

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.



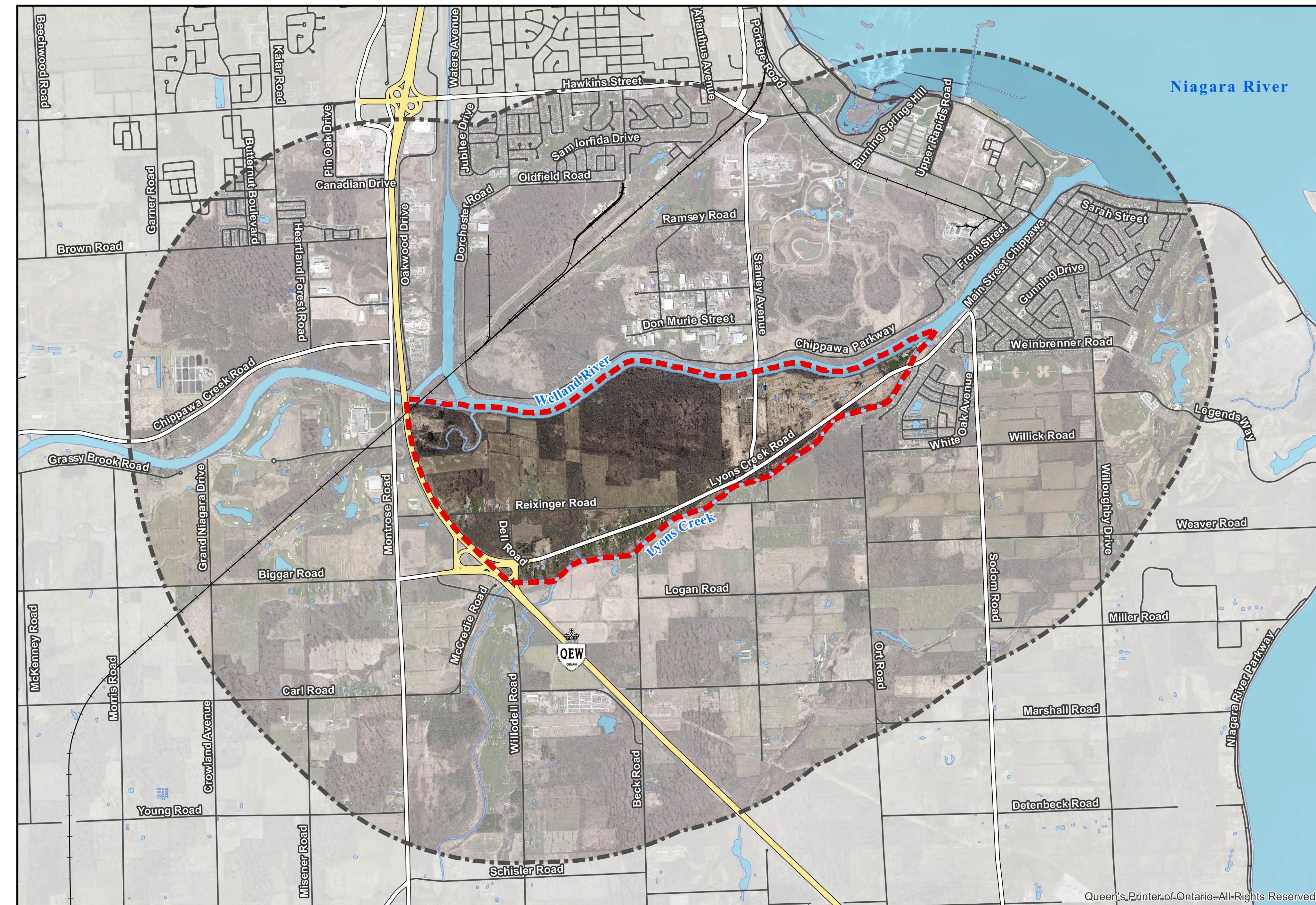
Grassy Brook Secondary Plan Area

Area Information

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

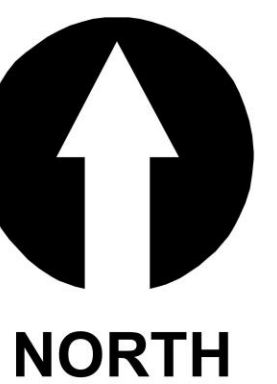
The area has been identified as an area of change to support growth and development

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



Study Area
Study Area
Study Area 2,500 m Buffer

Base Mapping
Provincial Highways
Regional Roads
Local Roads
Railways
Waterbodies



Map Prepared by: PFM
Dillon Consulting Limited
Map Checked by: KM
Dillon Consulting Limited
April 06, 2023
Scale 1:35,000

0 0.5 1 2 km

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

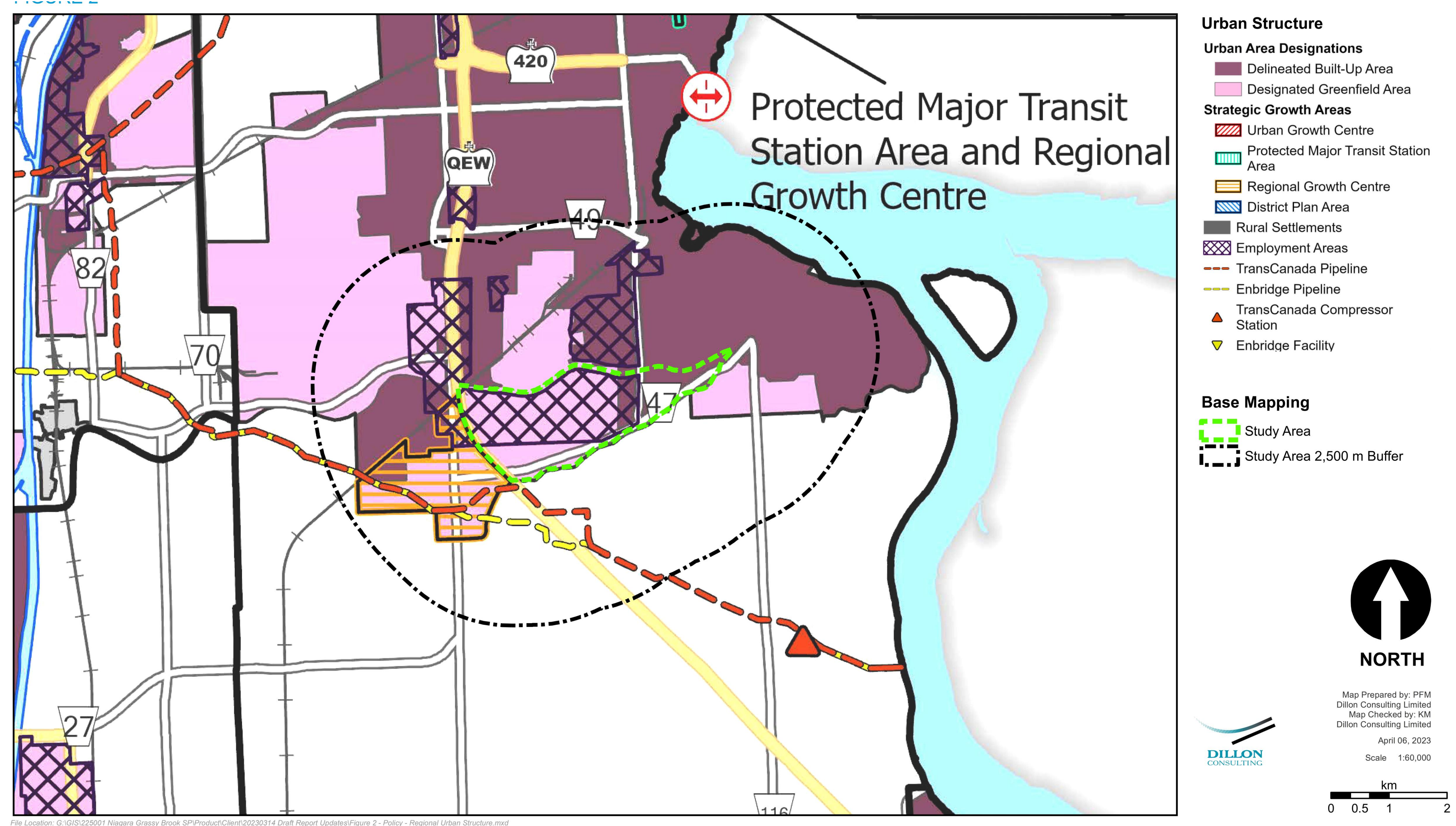
Built up Area Target:

- 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.

Vision and Principles

Vision

Grassy Brook will become a complete, sustainable, and connected community, acting as a catalyst for economic development through the provision of employment, commercial, residential, and recreational opportunities while protecting and enhancing the natural heritage features in the area.

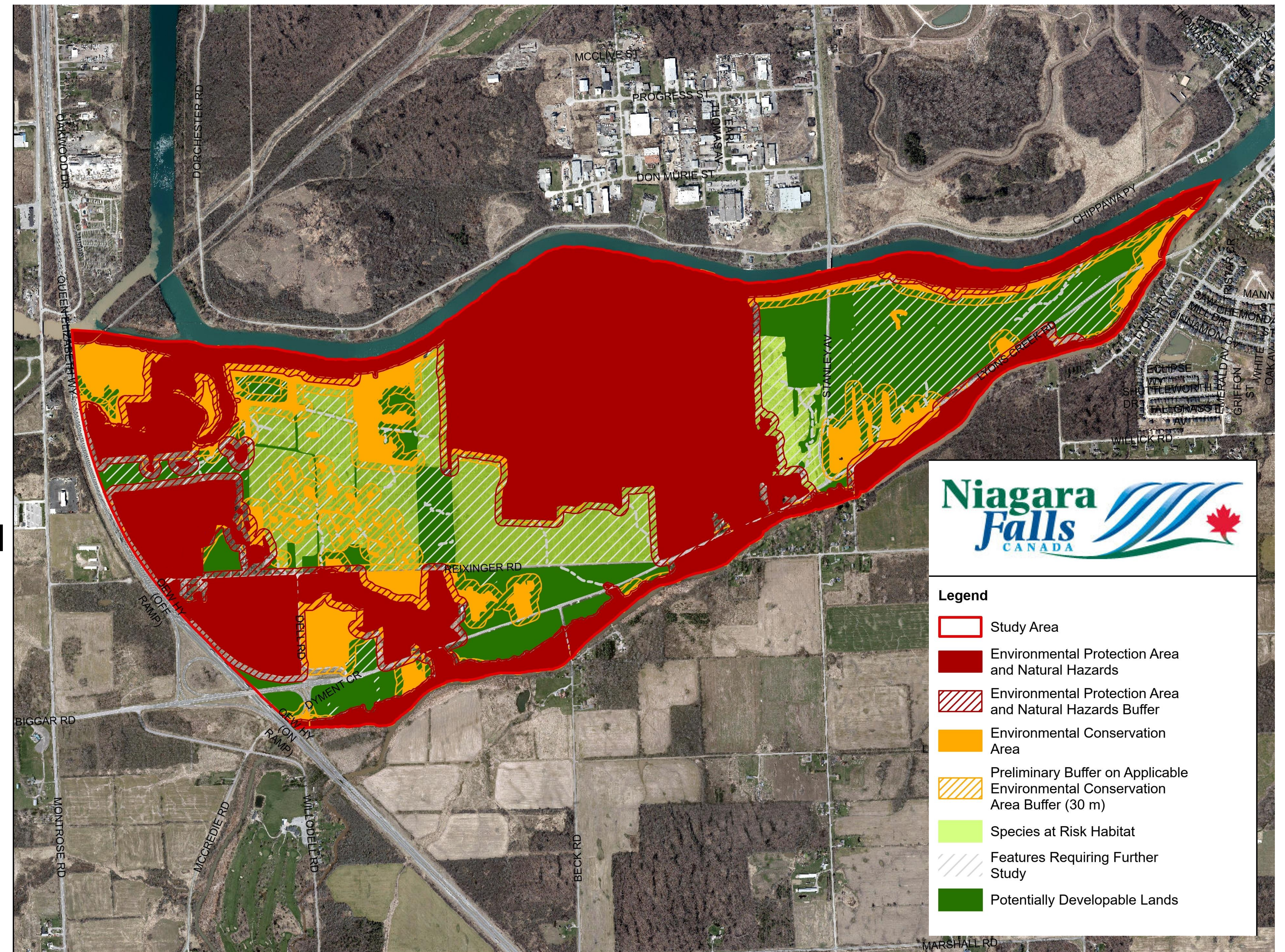
Principles

- Principle 1: Establish Grassy Brook as a Complete Community
- Principle 2: Enhance the Connectivity of the Grassy Brook Area
- Principle 3: Protect, Preserve and Enhance Natural Heritage Resources
- Principle 4: Enhance Economic Opportunities and Growth

Subwatershed Study– Draft Environmental Constraints

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. The environmental constraints are characterized based on the following:

- Environmental Protection Areas and Natural Hazards – Non-developable
- Environmental Conservation Areas – Municipally protected - pending boundary delineation and permits/approval
- Species at Risk Habitat – THR and END – Potentially developable with further studies/permits
- Areas requiring further study



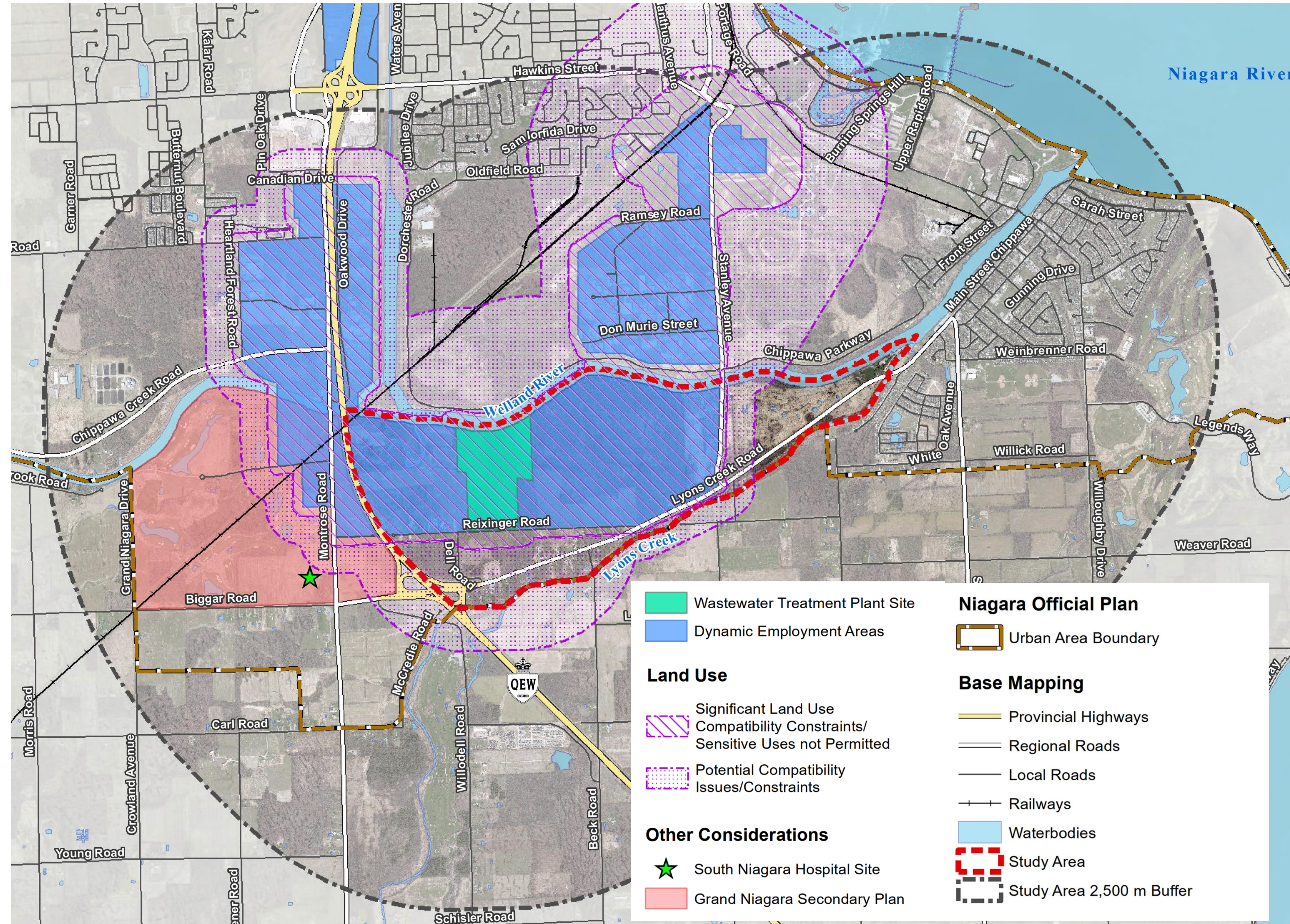
Land Use Compatibility Constraints

A new Wastewater Treatment Plant (WWTP) will be developed in Grassy Brook. The Secondary Plan will need to establish a policy framework to ensure the long-term operational and economic viability of the Plant.

Given the proximity to existing industrial uses and recognizing that the WWTP will exist in the area in the future, we have identified some land use compatibility constraints, shown here as significant or potential issues.

Policies will be included in the Secondary Plan that prohibit sensitive uses (e.g. residential) within the Significant Constraints buffer.

Policies will be included in the Secondary Plan that will trigger future development proposals containing sensitive uses within the Potential Constraints buffer to complete specific studies that demonstrate how adverse effects from odour, noise and other contaminants and risks to human health are either avoided or mitigated.



Preliminary Land Use Concept

Dynamic Employment: will allow employment uses to meet the Region’s plan requirement of 20 jobs per hectare Permitted uses could include office parks, professional services, institutional uses, government uses, research and development, light manufacturing and processing and warehouse uses.

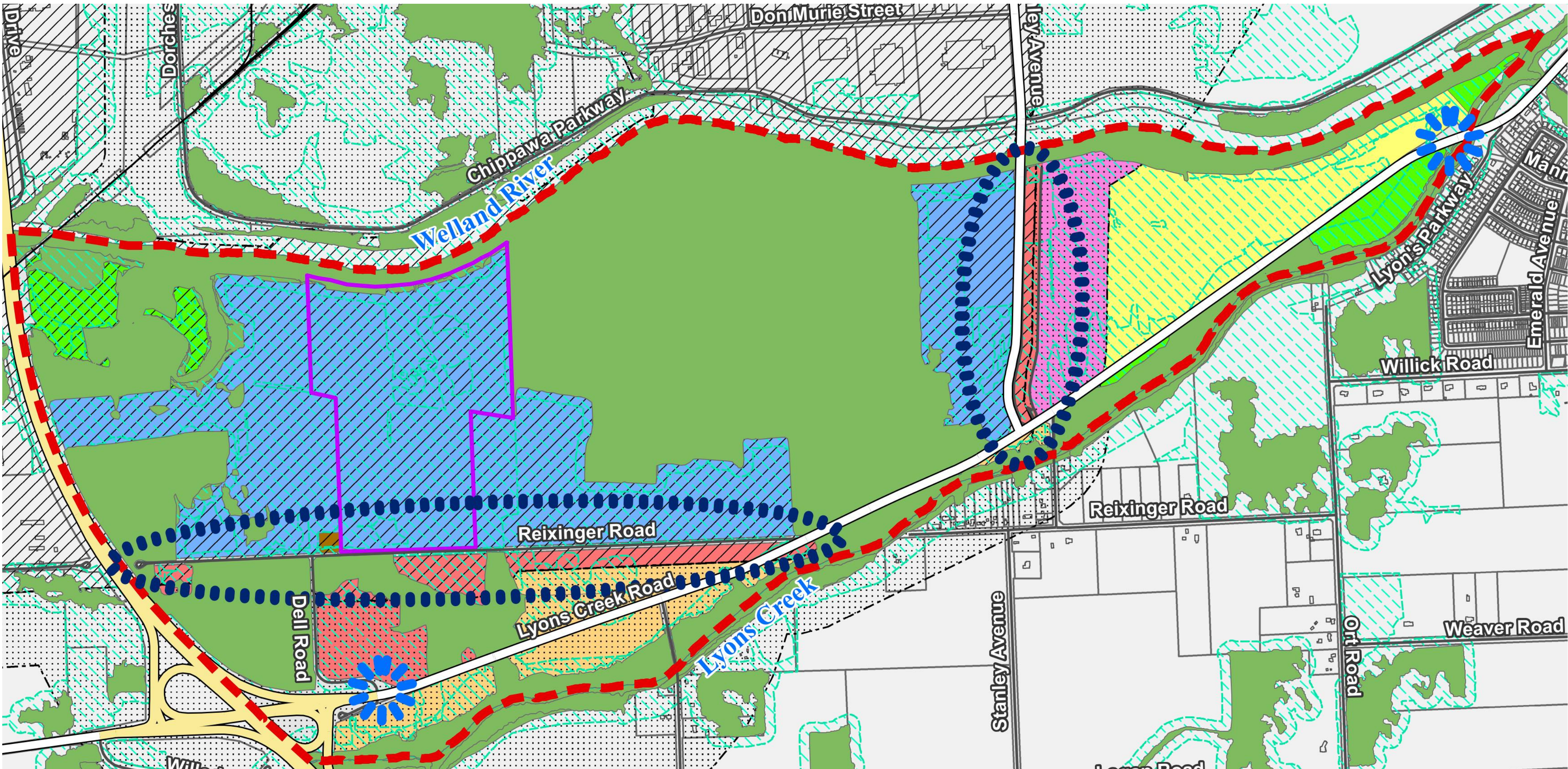
Commercial: will allow commercial and retail uses to complement future residential and employment uses. Permitted uses could include small scale retail, doctors offices, personal services, gyms, restaurants, drive-thrus, gas stations, and repair shops.

Residential: will accommodate future residents in a medium density built form, with some limited commercial uses. Permitted uses could include townhouses, mid-rise apartments, live/work lofts, and mixed use buildings. A limited amount of single and semi-detached dwellings may be allowed.

Mixed Use: will allow a mixture of commercial and residential uses as standalone buildings or mixed use buildings with commercial uses at grade and residential uses above

Residential: will accommodate future residents in a low to medium density built form. Permitted uses could include single and semi-detached dwellings, townhouses and live/work lofts.

Environmental Protection: development is prohibited

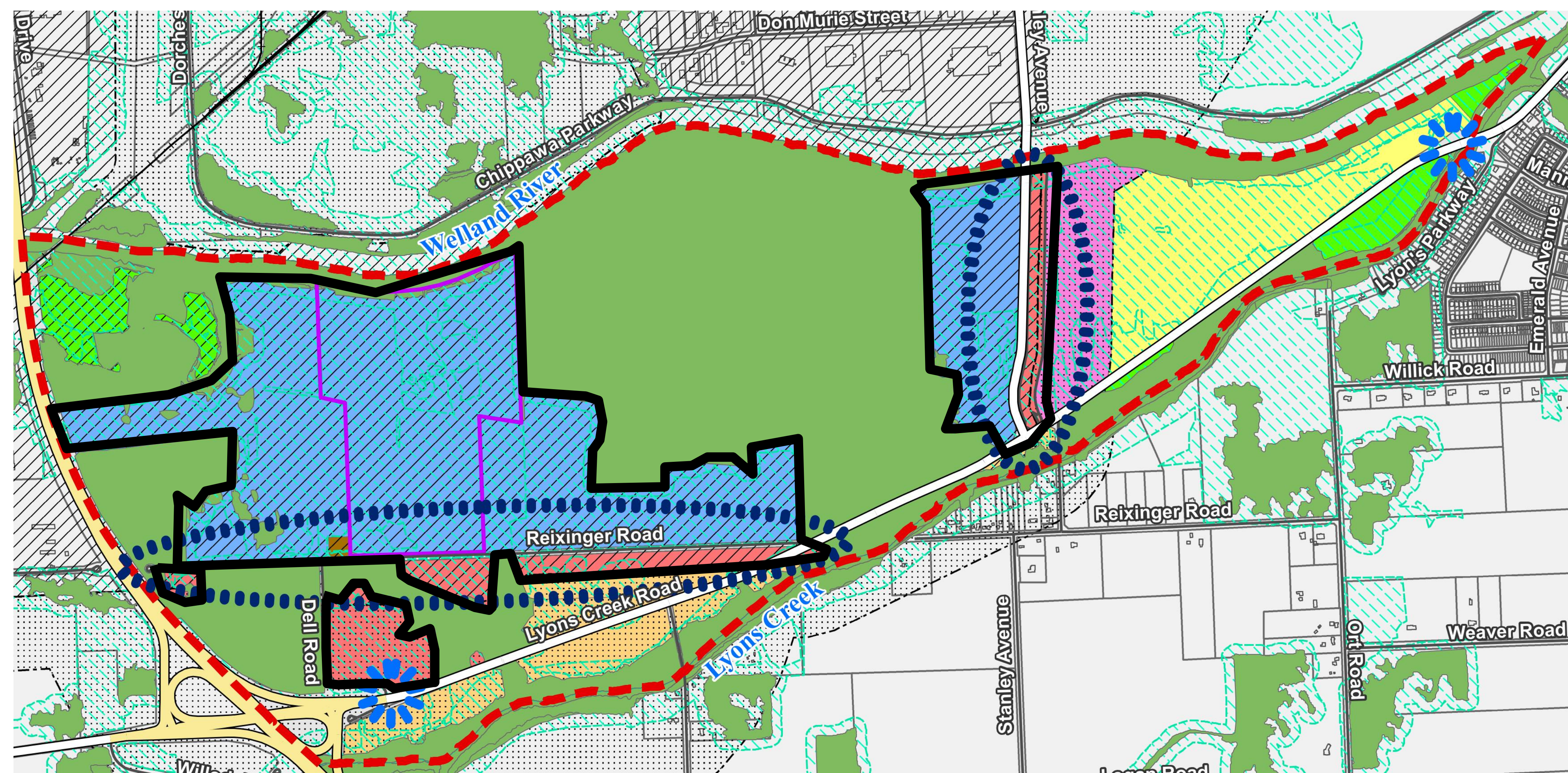


Employment and Commercial Designations

As you are reviewing the information, here are some questions to consider:

- 1. Do you support the introduction of a commercial node and corridor to buffer future residential development east of Stanley Avenue and south of Rexinger Road?
- 2. What design elements should we promote in this area to support community building?
- 3. What types of Commercial uses would you like to see?
- 4. What types of Employment uses would you like to see?
- 5. What else do you think we should be considering as it relates to employment and commercial designations?

We invite you to take a sticky note and share your thoughts

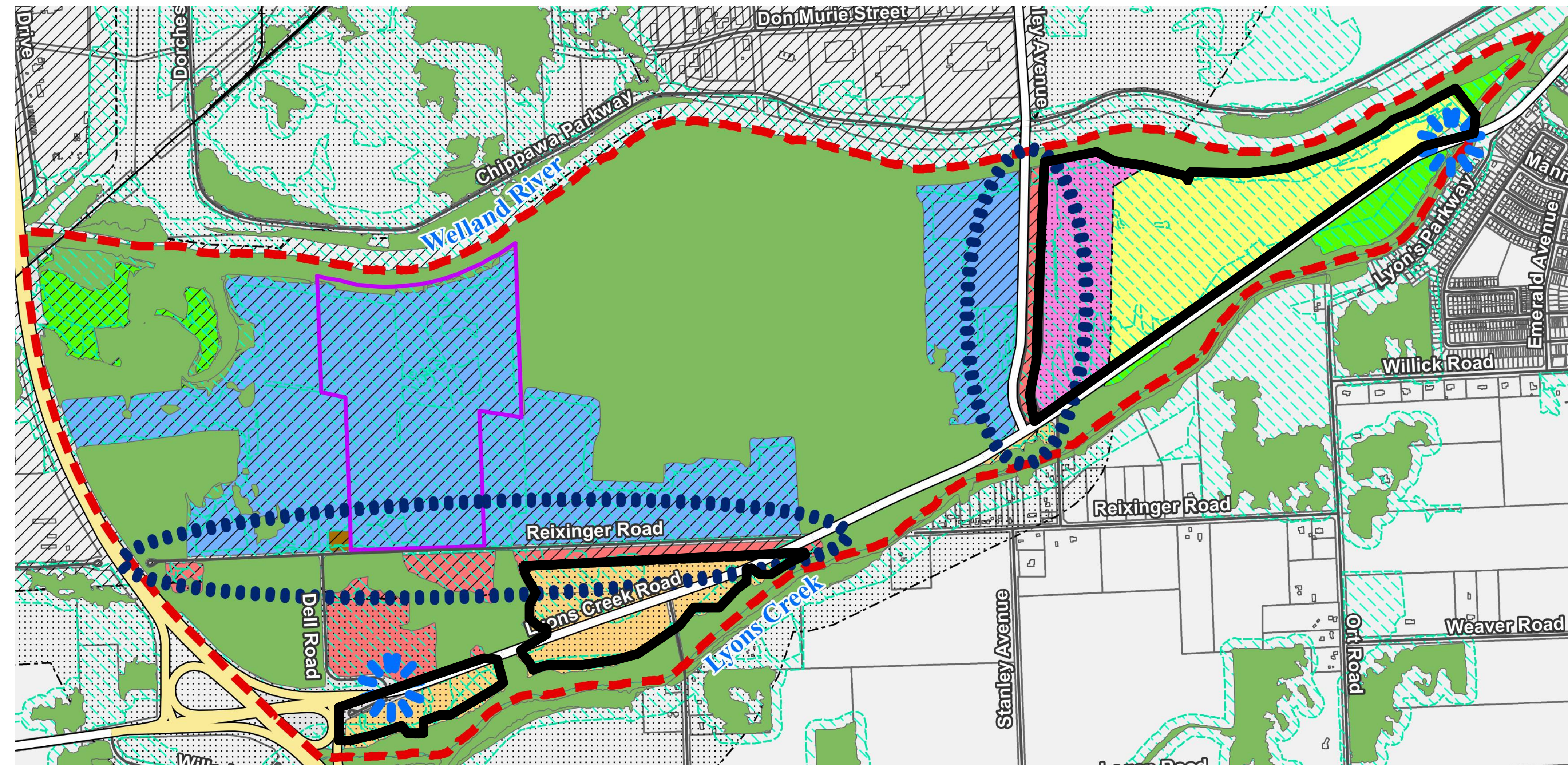


Residential and Mixed Use Designations

As you are reviewing the information, here are some questions to consider:

1. In order to promote broader housing choices and affordability, in the area east of Stanley Avenue, we are exploring allowing medium density uses, with heights between 3-6 storeys. Do you support this approach?
2. To balance environmental protection with new development, in the proposed residential areas on the north and south sides of Lyon's Creek Road, do you support permitting low and medium density uses with heights up to 3.5 storeys?
3. In order to allow for home-based businesses, we are considering permitting live-work style development in the proposed residential area on the north and south sides of Lyon's Creek Road (shown in orange). Do you support this approach?
4. What else do you think we should be considering as it relates to the residential and mixed use designations?

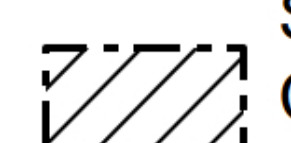
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Potential Gateway



Potential Node/Corridor



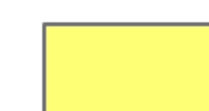
Significant Land Use Compatibility Constraints/ Sensitive Uses not Permitted



Potential Compatibility Issues/Constraints



Wastewater Treatment Plant



Potential Residential



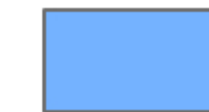
Potential Residential or Residential Mixed Use (Compatibility Studies Will be Required)



Potential Mixed Use (Compatibility Studies Will be Required)



Potential Commercial (Compatibility Studies May be Required)



Dynamic Employment Area



Open Space



Non-Developable Area (Existing Cemetery)



Environmental Protection

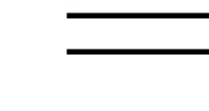


Environmental Features and Buffers Subject to Study

Environmental limits subject to refinement while subwatershed study is underway.



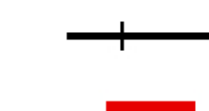
Provincial Highways



Regional Roads



Local Roads



Railways



Study Area

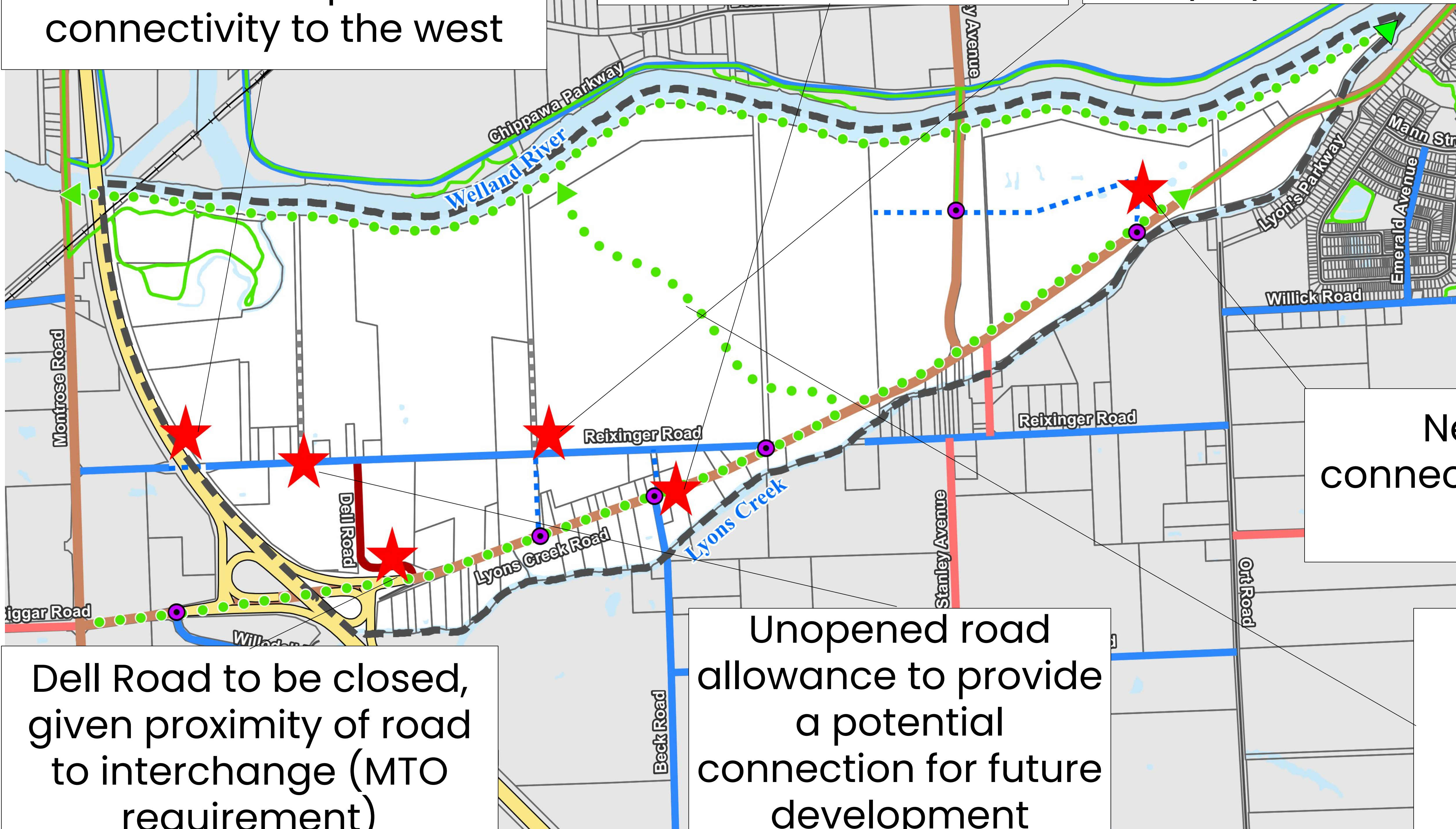
Preliminary Road Network

Potential opportunity to re-connect Reixinger Road with a highway overpass, which would provide connectivity to the west

New Collector Road to align with existing Beck Road and Lyons Creek Road intersection

New Collector Road and new local road to the future employment area

- Legend**
- Proposed Collector Road
 - Proposed Local Road
 - ... Proposed Trail
 - Existing Provincial Highway
 - Existing Regional Road
 - Existing Arterial Road
 - Existing Collector Road
 - Existing Local Road
 - Collector Road to be Closed
 - Existing Trails
 - Railways
 - Proposed Intersection Upgrade
 - Study Area



New Collector Roads connecting to both Stanley Ave and Lyons Creek

Dell Road to be closed, given proximity of road to interchange (MTO requirement)

Unopened road allowance to provide a potential connection for future development

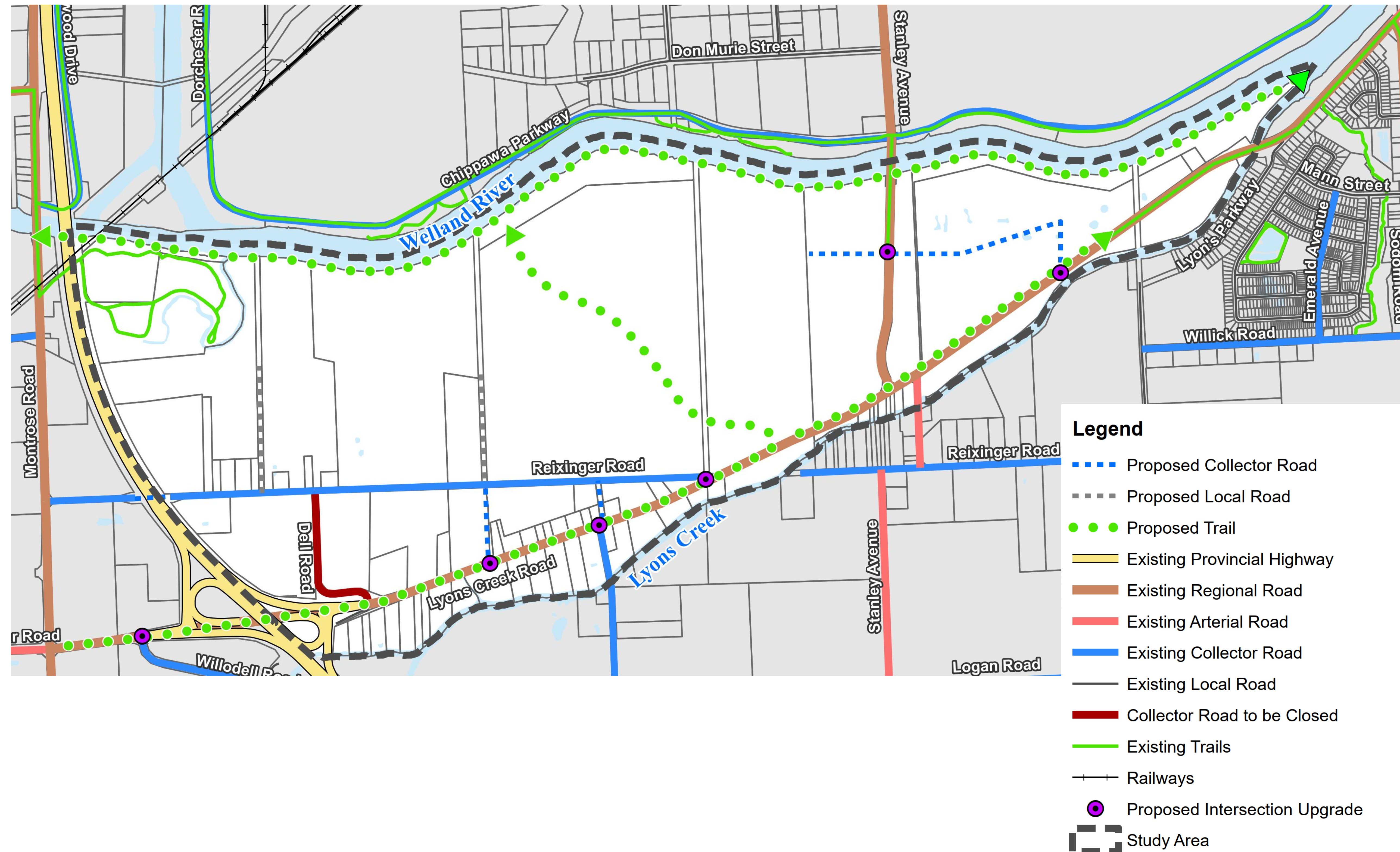
New trail connections throughout for passive recreation, active transportation and connectivity

Preliminary Road Network

As you are reviewing the information, here are some questions to consider:

1. Do you support the proposed new collector road network?
2. Are there additional trail connections that could be introduced to support passive recreation and connectivity?
3. What else do you think we should be considering as it relates to developing a road network for Grassy Brook?

We invite you to take a sticky note and share your thoughts



Grassy Brook Secondary Plan Project Process

Phase 1

Project Start

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

Get in touch

bdick@niagarafalls.ca

<https://letstalk.niagarafalls.ca/grassy-brook-secondary-plan>

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



We are here

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