



THE REGIONAL MUNICIPALITY OF NIAGARA
PLANNING & ECONOMIC DEVELOPMENT COMMITTEE
FINAL AGENDA

PEDC 1-2019

Wednesday, January 9, 2019

1:00 p.m.

Council Chamber

Niagara Region Headquarters, Campbell West

1815 Sir Isaac Brock Way, Thorold, ON

Pages

1. CALL TO ORDER

2. DISCLOSURES OF PECUNIARY INTEREST

3. SELECTION OF CHAIR AND VICE-CHAIR

3.1 Call for Nominations for Committee Chair

3.2 Motion to Close the Nominations for Committee Chair

3.3 Voting for Position of Committee Chair

3.4 Call for Nominations for Committee Vice-Chair

3.5 Motion to Close the Nominations for Committee Vice-Chair

3.6 Voting for Position of Committee Vice-Chair

4. PRESENTATIONS

4.1 Lundy's Lane Community Improvement Plan - Request for Regional Participation

John Barnsley, Manager of Policy Planning, City of Niagara Falls, and
David Jovanovic, Project Administrator, Lundy's Lane Business
Improvement Area

3 - 27

5. DELEGATIONS
6. ITEMS FOR CONSIDERATION
7. CONSENT ITEMS FOR INFORMATION
8. OTHER BUSINESS
9. CLOSED SESSION
10. NEXT MEETING
The next meeting will be held on Wednesday, February 20, 2019, at 1:00 p.m. in the Council Chamber, Regional Headquarters.
11. ADJOURNMENT

If you require any accommodations for a disability in order to attend or participate in meetings or events, please contact the Accessibility Advisory Coordinator at 905-980-6000 (office), 289-929-8376 (cellphone) or accessibility@niagararegion.ca (email).

From: Niagara Region Website

Sent: Monday, 10 September 2018 11:21:05 (UTC-05:00) Eastern Time (US & Canada)

To: Clerks

Subject: Online Form - Request to Speak at a Standing Committee

Request to Speak at a Standing Committee

To reply, copy the email address from below and put into 'To'. (if resident entered their email address)

Name

John Barnsley

Address

City Hall, 4310 Queen Street

City

Niagara Falls

Postal

L2E 6X5

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905-356-7521

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barnsley@niagarafalls.ca

Organization

City of Niagara Falls

standing committee

Planning and Economic Development Committee

Presentation Topic

Regional funding for the Lundy's Lane CIP

Presentation includes slides

Yes

Previously presented topic

No

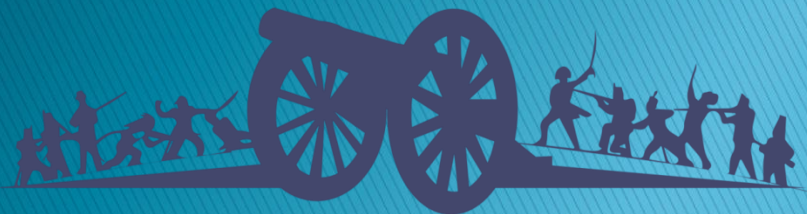
Presentation Details

A request is being made to the Committee to have the Region participate in funding for the Lundy's Lane CIP incentive programs. On March 1, 2018, Regional Council approved report PDS-C 8-2018 which put requests to partner in new, updated or amended CIP's on hold. The Lundy's Lane CIP was approved on March 27, 2018. The CIP was initiated in early 2016 and included a lengthy review and consultation process. The Region was a partner in the study, contributing 50% of the cost as well providing input at a staff level. It should be noted that despite the incentive programs being under review, Regional CIP funding has been extended through 2019. Accordingly, the request is to have the Lundy's Lane CIP included within this funding program.

Video Consent

Yes

LUNDY'S LANE COMMUNITY IMPROVEMENT PLAN



BACKGROUND



The Lundy's Lane CIP is a long-term revitalization tool aimed at supporting the on-going evolution of Lundy's Lane as a mixed use part of the local community, while reconfirming its role as a key tourist gateway and destination in the City.

- ▶ CIPs is a statutory document prepared under the Planning Act used to stimulate investment in private property.
 - Adopted by Council (March, 2018)
- ▶ Key purpose is to encourage beautification, rehabilitation and improvements to the building stock.

COMPONENTS

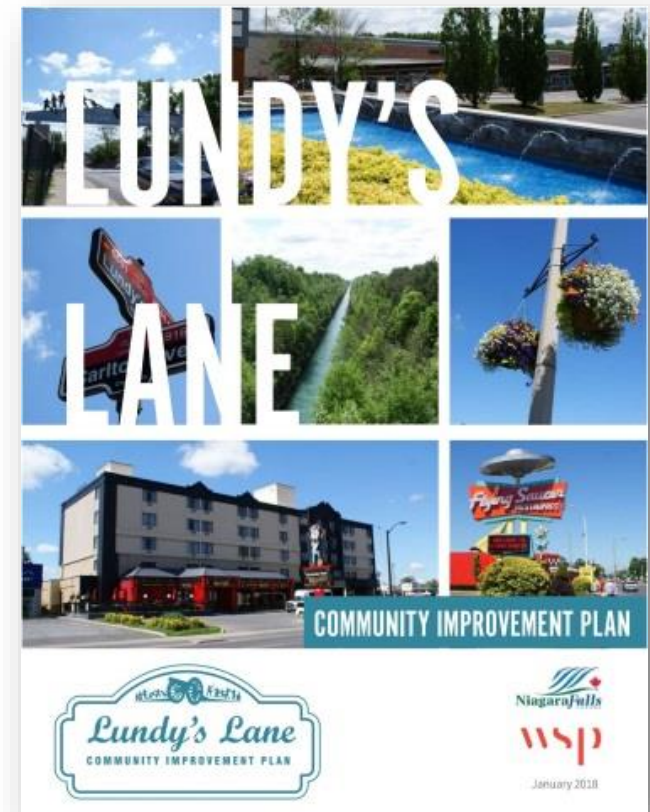


- ▶ Community Improvement Plan
- ▶ Urban Design Guidelines
- ▶ Incentive Applications

COMMUNITY IMPROVEMENT PLAN



- Provides background study information on the needs and strengths of Lundy's Land and identifies the CIP boundary area
- Created a 'vision' and land use plan
- Outlines the identified needs and the financial incentive programs that can be used to address those needs
- Also addresses what the City can do: streetscape improvements, wayfinding signage, preserving and highlighting Heritage
- Discusses implementation of the CIP area and use of Urban Design Guidelines and plan monitoring.





Lundy's Lane is a vibrant, attractive, mixed-use corridor. It is a key destination for visitors, a complete neighbourhood and a major commercial and cultural destination for City residents. Lundy's Lane is celebrative of its unique and long history through vibrant businesses, interesting public spaces and interactive educational opportunities.



history
COMPLETE
 NEIGHBOURHOOD
VIBRANT & ATTRACTIVE
 interactive education

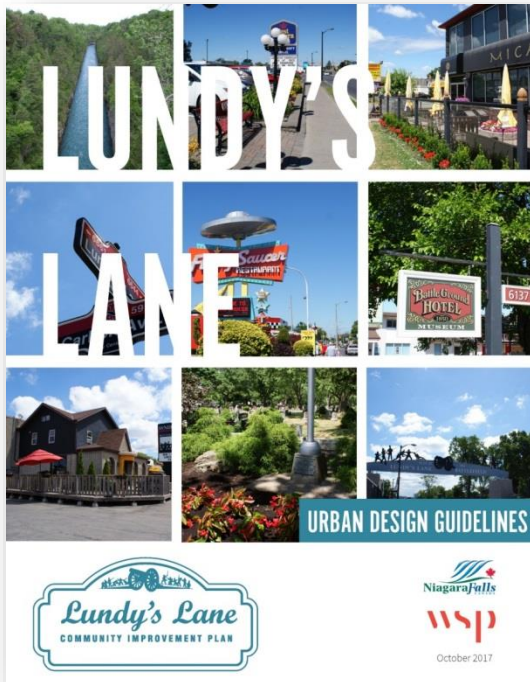
KEY DESTINATION
 Mixed Use Corridor

INTERESTING
COMMERCIAL USES
 commercial & cultural
INTERESTING
PUBLIC SPACES

URBAN DESIGN GUIDELINES



- Complements the CIP and Land Use Plan
- Provide private realm built form design direction and streetscape relationship guidelines and their purpose is to:

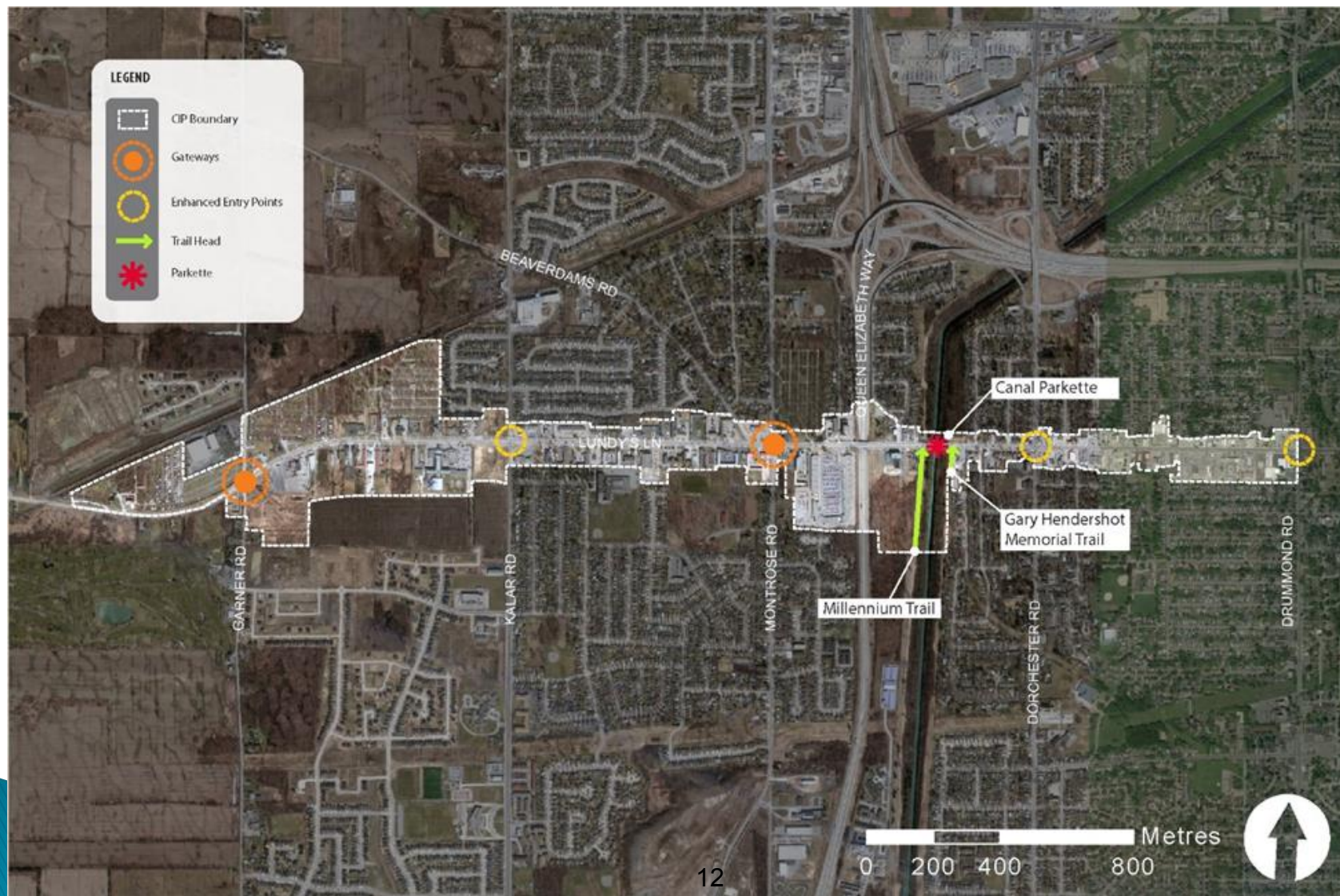


- Function as a resource for staff's review of development applications (even beyond CIP)
- Encouraging a high quality built form through a framework for appropriate relationships between buildings, streetscapes and public spaces
- Enhancing the pedestrian experience through design and connectivity
- Accommodating existing car use while providing support for active transportation
- Support building façade/signage improvements and off-street parking area improvements.

URBAN DESIGN GUIDELINES

Gateways, Enhanced Corners & Open Spaces

- Identified enhanced entry points



URBAN DESIGN GUIDELINES



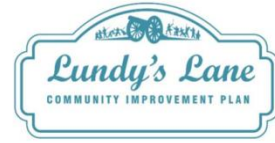
General Siting and Building Design Guidelines

- Improve streetscape quality, pedestrian activity, mitigating built form impacts on adjacent residential uses and addressing gateways and open spaces
 - Siting and Building Orientation
 - Building Height and Massing
 - Mechanical Equipment and Utilities

Piers and fences create continuous edge through hard and soft landscape features



URBAN DESIGN GUIDELINES



Private Realm Streetscape & Parking Areas

- Important in supporting the evolution of Lundy's Lane to a more pedestrian friendly corridor

Articulated building frontages with pedestrian scaled storefront/unit widths



URBAN DESIGN GUIDELINES



Private Realm Streetscape & Parking Areas

- Important in supporting the evolution of Lundy's Lane to a more pedestrian friendly corridor

Gateway massing and articulated building facades provide visual interest for pedestrians and driver



COMMERCIAL FAÇADE, LANDSCAPING AND PROPERTY IMPROVEMENT GRANT

- ▶ A grant to promote building rehabilitation and façade improvement of commercial and mixed use (commercial/residential) buildings.
- ▶ It applies to:
 - exterior façade improvement
 - interior/exterior building maintenance and improvements
 - landscaping and related property Improvement

COMMERCIAL FAÇADE, LANDSCAPING AND PROPERTY IMPROVEMENT GRANT

- ▶ *Who can apply?* – Owners or tenants with Owner authorization
 - ▶ *How does it work?*
 - A matching grant of up to 50% of the cost of eligible works to a maximum of \$40,000 per property
 - Façade Improvement : $\$5,000 + \text{length of the façade(m)} \times \500 to a maximum of \$20,000
 - Landscaping and Property Improvements: $\$5,000 + \text{length of the applicable property line(m)} \times \250 to a maximum of \$20,000
- * the maximum grant is subject to availability and eligibility for matching Regional funding . Where Regional funding is not available the maximum grant value may be less.*

COMMERCIAL FAÇADE, LANDSCAPING AND PROPERTY IMPROVEMENT GRANT

- ▶ *Eligible properties?* – commercial and mixed use
- ▶ *What kind of works are eligible?*
 - Façade Improvement:
 - Repair, replacement, restoration and/or enhancement of existing façade materials
 - Improvements to architectural details (cornices, sign boards, exterior lighting etc)
 - New awnings or canopies

ADAPTIVE REUSE & MOTEL REVITALIZATION GRANT

- ▶ A grant to promote conversion of existing vacant spaces or existing uses to new, more viable commercial uses:
 - existing hotels/motels to other commercial uses
 - existing hotel/motel where improvements contribute to an over all project to enhance the motel as a themed motel consistent with the idea of promoting the automobile oriented tourism era of Lundy's lane;
 - existing commercial uses or vacant buildings to a mixed use and to achieve compliance with Ontario Building Code, Fire Code or properties standards bylaw.

ADAPTIVE REUSE & MOTEL REVITALIZATION GRANT

- ▶ *Who can apply?* – Owners or tenants with Owner authorization
- ▶ *How does it work?*
 - A matching grant of up to 50% of the cost of eligible works to a maximum of \$10,000 per commercial or residential unit and \$30,000 for the entire project
 - A minimum investment of \$10,000 by the applicant is required
 - * *the maximum grant is subject to availability and eligibility for matching Regional funding . Where Regional funding is not available the maximum grant value may be less.*

ADAPTIVE REUSE & MOTEL REVITALIZATION GRANT

- ▶ *Eligible properties?* – commercial and vacant buildings proposed for commercial uses, themed motel uses and mixed use buildings
- ▶ *What kind of works are eligible?*
 - Fire or noise protection elements to meet OBC, Fire Code & Property Standards
 - HVAC required to meet OBC, Fire Code & Property Standards
 - Electrical, plumbing, structural to bring building up to OBC, Fire Code & Property Standards

TAX INCREMENT BASED GRANT

- ▶ A tax based grant to reduce the large tax increase than can result from rehabilitation or redevelopment.
 - Only those projects that result in an increase in property assessment and taxes will be eligible
- ▶ *Who can apply?* – Owners

TAX INCREMENT BASED GRANT

► *How does it work?*

- The entire rehabilitation/revitalization project cost is paid by Owner.
- Property reassessment upon completion shows an increase in taxes.
- City provides annual grant, for 10 years, on the increased portion of the taxes as follows:
 - 80% in years 1 to 5
 - 60% in years 6 & 7
 - 40% in year 8
 - 20% in years 9 & 10

** the maximum grant is subject to availability and eligibility for matching Regional funding . Where Regional funding is not available the maximum grant value may be less.*

TAX INCREMENT BASED GRANT

- ▶ *Eligible properties?* – existing commercial, residential and mixed use buildings, vacant properties and parking lots that are being redeveloped for: mixed uses, a change in use, than the original, streetscape improvements (on a case by case basis)
 - Must be in compliance with the Urban Design Guidelines
 - Minimum investment of \$10,000
- ▶ *Provision*
 - Cannot be combined with any other grant under the CIP

ALL APPLICATIONS

- Default Provisions:
 - Taxes are more than one year in arrears
 - The building is demolished or any of the heritage features are altered in any way that would compromise the reason for designation
 - Owner declares bankruptcy
 - Owner uses the grant for improvement works that are not eligible
 - Owner fails to maintain the improvements as required in the Grant Agreement
 - Owner is in default of any of the provisions of the Agreement.

► REQUEST FOR REGIONAL PARTICIPATION

- Lundy's Lane is a major Regional arterial road in the City and is part of Regional Road 20 extending westwards through the Region
- Lundy's Lane is a gateway for visitors and citizens
- The Region is participating in the implementation of the Lundy's Lane Streetscape Master Plan – bus shelters, streetlighting design
- The CIP urban design guidelines serve to complement the streetscaping initiative
- The Region participated financially in the study – contributing 50% of the study costs – Regional staff were part of the review team
- With the exception of the landscaping component of the Façade, Landscaping and Property Improvement Grant, all of the programs are consistent with the Region's Smarter Niagara incentive programs

Any Questions?

MEMORANDUM

PDS-C 2-2019

Subject: Planning and Development Services Presentation (January 9, 2019)

Date: January 9, 2019

To: Planning and Economic Development Committee

From: Diana Morreale, Director of Development Approvals

The Planning and Development Services Department provides recommendations, strategies and oversight to support community development outcomes that are sustainable, healthy, and efficient and supports prosperity. The purpose of this memorandum is to provide a brief overview of our departmental presentation. The departmental presentation outlines:

- The Provincial legislative framework under which the Planning Department operates within;
- Niagara's growth rate in comparison to the Greater Toronto Hamilton Area;
- Current priority projects;
- The three divisional teams and the work completed by each team; and,
- The new Regional Official Plan.

The Planning and Development Services staff look forward to working with the Planning and Economic Development Committee over the next term of Council.

Respectfully submitted and signed by,

Diana Morreale, BES, RPP
Director of Development Approvals

Planning and Development Services

We provide recommendations, strategies and oversight to support community development outcomes that are sustainable, healthy, efficient and supports prosperity.

Planning and Development Services

Legislative Considerations

Provincial Legislation

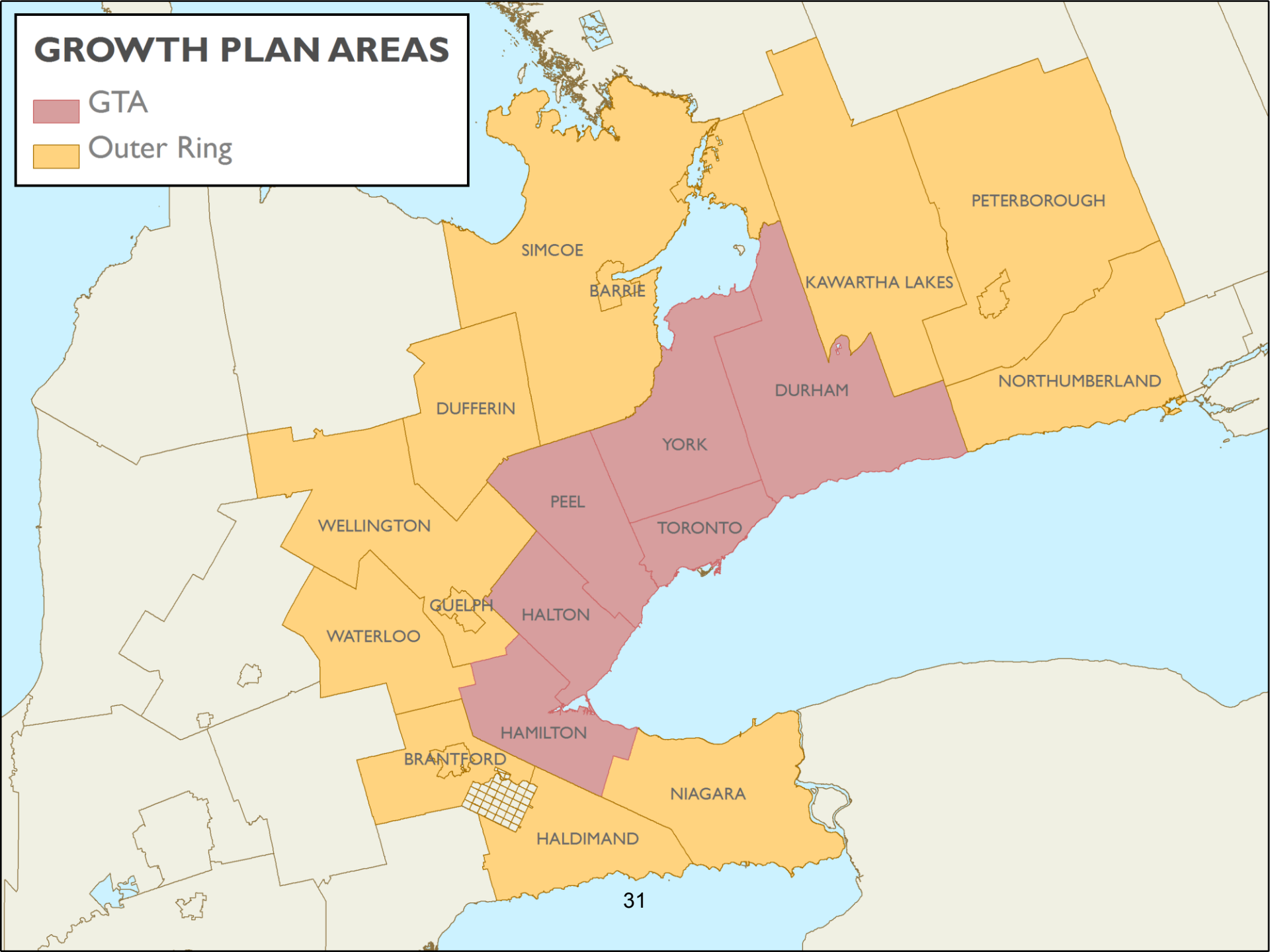
- Planning Act, Clean Water Act, Environmental Assessment Act (others), Ontario Building Code Act,

Provincial Plans

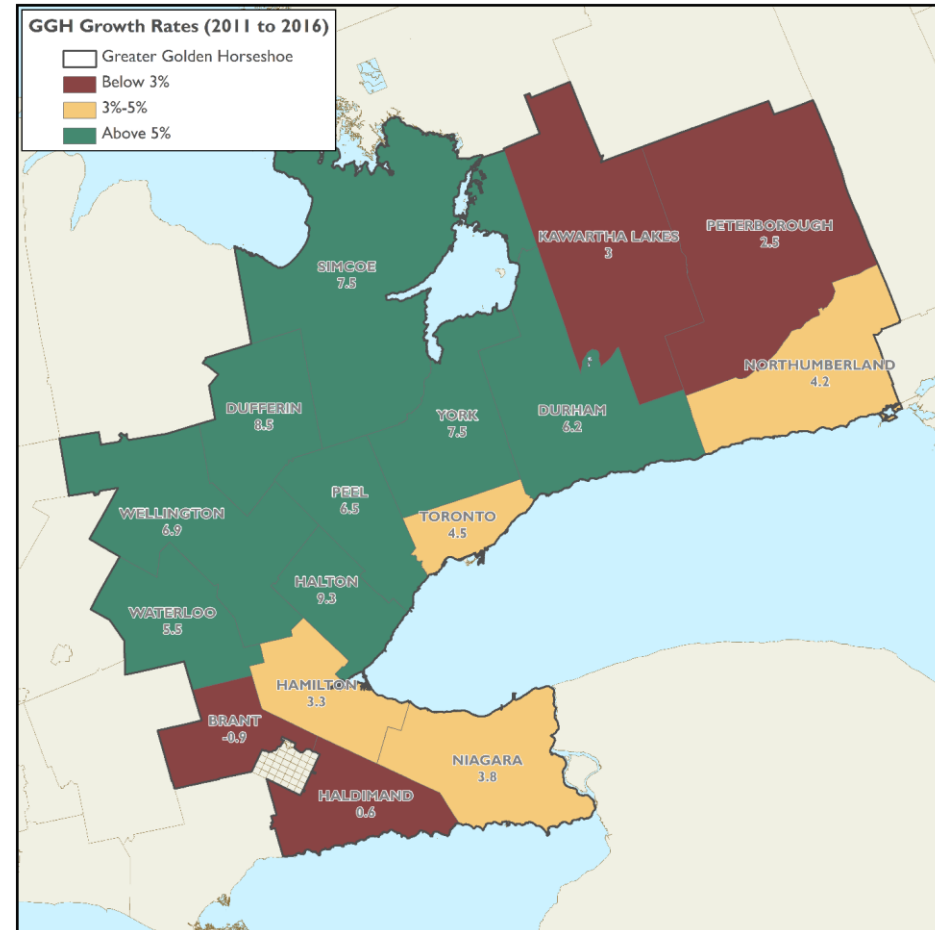
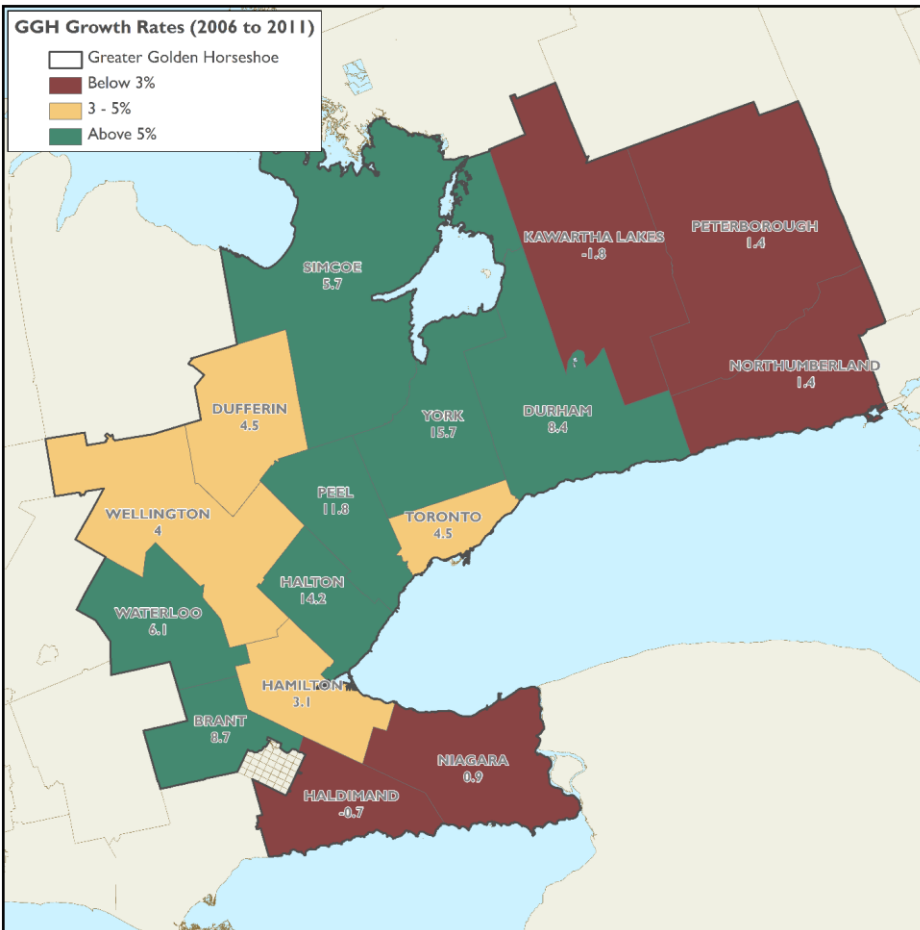
- Provincial Policy Statement
- Places to Grow aka Growth Plan for the GGHA
- Greenbelt Plan/ Regional Response to Coordinated Plan Review
- Niagara Escarpment Plan

GROWTH PLAN AREAS

- GTA
- Outer Ring



Growth Rates of the GTHA

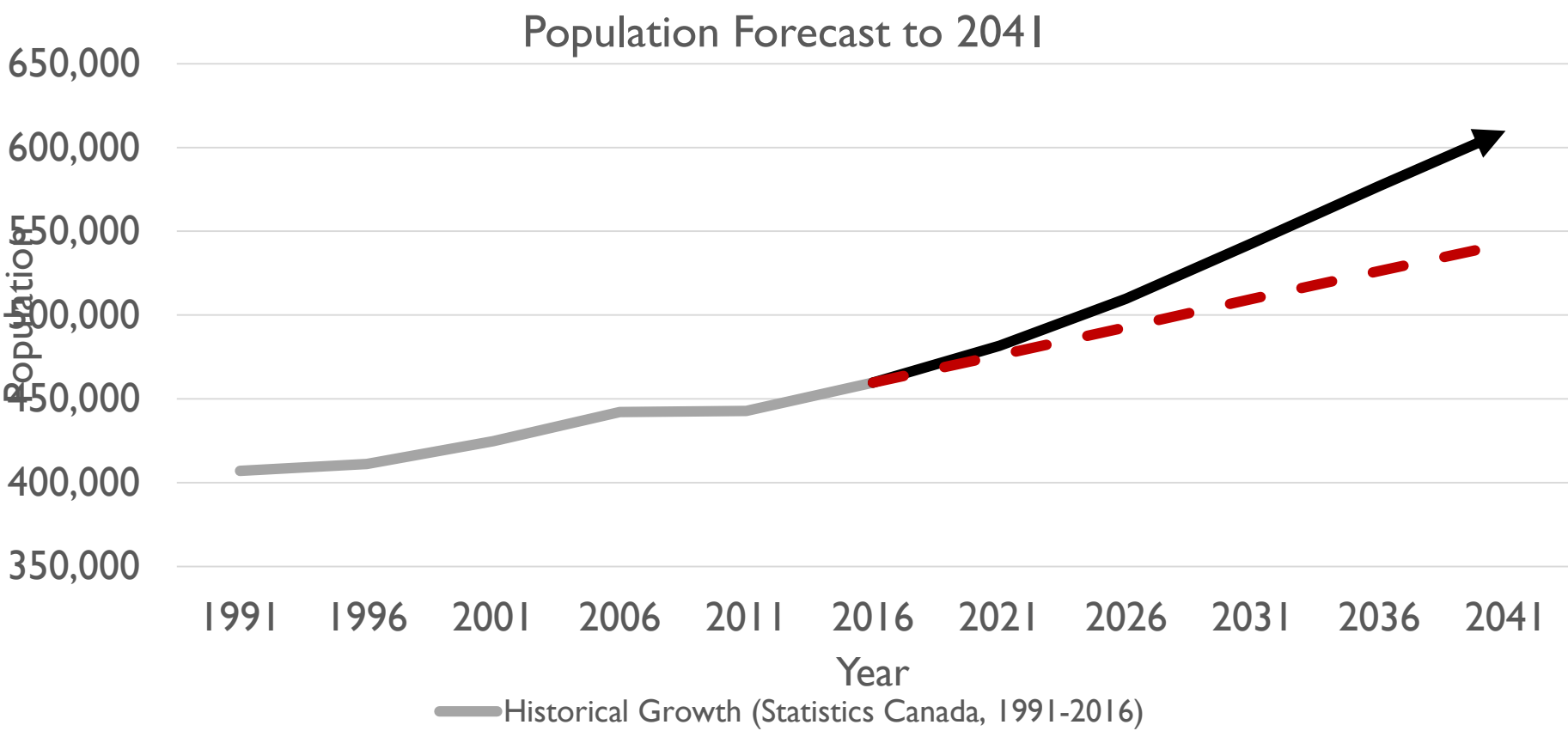


Planning and Development Services

Proactively Positioning Niagara

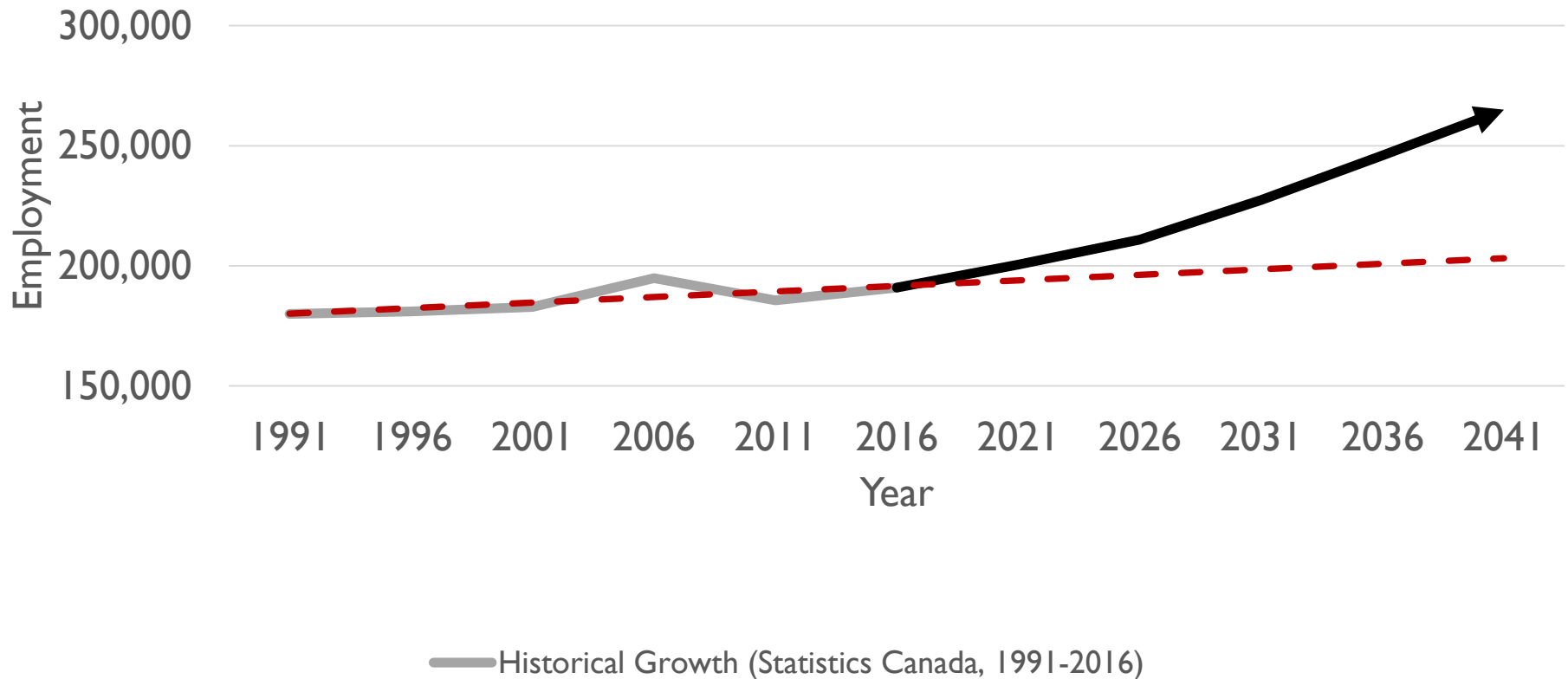
- Global Niagara
- Net new population of 10,000 people
- GO Secondary Plans
- Coordinated Plan Review
- Expedited Development Approval Process

Understanding Niagara's Expected Growth



Understanding Niagara's Expected Growth

Employment Forecast to 2041



Planning and Development Services

Growth Management Projects

- Brock District Plan
- Go Secondary Plans (Grimsby, Lincoln, St. Catharines, Niagara Falls)
- Prudhommes District Plan
- Glendale District Plan

Planning and Development Services

Priorities

- New Regional Official Plan
- Grants/ Incentive Rationalization
- Protecting property from flooding
- Support for Development Approvals
- Support to LAMs
- Implementation of GO Secondary Plans

Planning and Development Services

Priorities

- Glendale District Plan
- South Niagara Falls Development Plan
- On farm diversification/value add - wineries
- Modernize Service Delivery- Development Portal
- Environmental Planning Review

Planning and Development Services

Current Projects

- Regional Headquarters Civic Park - The International Plaza
- Niagara Biennial (Former Niagara Design Excellence Awards)

Planning and Development Services

- Development Planning
- Infrastructure Planning and Development Engineering
- Community and Long Range Planning

Development Planning

Development Review

- Review development applications (based on Provincial legislation requirements and the existing Memorandum of Understanding)
- Involvement in Pre-Consultation Meetings

Development Planning

Environmental Planning

Development application and technical clearance reviews

- For conformance with Regional Official Plan and Provincial Policies
- Per the “Protocol for Plan Review and Technical Clearance between the Region and NPCA” (2017)

Environmental Impact Study (EIS) review



Infrastructure Planning and Development Engineering

Providing strategic infrastructure planning and engineering to support growth management, land use planning and development, and private servicing / septic review and approval.

- Water & Wastewater Master Servicing Plan Updates
- Technical engineering review and approvals for Development
- Development Agreements for Infrastructure Improvements
- Alignment of Growth with Infrastructure
- Development Industry Engagement

Infrastructure Planning and Development Engineering

- Stormwater Management Review and Approvals
- Enforcement of Part 8 of the Ontario Building Code (Private Sewage Systems/Septic Systems)
- Planning review, applications and permitting for Private Sewage Systems (approximately 400 applications per year)
- Hydrogeological Study Review (protecting groundwater resources)
- Wet Weather Management Program

Community and Long Range Planning

Regional Official Plan

- Approval to proceed - November 2016
- Completion - December 2021

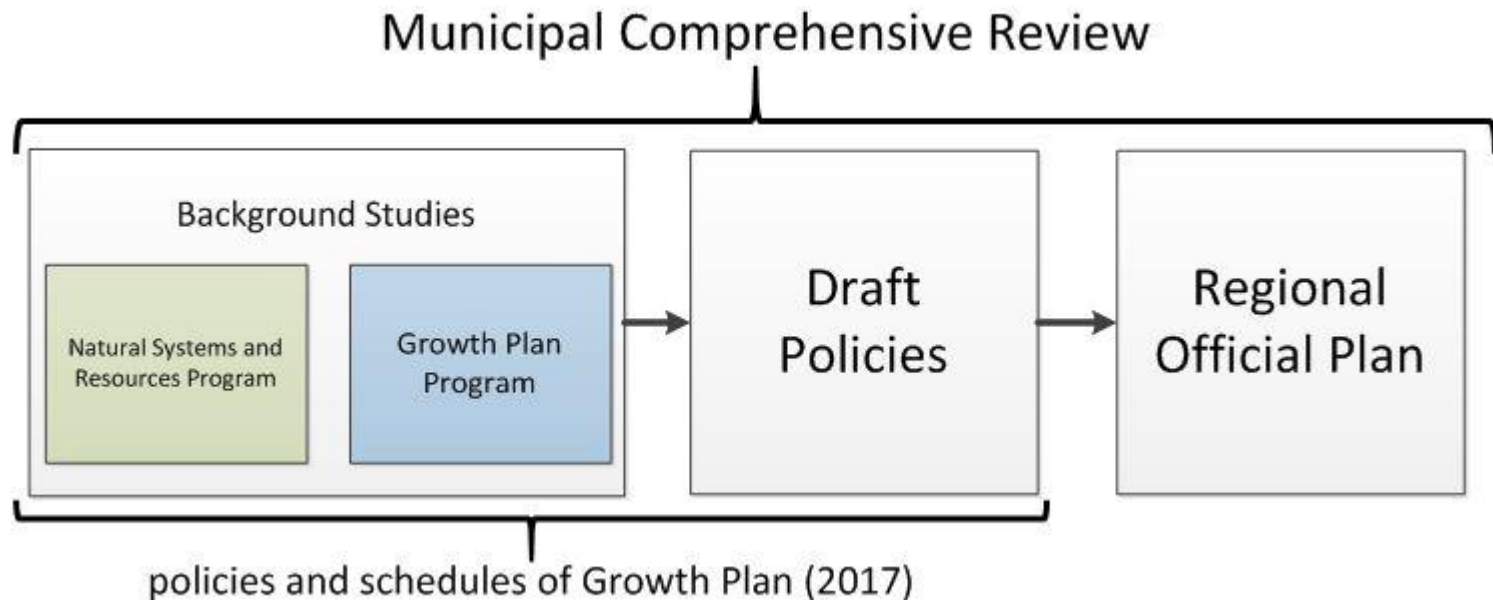
Timeline is influenced by 3 factors:

- Provincial policy and guidance
- Completion of background reports
- Consultation

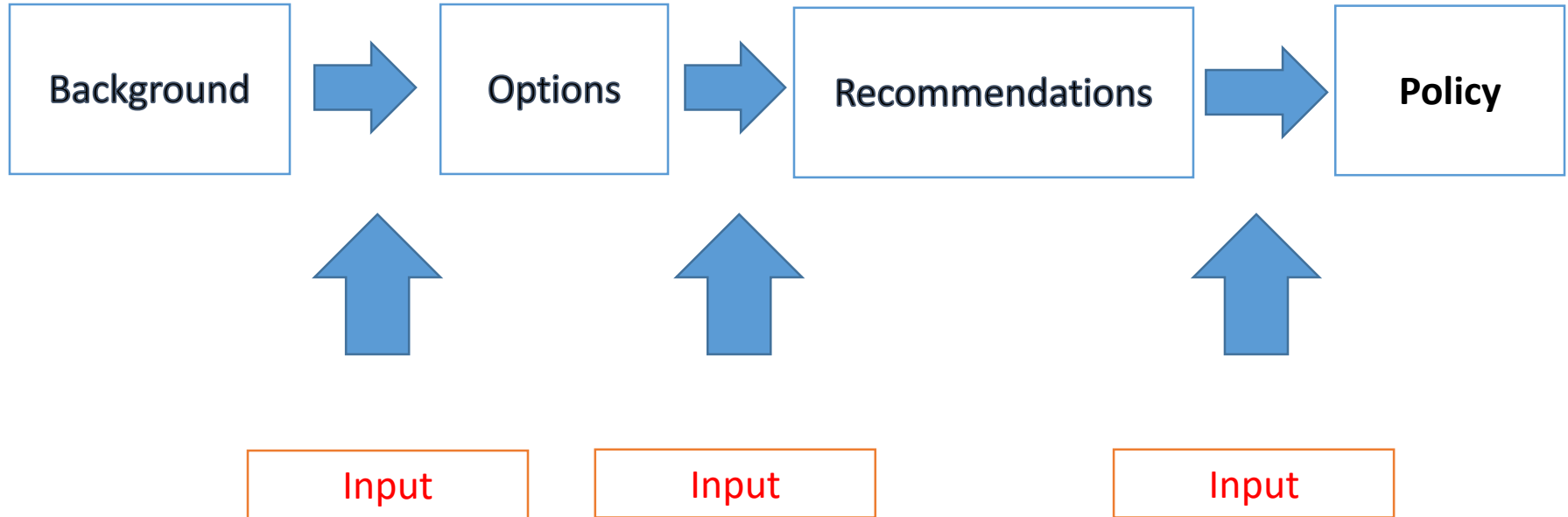
Objectives

- Manage growth
- Concise clear policy direction
- Address provincial requirements, regional mandate and provide guidance to local municipalities

Municipal Comprehensive Review Process



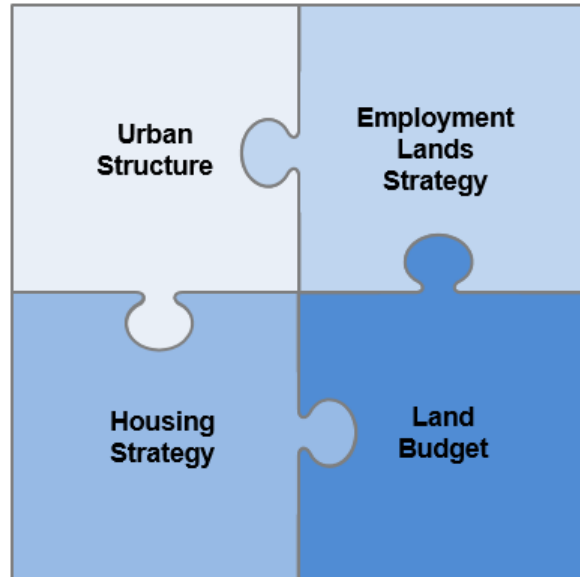
General Background Studies Process (Housing, Rural, Natural Systems Planning)



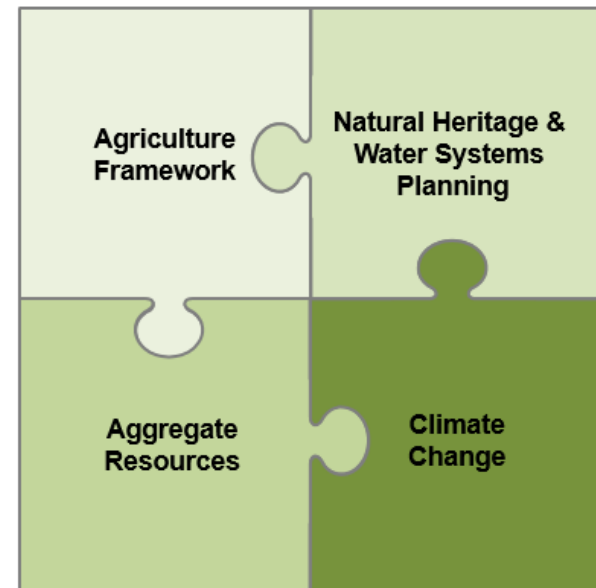
Community and Long Range Planning

Regional Official Plan

Growth Management



Rural and Natural Systems



Land Needs Assessment

- The amount of developable urban land needed for residential and employment purposes to 2041
- Identify any excess lands. (not developable by 2041) Excess lands will need to be designated for development post 2041
- Alternative greenfield density targets to the required 80 people and jobs per hectare can be requested to the Province
- Opportunity to rationalize urban area boundaries and ensure that sufficient lands are in the proper location to accommodate growth.
- Urban area boundary expansions can take place, even if there are excess lands, provided there is a de-designation of lands.



Employment Lands Strategy

- Ensure sufficient and marketable supply for traditional industrial employment
- Identify *Regional Employment Areas* - areas of business and economic activity for long term employment development which are to be protected from conversion
- The Region is currently working with the local municipalities, specifically area planners at this stage.
- This project will be informed by the Region's annual Employment Inventory.



Urban Structure

- The urban structure is a significant component for the Region to achieve an eventual 60% intensification rate under the Growth Plan while protecting established neighbourhoods.
- Identify a hierarchy of settlement areas
- Identify important strategic regional intensification areas to direct growth to areas best served by a combination of transportation/transit, public works and community infrastructure and services
- Assign population and density accordingly



Housing Strategy

- Promote an appropriate range and mix of housing forms
- Promote choice, aging in place opportunities and affordability
- Set affordable ownership and rental housing targets
- Identify tools to support affordable housing
- Align with Housing and Homelessness Action Plan
- Support complete communities



Agriculture Framework

- Recognize agriculture is a primary driver of the regional economy
- Protect the unique land
- Update specific policy, such as agricultural- related and on-farm diversified uses.
- Consider Area Planners concerns regarding:
 - viability of certain agricultural lands
 - refinements to Province's agricultural system mapping
 - how wineries are addressed in NEP and Province's Permitted Uses Guidelines
 - importance of Agricultural Impact Assessment
 - importance of compatibility between the Regional Natural Heritage System and Agricultural System
 - concerns about use of greenhouses for cannabis



Natural Environment & Water Systems Planning

- Will be a significant component of the new ROP to meet Provincial policy direction
- It is recognized that accurate mapping and appropriate methods to interpret and update mapping is critical and is planned to be discussed early.
- Establish criteria and identify features for provincial compliance (ex. woodlands).
- Develop watershed planning policy framework
- Specific topics for consideration – offsetting, shorelines, watercourse mapping
- Education is a priority component of the engagement process



Aggregate Resources

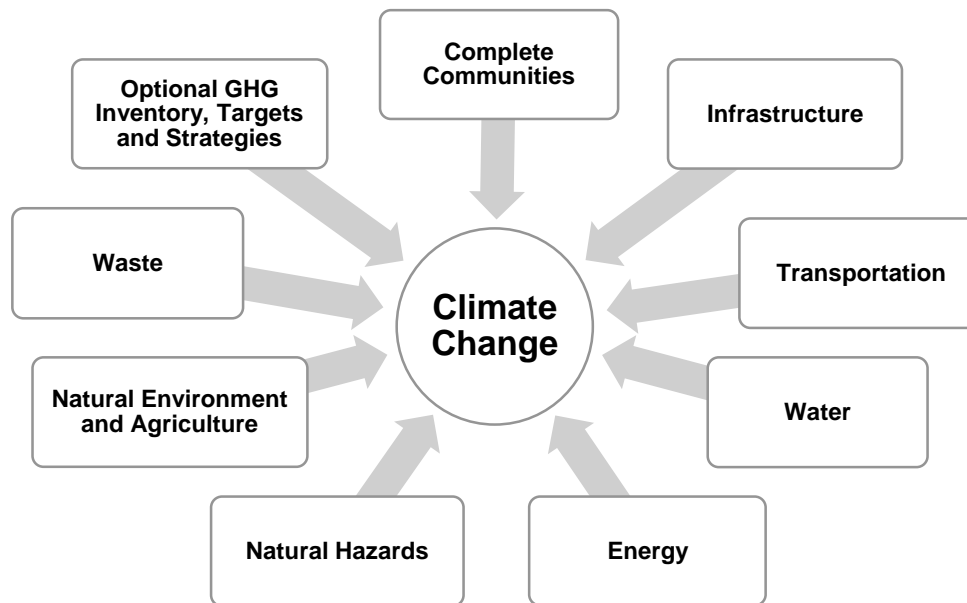
- Aggregate resources are located throughout the region.
- Extraction of the resource is necessary - a need to address land use compatibility
- “State of Aggregates in Niagara Region: Background Report” was brought to Committee and Council in 2016
- A Technical addendum has just been completed to supplement the Background Report as a result of changes to Provincial Plans, *Aggregate Resources Act*, and Bill 139
- Draft policies will be presented to the TAG, planning advisory committee, industry stakeholders, Provincial ministries, and public



Climate Change

Opportunities for climate change adaption and mitigation

A climate change study will assess obligations and options on the region's role relative to GHG targets.



Questions?

Key Contact

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Commissioner of Planning and Development Services

905-980-6000 ext. 3276

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