



SECONDARY PLAN STUDY

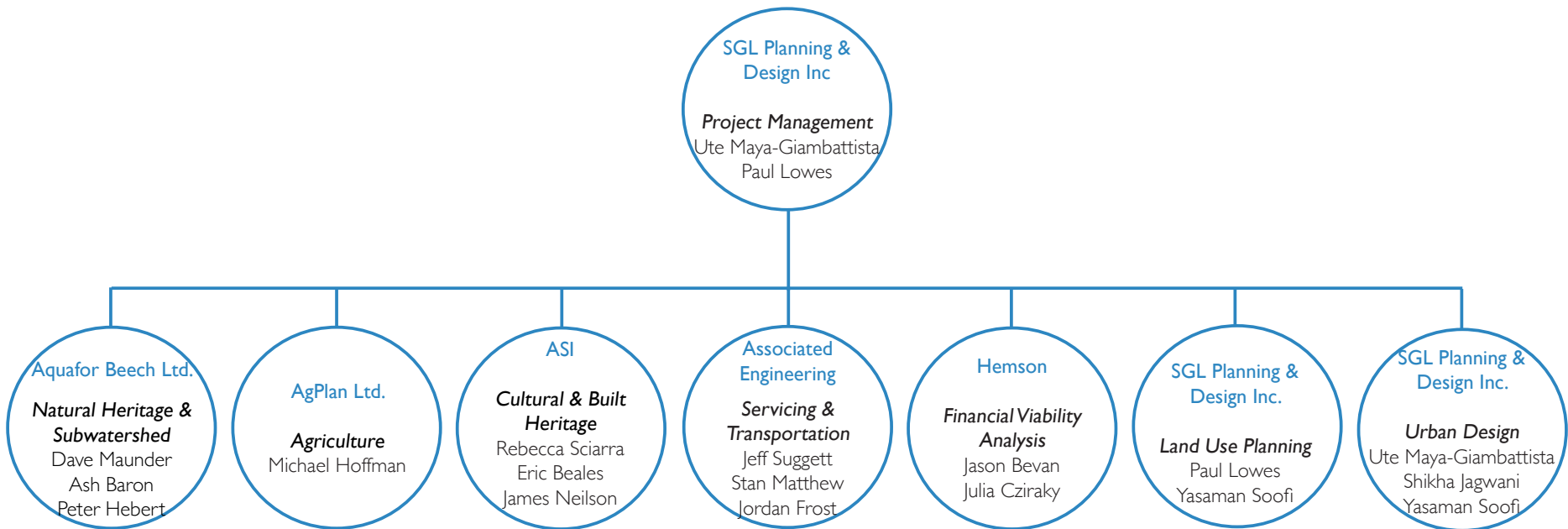
PUBLIC INFORMATION SESSION NO. 2 - VISIONING WORKSHOP

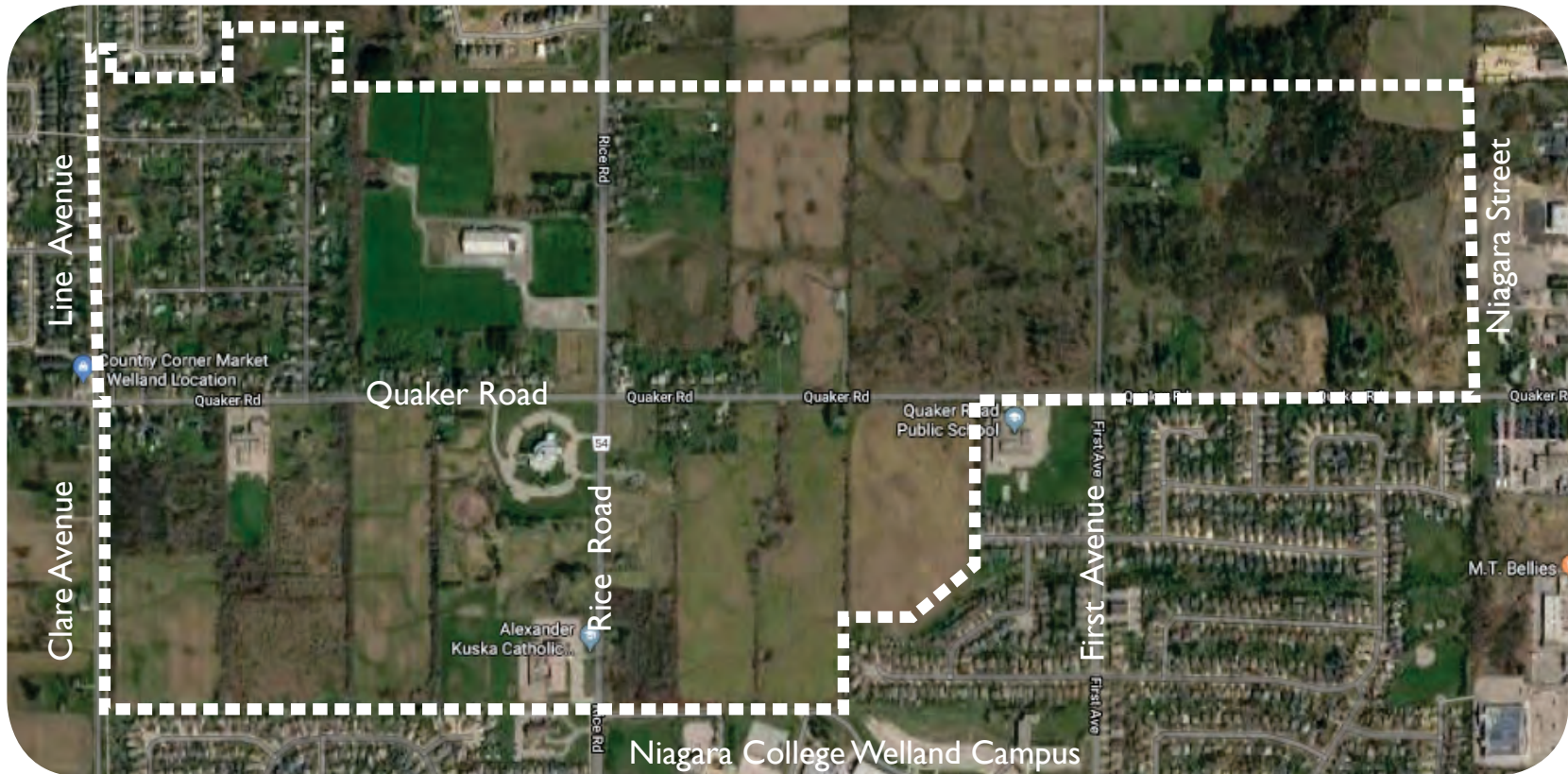
June 19th, 2018

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

1. Introduction
2. Study Process & Schedule
3. Elements that Shape Community Design:
Design Principles
4. Elements that Shape Community Design:
Land Use Policy
5. Elements that Shape Community Design:
Site Context
6. Community Structure: Two Approaches
7. Your Input

1 INTRODUCTION



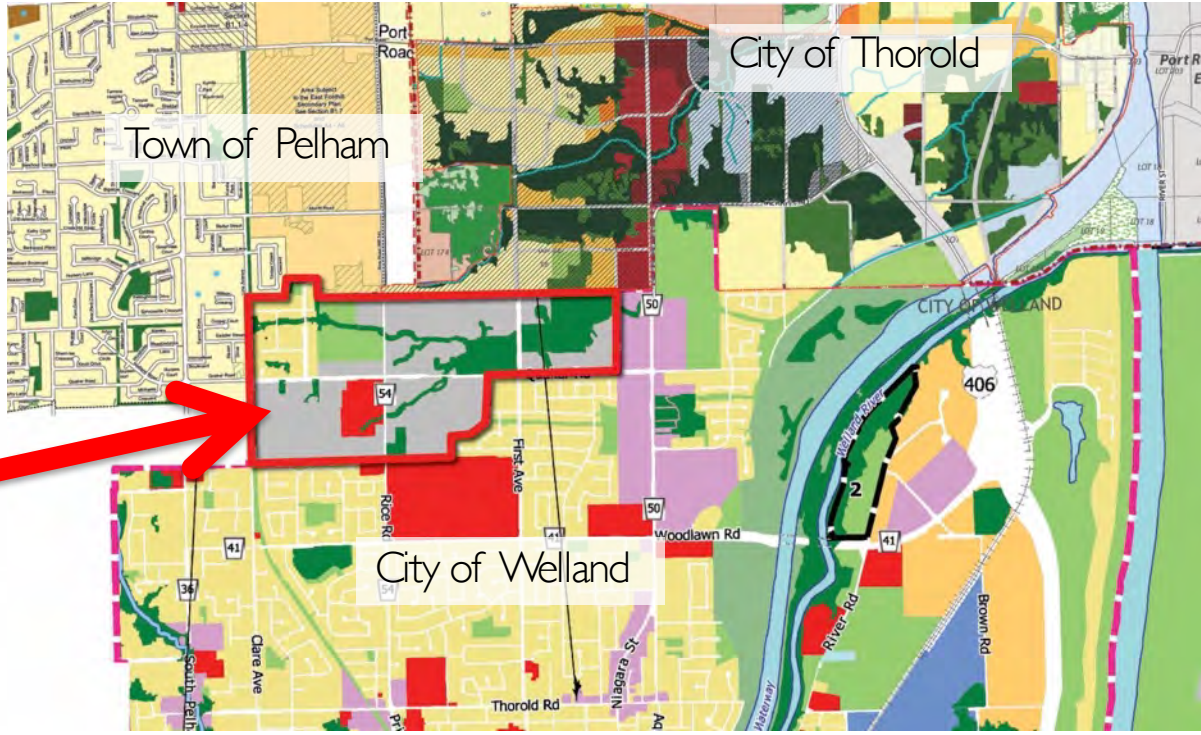
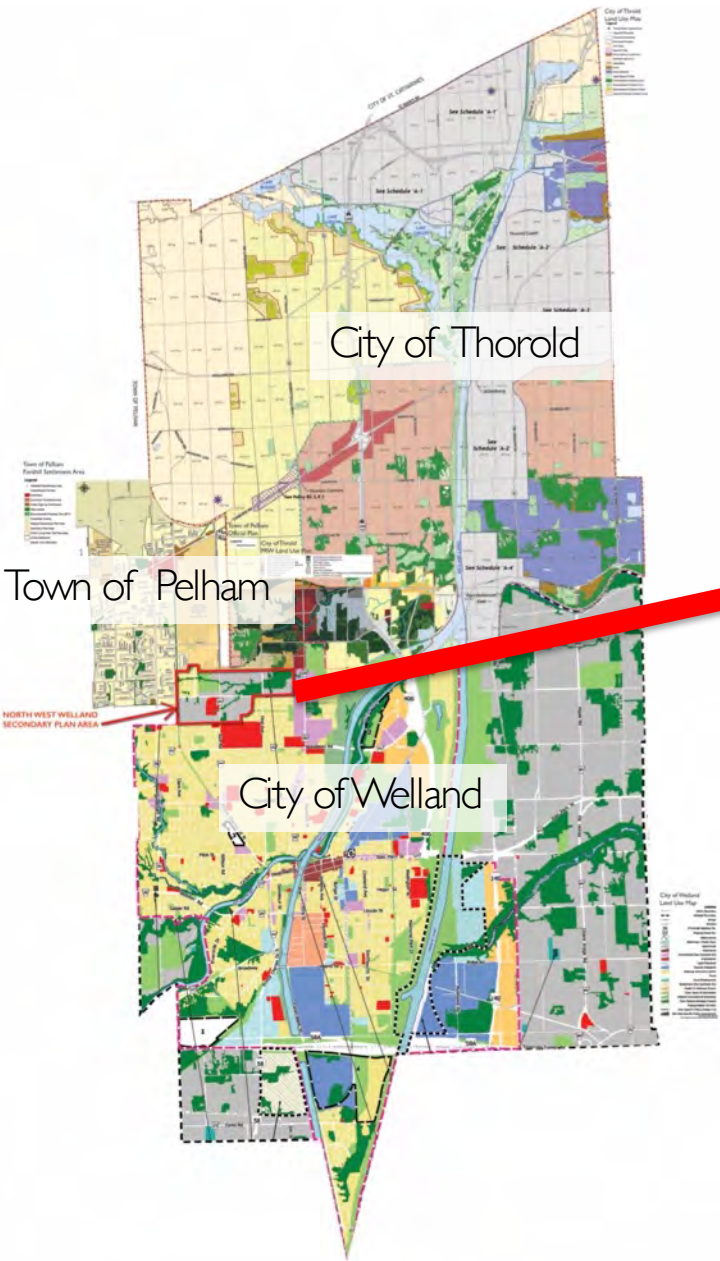


The purpose of this study is to develop a strategy to *guide the future growth and development* in North West Welland through a *Secondary Plan* and *Urban Design Guidelines*

Complete Community

"Complete communities are communities that meet people's needs and daily living by providing convenient access to an appropriate mix of jobs, services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for residents."

Welland OP



- North West Welland Study Area is surrounded by Built-Up Areas

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 STUDY 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 ELEMENTS THAT SHAPE COMMUNITY DESIGN: DESIGN PRINCIPLES



1

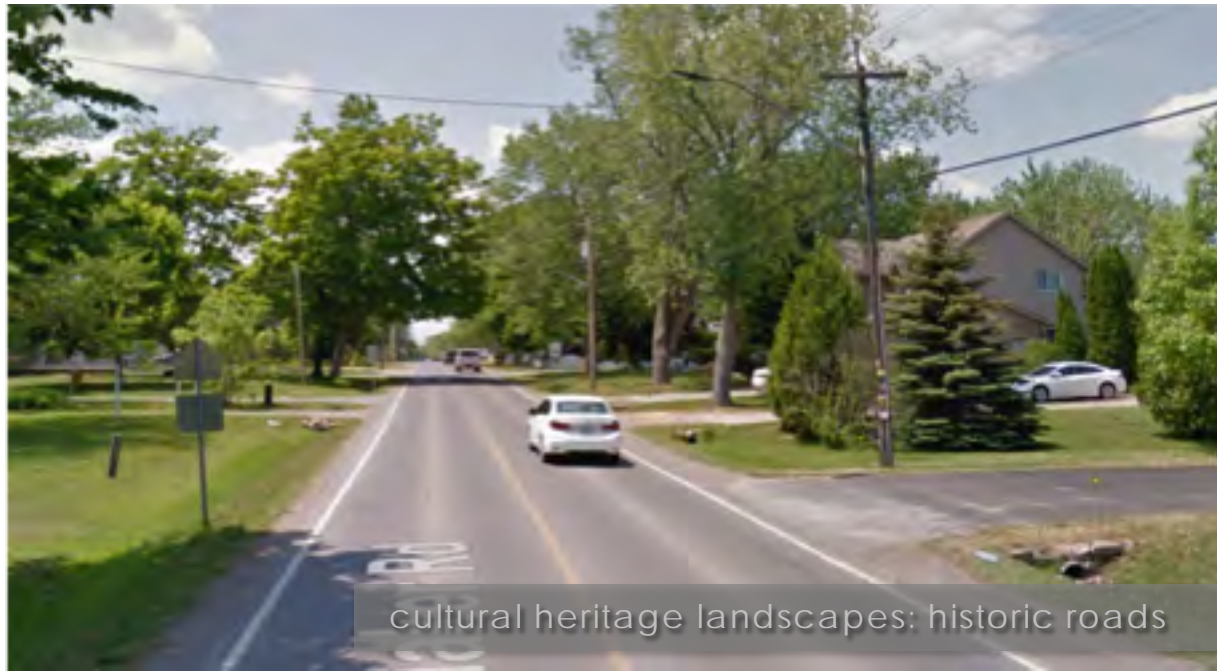
protect and enhance
**natural heritage
features and
corridors** within a
broader linked natural
heritage system



2

conserve, protect and integrate **built and cultural heritage elements**

built heritage



cultural heritage landscapes: historic roads

3

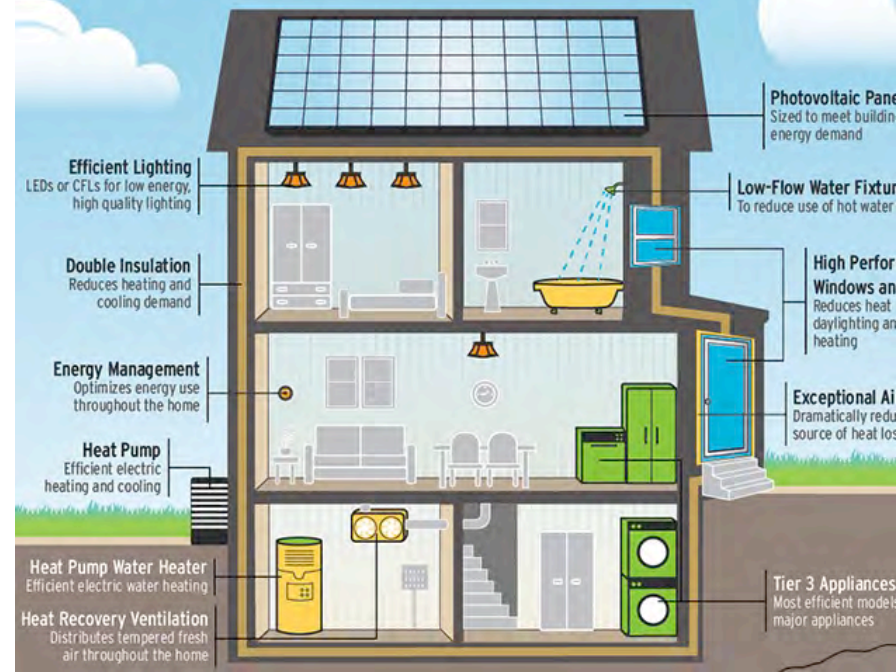
Implement **sustainable community design** initiatives that ensure:

- the maintenance and improvement of the quality of surface water and ground water and **conservation of water resources** and,
- adaptation to **climate change**.



Storm water management

Features of a net-zero home



4

Establish Placemaking Strategies that contribute to the creation of a unique community by providing for a **variety of land use** opportunities to include mixed use commercial, employment and residential land uses as well as, institutional land uses are located within the area.



5

Establish Placemaking Strategies that contribute to the creation of a unique community by ensuring there is an adequate supply of **diverse housing types** which cater to the wide variety of its residents needs.

two storey townhomes



single detached houses



one storey townhomes



duplex

6

Establish Placemaking Strategies that contribute to the creation of a unique community by ensuring there is an adequate supply and variety of **open space** opportunities for people of all ages and abilities.



neighbourhood parks



parkettes



trails

7

Promote Physical Health by:

- providing **active transportation** options through convenient access to **public transportation** and safe and convenient **pedestrian and cycling networks** and,
- developing a continuous and connected **open space, pedestrian realm and trail system** that links the study area to the broader context.



8

Promote Mental Health by:

- providing **community amenity options** that support citizens needs to include **art and culture** events and activities for all ages with an emphasis on youth- and senior-driven activities and,
- providing **Universally Accessible** design measures in the planning of new neighbourhoods.



public amenities for all ages and abilities

4 ELEMENTS THAT SHAPE DESIGN: LAND USE POLICY



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**;

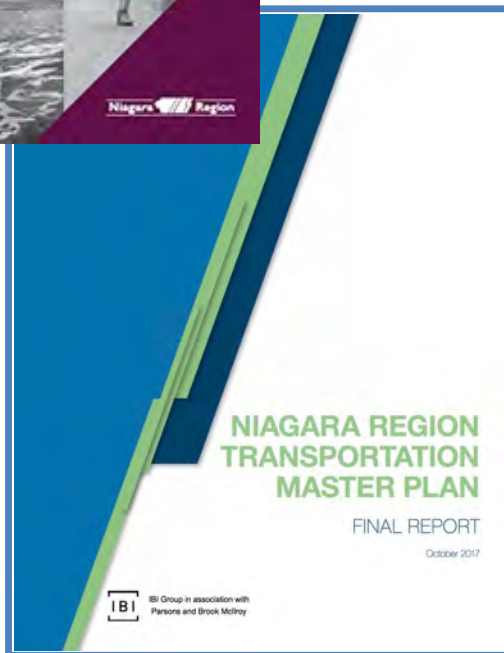
Creating street patterns that are fine grained and in a grid pattern **supporting transit and active transportation**; and,

Ensuring Greenfield development is **sequential, orderly and contiguous** with exiting 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**

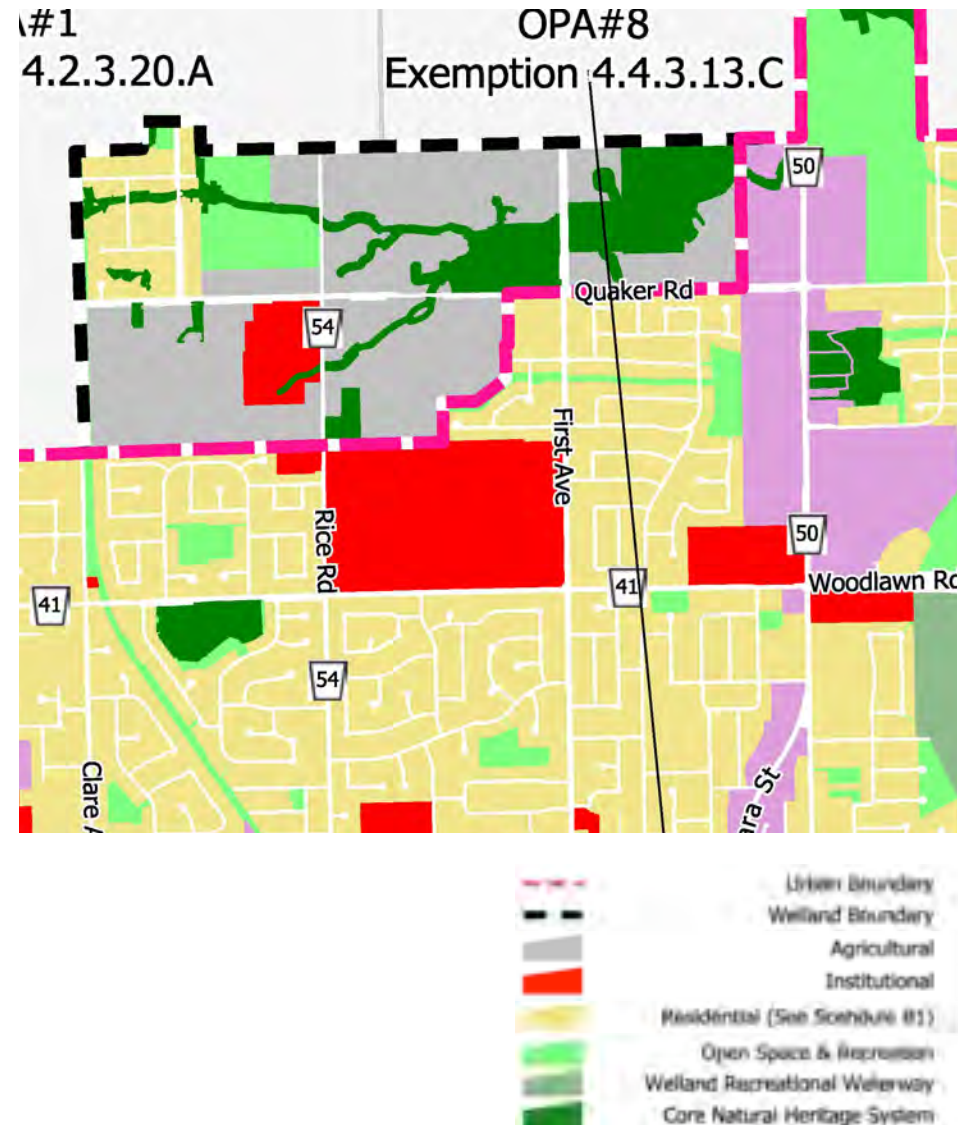
6.3 Roads and streets under the jurisdiction of Region of Niagara will be planned and designed using a '**complete corridor**' approach



KEY POLICIES OF THE LOCAL OFFICIAL PLAN:

- 3.2 Growth objectives include:
- vi) To build **compact, mixed-use, transit supportive, pedestrian friendly** areas within the *Built Up Area* and **Greenfield Areas**
 - viii) To ensure 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**



15%



52%

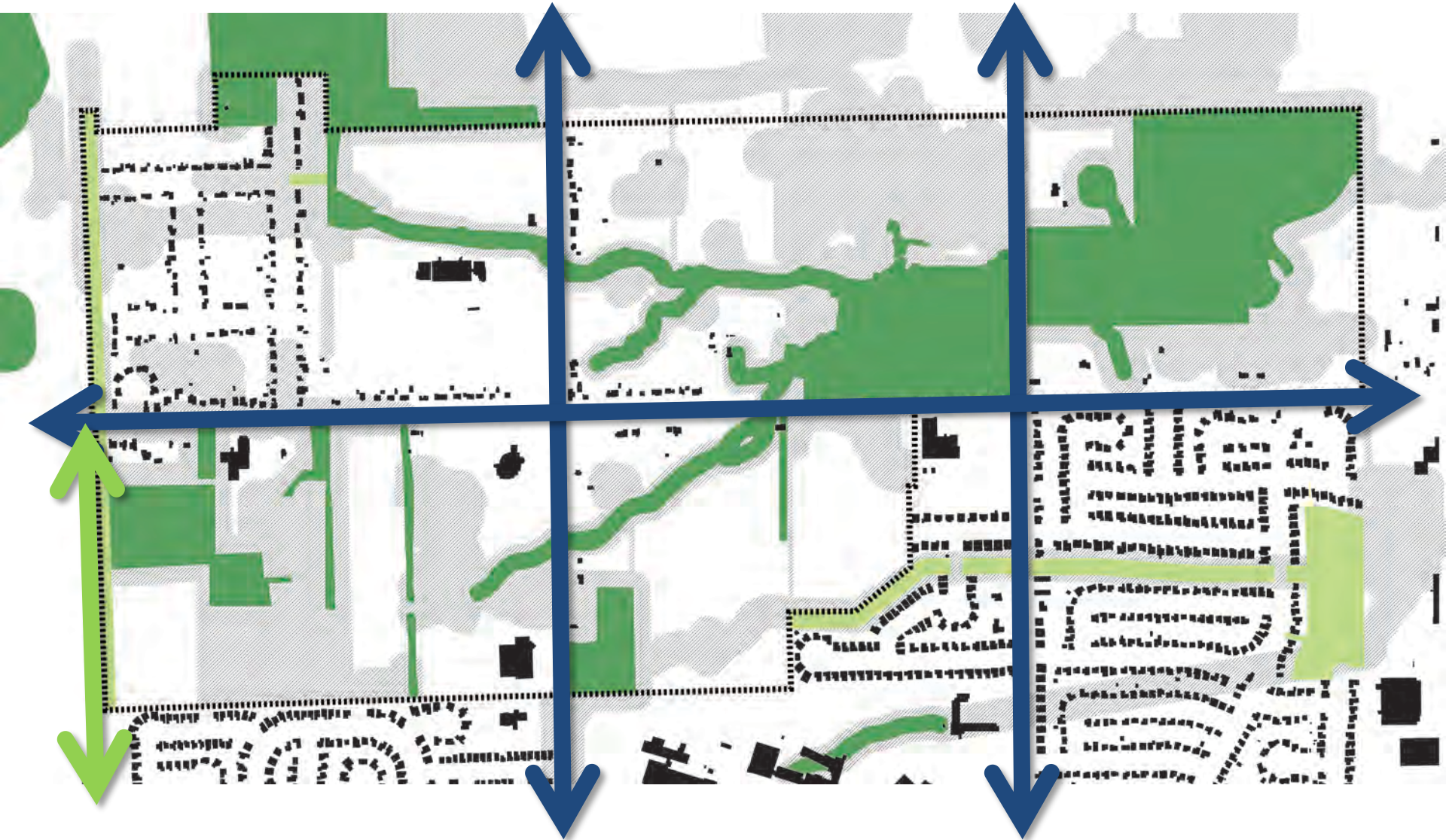
33%



5 ELEMENTS THAT SHAPE DESIGN: SITE CONTEXT





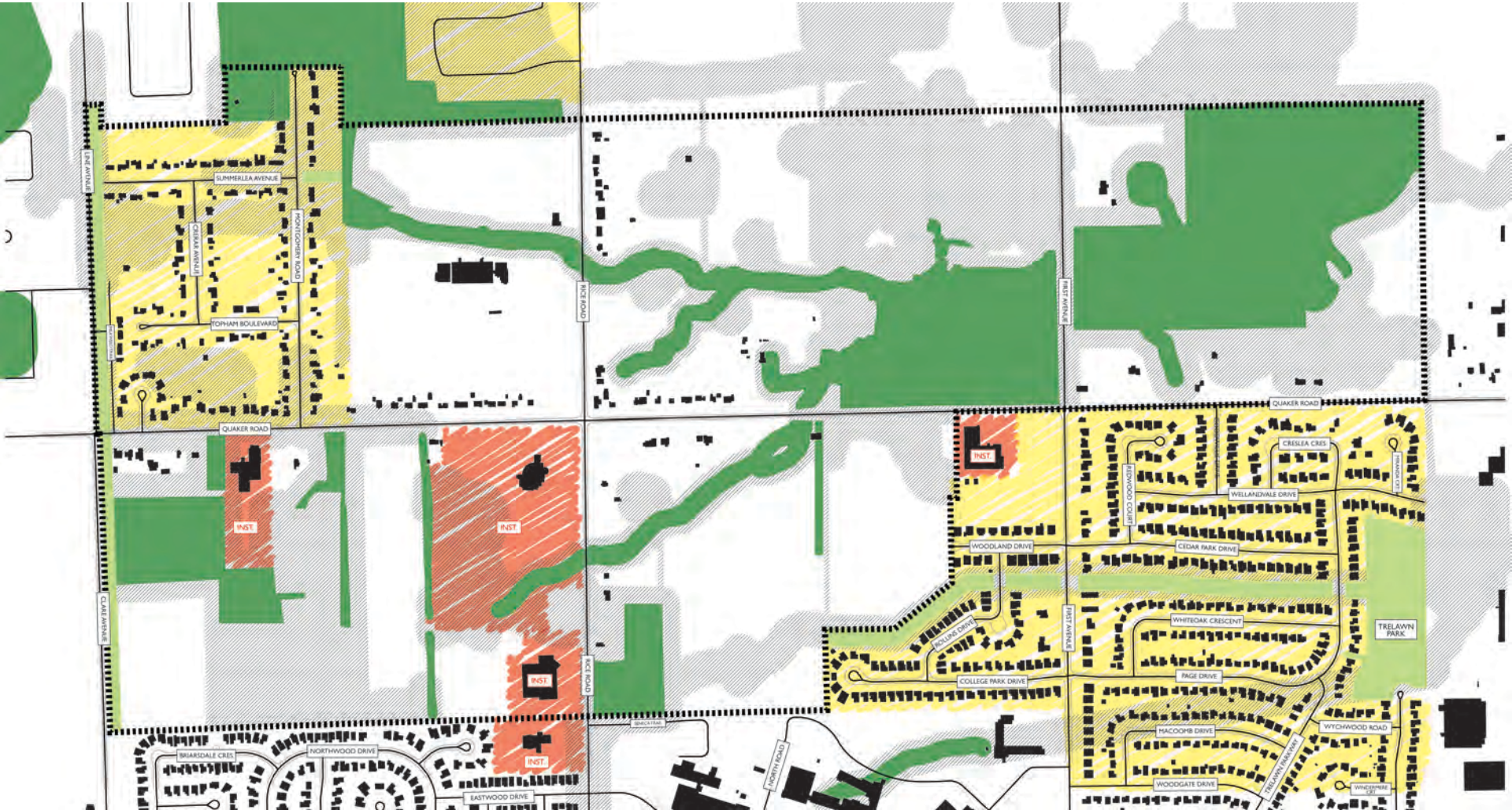








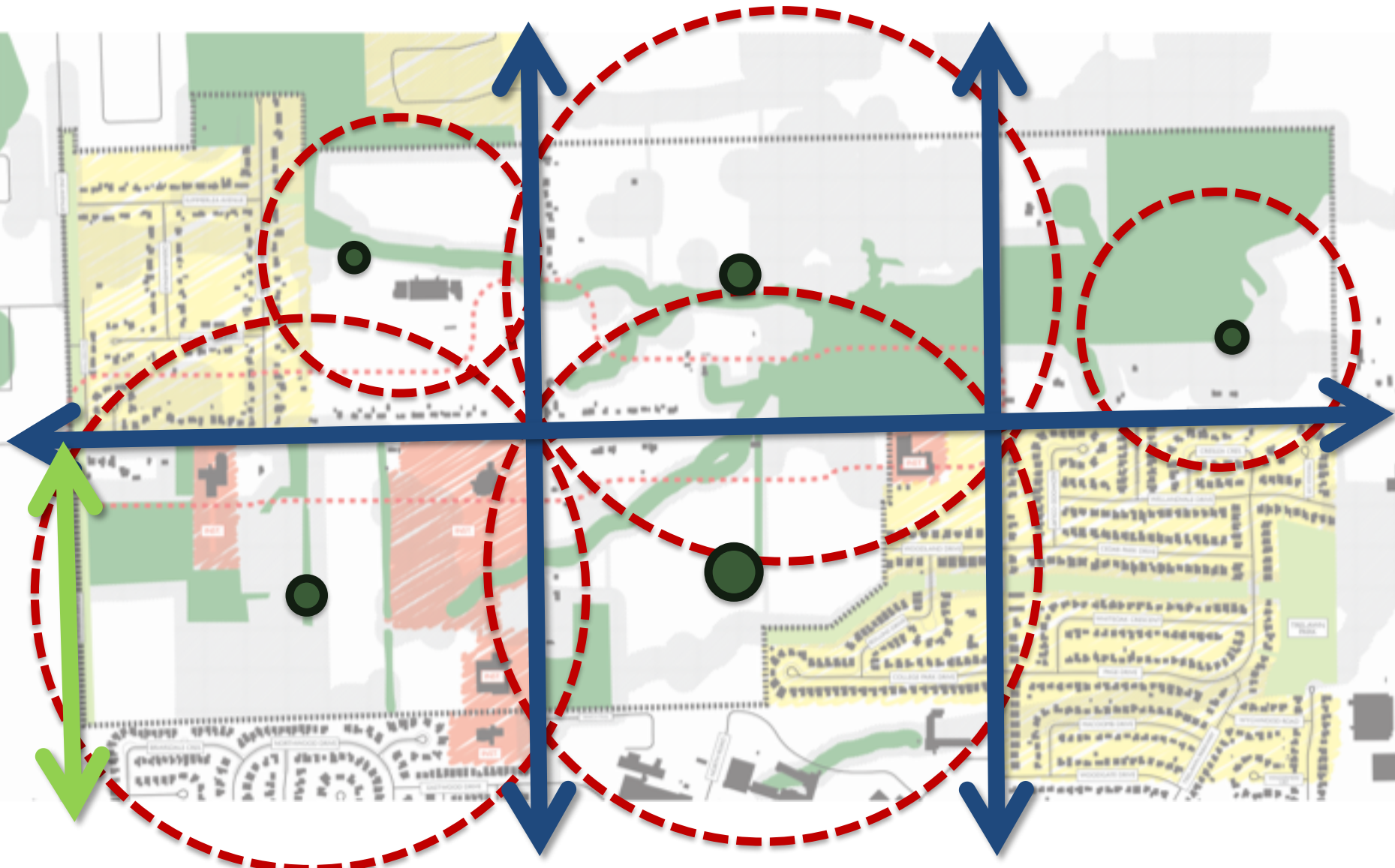


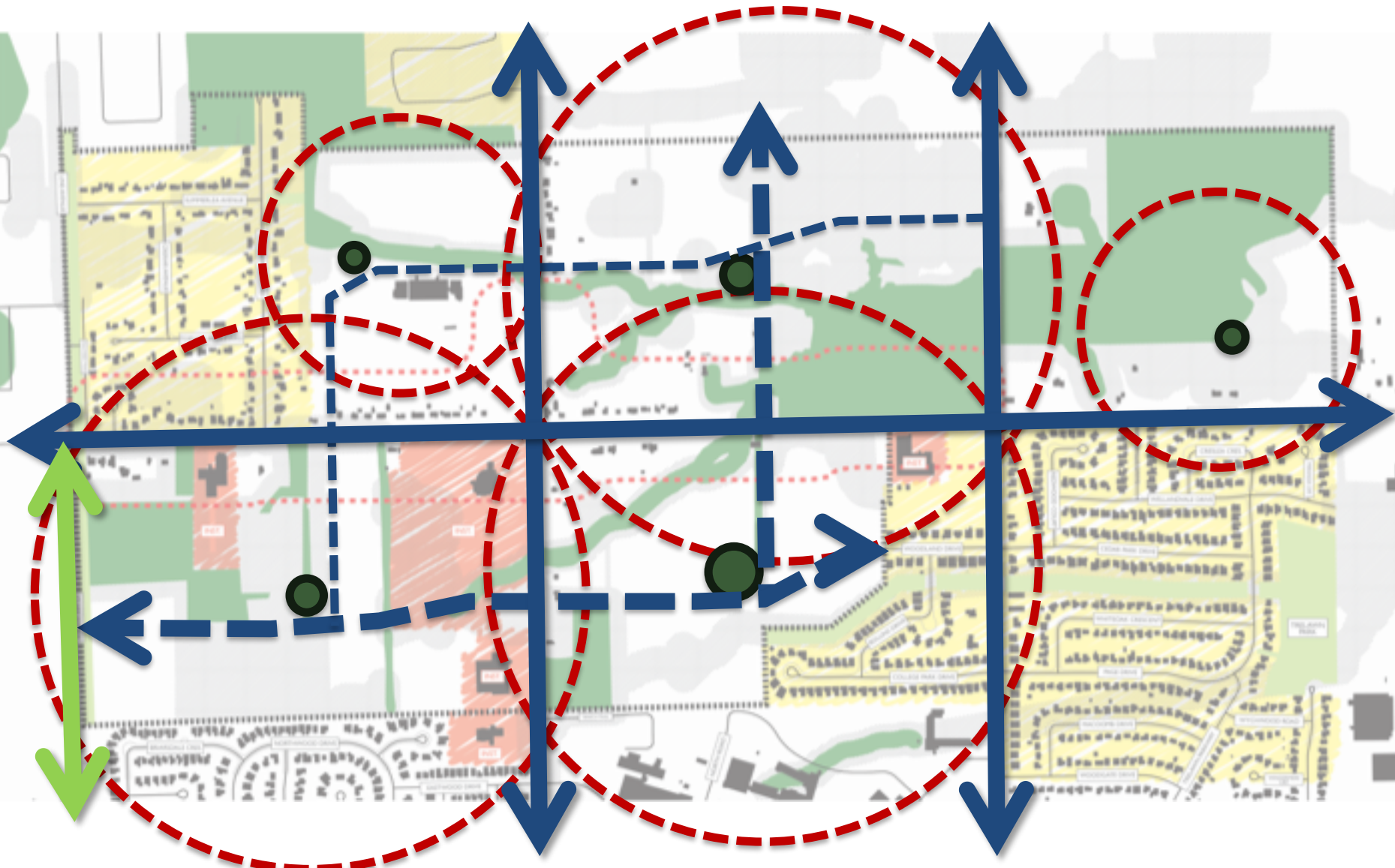


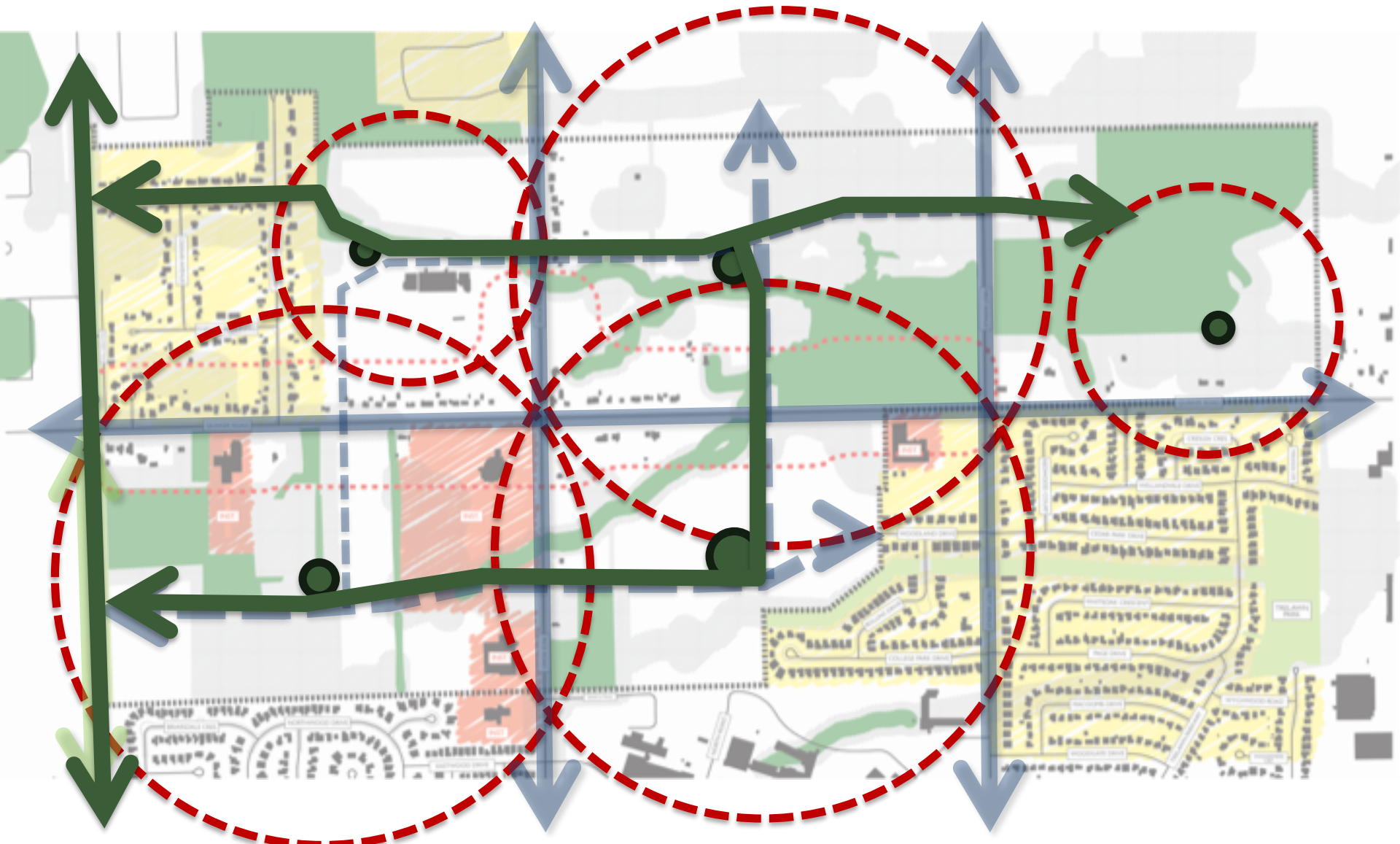


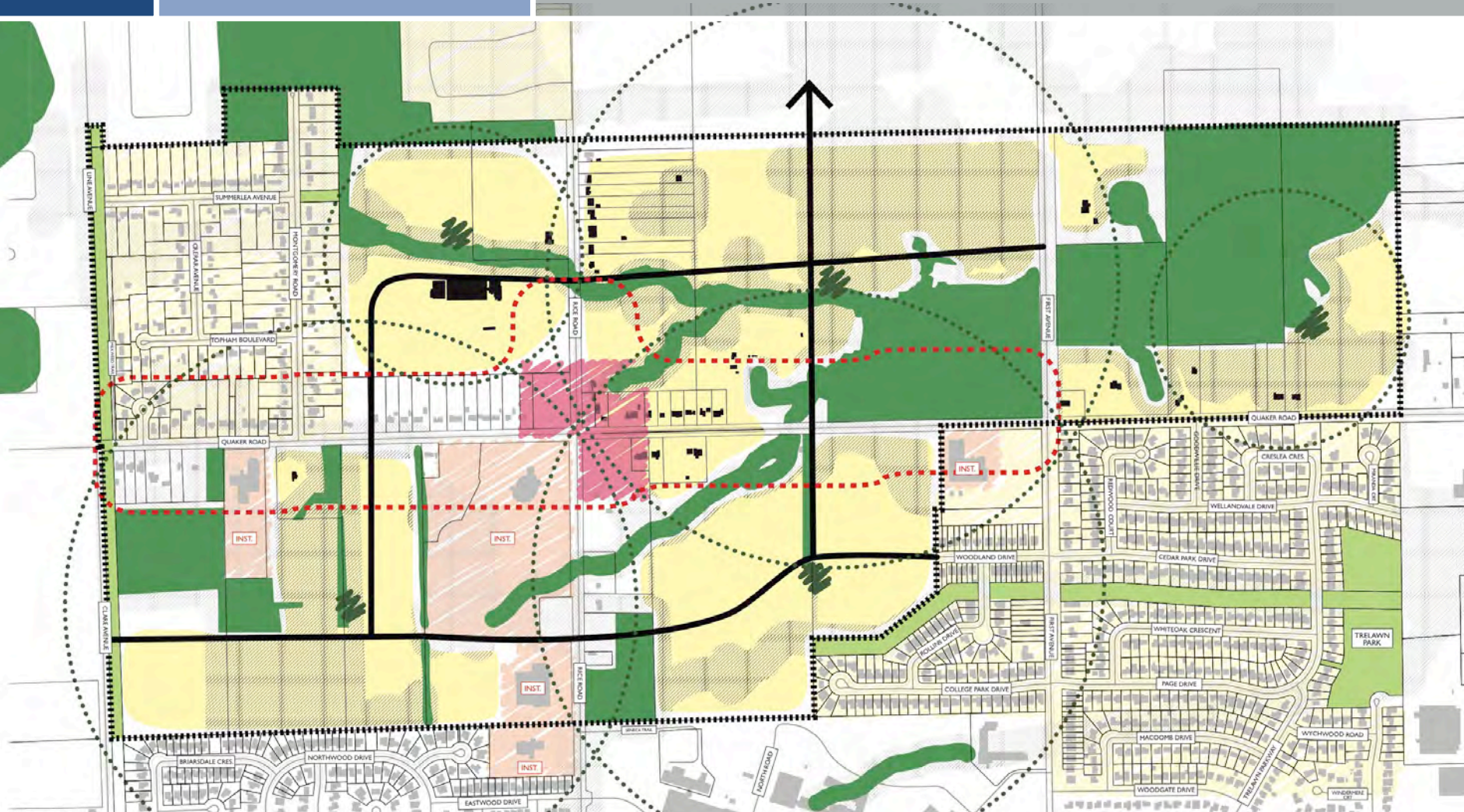


6 COMMUNITY STRUCTURE: TWO APPROACHES





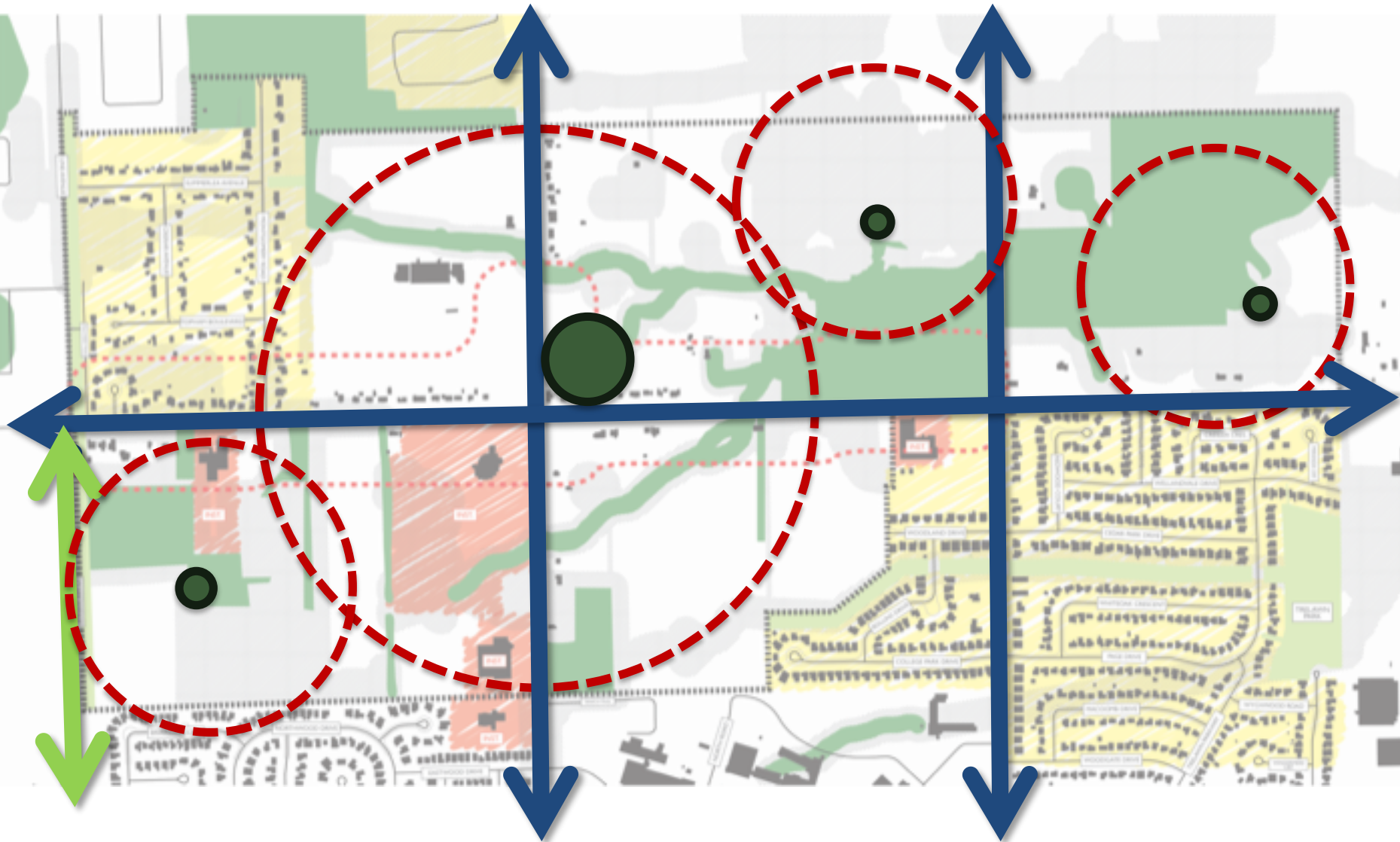


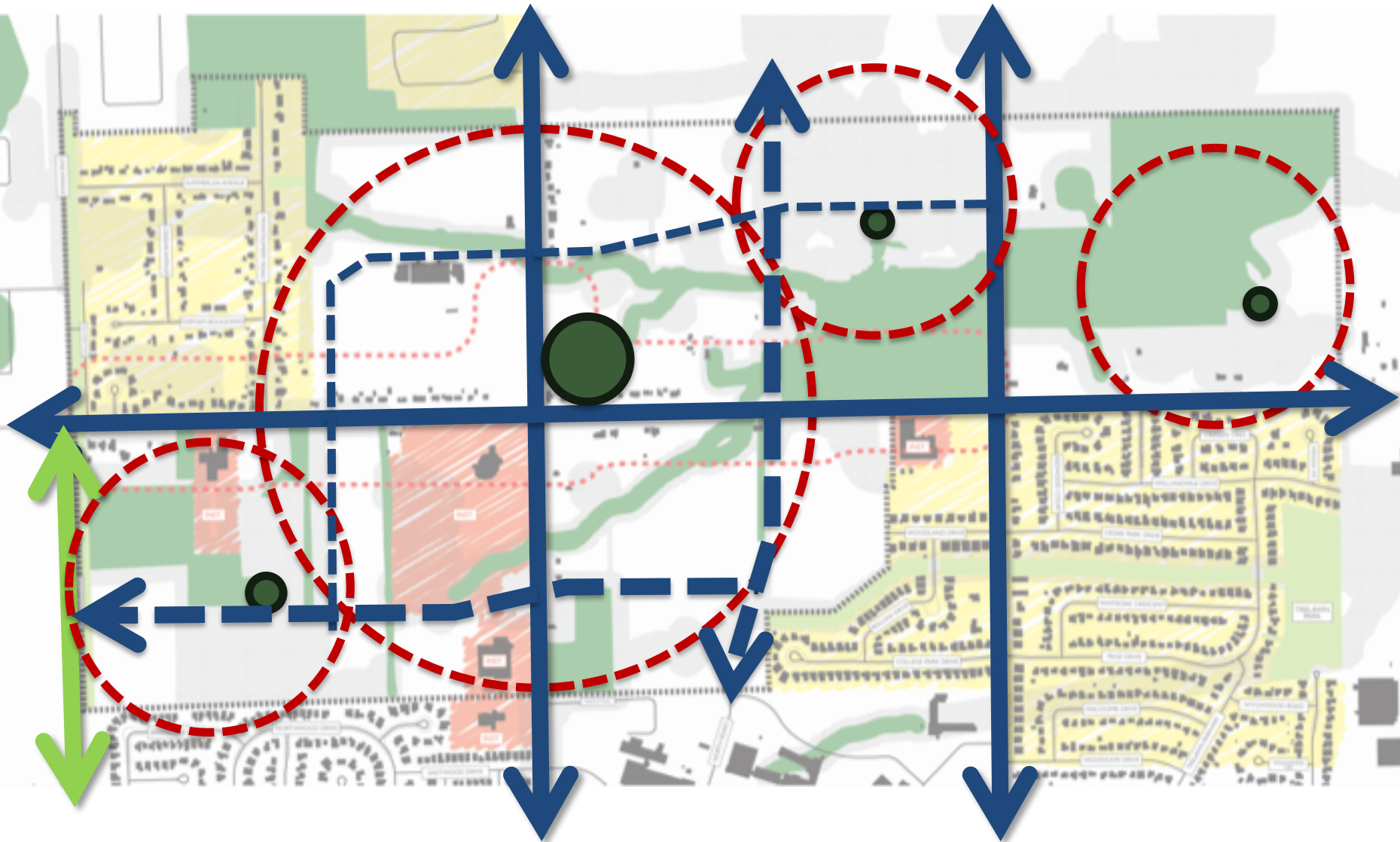


LEGEND

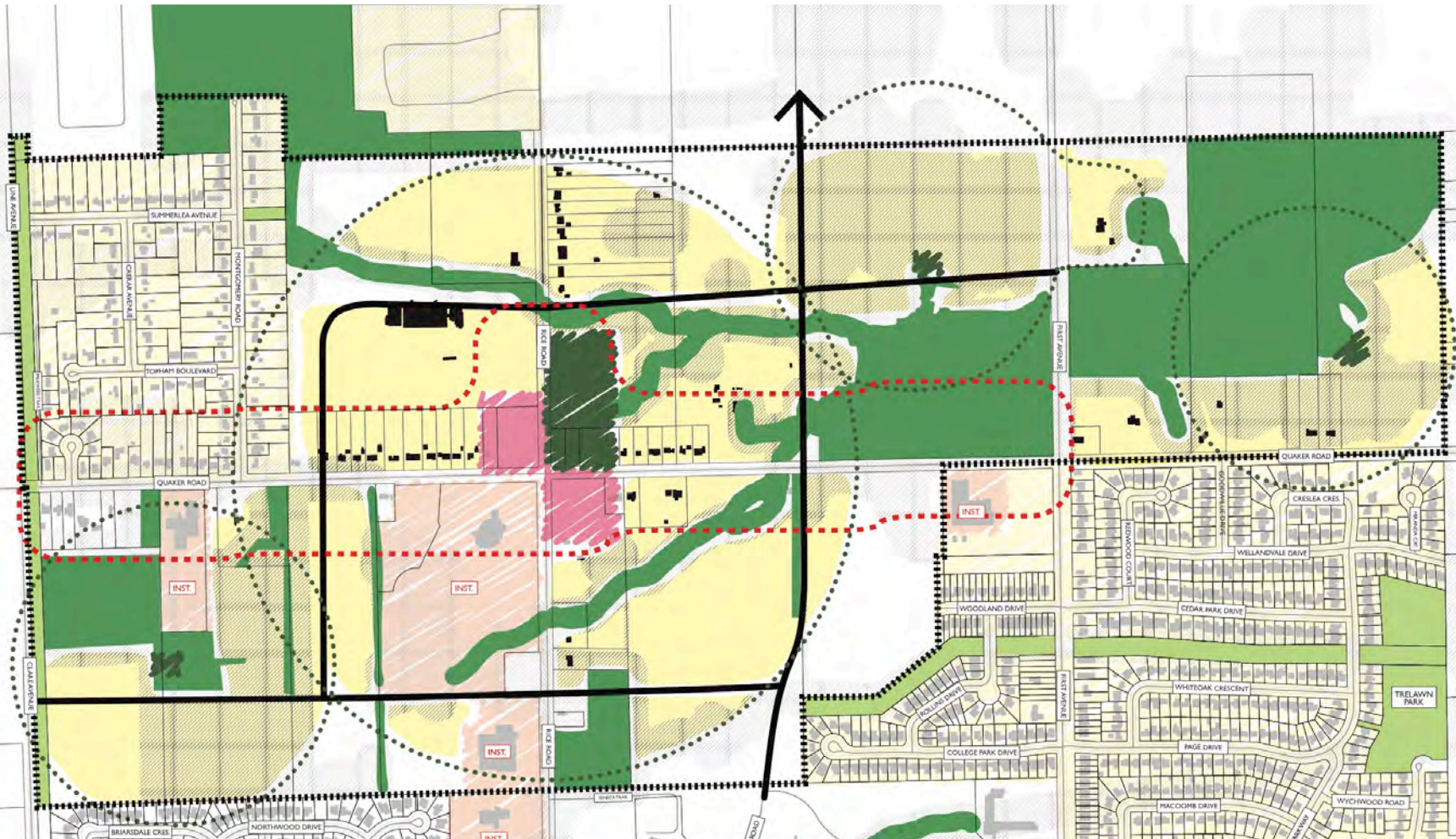
-  Quaker Road Character Zone
-  Internal Collector Roads
-  Neighbourhood Node
-  Institutional Use
-  Residential Use
-  Natural Heritage System
-  Open Space
-  Environmental Areas Subject to Further Study
-  Open Space Centre (Neighbourhood Parkette)
-  5 Minute (500 metre) Walking Radius







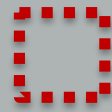




LEGEND

-  Quaker Road Character Zone
-  Internal Collector Roads
-  Neighbourhood Node
-  Institutional Use
-  Residential Use
-  Natural Heritage System
-  Open Space
-  Environmental Areas Subject to Further Study
-  Open Space Centre (Neighbourhood Parkette)
-  5 Minute (500 metre) Walking Radius





RESIDENTIAL TYPOLOGIES: VILLAGE RESIDENTIAL

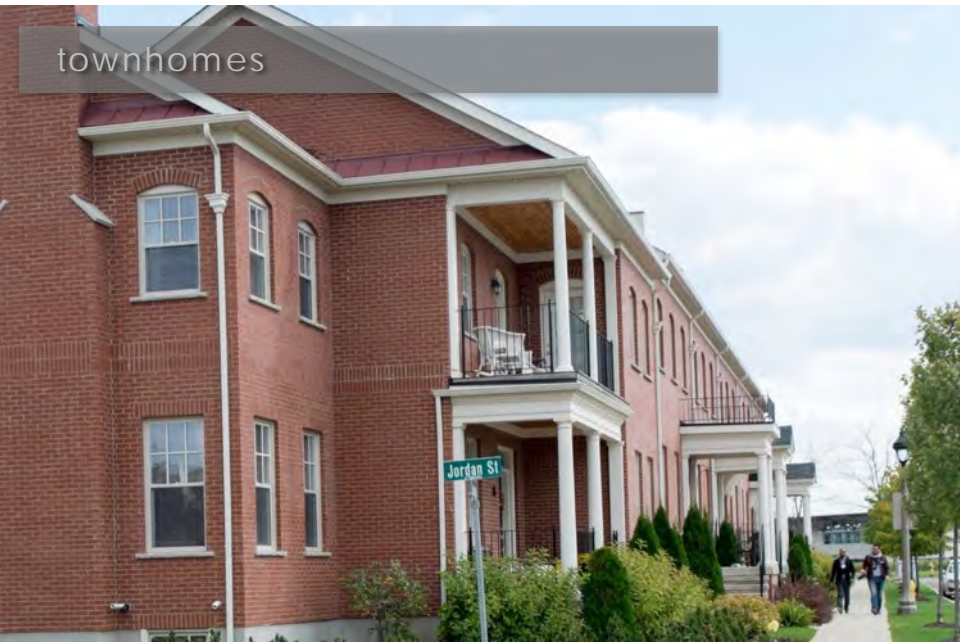




front drive single detached homes



laneway single detached homes



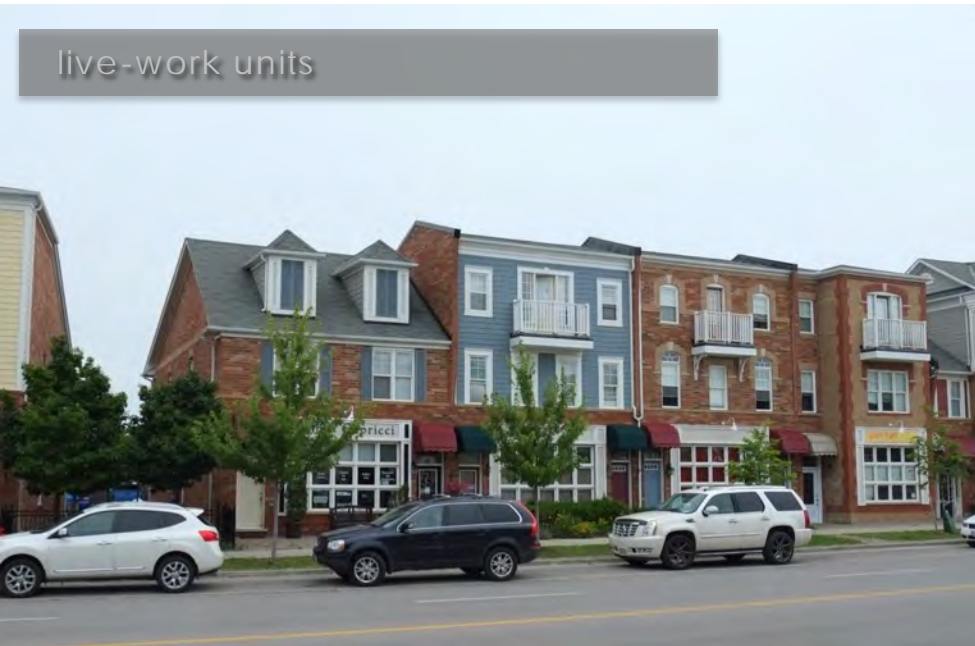
townhomes



laneway single detached homes



live-work units



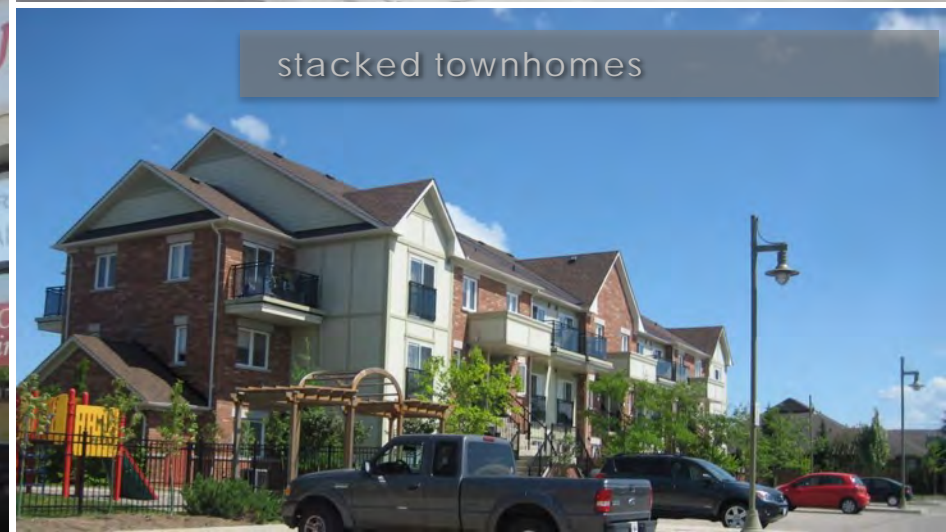
commercial + townhomes



commercial + townhomes



stacked townhomes





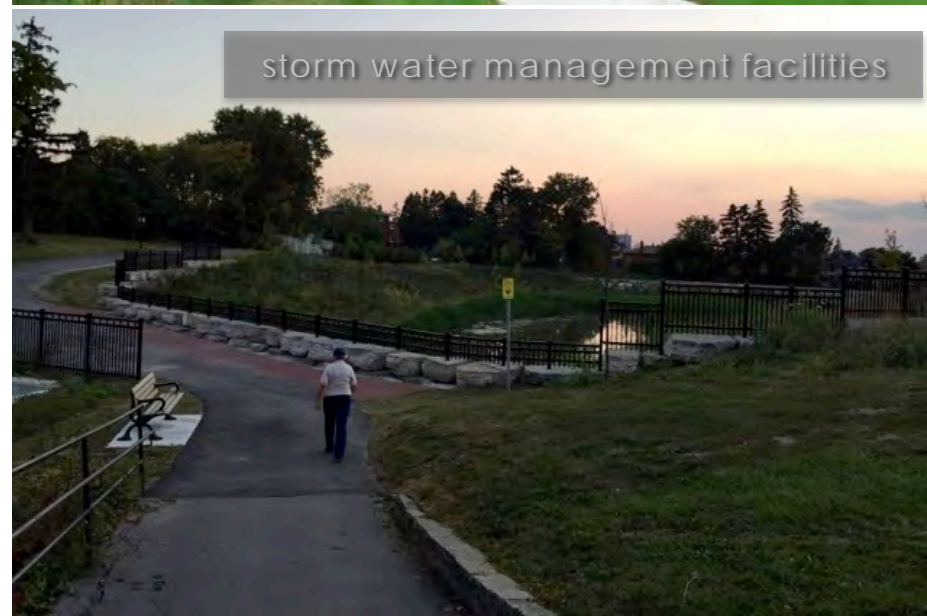
neighbourhood park



parkettes



parkettes



storm water management facilities

Arterial/collector as SPINE



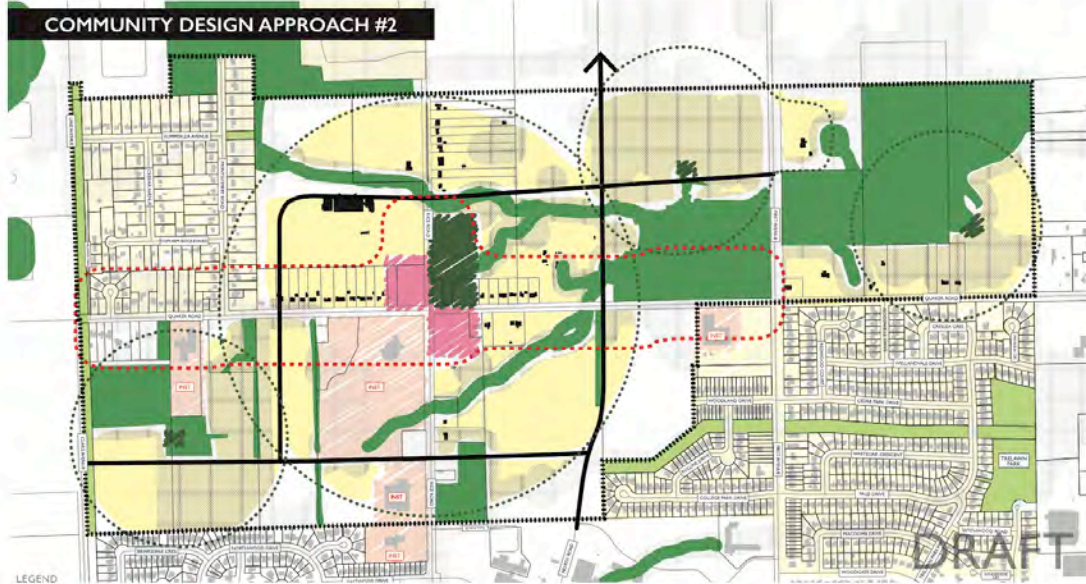
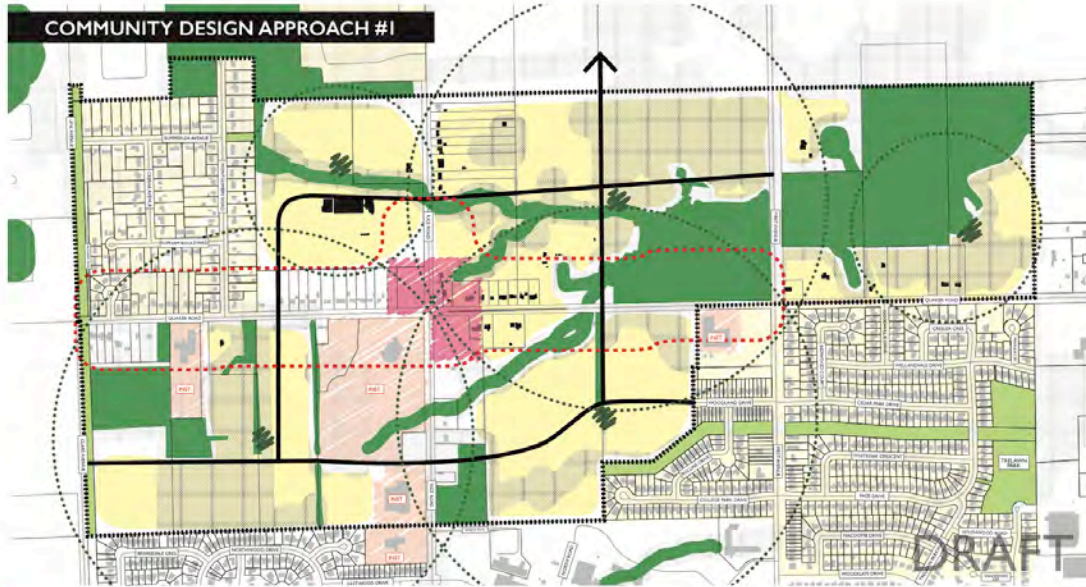
Arterial/collector as DIVIDER





7 YOUR INPUT

- Create a vision statement for North West Welland that *envisions* the community's *open space, road* and *land use systems* and how it will *integrate* with the adjacent neighbourhoods and surrounding context.
- Aim of a vision statement:
 - clarify our study's direction and purpose;
 - describe our outcome and goals;
 - set standards for achieving our vision;
 - and create a vivid image in our minds that provokes emotion and excitement about the future of the study area!
- Use the sustainability and design principles to guide you in developing your vision statement.



North West Welland SECONDARY PLAN STUDY

ICL Planning & Design • Applied Limited • Assessment Engineering • Architectural • AEC • Urban/Cowling

The City of Welland in collaboration with the Region of Niagara has launched a three-phased study to develop a Secondary Plan for the North West Welland Secondary Plan Area. The study area, located along Quaker Road, is defined by the Niagara College Welland Campus to the south, Line Avenue and Clare Avenue to the west, the boundaries of the City of Thorold and the Town of Pelham to the north and the back-property line of lands fronting onto Niagara Street to the east.

What is a Secondary Plan?
 A Secondary Plan is a long-term land use planning tool which helps direct and shape the future of a specific area. Providing more detail than the Official Plan, the Secondary Plan specifies which land uses may be permitted, what shape and size of buildings are permitted, and how development can be integrated with the surrounding neighbourhood. The Secondary Plan also directs design objectives for new buildings or additions, how buildings may address the public street, and what the public streetscape may look like (determining sidewalk widths, design of boulevards, bike lanes, road widths, and more).

What Other Studies Will Be Part Of This Process?
 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

As part of this process, we need your help to understand which building and design characteristics are most valued for the Study Area. Please use the space below to provide your insights into the DRAFT Community Design Approach Options: **Strengths, Weaknesses, and Opportunities.**

STRENGTHS	OPEN SPACE DISTRIBUTION	ROAD SYSTEM NETWORK
	LOCATION OF HOUSING TYPES	EXTENT OF VILLAGE CHARACTER
WEAKNESSES	OPEN SPACE DISTRIBUTION	ROAD SYSTEM NETWORK
	LOCATION OF HOUSING TYPES	EXTENT OF VILLAGE CHARACTER
OPPORTUNITIES	OPEN SPACE DISTRIBUTION	ROAD SYSTEM NETWORK
	LOCATION OF HOUSING TYPES	EXTENT OF VILLAGE CHARACTER
OTHER COMMENTS		



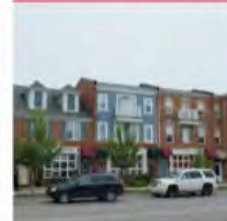

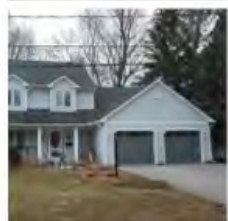

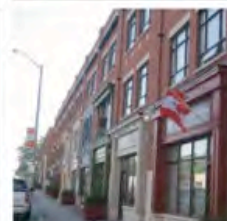

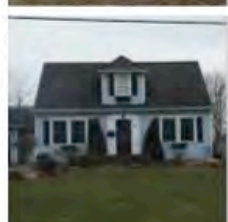

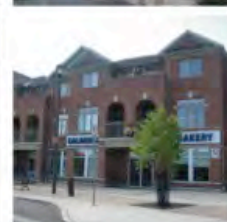

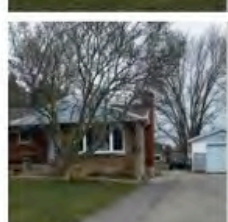


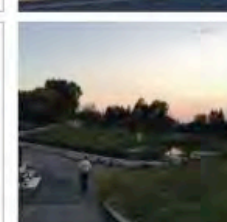
Table # _____



SECONDARY PLAN STUDY

SGL Planning & Design • AgPlan Limited • Associated Engineering • AquaforBeech • ASI • Hemson Consulting

Please indicate the types of Housing and Open Spaces you would like to see as Welland grows

VILLAGE RESIDENTIAL	NEIGHBOURHOOD RESIDENTIAL	NEIGHBOURHOOD NODE	OPEN SPACE
			
			
			
			



Thank you!



SECONDARY PLAN STUDY
VISIONING WORKSHOP