

Appendix 3A – Summary of Interactive Board Comments

Theme	Biggest Challenges	Biggest Opportunities
Growing Region	<ul style="list-style-type: none"> Protecting farmland and the natural environment, including water resources (e.g. our aquifer) Planning for climate change and extreme weather events (e.g. flooding) Sprawling, low-density development Ensuring intensification/density planning is done right Uneven growth and inconsistent development strategies Achieving a mix of housing and employment uses that allows people to work where they live Building complete communities for residents and visitors year-round, not just in the summer months Lack of diversity in housing types, including rental housing and affordable options for seniors, persons with disabilities and youth Lack of affordable retirement homes Concerns regarding the impact of investor activity and home-sharing (e.g. Airbnb) on the rental housing stock and housing affordability Limited transportation options for seasonal workers and youth Not enough proactive, comprehensive community planning (e.g. secondary plans, masterplans) 	<ul style="list-style-type: none"> Higher density, mixed use development in areas supported by infrastructure and services More apartment buildings, row housing, semi-detached dwellings, tiny homes and multi-ownership housing to expand affordable housing options Ensure affordable housing and support services are mixed into our communities rather than isolated Zoning to support residential intensification and home-based businesses Prioritize brownfield redevelopment over greenfield development Build the GO Transit Stations and undertake associated transportation improvements More housing options in proximity to Niagara's GO Transit Stations Implement Niagara Region's Transportation Master Plan to support development and attract a diverse labour pool Protect the natural environment and build sustainable, healthy, liveable communities Plan for climate change by preserving greenspace, building bike lanes and supporting transit Nature-based tourism Opportunities associated with rehabilitated quarries (e.g. housing, recreation, ecotourism) Prepare secondary plans and master plans in consultation with the community for orderly growth
Vibrant Region	<ul style="list-style-type: none"> "Not in my backyard" (NIMBY) mentality 	<ul style="list-style-type: none"> Address NIMBYism Protect the environment and cultural and archaeological resources

Theme	Biggest Challenges	Biggest Opportunities
	<ul style="list-style-type: none"> • Political support for design excellence rather than large-scale development • Low-density development • Large-scale development occurring without secondary plans • Following and enforcing by-laws • Assessing important archaeological sites in an appropriate manner • Paying for services should the population base decline 	<ul style="list-style-type: none"> • Incorporate Niagara's natural assets into urban design plans • Plant more trees to shade streets • Support and leverage the growth of culture and the arts in Niagara • Develop vibrant community hubs • Support intensification and improve the mix of housing and employment uses to allow people to work where they live • Build GO Train Stations that are easily accessible for vehicles, bikes and pedestrians • Ensure that regional plans recognize and leverage the strengths and success of individual communities within Niagara • Leverage the expertise of urban design staff at Niagara Region
Competitive Region	<ul style="list-style-type: none"> • Loss of industry as the economy transitions • Limited public transit • High volume of commuters • Expansive parking lots that act at heat sinks • Protecting water resources • Concern regarding aggregate extraction deep into the aquifer • Concern that aggregate companies are not following regulations and are not held accountable (threat of aquifer contamination and negative impact on farmland) • Concern regarding fill in wet quarries and impact on the aquifer • Concern regarding wet quarries being converted to garbage dumps • Importation of fill from the Greater Toronto Area 	<ul style="list-style-type: none"> • Protect a sufficient supply of employment lands across the region • Build GO Transit Stations and undertake associated transportation improvements to boost tourism • Increase density at GO Transit Stations • Implement Niagara Region's Transportation Master Plan to support development • Explore regional rail service • Develop Fort Erie QEW Corridor • Limit importation of fill from the Greater Toronto Area • Prohibit fill in wet quarries • Recycle aggregate resources • Limit the amount of quarrying that can occur in a given area • Explore opportunities for community development in proximity to rehabilitated quarries

Theme	Biggest Challenges	Biggest Opportunities
		<ul style="list-style-type: none"> • Explore creative opportunities to reuse depleted quarries, such as outdoor theatres or concert venues • Transform depleted quarries into geo-parks • Protect the natural environment and support eco-tourism • Promote international events in Niagara, such as ploughing matches, automotive exhibitions, and natural resource summits • Attract employment, educational and residential opportunities by capitalizing on Niagara's strengths, such as agriculture, natural environment, resources, new urban development, etc. • Attract green technology and internet technology businesses • Develop a regional employment program that addresses marketing the Region, housing for students and seasonal workers and transportation
Connected Region	<ul style="list-style-type: none"> • Making necessary infrastructure investments • Ensuring transportation infrastructure has capacity to support new development • Limited transportation options for aging population • Need densities to support transit • Need more cycling lanes within and between communities that are separated from traffic • Raw sewage overflows • Water quality at beaches • Protecting our drinking water • Need to recognize the role of existing wetlands and dangers of 	<ul style="list-style-type: none"> • Implement Niagara Region's Transportation Master Plan • Build the GO Transit Stations and make associated transportation improvements (e.g. Livingston Ave. and Casablanca Blvd. in Grimsby) • Rethink rail service in Niagara to address climate change • Better connections between GO Transit stations and local transit • Connect smaller municipalities with nearby city centres through transit • Improve bus connections • Make bus travel faster and more efficient to improve ridership • Provide bus passes free of charge • Direct intensification to areas that support transit

Theme	Biggest Challenges	Biggest Opportunities
	<p>disrupting the course of water flows, especially in light of climate change</p>	<ul style="list-style-type: none"> • Build complete streets and improve active transportation • Reduce commute times • Challenges and opportunities associated with a possible Mid-Peninsula Highway • Sewage lagoons can double as wetlands and waterfowl habitat • Adopt bolder vision for Water and Wastewater Master Servicing Plan
<p>Sustainable Region</p>	<ul style="list-style-type: none"> • Urban sprawl • Urban boundary expansions • Protecting drinking water • Waterfront development • Increase in algae making beaches unsafe to swim • Flooding and storm damage to waterfronts • Shoreline erosion (e.g. Lake Erie) • Loss of forest cover and natural features due to development • Concern that aggregate companies are not following regulations which impacts the natural environment • Inappropriate development • Challenge to achieve open creek conveyance (rather than pipes) • Illegal dumping in natural areas • Impact of infrastructure development on the natural environment (e.g. in Greenbelt) 	<ul style="list-style-type: none"> • Protect the natural environment, including natural features and areas within smaller communities and urban areas • Reduce tree-cutting for development, as trees sequester carbon and absorb water • Park naturalization and green roofs • Low impact development standards • Increase buffers for lakeshores, wetlands, and watercourses and naturalize the buffers • Connect natural features and areas within a natural heritage system • Purchase and protect land that can serve as linkages between natural features and areas • Protect vulnerable areas from recreational uses that may damage natural features • Establish targets relative to the protection of natural environment (e.g. tree canopy target) • Eliminate invasive phragmites • Replant areas that have been cleared due to ash borer • Identify flood zones and prohibit development in flood-prone areas • Develop a water usage plan

Theme	Biggest Challenges	Biggest Opportunities
		<ul style="list-style-type: none"> • Ensure that sustainability and climate change is central to all chapters of the Official Plan • Go beyond provincial minimum requirements for climate change, which are inadequate • Set strong greenhouse gas reduction targets, including targets for net-zero communities • Use natural features and areas to mitigate and adapt to climate change • Prioritize sustainable development to address climate change • Electric vehicle infrastructure • More transit and cycling infrastructure • Relief roads to reduce congestion and pollution on the QEW • Ensure scientific studies guide planning and development • More recycling and community involvement • Electrify more of the Niagara River

Appendix 3B – Written Submissions

Overview of Top Three Themes

Protection of the natural environment

- Concerns regarding loss of environmental features and wildlife habitat
- Need a mapped natural heritage system and stronger environmental policies to protect the natural environment and plan for climate change
- Any references to biological offsetting should be eliminated from the plan
- Establish an Environmental Advisory Committee
- Hold meetings with environmentalists at more accessible locations (e.g. Fort Erie, Niagara Falls, St. Catharines)
- Importance of scenic conservation (e.g. scenic by-ways)

Managing growth and housing

- Need to use our land wisely and limit the number of single-detached dwellings, parking lots and big box smart centre plazas
- Concerns regarding lack of affordable housing
- Concerns that “Not In My Backyard” (NIMBY) opposition from residents and councillors is limiting the development of affordable housing
- Concerns regarding social impacts of higher-density development

Ensuring infrastructure supports growth

- Concerns regarding sewage overflows in extreme weather events and sewage flowing into Lake Ontario
- Should bury all hydro wires
- Expand GO Train service in Niagara
- Make improvements to Casablanca Blvd. and expand Livingston Ave. in Grimsby
- Request to add a portion of Highway 122 between Garrison Road and Dominion Road in Fort Erie to the Bikeways Master Plan
- Need infrastructure and political coordination and alignment to meet the aggressive population and employment numbers for Niagara Region
- Need to ensure infrastructure can adapt to the impacts of climate change
- Requests to include specific requirements relating to TransCanada Pipelines infrastructure in the new plan