

# Grassy Brook Secondary Plan

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Welcome!

Public Information  
Centre # 2

April 11, 2024

6:00pm to 8:00pm



# Agenda

1. Welcome and Introductions
2. Project Overview
3. Updates Since PIC #1
4. Vision and Principles
5. Preliminary Land Use Concept
6. Preliminary Transportation Network
7. Next Steps and Close

# Meeting Purpose

- Provide an update on project progress since PIC # 1
- Present the preliminary land use concept
- Present the preliminary transportation network
- Gather input on the preliminary land use concept
- Gather input on the preliminary transportation network
- Answer your questions
- Gather input on the opportunities and challenges

# **Project Team Introductions**

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

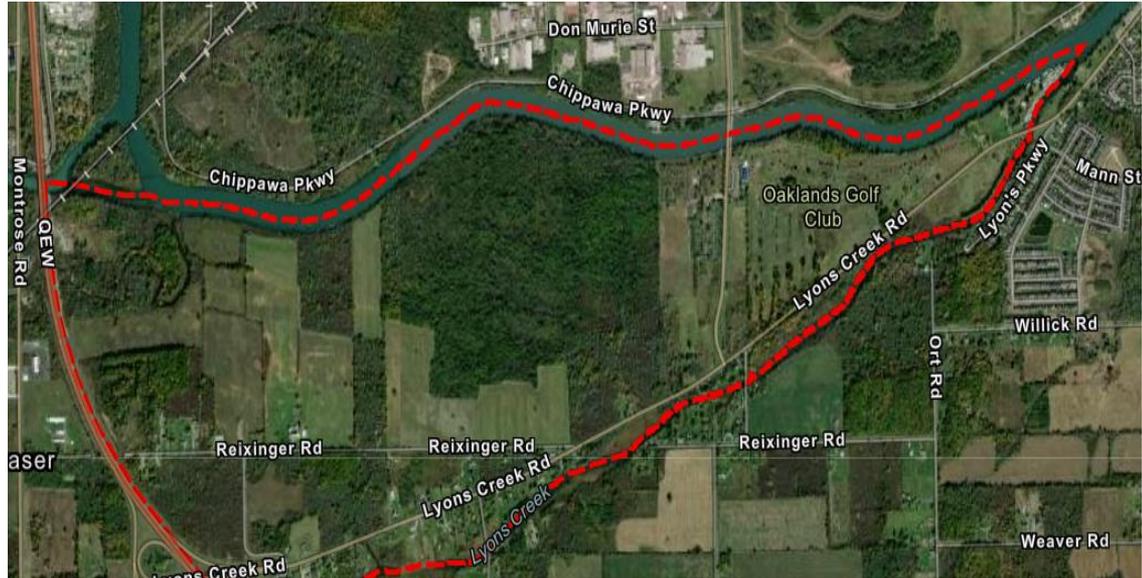
# Housekeeping

- We are here to listen and get your input. We will be available after the presentation to answer questions
- There are boards around the room with a number of questions we are looking for feedback on. Please review the information and provide comments on post-it notes or comment sheets
- All figures and maps are preliminary and conceptual at this time. They are draft and not final. We would like input from the community before we finalize any maps
- We want people to connect, share opinions, ideas and questions to help us prepare a recommended land use concept for Grassy Brook

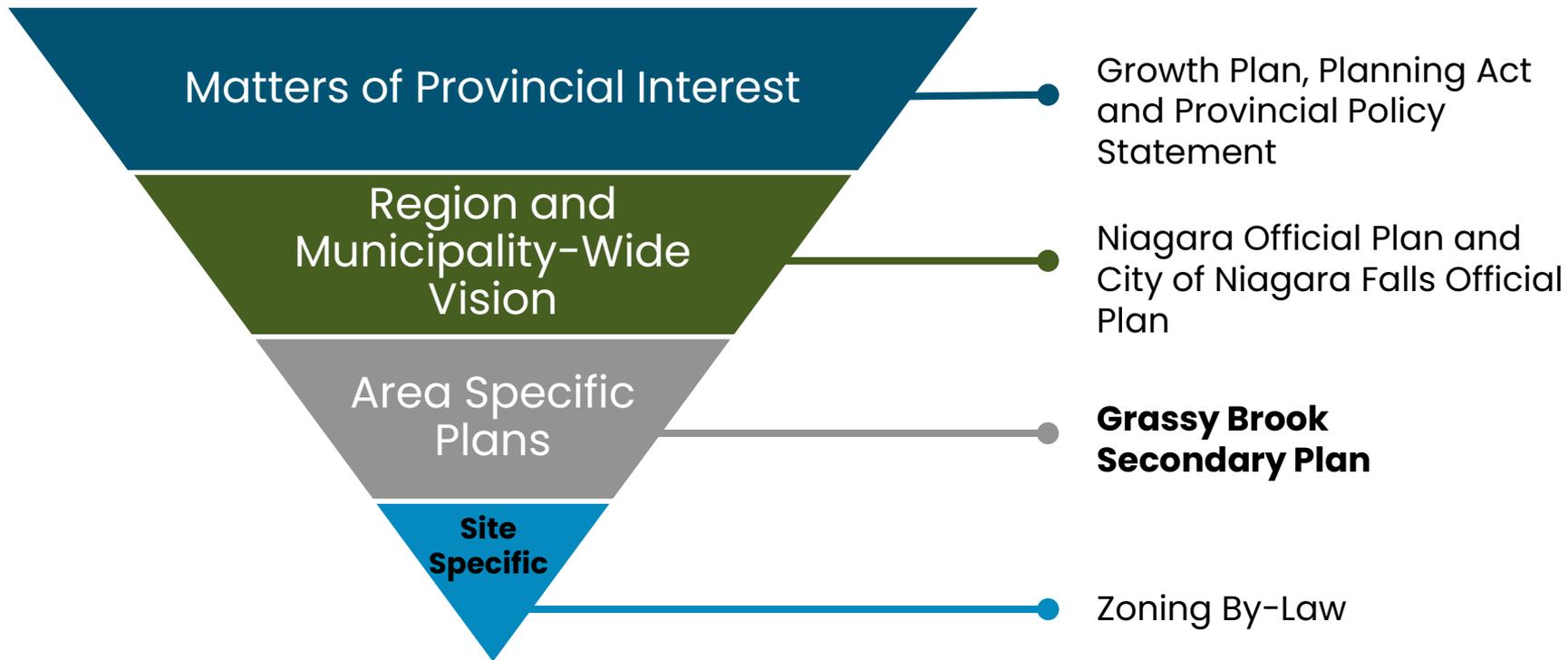
# Project Overview

# 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

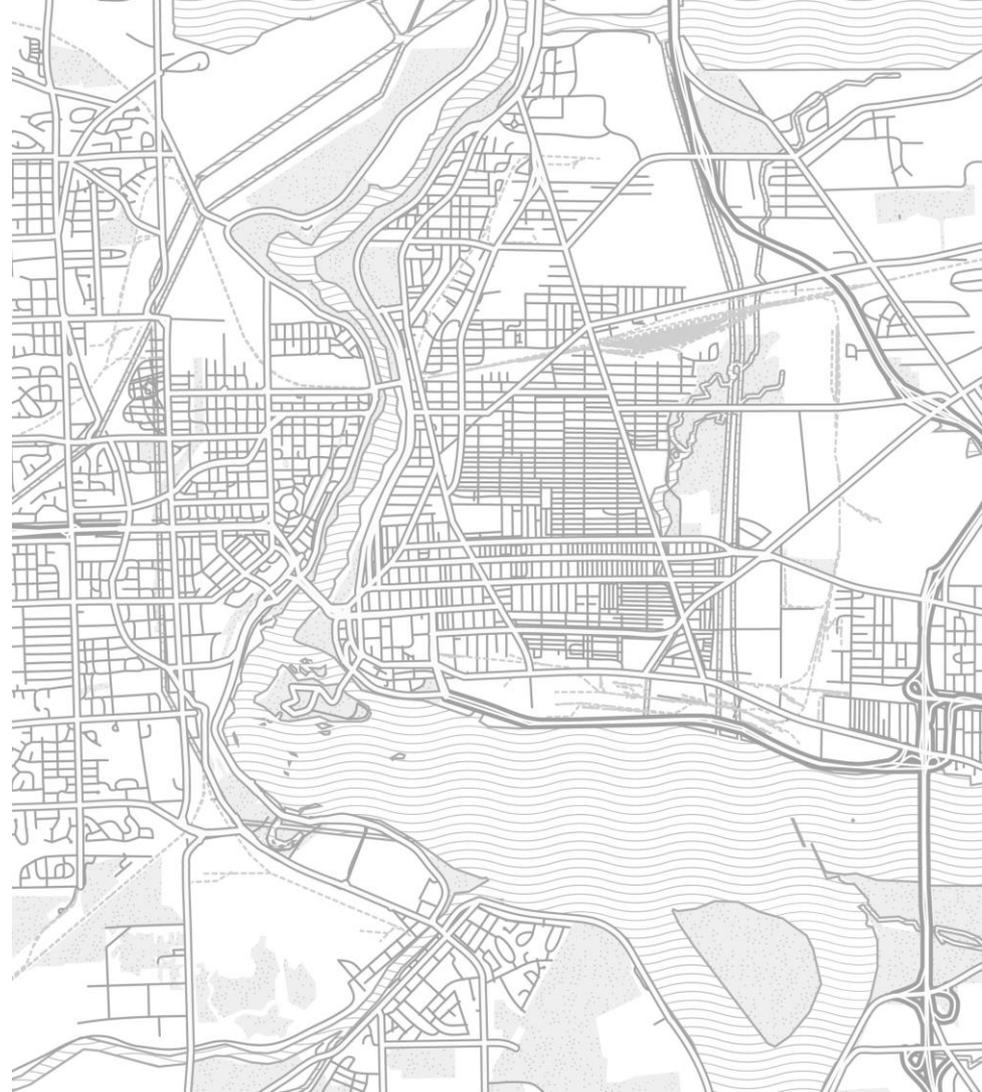


# Land Use Planning System



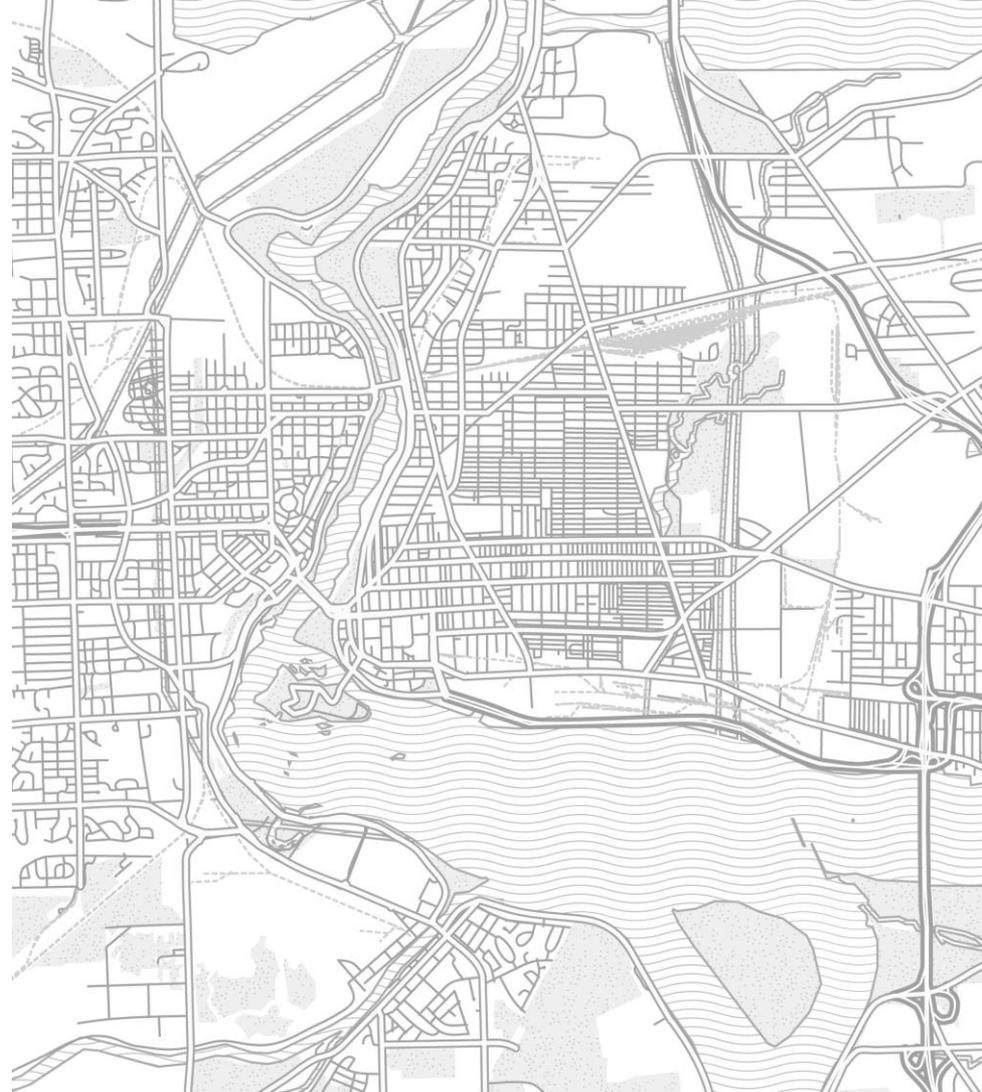
# What is a Secondary Plan?

- 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



## Phase 1

### **Project Start**

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



## 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



**We are here**

# 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

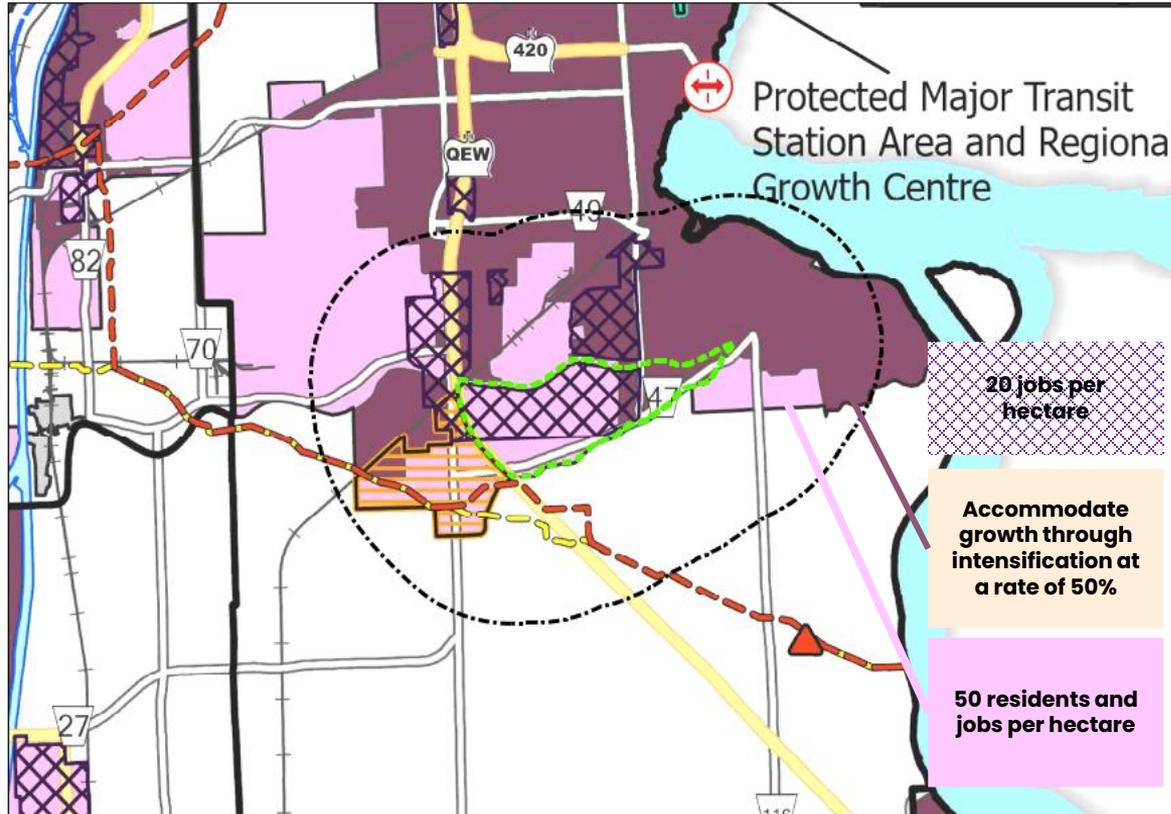
# Planning for Growth

- 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

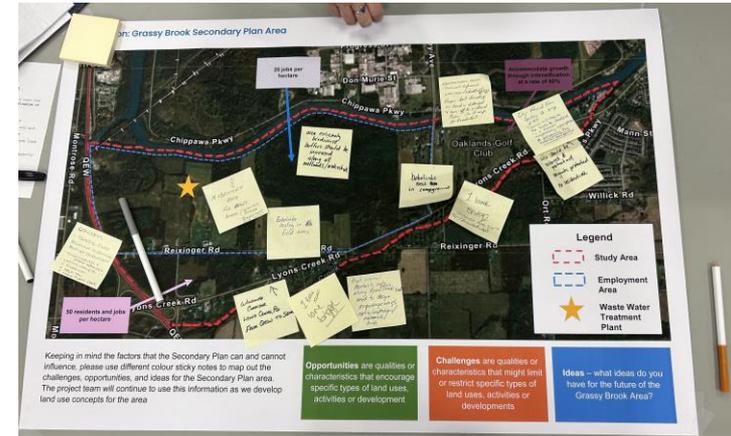


- The City of Niagara Falls' Built up Areas (dark purple) must accommodate is **10,100** – some of these units will need to be accommodated in Grassy Brook
- In the Designated Greenfield Area (light purple, no hatching) a density target of 50 residents and jobs. Is required
- Employment areas (purple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

# Project Updates

# Project Engagement

- Technical Advisory Committee (February 2023)
- Community Focus Group (April 2023)
- Public Open House (April 13<sup>th</sup>, 2023)
- Council Meeting (May 30<sup>th</sup>, 2023)
- Landowner Interviews (Spring- Summer, 2023)
- Technical Advisory Committee (July 2023, February 2024)
- Community Focus Group (July- August 2023, March 2024)
- Let's Talk Page (ongoing)



# Opportunities and Constraints Identified

## 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 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

# Key Themes and Feedback Received in Phase 1 to Inform Phase 2

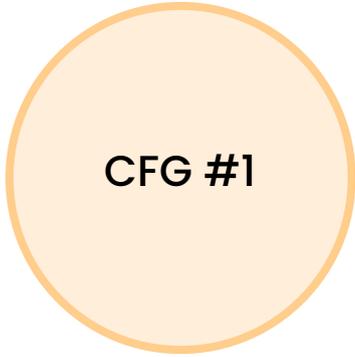
- Cycling and walking routes to employment areas
- Promote transit
- Protect species at risk and endangered species
- Consider additional environmental studies
- Provide buffers around environmentally sensitive areas and wetlands
- Provide ecopassages and wildlife linkages
- Traffic flow management
- Sustainable infrastructure
- Strong biodiversity in the area
- Ensure urban design compliments existing built form
- Sustainable development and infrastructure
- Protect the natural environment
- Parkland, recreation, and open spaces
- High paying quality jobs



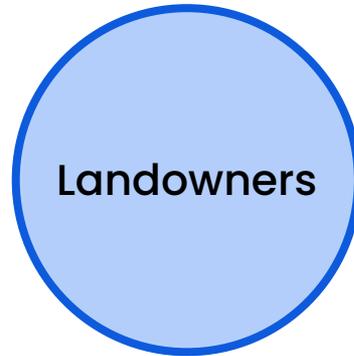
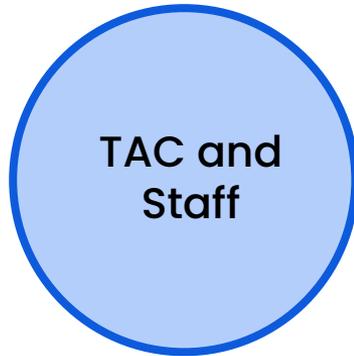
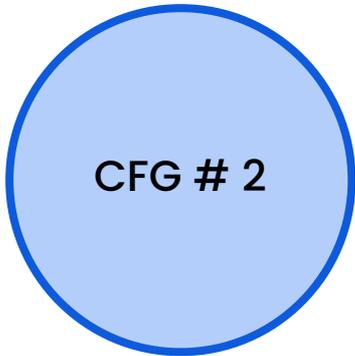
# Vision and Principles

# **Vision and Guiding Principles for Grassy Brook: An Iterative Process**

**Draft Developed by Consulting Team Informed by**



**Draft Refined and Finalized Through Discussions and Brainstorming with**



# 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

# Land Use Considerations and Preliminary Land Use Concept

# We're Looking for Your Feedback

- The boards located throughout the room have a series of questions about the land use plan and transportation network that we're hoping will help you to provide feedback to us as we move forward
- Please use the post-it notes provided to answer questions or provide your feedback directly on the boards
- If you'd like to provide further comments or would prefer not to use the post-its, comment sheets are also available
- We are also available for one-on-one discussions as you walk through and review the material
- We will add this information to the Let's Talk page following the meeting, if you would like to review it at a later date and provide comments via e-mail

# Next Steps

# Next Steps

- Refine land use concept based on feedback received tonight
- Present recommended land use concept and planning justification to Council
- Continue work on Secondary Plan
- Future engagement opportunities through the Let's Talk page and in-person



## **Develop Secondary Plan**

- Obtain resident and stakeholder input on Draft Secondary Plan
- Present Draft Secondary Plan to Council
- Present final Secondary Plan to Council

# Thank you!

