



# **Crystal Beach Neighbourhood Plan**

## **Volume 2—Guidelines for Growth and Development**



Town of Fort Erie  
Community and Development Services  
September 2005—Final Council-Approved Document



Lewis



# The Municipal Corporation of the Town of Fort Erie

## *Resolution of Council*

### **Resolution No. 17**

Regular Council Meeting (X)

Special Council Meeting ( )

Date: Monday, September 12, 2005

Moved by: T. Lewis

Seconded by: R. J. B...

**WHEREAS** the Municipal Council of the Town of Fort Erie is committed to fostering healthy and viable neighbourhoods and the orderly and efficient development of land within neighbourhoods, and

**WHEREAS** Council has supported its Neighbourhood Plan Program as a means of providing for this, and has authorized the work program for the Crystal Beach Neighbourhood through the adoption of Report PCS-45-04 on March 22, 2004, and

**WHEREAS** through the adoption of Report CDS-134-04 on December 6, 2004 Council authorized the formation of the Crystal Beach Neighbourhood Plan Community Focus Group to assist Staff in the preparation of a community-based plan for the Neighbourhood, and

**WHEREAS** Public Open Houses for the Crystal Beach Neighbourhood Plan were held on April 12, 2005 and June 7, 2005, and a Public Meeting to present the final draft of the Crystal Beach Neighbourhood Plan was held before Town Council on August 8, 2005, and

**WHEREAS** the Crystal Beach Neighbourhood Plan Community Focus Group, at its meeting of July 26, 2005, endorsed the Crystal Beach Neighbourhood Plan and recommended that it be forwarded to the Municipal Council for adoption, and

**WHEREAS** at its meeting of September 6, 2005 Council-in-Committee adopted the recommendations contained in Report CDS-102-05 regarding approval of the Crystal Beach Neighbourhood Plan which consists of the Background Report (Volume 1), the Guidelines for Growth and Development (Volume 2) and the Neighbourhood Land Use Plan;

**NOW THEREFORE BE IT RESOLVED** by the Municipal Council of the Town of Fort Erie that the Crystal Beach Neighbourhood Plan is hereby approved and shall be utilized to guide planning and development in the Crystal Beach Neighbourhood.

Carried

X

Mayor

[Signature]

Lost

( )

Clerk

[Signature]



# **Crystal Beach Neighbourhood Plan**

## **Volume 2—Guidelines for Growth and Development in the Crystal Beach Neighbourhood**

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# **Crystal Beach Neighbourhood Plan**

## **Volume 2—Guidelines for Growth and Development in the Crystal Beach Neighbourhood**

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## ACKNOWLEDGEMENTS

The Crystal Beach Neighbourhood Plan was produced with the assistance of a dedicated group of community residents and business owners who, along with Town representatives, formed the Community Focus Group. This group met with Staff on several occasions throughout the development of the Neighbourhood Plan, and assisted in bringing its concepts forward to the general public. The broad community support received for this Plan is the result of their unique insight into the realities of living and working in Crystal Beach. Members of the Community Focus Group were:

- Sharri Clark, Resident and Business Owner
  - Gord Dueck, Friends of Crystal Beach
  - Sally Graves, Friends of Crystal Beach
  - Paul Lewis, Friends of Crystal Beach
  - Martha Lockwood, Crystal Beach Improvement Area
  - Don Lubberts, Friends of Crystal Beach
  - Patty Murrett, Neighbourhood Resident
  - Cheryl O'Hearn, Crystal Beach Improvement Area
  - Shirley Opie, Neighbourhood Resident
  - George Russell, Friends of Crystal Beach
  - Mia Russell, Resident and Business Owner
  - Winnie Swalm, Crystal Beach Improvement Area
  - Lisa Susin, Neighbourhood Resident
  - Brian Watson, Crystal Beach Improvement Area
- 
- Mayor Wayne Redekop
  - Councillor Tom Lewis, Ward 5

Community and Development Services Department—Planning Team

- Rino Mostacci, Director of Community and Development Services
- Tom Villella, Neighbourhood Planner
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- Joe Mrozek, Manager of Development Approvals
- Signe Edgecombe, Manager of Parks and Open Space

We also wish to acknowledge the invaluable assistance of **Mr. Ron Marini**, who provided unbiased professional advice to Staff and the Community Focus Group throughout the planning process.





## 1

**INTRODUCTION—SETTING THE STAGE**

The Crystal Beach Neighbourhood is located within the municipality of the Town of Fort Erie, and is situated within one of four major urban areas of the Town. The neighbourhood is roughly bounded by Lake Erie on the south, Prospect Point Road on the east, Point Abino Road on the west, and Farr Avenue on the north (see **Figs. 1 and 2**). The neighbourhood boundary follows the Urban Boundary as shown on both the Town of Fort Erie Official Plan and the Regional Municipality of Niagara Policy Plan. The study area includes the former Village of Crystal Beach (prior to amalgamation with Fort Erie in 1970), as well as the residential community of Bay Beach and other areas surrounding the village located in the former Bertie Township.

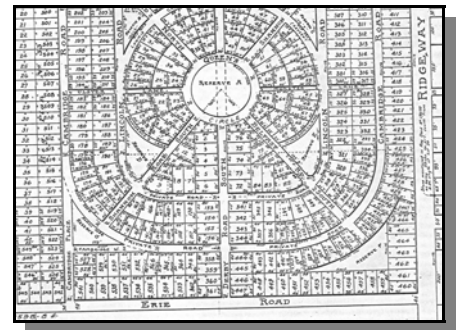
The settlement and eventual popularity of this area as a resort community began in 1888. In that year Buffalo entrepreneur John E. Rebstock purchased 30 acres of lakefront property near a small crossroads then known as Haun Town. At the suggestion of Mayor Erastus Knight of Buffalo, Mr. Rebstock named the place “Crystal Beach” in recognition of the clear water and sand there.

Popular belief has it that Rebstock’s original purpose in Crystal Beach was to export sand to Buffalo for the booming construction industry there, although there is no record of there being any serious intention to establish such a venture. Rebstock did however clearly intend to develop a “Coney Island” type attraction area on Abino Bay, evidenced by advertisements in Buffalo newspapers from the early 1890s. Apart from this more raucous enterprise, Rebstock also established a Chatauqua show area, or religious assembly ground. The camp area was laid out from a central circle upon which it was built a temple of worship (see right). From this central hub, paths radiated out to the various campsites that covered the area. The core area street pattern today is a direct result of that original plan.

Over time the amusement grounds evolved into one of Canada’s most popular waterfront recreational areas, **Crystal Beach Amusement Park**. Outside the park businesses developed along Erie and Derby Roads to service the large crowds of Americans and Canadians who flocked to Crystal Beach in the summer months. Roller rinks, ice cream stands, souvenir shops and the like were standard features of the core area. In the late 1800s and early 1900s, mostly all of the beachfront property outside the amusement park was sold to Americans from the Buffalo area, who were the predominant patrons of the park and beach area at the time.

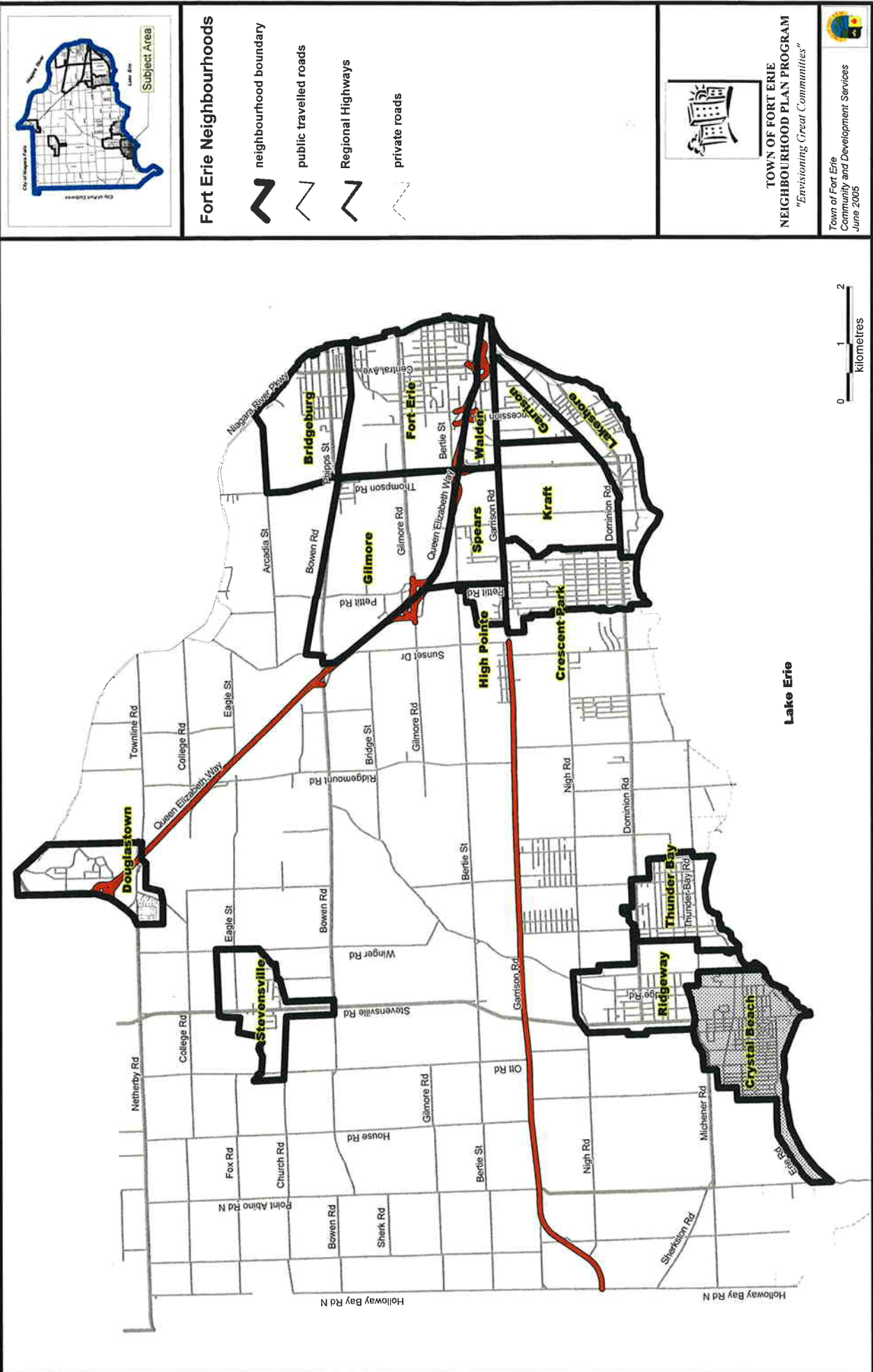
Crystal Beach’s heyday began in the 1920s and the park flourished through to the 1950s. A slow and steady decline of amusement park patrons began after this, due to the opening of larger entertainment centres elsewhere. The park finally closed in 1989, after 100 years of operation. The closing of the amusement park, which was a major reason for the existence of the village, brought many challenges to the community. Without the large base of summer tourists to draw from, the commercial area dwindled and the residential areas became increasingly unsightly due to lack of repair or complete abandonment of cottages and homes.

Today Crystal Beach is a predominately residential community that is experiencing a rejuvenation. Older cottages are being repaired and converted to year-round use, and a major new residential development has taken shape on the former amusement park grounds. As well, the commercial core area is beginning to see new private investment interest.



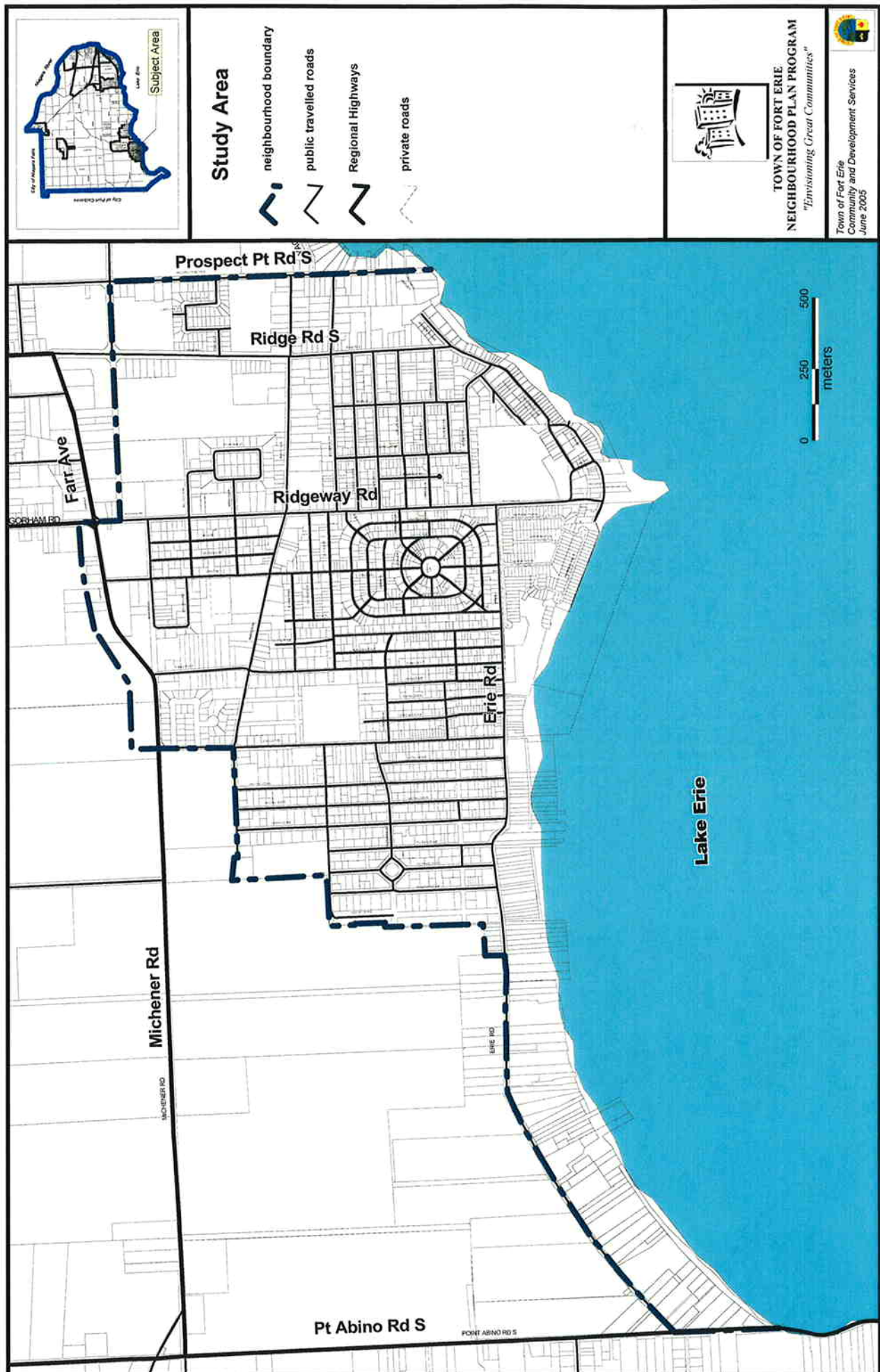
*The Village of Crystal Beach developed around the Crystal Beach Amusement Park, one of Canada’s most popular summer resorts at the turn of the century. The unique radial pattern of the core area is rooted in the community’s origin as a religious camp.*















## 2

**THE NEIGHBOURHOOD PLAN—EXPECTATIONS****2.1 Purpose**

A Neighbourhood Plan is an important land use planning document which contains policies and detailed mapping, prepared for specific areas of the Town to identify land use types and densities, and to guide future development. A Neighbourhood Plan also addresses specific local needs such as traffic calming, parkland improvements, urban design, parking requirements, and core area revitalization. This is the first Neighbourhood Plan undertaken for the Crystal Beach area, although a Community Redevelopment Plan was prepared in 1980 in advance of funding requests for the Community Services Contribution Program (formerly Neighbourhood Improvement Program) programs available from the provincial and federal governments at that time. In 1989-1990 the Town was successful in receiving funding through the provincial Commercial Area Improvement Program (CAIP) for streetscaping improvements in the core area. Lighting standards from the recently closed amusement park were recovered, rehabilitated and used throughout the area.

This Neighbourhood Plan is intended to be adopted by Town Council to provide guidance for future land use decision. Once the Neighbourhood Plan is approved as Council policy, related zoning changes and Official Plan amendments for specific areas of the Plan will then be undertaken as necessary. This Plan will also identify further studies required in order to fully realize the objectives of the Plan.

**2.2 Plan Components***Vision Statement*

The Vision Statement was developed by the Community Focus Group to describe Crystal Beach at a future time, when all current issues have been resolved, goals have been met and desires have been fulfilled. It represents the aspirations of the community for the neighbourhood.

*Land Use Plan—Schedule A*

The Land Use Plan has been developed by Staff through consultation with the Community Focus Group and the public. It graphically represents the anticipated land use and densities of the neighbourhood, and identifies key elements of the Neighbourhood Plan such as parking areas, greenways, parkland, intensification areas, and special “Main Street” Areas. The Land Use Plan also identifies possible locations for additional infill development and new streets. The Plan will be the guiding visual instrument for future development and redevelopment in the neighbourhood.

*The Policies for Growth and Development*

The policy section is the guide for future development and redevelopment in the Crystal Beach Neighbourhood. It outlines the goals and objectives of the plan, as identified by the Community Focus Group and the public, that will assist in promoting an intelligent, manageable growth scenario for the community. Specific policy statements are highlighted for ease of reference. These policies will guide Council and the public in decision-making processes for the funding of community improvement projects on public and private property.

**2.3 Plan Period**

This plan is intended to be the guiding document for growth in the Crystal Beach Neighbourhood for a 20-year period. The Plan will be reviewed as needed, in



Quiet residential neighbourhoods and a beautiful waterfront setting—Crystal Beach today.

response to development proposals, in order to keep the document relevant and cognizant of changing community needs and economic realities.

## **2.4 Relationship to the Municipal Official Plan and other Policy**

### **Town of Fort Erie Official Plan**

The Neighbourhood Plan has been developed using the current Official Plan as its base. However, many important planning and urban design concepts are not reflected in the Official Plan, and therefore the Neighbourhood Plan also embodies many of the principles outlined in the Draft New Official Plan where applicable.

### **Regional Niagara Policy Plan**

The Regional Municipality of Niagara is the upper-tier government in the area, and regional planning is guided by the Regional Policy Plan. The Neighbourhood Plan was developed with regard to the Regional Policy Plan, which designates the entire Crystal Beach Neighbourhood as an “Urban Area” predominantly subject to local planning control.

### **Regional Niagara Smart Growth Principles**

The development of the Neighbourhood Plan was also guided by the Region of Niagara’s “Smart Growth” principles, in order to provide an intelligent growth plan that balances economic, social and environmental needs. The ten principles of Smart Growth are:

- Create a mix of land uses
- Promote compact built form
- Offer a range of housing opportunities and choices
- Produce walkable neighbourhoods and communities
- Foster attractive communities and a sense of place
- Preserve farmland and natural resources
- Direct development into existing communities
- Provide a variety of transportation choices
- Make development predictable and cost effective
- Encourage community stakeholder collaboration

## 3

**A VISION FOR CRYSTAL BEACH**

Prior to the development of growth policies for the Crystal Beach Neighbourhood, the Community Focus Group met in order to articulate their hopes, desires and aspirations for the future of the community. The result of this exercise was the creation of a Neighbourhood Vision Statement. The following represents that statement, which forms the basis for the goals and objectives outlined in the Neighbourhood Plan.

**THE VISION STATEMENT**

**Crystal Beach is a vibrant neighbourhood with a strong sense of community and a rich history. The most unique aspects of Crystal Beach include our beautiful waterfront location and our ability to retain a village atmosphere with a defined, historic core area, while promoting tourism and remaining connected to our surrounding year-round and seasonal residential communities.**

Those elements that make Crystal Beach special for us and reflect our values and aspirations for the future are embodied in our commitments. We are committed to:

**Well thought-out neighbourhood planning that sustains the value of our community**

- *The streets of our neighbourhood are pedestrian-oriented and reflect the built form character of the community*
- *We encourage multiple modes of transportation for all, which focus on connectivity within the neighbourhood and to other Fort Erie communities*
- *We encourage new development that respects the history of Crystal Beach and is consistent with our neighbourhood values*
- *We encourage new development that sustains a livable village environment with dwellings and lot sizes consistent with the character of the neighbourhood*
- *We encourage the redevelopment and renewal of the existing housing stock to meet current standards as well as adding to the unique beauty and charm of the neighbourhood*
- *We support a mixed-use core area that promotes year-round livability in order to move our neighbourhood away from being a predominantly seasonal community*
- *We support the retention of all municipal beaches and encourage the Town in its acquisition of additional beach lands in our community*



- *We support a balanced plan for both on-street and off-street parking, recognizing that the seasonal nature of parking demand is in the summer months only*
- *We recognize that a healthy community consists of a variety of housing alternatives, and therefore support the intensification of the neighbourhood, especially in the core area, in order to increase the multiple-housing stock*
- *We recognize that seasonal and beach-oriented housing will continue to form a vital component of the character of Crystal Beach, and we support the continuance of this form of tenure while also supporting a more year-round stable environment for housing and business.*

#### **Respectful use and care for the environment including our parks, trails and especially our lakefront lands**

- *We partner with community groups and the Town to maintain the natural beauty of our parks and lakefront public property*
- *We support the establishment of the Crystal Beach Greenway, being a pedestrian/cycling trail system which links important parts of our neighbourhood, and connects to the town-wide trail system (Friendship Trail)*
- *We support the establishment of two neighbourhood parks, one in the west end of Crystal Beach and one in the east end, recognizing that we are already well-served with other levels of recreational parkland*
- *We support the development of “Windows to the Lake”, utilizing existing municipal property, in order to preserve all available vistas to Lake Erie, and we encourage the public acquisition of additional windows where possible*
- *We support the preservation of the Point Abino Wetland Complex in its natural state, as this provides a habitat for many species of flora and fauna in the Crystal Beach area*

#### **Communication and Involvement of Citizens**

- *We recognize that we have two strong community organizations, The Crystal Beach Improvement Area and the Friends of Crystal Beach, who are both dedicated to the betterment of the neighbourhood, and we encourage communication and cooperation between these two groups and any other community groups interested in the welfare and promotion of our community*
- *We hold Public Information Sessions in order to keep neighbourhood residents, including seasonal residents, aware of the neighbourhood planning process and ongoing neighbourhood improvements*

#### **Vibrant business growth, consistent with a defined historical core**

- *We encourage development and redevelopment of business activity consistent with the history of Crystal Beach and its sense of place.*
- *We encourage the establishment of a formal Business Improvement Area in order to strengthen the overall promotion of the area’s businesses and to take*

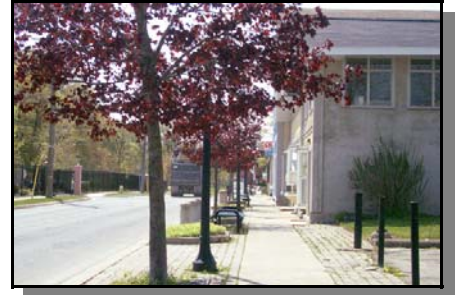


*advantage of the government financial incentives that can apply within a BIA*

- *We pursue businesses and restaurants that bring tasteful value to our neighbourhood, and that are not unduly limited by the short tourist season*
- *We maintain and beautify our core area buildings and work with the Town to enforce property standards*
- *We use plant material and other landscaping initiatives to beautify our core area streets*

### Safety and Education in our Community

- *We support and assist our police and fire services*
- *We support the continued use of the Crystal Ridge Community Centre as a multifaceted neighbourhood resource for both Crystal Beach and Ridgeway, and we encourage further development of this resource for additional community activities*
- *We support annual festivals and fairs such as Crystal Beach Days and the Friendship Festival, which celebrate our rich history and herald our future as a vibrant community*
- *We support our neighbourhood schools as resources for education and as community gathering places, and we support our neighbourhood children in the pursuit of healthy and entertaining community activities*





## 4

**KEY BACKGROUND INFORMATION**

An effective Neighbourhood Plan that addresses the needs of the community and makes recommendations for future growth can not be accomplished without properly analyzing the existing neighbourhood conditions. Volume 1 of the Neighbourhood Plan provided detailed background information with respect to the current neighbourhood conditions in Crystal Beach. The following represents a summary of the key findings of the Background Report.

**4.1 Major Issues Identified**

- There are a number of issues identified by residents as in need of study and improvement in the Crystal Beach area, including urban design and character, residential/commercial rehabilitation assistance, the establishment of a formal Business Improvement Area, and the development of a Master Plan for Bay Beach. One of the first tasks of the Community Focus Group was to identify, group, and prioritize key issues vital to the improvement of the Neighbourhood.

**4.2 Demographics**

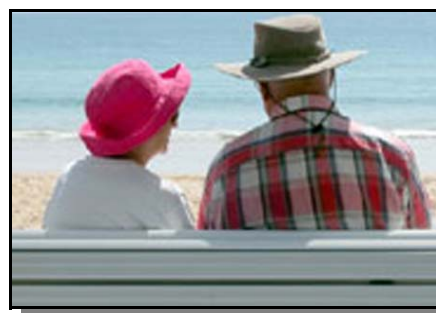
- The population of Crystal Beach is currently 3570, and is stable
- The age structure reflects “baby boom era” persons and their children
- There is a markedly lower proportion of residents in Crystal Beach who have immigrated from outside Canada compared to all of Fort Erie
- A lower number of Crystal Beach residents are highly educated compared to the rest of Fort Erie
- The unemployment rate in Crystal Beach is higher than that of Fort Erie, the metropolitan area, the province and the country.
- Household income in Crystal Beach is 20% lower than that of Fort Erie.

**4.3 Housing Trends**

- The housing stock in Crystal Beach is almost exclusively low-density
- Over 70% of dwellings are owned rather than rented
- Over 60% of the housing stock was constructed before 1960, less than 5% was constructed after 1991
- The average dwelling price in Crystal Beach is \$105,000, half of the provincial average.
- An average of 15 dwelling units per year are constructed in the neighbourhood, however it is expected that this trend will begin to accelerate in coming years

**4.4 Land Use Planning**

- The Crystal Beach Neighbourhood contains a diverse range of land uses
- 67% of the land in Crystal Beach is used for residential purposes
- 19% of the neighbourhood is comprised of vacant or underutilized lands
- 6% of the neighbourhood is comprised of commercial and institutional lands
- 8% of the neighbourhood is devoted to public and private parkland
- The draft New Municipal Official Plan will designate areas for Environmental Protection (no development) and Environmental Conservation (controlled development) throughout the Crystal Beach Neighbourhood, in order to protect the natural features of the area, especially the shoreline.



#### **4.5 Parks and Open Space**

- There are 9 municipal parks in the Crystal Beach neighbourhood, comprising a total of 44 acres of open space.
- Although there is an excess of “community level” parkland, there is a deficiency of “neighbourhood level” parkland which will be addressed in the Neighbourhood Plan
- There are currently 3 waterfront parks, two of which contain sandy beach. Recommendations related to the development of the Bay Beach property will be addressed through the Neighbourhood Plan.

#### **4.6 Schools**

- The Crystal Beach Neighbourhood is serviced by both the public and separate school boards, with each having an elementary school located within the area
- High school students attend school in Ridgeway and Port Colborne, while post secondary students attend college/university locally in Welland and St. Catharines, as well as outside the region.

#### **4.7 Cultural and Natural Heritage**

- The Town has a rich cultural heritage dating back over 11,000 years
- Modern settlement of Crystal Beach began in 1888 with the purchase of 30 acres of lakefront property by John E. Rebstock. Mr. Rebstock’s religious camp soon grew into the Crystal Beach Amusement Park, which was the impetus for settlement of the village
- Some areas of Crystal Beach, especially the lakefront area, display potential for the discovery of archeological resources. These areas will be recognized in the Neighbourhood Plan and the Draft Official Plan
- The Point Abino Wetland Complex , a Provincially Significant Natural Area, is located on the periphery of the neighbourhood and is considered a resource for the Crystal Beach community. The neighbourhood plan will recognize this area, and it will be protected through policies in the Draft Official Plan and Provincial Policy Statements

#### **4.8 Transportation**

- There is one Regional Highway in the Crystal Beach Neighbourhood (Michener Road/Farr Avenue) and three other municipal roads which serve as arterial roadways. In addition to this there are 5 collector roads under Town jurisdiction and several kilometres of local and private roads.
- Fort Erie Transit serves the Crystal Beach community with 5 runs per day in each direction, connecting with the urban area of Fort Erie and the shopping districts along Garrison Road
- There is no inter-city bus service from Crystal Beach, however Greyhound and Trentway-Wagar operate motorcoach service from Fort Erie. No intercity passenger rail service is provided to Fort Erie or Crystal Beach, with the nearest terminals located in Buffalo, NY and Niagara Falls, ON.
- The Regional Niagara Bikeways Master Plan identifies two on-road bicycle routes in Crystal Beach, which will be recognized in the Neighbourhood Plan. Additional connections throughout the neighbourhood and to the Friendship Trail will be explored through the Neighbourhood Plan process.



## 5

**THE POLICIES FOR GROWTH AND DEVELOPMENT**

The following represents the guiding principles for growth and development in the Crystal Beach Neighbourhood. The sections are divided into categories based on the findings of the SWOT analyses conducted with Staff and the Community Focus Group in January 2005. Through these exercises, 17 key issues were identified as being important to the future of Crystal Beach, and therefore needing to be addressed in the Neighbourhood Plan. These issues were grouped into four major categories based on common elements and themes, as outlined below (see also Key Issues Matrix, attached as **Appendix 1**).

**5.1 The Neighbourhood Land Use Plan—Schedule A****Background:**

Schedule A is the Neighbourhood Land Use Plan for the Crystal Beach Neighbourhood (attached as **Appendix 2**). The land use designations outlined on Schedule A provide a framework for the coordinated and sustainable development and redevelopment of the Crystal Beach area. The plan provides for long term, managed growth within the confines of the existing Urban Boundary, providing for additional residential development of a variety of types and densities. This concurs with the Regional and Provincial policies with respect to Smart Growth.

This section describes the land use designations integral to the Plan, and identifies their general locations and densities where applicable.

**Objectives:**

The objective is to provide a balanced plan for the peaceful co-existence of the varied land uses in the Crystal Beach Neighbourhood, and to provide for managed, intelligent growth directed to appropriate areas of the community.

**Policy**

**5.1a1** The “Neighbourhood Land Use Plan—Schedule A” shall be the guiding visual tool for future land use in the Crystal Beach Neighbourhood Plan, and shall be referred to in conjunction with the written policies contained in the Neighbourhood Plan.

**Policy**

**5.1a2** “Schedule A” contains land use designations which shall be implemented through amendments to the Zoning By-law in conformity with the Official Plan.

**Residential Areas—General****Background:**

Residential areas are the predominant land use in the Crystal Beach Neighbourhood. A gross total of 291 ha of land is designated “Residential” in the Neighbourhood Plan, representing 81.6% of the total neighbourhood area. There are currently 2155 dwelling units in the neighbourhood (with 729 being seasonal units). This results in a current net density of 9.2 units/ha. Despite the lot size and character of the core residential area, the overall neighbourhood density figure is extremely low, on the order of “estate lot” densities. This is mainly due to the size of unusually large residential parcels outside of the core area.



The average price of a dwelling in Crystal Beach is \$105,000, which is approximately half of the Provincial average. This makes the Neighbourhood an affordable area for first-time home buyers, young families and seniors.

### Objectives:

The objective is to allow for orderly, intelligent residential growth in the Neighbourhood, which is in character with the existing “Crystal Beach” look and feel, i.e. intimate waterfront community. What sets Crystal Beach apart from other communities in Niagara and the province is that the base already exists for what is currently termed as Smart Growth based on “new urbanism” elements. Some examples of this are narrow streets and lots, walkable neighbourhoods, easy access to retail shopping and recreational opportunities, and intimate streetscapes. Future residential growth in Crystal Beach will be expected to follow the same principles set out in the original village plan over 100 years ago, principles now being rediscovered by town planners and architects. The net density of the neighbourhood should be raised to a higher level in order to maximize the use of existing municipal services, and affordable housing should be encouraged and promoted. The intensification of Neighbourhood areas and the planning for infill development are key features of the Neighbourhood Plan. This meets the objectives of the Provincial Policy Statement with respect to the provision of a variety of housing types and affordability levels.



The major land use in Crystal Beach is “low-density residential”, in the form of single-detached dwellings

### Policy

**5.1a3** In order to preserve the existing urban character, lot sizes and layout patterns for new development shall be consistent with the character of the core area of Crystal Beach, which embodies the principles of new urbanism and “Smart Growth”.

**5.1a4** The provision of an appropriate level of affordable housing shall be considered by the Town when reviewing development applications in the Crystal Beach Neighbourhood, in keeping with Provincial Policy.

### **Low Density Residential**

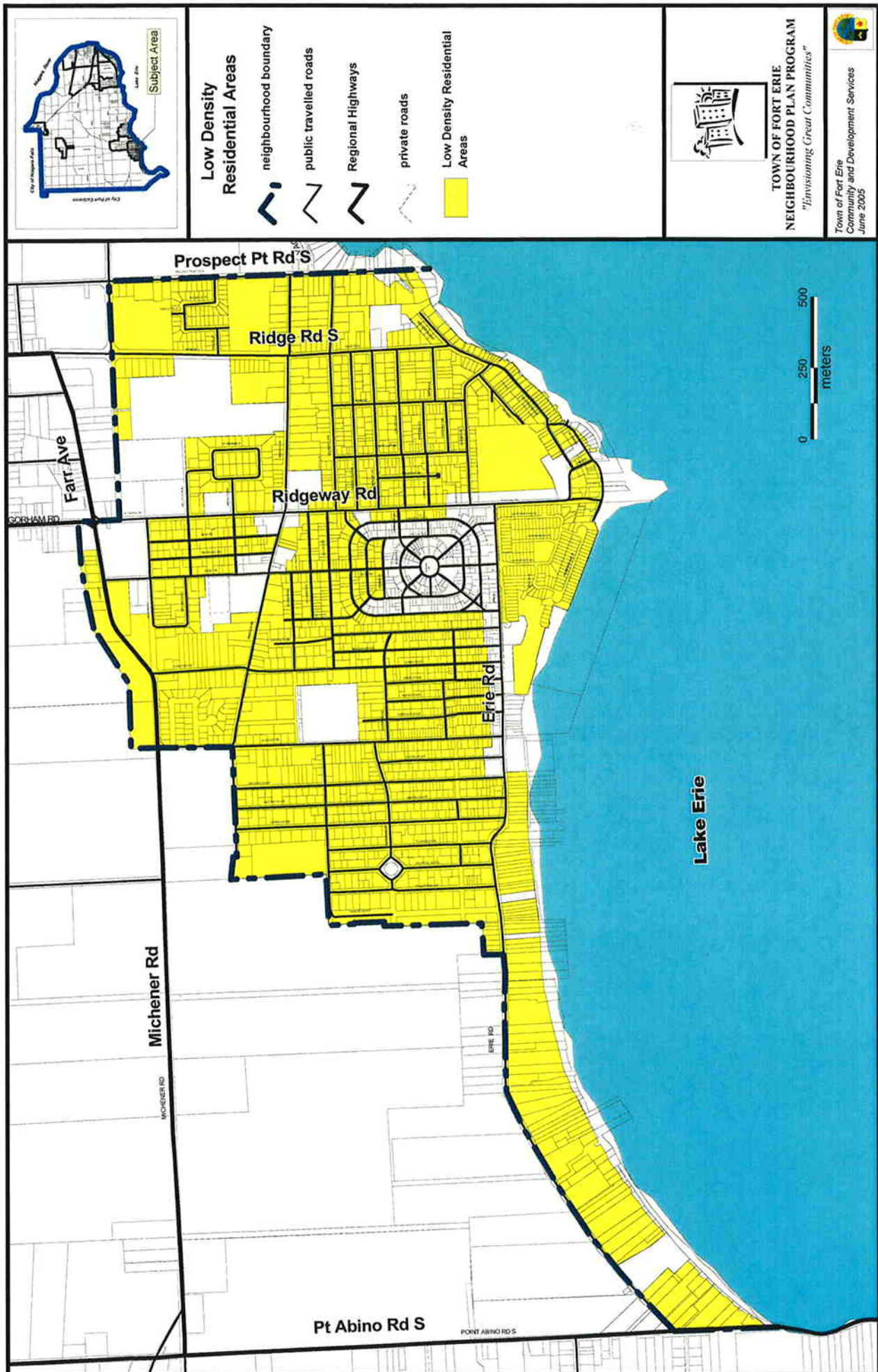
#### Background:

Areas designated as “Low Density Residential” on the Land Use Plan are for single detached and semi-detached/duplex dwellings. A gross total of 273.4 ha of land is designated as Low Density Residential in the Neighbourhood Plan, representing 76.7% of the total Neighbourhood area. The existing low density dwelling count in the Neighbourhood is 1997 units (with 729 being seasonal units). The existing net density is estimated to be **9.1 units/ha**. The Neighbourhood Plan provides for an additional 690 low density units (with 51 being seasonal units) bringing the ultimate dwelling unit count to 2687, resulting in a net density of **12.3 units/ha**. This is within the low-to-normal density range for conventional residential development. Non-traditional development would result in higher densities due to narrower road widths and smaller lot sizes. To accommodate this, it is anticipated that the maximum net density for low-density residential development should be in the order of 15 units/ha. This is also in keeping with the Region’s Smart Growth and Model Urban Design Guideline recommendations.

### Objectives:

The objective is to direct low-density residential growth to appropriate areas, to identify the location of those areas in the Neighbourhood, and to ensure that such uses are developed in accordance with the Official Plan and Smart Growth Initiatives.







**Policies:**

**5.1a5** The lands shown on the Neighbourhood Land Use Plan as “Low Density Residential” may be used for single detached, semi-detached and duplex dwellings and accessory uses.

**5.1a6** In order to provide for infill opportunities, the current net residential density shall be increased from 9.1 units/ha to 15 units/ha.

**Medium-to-High Density Residential**

**Background:**

Areas designated as “Medium-to-High Density Residential” on the Land Use Plan are for multiple-attached dwelling forms such as townhousing and apartment buildings. A gross total of 17.69 ha of land is designated as “Medium-to-High Density Residential” in the Neighbourhood Plan, representing 4.9% of the total neighbourhood area. The existing medium-to-high density dwelling count in the neighbourhood is 158 units, located upon 3.9 ha of land. The existing net density is estimated to be **40.5 units/ha**. The current level of higher density development in the neighbourhood does not meet the target of 20% as outlined in the Town of Fort Erie Municipal Housing Statement. The current ratio is **11.1%**, and therefore the Neighbourhood Plan provides for an additional 13.8 ha of land designated for medium-to-high density residential uses. Much of this additional land is located in the “**Core Intensification Area**”, which is the residential area immediately north, west and east of the “Core Mixed-Use Area”. A total of 335 additional dwelling units can be accommodated on the newly designated lands, bringing the ultimate dwelling unit count to 493 (representing 20% of total ultimate housing stock). This results in a net density of **34.8 units/ha**, which is within the normal density range for conventional multi-residential development. This is also in keeping with the Region’s Smart Growth and Model Urban Design Guideline recommendations.



*Examples of medium-density housing in the form of townhouse development*

**Objectives:**

The objective is to direct medium and high-density residential growth to appropriate areas, to identify the location of those areas in the Neighbourhood, and to ensure that such uses are developed in accordance with the Municipal Official Plan and Smart Growth Initiatives.

**Policies:**

**5.1a7** The lands shown on the Neighbourhood Land Use Plan as “Medium to High Density Residential” shall be used for townhouse and apartment dwellings and their accessory uses.

**5.1a8** The net density for areas designated as “Medium-to-High Density Residential” in the Land Use Plan shall be on the order of 35 units/ha.

**5.1a9** Any necessary Official Plan and Zoning By-law Amendments shall be initiated for lands designated as “Medium-to-High Density Residential” on the Schedule A Land Use Plan.

**Core Mixed-Use Area**

**Background:**

The Neighbourhood Plan designates the central Crystal Beach Area as a “Core Mixed-Use Area”. A total of 13.2 ha (32.7 ac) are designated “Core Mixed-Use Area” in the Neighbourhood Plan, representing 3.7% of the total neighbourhood land area.

The current commercial floor area is in excess of 100,000 square feet which is not supportable based on the current population of the Neighbourhood. Reinventing the village centre as a “Core Mixed-Use Area” by introducing a residential component will help to ensure the long term viability of the area and reinforce its impor-



tance to the surrounding community.

The Core Mixed-Use Area extends outside of the traditional village commercial district, along Erie Road to the intersection of Schooley Road. Although it is recognized that commercial and residential development/redevelopment of this extended area may be a long-term objective, it is an important goal of the Neighbourhood Plan to connect the historic core area with the Bay Beach recreational area through a cohesive, common-themed development pattern.

#### Objectives:

The goal is to encourage this area to continue functioning as the “village centre” for the Crystal Beach Neighbourhood, with a variety of uses including retail, office, government and residential uses. The intent is to promote a vibrant 24/7/365 atmosphere that will not only attract quality development and redevelopment to the core area, but will also promote a healthier living environment by reducing vehicle trips and increasing pedestrian activity. Providing a variety of housing types in the core area will increase the resident population, strengthening the live/work relationship and ensuring the core area is used after business hours. It will also create a local market for convenience and service oriented businesses.

#### Policies:

**5.1a10 An Official Plan and Zoning By-law Amendment shall be initiated for lands designated as “Core Mixed-Use Area” on the Land Use Plan, following completion of Urban Design Guidelines for the area.**

**5.1a11 The following basic principles will guide the implementing land use regulations:**

#### *Permitted Uses:*

*A variety of commercial uses, institutional uses and residential uses will be permitted*

*Bed and Breakfast Establishments and small-scale hotels will be permitted and encouraged*

*Single-detached and semi-detached/duplex dwellings will be permitted on stand-alone properties, subject to urban design guidelines*

*Multiple-attached dwelling units will be permitted on the second and third floor only, above a permitted commercial or institutional use*

*Home occupations will be permitted in single-detached and semi-detached/duplex dwellings*

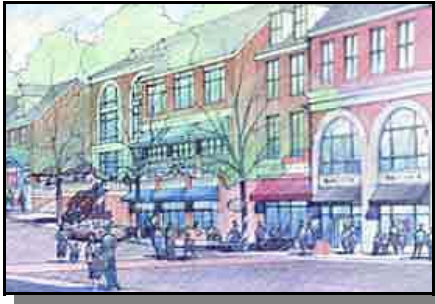
#### *Basic Zone Regulations:*

*Maximum building height of 3 storeys*

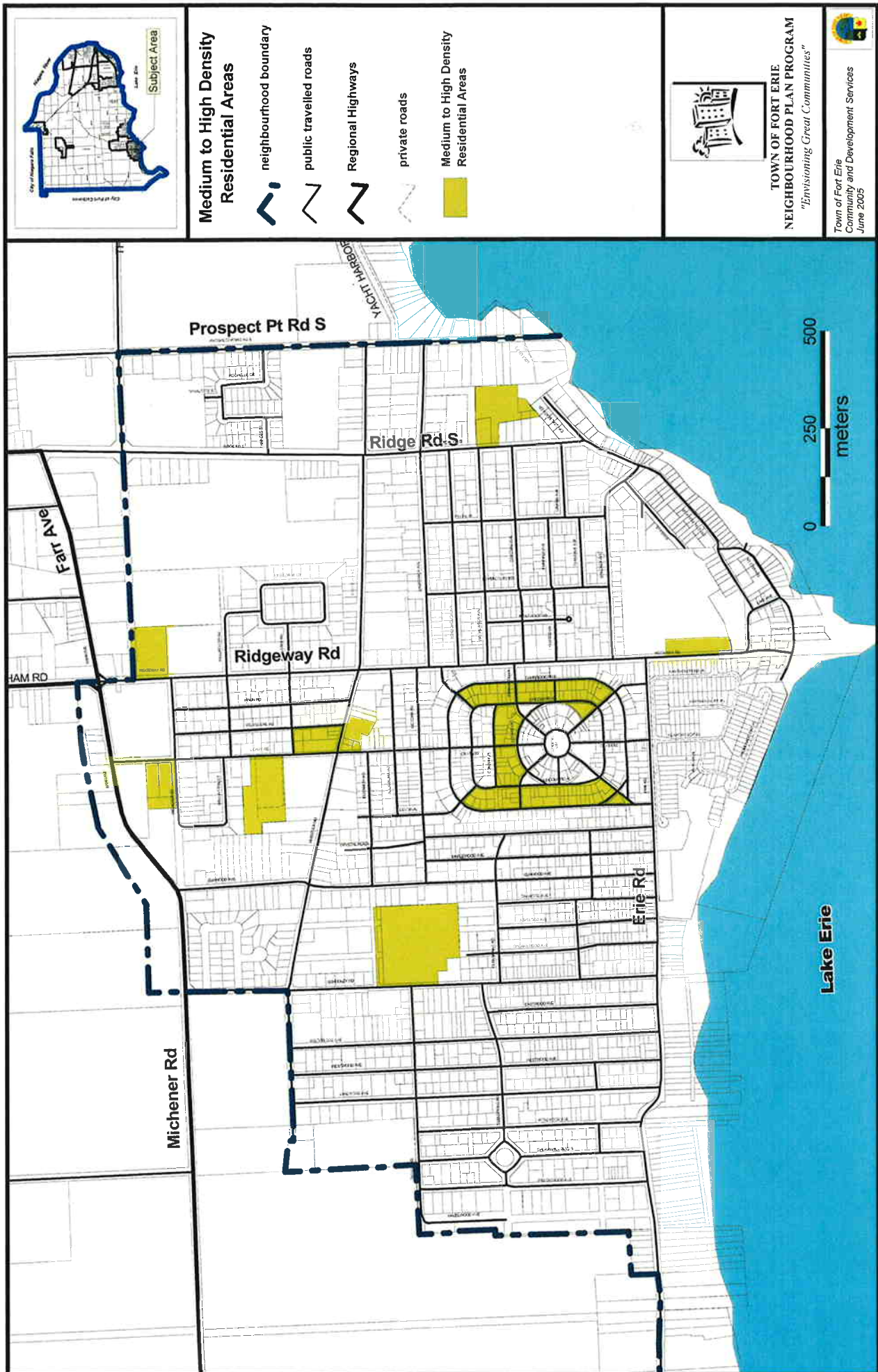
*Buildings to be oriented towards the streetfront and sidewalk*

*Parking to be provided at the rear of buildings and accessed from side streets where possible*

*Minimum Separation distances will be required between first-floor residential uses & selected commercial uses such as restaurants and taverns*



The historical commercial area of the neighbourhood can be “reinvented” as a Core Mixed-Use Area to promote a vibrant live/work atmosphere







## Core Intensification Area

### Background:

The predominant form of housing in the Crystal Beach Neighbourhood is single-detached, either in the form of permanent or seasonal dwellings. Out of a total of 2155 permanent and seasonal dwelling units in the Neighbourhood, 92.6% are single detached, while 7.4% are some form of multiple-attached housing. Only 158 units fall into this category.

It is the intent of Provincial Policy, reflected through the Town's Municipal Housing Statement, that a more diverse mix of housing shall be provided, in order to provide a variety of choice in housing form and housing affordability. The Municipal Housing Statement suggests a mix of 80% single detached housing, and 20% multiple-attached housing in the form of townhousing (medium density) and apartment units (high density).

### Objectives:

The objective of the Core Intensification Area is to provide a critical mass of medium density housing in close proximity to the Core Mixed-Use Area, in order to promote a village atmosphere and to take advantage of the services provided in a core area such as shopping, transit, recreation, etc. Such housing is expected to be mainly in the form of street townhousing, in close proximity to the street, suggestive of the "brownstone" districts of New York City and Philadelphia. Off-street parking would be expected to be provided in the rear of buildings or internally through attached garages.

The expected ultimate dwelling count in the Core Intensification Area is 220 units, with a population of approximately 400-500 persons. This, added to the new residential development expected in the Core Mixed-Use Area will contribute to the overall viability of the village core as a vibrant live/work/shop environment, 365 days per year.

### Policies:

**5.1a12** The lands designated on the Neighbourhood Land Use Plan as "Core Intensification Area" shall be the predominant focus of residential intensification in the Crystal Beach Neighbourhood.

**5.1a13** The "Core Intensification Area" will develop mainly as street townhousing units at a maximum density of 35 units/ha, oriented in close proximity to the street, in order to create a village atmosphere. Parking shall be provided at the rear or internally through attached garages.

**5.1a14** Urban Design Guidelines shall be developed for the public and private realm in this area as per Policy 5.2b1, and shall include recommendations for common physical infrastructure items such as lighting, sidewalk treatment, street furniture and signage that define the area as a village residential core area.

## Commercial

### Background:

Areas designated as "Commercial" on the Neighbourhood Land Use Plan are proposed for a variety of retail and office uses. It is the intent that the implementing Zoning By-law will more precisely delineate the type of Commercial development permitted in a specified area.

A total of 7.0 ha (17.3 ac) are designated "Commercial" in the Neighbourhood



*Village atmosphere provided in the "Core Intensification Area". Housing is set close to the public street and parking is provided internally or at the rear of buildings*

Plan, representing 2% of the total neighbourhood land area. Such areas generally coincide with existing commercially zoned lands or existing commercial uses outside of the Core Mixed-Use Area.

**Objectives:**

The objective is to direct commercial growth to existing commercial areas, to identify the location of those areas in the Neighbourhood, to ensure that sufficient commercial lands are provided for the needs of the community, and to ensure the viability of existing commercial areas.

**Policies:**

**5.1a15 The lands designated as “Commercial” on the Land Use Plan shall be used for a variety of retail and office uses.**

**5.1a16 No additional lands shall be designated for Commercial use outside of the “Core Mixed-Use” and “Commercial” Areas as shown on the Neighbourhood Land Use Plan unless supported by a market study indicating the need for the commercial use and the impact such expansion would have on the existing commercial areas.**

**Institutional/Government**

**Background:**

Areas designated as “Institutional/Government” on the Neighbourhood Land Use Plan are intended for public uses and operations carried on by, or on behalf of, the Town of Fort Erie, the Regional Municipality of Niagara, the Province of Ontario, the Government of Canada, or any agency thereof, as well as institutional uses such as schools, churches, and nursing homes. The uses in this category shall be governed by policies in the municipal Official Plan and Zoning By-law.

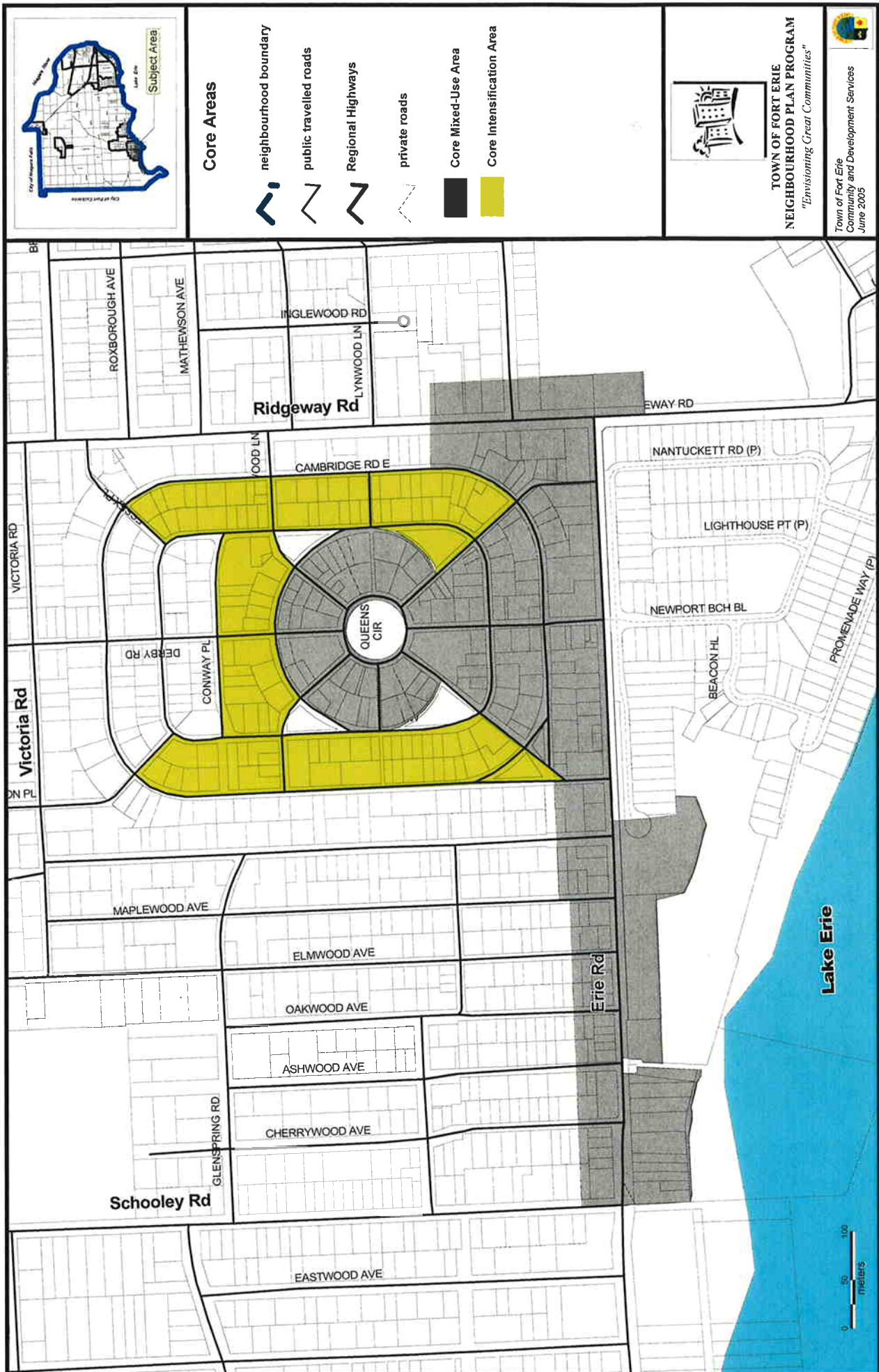
A total of 12.1 ha (29.9 ac) are designated “Institutional/Government” in the Neighbourhood Plan, representing 3.4% of the total Neighbourhood land area.

**Objectives:**

The objective is to identify the location of existing and proposed Institutional/Government uses in the Neighbourhood, to ensure that sufficient land is designated for this purpose to meet the needs of the community, and that such uses are developed in accordance with the policies of the Municipal Zoning By-law and Official Plan.

**Policies:**

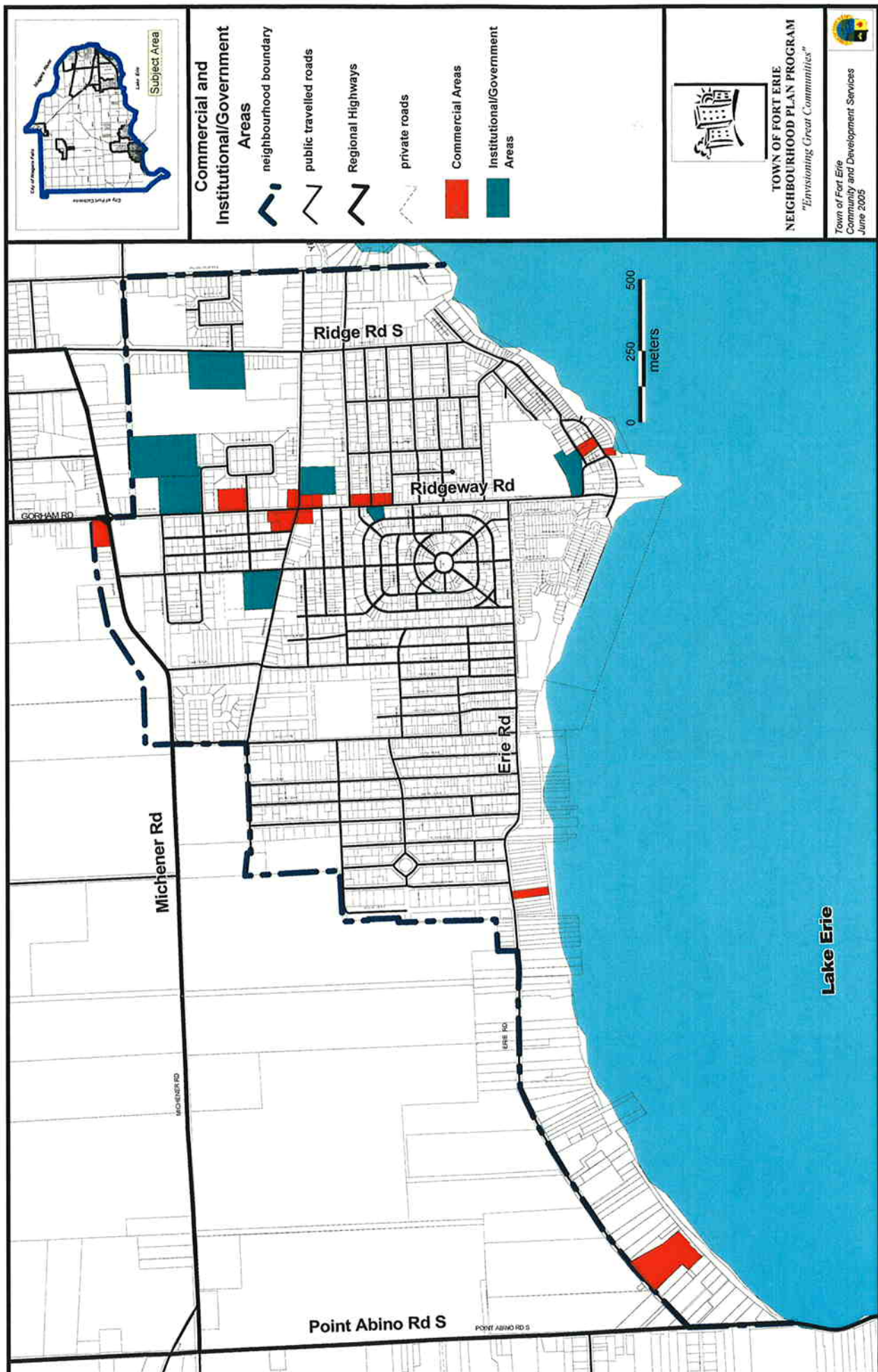
**5.1a17 The lands designated as “Institutional/Government” on the Neighbourhood Land Use Plan shall be used for a variety of public and institutional uses.**







## Commercial and Institutional/Govt Areas Fig. 6





## Public Open Space

### Background:

Areas designated as “Public Open Space” on the Neighbourhood Land Use Plan are intended for public conservation, open space and recreational uses. Municipal parks will be developed in accordance with the recommendations of the Fort Erie Parks and Open Space Master Plan.

The provision of public parkland and open spaces offers numerous benefits to the community; it provides economic benefit by attracting tourism and business, and increasing real estate values; it promotes social benefits by encouraging a healthy lifestyle, contributing to community identity, and reducing environmental stress; and it contributes to the preservation of cultural and historical heritage and encourages the community’s participation in environmental stewardship.

A total of 16.7 ha (41.2 ac) are designated “Public Open Space” in the Neighbourhood Plan, representing 4.7% of the total Neighbourhood land area. Additional neighbourhood parkland will be required to serve future needs, as discussed below.

The Official Plan currently identifies three classifications of municipal parkland, based upon the amenities and services provided, as follows:

### 1. Neighbourhood Parks

Neighborhood Parks are defined as passive and active recreational opportunities for non-programmed use that may contain play equipment. Neighbourhood parks are intended to serve the immediate neighbourhood (generally within a 400m radius), and should be provided at a ratio of 1 ha (2.47 ac) per 1000 residents.

In the Crystal Beach Neighbourhood, there are four (4) parks categorized as “Neighbourhood Parks”, and together they provide 0.43 ha (1.06 ac) of parkland. Based upon the current population and neighborhood park locations, there is a requirement for 3.57 ha (8.82 ac) of neighborhood parkland, meaning Crystal Beach currently under serviced by neighbourhood parkland by approximately 3.14 ha (7.75 ac).

The northern and central areas of the Neighbourhood are serviced by existing neighbourhood parks, and therefore additional parkland is required in the western and eastern reaches.

A 0.2 ha (.49 ac) site is identified on the Neighbourhood Land Use Plan in the western area based on current negotiations with a land developer.

### 2. Community Parks

Community Parks are defined as passive and active recreation areas for organized and non-programmed use, including facilities to accommodate recreational activities. Community parks are intended to serve all of the neighborhoods which form the greater community, and should be provided at a ratio of 2 ha (4.94 ac) per 1000 residents.

In the Crystal Beach Neighbourhood, the Crystal Ridge Community Centre and the Queens Circle Park are categorized as “Community Parks” based on their intended function and provision of amenities. Together they provide 12.13 ha (30 ac) of community parkland. Based on development standards, Crystal Beach is over serviced by Community Parks, and therefore the provision of additional Community parkland is not required at this time.



*Public parks provide social benefits to the neighbourhood such as encouraging a healthy lifestyle, contributing to community identity, and reduction of environmental stress.*

### **3. Town Parks**

Town Parks are defined as unique or specialized parks servicing the entire community and visitors alike. Town parks are designed and developed in concert with identified town-wide needs, and typically accessible from major roads and highways.

In the Crystal Beach Neighbourhood, Crystal Beach/Bay Beach and the Crystal Beach Waterfront Park are categorized as “Town Parks”, and together provide 5.25 ha (12.9 ac) of parkland. Crystal Beach boasts an above average proportion of Fort Erie’s Town Parks. Town Parks are designated and developed based upon property character and benefit to community.

In the Crystal Beach Neighbourhood, it is recommended that any future “town parkland” be in the form of waterfront lands as they become available. For the most part, such lands are already considered to be “Environmental Protection” areas, however in most cases they are not accessible to the general public.

#### **Objectives:**

The objective is to ensure that sufficient lands are designated for parks and open space uses in the Neighbourhood Plan, to generally identify the location and size of such areas in the Neighbourhood, and to ensure that such uses are developed in accordance with the Zoning By-law, Official Plan and Fort Erie Parks and Open Space Master Plan.

#### **Policies:**

**5.1a18 The lands designated as “Public Open Space” on the Land Use Plan shall be developed for a variety of active and passive recreational and open space uses.**

**5.1a19 Additional lands for “Neighbourhood Parks” shall be provided in the Neighbourhood as a medium-term (5-10 year) goal of the Neighbourhood Plan, in accordance with the recommendations of the Parks and Open Space Master Plan.**

**5.1a20 It is recognized that there is sufficient land in the “Town Park” classification, and no additional land will be required for this purpose unless recommended by the Parks and Open Space Master Plan.**

**5.1a21 It is recognized that there is sufficient land in the “Community Park” classification, and no additional land will be required for this purpose unless recommended by the Parks and Open Space Master Plan.**

**5.1a22 It is recognized that the Crystal Ridge Community Centre is the focus of community recreation for both the Crystal Beach and Ridgeway neighbourhoods, and future community recreational initiatives should be directed to this facility in order to create a critical mass of recreational opportunity.**







## **Environmental Areas**

### **Background:**

The natural areas that are significant to the Crystal Beach Neighbourhood are outlined on Fig. 8, and fall under the two sub-categories of “**Environmental Protection**” and “**Environmental Conservation**”. The Crystal Beach Neighbourhood contains a number of areas of natural interest including woodlots, deer and waterfowl wintering areas, fish spawning areas, and public open space areas. In addition to this, shoreline areas are identified as “Hazard” areas in the current Official Plan, and “Environmental Protection” areas in the Draft Official Plan. As well, the Regional Policy Plan contains shoreline protection policies for lands along Lake Erie.

Although located just outside the neighbourhood boundary, the **Point Abino Wetland Complex** (a Provincially Significant Wetland) is also identified on Fig. 8. This area is a significant natural resource to the Crystal Beach Neighbourhood, containing unusual and high quality biological communities.

A Natural Areas Inventory (NAI) was prepared for the Town by the consulting firm of Dougan and Associates in 2003. The NAI provides more specific information on the attributes of the natural features mentioned.

### **Objectives:**

The objective is to identify the prominent natural features of the Neighbourhood and to provide policy for the enhancement and preservation of these areas where appropriate. Where development is to be permitted in proximity to a natural feature area, it is expected to consider the effect it may have on the feature, and to provide mitigation measures where necessary to protect the integrity of the feature.

### **Policies:**

**5.1a23 The Town promotes the protection of Natural Heritage Features within the Neighbourhood and adjacent to its boundaries. Natural feature areas are shown as “Environmental Protection” and “Environmental Conservation” on the Neighbourhood Land Use Plan.**

**5.1a24 The intent of this Plan is to conserve natural habitat as well as to complement other land use designations set out on the Neighbourhood Land Use Plan. Other designations on the Neighbourhood Land Use Plan will take precedence over the “Environmental Conservation” areas but not the “Environmental Protection” Areas.**

## **Environmental Protection**

### **Background:**

Areas designated as “Environmental Protection” in the Neighbourhood Land Use Plan are intended for the protection of Provincially Significant Wetlands, habitats of vulnerable, threatened or endangered species of flora and fauna, and natural constraint areas (flooding and steep slopes). No development or site alteration may occur within such areas in order to ensure their continued value as natural resources.

A total of 16.3 ha (40.3 ac) are designated “Environmental Protection” in the Neighbourhood Plan, representing 4.6% of the total Neighbourhood land area. The entire shoreline area along Lake Erie is within the Environmental Protection area. As well, the Point Abino Wetland Complex, although located outside of the urban area of Crystal Beach, is shown on the Neighbourhood Land Use Plan, and is considered a natural resource to be protected for the future benefit of the Neighbourhood.



*The Crystal Beach area is home to a number of areas of natural beauty and environmental interest, most notably the 4.5 kms of Lake Erie waterfront*

**Objectives:**

The objective of the Environmental Protection designation is to ensure that all lands that have been identified as requiring protection from development due their significant environmental features, functions or constraints.

**Policies:**

**5.1a25** Lands designated as “Environmental Protection” will be protected from incompatible development in accordance with the policies of the Official Plan.

**5.1a26** The Environmental Protection Area designation represents Provincially Significant Wetlands and Natural Constraints such as the 1-in-100 year floodplain and dynamic beach for the Crystal Beach Neighbourhood. Development is not to be permitted within the Provincially Significant Wetland or floodplain. Any development proposal within or adjacent to the wave uprush area that could reflect a portion of the dynamic beach shall be reviewed by the Niagara Peninsula Conservation Authority with respect to its consistence with Provincial Policy.

**Environmental Conservation**

**Background:**

The Town of Fort Erie has completed a Natural Areas Inventory that identifies Locally Significant Natural Areas, Corridors, and Linkages that should be considered for protection. These Natural Areas include, but are not limited to, woodlands, thickets, meadowlands, wetlands, wildlife habitat areas, and environmental corridors and linkages. Areas designated with an “Environmental Conservation” overlay in the Neighbourhood Plan are intended to conserve natural habitat as well as to complement underlying land use designations set out on the Neighbourhood Land Use Plan. An Environmental Impact Study may be required to accompany plans for development or redevelopment within areas designated with an “Environmental Conservation” overlay.

A total of 32.2 ha (79.5 ac) are designated with an “Environmental Conservation” overlay in the Neighbourhood Plan, representing 9.0% of the total Neighbourhood land area.

**Objectives:**

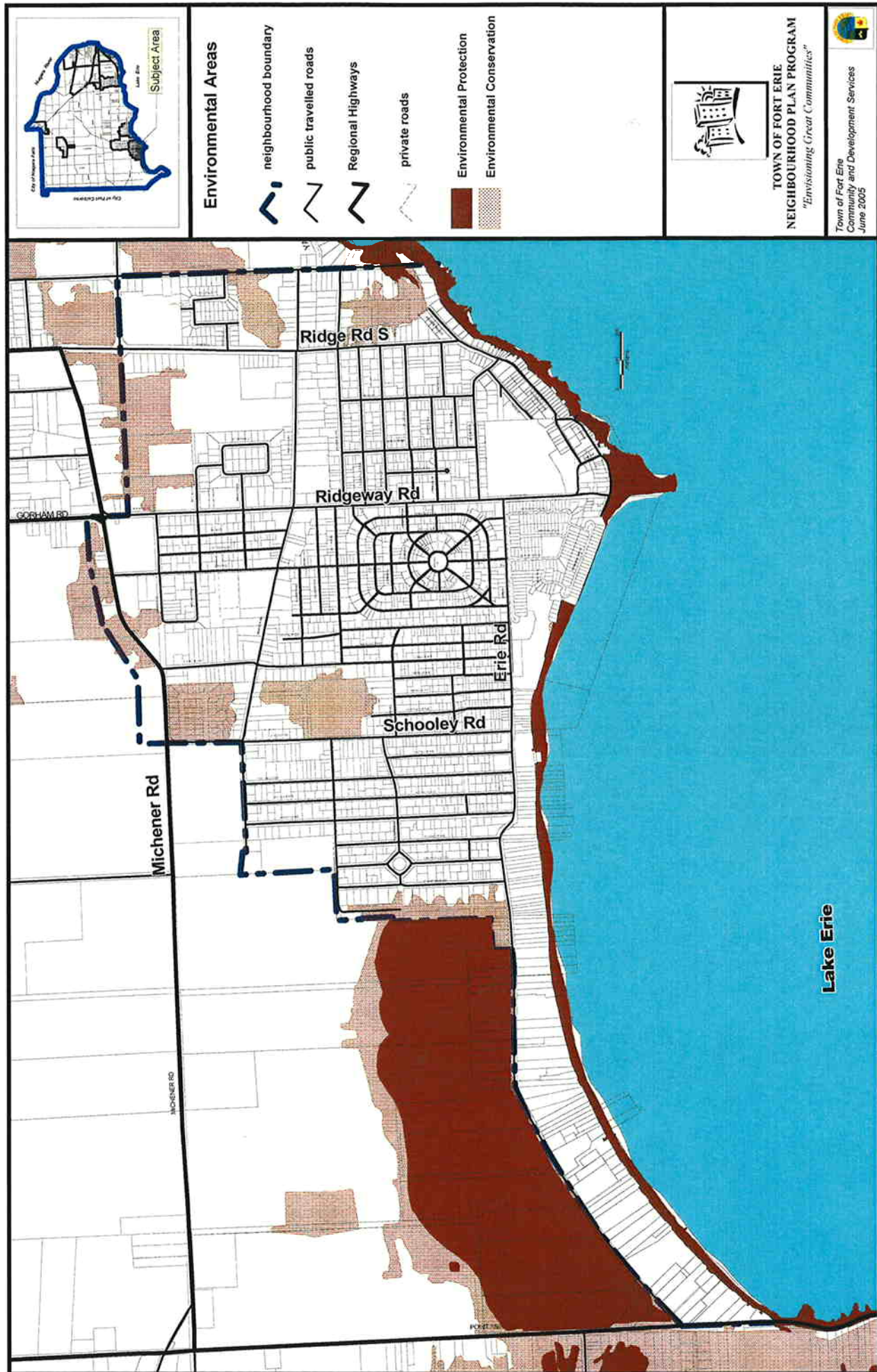
The objective of the “Environmental Conservation” overlay designation is to ensure that all lands that have been identified as requiring conservation measures due to exhibiting features of a woodland, thicket, meadowland, wetland, wildlife habitat, environmental corridor or linkage are clearly identified in the Neighbourhood Land Use Plan and are developed in accordance with the policies of the Official Plan.

**Policies:**

**5.1a27** All areas identified on the Neighbourhood Land Use Plan with an “Environmental Conservation” overlay shall be developed as per the policies of the Official Plan.

**5.1a28** The development of any underlying land use designation shall be permitted in conjunction with an Environmental Impact Study demonstrating that there will be no negative impact on the natural features or ecological functions for which the area has been identified.









## 5.2 Enhancing the Urban Experience

The Community Focus Group identified “Enhancing the Urban Experience” as a key element theme related to the improvement of the Crystal Beach Neighbourhood. A number of goals and objectives fall under this general theme, including development of a balanced land use plan, development of urban design guidelines for the core area, creating linkages between parks/beaches and business areas, development of a comprehensive parking and streetscaping plan, and preparation of a master concept plan for Bay Beach.

### 5.2a Urban Design Guidelines for the Core Areas and Gateway Area

#### Background:

The Erie Road/Derby Road area is the historic core area of Crystal Beach and the focus of the community. It exhibits the historic beginnings of the village in its street configuration and its numerous distinctive historic buildings and places. As well, the shape of development has occurred in response to the unique lakefront location which it occupies, and its history as a resort community and a religious community. In particular, the radial street pattern, with laneways emanating outward from a central feature area, provides Crystal Beach with its uniqueness, its sense of time and its base attractiveness. Sound urban design policies and guidelines will ensure that as new development and redevelopment continues, these features are respected and enhanced while new urban forms provide for the future livability of the people who live in, work in and visit the area. New developments should also have regard for view preservation, continuity of streetscapes, public art, attractively landscaped public and private spaces, comfortable and convenient accessibility, as well as creating an overall attractive image for Crystal Beach into the future.

Memorable places around the world are frequently characterized by their setting. Crystal Beach has a number of unique characteristics which, if given expression through urban design direction for new development, can provide the neighbourhood with a recognizable and memorable “sense of place”.

#### Objectives:

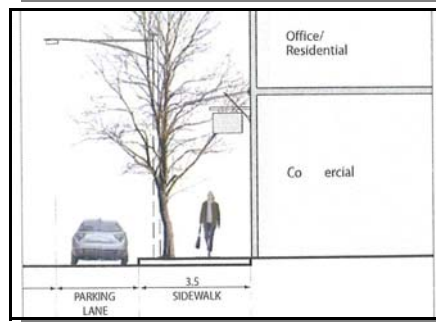
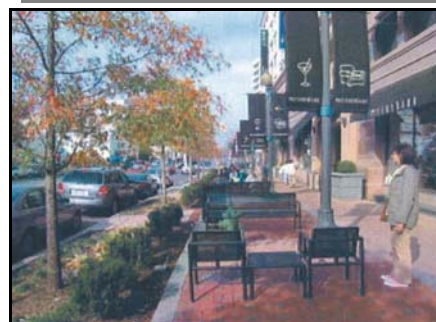
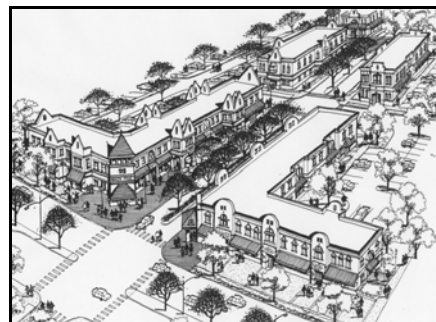
The objective of the implementation of Urban Design Guidelines is to strive for excellence in the built environment of the core area, enhancing its unique historic features and ensuring an attractive, comfortable and convenient place for those who live and work there and to attract tourists, shoppers and those seeking recreation and entertainment.

#### Policies:

**5.2a1 Comprehensive Urban Design Guidelines shall be prepared for the areas identified on the Neighbourhood Land Use Plan as “Core Mixed-Use Area”, “Core Intensification Area” and “Gateway Area”, and its recommendations shall be implemented via Official Plan and Zoning By-law amendments to prezone the lands accordingly.**

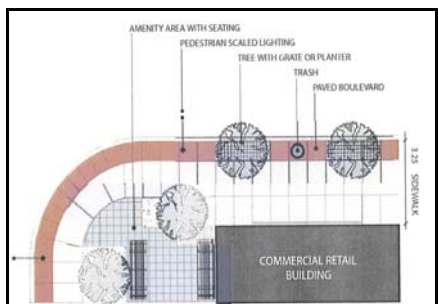
**5.2a2 The Urban Design Guidelines shall address, at minimum, the following key issues:**

- *enhancing the core area by creating a clean, healthy, livable environment that offers visual and cultural richness*
- *retaining, clarifying and emphasizing the distinctive characteristics of the core area including the architecture and radial street pattern*



Urban Design Guidelines for key neighbourhood areas will ensure an attractive, convenient environment for residents and visitors alike

- *creating a unique sense of place related to the history of the neighbourhood (i.e. Crystal Beach Amusement Park) for all to enjoy within the public realm*
- *maintaining the small-size character of the area, with structures being one to three stories in height.*
- *reinforcing the transitional nature between the commercial core and the surrounding residential areas.*
- *ensuring an aesthetically and functionally integrated mix of residential, commercial and institutional uses*
- *developing an appropriate landscaping design for a site's use. For example, when developing a residential site, use a front yard with accent landscaping or a fence to define the space. When developing a commercial or institutional site, provide amenities that will help to enhance the pedestrian experience.*
- *projects that support pedestrian activity, friendly walkable streets and contribute to the quality of life are encouraged.*
- *developing an appropriate public realm streetscape design for the Neighbourhood Gateway at the intersection of Ridgeway Road and Farr Avenue to provide a welcoming and visually attractive entranceway to the Neighbourhood.*



### 5.2b Special Main Street Areas

#### Background:

The Neighbourhood Plan identifies Erie Road and Derby Road as the “main streets” of the neighbourhood. These two thoroughfares have historically been the commercial corridors of the village, and served as the “downtown” of Crystal Beach prior to municipal amalgamation. Derby Road in particular served as the main commercial street associated with the Crystal Beach Amusement Park, and was affectionately known as “Hot Dog Alley” in reference to the numerous fast-food restaurants located along the spine. As well as restaurants, a number of small hotels and rooming houses were located on Derby Road and Queens Circle, housing summer visitors to the beach and amusement park.

In 1990 the Town initiated a streetscaping improvement program for the core area, through the provincial CAIP funding initiative. Decorative lighting recovered from the closed amusement park was used throughout the core area, and some street furniture was added along with decorative sidewalks and planters. These existing features are currently in need of some rehabilitation and the proposed urban design guidelines will make recommendations for their improvement.

#### Objectives:

The history of Crystal Beach and its association with the amusement park and summer stays should be remembered and celebrated through the use of specialized features in the public realm. As part of the Urban Design Guidelines proposed for the Core Area, special attention should be paid to the public realm along Erie Road from Ridgeway Road to Schooley Road, and Derby Road from Erie Road to Queens Circle, and along all of Queens Circle, in order to celebrate the rich history of Crystal Beach and interpret that history for future generations in an aesthetic way. Examples of such interpretation would be banners, theme lighting related to the amusement park, intermittent historical plaques and interpretive stops, themed seating areas and landscaped areas all referencing the amusement park.

Main Street areas will be the focus of streetscape improvements based on themes related to the Crystal Beach Amusement Park

**Policies:**

**5.2b1** As part of the Urban Design Guidelines proposed through Policy 5.2a1, plans shall be developed for Erie Road, Derby Road and Queens Circle, in order to celebrate the history of Crystal Beach and its relationship to the Crystal Beach Amusement Park, and to interpret that history for future generations through tastefully themed streetscaping and public realm treatment.

**5.2b2** Common physical infrastructure items such as lighting, sidewalk treatment, street furniture and signage that define the area as a special place will be provided. The current streetscaping features of the core area will be evaluated in terms of functionality, and recommendations will be made as to their suitability in relationship to any proposed theme for the core area.

**5.2c Neighbourhood Gateway**

**Background:**

The intersection of Ridgeway Road and Farr Avenue is the principal entrance to the Crystal Beach Neighbourhood, providing a direct connection to the Ridgeway neighbourhood, Highway 3, the remainder of Fort Erie and beyond. The intersection is characterized by vacant land covered by scrub on the northwest corner; open space (cemetery), a dominating Regional Niagara water standpipe, and a neighbourhood entrance sign on the southwest corner; a commercial use (restaurant) on the southeast corner and a mixed-use property on the northwest corner. This intersection also acts as the southern gateway for the Ridgeway Neighbourhood to the north.

The streetscape in this area is primarily auto-oriented, and the intersection is controlled by a traffic signal. The gateway lacks the pedestrian scale found further south on Ridgeway Road in the core commercial area. There are no streetscape furnishings or sidewalks found in this area, and the parking area for the restaurant directly abuts the traveled roadway.

Although the open space character of the cemetery, and the view down Ridgeway Road from the hillcrest of the intersection contributes to a positive “first impression”, this gateway area represents an opportunity for streetscape improvements.

**Objective:**

The objective is to provide a welcoming and attractive entranceway to the Neighbourhood, through the provision of appropriate streetscape elements and signage at the intersection of Ridgeway Road and Farr Avenue, building upon the existing attractive entrance sign located at this intersection.

**Policies:**

**5.2c1** Urban Design Guidelines shall be developed for the public and private realm in the Neighbourhood Gateway area as per Policy 5.2a1, and shall include recommendations for infrastructure items such as lighting, sidewalk treatment, street furniture and signage that define the area as the gateway to the Crystal Beach Neighbourhood.



### 5.2d Crystal Beach Greenway and Heritage Boardwalk

#### Background:

The provision of linkages among parks, beaches, businesses and external systems was identified by the Community Focus Group and Staff as a key element in the improvement of the Crystal Beach Neighbourhood. Providing an efficient way of accessing these key areas of the community was seen as part of a strategy to “enhance the urban experience”. Not only is it considered important to link the important places within the Neighbourhood, but also to link the neighbourhood to other parts of the town-wide open space system via the Friendship Trail linear parkway.



The Friendship Trail stretches for 16 kms across the entire municipality, and for the most part runs along the abandoned CN Rail corridor, 700m north of the Neighbourhood limit and approximately 2 kms north of the Crystal Beach core area. This recreational corridor provides passive open space opportunities on a 3m-wide asphalt trail which links the communities of Ridgeway, Thunder Bay, Crescent Park and Fort Erie. Signage on the trail, at the intersection of Ridgeway Road, directs users south to the Crystal Beach area.



The **Regional Niagara Bikeways Master Plan Study**, being a part of the Regional Transportation Strategy, identifies an on-road connection from the Friendship Trail southerly into Crystal Beach, along Ridgeway Road. It also identifies an on-road continuation of the bikeway westerly along Erie Road through to Point Abino Road. This provides an excellent base upon which to build neighbourhood linkages that fulfill the objectives of the Neighbourhood Plan.

#### Objective:

The objective is to provide an on-road and off-road “green” linkage system throughout the Crystal Beach Neighbourhood, including a beachfront interpretive boardwalk, in order to link key neighbourhood focal points together and to provide a connection to the town-wide Friendship Trail linear parkway system and thereby a link to the Greater Niagara Circle Route and the Trans-Canada Trail. Creating these linkages will provide ease of access to important parts of the neighbourhood, and into Crystal Beach from external open space systems. An important objective will be to highlight Crystal Beach’s “waterfront village” setting by keeping the southerly portions of the trail as close to the waters edge as possible. In this regard, negotiations with private property owners for public easement access will be required to fulfill the ultimate desired routing of the trail. In the interim, alternate access routes will be considered along public roads and other publicly held lands.



*Crystal Beach's setting on the shores of Lake Erie provides a showcase opportunity for a “greenway” and “boardwalk” system to connect various key focal points of the community.*

A key feature of the Greenway will be the development of a beachfront boardwalk along the public portions of Crystal Beach and Bay Beach, envisioned to be developed as a **“Heritage Boardwalk Interpretive Area”** incorporating historical items and themes showcasing Crystal Beach and the Amusement Park. This feature has the opportunity to become a tourist draw, and its proximity to the fine sandy public beach at Crystal Beach as well as the Bay Beach property could create a synergy of attractions. A detailed design and feasibility study will be required for this feature of the Greenway.

#### Policies:

**5.2d1 The Town shall promote the concept of the Crystal Beach Greenway, a railway system throughout the Crystal Beach Neighbourhood as shown on Schedule A, in order to link key focal points of the neighbourhood including Bay Beach, Crystal Beach, the Commercial**



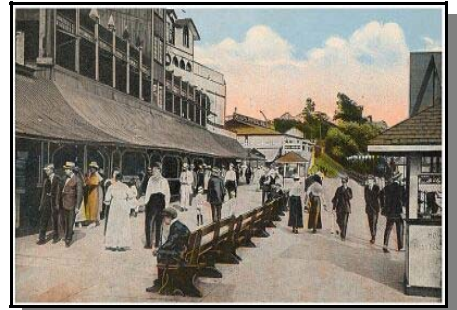
Core Area, and Crystal Beach Waterfront Park, and also to link the Neighbourhood with the Friendship Trail and thereby the Greater Niagara Circle Route and the Trans-Canada Trail System. Any future transportation and/or leisure studies and ensuing public works shall incorporate this element into the design.

5.2d2 The Crystal Beach Greenway shall generally follow the route outlined on the Neighbourhood Land Use Plan, including the routes previously identified by the Regional Niagara Bikeways Master Plan, with the intent that the Greenway will be developed as close to the water's edge of Lake Erie as possible.



5.2d3 It is recognized that portions of the ultimate desired route are located upon private property, and that public easements will be required to provide access over these lands. In the interim, the Greenway shall follow alternate routing using public road allowances and other publicly held lands, until such time as easement agreements can be reached with private property owners.

5.2d4 The portion of the Crystal Beach Greenway abutting the public beach lands at Bay Beach and Crystal Beach, lying west of the Ashwood Entrance, shall be developed as a beachfront “Heritage Boardwalk Interpretive Area”, incorporating historical items and themes showcasing the history of Crystal Beach and the Amusement Park. A detailed design study shall be initiated for this component of the Greenway system.

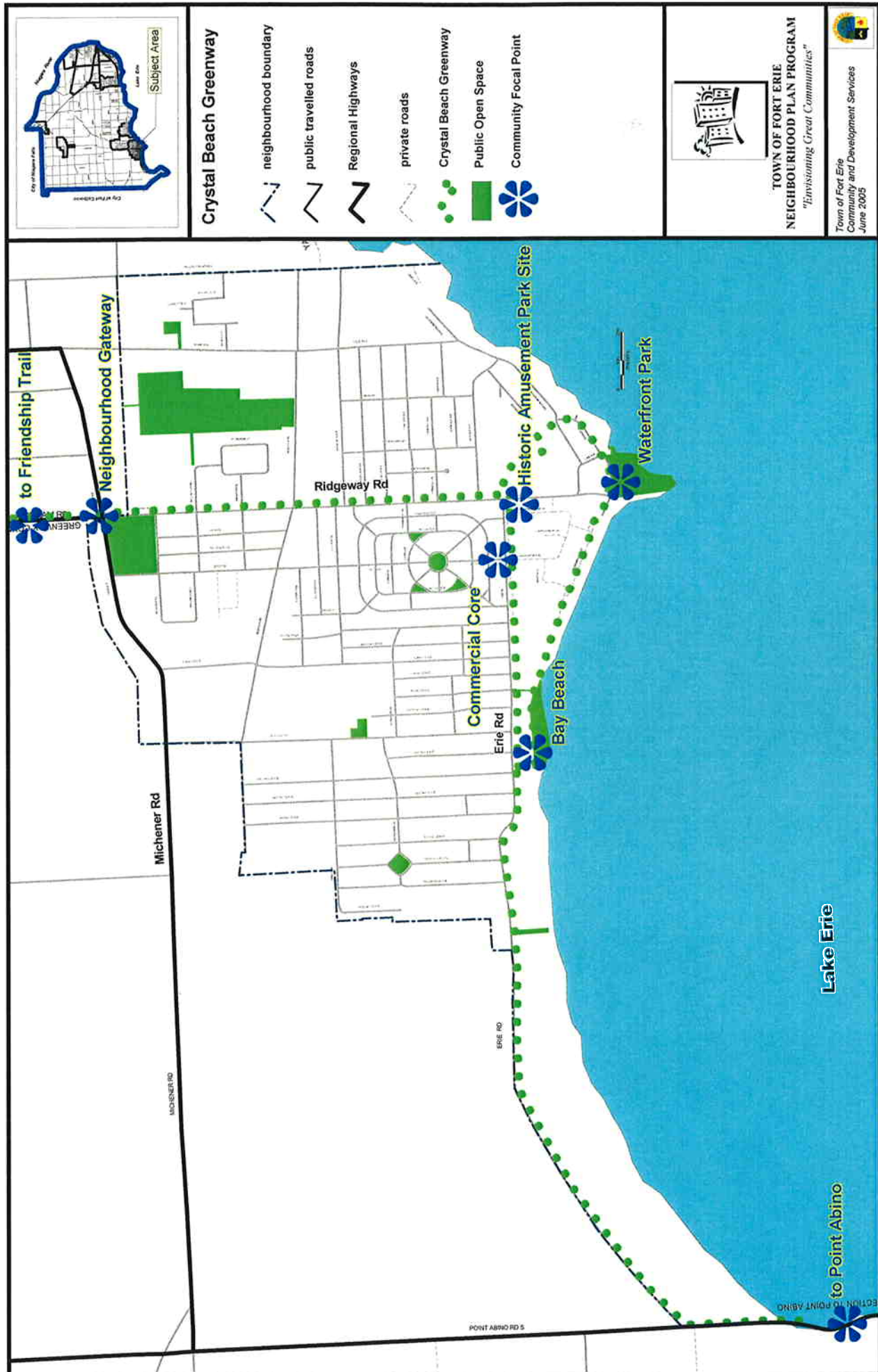


*The cultural heritage of Crystal Beach could be interpreted through a “History Boardwalk” along the public beaches at Crystal Beach and Bay Beach*



**Fig. 9—Heritage Boardwalk Interpretive Area**







### **5.2e Municipal Servicing**

#### **Background:**

The entire Crystal Beach Neighbourhood is located within an Urban Area as shown on both the Town Official Plan and the Regional Policy Plan. It is the intent of this Plan that all development shall occur upon municipal water and sanitary sewer supply. Sanitary sewers are located throughout the Neighbourhood, and are the responsibility of the Town. The treatment of wastewater is the responsibility of Regional Niagara, who operate a treatment facility on Ridgeway Road at Crystal Beach Drive. Potable water is provided to all areas of the Neighbourhood by the Town. Drainage is currently provided through both municipal storm sewers and overland drainage/ditching. All new development in the Neighbourhood is required to provide proper storage and dissemination of stormwater.

#### **Objectives:**

The ultimate development of the Neighbourhood to its full capacity under the approved Neighbourhood Density is considered “long-term” and will take upwards of 20-30 years to be realized. A servicing study for new development areas should be initiated in order to identify the costs and timing of required upgrades to the municipal systems.

#### **Policies:**

**5.2e1 The development of the Crystal Beach Neighbourhood shall be on full municipal sanitary sewers and water supply.**

**5.2e2 The Town shall initiate a servicing study of the Crystal Beach Neighbourhood in order to identify required upgrades and to quantify costs associated with such upgrades to support the ultimate neighbourhood population and density.**

### **5.2f Road Transportation Network**

#### **Background:**

The Town of Fort Erie Infrastructure Services Department has jurisdiction over public roads, and pedestrian and bicycle paths which serve a primarily local function in the Neighbourhood. Other road facilities which serve a regional transportation function are the responsibility of the Regional Municipality of Niagara.

The majority of the public roads in the Crystal Beach Neighbourhood fall under the jurisdiction of the Town and are classified as “local roads”. **Michener Road/Farr Avenue, Ridgeway Road, Erie Road and Poing Abino Road South** are classified as “arterial roads”, which are designated to carry moderate volumes of medium distance inter-regional traffic as well as traffic enroute to or from a provincial highway. **Rebstock Road, Brunswick Avenue, Schooley Road, Derby Road and Ridge Road South** are classified as “collector roads” and are designated to carry moderate volumes of inter-neighbourhood and inter-district traffic and to function as links between arterial roads/provincial highways and local roads.

Existing roads and their classification are illustrated on Fig. 11. The Neighbourhood Land Use Plan illustrates the location of possible future residential development and the new roads which would service such development.

#### **Objective:**

The objective is to ensure that the existing and proposed road network and road condition is sufficient to meet the requirements of the existing and future population and density of the Neighbourhood. In this regard, the Town will undertake traffic



studies as needed, to determine the current level of service and road conditions in the Neighbourhood and analyze their ability to meet future demands. In all instances, the retention of the existing village character of the Neighbourhood shall be of utmost importance.

**Policies:**

- 5.2f1** Improvements to the road system and road reconstruction shall be carried out in accordance with the standards adopted by Council pertaining to municipal roads, and Council will strongly consider the existing village/pedestrian character and seasonal nature of the neighbourhood when making road improvement decisions.
- 5.2f2** It is not intended that all road improvement proposals will be undertaken in the immediate future, but Council may prepare a detailed road improvement programme and establish an order of priorities for improvements.
- 5.2f3** The Town shall not close any of its existing road allowances providing access to Lake Erie. It is the intent that any of these road allowances not required for transportation purposes shall be developed for passive public recreational use as per Section 5.3d of this Plan (“Windows to the Lake” Initiative).

**5.2g Public Transit**

**Background:**

Fort Erie Transit operates a local transit service to and from Crystal Beach, connecting with the main urban centre of Fort Erie and the shopping districts along Garrison Road. Five buses per day operate in each direction, approximately once every two hours between 7:45 am and 5:45 pm. Fig. 11 shows the transit route, which generally follows **Ridgeway Road, Erie Road, Elmwood Avenue, and Rebstock Road.**

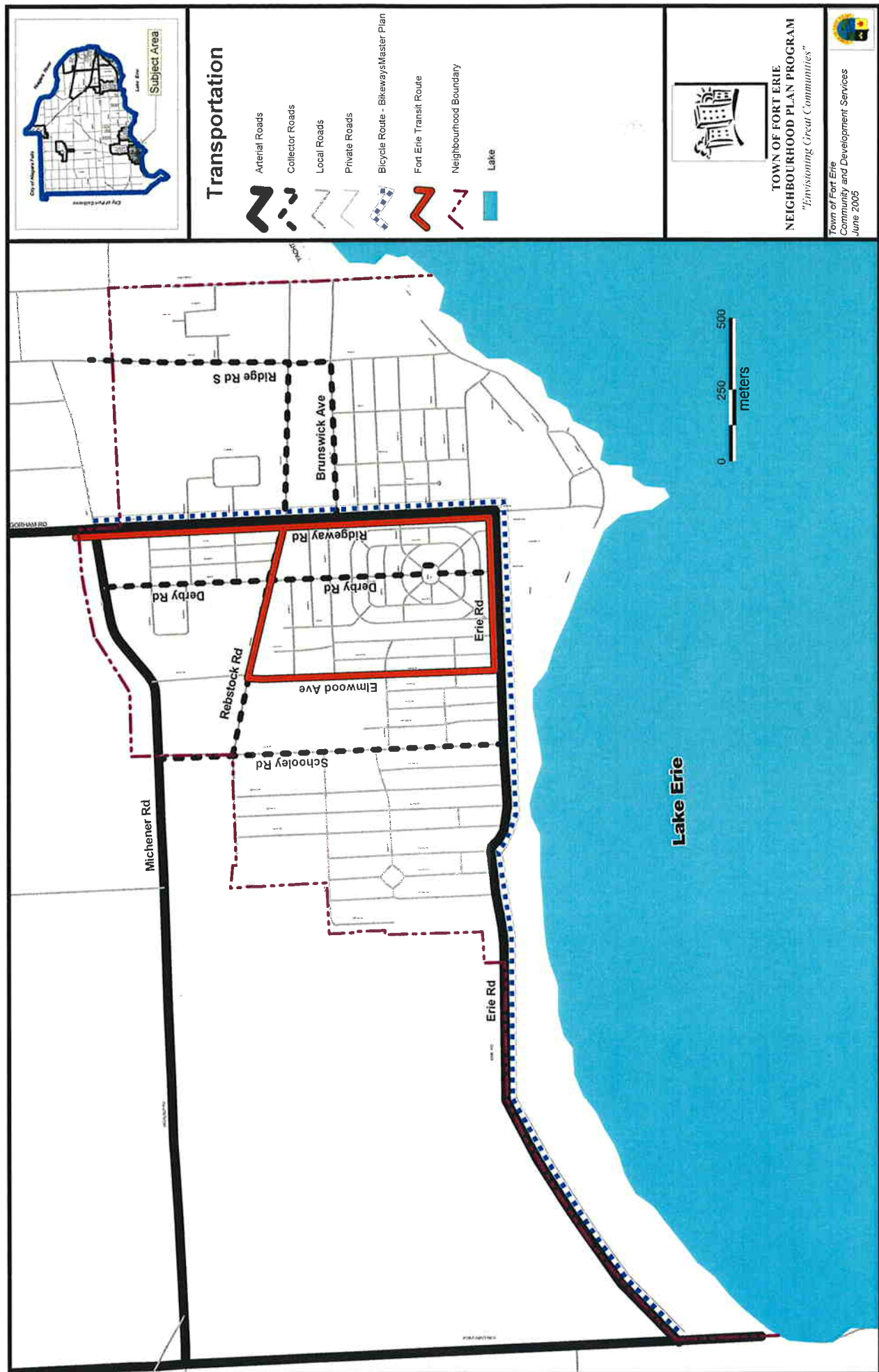
Based on the current growth levels in the Neighbourhood, additional transit service is not likely warranted at this time. However, the transit route should be analyzed in order to determine if the current run is conveniently serving the maximum number of possible riders.

**Objective:**

The objective is to provide an efficient public transit service for all citizens of the Neighbourhood including those who are physically challenged, which provides convenient connections within the Neighbourhood and to points outside the neighbourhood such as shopping areas, office and employment areas and connection points for additional regional transportation services.

**Policies:**

- 5.2h1** The Town shall continue to provide local transit service to the Crystal Beach Neighbourhood within its financial capabilities.
- 5.2h2** Any study undertaken by the Town respecting the provision of transit services shall examine the Crystal Beach Neighbourhood, in order to determine possible system improvements to increase convenience to riders, increase access to key neighbourhood focal points, and to ensure that transit vehicles can accommodate the physically challenged.





## **5.2h Parking**

### **Background:**

The majority of the Crystal Beach Neighbourhood is residential in character, and parking for residential use is either contained on private property or along the public streets. In the older historical areas of the original village, the streets are narrower than standard width, some being as narrow as 9m. In these areas parking congestion can become a problem during summer months since many of the properties do not contain sufficient area for on-site parking of residents and guests.

With respect to the Commercial Core Area, parking is provided along Erie Road and in one public parking lot on Erie Road east of Derby Road. Other core area streets are considered too narrow to provide on-street public parking. There does not appear to be a parking problem in the core area at present, due to the amount of underutilized commercial floor space. However, if all of the approximately 100,000 square feet of commercial space in the core area were occupied, there would be a parking deficiency. Properties in core areas of Fort Erie, including Crystal Beach, are exempted from commercial parking requirements, in order to promote maximum utilization of properties and provide a continuous streetscape experience. Commercial parking is to be provided by the Town through on-street parking and municipal parking lots. Parking for residential purposes is still required to be provided on-site, at a ratio of one space per unit.

Crystal Beach is unique in that the summer population is greater than the remainder of the year, and summer daytime/weekend population (i.e. beach patrons) is greater than both. This has resulted in a situation where parking is not a problem for much of the year, but becomes an acute seasonal problem on some days in summer months. This presents a challenge for the Town, in that the provision of large municipal parking facilities to handle summer weekend congestion may be viewed as an expensive and wasteful use of land for the remainder of the year.

An in-depth parking study will be required in order to arrive at long-term solutions to this problem. As well, any development that may occur in the future on the Bay Beach property could exacerbate the problem unless parking is addressed as part of a development scheme.

In the interim, the use of municipal road allowances at least 15m wide for on-road parking should be maximized where possible. This does not require the acquisition of additional land, and therefore the only expense to the municipality would be the improvement of roadways to add parking lanes.

### **Objectives:**

The objective is to provide a proper amount of convenient parking in the Crystal Beach Neighbourhood, in order to serve the residents of the Neighbourhood as well as visitors and summer beach patrons. Key areas requiring special attention are the Commercial Core Area and the Bay Beach area. Ultimately, attractive off-street parking areas well screened from adjacent properties will be required. In the interim, existing road allowances and other municipal properties will be utilized.

### **Policies:**

**5.2i1 The Town shall undertake a parking study in order to arrive at long-term solutions for the provision of municipal parking facilities in the Crystal Beach Neighbourhood, paying particular attention to the commercial core area and the Bay Beach area.**

- 5.2i2 The existing municipal parking lots in the core area, namely the Erie Road lot and the Lincoln/Belfast lot shall be retained and consideration shall be given for their expansion based upon the results of the municipal parking study.
- 5.2i3 The use of on-street parking shall be utilized for parking where the road allowance is of sufficient width to provide for a parking lane.
- 5.2i4 All new municipal or private parking areas shall be designed and constructed in a way that provides adequate screening and landscape buffering to adjacent residential properties.
- 5.2i5 When roads of sufficient allowance width are slated for reconstruction, consideration will be given to the provision of a parking lane on at least one side of the street.
- 5.2i6 Any redevelopment of the Bay Beach property must consider the provision of public parking for beach patrons in addition to any parking required for the intended use of the property.



### **5.3 The Economic Viability of the Neighbourhood**

The economic viability of the neighbourhood is considered to be an issue of utmost importance to a secure and stable future for Crystal Beach. This not only involves viability of the core business area, but the outlying residential areas as well. The goal is to move Crystal Beach away from being a predominantly seasonal community to a year-round vibrant and attractive community. The following objectives are intended to achieve that goal.

#### **5.3a Formation of a Business Improvement Area**

##### **Background:**

The establishment of a formal Business Improvement Area is seen as being a key to economic revitalization in the core commercial area. Currently, there exists a less formal “Crystal Beach Improvement Area” which does not have the power to levy businesses for neighbourhood improvement projects. As well, the Improvement Area covers a much larger area than the historical commercial core and therefore efforts at revitalization are currently not concentrated on the area needing the most improvement. This item was identified as a key element of neighbourhood revitalization by the Community Focus Group, and the Crystal Beach Improvement Area was chosen as the champion of this initiative.

##### **Objectives:**

The objective is to focus attention and resources on the historic core of the Neighbourhood, and allow for a levy on businesses to fund community improvement projects and revitalization efforts in the area. Formation of a BIA will also allow the community to avail itself of financial assistance from government sources for community improvement initiatives.

##### **Policies:**

**5.3a1 The establishment of a formal Business Improvement Area for the lands shown on the Schedule A Land Use Plan as “Core Mixed-Use Area” shall be strongly encouraged, recognizing that a BIA will focus attention and resources on the core area which will have a positive effect on the neighbourhood as a whole.**

#### **5.3b Government Assistance for Property Improvements**

##### **Background:**

As outlined in Volume 1 (Background Report) of the Neighbourhood Plan, the majority of the housing stock in Crystal Beach was constructed prior to 1960, and much of it was constructed as seasonal housing. Although many dwellings have been upgraded and improved for year-round occupation, there remains an easily recognizable issue with respect to the condition and appearance of some dwellings in Crystal Beach. This has contributed to an unhealthy image for the village, and takes away from the amenities that make Crystal Beach a desirable place to live in and to visit.

There are government assistance programs available to assist municipalities and property owners in the rehabilitation of housing and conversion of commercial or other properties to new housing. With respect to assistance for commercial area development/redevelopment, the formation of a Business Improvement Area will be key to implementing property improvement initiatives since Council funding is dependant upon a formal BIA being in operation. Other financial assistance is contingent upon the development of a Community Improvement Plan, which is discussed in Section 5.3f.

In order to encourage new development and redevelopment in the Town's core areas, the Development Charges By-law implemented in 2004 exempted certain areas of Town from the development charge levy. The core area of Crystal Beach was one of the exempted areas, however the exemption area does not currently cover the entire "Core Mixed-Use Area" as outlined in the Neighbourhood Plan.

**Objectives:**

The objective is to assist Crystal Beach residential and commercial property owners in the improvement of private property, by making government grants easily accessible and providing other allowable municipal incentives for revitalization.

**Policies:**

**5.3b1 The establishment of a Town lead Residential Rehabilitation Assistance Program shall be initiated, and its use shall be encouraged in the Crystal Beach Neighbourhood through public awareness initiatives such as newspaper advertising, neighbourhood flyers, and assistance from community groups.**

**5.3b2 That the Crystal Beach Core Exemption Area as shown on Schedule J to the Municipal Development Charges By-law be amended to coincide with the "Core Mixed-Use Area" as shown on the Neighbourhood Land Use Plan.**

**5.3b3 The Regional Development Charges By-law be amended to provide for a levy exemption for the "Core Mixed-Use Area" as shown on the Neighbourhood Land Use Plan.**

**5.3c Retail/Commercial Assessment of the Core Area**

**Background:**

The purpose and significance of the core commercial area of Crystal Beach (Erie/Derby Roads and Queen's Circle) has changed greatly over the last 100 years. Since its inception until 1989, the commercial area served not only the permanent resident population, but also the tourist population related to the Crystal Beach Amusement Park and swimming beach. With the closure of the amusement park and subsequent redevelopment of the park lands for residential purposes, the adequacy and purpose of the commercial area needs to be re-examined. Previous studies have indicated that there may be in excess of 100,000 square feet of commercial space, the majority of which is located in the core area. This is well above the supportable floor area based on the current population of 3570. Even with the influx of summer residents, it appears that the maximum sustainable commercial floor area would presently be on the order of 40,000 to 50,000 square feet. It is for this reason that the Neighbourhood Plan, in Section 5.2a, recommends that the core commercial area be reinvented as a "Core Mixed-Use Area" through the introduction of residential uses and live/work spaces. As time progresses and the population grows, residential buildings may be converted to commercial use to serve the growing demand.

The preparation of a retail/commercial assessment was identified as a key element of neighbourhood revitalization by the Community Focus Group, and the Crystal Beach Improvement Area was chosen as the champion of this initiative.

**Objectives:**

The objective is to assess the current commercial area and identify types of commercial uses that would be appropriate to the special circumstances of Crystal Beach, through a formal Retail/Commercial Area Study performed by a professional consultant.





**Fig. 13—Aerial View of Core Area**



**Policies:**

**5.3c1** That a Retail/Commercial Study of the Crystal Beach Neighbourhood be undertaken with the assistance of the Crystal Beach Improvement Area, and that such study evaluate the current conditions of the commercial areas of the neighbourhood and make recommendations for the amount, type and location of future commercial uses in the community, recognizing the fluctuating nature of seasonal vs. permanent residential population. The results of this study may be incorporated into the Neighbourhood Plan at a later date, if its findings suggest significant amendments to the land use designations in the Plan.



**5.3d Signage/Wayfinding**

**Background:**

In 2002 Town Council approved the Fort Erie Wayfinding Study (Phase 1), which detailed a signage and wayfinding plan to market and brand Fort Erie, and to allow the community to tap into the increasing number of US tourists traveling from the United States and Canadian tourists returning home. The objective was to make visitors more aware of Fort Erie, entice them to enter the Town, and to provide a favorable and lasting impression after leaving. Although the name “Fort Erie” has recognition value to the general public, many destinations within Fort Erie are often not recognized and may be difficult to locate, including Crystal Beach.



After a series of public consultation sessions, including consultation with the Crystal Beach Improvement Area, the Wayfinding Study recommended a sign type, colour and font to be utilized throughout the municipality on all official public signs. Phase 2 of the study, which has not been initiated, would provide detailed design of the wayfinding system, including a finalized list of destinations and the development of a detailed sign schedule. Some sample signs, following the recommendations of the Study, have been posted throughout the Town, with one such sample being at the entrance to Crystal Beach/Bay Beach.



In addition to the beach entrance sign, there are also two other large-format signs within the neighbourhood that are located upon public property. The most prominent is the gateway sign located on the southwest corner of Ridgeway Road and Farr Avenue, welcoming visitors to Crystal Beach. This sign is attractive and prominent, and provides motorists with a “sense of arrival” into the community. A similar but smaller sign is located at the Ashwood Avenue entrance to Crystal Beach.

*Examples of signage in the Crystal Beach Neighbourhood*

**Objectives:**

The objective is to “brand” the Crystal Beach Neighbourhood through the development of a distinct and recognizable logo and signage theme, implemented in key locations throughout the neighbourhood, to compliment the Town-wide wayfinding program.

**Policies:**

**5.3d1** The recommendations of the Fort Erie Wayfinding Study—Phase 1 shall be used as a guideline for the implementation of broader signage and wayfinding features in the Crystal Beach Neighbourhood.

**5.3d2** The timely initiation of Phase 2 of the Fort Erie Wayfinding Study is strongly recommended, and shall include adequate signage and wayfinding features to guide visitors to the Crystal Beach Neighbourhood from major highways and border crossings.



**5.3d3** The Fort Erie Wayfinding Study shall be complimented by a sign program distinct to Crystal Beach, and the Strategic Tourism Study as per Policy 5.3e1 shall provide for a design and location recommendations and a funding/implementation scheme.

### **5.3e Tourism Planning**

#### **Background:**

The Community Focus Group identified Tourism Planning as a key element of improving the economic viability of the Neighbourhood. Crystal Beach has a 100-plus year history of being a tourist destination for both Canadians and Americans, who are drawn to the area for its beautiful sand beaches and its small town atmosphere. However, the closing of the Crystal Beach Amusement Park in 1989 presented many challenges for the tourism industry due to the downturn in the number of visitors to the area. Since that time, Crystal Beach has not had a clear or comprehensive tourism strategy, although the public beach areas still host large numbers of “day-trippers” during the summer months.

#### **Objectives:**

The development of a strategic tourism plan for Crystal Beach is important to future planning in the Neighbourhood. Like any planning, tourism planning is goal-oriented, striving to achieve certain objectives by matching available resources and programs with the needs and wants of the community. It is recommended that a Strategic Tourism Study be initiated for Crystal Beach, and may be combined with the signage study recommended in Policy 5.1d3. The Crystal Beach Improvement Area has been selected by the Community Focus Group as champions for this initiative.

#### **Policies:**

**5.3e1** A Strategic Tourism Study shall be initiated for the Crystal Beach Neighbourhood, as a co-operative effort between the municipality, the Economic Tourism and Development Corporation and the Crystal Beach Improvement Area, in order to identify a clear and comprehensive plan for the promotion of the Neighbourhood.

### **5.3f Community Improvement Plan**

#### **Background:**

To further the ability to attract reinvestment, the Town can administer a number of incentives to develop land and improve properties. Most notable, is the creation of a Community Improvement Plan (CIP). Section 28 of the Planning Act allows for the designation of a Community Improvement Area, that provides powers to the Town related to investment, acquisition and planning within the designated area. Crystal Beach Core Area has already been designated as a Community Improvement Area in both the current and draft Official Plan. A Community Improvement Plan will provide the ability to confer public benefits to private properties. Incentives include loans and grants for improvements to storefronts, signage and properties. Future changes in federal and provincial tax legislation and policy may provide further tools that will be appropriate for attracting and stimulating growth and investment within the area. Similarly, programs administered by senior levels of government to rehabilitate buildings and properties may become available and will be considered for use in Crystal Beach.

In addition to the ability to confer public benefits to private properties, a Community Improvement Plan can also act as both a key budgeting and infrastructure planning tool for area improvements. A Community Improvement Plan can identify and

prioritize a range of physical, social and recreation infrastructure improvements necessary to implement the goals of the Neighbourhood Plan. The capital budgets of various Town departments can allocate monies toward the Community Improvement Plan to fund planned improvements.

### Objectives:

The objective is to provide the framework for attracting investment and reinvestment in the Crystal Beach Neighbourhood, through the implementation of an approved planning tool under the Ontario Planning Act. The Community Improvement Plan will lay the groundwork for the implementation of incentive programs aimed at improving the condition of the Neighbourhood.

### Policies:

**5.3f1 A Community Improvement Plan shall be adopted by Council for the Crystal Beach Neighbourhood to promote the maintenance, rehabilitation, revitalization, and/or conservation of selected lands and buildings, facilities, programs and services.**

**5.3f2 The Community Improvement Plan will provide direction regarding the following:**

- *strategic and coordinated public investment to repair or upgrade municipal infrastructure, community services and/or public amenity;*
- *allocation of public funds, in the form of grants, loans or other finance instruments for the physical rehabilitation or improvement of private land;*
- *municipal acquisition of lands or buildings and any subsequent clearance, rehabilitation, redevelopment or resale of these properties;*
- *municipal investment to complement projects of a Business Improvement Area;*
- *guiding other municipal actions, programs or investments for the purpose of stimulating production of affordable housing, strengthening neighbourhood stability, implementing public art plans, facilitating physical or economic growth, improving social conditions and environmental conditions, or promoting cultural development.*



*A Community Improvement Plan will lay the groundwork for the implementation of investment initiatives in the neighbourhood*

## 5.4 Cultural Heritage

The Town of Fort Erie has a cultural history that dates back over 9,000 years to the Paleo-Indian period and nomadic hunting bands. The modern settlement of the Crystal Beach area began in 1888 when John E. Rebstock purchased 30 acres of lakefront property, and named the place “Crystal Beach” in recognition of the clear water and sand.

### 5.4a Special Places

The Village of Crystal Beach sprang up as a service area related to a camp that eventually became one of Canada’s most popular waterfront recreational areas, **Crystal Beach Amusement Park**. Outside the park grounds, businesses developed along Erie and Derby Roads to service the summer residents and visitors. Cottage areas began to grow to the west, east and north of this commercial and recreational area. Crystal Beach’s heyday began in the 1920s and the park flourished through to the 1950s. After a long, slow decline, the park finally closed in 1989, which brought many challenges to the community that relied so heavily on its existence. Today Crystal Beach is a quiet residential community of about 3500 people, with a fine sandy beach that draws thousands of summer visitors each year.

This glimpse of the history of Crystal Beach demonstrates the importance of cultural heritage and that as human beings, we do not exist in isolation from our environment. There has always been a complex interrelationship between people and their environment and each has shaped the other. Cultural heritage draws residents together in a shared sense of home and belonging with a strong connection to familiar territory, traditions and social relationship.

The Crystal Beach Neighbourhood contains both cultural (built form) and natural heritage that speaks to the unique character of the community. Some structures in the neighbourhood have already been identified by LACAC as having potential for inclusion on the Heritage Sites list, although none have yet received heritage designation. Fig 13 identifies other structures which may warrant consideration by LACAC, as well as natural heritage sites such as landscapes, vistas, and important historic locations/districts, which should be considered by a municipal heritage committee for preservation as an intrinsic part of the “story of Crystal Beach”.

The following is a listing of the sites illustrated on Fig. 13:

1. Boathouse at Buffalo Canoe Club (unique structure and location)
2. Dwellings at 4385-4389 Erie Road (historical dwellings)
3. Cherryhill Gates (historic stone entrance to subdivision)
4. Bay Beach/Crystal Beach (public waterfront lands)
5. Crystal Beach Waterworks (historical village public works building)
6. Pier at Crystal Beach (historic boat pier for Amusement Park)
7. Hot Dog Alley Historic District (original business district of village)
8. Provincial Gas Building (unique public works building)
9. Queens Circle (historic centre of village)
10. Crystal Beach Amusement Park Entrance (Erie/Ridgeway Roads)
11. Dwelling at 17 Loomis Crescent (unique 1898 stone cottage)
12. Dwelling at 207 Derby Road (unique 1937 cottage)
13. Neighbourhood Gateway (Ridgeway/Farr)
14. Crystal Beach Waterfront Park (public waterfront lands/boat launch)
15. English Avenue pathway (vista—window to the lake)
16. Graeber Avenue (vista—window to the lake)
17. Prospect Point Road South (vista—window to the lake)
18. Municipal lot adjacent to 4355 Erie Road (vista—window to the lake)
19. Structure at 301 Lakewood Avenue (unique 1935 outbuilding)
20. Derby Hotel (historic alehouse in village centre)
21. Village Hall (historic municipal building for village)



*Cultural Heritage—the legacy of our past is embodied in our built form*

**Objectives:**

The objective is to identify unique Neighbourhood attributes, consisting of both cultural and natural heritage sites, in order that they may be further evaluated and considered for preservation measures by LACAC or any future municipal heritage committee where warranted. An in-depth study will be required, with the assistance of the Museum Board, to ensure that the proper sites are being considered, and that additional sites are identified as necessary. Those sites considered for preservation will be submitted for inclusion on the Heritage Sites listing. Those cultural heritage sites not considered to be “preservation worthy” should be fully documented and interpreted in case of future loss.

**Policies:**

**5.4a1** In recognition of the non-renewable nature of cultural heritage resources, as well as the contribution they make to the character, civic pride, tourism potential, economic benefits and historical appreciation of the community, the Town will actively promote cultural heritage and conservation in all applicable municipal activities. The protection of heritage features will be a consideration in all development proposals and public works.

**5.4a2** The Town will seek to protect and conserve the character of the Neighbourhood, particularly with respect to those buildings and areas representative of formative settlement from the late-eighteenth, nineteenth and twentieth centuries. Buildings, structures, open spaces and streetscapes from this period contribute to the special historical character of the Town and Council may designate properties either individually or collectively as heritage conservation districts under the Ontario Heritage Act.

**5.4a3** Those sites identified on the Special Places Map shall be considered for heritage designation by LACAC or any future municipal heritage committee prior to any other sites in the Crystal Beach Neighbourhood being considered.

**5.4b Archeology**

**Background:**

Human settlement of the area is known to extend as far back as 7500 B.C. Although the Peace Bridge area seemingly exhibits the highest archeological potential, all areas of Fort Erie especially along the banks of watercourses and Lake Erie potentially contain remnants of human activity and settlement.

In 2003 an Archeological Master Plan was produced for the Town by Archeological Services Inc. (Dr. Ronald F. Williamson and associates). This plan identified the areas considered to be candidates for the discovery of archeological artifacts. Fig. 14 identifies portions of the Crystal Beach Neighbourhood as falling within either an “area of archeological potential” or a “zone of sensitivity”. Much of the existing built-up area of the Neighbourhood north of Erie Road is exempt from inclusion in these zones. Lands in the vicinity of Erie Road and the entire neighbourhood lakeshore are part of the Point Abino Zone of Sensitivity, which has higher potential for the discovery of archeological artifacts. This area has been sporadically investigated for over a century and is known to contain settlement and cemetery sites from the Paleo-Indian to Late Woodland and early contact periods.

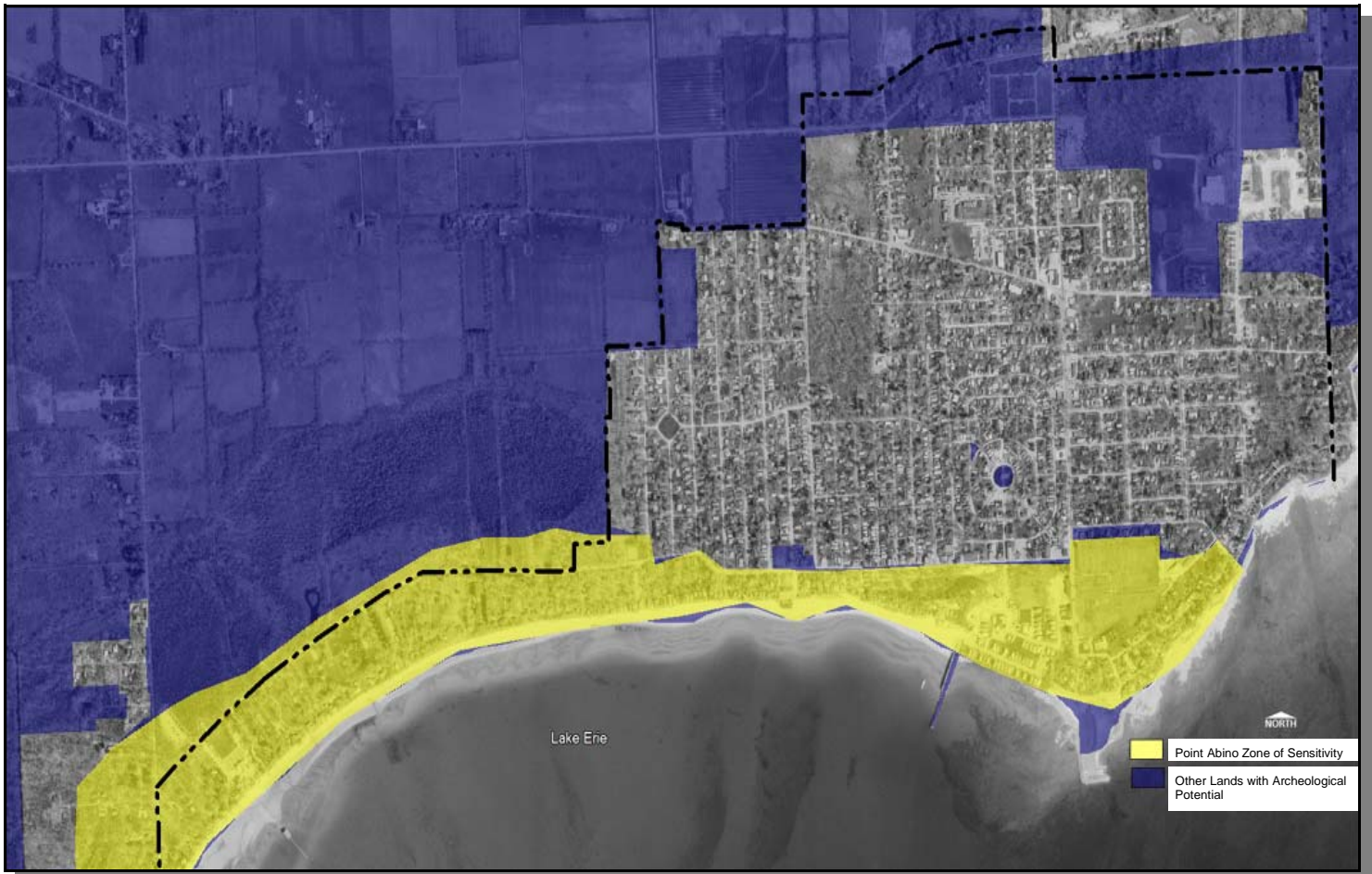


### Objectives:

The objective is to identify areas of the Neighbourhood where the potential for the discovery of archeological resources is present. In such areas, land development should be permitted only where proper archeological assessment is conducted prior to land disturbance. It is recognized that such policies need to be addressed at the Municipal Official Plan level and the Regional Policy Plan level.

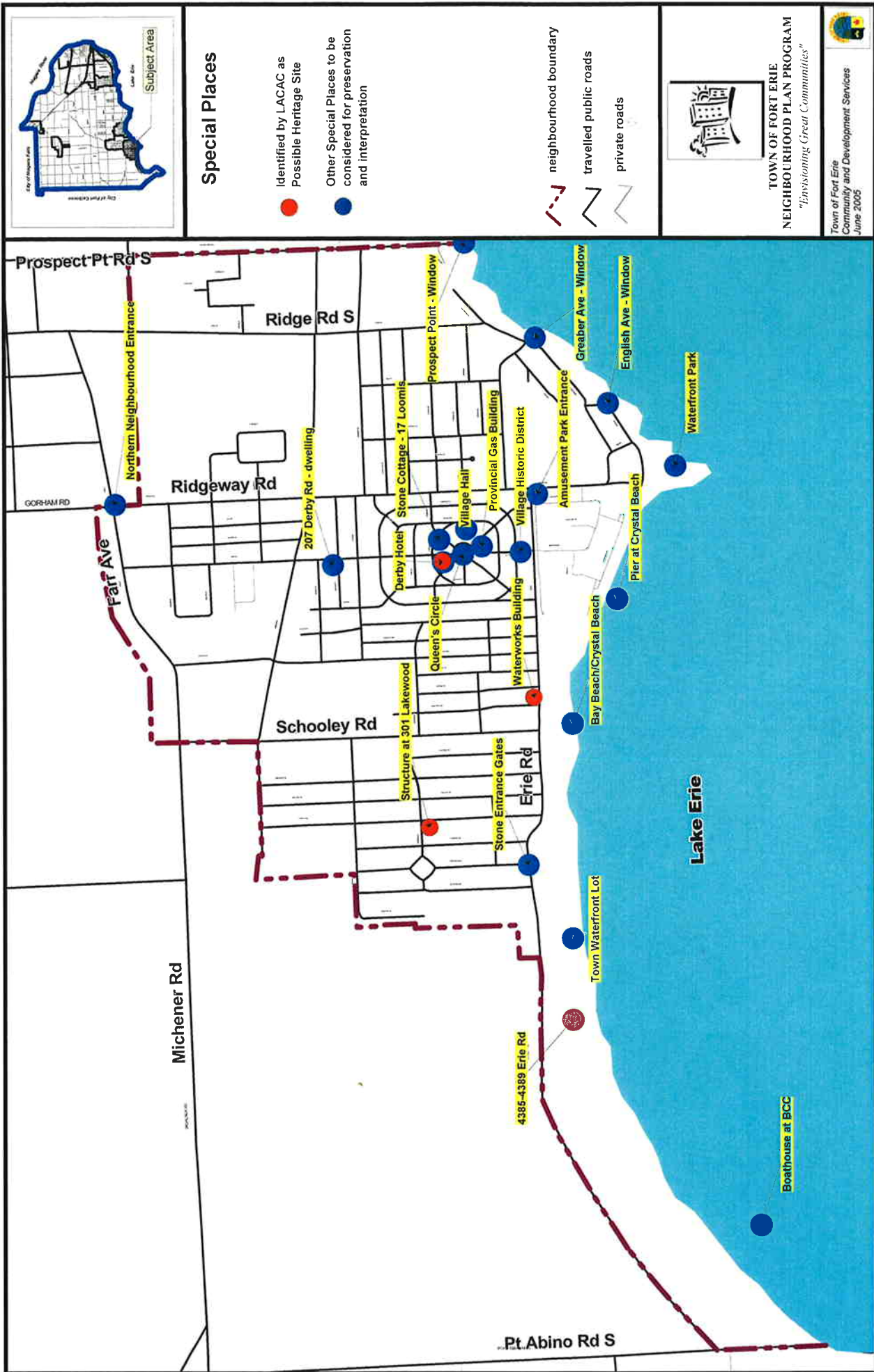
### Policies:

**5.4b1** Areas of the Crystal Beach Neighbourhood identified on Fig. 14 exhibit potential for the discovery of archeological resources, and as such any development of land shall be subject to professional archeological assessment as may be required through policies in the Official Plan and/or the Regional Niagara Policy Plan.



**Fig. 14—Land; With Archeological Potential**







## **5.5 The Social Condition of the Neighbourhood**

“Improving the Social Condition of the Neighbourhood” was listed by the Community Focus Group as one of the key elements of effective neighbourhood revitalization. Some of the sub-themes under this category include the effective provision of Property Standards By-law enforcement services, the provision of a wide range of community and social services, and the enhancement of communication between Town Hall and neighbourhood residents/business owners.

### **5.5a Property Standards**

#### **Background:**

The Town of Fort Erie administers a Property Standards By-law (By-law 183-98) aimed at improving the condition of neighbourhoods and ensuring that minimum property and safety standards are adhered to. Property Standards Officers are employed to enforce this by-law and also enforce the parking, noise and zoning by-laws. The enforcement of minimum property standards ensures the preservation of the municipal housing stock and the removal of derelict buildings. As well, a “Clean Yards By-law” has been passed by the Town, which requires land owners and occupants to keep land clear of refuse, broken or dismantled items, tree cuttings, appliances, etc. and to keep the grass cut so that it does not exceed a maximum height.

The Chief Building Official or a By-law Enforcement Officer may make an order requiring the owner or occupant to comply within a specified time period. If the owner or occupant does not comply, the Town may be required to carry out the specifics of the order. The Town will then look to recover all costs and expenses associated with actions taken and work done, whether by taking action itself or by adding to the cost to the tax roll and collecting the cost in the same manner as taxes.

The Crystal Beach Neighbourhood has been the focus of numerous property standards, noise and zoning complaints over the last few years. For the period of 2002-2004, a total of 772 orders were issued to property owners by the By-law Enforcement Office. Of this, 180 orders were for Crystal Beach properties, comprising **23.3%** of the total number of orders issued in this time period. Considering that Crystal Beach represents only **12.1%** of the total Town population, it is apparent that by-law enforcement activity in Crystal Beach is disproportionate.

It may be that the high number of complaints in Crystal Beach relates to the seasonal nature of the community, i.e. the high number of visitors from outside the Town who spend time in Crystal Beach during summer months. As well, the general economic climate in the Neighbourhood throughout the 1990s may have contributed to the lack of property upkeep in some instances.

The By-law Enforcement Office reports that the number of complaints and orders in Crystal Beach has been steadily **declining** over the last three years. In 2002, **27%** of total orders were for Crystal Beach properties, which dropped to **23%** in 2003 and again to **17%** in 2004. It appears that property owners are beginning to pay more attention to upkeep of buildings and yards, a trend which should be encouraged and built upon.

#### **Objectives:**

The objective is to ensure a safe attractive environment in the Neighbourhood, free from blight, thereby improving the overall image of Crystal Beach and in turn attracting additional residents and visitors and improving the economy of the Neighbourhood.

**Policies:**

**5.5a1** With the assistance of the community, the Town shall continue to actively enforce municipal By-laws related to property standards and safety in the Crystal Beach Neighbourhood, in order to continue the trend of property improvement and reduce the number of property standards offences.

**5.5a2** The Town shall encourage property owners to take advantage of government assistance for the repair and upkeep of properties in the Crystal Beach Neighbourhood, and will investigate additional methods of assisting property owners in the improvement of private property.

**5.5b Community Health and Wellness**

**Background:**

The World Health Organization defines healthy communities as those communities that are “continually creating and improving those physical and social environments and expanding those community resources which enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential”. Safe and healthy communities improve the quality of the natural resources, provide the necessary lands, roads and hard infrastructure to support existing and future growth, promote public participation in community activities, promote improved access to health and social services, promote healthy lifestyles and promote a caring community.

A strong network of community services is essential to maintaining and enhancing the health, safety and well being of residents in a neighbourhood. Affordable, accessible, high quality community services that meet the changing needs of area residents will assist in providing equity and social cohesion. The provision of day-care, youth services, seniors services, health services and education is as important to a successful community as hard services such as roads, sewers, water and transit. Coordination of the delivery of services, sharing of facilities and the expansion of programs and services consistent with growth and change in Crystal Beach are the cornerstones to success.

A number of social services are currently provided in the Region of Niagara and the Town of Fort Erie, and are available to residents of the Crystal Beach Neighbourhood.

**Objectives:**

The objective is to provide a safe and healthy Neighbourhood for the residents of Crystal Beach, through the provision of quality natural resources, the promotion of public participation in community activities, the promotion of improved access to health and social services, and the promotion of healthy lifestyles and a caring community.

**Policies:**

**5.5b1** The levels and types of programs and social services available to Crystal Beach residents will be expanded and adjusted with the assistance of the Town’s Community Health and Wellness Program, in order to meet the varied needs of all Neighbourhood residents, especially our youth.

**5.5b2** Priorities for changes in community service provision will be based on an examination of the changing demographic profile of Crystal Beach; inventories of existing facilities and services; and identification of gaps in service provision.



- 5.5b3 Shared use of existing and new facilities will be encouraged. The addition of new community services in existing facilities will be provided consistent with the ability of facilities to accommodate all uses.
- 5.5b4 Existing local community facilities will be preserved and enhanced to provide for the delivery of community services. Surplus schools will be maintained for community service uses wherever possible. Where it is not possible to maintain surplus schools, access to school playgrounds should be provided.
- 5.5b5 Due to its location on a major arterial and transit route, and its proximity to both the Crystal Beach and Ridgeway Neighbourhoods, the Crystal Ridge Community Centre and surrounding general area shall be considered for the provision of additional community services serving both Crystal Beach and Ridgeway, especially the provision of health related services.
- 5.5b6 Negotiations through the development approvals process will attempt to balance growth with the provision of community services and facilities.





## 5.6 Community Focus Area—Bay Beach Property

### Background:

The Town of Fort Erie acquired a 3.5 acre parcel of waterfront property in 2001 known as “Bay Beach”. This property was previously used as a swimming beach, concession stand, and a series of cottages rented to summer visitors. The addition of the Bay Beach lands to the adjacent existing public beach at Crystal Beach provided a total of 1000 linear feet of clear, sandy beach for public use. The property included not only the beachfront lands, but two smaller parcels located on the north side of Erie Road flanking Eastwood Avenue on the east and west.

All structures on the property were removed, save and except for the following:

**-Structure ‘A’** is the existing concession building, retained to provide continuing service to beach patrons including washroom facilities until such time as the use of the property is determined.

**-Structure ‘B’** the ‘Dance Hall’, retained due to its location and to preserve its footprint within the beach area to allow for the construction of a new building in its place if deemed appropriate and desirable.

**Structure ‘C’** the ‘Lobster House’, retained for its historical significance and potential for adaptive re-use

The entire property was purchased for \$2.2 million. Originally, Town Council purchased the property with several objectives:

- Public waterfront access resulting in the Town retaining 2 acres of public beach land;
- Generate an acceptable return on investment (ROI was not defined);
- Change and enhance the image of Crystal Beach as a mixed use destination with recreational, commercial, and residential/rental accommodation facilities and activities; and
- Realize a synergy to create investment opportunities for a year-round tourist/recreational destination.

To date there has been a lack of consensus with respect to the ultimate use and disposition of the property. There is some support for the retention of the property for public use, while others support some sort of development of the property but disagree on the scale and location of development. It is generally agreed that an important component of Neighbourhood revitalization in Crystal Beach is the enhancement of the Bay Beach property, whether that be through its development as public open space or more intensely developed as a catalyst for community economic growth.

In 2002 the Town sponsored a design charette concentrating on the Bay Beach property. Urban planning and design professionals and architects from throughout Ontario joined with Staff and local residents and business owners in an intense two-day session aimed at generating and discussing ideas regarding planning and design of this site.

The Charette exercise resulted in the formulation of three distinct development pattern scenarios. The entire documentation may be found in the Bay Beach Charette



*Bay Beach Property—a resource which has the potential to be a major part of the revitalization of Crystal Beach*

Final Report, however broken down into simple form the scenarios are as follows:

- **Concept 1 “North Side Development”**—Develop the properties on the north side of Erie Road with new uses and built form, retain the property on the south side of Erie Road for public open space uses and retain/rehabilitate the existing dance hall and restaurant if feasible. Beach area remains in public ownership.
- **Concept 2 “South Side Development”**—Develop the property on the south side of Erie Road with new uses and built form, property on the north side of Erie Road for public parking areas and landscaping buffers. Retain/rehabilitate the existing dance hall and restaurant if feasible. Beach area remains in public ownership.
- **Concept 3 “Public Open Space and Parking”**—Develop the property on the north side of Erie Road for public parking areas and landscaping buffers. Retain the property on the south side of Erie Road for public open space uses and retain/rehabilitate the existing dance hall and restaurant if feasible. Beach area remains in public ownership.

As part of the Neighbourhood Plan, Staff have translated the three concepts outlined above into illustrations of possible development scenarios. These concepts have been displayed at the public open houses, and have been the subject of discussions with the Community Focus Group. It is clear that at present there remains no consensus on the preferred development scenario for this property.

In order to arrive at an informed and intelligent recommendation to Council for the future of Bay Beach, the Community Focus Group recommended that it would be important to quantify the costs and benefits associated with each development concept. In this regard, the Plan recommends that an **Economic Impact Analysis** be undertaken for the Bay Beach property, the purpose of which would be to clarify which conceptual enhancement/redevelopment concept under consideration will provide the greatest overall positive economic, social and aesthetic benefit (Return on Investment) for the Neighbourhood and Town. This study would play a key role in the final selection of a preferred concept.

#### **Objectives:**

The objective is to provide an informed recommendation to Council for the ultimate use and development of the Bay Beach property, which would result in the greatest overall positive economic, social and aesthetic benefit to the Crystal Beach Neighbourhood. In this regard, an Economic Impact Analysis will be conducted which will compare the three general development concepts. Although no consensus has been reached on the final development pattern at this time, there are a number of general policies which may be advanced at this stage in order to guide the future disposition of the property.

#### **Policies:**

**5.6a1 The ultimate use of the lands shown as “Bay Beach Special Policy Area” on Schedule A will be determined by Town Council in consultation with the Community Focus Group and Staff. A further public consultation may be necessary in order to provide the community with additional detailed information on this property as it becomes available.**

- 5.6a2 In making its decision, Council will consider the development scenario which has the greatest overall positive economic, social and aesthetic impact on the Crystal Beach Neighbourhood.
- 5.6a3 An Economic Impact Analysis will be undertaken to assess the three general development concepts outlined in Section 5.6 of the Neighbourhood Plan, and provide comments and recommendations regarding an appropriate development scenario.
- 5.6a4 Any future development of the Bay Beach property shall involve retention of all lands lying below the 1-in-100-year flood elevation (i.e. the beach lands) in public ownership for continued use as a public beach.
- 5.6a5 It is recommended that the existing concession building be removed upon the development of appropriate alternate facilities for beach patrons; that the Dance Hall be removed and its footprint possibly be used for the development of a new structure ; and that the Lobster House be retained for adaptive re-use as part of any development concept for the site.
- 5.6a6 As part of any private or public development of the Bay Beach property, in order to enhance the beach experience and provide suitable facilities for beach patrons, the design will include but will not be limited to the following key elements:
- design that enhances the waterfront location and retains the village atmosphere*
  - open space/greenspace elements*
  - public art in key locations*
  - traffic calming feature at beach entrance such as a roundabout*
  - reconstruction of Erie Road as a landscaped boulevard*
  - clean, comfortable public washrooms and change rooms*
  - suitable amount of parking for beach patrons*
  - development of the Crystal Beach Greenway and Heritage Boardwalk through the Bay Beach Property*

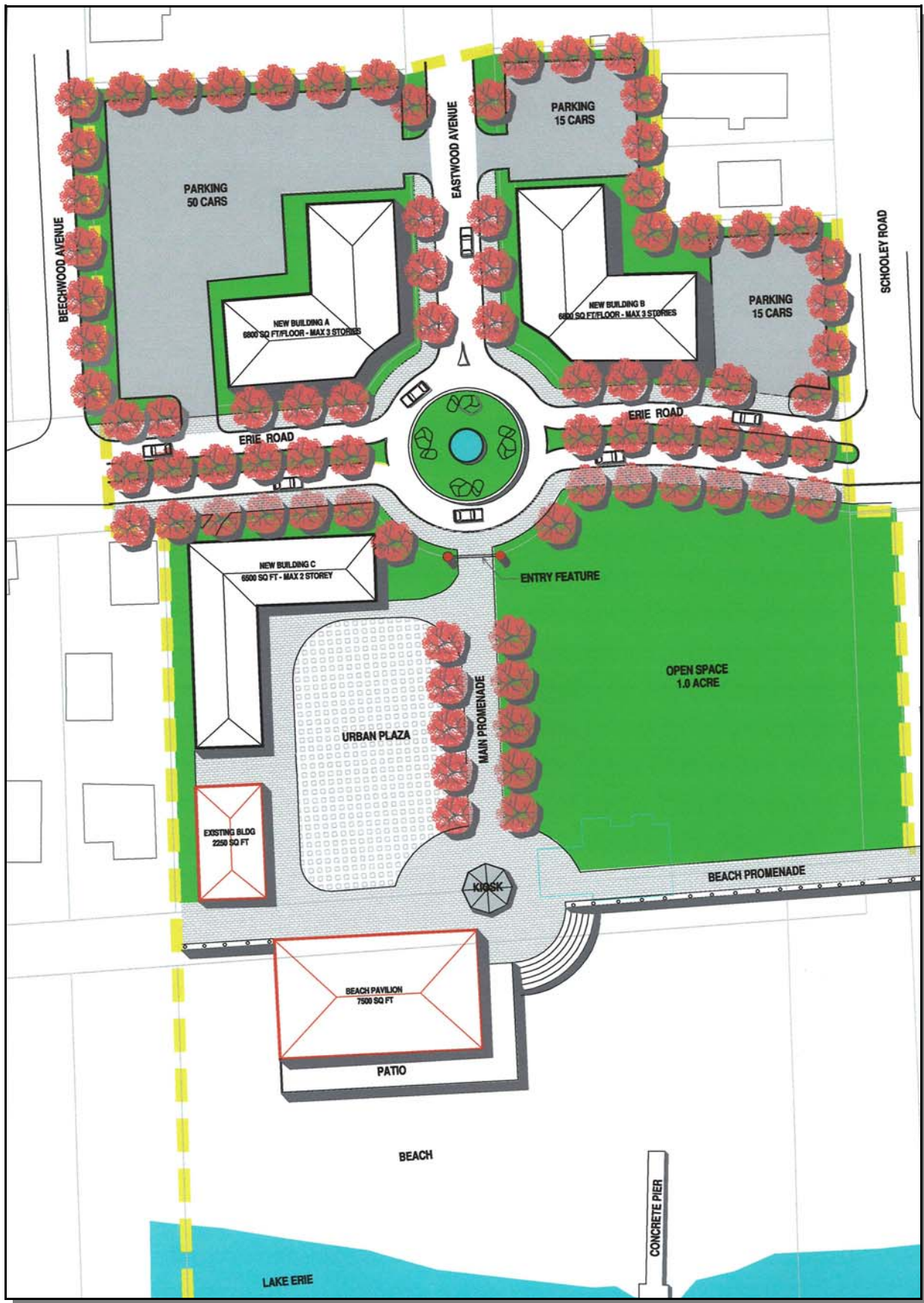




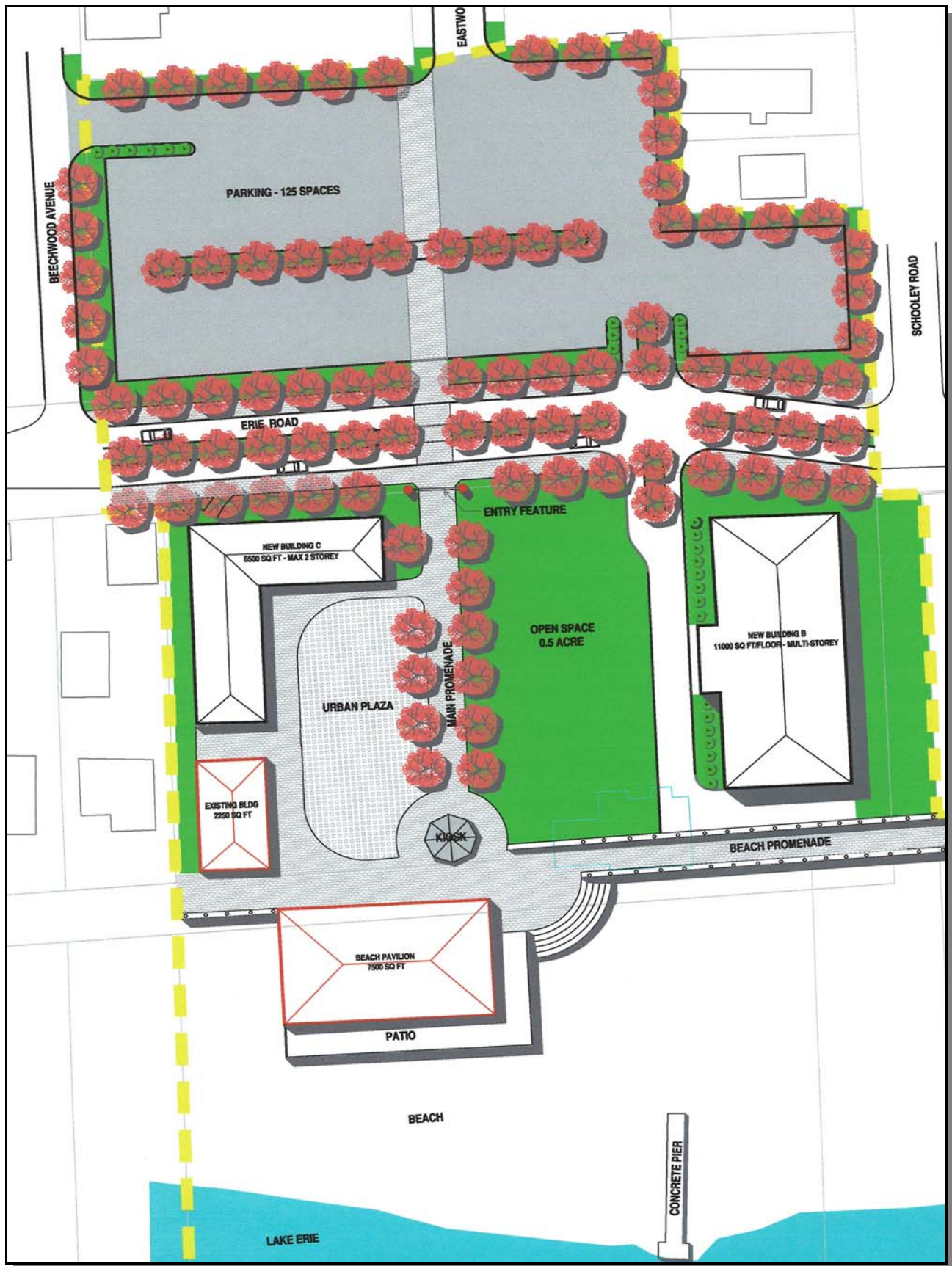


**Fig. 16—Aerial Photo of the Bay Beach Property**





**Fig. 17—Bay Beach Concept 1 “North Side Development”**

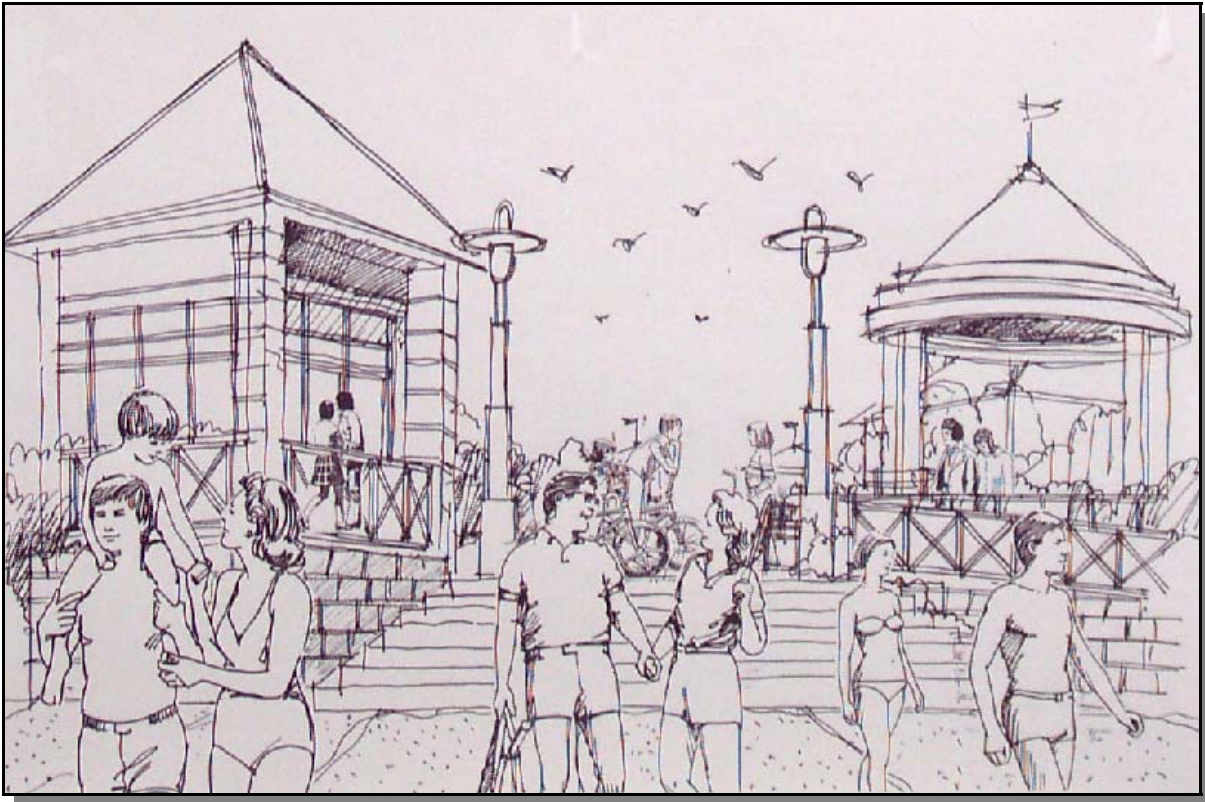


**Fig. 18—Bay Beach Concept 2 “South Side Development”**





**Fig. 19—Bay Beach Concept 3 “Public Open Space and Parking”**



**Bay Beach—An Opportunity for Community Revitalization**



## 6

**ONGOING PLANNING AND PUBLIC PARTICIPATION**

The Crystal Beach Neighbourhood Plan is the foundation plan for the additional initiatives that will be required in order to fully realized the goals contained herein. Achieving the “Vision” outlined at the beginning of the Plan will require co-operation among a number of key players in the community. The Crystal Beach Improvement Area, the Friends of Crystal Beach, the Town of Fort Erie, other levels of government, utilities, and social agencies will all play a role in shaping the future of the community.

The following actions and additional studies have been identified as being required, and are sorted by priority ranking:

**Immediately Required (0-1 year horizon)**

- undertake Economic Impact Analysis for Bay Beach properties
- Council to determine ultimate use and development of Bay Beach properties
- undertake Community Improvement Plan including Urban Design Guidelines, including a parking study
- CBIA and Town to pursue formation of a Business Improvement Area
- investigate feasibility of municipal administration of RRAP program

**Short-term Completion (1-5 year horizon)**

- undertake required Official Plan and Zoning By-law amendments
- amend Development Charges By-laws to cover Core Mixed-Use Area
- undertake retail market study of the neighbourhood
- undertake strategic tourism study including theme/signage
- undertake feasibility study of Crystal Beach Greenway and Heritage Boardwalk
- undertake parking study
- develop unopened road allowances for parking where appropriate
- LACAC investigates the list of Special Places for possible heritage designation
- provide additional land for neighbourhood parks as per Parks and OS Plan

**Medium-term Completion (5-10 year horizon)**

- undertake servicing/transportation studies as required for new growth
- provide additional land for town parks as per the Parks and OS Master Plan

It is anticipated that the Community Focus Group will continue to meet after the adoption of the Neighbourhood Plan by Council, in order to monitor progress of the initiatives contained herein and make further recommendations for amendments to the Plan as deemed appropriate.





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## **APPENDICES**



# HOW DO WE IMPROVE CRYSTAL BEACH?

## Key Issues Identified by the Community Focus Group

	CHAMPION who leads the project?	PARTNERS who assists the leader?	RESOURCES funding, material, labour, knowledge	TIMELINE Ideal time frame for implementation
<b>IMPROVING THE ECONOMIC VIABILITY OF THE NEIGHBOURHOOD</b> -Formation of a Business Improvement Area -Investigate federal, provincial and regional programs to assist in property upgrades -Perform a retail/commercial assessment of the core area -signage -tourism plan	<b>Crystal Beach Improvement Area (or BIA)</b>	-Town of Fort Erie -Businesses -Chamber of Commerce	-CBIA/Town workshops and information sessions -CMHC -Region of Niagara	Steering Committee April 2005 1 to 3 years
<b>ENHANCING THE URBAN EXPERIENCE</b> -Prepare urban design guidelines to ensure development and redevelopment is in keeping with the historic place -Create linkages among parks, beaches, business and external systems -Develop and plan to improve parking and pedestrian areas, streetscapes -Determine location and function of greenspace and parks -Create Master Plan for Bay Beach -Create a balanced plan for peaceful co-existence among various land uses	<b>Town Community and Development Services Department</b>	-Ward Councillor -FOCB -Fort Erie Museum -CBIA -Developers	-Council Funding -Developer Levy -Region of Niagara -Provincial and Federal Government	0-5 years
<b>ENHANCING THE EXISTING NATURAL AND CULTURAL HERITAGE FEATURES OF THE NEIGHBOURHOOD</b> -Stabilize beach areas with plantings -Maintenance of existing streetscapes -Appropriate signage -Encourage historic preservation and sense of "place"	<b>Friends of Crystal Beach</b>	-Bert Miller Nature Club -LACAC -CBIA (BIA) -Fort Erie Museum -Town of Ft Erie	-Museum Board -NPCA -Nature Conservancy -Community -Schools	Ongoing
<b>IMPROVING THE SOCIAL CONDITION OF THE NEIGHBOURHOOD</b> -Enforcement of laws and Property Standards by-laws -Investigate federal, provincial and regional programs to assist in property upgrades -Enhance communication between the community and Town Council -Develop a youth needs plan, recreational facilities plan, development (implement) the above plans -Continued dialogue with community, seek community input at an early stage	<b>Crystal Beach Improvement Area (or BIA) and Friends of Crystal Beach</b>	-Town of Ft Erie -Community Health and Wellness -West End Youth Group -Schools -Health Committee	-Service Clubs -CBIA (BIA) -FOCB -CMHC	Ongoing

Table 1





# Crystal Beach Neighbourhood Plan *Schedule A - Land Use Plan*

## CRYSTAL BEACH NEIGHBOURHOOD PLAN

## SCHEDULE A - LAND USE PLAN

- Low Density Residential
- Medium-to-High Density Residential
- Core Mixed Use Area
- Commercial
- Institutional/Government
- Public Open Space
- Environmental Protection
- Environmental Conservation Measures (development permitted as per underlay)
- Bay Beach Special Policy Area

- Travelled roads
- Proposed new roads
- Greenway (Pedestrian/Bicycle Route)
- Greenway traversing private lands (see note)\*
- Neighbourhood boundary
- Estimated New Unit Yield
- Special "Main Street" development areas
- Key Parking Areas
- Windows to Lake Erie

### PLAN NOTES

\*THIS SECTION OF GREENWAY IS PRIVATE PROPERTY AND ROUTING IN THIS LOCATION IS SUBJECT TO OBTAINING APPROVAL OF THE PROPERTY OWNERS

EXISTING NEIGHBOURHOOD DWELLING UNIT COUNT  
Total: 1426 (plus 729 Seasonal Dwellings)  
Low Density: 1268 (88.9%)  
Medium/Higher Density: 158 (11.1%)

ADDITIONAL DEVELOPMENT POTENTIAL  
Total: 974 units  
Low Density: 639 units  
Medium/Higher Density: 335 units

ULTIMATE NEIGHBOURHOOD DWELLING UNIT COUNT  
Total: 2400 units (plus 780 seasonal units)  
Low Density: 1907 (80%)  
Medium/Higher Density: 493 (20%)

CURRENT NEIGHBOURHOOD POPULATION: 3570  
ULTIMATE NEIGHBOURHOOD POPULATION: 6000

Town of Fort Erie  
Community and Development Services  
September 1 2005

NORTH



TOWN OF FORT ERIE  
NEIGHBOURHOOD PLAN PROGRAM  
"Envisioning Great Communities"

0 250 500  
meters

