

Agenda:

1. Welcome
 - Mayor Redekop
2. Introductions
 - Pieter Wasserman
3. Presentation
 - Pieter Wasserman
4. Registered speakers
 - 5 minutes per person
5. Unregistered speakers
 - if time permits unregistered speakers are invited to
[Town of Fort Erie web page, under Business/Community Planning/Public Notices/Join Meeting link](#)
6. Summary of Answers
7. Closing

An aerial photograph of a coastal region, likely Crystal Beach, is shown with a dark blue, semi-transparent overlay. The overlay features a white silhouette of the town's coastline. The text "Town of Fort Erie" and "Crystal Beach Secondary Plan" is printed in white over the lower portion of the image.

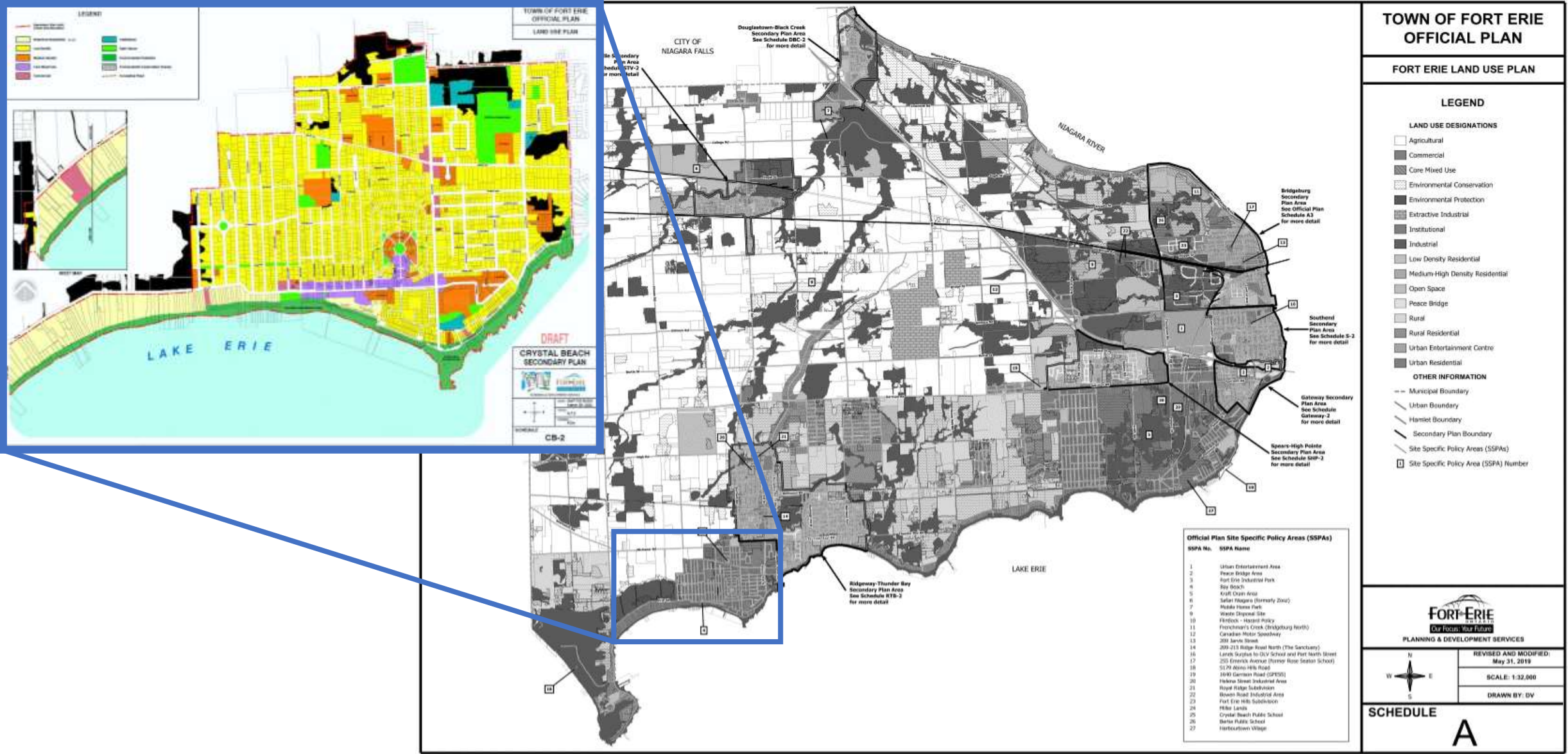
Town of Fort Erie

Crystal Beach Secondary Plan

Why do we require a Secondary Plan?

- A Secondary Plan is a land use plan for a particular area of a municipality that will ultimately form part of the Town's Official Plan. Typically, a secondary plan will direct how a neighbourhood / community will grow over the long term in accordance with the community's vision and the identified growth targets needed to ensure that the Town has places for people to live, work and play.
- A Secondary Plan proposes various forms of land use, such as residential, commercial, parks and open space, and environmental protection areas, all of which must be appropriately balanced to make a viable community.
- Secondary Plans are approved under the Planning Act, unlike Neighbourhood Plans, and require formal approval from the Town or the Region for any changes.

Secondary Plan



Fort Erie Official Plan

Why are we doing this

Town of Fort Erie Council has identified the development of Secondary Plans as a priority, and has allocated staff resources to accomplish the task. Council has also prioritized which neighbourhoods should be considered for Secondary Plans.

The prioritization of the Crystal Beach Secondary Plan was identified for a number of reasons:

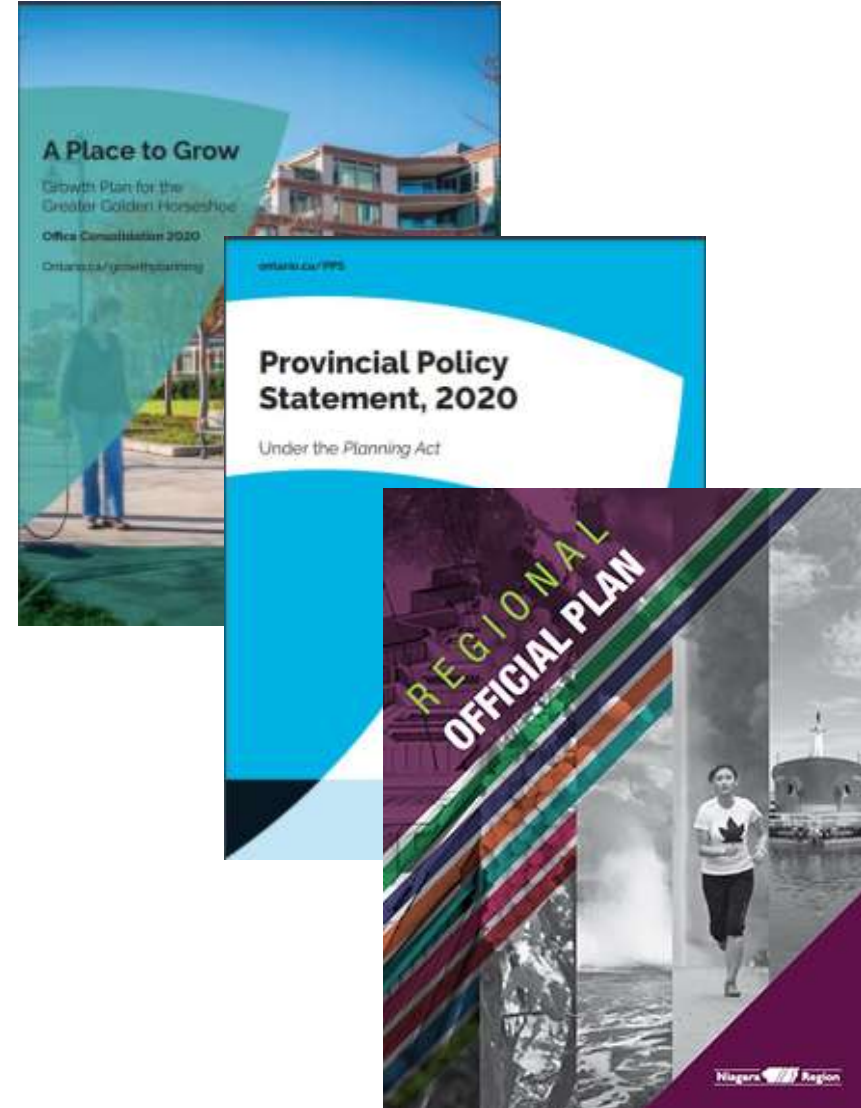
- To facilitate a **Community Improvement Plan** that will provide financial support for commercial façade improvement and signage replacement, and residential intensification.
- To respond to **Provincial and Regional growth projections**, whereby the population of Crystal Beach is anticipated to increase by 2000-2200 residents by 2041, and to guide corresponding future development in an appropriate manner.
- To plan for important **community issues** such as ‘aging in place’, sustainability, affordable housing and recreation.

What documentation informs the CBSP Process

The policies contained within this Secondary Plan reinforce Provincial and Regional policy directives of the:

1. **Provincial Policy Statement, 2020**
2. **A Place to Grow: Growth plan for the Greater Golden Horseshoe**
3. **Consolidated Regional Official Plan (2014)**

While a “Complete Community” vision is often the goal and focus of a Secondary Plan, community demographics and lifestyles can also influence decisions concerning land use, together with other more localized constraints and opportunities.



How does the Secondary Plan relate to the Official Plan

Please note that all policies in the Official Plan still apply to the Secondary Plan area. The Official Plan contains overarching policy relative to:

- Land Use Designations
- Natural Heritage
- Culture Heritage
- Energy Conservation
- Transportation and Public Transportation
- Aggregate Resources

A Secondary Plan typically considers land use planning and policy in a more detailed manner, for a specific neighbourhood.

What has happened / recap

1. A **Community Focus Group** was appointed and had **three** working sessions.
2. There have been two (2) **Public Open Houses**.
3. Ultimate **Vision, Goals & Objectives** have been developed through consultation with the Community Focus Group.
4. A **Parking Study** has been completed and presented to Council - PDS-64-2019 & Crystal Beach Parking Study 2019.
5. The **Draft Crystal Beach Secondary Plan** documentation has been prepared based on input from internal Municipal departments, the Region of Niagara, the Niagara Peninsula Conservation Authority, Community Focus Group and community feedback.

Vision

"Our ideal Crystal Beach Neighbourhood is a friendly, social, active, healthy, sustainable, year-round community, attractive to all age groups, easily accessible with a diverse and affordable housing stock attractive to all, with well-maintained green spaces and with public beach and water access, with a thriving downtown core that supports the residents and tourists alike, befitting the South Coast of Canada."



Goals



1. Parking

Concern regarding parking provision during the summer season, and pressure that new development will put on existing public parking provision.



2. Character and Choice

Crystal Beach 'cottage character' should be protected. The development of Urban Design Guidelines will provide guidance.

However, detached dwellings do not meet the need for 'aging in place' and young inhabitants. Therefore, alternative housing options should be considered.



3. Community Improvement Plan

The CIP Programs include grant funding for commercial facades, residential intensification and commercial signage. Development and implementation of a CIP for Crystal Beach will follow a separate planning process once the Secondary Plan is adopted.



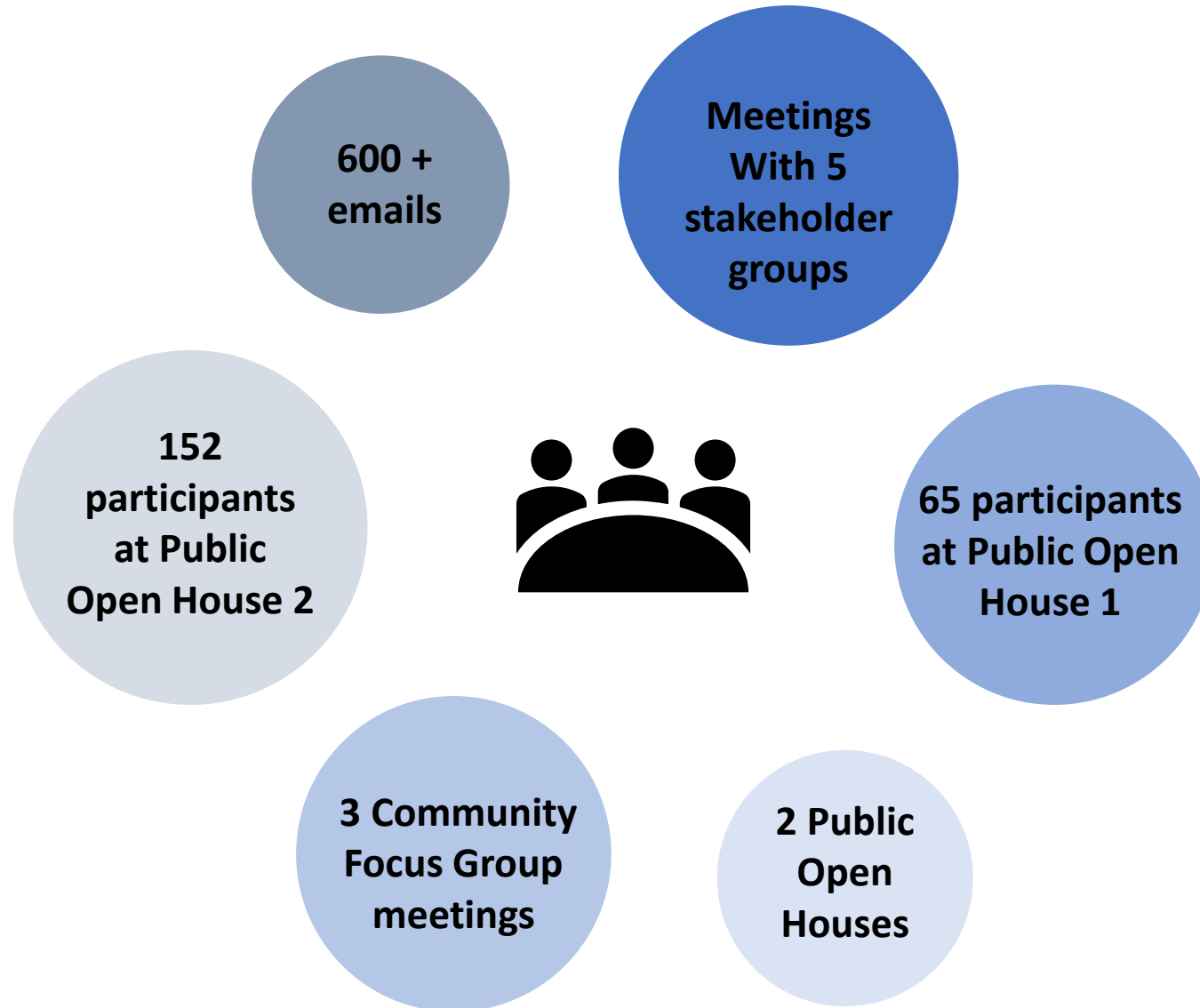
4. Refined Commercial Core Delineation

This plan avoid commercial creep into the residential areas and will provide additional residential permissions to further compliment existing residential use. The plan will focus on defining a mixed-use commercial / residential core.

Objectives

- To provide a **variety of housing choice** that supports “age-in-place” opportunities for all ages;
- Encourage **compact & affordable** development for efficient use of land and services;
- Identify locations which may best support **intensifying residential form**;
- **Increase population in a moderate manner** through intensification efforts in key locations.
- **Refine extents of the core area** through the concentration of core mixed use along Erie and Derby Roads;
- Provide supporting policy that recognizes **active transportation** with focus on connecting links to destinations;
- **Leverage existing investments** at Bay Beach Waterfront Park and Crystal Ridge Park and continue to invest in parks and open space.

Engagement up until now...

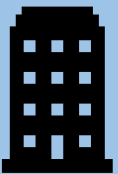


What we have heard...



"Derby and Erie Roads are definitely in need of rejuvenation and should always be our main commercial section..."

"Issue resident parking passes to residents..."



"My major concern with the Secondary Plan is the change in allowances for building heights."



"Support higher density zones along main arterial routes.
The construction style doesn't need to look like downtown Toronto."

"..worried about losing our beautiful green spaces..."



"The unique character should be maintained and strive to enhance the present charm."



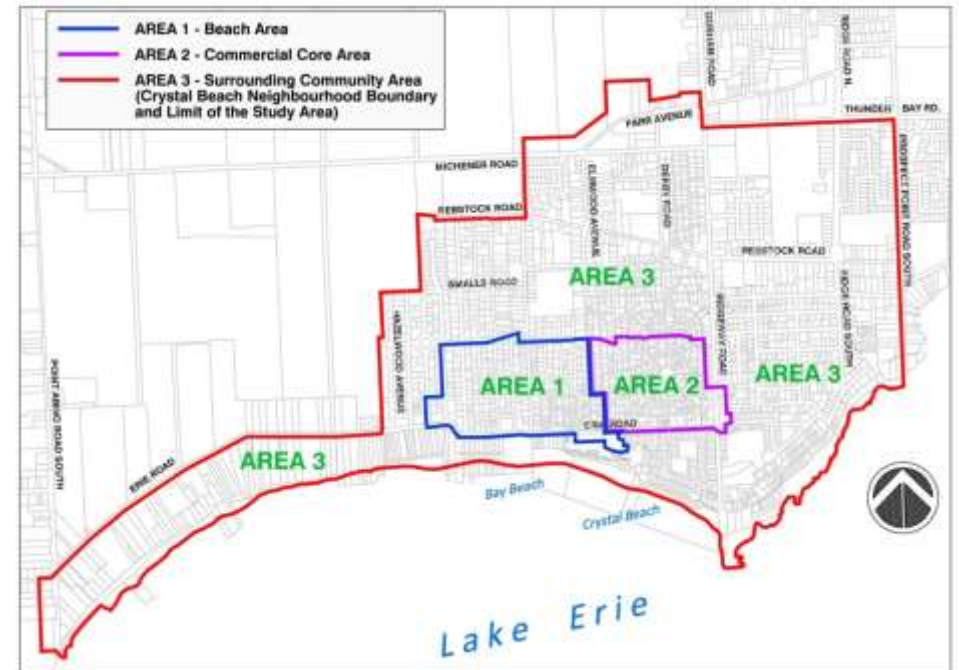
Secondary Plan updates since the last Open House

- 1. A Parking Study was completed** and presented to Council as an Information Report in 2019. The study identifies that there is sufficient parking in Crystal Beach to support the business, tourist and residential need now and up to 2041.
- 2. Previous proposed height** at certain locations of 5 to 6 storeys has been reduced. Strategic locations where height is appropriate have been decreased to 3 storeys (Derby & Erie Road) and specific gateway locations have been limited 4.5 storeys (with conditions).
- 3. Waterfront Properties** are not subject to change regarding either designation or zoning. An administrative change renames this designation from Urban Residential to Waterfront Residential.
- 4. Additional Medium Density** lands in northern Crystal Beach have been considered to facilitate housing diversity and choice as per the Regions Growth Plan and to compensate for density removed from the downtown core.

1. Parking Study

A parking study was commissioned to provide empirical data to measure and generate recommendations that may alleviate concerns. Council approved the Crystal Beach 2019 Parking Study - Information Report (PDS-64-2019) findings and recommendations on November 12, 2019. Policies of this Plan consider the findings and recommendations that were delivered with the approved parking study, relative to new residential provision, commercial parking and tourist generated demand.

1. The Study looked at parking need for the three areas identified by the Town as:
 - “The Beach Area” (Area 1)
 - “The Core area” (Area 2)
 - “Surrounding Community Area (Area 3)
3. The results of the Study informed the Town’s end of season Bay Beach Operational Review.
4. Potential changes proposed by the Secondary Plan land use exercise were also informed by the results of this Study (e.g. parking demand)



Parking Study Recommendations

SHORT TERM	MEDIUM TERM	LONG TERM
Maintenance & Improvements – includes focus on optimization through restriping municipal lots.	Parking for Growth – recognizes the direction the Town seeks to take and options available when on-site parking is not feasible.	Ongoing measures - <u>ensure parking is assessed and refined based on the changing needs</u> of the Crystal Beach Neighbourhood and ensures adequate parking is provided through 2041 and beyond.
Signage in Crystal Beach – Consultant observation determined the lack of clearly identifiable parking and directive signage.	Retaining Existing Commercial Core Parking – underscores existing parking retention	
Parking Time Limits – limiting and reinforcing the BIA core area parking through time limitations for business patron traffic and turn-over	Future Land Protected for Parking – Recognizes future options within the core area for a new parking lot (long term requirement). Protection of these lands for such potential is recommended (Shannon Road site).	
Online Information – effectively enhancing and increasing awareness through all available means of promotion	Monitoring & Enforcement – as a default, enforcement of parking is important to maintain compliance and prevent repeat offences.	
Transit – An approach to promote and leverage both transit ridership while reducing parking demand.		

The recommendations of the parking study have been considered by the Town's Infrastructure Services Department in addressing parking demand and location through the amended Parking By-law for the Crystal Beach community. Generally, the study conclusions identified that parking into the future can be accommodated, with the exception of Crystal Beach Waterfront Park, which should be reviewed for optimization of parking facilities.

2. Density & Height

In previous public consultation there was concern regarding height and density of new development in Crystal Beach. This has been considered since the last Public Open House and the following changes have been made:

- Medium Density Residential will generally be between 25 and 50 units per hectare (a few select areas may be up to 75 units per hectare subject to conditions).
- General maximum height will be 3 storeys for Medium Density.
- General maximum height will be 3 storeys for Core Mixed Use.
- A maximum height of 4 stories in the front (with 2 stories at the back) will be permitted for full block consolidation and development along Erie Road.
- A maximum height of 4.5 stories will be permitted at two key Crystal Beach gateway locations.

It is important to understand that height and density are inseparable, and that housing diversity and choice cannot be increased without these factors.

Erie & Ridgeway: conceptual vision

3 storeys max for general development.

4.5 storeys maximum on gateway corners (with conditions).



Crystal
Beach
Tennis &
Yacht Club

Along Erie: conceptual diagram



A maximum of 4 storeys will only be allowed for development that can achieve a consolidation of lots amounting to a minimum of 48m x 48m and 2304m² (approximately a full block).

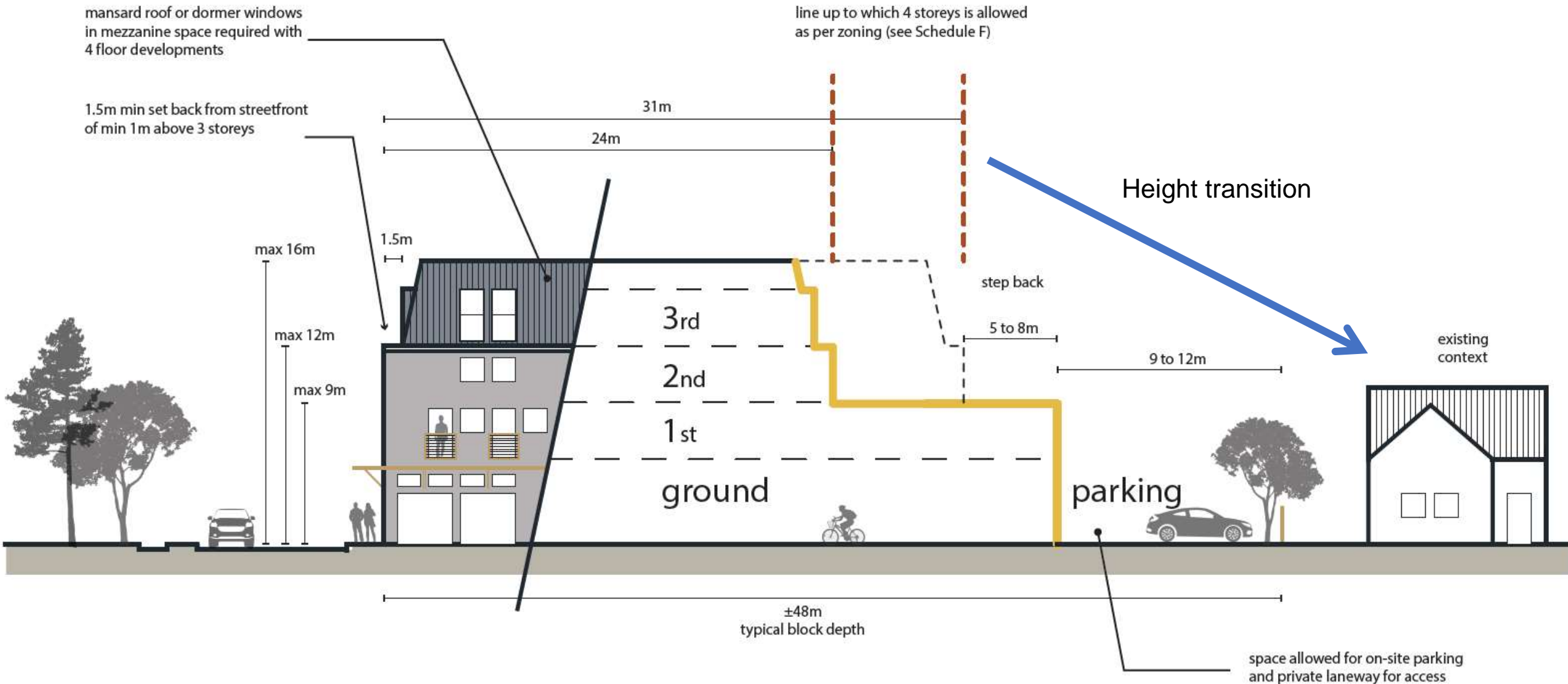
From Erie Road 4 storeys will be allowed up to a depth of 24m or 31m, after which a height of 2 storeys is allowed to step down to the neighbourhood.

Additional conditions will be applicable to these types of developments.

Smaller sites will be allowed 3 storeys maximum for development (if not consolidated).

Along Erie: conceptual street section

This is an example of a **fully consolidated block development** - to be read with Schedule F



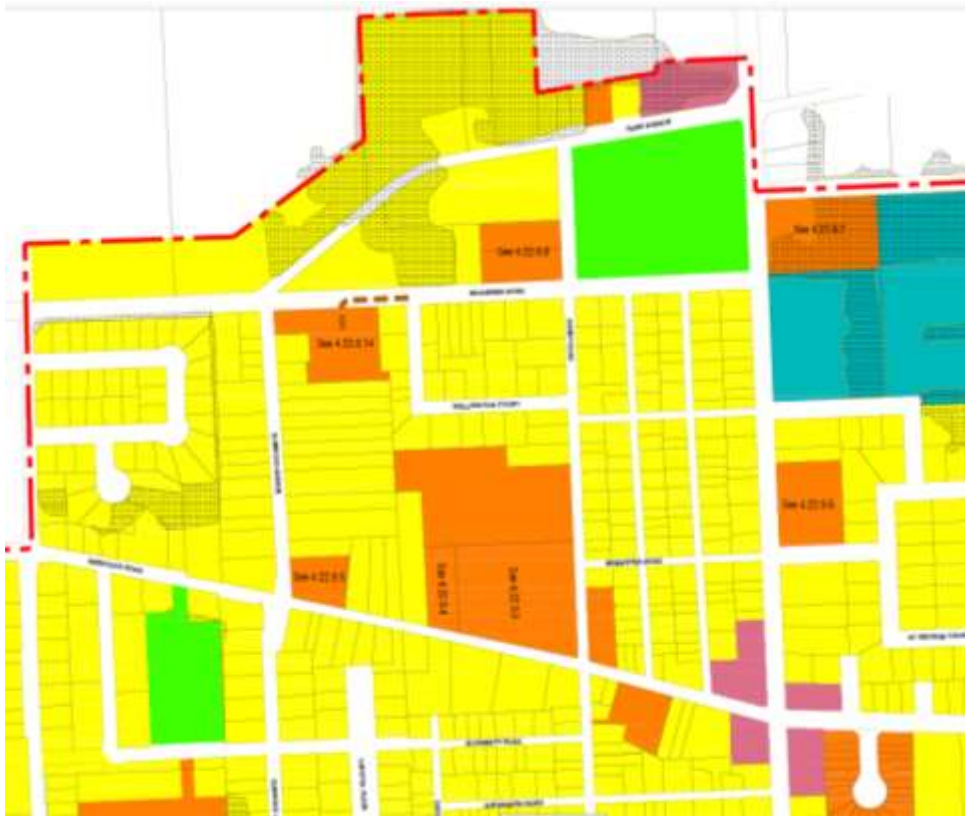
3. Waterfront Properties

This is an administrative change. The properties are being reflected in a designation **name change only** that aligns and reflects their waterfront location and remain subject to the same policies (4.7.4 I) as they have been since the Official Plan was approved. The designation name changes from Urban Residential to Waterfront Residential. No new policies are being introduced.

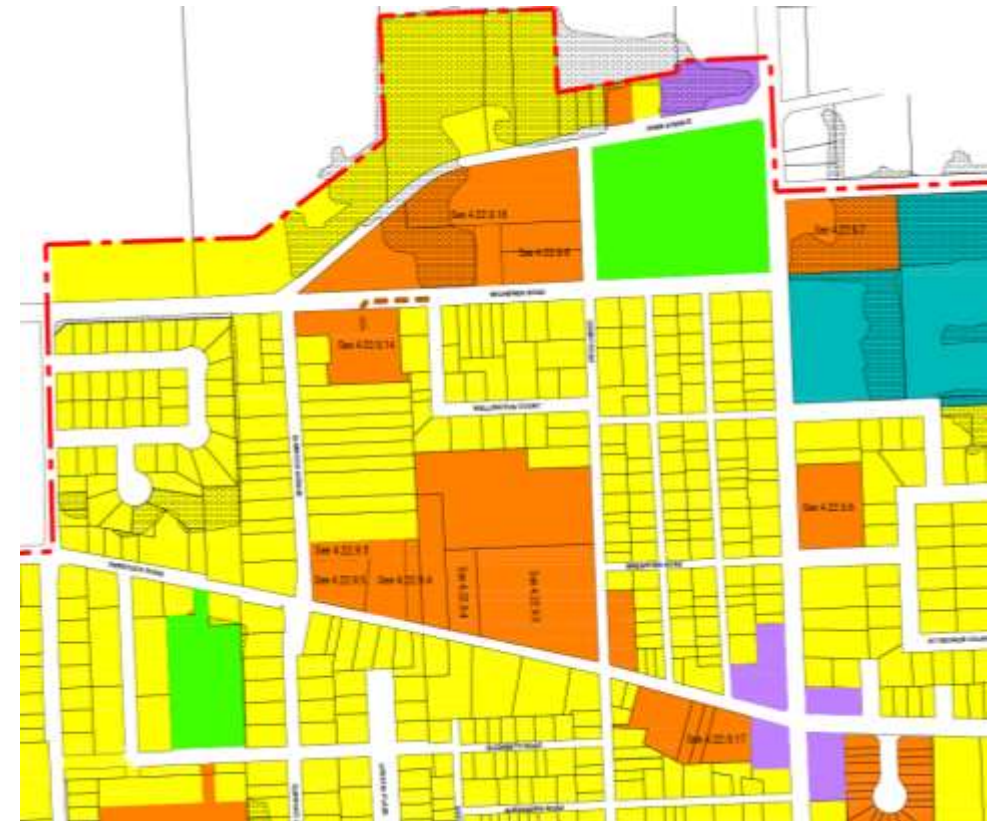


4. Lands considered for Medium Density

Since the last Public Open House an additional 11 properties have been proposed to be designated as Medium Density to facilitate the provision of choice in housing. These 11 properties form 3 blocks, and are associated with previously identified medium density lands. These lands will be predominantly reserved for, semi-detached, street townhouses, block townhouses and apartments and their accessory uses.










Public Open House 2



Public Open House 3 (now)

Summary of changes considered as a result of comments to date

1. Bay Beach parking lot – 4168 Erie Road to be re-designated from Commercial to Open Space and rezoned from C2 to OS with Site Specific policy. 
2. The zoning of Bay Beach 4155 Erie Road is to be re-designated from Commercial to Open Space, and rezoned from C2 424 (H) to Open Space OS with Site Specific policy (no residential or other uses). 
3. Further amend Zoning By-law 129-90, as amended, to effectively remove By-law No. 26-10. This removes the permissions permitted by 26-10 such as: height of 12 storeys, commercial and residential uses. 

4. Community benefits policy will be added in the CBSP. 
5. Low Impact Development (LID) design will be encouraged through the CBSP. 
6. Other site specific considerations will be reviewed on a case by case basis. 
7. Staff recommend updating the 2019 Parking Study within 5 years, based on the speed of development.

What are the next steps



- Public participation is still encouraged through 'Let's Talk Fort Erie: Crystal Beach Secondary Plan webpage'. The community is invited to review the Draft Secondary Plan and associated documentation, complete the survey, offer feedback, and sign up for future notifications. The 'Lets Talk Fort Erie' page is open for input. The commenting period will close on the 31st May 2021.



- **Public Open House** virtual meeting on May 18, 2021



- Staff will update the Draft Secondary Plan as appropriate, based on community and agency comments.



- Draft Secondary Plan presented to Council at a Pubic Meeting, tentatively scheduled for June, 2021. Notice of the public meeting will be mailed or e-mailed to all past participants, affected property owners and stakeholders.



18 May 2021

**Public Open
House 3**

Consider comments &
amend documents

June 2021

**Statutory Public
Meeting
(tentative)**



[Home](#) » [Crystal Beach Secondary Plan](#)

Crystal Beach Secondary Plan



Welcome to the Crystal Beach Secondary Plan (CBSP) LetsTalk page!

This site serves as a central source of information for the Draft Crystal Beach Secondary Plan, where community members and stakeholders can access the Draft Secondary Plan documentation, review project updates and track the project schedule. This will be the primary online feedback platform where the community may provide their thoughts, ideas and input for consideration.

[What Is A Secondary Plan?](#)

REGISTER

to get involved!

Project Timeline



1. Review of all public and agency comments



2. Community Focus Group Meeting (CFG) No.3

The meeting is planned for May 11, 2021.



3. Public Open House (POH) No. 3 - Virtual

<https://letstalk.forterie.ca/crystal-beach-secondary-plan>

LTFE page and inquiries so far...



481 Visits



327 Aware visitors



177 Informed visitors



20 Engaged visitors



107 document
downloads



Survey - 25 visitors,
10 responses



15 phone calls



31 direct inquiry
emails

Registered Speakers

Pieter Wasserman
Neighbourhood Planner & Urban Designer
Community Planning
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T: 905-871-1600 x 2503|

Unregistered Speakers

Join the Zoom meeting room through following the link below:

Go to the Town of Fort Erie web page, under Business/Community Planning/Public Notices/Join Meeting link

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General Answers

Thank you for joining us for the Crystal Beach Public Open House!

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