

East Fenwick Secondary Plan Terms of Reference

Executive Summary:

Town Council has identified the preparation of a Secondary Plan for East Fenwick as a priority for 2017. This report provides the opportunity for input on the Terms of Reference for the preparation of the Secondary Plan and seeks to obtain approval of the Terms of Reference.

Location:

The Secondary Plan Study Area includes that area within the urban area boundary of Fenwick that is bounded by Memorial Drive to the north, Balfour Street to the west, land on the south side of Welland Road to a depth of approximately 120m to the south and Cream Street to the east and comprises approximately 95 ha (235 acres).



East Fenwick Secondary Plan Terms of Reference
February 6, 2017

The lands are designated Urban Living Area/Built Boundary with the majority of the area is identified within the Greenfield Overlay and a portion of the area is designated Environmental Protection Three in the Town Official Plan. The Official Plan also identifies provincially significant wetlands, woodlands and deer wintering area within the Study Area. Also, the Study Area is included within an area designated as being part of a highly vulnerable aquifer.

The Region of Niagara Official Plan also identifies a significant portion of the Secondary Plan area as a designated greenfield area with the remainder as built up along with environmental protection and environmental conservation areas relating to provincially significant wetlands and significant woodlands.

Project Description and Purpose:

The following identifies the scope of work associated with the Secondary Plan preparation:

- Identify and examine existing land uses, sites with cultural heritage value/features, and areas with natural heritage features, the plan area's soils, geology and surface and ground water conditions, existing water and wastewater systems, stormwater management and transportation systems. This work is the existing condition characterization, identification of constraints and identification of areas of opportunities for growth and development
- Identify areas suitable for development, areas to be retained in natural condition and areas required for infrastructure requirements
- Determine the appropriate mix of land uses and amenities within the Secondary Plan area that will fit the character of Fenwick, integrate with existing development and align with Provincial, Regional and Local growth management
- Determine municipal servicing requirements including water, sanitary, and storm requirements to support development and mix of land uses including location of

East Fenwick Secondary Plan Terms of Reference
February 6, 2017

facilities and type of facilities, i.e. stormwater management facilities, pumping stations, and any improvements or upgrades that may be required

- Determine transportation/road network requirements and improvements to support development, including active transportation and the urbanization of the existing street system and future road network
- Develop appropriate policies to support mix and range of appropriate land uses, including infill, and new development policies that recognize the character of Fenwick and are consistent with Provincial, Regional and Local planning policy objectives
- Develop urban design guidelines to guide both public and private development including streetscape, open space, pedestrian and active transportation, accessibility and built form guidelines based on the policy direction set out in the Secondary Plan
- Develop a phasing plan and implementation plan

The successful consultant will also be required to demonstrate how collaborative community planning, building and design approaches and consultation will be incorporated in the process of preparing the Secondary Plan and implementing the Secondary Plan's recommendations. Community engagement will be an important component that will lead to the success of project.

Policy Review:

The Region of Niagara encourages Secondary Plan be developed for new growth and greenfield areas. The objective of the Regional Official Plan is to build complete communities by:

- Encouraging mixed and integrated land uses
- Making efficient use of land and infrastructure
- Promoting transit supportive development and active transportation
- Building better greenfield neighbourhoods
- Supporting intensification
- Conserve natural resources and maintain or enhance natural systems

East Fenwick Secondary Plan Terms of Reference
February 6, 2017

- Integrate cultural programs and facilities
- Making responsible fiscal decisions.

The Town Official Plan identified the need for a Secondary Plan for the East Fenwick area and identified the following issues to be addressed:

- Conformity with the Provincial Growth Plan and Regional Policy Amendment 2-2009. Specifically, the Secondary Plan will need to identify and permit a range of housing types and densities, the intent of which is to achieve the Provincial requirement of 50 people and jobs per hectare
- A sub-watershed plan prepared in accordance with the requirements of the NPCA and the Region
- Options for water and sanitary sewer servicing
- Stormwater management
- The ability of the soils to support urban development due to hydrological and hydrogeological characteristics
- The identification of important natural features, and recommendations for their protection
- The mix, density and phasing of proposed land uses
- Affordability
- The need for new or expanded parks, schools or other community facilities
- Transportation including integration with existing roads and an assessment of pedestrian connections to trails and parklands of new development
- Stage 1 Archaeological Assessment and,
- The preparation of urban design principles and an implementation strategy to provide guidance on the issues of accessibility, active transportation and quality building and site design.

It is noted that since the adoption of the Town Official Plan, the Town has completed a Cultural

East Fenwick Secondary Plan Terms of Reference
February 6, 2017

Heritage Master Plan including mapping of areas of archaeological potential which would satisfy the Stage 1 Archaeological Assessment requirements identified above.

Staff Comments:

Planning staff have developed the Terms of Reference for the preparation of the East Fenwick Secondary Plan. The Terms of Reference were provided to Senior Management Team and the Region of Niagara for review and input.

The East Fenwick Secondary Plan is a priority project for Council. The Terms of Reference provide for preparation of a Secondary Plan that will meet the objectives of the Town Official Plan and is aimed at developing a complete community. The majority of the land area within the East Fenwick Secondary Plan study area is owned by developers who are also anxious to have a Secondary Plan in place so that they can understand the infrastructure requirements and future land uses that may be appropriate for their lands in order to be in a position to proceed with development applications.

The proposal provides for a collaborative community engagement process being undertaken including a community charrette and the utilization of Place Speak. In addition there will be a Steering Committee comprised of representatives from the Town, Region and the Niagara Peninsula Conservation Authority.

The timeframe for completion of the Secondary Plan is nine (9) months. It is anticipated that proposals will be received by March 23, 2017 and with a decision being made on the successful Consultant Team in early April.

The East Fenwick Secondary Plan is an important project for the Town and will ultimately provide for the appropriate policy guidance and direction for future growth and development in this area of Fenwick that has been planned for as an area of development along with providing the appropriate policies to ensure the protection of key natural heritage area and the establishment of community facilities and infrastructure.

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East Fenwick Secondary Plan Terms of Reference
February 6, 2017

Alternatives:

Council could choose not to approve the Terms of Reference which would result in the work related to the Secondary Plan preparation not proceeding.

Recommendation:

THAT Committee of the Whole receive this Community Planning and Development Report with regards to the East Fenwick Secondary Plan Terms of Reference;

AND THAT Committee recommend that Council approve the attached Terms of Reference.