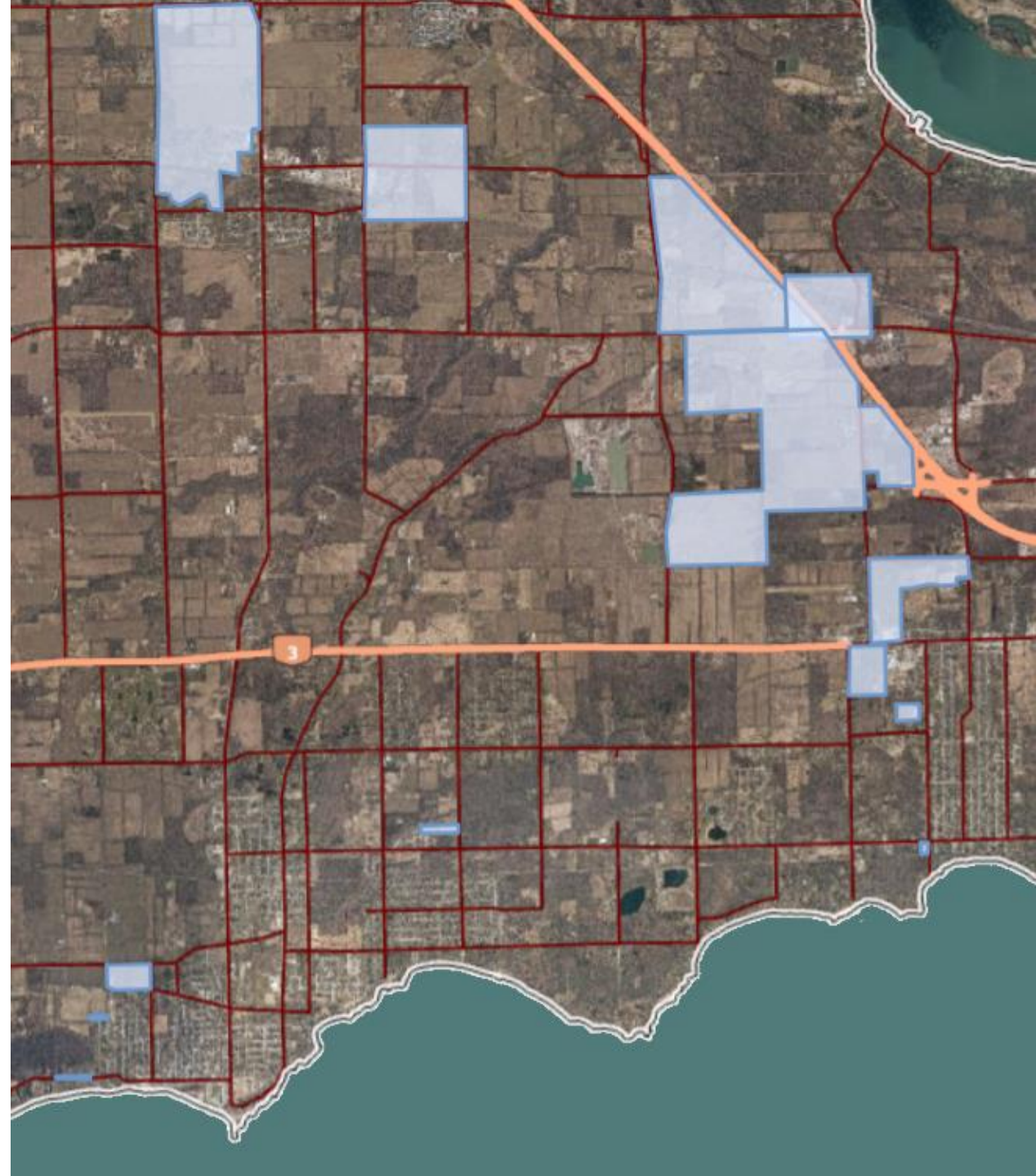


Public Open House

November 25, 2020
5:00 PM – 7:00 PM

Town of Fort Erie Employment Land Expansion Study



Who's Listening Today?

Town of Fort Erie

- Lindsay Richardson, Senior Community Planner
- Kira Dolch, Director, Planning and Development Services
- Signe Hansen, Manager, Community Planning

Consulting Team (WSP)

- Gregory Bender, Project Manager
- Robert Rappolt, Project Planner
- Natasha MacDonald, Planner

Agenda

1. Introduction to Employment Land Expansion Study (ELES)
2. ELES Purpose and Objectives
3. Project Timeline
4. Background Review
5. Confirmation of Employment Land Needs
6. Residential Land Needs
7. Review of Candidate Employment and Residential Lands
8. Preliminary Evaluation
9. Next Steps

Introduction to Employment Land Expansion Study (ELES)

- The Town of Fort Erie has undertaken several studies in recent years to determine its long-term employment land needs
- The Town does not have a sufficient supply of employment lands to accommodate future growth
- WSP was retained in Summer 2020 to undertake the Employment Land Expansion Study (ELES)

ELES Purpose and Objectives

- Purpose of the ELES:
 - Confirm the need for additional employment lands within the Town
 - Background Review and Data Analysis
 - Assess candidate lands to be considered for future employment use
 - Lands are scored based on various criteria
 - Prioritize candidate lands for the Town's consideration
 - Identify additional work required to convert the lands for employment use

Project Timeline

- **August 2020**

- Study initiation
- Preliminary data and information gathering

- **September 2020**

- Draft Background Review
- Confirmation of employment land needs
- Preliminary consultation with Town staff

- **October 2020**

- Ongoing consultation with Town staff
- Pre-consultation with Region staff
- Final Background Review

- **November 2020**

- Consultation with Region staff
- Public consultation
- Opportunities and Constraints Assessment Memo

- **December 2020**

- Presentation to Town Council

Background Review Findings

Background Information

- Shortage of lands available to accommodate employment land needs
- Remaining Town-owned vacant employment parcels recently sold
- Limited suitable locations for new employment development
- Region currently undertaking Municipal Comprehensive Review (MCR)
- This study can be used to inform the Region's MCR as well as any additional boundary expansions in the future

Background Review Findings

Background Studies

- Niagara Region MCR – Review and Update of MCR Forecast Allocations and Land Needs Assessment Results
 - Region identified Fort Erie needs **135 hectares** of employment lands to accommodate growth between 2016 and 2041 – this work is currently being updated by the Region
- Fort Erie Industrial Land Development Strategy (2017)
 - Town identified it needs between **138 and 186 net hectares** of additional employment lands to accommodate growth between 2011 and 2041
- Growth Plan (2020 Consolidated)
 - Updated Growth Plan will impact the amount of employment lands needed:
 - Longer planning horizon to **2051**

Confirmation of Land Needs

Employment Land Needs Confirmation

- Evaluated employment land supply against projected demand (2011 – 2041)
- Based on Town of Fort Erie existing studies (e.g., 2017 Industrial Land Development Study) and Provincial documents The Growth Plan and updated Land Needs Methodology
- Confirmed that between **138 to 186 net hectares** of additional lands required for the Town to accommodate future growth
 - this range is being used for discussion purposes but needs to be identified by the Region through their MCR

Confirmation of Land Needs

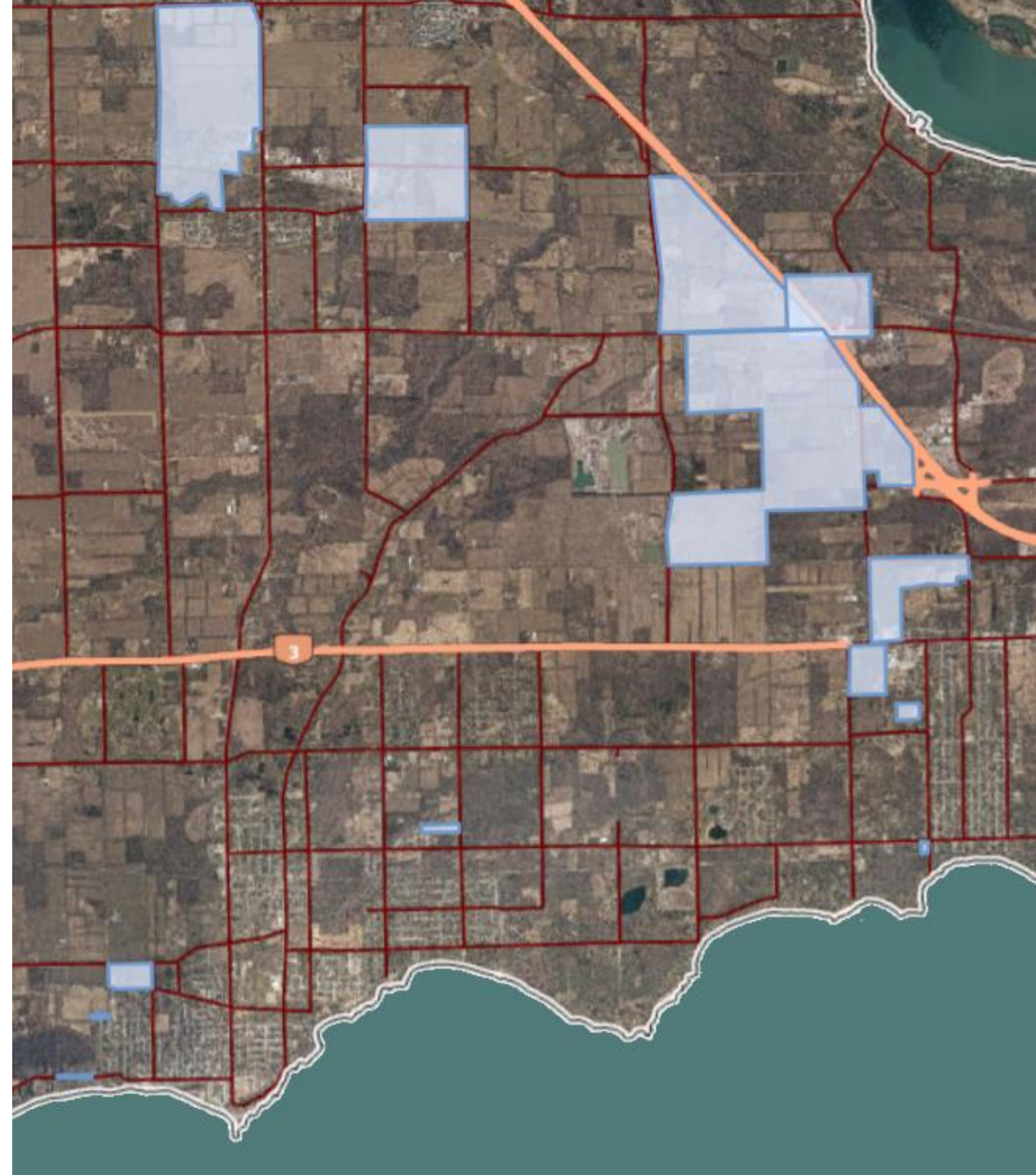
Residential Land Needs

- Based on pre-consultation with Town staff and the Region, residential lands are also being evaluated to accommodate the long-term needs of the Town and as input to the Region's Municipal Comprehensive Review process

Candidate Lands

Town identified thirteen parcels of candidate lands to be assessed:

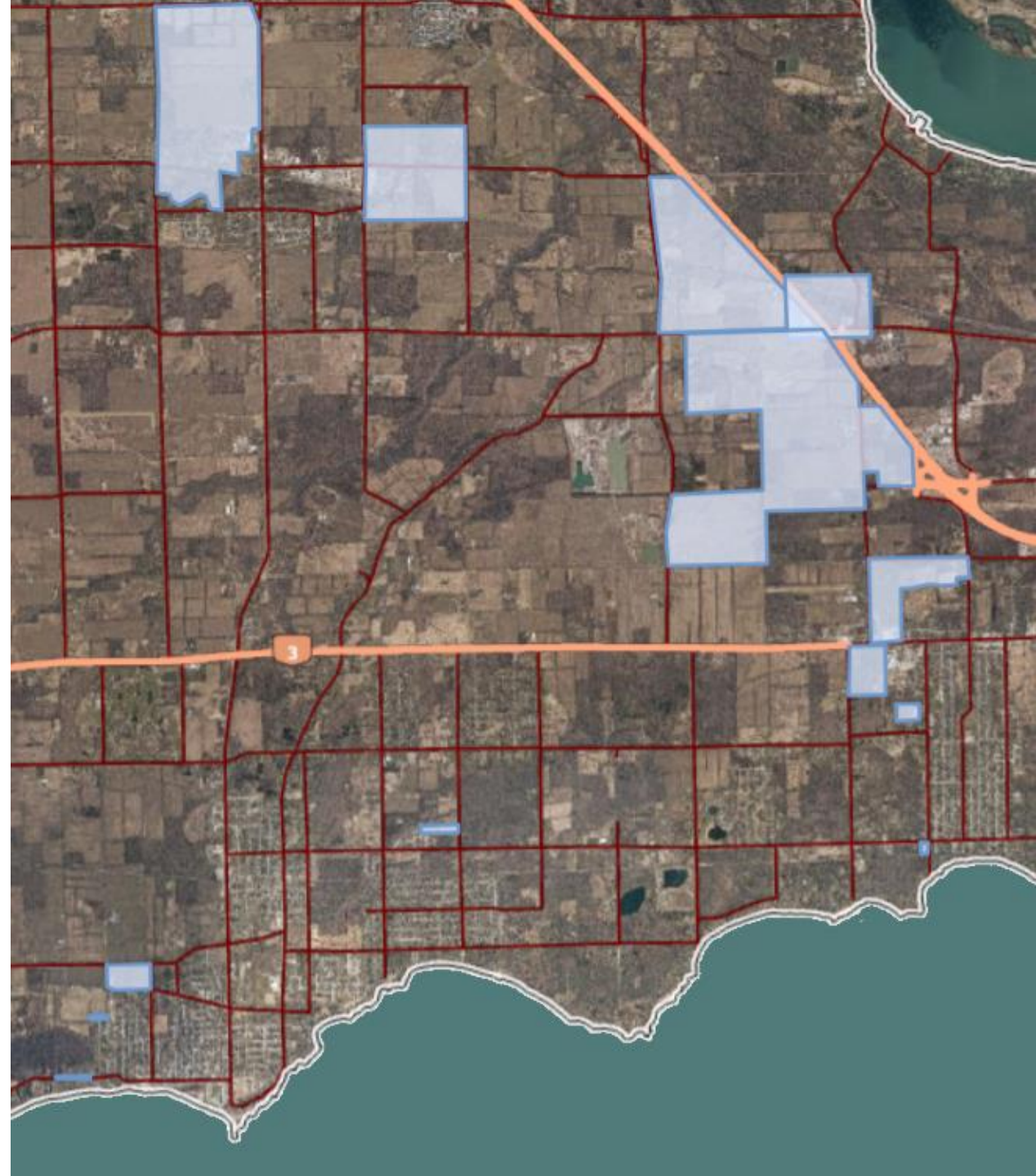
- Four potential employment:
 - CMS Lands
 - QEW Lands
 - Eagle Street
 - QEW and Bowen Road Lands
- Nine potential residential:
 - Stevensville,
 - Spears High Pointe-Crescent Park (4 areas)
 - Ridgeway-Crystal Beach (4 areas)



Candidate Lands

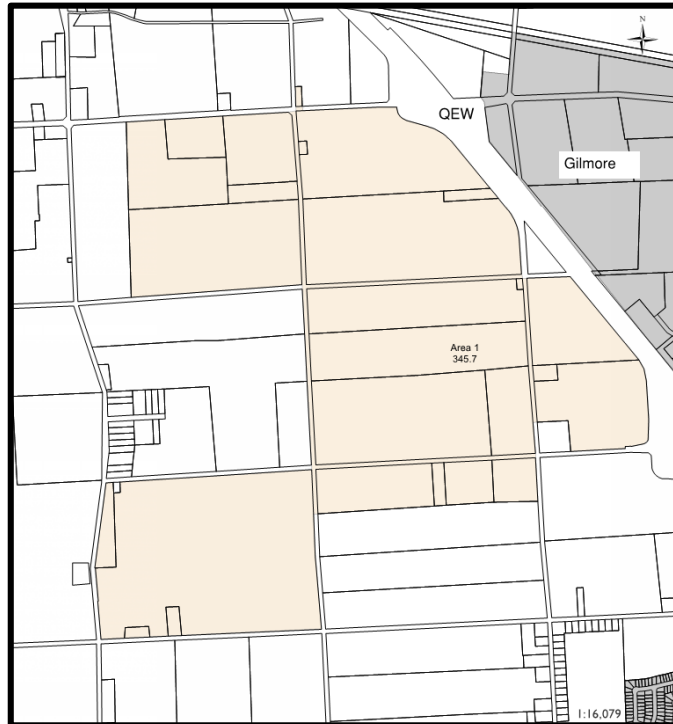
Assessment criteria include:

- Land Size
- Existing Conditions
- Agricultural Analysis
- Environmental Constraints
- Access to Transportation
- Servicing
- Surrounding Context



CMS Lands - Employment

Map

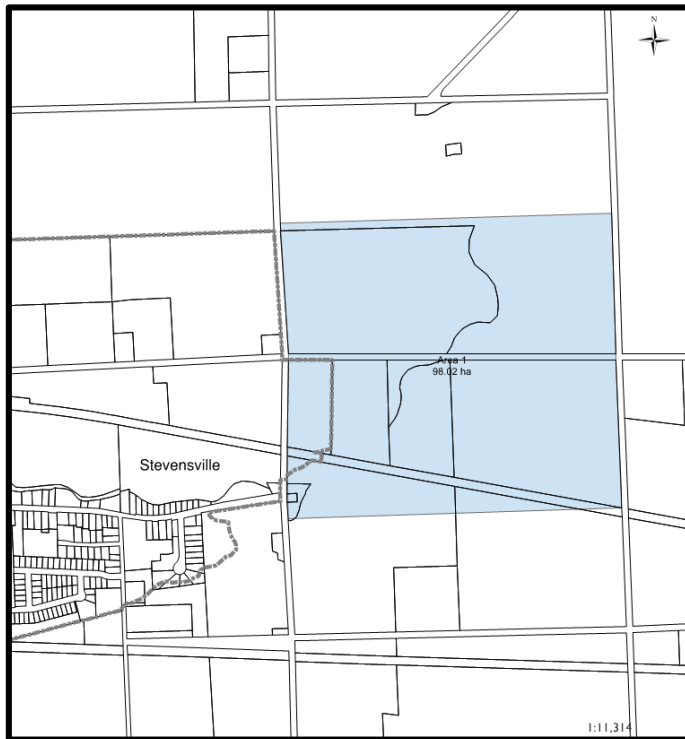


Assessment

- 346.0 ha
- Largely designated Agricultural with a site specific for the CMS
- Direct access to QEW and arterial roads
- Extractive Industrial on the western portion of the lands
- Adjacent to municipal servicing in Gilmore
- Phasing may be required
- Further study required to assess environmental and agricultural conditions

Eagle Street - Employment

Map

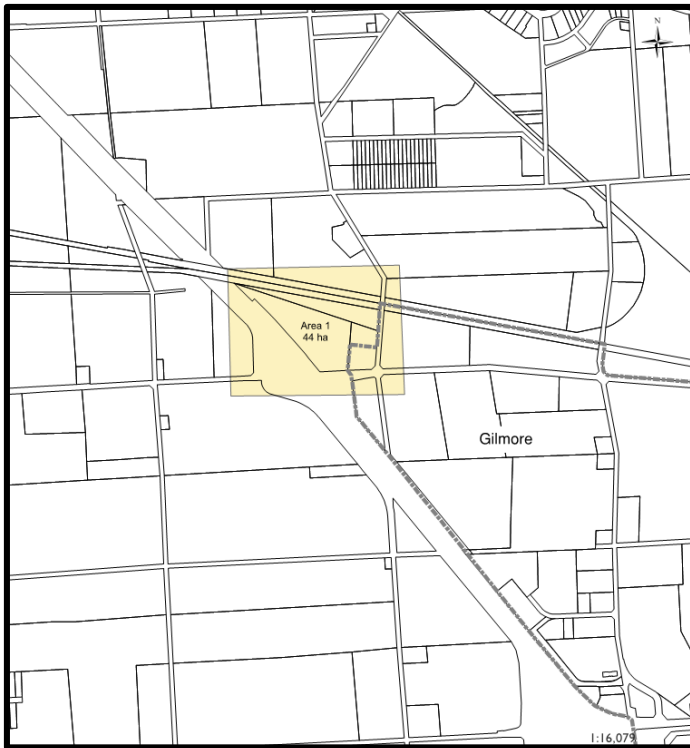


Assessment

- 98.0 ha
- Largely designated Agricultural
- CN rail intersects the property east-west
- Good proximity to transportation corridors
- Access to municipal servicing
- Portion of lands within the Mid-Pen MTO Protection Corridor
- Further study required to assess environmental and agricultural conditions

QEW Lands - Employment

Map



Assessment

- Approximately 44.0 ha, with 10.0 ha being the QEW and 4.0 ha part of the CMS lands
- Largely designated Agricultural
- Good proximity to Gilmore settlement area and transportation corridors
- Access to municipal servicing
- Further study required to assess environmental and agricultural conditions

QEW and Bowen Road Lands - Employment

Map

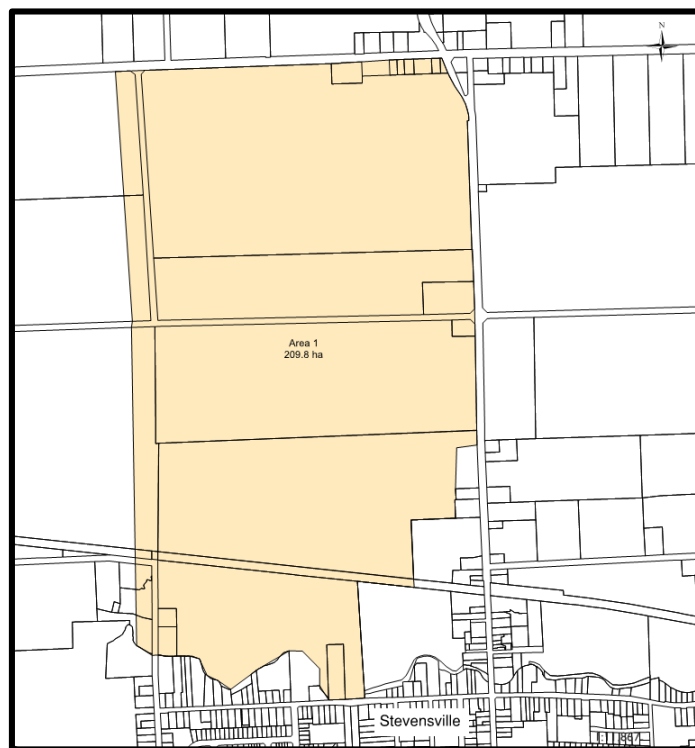


Assessment

- Approximately 151.4 ha
- Largely designated Agricultural
- Direct access to QEW and arterial roads
- CN rail intersects the property east-west
- Access to municipal water service
- Adjacent to sanitary servicing in Gilmore
- Further study required to assess environmental and agricultural conditions

Stevensville - Residential

Map

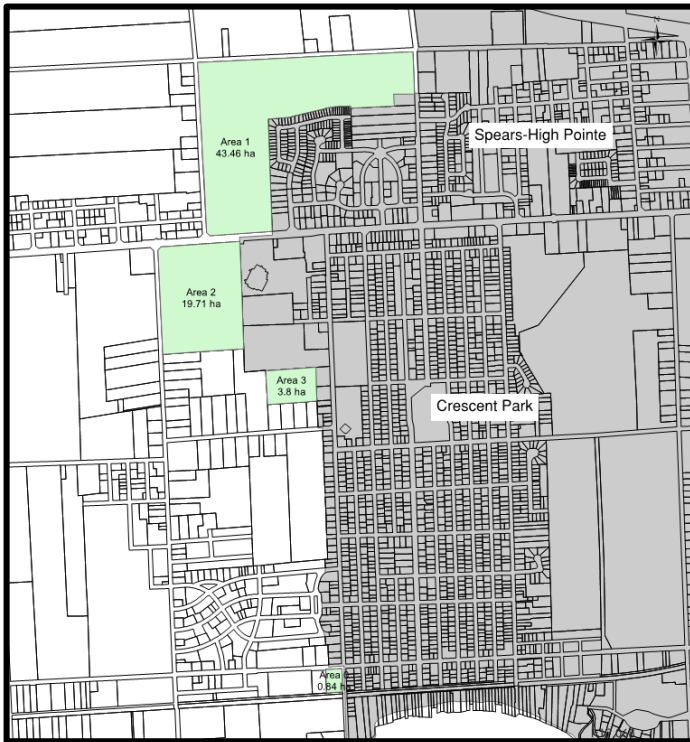


Assessment

- Approximately 210.0 ha
- Largely designated Agricultural
- Subject to a Site Specific Policy for Safari Niagara
- Portion of lands within the Mid-Pen MTO Protection Corridor
- United Empire Loyalist Conservation Area
- Adjacent to Stevensville
- Good access to arterial roads
- Access to municipal servicing
- Further study required to assess environmental and agricultural conditions

Spears High Pointe-Crescent Park Area - Residential

Map



Assessment

- Approximately 68 ha
 - Area 1: 43.46 ha
 - Area 2: 19.71 ha
 - Area 3: 3.8 ha
 - Area 4: 0.84 ha
- Largely designated Rural
- Adjacent to existing settlement areas
- Areas 1, 2 and 4 have access to municipal servicing
- Area 3 not currently serviced
- Further study required to assess environmental and agricultural conditions

Ridgeway-Crystal Beach Area - Residential

Map



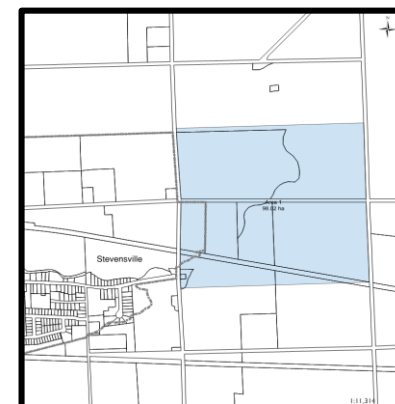
Assessment

- Approximately 15.0 ha
 - Area 1: 11.03 ha
 - Area 2: 3.57 ha
 - Area 3: 0.28 ha
 - Area 4: 0.51 ha
- Largely designated Agricultural
 - Area 4 designated Environmental Protection
- Full municipal servicing available for Areas 1, 3 and 4
- No municipal sanitary for Area 2
- Further study required to assess environmental and agricultural conditions

Preliminary Recommendations

Employment Lands:

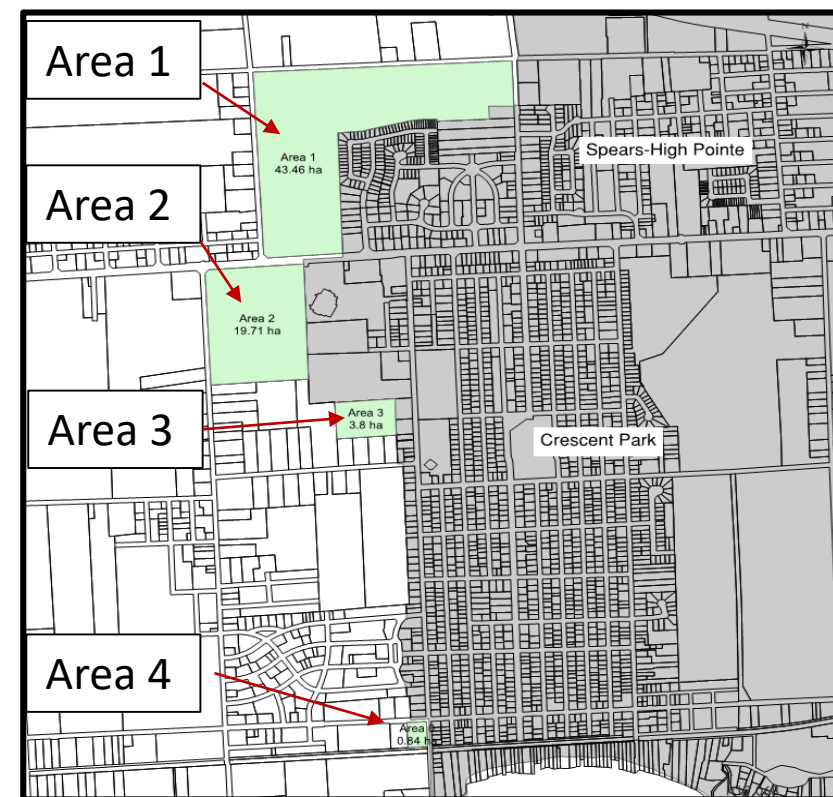
1. CMS Lands (~346.0 ha)
 - Regionally significant and strategic
 - Phase east to west due to QEW access, servicing in the surrounding areas, and Extractive Industrial lands to the west.
2. QEW and Bowen Road Lands (~151.0 ha)
 - Regionally significant and strategic
 - Phase north to south due to existing municipal water supply on Eagle Street
3. Eagle Street Lands (~98.0 ha)
 - Locally significant and strategic
 - Phase west to east due to existing serviced Industrial lands within Stevensville. Eastern portion requires environmental impact assessment / statement
 - Subject to removal of Mid-Peninsula Highway MTO Corridor
4. QEW Lands (~44.0 ha)
 - These subject lands are considered the lowest priority due to greater environmental impact assessment / statement



Preliminary Recommendations

Residential Lands:

1. Spears High Pointe-Crescent (~68.0 ha)
 - **Area 4:** Access to servicing and roads, no environmental constraints observed
 - **Area 2:** Access to servicing and roads, no environmental constraints observed
 - **Area 1:** Consider for later development, environmental constraints
 - **Area 3:** Final phase of development for due to access and servicing limitations

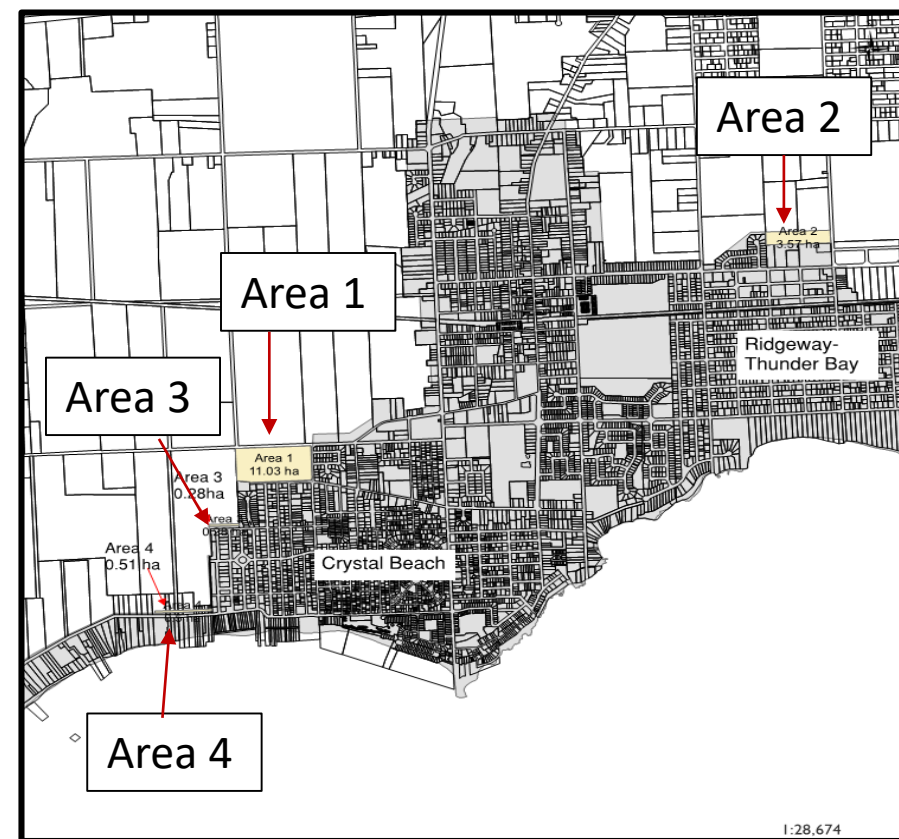


Preliminary Recommendations

Residential Lands:

2. Ridgeway-Crystal Beach (~15.0 ha)

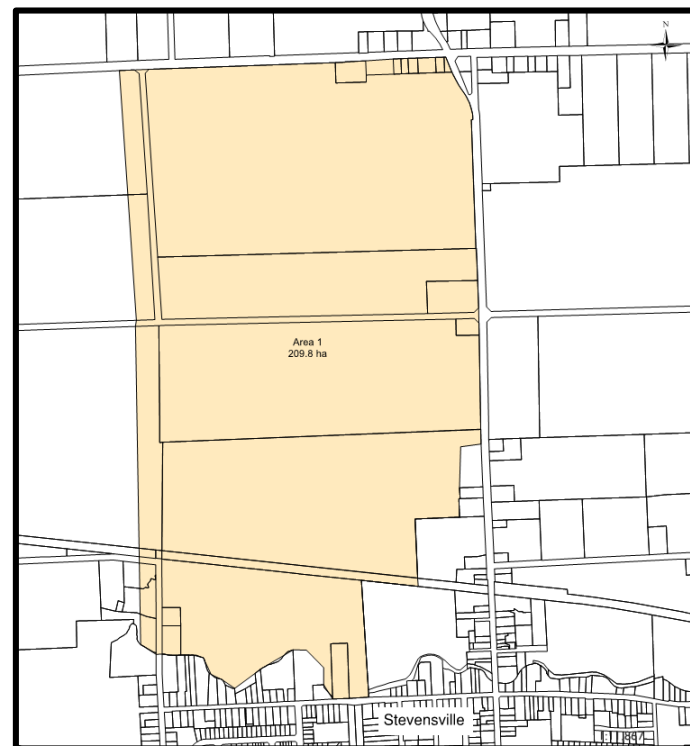
- **Area 1:** Accessible and serviced. Environmental constraints are present.
- **Area 3:** Accessible and serviced. Environmental constraints are present.
- **Area 4:** Consider for later development, as various environmental constraints are present.
- **Area 2:** Consider for later development. Further analysis is required to confirm whether the subject lands are serviced by sanitary sewer. Environmental constraints are present.



Preliminary Recommendations

Residential Lands:

3. Stevensville (~210.0 ha):
 - Environmental constraints, CP Rail buffer, Safari Niagara limitations and servicing limitations within northern portion.
 - Further servicing analysis is recommended to identify the best approach to phasing this development.
 - Subject to removal of Mid-Peninsula Highway MTO Corridor



Next Steps

Preapre Final Employment Land Expansion Assessment Report

- Final recommendation of candidate lands

Presentation to Council in December 2020

Report will be sent to the Region to be considered as part of their MCR

Thank you!

