



THE REGIONAL MUNICIPALITY OF NIAGARA
PLANNING & ECONOMIC DEVELOPMENT COMMITTEE
AGENDA

PEDC 9-2019

Wednesday, September 11, 2019

1:00 p.m.

Council Chamber

Niagara Region Headquarters, Campbell West

1815 Sir Isaac Brock Way, Thorold, ON

	Pages
1. <u>CALL TO ORDER</u>	
2. <u>DISCLOSURES OF PECUNIARY INTEREST</u>	
3. <u>PRESENTATIONS</u>	
4. <u>DELEGATIONS</u>	
5. <u>ITEMS FOR CONSIDERATION</u>	
5.1 <u>PDS 30-2019</u> Regional Official Plan Amendment 15 (ROPA 15) - Recommendation Report	3 - 17
5.2 <u>ED 10-2019</u> Five Scenic Trails Mapping Request	18 - 21
6. <u>CONSENT ITEMS FOR INFORMATION</u>	
6.1 <u>PDS 29-2019</u> 2018 Reserve Water and Wastewater Treatment Capacities	22 - 29
6.2 <u>PDS 33-2019</u> Growth Management Program Update for New Official Plan	30 - 47
7. <u>OTHER BUSINESS</u>	

8. CLOSED SESSION

9. BUSINESS ARISING FROM CLOSED SESSION ITEMS

10. NEXT MEETING

The next meeting will be held on Wednesday, October 9, 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).

Subject: Regional Official Plan Amendment 15 (ROPA 15) – Recommendation Report

Report to: Planning and Economic Development Committee

Report date: Wednesday, September 11, 2019

Recommendations

1. That Regional Official Plan Amendment No. 15 – exemption policies **BE APPROVED** (attached as Appendix 1 to Report PDS 30-2019);
2. That all parties **BE NOTIFIED** of Regional Council's decision in accordance with *Planning Act, 1990* requirements;
3. That staff **ISSUE** a declaration of final approval of the Official Plan Amendment 20 days after notice of Council's decision has been given, provided that no appeals have been filed against the decision;
4. That the new exemption by-law **BE APPROVED** (attached as Appendix 3 to Report PDS 30-2019); and
5. That existing By-law 129-2001 and By-law 43-2002 **BE REPEALED**.

Key Facts

- The purpose of this report is to present Regional Official Plan Amendment No. 15 (ROPA 15) – for approval.
- The Region has undertaken a review of the existing exemption policies in Section 14.E.6-14.E.9 of the Regional Official Plan. The exemption policies identify the process and circumstances where the Region will exempt local Official Plan Amendments from Regional approval.
- The ROPA 15 policies provide more clarity and certainty to the exemption process for the Region's local area municipalities.
- A statutory public meeting for the draft Regional Official Plan Amendment was held on March 20, 2019 in accordance with *Planning Act, 1990* requirements. All comments received via circulation and the public meeting have been reviewed and considered in the final ROPA 15.
- Regional Official Plan Amendment No. 15 represents good planning.

- The update to the exemption by-law will implement the intent of ROPA 15.

Financial Considerations

There are no direct financial implications arising from this report. The costs to process and circulate this amendment can be accommodated within the Planning and Development Services base Operating Budget.

Analysis

Background and existing policy

The Region initiated ROPA 15 to clarify the Local Official Plan Amendment (LOPA) exemption policies and process. The existing Regional Official Plan (ROP) policies (s. 14.E.6-4.E.9) are unnecessarily wordy and confusing according to the feedback received from our local area partners. The uncertain direction of the existing policies can limit the opportunity for the Region to collaborate with the local area municipality. In addition, some of the information is out of date.

Regional staff have condensed and simplified the exemption process and wording through ROPA 15. Policy 14.E.6, review timeframes, has been removed in its entirety. Guidance for the review process of LOPAs is detailed in the Memorandum of Understanding and the *Planning Act, 1990* and therefore unneeded in policy.

Existing Policy 14.E.9 is inherent in the planning review process. This policy has also been deleted in its entirety.

New Policy

The new ROPA policy 14.E.6 outlines the exemption authority and provides two part direction as to when the LOPA may be exempt:

- Part A is for amendments that are minor, site specific with no issues/concerns related to Regional and Provincial interest. In this case, the exemption can be determined and issued at the pre-consultation stage.
- Part B is for more comprehensive LOPAs (i.e. Secondary Plans) that require more collaboration between the Region and the local area municipality (LAM). The Region will work with the LAM to identify and address any matters of Regional and Provincial interest. This process will also require the review of the draft LOPA or Secondary Plan document to determine that the matters have been satisfactorily addressed. If the Region is satisfied with the policies (or other steps taken to address the issue), the Region can issue the exemption.

ROPA 15 continues to contain a list of criteria in new policy 14.E.7 to outline where the amendment may not be exempt. It combines, summarizes and condenses the list in the previous 14.E.7 and 14.E.8. The intent of this policy is to provide a clear Regional mandate and detailed direction on matters of Regional and Provincial interest.

The Region will retain approval authority if there is disagreement on one or more of the criteria listed. However, where a resolution can be reached to satisfactorily address the matter through policy or other means (i.e. zoning, conditions of draft plan approval), Part B of Policy 14.E.6 would apply. The listed criteria will continue to be a helpful tool for interested external parties in understanding the Region's exemption process.

Planning Policy Review:

The proposed Regional Official Plan Amendment has been reviewed for alignment with the *Planning Act*, 1990, Provincial Policy Statement and Provincial Plans.

Planning Act, 1990

As per the *Planning Act*, 1990, the upper tier municipality is the approval authority for any and all local Official Plan Amendments (LOPAs). However, section 17(10) of the *Act* allows a municipality, with approval from the Minister, to pass a by-law exempting LOPAs from Regional approval. Niagara Region received approval authority from the Minister to pass a by-law to exempt any or all LOPAs per Ontario Regulation 699/98 and passed exemption by-law 129-2001 in 2001.

Provincial Policy Statement (PPS), 2014

The PPS supports improved land use planning and management, contributing to an effective and efficient land use planning system. Policy 1.2.1 requires a coordinated, integrated and comprehensive approach when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards.

Through ROPA 15, the Region has streamlined the exemption policy wording and will continue to collaborate with our local municipal partners through the review of local Official Plan Amendments. ROPA 15 is consistent with the PPS.

Provincial Plans, 2017

The Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Niagara Escarpment Plan are all considered through the Region's One Window review approach to planning applications. Any local Official Plan Amendment would need to be reviewed in the context of these Provincial plans, where they are applicable. The ROPA

covers the Provincial interest by ensuring that if Regional or Provincial interest is present, there is ongoing collaboration to satisfactorily address any issues or concerns. If this cannot be addressed, the Region would retain the approval authority. ROPA 15 conforms to the Provincial plans.

Input on the ROPA:

Statutory Public Meeting

The *Planning Act, 1990*, requires that a statutory public meeting be held for all amendments to municipal Official Plans. A public meeting was held on March 20, 2019 to present a draft of ROPA 15 to Planning and Economic Development Committee and receive comments from the public. The Notice of Public Meeting was advertised on February 27, 2019 in Niagara This Week newspapers having general circulation across the Region. No comments were received from the public before or at the Public Meeting.

The Notice of Public Meeting and a request for comments was also sent to the list of prescribed bodies and agencies having interest on February 20, 2019. All comments received have been reviewed and considered prior to finalizing ROPA 15. Generally, ROPA 15 has been well received.

Agency Comments

The draft ROPA 15 policy was presented at the Area Planners meeting on January 25, 2019. Feedback was received from our local partners and refinements made to clarify the intent of the policy. Following the formal circulation of the draft ROPA 15 policy on February 20, 2019, Grimsby, Lincoln, Niagara Falls and Welland have provided correspondence indicating no objections.

The Town of Fort Erie, Niagara Escarpment Commission and two Regional departments provided comments on the draft policies. These comments were reviewed and changes made where appropriate. A table of all comments and staff's response has been included as Appendix 3.

The Ministry of Municipal Affairs and Housing provided comments related to employment conversion. At the time the comments were provided, the Growth Plan was proposed for amendment, which has now come in to force. The Ministry suggested the Region consider the potential implications of employment conversions as they were not specifically mentioned in policy 14.E.7. Staff have reviewed the ROPA 15 policy, the policies of the Regional Official Plan and the policies of the now updated 2019 Growth Plan related to employment conversion. Staff opine that employment areas are captured and adequately protected based on the definition of *employment area* in the Official Plan. Any proposed conversion within employment areas will require action by

the Region in a collaborative process with the local municipality. ROPA 15 does not change the need to meet Regional policy and Growth Plan requirements when considering an employment conversion.

Exemption by-law

In order to properly align ROPA 15, the existing exemption By-law 129-2001 and 43-2002 will be repealed and replaced. The new exemption by-law combines the two previous by-laws and reflects both ROPA 15 policy direction and Memorandum of Understanding.

Conclusion

The new exemption policies better reflect the working relationship between the Region and the local area municipalities. It continues to support strong collaboration and an improved working relationship. It provides more clarity on the Regional mandate and consistency to the Regional review process for local Official Plan Amendments. ROPA 15 is good planning.

Alternatives Reviewed

Alternative 1 – Council could choose not to adopt the Regional Official Plan Amendment. This course of action is not favourable as the ROPA supports a better working relationship with our local area partners and provides more clarity and certainty to the exemption process.

Alternative 2 – Council could choose to modify and approve the Regional Official Plan Amendment. The modification would need to demonstrate consistency and conformity with the Regional and Provincial policy.

Relationship to Council Strategic Priorities

This report supports Council's strategic areas for fostering innovation, investment, and entrepreneurship and doing business differently.

Other Pertinent Reports

- Statutory Public Meeting for Draft Regional Official Plan Amendment 15 – Exemption Policies – PDS 5-2019

Prepared by:

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Planning and Development Services

Recommended by:

Rino Mostacci, MCIP, RPP
Commissioner
Planning and Development Services

Submitted by:

Ron Tripp, P.Eng.
Acting, Chief Administrative Officer

This report was prepared in consultation with Isaiah Banach, Manager of Long Range Planning.

Appendices

Appendix 1	Regional Official Plan Amendment No. 15	Page 7
Appendix 2	Comment Table on ROPA 15	Page 12
Appendix 3	Updated Exemption By-law	Page 14

Bill <>

Authorization Reference:

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. <>

A BY-LAW TO PROVIDE FOR THE ADOPTION OF AMENDMENT 15
TO THE OFFICIAL PLAN FOR THE NIAGARA PLANNING AREA
TO IMPLEMENT THE REVISED EXEMPTION
POLICIES AFFECTING ALL LOCAL MUNICIPALITIES

WHEREAS subsection 22 of the *Planning Act, 1990* states when the requirements of subsections (15) to (21), as appropriate, have been met and Council is satisfied that the plan as prepared is suitable for adoption,

WHEREAS it is deemed appropriate to further amend the Official Plan as adopted by Regional Council for the Niagara Planning Area,

NOW THEREFORE the Council of The Regional Municipality of Niagara enacts as follows:

1. That the text attached hereto is hereby approved as Amendment 15 to the Official Plan for the Niagara Planning Area.
2. That the Regional Clerk is hereby authorized and directed to give notice of Council's adoption in accordance with Section 17(23) of the *Planning Act, 1990*.
3. That this By-law shall come into force and take effect on the day after the last day of appeal provided no appeals have been received.

THE REGIONAL MUNICIPALITY OF NIAGARA

James Bradley, Regional Chair

Ann-Marie Norio, Regional Clerk

Bill <>

Authorization Reference:

Passed: <date>

**Amendment No. 15
To The Official Plan
for the Niagara Planning Area**

PART “A” – THE PREAMBLE

The preamble provides an explanation of the Amendment including the purpose, location, background, and basis of the policies and implementation, but does not form part of this Amendment.

- Title and Components
- Purpose of the Amendment
- Location of the Amendment
- Background
- Basis for the Amendment
- Implementation

PART “B” – THE AMENDMENT

The Amendment describes the modifications to the text of Official Plan for the Niagara Planning Area, which constitute Official Plan Amendment No. 15.

PART “C” – THE APPENDICES

The Appendices provide information regarding public participation and agency comments relevant to the Amendment, but do not form part of this Amendment.

Bill <>

Authorization Reference:

PART “A” – THE PREAMBLE

TITLE AND COMPONENTS:

This document, when approved in accordance with Section 17 of the *Planning Act, 1990*, shall be known as Amendment 15 to the Official Plan of the Niagara Planning Area. Part “A” – The Preamble, contains background information and does not constitute part of this Amendment. Part “B” – The Amendment constitutes Amendment 15 to the Official Plan of the Niagara Planning Area. Part “C” – The Appendices, does not constitute part of the Amendment. These Appendices contain information related to public involvement and agency comments associated with the Amendment.

PURPOSE OF THE AMENDMENT:

The purpose of this Amendment is to amend the exemption policies within the Niagara Region Official Plan to provide clarity to the exemption process for our local municipal partners.

LOCATION OF THE AMENDMENT:

The amendment affects all local municipalities.

BACKGROUND

As per the Planning Act, 1990, the upper tier municipality is the approval authority for any and all local Official Plan Amendments (LOPAs). However, section 17(10) of the Act allows a municipality, with approval from the Minister, to pass a by-law exempting LOPAs from Regional approval. Niagara Region received approval authority from the Minister to pass a by-law to exempt any or all LOPAs per Ontario Regulation 699/98.

The Region is now updating both Regional policy and the exemption by-law to better reflect the process for exemption, allow enhanced collaboration and clarify the Regional and Provincial interest in the local Official Plan Amendment process.

BASIS FOR THE AMENDMENT:

- a) The Amendment was the subject of a Public Meeting held under the *Planning Act, 1990* on March 20, 2019. Public and agency comments were addressed as part of the preparation of this Amendment.

Bill <>

Authorization Reference:

- b) The Amendment will support continued collaboration between stakeholders as well as enhance clarity to the exemption process.
- c) Based on the Region's review of the *Planning Act, 1990*, the Provincial Policy Statement, the Provincial plans, the Regional Official Plan, and public and agency consultation, Regional staff is of the opinion that the Amendment is consistent with Provincial and Regional policies and plans and, therefore, represents good planning.

IMPLEMENTATION:

Section 14, Implementation of the Official Plan for the Niagara Planning Area, shall apply where applicable.

Bill <>

Authorization Reference:

PART “B” – THE AMENDMENT

Amendment 15 To The Official Plan for the Niagara Planning Area

Text Changes

The Official Plan for the Niagara Planning Area is amended as follows:

Part I – Modifications to Existing Policies

1. Policy 14.E.6, 14.E.7, 14.E.8 and 14.E.9 are deleted and replaced with the following:

“14.E.6 The Commissioner of Planning and Development Services, or his/her designate, shall determine and issue an exemption from Regional approval for a local Official Plan Amendment (OPA) where:

- a) It is determined through pre-consultation that the draft OPA is of local significance, is consistent, conforms to, or does not conflict with Provincial Policy and Plans, as applicable, and is in conformity with the Regional Official Plan; or,
- b) Matters of Regional and Provincial interest are present and, through a collaborative process between the Region and the local municipality, it is determined that the OPA has identified and satisfactorily addressed these matters. In the case of a Secondary Plan, the Region shall review the draft Secondary Plan policy set and mapping prior to determining exemption.

14.E.7 A local OPA shall not be exempt from Regional approval if any of the following cannot be addressed to the Region’s satisfaction:

- i. conformity with the Regional Official Plan;
- ii. consistency with the Provincial Policy Statement and/or conformity with Provincial Plans;
- iii. significant impacts relating to the Regional Master Servicing Plan and/or Transportation Master Plan;
- iv. directly affects Regional capital forecasts; or
- v. cross-boundary impacts or impacts on any adjacent municipality.”

Origin of comment	Comment	Response
City of Welland	No objection to the revisions	Noted
City of Niagara Falls	No objections	Noted
Town of Grimsby	No objection to the revisions	Noted
Town of Lincoln	Supportive of the revisions	Noted
Enbridge Gas Inc.	No objections	Noted
Niagara Escarpment Commission (NEC)	Requested Policy 14.E.6 a) and b) add consultation with the Niagara Escarpment Commission or applicable provincial planning authority.	Change not made. If lands are within the Niagara Escarpment Plan area, the application will be circulated to the NEC for review and comment per the requirements of the <i>Planning Act</i> . The Region would also recognize the Provincial interest and work collaboratively with the local municipality prior to determining if exemption can be issued.
Niagara Region – Development Services	Minor wording suggestions	Changes made
Town of Fort Erie	Notes concern with the Policy 14.E.7 in relation to Secondary Plans.	Policy 14.E.7 represents the list of Regional and Provincial interest. The policy enables continued collaboration to address any of these matters to the Region's satisfaction. Where a resolution can be reached which will satisfactorily address the matter through policy or other means (for example holding provisions for an associated zoning amendment or conditions of draft plan approval for an associated draft plan of subdivision), exemption could be issued. Policy 14.E.6 b) indicates that the Region would

		work collaboratively with the local municipality for comprehensive amendments such as Secondary Plans.
Niagara Region - Enterprise Resource Mgmt Services	Request for clarification on the criterion in 14.E.7 which speaks to directly affecting Regional capital and confirmation that other Departments are reviewing prior to issuing exemption.	This criterion relates to comprehensive local Official Plan Amendments such as Secondary Plans or large scale developments. As part of these applications, the consultant/applicant would prepare and submit traffic studies and servicing/infrastructure studies that would be reviewed by our Development Engineering and Transportation staff to assess if it aligns with the Region's Master Servicing Plan and Transportation Master Plan, as well as if any required upgrades have been identified in the capital budget. Staff would identify any major issues through review of these studies to discuss further with the local municipality and applicant to make adjustments, where required.
Ministry of Municipal Affairs	Generally supportive of the exemption policies. MMA notes consideration to the impact of Amendment 1 of the Growth Plan on the proposed changes to the process for employment conversion. The comments reference triggering a Regional Official Plan Amendment.	As noted in the report, an employment conversion would follow the collaborative review process. Employment areas which fits the definition in the Official Plan would need to meet the Region's requirements and the 2019 Growth Plan requirements to be considered for conversion.

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. <>

A BY-LAW TO AUTHORIZE THE EXEMPTION OF LOCAL OFFICIAL PLAN
AMENDMENTS AND TO DELEGATE THE EXEMPTION OF LOCAL OFFICIAL PLAN
AMENDMENTS AND TO REPEAL BY-LAW 129-2001 AND BY-LAW 43-2002

WHEREAS The Minister of Municipal Affairs and Housing pursuant to Ontario Regulation 699/98 has authorized the Regional Municipality of Niagara to pass a by-law exempting any or all proposed Official Plan Amendments from Regional approval;

WHEREAS The Council of the Regional Municipality of Niagara may pass a by-law under Section 17(10) and 17(11) of The Planning Act, R.S.O. 1990, c. P.13, as amended, allowing Council to exempt any or all local Official Plan Amendments from Regional approval; and

WHEREAS The Council of the Regional Municipality of Niagara may pass a by-law under Section 17.1(1) to delegate the authority to approve amendments to Official Plans to the Commissioner of Planning and Development Services or his/her delegate.

NOW THEREFORE the Council of the Regional Municipality of Niagara enacts as follows:

1. That Regional Council may exempt any or all local Official Plan Amendments from Regional approval as set out in the Regional Official Plan and in accordance with the Memorandum of Understanding between the Region and the local area municipalities, as amended from time to time.
2. That the authority of Regional Council to exempt any or all local Official Plan Amendments from Regional approval is hereby delegated to the Commissioner of Planning and Development Services for the Regional Municipality of Niagara or his/her delegate, as set out in the Regional Official Plan and in accordance with the Memorandum of Understanding between the Region and the local area municipalities, as amended from time to time.
3. That By-law 129-2001 and By-law 43-2002 are hereby repealed.
4. That this by-law shall come into force and effect on the day upon which it is passed.

Bill <>

Authorization Reference:

THE REGIONAL MUNICIPALITY OF NIAGARA

James Bradley, Regional Chair

Ann-Marie Norio, Regional Clerk

Passed: <date>

Subject: Five Scenic Trails Mapping Request

Report to: Planning and Economic Development Committee

Report date: Wednesday, September 11, 2019

Recommendations

That Report ED 10-2019 respecting the presentation by the Niagara West Tourism Association to PEDC on August 7, 2019 on the 5 scenic trails mapping development and implementation **BE RECEIVED** for information.

That the funding request of \$50,000 for the design and implementation of the 5 scenic trails mapping **BE REFERRED** for consideration as part of the 2020 budget process.

Key Facts

- The Economic Development department plays an active role in tourism by advancing investment attraction, transportation initiatives to support the tourism sector, producing tourism research to support the sector's activities and planning efforts, as well as supporting sport tourism bids and efforts where directed.
- Economic Development does not have a separate line item in the budget specifically for tourism projects/initiatives.
- Economic Development invests \$15,000 annually for cost of the lease of the Niagara Gateway Information Centre, which is in the second year of a 5 year contract. This arrangement is in partnership with the Tourism Partnership of Niagara and the Niagara West Tourism Association.
- In the past, Economic Development did have a formal role in Tourism marketing and product development when the department was external under Niagara Economic Development Corporation through Tourism Niagara. Tourism Niagara ceased to exist after March 2012.
- The Tourism Partnership of Niagara (TPN) was established in 2010 as one of Ontario's 13 Regional Tourism Offices (RTOs). Representing all of the municipalities within the Regional Municipality of Niagara, the TPN is an independent, industry-led, not-for-profit organization responsible for working with tourism partners to enhance and grow Niagara's tourism products and marketing activities.

Financial Considerations

The Niagara West Tourism Association has requested one-time funding of \$50,000 for Economic Development staff to facilitate the development of the 5 scenic trails mapping.

Budget pressures have been outlined by staff in the following table as presented to Budget Review Committee to illustrate the potential levy impact estimated for the 2020 budget. Any items being referred to the 2020 budget process should be considered along with the following items:

	Council Report	Levy Amount (M\$)	Levy Increase %
Previously identified reports			
Suicide Prevention Initiative	PHD 8-2019	0.200	0.05%
Niagara Airports	CAO 04-2019	2.240	0.61%
Waterfront Investment Program – Base funding	CSD 40-2019	1.000	0.27%
Smarter Niagara Incentive Program – Base funding	CSD 40-2019	0.600	0.16%
Brock LINC request for funding	ED 9-2019	1.500	0.41%
Niagara Regional Transit - phase in cost	CSD 40-2019	6.213	1.70%
NRPS 2019 position hiring deferral	BRC-C 7-2019	0.706	0.19%
Long-Term Care Home Redevelopment capital funding	COM 32-2019	5.899	1.62%
GO Project - Station Operations	CSD 17-2019	1.410	0.39%
EMS Central Hub capital funding	CSD 40-2019	0.390	0.11%
Total of previously identified reports		20.158	5.51%
Five Scenic Trails Mapping	ED 10-2019	0.050	0.01%
Potential request to-date		\$20.208	5.52%

Analysis

From an Economic Development perspective, the Region's role in Tourism was crafted at the 2016 Tourism Summit and adopted by council resolution as follows: "to ensure tourism is part of the Region's Economic Development Strategy by facilitating discussions on transportation access initiatives, developing a Regional Wayfinding plan, promoting five scenic routes and supporting event bids; to advocate on behalf of industry stakeholders; and to undertake investment attraction initiatives which contribute to tourism outcomes for Niagara."

Through the Economic Development Officer's role, the department supports the Tourism sector through the following efforts:

- Marketing and development support at the Niagara District Airport;
- Assisting with the 2020 Bid for the Brier (Men's Curling Championship) preparation;

- Promoting Niagara 2021 Canada Summer Games business development opportunities;
- Facilitating Metrolinx GO promotion and partnership advancements;
- Managing the lease negotiations and annual business planning of the Niagara Gateway Information Centre;
- Participating as a member of the Tourism Partnership of Niagara's Sub Regional Partners committee;
- Engaging in investment attraction initiatives that would benefit the tourism sector;
- Preparing the Niagara Tourism Profile 2019 research paper and promoting it through outreach to tourism stakeholders.

Economic Development does not have a line item in their budget specifically dedicated to tourism activities. The annual committed funds in this department's budget for tourism activity is \$15,000 for the lease of the Niagara Gateway Information Centre.

Activities funded by Economic Development above the Gateway lease are evaluated based on decisions around the potential economic impact of the project.

Examples of previously funded projects include expenses for the bid preparation of the 2020 Brier bid, a Future Business Modelling and Feasibility study for the Niagara airports, expenses to host the Southern Ontario Airport Network meeting in partnership with Toronto Pearson and Niagara District Airport, etc.

Each year Economic Development receives requests to fund additional tourism-related activities and they are not always able to be accommodated within the base budget. These requests would therefore come as a request to Council for additional funding. This has been the case in most financial requests for sport tourism bids as well as activities like the 5 scenic trails mapping.

Corporate Implications

The 5 scenic trails mapping, if implemented as requested, has an impact on Public Works and the Transportation Master Plan for several elements of tourism transportation, wayfinding signage and on the inclusion of the five scenic trails.

Governmental Partners

The 5 scenic trails mapping, if implemented as proposed within this report, has impact on the local municipal members of the Team Niagara Economic Development group, the Tourism Partnership of Niagara, and the 5 Destination Marketing Organizations (DMOs) across the Region.

The 5 scenic trails project would benefit from additional information and analysis from other Departments within the Region, local municipalities and their tourism strategy, and DMOs regarding future benefits/costs, and potential interest in advancement.

Alternatives Reviewed

The alternative reviewed is for Niagara Region not to take an active role in developing and implementing the 5 scenic drives. In this instance, the initiative could be advanced by the Destination Marketing Organizations (DMOs) or a private sector tourism group.

Other Pertinent Reports

- ED-1-2015 - Grimsby Gateway Centre and Future Tourism Opportunities
- ED-4-2015 - Tourism Industry Analysis and Options Study – Summary
- ED 5-2016 - Tourism Strategy Business Case and Budget Initiation
- ED 4-2017 – Niagara Tourism Strategy – Tourism Summit Follow Up Report

Prepared by:

Valerie Kuhns
Acting Director
Economic Development

Submitted by:

Ron Tripp, P.Eng
Acting Chief Administrative Officer

This report was prepared in consultation with Kelly Provost, EDO and reviewed by Valerie Kuhns, Acting Director.

Appendices

None

Subject: 2018 Reserve Water and Wastewater Treatment Capacities

Report to: Planning and Economic Development Committee

Report date: Wednesday, September 11, 2019

Recommendations

1. That this report **BE RECEIVED** and **CIRCULATED** to the Ministry of the Environment, Conservation and Parks and Niagara Area Municipalities for their information and future reference.

Key Facts

- The purpose of this report is to inform Council of the reserve treatment capacities at Niagara's Water and Wastewater Treatment facilities. This reporting is required by the Ministry of Environment, Conservation and Parks (MECP).
- The data contained in this report assists in commenting on new development proposals and related servicing as well as planning for future treatment capacity.
- All of Niagara Water Treatment Plants (WTPs) and Wastewater Treatment Plants (WWTPs) are positioned to accept growth beyond the minimum 10 year horizon.

Financial Considerations

This report provides Council with historical and projected treatment capacity and flow data. There are no direct financial implications in receiving this report. The reserve treatment capacities at the water and wastewater (W&WW) facilities are considered in commenting on new development proposals and related servicing and, as a result, could result in a financial impact related to specific future applications.

Analysis

The Infrastructure Planning and Development Engineering section of Planning and Development Services Department annually reports on an assessment of the average daily W&WW flows based on the previous five years, as recorded at our various facilities compared to MECP rated capacities for the facilities. Included in the analysis are the 10-year growth projections in accordance with Niagara 2041 (*How we Grow, Flow and Go*).

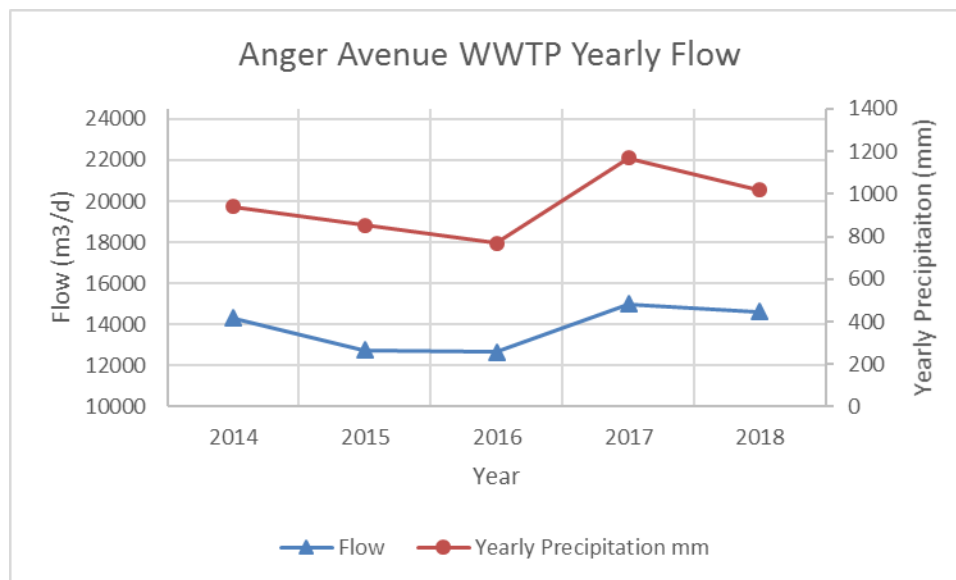
A key objective of this report is to highlight potential capacity constraints and allow sufficient lead time to plan for future capacity increases through the W&WW capital programs so that development may continue unencumbered. This is a 'desktop'

exercise, which compares five-year (annual) average flows to the respective MECP Environmental Compliance Approval(s), formerly known as Certificate of Approval(s) for each facility, then incorporates 10-year growth forecasts into the calculation. Ongoing phasing and staging strategy works with our local municipal partners will further refine this assessment for understanding development capacity.

This assessment does not reflect specific compliance, quality, sustainability, risk, or operational deficiencies at the treatment plants or trunk conveyance/transmission systems, which may affect the Region's ability to approve new development or permit servicing extensions.

For municipal wastewater treatment, weather is the key factor that results in peak wet weather flows, which impacts the collection and trunk sewers in both local and regional systems through "Rainfall Derived Inflow and Infiltration" (RDI&I). Even though, it is expected to record higher flows due to population growth, the annual average daily flows to the WWTPs are higher due to the wet weather flows entering the systems. Just for an example, Figure 1 illustrates a direct correlation of wastewater plant flows and yearly precipitation at Anger Avenue WWTP, located in Fort Erie.

Figure 1: Correlation of Wastewater Flows with Precipitation



Wet weather flows can have substantial impact on available WWTP capacities and a direct impact on the limitations of available servicing capacity for future growth.

Appendix 1 and 2 provide the annual average daily flows and five year average from 2014 to 2018 for the W&WW treatment plants, respectively. Appendices 3 and 4 provide a summary of Niagara's six water treatment facilities and eleven wastewater treatment facilities presenting their respective reserve capacities.

All of Niagara's WTPs and WWTPs are positioned to accept growth beyond the minimum 10-year period (Appendix 3 and Appendix 4).

Wet Weather Management

In order to accommodate the anticipated growth from Niagara 2041, the 2016 W&WW Master Servicing Plan (MSP) investigated capacity upgrades (upgrades to trunk sewers, pumping station capacities, etc.), upstream management (storage, peak shaving, diversion), and peak flow management (flow reduction, Inflow & infiltration (I&I) reduction projects) for every wastewater system. Based on this review, there are wet weather projects listed with identified areas for targeted I&I removal to offset the requirement to upgrade and expand more expensive infrastructure all the way to the WWTPs. It is crucial to achieve the I&I reductions in order to offset the capacity needs from growth, to protect the environment, and mitigate potential basement flooding.

Niagara Region and Area Municipalities are continuing to work collaboratively to facilitate ongoing development throughout the region and provide the requisite servicing and capacity allocation in a responsible way to service the communities. In addition, the Region has been supporting Area Municipalities by funding the CSO Control program under the Wet Weather Management Program to support various I&I related projects and programs on the municipal side. This program has been reducing the impacts of I&I and has been a benefit to both, the Region and the Area Municipalities.

The Wet Weather Management team is working with the Development Industry including Public Works Officials, Building Officials, Developers, Consultants and Contractors to raise awareness on the wet weather management issues and potential upcoming changes to address this.

Alternatives Reviewed

No alternatives were studied.

Relationship to Council Strategic Priorities

The report highlights all Regional Water and Wastewater Systems reserve capacities to support Growth Management Strategy providing surplus population that could be serviced over a 10-year forecasted period.

The report also provides MECP and local municipal partners operational summary and reserve capacity projections for Region's Water and Wastewater Treatment facilities.

Other Pertinent Reports

- PDS 33-2018, September 5, 2018, 2017 Reserve Water and Wastewater Treatment Capacities
- PW 22-2017, May 30, 2017, 2016 Water and Wastewater Master Servicing Plan Update

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Appendices

Appendix 1	Annual Average Daily Flow 2014 to 2018 WTP	Page 5
Appendix 2	Annual Average Daily Flow 2014 to 2018 WWTP	Page 6
Appendix 3	Water Reserve Capacity Calculations for 2018	Page 7
Appendix 4	Wastewater Reserve Capacity Calculations for 2018	Page 8

APPENDIX 1

**ANNUAL AVERAGE DAILY FLOW 2014 TO 2018
WATER TREATMENT PLANTS**

Water Treatment Facility Location	Rated Capacity (m ³ /d)	Average Daily Flow (m ³ /d) 2014	Average Daily Flow (m ³ /d) 2015	Average Daily Flow (m ³ /d) 2016	Average Daily Flow (m ³ /d) 2017	Average Daily Flow (m ³ /d) 2018	5 Year Average Daily Flow (m ³ /d) 2014 to 2018
Decew Falls WTP	227,300	52,358	53,723	54,903	54,321	56,090	54,279
Grimsby WTP	44,000	15,079	16,652	15,699	14,020	14,866	15,263
Niagara Falls WTP	145,584	43,731	45,186	47,350	45,192	44,780	45,248
Port Colborne WTP	36,000	8,570	8,908	7,719	8,735	8,864	8,559
Rosehill WTP	50,026	12,831	13,182	13,148	12,388	12,862	12,882
Welland WTP	102,300	20,714	20,164	21,858	21,590	22,538	21,373

APPENDIX 2

**ANNUAL AVERAGE DAILY FLOW 2014 TO 2018
WASTEWATER TREATMENT PLANTS**

Wastewater Treatment Facility Location	Rated Capacity (m ³ /d)	Average Daily Flow (m ³ /d)	Average Daily Flow (m ³ /d)	Average Daily Flow (m ³ /d)	Average Daily Flow (m ³ /d)	Average Daily Flow (m ³ /d)	5 year Average Daily Flow (m ³ /d)
		2014	2015	2016	2017	2018	2014 to 2018
Anger Avenue WWTP	24,500	14,306	12,755	12,661	15,000	14,624	13,869
Baker Road WWTP	31,280	20,482	17,549	16,999	20,897	19,975	19,180
Crystal Beach WWTP	9,100	5,755	5,005	4,676	5,915	5,874	5,445
Niagara Falls WWTP	68,300	36,657	40,782	35,880	44,684	41,489	39,898
NOTL WWTP	8,000	5,046	3,911	4,021	4,561	4,687	4,445
Port Dalhousie WWTP	61,350	34,785	30,091	29,616	34,823	35,095	32,882
Port Weller WWTP	56,180	35,148	30,856	29,650	32,090	36,881	32,925
Queenston WWTP	500	230	234	278	234	198	235
Seaway WWTP	19,600	12,000	11,064	9,103	12,082	12,580	11,366
Stevensville/Douglastown Lagoon	2,289	1,234	1,192	1,314	1,635	1,670	1,409
Welland WWTP	54,550	35,886	32,164	29,728	35,407	34,643	33,566

APPENDIX 3

Regional Water Treatment Facilities Reserve Capacity Calculation for 2018

Treatment Facility	Permit To Take Water (1) (ML/D)	Rated Treatment Capacity (ML/D)	Peaking Factor (2)	Theoretical Average Day Capacity (ML/D)	90% of Average Day Capacity (3) (ML/D)	5-Year Average Day Flow (ML/D)	% of Total Capacity Used	Reserve Treatment Capacity (Based on 90%) (ML/D)	Design Flow Rate (275 l/c/d)	Reserve Serviceable Population (Equivalents)	10-Year Forecast For Population (Residential & Employment)	Surplus Population Over 10-Year Projection
DeCew Falls WTP	227.0	227.3	1.561	145.6	131.0	54.3	37%	76.8	275	279,273	30,398	248,875
Grimsby WTP	44.0	44.0	1.676	26.3	23.7	15.3	58%	8.4	275	30,545	14,771	15,774
Niagara Falls WTP	145.5	145.5	1.569	92.7	83.4	45.2	49%	38.2	275	138,909	23,782	115,127
Port Colborne WTP	45.5	36.0	1.564	23.0	20.7	8.6	37%	12.1	275	44,000	1,552	42,448
Rosehill WTP	78.0	50.0	1.526	32.8	29.5	12.9	39%	16.6	275	60,364	6,375	53,989
Welland WTP	110.0	102.3	1.517	67.4	60.7	21.4	32%	39.3	275	142,909	12,292	130,617

(1) Original MOE approved quantity of raw water permitted (Permit To Take Water).

(2) The peaking factors used are based on an average of actual flow rates of maximum day versus average day flows over the past three years at each facility.

(3) Region's W&WW MSP (GM BluePlan, 2017) requires planning process for expansion when plant capacity exceeds 80%, and expansion should be completed when capacity exceeds 90%.

APPENDIX 4

Regional Wastewater Treatment Facilities Reserve Capacity Calculation for 2018

Treatment Facility	MOE Plant Rated Capacity (m ³ /day)	90 % of Plant Capacity (1) (m ³ /day)	5-Year Average Daily Flow (m ³ /day)	% of Total Capacity Used	Reserve Treatment Capacity (Based on 90%) (m ³ /day)	Design Flow Rate (4) (365 L/c/d)	Reserve Serviceable Population (Equivalents)	10-Year Forecast For Population (Residential & Employment)	Surplus Population Over 10-Year Projection
Anger Avenue (Fort Erie) WWTP	24,500	22,050	13,869	57%	8,181	365	22,413	4,277	18,136
Baker Road (Grimsby) WWTP	31,280	28,152	19,180	61%	8,972	365	24,580	16,791	7,789
Crystal Beach (Fort Erie) WWTP	9,100	8,190	5,445	60%	2,745	365	7,521	1,443	6,078
Niagara Falls WWTP	68,300	61,470	39,898	58%	21,572	365	59,100	19,980	39,120
NOTL WWTP (3)	8,000	7,200	4,445	56%	2,755	365	7,548	2,644	4,904
Port Dalhousie (St. Catharines) WWTP	61,350	55,215	32,882	54%	22,333	365	61,187	15,005	46,182
Port Weller (St. Catharines) WWTP	56,180	50,562	32,925	59%	17,637	365	48,321	10,052	38,269
Queenston (NOTL) WWTP (3)	500	450	235	47%	215	365	589	99	490
Seaway (Port Colborne) WWTP	19,600	17,640	11,366	58%	6,274	365	17,190	1,622	15,568
Stevensville/Douglastown Lagoon	2,289	2,060	1,409	62%	651	365	1,783	795	988
Welland WWTP	54,550	49,095	33,566	62%	15,529	365	42,546	12,912	29,634

(1) Region's W&WW MSP (GM BluePlan, 2017) requires planning process for expansion when plant capacity exceeds 80%, and expansion should be completed when capacity exceeds 90%.

(2) The Niagara Falls WWTP assessment includes the sewage flows from the St. David's area of Niagara-on-the-Lake.

(3) The Queenston WWTP in Niagara-on-the-Lake has a unique capacity commitment of 226 m³/d for the following properties: Niagara Parks Commission (75 m³/d), Niagara Falls Bridge Commission (63 m³/d), Shalamar Campground (38 m³/d) and Ontario Power Generation (50 m³/d). Due to these commitments and limited UAB, limited residential growth is expected within the next 10 year period within the tributary area.

(4) Design Flow Rate incorporated 90 L/c/d of extraneous flow allowance

Subject: Growth Management Program Update for New Official Plan

Report to: Planning and Economic Development Committee

Report date: Wednesday, September 11, 2019

Recommendations

1. That Report PDS 33-2019 **BE RECEIVED** for information; and
2. That Report PDS 33-2019 **BE CIRCULATED** to the Local Area Municipalities and Ministry of Municipal Affairs and Housing.

Key Facts

- This Report provides an update on the status of the Growth Management Program (GMP) for the new Regional Official Plan. No specific approvals are sought at this time.
- The last GMP update was provided to the previous Council through PDS 21-2018.
- In PDS 21-2018, Council was informed of interrelated background studies (Urban Structure, Employment Strategy, and Housing Strategy) to inform the Regional land needs assessment and the local municipal growth allocations.
- Since then, the Province amended the *Planning Act*, released a new *Growth Plan*, and proposes changes to the Provincial Policy Statement. The Region has modified its GMP to reflect this new Provincial direction, but has maintained the same core program of completing the above-noted studies for the new Official Plan.
- The attached report, Growing Region – Summer 2019 Status Report, sets out the work performed to date on these studies.
- Most of the information identified in this Report and the attached Status Report has been shared in meetings with local planning staff and, separately, with local Councils as part of the Region's Official Plan presentations in Spring 2019.
- The Region is hosting four Official Plan open houses in November 2019. Key information in the Status Report will be shared at those open houses.

Financial Considerations

The studies set out in this Report are critical to the development of the new Regional Official Plan. Costs associated with the GMP can be accommodated within the Council approved Regional Official Plan project budget.

Analysis

Background: Niagara 2041 Growth Strategy

Growth must be proactively planned, strategically positioned and actively managed to create exceptional communities and positive market conditions for a competitive Region.

In 2015, the Niagara 2041 Growth Strategy was endorsed by Regional Council. It outlined the components of the Municipal Comprehensive Review, Transportation Master Plan and Water/Wastewater Master Servicing Plan – a coordinated response to plan for Niagara’s forecasted growth based on integrated land use planning and infrastructure investments (see PDS 34-2015).

Niagara 2041 provides an urban vision that positions Niagara competitively in the Greater Toronto/Hamilton Area by supporting communities that optimize current and future infrastructure investment. These communities would be efficient and sustainable in terms of compactness, transit supportiveness and energy use.

Current Growth Management Program

The GMP must implement Provincial policies, including those of the revised *Growth Plan for the Greater Golden Horseshoe, 2019* (Growth Plan).

The Growth Plan forecasts that Niagara Region will grow to 610,000 people and 265,000 jobs by 2041. This is an increase of 150,000 people and 74,000 jobs between 2016 (the last Census year) and 2041. The Growth Plan, and Niagara 2041, identify that the majority of this growth will be urban, and in a more compact, dense, and mixed-use form than has historically occurred in Niagara.

The GMP advances the strategic growth vision set out in Niagara 2041; the Region seeks to allocate population and employment growth to areas of market demand, with consideration to the supply of developable land in different areas.

To do so, and to conform to or be consistent with the Growth Plan and other provincial policies, the Region is preparing a series interrelated background studies. These studies will inform the land needs assessment that allocates population and

employment growth to the local municipalities. Details on this work program was outlined in PDS 3-2018, PDS 21-2018, PDS-C 7-2018.

The studies include:

- *Urban Structure*, to illustrate how the Region will focus growth into Strategic Growth Areas that maximize the Region's investments in public transit, infrastructure and community services.
- *Employment Lands Strategy*, to identify and protect the Region's Employment Areas, ensuring a sufficient, marketable supply of industrially designated land to support current and future economic activity.
- *Housing Strategy*, to determine what type of housing is required to meet the needs of Niagara's current and future residents.

The attached Status Report sets out the work performed to date on these studies, each of which remain in draft form. Key highlights of this material will form the basis of information shared at the November Official Plan open houses.

Consultation & Engagement

The GMP includes significant consultation and co-operation with local municipalities. The background studies identified above will reflect that consultation.

Over the summer of 2019, Regional staff met, individually, with senior planning staff of the local municipalities to outline the status of these studies and to discuss draft population and employment allocations for the land needs assessment.

Next Steps

Regional staff will continue to work on the growth management program through the balance of 2019 and into 2020. Regional staff intend to bring forward the results of the background studies and the land needs assessment for Council's endorsement.

Alternatives Reviewed

The work being undertaken is required by Provincial policy and is critical to the development of the Region's new Official Plan.

Niagara's growth would be unmanaged if it had no urban structure, employment strategy, housing strategy, and land needs assessment. Additionally, these studies are needed to ensure a co-ordinated approach with the Region's investment in infrastructure, community services, and transit, amongst other things.

Relationship to Council Strategic Priorities

A new Regional Official Plan will assist in implementing Council's Strategic Priority of Innovation, Investment and Entrepreneurship. The three background studies informing and in support of the GMP are critical to the development of the new Regional Official Plan.

Other Pertinent Reports

PDS 34-2015 Niagara 2041: Establishing a Growth Strategy
PDS 37-2016 Niagara 2041 Growth Strategy: Local Municipal Growth Allocations
PDS 40-2016 Regional Official Plan Update
PDS 41-2016 Co-ordinated Policy Review Proposed Revisions
PDS 41-2017 High Level Official Plan Process Framework
PDS-C 7-2018 Update on the Ministry of Municipal Affairs Proposed Methodology for Land Needs Assessment
PDS 9-2018 Official Plan Consultation Strategy
PDS 21-2018 MCR Update: New Regional Official Plan and Growth Management Program

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Submitted by:

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Acting, Chief Administrative Officer

This report was prepared in consultation with Brian Dick, MCIP, RPP, Senior Planner and Dave Heyworth, MCIP, RPP, Official Plan Consultant.

Appendices

Appendix 1

Growing Region – Summer 2019 Status Report

5



NIAGARA OFFICIAL PLAN

Growing Region: Summer 2019 Status Report

August 2019

GROWING REGION



NIAGARA 2041 GROWTH STRATEGY

Growth must be proactively planned to achieve the desired outcome.

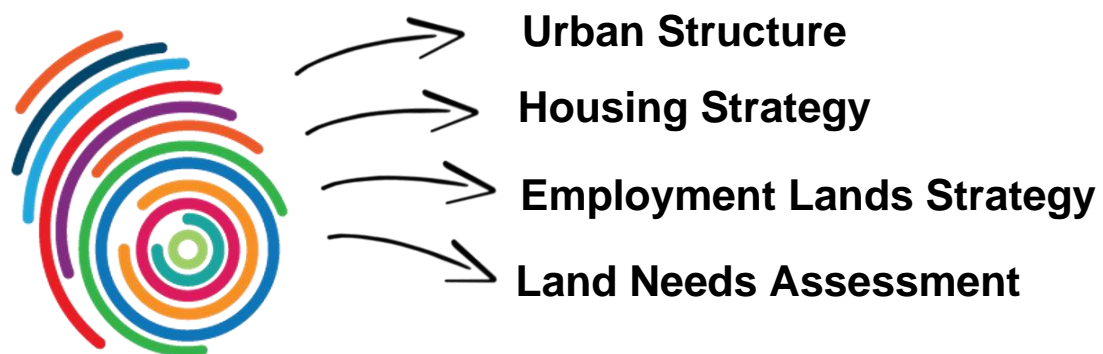
The Region has been working to do that – including significant background work for its new Official Plan.

In 2015, the Region developed the Niagara 2041 Growth Strategy. This Strategy positions Niagara competitively with the Greater Golden Horseshoe (GGH) by directing growth to areas that optimize infrastructure investment and are efficient and sustainable.

The current Official Plan work builds on Niagara 2041, with consideration to the recently revised *Growth Plan for the Greater Golden Horseshoe, 2019* (Growth Plan) and other Provincial policies.

To meet Growth Plan objectives, residential growth will look different than the past. Provincial policies direct development to occur in a more compact, dense, and mixed-use form, supported by public transit.

This Discussion Paper highlights the status of the work undertaken by the Growth Management group, as of August 2019. Specifically, it provides background on the following studies which are being prepared to inform the growth management work of the new Official Plan:



URBAN STRUCTURE

Project Overview

The Urban Structure directs where growth should go. It helps maximize the Region's current and future investments in public transit, infrastructure and community services. The Urban Structure informs other parts of the Region's work, such as investment in new roads and sewers.


The draft Urban Structure directs growth to Strategic Growth Areas – nodes and corridors in settlement areas that are planned for higher densities and compact built form served by public transit. Strategic Growth Areas are envisioned to become the focus of commerce, business, cultural and entertainment activities for communities.


The development of Strategic Growth Areas is how the Region will meet, or exceed, the 50% intensification target set in the Growth Plan. This means that a minimum 50% of all new annual development must occur within the built boundary of the Region's urban areas.

Aligning growth to Strategic Growth Areas aims to satisfy several objectives: it focuses growth away from natural heritage features and agricultural land where development is not directed; it contributes to place-making, such as improved walkability; and, it improves the Region's economic competitiveness by providing identified areas for development at specific scales.

Project Status

The Region's proposed Urban Structure is composed of the following Strategic Growth Areas. These were developed in consultation with local municipal planners and the Planning Advisory Committee, with consideration of Provincial Plans including the Growth Plan (Figure 1):

 The Downtown St. Catharines
Urban Growth Centre

 Other Strategic Growth Areas
(District Plan Areas)

 Regional Urban Centres

 Local Centres

 GO Transit Station Areas

 Local Corridors

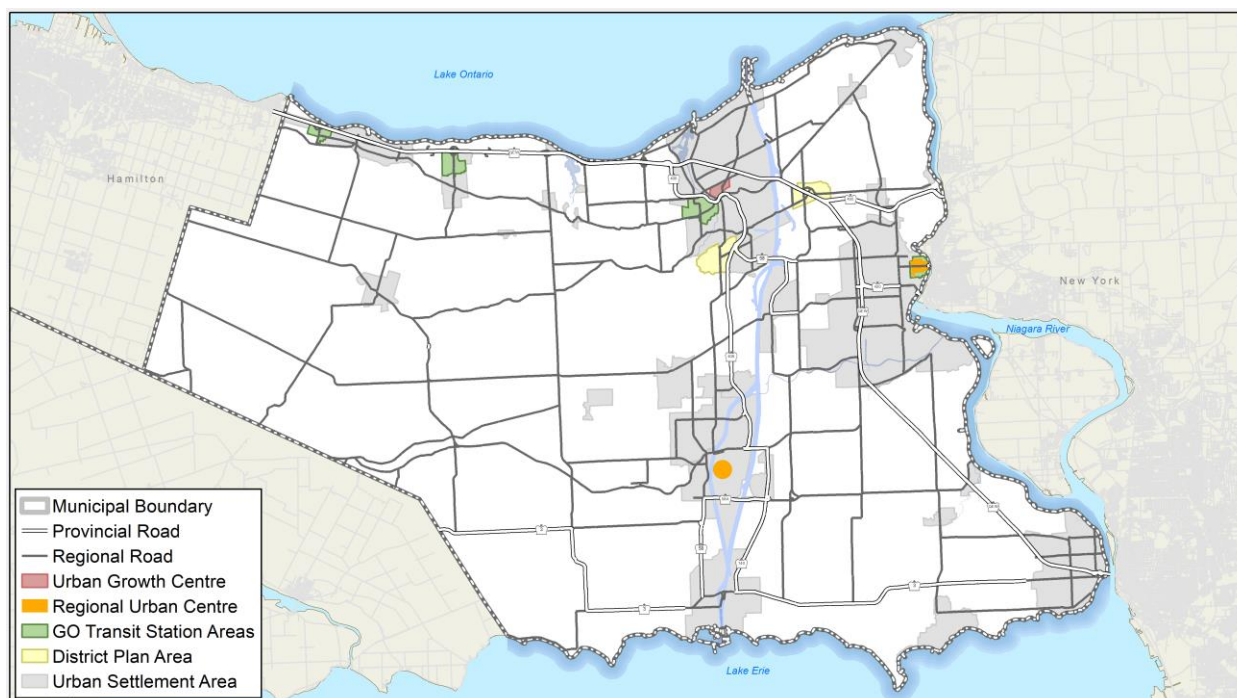


Figure 1: Niagara Region's Draft Urban Structure

Downtown St. Catharines Urban Growth Centre

The Growth Plan identifies Downtown St. Catharines as an Urban Growth Centre (UGC). This area will accommodate significant population and employment growth with the highest density and the broadest range of uses.

The Growth Plan requires the UGC be planned for a minimum density target of 150 residents and jobs combined per hectare by 2031. Through the Regional Official Plan process, the Region is working with St. Catharines to determine any increase in size or density target of the UGC.

Regional Urban Centres

Regional Urban Centres include Downtown Welland and Downtown Niagara Falls (which includes the Niagara Falls Major Transit Station Area). Similar to the UGC, these are areas that are regional focal points for accommodating significant population and employment growth.

GO Transit Station Areas

With increased GO train service, the areas around existing or proposed stations fit the provincial definition of Major Transit Station Areas (MTSAs). Niagara's MTSAs were planned in collaboration with the local municipalities of Grimsby, Lincoln, St. Catharines, and Niagara Falls, respectively.



The MTSA boundaries were delineated in the local Official Plans through secondary plans approved by Regional Council in 2018. They are planned for significant growth in alignment with Provincial policies.

Other Strategic Growth Areas (District Plan Areas)

Other Strategic Growth Areas are those areas that are planned for intensification which do not fit the categories previously described. Other Strategic Growth Areas include areas covered by District Plans. District Plans processes have been used in two cases to date: Brock and Glendale.

District Plans set proactive strategies for more complex areas or those that span multiple planning jurisdictions. These strategies set out a high-level framework for land-use planning, design and development of more complete communities.

BROCK DISTRICT PLAN

The Brock District is a strategic growth area that straddles the City of St. Catharines and the City of Thorold. It consists of a vibrant university community set within a UNESCO World Biosphere Reserve. The Brock District Plan is implemented by a number of public and private entities including Niagara Region, City of Thorold, City of St. Catharines, Brock University, Niagara Escarpment Commission, and Hotel Dieu Shaver.

GLENDALE DISTRICT PLAN

The Glendale Niagara District Plan is currently being drafted. The area is adjacent to natural areas and prime agricultural lands, and includes a College, Regional-serving outlet mall, hotel and conference centre, amongst other uses. Glendale is proximate to major good movement corridors and facilities like the QEW and Niagara District Airport. The area has potential to accommodate significant growth in existing sites and underutilized greenfield areas.

Local Centres and Corridors

Local centres and corridors are implemented primarily by local municipalities.

Local centres and corridors vary in size, nature and characteristics. These areas may include traditional downtown areas, main streets or other mixed use areas. They may be centres for residential, employment, social and cultural services and preferred areas for public and private investment. Most will have existing or planned public transit.

Unlike other elements of the Urban Structure, Local Centres and Local Corridors will not be mapped in the Regional Official Plan. Instead, they will be identified in local municipal official plans.



Project Timeline

In 2020, Regional staff will develop a draft Urban Structure policy set for the Official Plan for consultation by local municipalities and the public.




The Region is working on policies to reflect recent Provincial direction, including density targets, aligning growth with infrastructure improvements, and using secondary plans as an implementation method. The Region will continue to consult with the local municipalities, the Planning Advisory Committee, and other stakeholders in developing the policy.

HOUSING STRATEGY

Project Overview

While the Urban Structure identifies growth and intensification areas, the Housing Strategy will identify the form of housing needed.

Section 2.2.6.1 of the Growth Plan directs upper- and single-tier municipalities to support housing options within their communities by:

-  identifying a diverse range and mix of housing choices and densities;
-  establishing targets for affordable ownership and rental housing; and,
-  identifying land use planning and financial planning tools to support these measures within their communities.

The Growth Plan also directs municipalities to ensure that the implementation of these measures is accomplished through the creation of Official Plan policies and Zoning By-law provisions that are in alignment with applicable housing and homelessness action plans required under the *Housing Services Act, 2011*.

In 2013, the Region finalized the 10-Year Housing and Homelessness Action Plan (HHAP) in consultation with local community members, service providers, local area municipalities, and other stakeholders.

The HHAP sets out how Niagara Region will address housing and homelessness locally through the development of affordable and non-profit housing, the prevention of homelessness and chronic homelessness, and the co-ordination of homelessness support services.

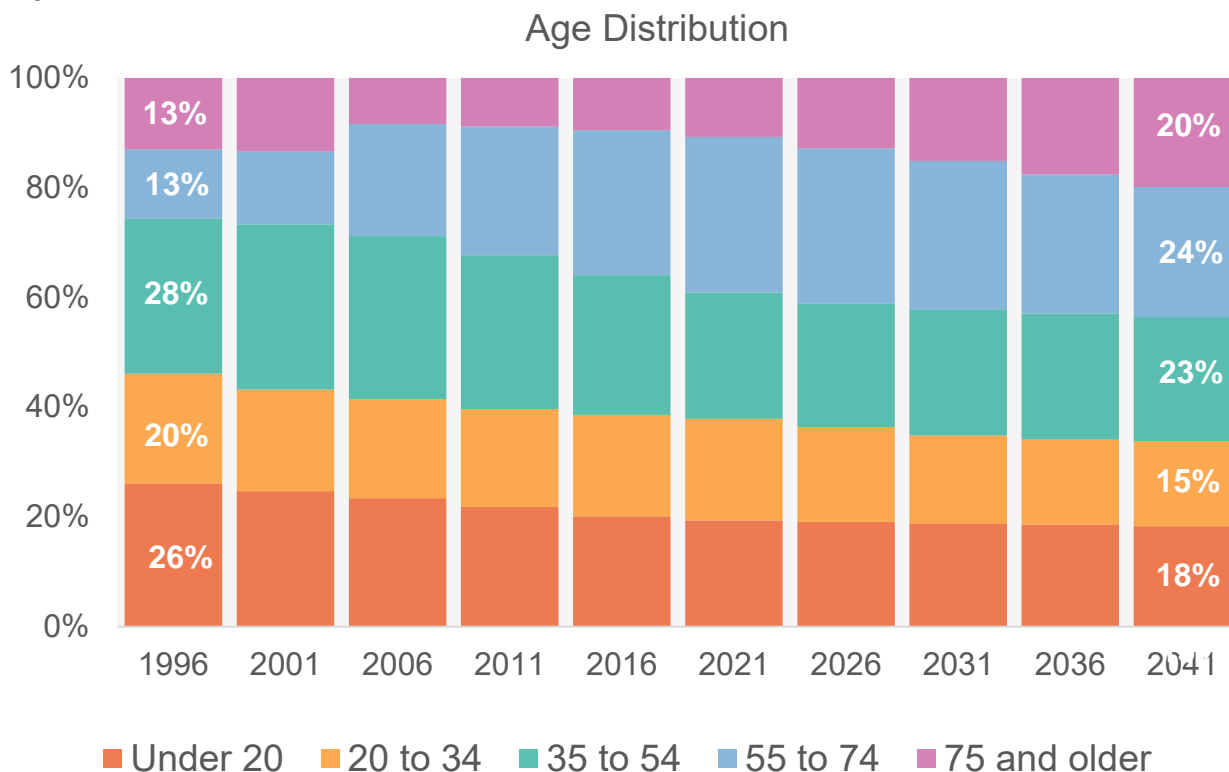
The HHAP is currently undergoing a five-year comprehensive review to ensure consistency with the *Policy Statement: Service Manager Housing and Homelessness Plans (2016)*. A complete assessment of current and future housing needs is needed to address changes in local priorities and to be co-ordinated with the Province's land use planning framework.

Project Status

In December 2018, the Niagara Housing Statement project was awarded to the Canadian Centre for Economic Analysis (CANCEA).




CANCEA prepared a database that compiled information about the current stock of rental, ownership and affordable housing in the Region by type and location, including detailed demographic and housing trends based on historical data and projections set out in Niagara 2041. This information is combined with household data, such as the type of household, income level, age of household maintainer, and whether the household faces core housing need or affordability challenges. The database also includes analyses of key sub-groups, such as older adults, low-income earners, immigrant and homeless populations, and aboriginal identity.

The preliminary results show the Region is facing a housing needs challenge different from other parts of Ontario. The Region has a significantly older population compared to the rest of the Province and this trend is expected to continue upwards in the future. The population of individuals 55 years or older is expected to almost double by the year 2041:



Data was collected on core housing need to determine the number and types of households that cannot satisfy their basic housing requirements.

Core housing need is defined as households which fall below at least one of the following housing standards:

-  Adequate housing, which refers to dwellings reported by residents as not requiring any major repairs.
-  Affordable housing, which refers to dwellings whose shelter costs (i.e. mortgage, rent, property taxes, utilities, etc.) are equal to less than 30 per cent of total before-tax household income.
-  Suitable housing, which refers to dwellings which have enough bedrooms for the size and makeup of resident households according to National Occupancy Standard requirements.

Core Housing Need currently affects 13 per cent of households in the Region (approximately 24,000 households).

Renter households are three times more likely to be in core housing need than owner households. Further, renter households live in unsuitable, unaffordable and inadequate dwellings at higher rates than ownership households.

Among these components of housing need, affordability is the main challenge in the Niagara Region. Almost all households affected by core housing need are in the lower 4 income deciles, and of these, the majority are in deciles 1 and 2, which are those who earn less than \$29,499 per year (Figure 2).

HOUSEHOLD INCOME FOR HOUSING AFFORDABILITY:		
INCOME LEVEL	* MAXIMUM AFFORDABLE HOUSING COST (MONTHLY)	NUMBER OF HOUSEHOLDS IN CORE NEED
LESS THAN \$19,399	\$484	8,557
\$19,400 - 29,499	\$737	7,545
\$29,500 - 39,799	\$995	6,295
\$39,800 - 52,699	\$1,317	1,429
\$52,700 - 68,399	\$1,710	4
\$68,400 - 84,399	\$2,107	0

* Maximum affordable housing cost is 30% of total gross income.

Figure 2: Household in Core Housing Need by Income Deciles (Statistics Canada, CANCEA)

The results also find that single-person households are the dominant type of households in need, a trend which is expected to grow as the population ages and household sizes decrease (Figure 3).

Niagara Region's housing stock is primarily comprised of low-density single-detached homes, which is predominantly ownership-based. Medium- and high-density housing represents 24% of the Region's total housing stock, and is primarily renter-based (71%).

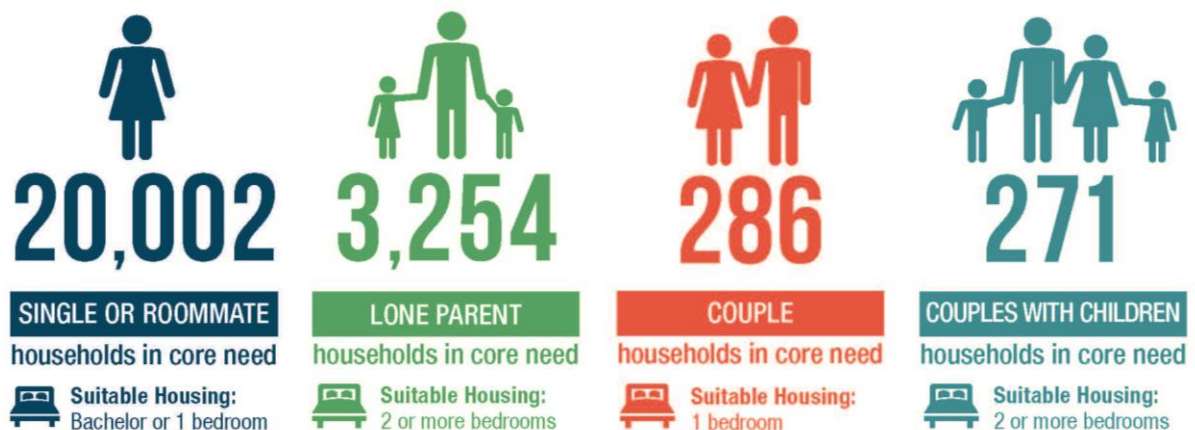


Figure 3: Households in Core Housing Need (Statistics Canada, CANCEA)

The findings suggest the Region's housing stock may not align with existing or future core housing needs. The Region's priority is to develop Official Plan housing policy that promotes the diversity of housing stock and tenure required to meet the core need.

Project Timeline

After the data was provided, the Region requested further analysis from CANCEA for the HHAP review and to assist with the Housing Strategy policy.

On June 7th, 2019, the Niagara Region hosted a training and facilitation session for local municipal planners to gain insight into the risks and rewards of various housing scenarios set out in CANCEA's analysis platform.

Based on the feedback received at this session, as well inter-Departmental discussions, Staff will determine the extent to which further analysis is required to inform the various studies and projects currently being undertaken across the Region on addressing housing need and affordability.

The results of this analysis and the recommended Housing Strategy policy direction will be advanced to the Planning and Economic Development Committee in Fall 2019.

EMPLOYMENT LANDS STRATEGY

Project Overview

The Growth Plan requires Niagara Region to plan for 2041 employment of 265,000 jobs. To do so, the Region and its consultant (MHBC) is developing an Employment Lands Strategy.

The current strategy will address all employment lands in the Region. Previous work had a different focus: the Employment Lands Studies for the Gateway (Fort Erie, Niagara Falls, Port Colborne, Thorold and Welland) and the non-Gateway (Grimsby, Lincoln, Niagara-on-the-Lake, Pelham, St. Catharines, Wainfleet and West Lincoln). Since those studies were complete, employment trends have evolved and Provincial policies around employment lands have been significantly revised.

An important part of the Employment Lands Strategy is the identification and definition of the Region's "Employment Areas". Employment Areas are defined in the Provincial Policy Statement (PPS) and Growth Plan as clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. The Region is required to protect a sufficient supply of Employment Areas to achieve forecasted employment growth to 2041.

Project Status

The following section provides an overview of the component of the Strategy.

Identification of Designated Employment Lands

Working in collaboration with the local municipalities, a spatial inventory of all individual industrial and major office parcels designated as employment lands and identified in local official plans was created for the Niagara Region. All designated employment lands, including urban and rural lands, were identified in the initial inventory.¹

Niagara Region has nearly 3,000 designated employment parcels totaling 7,406 hectares. Of the 7,406 ha, 6,071 ha are developable (82%) when discounting for natural heritage features, cemeteries and right-of-ways. Of the developable area, 4,001 ha have been developed (66%) and 2,071 ha (34%) remain vacant. Of the vacant employment lands, the majority (83%) are within Gateway municipalities.

¹ This stage of analysis does not consider whether any of the employment lands were Employment Area as that term is used in the PPS and Growth Plan.

Identification of Draft Employment Areas

As noted earlier, Employment Areas are designated areas in an official plan for clusters of business and economic activities. Employment Areas are made up of employment lands, but not all employment lands are Employment Areas.

The identification of draft Employment Areas is targeting a Fall 2019 completion. Over the summer of 2019, the Region met, individually, with local area planners to identify employment lands that form Employment Areas in their respective municipalities.

Identification of Employment Areas began with a draft identification of employment clusters, followed by an individual review with each municipality and additional spatial revisions and calculations.

At the time of writing, the analysis suggests 29 total Employment Areas in the Region, consisting of 3,662 ha, 3,071 ha of which are developable. Of the developable land within identified Employment Areas, 1,898 ha (62%) have been developed and 1,173 ha are vacant (38%).

Common Criteria for Employment Areas

Another component of the Strategy is the analysis of Niagara's Employment Areas as they relate to others in the GGH. This will inform how Niagara's Employment Areas should be planned.

Other GGH employment areas include the following characteristics identified to date:

1. Close proximity to major infrastructure
2. Access to Inter-Regional economic markets
3. Large land areas with flexibility for land development
4. Significant scale and cluster of employment activity
5. Recognition and protection within land use planning
6. Locational and financial competitiveness

Recommendation of Future Strategic Employment Areas

Compared to other jurisdictions, Niagara's Employment Areas have less major highway access and are smaller in overall size. The geographic distance of 12 municipalities and 27 urban areas in the Region leads to a greater dispersion of Employment Areas than elsewhere in the GGH.

The draft recommendations suggest a need for the identification of future strategic Employment Areas in Niagara Region, in particular in the Gateway Corridor to further implement Provincial and Federal objectives for employment and investment.

Next Steps

The Region is working with MHBC to evaluate Niagara's Employment Areas and the role of the Region in protecting and promoting them. MHBC will identify a policy vision for Employment Areas to be implemented through the Official Plan.

The draft Employment Strategy will be considered through stakeholder engagement including local municipalities, Economic Development Offices, industry associations and the public.

The identified Employment Areas will feed in to the Land Needs Assessment to determine if potential land expansions or reductions are required.

After this phase of the Strategy is complete, the Region will undertake a second phase of the Strategy which will undertake a more technical analysis of the feasibility of future Strategic Employment Areas, noted above.

LAND NEEDS ASSESSMENT

Project Overview

Land needs refers to the amount of land required within a municipality or Region required to accommodate forecasted growth.

The Province has a methodology document that sets out how to meet the Land Needs Assessment policies of the Growth Plan.

The Land Needs Assessment requires input from other strategies noted above – Employment, Urban Structure and Housing. Figure 4 demonstrates the inputs and interconnected nature of the Land Needs.

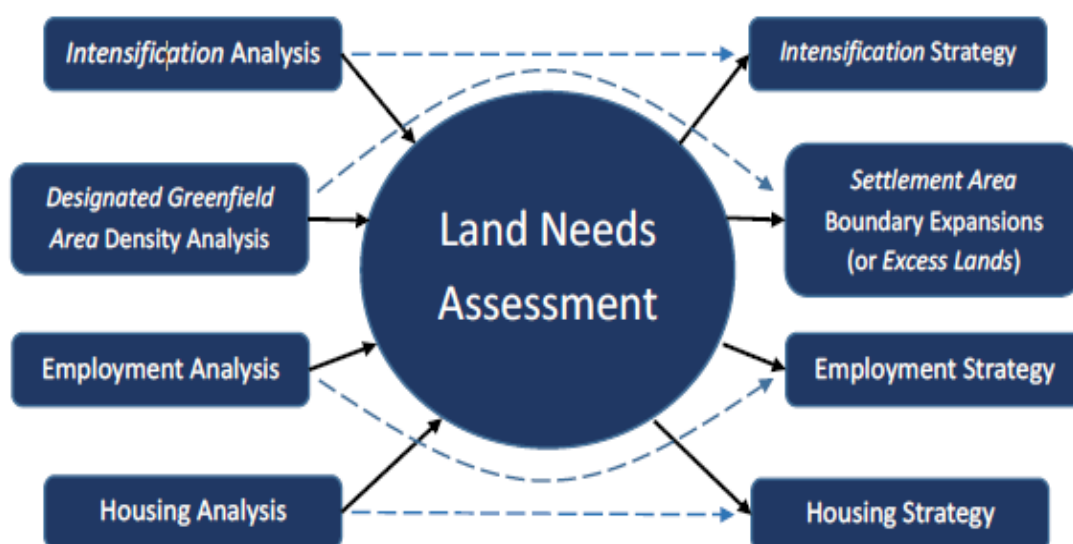


Figure 4: Land Needs Assessment Methodology Inputs and Components



The Land Needs processes is iterative – it requires revision based on ongoing engagement with local municipalities. Figure 5 outlines the general process:

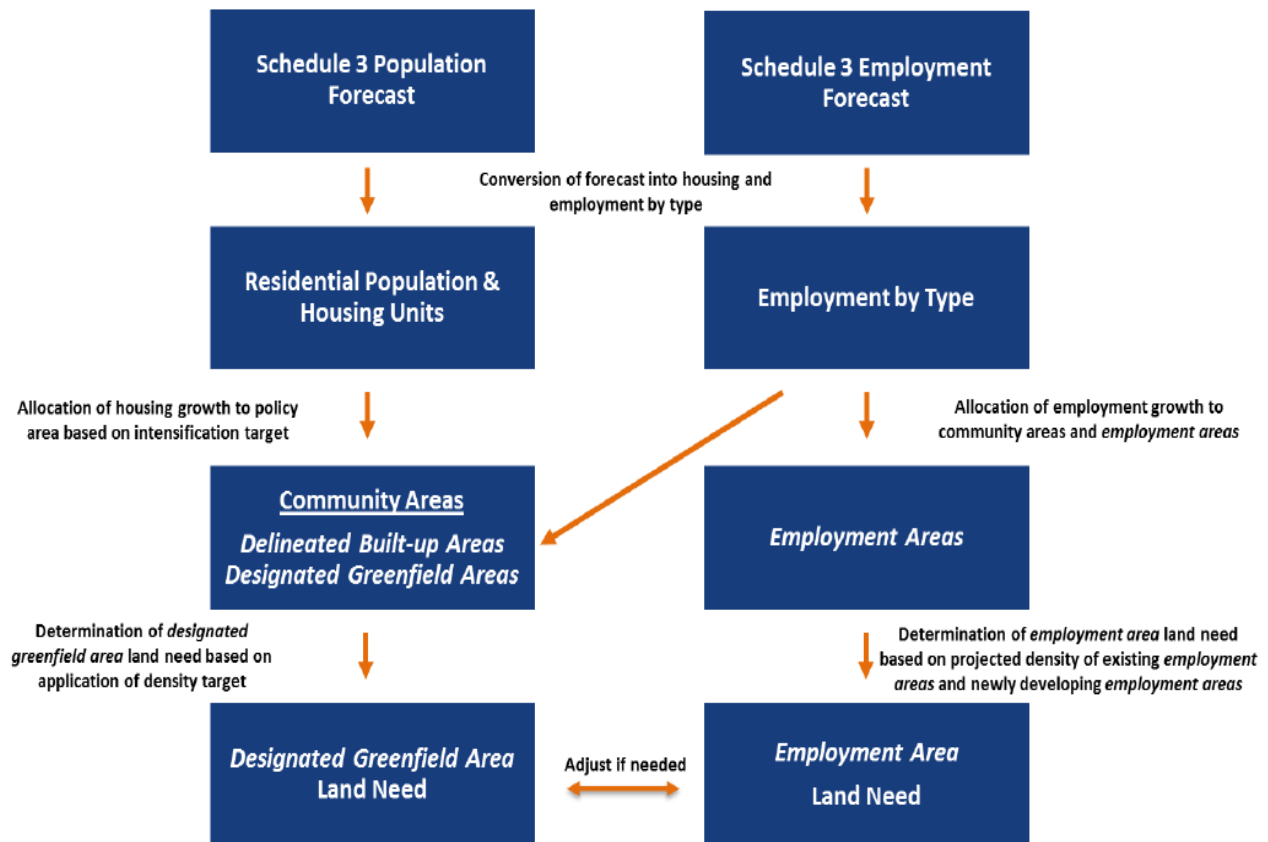


Figure 5: Land Needs Assessment Process Overview

Hemson Consulting has been retained by the Region to review the Region’s draft Land Needs Methodology and provide recommendations.

Project Status

The Region has been actively working through the Land Needs process since the Province released the methodology in 2018.

As previously noted, the process is iterative and land need requirements change to reflect inputs from other studies and local strategies. In the summer of 2019, Regional staff met with local municipal staff to discuss local land needs and make adjustments where appropriate.

Next Steps

Completion of the Land Needs assessment requires input from the Employment Strategy that is being refined, as noted above.

Regional staff continues to consult with local municipalities and other stakeholders, after which the Region will prepare a Land Needs Assessment report for Council consideration.

The report will outline the amount of Designated Greenfield Area and Employment Area required to meet the Growth Plan forecasts. It will also outline the growth required at a Regional level to achieve the 2041 forecast.

