

CRYSTAL BEACH SECONDARY PLAN PUBLIC INFORMATION OPEN HOUSE No.2

Crystal Ridge Community Centre – August 28, 2019

QUICK REVIEW

- **Past Exercises, Growth & Conformity**
- **The Official Plan and Schedules**
- **Official Plan Amendment**
- **Identifying and Refining Land Use and Land Use Policies**
- **Mapping**
- **Zoning for Implementation**
- **Who Decides?**

WHAT YOU NEED TO KNOW

- The Properties identified on the Conceptual Development Plan are “Potential” changes at this moment.
- The “Draft Secondary Plan”, when completed, will be the “Proposed” properties Planning Staff will advance through the formal process for Land Use Designation and/or Zoning Amendments.
- This meeting offers and illustrates the direction Planning Staff are taking in responding to the Projected Growth for the Town, the Strategic Sessions, Community Focus Group suggestions, commenting received to date from interested persons and parties
- After September 13, 2019 (*requested commenting deadline from this evening’s meeting*) Planning Staff may consider some adjustments to what is presented here this evening.

LONG RANGE PLANNING FOR GROWTH

Plan Area:

362.8 ha. (896 ac.)

Current Population :

3750+/- persons

Existing Dwelling Units :

2675 units

Units Remaining in Reg.

Plans of Subdivision:

413 units

Units in Draft Approved

Plans of Subdivision:

93 units



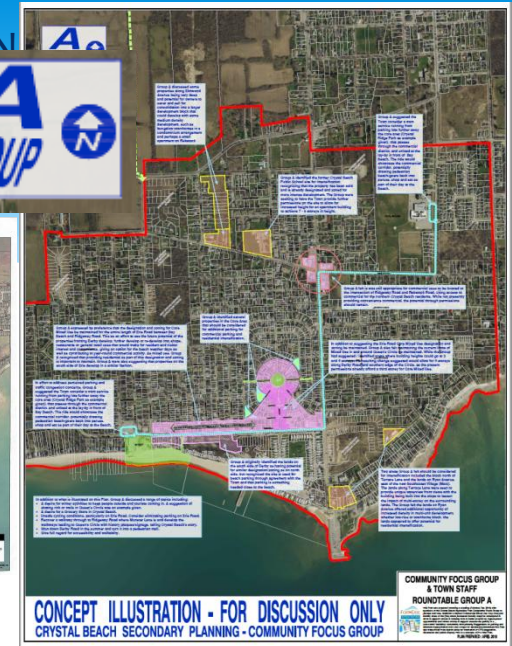
CRYSTAL BEACH SECONDARY PLAN AREA

PLANS A & B

These sketches are from the February 7, 2019 Community Focus Group (CFG) Workshop Meeting.

CFG members were split into two groups (A & B) and marked up aerial photos with ideas and locations for Town Staff to consider in review for intensification and parking.

The CFG sketches were scanned and transcribed onto the base plan and notations added from their discussions and comments.



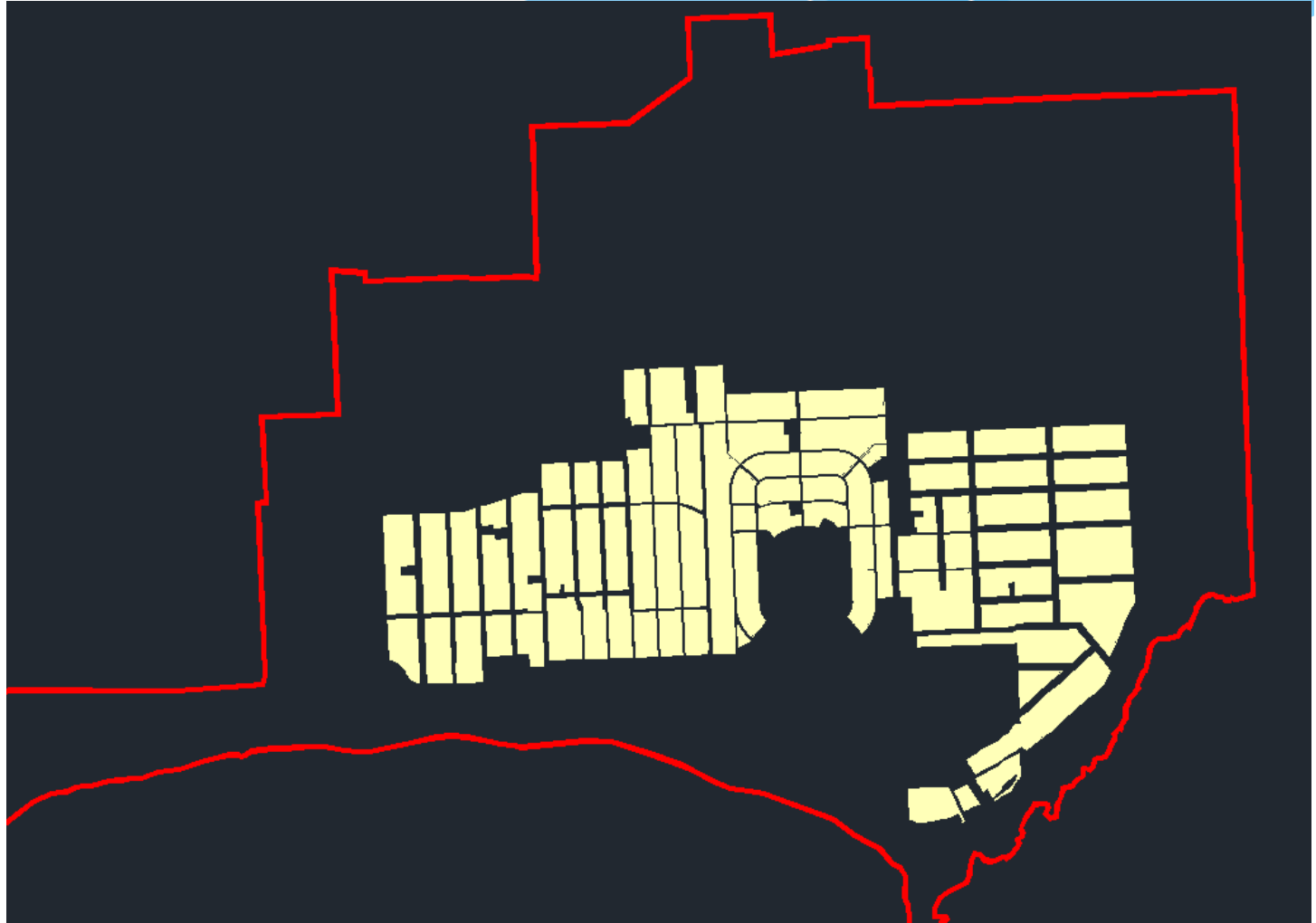
Staff Concept

The Conceptual Development Plan represents Planning staff's assessment (having considered the contributions made by all sources to date) that it believes has the potential to meet with goals and objectives of the Plan over the long term.



Character and R2B

- R2B Zone reflects the original subdivision lot sizes and built form.
- This single action taken by Planning staff a couple years ago was one of the biggest “character” savers for the neighbourhood.



Character and R2B

- Still has a supply of “lots of record” that staff would estimate at approximately 200 lots.
- If and when these are sold/built, they too will be subject to the R2B zoning provisions .



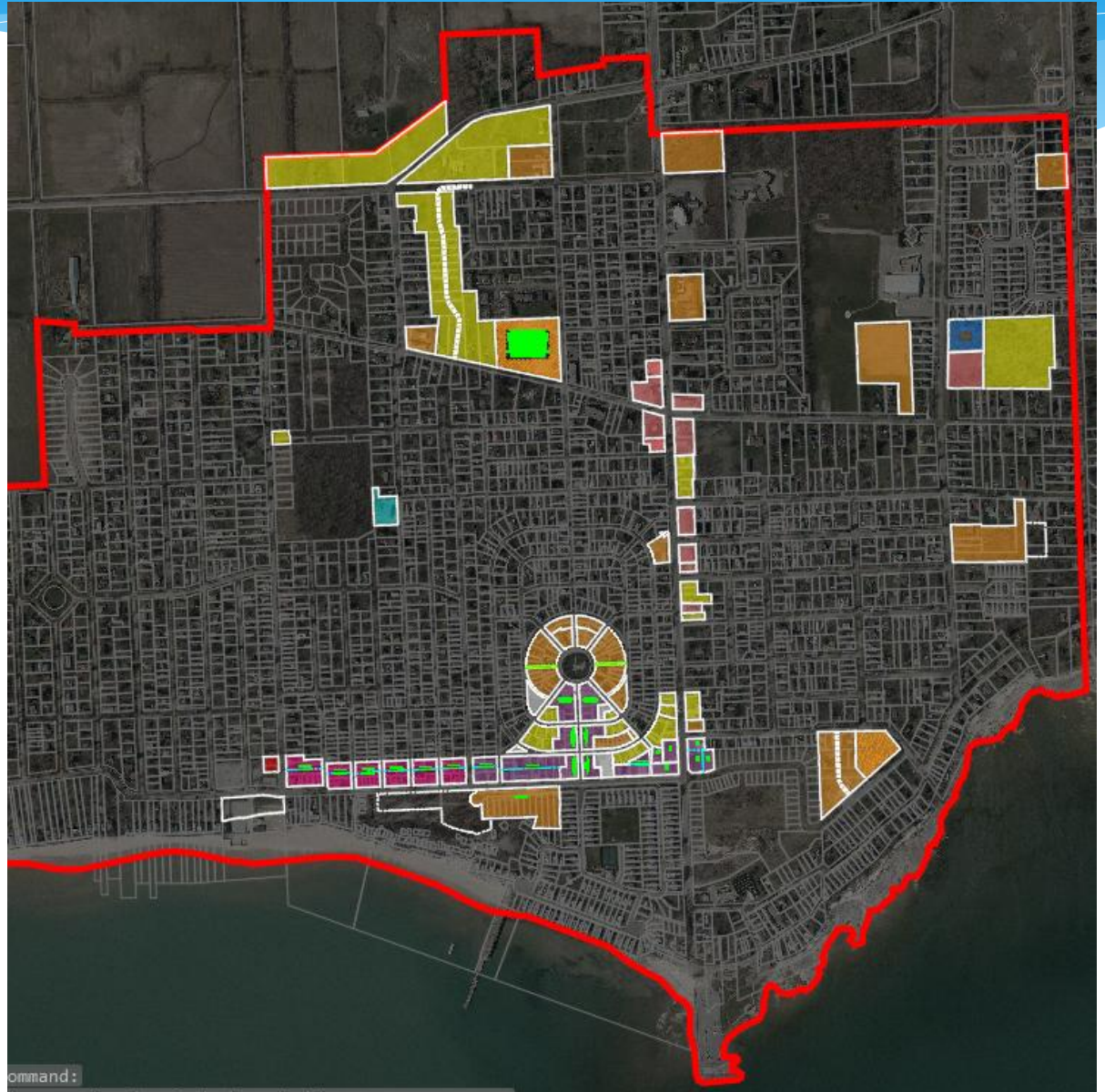
Character

- Considering what has been shown on the Conceptual Development Plan, the vast majority of the community is, and will remain, zoned for detached dwellings (R2B, R2 & R1), keeping the character intact, including the WR Zone.



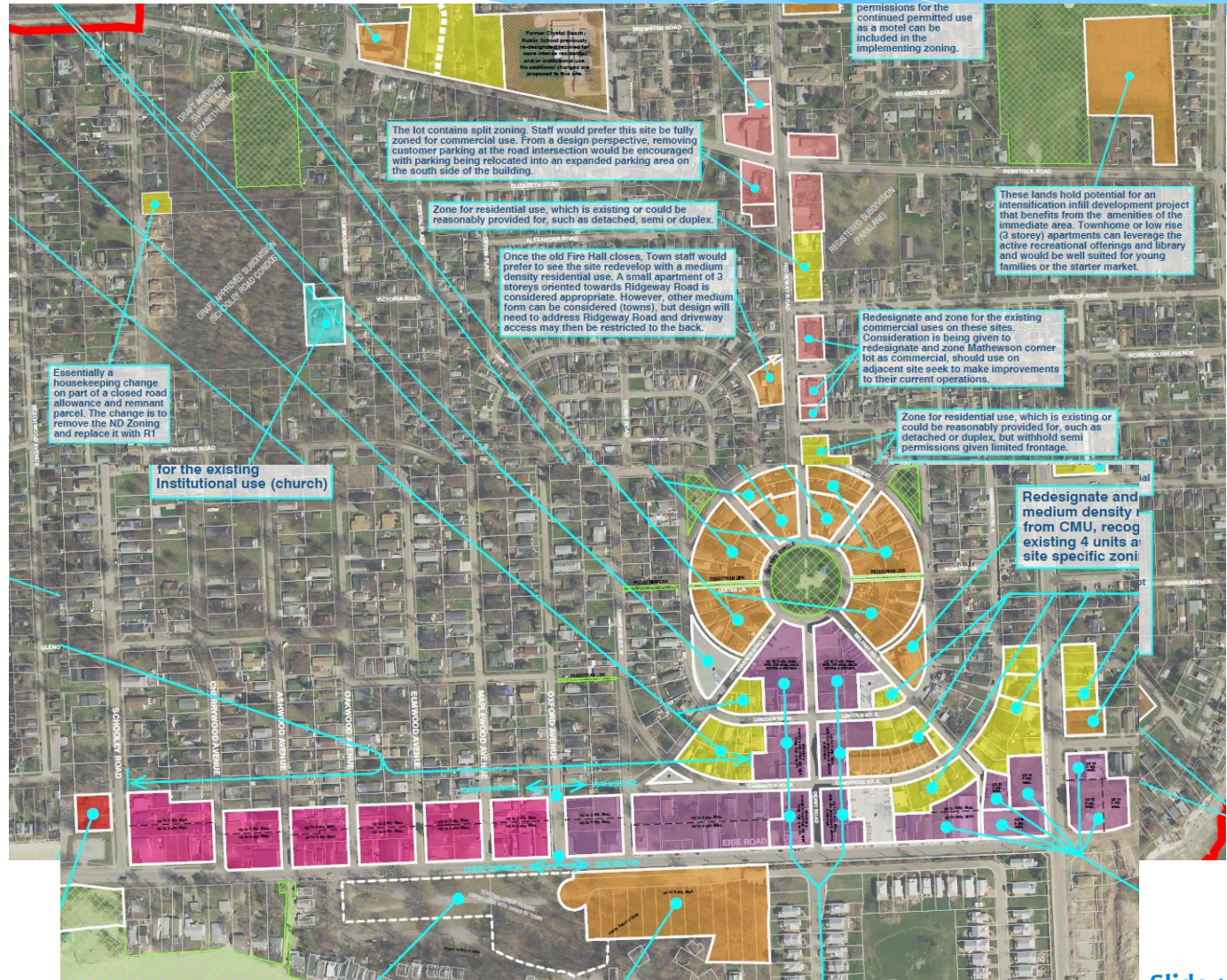
Focus Areas

- Where you strip away the notations on the Conceptual Development Plan, You can see which sites are being looked at as potential for change.
- Only a few sites would impact on the existing R1, R2, R2B zoning.
- Some of the sites would even consider “housekeeping” changes given their current standing as ND Zone, which is to be changed as part of the Secondary Plan to eliminate the idling use of the lands.



Focused Intensification & Commercial Concentration

- The biggest potential change area is the Erie & Derby Corridor.
- Reductions in the extent of the CMU2 zone around Queens Circle and through the shoulder areas, to a residential zone, which reflects the existing use (residential)
- Creating the TC Zone
- Reviewing the permitted uses in both these zones.



Focused Intensification & Commercial Concentration

- The biggest potential change area is the Erie & Derby Corridor.
- Reductions in the extent of the CMU2 zone around Queens Circle and through the shoulder areas, to a residential zone, which reflects the existing use (residential)
- Creating the TC Zone by converting the west end of the CMU2
- Reviewing the permitted uses in both these zones.

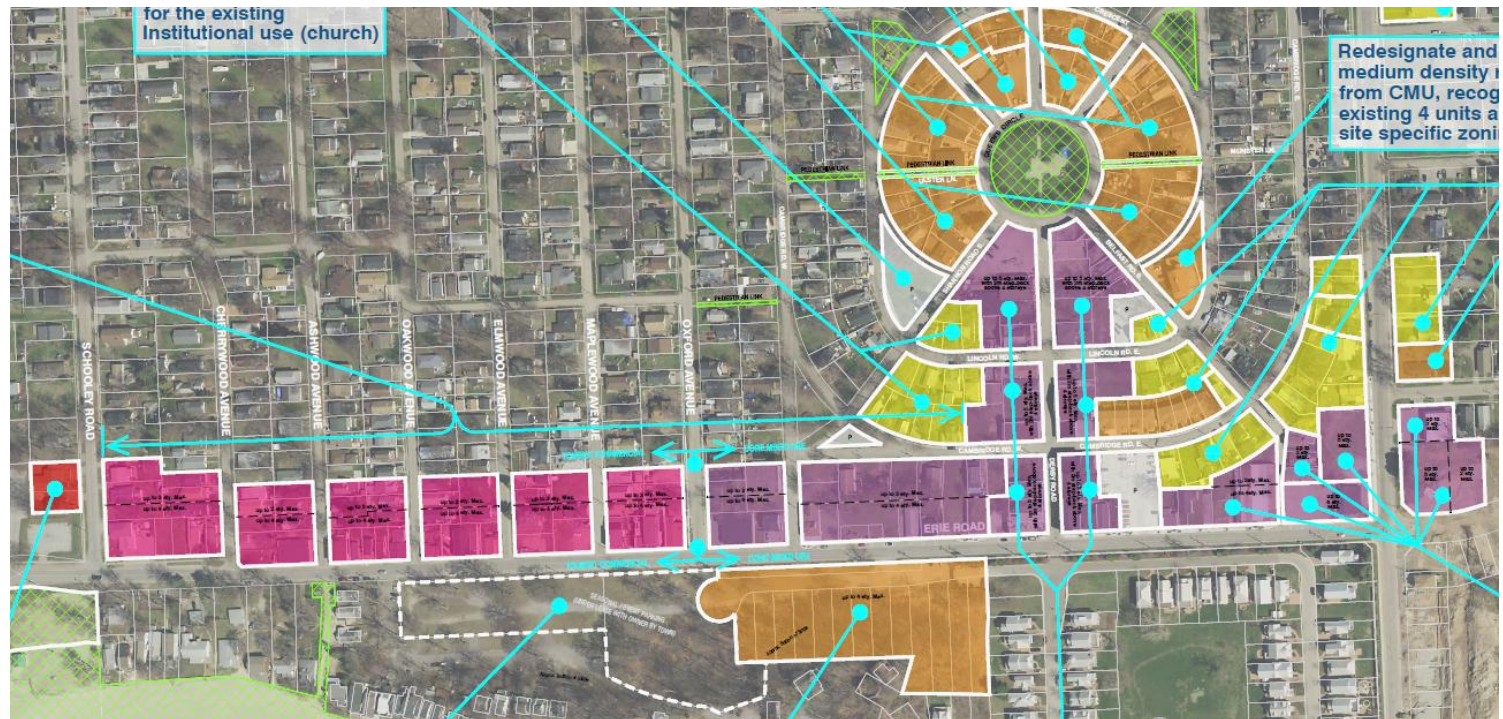


Illustration of the Potential Zoning – Erie Derby Corridor

- 3D Envelope illustrating the horizontal and vertical setbacks that would controls maximum extent of buildings

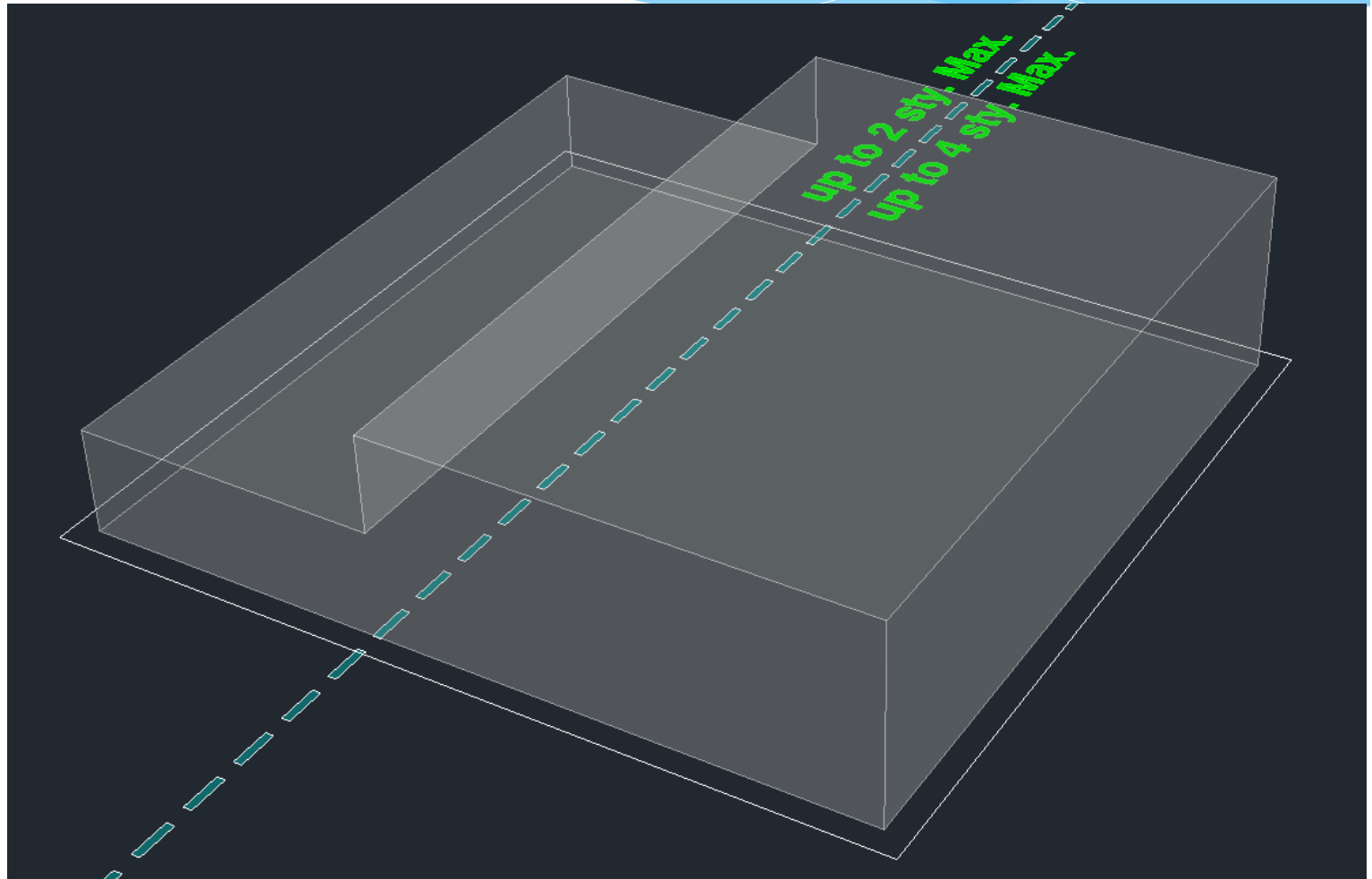


Illustration of the Potential Zoning – Erie Derby Corridor

- Development would need to fit within the envelope, but things like parking and other site requirements would have an impact and limit potential in order to find a balance between onsite parking and building.

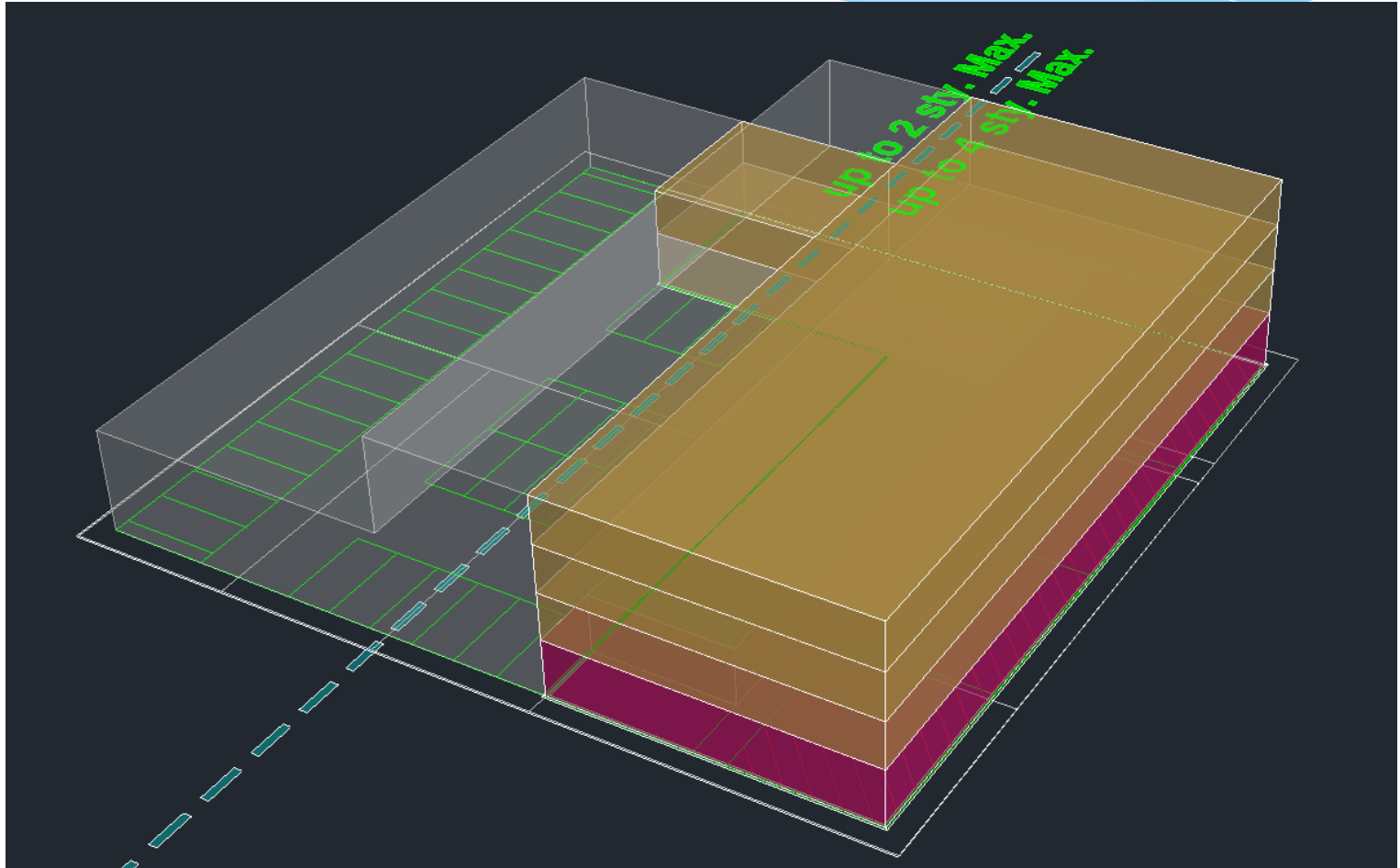
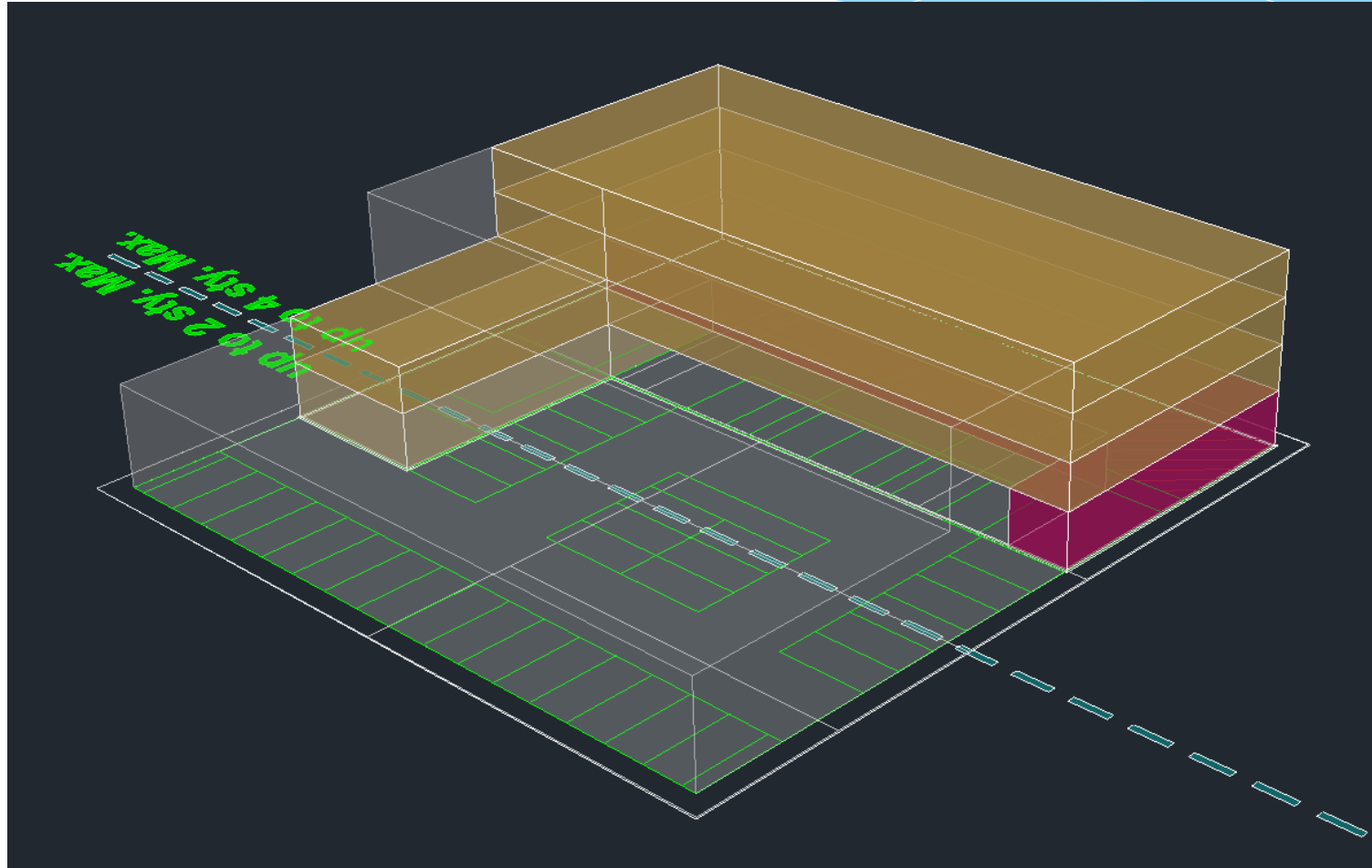
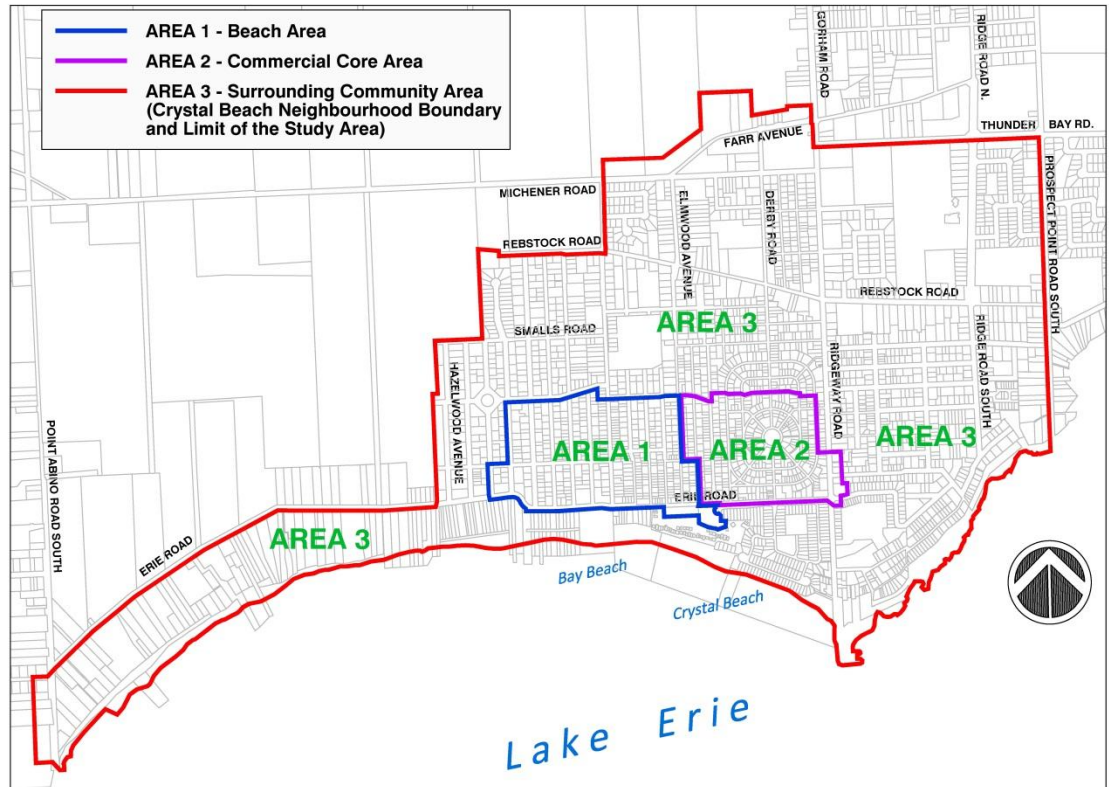


Illustration of the Potential Zoning – Erie Derby Corridor



PARKING STUDY

- The Town retained Paradigm Transportation Solutions Limited to undertake a Parking Study for the Crystal Beach Neighbourhood.
- The Study will look at long term 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)
- The results of the Study will help inform the end of season Bay Beach Operational Review as well as project parking demand as a result of potential changes proposed for the Secondary Plan land use exercise.



NEXT STEPS / CLOSING

- Following tonight's meeting, Planning staff ask that if you have **comments** on what is presented this evening, to please send them in **by Friday, September 13, 2019**;
- Planning staff will **consider comments (now) and determine if it wishes to make any adjustments** or changes to the Conceptual Development Plan, and **then proceed** with generating what will be the **"Draft Secondary Plan"** and related **"Draft Zoning Amendments"**;
- Planning Staff will meet with the Community Focus Group to review the Drafts and prepare for their release and circulations. At this point it will be referred to as the start of the **"formal processing"**;
- The formal processing **will begin once** these **"Drafts"** are completed, made available to the Public, and **circulated** to Agencies and Government Partners for **"formal comments"**;
- A **Statutory Public Meeting will be scheduled** for anyone who wishes to speak in front of Council, or if living out of Town, make a formal written submission (*after the Draft is released*);
- Presently, Planning staff is **targeting an October Draft release** and a November Statutory Public Meeting;

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 notifications of meetings and document releases.
- Written comments are preferred and can be done via e-mail.

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