

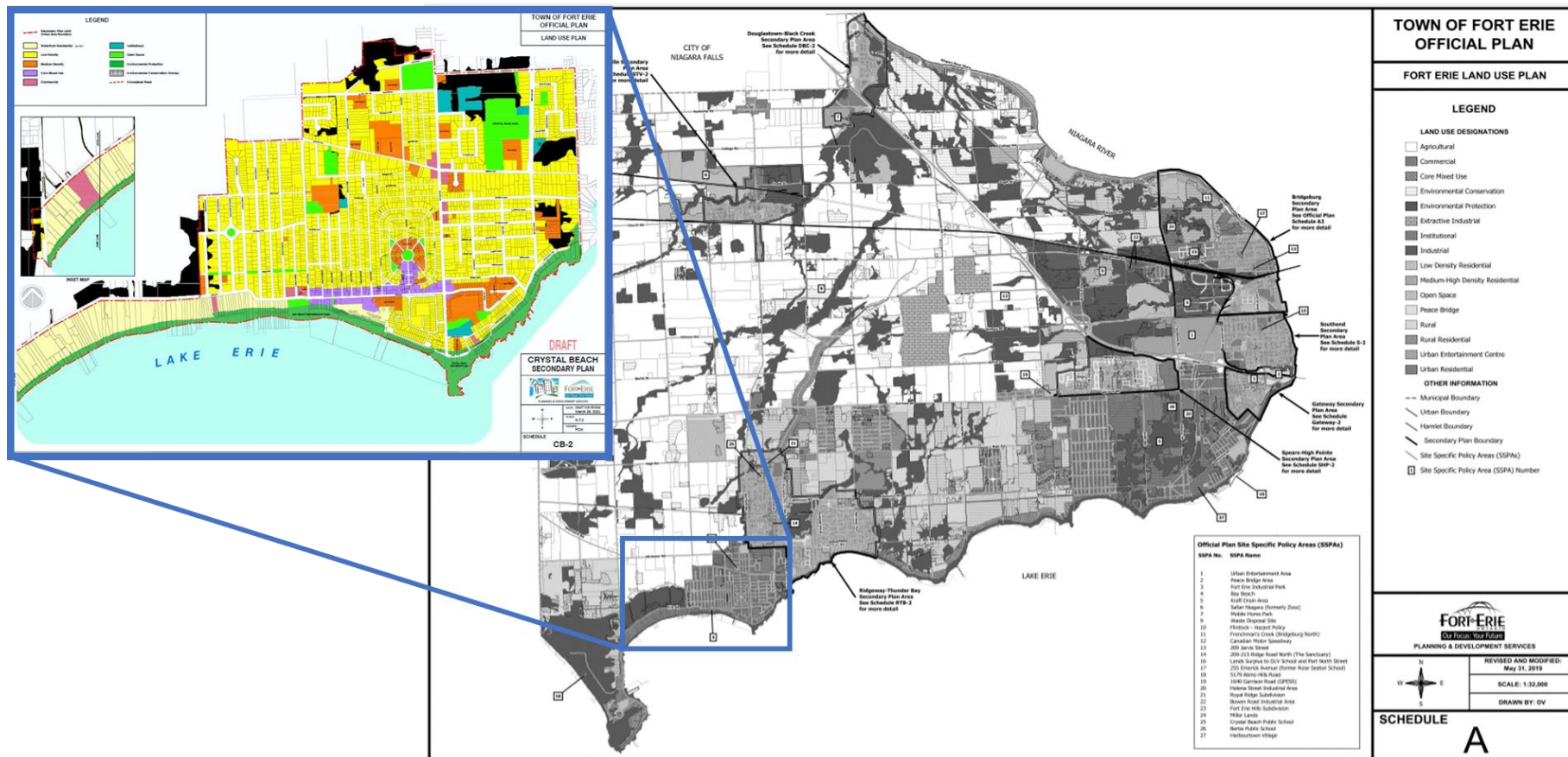
# CRYSTAL BEACH SECONDARY PLAN PUBLIC MEETING

VIRTUAL COUNCIL MEETING – JUNE 21, 2021

## 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

# CBSP Plan Area

**Area:**  
359.4 ha. (888 ac.)

**Current Population:**  
3750 +/- persons

**Projected Population:**  
Approx. 12,600 new residents by 2041

**Existing Dwelling Units:**  
2,781

**Units Remaining in Reg. Plans of Subdivisions:**  
435



**CRYSTAL BEACH SECONDARY PLAN AREA**

## 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:

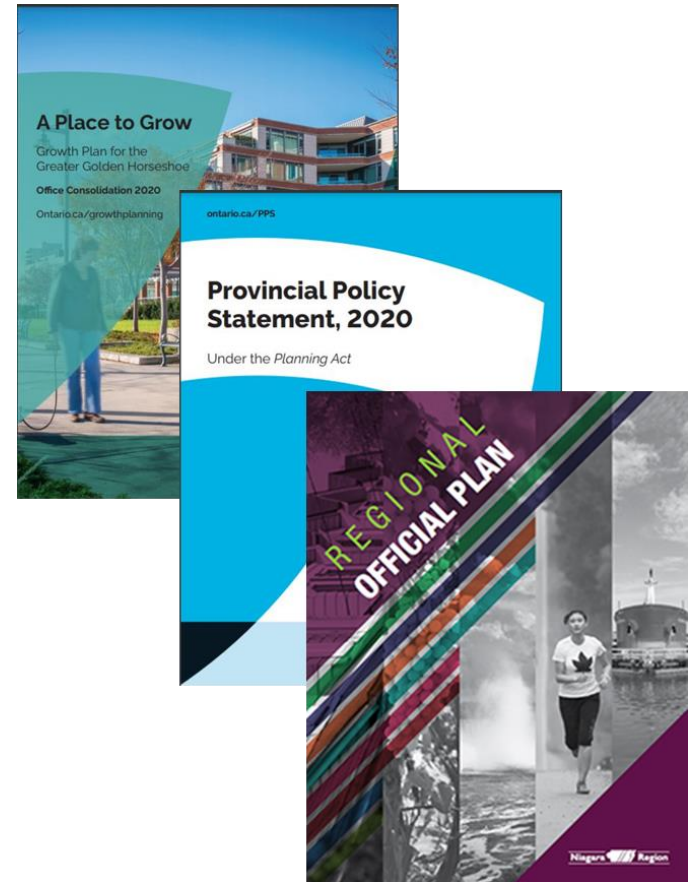
- To facilitate a **Community Improvement Plan** that will provide financial support for commercial façade improvement and signage replacement, and residential intensification.
- To respond to **Provincial and Regional growth projections**, whereby the population of Crystal Beach is anticipated to increase 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 three (3) **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

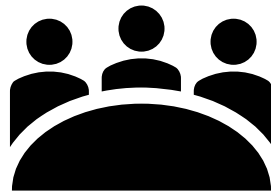


This plan avoid commercial creep into the residential areas and will provide additional residential permissions to further compliment existing residential use. The plan will focus on defining a mixed-use commercial / residential core.

# 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...



**3 Public Open Houses**

**65 participants  
at Public Open  
House 1**

**152 participants  
at Public  
Open House 2**

**17 speakers &  
125 YouTube  
viewers at  
Public Open  
House 3**

**Meetings with 5  
stakeholder groups**

**3 Community Focus  
Group meetings**

**293 voluntary  
interested parties  
notified**

**40 partner agencies,  
committees & internal  
departments circulated**

# 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."



[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 since May 31, 2021



59 Visits



9 Engaged visitors



49 Aware visitors



72 document downloads



28 Informed visitors



12 Survey & Comments



20 phone calls



75 direct inquiry  
emails



## Secondary Plan updates

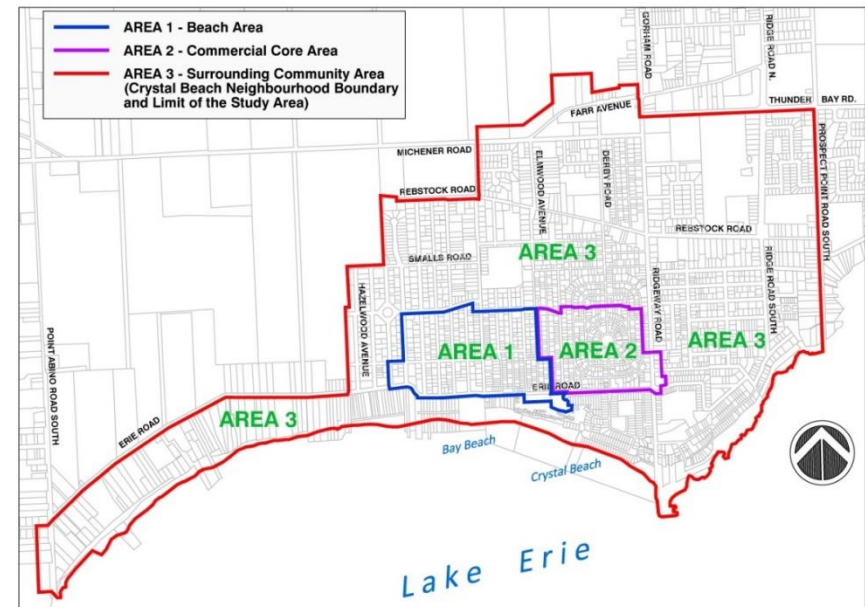
1. **A Parking Study was completed** and presented to Council as an Information Report in 2019. The study identifies that there is sufficient parking in Crystal Beach to support the business, tourist and residential need now and up to 2041.
2. **Previous proposed height** at certain locations of 5 to 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. The proposed density range for the Medium Density Residential designation has been increased from 25-75 units per hectare to 50-100 units per hectare, to accommodate higher density residential forms that will support an increase in affordable housing (ie. Density has increased by 25u/ha in each designation in response to Councillor Butler's motion of May 31, 2021).

# 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 findings



A 5 year review of the study will be done to assess ever changing parking needs

TABLE 3.1: PARKING SURVEY DATES, TIMES AND WEATHER

Date (all 2019)	Time Period	Weather
Sunday, June 30	10:00 AM to 8:00 PM	23°C, Sunny
Monday, July 1	10:00 AM to 8:00 PM	28°C, Sunny
Saturday, July 13	10:00 AM to 8:00 PM	24°C, Cloudy

## Current:

Table 2.1 summarizes the approximate number of parking spaces within the defined Crystal Beach study areas. The total number of parking spaces is noted as approximate as some parking areas, mainly the on-street parking, are unmarked. Variations in vehicle size and parking orientation may affect the total number of parking spaces available on any given day.

TABLE 2.1: CURRENT PARKING IN STUDY AREA

Area	Area A (Beach)	Area B (Core)	Area C* (Remainder)	Total
On-street Parking	431	332	22	785
Public Parking Lots	140	60	304	504
Private Parking Lots	235	0	10	245
<b>Total</b>	<b>806</b>	<b>392</b>	<b>336</b>	<b>1,534</b>

Note: Area C only includes arena/library parking and Waterfront Park, Terrace Lane on-street spaces and Palmwood parking lot spaces.

Table 3.5 summarizes the existing parking surplus in Crystal Beach. The table indicates each study area has a parking surplus, resulting in a total surplus of 619 parking spaces. The greatest surplus of parking is located in Area B, the Commercial Core.

TABLE 3.5: EXISTING PARKING SURPLUS

Area	Area A (Beach)	Area B (Core)	Area C* (Remainder)	Total
Existing Supply	806	392	336	1,534
Maximum Parking Demand	590	90	235	915
<b>Parking Surplus</b>	<b>216</b>	<b>302</b>	<b>101</b>	<b>619</b>

Note that there will be variations in the surplus as the recommended parking management strategies discussed in Chapter 6 are implemented.

Existing parking surplus

619

## Future:

By 2041, 2000 to 2200 residents are anticipated to settling in Crystal Beach.

TABLE 4.1: ZONING BY-LAW PARKING REQUIREMENTS

		Area A	Area B		Area C	Total
		Erie Tourist Commercial	Erie Derby Mixed-Use	Residential	Residential	
Units/GFA	Residential (units)	212	432	88	471	1203
	Commercial (m <sup>2</sup> )	2666	7131	-	-	9797
By-law Required Parking	Residential in CMU-2 (1/unit)	212	432	N/A	N/A	644
	Residential (1.25/unit)	N/A	N/A	110	589	699
	Commercial (1/25m <sup>2</sup> )	N/A	N/A	-	-	N/A
	<b>Total</b>	<b>212</b>	<b>432</b>	<b>110</b>	<b>589</b>	<b>1343</b>

TABLE 4.2: FUTURE DEVELOPMENT ON-SITE PARKING SURPLUS

Variable	Area A	Area B		Area C	Total
	Erie Tourist Commercial	Erie Derby Mixed-Use	Residential	Residential	
Estimated On-site Parking	271	441	110	589	1411
Required On-site Parking	212	432	110	589	1343
<b>Future On-site Parking Surplus</b>	<b>59</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>68</b>

Future on-site parking surplus

68



## 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 0 and 100 units per hectare (a few select areas may be 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.

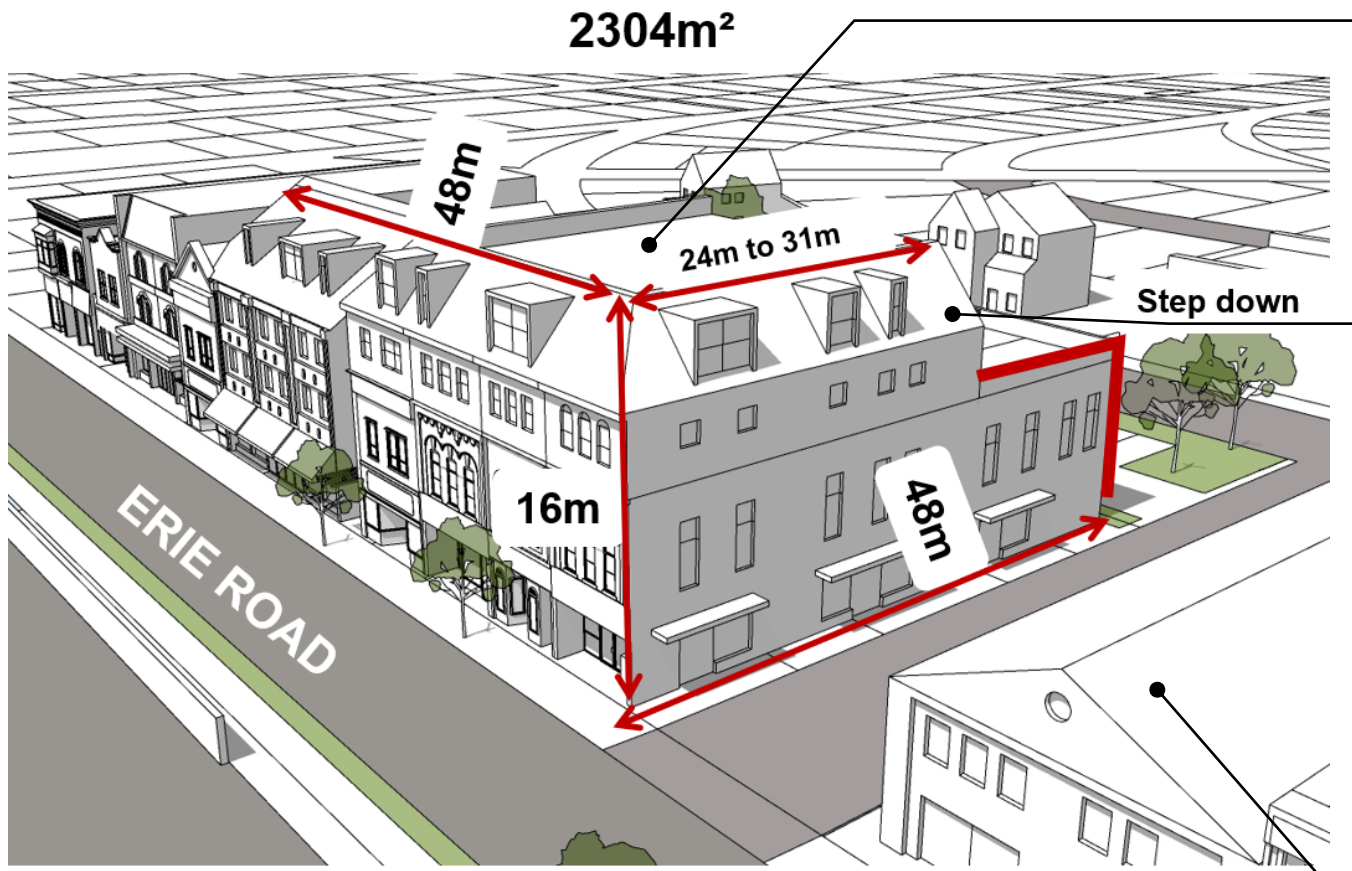
4.5 storeys maximum  
on gateway corners  
(with conditions).



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).

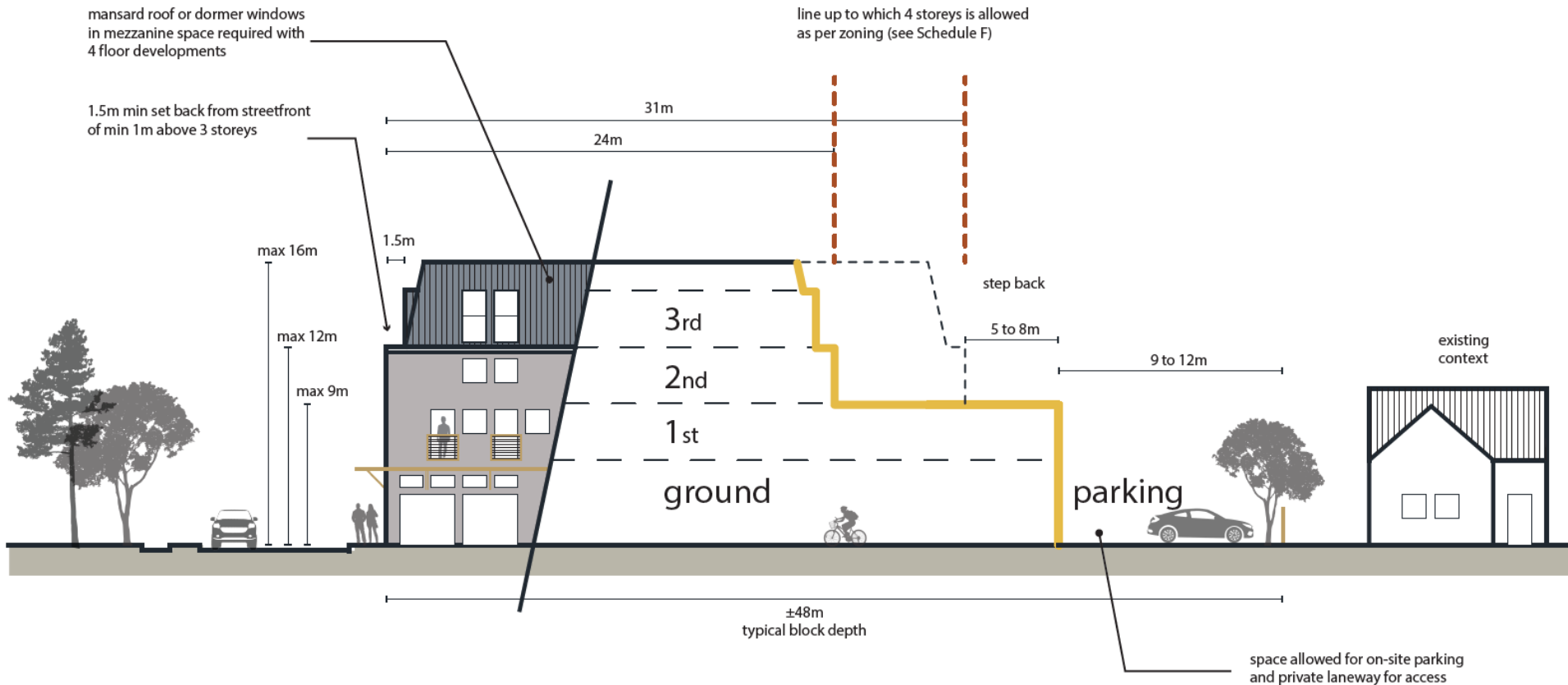
From Erie Road 4 storeys will be allowed up to a depth of 24m or 31m, after which a height of 2 storeys is allowed to step down to the neighbourhood.

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





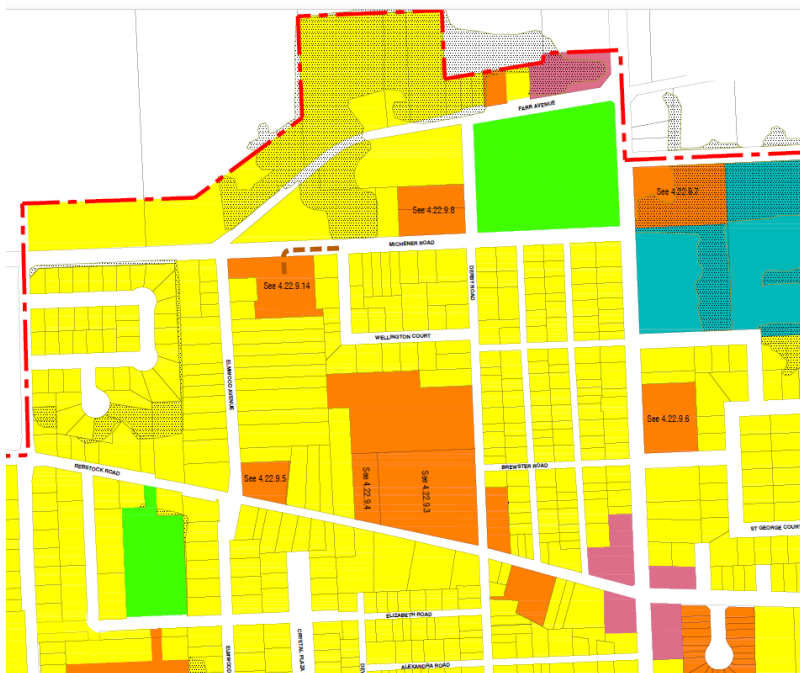
### 3. Waterfront Properties

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.

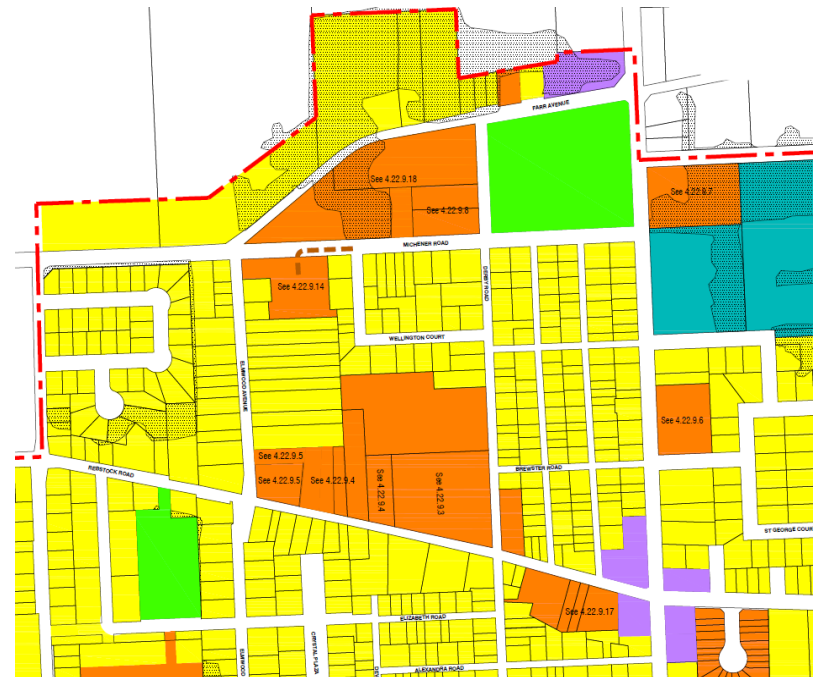


## 4. Lands considered for Medium Density

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**

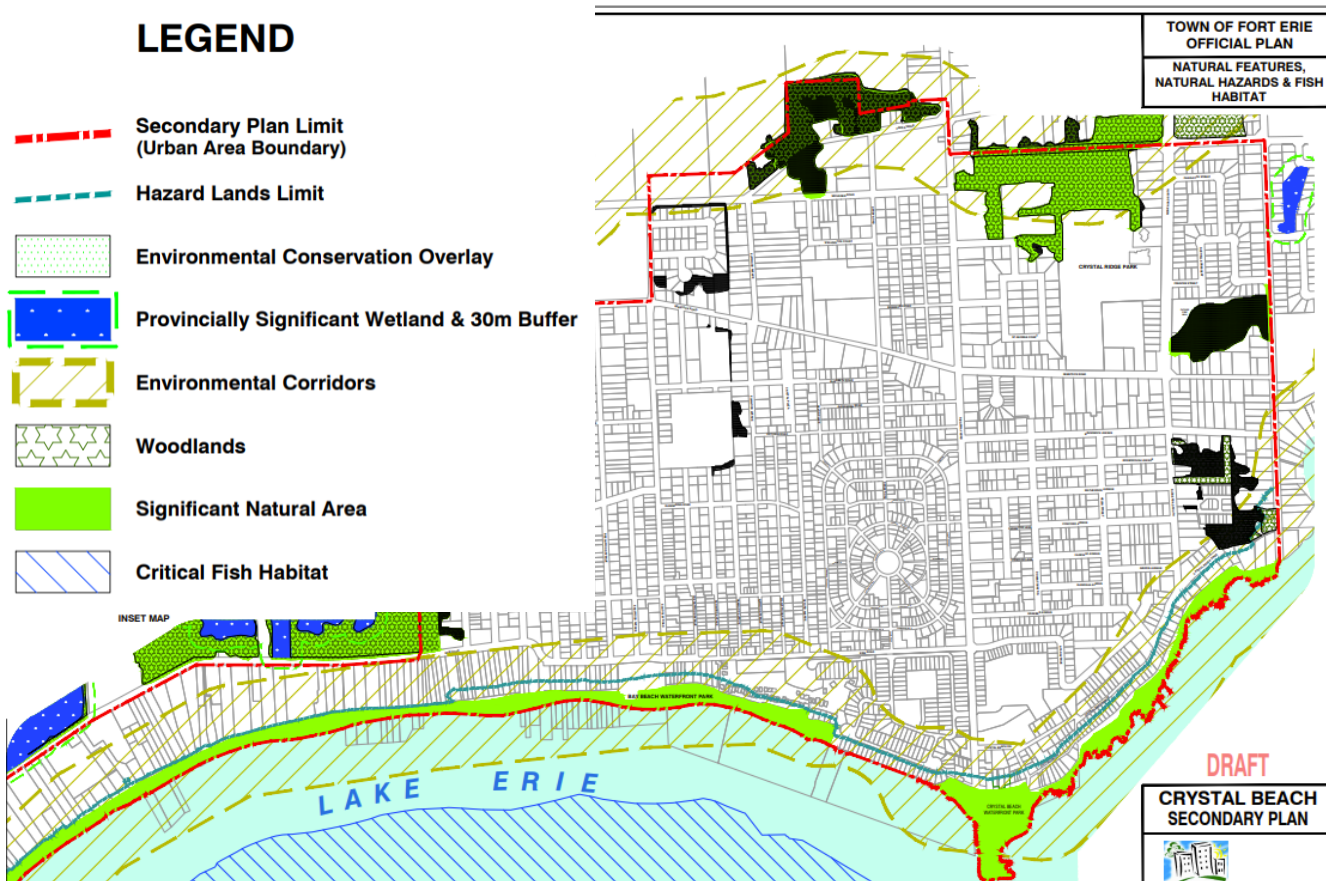


**Public Open House 3 (18 May 2021)**

# Natural Features Schedule CB-3

## LEGEND

-  Secondary Plan Limit (Urban Area Boundary)
-  Hazard Lands Limit
-  Environmental Conservation Overlay
-  Provincially Significant Wetland & 30m Buffer
-  Environmental Corridors
-  Woodlands
-  Significant Natural Area
-  Critical Fish Habitat



**No changes** are proposed to the:

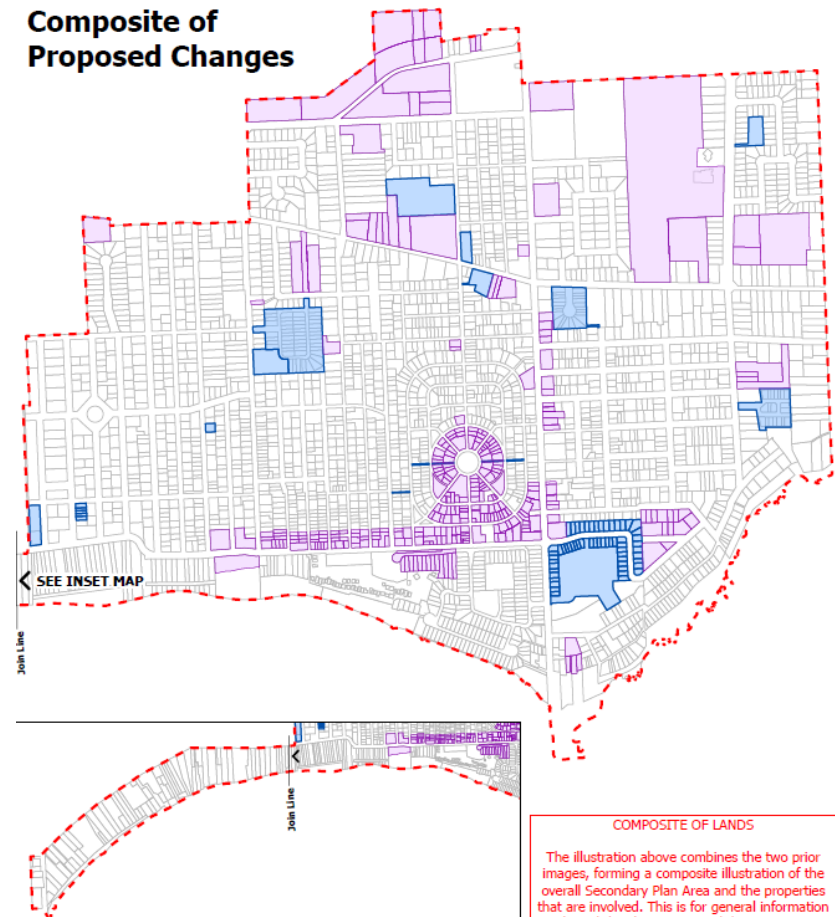
- Environmental Conservation (EC)
- Environmental Protection (EP)
- Hazard Zones.

## Properties with proposed changes

APPENDIX 4 TO ADMINISTRATIVE REPORT PDS-47-2021, DATED JUNE 21, 2021



### Composite of Proposed Changes



#### COMPOSITE OF LANDS

The illustration above combines the two prior images, forming a composite illustration of the overall Secondary Plan Area and the properties that are involved. This is for general information only and details on proposed designations or zoning should be reviewed with the relevant draft documents that are available on Let's Talk Fort Erie.

INSET MAP










Proposed Land Use  
Designation Changes  
Only to Match Existing  
Conditions



Proposed Land  
Use Designation and  
Zoning Change Areas

## 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 (Bay Beach Waterfront Park), 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 has been added in the CBSP. 
5. Low Impact Development (LID) design will be encouraged through the CBSP. 
6. Other site specific considerations have been 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. As stated in communication any comments received after May 31, 2021 will be considered and recorded in the Recommendation Report to Council.
- Staff have update the Draft Secondary Plan as appropriate, based on community and agency comments prior to May 31, 2021.



- Draft Secondary Plan presented to Council at a Pubic Meeting (tonight). Notice of the public meeting has be mailed or e-mailed to all past participants, affected property owners and stakeholders.
- Staff will update the Draft Secondary Plan as appropriate.



- Recommendation Report will be prepared and presented to Council tentatively in August / September

