

# Niagara Region Community Services

DRAFT Homeless Shelter Site Considerations (January 2024)

Site Details	
Date of Regional Staff's Review	
Municipality	
Street Address	
Size / Area (in acres)	
Easements / Right of Way	
Owner(s)	
PIN(s)	
Listed Sale Price	
Current Use (vacant, occupied or, developed)	
MPAC Classification	
Site Identification Source (How was the site brought to staff's attention?)	

Land Use Considerations				
Considerations	Yes / No	Notes	Potential Risks	Risk Level
Urban Area				
Local Official Plan Designation				
Local Zoning By-law Permission(s)				
Special Zoning or Holding Provisions				
Niagara Official Plan Designation				

Growth Plan Designation				
Greenbelt Plan Designation				
Niagara Escarpment Plan Designation				
Previous Planning Act Applications / Decisions				

Potential Planning Act Applications and/or Agency Permits				
Application Types	Yes / No	Notes	Potential Risks	Risk Level
Consent Approval (severance or boundary adjustment)				
Minor Variance				
Local Official Plan Amendment				
Zoning By-law Amendment				
Draft Plan (subdivision or condominium)				
Site Plan Approval / Amendment				
Niagara Escarpment Commission Development Area Permit				
Ministry of Transportation Permit				
Street Access / Occupancy Permit				
NPCA Permit				
Other (list all applicable):				

Servicing and Infrastructure				
Asset Type	Yes / No	Notes	Potential Risks	Risk Level
Road Frontage				
Watermain				
Sanitary Sewer				
Storm Sewer				
Hydro				
Natural Gas (Enbridge)				
Telecommunications				

Due Diligence				
Considerations	Yes / No	Notes	Potential Risks	Risk Level
Impacts on Neighbouring Uses				
Renovations / Improvements (to the site or existing structures)				
Visibility / Security Risks (adjacent forest, narrow alleyway)				
Change in Land Use Permissions				
Archaeological Potential (mapped area or within 300m of a registered site)				
Environmental Features / Constraints				
Site Condition (soil and groundwater qualities)				
Functional Servicing and Stormwater				

Land Use Compatibility (noise, dust, odour, etc.)				
Transportation Impacts				
Tree Preservation and/or Restoration				
Community Sensitivities and Amenities within 250m, within 400m (Walkability)				
	Distance	Notes		
Transit				
Strategic Cycling Network				
Recreational Facilities				
Parks / Open Space				
Public Library				
Daycares / Licensed Child Care				
Elementary School				
High School				
Post-Secondary (college / university)				
Adult Learning Facilities				
Community Hub / Healthcare / Social Services				
Hospital				
Grocers				
Foodbanks				
Non-Profit or Co-operative Housing Sites				
Niagara Regional Housing Sites				
Homeless Shelters				

Strategic Considerations		
Considerations	Yes / No	Notes
Site Constraints (steep slopes, geometry, encumbrances, highway/rail setbacks, etc.)		
Ability to sever lands		
Ability to merge with adjacent lands		
Housing-as-a-Priority options		
Existing Structure on site that can be converted into a shelter		
Potential to co-locate with other municipal services		

SWOT Analysis	
Strengths	
Weaknesses	
Opportunities	
Threats	

Relevance to Regional Council's Strategic Priorities		
Priority Area	Yes / No	Objective
Effective Region		1.1 Implement continuous improvement and modernized processes to ensure value-for-money in regional services and programs.
		1.2 Explore and implement opportunities to improve service delivery outcomes through shared services.
		1.3 Deliver fiscally-responsible and sustainable core services.
		1.4 Invest and support a skilled and aligned workforce at Niagara Region.
Green and Resilient Region		2.1 Deliver operations and services in alignment with the Region's greenhouse gas emission target and climate change goals.
		2.2 Partner with the Local Area Municipalities and community organizations to advance climate change and resilience in the Region.
		2.3 Build resiliency into our Regional infrastructure to support growth and prepare for the impacts of climate change.
Equitable Region		3.1 Ensure the Region is inclusive, welcoming and free of discrimination.
		3.2 Support growth and development post Bill 23.
		3.3 Improve access to affordable and attainable housing.

Prosperous Region		4.1 Attract and retain businesses, create jobs and support a skilled workforce in Niagara.
		4.2 Build “Niagara” as a global brand and invest in the growth of its emerging sectors.
		4.3 Invest and enhance access to transit, active transportation and other transportation systems in the Region.
		4.4 Be an effective and unified voice to advocate with senior governments on behalf of Niagara.