

FOR YOUR INFORMATION

- **Tonight's meeting is **not** presenting any proposed changes to Land Use Designation or zoning in Crystal Beach;**
- **Tonight's meeting is a chance for your to review what the Community Focus Group generated in the way of Strengths, Weakness, Opportunities & Challenges (SWOC).**
- **Senior Town staff also undertook the same exercise and the results are shared side-by-side in an effort to find out how these two groups see the current Crystal Beach community, and how they would like to see Crystal Beach grow over the next 20-25 years.**
- **Each group generated a Vision Statement and Goals to work towards in achieving their Vision. Not all results are matters that can be addressed through a Secondary Plan, but does raise awareness on social or cultural self perception that perhaps could be improved with land use changes.**
- **A Secondary Plan's primary function is to Plan for Growth.**

SWOC

STRENGTHS

STAFF	COMMUNITY FOCUS GROUP
STRENGTHS - THEMED (NOT IN ANY PRIORITY)	STRENGTHS - THEMED (NOT IN ANY PRIORITY)
Beach	Abundant wildlife
Significant public beach	Swimmable beach
Large, private marina	Waterfront
Destination-Boat launch, Buffalo Canoe Club, Bay Beach, Fishing	Beautiful pier
Unique street layout	Walkable streets
Urban grid	No major highways bisecting the community
Public facilities such as arena, library and boat launch	Large variety of recreational options
New elementary school (outside neighbourhood)	Variety of homes
Renewal of housing stock	Affordable housing
Housing is affordable	Rich history
Significant heritage/unique heritage of Crystal Beach	Lack of industry and brownfields
Unique heritage structures	Opportunity for both residential and commercial growth
Density of population	Proximity to major destinations
Good balance of housing and green space	Village atmosphere
Rejuvenating downtown core	'Crystal Beach' a marketable name
Strong sense of community (pride in community)	Businesses who care
Multiplicity of community groups	Main commercial street
	Lots of community participation
	Caring Neighbours

Common themes included:

Waterfront, Core Area, Transportation, Institutional, Housing, Heritage, Growth, Community Pride & Participation. Additional themes included Wildlife and Geography

WEAKNESSES

STAFF	COMMUNITY FOCUS GROUP
WEAKNESSES - THEMED (NOT IN ANY PRIORITY)	WEAKNESSES - THEMED (NOT IN ANY PRIORITY)
Seasonal accommodation	Inconsistent marketing of Crystal Beach
Summer parking problem	Stigma
Lack of visitor accommodation	Lack of full-time residents
Quality of tourist accommodation is poor	Private ownership of the pier/beach
Party atmosphere can create neighbourhood issues	Gated community
Change resistance	Crumbling infrastructure
Lack of community-wide focus due to different community groups	Lack of affordable housing
Crystal Beach Tennis/Yacht Club-bad urban structure	Need for year-round public restrooms
Private ownership of beach lands	Poor beach water quality, on occasion
A number of poorly maintained properties	Lack of community level commercial to serve the neighbourhood year-round
Building form issues-lack of historic, municipal oversight	
Few opportunities for Greenfield development	
Aged infrastructure	
Narrow rights-of-way	
Lack of affordable seniors' housing	
Lack of diverse shopping	
Seasonal businesses	

Common themes included:

Tourism, Social-related, Planning, Infrastructure, Housing, Commercial and Health

SWOC

OPPORTUNITIES

STAFF	COMMUNITY FOCUS GROUP
OPPORTUNITIES - THEMED (NOT IN ANY PRIORITY)	OPPORTUNITIES - THEMED (NOT IN ANY PRIORITY)
Authentic themes to drive programmes	Opportunity to connect to Ridgeway while retaining Crystal Beach's cultural identity
2 elementary school sites to be sold for redevelopment	Secondary plan an opportunity to develop new housing
Land sale of 4152 Erie Rd.	Condominium housing
Bay Beach as a community regenerator	Secondary plan can identify solutions to parking needs
Derby Road as an opportunity for intensification/commercial revitalization (potential urban renewal)	Solutions to parking can be through a seasonal shuttle bus service
Bay Beach as a significant tourism draw	Good untapped commercial in the commercial core
Boat slip as a attraction for tourists/boaters/fishing festivals	Opportunity to create a year-round community focus at Queen's Circle
	Tourism
	Unique festivals and events

Common themes included:

Tourism, Downtown Re-vitalization, General Intensification, Community Contribution and Parking (essentially peak season)

CHALLENGES

STAFF	COMMUNITY FOCUS GROUP
CHALLENGES - THEMED (NOT IN ANY PRIORITY)	CHALLENGES - THEMED (NOT IN ANY PRIORITY)
Narrow rights-of-way	Seasonal traffic
Enough beach to spur tourism	Transportation network not accommodating seasonal traffic
Resistance to change	One lane road into Crystal Beach (Sodom Road)
Private ownership beach lands	Co-existence with new residents
Adequacy of visitor parking	Lack of services to accommodate year-round residents
Public utility repairs expensive due to high water table	Abandoned buildings/derelict properties
Lack of urban land supply/expansion of urban boundary difficult	Lack of accessible parking to support rejuvenated commercial area
	Significant increase in the price of housing
	Lack of funding to facilitate community improvements

Common themes included:

Transportation network, Tourism, Social-related, Planning, Parking, Infrastructure, Growth and Housing

GROWTH

- **The Town of Fort Erie can expect a population growth of approximately 13,000 more people by the year 2041. (over the next 23 years).**
- **That growth is to be directed into our 4 serviced urban area communities to be in conformity with Provincial and Regional policy guidance and requirements.**
- **The Ridgeway, Thunder Bay, Crystal Beach serviced urban area has been a popular choice amongst new residents and is expected to continue for years to come.**
- **Age-in-place is a planning philosophy that simply seeks to ensure someone can choose to live in the same community throughout their life cycle. While important to provide for all ages, we must also accept that Crystal Beach has become a popular choice for many empty-nesters and retirement cohorts. Appropriate form and tenure of housing geared to this most populous cohort as they continue to age, needs to be bolstered.**
- **Other form and density options can be explored throughout the neighbourhood, but efforts to support the commercial core area as a walkable neighbourhood community are typically the first area to be examined.**



Legend

- Crystal Beach Neighbourhood Boundary
- Parcel Fabric
- 2015 Aerial Imagery

Crystal Beach Secondary Plan

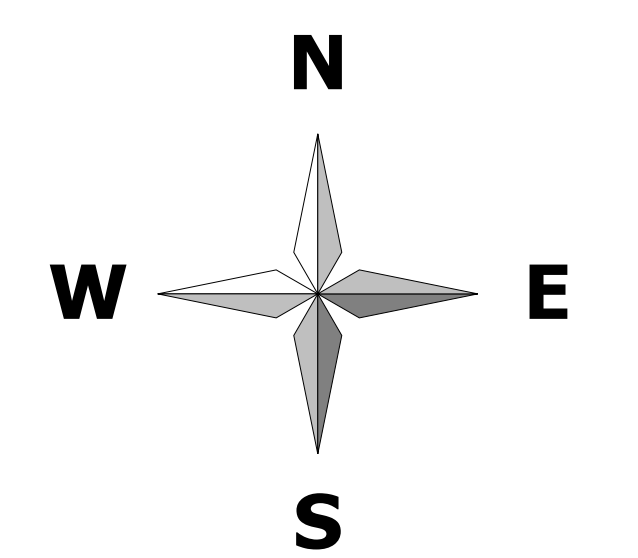
Existing Land Use Designations

Land Use Designations

- Agricultural
- Bay Beach
- Commercial
- Core Mixed Use
- Environmental Protection
- Institutional
- Residential - Medium Density (Ridgeway-Thunder Bay Secondary Plan)
- Open Space
- Rural
- Rural Residential
- Urban Residential

Other Map Features

- Official Plan Site Specific Policy Area
- Site Specific Policy Area 4 - Bay Beach
- Parcel Fabric
- Crystal Beach Neighbourhood Boundary
- Ridgeway-Thunder Bay Secondary Plan Boundary
- Travelled Roads



0 400 m

Metric Scale 1 : 4,000

Projection: Universal Transverse Mercator Zone 17 N
Datum: North American 1983 (Canada)

Crystal Beach Secondary Plan

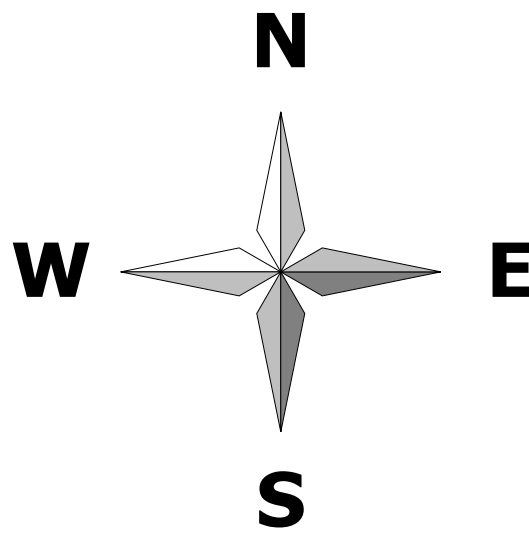
Existing Zoning

Zones

- Automobile Service Station C4 Zone
- Core Mixed Use 2 CMU2 Zone
- Core Mixed Use 4 CMU4 Zone
- Environmental Conservation EC Overlay Zone
- Environmental Protection EP Zone
- Existing Commercial Use ECU Zone
- General Commercial C2 Zone
- Hazard H Zone
- Highway Commercial C3 Zone
- Institutional I Zone
- Neighbourhood Development ND Zone
- Recreational Commercial C5 Zone
- Open Space OS Zone
- Public P Zone
- Residential 1 R1 Zone
- Residential 2 R2 Zone
- Residential 2A R2A Zone
- Residential 2B R2B Zone
- Residential 3 R3 Zone
- Residential Multiple 1 RM1 Zone
- Residential Multiple 2 RM2 Zone
- Rural RU Zone
- Waterfront Residential WR Zone
- Waterfront Rural Residential WRR Zone

Other Map Features

- Parcel Fabric
- Crystal Beach Neighbourhood Boundary
- Travelled Roads



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FOR YOUR CONSIDERATION AND ACTION

- **These side-by-side comparisons provide insight into how the community cross section** (Focus Group) **and caretakers** (Town staff) **of the municipality see the current Crystal Beach community.**
- **Have these responses provided during the Strategic Planning Exercise touched on opinions or perceptions you might share?**
- **Are there aspect or topics you feel are missing from the discussion, keeping in mind the Secondary Plan's primary function will be to review and likely modify some properties to accommodate future growth in population?**
- **In areas where intensification may best be situated, what form of intensification would you feel is appropriate and why? (townhomes, apartments, height, etc;)**
- **Crystal Beach is predominantly detached dwellings. There are some other forms of residential, but additional housing stock needs further diversification to provide a wider range of choice in the coming years.**

Please consider what the groups have generated and consider writing into Planning staff with your thoughts on what you have read or to offer additional opinion for staff to consider.

**Contact details are provided on the available comment sheets.
Please take one home with you.**