

CRYSTAL BEACH SECONDARY PLAN PUBLIC INFORMATION OPEN HOUSE No.1

Crystal Ridge Community Centre – August 1, 2018

WHAT YOU NEED TO KNOW

- **NO CHANGES HAVE BEEN PROPOSED OR SHOWN AT THIS TIME.**
- **PLANS ON DISPLAY ARE EFFECTIVELY THE *EXISTING OFFICIAL PLAN AND ZONING SCHEDULES – NOT PROPOSED**
- **After tonight's meeting, Planning staff will review all submissions, consider what has been put forward by the broader public, before meeting with agencies partners and other stakeholder organizations. Staff will meet again with the CFG to discuss what has been received and then start putting pen to paper on potential modifications to the land use and zoning.**

* - Some designations or zoning changes from recent past may not have been updated on the mapping yet.

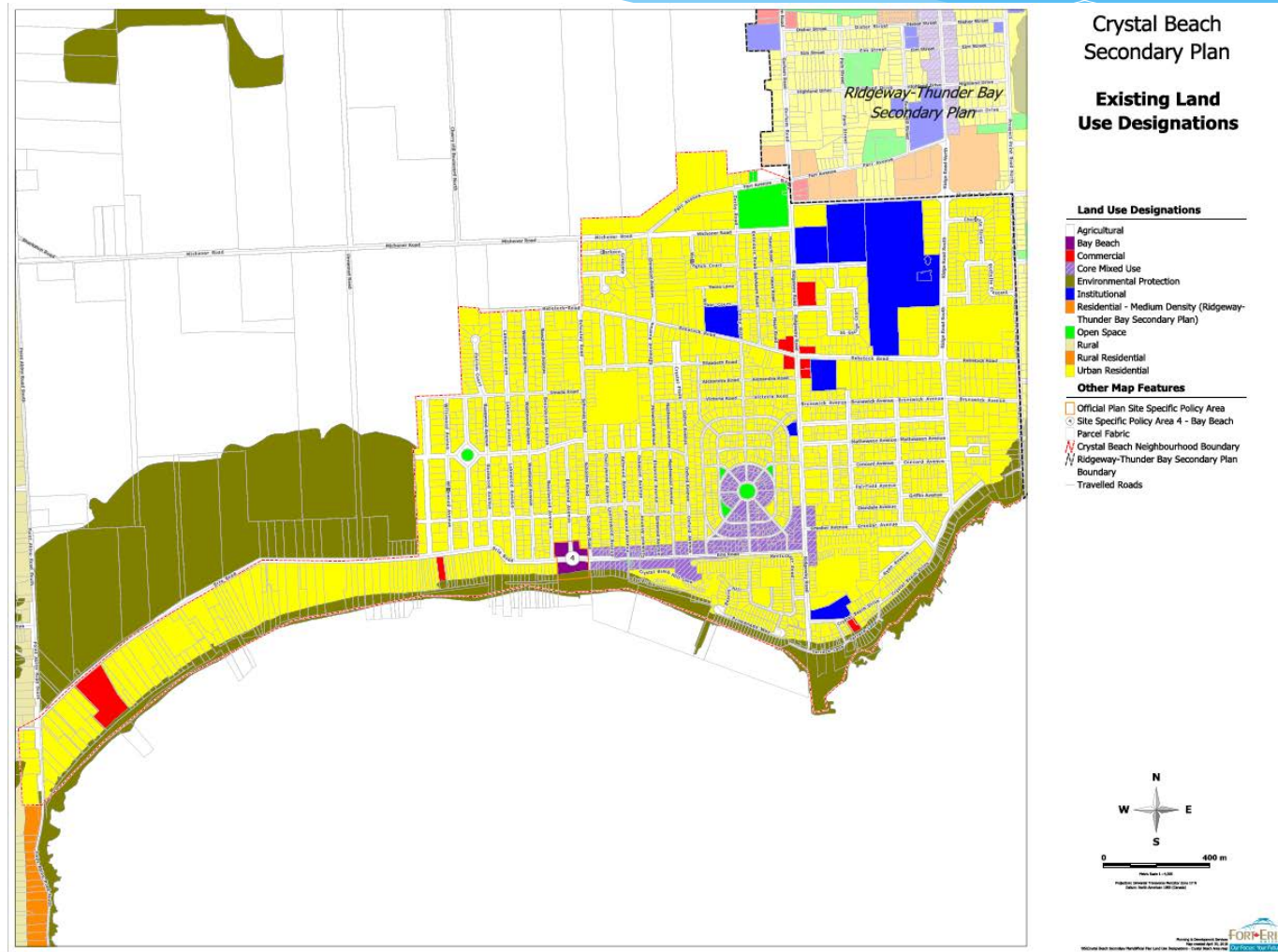
WHAT THIS MEETING IS FOR

- **This meeting IS about:**
 - **Land Use;**
 - **Long Range Planning for Growth;**
 - **Provincial Planning Framework, Conformity and the Cascade;**
 - **The Town's process;**
 - **The Strategic Session results;**
 - **Listening and gathering related input from the public;**

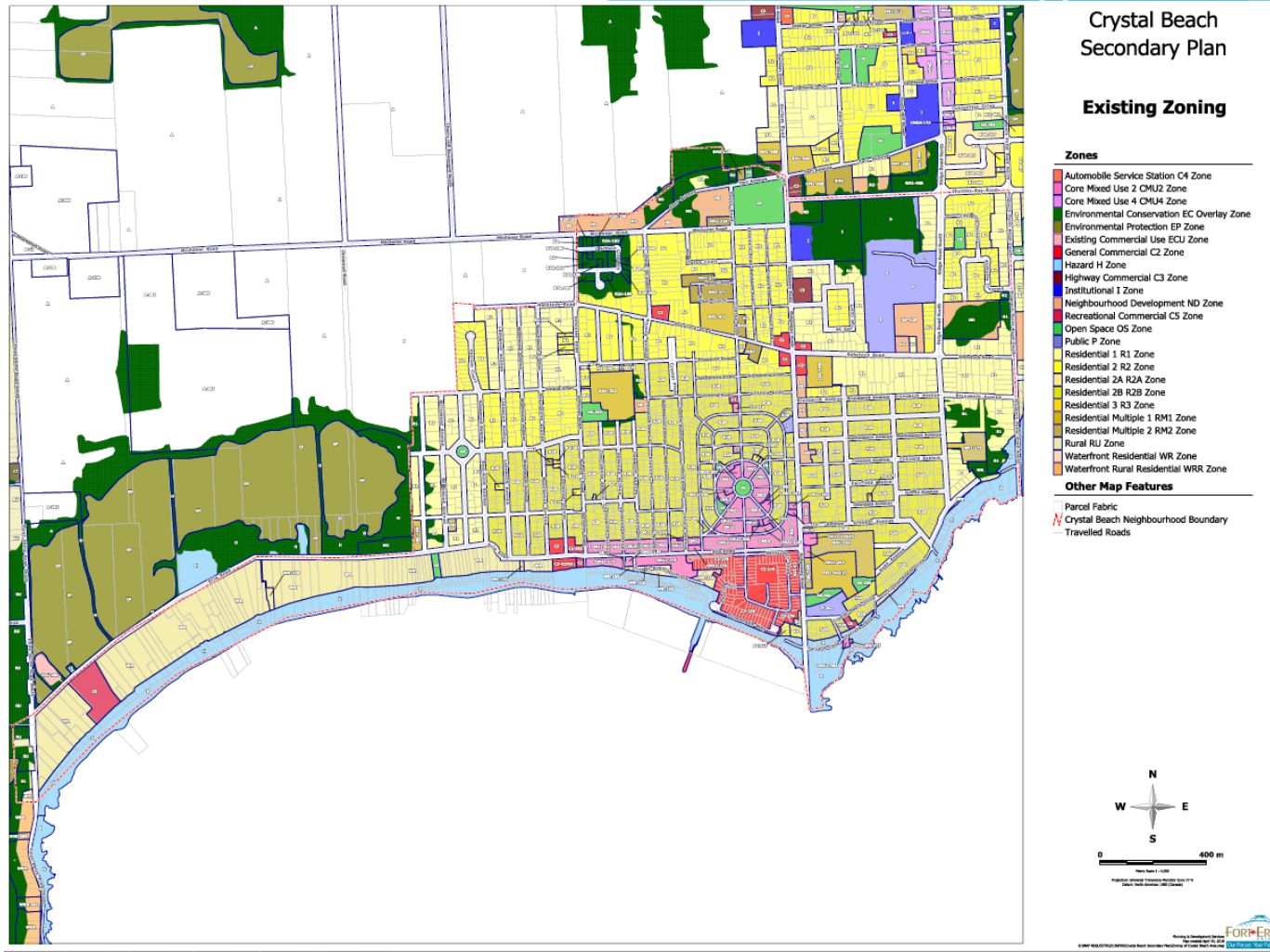
LAND USE

- **The Official Plan and Schedules**
- **Past Exercises**
- **Official Plan Amendment**
- **Identifying and Refining Land Use and Land Use Policies**
- **Mapping**
- **Zoning for Implementation**
- **An Iterative Process**
- **Who Decides?**

LAND USE – SCHEDULE “A” EXCERPT (Existing)



ZONING – BY-LAW 129-90 SCHEDULE “A” TO (Excerpt/Existing)



LONG RANGE PLANNING FOR GROWTH

Plan Area:

362.8 ha. (896 ac.)

Current Population :

3675+/- persons

Existing Dwelling Units :

2650 units

Units Remaining in Reg.

Plans of Subdivision:

198 units

Units in Draft Approved

Plans of Subdivision:

93



CRYSTAL BEACH SECONDARY PLAN AREA

LONG RANGE PLANNING FOR GROWTH

- **The Places to Grow Act 2005, which resulted in the creation of the Growth Plan for the Greater Golden Horseshoe (often referred to as P2G), is a “Provincial Plan”. The Provincial Policy Statement (2014) provides that the Province may create and implement Provincial Plans in order to direct and plan for growth at the highest governing level.**
- **P2G was first introduced in 2006 and more recently, it’s scheduled 10 year review resulted in updated forecasts and came into effect July 1, 2017. Projections under the current Plan run to 2041.**
- **From this level the Province has stated that Niagara Region should anticipate a population of 610,000 people by 2041. That’s an increase of 162,000 more people calling Niagara home.**

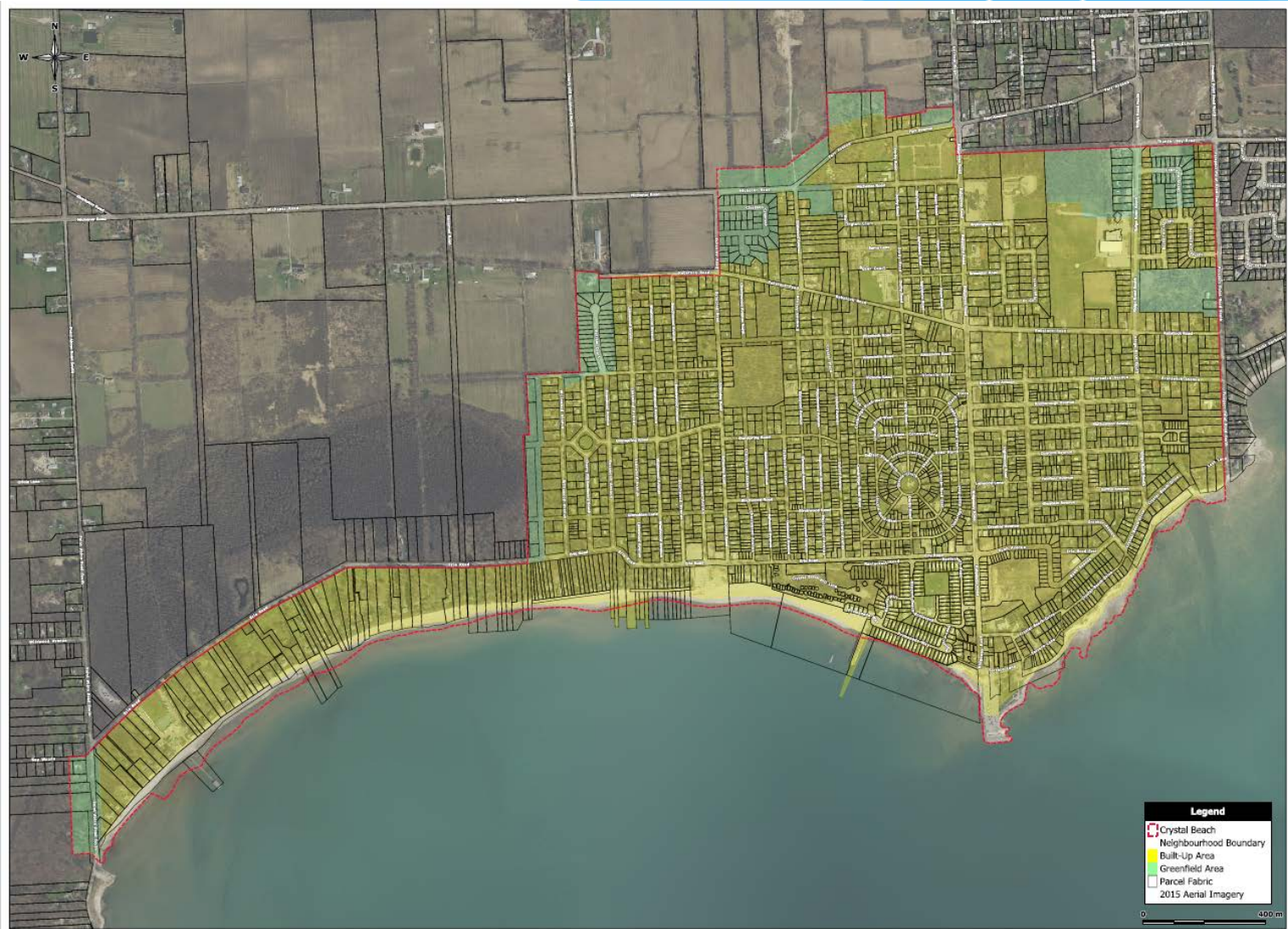
LONG RANGE PLANNING FOR GROWTH

- **The Province hands this number to the Region and the Region have to further disseminate that growth by distributing projections to the local municipalities.**
- **They conduct their own macro growth management analysis and in turn, will provide a number of expected growth to each of the local municipalities.**
- **While the Region's Growth Management exercise is not 100% complete, the projections have not varied much from draft releases and the Town should expect this will remain the same on conclusion. In Fort Erie's case, the Region is projecting just under 13,000 more residents by 2041.**

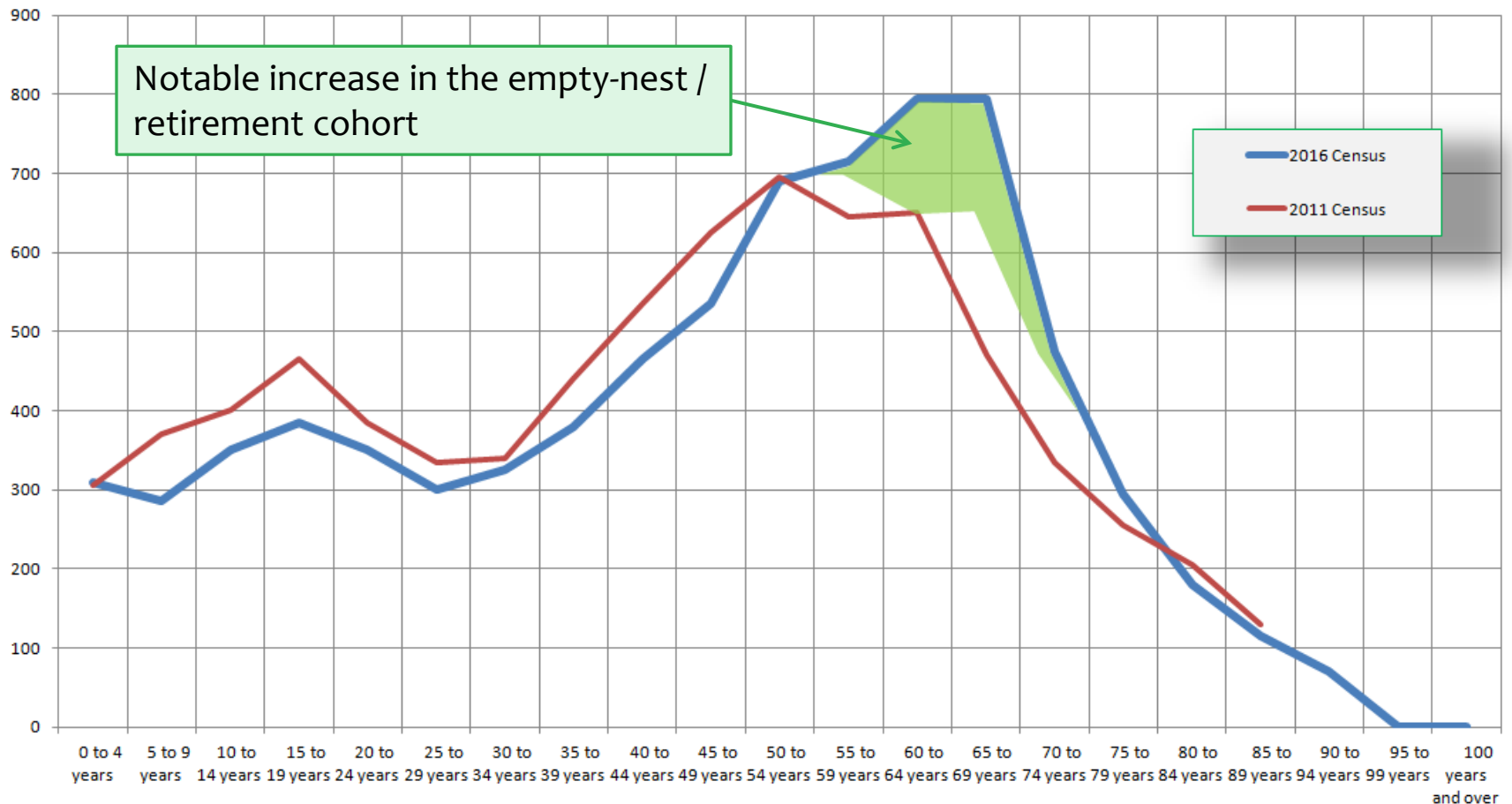
LONG RANGE PLANNING FOR GROWTH

- **With this number (13,000) in hand, the Town must work towards demonstrating where the growth should occur, where best it may be accommodated and what should that growth look like.**
- **There are other influencing factors that must be considered that have fallen out of P2G. Most notably, addressing intensification requirements under P2G and regional assignment.**
- **Adjustments to “Greenfield” density and “Built-up Area” intensification will see the requirement for more new residential units being created in existing neighbourhoods than previously required.**
- **The Secondary Plan exercise will seek to identify a share of the population projection and where that growth and intensification is best situated, in the context of long range. (over the next 23-25 years)**

LONG RANGE PLANNING FOR GROWTH



LONG RANGE PLANNING FOR GROWTH



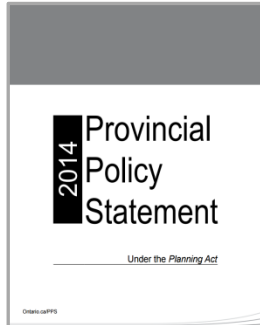
NOTE: This Population Demographic includes Crystal Beach, Ridgeway & Thunder Bay – The Town's southwestern serviced urban area community

PROVINCIAL PLANNING FRAMEWORK, CONFORMITY & CASCADE

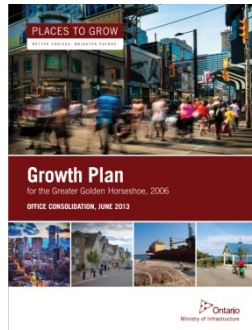
Municipal Planning in Ontario and the policies are influenced by a framework of many “Acts” and their “Regulations”. **Some** of these primary pieces of legislation include:

- **Municipal Act, 2001, S.O. 2001, c. 25**
- **Planning Act, R.S.O. 1990, c. P.13**
- **Places to Grow Act, 2005, S.O. 2005, c. 13**
- **Ontario Heritage Act, R.S.O. 1990, c. O.18**
- **Conservation Authorities Act, R.S.O. 1990, c. C.27**
- **Environmental Protection Act, R.S.O. 1990, c. E.19**
- **Building Code Act, 1992, S.O. 1992, c. 23**

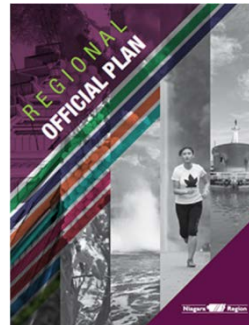
PROVINCIAL PLANNING FRAMEWORK, CONFORMITY & CASCADE



In 2014, the Province updated the Provincial Policy Statement.
(Building Strong Healthy Communities)

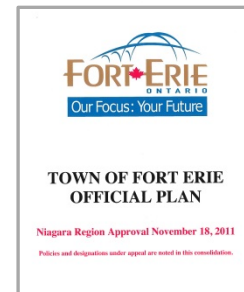


In 2017, the Province released the Growth Plan update.
(Greenfield Density, Intensification & Targeted Growth Areas)



In 2014, the restructured Niagara Regional Official Plan was approved.
Growth Management being reviewed for document update and conformity.

The Official Plan is the Town's long range policy planning document, which was first adopted in 2006 and approved by the Region in 2011 will eventually be updated for Provincial and Regional conformity



Secondary Planning a requirement of the Town's Official Plan, in order to plan communities at a finer scale than a global Town picture.

THE TOWN'S PROCESS

- The Town has been using Secondary Plans as a means to direct growth since late 2009.
- The Neighbourhood Planning Programs started as far back as 2002, but these Plans did not get embedded into the Town's Official Plan and most have since been taken through the Secondary Plan process, and now form official Town Policy. Crystal Beach is the remaining community with a Neighbourhood Plan that is being updated and processed for an Amendment to the Town's Official Plan, to make it Official Town Policy.

THE TOWN'S PROCESS

- The Town Secondary Plan Process is an iterative, inclusive process, that seeks out and engages the many agency partners, local groups and general public, to discuss the land use and growth related topics that may influence changes/permissions to land use through re-designation and rezoning of key or collective properties to facilitate long range planning need.
- The process is consultation heavy as a result, can take a year or two to get through.

THE TOWN'S PROCESS (Generalized)

Initiation Community Focus Group Strategic Sessions		INFORMAL PROCESS
Public Consultation (Open House) Agency / Stakeholder Consultation		
Community Focus Group Draft Land Use / Draft Policy Notifications to identified property owners Agency / Stakeholder Circulation & Consultation Public Consultation (Open House)		
Community Focus Group Refine Land Use / Draft Policy Notifications to identified property owners (if added) Agency / Stakeholder Circulation & Consultation Public Consultation (Open House)		
Community Focus Group Refine Land Use / Draft Policy Notifications to identified property owners (if added) Agency / Stakeholder Circulation & Consultation Public Consultation (Open House)	If Required	
FINAL DRAFT DOCUMENTS PREPARED		FORMAL PROCESS
Circulation for comment to our partner agencies Notice of Statutory Public Meeting Public Meeting and Information Report Final Modifications and Recommendation Report Council Decision		
Regional Council - if required		

STRATEGIC SESSION RESULTS

- Subsequent slides represent the results of the Two Strategic Planning Sessions conducted at the outset of this process; one with senior staff and the second with a Council Appointed Community Focus Group.
- It's important that we receive input not only from those who live and do business in the community, but also those who look after the community on a day-to-day basis.
- Side-by-side comparisons are used and common themes begin to emerge.
- The session used a SWOC Analysis approach, with goal setting/priority goal identification.

STRATEGIC SESSION RESULTS - 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

STRATEGIC SESSION RESULTS - 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

STRATEGIC SESSION RESULTS - 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)

STRATEGIC SESSION RESULTS - CONSTRAINTS

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

STRATEGIC SESSION RESULTS - VISIONING

2018 CRYSTAL BEACH SECONDARY PLAN STRATEGIC PLANNING VISIONING EXERCISE	
CRYSTAL BEACH SECONDARY PLAN STRATEGIC SESSION FOR STAFF MAY 9, 2018	CRYSTAL BEACH SECONDARY PLAN COMMUNITY FOCUS GROUP SESSION MAY 17, 2018
(asked what is seen in the ideal Crystal Beach Neighbourhood)	(asked what is seen in the ideal Crystal Beach Neighbourhood)
Happy people	Parks with children playing
Children laughing and playing	People walking along the entire beach front
Music	Boardwalk with commercial activity with public washrooms
People talking to folks on porches	Seasonal docking to accommodate fishers/boaters
Friendly people	Gated community to the neighbourhood now accessible for the public, including the pier
People walking on beach	Sporting events on the beach
High use of the water	Year-round activities e.g. ice boating
Private pier as a public access and venue	All beach is in public ownership
Beach publicly accessible	Full stores with heavy pedestrian traffic
People on streets-walking along streets to restaurants and shops	Waterfront commercial services
Patios	Commercial core as a hub for the neighbourhood
Street vendors	Folks spending their time in Crystal Beach as opposed to 'at the beach'
All development is integrated with the street	Benches on streets
Pedestrian scale redevelopment/infilling	Create continuity between Bay Beach and Downtown Core on " Hill Cottagers' " lands in the form of retail/recreational/public/mixed use development
Mixed use building in Core Mixed Use Area	Vibrant colours, public art, community vibrancy
Colour/dynamism	Queen's Circle maintained but a community focus
All season neighbourhood activity	More community year round events geared to all age groups
Festivals on the beach/in parks	Alternative energy sources
Smell of clean air	Visible correct use of waste-compost/waste diversion
Complete/safe streets	Containers for dog waste
Rich, thick, tree canopy	Continuous sidewalks
	Cyclists on protected bike lanes connected to the Friendship Trail
	Smoothly paved roads
	Parking lots away from the beach
	Accessible parking near the beach
	Trolleys/small tour buses serving Crystal Beach
	An identified Crystal Beach architectural style
	Celebrating Crystal Beach's history

Similarities in statement interpretation
displayed through colour

STRATEGIC SESSION RESULTS - VISIONING

VISION STATEMENT - STAFF

"The Crystal Beach Neighbourhood is a 4 season neighbourhood of choice with a diversity of housing, welcoming to visitors, celebrating its connectivity to the expanded waterfront and the Greater Fort Erie community, where the authenticity of its history is valued and which has a well-defined, thriving, mixed-use commercial area and where quality of life is enhanced by community events and festivals."

VISION STATEMENT - COMMUNITY FOCUS GROUP

"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."

Similarities in statement interpretation displayed through colour

STRATEGIC SESSION RESULTS - GOALS

	Goals - Staff	Focus for Action		Goals - Community Focus Group	Focus for Action
Goal:	Acquire the waterfront (entire length of the neighbourhood)	Policy		Goal: Achieve community buy-in	Policy
Goal:	Define a Core Mixed Use area	Planning		Goal: Secure funding	Administrative
Goal:	Create a policy structure that supports the vision	Policy		Goal: Cost the public elements of the vision	Administrative
Goal:	Identify nodes and areas to allow residential intensification	Planning		Goal: Prepare architectural renderings of a desired core area, vacant lands and selected areas of the neighbourhood	Urban Design
Goal:	Prepare an urban design document for the Core Mixed Use Area that values the history	Urban Design		Goal: Investigate a partnership between the government and private owners of the pier	Administrative
Goal:	Develop an urban design document for Crystal Beach	Urban Design		Goal: Set up a timetable related to goals	Planning +
Goal:	Develop a parking strategy focussed on the commercial core seasonal traffic	Planning +		Goal: Poll residents to determine the kinds of activity they would like in Crystal Beach	Community
Goal:	Empower the volunteer groups of Crystal Beach to coordinate and support community events	Community		Goal: Create a marketing plan for Crystal Beach Neighbourhood	EDTC / BIA
Goal:	Community Improvement Plan programmes be developed for downtown and investigate a Community Improvement Plan for regeneration and redevelopment of sites	Planning		Goal: Develop a parking and shuttle plan for Crystal Beach Neighbourhood	Planning +
Goal:	Create a Community Improvement Plan to promote the conversion of seasonal housing to all season housing	Planning		Goal: Investigate creating incentives to encourage private sector investment	Planning
Goal:	Identify the appropriate group to promote tourism in Crystal Beach	Administrative		Goal: Develop a Community Improvement Plan for Crystal Beach	Planning
Goal:	Promote the reintegration of gated communities with the neighbourhood	Community		Goal: Investigate densities for the neighbourhood	Planning
				Goal: Investigate feasibility of a seniors' home for the neighbourhood	Planning +
				Goal: Ensure the neighbourhood plan caters to all age groups	Planning
				Goal: Create a recreational connection from Friendship Trail to Crystal Beach	Planning
				Goal: Define the limits of the Commercial Mixed-Use Core	Planning

STRATEGIC SESSION RESULTS

TOP GOALS - STAFF

Top Goal:	Acquire the waterfront (entire length of the neighbourhood)	Policy
2nd	Develop an urban design document for Crystal Beach	Urban Design
3rd	Community Improvement Plan programmes be developed for downtown and investigate a Community Improvement Plan for regeneration and redevelopment of sites	Planning

TOP GOALS - COMMUNITY FOCUS GROUP

Top Goal:	Develop a Community Improvement Plan for Crystal Beach	Planning
2nd	Secure funding	Administrative
3rd	Investigate creating incentives to encourage private sector investment	Planning

NEXT STEPS / CLOSING

- Following tonight's meeting, Planning staff will be gathering comments received for review and start consultations with Town Committees, the BIA and other community groups
- Staff will meet again with the Community Focus Group to discuss the additional input, before embarking on initial round of potential /proposed land use changes;
- Property owners that are identified by Town staff as being of interest in potential changes to designation and/or zoning, will receive a letter indicating their lands are being looked at.
- With a new round of information and some draft documents/mapping having been produced, Staff will once again return with a Public Information Open House meeting to present the potential/proposed modifications.
- The iterative cycle will be repeated a couple times and potentially a third cycle, as we head towards a final draft document and the formal process.

NEXT STEPS / CLOSING

PLEASE NOTE:

- **Key documents (drafts, presentations and reports) will be made available on the Crystal Beach Secondary Plan webpage, accessible via the Town's website.**
- **Please sign in to help us keep track of attendance numbers and consider supplying us with your e-mail address, so we may send courtesy notifications of meetings and document releases through the informal stages.**
- **Written comments are preferred and can be done via e-mail.**

**THANK YOU FOR TAKING THE TIME
TO COME TO TONIGHT'S MEETING !**