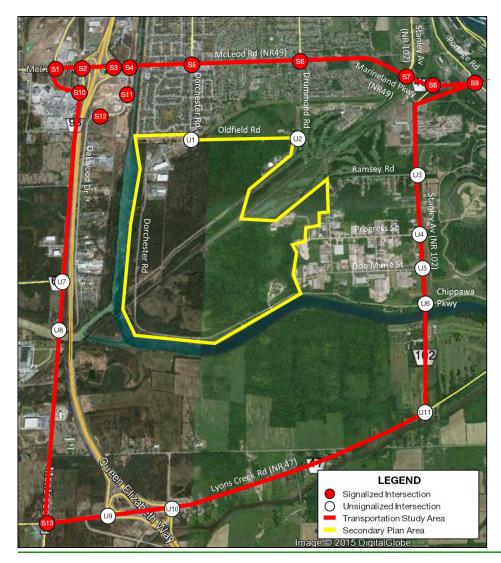
- 1. **Purpose:** Transportation studies are conducted for major development proposals that require in-depth analysis of traffic implications
- 2. Approach: (based on City and Niagara Region TIS Guidelines)
 - Establish base year traffic volumes
 - Factor base year traffic volumes to 2031 horizon year
 - Estimate development-related traffic for 2031 horizon year
 - Analyze Existing, Future Background and Future Total traffic conditions

3. Anticipated Outcomes:

- Road network, traffic control requirements and road improvements (including need for new crossing of Welland River or OPG Power Canal)
- Transit route plan (including use of rail corridor) and active transportation (walking, cycling) network
- Traffic management/calming plan
- Design guidelines, transportation policies and implementation strategy

9. 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

10. Functional Servicing Plan

- **Purpose:** For any new urban development it is important to 1. demonstrate that the lands can be appropriately (functionally) serviced for storm, water and wastewater, as well as utilities.
- 2. Approach:
 - consult with City, Region of Niagara, NPCA and utilities on available information and design criteria
 - Review background information to determine existing and planned infrastructure
 - Using numerical models, determine available capacity in existing systems / networks
 - Assess the impact of the proposed development on existing services and make recommendations for service improvements including functional detail of on-site infrastructure and grading.
- 3. **Anticipated Outcomes:**
 - Plans of area constraints and existing services / utilities •
 - Plans depicting any required external servicing upgrades •
 - Plans depicting proposed internal servicing and functional grading •



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11. Environmental Impact Study (EIS)



- 1. **Purpose:** To ensure protection of key environmental features and functions; to identify mitigation strategies where necessary.
- 2. Approach:
 - Field work over 2015 to characterize existing terrestrial and aquatic environmental conditions on the site.
 - Significant features and functions will be recommended for protection through preserving core areas.
 - Recommendation of appropriate mitigation approaches adjacent to core features through sizing and design criteria of protection zones.
 - Opportunities for environmental improvement will be identified.
- 1. Anticipated Outcomes:
 - Set of management plans to ensure that impacts to significant features are avoided or minimized.
 - Plan will be achieved through protection, appropriate avoidance and mitigation recommendations.
 - Implementation guidelines for enhancement and monitoring.





- 1. **Purpose:** To ensure compatibility of proposed land uses with existing land uses and recommend mitigation strategies where necessary.
- 2. Approach: Review the relevant guidelines, documents and publicly available information to determine the compatibility of the proposed Master Concept Plan with the existing surrounding neighbourhood.
- 3. Anticipated Outcomes: Feedback will be provided on areas within the study that may encounter development constraints due to air quality, noise, and vibration from existing land uses. Conceptual mitigation measures to the existing or proposed lands will be recommended to address any potential impacts.

13. Archaeology



- 1. **Purpose:** Stage 1 archaeological assessment is required under the Planning Act to ensure that new development does not disturb or destroy buried archaeology resources.
- 2. Approach:
 - Map archaeological potential on the property.
 - Review of previous archaeological assessments in the vicinity and known archaeological sites within 1 km.
 - Review of all pertinent historic and archival sources.
 - Consideration of the proximity of features of archaeological potential such as water bodies, early transportation routes, and historically important raw material sources.
 - Review recent land uses to determine areas where archaeological potential has been disturbed or removed.

3. Anticipate Outcomes:

- Recommendations to the City and the Ministry of Tourism, Culture and Sport.
- It will either be recommended that no further archaeological assessment is required, or that parts or all of the property require Stage 2 field testing and stipulate the means by which that testing should be conducted.

14. Cultural Heritage



- 1. **Purpose:** To prepare a cultural heritage evaluation of the area to meet the requirements of the Ontario Heritage Act
- 2. Approach:
 - Conduct background historic research including literature review and historic mapping to identify the evolution of the built environment and cultural heritage landscapes.
 - Obtain listings of cultural heritage structures and landscapes
 - Review the site including photo documentation.
 - Consult library, municipal and archival sources.
 - Compile background evidence necessary to assess the built heritage and cultural heritage landscape potential
 - Identify and provide graphic images of areas of cultural heritage potential.

3. Anticipate Outcomes:

• Provide a report documenting the findings and provide recommendations with regard to any further cultural heritage assessment.

15. Market Analysis



- A Market Report will review retail and commercial development in the Niagara Falls area to:
 - inventory existing and planned facilities
 - identify gaps in the marketplace
 - identify market opportunities for the Thundering Waters community



16. Environmental Site Assessment



A Phase 1 Environmental Site Assessment was carried out to assess the environmental condition of the site based on its historical and current uses.

The Phase 1 report recommended a Phase 2 assessment be undertaken to address actual or potential environmental issues:

- The property at 6225 Progress Street (former Washington Mills site),
- Filling on the southern portion of the site, and
- Industrial uses to the northwest and northeast.

A Phase 2 report will be undertaken as part of the study process.

17. Study Schedule



City of Niagara Falls Thundering Waters Secondary Plan Study Schedule

Study Task		March:				2015			2015		ĥ	ne 201			July			Aus	just 2		Т		mber				2015		Noven				cemp				HTY 20				ry 201			arch 2			April 3				ay 20				e 2016				2016
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 Stakeholder Meetings

 Background Analysis Reports
 Draft Reports
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 Council Meeting
 Final Reports

 Final Reports



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

