

November 20<sup>th</sup> 2017 SGL Planning & Design Inc. - Associated Engineering - Matrix Solutions - ASI

Envisioning Fenwick

### STUDY PURPOSE



The Secondary Plan is intended to **guide the future growth and development** in East Fenwick.

The project goals are to develop a Secondary Plan for the East Fenwick urban area that will provide the framework:

- for permitting new development compatible with the character of Fenwick and consistent with Provincial, Regional and Local planning policies and legislation
- to establish appropriate land use designations and policies that will support the future development of East Fenwick
- to establish design guidelines for buildings, parks and streets that is consistent with the policy objectives of the Secondary Plan
- to establish a **system of public space areas and linkages** with natural heritage areas
- to provide for an implementation and phasing plan
- to identify existing transportation and infrastructure, i.e. water, sanitary and storm services, available in and around the study area and upgrades that may be required to the systems to support the Secondary Plan

### STUDY SCHEDULE

PHASE I. MAY – AUGUST 2017

DATA COLLECTION AND ANALYSIS

PHASE 2. AUGUST – NOVEMBER 2017

LAND USE PLAN

I. Design Options workshop on draft development options –

Saturday September 30th 2017

2. Council Presentation

PHASE 3. DECEMBER 2017 – JANUARY 2018
SECONDARY PLAN POLICY DEVELOPMENT

- Preferred Plan Open House—
   Saturday January 13<sup>th</sup> 2018
  - 2. Council Presentation

PHASE 4. FEBRUARY 2018
SECONDARY PLAN APPROVAL

- I. Statutory Open House CouncilPresentation February 2018
- 2. Formal Public Council Presentation– March 2018

- **Kick-off meeting** with Steering Committee on May 16<sup>th</sup> 2017;
- Site visit was conducted on May 26, 2017 with Town staff and the design team;
- **Environmental site survey** was conducted on June 8<sup>th</sup> and 9<sup>th</sup>;
- **Elementary School Community Design workshop** held at St. Ann's Catholic School on June 19th;
- Teams are conducting their background studies on environmental, traffic, municipal servicing, cultural heritage and community character;
- Facilitated Visioning Workshop on June 22<sup>nd</sup>;
- Facilitated **Design Options Workshop** on September 30<sup>th</sup>; and,
- Developed, circulated and received comments on the community site plan options and street cross sections.

#### PROVINCIAL & REGIONAL LAND USE POLICIES

#### Key Policies of the local Official Plan:

- Designate the Secondary Plan area as Living Area, which permits a range of residential uses as well as uses that are compatible with residential uses;
- Establish target densities for 8-15 units per hectare in built-up area and 20 units per hectare in greenfield areas; and,
- Establish parkland dedication and siting requirements.

#### Legend

\* Potential Intensification Area

HHHHH Canadian Pacific Railway

Downtown

Open Space

Environmental Protection Three (EP3)

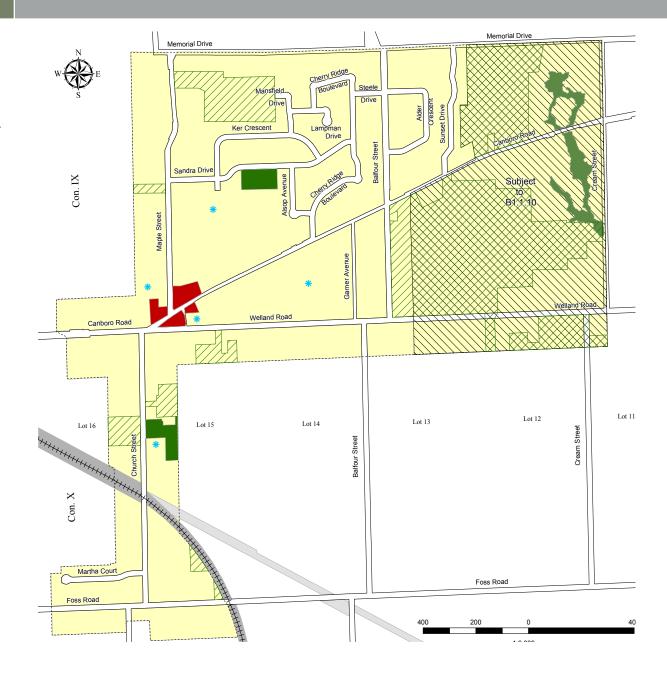
Greenfield Overlay

Former CPR Railway Land- Municipal owned

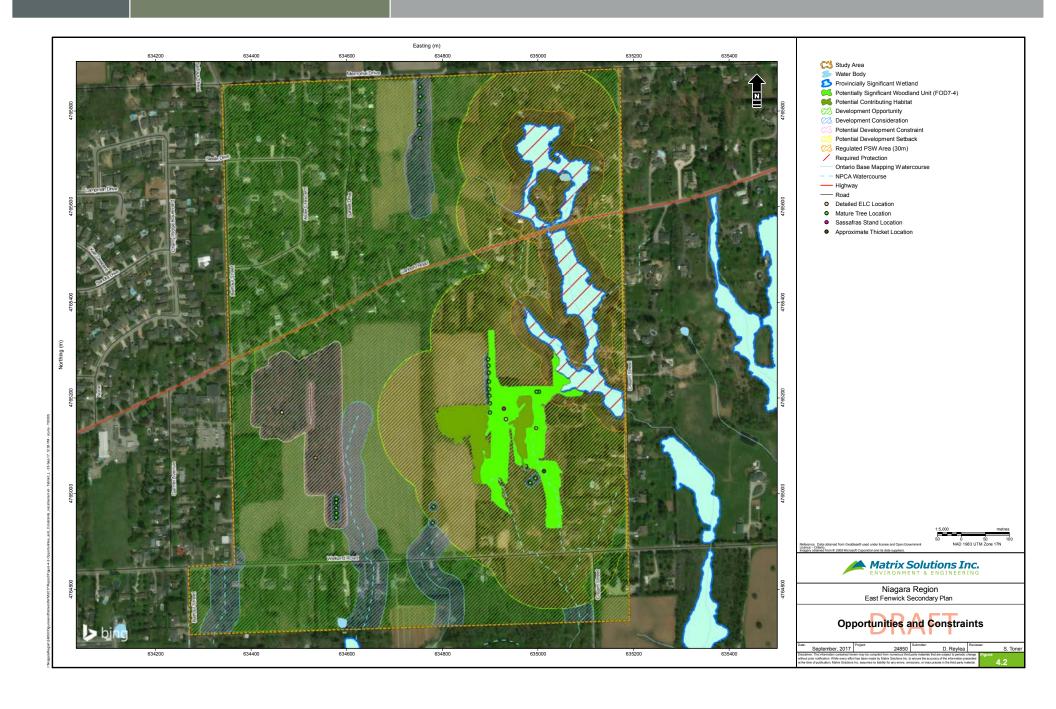
Canadian Pacific Railway Land

Urban Living Area / Built Boundary

Urban Settlement

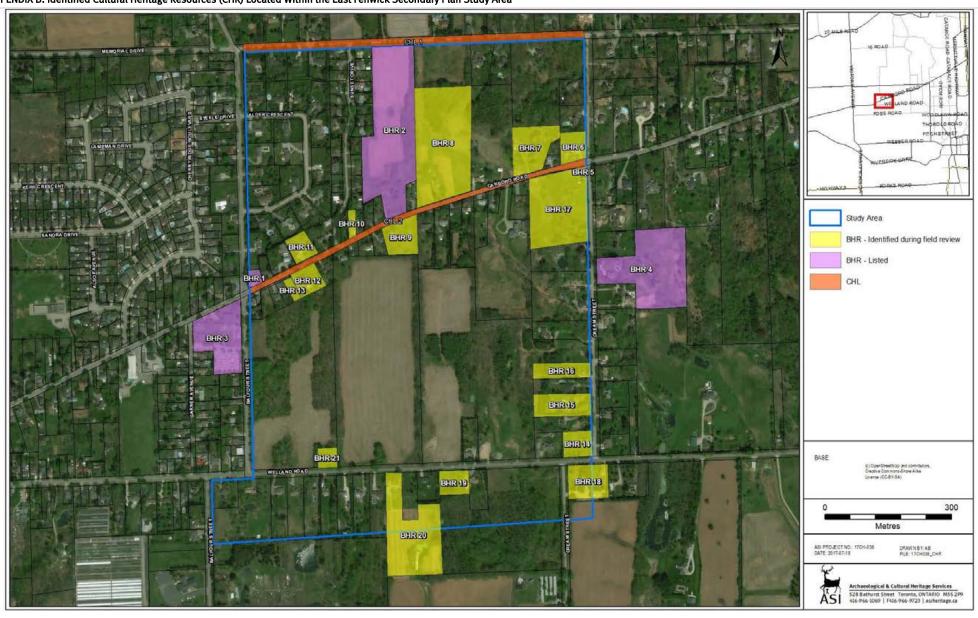


### NATURAL HERITAGE

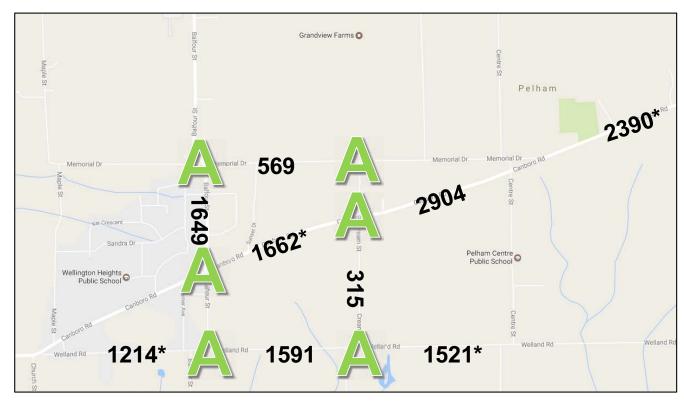


## CULTURAL HERITAGE

APPENDIX B: Identified Cultural Heritage Resources (CHR) Located Within the East Fenwick Secondary Plan Study Area



### **EXISTING TRAFFIC CONDITIONS**



LEGEND:

XXXX - Estimated AADT (May 2017)

XXXX\* - Estimated AADT (May 2016)

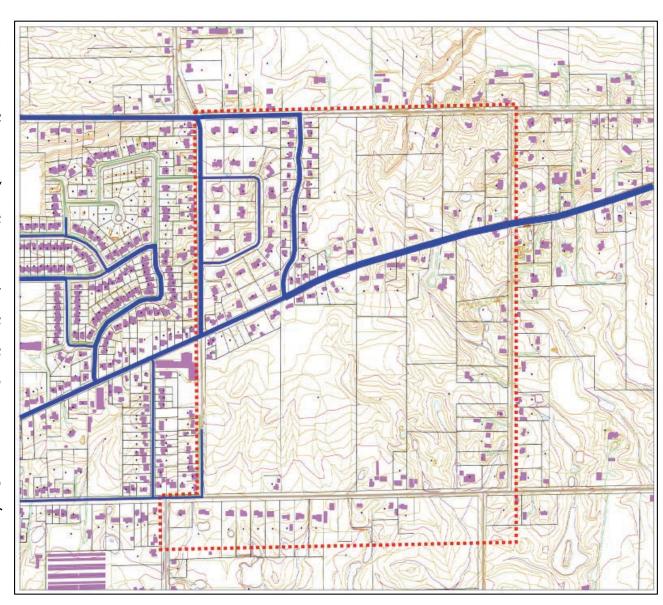


Level of Service at Study Intersection

- Canboro Road, Balfour Street and Welland Road are functioning as a collector road (>1,000 AADT) with a LOS of A
- Memorial Drive and Cream Street are functioning as local roads (<1,000 AADT) with a LOS of A
- All study intersections are operating at a LOS of A (minimal delay and queuing)
- Minor sight line improvements recommended at Memorial Drive/Cream Street

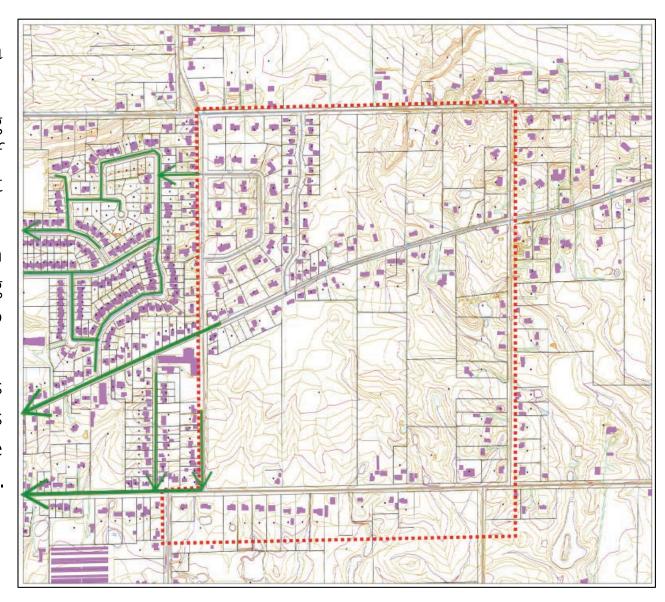
### **EXISTING WATER**

- Area fed from east from Pelham Elevated Tank and Welland WTP
- Adequate pressure available throughout study area
- Adequate fireflow availability throughout study area for single family homes.
- Availability of fireflow for multifamily homes will require analysis using the Fire Underwriters Survey, taking into account fire separations and firewalls in proposed structures
- There is adequate capacity to supply customer demand for the new development



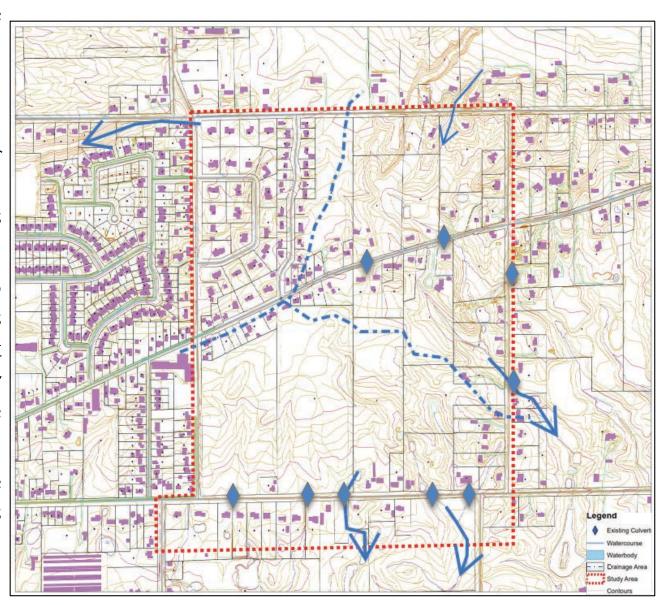
### **EXISTING SANITARY**

- Existing sanitary only services a portion of Fenwick
- Capacity check of existing system revealed that most of the pipes have insufficient capacity to convey design flows
- Foss Rd. SPS will require an upgrade to increase pumping capacity at the station; no reserve capacity is available
- Capacity downstream of Foss Rd. forcemain outlet is insufficient to transmit the combined flows from Foss Rd. SPS and Fonthill



### EXISTING STORM DRAINAGE

- Divided into 3 main drainage areas
- Numerous ponds and wetland areas on the east side
- Two or three stormwater management facilities (ponds) required to adequately address the drainage for the area
- Crossing culverts over Canboro and Welland provide the basis for the pre-development condition where their capacity is less than the peak flow rate from the 5-year storm
- LIDs can effectively reduce the size of stormwater ponds required for the development

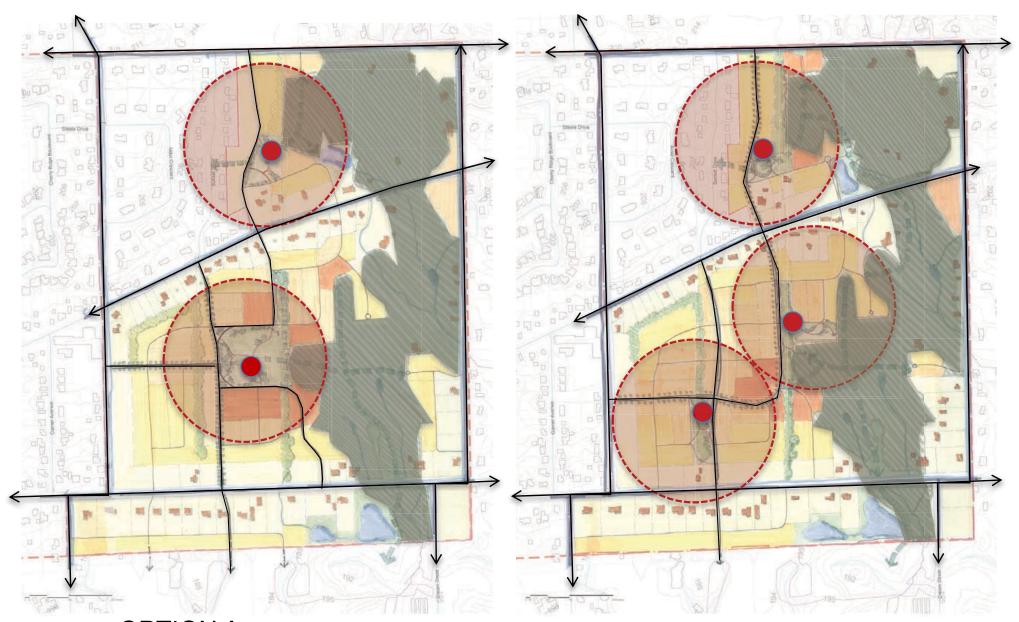


### YOUR INPUT

The following presents the most desired community infrastructure and amenities identified by the community:

- I. Plan for people and places, not cars and traffic;
- 2. Align trees along the street to encourage active transportation;
- 3. To respond to the need to intensify **develop semi-detached units** (preferred by the adults) **or apartments** (preferred by the elementary school children);
- 4. The most desired park type was identified as **parks for walking**, **sitting and children's play**; and,
- 5. The most important strategy for connecting people with the natural environment within and surrounding the Secondary Plan area was identified as preserving mature trees within the neighborhoods.

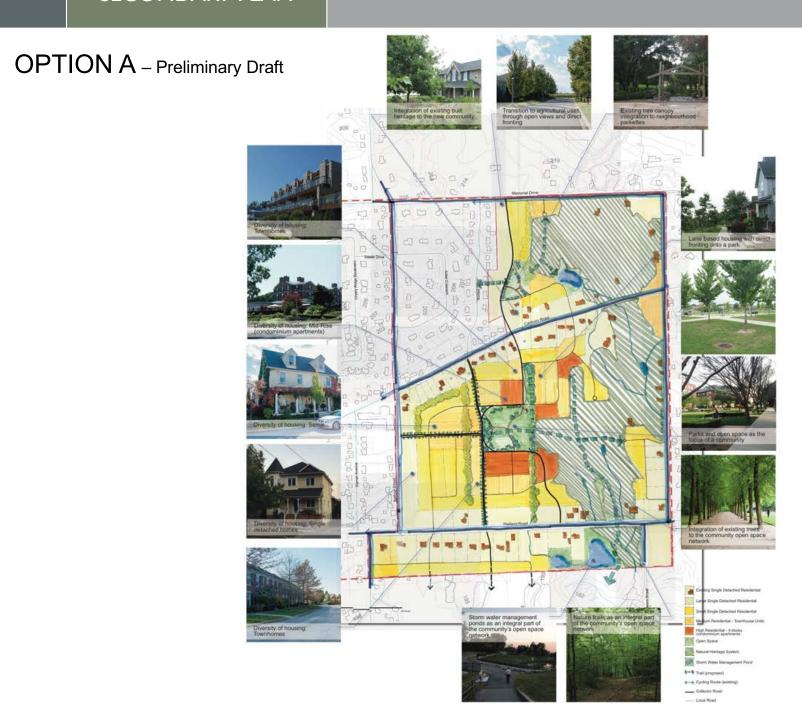
## COMMUNITY PLAN



 $OPTION\ A- Preliminary\ Draft$ 

OPTION B - Preliminary Draft

### COMMUNITY PLAN

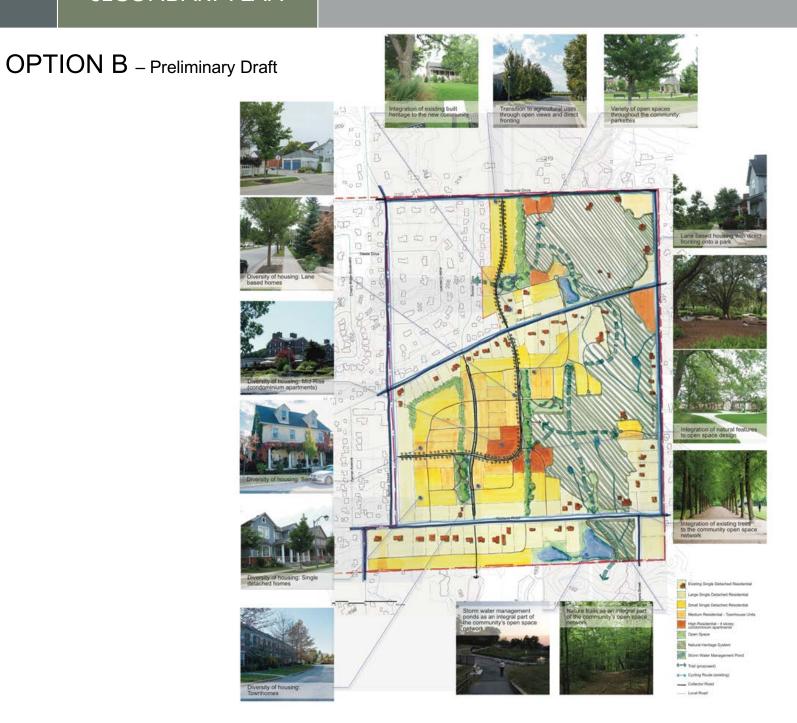


## COMMUNITY PLAN

#### OPTION A – Preliminary Draft

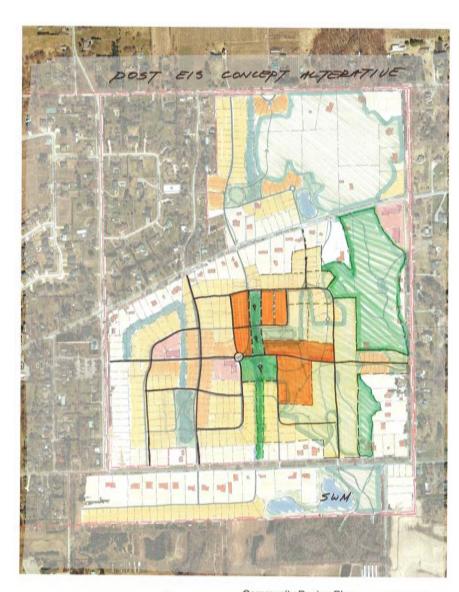


### COMMUNITY PLAN



### COMMUNITY PLAN

OPTION B – Preliminary Draft Post EIS Alternative

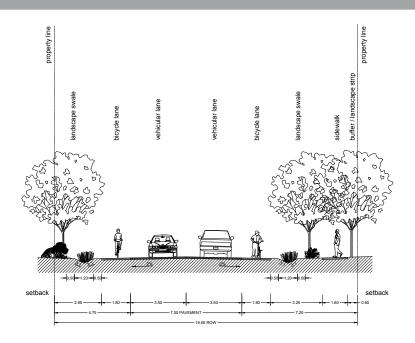


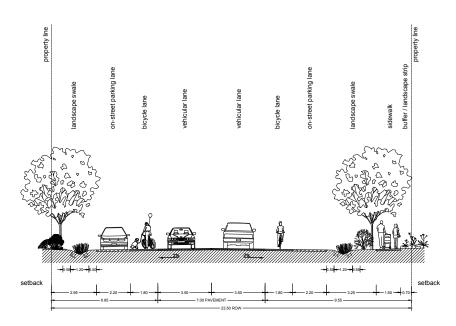
Community Design Plan East Fenwick Secondary Plan for the Town of Peinam Baylender 2017 SGL OPTION B CONCEPT PLAN DRAFT



### CANBORO ROAD

Option 1: On-street Cycling, one side Sidewalk

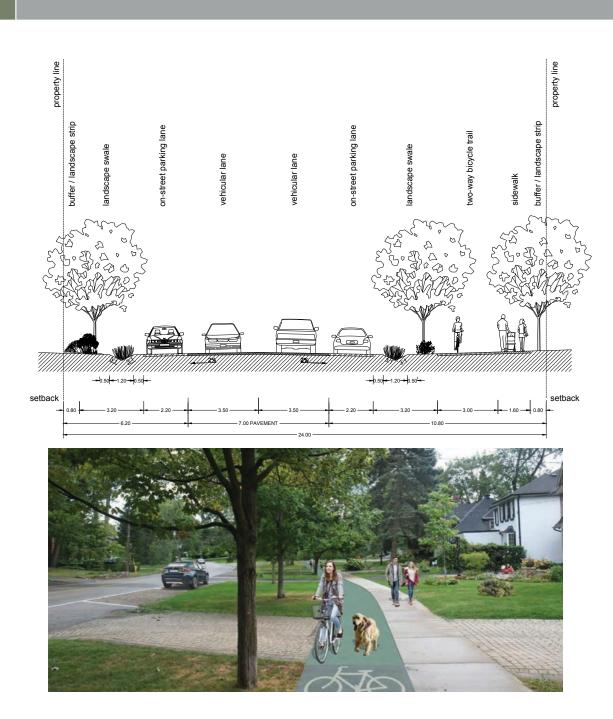




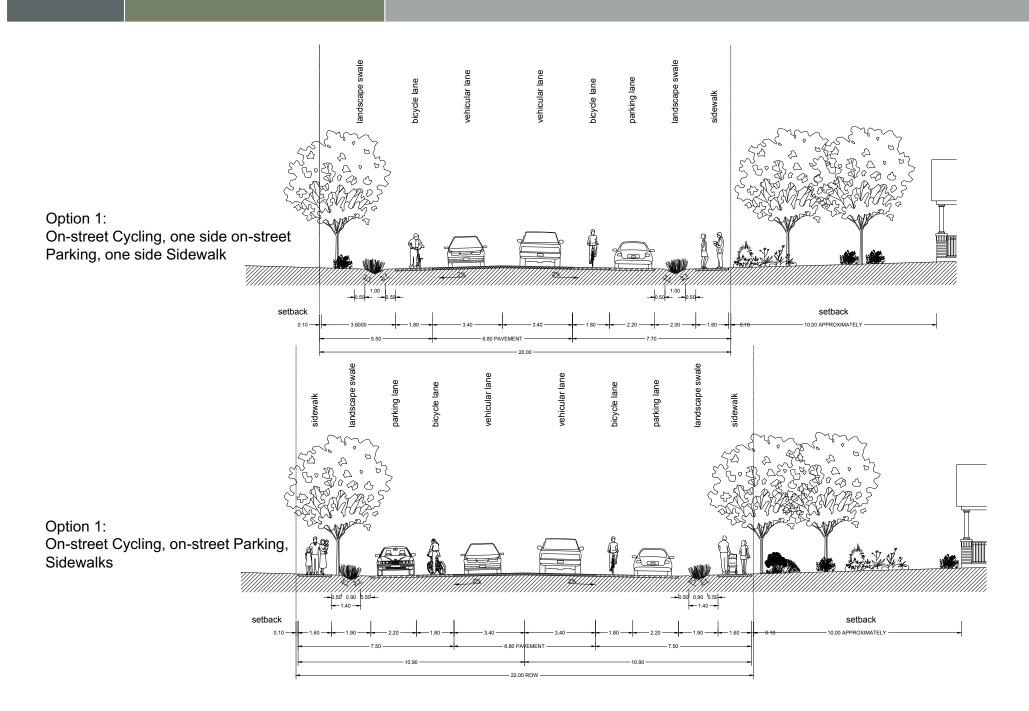
Option 2: On-street Cycling, on-street Parking, one side Sidewalk

### CANBORO ROAD

Option 3: On-street Cycling, on-street Parking, Multi-trail one side

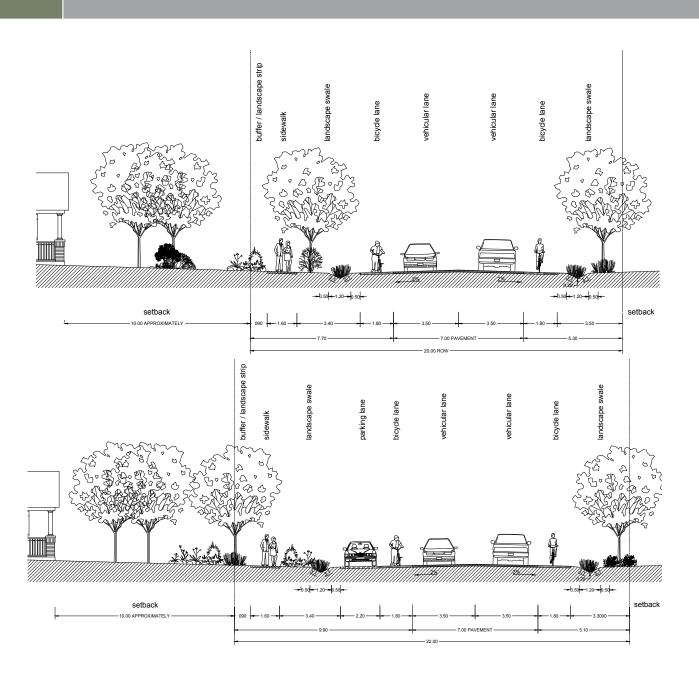


### WELLAND ROAD



Option 1: On-street Cycling, one side Sidewalk

Option 2: On-street Cycling, one side Sidewalk, one side on-street Parking



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#### EAST FENWICK SECONDARY PLAN

# NEW STREETSCAPES





