

GROWTH MANAGEMENT STRATEGY

GROWTH TERMS

Built Boundary

The limits of the developed urban area as defined by the Minister of Public Infrastructure Renewal in accordance with Policy 2.2.3.5 [in the Growth Plan for the Greater Golden Horseshoe 2006].

Built Up Area

All land within the built boundary.

Compact Urban Form

A land-use pattern that encourages efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace and institutional all within one neighbourhood), proximity to transit and reduced need for infrastructure.

Complete Communities

Complete communities meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

Density Targets for Greenfield Areas

The density target for designated greenfield areas is to be planned to achieve a minimum density target of not less than 50 residents and jobs combined per hectare. The density target is to be measured over the entire designated greenfield area and represents a net density (excludes protected areas).

Designated Greenfield Area

The area within a settlement area that is not built-up area. Where a settlement area does not have a built boundary, the entire settlement area is considered designated Greenfield area.

Employment Area

Areas designated in an Official Plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Gateway Economic Zone

Settlement areas identified in the Growth Plan within the zone that is conceptually depicted due to the proximity to major International border crossings, and those of unique economic importance to the region and Ontario.

Intensification

The development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; or
- d) the expansion or conversion of existing buildings. (Provincial Policy Statement, 2005)

Intensification Areas

Lands identified by municipalities within a settlement area that are to be the focus of intensification. Areas may include intensification corridors, infill, redevelopment, brownfield sites, the expansion and conversion of existing buildings and greyfields.

Redevelopment

The creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (Provincial Policy Statement, 2005).

Settlement Areas

Urban areas and rural settlement areas within municipalities where:
development is concentrated and which have a mix of land uses; and,
lands designated in an official plan for development over the long term.

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DENSITY- WHAT DOES IT LOOK LIKE?

It is often hard to visualize what different densities look like and what the result of the 40% intensification will actually be. The following views demonstrate various scenarios.

The first, at 50 persons per hectare is more dense than the majority of existing single detached housing in the City.



50 Persons Per Hectare: Predominantly single family detached and semi-detached homes.

Notice the increased height and the combination of live and work space when aiming for 100 persons and jobs per hectare in the second picture.



100 Persons or Jobs Per Hectare: Predominantly mixed use, 3-4 storey multi-unit residential and commercial mixed-use buildings.

Finally, to achieve 200 persons or jobs per hectare, a further increase in height is required.



200 Persons or Jobs Per Hectare: Predominantly 3-6 story multi-unit residential and commercial mixed use buildings.

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CONTEXT REPORT – KEY GROWTH FACTORS

LOCAL CONTEXT	PROVINCIAL POLICY CONSIDERATIONS
↪Between 13,700 and 16,500 new residential units will be required by 2031	↪The Growth Plan for the Greater Golden Horseshoe requires that growth be accommodated in built-up areas and designated greenfields.
↪Existing urban structure, stable neighbourhoods, nodes and corridors ↪Presence of a large inventory of underdeveloped and vacant properties.	↪Province requires that municipalities achieve 4 of every 10 units in the built-up area by 2015.
↪Single detached dwellings have been the primary form of new housing development. ↪The majority of residents live and work in the City.	↪Requirements for both higher densities and the provision of affordable housing will result in a greater variety of housing types in new developments.

WHERE AND HOW GROWTH IS TO BE MET

- ◆ The City as the ability to achieve much of its future growth within the built-up area.
- ◆ Greenfield densities will increase in order to reduce outward expansion.
- ◆ Conversion of employment lands and expansions to urban boundaries can only occur after a municipal comprehensive review.
- ◆ The strong tourism sector dictates that a range of housing, in terms of both type and affordability, needs to be provided.
- ◆ The City's transit system and the water and sewer systems have to have the capacity to accommodate new growth.
- ◆ Natural heritage systems must be protected.
- ◆ The character and identity of existing neighbourhoods has to be respected.

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SUMMARY GROWTH CHART

Current Population **85,471**

Current Residential Land Supply

Persons per household	2.5
Units per hectare	19.8

In Settlement Area

	Hectares	Units
Under Construction in Registered Plans		868
Draft Approved Subdivisions		1,371
Subdivision Applications		882
Prezoned Vacant Lands (Multiples) Capacity		3,608
Rezoned Lands (Multiples) Capacity		1,016
Designated Residential Lands		3,507
Total Potential Unit Supply		11,252
	<i>within the Built Boundary 53%</i>	
	<i>In Greenfields Areas 47%</i>	

Outside of Settlement Area

12, 821 ha

	Hectares	Units
Committed Developments	43.3	32
Vacant lot Inventory	175.9	n/a
<i>Total Potential Supply of Units</i>		<i>11,284</i>
Conversion of Employment Lands (Warren Woods, Thundering Waters)		3,300
Total Potential Supply of Units		14,584

Total Projected Required Units <small>(adjusted urbanMetrics number based on units completed 2001-2006)</small>	16,500
Total Potential Supply	14,584
Total Residential Units Required	1,616

Employment Land Supply

	hectares
Industrial Jobs per hectare	37
Vacant Employment Lands	454
Less Thunder Waters and Warren Woods	162
Total Vacant Employment Lands	292
Total Employment Lands Required (2031)	80
Land Surplus	212
Vacant Commercial Lands <small>(including vacant tourist & resort commercial)</small>	259.12

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ALTERNATIVE GROWTH STRATEGIES

The purpose of the City of Niagara Falls' Growth Management Strategy is to propose a growth option that best responds to the local context, the Region's Growth Management Study and the Provincial requirements in the Growth Plan.

The three alternative growth strategies that are being considered and that will be evaluated are as follows:

INTENSIFIED GROWTH

this approach would be focused on maximizing intensification opportunities which would represent a greater percentage of intensification than required by the Growth Plan to be focused around existing nodes and corridors, the Downtown and other CIP areas.

Ideal locations for this type of development would be in the tourism-designated areas of the Official Plan (for employment intensification) and downtown (for both residential and employment intensification). This kind of growth would appear in the form of redeveloping sites that are being underutilized and building at high densities.

BALANCED GROWTH

this approach would focus on growth around existing developed areas with a balance between greenfield development and intensification.

Residential Greenfield development could occur at a slightly higher density than currently exists, with row housing/townhouses and intensification occurring only in the areas already hosting higher density development.

GREENFIELD SMART GROWTH

this approach would focus on achieving growth in greenfield areas at a higher density with the possible expansion to the urban boundary. The 40% intensification target would still have to be met.

Growth in Greenfield areas would have to develop at medium-high density to meet the Provincial targets. This could be in the form of live/work units, increased height, and other forms of high density housing.