

# Grassy Brook Secondary Plan

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Welcome!

Public Consultation

April 13, 2023

6:00pm to 8:00pm



## Agenda

1. Welcome and Introductions
2. Project Overview
3. Q+A
4. Discussion and Engagement Activities
5. Next Steps and Close

## Meeting Purpose

- Present the project purpose and background
- Answer your questions
- Gather input on the opportunities and challenges

## **Project Team Introductions**

- Kelly Martel, Dillon Consulting
- Lindsay Nooren, Dillon Consulting
- Nicole Beuglet, Dillon Consulting
- Francesca Berardi , City of Niagara Falls
- Brian Dick, City of Niagara Falls

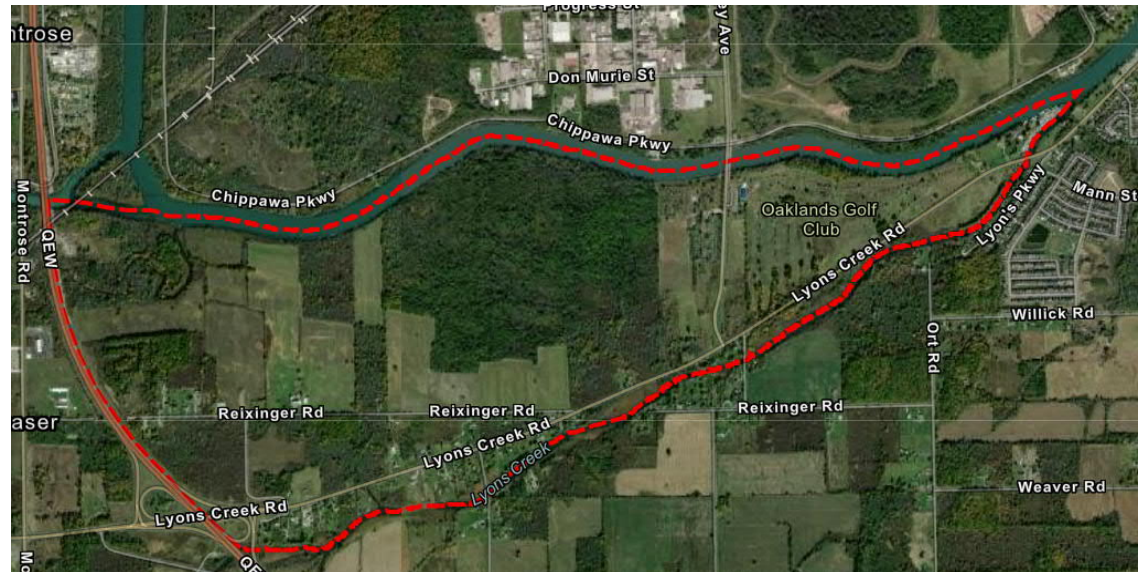
# Housekeeping

- The Municipality is here to listen and to answer audience questions
- There will be dedicated points throughout the presentation to address questions and comments
- We want people to connect, share opinions, ideas and questions

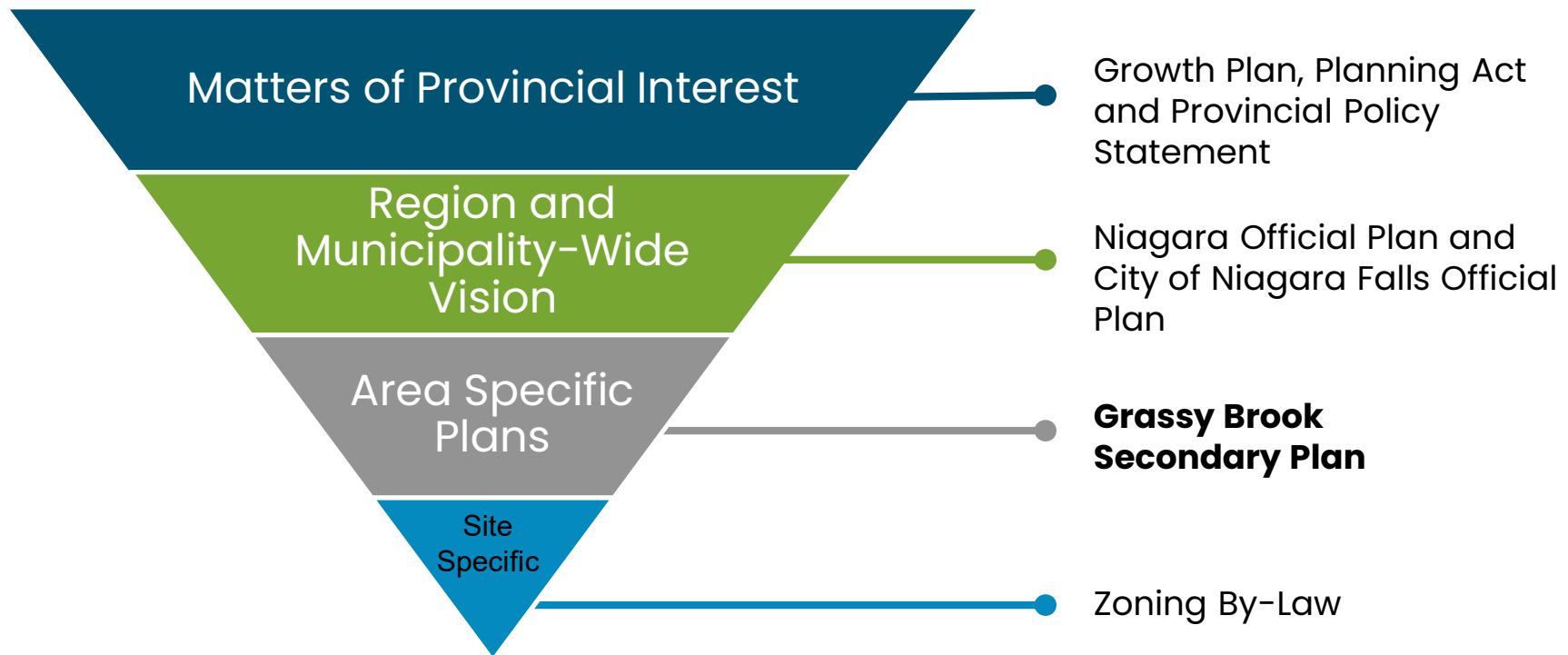
# Project Overview

# How Did We Get Here?

- Grassy Brook is one of the City's last unplanned, unserviced Designated Greenfield Areas
- 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

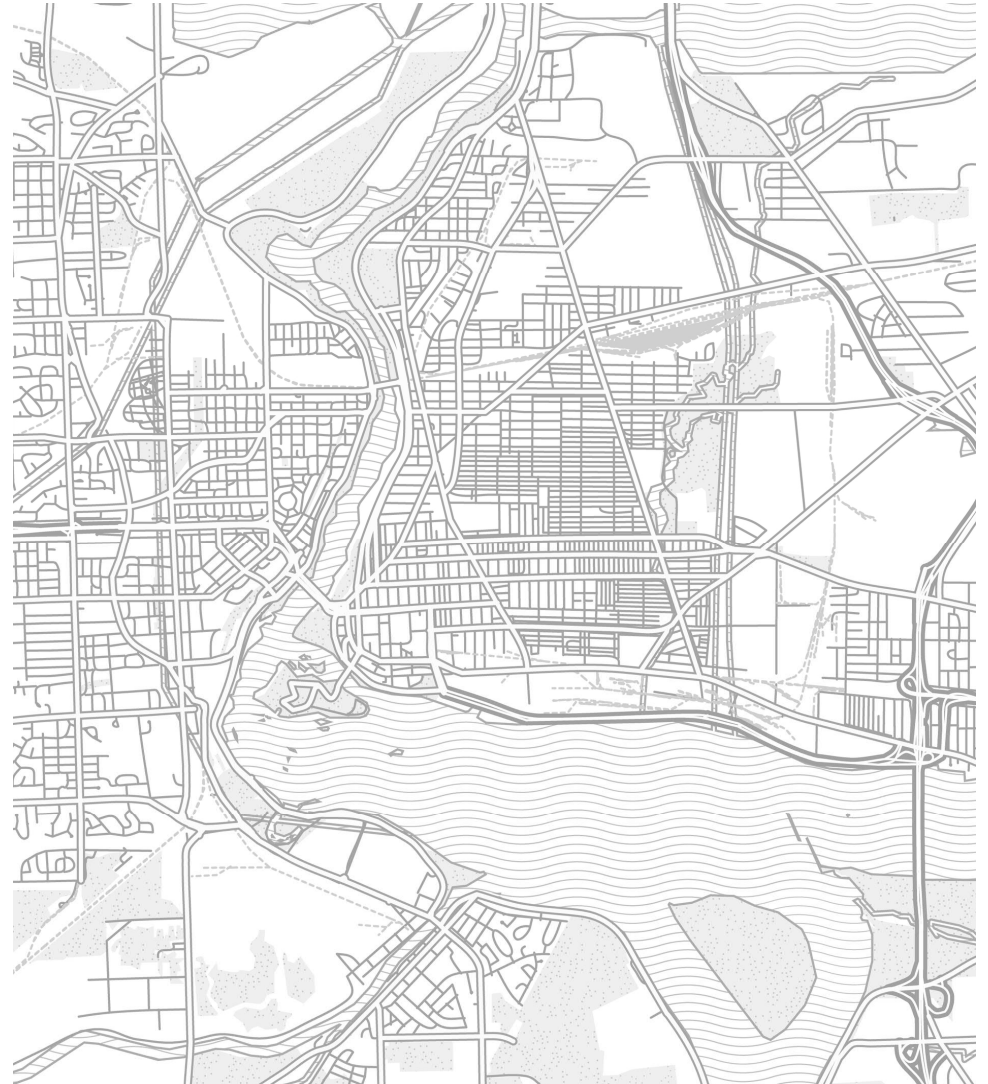


# Land Use Planning System



# What is a Secondary Plan?

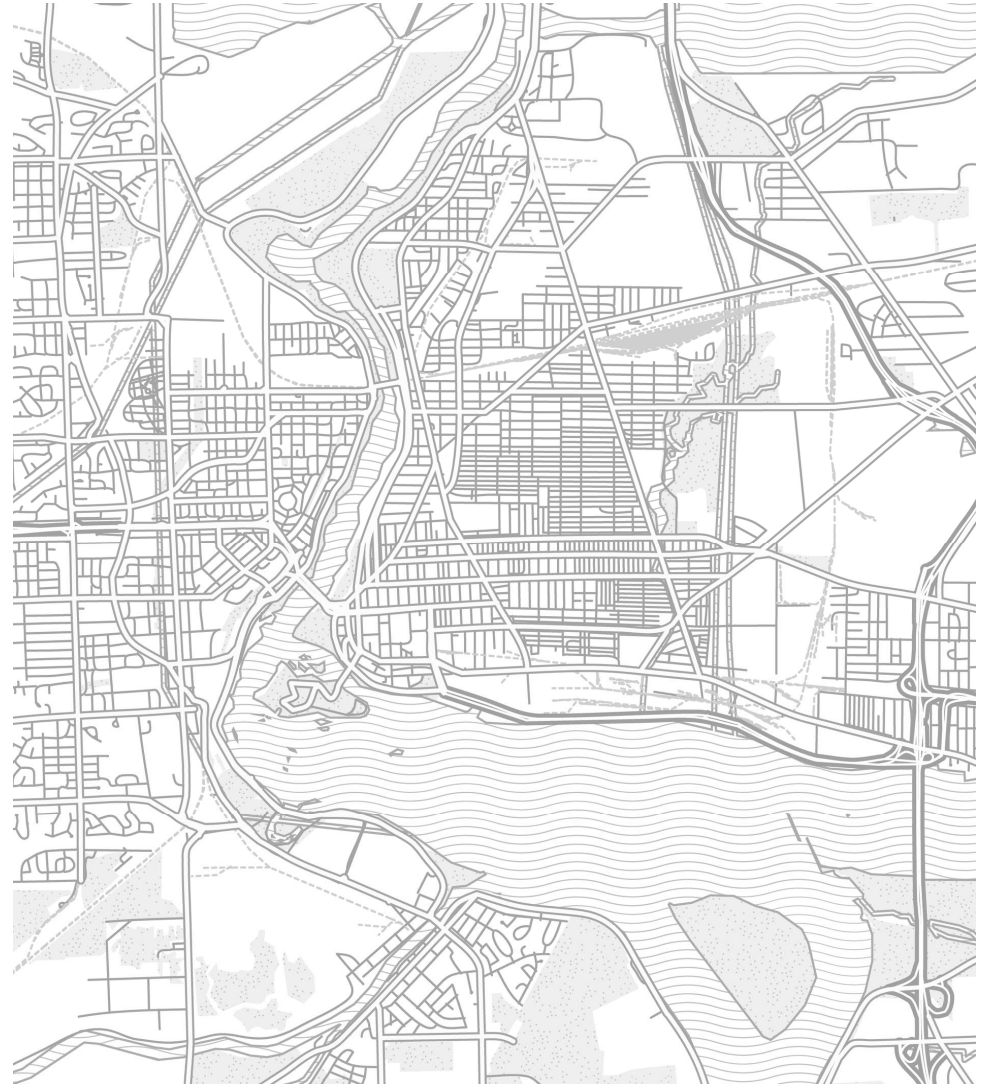
- Vision, goals and objectives
- Land use and urban design
- Transportation and infrastructure
- Environmental Protection and enhancements
- Public participation
- Support the creation of a complete community





# Grassy Brook Secondary Plan

- Promote new land uses, such as Residential, Commercial, Industrial, Natural and Public spaces
- Protect environmental features
- Urban Design review
- Archaeology Assessment and other studies
- Align with the Official Plan and other planning studies



# Project Process



## Project Start

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



**We are here**



## 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



## Develop Secondary Plan

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

# 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 zone
- The location of the future Wastewater Treatment Plant,
- The location of the future hospital
- Pre-determined residential and employment density targets

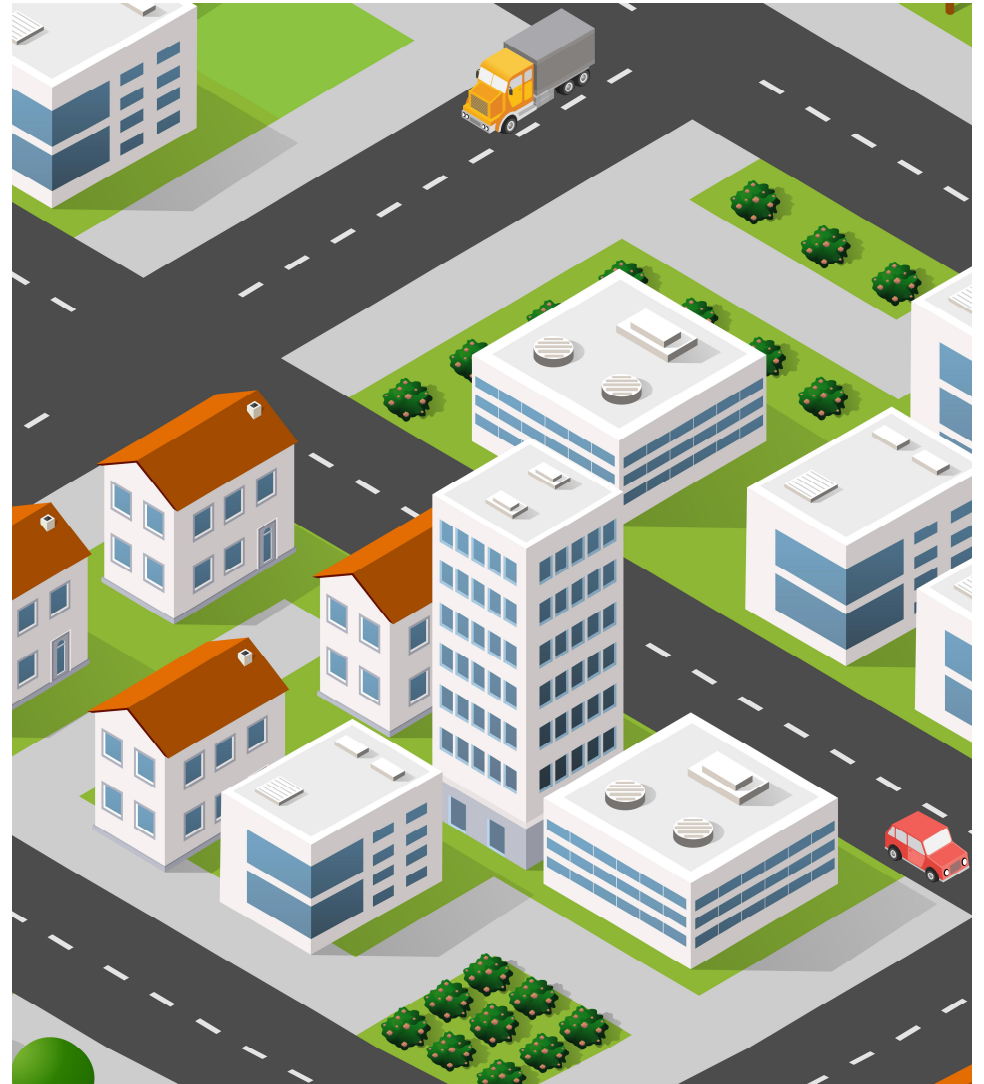
There are some factors that the **Secondary Plan can influence or change:**

- 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

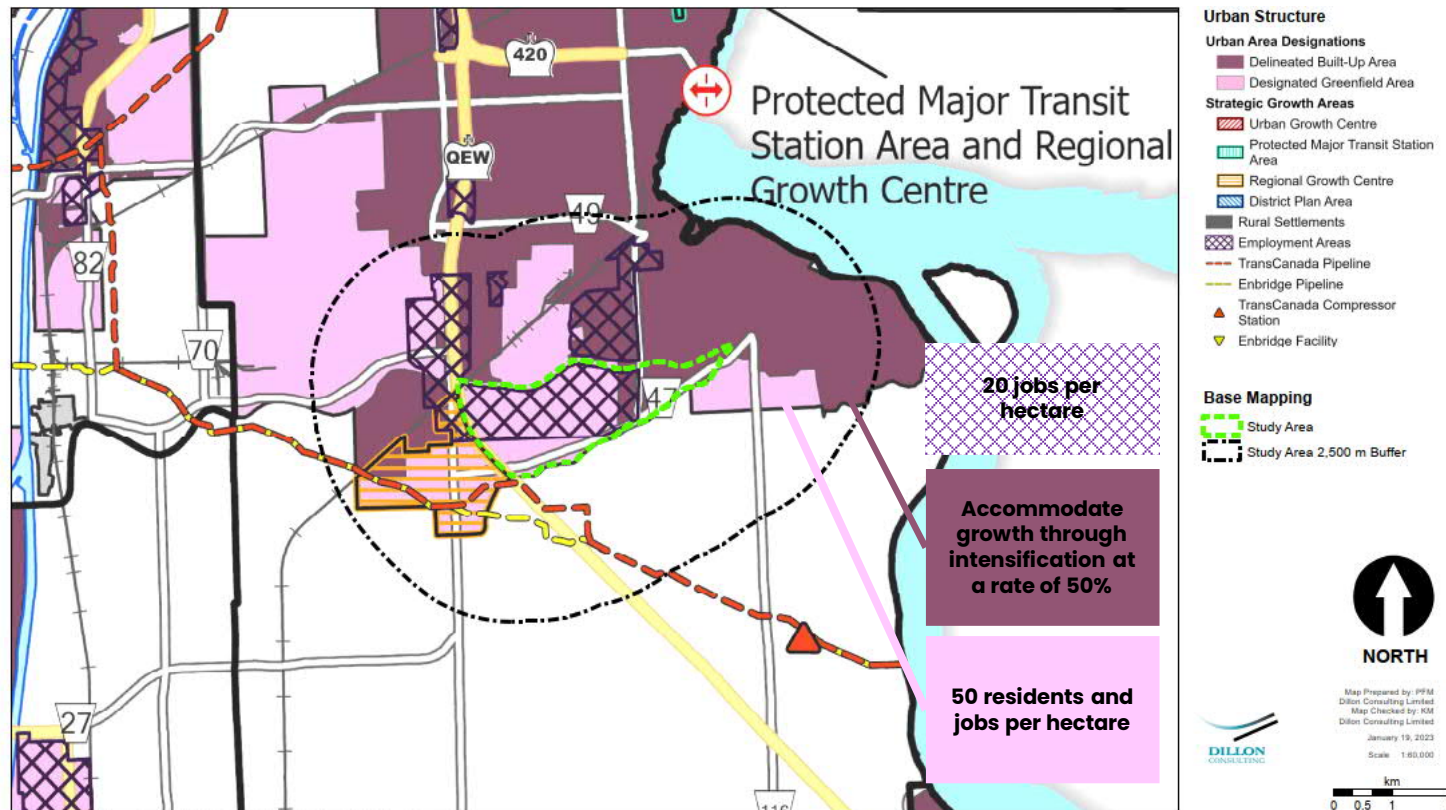
# Planning for Growth

- Niagara Falls is positioned to receive a significant amount of new growth by 2051
- This will **represent 20% of the Niagara Region's overall population growth** and **21% of the Region's overall employment growth**

**The Grassy Brook Secondary Plan will need to be planned to accommodate a portion of this growth, as well as achieve a number of growth targets established for the area**



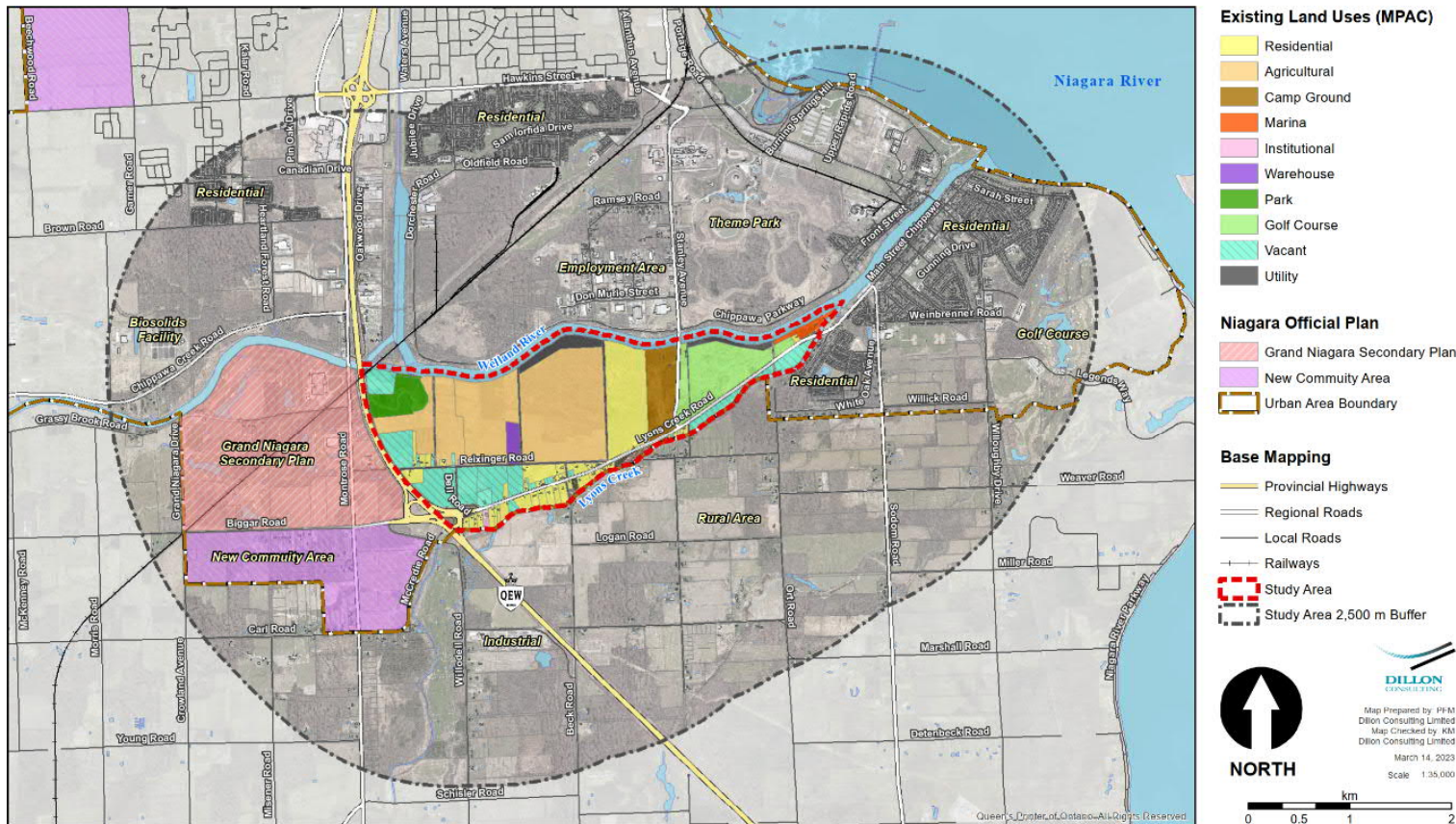
# Planning Targets



- The assigned **minimum number of units** City of Niagara Falls' Built up Areas must accommodate is **10,100** – some of these units will need to be accommodated in the Grassy Brook Area (dark purple).
- The creation of new housing in the Designated Greenfield Area (light purple, no hatching) will need to achieve a density target of 50 residents and jobs.
- Employment areas (purple hatching) are to be **protected for employment uses** over the long term. Specific targets for job creation are also required to be met.

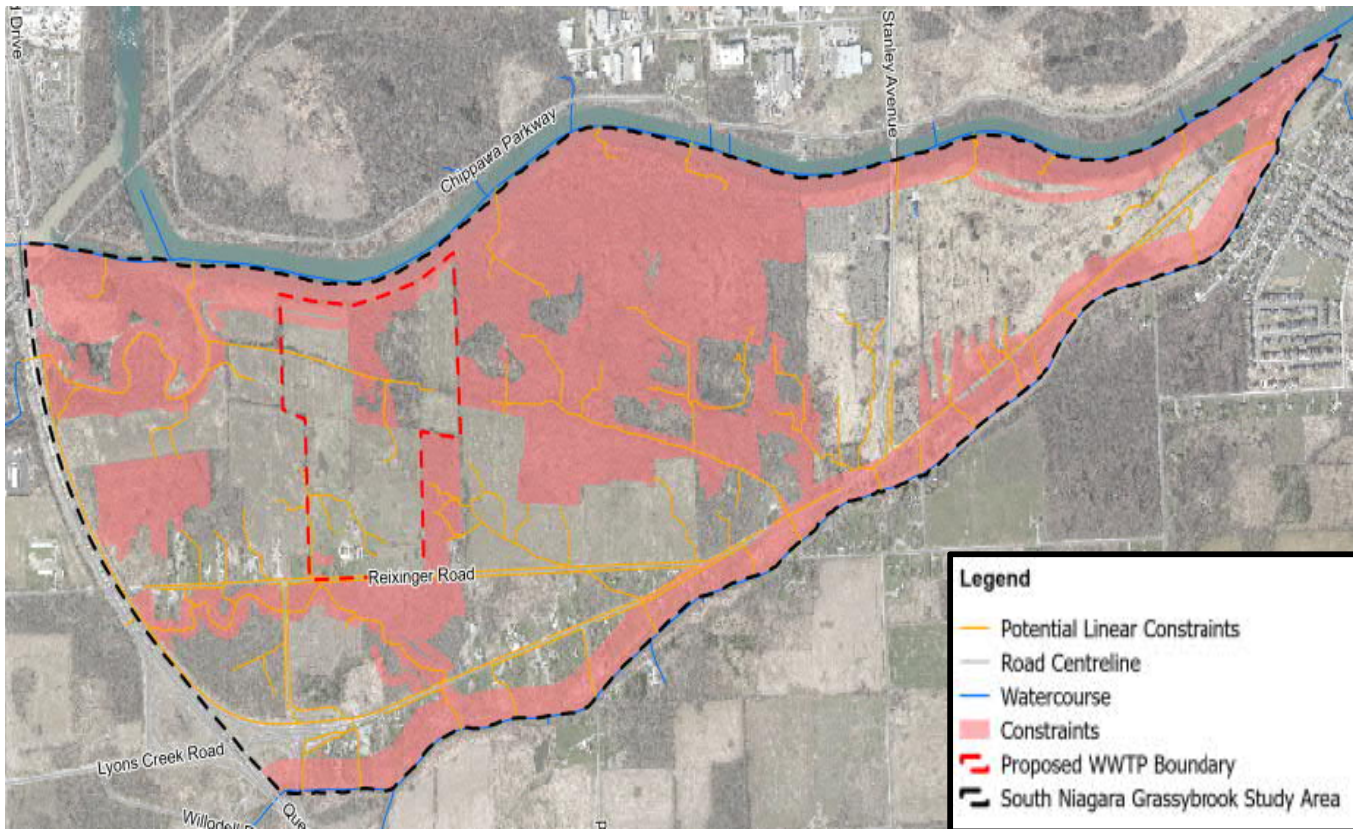


# Land Use Changes are Required to Meet Targets



- New wastewater treatment plant
- Provide prestige industrial uses
- New residential and commercial uses
- Opportunities for locally serving commercial uses to support future residents
- Existing uses, such as the boating club will remain, to continue to provide access to the surrounding water network

## 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
- There are some environmental constraints on site
- Environmental constraints will be refined through the fieldwork component of the study
  - Visit 1: Spring Freshet (March-April 2023)
  - Visit 2: April- May 2023
  - Visit 3: August- September 2023

# Opportunities and Constraints

## Opportunities

- Heritage design guidelines and public art along river
- Include a complete community with a mix of housing types, local commercial, open spaces and trails
- Expand local / regional transit service
- Gateway to community for the highway
- Design and develop new employment areas
- Enhance area through urban design
- New recreational areas

## Constraints

- Existing natural heritage areas require protections or buffers
- Outcomes of cultural heritage and archaeological studies will determine the developable area
- Developable area limits subject to outcomes of a Subwatershed Study
- No existing sanitary servicing
- Limited control in timing and desire of private landowners
- Existing uses



Q+A

# Discussion

# Discussion

- **In small groups discuss and map the challenges, opportunities, and ideas for the Secondary Plan area**
- **Opportunities** are qualities or characteristics that encourage specific types of land uses, activities or development
- **Challenges** are qualities or characteristics that might limit or restrict specific types of land uses, activities or developments
- **Ideas** – what ideas do you have for the future of the Grassy Brook Area?

# Next Steps

## Next Steps

- Council presentation- May 30<sup>th</sup>,2023(tentative)
- Phase 2 to commence late spring/early summer 2023
- Future engagement opportunities through the Let's Talk page
- Future engagement opportunities in-person



### **Explore Land Use Options (late spring 2023 to Summer 2024)**

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

# Thank you!

