

Welcome to the **Grassy Brook** **Secondary Plan** Open House

The City of Niagara Falls is developing a Secondary Plan for the area in and around Grassy Brook. This open house is an opportunity to share information on the project and gather feedback. The information shared will be used to support the development of the plan.



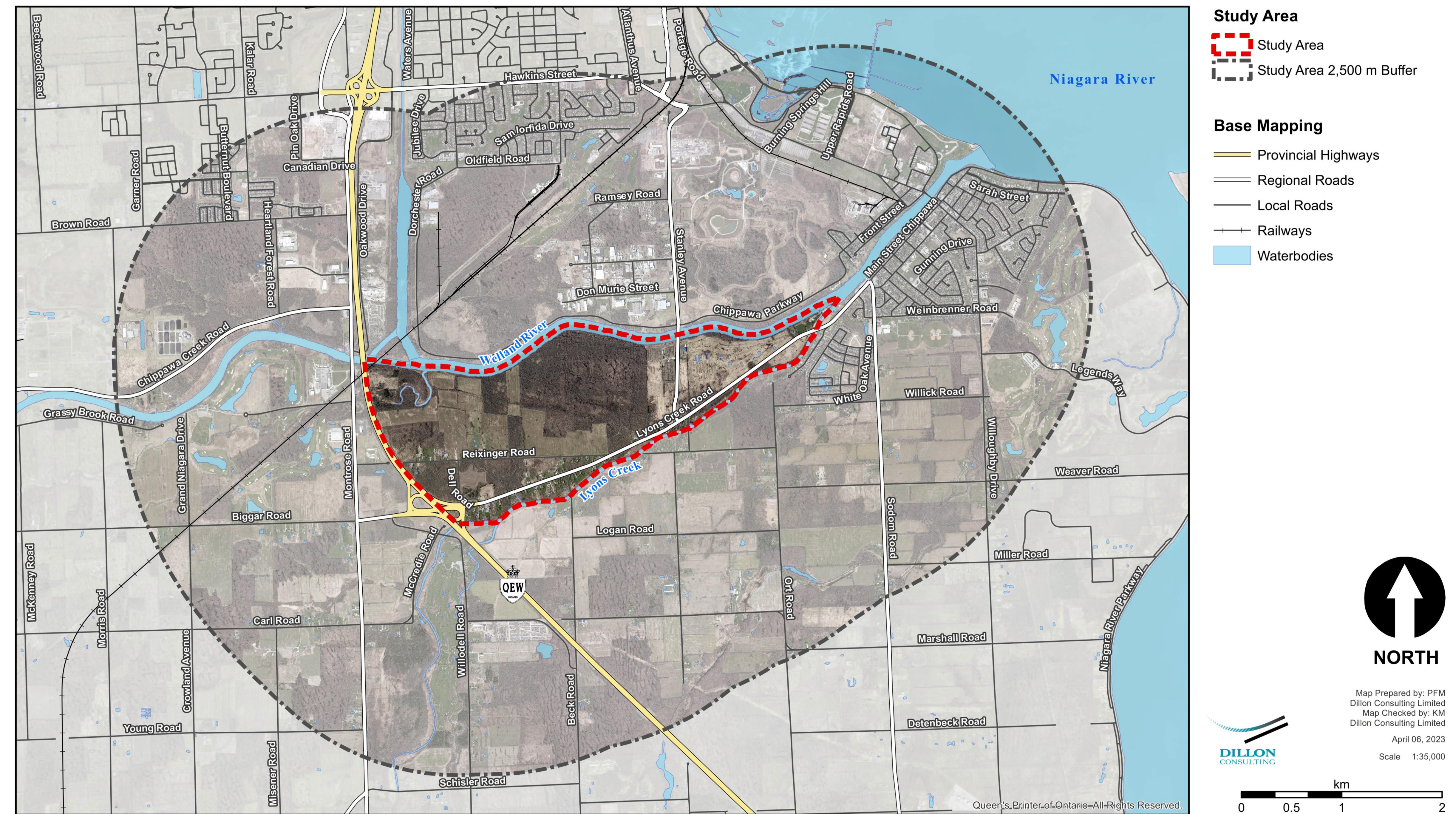
Grassy Brook Secondary Plan Area

Area Information

- Approximately 495 hectares (ha)
- Designated Greenfield Area
- Existing uses include residential, agricultural, campground, public parks, and a cemetery

The area has been identified as an area of change to support growth and development

Council has approved the creation of a secondary plan for Grassy Brook to proactively and effectively manage growth



What is a Secondary Plan?

Secondary Plans

- Secondary Plans are an area-specific land use plans that provide detailed policies for the area it covers, such as public spaces, parks, and urban design
- The Secondary Plan must conform to provincial and municipal plans

Goals of the Grassy Brook Secondary Plan

- Promote new land uses, (Residential, Commercial, Industrial, Natural and Public Spaces)
- Protect environmental features
- Urban design review
- Conduct studies to identify appropriate areas for development including archaeology assessments
- Align with the Official Plan and other planning studies

The Secondary Plan will be the final output of this Project and will be informed by a number of technical studies, including a Subwatershed Study, Cultural Heritage Evaluation Review, Archaeological Assessment, Transportation and Infrastructure Study, Land Use Compatibility Analysis, Land Use and Policy Planning Review, Urban Design Review, and Fiscal Impact/ Market Analysis.



What the Secondary Plan can and can't do

There are some factors that the **Secondary Plan cannot influence or change:**

- The location of Designated Employment Area
- The location of the future Wastewater Treatment Plant
- The location of the future hospital
- Pre-determined residential and employment density targets

There are some factors that the **Secondary Plan can influence or change:**

- Identify and protect environmental features
- Provide detailed land use and urban design for future development that addresses land use compatibility
- Address infrastructure capacity and transportation needs

Planning Targets

Planning Targets

Greenfield Area Target:

50 residents and jobs per hectare

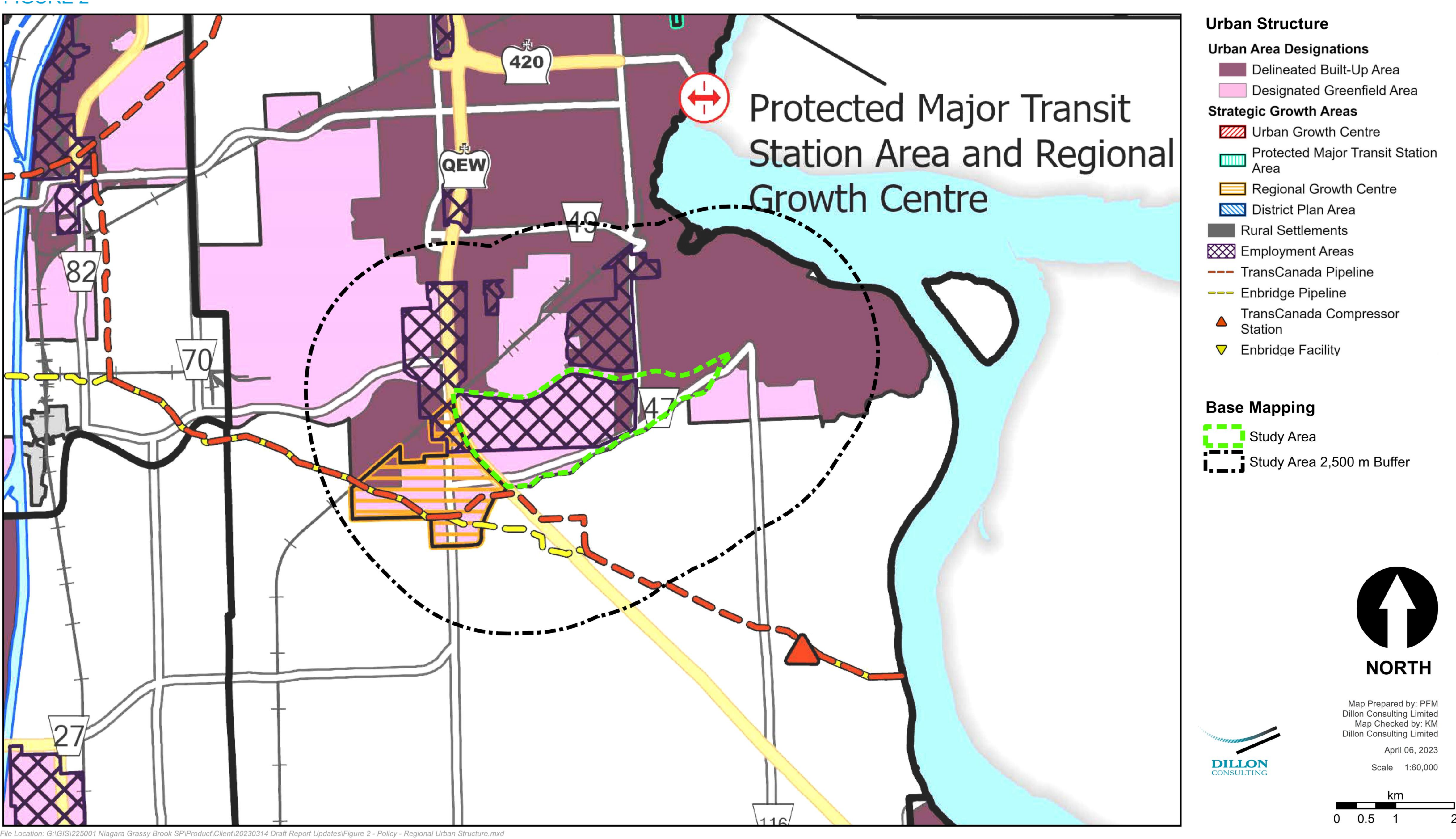
Built up Area Target:

Accommodate growth through intensification at a rate of 50%

Employment Area Target

20 jobs per hectare

The minimum number of units assigned to the City of Niagara Falls' Built up Areas is 10,100. A portion of those units will need to be accommodated in the Grassy Brook Built up Area.



The Employment areas are to be protected for employment uses over the long term.

Land Use Changes

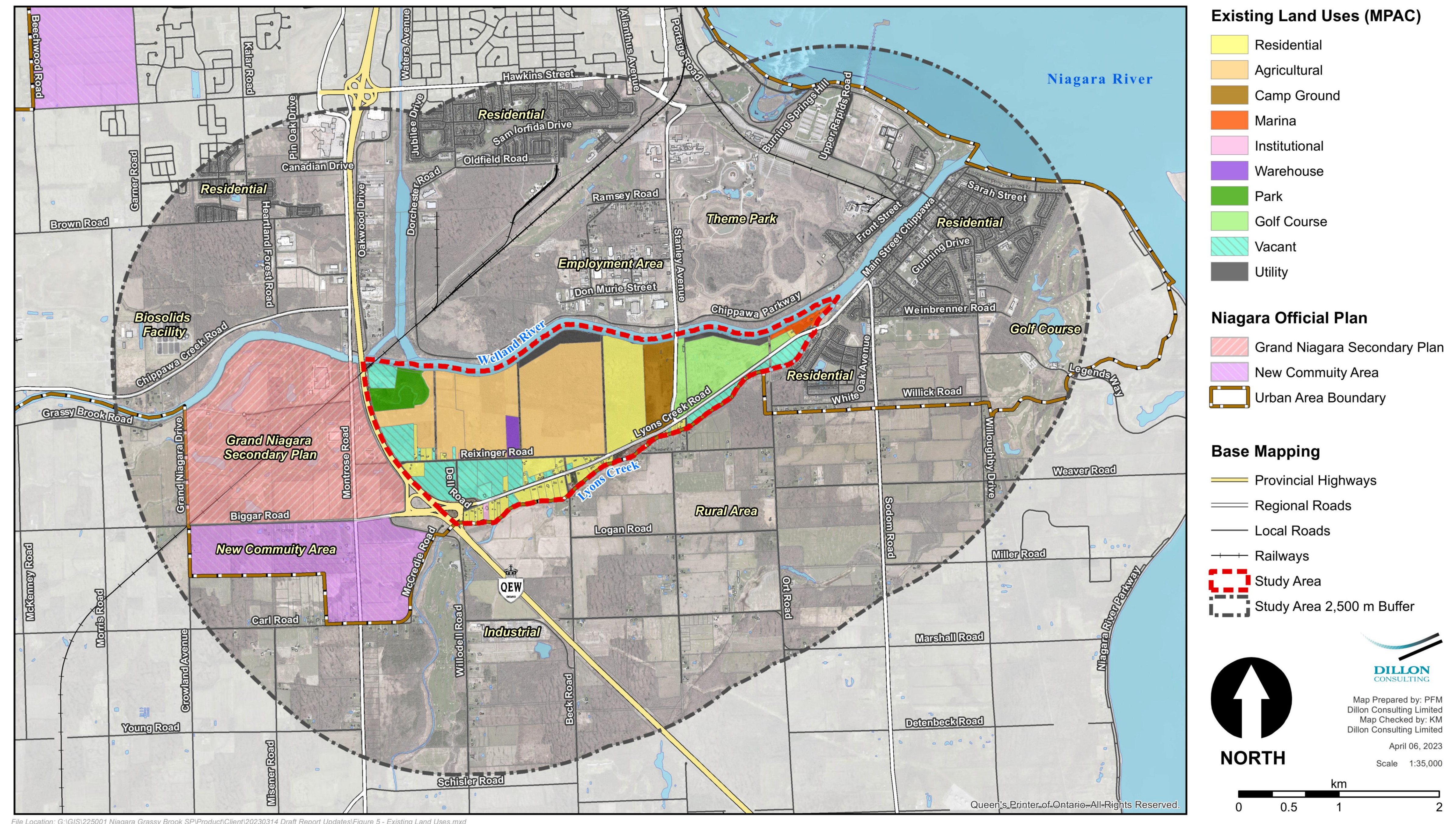
Land Use Changes:

Redevelopment of existing agricultural operations and other uses north of Reixinger Road to allow for a new wastewater treatment plant and prestige industrial uses.

New residential and commercial uses may be possible south of Reixinger Road (subject to outcomes of compatibility analysis and development of land use concepts).

The concept development process will identify opportunities for locally serving commercial uses to support future residents.

Some existing uses, such as the boating club may remain, to continue to provide access to the surrounding water network



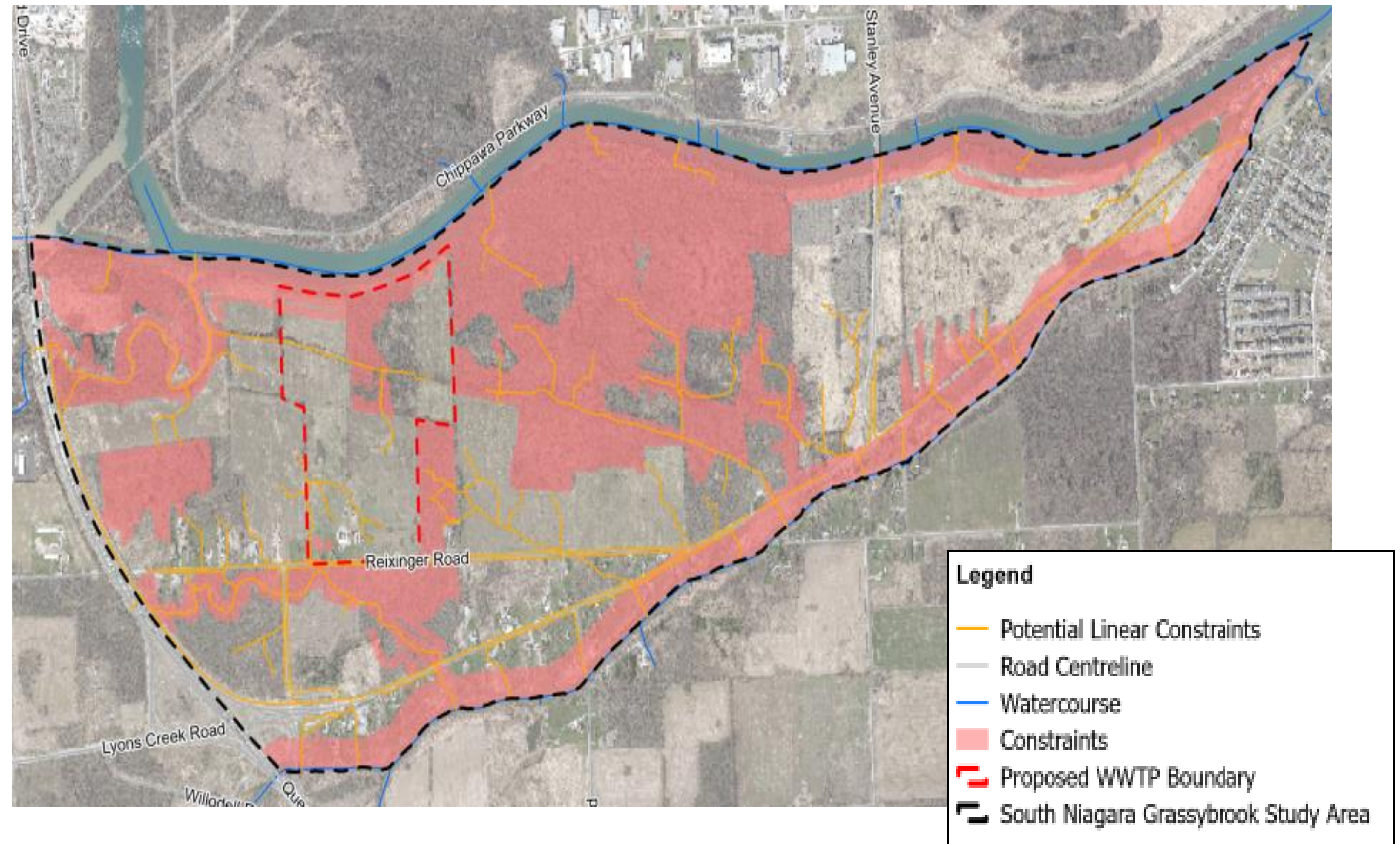
We will also look for ways to provide and enhance open space, trails and linkages to support recreational opportunities

Environmental Constraints

Environmental Constraints will be Mapped and Protected through the Planning Process

Preserving natural heritage is a critical input to be considered in the development of land use concepts to guide growth and development in this area

At this time, desktop analysis shows that there are constraints in the area. Environmental constraints will be identified and refined through the fieldwork component of the Subwatershed study (spring/summer 2023)



Urban Design

Mobility and Connectivity

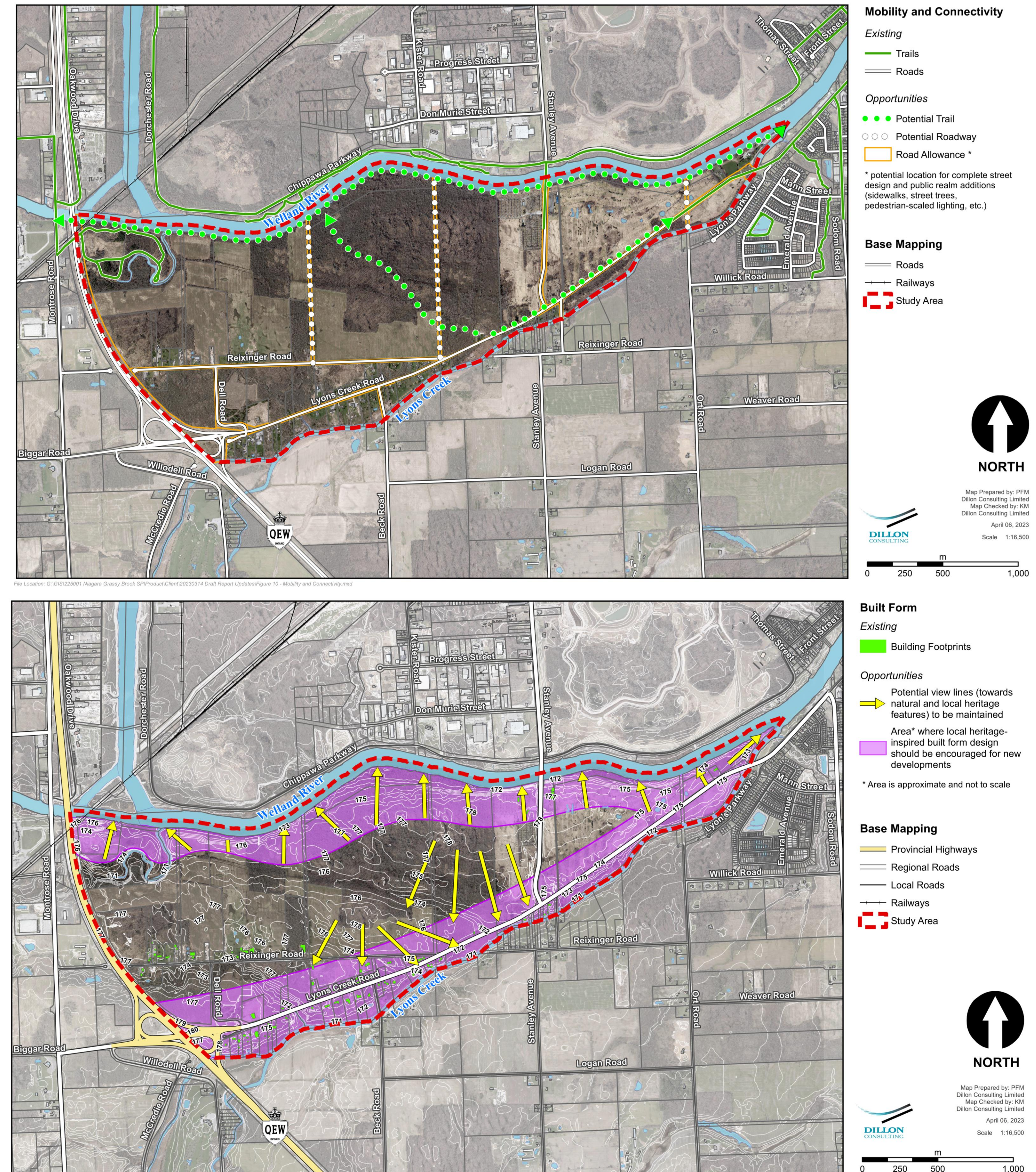
The current trail network is limited and disconnected. The Secondary Plan should consider incorporating a trail network that would link to the existing trails in the surrounding area.

There is an opportunity to establish a more extensive, accessible active transportation network. This network could include multi-use trails along Lyons Creek and Welland River. Pedestrian connections could be dispersed to connect throughout the plan area. As new roadways are developed sidewalks could be implemented to connect to the wider trail network.

Built Form

Buildings are unevenly dispersed within the study area. It is expected that this will change over time, as new development occurs in accordance with future Grassy Brook Secondary Plan.

There is an opportunity to develop built form policies to respond to the local heritage context. These policies and guidelines could require or encourage developers to speak to local heritage and history through built form and site design or require developers of lands along Welland River and Lyons Creek to establish a direct relationship between their proposed developments and the river.



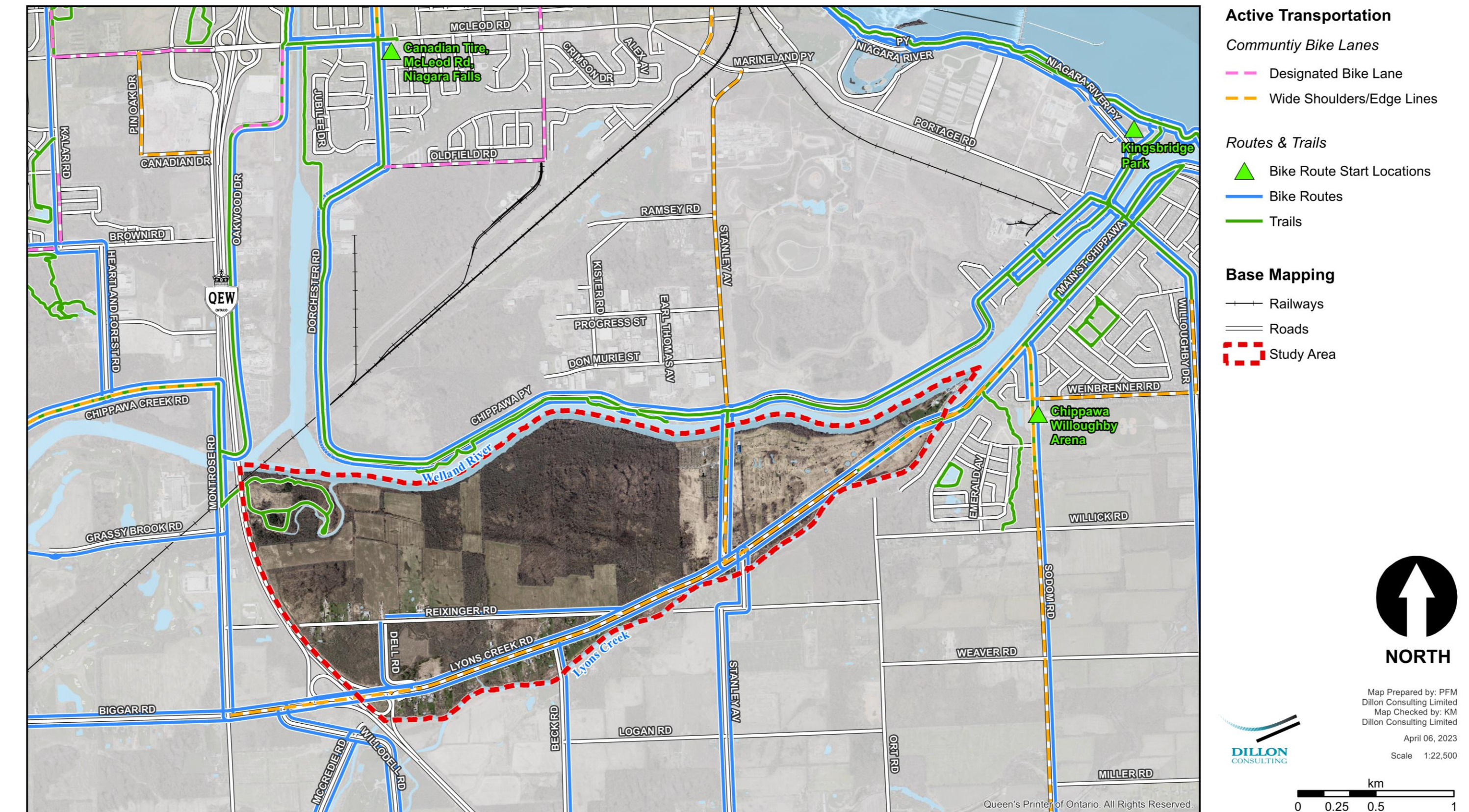
Transportation

Active Transportation

There are only a few existing active transportation facilities in the project area including a recreation trail within Baden-Powell (Grassy Brook) Park and regional arterial roads, (Lyons Creek Road / Regional Road 47 and Stanley Avenue/Regional Road 102).

Future growth will allow for the expansion of the existing active transportation network

Planning processes should consider policy tools to encourage the development of All Ages and Abilities (AAA) facilities and introduce active transportation connections to existing trails and parks

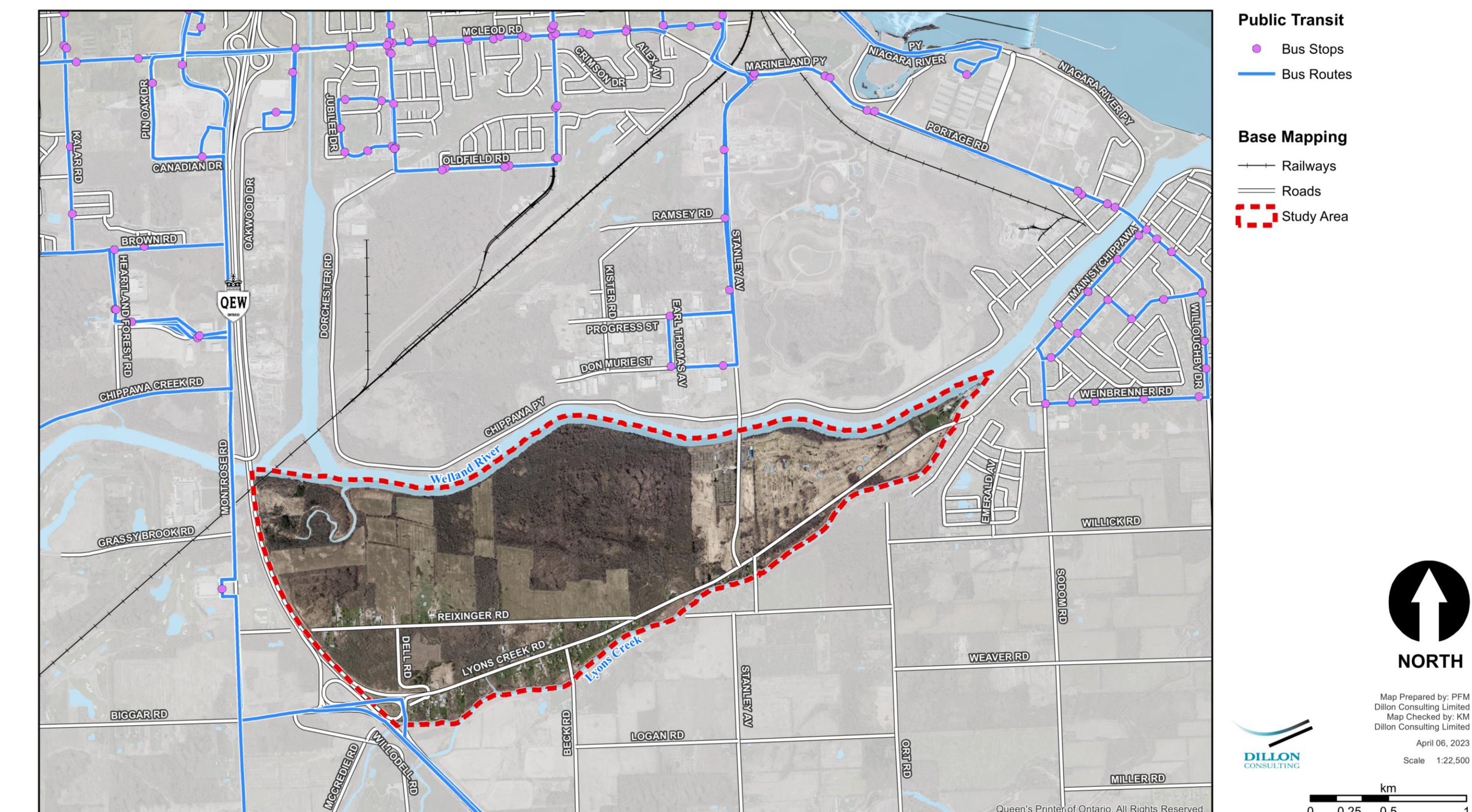


Existing Transit

There is no existing transit service in the Grassy Brook Area. However, there is local and regional transit service within close proximity of Grassy Brook.

While the Grassy Brook Area is currently far from suburban Niagara Falls, which will result in longer trip distances in the shorter-term, the future growth will allow for the expansion of the existing local and Regional transit networks over time.

Improvements to Montrose Road and Lyon's Creek/QEW interchange are expected to be constructed in 2023 and 2024.



Infrastructure

Sanitary Servicing

There is currently no wastewater servicing in the Study Area. Sanitary infrastructure is available adjacent to the Study Area.

Water Servicing

The Study Area has partial water servicing. The City recently completed a new watermain from Stanley to the new South Niagara Hospital. This will be considered and incorporated into future phases of this study as appropriate

2016 Master Servicing Plan (MSP)

In 2016, a MSP exercise was undertaken to look at servicing planned growth to 2041 planning horizon. This study identified important deficiencies and improvement opportunities upgrades that will directly impact the Grassy Brook Secondary Plan.

The MSP improvement recommendations resulted in recommendations for infrastructure upgrades, which should address these and other infrastructure deficiencies in the GBSP area.

Key recommended system upgrades in and around the Study Area include:

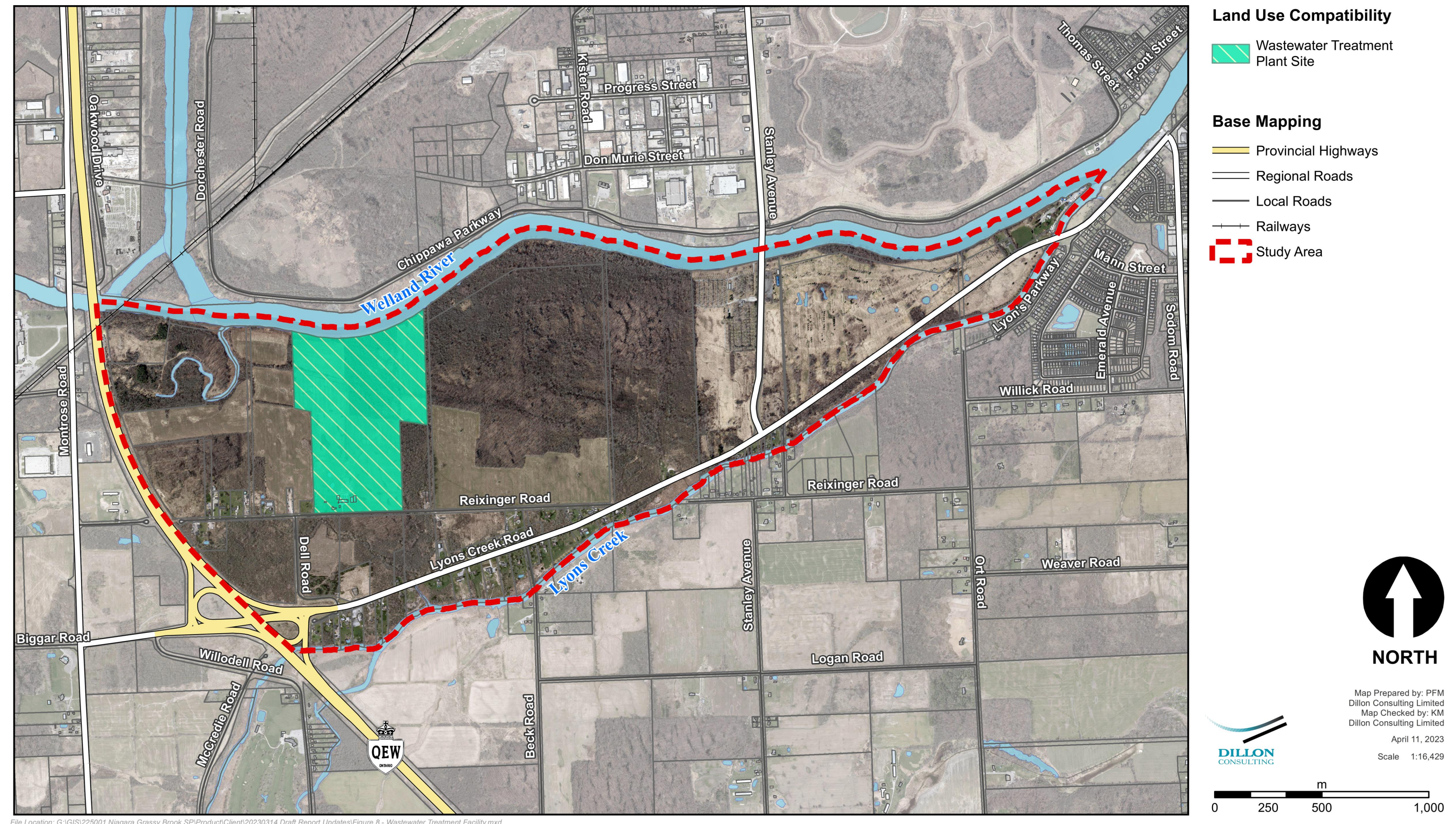
- **A new South Niagara Falls Elevated Tank;**
- **Decommission of the Lundy's Lane Tank; and**
- **New 400mm trunk main to provide additional supply to growth areas.**

2021 Water and Wastewater Master Servicing Plan Update The Region is currently working to update the 2016 MSP to identify and evaluate servicing options to support growth beyond the initial horizon, up to 2051. The update should assess the Niagara Falls Water Treatment Plant's capacity for growth beyond 2041, and tailor our understanding of the system's needs for the Study Area.

Land Use Compatibility– Wastewater Treatment Plant

Upgrades to regional infrastructure were identified through the Region's comprehensive growth management work. This work identified that a new Wastewater Treatment Plant would need to be constructed to service the anticipated growth.

A new Wastewater Treatment Plant will be required to avoid or mitigate potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of the Plant.



Employment Area Vision

What is envisioned for employment in Grassy Brook?

A diverse mix of businesses uses including but not limited to:

- Advanced Manufacturing
- Construction
- Research and Development / “Knowledge-Based” Sectors
- Corporate / Government Office
- Professional, Scientific, and Technical
- Services/Business Services

The Secondary Plan will include policies and guidelines to promote and incorporate appropriate urban design elements

What is envisioned for a present-day Industrial Business Park



Protection of
natural heritage
features

Development/
design
guidelines

Provision of
parks and
open space

Provision of a
wide range of
housing
options

Place a sticker on the **3 elements** you feel are
most important for the development of **the Plan**

Phasing and
servicing of
growth

Fiscal impacts
of growth

Access to
commercial
and
community
facilities

Character of
future
development

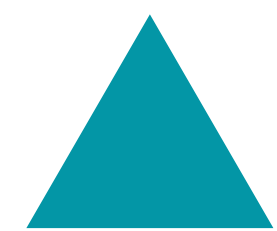
Transportation linkages and
connections/ Active
Transportation linkages and
connections

Grassy Brook Secondary Plan Project Process

Phase 1

Project Start

- Background research
- Examine opportunities / constraints
- Engage with residents and stakeholders



We are here

Phase 2

Explore Land Use Options

- Work together to develop goals, guiding principles and explore land use options/alternatives
- Present options to residents and stakeholders
- Determine preferred land use options

Phase 3

Develop Secondary Plan

- Prepare secondary plan with resident and stakeholder input
- Present Draft Secondary Plan to Council
- Present final Secondary Plan to Council