



South Niagara Planning Update

Graig Uens,
City Planner
Jan 26, 2016



South Niagara Planning Strategy (2014)



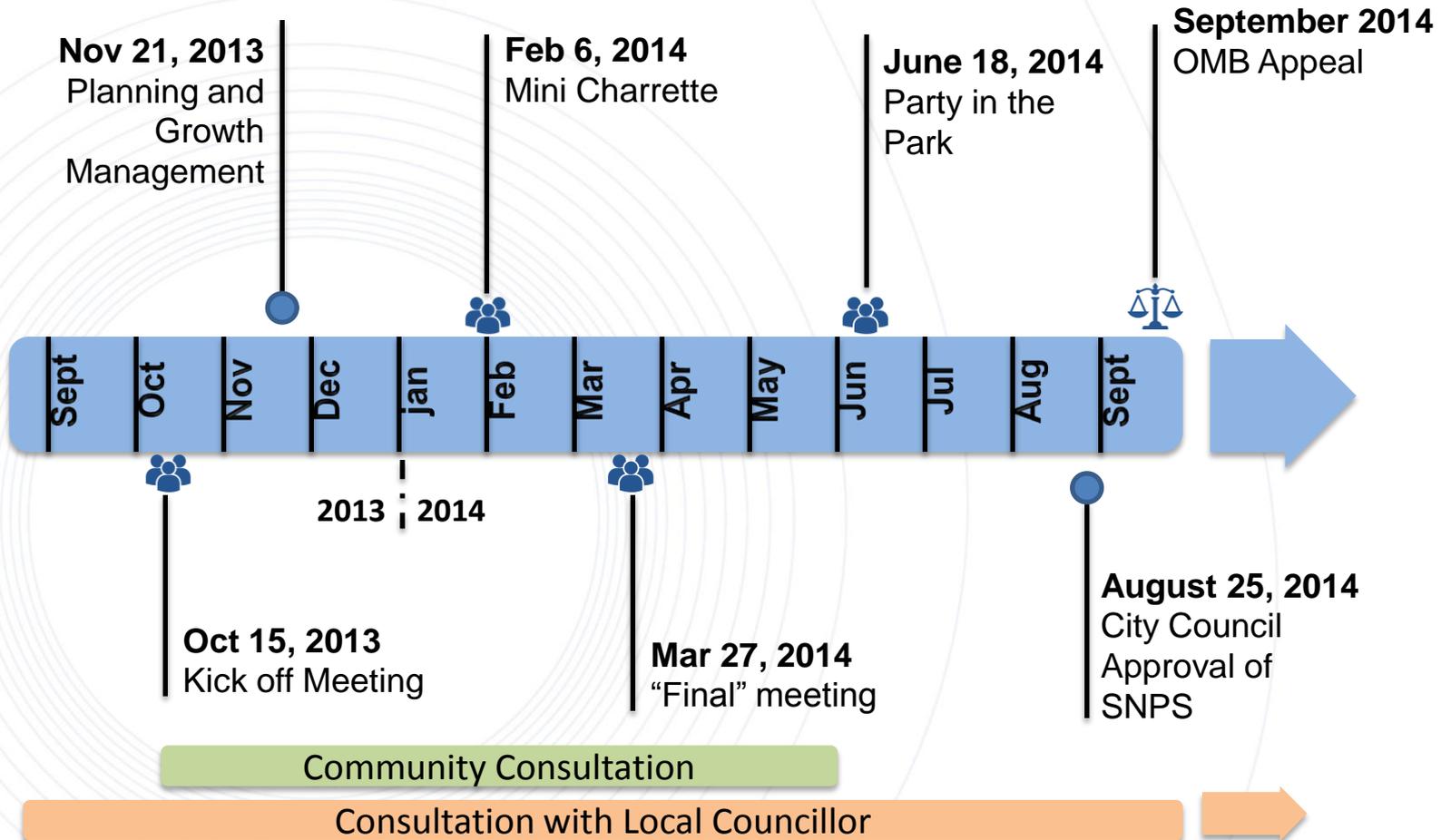


Why a Planning Strategy?

- **Official Plan Comprehensive Review / Council Direction**
 - Consider **mix of employment and residential uses**
 - Protect and **enhance City services**
 - Secure **Built form**, transition and buffering for new development
 - Improve **connections** (Walking, Biking, Driving)
 - Enhance and Connect **Park Spaces**
 - Protect **views** to and from **the Fort**
 - Reference the area's **Contextual and Built Heritage**



Study Timeline



What did the Community say?



Kick off Meeting – Oct 15, 2013

Strengths

Green Space

CURRENT SCALE

+ FEEL OF NEIGHBOURHOOD

Heritage Bldgs

height Limit -

No high rise
(12)
No more than 5 story -

View of the Lake

Views of Fort York

Strength:

- No box stores
- mom + pop shops

Opportunities

LOCAL SHOPS + ESTABLISHMENTS
LIKE ON QUEEN ST

LOCAL CULTURE + ARTS
DISTRICT OR CENTRE

STENCH + INHUMANITY
OF QUALITY MEAT
PACKERS

Too many trailers travelling
along Tecumseth daily.
to Quality Meat Packers.

MORE DAYCARES
TO ACCOMMODATE
GROWING population

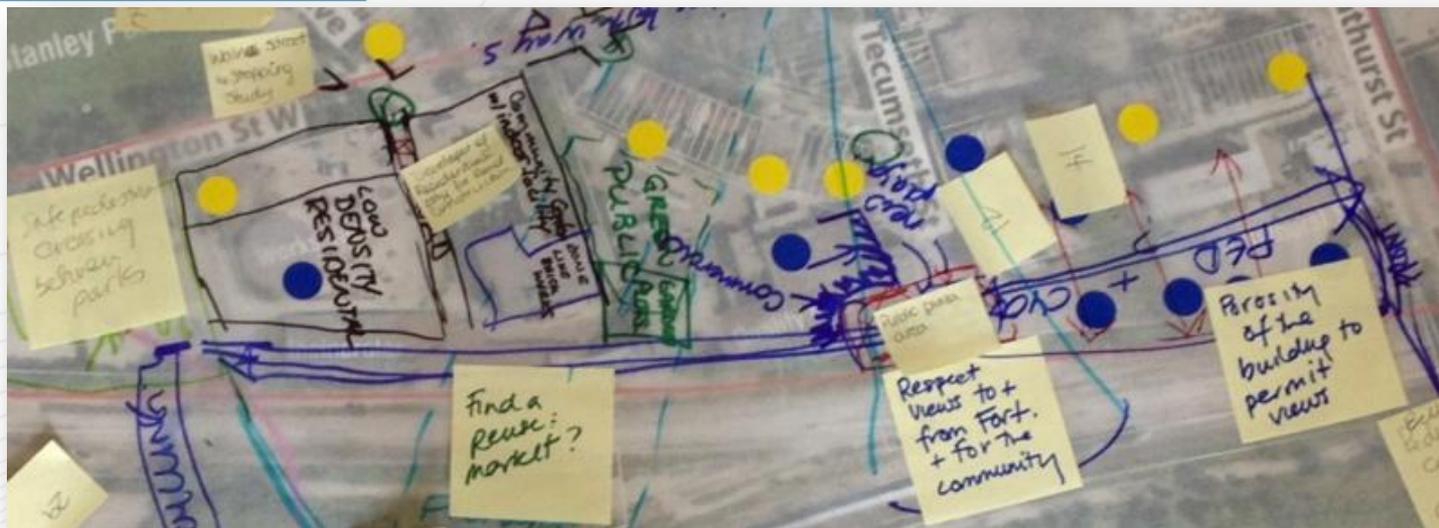
More Cycling +
Walking Paths

STOP CLUBLAND
MIGRATING INTO OR
NEAR AREA

New office/commercial
in heritage buildings

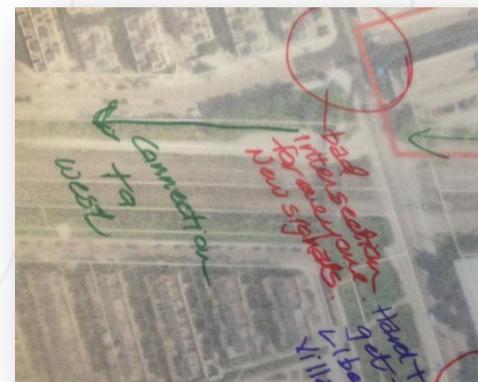
Mini Design Charrette – February 6, 2014

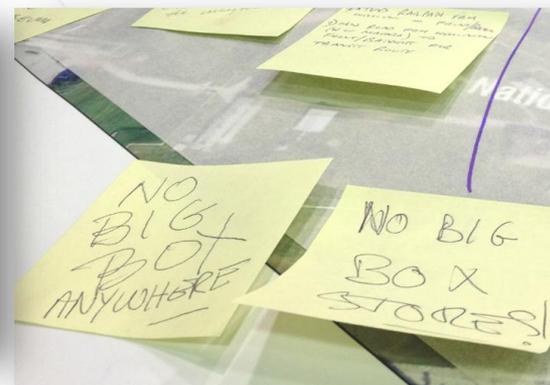
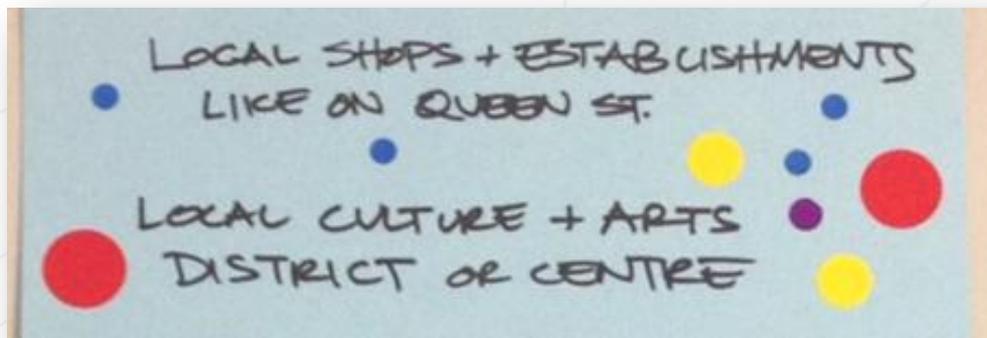




A multi-use path Front Rail Corridor

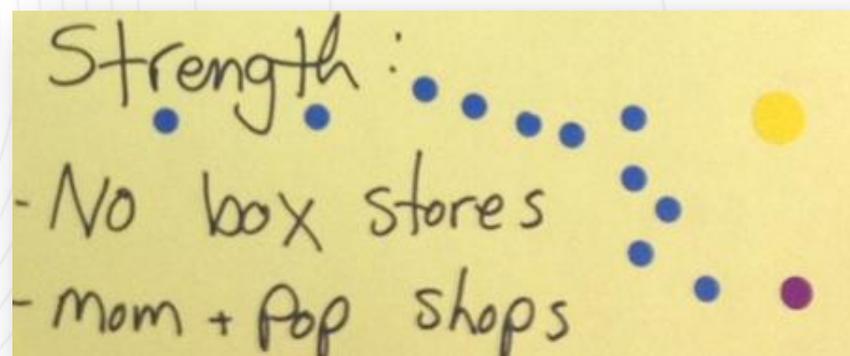
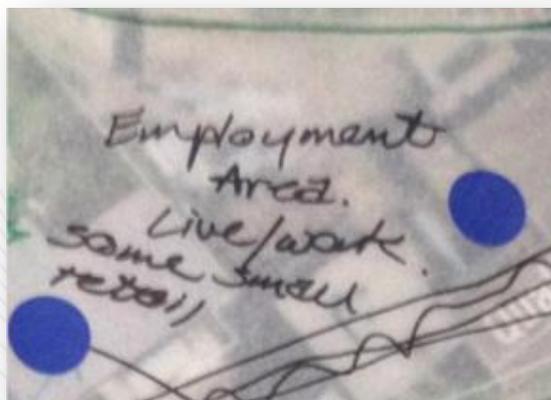
Improve Cycling and Pedestrian Connections





Retain Employment opportunities

Limit retail size





Low to Mid Rise Buildings

“The Bowl”

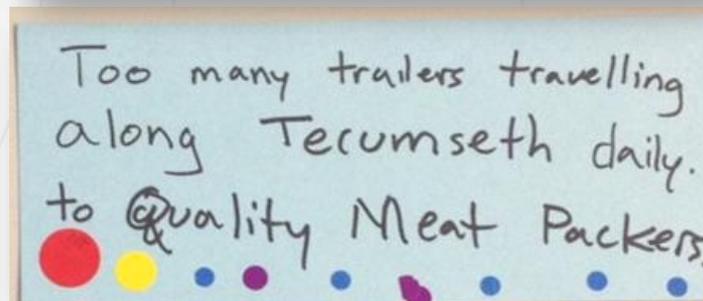
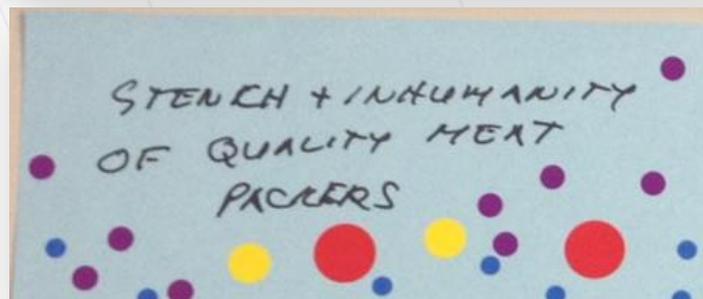
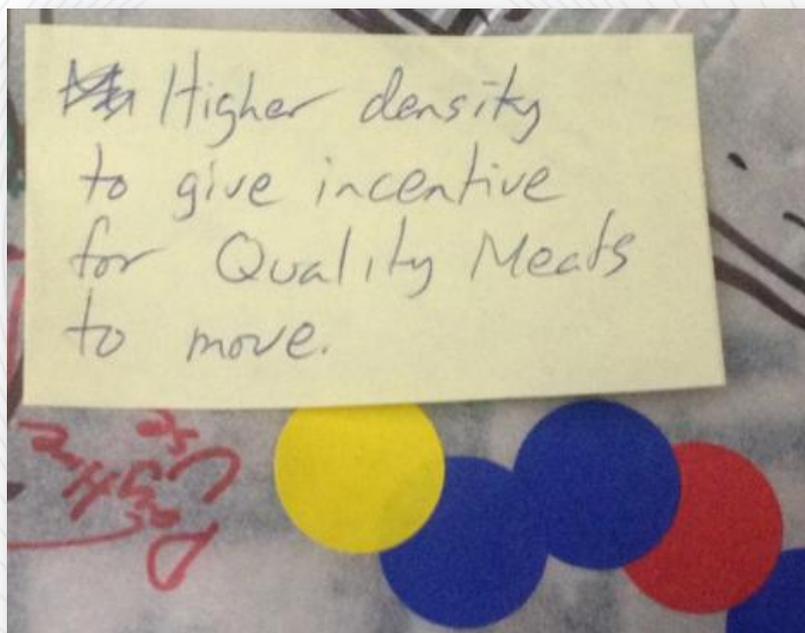
Retain Scale and Character

- Low Rise 1 - 4 Storeys
- Mid Rise 5 - 11 Storeys
- High Rise 12+ Storeys





The Future of the Pig Abattoir

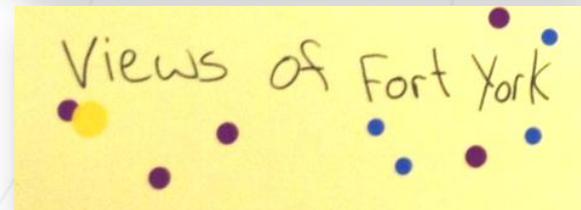


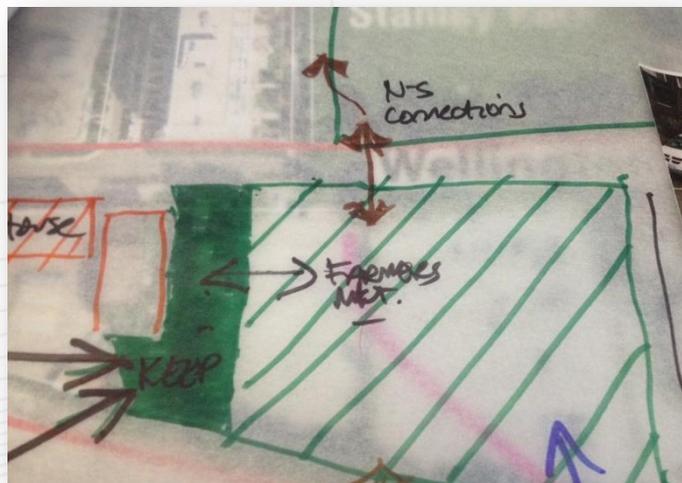


Views to the South

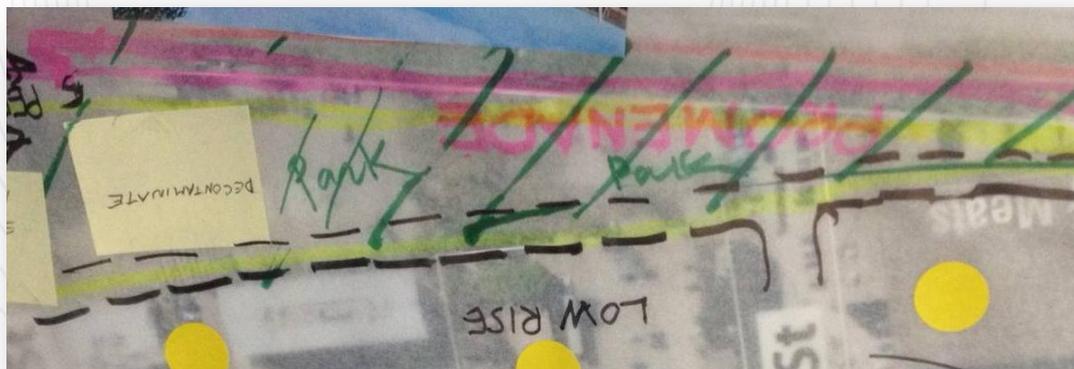
Views to the Park Space

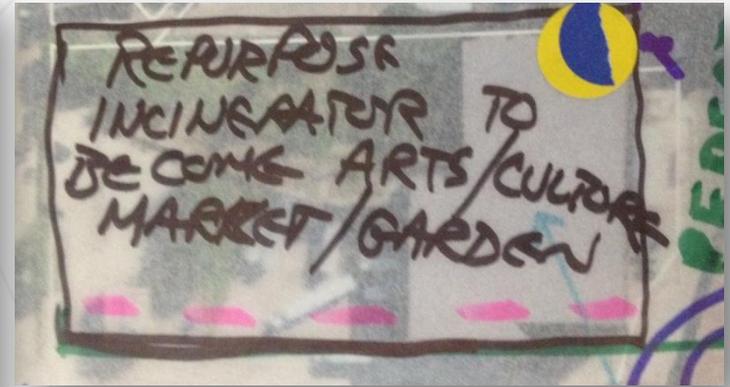
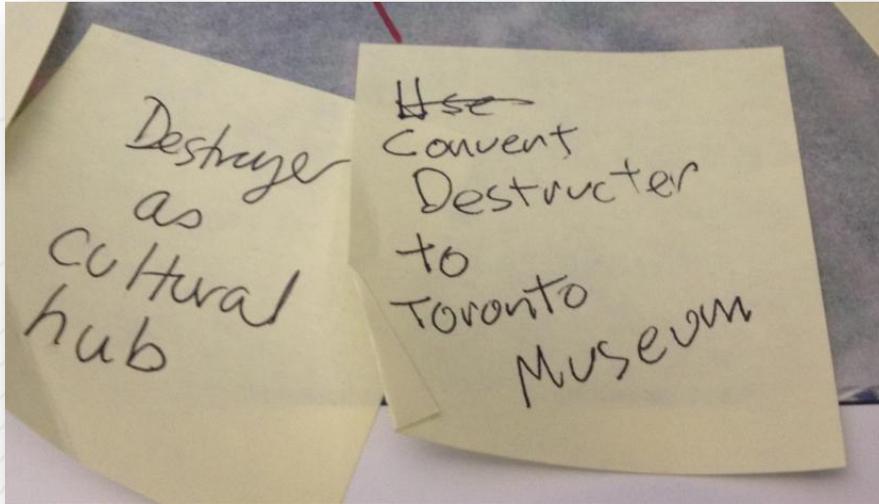
Views to the Fort





Community Gardens Enhanced Park Space





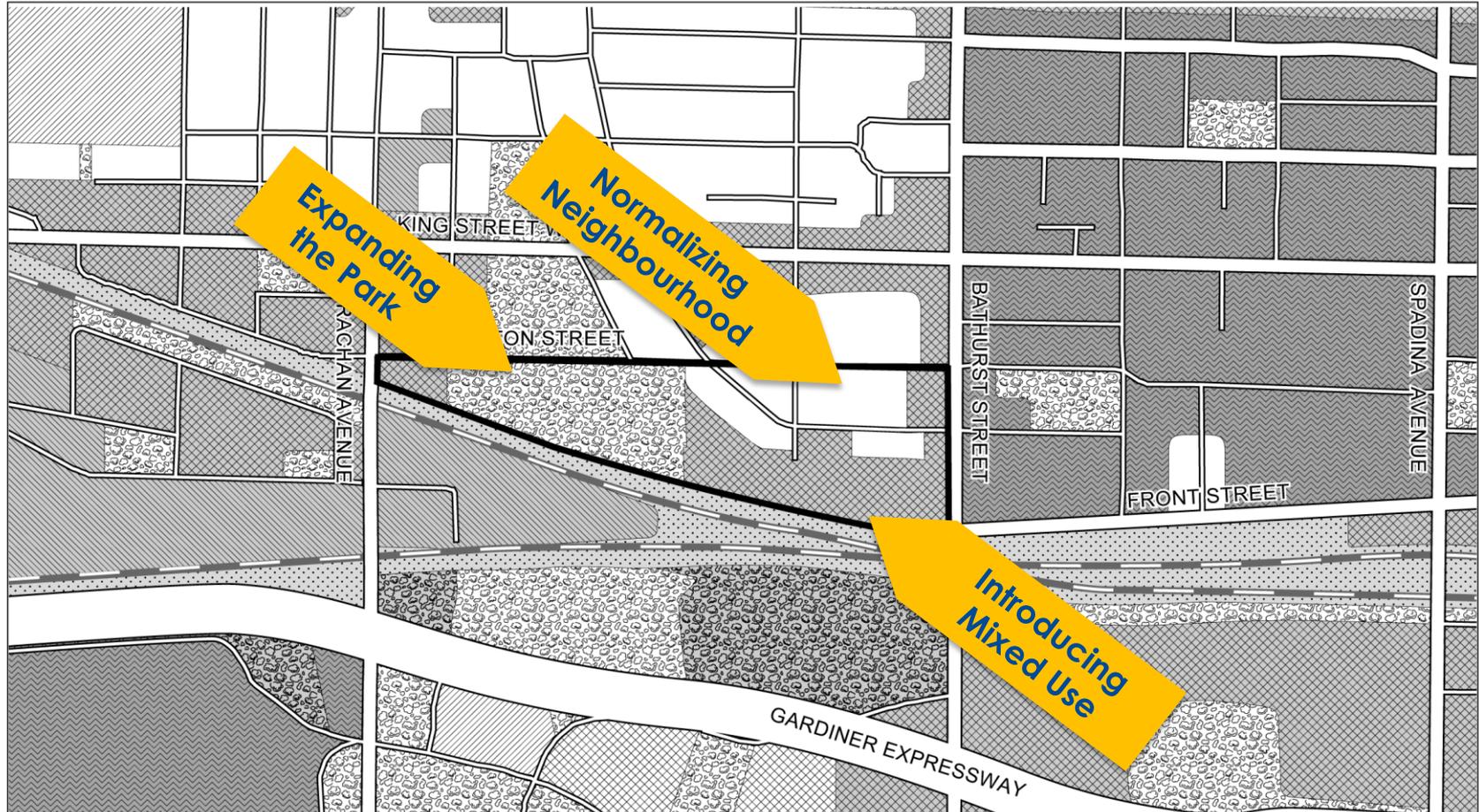
The Incinerator as a Cultural Facility



What was Approved by City Council?

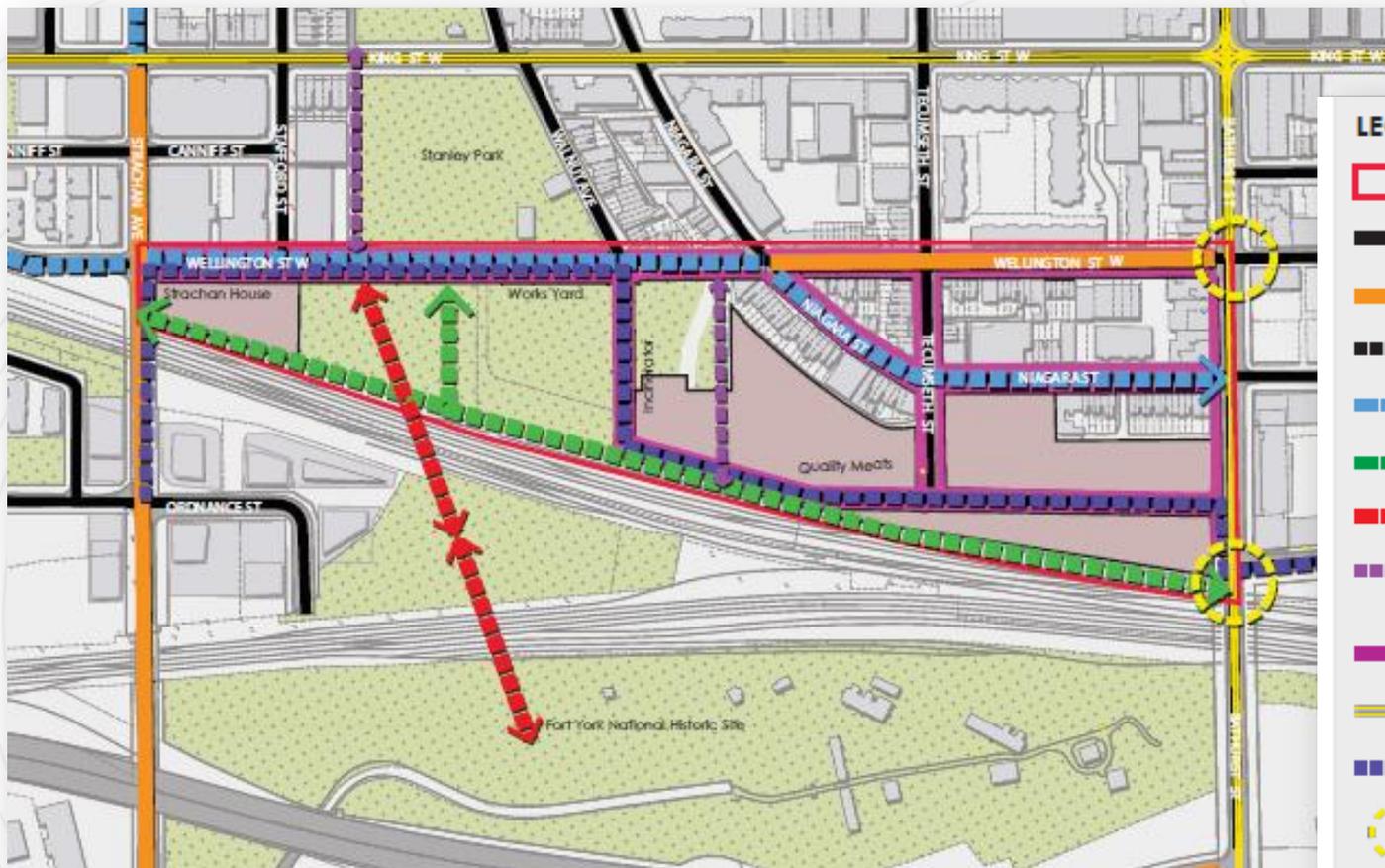


Changes to the Official Plan





Transportation

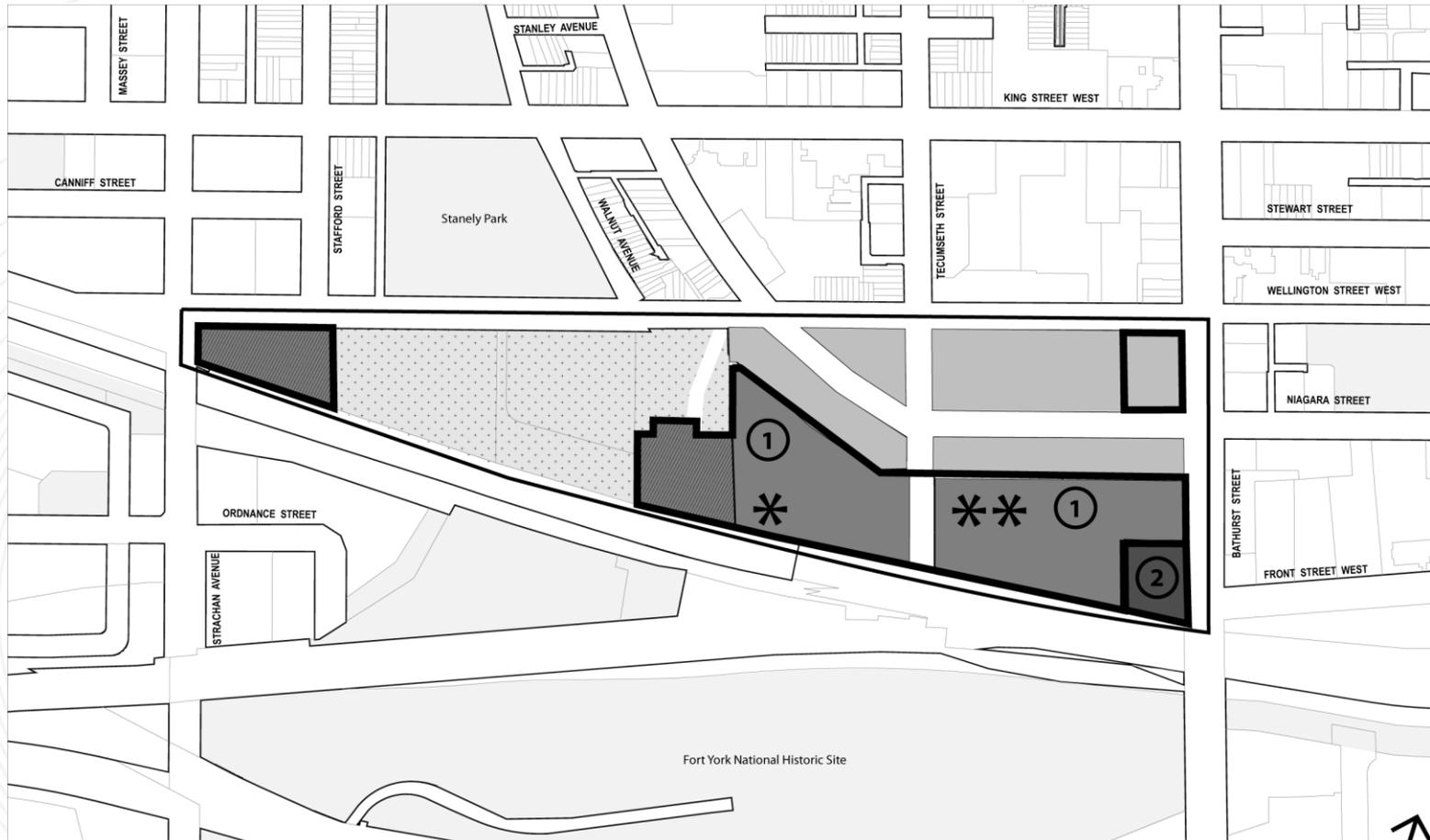


LEGEND

-  Study Area
-  Existing Streets
-  Existing Bike Routes
-  Potential New Streets
-  Suggested Bike Routes
-  Multi-use Pathway
-  Proposed Bridge
-  Mid-block Connections (Existing & Proposed)
-  Sidewalks (Existing & Potential)
-  Existing Streetcar Routes
-  Potential Bus Route
-  Improved Pedestrian Crossings
-  Areas for Potential Future Improvements / Developments



Building Height



Study Area



Development subject to 45 Degree Angular Plane from Neighbourhood



Building taller than 11 storeys subject to Max Tower Floorplate = 750 Sq.m Max Building Height = 20 storeys



Building taller than 11 storeys may be permitted subject to massing and shadow impact review

Existing Park Space

Future Park Space

Low-rise (1-4 Storeys)

Mid-rise (Max. 11 Storeys)

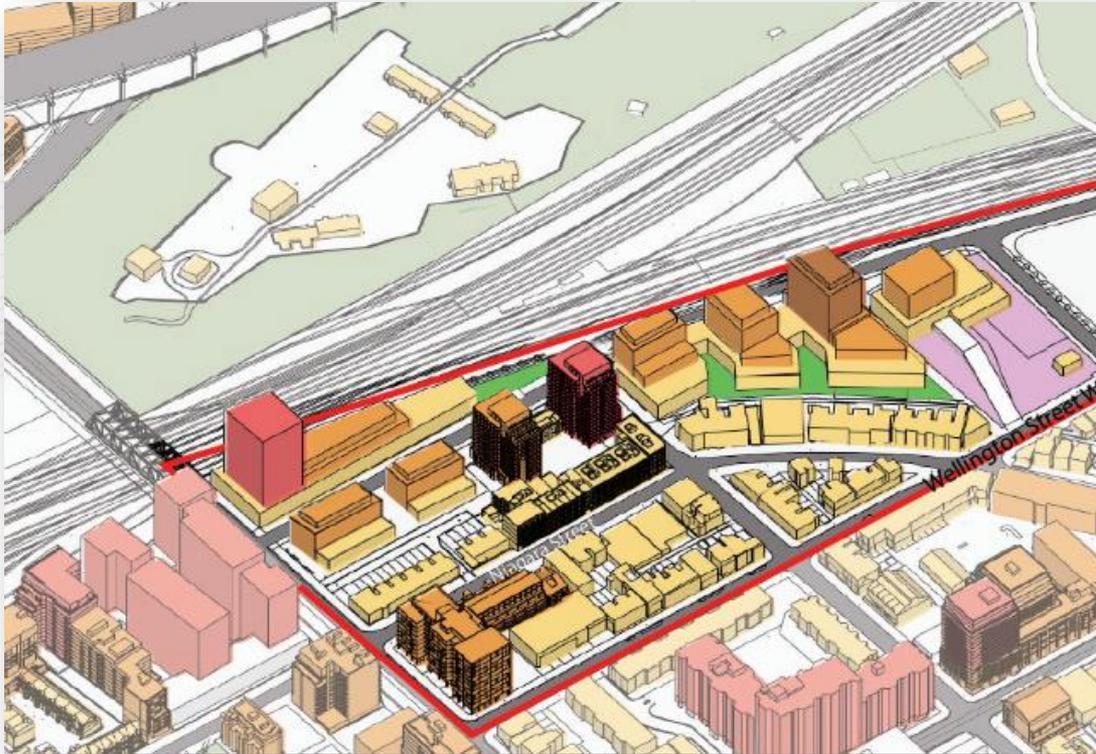
Mid-rise only permitted subject to intergration into existing heritage buildings

Tall (Max. 20 Storeys)

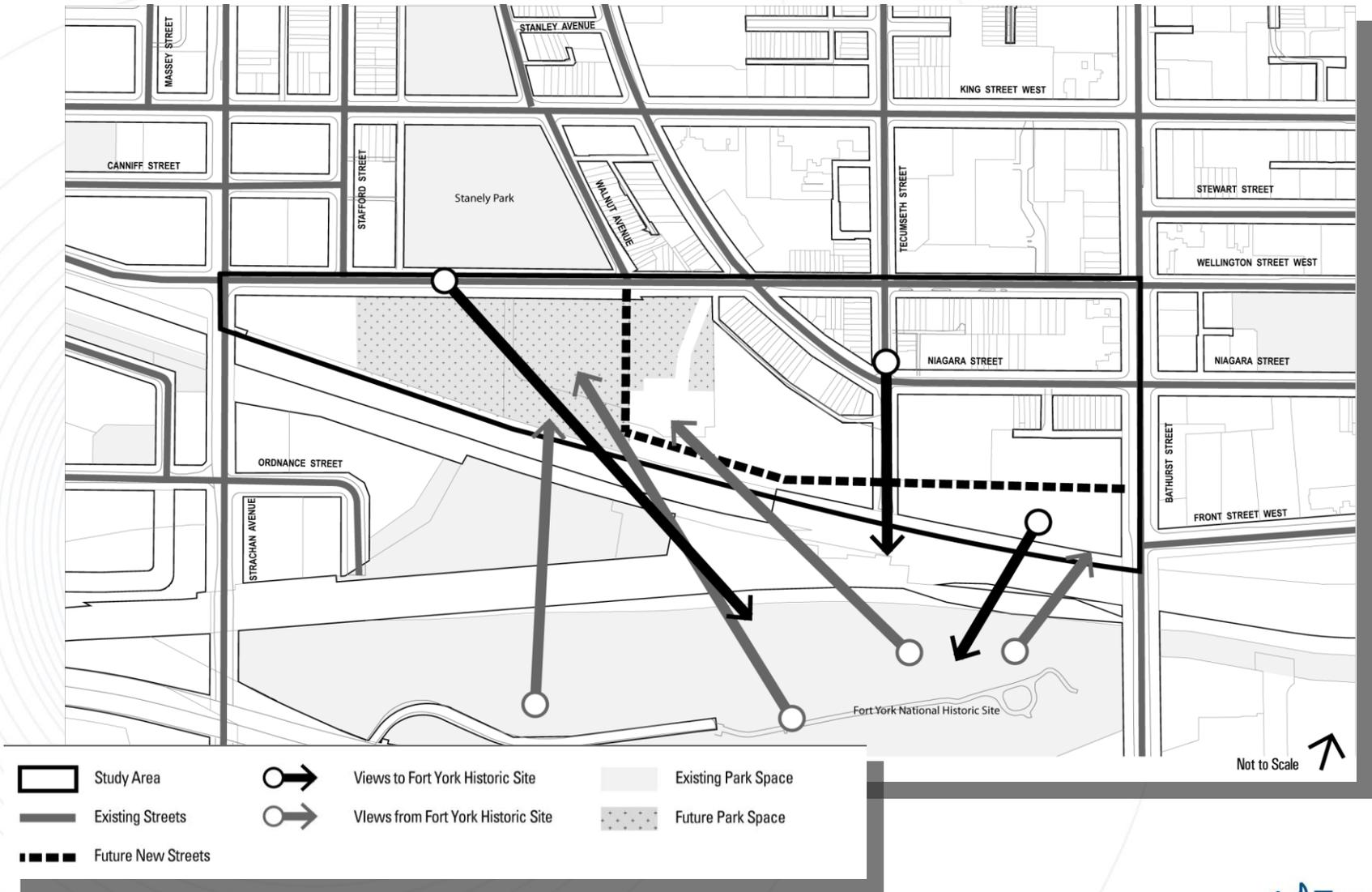
Not to Scale



Height Policies and The Bowl

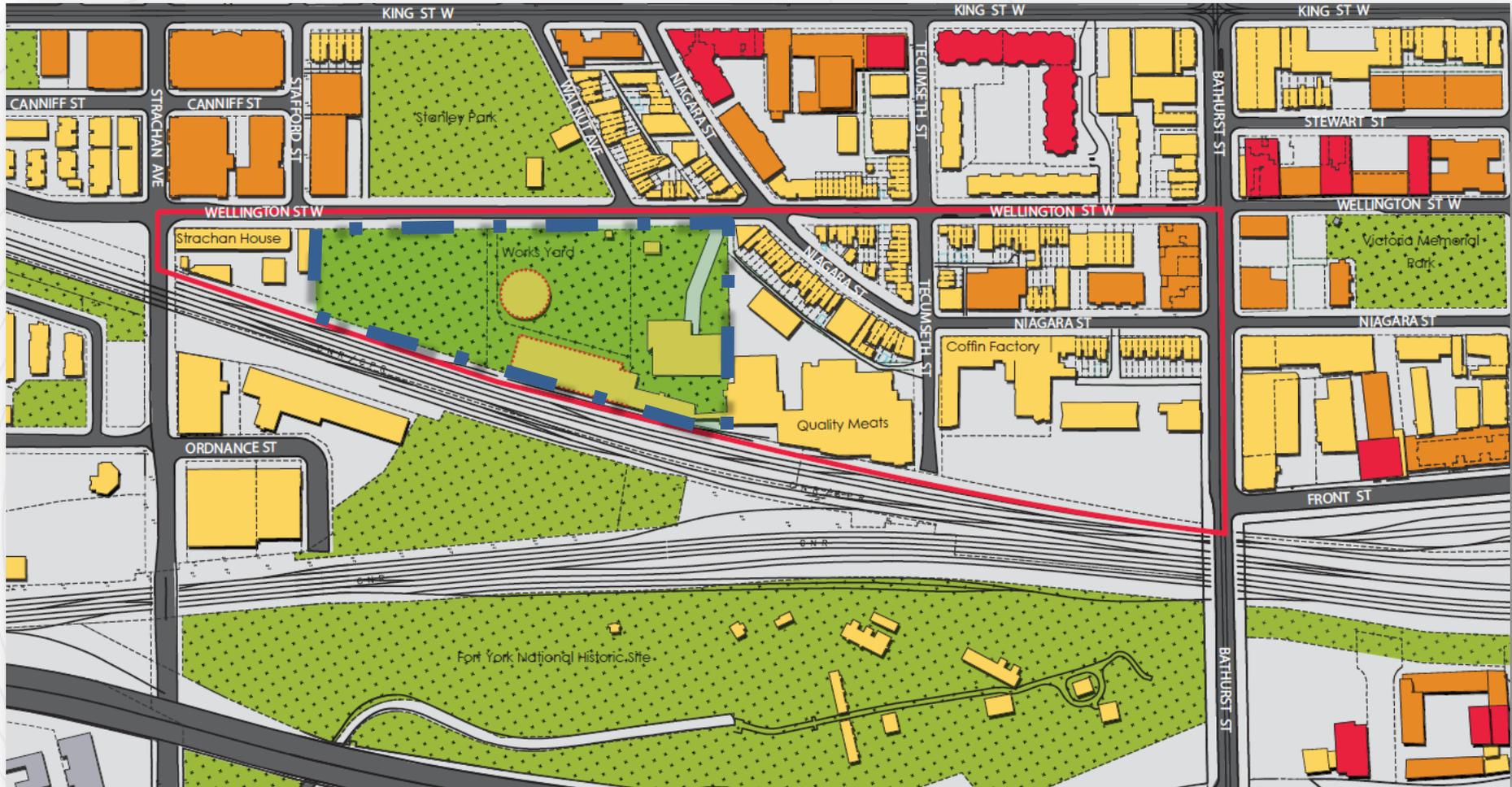


Views to and From the Fort





New Future Park Space





More SNPS Policy / Direction

- Protection and Servicing of Community Gardens
- Replacing employment, minimum 1:1 ratio (*abattoir/destroyer trade-off*)
- Unit Mix – Minimum 20% 2-Bed and 10% 3-Bed.
- Protection of Heritage Buildings through adaptive reuse
- The Strategy Directed City Staff :
 - Heritage Preservation Services to report back on new Heritage Designation(s)
 - Economic Development to Lead adaptive Reuse of the Incinerator
 - Parks to lead adaptive Reuse of Maple Green Building

What's the Process from here?



The City encourages consultation with the community in advance of an application being submitted

- Additional Info
- Community Meeting
- Planning Report

An Application to amend the City's Official Plan and/or Zoning By-law is Submitted

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The Application information is posted to the City's website

The application is circulated to agencies for comment (incl. Engineering, Parks, Transportation Services, TTC, School boards to name a few)

City Planning Drafts a Preliminary Report to Community Council

City Planning provides the Applicant with comments from agencies, as well as City Planning's comments on the Application, which are informed by comments from the community.

Planning staff hosts a Community Consultation meeting. Comments from the Community inform City Planning's Review of the Application and comments to the applicant.

The Re-circulation' process can occur several times before all comments are addressed.

City Planning may host more than one community meeting on a case-by-case basis.

The applicant makes revisions and submits information to City Staff in response to the comments

An Applicant can also appeal an application earlier in the process before City Council makes a decision.

Anyone can comment on an application from when it is submitted right up until this meeting concludes.

City Planning brings a Final Report, with recommendations, to a Statutory Public Meeting held at Community Council. Community Council decides whether to support City Planning's recommendations, or amend them.

City Council considers the recommendations from Community Council and makes a Decision on the application

City Council's Decision can be appealed to the Ontario Municipal Board

If no appeals are received, or once any appeals have resolved, an amendment to the Official Plan and/or Zoning By-law is in Effect.

What else is happening in the Area?

Fort York Pedestrian and Cycling Bridge





New Development – Coffin Factory

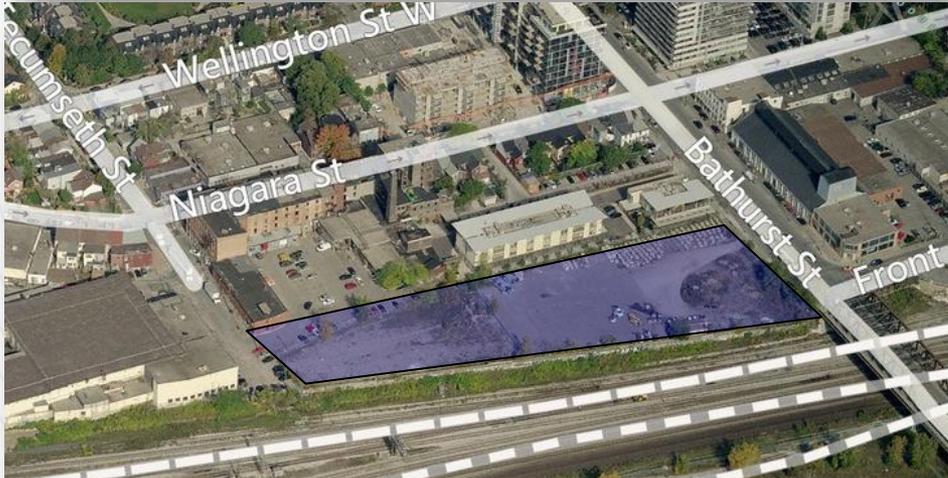
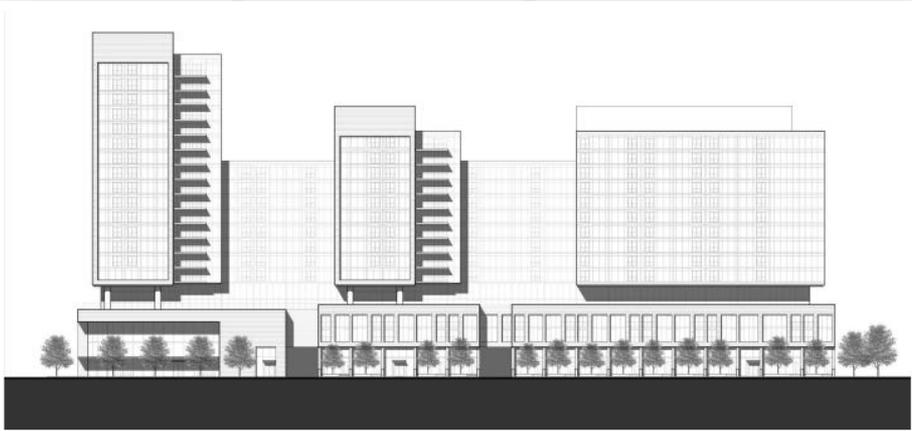


89-109 Niagara

- Zoning By-law Amendment
- 14, 12 Storeys
- 371 Units
- Live / Work
- Restoration of Heritage Building – Coffin Factory



New Development – 28 Bathurst



28 Bathurst

- Official Plan / Zoning By-law Amendment
- 19, 16, 16 Storeys
- 574 Units
- 2,600 sq.m Non-res
- New Public Street
- New Public Park



The Wellington Destructor



Adaptive Reuse of the Destructor

- Look for communication on the redevelopment of this catalyst site early this year.
- Winter maintenance yard status.



Thank You

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