

East Fenwick Secondary Plan Study

Public Open House

Title	Date	Time
Minutes	2023-11-30	3:00 to 6:00pm
Location	Project Name	Project No.
Fenwick Fire Station 2	East Fenwick Secondary Plan	230902

Summary of Events

On November 30th, 2024, Town, Region and NPCA staff members and the consulting team as well as representatives of the development lands located south of Canboro road assembled at the Village of Fenwick's Fire Station 2 to attend the Public Open House with regards to the East Fenwick Secondary Plan.

The session was well attended by approximately 45-50 residents that were updated on the project progress and final draft neighbourhood vision for the Secondary Plan area as were able to ask questions of the team. A series of illustrated boards provided the public with detailed information on:

- The study objectives, goals and process/timeline to date;
- Regional and local planning context;
- The proposed governing study area community building structures to include Neighbourhood, Greenlands and Street structures; and,
- Servicing and infrastructure objectives and needed upgrades.

Key points raised during the open house session included:

Housing Typology, Mix and Affordability

Residents liked that a housing mix is still being proposed, there is a need for mix of housing including apartments so residents can remain in the community. Many of the questions received on this topic are addressed in the study Background Report and proposed policies of the Secondary Plan. The report outlines the reasons and strategy on how growth in Fenwick and the Town is managed within the Regional and /local planning context.

Comments received included:

1. Glad to see that nothing has substantially changed. Hooray for a thoughtful mix of housing types.
2. Need for housing for people at all stages of their life.
3. Some concern over the potential mid-density buildings, how many stories will the apartments be?
4. Pleased with the lower density development on the edges and higher density development towards the centre.
5. What is the density that is being planned for the area and why.
6. Desire to have high quality construction, use of brick, stone on buildings. Not all vinyl siding.
7. How will this impact the property values in the area?
8. Will there be any consideration for commercial uses?
9. How will this development impact the local school? Will an addition be proposed to accommodate new students?
10. What is the timing of when development will start?

Infrastructure

Overall, residents continue to be concerned with ensuring sound engineering solutions to storm water management are used in the development of the study lands. Current storm water management issues in other parts of Town have raised awareness on the importance of understanding storm water management as a holistic undertaking. Further concern on road widenings were brought forward. Matters pertaining to infrastructure and sound civil engineering solutions will continue to be assessed and reviewed through the draft plan of subdivision process.

Comments received included:

1. How will the storm water be managed, what are the downstream impacts, where will the water go.
2. Why not start at the outlet on Welland River and make sure the system can handle the volume of water? Flip the script.
3. General drainage and infrastructure concerns – several residents talked about flooding occurring currently and asked if this project address this?
4. Can you guarantee that there will not be failure in the storm water ponds.
5. Who pays for the infrastructure.
6. Will existing homes be required to connect to sanitary sewers, what will be the cost and who pays.
7. Will low impact development standards be considered to address servicing.
8. Pleased to see the pedestrian network proposed.
9. Will Welland Road/Canboro Road be upgraded to deal with more traffic?
10. What are the improvements required to the roads, was a traffic study undertaken.
11. Will sustainable energy conservation features be used (i.e. solar panels used for street lighting?)
12. Will low impact development engineering solutions be implemented on all streets?

Greenlands

The conservation and management of natural features has been an important focus of the community. The recently completed Environmental Impact Study findings and recommendations for the lands mainly located between Canboro and Welland Roads have seen the retention of larger natural feature areas and the introduction of an environmental corridor.

Comments received included:

1. Glad to see the greenlands system is being protected.
2. What will happen to the geese that land in the field during migration and what will happen to other wildlife using the area, i.e., deer, wild turkeys.
3. The environmental corridor should be wider (it should be 50 metres for adequate ecological connectivity) and glad to see there is a connecting link.
4. Are we considering expropriation of private properties or other means to enhance access to environmental areas and potential amenities (i.e. trail system along east natural feature extending from Welland to Canboro Roads)

Town, Regional and Consultant Team in Attendance

Town of Pelham

Barbara Wiens – Director of Community Planning & Development – Town of Pelham

Lindsay Richardson – Policy Planner – Town of Pelham

Region Representatives

David Deluce, Senior Manager, Environmental Planning and Policy – Niagara Peninsula Conservation Authority (NPCA)

Cara Lampman – Manager, Environmental Planning - Niagara Region

Southern Lands Representatives

William Heikoop – Planning Manager – Upper Canada Planning & Engineering Ltd.

Adam Kean, P. Eng. – Engineering Manager – Upper Canada Planning & Engineering Ltd.

Consultant Team Representative

Ute Maya-Giambattista – Principal O2 Planning & Design