



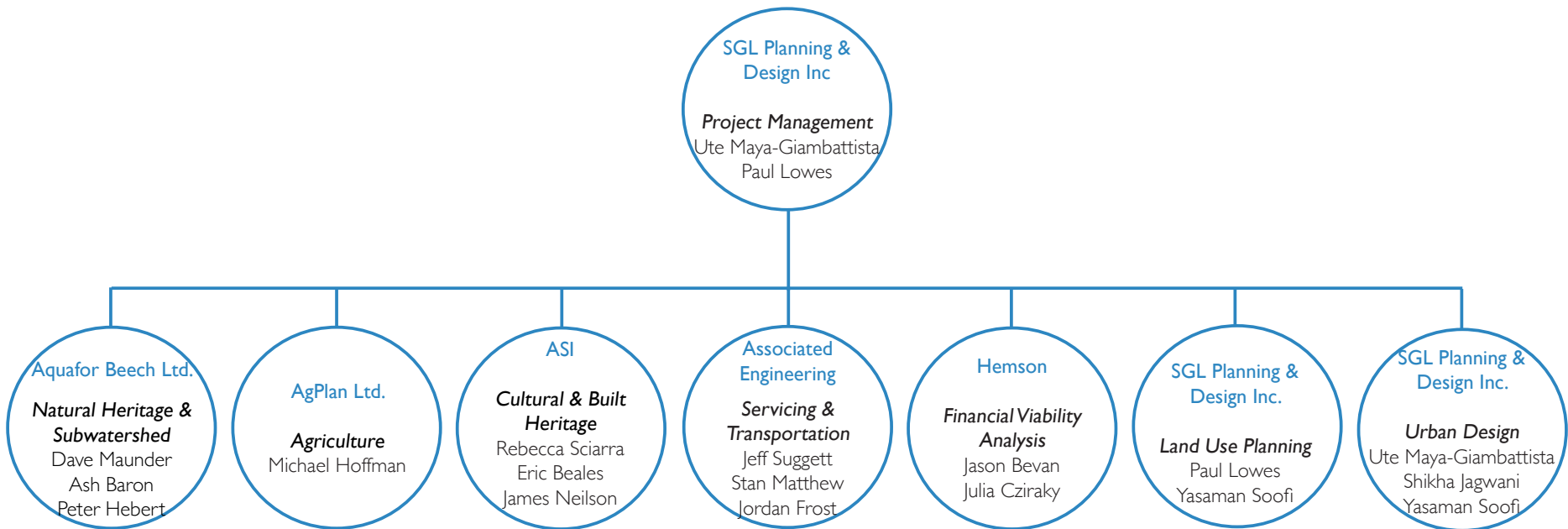
SECONDARY PLAN STUDY
PUBLIC INFORMATION SESSION # 1 - BACKGROUND STUDY

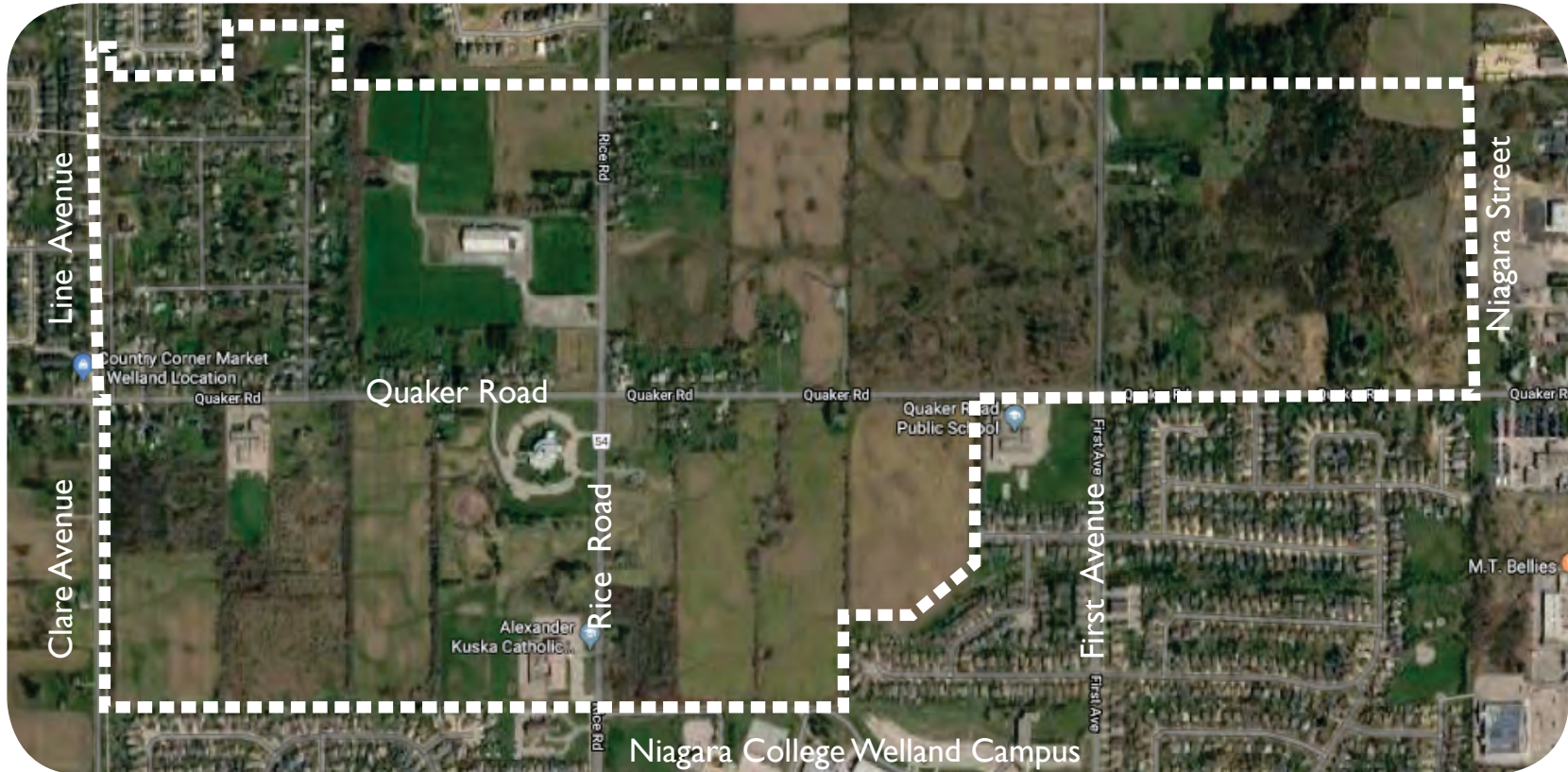
June 18, 2018

SGL Planning & Design Inc. - AgPlan Limited - Associated Engineering - AquaforBeech - ASI - Hemson Consulting

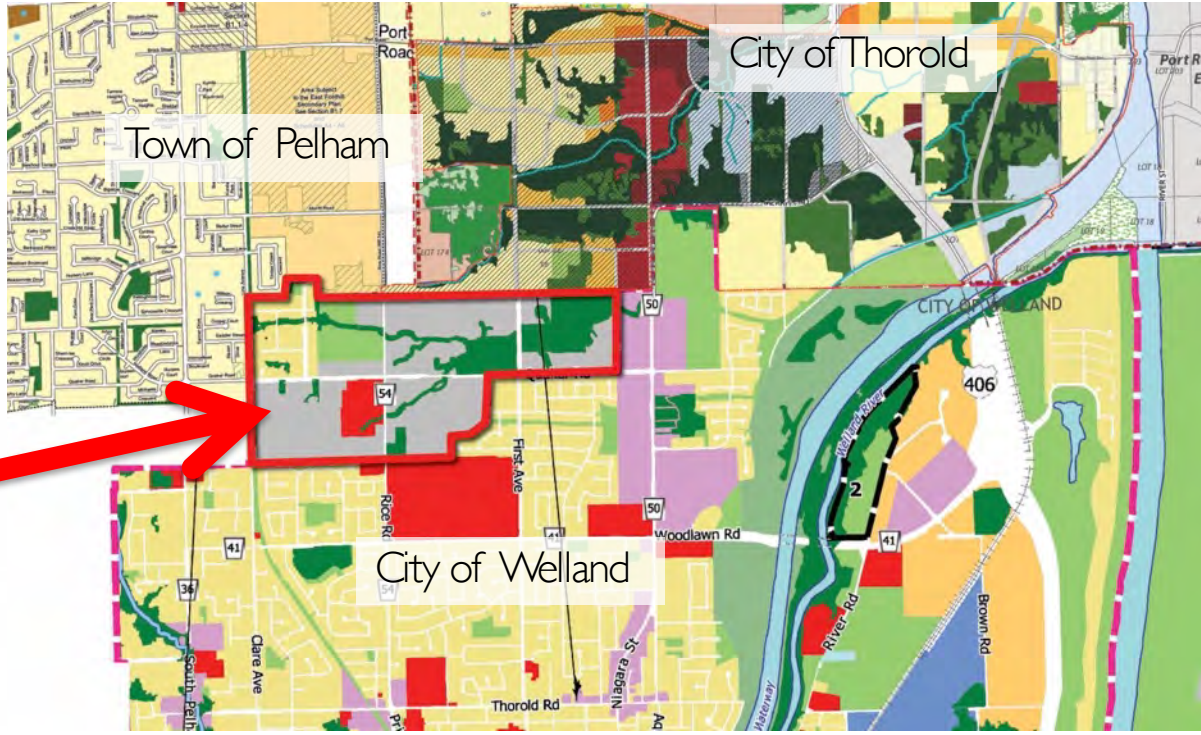
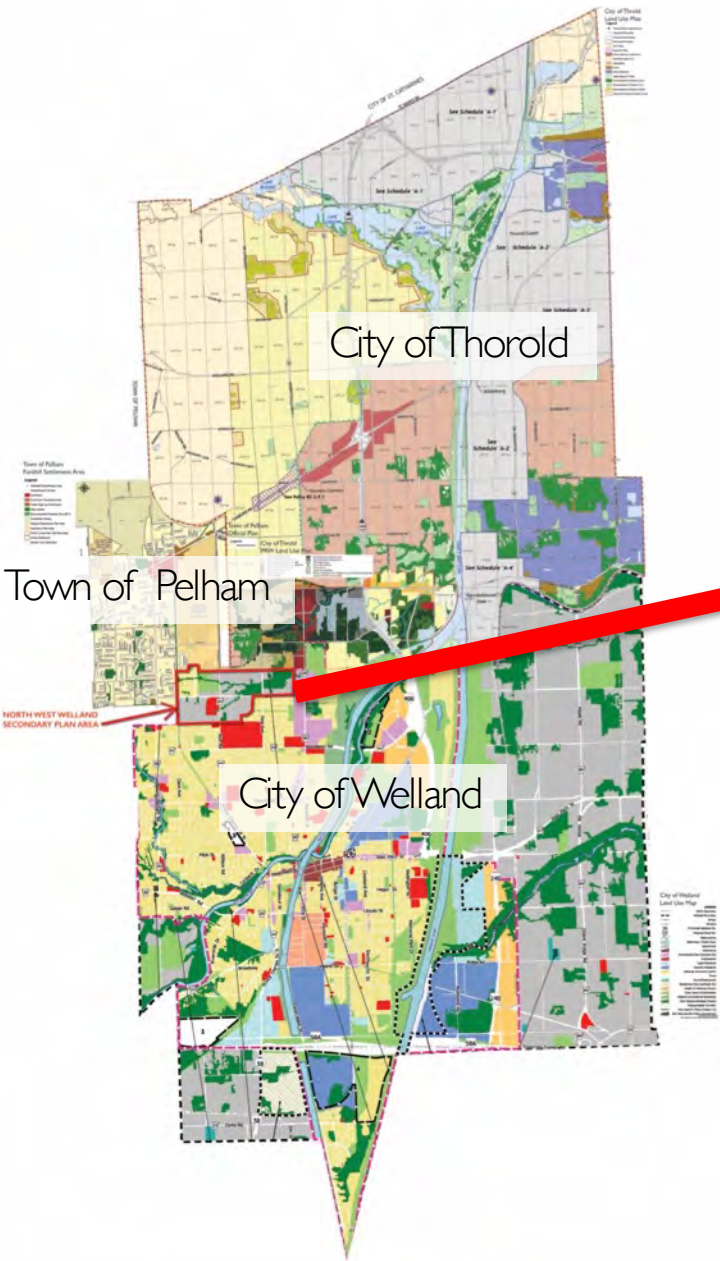
1. Introduction
2. Project Process & Schedule
3. Background Studies
4. Group Discussions

1 INTRODUCTION





The purpose of this study is to develop a strategy to *guide the future growth and development* in North West Welland through a *Secondary Plan* and *Urban Design Guidelines*



- North West Welland Study Area is surrounded by Built-Up Areas in:
 - Town of Pelham,
 - City of Thorold, and
 - City of Welland

A Secondary Plan is a long-term land use planning tool which:

- *Helps direct and shape the future of a specific area; and,*
- *Provides more detail than the Official Plan.*

A Secondary Plan specifies:

- *Which **land uses** may be permitted;*
- *What **shape and size** of buildings are permitted;*
- ***How** development is **integrated with the surrounding neighbourhood**;*
- ***Design objectives** for new buildings or additions;*
- *How developments may **address the public street**; and,*
- *What the public **streetscape** looks like:*
 - *Sidewalks, boulevards, bike lanes, street width, etc.*

As part of the Secondary Plan we are conducting the following studies:

- Natural Heritage Study
- Floodplain and Natural Hazard Lands Study
- Agricultural Impact Assessment Study
- Archaeological and Cultural Resource Assessment
- Municipal Servicing
- Transportation Study
- Land Needs Assessment

2 PROJECT PROCESS & SCHEDULE

PHASE 1. (FEBRUARY – JUNE 2018)

DATA COLLECTION, BACKGROUND
REVIEW AND GROWTH DIRECTIVES

1. *Study Background Presentation - June 18th*

2. Update Presentation to Council - July 24

PHASE 2. (JUNE – NOVEMBER 2018)

LAND USE PLAN

1. *Visioning Workshop - June 19th*

2. Update Presentation to Council - January 2019

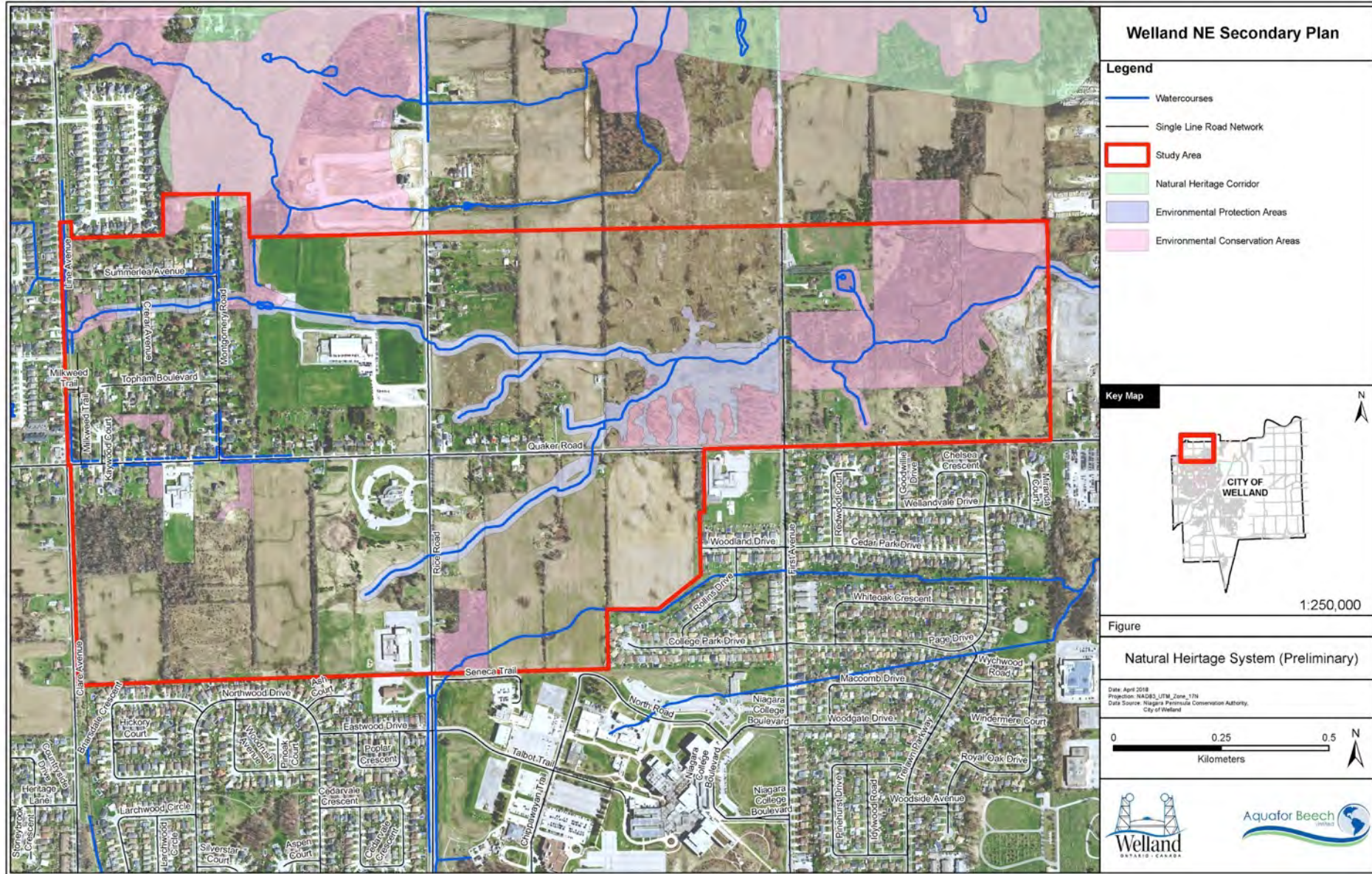
PHASE 3. (NOVEMBER 2018 – MARCH 2019)

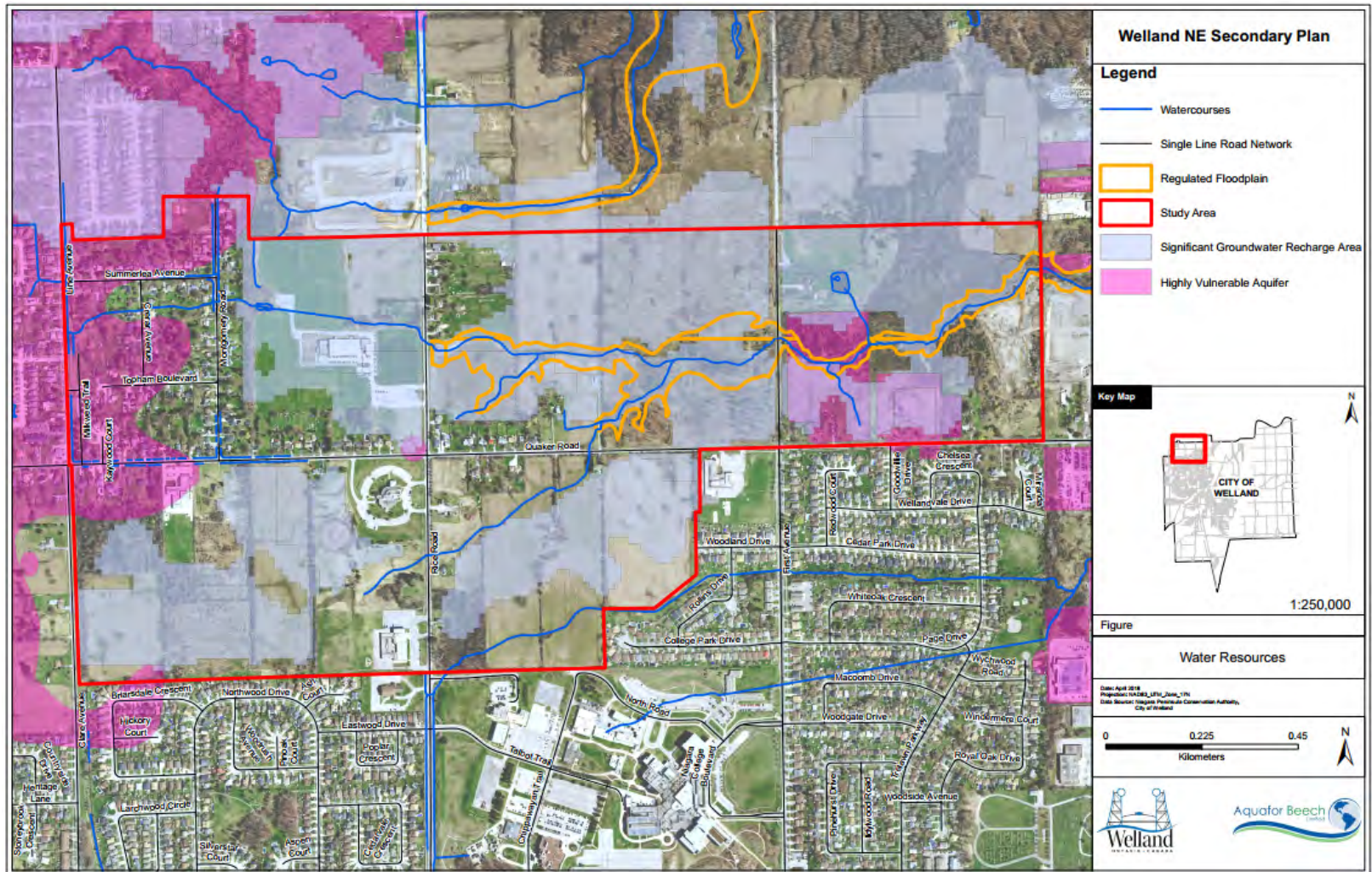
SECONDARY PLAN POLICY DEVELOPMENT

1. Present Preferred Option – January 2019

2. Council Presentation – March 2019

3 BACKGROUND STUDIES





- Floodplain mapping undertaken by Aquafor Beech in 2010 as part of the Central Welland Floodplain Mapping Study
- Significant Groundwater Recharge Areas and Highly Vulnerable Aquifers delineated through Niagara Peninsula Source Protection

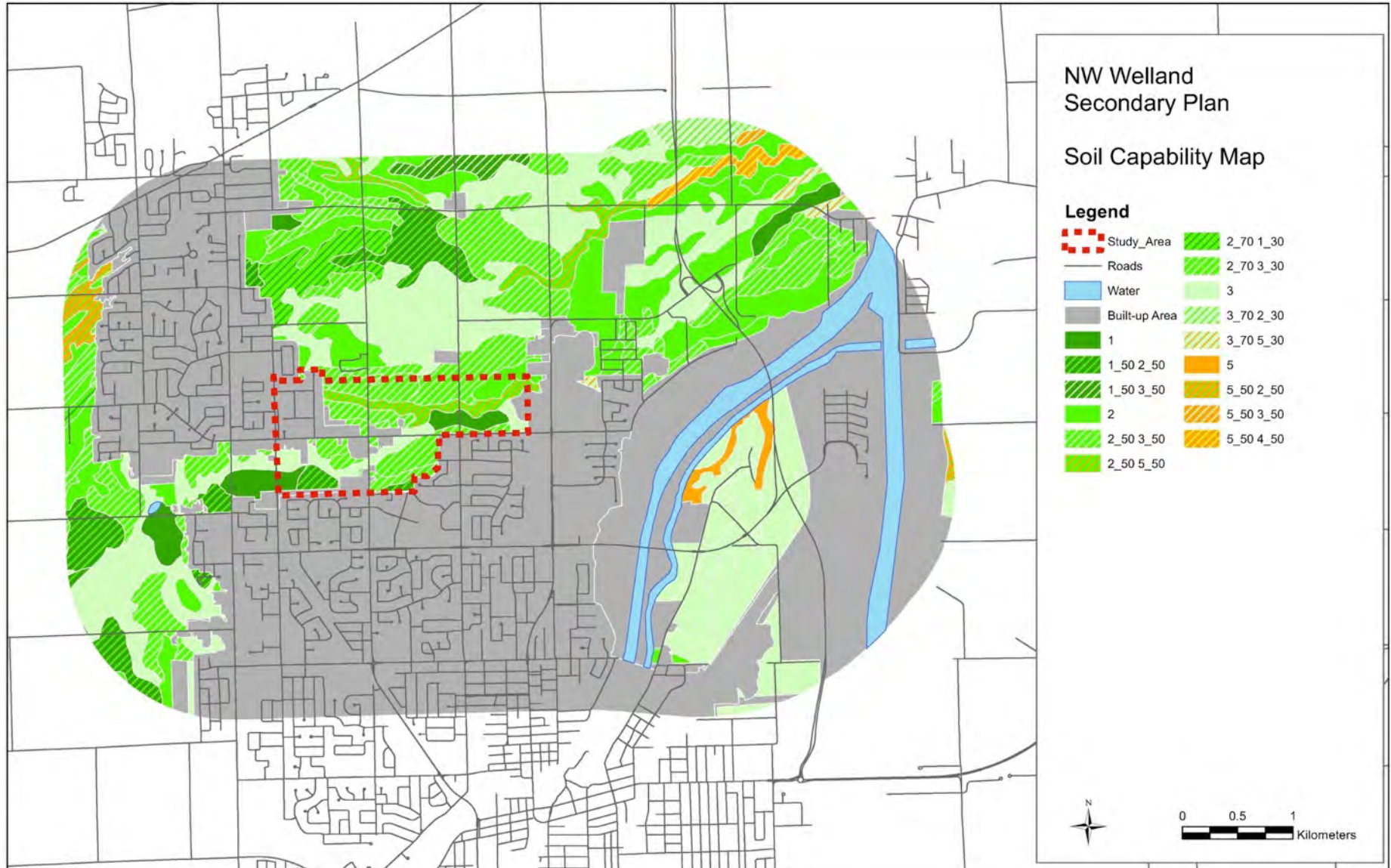
1. **What agricultural characteristics are present?**
 - Soils with what soil potential/soil capability
 - Agricultural and non-agricultural uses and agricultural infrastructure
 - Livestock operations and Minimum Distance Separation
 - Planning designations

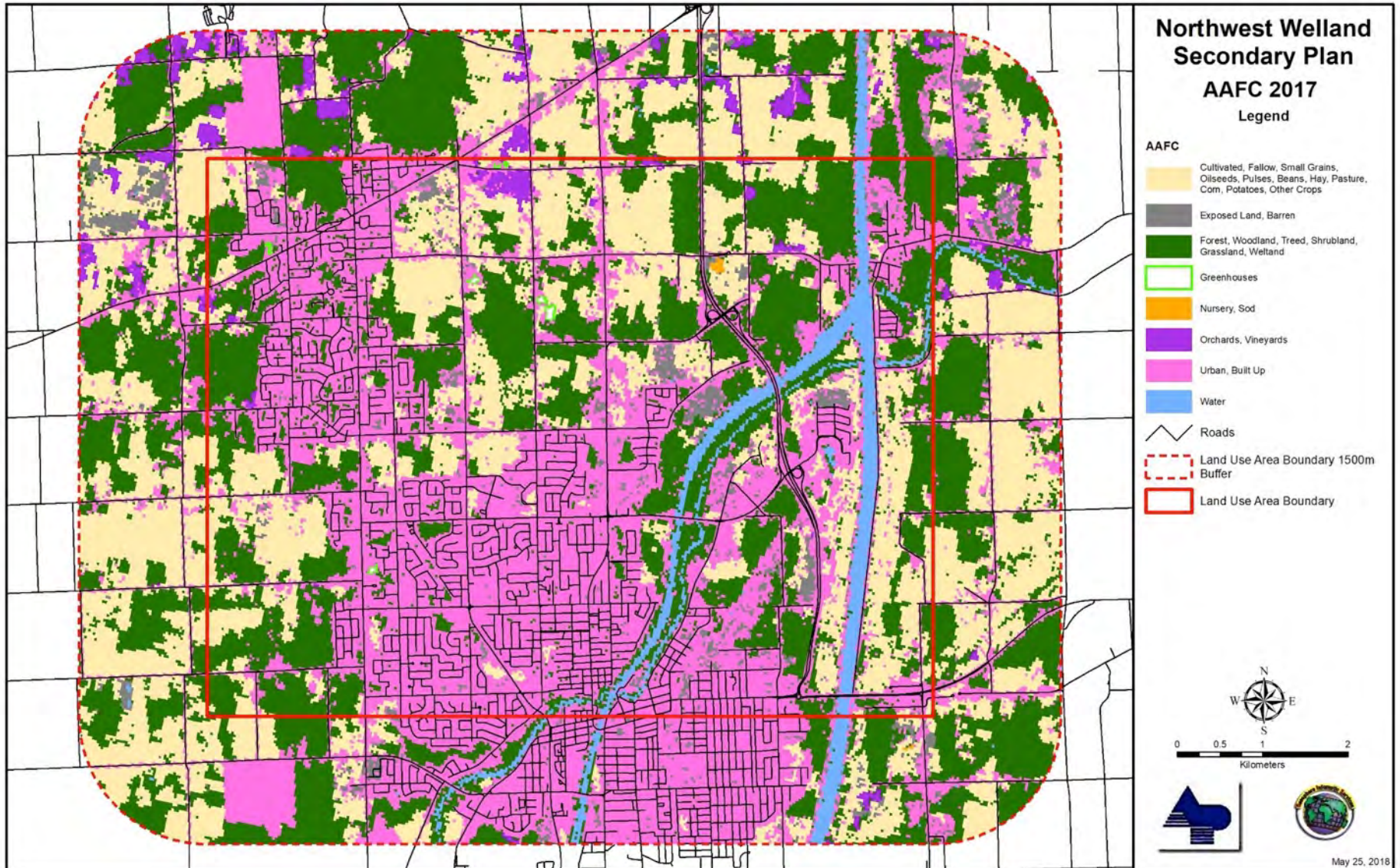
2. **Are there observed trends in agricultural land use and livestock production in the past 30 years?**

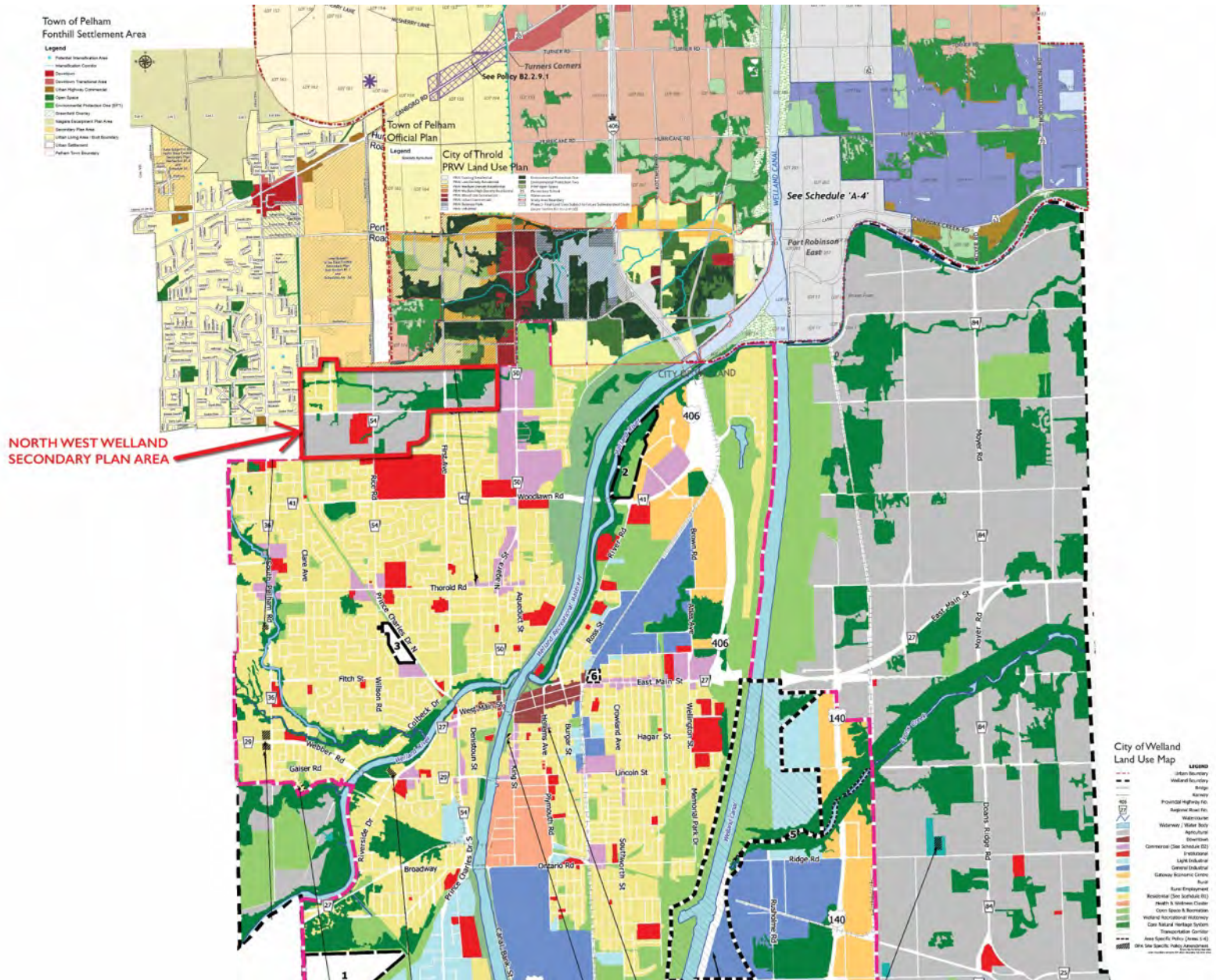
3. What is the significance of the agricultural observations as well as trends?

4. Can the significant agricultural observations reasonably be used to influence the outcome of the Secondary Plan study?

WE ARE CURRENTLY AT STEPS ONE AND TWO ABOVE



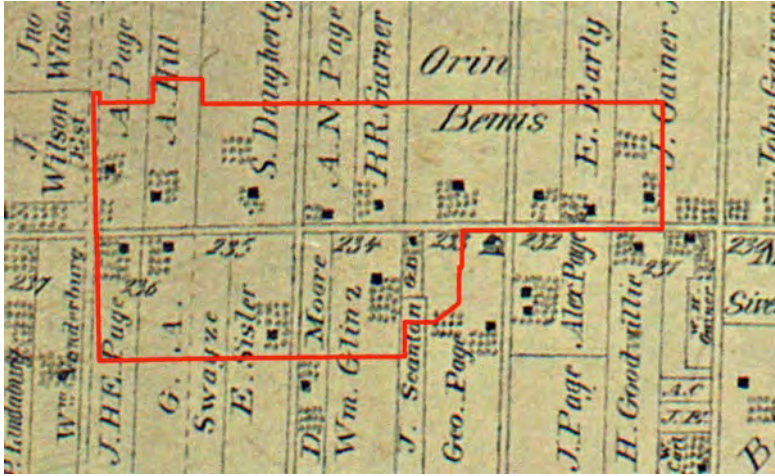




Observations in the study area and adjacent lands:

1. Soil capability is predominantly prime when excluding Natural Heritage Systems (which is typical of much of the countryside in south central to southwestern Ontario).
2. The study area and adjacent lands are not part of a specialty crop area.
3. Livestock and manure production as well as fruit and vegetable production are relatively low and have been decreasing over the past 30 years.
4. Agricultural infrastructure in the study area is minimal and there are no Minimum Distance Separation conflicts.
5. The study area is adjacent to existing and planned non-agricultural uses on four sides.

HISTORY: QUAKER ROAD



1876



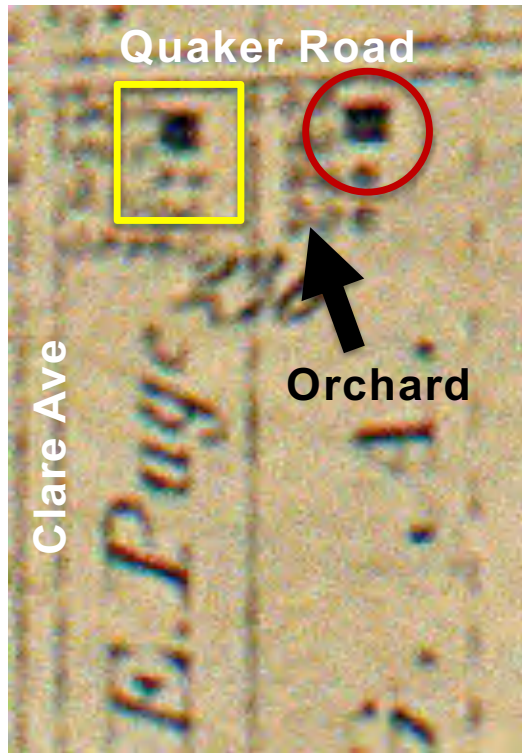
1907

- An important transportation route since the early 1800s
- Served as the roadway to the Quaker village in Pelham
- Many Quakers settled along the route
- The first school was constructed in 1816 and relocated to the site of the current Quaker Road Public School in 1861
- An 1899 Globe and Mail article mentions the road as a stop for slaves on the Underground Railroad

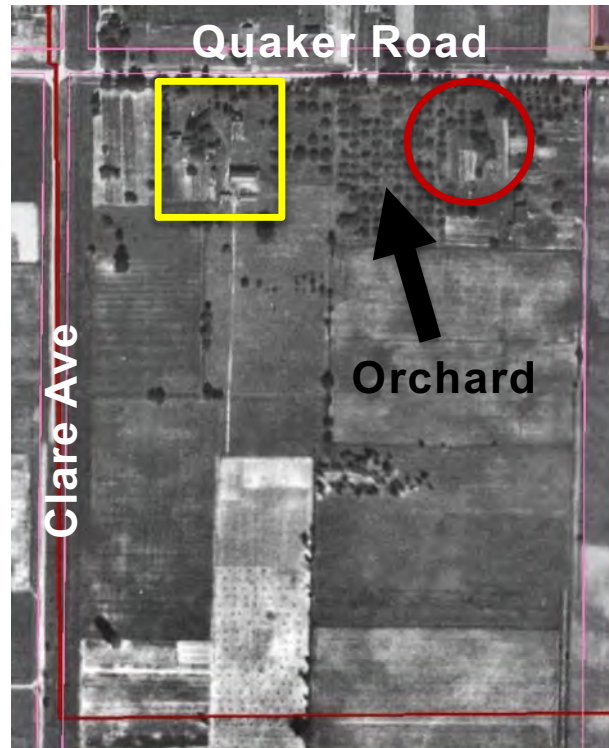
PROCESS

- Determine if there are any existing heritage properties in the area.
- Compile historical research;
 - Census materials, land abstracts
 - Maps/aerial photography
 - Newspapers, books, photographs.
- Compile all relevant municipal, regional, and provincial heritage policies.
- Conduct a site visit to document the existing study area.
- Analyze the study area to determine if any properties potentially contain cultural heritage value;
 - Buildings built before 1934 will be noted and may require further evaluation.
- Provide recommendations for consideration within the Secondary Plan;
 - Properties included for the Secondary Plan will not automatically be considered heritage buildings as part of this process.

PROCESS



1876



1934



2018

- Compare and contrast historical maps and aerial photos to find extant features.
- Approximately a dozen buildings built before 1934 have been found.
- Three historical transportation routes have been found (Quaker Road, Steve Bauer Trail, and Milkweed Trail).

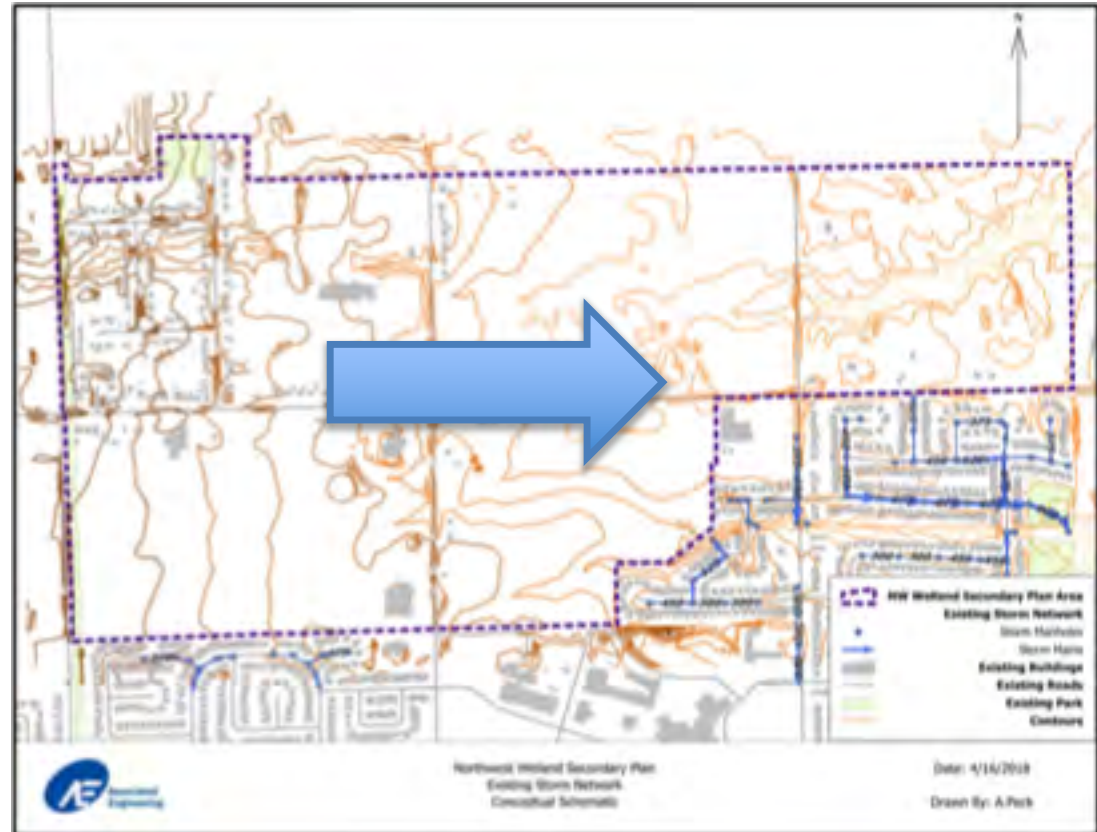
NEXT STEPS

- Uncover additional information from the public;
 - Do you have old photos, stories, or information that you would like to share?
- Finalize a list of properties with potential cultural heritage value within the study area.
- Develop recommendations for the design components of the secondary plan and for the incorporation of potential cultural heritage resources.
- Do you have any specific concerns about cultural heritage in the area?
 - How should cultural heritage be incorporated into the Secondary Plan?

- Study Area is fed from Shoalt's Drive Reservoir / Pumping Station (Welland WTP)
- 300mm Dia. Regional trunk watermain flows east-west along Quaker Rd
- 150mm Dia. watermain flows north on Rice Rd from Quaker Rd
- 200mm Dia. watermain flows south on Rice Rd from Quaker Rd
- No flow along 1st Ave in Study Area
- Could leverage existing services in the Study Area to service new development

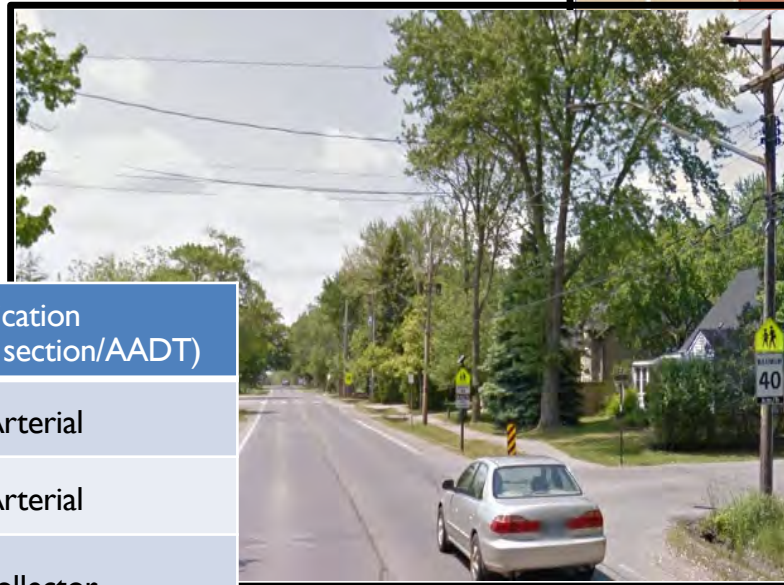
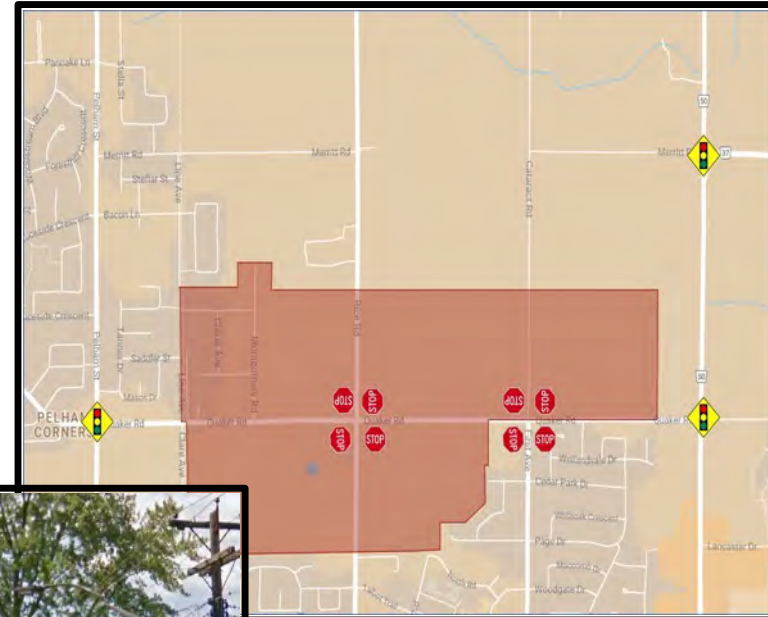
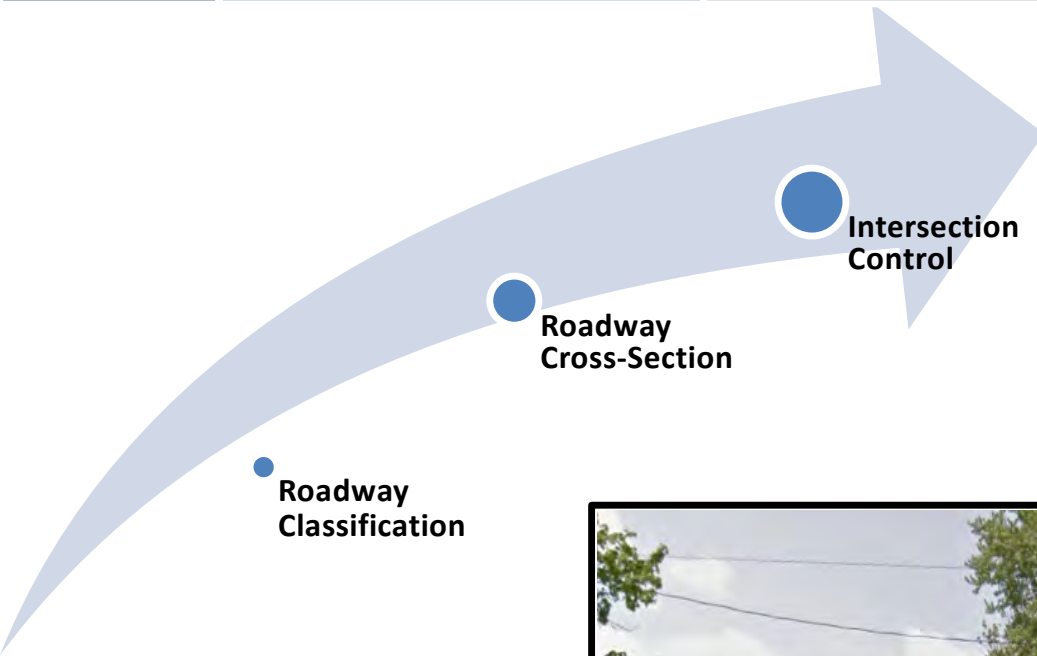


- Two (2) main drainage channels convey runoff from west to east
- Culverts crossing Rice Rd and First Ave aid conveyance of runoff downstream
- Runoff drains to Welland Canal
- Erosion and sediment control will likely be a concern
- Flood hazard zones adjacent to streams draining through Study Area
- Large portion of study area identified as “significant groundwater recharge areas”
- May consider storm pipe network for servicing the Study Area



- Treatment at Welland WWTP
- Existing sanitary system appears to service some of the Study Area
- The Niagara Region Master Servicing Plan (2017) has a planned future upgrade for Quaker Rd sanitary sewer and Towpath SPS
- May leverage the Region's planned upgrades to service the Study Area





Road	Classification (based on cross section/AADT)
Quaker Road	Rural Arterial
Rice Road (R.R. 54)	Rural Arterial
First Avenue (n. of Quaker Road)	Rural Collector
First Avenue (s. of Quaker Road)	Urban Collector

Active Transportation Facilities

Transit Routes and Facilities

Surrounding Developments

East Fonthill Secondary Plan

West Port Robinson Secondary Plan

Niagara College Welland Campus

Regional Road 37 (Merritt Road) Extension



2 – Rice Road

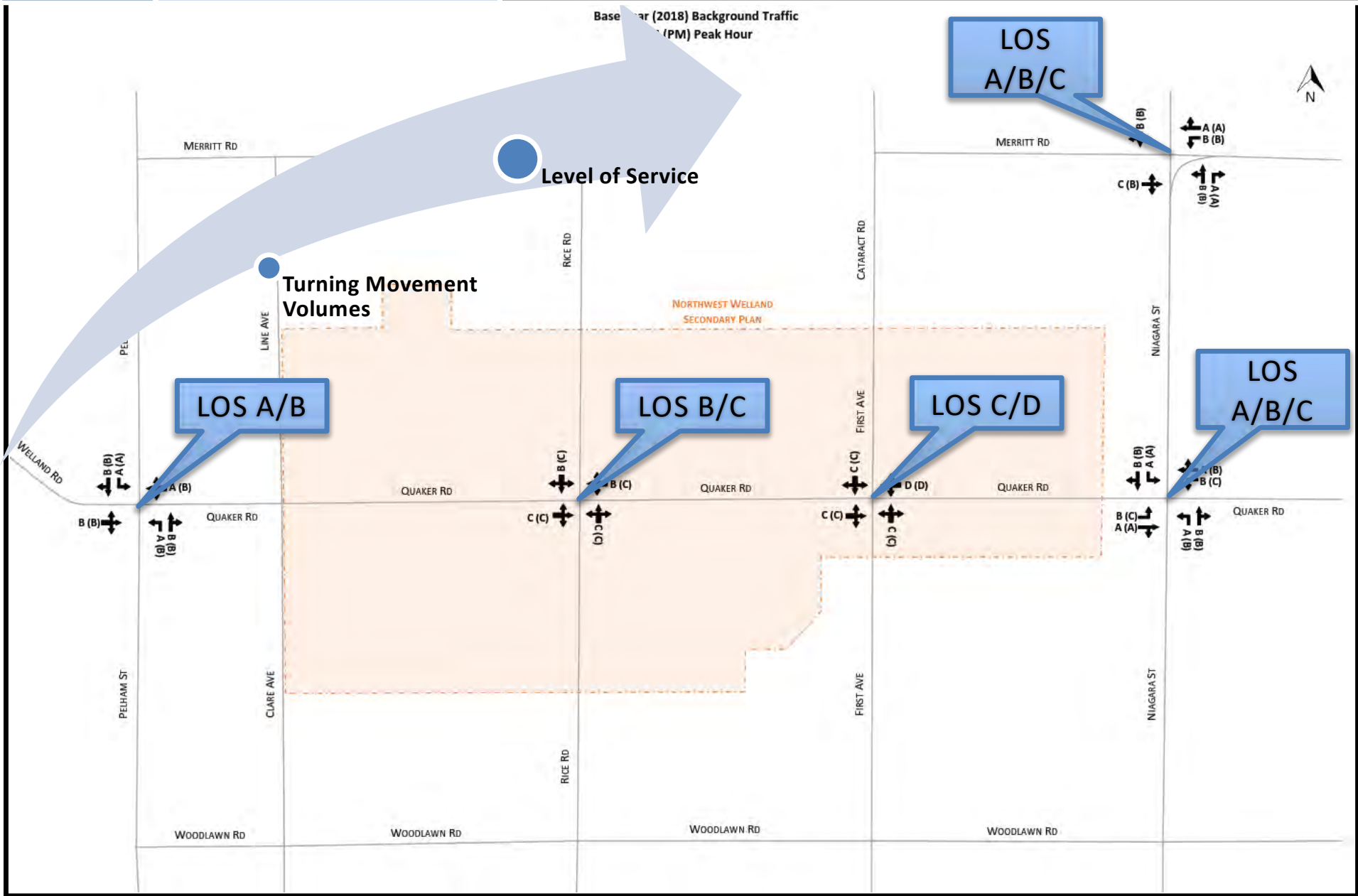
8 – Woodlawn

10 – West Community

3 – First Avenue

9 – Niagara

PCL – Port Colborne Link

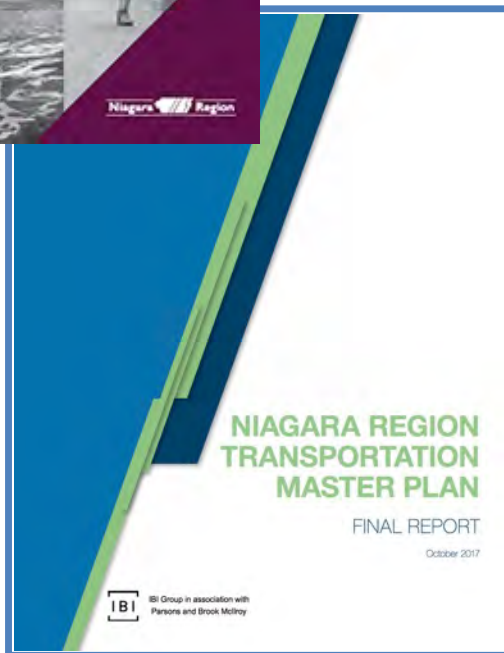




NIAGARA REGIONAL OFFICIAL PLAN, 2014

4.C.5 To ensure that *Designated Greenfield Areas* will be planned as **compact, complete** communities by:

- Providing opportunities for **integrated, mixed land uses**;
- Creating street patterns that are fine-grained and in a grid pattern **supporting transit and active transportation**; and,
- Ensuring Greenfield development is **sequential, orderly and contiguous** with existing built-up areas.



NIAGARA TRANSPORTATION MASTER PLAN, 2007

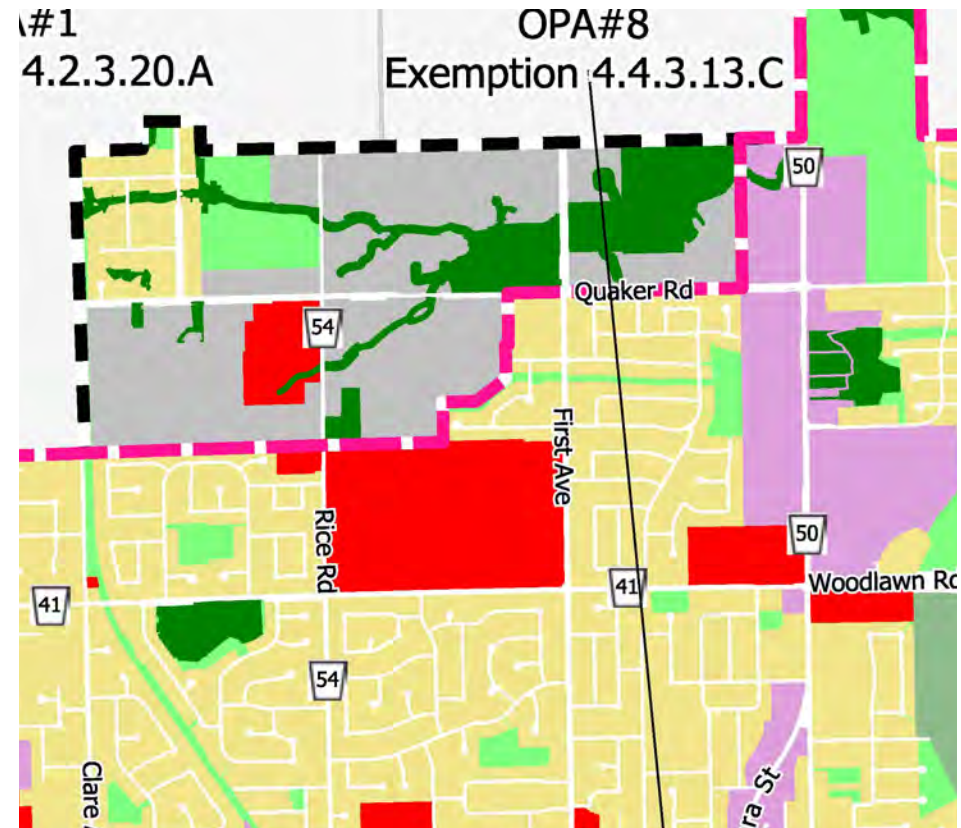
4.1 Need for a street network that is safe and walkable for all ages, and that **does not divide neighbourhoods**

6.3 Roads and streets under the jurisdiction of Region of Niagara will be planned and designed using a **'complete corridor'** approach

KEY POLICIES OF THE LOCAL OFFICIAL PLAN:

- 3.2 Growth objectives include:
- vi) Building of **compact, mixed-use, transit supportive, pedestrian friendly** areas within the *Built Up Area* and **Greenfield Areas**; and,
 - viii) Ensuring the availability of a sufficient supply of designated employment and residential land to **meet the City's projected long-term growth**.
- 3.4.2.3 The remaining lands which lie between the Urban Boundary and the Built Boundary represent **Greenfield Areas**.
- 4.2.3.2 New neighbourhoods will be planned to support the Region's density target of a **combined 50 residents and jobs per gross hectare** on designated Greenfield lands.

New *Growth Plan* will require a density target of a **combined 80 persons and jobs per gross hectare**





City of Welland Zoning By-law

2017-117 Excerpt

Zone Categories

Residential Zones

- RL1** Residential Low Density 1
- RL2** Residential Low Density 2
- RM** Residential Medium Density
- RH** Residential High Density

Commercial Zones

- DMC** Downtown Mixed Use Centre
- RS** Regional Shopping Node
- CC1** Community Commercial Node
- CC2** Community Commercial Corridor
- NC** Neighbourhood Commercial

Open Space Zones

- O1** Neighbourhood Open Space
- O2** Community Open Space
- WRW** Welland Recreational Waterway
- EP** Environmental Protection Overlay
- ECO** Environmental Conservation Overlay

Institutional and Community Wellness Zones

- INS1** Community Institutional
- INSH** Health and Wellness

Industrial Zones

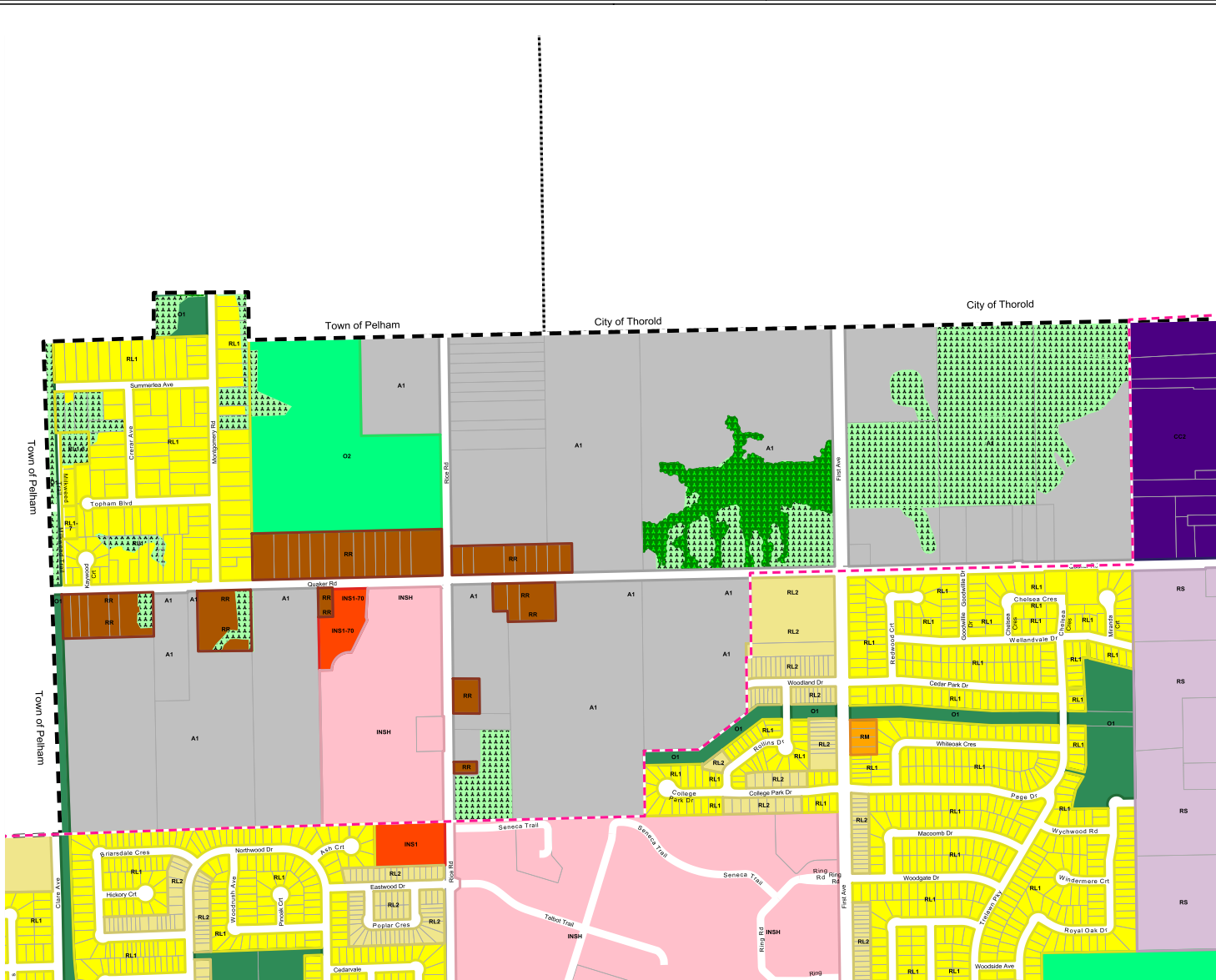
- L1** Light Industrial
- G1** General Industrial
- GE** Gateway Economic Centre

Agricultural and Rural Zones

- A1** Agricultural
- RR** Rural Residential
- RE** Rural Employment

Other Zones

- RT** Railway Transportation
- R1** Refer to Zoning By-law 2667



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Infrastructure and Development Services
Planning Division

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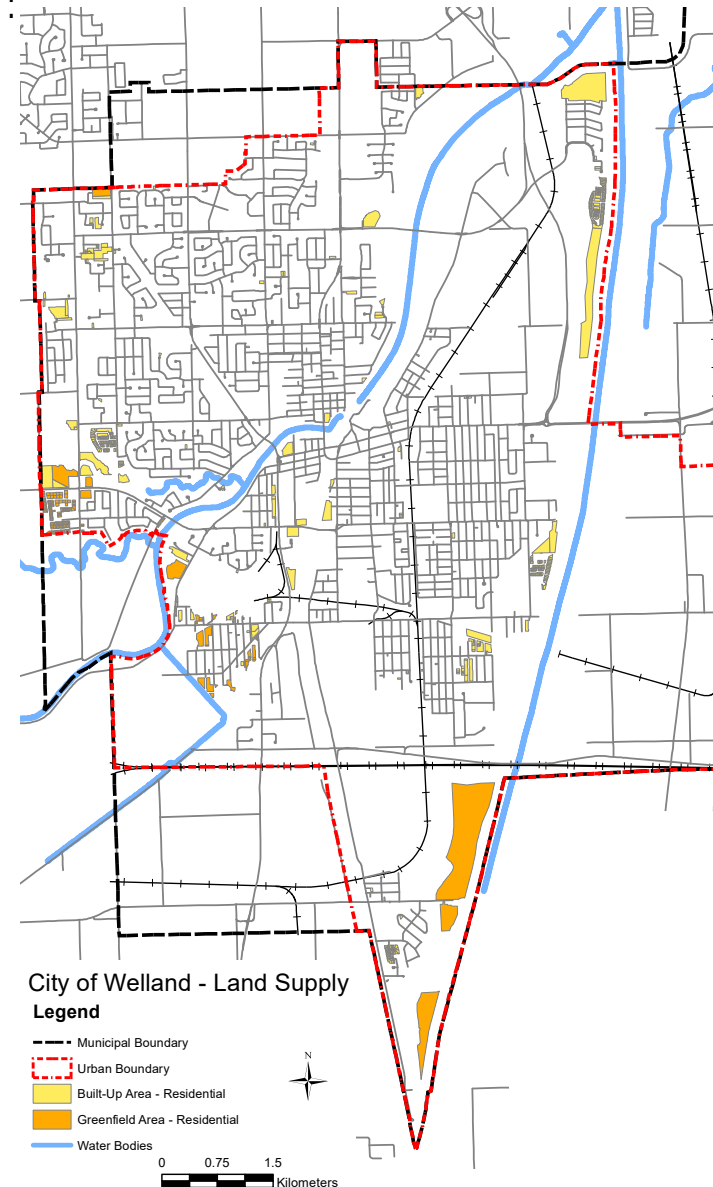
LAND NEEDS STUDY:

- Identifies the City's available land supply in the Built-Up and Greenfield Areas
- Determines the anticipated land capacity required to accommodate forecasted growth
- Confirms the need for the North West Welland lands
- Niagara Region conducting Regional Municipal Comprehensive Review to guide growth to 2041
 - Intensification target of 50% for Welland
 - 50% of growth to take place in Designated Greenfield Area
- Two studies conducted to forecast population growth in Welland:
 - Niagara Region MCR
 - Watson & Associates Review of MCR (2017)

- Forecasted Growth for the City of Welland from 2016-2041:

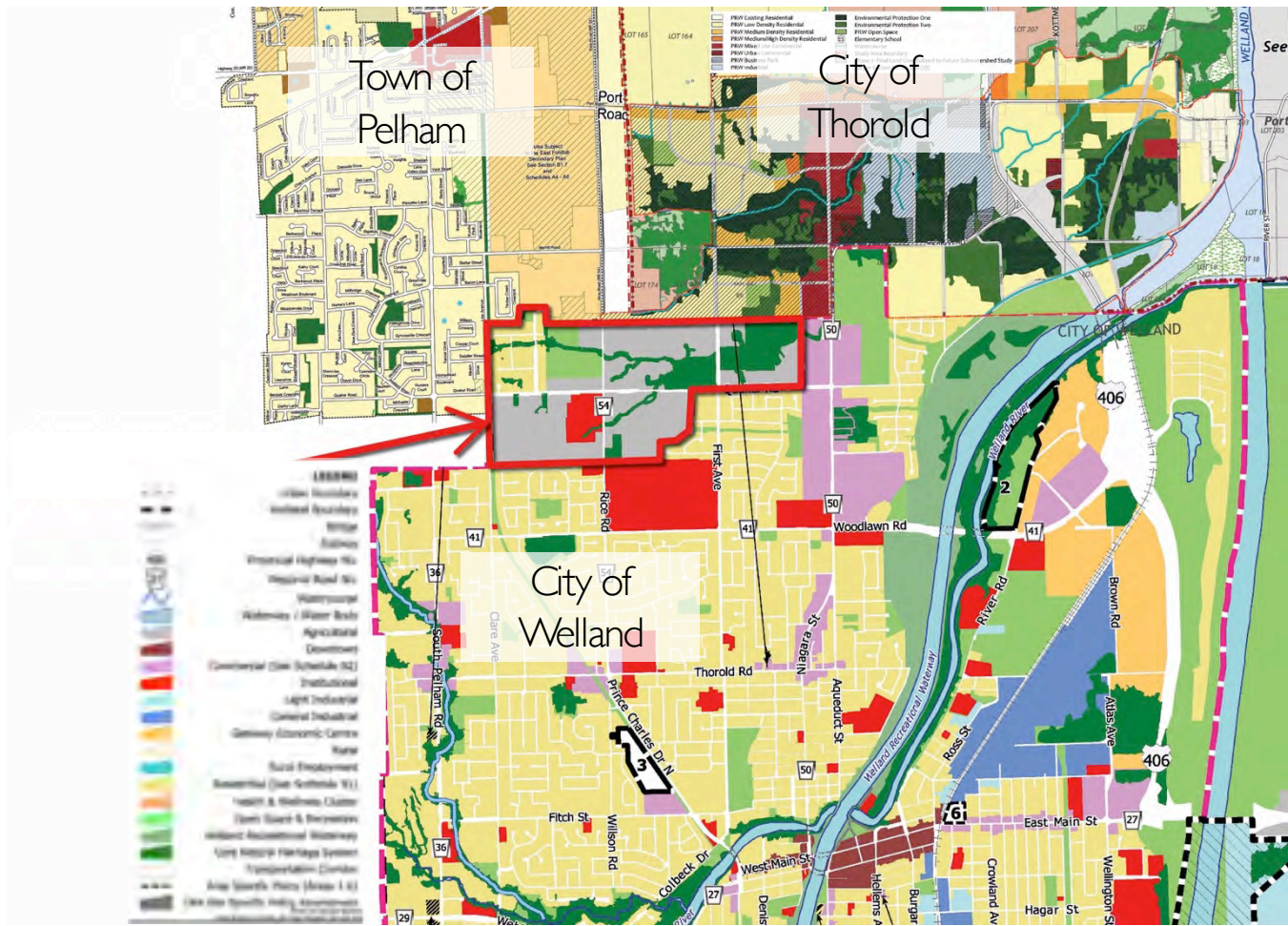
	Population Growth (people)	50 % of Units in DGA
Niagara Region MCR (2016)	13,640	2,660
Watson & Associates Review of MCR (2017)	17,640 to 18,640	3,400

- Remaining land capacity in BUA and DGA = 167 ha
- City can accommodate approx. 1,389 – 2,022 units in DGA on these lands.
- Shortfall of 1,271 – 1,378 units



Estimated Developable Area
North West Welland = 109 ha

- 50 persons + jobs / ha = 1,962 units
- 80 persons + jobs / ha = 3,270 units



4 GROUP DISCUSSIONS

World Café Workshop:

- Rotate between the following tables (5mins/table):

- Natural Heritage Study
- Floodplain & Natural Hazard Lands Study
- Agricultural Impact Assessment Study
- Archaeological & Cultural Resource Assessment
- Municipal Servicing
- Transportation Study
- Land Needs Assessment

- **Share your ideas and ask questions!**





Thank you!



SECONDARY PLAN STUDY
PUBLIC INFORMATION SESSION # 1 - BACKGROUND STUDY