

**CITY OF WELLAND OFFICIAL PLAN  
FINAL POLICY  
DIRECTIONS REPORT**

May 2022

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# 1 Introduction



## 1.1 What is the Welland Official Plan Review?

The City of Welland Official Plan Update (the Study) involves a review and update of the City’s current Official Plan. With increasing development pressure and a focus on intensification in the latest Provincial policy documents, as well as the Region’s ongoing Municipal Comprehensive Review, it is an opportune time to develop a strong vision for guiding growth in the City to 2051.

The Study provides an opportunity to deliver an updated Official Plan that will ensure the City balances its anticipated growth while ensuring the important elements that contribute to Welland’s community character are maintained and enhanced. The update of the City’s Official Plan will build upon the foundation created within the existing Official Plan and improve upon the robust policy framework through a strong vision for future growth, promoting the development of a complete community and celebrating the City’s past and traditions.

Phase 1 of the Study involved a background review of current documents including the City’s Official Plan, the Region of Niagara Official Plan, Provincial policies, as well as other guiding documents and plans currently guiding growth and development within the City. Building on this background review, a series of Background Papers were prepared, which addresses a variety of key themes including Growth Management, Complete Communities, Natural Environment, Forestry, Economic growth and a Policy Gap Analysis. These key themes were the topic of extensive public and stakeholder engagement activities that occurred in the Fall of 2021 and Winter of 2022, including two public surveys, a visioning workshop, two open houses sessions and three stakeholder meetings (Phase 2), focusing on key topics addressed within this report. These themes will be reflected in the City’s updated Official Plan, as informed by the feedback received to date, and that the City will continue to receive over the course of the Study.

Based on the findings of each Discussion Paper, and the feedback received through consultations held to date, Phase 2 of the Study involves the preparation of policy directions for the new Official Plan to address policy conformity gaps and other themes raised in Phase 1 and 2 of the Study. This report summarizes the proposed policy directions as the conclusion of Phase 2.

Phase 3 involves the preparation of the Draft Updated Official Plan, based on the conformity gaps and findings outlined in this Report. Phase 3 will also include the preparation of Draft Forestry Guidelines as well as public consultations. In Phase 4 both the Draft Updated Official Plan and Draft Forestry Guidelines will be finalized and the Official Plan will be adopted.

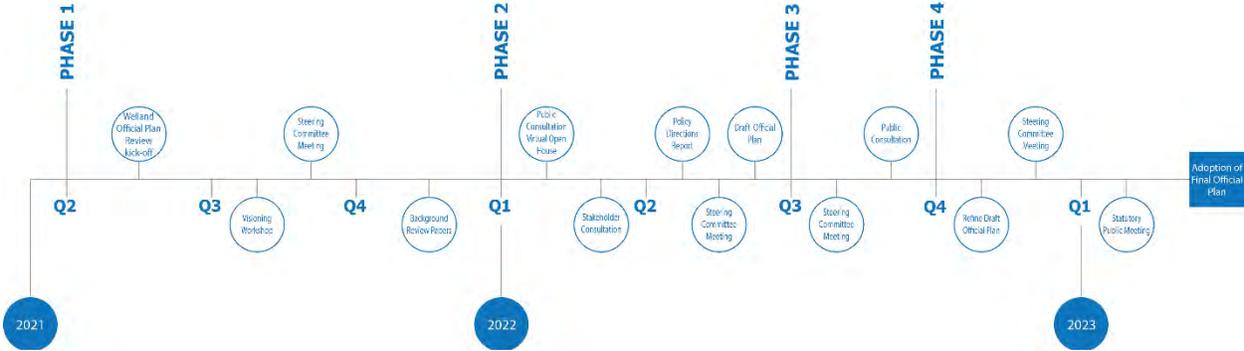


Figure 1: Project Phases

### 1.2 What Purpose of this Report?

The purpose of this Policy Directions Report is to build upon the topics, opportunities, constraints, and policy conformity gaps described in the Phase 1 Background Papers and to compile preliminary policy directions. These policy directions focus on achieving the established vision for Welland, building upon the policies already contained within the existing Official Plan, as well as ensuring Provincial and Regional policy conformity.

The policy directions are set out in topic areas similar to the Phase 1 Background Papers. This Report provides an initial framework for updating the Official Plan. Specific and detailed policy recommendations will be further developed as a draft updated Official Plan is prepared in Phase 3 of the Study, following further consultation with the public and stakeholders.

The contents of this Report are set out below:

- Section 1** Provides an overview of the Welland Official Plan Update, the purpose of the Policy Directions Report and why it is relevant to the growth in the City.
- Section 2** Summarizes the feedback received to date through various public and stakeholder engagement exercises.
- Section 3** Summarizes the relevant policy gaps identified in the background Discussion Papers and provides policy recommendations to be included in the City’s Official Plan Update.
- Section 4** Describes the next steps in the Study.

## 2 Summary of Public and Stakeholder Engagement



A series of public and stakeholder engagement events and activities have occurred in both the first and second phases of the project. Phase 1 of the Study included a visioning workshop and online survey in the Fall of 2021. Phase 2 of the Study included public and stakeholder engagement sessions and a second online survey in the Winter of 2022, focusing on key topics addressed within this report. This Section of the Policy Directions Report provides a summary of the feedback received from these public and stakeholder engagement events and activities.

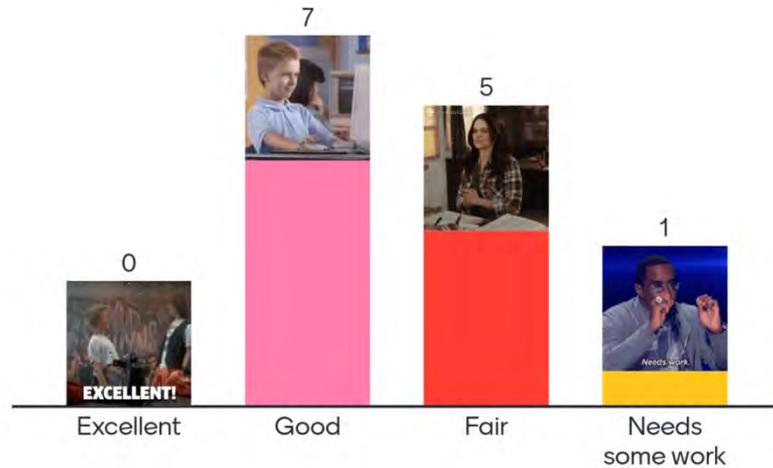
### 2.1 Visioning Workshop

A visioning workshop was held in the Fall of 2021 to introduce the Official Plan Update Study to the public and to seek feedback from participants. The workshop consisted of an interactive presentation that provided an overview of the City's Official Plan and focused on high-level concepts to understand what participants would like to see in Welland through the Official Plan Update. The presentation is found in **Appendix A** of this report, which includes feedback received during the Visioning Workshop. An online survey was also held at that time. The results of the online survey are found in **Appendix B**. A brief summary of the feedback received at the workshop and from the online survey is included below.

The Official Plan includes several goals and objectives including plans for the City to be a leadership community, a complete community, an economic gateway, a sustainable City, a safe, healthy and accessible City and a proud and attractive City. Despite these goals and objectives being included within the document, the Official Plan does not contain a Vision Statement.

With the intent of seeking feedback to inform the development of a Vision Statement for the Updated Official Plan, participants of the workshop and survey were asked questions on various topics. A majority of residents believe that the objectives listed above are good or fair, as seen in **Figure 2**. Key words such as, affordable, inclusive, green, diverse, pedestrian friendly and accessible are what come to residents' minds when discussing what should be included in the City's Vision Statement.

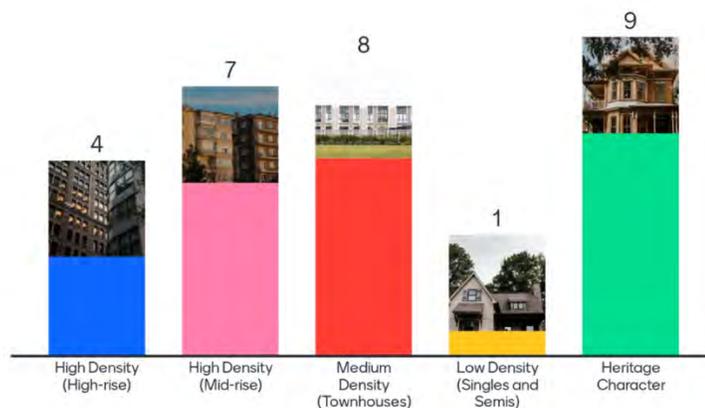
# How would you rank these goals and objectives?



**Figure 2: Ranking of Current Official Plan Objectives and Goals**

When asked about growth in the Downtown, participants provided a broad range of responses, with many participants indicating that growth should take the form of medium and high density development, while also preserving the heritage character of the Downtown, as shown in **Figure 3**. Several comments were also made requesting that the Official Plan should encourage more arts, heritage and culture to help attract tourism to the City.

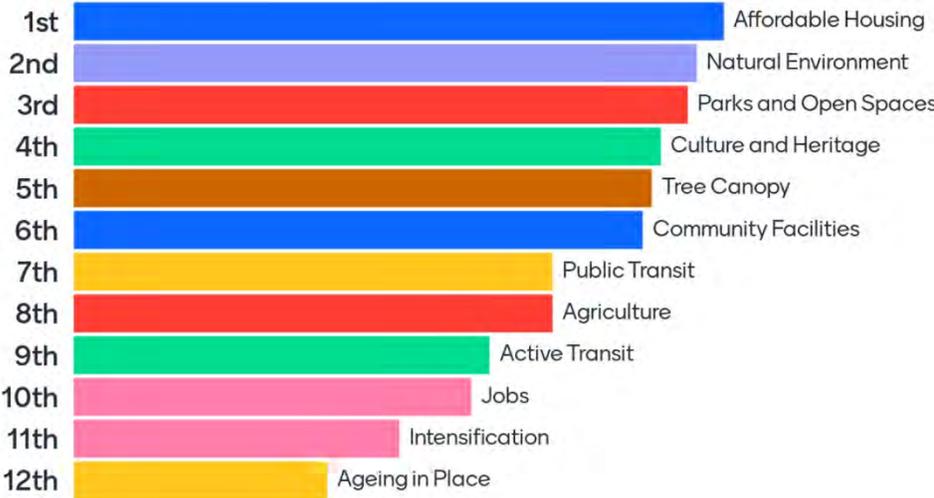
# What does growth in the Downtown look like to you?



**Figure 3: What growth looks like in the Downtown**

Participants were given several themes and policies that are addressed in the Official Plan, and were asked to rank them in order of priority as shown in **Figure 4**. As shown below, affordable housing was ranked as the highest priority, with many comments received that the City should encourage housing alternatives for residents, including options for the ageing population and rent-geared-to-income housing options. Other top priorities were natural environment, parks and open spaces and culture and heritage.

## Of the priorities listed here, please rank your priorities for Welland



**Figure 4: Priorities for Welland**

Participants were also asked about some of their favourite places in Welland and what made them great places. Some of the responses included Merritt Island, Seaway mall, Chippawa Park, Flatwater Centre, and the Welland Recreational Waterway to name a few. According to the feedback received, these places are great due to their walkability, green and open spaces, history, attractiveness, and cultural significance. Overall, residents believe that Welland is a great place due to its diversity and inclusiveness, safety, history, and housing options.

Additional matters arising from the Visioning survey included a desire to address climate change and the City’s tree canopy, as well as food security. With respect to development, one of the key matters raised related to availability of parks and open spaces, with a preference to ensure that if lands are to be intensified, particularly in the Downtown, that there needs to be an adequate number of parks and open spaces to accommodate associated population growth.

## 2.2 Directions and Opportunities

Two open house sessions and a series of stakeholder workshops were held in the Winter of 2022 to discuss the results of the Background Review undertaken in the Fall of 2021, as well as to provide an opportunity for participants to provide feedback on preliminary opportunities identified for the Official Plan. An online survey was also launched to seek feedback on the many topics addressed, which included growth management, complete communities, agriculture, the environment and forestry. In addition to live feedback received during the open houses and stakeholder workshops, a total of 89 participants filled out the online survey. The City also undertook engagement with Indigenous communities.

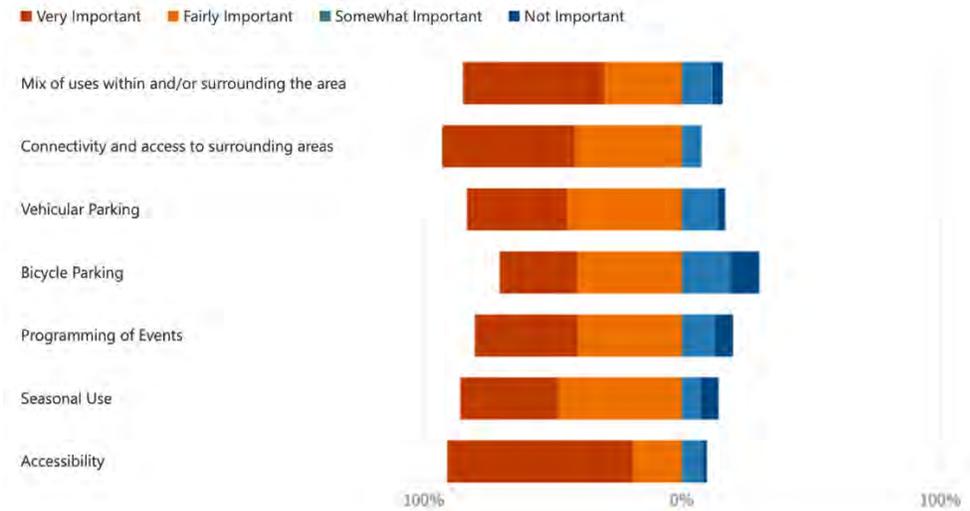
A detailed account of feedback received from the open houses as well as the online survey is found in **Appendix C** and **D** of this report. A brief summary of the feedback received is included below.

### 2.2.1 Community Hubs and Great Places

Residents were first asked whether there was anywhere in Welland that functions as a community hub and where community hubs should be located. The most prevalent response was for Seaway Mall. Other common responses included the wellness complex and the public library. Residents believed that community hubs should be located in Downtown Welland or within neighborhoods.

Participants also indicated key elements that contribute to the success of great places, ranked by level of importance, as shown below in **Figure 5**.

Rank the following elements with respect to their level of importance for you.



**Figure 5: Key Elements that Contribute to the Success of Great Places Ranked by Importance in Welland**

2.2.2 Housing

Residents were asked what types of denser housing forms should be permitted in proximity to Niagara College. Generally, participants would like to see more affordable housing options, as well as more student housing options in the City. With respect to desired housing types, generally there was a preference for all dwelling typologies, with less preference seen for high-rise apartments but with the highest preference for low rise and mid-rise apartments and stacked townhouses as shown in Figure 6.

What types of housing forms should be permitted?  
Select all that apply.

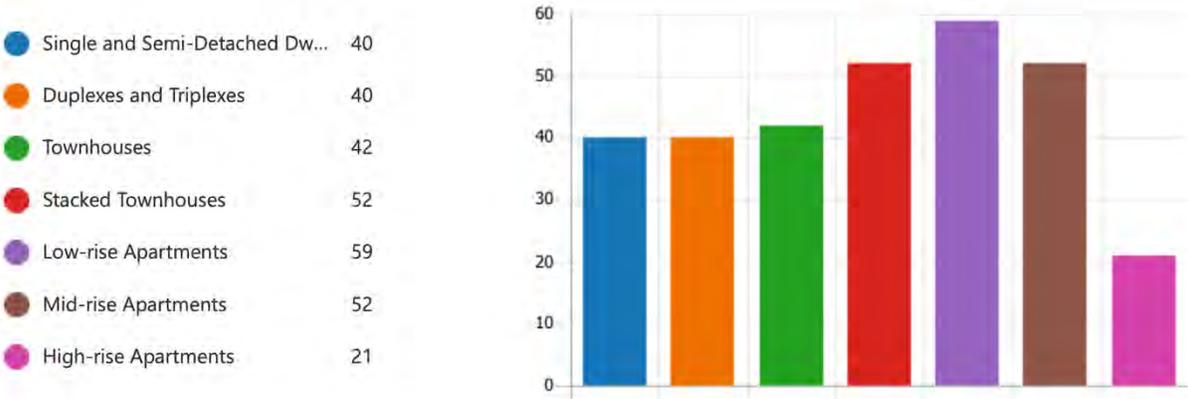


Figure 6: Housing Options Desired in the City

2.2.3 Downtown

Residents were also asked if the Official Plan should permit denser built forms in the Downtown in light of the Region’s intensification target for the City of Welland and the minimum density requirement for the Downtown Welland Regional Growth Centre. Participants were split with respect to the built form in the Downtown (see Figure 7). While approximately one third of respondents believe that the Official Plan should not include policies to encourage denser, more compact development in the Downtown, more than half of respondents believed that the Downtown should maintain existing maximum heights (8 storeys). One third of respondents believed that higher densities should be encouraged, and another third were undecided or believed it should only be partially encouraged. If densities higher than 8 storeys were to be permitted, over half of respondents believe that they should only be permitted within an identified node or nodes within the Downtown.

Given the growth that is anticipated to occupy Downtown Welland, should taller buildings (taller than 8 storeys) be permitted in the Downtown?



Figure 7: Should Taller Buildings (8+ storeys) be permitted in the Downtown?

2.2.4 Agriculture

In fostering a vibrant agri-tourism sector, connectivity to rural and agricultural areas within the City was noted as being important to emphasize. Participants were asked if they generally believe that “urban agriculture” should be permitted in all parts of the City. When asked about whether urban chickens should be permitted, most agreed or partially agreed, and believe that these should be regulated through minimum lot size, minimum rear and side yard setbacks, maximum number of chickens and based on geographic location (refer to Figure 8).

Should urban chickens be permitted within residential neighbourhoods?



Figure 8: Should Urban Chickens be Permitted Within Residential Neighbourhoods

Overall, participants were open to growth and more density without compromising the existing character of the City. Participants wanted to see more affordable housing and more housing options, as well as employment growth and community hubs directed to the Downtown.

### 2.2.5 Indigenous Consultation

The City reached out to a number of Indigenous communities and organizations to initiate and invite dialogue on the City's Official Plan Update Study. Specifically, the City included the following Indigenous communities and organizations on the circulation list for the Official Plan Update Study:

- Haudenosaunee Confederacy Chiefs Council;
- Mississaugas of the Credit First Nation;
- Six Nations of the Grand River First Nation;
- Métis Nation of Ontario;
- Fort Erie Native Friendship Centre; and
- Niagara Regional Native Centre.

In addition, the City reached out directly to the Haudenosaunee Confederacy Chiefs Council, the Mississaugas of the Credit First Nation and Six Nations of the Grand River First Nation with an invitation to meet to discuss the Study. The Mississaugas of the Credit First Nation responded and requested to continue to be circulated on the Draft Official Plan. The Haudenosaunee Confederacy Chiefs Council have not responded to the City's offer to host a meeting to discuss Official Plan Update.

A meeting was held on April 20, 2022 with Six Nations of the Grand River CAP Team ("Six Nations") to discuss the City's Official Plan Update and to seek feedback from Six Nations. The meeting began with an overview presentation of the City's Official Plan and focused on high-level concepts that are driving the proposed policy directions. The City sought feedback to understand how the Official Plan should be updated from the perspective of Six Nations.

Six Nations provided comments related to climate change targets and the integration of measures within the Official Plan to ensure targets are met. Concerns were also raised regarding how targets were determined, and policies that cause harm to the natural environment. Six Nations encouraged the inclusion of policies that exceed the minimum standards set out in Provincial policies.

Another comment raised by Six Nations was the need to provide for affordable housing to meet the needs of more diverse groups, and to provide tools to achieve quicker delivery of affordable housing options. It was also suggested that the Official Plan needs to contain stronger policies related to archaeology and archaeological management plans. Six Nations indicated their desire to review the draft Official Plan and Forestry Guidelines once available, and a commitment was made from all parties to continue the dialogue throughout the Official Plan Update process.

The City remains open and available for further conversations with all Indigenous Communities.

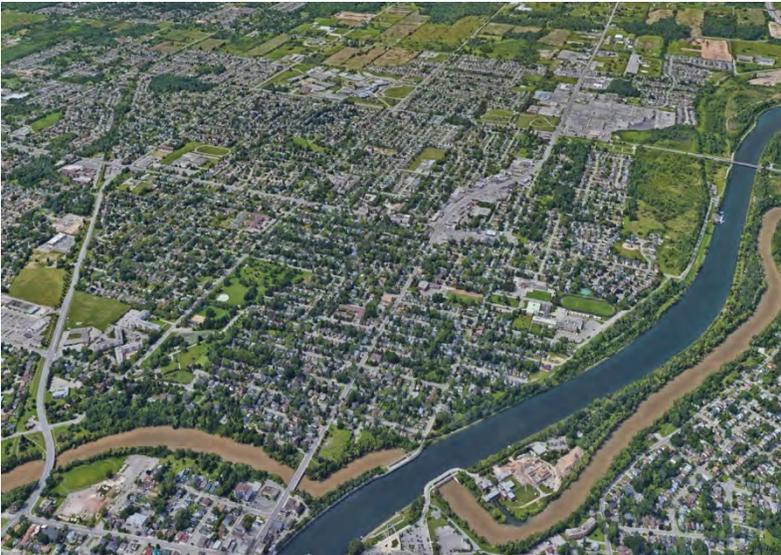
# 3 Policy Directions and Strategic Recommendations



## 3.1 Growth Management

Niagara Region is currently in the process of updating its Regional Official Plan through the ongoing Municipal Comprehensive Review process which will shape the use of land, the economy and how the Region will grow for the next 30 years. Recently, the Region released a draft Regional Official Plan, the policies of which are being reviewed by the City. The City’s Official Plan must conform to the Regional Official Plan, and as such, the draft Regional Official Plan will influence the City’s Official Plan.

The Regional Official Plan sets out the overall direction for growth across the Region, including population, housing and employment forecasts and infrastructure policies, and it is up to each local municipality to implement these policies within their respective Official Plans. This section of the Policy Directions Report recommends policy directions for updated and new policies with respect to Growth Management.



### 3.1.1 Growth Forecasts

It is the Region’s responsibility to distribute the population and job forecasts to each municipality in the Region. Niagara Region released their draft Regional Official Plan policies and Growth Allocations (January 2022) for accommodating the projected growth to the year 2051. The Region of Niagara is anticipated to accommodate a minimum population of 694,000 people and 272,000 jobs by the year 2051. Of that, 83,000 people and 28,790 jobs are directed to the City of Welland in the draft Region Official Plan, however the City is anticipating more growth than what is currently forecasted by the Region. As such, these forecasts should be considered as minimums for the purpose of the new Official Plan.

Section 3.3 of the City’s current Official Plan includes policies with population, housing and employment forecasts for the years 2006 to 2031 (in 5-year increments). These

policies will need to be updated to reflect the draft Regional Official Plan, as outlined below.

Recommendations:

- The growth forecasts should be updated to reflect a planning horizon to the year 2051;
- The forecast number of residents and jobs for the year 2051 should be updated in accordance with the Draft Regional Official Plan, at minimum, as follows:
  - 83,000 residents (***2021-2051 growth of 26,790 residents***);
  - 28,790 jobs (***2021-2051 growth of approx. 10,750 jobs***); and
- In accommodating the projected increase in residents, the City's housing forecast should also be updated to 37,540 units by 2051, at minimum (***2021-2051 growth of 13,930 units, at minimum***).

### **3.1.2 Growth in the Built-up Area**

Schedule A of the City's Official Plan identifies the various elements of the Welland's Urban Structure, including lands located within the City's Built-up Area, as shown on **Figure 9**.

Any growth located within the City's Built-up Area is referred to as intensification. Currently, Section 3.4.4 of the City's Official Plan contains many policies to address and direct intensification, requiring a minimum of 40% all new residential dwelling units in the City built between 2006 and 2031 to be located within the Built-up Area, and generally directing residential intensification to the Downtown, brownfield sites, key transit corridors and along the Welland Recreational Waterway. In addition, there are intensification areas located in the City outside of the Downtown, which the Official Plan provides general policies for, as shown on **Figure 10**. The Official Plan does not provide specific policies for any one of these intensification areas.

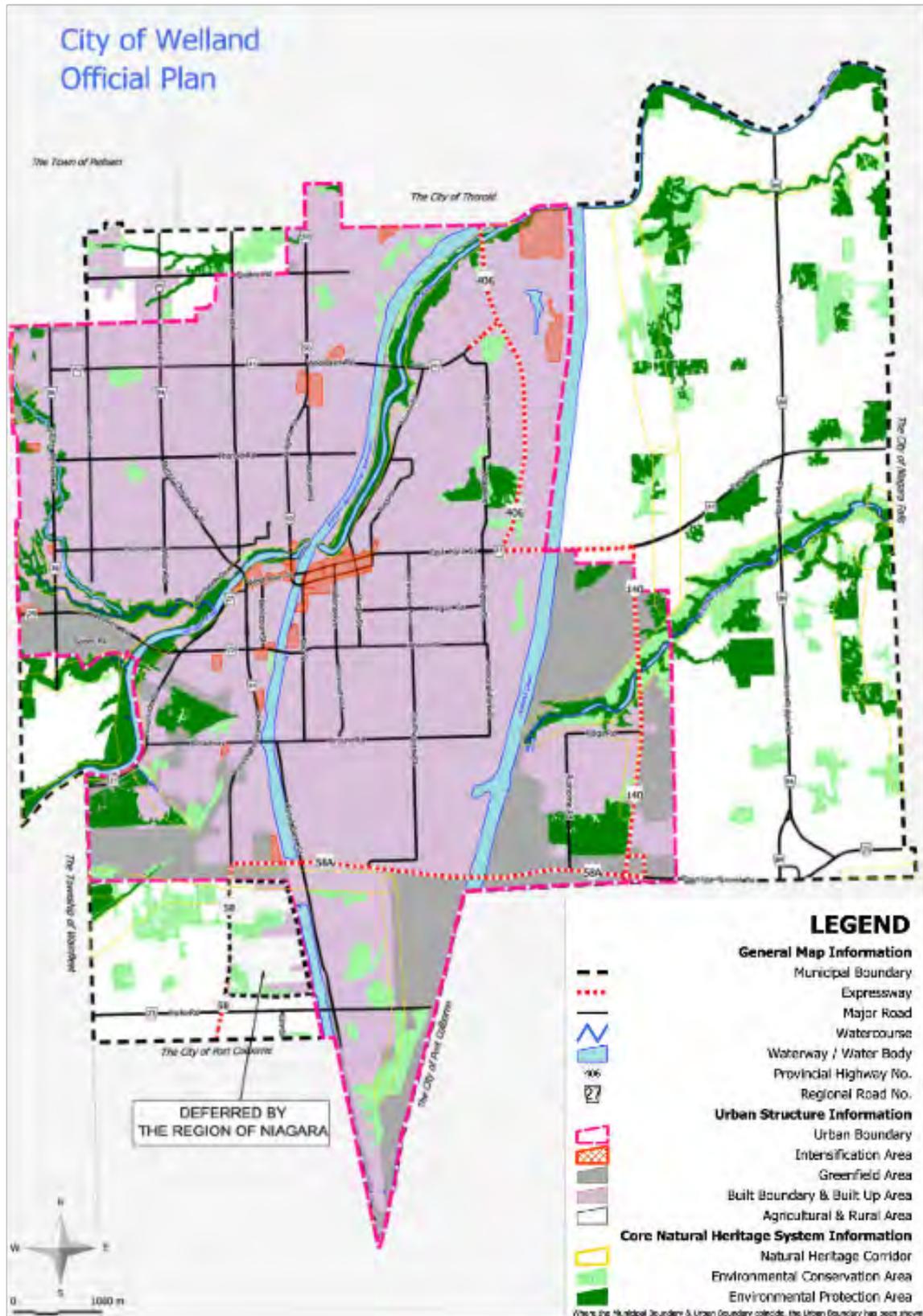


Figure 9: Schedule A: City Structure

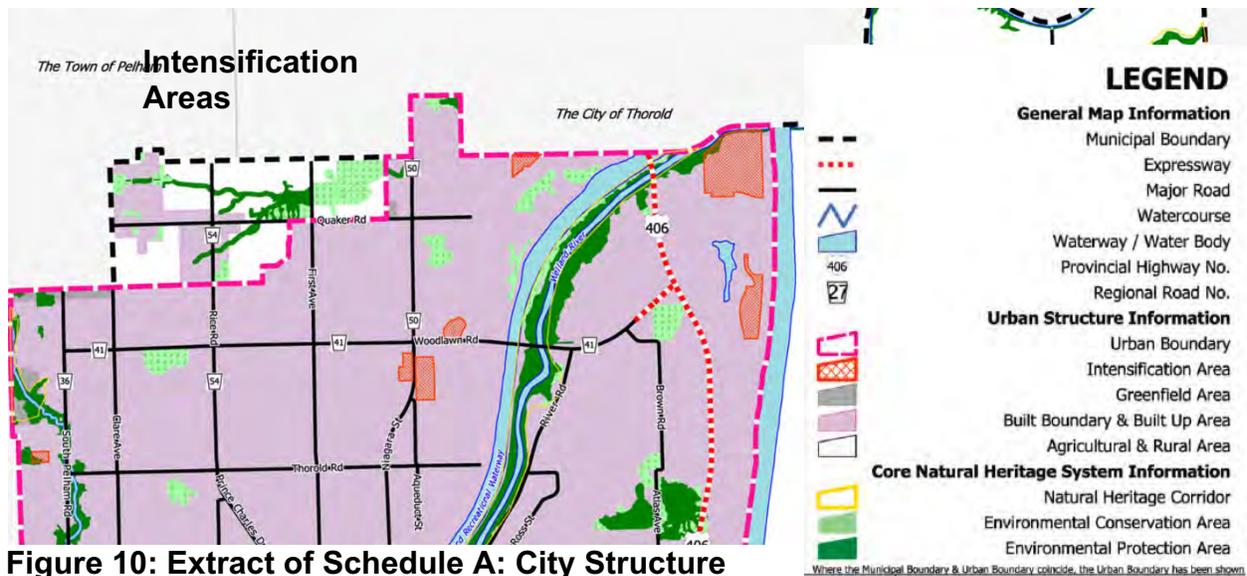


Figure 10: Extract of Schedule A: City Structure

The Draft Regional Official Plan has identified a new minimum intensification target for Welland of 75%, meaning that 75% of all new residential units between 2021 and 2051 must be located within the Built-up Area. The Draft Regional Official Plan has also identified Downtown Welland as a Regional Growth Centre, as shown on **Figure 11**.

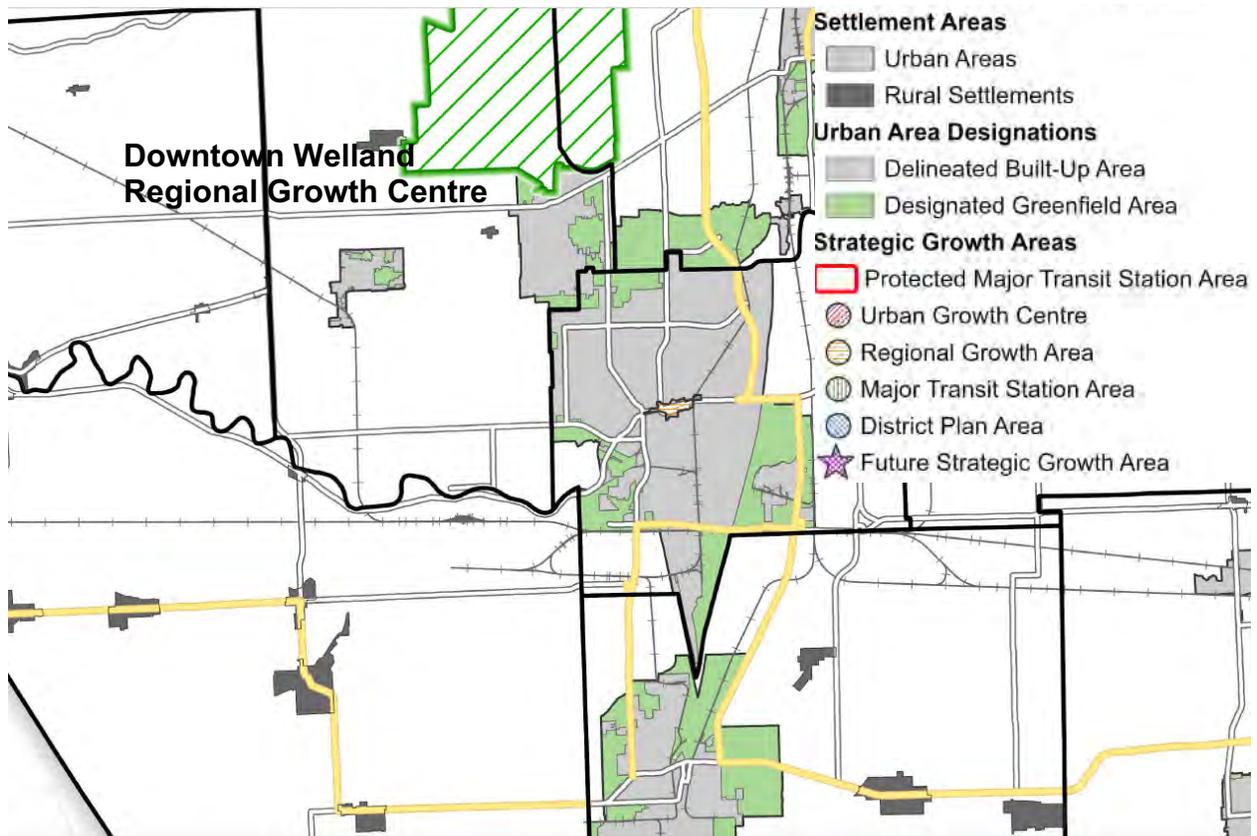
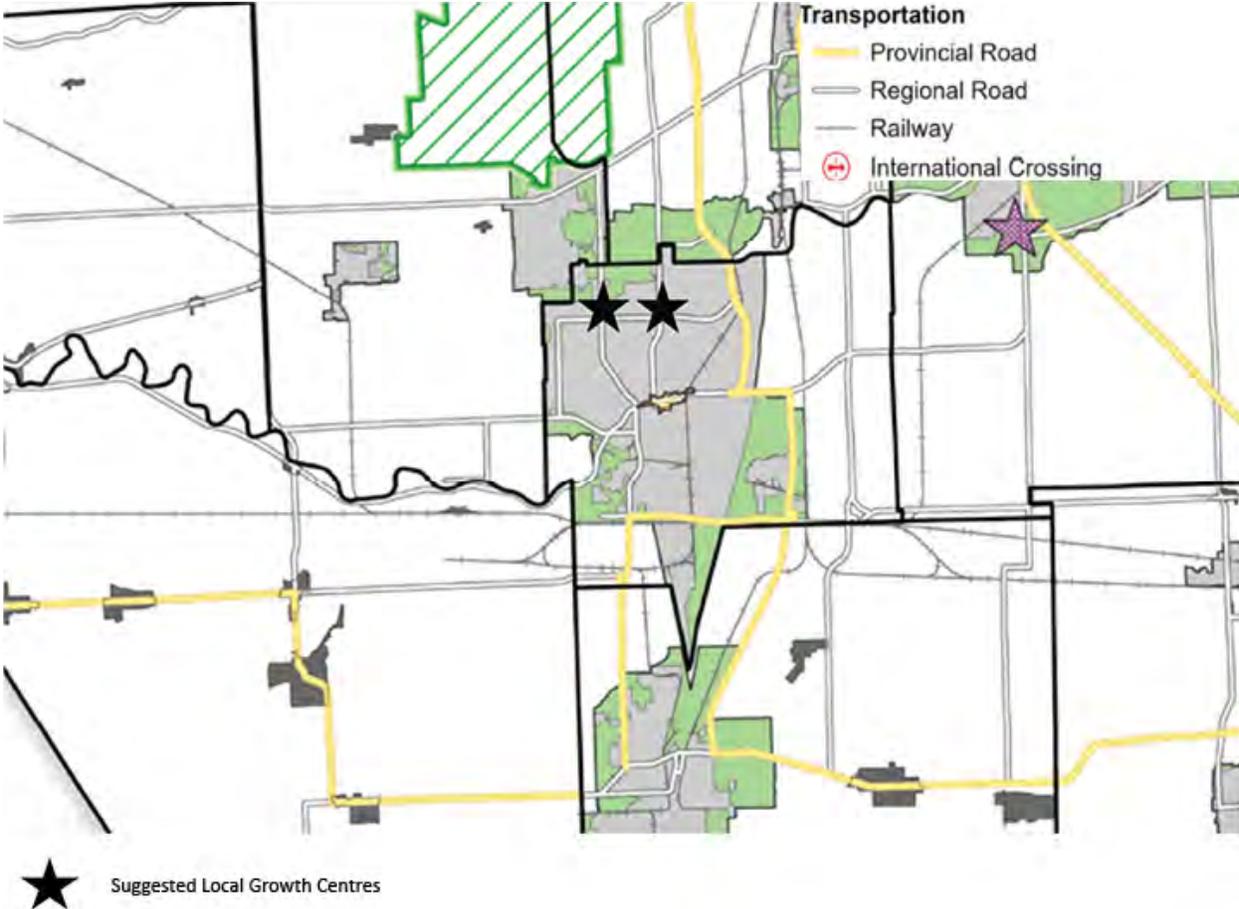


Figure 11: Extract of Schedule B – Regional Structure – January 2022

The Region’s draft policies identify a minimum density target for Regional Growth Centres. For Downtown Welland, that target is a minimum of 125 people and jobs per hectare by the year 2051. In addition, the Region’s Draft Official Plan permits local municipalities to identify “Local Growth Centres” as Strategic Growth Areas to accommodate intensification. These Local Growth Centres are not identified or mapped by the Region. Within the City’s existing mapped intensification areas, much of the lands are not currently designated to permit higher densities or a mix of uses beyond commercial uses. In some cases, only low density residential uses are currently permitted. The Update to the Official Plan provides an opportunity to identify Local Growth Centres within the City, such as areas along major roads or along corridors with existing or planned transit (Growth Plan). This could include Rice Road/Regional Road 54 at Niagara College and Niagara Street/Regional Road 50 at Seaway Mall, which are identified as Regional Roads in the Region’s Draft Official Plan (**Figure 12**), as well as King Street and lands along the Recreational Waterway, south of the Downtown.



**Figure 12: Extract of Schedule B – Regional Structure – January 2022  
Transportation**

## Recommendations

- The Official Plan must be updated to reflect the new minimum intensification target for Welland of 75%;
- The intensification policies of the Official Plan should be updated to direct a significant amount of new growth to the Downtown Regional Growth Centre;
- While the existing Official Plan directs intensification generally to the Downtown, brownfields, transit corridors and the Welland Recreational Waterway, the Official Plan mapping should be updated to broaden the locations of mapped intensification areas:
  - Schedule A: City Structure should be updated to identify Downtown Welland as a Regional Growth Centre;
  - Schedule A: City Structure should be updated to identify additional intensification areas, reflecting the City's direction for intensification to be located along all transit corridors, brownfield sites and along the Welland Recreational Waterway, with a particular focus along Niagara Street north of Thorold Road, King Street, Ontario Road between the Canal and Railway (east of Commercial Street), and lands near the Recreational Waterway, south of the Downtown;
- A new section should be created within the Official Plan to include policies addressing growth in the Downtown Welland Regional Growth Centre, including but addressing the following matters:
  - Directing a significant amount of new growth to the Downtown Welland Regional Growth Centre;
  - Requiring a minimum density target of 125 residents and jobs per hectare by the year 2051;
  - Establishing new land use designation policies to permit a broader range of housing types and densities to encourage more compact development, such as a new Downtown High Rise, Downtown Mid-rise and Downtown Mixed Use designation;
  - Broaden the range of permitted office, commercial and community uses to further support the creation of a complete community in Downtown Welland;
  - Establish detailed density policies for each Downtown land use designation;

- Establish detailed built form transition policies to ensure an appropriate and sensitive transition of height, density and massing within the parts of the Downtown that are adjacent to surrounding low-rise residential neighbourhoods;
- Identifying a specific node or nodes within the Downtown where tall buildings would be permitted (taller than the current maximum permitted building height of 8 storeys), which should generally be located in the area bounded by East Main Street, Hellems Avenue, Young Street and King Street;
- For other intensification areas outside of Downtown Welland, the Official Plan policies should be updated to reflect the policy direction in the Draft Regional Official Plan, and to bolster the existing intensification policies:
  - In line with the Draft Regional Official Plan, the Official Plan should identify certain intensification areas on Schedule A: City Structure as “Local Growth Centres”, including lands along Niagara Street/Regional Road 50 north of Thorold Road, King Street, Rice Road/Regional Road 54 near Niagara College and lands near the Recreational Waterway, south of Downtown; and
  - In supporting the intensification of “Local Growth Centres”, the Official Plan should incorporate policy direction for how these areas will evolve in terms of density, built-form, height, and land use. These areas should permit higher density forms of housing than currently permitted, including townhouses, and mid-rise buildings. Policies should be added to ensure compatible development with adjacent lands, and a mix of commercial and office uses in addition to residential uses.

**3.1.3 Growth in the Designated Greenfield Area**

The Designated Greenfield Area (DGA) represents lands within the City of Welland that are designated for urban land uses, but are located outside of the City’s Built-up Area. As shown in **Figure 11**, Schedule A of the Official Plan identifies lands within the DGA. Currently, Section 3.4.5 of the Official Plan addresses development within the DGA, and includes policies to generally guide the development of the DGA with respect to density, design and phasing. Currently, the minimum density target for the DGA is 50 residents and jobs per hectare. The Draft Regional Official Plan maintains a Region-wide minimum density target for the DGA of 50 residents and jobs per hectare, and requires local municipalities to identify a minimum density target to achieve the Region-wide target. As such, the City’s existing minimum DGA density target will remain at 50 residents and jobs per hectare.

Since the adoption of the City’s current Official Plan, additional lands have been brought into the urban area and designated for urban land uses in Northwest Welland through Official Plan Amendments 24 and 29. These lands are included within the approved Northwest Welland Secondary Plan and form part of the City’s DGA, as reflected in updated Schedules A and B included in Amendments 24 and 29.

**3.1.4 Housing**

As noted in the Background Review phase of the Study, new policies within the Provincial Policy Statement (PPS) require an appropriate mix and range of market-based residential housing to be provided within municipalities, responding to local market needs and providing for a diverse housing stock see **Figure 13**, which illustrates various residential dwelling typologies).



**Figure 13 – Various Residential Dwelling Typologies**

Section 3.3.3. of the current Official Plan includes an anticipated unit mix for new dwelling units to be provided between 2006 and 2031. The projected unit mix for residential unit growth between 2006 and 2031 is weighed heavily towards low density housing forms, making up almost 70% of anticipated new units between 2006 and 2031. The Draft Regional Official Plan contains updated unit mix targets for Welland as follows:

- Singles/semis: 40% (**down from 68%**);
- Townhouses: 29% (**up from 22%**); and
- Apartments: 31% (**up from 10%**).

Recommendations:

- The Official Plan should be updated to contain policies for directing the creation of a market-based supply of housing;
- The City’s housing distribution policies should be updated to reflect forecast growth in line with the Region’s projections and in recognition of a shift to a more compact built form. Accordingly, the policies should be updated as follows:

- Identify the total forecasted minimum number of housing units for 2051 to 37,540 units which represents a 2021-2051 growth of 13,930 units; and
- Update the projected unit mix for new dwelling units in Welland between 2021 and 2051.

Section 4.2 of the Official Plan identifies three main residential land use designations within the City, including the Low Density, Medium Density and High Density land use designations. Each land use designation contains policies on planned function, permitted uses, scale and design. This section of the Official Plan also contains some general policy direction applicable to all residential land use designations addressing infill development, locational criteria for high density development, and general policies to address compatible design of development.

Within Section 4.2, there are also policies dealing with accessory dwelling units (or secondary residential dwelling units) and student housing. The Official Plan currently limits the maximum number of secondary residential dwelling units to one per property. However, Section 16(3) of the Planning Act requires Official Plans to permit a minimum of two secondary residential dwelling units on a property, with one being within the main dwelling, and another being permitted in an accessory building on the property. With respect to student housing, the Official Plan currently requires student housing to be located in the Downtown, on campus, and within other areas “deemed to be appropriate”.

#### Recommendations:

- The residential land use policies of Section 4.2 should be updated to reflect the shift to more compact residential dwelling types that are forecast for the City. The list of permitted uses within the residential dwellings should be updated to reflect a more flexible approach that would allow for a broader mix of dwelling types within each designation, subject to updated compatibility criteria to ensure appropriate development. Within residential land use designations, the policies should permit all types of dwelling units, subject to ensuring that the character of the area is maintained with respect to landscape and open space patterns, and that development does not create any adverse impacts with respect to shadowing and privacy concerns. As such, criteria are recommended to be included, such as a maximum height of 4 storeys, locating higher density built forms along collector and arterial roads, and appropriate transition in height and scale to ensure compatibility with the character of the neighbourhood;
- Additional policies should be added to bolster the existing compatibility criteria to address the need to provide for a broader mix of dwelling types within neighbourhoods while ensuring the location, height and massing of development

is designed to minimize or mitigate potential adverse impacts on neighbouring properties, and to ensure compatibility between different built form typologies;

- The Official Plan must be updated to permit two secondary residential dwelling units per property, in line with updated Provincial policies;
- The policies addressing student housing in the City should be updated to encourage the neighbourhoods in proximity to Niagara College to provide for additional opportunities for student housing, including within secondary residential dwelling units; and
- Land uses and density permissions along arterial and collector roads in proximity to Niagara College as well as Thorold Road west of Rice Road, should be updated to reflect the potential to accommodate higher density housing forms than currently permitted.

Another component of housing addressed in the City's Official Plan relates to housing affordability. Provincial policies in the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe direct municipalities to align their policies with applicable housing plans and policies. Both the current Regional Official Plan and Draft Regional Official Plan address housing affordability, recognizing the importance of providing for a range of housing options, including rental housing, in creating affordable housing, and the providing direction for the establishment of reporting metrics on the number of affordable units to measure the achievement of affordable housing targets. Affordable housing is also addressed in the current City of Welland Official Plan, with policies encouraging high density development, a long-term target to provide for 30% of all new units to be affordable, and restricting the conversion of rental buildings to condominiums.

#### Recommendations:

- The Official Plan update should include language and directions consistent with the Niagara Region Housing and Homelessness Action Plan Update 2020 to encourage the provision of housing opportunities for low- and moderate-income households;
- Policy 4.2.3.10 of the current Official Plan should be expanded to encourage the development of purpose built rental housing to assist in creating more affordable housing options, in line with Niagara Region's Housing and Homelessness Action Plan, particularly in the Downtown and within Local Growth Centres;
- The City's affordable housing policies should be bolstered to encourage the City and other agencies to provide financial or other incentives for developers and builders who propose to build affordable housing units, including both ownership

and rental units, such as reduced application fees and/or development charges. The affordable housing policies may be updated to include recommendations from the City’s Affordable Housing Community Improvement Plan.

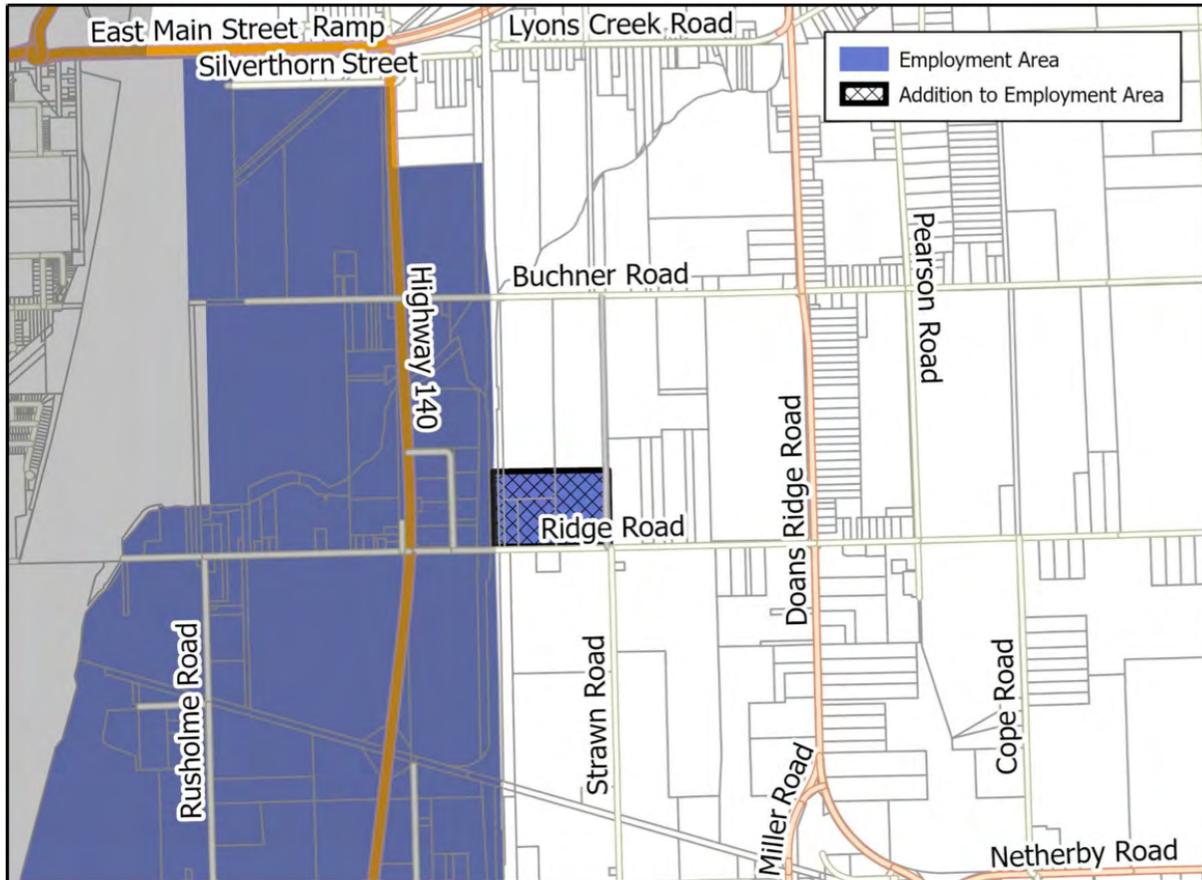
- In addition, a policy should be added to encourage developers who propose more than 100 units within a proposed development to explore the feasibility of providing market affordable housing units for sale or affordable housing units as part of the development. Developers are also encouraged to partner with non-profit organizations for administration of the affordable units, or to consider transferring units to a non-profit housing provider;
- The Official Plan should also incorporate mechanisms and tools for monitoring and ensuring affordable units remain affordable;
- To encourage the construction of secondary residential units as a means to provide for additional housing supply, additional policies could also be considered to encourage the City to provide financial incentives to homeowners who propose to construct new secondary residential dwelling units, such as reduced application fees for any planning applications required, or an expedited review process;
- Also related to secondary residential units, an additional policy could be created to encourage the City to consider implementing alternate zoning by-law standards for properties that have one or more secondary residential units, such as reduced parking standards for example; and
- The Official Plan should contain a new policy to require the City to develop an affordable housing strategy.

**3.1.5 Employment Areas**

Section 4.3 of the City’s current Official Plan contains robust policies for Employment Areas, generally permitting a broad range of uses to ensure market adaptability in the employment sector, promoting efficient development on designated employment lands, protecting employment lands from conversion to non-employment uses, and promoting the development of the City’s Gateway Economic Centre. The majority of the existing policies are still applicable, and should be carried forward in the updated Official Plan. However, some changes at the Provincial policy level, as well as the need to accommodate an employment land expansion as determined by the Region, will require updates to the Official Plan.

**Recommendations:**

- The Draft Regional Official Plan identifies a 15-hectare settlement boundary expansion in Welland, east of Highway 140 and on the north side of Ridge Road to accommodate additional employment lands required to meet 2051 employment forecast for Welland, as shown on **Figure 14**. This settlement boundary expansion results in the need to update all Official Plan schedules to reflect the change in the settlement boundary and a change in land use designations; and
- Section 4.3.3 of the current Official Plan contains policies addressing the conversion of employment lands to non-employment uses, stating that this process may only occur through a municipal comprehensive review (MCR). Since the approval of the City's current Official Plan, the Growth Plan for the Greater Golden Horseshoe has been amended, and employment conversions are now permitted to occur outside of the MCR process provided they are not located within a Provincially Significant Employment Zone (PSEZ). With a growing demand for housing in Welland, and a higher planned intensification target than currently in effect, the City's Official Plan should incorporate policies to guide the employment conversion process outside of the MCR process as permitted by the Growth Plan.



**Figure 14 – Location of 45-hectare Employment Land Boundary Expansion**

### 3.1.6 Economy

A key pillar of the City’s Official Plan is supporting the growth of a robust economy. In support of the Official Plan Update process, an Economic Background Review was prepared to understand the economic characteristics of the City and recent economic trends, including the resurgence in manufacturing within the City, as well as the Region’s focus on directing jobs to the City in the Draft Regional Official Plan.



The existing Official Plan contains numerous strategic directions for Welland to function as an Economic Gateway, which is consistent with Provincial policies that identify the City as a Gateway Economic Centre. Section 2.4 of the current Official Plan already includes numerous strategic directions for promoting economic prosperity in the City. Many of the strategic directions are consistent with recommendations contained within the economic plans and strategies reviewed as part of the Economic Background

Review. However, there is opportunity to bolster existing policies to reflect the updated policies in the Draft Regional Official Plan, as well as to implement many of the recommendations from the Downtown Health and Wellness Cluster Community Improvement Plan. This section of the report includes recommendations for additional policies to further support the City's economic strategic directions.

#### Recommendations:

- A policy should be included within the Official Plan to prioritize development and infrastructure projects that support growth of the local economy and the City as a vibrant Economic Gateway;
- New policies should be included within Sections 2.4 and 4.3 of the Official Plan to prioritize and encourage the development of serviced employment lands and the redevelopment or intensification of underutilized employment lands for denser employment uses;
- Section 4.3 of the Official Plan should be updated to include updated land use permissions for employment lands within the Light Industrial, General Industrial and Gateway Economic Centre designations to permit a wider range of businesses consistent with the City's target employment sectors, including advanced manufacturing, food processing, business services and tourism uses;
- The Downtown Health and Wellness Cluster Community Improvement Plan contains recommendations for changes to land use policies within the area, including redesignating the lands within the Community Commercial Corridor designation to a designation that permits a mix of uses, and prohibits certain types of auto-related activities including auto repair shops, drive-throughs, automobile service stations;
- The Health and Wellness Cluster designation should be maintained, with additional uses permitted to encourage residential and office intensification to support the planned function of the area, as well as College and University institutional uses;
- Welland should work with educational institutions in Niagara Region as well as other levels of government to attract a satellite campus to the City in or near Downtown Welland and the Health and Wellness Cluster. The addition of a satellite campus engaged in the focus sectors of advanced manufacturing, business services or tourism is consistent with recommendations in 2019-2024

Welland Economic Development Strategy and Action Plan and the Downtown and Health and Wellness Cluster Community Improvement Plan; and

- In creating a simplified commercial structure, it is recommended that the Eastern Approach designation be eliminated and that lands be redesignated to an appropriate commercial designation or to a new mixed use designation to support the existing and planned function of these lands.

**3.1.7 Roads**



Section 6.4 of the City’s current Official Plan contains transportation-related policies, including policies specific to roads. Most of these policies require no changes or updates, as they are still applicable and relevant going forward. With large employment areas dispersed throughout the City with a mix of uses including manufacturing, a resilient transportation network that supports the efficient movement of goods is a key component of a thriving economy. As such, the following

recommendations are put forward to bolster the existing policies. Policy recommendations related to active transportation and transit are included in the next section of this report.

Recommendations:

- The transportation and roads policies of section 6.4 should be updated to ensure consistency and protection for the Region’s long-term vision for the transportation network found in the Region’s Transportation Master Plan (2017), as shown in **Figure 15**, which shows the Region’s 2041 road network;
- The Planned Road Widening contained in Schedule F of the current Official Plan should also be reviewed and updated where necessary to ensure the planned road system supports the City’s and the Region’s long term vision of complete streets; and
- The policies should be strengthened to recognize the importance of compatible land uses near major goods movement facilities and corridors to maintain an efficient transportation system.

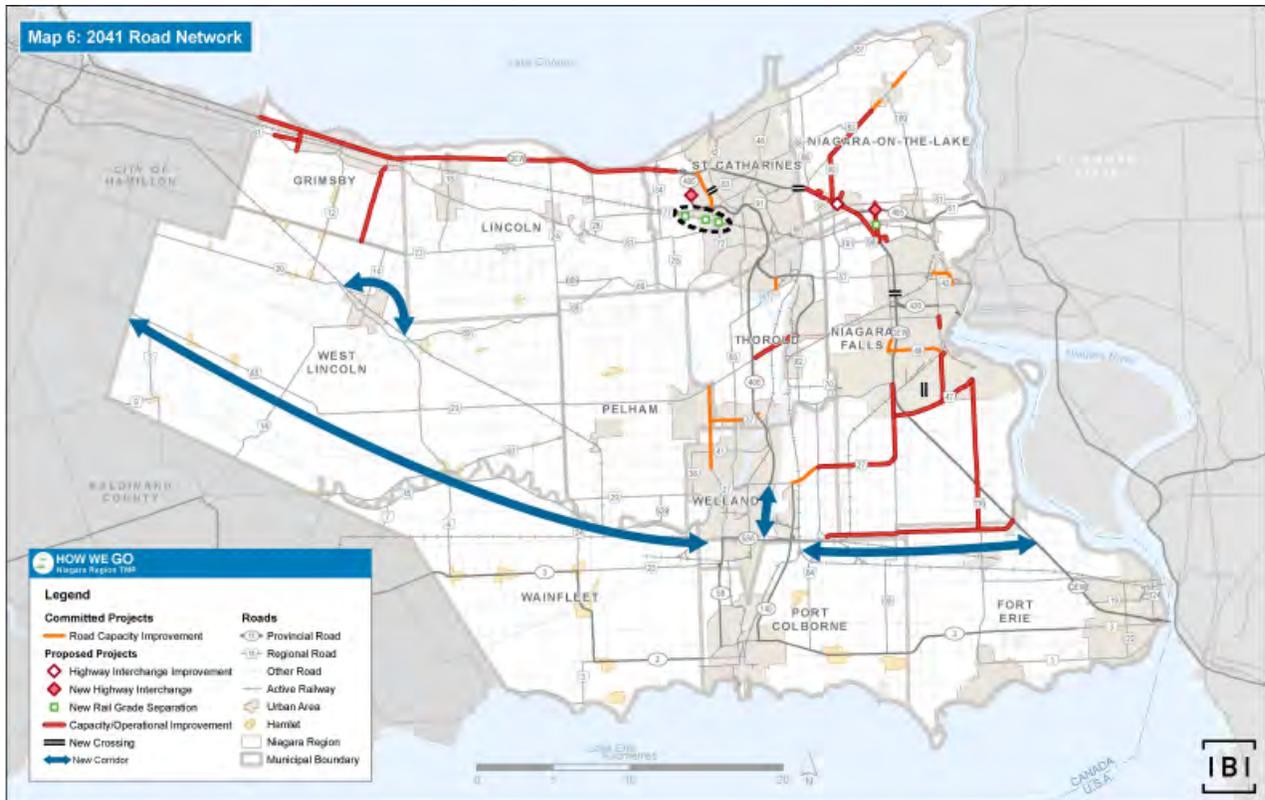


Figure 15: [Map 6](#): 2041 Road Network

### 3.2 Complete Communities



The term “complete communities” refers to a concept that aims to design and develop places that serve the daily needs of residents by providing access to an array of jobs, investment and education opportunities, community services and amenities, parks and recreation facilities, retail options, housing options and active and public transportation.

There are many policies in the current Official Plan that already address the concept of complete communities. Section 2 of the current Official Plan deals with Community Strategic Directions and includes goals and objectives related to the provision of the

elements of a complete community, including community services and community uses, good community design, social inclusion and affordable housing. The current Official Plan also contains City-wide land use policies that deal with the elements of complete communities, including:

- Parks, open space and recreation, recognizing that parks are important in providing linkages between important destinations;
- The Welland Recreational Waterway, recognizing that public access to the Recreation Waterway is very important;
- Transportation, recognizing that the transportation system must be integrated to move goods and people, including active transportation connections; and
- Art, culture and heritage, recognizing that Welland is made up of many cultural resources.

These are all good policies that will be carried forward into the updated Official Plan. The opportunities presented through our background review and arising from feedback received from the public and stakeholders has led to the development of policy recommendations to be considered for the City’s Official Plan Update, as outlined in this section of the report.



**3.2.1 Urban Design and Placemaking**



Urban design is the art of creating and shaping cities and plays a key role in the development and success of complete communities. Currently, the Urban Design policies of the Official Plan are found throughout the Official Plan as they relate to the various land use designations. As noted in our Background Review report, there are opportunities to bolster the policy language of the urban design policies, as well as to re-organize some of the existing policies and create new policies within the Plan.

The Background Review report introduced the concept of Placemaking, and much feedback was received from the public and stakeholders on this topic. Placemaking is a multi-faceted approach to the planning, design, and management of public spaces. There is an opportunity to introduce a placemaking lens to the updated Official Plan and its implementation through a collaborative, community process for the development and

management of public spaces, as well as specific policies to explain and encourage placemaking practices.

This section of the report includes urban design and placemaking policy recommendations.

#### Recommendations:

- Urban design policies as they pertain to different land use designations should remain. This approach of having urban design policies throughout the plan ensures that urban design is at the forefront of land use planning decisions;
- The updated Official Plan should have a section of urban design policies that apply to all parts of the City including but not limited to, high-quality design and buildings, age-friendly design, well-designed and functional streetscapes, appropriate transitions, complimenting existing character, promoting sustainable practices, integration of the environment, the impact of design on human health and wellness and the creation of well-defined centrally located public spaces;
- Policy 4.2.3.17 of the current Official Plan calls for the development of Urban Design Guidelines. The City developed Urban Design Guidelines in 2014 and this policy should be updated to reflect the document;
- The new design policies of the Official Plan must be comprehensive enough to appropriately guide City-wide urban design in a consistent and high-level manner that blends and incorporates the direction from both the City's and the Region's Urban Design Guidelines;
- To ensure adaptability and flexibility as Welland continues to grow, the City's urban design policies should be structured to encourage development that may evolve and change over time, which may be achieved through specific street and block and/or built form guidance;
- The recently planned Northwest Welland Secondary Plan urban design policies and guideline documents should also be considered in the development of City-wide Urban Design policies;
- Within the new City-wide urban design section of the Official Plan, policies should be considered that provide more detailed design direction for the public realm in order to provide a framework for the development of the spaces in between individual sites;

- Such public realm policies would include directions for public parks, squares and urban squares, roads and lanes, views and focal points, the pedestrian environment and streetscape design. The policies should focus on placemaking, ensuring a primary focus for land use patterns and decisions, the design and programming of public spaces, as well as investment decisions;
- Placemaking policies should address age-friendly and accessible design as well as encouragement for placemaking initiatives such as tactical urbanism and community-initiated public art programs to enable a community-oriented approach to the design of streetscapes and urban landscapes;
- The integration of placemaking policies and practices should be incorporated into the vision of the Official Plan where applicable, including within but not limited to sections 2.3 (Complete Community), 6.2 (Parks, Open Space and Recreation) and 6.4 (Transportation) of the current Official Plan; and
- The new Official Plan should consider stronger policy direction on sustainable design practices, including policies to encourage the application of green construction standards for development, and direction for the establishment of a sustainability checklist to evaluate development proposals.



**3.2.2 Active Transportation and Transit**



Active Transportation and Transit are important components of a complete community. These matters are addressed primarily within Section 6.4 of the City’s current Official Plan, however as noted in our Background Review, there is an opportunity to bolster these policies to emphasize the importance of ensuring a well-connected City not only through roads, but also through active transportation and transit connections.

Recommendations:

- The overall vision (goals and objectives) for the Welland Official Plan is not reflective of the importance of public transit and active transportation systems in the development of a complete community. It is recommended that the strategic direction of Section 2.3.2 be updated to place greater emphasis on active transportation and transit with policies speaking to mode share, transit, active transportation, and the pedestrian network in the development of a complete community;
- The policies of the Official Plan should reflect the Region’s and City’s most recent transit and trail plans, including the Community Trails Strategy, and should provide direction for the implementation of new active transportation or transit routes;
- In supporting active transportation and transit connectivity, a new Transit and Active Transportation Route schedule should be prepared which shows existing and planned trails, bicycle network and transit routes, based on the Community Trails Strategy (see **Figure 16**, showing candidate on-road and off-road routes);
- The transportation policies should be updated to ensure consistency with the Region’s long-term vision for the transportation network found in the Region’s Transportation Master Plan (2017);

- While the current Official Plan contains some policies on trails throughout the document, there are no direct policies or a section within the document that addresses active transportation. The Official Plan should be updated to include a new section on active transportation, including policies addressing implementation mechanisms geared towards achieving the active transportation and transit objectives of the City;
- The Official Plan should introduce policies that support the construction of transit and cycling infrastructure in a complete streets approach when streets are being upgraded or new streets are being planned;
- In support of the above recommendation, detailed complete street and streetscape design policies should be considered that demonstrate how different modes should be accommodated within the City;
- A policy should be included directing the City to prepare a Transportation Master Plan to further support the advancement of active transportation within the community through the maintenance and upgrades to existing roads and planned future roads;
- The policies within section 6.4 of the Official Plan should be bolstered to include policies to implement the suggestions from The Niagara Transportation Master Plan to encourage carpooling, park and ride lots, paid parking initiatives and workplace-based commuter programs;
- With new transportation technologies and trends becoming available, the Official Plan should include policies to guide programs such as car ride share platforms and car share programs; and
- As a means to promote transit use and connectivity to the active transportation network, the Official Plan should require the preparation of a transportation demand management strategy as a component of any medium to high-density development application.

# Map 6. Candidate On-Road & Off-Road Routes

## CITY OF WELLAND COMMUNITY TRAILS STRATEGY

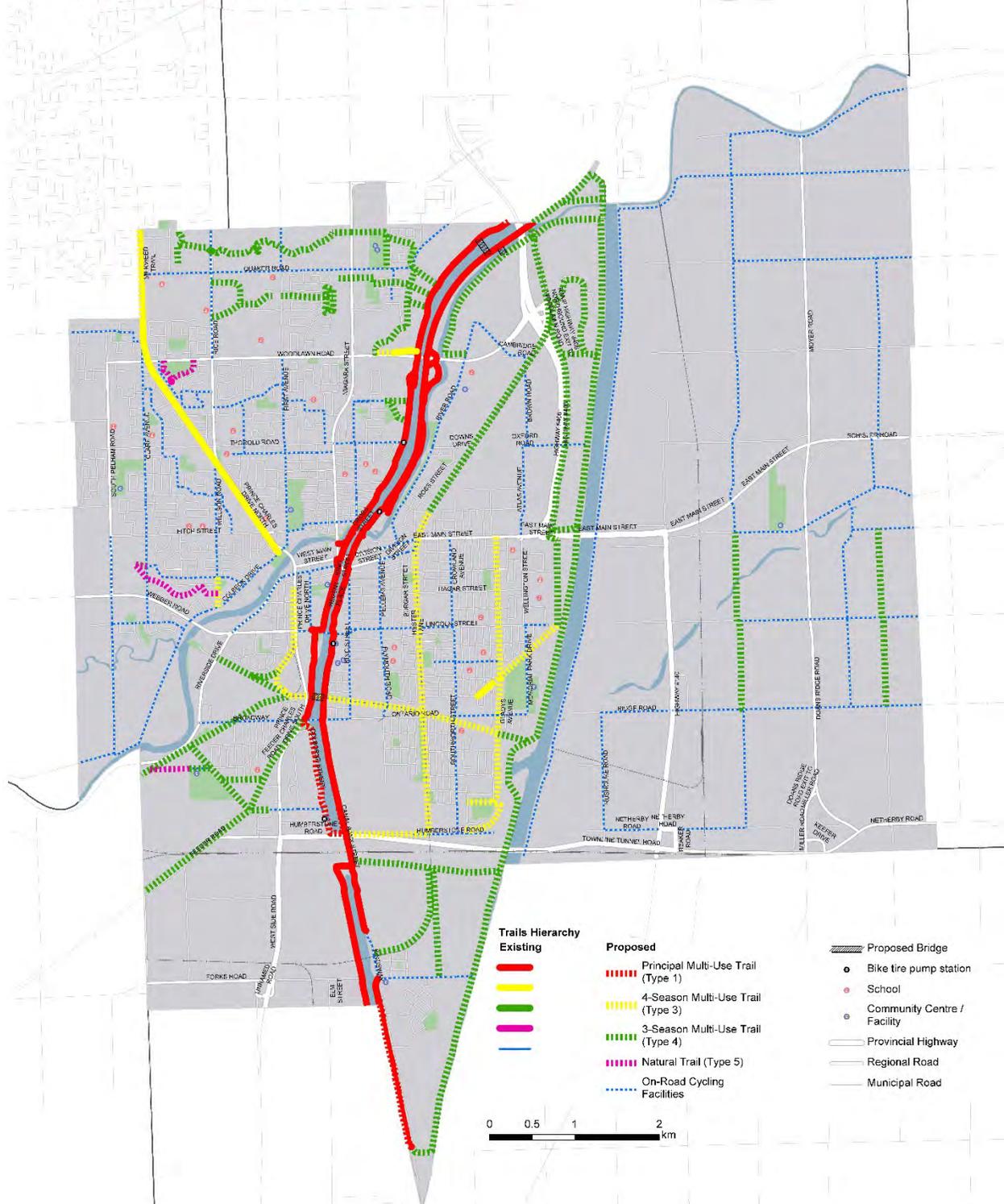
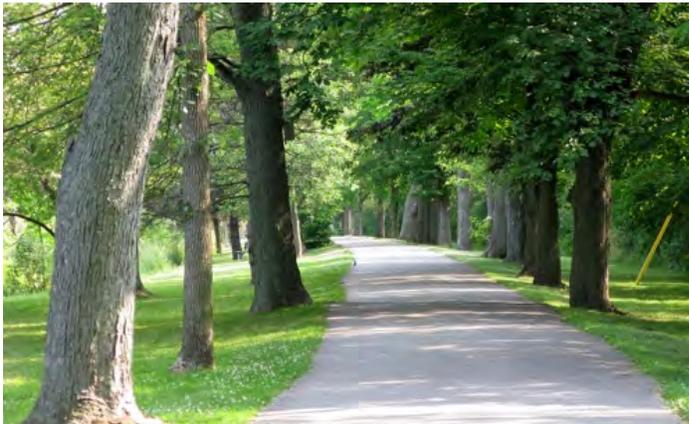


Figure 16: Community Trails Strategy

**3.2.3 Parks, Open Space, Community Services and Facilities**



Section 6.2 of the Welland Official Plan is dedicated to ensuring an integrated system of parks, open space and recreational opportunities within Welland, which are developed to meet the needs of all residents in order to contribute to the development of a healthy, strong and complete community. It is recommended that these policies be maintained and bolstered where appropriate in relation to the

placemaking recommendations previously addressed in this report, as well as incorporating recommendations from other documents such as the Parks and Recreation Master Plan.

In addition, as noted in the Background Review and in a response to feedback received from the public and stakeholders, the concept of community hubs, referring to the co-location of community facilities and uses under one roof, should be introduced into the Official Plan.

Recommendations:

- Urban design and placemaking policies should relate directly to parks, open spaces and community facilities, with a focus on building design, the public realm, accessibility and age-friendly design, encouragement for public art and tactical urbanism in these spaces;
- The City’s Parks, Recreation and Culture Master Plan provides a list of 47 recommendations to direct the City’s parks, open space and cultural assets for the next 10 years. While many of the recommendations stem from existing direction and policies within the current Official Plan, one of the recommendations includes the establishment of a “percent of public art” concept within the Official Plan, which addresses the idea of a potential funding source for the City’s public art fund through the development approvals process;
- Based on direction from the PPS and Growth Plan, the Official Plan should include policies to introduce and identify community hubs including within existing community facilities, which shall encourage the co-location of community facilities to facilitate multiple community uses under one roof or facility;

- The new policies for community hubs should be in line with the Region’s policies on community hubs which state that community hubs should be permitted on City-owned institutional properties, and that the establishment of new community hubs should be directed to existing institutional sites;
- The Official Plan should expand the list of permitted uses within existing community facilities to incorporate all types of community uses in order to facilitate community hubs; and
- Community hubs should be permitted as-of-right within all land use designations to encourage the development of new community facilities.



### 3.2.4 Cultural Heritage

Section 6.6 of the Welland Official Plan is dedicated to recognizing, maintaining and enhancing the City’s cultural heritage resources and attributes. There is an opportunity to tie placemaking to the current policies, as well as include more comprehensive policies that thoroughly outline the processes and criteria for designating and protecting cultural heritage resources.



### Recommendations:

- The cultural heritage policies within Section 6.6 should be bolstered to include criteria for identifying and/or designating cultural heritage resources;
- This section of the Official Plan should also include guidance for the preparation of heritage impact assessments and cultural heritage evaluation reports;
- The policies should relate back to the urban design and placemaking policies within the new recommended urban design and placemaking section of the Official Plan to reinforce the link between cultural heritage resources, the public realm and placemaking;
- A policy should be included with respect to the utilization of public art to celebrate Welland's cultural heritage resource, as well as to enhance existing cultural heritage resources where appropriate; and
- The policies should be updated in compliance with the most recent amendment to the Ontario Heritage Act.

## 3.3 Environment

The City's current Official Plan contains many policies to address environmental matters related to the City's natural heritage system and climate change. This section of the report includes policy recommendations for both of these topics, as well as policy recommendations for the City's urban forest.

### 3.3.1 Natural Heritage System

A key aspect in this Official Plan Update is balancing the City's growth requirements with the requirement to protect and enhance the natural heritage features and the natural heritage system. The Natural Heritage and Forestry Guidelines Policy Review conducted by GEI Consultants – Savanta Division provides a comprehensive review of the policy framework and an analysis of gaps and opportunities in the City's Official Plan.

This section of the report contains recommendations for improvements to the City's NHS policies, primarily related to language and terminology.

### Recommendations:

- There are new terms that should be added as well as existing terms that should be revised in the Official Plan's glossary to be consistent with and conform to Provincial policies:

- The current definition of ‘fish’ in Section 8.0 should be revised in accordance with the definition provided within the Fisheries Act;
  - Water resource systems should be clearly defined, as per the PPS;
  - The definition of ‘Endangered species’ and ‘Threatened species’ should be revised to reference classifications assigned by COSSARO, as identified on the SARO list;
  - The definitions of ‘Habitat of Endangered and Threatened Species’ and ‘Significant’ in regard to the habitat of endangered and threatened species should be amended to adhere to the habitat definition provided under the ESA (2020);
- The existing Official Plan Policy 6.1.2.3.F should be updated to note that all projects or activities that have the potential to impact fish or fish habitat should be submitted to Department of Fisheries and Oceans (DFO) through the “Request for Review” process;
- A photograph showing a wide river with a boat in the middle ground. The river is surrounded by green trees and vegetation. In the foreground, several wooden posts are visible in the water, possibly part of a habitat restoration project or a fishing structure. The sky is clear and blue.
- Policy 6.1.2.3.C should be revised to reflect Provincial and federal exemptions with respect to the habitat of endangered and threatened species;
  - Policy 6.1.3.2 B should be updated to include a policy framework for a woodland compensation plan;
  - Policy 6.1.3.3 should be expanded to include a policy framework for water demand management strategies;
  - It is recommended that text referencing water resources, surface water and/or groundwater under the current Official Plan be revised to refer to ‘water resource systems’ to ensure that all components of the system are appropriately evaluated;
  - Policies to address environmental lake capacity should also be added to the revised Official Plan, in compliance with the PPS (2020);
    - These policy changes could include a revision to Policy 6.1.2.1.A of the current Official Plan (2019) to add a provision to address linkages and associated functions in the context of systems “which are necessary for the ecological and hydrological integrity of the watershed”;
  - A policy should be added to promote the long-term protection of key hydrologic features, key hydrologic areas, and their functions consistent with Provincial direction; and

- The Natural Heritage System should be updated to be consistent with the Draft Niagara Region Official Plan (2022) Natural Heritage System and Water Resource System mapping.

### 3.3.2 Climate Change

Chapter 2 of the City's current Official Plan contains many community strategic directions related to Climate Change, including goals to reduce greenhouse gas emissions, the application of Leadership in Energy and Environmental Design (LEED) standards to development, and to encourage citizens, businesses, and organizations to take measures to adapt to climate change.

Section 6.1.3.4 of the current Official Plan also contains some City-wide policies that deal with air quality and climate change, including policies to encourage and support energy conservation, to consider flexibility in zoning and site planning with respect to building, landscape and lot standards, and policy direction for the City to develop and implement plans to address climate change in collaboration with the Region, the NPCA and other stakeholders.

Despite these existing policies addressing climate change, the current Official Plan does not directly address the importance of mitigating the impacts of climate change through the land use planning process. The following recommendations aim to address this.

#### Recommendations:

- A new section should be created in the Official Plan to contain policies to address climate change. These policies should be referenced throughout the Official Plan to reinforce climate change goals and objectives, whereas the current Official Plan does not do this;
- The Official Plan should include a policy to encourage the City to develop clean air initiatives in relation to development and future infrastructure projects;
- Policies should be added to encourage net zero developments and the use of resilient building materials for all development;
- Policies should be added to encourage the City to use green infrastructure where appropriate to ensure the growth of a resilient City;
- Policies to address the potential impacts of climate change on natural hazards should be incorporated into the Official Plan to reflect the Provincial policies on mitigating and preparing for climate change impacts;

- Additional policies should be added to the Official Plan to support on-site and local reuse of excess soil through the development approval process; and
- The climate change policies of the Official Plan should link directly to new policies to foster, encourage, and expand the urban tree canopy.

### 3.3.3 Urban Forest

The term “urban forest” refers to trees and naturalized areas within and surrounding the urban area of the City. As discussed in the Natural Heritage and Forestry Background Review, protecting and preserving the urban forest will be a key component in supporting a sustainable city and mitigating the impacts of climate change on the City of Welland.

Within the City’s current Official Plan, there are no policies specific to the management, preservation or enhancement of the urban forest. While some policies speak to the planting of trees within specific locations (e.g., Downtown Welland and the City’s Health and Wellness Cluster), there are no other policies that address forestry or tree preservation, particularly on private property.

Forestry guidelines are being prepared as a separate document in the next phase of the Official Plan Update Study. The intent of the guidelines is to provide guidance for tree preservation and replacement (through development), to identify threats to the canopy cover (caused by climate change and invasive species), and to identify tree coverage targets. In support of this document, the Official Plan should include policy direction to promote the protection and enhancement of the urban forest. This section of the report includes recommendations in this regard.

Recommendations:

- The Region’s Draft Official Plan includes a goal to enhance tree cover across the Region by the year 2051. The City of Welland Official Plan should include policies, within the climate change section referenced in the previous section of this report, to support the City’s goal to maintain and enhance vegetative cover within the urban area, on a broader scale than currently addressed in the current Official Plan, by:
  - Encouraging the protection of trees (within the public and private realms) through the development applications process;
  - Setting a tree canopy cover target for the City to support the Region’s goal within the Draft Regional Official Plan;

- Encouraging the City to develop programs to manage invasive species; and
- To support the implementation of urban forestry guidelines.

### 3.4 Agriculture

The City’s current Official Plan contains many policies relating to Agriculture, including community strategic directions in Section 2. Generally, the strategic directions support the protection of prime agricultural lands, discourage land fragmentation, support local food production and support agricultural best practices for land use compatibility.

Section 5 of the current Official Plan includes all the land use policies for Agricultural and Rural Areas, including policies requiring the protection of the long-term character of Agricultural and Rural Areas, as well as a policy providing direction to the City to undertake a future update to the Official Plan to allow for a greater range of value-added uses than those currently permitted.



While there are many agricultural policies that apply to the Rural and Agricultural Areas of the City, there are no policies within the current Official Plan on urban agriculture. Urban agriculture refers to agricultural activities occurring within the urban area, including such uses and activities as the growing of crops on private lands, raising animals, community gardens or small-scale sales of agricultural products, all at a scale that is compatible with its surroundings.



This section of the report provides recommendations to bolster the agricultural and rural policies of the current Official Plan.

Recommendations:

- Recognizing that the current Official Plan directs that a greater range of value-added uses should be permitted within the agricultural area, the policies need to be updated accordingly. The Draft Regional Official Plan permits agriculture-related uses and on-farm diversified uses in both prime agricultural areas and on rural lands subject to specific criteria, including that “the use is consistent with and maintains the character of the agricultural area”. Rather than limiting permitted uses to a specific list, it is recommended that the Official Plan be updated to permit agriculture-related uses and on-farm diversified uses based on criteria included within the Draft Regional Official Plan;
- Policies should be included within the Official Plan to encourage road and active transportation improvements that facilitate connections between the Agricultural and Rural Areas to the Urban Area;
- With respect to urban agriculture, the Official Plan should include a new policy section to address urban agriculture and permitted uses within the urban area;
- Based on feedback received from the public and stakeholders, certain urban agriculture uses such as the growing of crops on private lands and community gardens should be permitted as-of-right in all land use designations in the City;
- The raising of animals should be permitted within the residential land use designations in the City, limited to chickens only, and subject to compatibility criteria based on minimum lot characteristics; and
- In addition to such permissions in the Agricultural Area and on Commercial designated lands, agricultural value-added uses such as small-scale sales of agricultural products should be permitted within Institutional Area designation including in conjunction with events such farmers markets.

### **3.5 Archaeological Policies**

Section 7 of the current Official Plan provides policy direction for when an archaeological study is required for development or site alteration. The Draft Niagara Region Official Plan acknowledges that Niagara Region is situated on Treaty Lands and contains both

Indigenous and European archaeological resources, and provides policies for preserving these resources. The Draft Niagara Region Official Plan also provides policies that local municipalities shall include within their Official Plans.

Recommendations:

- An additional section should be included within Section 7 of the Official Plan to introduce the following policy directions:
  - A requirement to consult the Region's archaeology policies and Archaeological Management Plan for any archaeological assessment or work undertaken within the City;
  - Prohibiting development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved or investigated and cleared by the Province;
  - Protecting unexcavated archaeological sites and archaeological resources against disturbance until all required assessments are completed;
  - Where an archaeological assessment is required, the assessment will be conducted in accordance with the Province's standards;
  - Where a site is within an area of archaeological potential as determined by the Region, the Region shall be circulated;
  - A municipal Environmental Assessment project will review the archaeological potential areas identified by the Region and determine if archaeological assessments are required;
  - Promote the conservation of archaeological resources by:
    - Requiring the completion of an archaeological assessment by a licensed archaeologist for any site alteration or development of a property within an area of archaeological potential;
    - Requiring an acknowledgement letter from the Province verifying the archaeological assessment is compliant;
    - Including standard clauses addressing unexpected archaeological finds within all draft plan approvals and development agreements;
    - Ensuring that if undiscovered archaeological remains and/or resources are found during construction, all activities must cease, and follow the emergency protocols for unexpected discovery of archaeological resources; and
    - Requiring that when an archaeological assessment is completed, a copy of the assessment and Provincial acknowledgement letter will be provided to the City and Region.

### 3.6 Implementation

Section 7 of the current Official Plan contains various implementation policies that address many of the administrative matters on how to interpret and apply the various policies of the Official Plan, as well as the application of other planning and regulatory tools to implement the policies of the Official Plan.

Generally, these policies will be maintained and reflected in their current form within the updated Official Plan. However, the policies do not address Community Planning Permit Systems and the implementation of a Community Planning Permit By-law.

A Community Planning Permit (CPP) By-law is a land use planning tool that combines Zoning By-law Amendments, Minor Variances, and Site Plan applications, into a single application and approval process. A CPP By-law can also regulate matters that typically fall outside of zoning, such as site alteration, grading, tree removal and natural feature protection. As such, a CPP By-law is intended to streamline the development approvals process.

Prior to establishing a CPP By-law within a municipality, the municipality’s Official Plan must contain enabling policies to allow for the implementation of the CPP By-law.

In addition, with respect to the City’s consent policies, policy 7.9.1 limits the creation of new lots within the Urban Area to two (2) through the consent process. There is an opportunity to eliminate the maximum number of new lots that can be created through consent to facilitate and promote intensification.

#### Recommendations

- Section 7.9.1 of the Official Plan should be updated to eliminate the maximum number of lots that can be created through the consent process within the Urban Area;
- An additional section should be included within Section 7 of the Official Plan to include the required enabling policies for the establishment of a CPP By-law. This should be done to ensure that should the City decide to implement a CPP By-law in the future, that an Official Plan Amendment will not be required at that time. The enabling policies must address the matters set out in the applicable Provincial Legislation, including the following key matters:
  - The location for which the CPP By-law will apply; and
  - A list of what the CPP By-law will address, which should include permitted and discretionary uses, performance standards, requirements for notification, the process of amending or varying the by-law, and the establishment of classes of development permits.

- It is recommended that the enabling policies establish that the entire City be identified as an area where the CPP By-law could apply.

## 4 Next Steps



This Policy Directions Report will be reviewed by City Staff and the Project Steering Committee. Following this review, the Report will be released to the public.

Phase 3 of the Study will involve the preparation of Draft Updated Official Plan policies. The Draft Official Plan policies will then be circulated to the public for review and comment as well as to the Steering Committee.

# APPENDIX A – Visioning Workshop Presentation



## APPENDIX B – Visioning Survey Results



# APPENDIX C – Open House Presentations



# APPENDIX D – Preliminary Policy Directions Survey Results



# APPENDIX A – Visioning Workshop Presentation





# Welland Official Plan Update

Virtual Visioning Workshop

September 29, 2021



# Consulting Team and City Staff



- **SGL Planning & Design**

- Paul Lowes
- David Riley



- **City of Welland**

- Grant Munday
- Rachelle Larocque
- Nicolas Aiello



- **urbanMetrics**

- Craig Ferguson



- **Savanta (GEI)**

- Megan Rochon

# Share your Ideas: How to Participate

- **Interactive Presentation**

- During this live presentation, visit [www.menti.com](http://www.menti.com)
- Enter in code: **1486 6392**
- Provide your feedback in real time!

- **Online Survey**

- <https://yourchannel.welland.ca/city-of-welland-official-plan-update>
- Click on “**Take Survey**”
- Also, click on “**Map**” (Let us know your favourite places in Welland!)

- **E-mail your comments**

- Nicolas Aiello: [nicolas.aiello@welland.ca](mailto:nicolas.aiello@welland.ca)

# Project Overview

WE ARE  
HERE!



**Phase 1:**  
Project Initiation  
and Background  
Review



**Phase 2:**  
Draft Policy  
Recommendations



**Phase 3:**  
Draft Official Plan



**Phase 4:**  
Final Official Plan



**Approval**

# What is an Official Plan?

- An Official Plan sets out the long-term land use vision for a municipality.
- It includes policies to:
  - Guide and manage growth and development;
  - Protect and enhance natural environmental features;
  - Ensure the adequate provision of infrastructure (roads, sewers, water, stormwater management facilities);
  - Ensure the provision of community facilities and open spaces;
  - Protect important cultural and heritage resources.

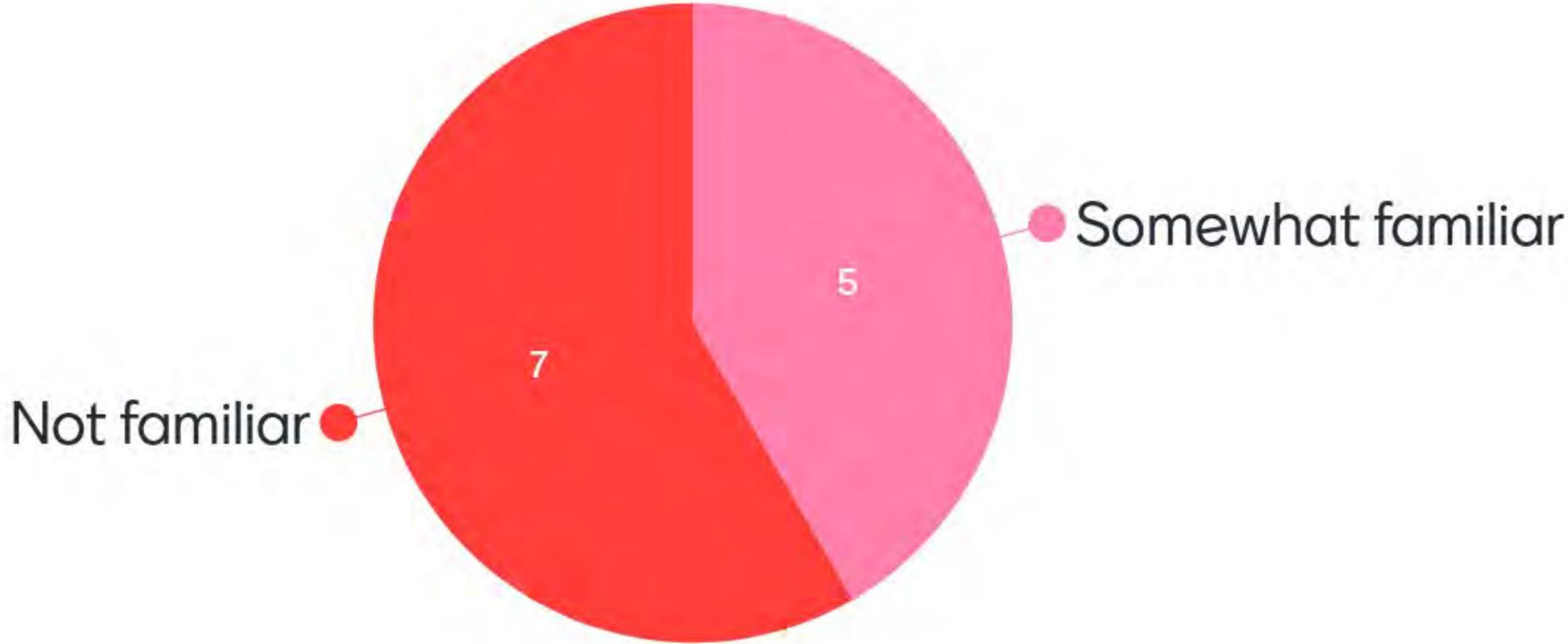


# Why do we need to Update the Official Plan?

- There is a need to periodically update the Official Plan to ensure that it reflects updated Provincial and Regional policies
- The Official Plan will guide growth and manage change for the next 30 years

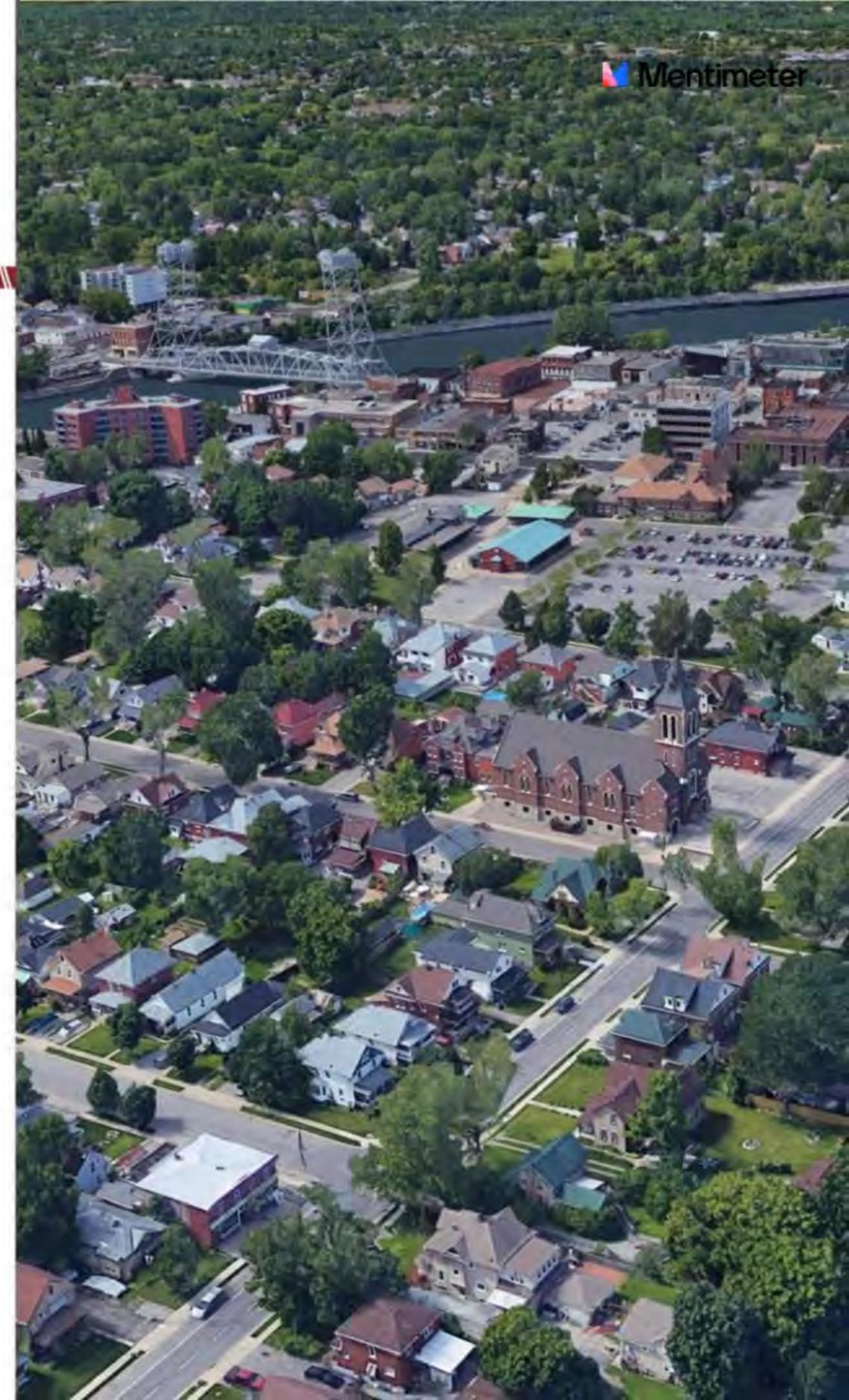


# How familiar are you with the City's existing Official Plan?



# Official Plan Vision

- Currently, the Official Plan contains goals and objectives to guide growth and development in a direction that is sustainable, responsible, and efficient.
- The following are words taken directly from the City's existing Official Plan:
  - **A leadership community;** where the City leads by example and strengthens the ties of leadership in sustainability, environment, society and culture;
  - **A complete community;** meeting all the needs for daily living through convenient access to an appropriate mix of jobs, services, a full range of housing and community infrastructure through affordable housing, schools, recreation and open space;

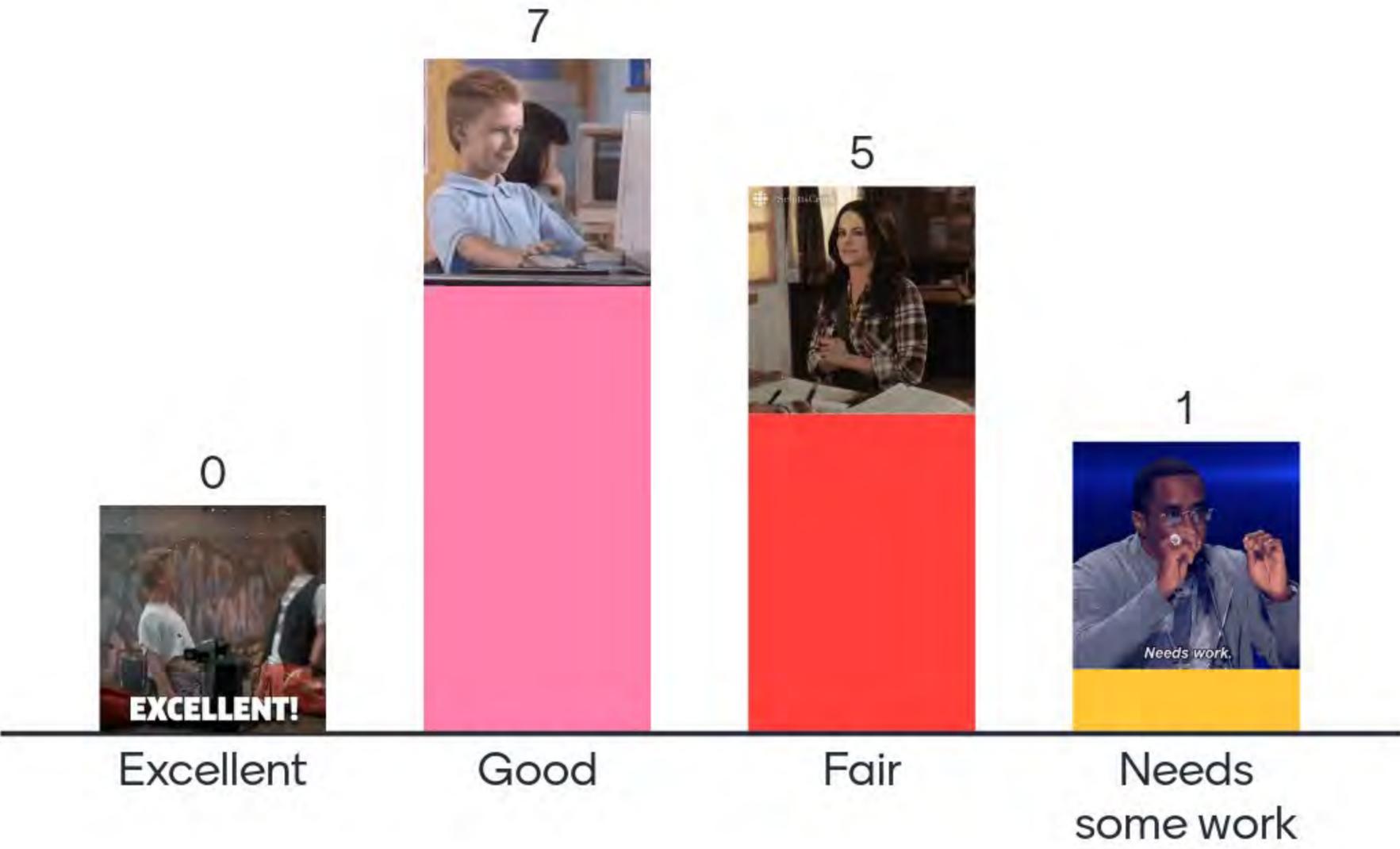


# Official Plan Vision

- Continued...
  - **An economic gateway;** where opportunities for economic development are leveraged by proximity and geography;
  - **A sustainable City;** through implementing technologies, policies, guidelines and practices that support sustainability amongst citizens, businesses, agencies and governments;
  - **A safe, healthy and accessible City;** by providing and promoting barrier-free design, health and wellness in the community, encouraging sport and public recreation, and safety in neighbourhoods;
  - **A proud and attractive City;** supporting heritage and cultural events, strengthening art



# How would you rank these goals and objectives?



# Official Plan Vision

- We are looking to develop a **vision statement**
- A **vision statement** helps to guide the direction of policy in the Official Plan
- It should represent the fundamental values of Welland





# Background Review

- Growth Management
- Complete Communities
- Economy
- Environment / Forestry



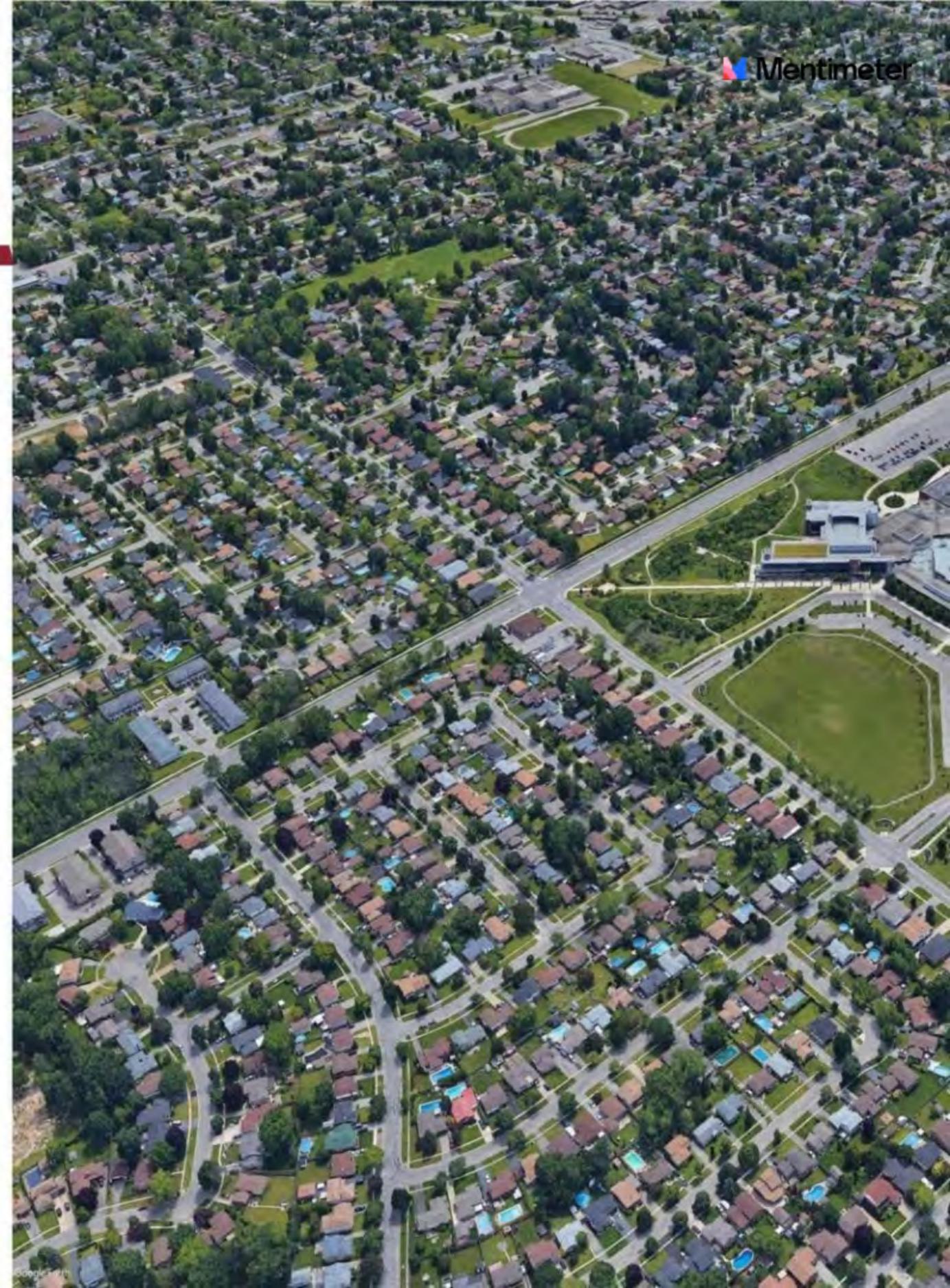
# Growth Management

- What is Growth Management?
  - These are the collective set of policies, goals and objectives dealing with:
    - Welland's capacity to accommodate future population and job growth;
    - Where that growth should occur; and
    - What that growth should look like.
  - The Region of Niagara Official Plan establishes the following for each local municipality:
    - Population and job forecasts;
    - Minimum density targets for Designated Greenfield Areas; and
    - Minimum intensification targets
  - The City's Official Plan must conform to the Region's Official Plan



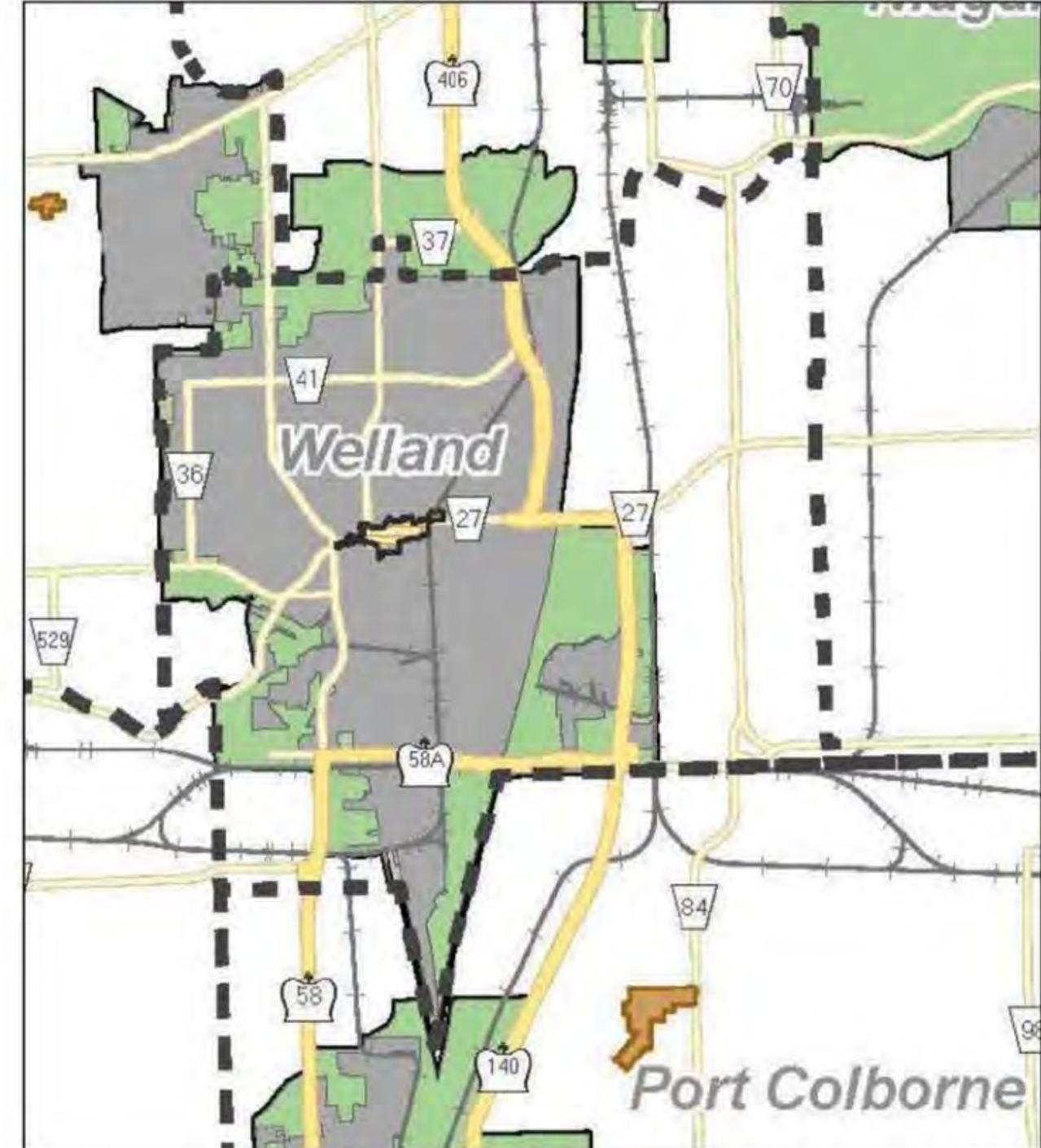
# Growth Management

- Population, Household and Job Growth:
  - 2051 Population: 83,000 people
    - 2021-2051 growth of 26,790 people
  - 2051 Households: 37,540 units
    - 2021-2051 growth of 13,930 units
  - 2051 Jobs: 28,790 jobs
    - 2021-2051 growth of approx. 10,750 jobs
  - Intensification Target: 75%

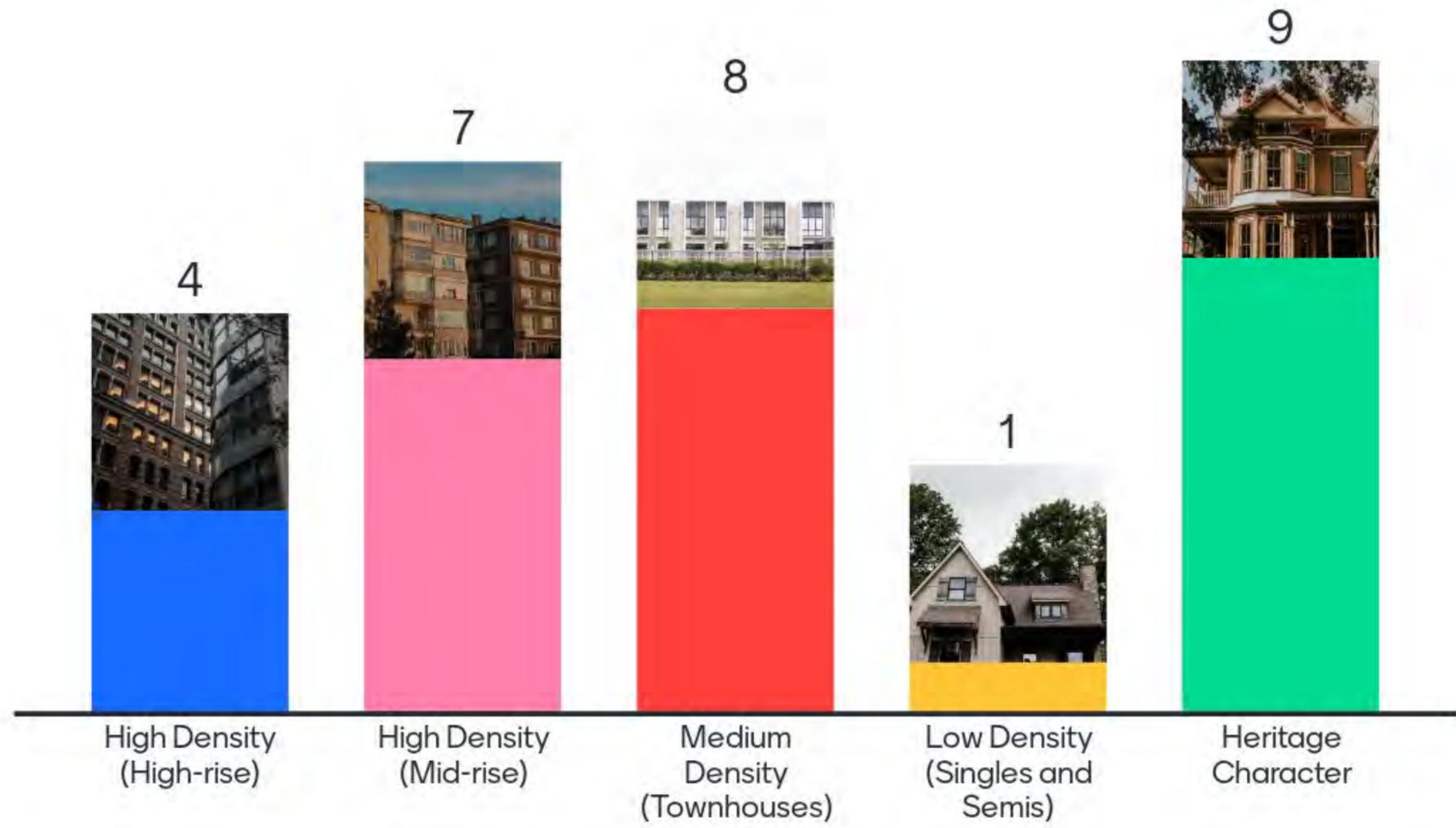


# Growth Management

- Welland must accommodate 75% of all new units to 2051 within the Built-up Area (Grey area on map)
- Much of this growth will occur within the ‘Downtown Welland Regional Growth Centre’.
  - 125 people and jobs per hectare by 2051
- Currently, the Official Plan directs intensification to the Downtown, brownfield sites, and lands along the Recreational Waterway



# What does growth in the Downtown look like to you?



# Complete Communities

- **What is a complete community?**

- The term “Complete Communities” refers to a concept that aims to design and develop places that serve the daily needs of residents by providing access to an array of jobs, investment and education opportunities, community services and amenities, parks and recreation facilities, retail options, housing options and active and public transportation.
- The City’s existing Official Plan addresses this concept, however there are opportunities for improvement.



# Complete Communities

- **Placemaking**

- Placemaking is a multi-faceted approach to the planning, design and management of public spaces.
- There are key elements that contribute to Placemaking, so let's talk about those in a bit more detail.
- **Function**
  - A mix of uses that attract a variety of people to meet their daily needs.
- **Connectivity**
  - Accessible and linked destinations through public transit and active transportation.
- **Perception and Image**
  - A certain image or sense of place for the Town.
- **Interaction**
  - Sufficient community amenities and services to facilitate social interaction.



# Complete Communities

- **Active Transportation and Transit**

- The City is currently working on the development of a transportation master plan, which addresses active transportation and transit.
- It will be important to ensure that the Official Plan includes reference to this document, including recommended trails and transit routes.
- Focus on connectivity across the City and between land uses to ensure the use of transit and active transportation modes.



# Complete Communities

- **Parks, Open Spaces and Community Facilities**
  - The Official Plan sets out policies to ensure the provision of parks, open spaces and community facilities.
  - Opportunity to introduce policies to address “community hubs”, and to encourage the co-location of community facilities



# What are your favourite places in Welland today?

Merritt Island, flatwater centre, Seaway mall

canal trails, parks, flower beds, wide open spaces

Merritt Park, Chippawa Park,

Chippewa Park, Trail along the Welland Canal,  
Flatwater Center, Welland Market

Seaway Mall

The water facilities to swim / paddle on the canal  
near bridge 13 is awesome, could be improved with  
an accessible ladder, etc

Downtown

Cooks Mills, canal trails, Merritt Island, green  
spaces, farm fields

Historic sections of Welland with homes and lovely  
landscapes

# What are your favourite places in Welland today?

Flat water Seaway mall Niagara street YMCA

Cooksmills

welland bridge 13

pride homeowners have in their property (eg lawn, flowers, etc)

Central Firehall, market square, court house

TREES Green space

Flower beds in little parkettes

Trails along the canal and waterways

The absence of intensification so that there are open spaces and roads that we can walk on without parked cars everywhere

# What are your favourite places in Welland today?

Trees, landscapes, safe places to walk

Merritt Island, Waterways, UNDEVELOPED waterways. Canal paths, agricultural lands, forested area along the river.



# Economy

- **Welland Economic Profile**
  - Welland's existing Official Plan contains policies to promote a healthy economy and to ensure the adequate provision of employment lands to accommodate new jobs.
  - Opportunities to focus on growth in the manufacturing sector, as well as on educational and healthcare sectors in and around the Downtown.



# Environment / Forestry

- **Environmental Policies**

- Welland's Official Plan needs to be updated to conform to Regional and Provincial policies

- **Forestry Policies**

- The Official Plan currently addresses woodlands, but there are no policies on canopy cover or targets, or invasive species.
- There are opportunities for new policies to address these matters in line with Provincial and Regional policies.

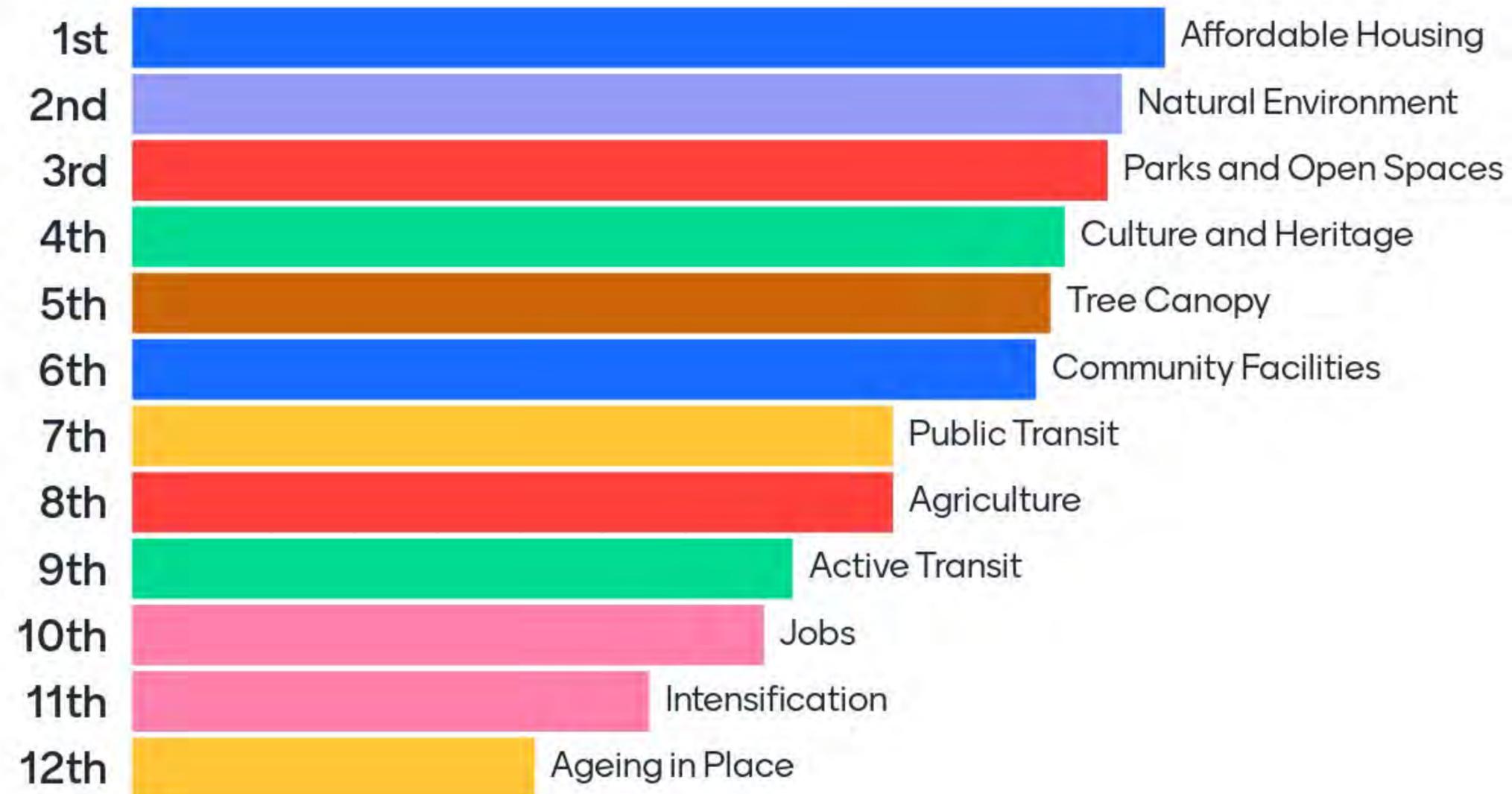


# Priorities

- The Official Plan touches on many theme/topic areas:
  - Growth management
  - Complete Communities
  - Infrastructure
  - Natural Environment
  - Forestry
- It is important to understand what these priorities are.

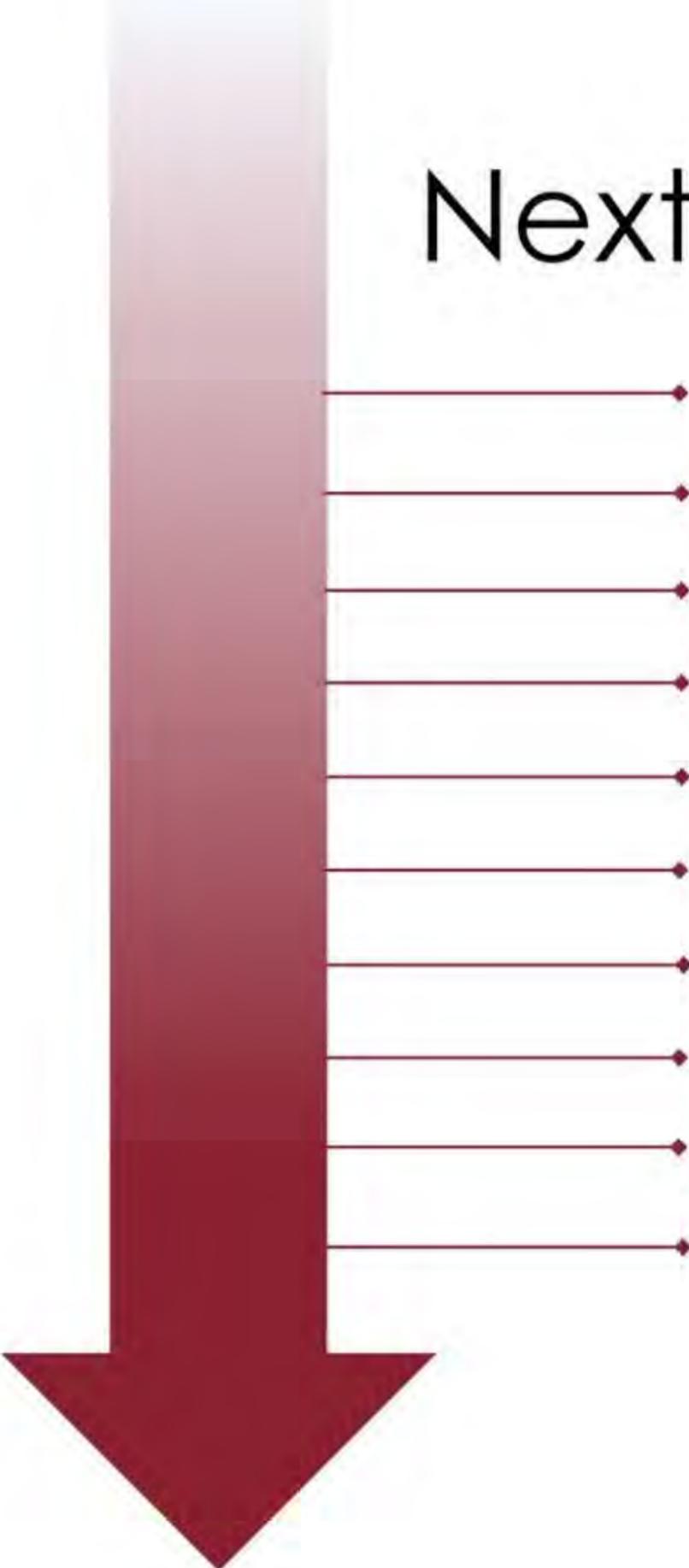


# Of the priorities listed here, please rank your priorities for Welland





# Next Steps

- 
- ◆ Online Engagement – Now Live (Website and Survey)
  - ◆ **Public Visioning Workshop (September 29)**
  - ◆ Public and Stakeholder Consultations (October to December)
  - ◆ Prepare First Draft Official Plan (November to December)
  - ◆ First Draft Forestry Guidelines (November to December)
  - ◆ Revisions to Draft OP and Forestry Guidelines (January to mid February 2022)
  - ◆ Public and Stakeholder Consultations (February to March 2022)
  - ◆ Prepare Final Official Plan and Forestry Guidelines (March to April 2022)
  - ◆ Public Meeting (May 2022)
  - ◆ Approval (June 2022)

# Thank you



# APPENDIX B – Visioning Survey Results



# Survey

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## **SURVEY RESPONSE REPORT**

06 September 2021 22 October 2021

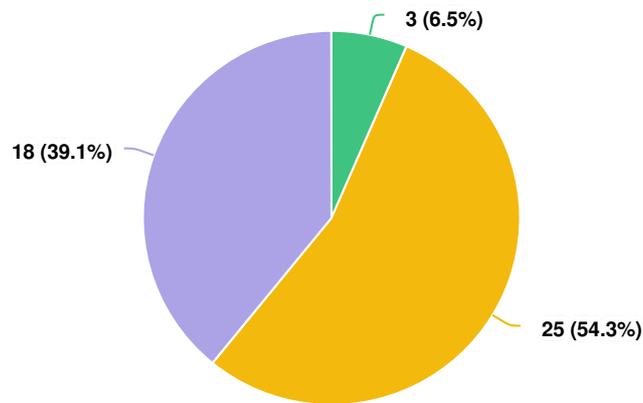
### **PROJECT NAME:**

City of Welland Official Plan update



SURVEY QUESTIONS

**Q1** | What is your level of familiarity with the City's existing Official Plan?



**Question options**

- Very familiar
- Somewhat familiar
- Not familiar

*Optional question (46 response(s), 1 skipped)*  
*Question type: Radio Button Question*

**Q2** | From the key elements of the existing Official Plan listed above, what are the key words that should be included within the City's Official Plan Vision? Please choose up to 5 words.

Wendy  
9/09/2021 09:25 AM  
Complete, Sustainable, Economic, Safe, Attractive

JamesTakeo  
9/09/2021 10:18 AM  
Complete, Safe, Sustainable, Attractive, Proud

Wanda Christopher  
9/09/2021 10:53 AM  
sustainable, safe, responsible, economic, cultural

Sj  
9/09/2021 11:07 AM  
Community, healthy, economy, supportive

Wellbrook2  
9/09/2021 01:26 PM  
Sustainable

Lolita Defreitas  
9/09/2021 01:53 PM  
Welcome to Wonderful Welland

cp  
9/09/2021 08:12 PM  
complete community, economic gateway, sustainable

gdemontmollin  
9/10/2021 08:32 AM  
proud attractive culture safe community

kattv  
9/13/2021 08:57 AM  
Safe, sustainable, attractive, growing community

Vanessa Milley  
9/14/2021 05:02 AM  
complete, sustainable, safe, Healthy & Accessible

Derlaine Brito  
9/14/2021 02:04 PM  
attractive city, economic getaway, sustainable

Pierrette  
9/15/2021 05:43 AM  
Green space, affordable house

Anonymous

9/15/2021 11:29 AM

A complete community

Anonymous

9/15/2021 11:49 AM

Respect for the Taxpayer.

Anonymous

9/15/2021 07:43 PM

heritage, sustainable, revitalized, inclusive, safe

Abedesky

9/16/2021 07:33 PM

Sustainability, Health, Safety, accessibility and leadership

Anonymous

9/16/2021 07:47 PM

Backyard hens Urban farming

Anonymous

9/16/2021 10:36 PM

Health, wellness, heritage, culture, recreation. Your survey is tainted in that I am limited to five words.

Anonymous

9/17/2021 05:40 AM

Affordable, jobs, technologies, responsible, efficient

Anonymous

9/17/2021 09:27 AM

Natural Wildlife Travel Destination

Anonymous

9/17/2021 11:41 AM

Allowing backyard chickens, as this adds a major factor to sustainability, providing families with food, as well as eliminating ticks amongst a laundry list of things chickens can provide.

Anonymous

9/18/2021 08:10 AM

Economic viability, transparency, accountability

Rick

9/18/2021 08:56 AM

More public access to canal

Anonymous

9/18/2021 12:33 PM

Roadway Widening Capacity Futureproof Traffic

Anonymous

9/22/2021 07:08 PM

accessible, sensible growth, strong infrastructure, sustainable green spaces

Anonymous

9/25/2021 07:42 AM

Transit (holidays inc)

Anonymous

9/25/2021 09:34 AM

Complete community driven by leadership

Anonymous

9/27/2021 08:09 PM

Sustainability, affordability, safe, healthy environment.

Anonymous

9/29/2021 03:58 PM

An equal balance that protects agriculture

Anonymous

9/30/2021 05:51 AM

Sustainable, responsible, attractive, strong community

Anonymous

10/01/2021 05:24 AM

Community approval

Anonymous

10/01/2021 06:52 AM

safe, healthy, accessible, sustainable, complete

Anonymous

10/01/2021 07:00 AM

attractive, heritage, safe, accessible, health & wellness, open space,

Anonymous

10/01/2021 08:27 AM

Sustainable, safe, economic gateway

Anonymous

10/01/2021 12:54 PM

Jobs, small businesses, jobs, jobs, jobs.

Anonymous

10/01/2021 03:11 PM

SeniorsHousing

Anonymous

10/02/2021 07:46 AM

Transit expansion, capitalizing on waterway building on entire length through city

Anonymous

10/02/2021 09:18 AM

Safe healthy accessible city

Anonymous 10/03/2021 01:09 PM	More rent geared to income
Anonymous 10/04/2021 04:09 AM	Sustainable, responsible, community, proud, healthy
Anonymous 10/04/2021 07:09 AM	Economic leadership proud and attractive city
Anonymous 10/04/2021 09:24 AM	Leadership, sustainability, safe, healthy
Anonymous 10/05/2021 07:55 AM	Environment, sustainable, biodiversity, economic, social
Anonymous 10/05/2021 08:40 AM	Infrastructure
Anonymous 10/06/2021 05:14 PM	Sustainable, Environment, Society
mwalshleone 10/13/2021 05:30 PM	sustainable recreation barrier free open space culture
Anonymous 10/21/2021 10:33 AM	transit accessible

**Optional question** (47 response(s), 0 skipped)

**Question type:** Essay Question

**Q3** | **Are there other words or phrases that you would like to see included within the City's Official Plan Vision? Please choose up to 3 words.**

Wendy 9/09/2021 09:25 AM	Inclusive
JamesTakeo 9/09/2021 10:18 AM	Clean, Caring, Compassionate
Wanda Christopher	affordable housing, city cleanliness, open space

---

9/09/2021 10:53 AM

Wellbrook2

responsible residential planning

9/09/2021 01:26 PM

cp

growth, housing, affordable

9/09/2021 08:12 PM

gdemontmollin

diverse

9/10/2021 08:32 AM

kattv

Family oriented

9/13/2021 08:57 AM

Vanessa Milley

welcoming, family, community

9/14/2021 05:02 AM

Anonymous

Wellness

9/15/2021 11:29 AM

Anonymous

Respect for citizens.

9/15/2021 11:49 AM

Anonymous

complete, leadership, urban

9/15/2021 07:43 PM

Abedesky

Green living, food security, personal freedoms

9/16/2021 07:33 PM

Anonymous

Urban farming

9/16/2021 07:47 PM

Anonymous

Rent geared to income. Again, your survey is tainted in that I am limited to three words.

9/16/2021 10:36 PM

Anonymous

Caring, compassion, community

9/17/2021 09:27 AM

Anonymous

Art, and community functions. Revitalizing the downtown and waterway to promote business tourism.

9/17/2021 11:41 AM

---

Anonymous

9/18/2021 08:10 AM

Recreational-draw Eco-tourism Lower taxes

Rick

9/18/2021 08:56 AM

No overcrowding population-wise

Anonymous

9/18/2021 12:33 PM

Developers City Planning

Anonymous

9/22/2021 07:08 PM

libability, public spaces, mindful growth

Anonymous

9/25/2021 07:42 AM

Family, community , safety

Anonymous

9/25/2021 09:34 AM

Health wellness accessible

Anonymous

9/30/2021 05:51 AM

Progressive (ideas and architecture) Accountable/Measurable  
(actually making this vision happen) Entrepreneurship (how is this  
being encouraged)

Anonymous

10/01/2021 05:24 AM

Community agreement

Anonymous

10/01/2021 06:52 AM

affordable, inclusive, protected

Anonymous

10/01/2021 08:27 AM

Inclusive,

Anonymous

10/01/2021 12:54 PM

Small businesses, city governance accoutability.

Anonymous

10/01/2021 03:11 PM

RentGearedToIncome

Anonymous

10/02/2021 07:46 AM

Lead by example.. not just words

Anonymous

10/02/2021 09:18 AM

Economic gateway

Anonymous

10/03/2021 01:09 PM

Policing on speeders-cars

Anonymous

10/04/2021 04:09 AM

Safe, accessible, heritage

Anonymous

10/04/2021 07:09 AM

Vision

Anonymous

10/04/2021 09:24 AM

Vibrant, Green, opportunity

Anonymous

10/05/2021 07:55 AM

Climate emergency, fair

Anonymous

10/05/2021 08:40 AM

Infrastructure

Anonymous

10/06/2021 05:14 PM

Environmental Sustainability, Social Sustainability

mwalshleone

10/13/2021 05:30 PM

inclusive/equity/diverse

Anonymous

10/21/2021 10:33 AM

walkable bike friendly diverse

**Optional question** (39 response(s), 8 skipped)

**Question type:** Essay Question

**Q4** | It is the year 2051, and Welland is a fantastic place to be because...

Wendy

9/09/2021 09:25 AM

We have accomplished our 2021 Official Plan. We are a safe, welcoming, economically vibrant, esthetically pleasing community that embraces all levels of society.

JamesTakeo

9/09/2021 10:18 AM

of the development along the recreational waterway and it's adjoining neighbourhoods, and maintaining and contributing to its natural surroundings, our community's most valuable asset, for all to enjoy.

Wanda Christopher

9/09/2021 10:53 AM

Community Leadership is strong, responsible and efficient.

Sj

9/09/2021 11:07 AM

Residents have a safe, active, inclusive place to live.

Wellbrook2

9/09/2021 01:26 PM

Because the city staff and council that is in office now will be gone.

Lolita Defreitas

9/09/2021 01:53 PM

Clean attractive downtown with lots of flowers, busy shops, cafes and restaurants with free parking and fun activities similar to Niagara on the lake. A destination in itself with beautiful scenic walks along the Welland canal, party boats on the Niagara river, water taxis, tour boats, paddle boats, water bikes, more emphasis on water activities. Livable community with lots of outdoor walking, biking and water activities. Develop access to the Welland canal paths from all the communities especially towpath road. So that wherever you live there is a path to walk along the river or canal. A covered year-round market with lots of free parking where farmers from all of Niagara can sell their good year round. A destination in itself. Clean up all the run down areas, address the drug problem and homeless people and do not permit beggars at the traffic lights. The city needs a significant facelift. So much potential and beauty but appears rundown. Have an annual Welland festival, Christmas festival, kite flying festival. Have a diversity festival with pavillions celebrating various ethnicities and their foods. Use the fairgrounds for more community activities.

cp

9/09/2021 08:12 PM

we have a variety of housing types and can walk to stores, shops....

gdemontmollin

9/10/2021 08:32 AM

it has a vibrant downtown core

kattv

9/13/2021 08:57 AM

It was well planned and guided through its development

Vanessa Milley

9/14/2021 05:02 AM

the families feel safe, people have jobs, the taxes are fair and properly used, people have enough freedom to enjoy thier lives, and enough structure to be comfortable.

Derlaine Brito

9/14/2021 02:04 PM

it is a safe place to live, with job opportunities, and affordable housing.

Pierrette

9/15/2021 05:43 AM

Green space, affordable housing and jobs.

Anonymous

9/15/2021 11:49 AM

we survived.

Anonymous

9/15/2021 07:43 PM

It is somewhere we can grow old and our children have opportunities to thrive here as well.

Abedesky

9/16/2021 07:33 PM

Welland is a diverse city with lots of opportunities for its citizens, people are able to live cooperatively and grow and raise their own food in a sustainable way

Anonymous

9/16/2021 07:47 PM

It's clean.

Anonymous

9/16/2021 10:36 PM

out of control development and corruption have been stamped out. Agricultural and green space have been preserved. Locally grown food is plentiful. Art, culture and recreation are revered by the City.

Anonymous

9/17/2021 05:40 AM

Its merged with a larger Niagara region and is operating efficiently and ethically

Anonymous

9/17/2021 09:27 AM

Of the bumpin' parties, great Pizza, events like Welland Floatfest, largest selection of Dispensaries per capita in Niagara

Anonymous

9/17/2021 11:41 AM

You will finally be able to have backyard chickens without having yo fight bylaws for years. Downtown will be full of independent shops. More cultural food choices by promoting and supporting small businesses.

Anonymous

9/18/2021 08:10 AM

We abolished council and bylaw enforcement nuisance complaints.

Rick

9/18/2021 08:56 AM

It did not grow too much but it has developed into a beautiful place to live, especially for retirees.

Anonymous

9/18/2021 12:33 PM

In 2021 it was a great place 30 years later even better parks canal family

Anonymous

9/22/2021 07:08 PM

City Councils finally stopped the mindless & irrational over-development of all empty chunks of land to appease the developers and paid attention to the needs and wants of its citizens for a more liveable city with a strong sustainable infrastructure.

Anonymous

9/25/2021 07:42 AM

Clean, affordable homes, family values,

Anonymous

9/25/2021 09:34 AM

It has open space and waterways with Safe, friendly residents and economic growth.

Anonymous

9/27/2021 08:09 PM

developers didn't dictate our future in 2021.

Anonymous

9/29/2021 03:58 PM

No one thing was catered to such as industry over agriculture or green space. Remembering that not everyone wants to live in a metropolis.

Anonymous

9/30/2021 05:51 AM

We have beautiful and accessible outdoor spaces for a variety of purposes (exercising, sports, community events, eating, playing). You can access all the services and infrastructure you need without having to leave the city. There are charging stations for electric cars, thriving local businesses that also mirror the values of the city plan (sustainability, responsibility, health). We have a council that is flexible and dynamic and responds to the concerns of its citizens, and the staff and departments of city hall function well together as a team.

Anonymous

10/01/2021 05:24 AM

City council had reduced property taxes

Anonymous

10/01/2021 06:52 AM

it is safe, affordable and friendly

Anonymous

10/01/2021 07:00 AM

lots of open space within untouched natural greenery.

Anonymous

10/01/2021 08:27 AM

That the city finally realized that development along the canal with LUXURY condos was the right thing. Never put affordable housing on the most expensive and best asset!!!

Anonymous

10/01/2021 12:54 PM

People have jobs (real, good wages, not only the minimum)

Anonymous

10/01/2021 03:11 PM

I would love to see more inner-city development vs. urban sprawl of single bungalows on virgin land. High rises are fine, as long as they are away from the waterways and forested areas. I would like to see East Main and Ross have some high density buildings, with some rent-g geared to income units included, for seniors 55+ and the disabled. Please leave our waterways and forested areas alone--- we need them for our recreation and to protect our wildlife and ecology.

Anonymous

10/02/2021 07:46 AM

Entertaining for all age groups and affordable housing to end homelessness here

Anonymous

10/02/2021 09:18 AM

People will come to see canal events held here

Anonymous

10/03/2021 01:09 PM

Robust downtown with quaint shops, even bring the Park theatre back to life. It's a memory we all have of a small theater and would bring memories to new citizens. Get the owners, with some help, to clean up King St. Citizens still live there. Our parks are great! I was born here and still live here. Do not use all of our green space, especially by the canal, for unaffordable apartment buildings to the average citizen. Don't make it a concrete city.

Anonymous

10/04/2021 04:09 AM

It will be the economic hub it once was.

Anonymous

Staff had the vision to believe in the city and make the changes

---

10/04/2021 07:09 AM

necessary to make Welland fantastic. Council does not have a vision

Anonymous

10/04/2021 09:24 AM

Individuals are able to live sustainably and enjoy their personal freedoms while being part of a thriving city.

Anonymous

10/05/2021 07:55 AM

A strong regional natural heritage system has resulted in a city that is fully functional with biodiversity, green spaces, and affordable housing built on a transit system to be proud of. The city is walkable, and urban sprawl has been prevented.

Anonymous

10/05/2021 08:40 AM

Updated infrastructure

mwalshleone

10/13/2021 05:30 PM

We have a systems of parks, green, open space and waterways that allow our residents to move through our city with ease by walking, cycling and along the water. Our residents are active, healthy and able to find work near-by or remotely. The college has a thriving campus, with excellent partnerships throughout Niagara. We have regional transit allowing us to move through Niagara and easy access to the GTA.

Anonymous

10/21/2021 10:33 AM

the downtown has been revitalized (if only!)

**Optional question** (45 response(s), 2 skipped)

**Question type:** Essay Question

**Q5 | What are your Top 3 great places in Welland today? Please list your answers below. You can also drop a pin for each of your 3 great places in the maps section on the main page of the project by clicking [HERE](#) .**

Wendy

9/09/2021 09:25 AM

Merritt Island, Chippawa Park, Welland canal trails

JamesTakeo

9/09/2021 10:18 AM

Guerrilla Park Rotary Park Chippawa Park

Wanda Christopher

Chippawa Park Welland Canal Farmers Market

---

9/09/2021 10:53 AM

Sj

Flatwater centre Recreational trail Recreational canal

9/09/2021 11:07 AM

Wellbrook2

Canal recreational trail, M.T. Bellies, fairground

9/09/2021 01:26 PM

Lolita Defreitas

Walkways along the Welland Canal Very breezy city.

9/09/2021 01:53 PM

cp

Merritt Island, the Welland International Flatwater Centre, Seaway Mall

9/09/2021 08:12 PM

gdemontmollin

Library, market, Merritt island

9/10/2021 08:32 AM

kattv

Hunters Point, Merrit Island, parks

9/13/2021 08:57 AM

Vanessa Milley

the parks and waterways the places of worship the places to shop and take recreation

9/14/2021 05:02 AM

Derlaine Brito

Merritt Island, Rotary Park, Canal Trail

9/14/2021 02:04 PM

Pierrette

Canal path and development of refection canal.

9/15/2021 05:43 AM

Anonymous

Welland Baseball complex Recreational trails Canal parkway

9/15/2021 11:29 AM

Anonymous

The Seaway Mall, Walmart, Canadian Tire

9/15/2021 11:49 AM

Anonymous

Chippawa Park, Flatwater Centre, Steve Bauer Trail

9/15/2021 07:43 PM

Abedesky

The Welland recreational canal, the farmland and natural parks.

9/16/2021 07:33 PM

Anonymous

9/16/2021 07:47 PM

Merrit Island Canal trail Chippewa Park

Anonymous

9/16/2021 10:36 PM

Merritt Island. Niagara College for education. Chippewa Park.  
Again, your survey is tainted because we are limited to three places.

Anonymous

9/17/2021 05:40 AM

Merritt Island, Canadian Tire, the canal

Anonymous

9/17/2021 09:27 AM

-GUERRILLA PARK -Welland Rotary Park / Scuba Park -Merritt Island

Anonymous

9/17/2021 11:41 AM

Taris on the water, the canal trails, my backyard and neighborhood.

Anonymous

9/18/2021 08:10 AM

Recreational waterway, Merritt Island, Young's Sportsplex

Rick

9/18/2021 08:56 AM

The Flatwater Centre, Seaway Mall, Chippewa Park

Anonymous

9/18/2021 12:33 PM

Canal, bridges, parks

Anonymous

9/22/2021 07:08 PM

Merit Island, the Recreational Waterway, Bradshaw & EC Brown parks

Anonymous

9/25/2021 07:42 AM

Used to be the canal which has been sold off to Toronto so thats no longer a place to relax. I love the library. The amphitheater in merritt park, welland canal monuments . used to be rotary park but the eyesore of the boathouse is there

Anonymous

9/25/2021 09:34 AM

Recreational waterway, amphitheater, trails and parks

Anonymous

9/27/2021 08:09 PM

Merritt Island. Our museum. Our market

Anonymous

9/29/2021 03:58 PM

any of the Parks

Anonymous

9/30/2021 05:51 AM

Recreational waterway Farmers market

Anonymous

10/01/2021 05:24 AM

Access to green space along recreational canal. Trails. Merritt Island.

Anonymous

10/01/2021 06:52 AM

Farmer's market, Merritt Island trails,

Anonymous

10/01/2021 07:00 AM

Tim Hortons, flatwater centre, Wellness Centre

Anonymous

10/01/2021 08:27 AM

Couldn't get my pin to drop. But the WIFC, Chippewa park, Taxis on the water restaurant.

Anonymous

10/01/2021 12:54 PM

The canal as it is. Stop building those ugly blocks of apartments).

Anonymous

10/01/2021 03:11 PM

Merritt Island. Canal Way. Welland River Forest.

Anonymous

10/02/2021 07:46 AM

Canal trails, Merritt Island, flat water centre

Anonymous

10/02/2021 09:18 AM

Canal, market square, Faith church

Anonymous

10/03/2021 01:09 PM

Chippewa Park. Merritt Island. Maple Park.

Anonymous

10/04/2021 04:09 AM

Flatwater centre

Anonymous

10/04/2021 07:09 AM

Chippewa park rose garden, Welland recreational canal, YSP

Anonymous

10/04/2021 09:24 AM

Recreational canal, farmland, greenspace

Anonymous

10/05/2021 07:55 AM

Welland Public Library Seaway Mall Niagara College

Anonymous

10/05/2021 08:40 AM

Infrastructure infrastructure infrastructure

Anonymous

10/06/2021 05:14 PM

Merritt Island, Chippawa Park, Welland River

mwalsheone

10/13/2021 05:30 PM

Jackfish Stadium Flatwater Centre Maple Park

Anonymous

10/21/2021 10:33 AM

The recreational canal Merritt Island Chippawa Park

**Optional question** (47 response(s), 0 skipped)

**Question type:** Essay Question

## Q6 | What makes these places great?

Wendy

9/09/2021 09:25 AM

Nature, nature, nature. We have too much technology interference in our lives.

JamesTakeo

9/09/2021 10:18 AM

Natural environment and close access to stores, housing

Wanda Christopher

9/09/2021 10:53 AM

Chippawa Park - large and clean, Welland Canal - engineering marvel, Farmers Market - great place to shop for fresh food

Sj

9/09/2021 11:07 AM

All residents have access to these place for exercise and activities with family and friends

Lolita Defreitas

9/09/2021 01:53 PM

Unique and scenic, one of a kind.

cp 9/09/2021 08:12 PM	nice to walk, run, ride, and watch
gdemontmollin 9/10/2021 08:32 AM	they provide services that people need and enjoy
kattv 9/13/2021 08:57 AM	Well appointed
Vanessa Milley 9/14/2021 05:02 AM	they are places for community to gather, families to attend, they are clear, in order and safe. These are the places that enrich our lives as extensions of our homes
Derlaine Brito 9/14/2021 02:04 PM	they take me away from the rush of the "city"
Pierrette 9/15/2021 05:43 AM	Physical enjoyment
Anonymous 9/15/2021 11:29 AM	unique physical health and wellness social gathering
Anonymous 9/15/2021 11:49 AM	We can get most of our stuff there.
Anonymous 9/15/2021 07:43 PM	A beautiful safe place with lots of natural elements for my son to play.
Abedesky 9/16/2021 07:33 PM	The opportunities for people to experience nature and the outdoors.
Anonymous 9/16/2021 07:47 PM	Scenery
Anonymous 9/16/2021 10:36 PM	Natural greenspace and recreation (Merritt Island and Chippawa Park). Educational opportunity (Niagara College).
Anonymous 9/17/2021 05:40 AM	Mostly free and escape, calming

Anonymous

9/17/2021 09:27 AM

Natural Environment & beauty admired by all, especially tourists surrounding our recreational canal

Anonymous

9/17/2021 11:41 AM

They are places to be proud of and remind you of the nice in this town.

Anonymous

9/18/2021 08:10 AM

These 3 places embody what Welland currently represents ... A fun competitive spirit where we can enjoy the solitude of a paddle or a walk in a natural setting in the heart of the city.

Rick

9/18/2021 08:56 AM

The water and scenery, the shopping, the plantings and scenery.

Anonymous

9/18/2021 12:33 PM

Coming with family, quiet beautiful

Anonymous

9/22/2021 07:08 PM

They promote a strong vision of open space and represent some of the icons of a liveable city that promote participation.

Anonymous

9/25/2021 07:42 AM

History a place to relax with family Free

Anonymous

9/25/2021 09:34 AM

People make memories here. Fun, enjoyment builds quality of life for residents and visitors alike.

Anonymous

9/27/2021 08:09 PM

The freedom to be alone or to interact with others as I please.

Anonymous

9/29/2021 03:58 PM

natural and peaceful

Anonymous

9/30/2021 05:51 AM

Canal- the beauty and variety of activities that can be done there  
Market- access to healthy, fresh and local food, gathering place for community

Anonymous

10/01/2021 05:24 AM

Nature

Anonymous

10/01/2021 06:52 AM

They are what Welland are known for

Anonymous

10/01/2021 07:00 AM

good coffee, beautiful natural scenery, offers activities for all age groups

Anonymous

10/01/2021 08:27 AM

1. World class water sports utilizing canal. 2. Attractive park 3. Finally a decent dining venue.

Anonymous

10/01/2021 12:54 PM

Nature in the middle of the city.

Anonymous

10/01/2021 03:11 PM

Pleasant recreation and the preservation of our wildlife and ecology. Natural charm and heritage.

Anonymous

10/02/2021 07:46 AM

Post secondary area contributes to economy but needs more attractive venues for students and younger adults.... Keep building on senior and retired adults.... Centre of region, within half hour to every area of Niagara.. beaches, parks etc.

Anonymous

10/02/2021 09:18 AM

Canal events held there. Faith church brings community together through love, faith, and charity. Market place a place for the community to gather on the weekend to get fresh food and help farmers and our community..

Anonymous

10/03/2021 01:09 PM

Nature. Open space. Well kept. Pools and playgrounds.

Anonymous

10/04/2021 04:09 AM

The availability to all in the community. The great events it attracts to the city

Anonymous

10/04/2021 07:09 AM

Speaks to the history of Welland and the vision of the past

Anonymous

10/04/2021 09:24 AM

The ability for people to enjoy the outdoors and have a healthy lifestyle

Anonymous

10/05/2021 07:55 AM

Community, accessibility, jobs, education

Anonymous

10/05/2021 08:40 AM

Nothing until infrastructure is updated

Anonymous

10/06/2021 05:14 PM

Green Space & Recreation

mwalshleone

10/13/2021 05:30 PM

The stadium is a great facility to be proud of, with inexpensive fun for all ages at games. And hosting community events like the wood bat tournament. The flatwater centre allows for easy access to the waterway for swimming & boating with loads of parking. Great place to teach kids (and all beginners) to paddle as the water is calm, easy to launch from docks and keep an eye them as they can't get too far away. Maple park is a wonderful destination park (among others in Welland like Chippewa, Memorial, & St. George). Free swimming, places to run, pickle ball courts, splash pad...great multi-use space!

Anonymous

10/21/2021 10:33 AM

lots of trees, water, birds/nature

**Optional question** (46 response(s), 1 skipped)

**Question type:** Essay Question

## Q7 | What would make these places better?

Wendy

9/09/2021 09:25 AM

Clean garbage receptacles more regularly. More shaded areas like bandshells for our hot summers.

JamesTakeo

9/09/2021 10:18 AM

Continuing improvements to the quality and maintenance of these areas

Wanda Christopher

9/09/2021 10:53 AM

Parking at Chippawa Park near jungle gym is ridiculous. Make a parking area for at least 10-12 vehicles off of Laughlin Ave.

Sj

9/09/2021 11:07 AM

Improve the surface of the recreational trail Continue to keep power crafts off recreational canal

Wellbrook2

9/09/2021 01:26 PM

Not building residential along the canal. A few commercial cafes, restaurants along the path would be great.

Lolita Defreitas

9/09/2021 01:53 PM

More Access to Welland canal walkways Decorate the downtown areas for each season with flowers and lights. Take some pride in the town, welcome visitors warmly. Facelift to downtown area. Address the rundown, unloved look of the downtown area Develop some Welland specific celebrations for each season. Make Welland a destination. Build a year round covered farmers market with lots of free parking. Ensure Welland is safe to walk around. Develop some water activities to take advantage of the areas unique features. Sponsor a free tour bus to let people know all the unique features of Welland. Even if it's just for Summer. Promote Welland.

cp

9/09/2021 08:12 PM

more investment in trails and amenities

gdemontmollin

9/10/2021 08:32 AM

more support from the community

kattv

9/13/2021 08:57 AM

More facilities

Vanessa Milley

9/14/2021 05:02 AM

caretaking and protection. In recent years Memorial park was dissected and turned into housing. That parkland is gone, never to return. Every open place is turned into housing, you can hardly go anywhere in Welland and not see park land and farm land turned into housing. Everyone with a large yard is presently harassed by builders to divide thier lot and sell up to have another large house crammed in tight beside or behind them. has the city ever thought having a few more inner city areas where "sky scrapers" can be put in. These could be high end condo housing with mortgage ownership not rentals. These woudl potentially suit all those who want thier own place and little or no yard - which is what is accompanying so many of the new homes that are being build.

Derlaine Brito

9/14/2021 02:04 PM

washrooms, bbq, open in the winter, safety

Pierrette

Near the downtown area on the canal small vendors for food and

9/15/2021 05:43 AM

drinks.

Anonymous

9/15/2021 11:29 AM

improved resources expansion surrounding development that supports

Anonymous

9/15/2021 11:49 AM

Allow them to get bigger.

Anonymous

9/15/2021 07:43 PM

Preservation and maintenance

Abedesky

9/16/2021 07:33 PM

Preserving nature and green spaces and not developing all the farm land

Anonymous

9/16/2021 07:47 PM

Cleanliness, lack of litter, drug paraphernalia/waste.

Anonymous

9/16/2021 10:36 PM

Stop the out of control development and corruption that is rampant in our City. Leave the green space alone!

Anonymous

9/17/2021 05:40 AM

Less crackheads, less garbage, aerated canal with fountains to keep blooms at bay

Anonymous

9/17/2021 09:27 AM

Long list, -seating -art wall/ public arts space - accessibility

Anonymous

9/17/2021 11:41 AM

Perhaps adding food trucks at merit island and along the canal trail certain times a week

Anonymous

9/18/2021 08:10 AM

Kicking Spectra entertainer out!!! and hiring an actual manager for the sportsplex ... The city is losing millions in spin off revenue from tournaments and draw for local businesses. As for the canal and Merrit Island I will keep those plans to myself for now

Rick

9/18/2021 08:56 AM

Keeping the Chippewa pond cleaner, more benches around it.

Anonymous

More paved access

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9/18/2021 12:33 PM

Anonymous

9/22/2021 07:08 PM

many more of these types of open, green spaces instead of the over-development of residential housing onto almost every vacant piece of property within the city.

Anonymous

9/25/2021 07:42 AM

Remove boathouse rental program back to where it was use signs to notify people where it is. Floatfest is needed and its the best place. We need more parking lots in welland near recreations and Buses with holiday hours if we are a tourist destination and most jobs are open holidays and late at night

Anonymous

9/25/2021 09:34 AM

More utilization and gatherings. Obviously provincial mandates didn't help the last two years.

Anonymous

9/27/2021 08:09 PM

They are fine as they are.

Anonymous

9/30/2021 05:51 AM

Canal- better accessibility for fishing, more docks for varieties of purposes. Fishing, swimming, water sport clubs. Market- great as it is :) just hang on to those small local farmers!!

Anonymous

10/01/2021 05:24 AM

Litter cleanup and accountability. Designated safe walking trails.

Anonymous

10/01/2021 06:52 AM

Cleaner, safer, more monitored, updated

Anonymous

10/01/2021 07:00 AM

more coffee, leave the untouched natural beauty alone, continue adding programs/activities

Anonymous

10/01/2021 08:27 AM

Too long to explain here.

Anonymous

10/01/2021 12:54 PM

Maintain them as they are. Stop building on that land.

Anonymous

10/01/2021 03:11 PM

If the City would stop pandering to developers and leave them alone.

Anonymous

10/02/2021 07:46 AM

Becoming more of an urban centre with attention on keeping our city more attractive... building along canal, doing our best to help homeless get off our streets... lead by example and be proactive, not reactive

Anonymous

10/02/2021 09:18 AM

Direct city bus access... I am willing to pay more to get there, especially to the market square to get my vegetables etc... Have no clue still how I would manage. The bus would have to take me directly to my door since I had a stroke. Same on a Sunday to go to church and back home...

Anonymous

10/03/2021 01:09 PM

I'm happy with how they are.

Anonymous

10/04/2021 04:09 AM

When it's being used by locals for daily usage having food trucks or availability of some food there.

Anonymous

10/04/2021 07:09 AM

Get rid of the politicians who keep trying to take these away.

Anonymous

10/04/2021 09:24 AM

Not developing everything.

Anonymous

10/05/2021 07:55 AM

An even more timely and affordable transit system so that a larger portion of the community could access them. Additional funding for transit, education, and public libraries from all levels of government.

Anonymous

10/05/2021 08:40 AM

Infrastructure

Anonymous

10/06/2021 05:14 PM

More green spaces, some allowed to revert to wilderness

mwalsheone

10/13/2021 05:30 PM

Better advertising of free swimming. Bigger sign for the maple park pool...it is a hidden gem! Kayak storage rentals still has not made it to town but would be a great addition to any of our water access locations. The Maple park bathrooms work and are always clean but sure could use a face lift!

Anonymous

updated playground equipment for kids

10/21/2021 10:33 AM

**Optional question** (46 response(s), 1 skipped)

**Question type:** Essay Question

**Q8** | Of the priorities listed below, please rank your Top 3 for Welland

OPTIONS	AVG. RANK
Affordable Housing	1.57
Jobs	2.88
Parks and open spaces	3.52
Road infrastructure/safe streets	3.65
Agriculture	3.74
Recreational facilities	4.62
Tree canopy	5.85
Housing	6.00
Public transportation	6.07
Community and cultural events	6.25
Cultural heritage preservation	7.40
Active transportation facilities/infrastructure	7.78
Intensification	7.90
Streetscape	9.22
Public Art	11.11

*Optional question (46 response(s), 1 skipped)*

*Question type: Ranking Question*

**Q9 | Building on your Top 3 selected priorities, what opportunities exist to make Welland a better place?**

Wendy

9/09/2021 09:25 AM

We have enough land for more affordable housing which also increases employment and makes a city with a balance between development and open spaces.

JamesTakeo

9/09/2021 10:18 AM

Inclusivity in active participation of community improvements

Wanda Christopher

9/09/2021 10:53 AM

If you have affordable housing then more people will come to live in Welland therefore more retail and other stores will open to serve the community therefore lesson the taxes we are paying each year.

Sj

9/09/2021 11:07 AM

Encouraging manufacturers p,that have good paying positions, to build facilities in Welland area

Wellbrook2

9/09/2021 01:26 PM

All the tax revenues the city is receiving should be spent responsibility and put back into community and not into councillors and ceo of city salaries.

Lolita Defreitas

9/09/2021 01:53 PM

1. More Access to Welland Canal and Niagara River walkways 2. Facelift in Downtown area. Flowers lights, seasonal celebrations. Make warm and welcoming. 3. Create destination community celebrations and year round covered farmers market.

cp

9/09/2021 08:12 PM

increase density and allow for more housing types. Housing has become almost unreachable for many but increasing density and allowing for a variety in housing types will allow for more people to attain home ownership.

gdemontmollin

9/10/2021 08:32 AM

other than bringing in development in the industrial sector which provides jobs city hall does very little to promote affordable housing and its management of public transportation is abysmal

kattv

9/13/2021 08:57 AM

Making sure that all areas in development are well planned including infrastructure growing with the development

Vanessa Milley

9/14/2021 05:02 AM

presently the old factory on the corner of canal bank Ontario Road is waiting to be sorted out for building, rather than putting in a pile of large single family homes, perhaps it is a good place for apartment buildings. We seem to have a housing explosion in Welland, but so many people still cannot find homes at a price they can carry. Condos in apartment buildings can help create the home space and make it a bit more affordable. In that location a high rise with owned units would overlook the recreational canal to the west side which is a beautiful feature of home ownership. If single family dwellings go in, only the front row will see the canal. It seems townhomes are used to split the ground into a greater number of slices for more and more families, beautifully designed apartment buildings would do this more successfully, and perhaps preserve our parks, farm land, and reduce the harassing of people who presently own homes on larger lots. Additionally many families have their young adults still living at home, because they have nowhere to purchase a home. It makes no sense to start building a pile of "war time home" size houses for them as this uses a lot of real estate to provide housing. Instead apartment condos that could be purchased and owned, with perhaps a condo association for the building. This could create a "starter home" opportunity for our young adults who presently can not find anything to buy, as many of these have a single income and although they make have down payment they can not carry a large mortgage payment. They need to find housing that is nowhere near the 500,000.00, 600,000.00, 700,000.00 price point which is becoming the buy in price if you are lucky. On another note. I want to see a permit for home owners with yards to be allowed to keep a few chickens. Many other cities have this. Toronto, Kingston, Hamilton. It is unfair and silly to restrict people with yards from having the pets they choose. There just needs to be a permit system to put boundaries in place that are respectful to all of the neighbors. I have already sent in my proposal for a set of boundaries/permit guidelines. A permit system with boundaries puts in place the freedom to have the pets if you can properly accommodate them, but prevents people who do not have the space from doing the same. It is rumored that in all of Niagara there is a high incidence of exotic animals being kept by home owners. It seems out of balance someone can get a permit for a large wild cat, but can not have a few chickens.

Derlaine Brito

9/14/2021 02:04 PM

affordable housing for those who live and work in the region - houses are only affordable for those coming from the GTA with GTA income.

Anonymous

9/15/2021 11:29 AM

New recreational facility is long over due - multi- use sport and social gathering (arenas, basketball, squash, walking track,etc)  
Improvements to roads and infrastructure - bus routes need paving (eg Northwood Drive). Bridges inspections and capital planning  
Active transportation- Bus station and linkages to neighbouring communities. Fully accessible with bike racking on public transportation

Anonymous

9/15/2021 11:49 AM

Improving City Staff

Anonymous

9/15/2021 07:43 PM

Fantastic downtown located on the canal with the potential to be a vibrant place for housing, commercial space and entertainment - think downtown Burlington.

Abedesky

9/16/2021 07:33 PM

legalize backyard chickens and some other urban farming practices (within reason), preserve natural farmland, create more employment opportunities

Anonymous

9/16/2021 07:47 PM

Urban farming, backyard hens. Helps to control rodents and pests.

Anonymous

9/16/2021 10:36 PM

We have existing parks, green spaces, natural heritage sites and surrounding farms. We need these, plus rent-geared to income housing. We also have people who care and are willing to fight the corruption at City Hall. Again, why are we limited to three priorities?

Anonymous

9/17/2021 05:40 AM

Build cheaper housing so we don't become France before the revolution, demand developers to build one plain unit for every upscale unit

Anonymous

9/17/2021 09:27 AM

Care Center to keep people off the streets, and off the hard drugs widely available in our region

Anonymous

9/17/2021 11:41 AM

Small businesses create jobs allowing people to have better access to housing opportunities.

Anonymous

Let the people of this city do their thing... Council speaks for

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9/18/2021 08:10 AM

themselves an nobody else. The permits required by this city are designed to discourage community!!!

Rick

9/18/2021 08:56 AM

Support local artists, repave the most battered streets like Woodlawn between Niagara St. and River Rd., more parks with ponds.

Anonymous

9/18/2021 12:33 PM

With all the thousands of new houses being built over the last decade and new houses that will be built in the next 10 years, developers and city should always have road way Widening and capacity top of mind not today but 20-30 years down the road. Last decade has seen tens of thousands more cars on city streets and this will exponentially increase as each year passes so get ahead of the road traffic issues and plan now with urban and city planners

Anonymous

9/22/2021 07:08 PM

seeking out government & private sector opportunities to fund the promotion and modernization of parks and green spaces; seeking out supports to ensure a sustainable infrastructure (including sewers, water, sidewalks that promotes liveability for the citizens of Welland, going the extra step to ensure accessibility and liveability of the City..

Anonymous

9/25/2021 07:42 AM

We have lots of parks and history. Empty buildings that can be converted to housing for singles and land on the outskirts

Anonymous

9/25/2021 09:34 AM

Welland needs a more balanced approach so as to not use up every piece of agriculture and postage stamp of land for housing and developers. Hopefully working with upper tiers and grants can get projects that can think outside the box.

Anonymous

9/27/2021 08:09 PM

1. Keep the existing farmland in Welland for food production. 2. Consider leasing serviced, city owned property for affordable pre fab homes, thus the city retains the property for future use when the current housing crisis diminishes. 3. Maintaining our older existing infrastructure encourages the owners there to maintain or upgrade their own properties within those neighbourhoods.

Anonymous

9/29/2021 03:58 PM

Leaving the country alone for those of us who wish to remain there by not taking anymore agricultural land for industry or anything else. Industry in this town is exhausted.

Anonymous

9/30/2021 05:51 AM

Agriculture - allowing a more flexible use of our residential land would create interest and innovation as well as build community by encouraging people to be outdoors Tree canopy - big healthy trees make neighborhoods more beautiful, reduce energy costs by creating more shade, increase air quality, thereby encouraging people to be outside, to be proud of their neighborhoods, and therefore strengthening community bonds and improving health

Anonymous

10/01/2021 05:24 AM

Reduce taxes, drug treatment, homelessness

Anonymous

10/01/2021 06:52 AM

We have the land to build and renovate new affordable housing to keep current residents in town instead of building expensive condos to bring in outsiders and driving the current population into becoming homeless. A lot of our roads need work and include more safe space for cyclists We have such a beautiful eclectic community, let's embrace it and learn from each others cultures, foods, holidays, beautiful crafts. Lets encourage everyone to share who they are, diversity is beautiful.

Anonymous

10/01/2021 07:00 AM

Minimize urban development (ease up on the "out of control" building of houses priced well beyond reach for potential home owners) stop "squeezing" in new housing developments that do not allow for privacy and in some cases, are quite an eyesore. Leave agriculture alone so future generations can observe first hand where our food comes from

Anonymous

10/01/2021 08:27 AM

Need better housing. Luxury condos with canal view perhaps by Notre Dame rowing club a good start. Need events at the park. Development of good condos brings good small business.

Anonymous

10/01/2021 03:11 PM

Existing agricultural land. Beautiful recreational canals and river. Lovely parks.

Anonymous

10/02/2021 07:46 AM

Capitalize on location to accomplish what people want

Anonymous

10/02/2021 09:18 AM

Have no clue

Anonymous

10/03/2021 01:09 PM

I'm not sure if rent geared to income is a provincial, federal or local decision but having a wait list of 5-7 years is ridiculous. Do not encroach on our beautiful green spaces with concrete, huge apartment buildings and more importantly, make it affordable to our children and grandchildren to live and work here. Don't exchange local farm lands for massive development of subdivisions and apartment buildings. I was born, raised and still live here. I understand development is necessary, however, I would like to see it as still a small city with lots of green and open spaces to enjoy. Traffic in this town is getting crazy. I live just off of Niagara St. and the traffic is non stop, and noisy, and speeding cars. With all this development going on, I'm expecting it to even get worse. I understand development is necessary, however keep in mind the people and children that live here and what made Welland a great place to live in.

Anonymous

10/04/2021 04:09 AM

When Aguilera builds new home. So many need to be earmarked for affordable housing. Or there needs to be a cap on foreign investment to allow locals to be able to afford to live here

Anonymous

10/04/2021 07:09 AM

Niagara College great partner for jobs, great start with recreational infrastructure and good potential for partnership for affordable housing provided you know the difference between affordable and subsidized

Anonymous

10/04/2021 09:24 AM

Create a bylaw to allow certain aspects of urban farming such as backyard hens, and gardens

Anonymous

10/05/2021 07:55 AM

Prevent urban sprawl. Build affordable homes and additional housing inside the city on public transit routes. Build a walkable city as well. Protect green spaces that we know we will need as summers intensify and extreme weather events become more frequent.

Anonymous

10/05/2021 08:40 AM

Infrastructure

Anonymous

10/06/2021 05:14 PM

Allow urban farming, for example for chickens and ducks to create a more environmentally friendly community, maintain and expand green spaces including areas devoted to wildlife, stop urban sprawl and provide allowances for alternative housing such as so called

'tiny homes' and secondary residential units (Pelham's recent bylaw change on that front could provide a possible template).

mwalshleone

10/13/2021 05:30 PM

A park within a 5 minute walk of every resident. Stop approving developers to build without allocating park land.

Anonymous

10/21/2021 10:33 AM

turn Niagara St corridor into higher density, mixed-use

**Optional question** (45 response(s), 2 skipped)

**Question type:** Essay Question

# APPENDIX C – Open House Presentations





# City of Welland Official Plan Update

**Public Open House  
Growth Management & Complete Communities**

**January 31, 2022**



# Land Acknowledgement



Image source: University of Toronto

# Consulting Team & City Staff



- **SGL Planning & Design**

- Paul Lowes
- David Riley



- **City of Welland**

- Grant Munday
- Rachelle Larocque
- Nicolas Aiello



- **urbanMetrics**



- **Savanta (GEI)**



# Share your Ideas: How to Participate

- **Interactive Presentation**
  - During this live presentation, visit [www.menti.com](http://www.menti.com)
  - Enter in code: **3289 1829**
  - Provide your feedback in real time!
- **Online Survey**
  - <https://www.engagewelland.ca/city-of-welland-official-plan-update>
- **E-mail your comments**
  - Nicolas Aiello: [nicolas.aiello@welland.ca](mailto:nicolas.aiello@welland.ca)



# Project Overview

WE ARE  
HERE!



**Phase 1:**  
Project Initiation  
and Background  
Review

**Phase 2:**  
Draft Policy  
Recommendations

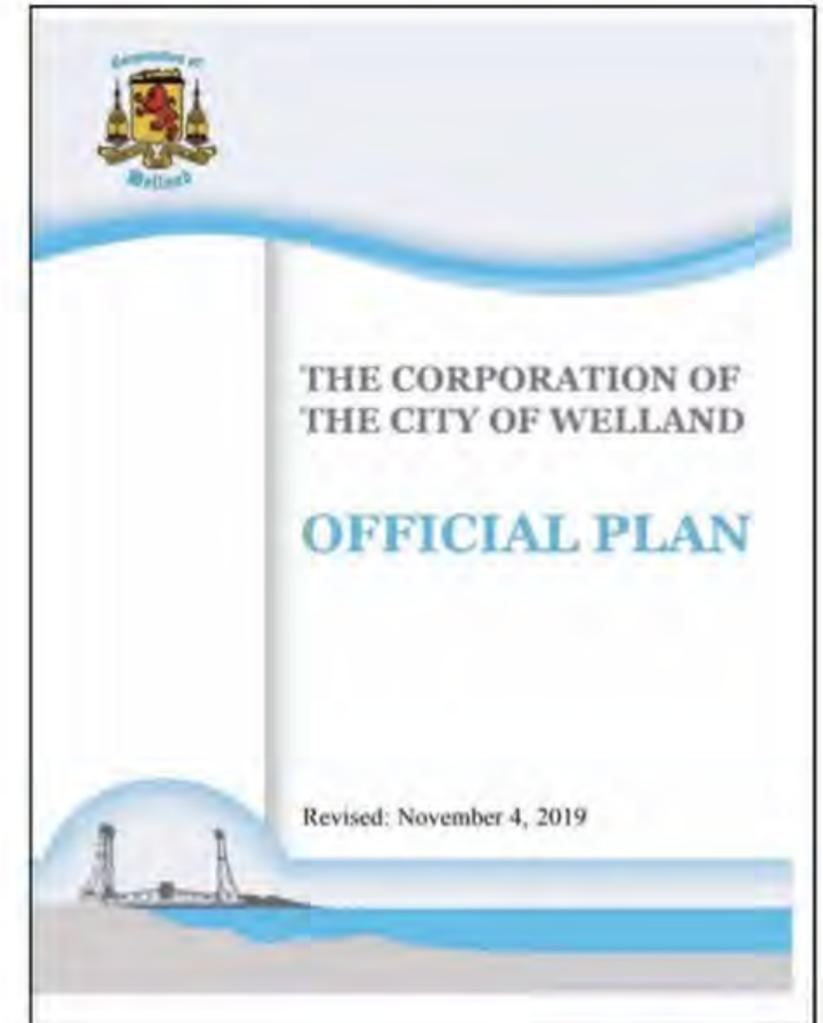
**Phase 3:**  
Draft Official Plan

**Phase 4:**  
Final Official Plan

**Approval**

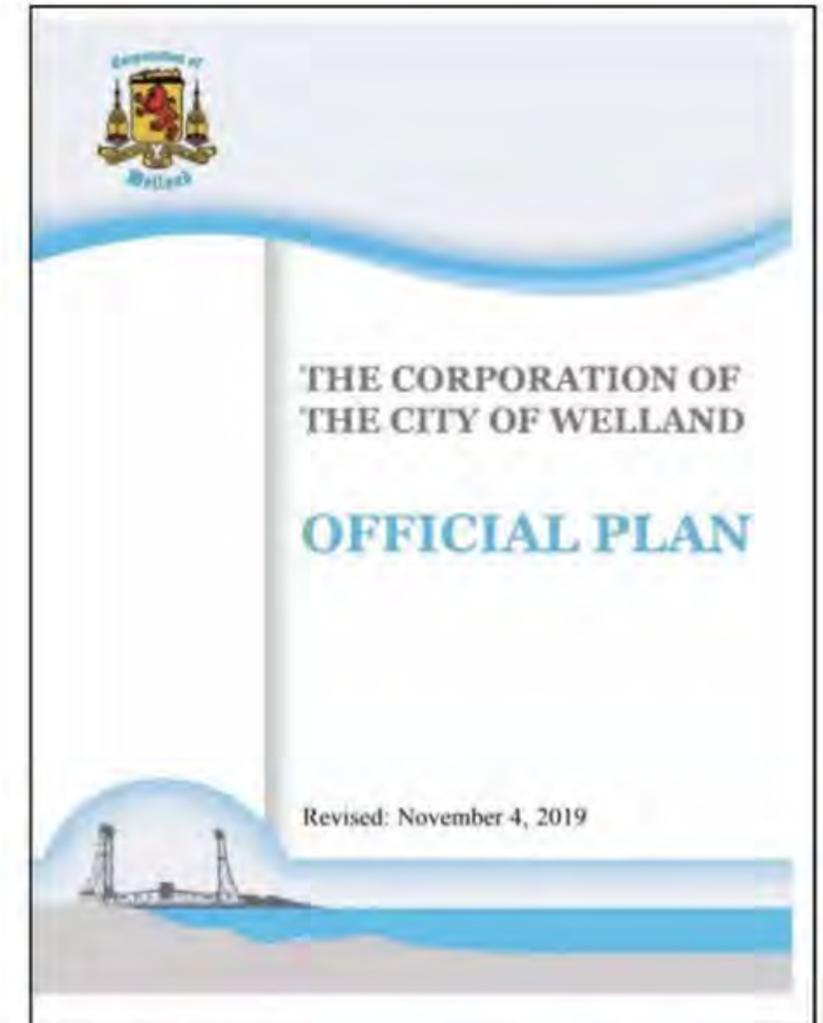
# What is an Official Plan?

- An Official Plan sets out the long-term land use vision for a municipality.
- It includes policies to:
  - Guide and manage growth and development;
  - Protect and enhance natural environmental features;
  - Ensure the adequate provision of infrastructure (roads, sewers, water, stormwater management facilities);
  - Ensure the provision of community facilities and open spaces;
  - Protect important cultural and heritage resources.

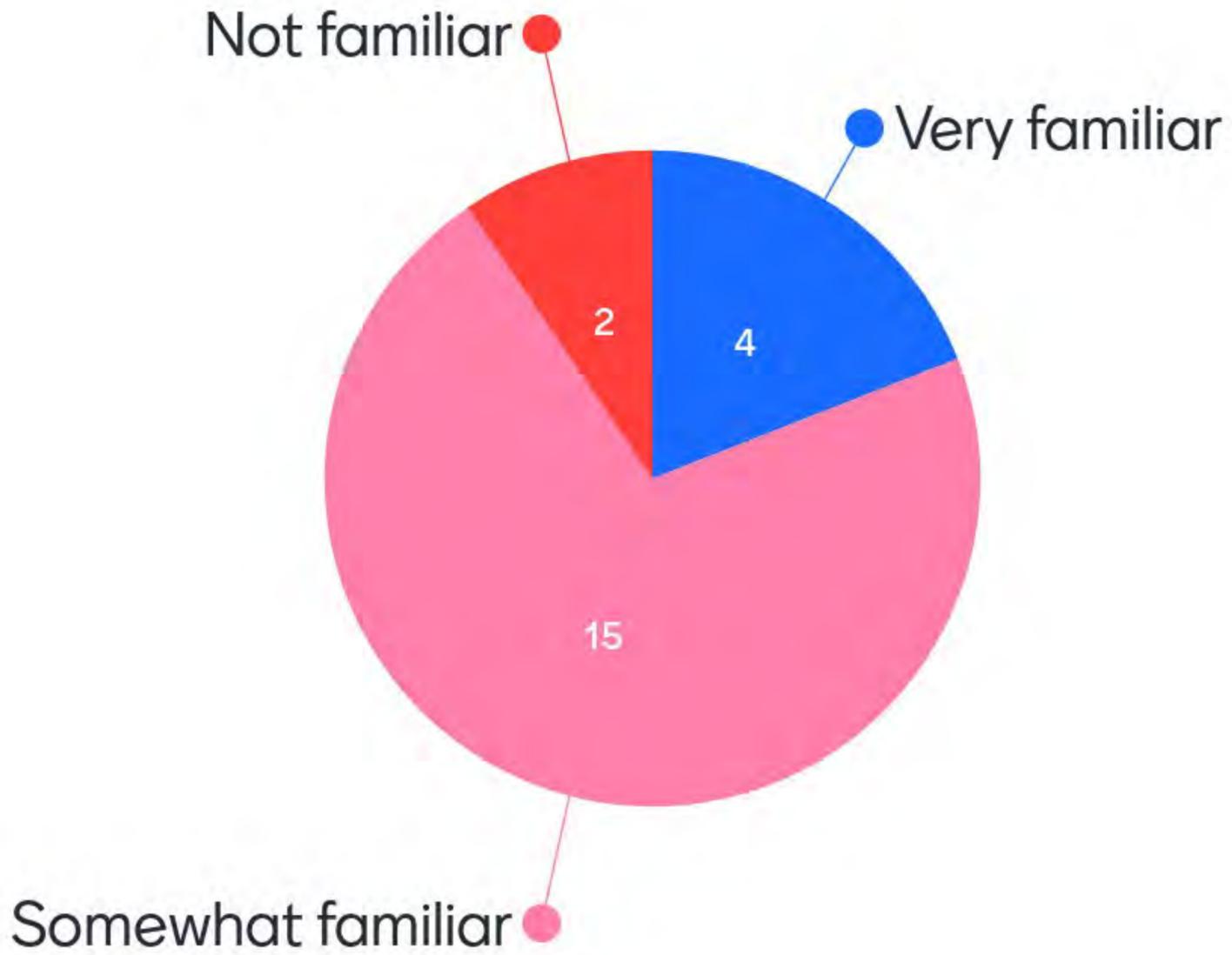


# Why do we need to Update the Official Plan?

- There is a need to periodically update the Official Plan to ensure that it reflects updated Provincial and Regional policies
- The Official Plan will guide growth and manage change for the next 30 years



# How familiar are you with the City's existing Official Plan?



# This Evening's Focus

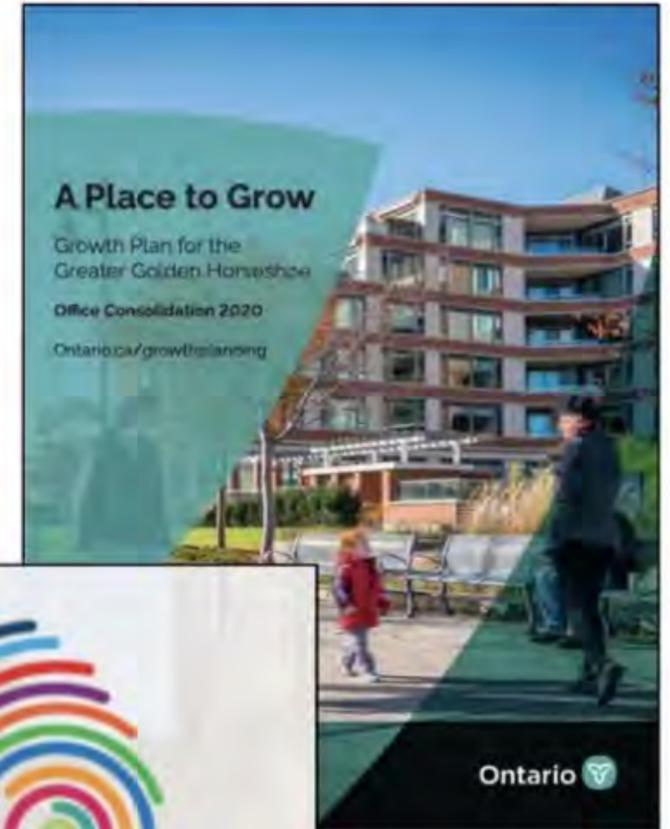
1. Growth Management

2. Complete Communities



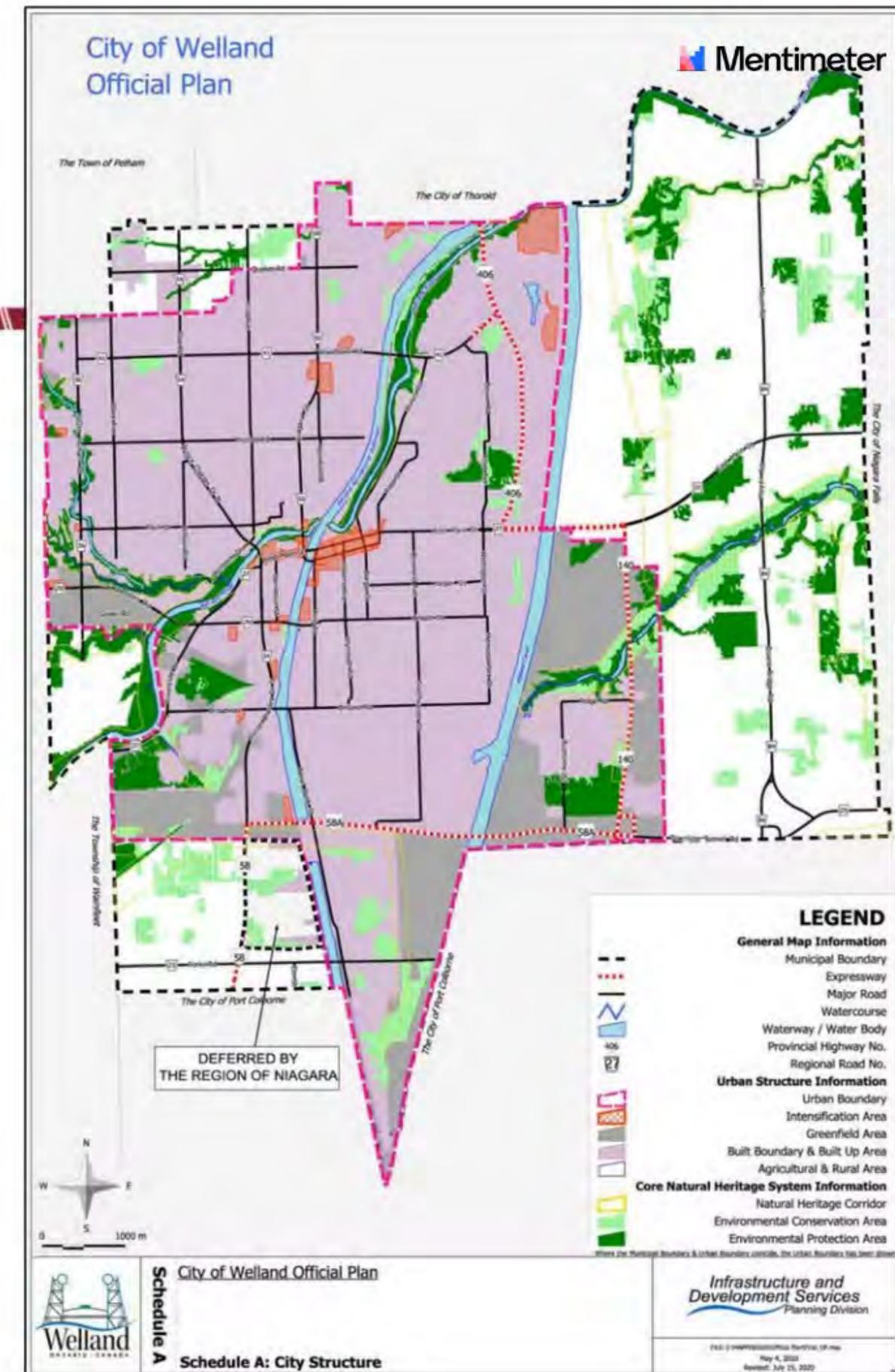
# Growth Management

- **What is Growth Management?**
  - These are the collective set of policies, goals and objectives dealing with:
    - Future population and job growth;
    - Where that growth should occur; and
    - What that growth should look like.
  - Upper Tier municipalities must conform to the Growth Plan
    - Niagara Region is currently working on updating its Official Plan
    - Establishes population and jobs for lower tier municipalities
  - The City's Official Plan Update must look at how best to accommodate that growth



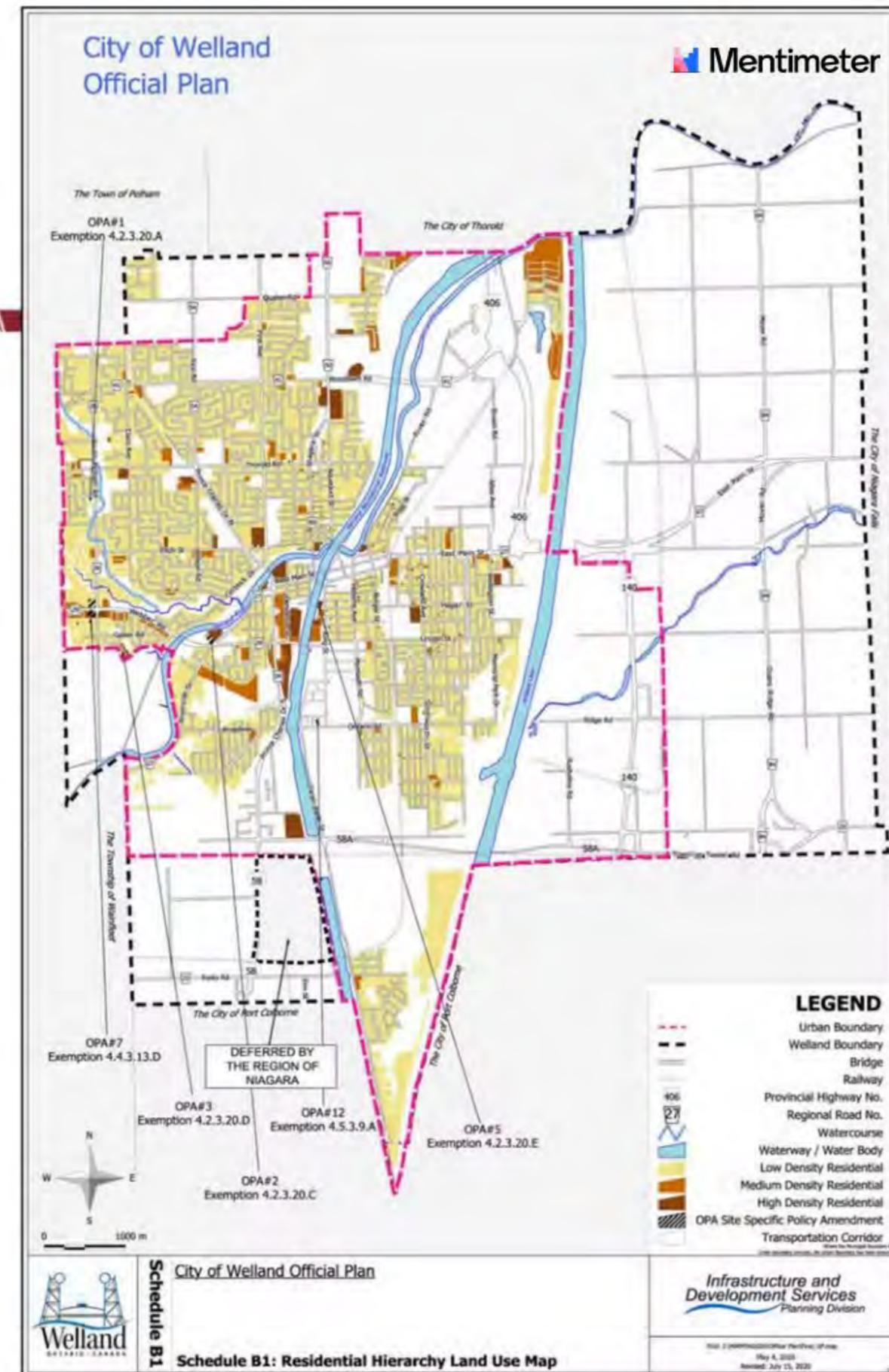
# Growth Management

- **Where will the City Grow?**
  - The policy framework in the Greater Golden Horseshoe is such that when talking about growth, we're talking about 3 different geographic areas:
    - Built-up Area
    - Designated Greenfield Area
    - Agricultural/Rural Areas



# Growth Management

- **Where will the City Grow?**
  - Within these areas of course, the City's Official Plan can establish policies to direct that growth:
    - Neighbourhoods
    - Intensification Areas
      - Intensification Corridors
      - Downtown Welland
    - Employment Areas



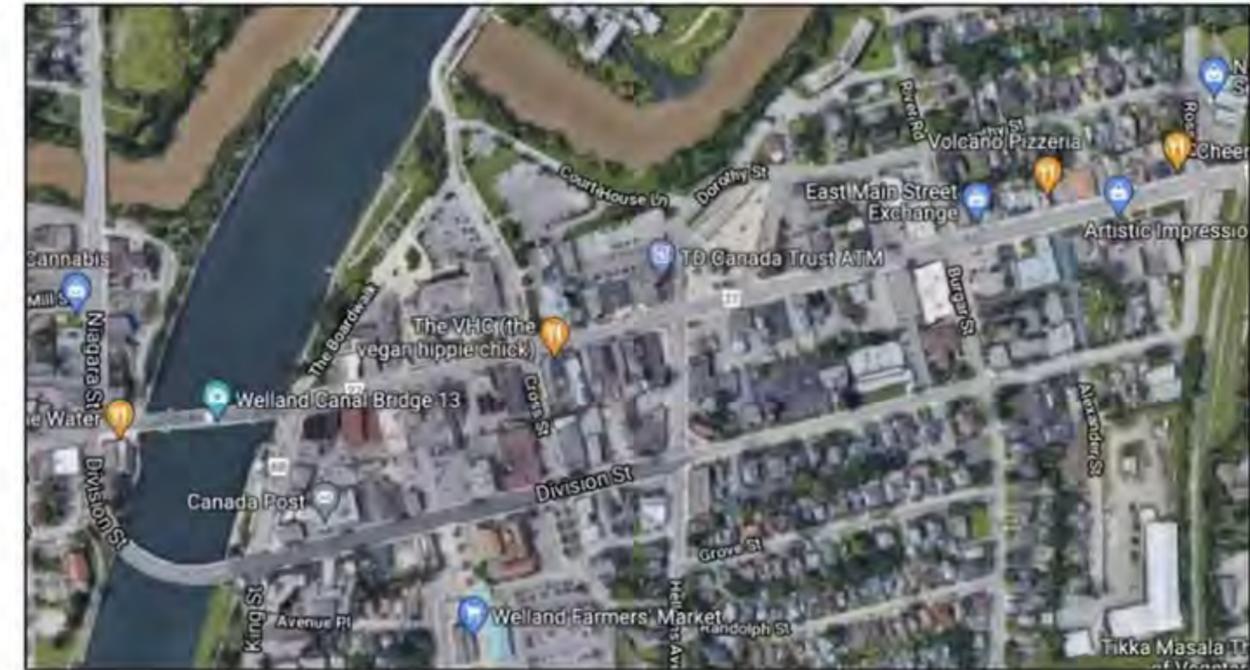
# Growth Management

---

- **City's Existing Official Plan**
  - Growth Forecasts
    - Addresses population and job growth to the year 2031
    - Also projects the anticipated unit mix for housing growth (low, medium and high density)
      - Singles/semis: 68%
      - Townhouses: 22%
      - Apartments: 10%

# Growth Management

- **City's Existing Official Plan**
  - Focus on Intensification
    - Directed generally to the Downtown, brownfield sites, key transit corridors, and along the Welland Recreational Waterway
  - Policies for Downtown Welland
    - Focus on a mix of uses
    - All forms of residential densities permitted, with a focus on mid-rise (3-4 storeys) and high-rise (5-8 storeys)
    - Some policies to ensure good urban design and compatibility with adjacent areas



# Growth Management

- **City's Existing Official Plan**
  - **Housing and Residential Areas**
    - 3 main residential designations (Low, Medium and High Density)
    - Some policies addressing compatible infill and intensification within residential areas
    - Policies to address affordable housing (including long-term target of providing for 30% of new units to be affordable)
    - Policies addressing accessory dwelling units (limited to one additional unit only)
    - Policy on Student Housing, requiring housing to be located in the Downtown, on campus, or in other areas "deemed to be appropriate".



# Growth Management

- **City's Existing Official Plan**
  - Employment Areas
    - Permits employment uses and uses that are scaled to serve the needs of the immediate employment area
  - Commercial Areas
    - Established hierarchy of Commercial Areas, each with a distinct focus of permitted uses.
    - Residential uses only permitted in the Downtown and within Neighbourhood Commercial areas (above commercial uses).



# Growth Management

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- **Opportunity: Update Growth Forecasts and Targets**
  - **2051 Population: 83,000 people**
    - 2021-2051 growth of 26,790 people
  - **2051 Households: 37,540 units**
    - 2021-2051 growth of 13,930 units
  - **2051 Jobs: 28,790 jobs**
    - 2021-2051 growth of approx. 10,750 jobs
  - **Intensification Target: 75%**

# Growth Management

- **Opportunity: Update City Structure**
  - Downtown Welland
    - Identified as a Regional Growth Centre
    - Planned density of 125 residents and jobs per hectare by 2051
    - **Opportunity to establish what growth looks like in the Downtown, understanding that growth is coming**



# Currently the maximum permitted building height in Downtown Welland is 8 storeys. In your opinion, should this height be increased?



# Growth Management

- **Opportunity: Update City Structure**
  - Intensification Corridors
    - Currently, transit corridors are considered intensification corridors.
    - However, many lands along these corridors are not designated to permit higher densities or a mix of uses.
    - **Opportunity to revisit intensification corridors, delineate key intensification areas, and broaden the list of permitted uses and densities to encourage intensification (including commercial areas)**



# Growth Management

- **Opportunity: Update Housing Mix and Densities in Residential Areas**
  - Projected unit mix:
    - Singles/semis: 40% (*down from 68%*)
    - Townhouses: 29% (*up from 22%*)
    - Apartments: 31% (*up from 10%*)
  - **Opportunity to establish land use permissions for a broader mix of housing types within Welland**
  - **Opportunity to establish criteria for compatible development**



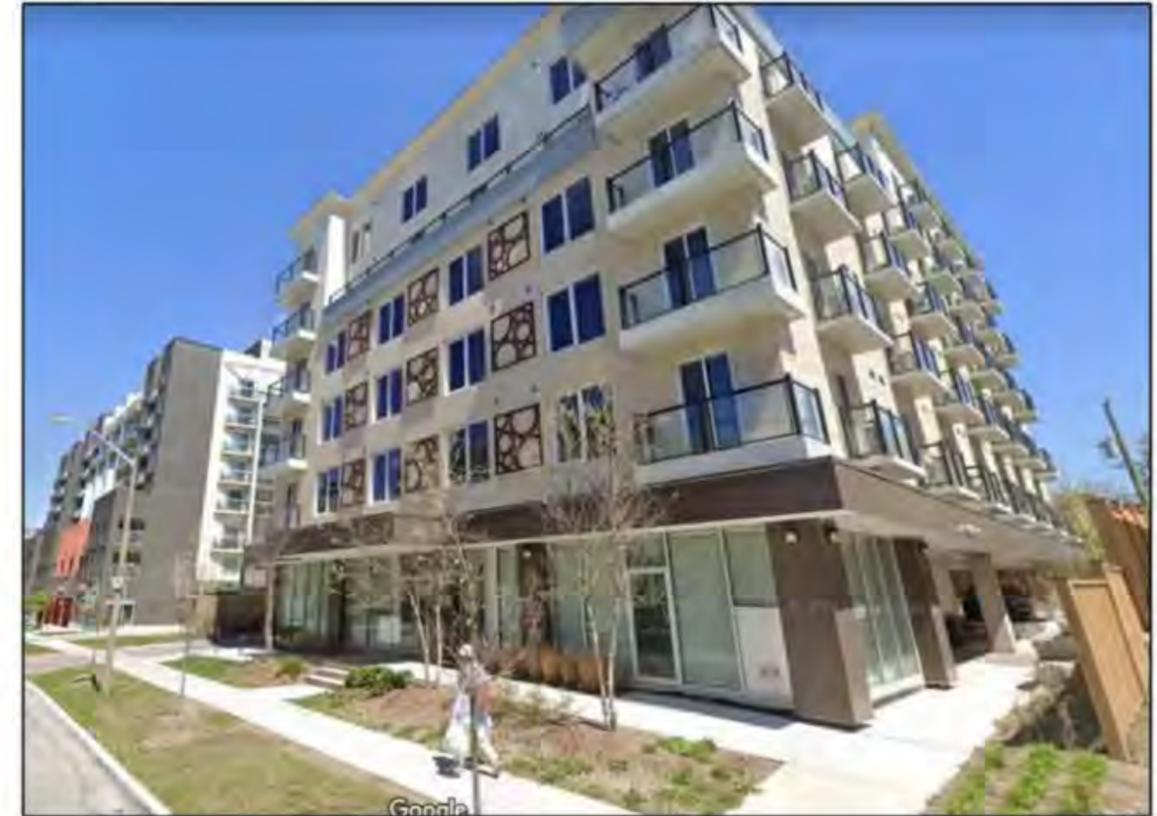
# Growth Management

- **Opportunity: Secondary Residential Dwellings**
  - **Opportunity to increase number of units permitted, in line with Provincial policy**
  - **Opportunity to consider additional policy criteria to encourage secondary residential dwelling units while ensuring appropriate compatible development criteria**

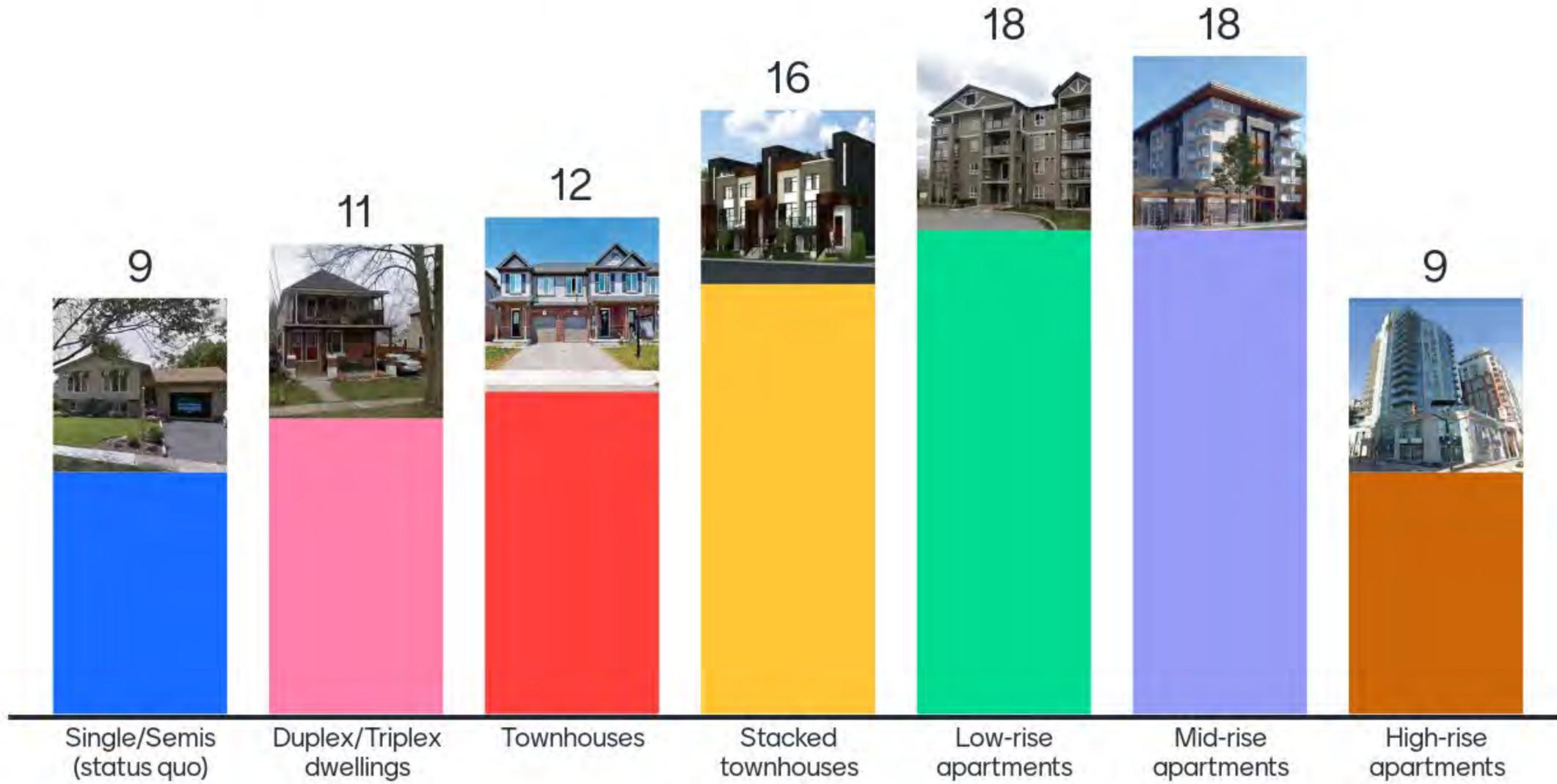


# Growth Management

- **Opportunity: Student Housing**
  - There is a need to provide for more student housing, with growing enrollment at Niagara College.
  - Currently, the area surrounding Niagara College permits only low-density residential housing types
  - **Opportunity to expand on housing type permissions in the area**



# What types of student housing forms should be permitted? Please select all options that you think are appropriate.



# Complete Communities

- **What is a complete community?**

- “Complete Communities” refers to places that serve the daily needs of residents by providing:
  - Access to an array of **jobs**
  - **Investment** and **education** opportunities
  - **Community services** / amenities
  - **Parks** and **recreational** facilities
  - **Retail** options
  - **Housing** options
  - Active and public **transportation**



# Complete Communities

- **City's Existing Official Plan**
  - Many policies in the existing OP that deal with the concept of complete communities
  - Community Strategic Directions
    - Sets out goals/objectives related to the provision of the elements of a complete community, including
      - Community services and community uses;
      - Community design;
      - Social inclusion; and
      - Affordable housing



# Complete Communities

- **City's Existing Official Plan**
  - City-wide Land Use Policies
    - Parks, Open Space and Recreation
      - Recognizes parks as important component of connected linkage between important destinations
    - Welland Recreational Waterway
      - Recognizes importance of public access to the Waterway
    - Transportation
      - Recognizes importance of an integrated transportation system to move people and goods (including active transportation)
    - Art, Culture and Heritage
      - Recognizes that Welland is made up of cultural heritage resources, landscapes, views, buildings and structures that contribute to the City's diverse cultural heritage



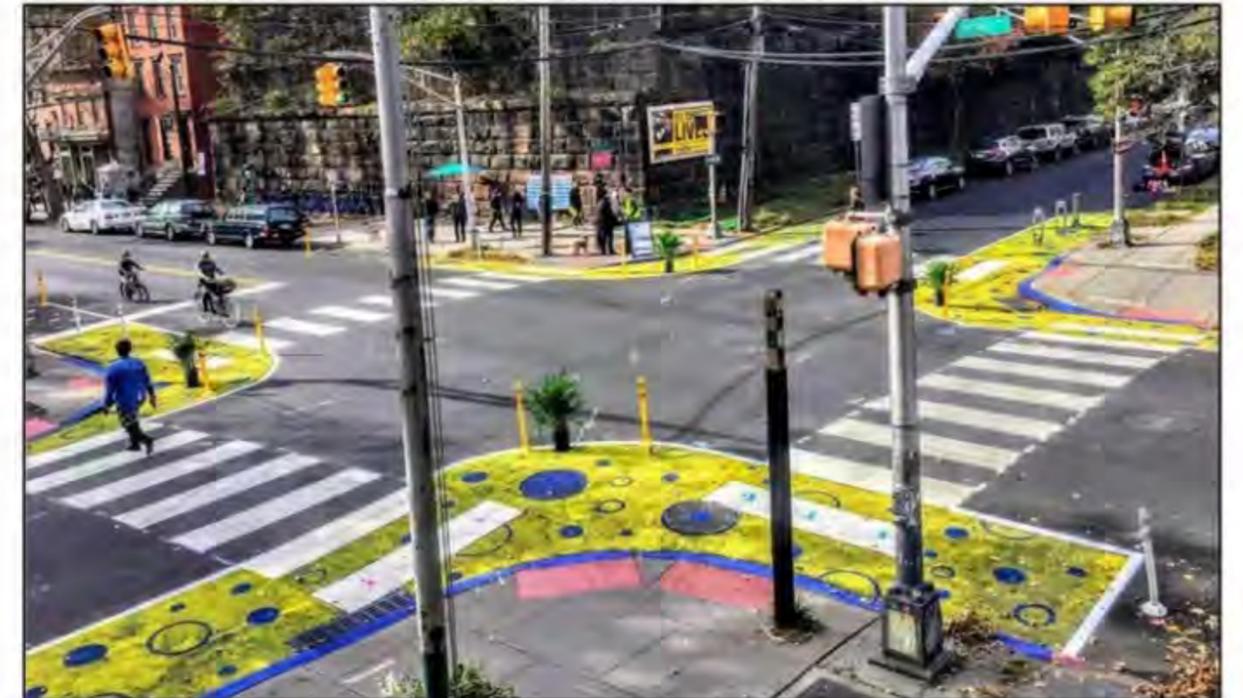
# Complete Communities

- **Opportunity: Introduce Concept of Placemaking**
  - Multi-faceted approach to the planning, design and management of public spaces
    - Function
      - **Mix of uses** that attract a variety of people to meet their daily needs
    - Connectivity
      - **Accessible** and **linked destinations** through public transit and active transportation
    - Perception and Image
      - A certain image or **sense of place** for the City
    - Interaction
      - Sufficient **community amenities** and services to facilitate social interaction

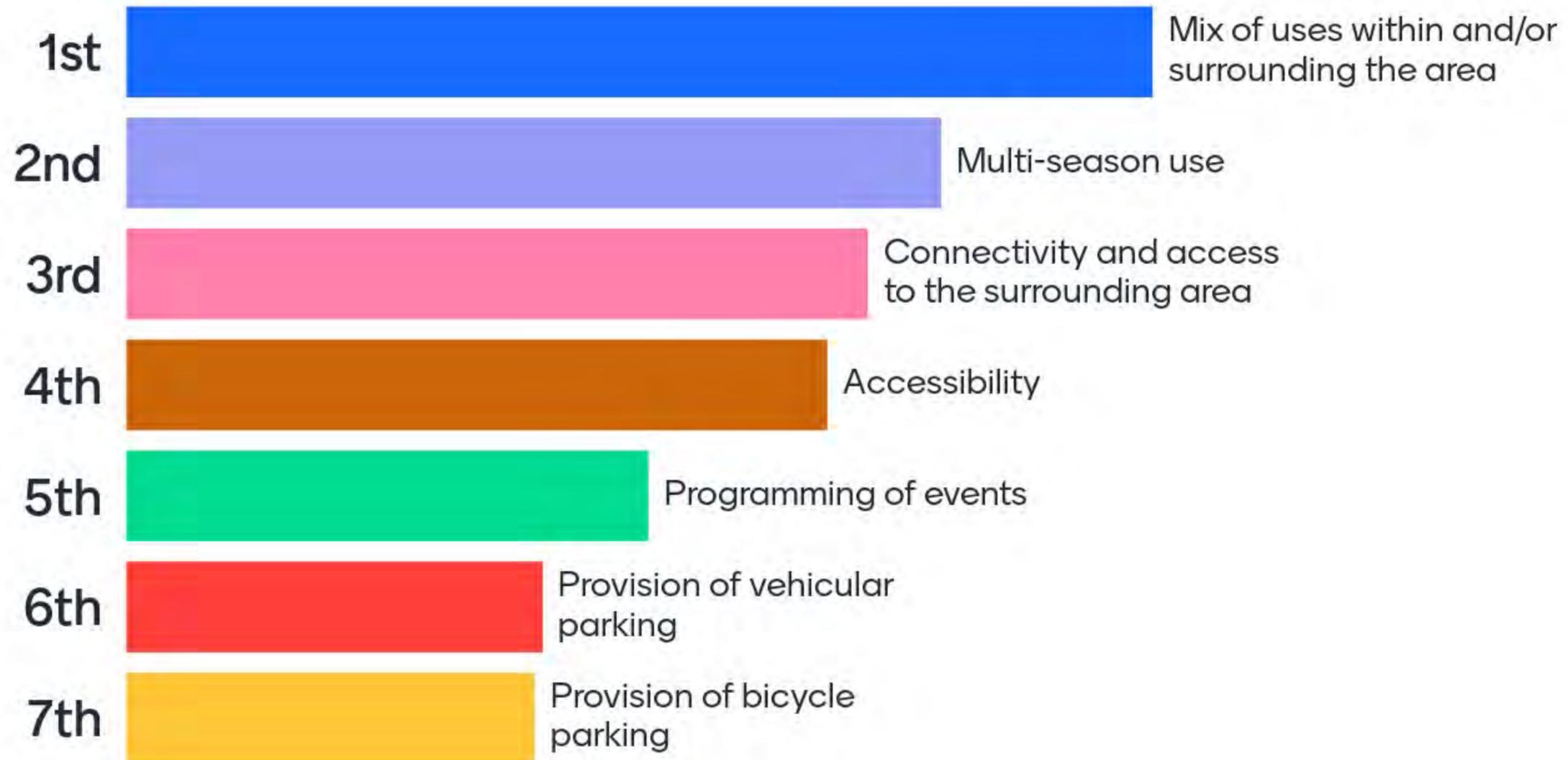


# Complete Communities

- **Opportunity: Introduce Concept of Placemaking**
  - **Opportunities to Implement Placemaking**
    - Work with **community members** to identify key places in Welland
    - Reflect the City's vision and align with Provincial/Regional policies
    - Build **age-friendly** and **accessible** communities
    - Use **tactical urbanism** to enable a community-oriented approach to design streetscapes and urban landscapes



# Please rank the following suggested improvements for Welland's various destinations in order of priority:



# Complete Communities

- **Opportunity: Introduce Concept of Community Hubs**
  - Based on PPS and Growth Plan, municipalities are identifying the need for new "community hubs" in their Official Plans
  - Encourages the **co-location of community facilities** to facilitate multiple community uses under one roof

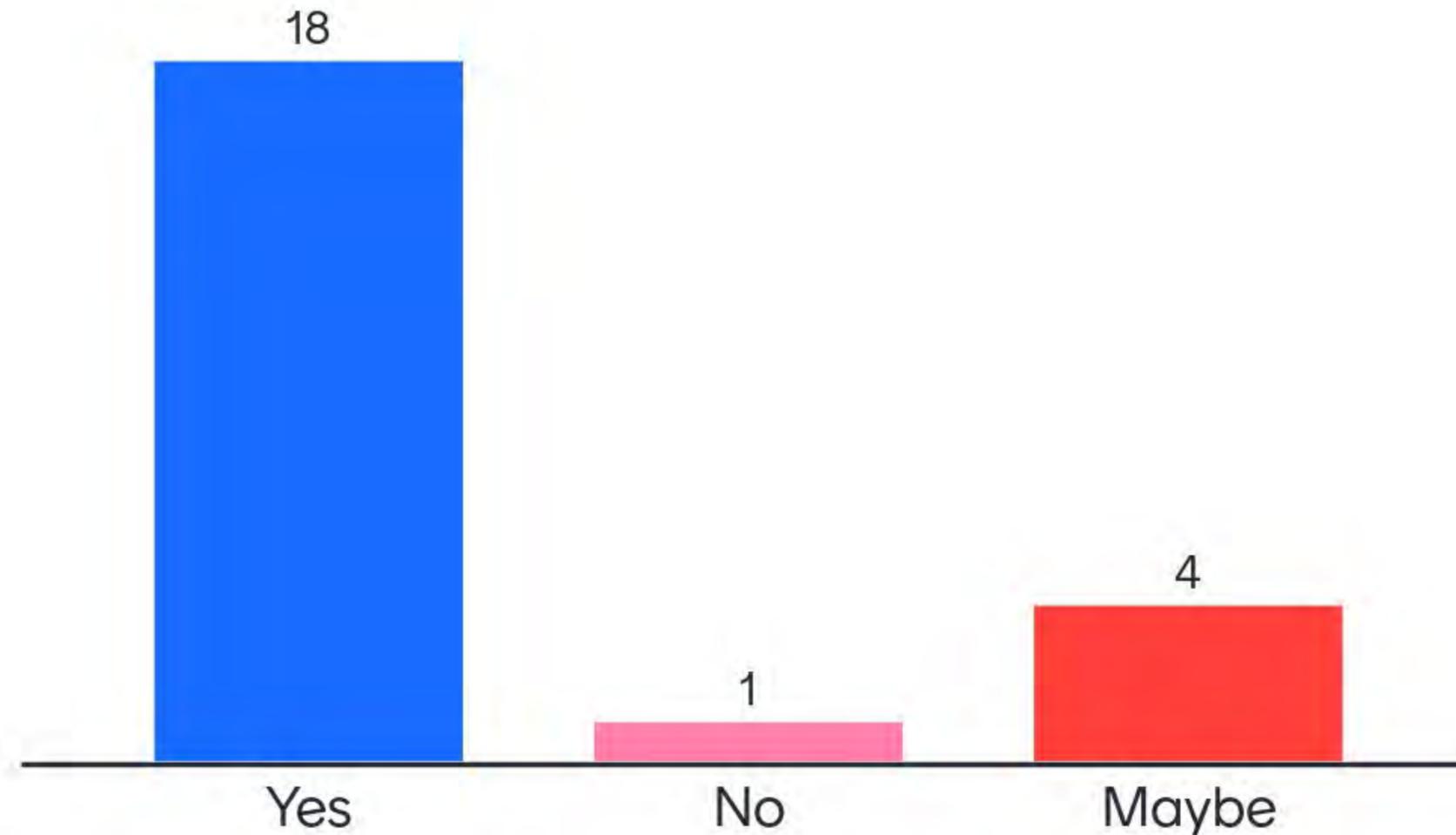


# Complete Communities

- **Opportunity: Introduce Concept of Community Hubs**
- **Opportunities for the Updated Official Plan:**
  - Align OP policies with Niagara Region Policies
  - Address the concept of Community Hubs within existing community facilities
  - Consider permitting Community Hubs as-of-right within all land use designations



Are you in favour of the expansion of the list of permitted uses at institutional properties to encourage the co-location of community uses?



# Complete Communities

---

- **Opportunity: Bolster Affordable Housing Policies**
  - Existing Official Plan addresses affordable housing at a high level by encouraging:
    - **Higher density** housing forms
    - Targeting 30% of all new units to be affordable
    - Restricting the conversion of rental buildings to condominiums

# Complete Communities

- **Opportunity: Bolster Affordable Housing Policies**
  - **Opportunity to bolster these policies to encourage more affordable housing units:**
    - Financial incentives for developers and builders
    - Other incentives for the development of rental housing
    - Broaden permissions for secondary residential units
    - Policy direction to develop an affordable housing strategy



# In your opinion, please rank in order of preference the various ways to increase the supply of affordable housing in Welland.





# Next Steps

- ◆ Public and Stakeholder Consultations (January/February 2022)
- ◆ Policy Directions Report (February 2022)
- ◆ First Draft Official Plan (April 2022)
- ◆ First Draft Forestry Guidelines (April 2022)
- ◆ Steering Committee Meeting to discuss First Draft OP (April 2022)
- ◆ Revisions to Draft OP and Forestry Guidelines (May 2022)
- ◆ Public and Stakeholder Consultations (June 2022)
- ◆ Prepare Final Official Plan and Forestry Guidelines (June 2022)

# Thank You

Questions / Comments

## Contact:

Nicolas Aiello

Policy Planner

City of Welland

[nicolas.aiello@welland.ca](mailto:nicolas.aiello@welland.ca)





# City of Welland Official Plan Update

Public Open House  
Agriculture, the Environment & Forestry

February 7, 2022



# Land Acknowledgement



Image source: University of Toronto

# Consulting Team & City Staff



- **SGL Planning & Design**

- Paul Lowes
- David Riley



- **City of Welland**

- Grant Munday
- Rachelle Larocque
- Nicolas Aiello



- **urbanMetrics**



- **Savanta (GEI)**



# Share your Ideas: How to Participate

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- **Interactive Presentation**

- During this live presentation, visit [www.menti.com](http://www.menti.com)
- Enter in code: **6456 1043**
- Provide your feedback in real time!

- **Online Survey**

- <https://www.engagewelland.ca/city-of-welland-official-plan-update>

- **E-mail your comments**

- Nicolas Aiello: [nicolas.aiello@welland.ca](mailto:nicolas.aiello@welland.ca)



# Project Overview

WE ARE  
HERE!



**Phase 1:**  
Project Initiation  
and Background  
Review

**Phase 2:**  
Draft Policy  
Recommendations

**Phase 3:**  
Draft Official Plan

**Phase 4:**  
Final Official Plan

**Approval**

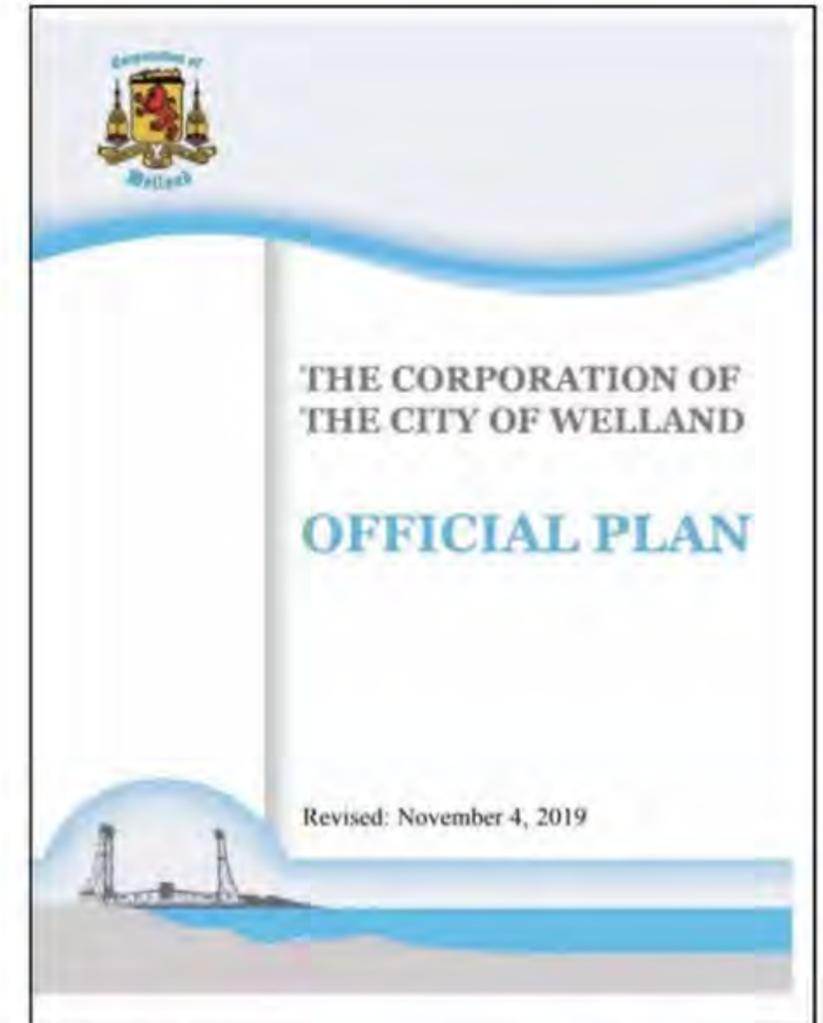
# What is an Official Plan?

- An Official Plan sets out the long-term land use vision for a municipality.
- It includes policies to:
  - Guide and manage growth and development;
  - Protect and enhance natural environmental features;
  - Ensure the adequate provision of infrastructure (roads, sewers, water, stormwater management facilities);
  - Ensure the provision of community facilities and open spaces;
  - Protect important cultural and heritage resources.



# Why do we need to Update the Official Plan?

- There is a need to periodically update the Official Plan to ensure that it reflects updated Provincial and Regional policies
- The Official Plan will guide growth and manage change for the next 30 years



# How familiar are you with the City's existing Official Plan?



# This Evening's Focus

1. Agriculture

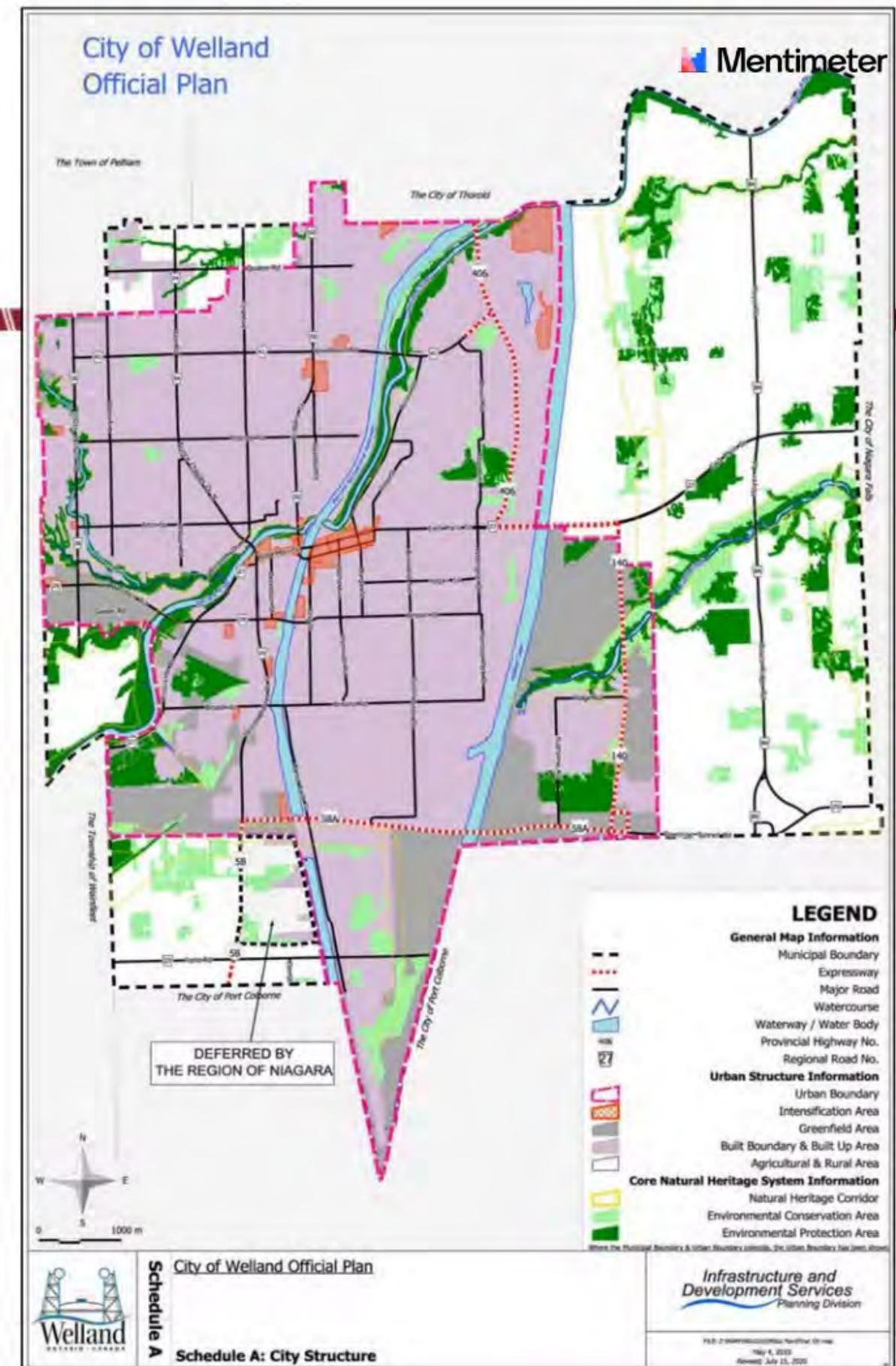
2. The Environment

3. Forestry



# Agriculture

- What is “Agriculture” in Welland?
  - Agricultural & Rural Areas
    - Agricultural activities occurring outside the urban area
  - Urban Agriculture
    - Agricultural activities occurring within the urban area (e.g. growing crops, raising animals, community gardens)
- We are looking at updating the City’s existing policies on agriculture through the Official Plan Update process







# Agriculture

- **City's Existing Official Plan**

- Section 5 – Agricultural and Rural Area Land Use Policies

- Policies for the Agricultural Area:

- Permitted Uses:

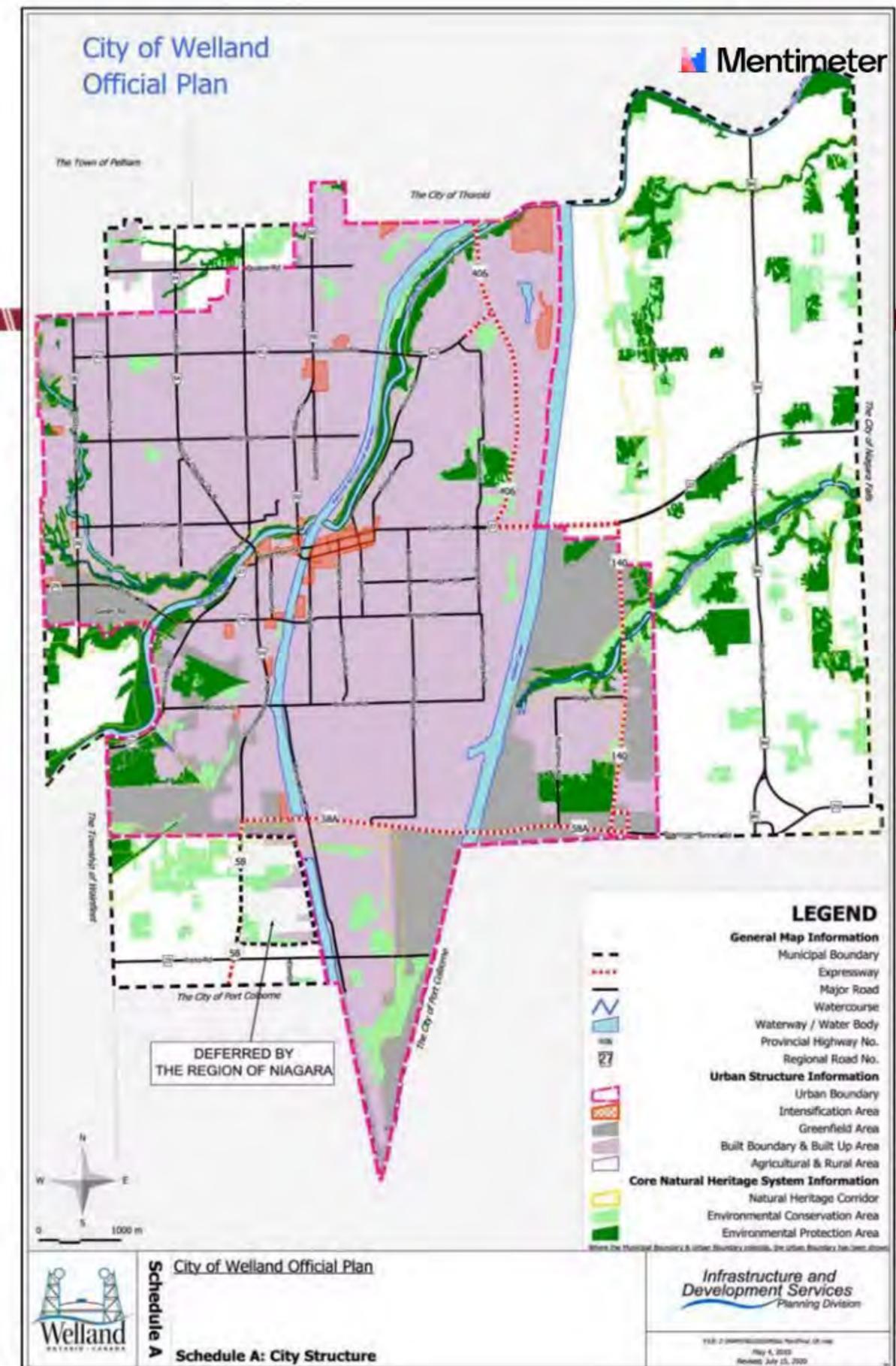
- Agricultural and agricultural-related uses
- Secondary uses (secondary to the principal use of the property, including “value-added” agricultural uses and home-based businesses)

- Limitations on Lot Creation

- Minimum Distance Separation

- Value Added Activities

- Policy stating that the City will update its policies to allow for a greater range of value-added activities than those currently permitted in the Plan.



# Agriculture

- **City's Existing Official Plan**

- Section 5 – Agricultural and Rural Area Land Use Policies

- Policies for the Rural Area:

- Permitted Uses:

- Agricultural and non-agricultural development (subject to compatibility criteria)

- Rural Development Criteria

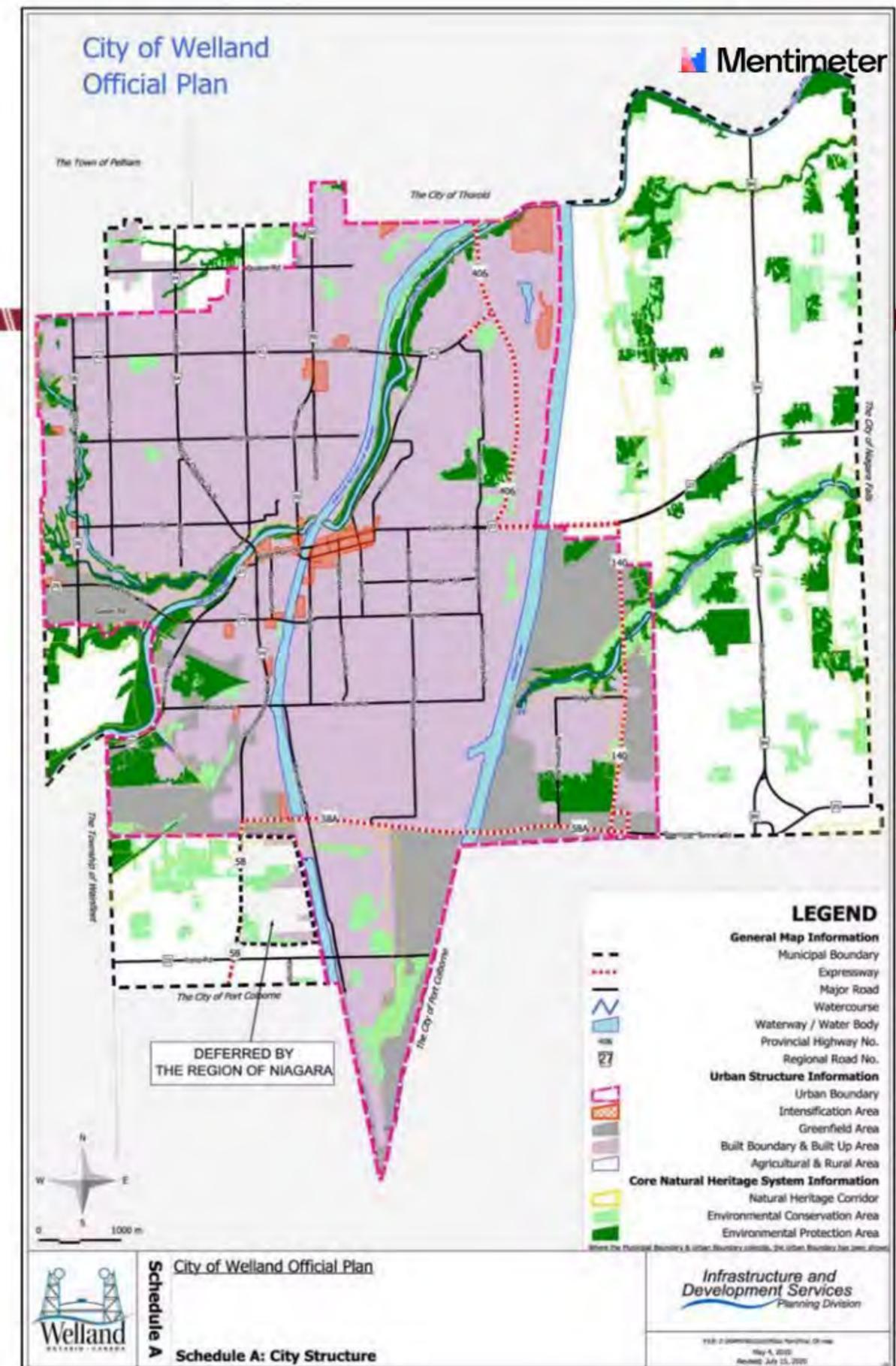
- Ability to have a private septic system
- Adequate water supply
- Adequate access to a public road

- Limitations on Lot Creation

- Minimum Distance Separation

- Long Term Pattern and Character

- Policy requiring careful consideration of the long term pattern and character of development within the City before non-farm residential development is approved.



# Agriculture

- **Opportunity: Value-Added Agricultural Uses**
  - Allow for a greater range of value-added activities
  - Criteria-based use permissions
  - Policies on agricultural/rural character





# Agriculture

- **Opportunity: Improve Connectivity Between the Agricultural/Rural Areas and the Urban Area**
  - Policies to encourage connectivity between the Agricultural/Rural Area and the Urban Area (e.g. active transportation connections to encourage cycling)
  - Promote connectivity through value-added uses to attract more people to the Agricultural/Rural Area
  - Urban Agriculture

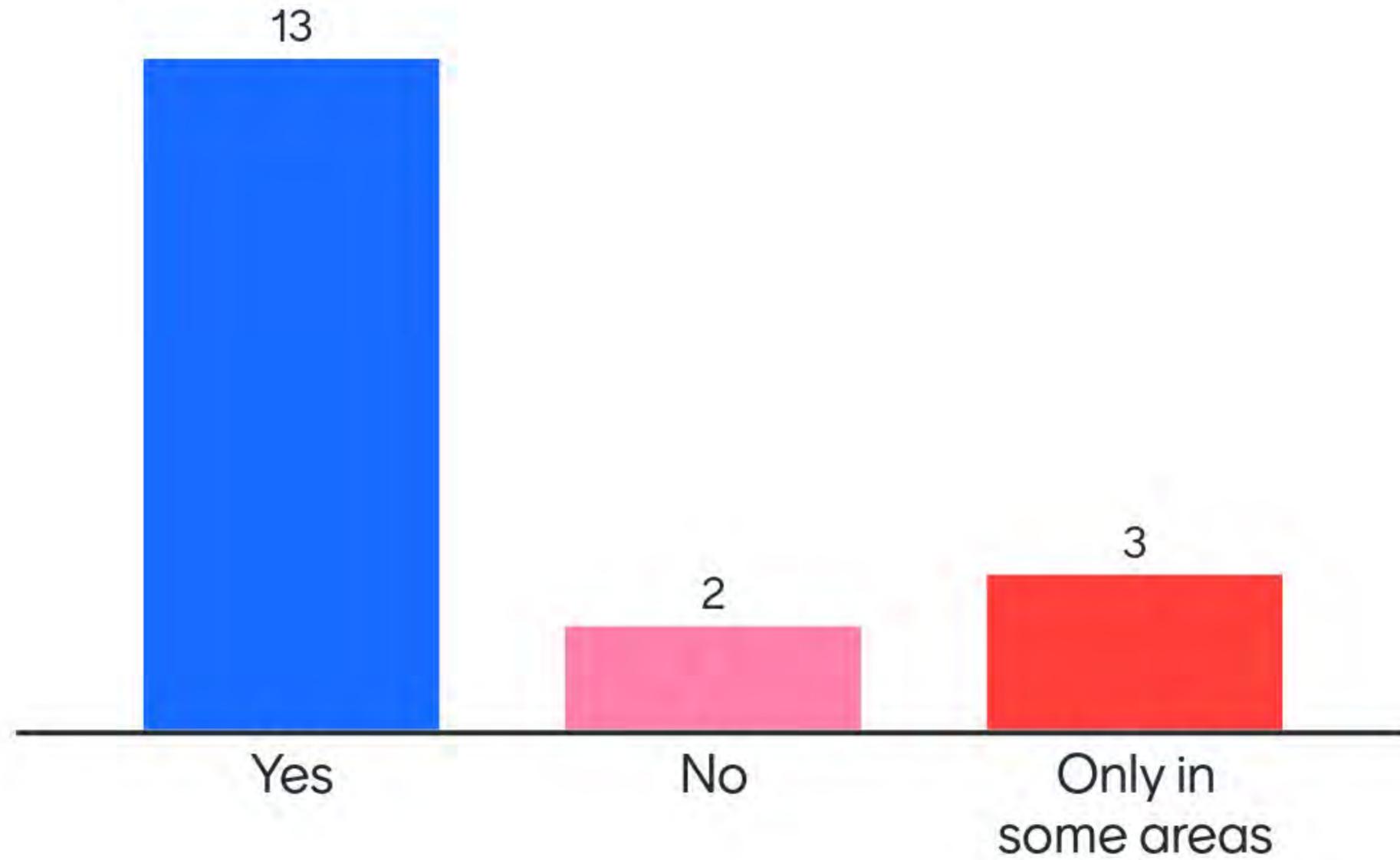


# Agriculture

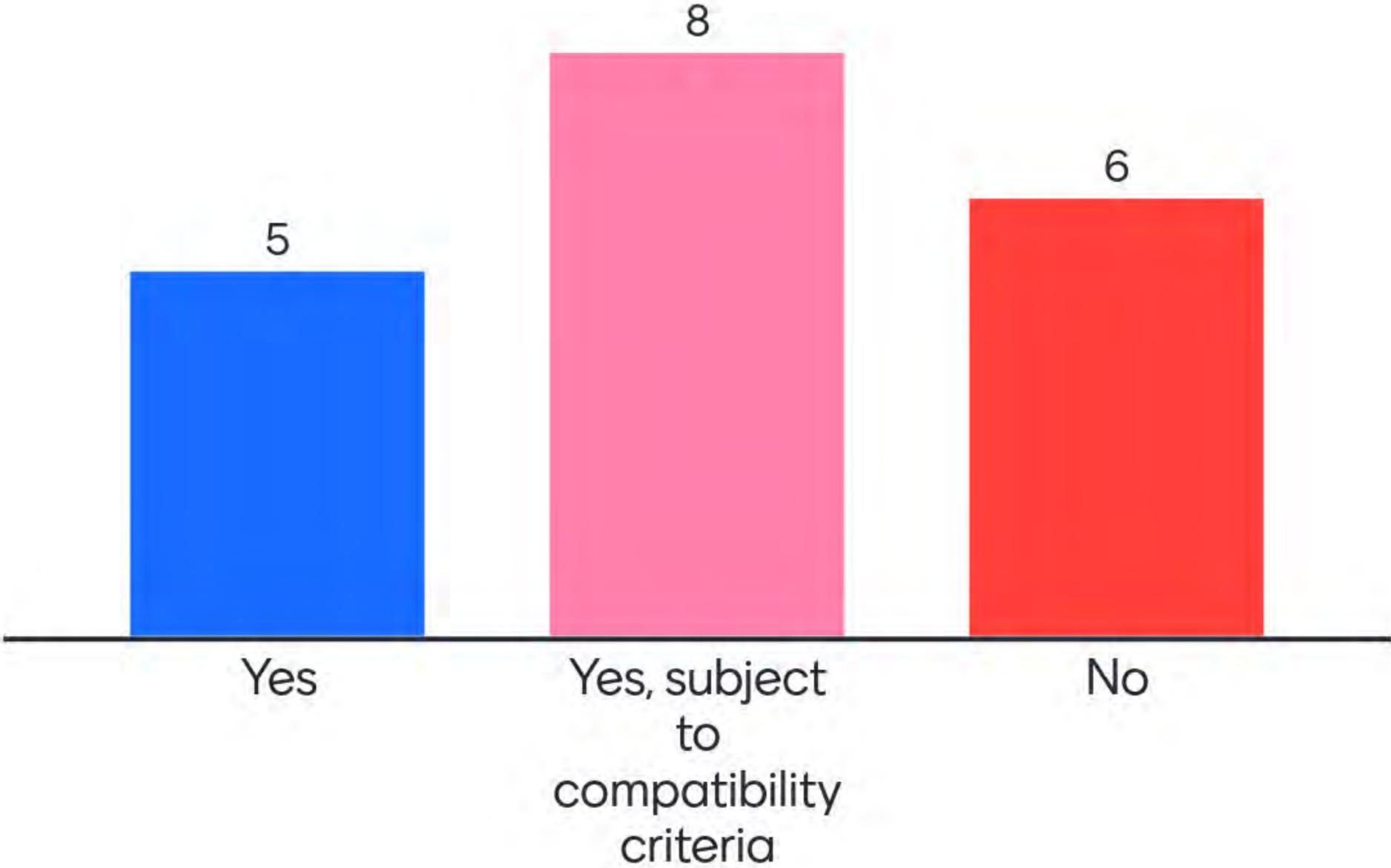
- **Opportunity: Urban Agriculture**
  - Promote urban agriculture throughout the City
  - Consider limitations for certain urban agriculture uses
  - Consider establishing compatibility criteria



# Should "urban agriculture" be permitted anywhere within the City?



# Should urban chickens be permitted on any residential property with a rear yard?



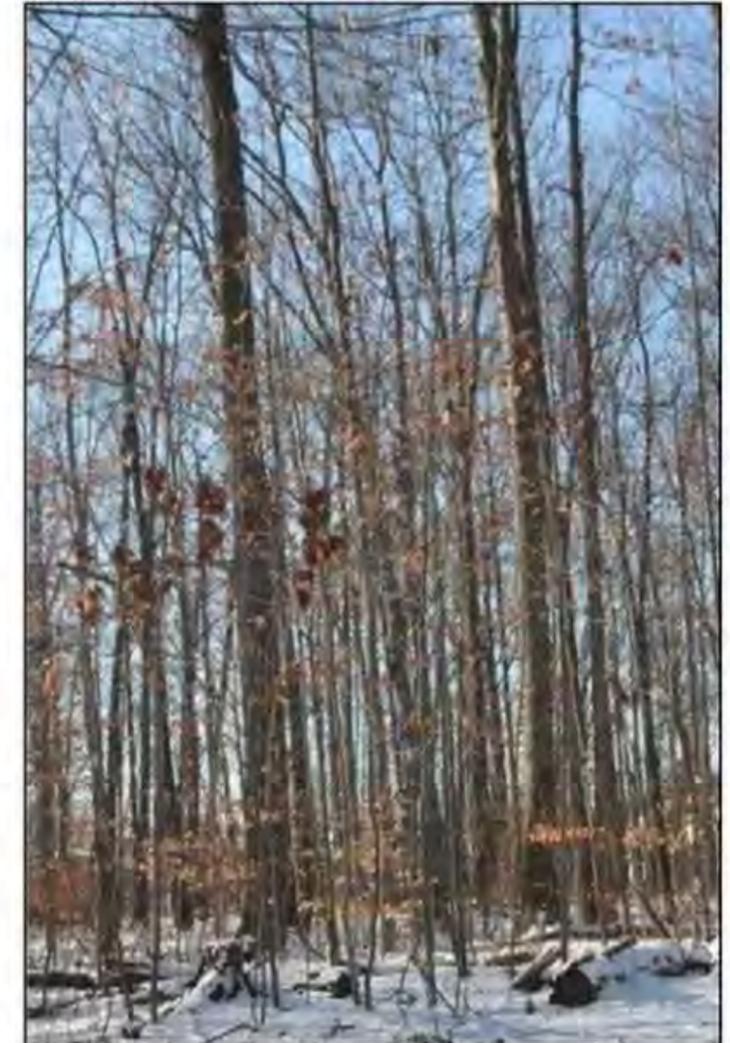
# Environment

- **What are we talking about when we say “Environment”?**
  - Natural Heritage
    - Natural features and their functions
    - Linkages between natural features
  - Climate Change
    - Policies in the Official Plan aimed at mitigating climate change impacts



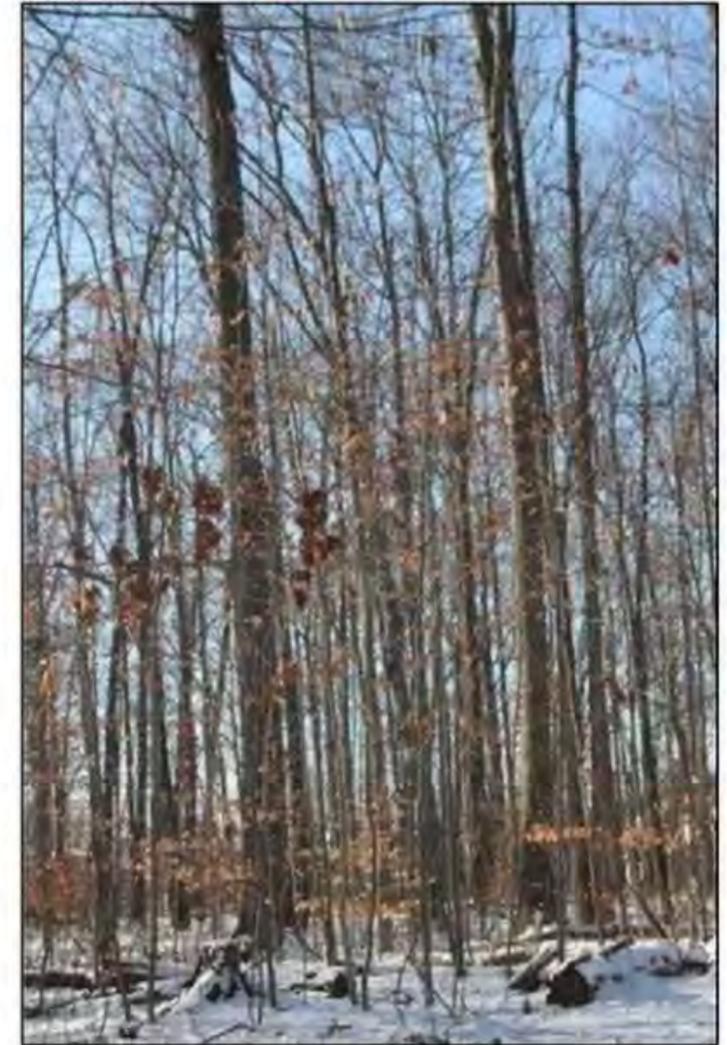
# Environment

- **City's Existing Official Plan – Natural Heritage**
  - Section 2.2 – A Leadership Community:
    - Strategic Direction: *Encourage leadership and innovation in the four pillars of sustainability: environment, economy, society, and culture*
  - Section 2.5 – A Sustainable City:
    - Strategic Direction: *Protect and enhance natural features and maintain corridors within a broader linked natural heritage system*
  - Section 2.7 – A Proud and Attractive City:
    - Strategic Direction: *Adopt design guidelines to address the interface with the surrounding natural environment*



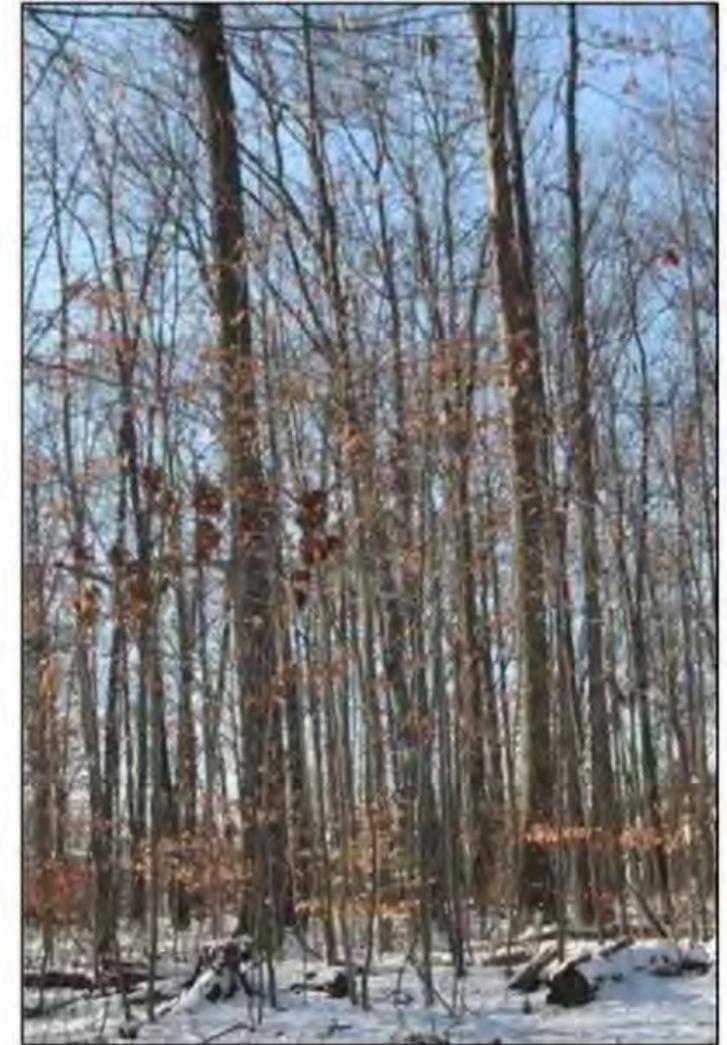
# Environment

- **City's Existing Official Plan – Natural Heritage**
  - Many policies throughout the entire Official Plan that require development within various land use designations to consider impacts to the environment (including natural heritage features)



# Environment

- **City's Existing Official Plan – Natural Heritage**
  - Section 6.1 – Environment (City-wide Land Use Policies)
    - Objectives
      - Maintain a Healthy Natural Environment
      - Conserve Welland's Distinctive Natural Character
      - Apply an Ecosystem-Based Approach to Planning and Decision-Making
      - Foster and Promote Cooperation
      - Support and Encourage Environmental Stewardship and Restoration



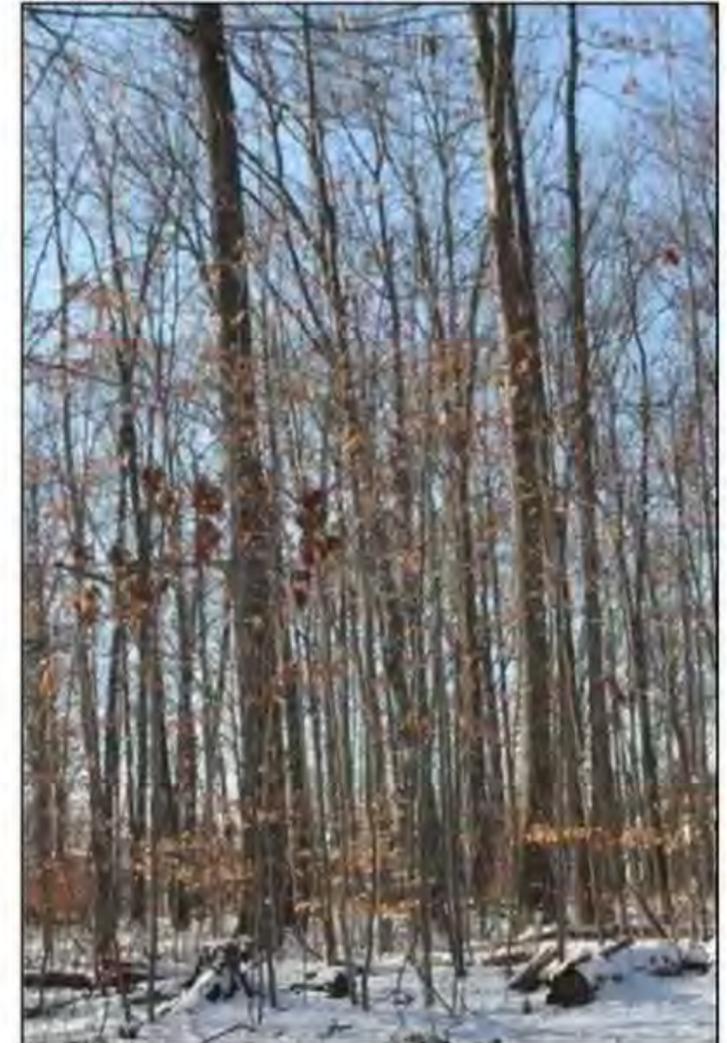
# Environment

- **City's Existing Official Plan – Natural Heritage**
  - Section 6.1 – Environment (City-wide Land Use Policies)
    - Environmental Protection Area
    - Environmental Conservation Area
    - Natural Heritage Corridors
    - Fish Habitat



# Environment

- **City's Existing Official Plan – Natural Heritage**
  - Section 6.1 – Environment (City-wide Land Use Policies)
    - Permitted Uses: forest, fish and wildlife management uses, conservation and flood management, passive recreation (where no impacts to natural features)
    - Robust policy framework:
      - Policies addressing the delineation of the natural heritage system and individual features
      - Policies addressing design, development and site alteration as it relates to natural heritage features
      - Policies addressing natural hazards
      - Policy to prioritize ecological restoration projects



# Environment

- **City's Existing Official Plan – Climate Change**
  - Section 2.5 – A Sustainable City:
    - Strategic Direction: *Encourage the planning and design of sites, areas and neighbourhoods to reduce greenhouse gas emissions, including, but not limited to, the application of Leadership in Energy and Environmental Design (LEED) standards*
    - Strategic Direction: *Consider the potential impacts of climate change and encourage measures for climate change adaptation*



# Environment

- **City's Existing Official Plan – Climate Change**
  - Section 6.1.3.4 – Air Quality and Climate Change:
    - Welland shall encourage and support energy conservation
    - Welland will consider flexibility in zoning and site planning for increased efficiency:
      - Building orientation
      - Landscaping and lot coverage
      - Other building and site characteristics
    - Welland shall develop and implement plans to address climate change, in collaboration with the Region, the NPCA and other stakeholders



# Environment

- **Opportunity: Policy Conformity**
  - Required policy updates to be consistent with and conform to the updated Provincial Policies
  - Required policy updates to conform to Regional Official Plan, including updated mapping
  - Policy updates to natural hazards policies to address climate change impacts



# Environment

- **Opportunity: Climate Change Policies**

- The Region's Draft Official Plan requires local municipalities such as Welland to include policies in their Official Plans to address climate change.
- Opportunity to create new policies and bolster existing policies:
  - Reduce water use
  - Reduce energy consumption
  - Reduce carbon emissions
  - Protect water resources
  - Reduce waste
  - Promote stormwater management measures
  - Promote green development standards





# Forestry

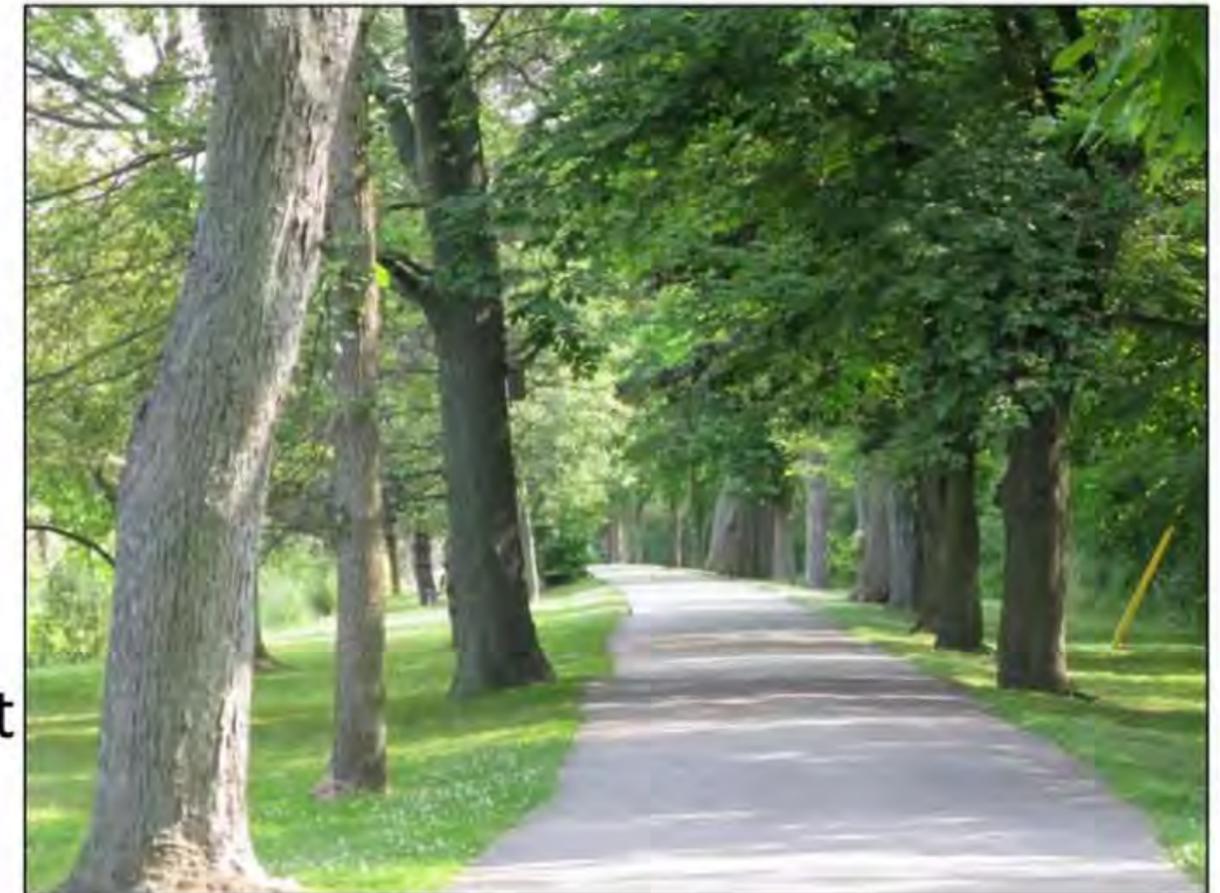
- **What are we talking about when we say “Forestry”?**
  - The City of Welland is seeking to create forestry guidelines.
  - The intent of the guidelines is to:
    - provide guidance for tree preservation and replacement (through development)
    - identify threats to the canopy cover (climate change, invasive species).
    - Identify tree coverage targets



# Forestry

- **City's Existing Official Plan**

- No policies specific to the management, preservation or enhancement of the urban forest
- Some policies speak to streetscape improvements, including the planting of trees, specific to locations (e.g. Downtown, Health and Wellness Cluster)
- Policies related to tree removal in woodlands less than 1.0 hectare in size
- Requirement for Tree Savings Plan for development with potential impacts to a wooded area

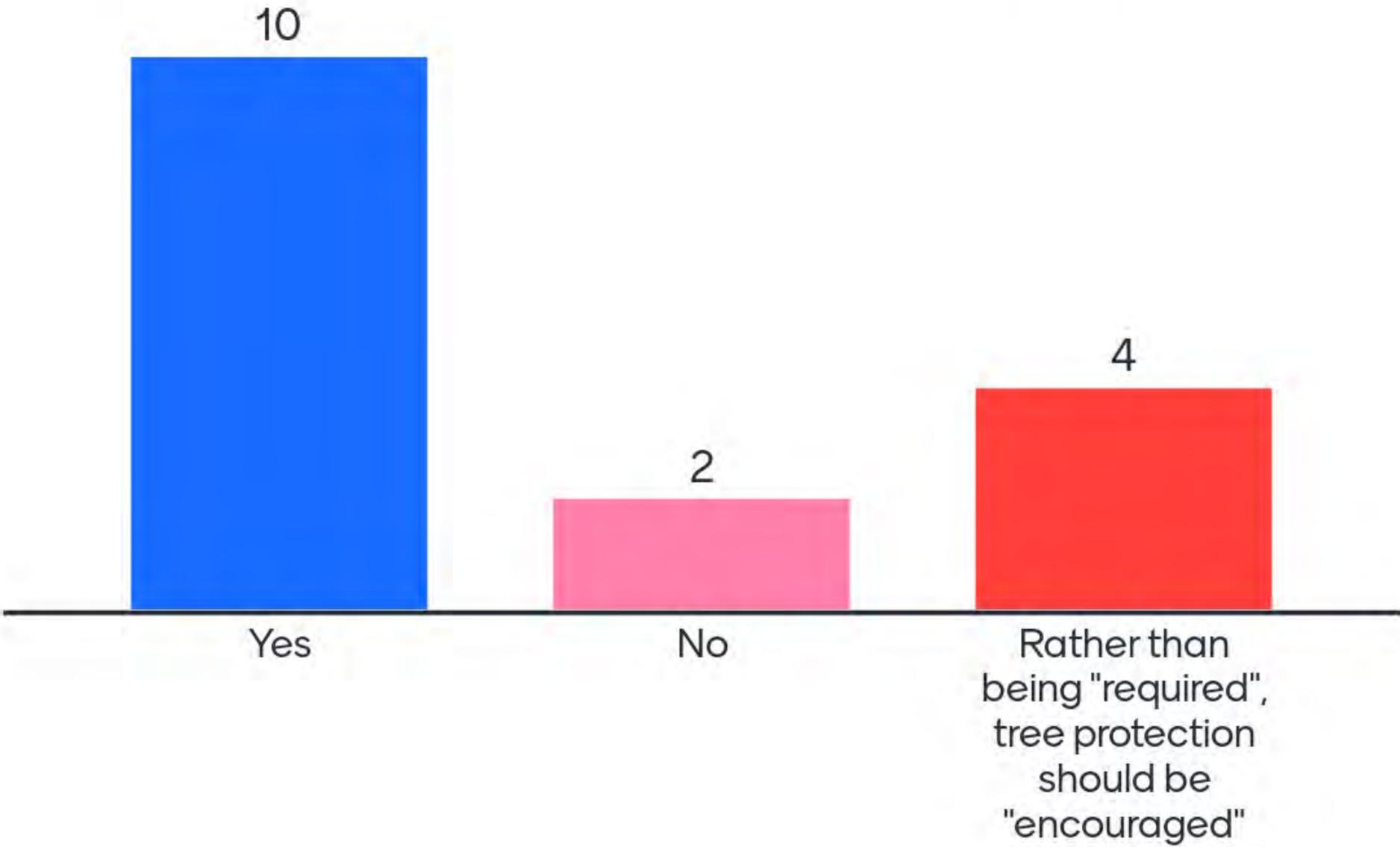


# Forestry

- **Opportunity: Introduce Policies to Maintain and Improve Canopy Cover**
  - Region's Draft Official Plan: goal to enhance tree cover by 2051.
  - Opportunity for Welland: policies to maintain and enhance vegetative cover within the urban area:
    - Encourage protection of trees (public and private trees) through development applications
    - Set out a tree canopy cover target
    - Management of invasive species
    - Preparation of urban forestry guidelines



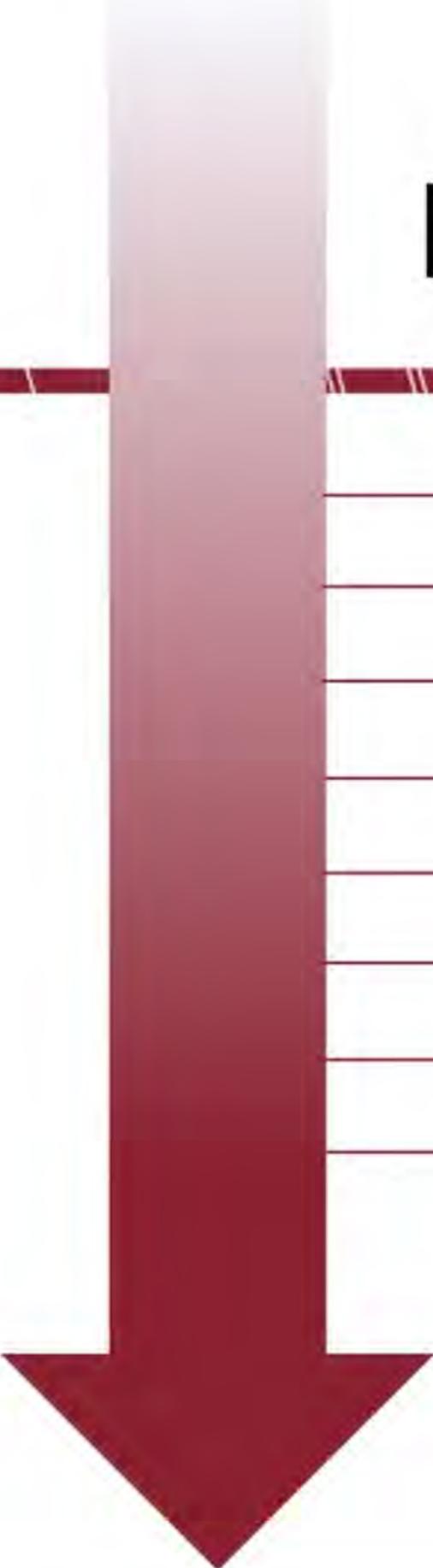
# Should the City's Official Plan contain policies to require the protection of mature trees on private property?



# It is the year 2051, and Welland is a great place because....



# Next Steps

- 
- ◆ Public and Stakeholder Consultations (February 2022)
  - ◆ Policy Directions Report (February 2022)
  - ◆ First Draft Official Plan (May 2022)
  - ◆ First Draft Forestry Guidelines (May 2022)
  - ◆ Steering Committee Meeting to discuss First Draft OP (May 2022)
  - ◆ Revisions to Draft OP and Forestry Guidelines (June 2022)
  - ◆ Release of Draft OP and Public and Stakeholder Consultations (Summer-Fall 2022)
  - ◆ Prepare Final Official Plan and Forestry Guidelines

# Thank You

Questions / Comments

## Contact:

Nicolas Aiello

Policy Planner

City of Welland

[nicolas.aiello@welland.ca](mailto:nicolas.aiello@welland.ca)



# APPENDIX D – Preliminary Policy Directions Survey Results



# Welland Official Plan Update - Survey to inform policy directions

89

Responses

33:33

Average time to complete

Active

Status

1. The term "Complete Communities" refers to a concept that aims to design and develop places that serve the daily needs of all residents by providing access to an array of jobs, investment and education opportunities, community services and amenities, parks and recreation facilities, retail options, housing options and active and public transportation.

A community hub is a central access point in which health, social, cultural, recreational, and other services are provided that serve the needs of the surrounding community. A community hub is often located in a physical building or accessed through a digital service.

Is there anywhere in Welland that functions as a Community Hub today?

60

Responses

Latest Responses

"Not entirely no."

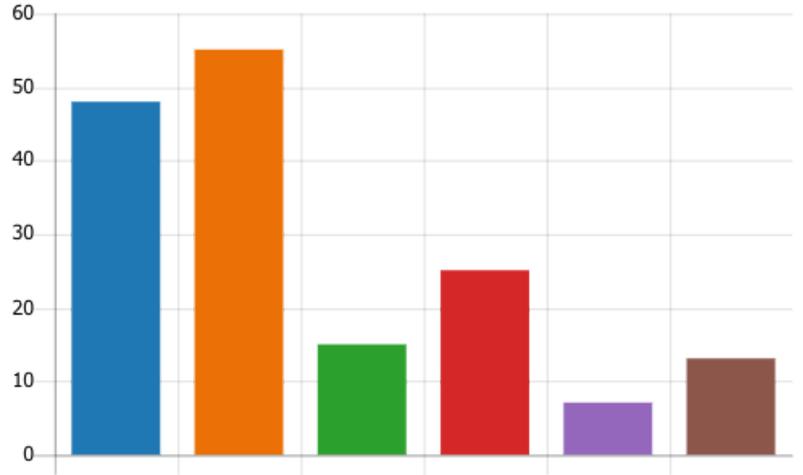
"Library"

6 respondents (10%) answered **Seaway mall** for this question.



## 2. Where should Community Hubs be located? Select all that apply.

- Within Neighbourhoods 48
- Downtown Welland 55
- Employment Areas 15
- Along Major Streets 25
- Along Quiet Streets 7
- Other 13

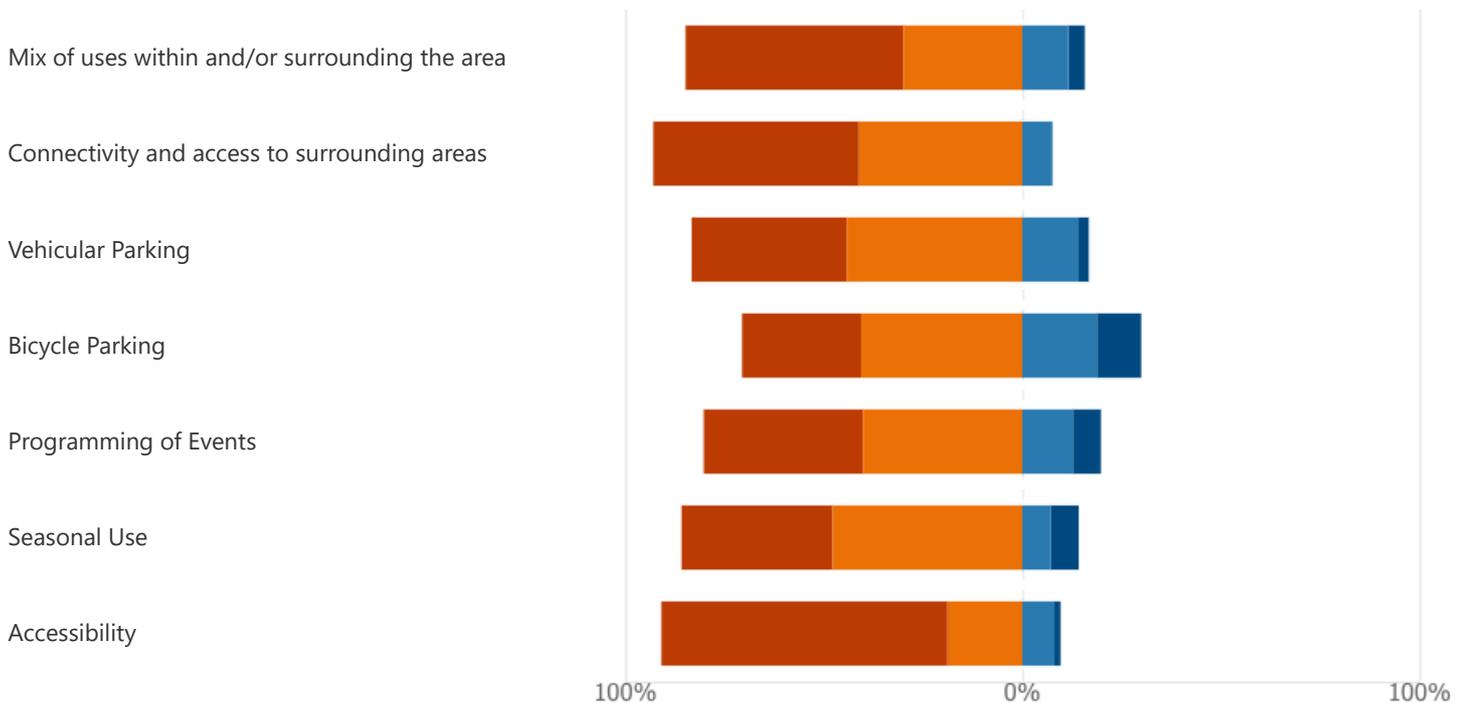


3. During Phase 1 of this Study, we asked participants to identify their favourite places in Welland today. We received several responses of great places in Welland. Five great places that were frequently mentioned include the following:

- Merritt Island
- The Recreational Waterway
- Chippawa Park
- Welland International Flatwater Centre
- Seaway Mall

With the exception of Seaway Mall, the identified “great places” are all open spaces and recreational areas. Thinking about the key elements that contribute to the success of great places, participants of the previous survey also indicated ways to improve them, as noted below. Please rank the following elements with respect to their level of importance to you.

Very Important Fairly Important Somewhat Important Not Important



4. Building on the theme of complete communities, "ageing in place" refers to the concept that as people age, they are able to continue living within their communities. There are many ways that this concept can be encouraged within the City's Official Plan. Of the following options, please identify all that you consider appropriate:

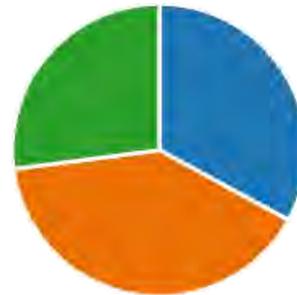
- Permitting a broader range of ... 56
- Encouraging homebuilders of ... 44
- Encouraging homebuilders to ... 60
- Permitting a broader mix of us... 53



5. Section 4.2.3.10 of the existing Welland Official Plan requires the City to work with the Region and other organizations to provide housing that is affordable to low and moderate income households, targeting a 30% affordable housing target in the long term. The Region's draft Official Plan contains policies to support the development of affordable housing. One such policy recommends the implementation of policies and standards that facilitate the development of additional residential units, such as reduced setbacks, narrower lot sizes, reduced road allowances, and reduced parking standards, to increase the supply of housing, in more affordable built form.

In your opinion, should the City's Official Plan include such policies to encourage denser, more compact development to increase the supply of housing?

- Yes 28
- Maybe or Partly 34
- No 23



6. With respect to affordable and attainable housing, please let us know if you have any other thoughts or suggestions.

54

Responses

Latest Responses

"Low income should be number one priority... developers should be ..."

12 respondents (23%) answered **affordable housing** for this question.



7. The Region has set an intensification target of 75% for the City of Welland. In Meeting this target, much of this growth will be directed to the Downtown. At the Visioning Workshop, participants indicated a preference for a mix of built form typologies in the Downtown, including high-rise and mid-rise buildings, townhouses, as well as incorporating the heritage character that exists in parts of the Downtown today. Currently, the Official Plan permits medium density buildings (3 and 4 storeys), as well as "high-rise" buildings (5 to 8 storeys) in the Downtown, with the policy requirement that high-rise buildings should be located away from stable neighbourhoods adjacent to the Downtown.

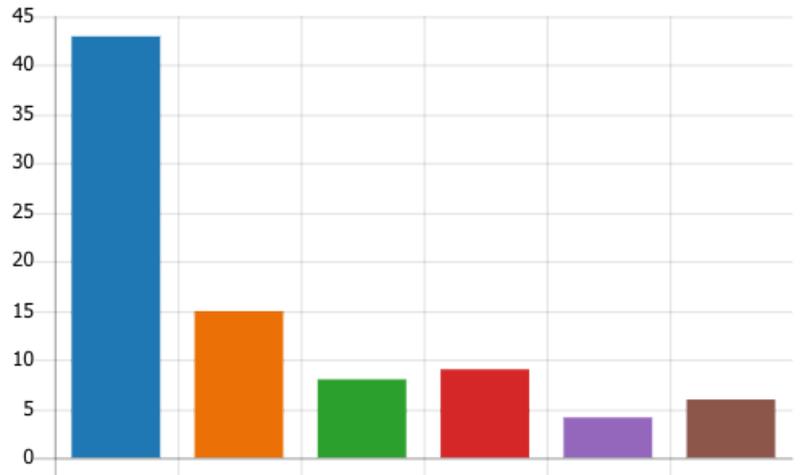
Given the growth that is anticipated to occur in Downtown Welland, should taller buildings (taller than 8 storeys) be permitted in the Downtown?

- Yes 42
- No 43



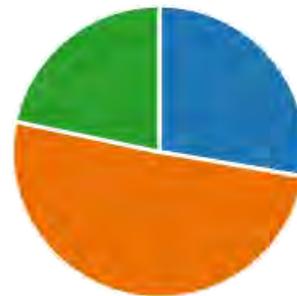
8. In your opinion, what should be the maximum building height for high-rise buildings in Downtown Welland?

- Maintain existing maximum of... 43
- 12 storeys 15
- 16 storeys 8
- 20 storeys 9
- 25 storeys 4
- Greater than 25 storeys 6



9. If buildings taller than 8 storeys are permitted, where should they be permitted? Should they be permitted across the Downtown, or should a specific node or nodes be identified where taller buildings would be permitted?

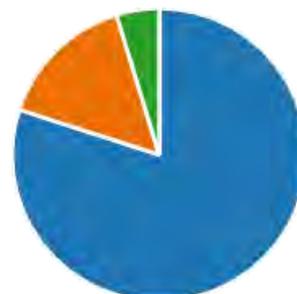
- Tall buildings should be permi... 23
- Tall buildings should only be p... 42
- Other 18



10. Downtown Welland is identified as a Regional Growth Centre by the Region of Niagara, with a planned density target of 125 people and jobs per hectare. In addition to residential development bringing more population to the Downtown, it is important to think about jobs in the Downtown. The City has identified a growing Health and Wellness Cluster in the Downtown.

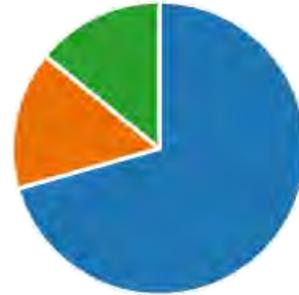
Where should employment/job growth be directed in the Downtown?

- Employment growth should b... 68
- Employment growth should b... 13
- Other 4



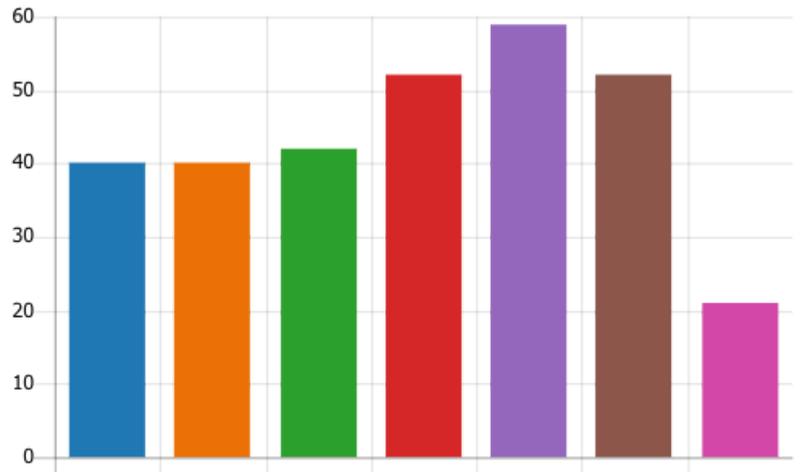
### 11. Should employment uses be permitted within residential dwellings in the Downtown?

<span style="color: blue;">●</span> Yes	60
<span style="color: orange;">●</span> No	13
<span style="color: green;">●</span> Other	12



### 12. With the growing enrolment at Niagara College, there is an increased need for student housing in the City. One of the options being considered in the Official Plan Update is to broaden the densities and housing types permitted in proximity to Niagara College to encourage denser housing forms. What types of housing forms should be permitted? Please select all that apply.

<span style="color: blue;">●</span> Single and Semi-Detached Dw...	40
<span style="color: orange;">●</span> Duplexes and Triplexes	40
<span style="color: green;">●</span> Townhouses	42
<span style="color: red;">●</span> Stacked Townhouses	52
<span style="color: purple;">●</span> Low-rise Apartments	59
<span style="color: brown;">●</span> Mid-rise Apartments	52
<span style="color: pink;">●</span> High-rise Apartments	21



13. In fostering a vibrant agri-tourism sector, connectivity to the rural and agricultural areas of the City is important. Given the geographic challenges of connecting the rural/agricultural area of Welland with the urban area (separated by the Welland Canal), do you have any ideas on how to better connect the urban area to the neighbouring rural/agricultural area?

49

Responses

Latest Responses

*"Parks and green space with parking and more walking trails!"*

*"Public transport "*

9 respondents (19%) answered **rural** for this question.



14. Policy 5.1.3.6 of the existing Official Plan requires the City to review and update the agricultural policies of the Plan to allow for a greater range of value-added activities than those currently permitted. The Official Plan Update presents an opportunity to undertake this task. The draft Regional Official Plan permits agriculture-related uses and on-farm diversified uses in both prime agricultural areas and on rural lands subject to specific criteria, including that "the use is consistent with and maintains the character of the agricultural area". In your opinion, how would you describe the character of Welland's agricultural area?

54  
Responses

Latest Responses

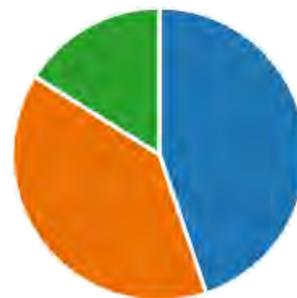
"Under-utilized ... be nice to have community garden party program ..."  
"Well integrated "

7 respondents (13%) answered **Needs** for this question.



15. Should urban chickens be permitted within residential neighbourhoods?

- Yes – urban chickens should b... 39
- Partially – urban chickens sho... 34
- No – Urban Chickens should n... 14



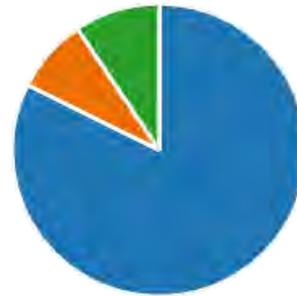
16. If urban chickens were permitted within residential neighbourhoods based on specific criteria, what criteria should be used?

● Minimum lot size	36
● Minimum rear and side yard s...	34
● Chickens permitted based on ...	19
● Maximum number of chickens...	63
● Other	23



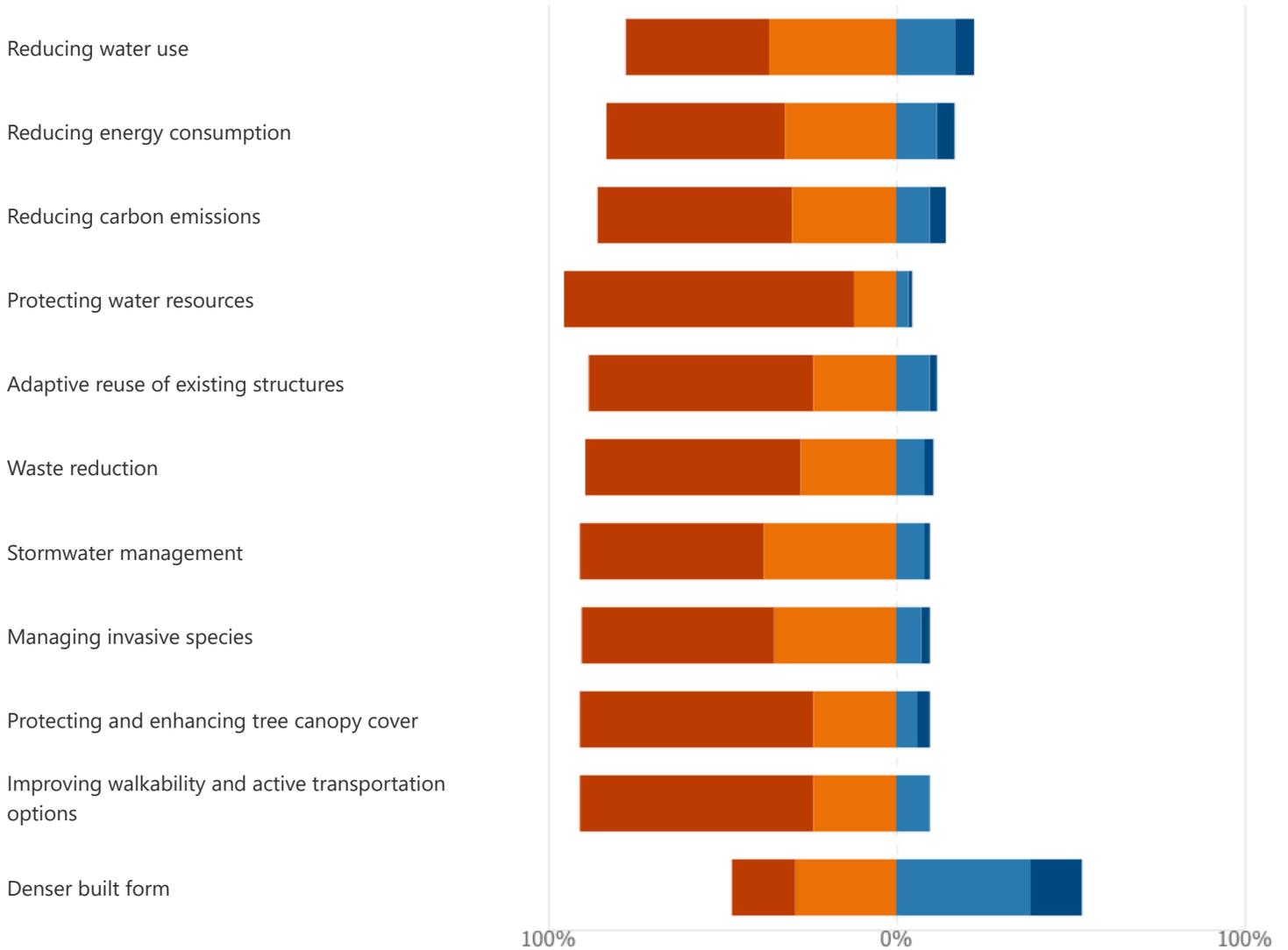
17. The term "urban agriculture" refers to agricultural activities occurring within the urban area, such as growing crops, raising animals, community gardens or small-scale sales of agricultural products, all at a scale that is compatible with its surroundings. Some municipalities, such as the City of Guelph, permit urban agriculture as-of-right within all land use designations, subject to specific policies to ensure compatibility. Should the Welland Official Plan list "urban agriculture" as a permitted use across all land use designations?

● Yes	70
● No	7
● Other	8



18. The Region’s Draft Official Plan requires local municipalities such as Welland to include policies in their Official Plans to address climate change. Welland’s Official Plan already contains many policies to address climate change, including policies encouraging green development technologies, energy efficiency, and stormwater management. However, more can be done. Please indicate how the following measures of climate change mitigation measure up for you:

Very Important Fairly Important Somewhat Important Not Important



### 19. Are there any other ideas that you have to help mitigate impacts to climate change?

42  
Responses

Latest Responses

*"Programs to promote and encourage gardens wherever possible"*  
*"Better ways to access the various parks safely by foot. May people..."*

8 respondents (20%) answered **trees** for this question.



20. One of the strategies to help mitigate the impacts of climate change involves maintaining and enhancing vegetative cover. For example, the Region’s Draft Official Plan includes a goal to enhance woodland cover across the Region by 2051. There is an opportunity for Welland to consider the implementation of policies to maintain and enhance vegetative cover within the urban area. An example of this would be to encourage the protection of existing trees in the public and private realm through development and redevelopment applications. Are you supportive of additional policies within the City’s Official Plan to maintain and enhance vegetative cover in Welland?

<span style="color: blue;">●</span> Yes	70
<span style="color: orange;">●</span> No	4
<span style="color: green;">●</span> Other	10

