



- Planning
- Public Consultation
- Secondary Plan Preparation



- Environmental/  
Natural Heritage
- Servicing



- Transportation

## Agenda

- 5:30 – Discussion and Consultation
- 6:00 – Overview Presentation
- 6:15 – Discussion and Consultation
- 7:00 – Overview Presentation (same)
- 7:15 – Discussion and Consultation
- 8:00 – End

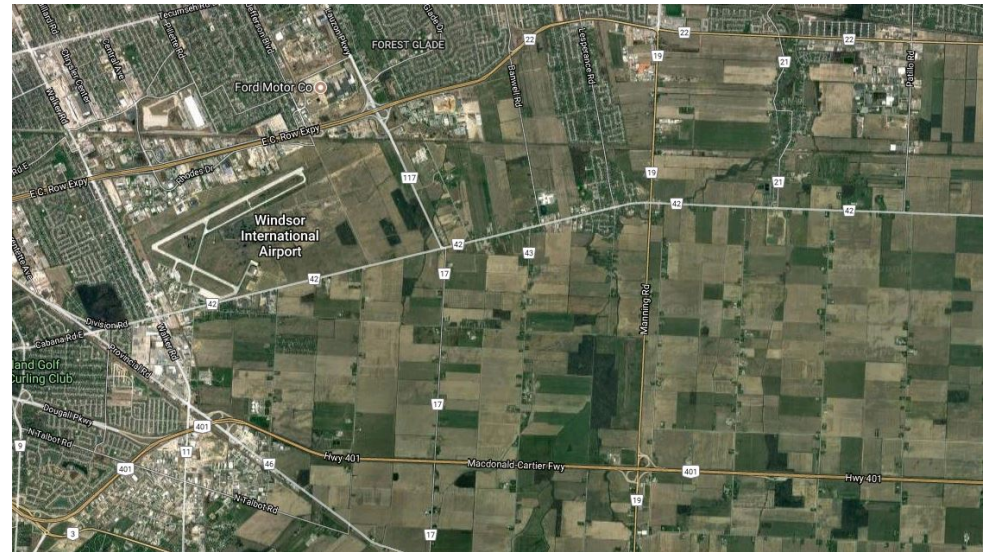
# COUNTY ROAD 42 - SECONDARY PLAN

Public Consultation Session

Wednesday, July 5, 2017

# Purpose

- Advance preparation of County Rd 42 Secondary Plan
- Provide participants with information
- Describe current preferred development plan
- Seek information/ advice and ideas about future development of area
- Share comments/ concerns
- Identify additional work
- Comment forms are provided



# Annexed Area Master Plan – OPA #60

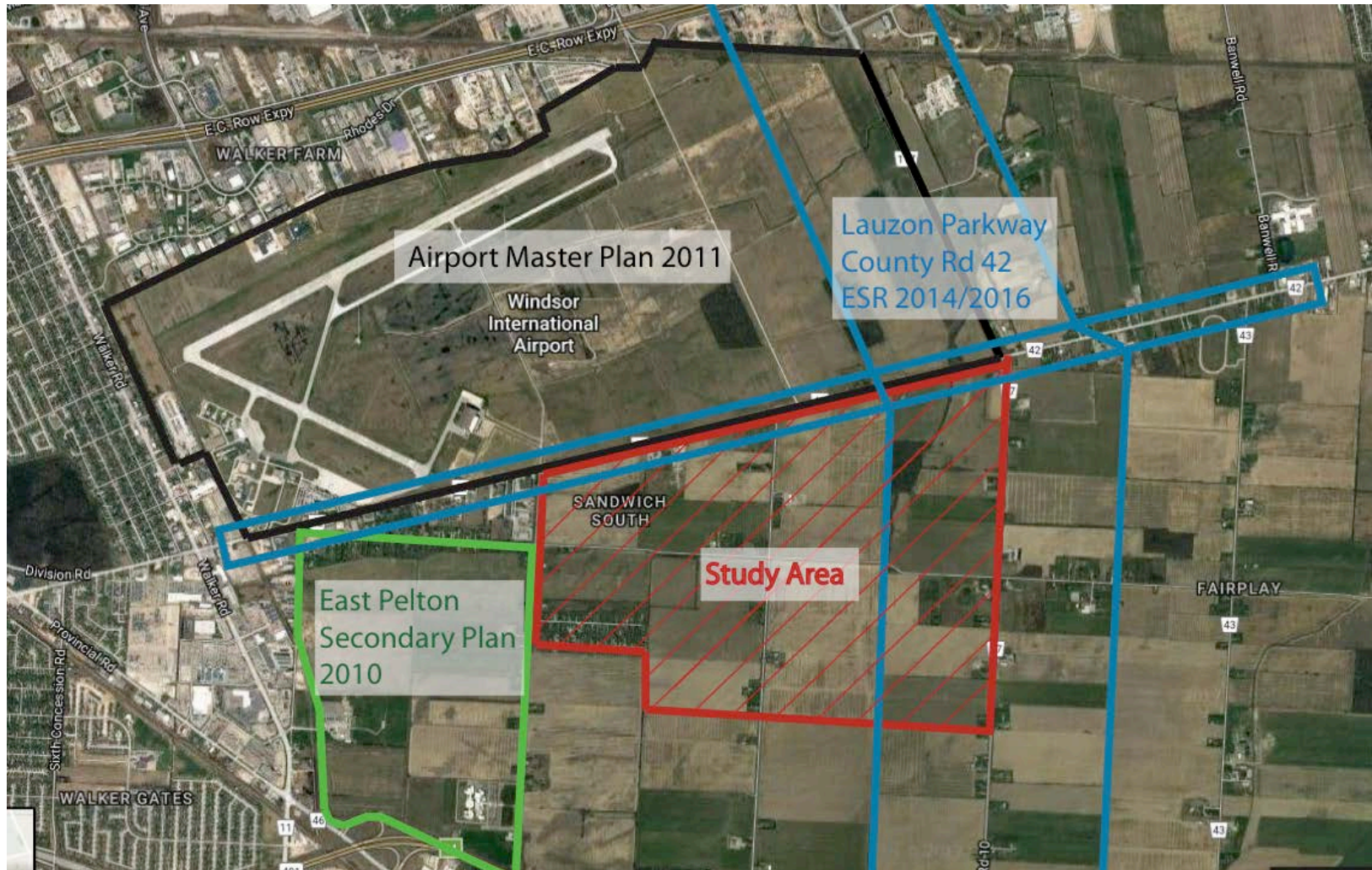
- December 2002 Boundary Adjustment
- April 2007 – OPA #60 set out broad land use designations
- Requires Secondary Plan for major development



# Secondary Plans

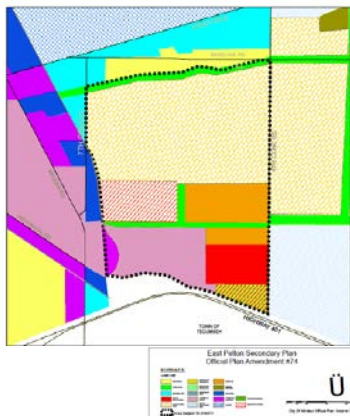
- Establish a more detailed development plan than what presently exists in the Official Plan
- Consider transportation, servicing and staging to create a complete community with places to live, work and play
- Consider what is being planned in adjacent areas and the rest of the City
- Provide more detailed development policies to ensure orderly development of this part of the City
- Include policies on design, parkland, trails and population/employment targets

# Related Planning/EA Studies



## East Pelton Secondary Plan

- Initiated in 2008
- ORC determines site of Southwest Detention Facility 2009
- Approved as OPA #74 June 2009 and OMB November 2010
- OPA 94 designates Future Development Areas as Low and Medium density Residential
- OMB approved December 2016



## Airport Master Plan

- City initiated in 2009
- Covers 800 ha of City owned Airport lands
- Establishes facilities, infrastructure and future land use to 2031
- PIC May 2011



## Lauzon Parkway Environmental Study Report

- 2009 MTO and City initiate project
- ERS Report filed with Ministry of Environment - January 2014
- Addendum requested by City - March 2014
- Completed - May 2015



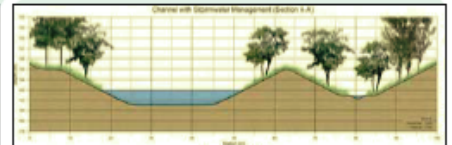
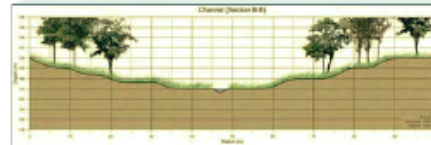
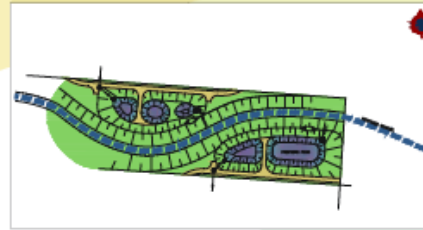
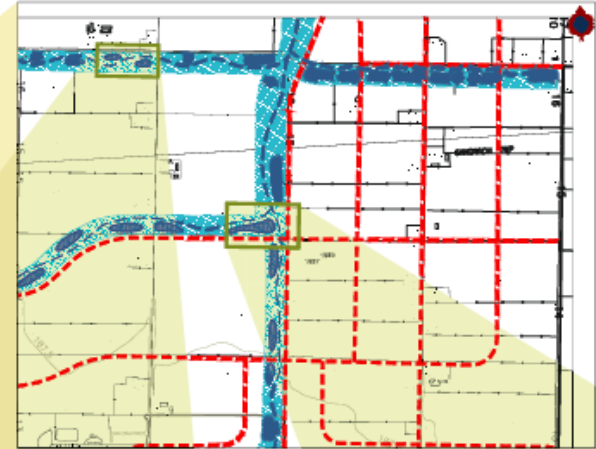
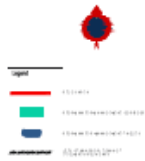
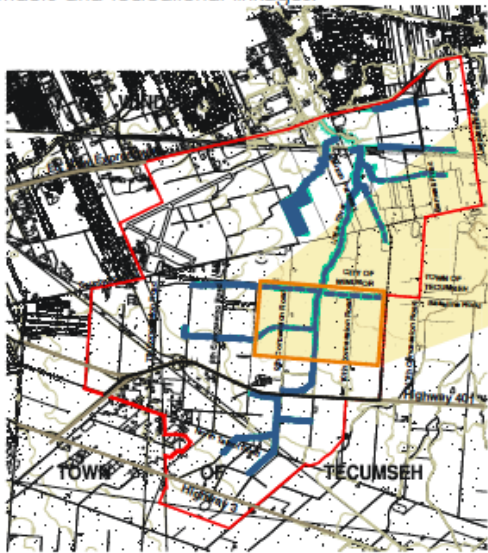
# Upper Little River Master Plan EA (Underway)

## Description of Alternatives

### Alternative #6

#### Grouped Stormwater Management Controls

This alternative considers the potential for stormwater management controls to be grouped into stormwater management corridors. Each facility would be required to provide water quality, erosion and flood controls. The facilities are aligned to promote natural corridors and recreational linkages.

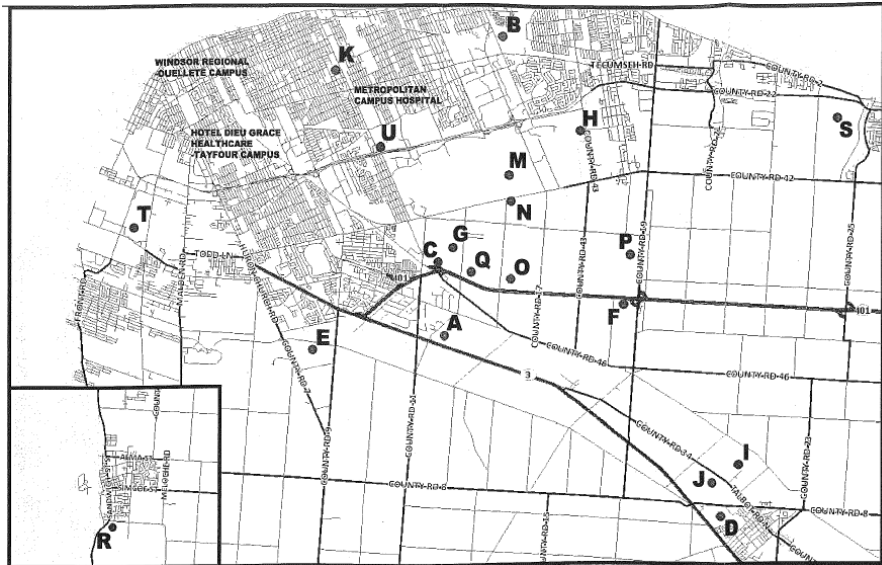


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# Hospital Site Selection Process

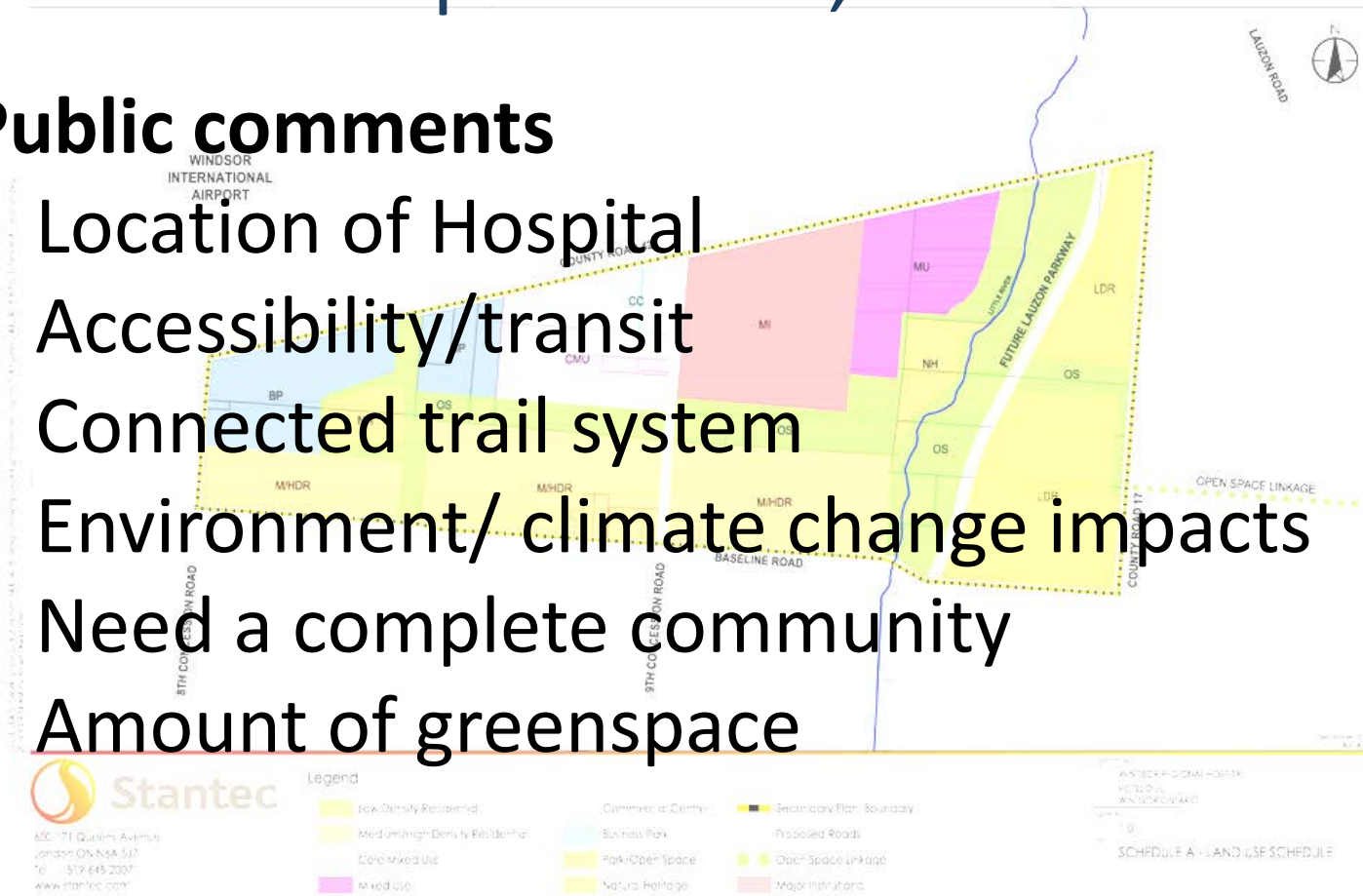
- January 2013 Ministry of Health approves funding for Stage 1 of planning new facility
- May 2014 Steering Committee establishes Site Selection Committee – 10 Volunteer Members
- 32 Criteria established to assess potential sites
- 22 sites assessed against criteria
- July 2015 preferred site selected
- Process monitored by Fairness Advisor
- Site selection process is now complete – next stage is planning surrounding area



# Public Consultation September 7, 2016

## Public comments

- Location of Hospital
- Accessibility/transit
- Connected trail system
- Environment/ climate change impacts
- Need a complete community
- Amount of greenspace





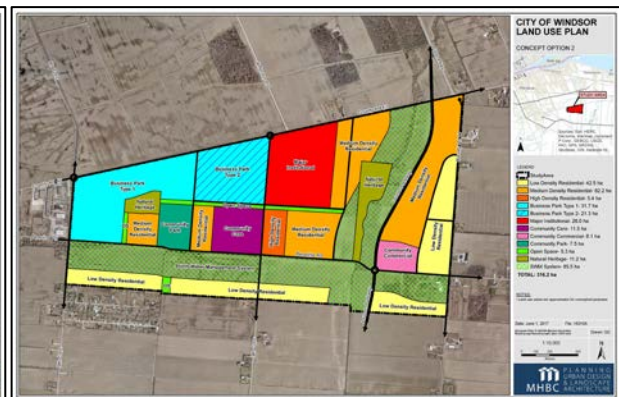
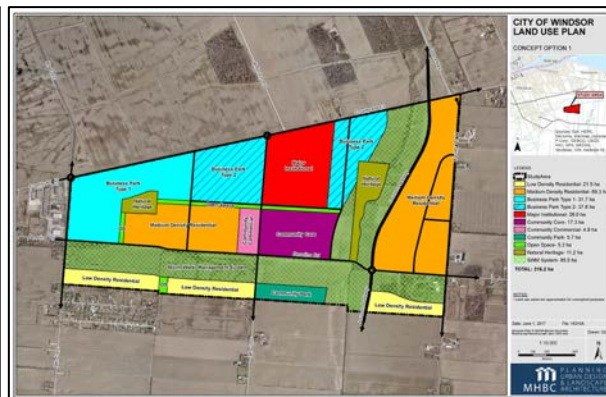
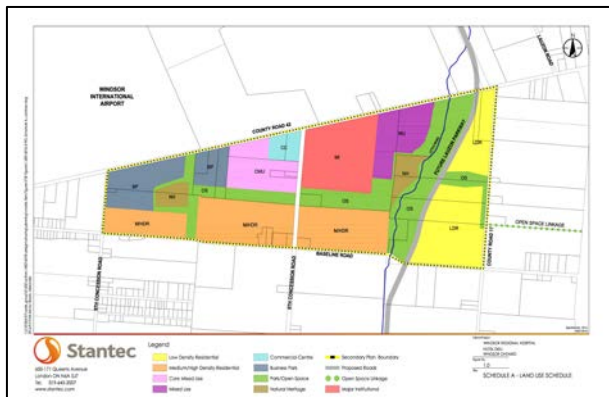
# Property Owners Meeting

## June 14, 2017

Summary of Stantec September 2016 and comments  
Identified key elements that should be common to each option  
Developed two Options for further consideration by stakeholders

### KEY COMMENTS

- Expand Study Area South to avoid splitting properties
- Provide more information about acquisition of lands for stormwater management and other public purposes
- Concern about residential development next to Lauzon Parkway
- Provide more information about permitted uses in designated areas



# Land Acquisition Options

## COMMUNITY-WIDE FACILITIES AND INFRASTRUCTURE

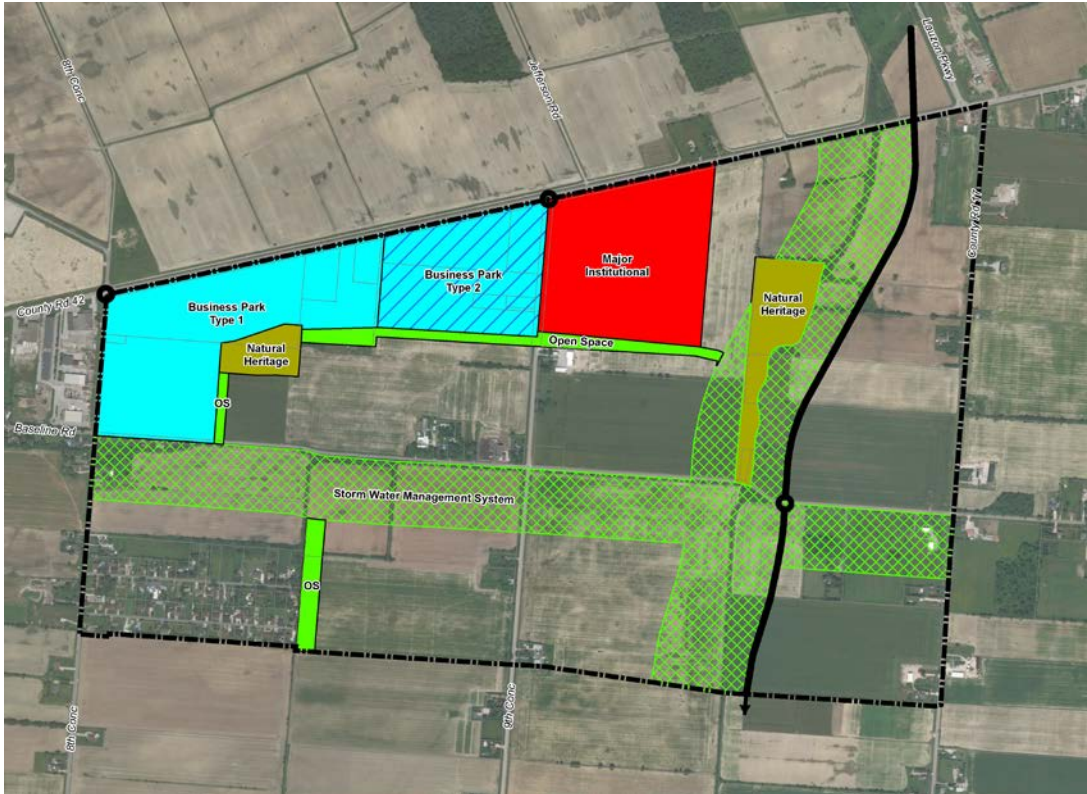
- Parkland/ Open Space
- Stormwater Management
- Extension of Piped Services
- School Sites

## TYPICAL APPROACHES

- Cost Sharing Agreements for benefitting parties
- Development Charges
- Parkland/infrastructure dedication through development
- Bonus Zoning – increased density or height in return for public benefit



# Fixed Features of Secondary Plan



**Lauzon Parkway, County Road 42, major intersections ( traffic circles) as per Lauzon Parkway ESR**

**Stormwater Management System as per Upper Little River Master Plan EA**

**Key Natural Heritage Features as per Lauzon Parkway and Upper Little River EA and ERCA mapping**

**Employment Lands adjacent to County Road 42 as per OPA #60**

**Future Windsor Regional Hospital Site**

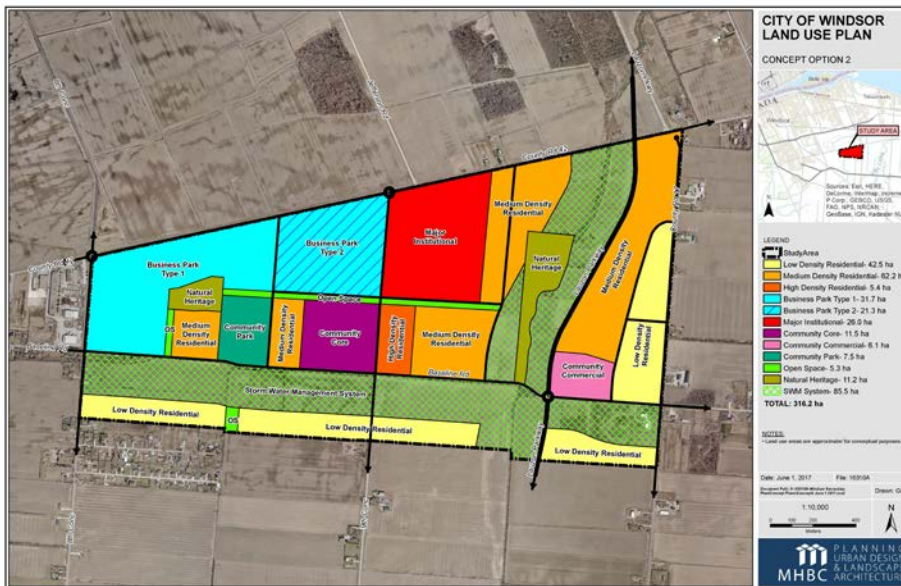
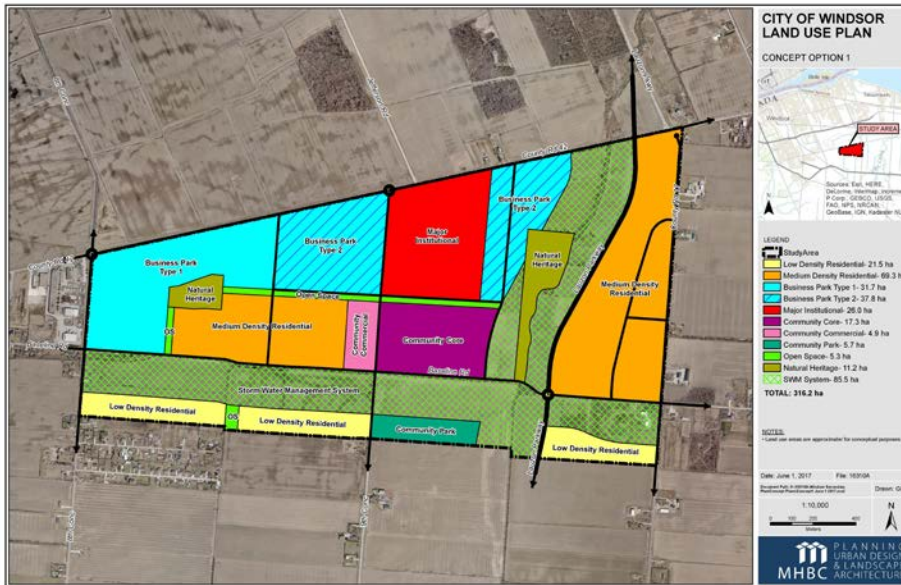
# Assessment of Options

Option 1 generally preferred by stakeholders and City staff

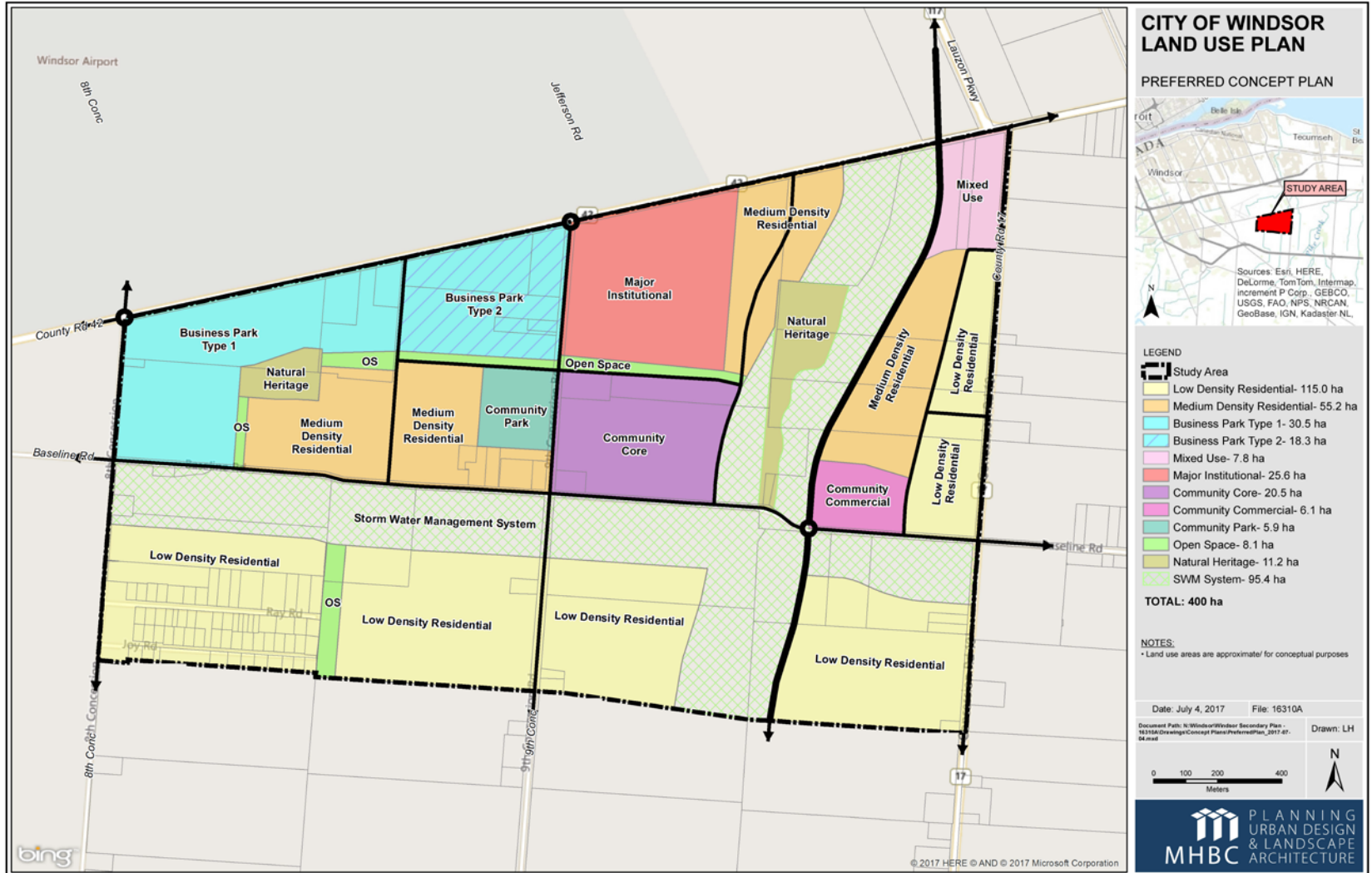
Extension of Secondary Plan Area to capture complete holdings and Ray & Joy Road

Reconsider land uses at County Rd 17 and County Rd 42 due to access – Low density and Business Park

Relocation of Community Park to adjacent to woodlot



# Preferred Development Plan



# Examples of Permitted Uses by Designation

Designation	Permitted Uses	Density	Height
Low Density	<ul style="list-style-type: none"> <li>▪ Single detached</li> <li>▪ Semi-detached</li> <li>▪ Duplex</li> <li>▪ Row housing</li> <li>▪ Multiple up to eight units</li> </ul>	29 units/ha	14 m
Medium Density Residential	<ul style="list-style-type: none"> <li>▪ Row Housing</li> <li>▪ Town Housing</li> <li>▪ Stacked Townhouses</li> <li>▪ Low rise apartment</li> </ul>	30 – 79 units/ha	26 m
High Density Residential	<ul style="list-style-type: none"> <li>▪ Apartment</li> </ul>	More than 80 units/ha	58 m
Business Park Type 1	<ul style="list-style-type: none"> <li>• Offices</li> <li>• Services</li> <li>• Information processing</li> <li>• Communication</li> <li>• Ancillary Retail and Wervice</li> <li>• Hotels</li> <li>• Manufacturing inside – no emissions</li> </ul>	75 jobs/ha	18 m
Business Park Type 2	<ul style="list-style-type: none"> <li>▪ Research and Development</li> <li>▪ Training and Education</li> <li>▪ Offices</li> <li>▪ Manufacturing sales and services of specialty equipment related to health</li> <li>▪ Medical offices</li> </ul>	75 jobs/ha	18 m
Community Core	<ul style="list-style-type: none"> <li>▪ Medium density residential</li> <li>▪ Retail and Service Commercial</li> <li>▪ Offices</li> <li>▪ Cultural, Recreational and Entertainment Institutional</li> </ul>	40 – 60 units/ha 200 jobs/ha	10 – 18 m
Major Institutional	<ul style="list-style-type: none"> <li>▪ Hospital</li> <li>▪ Post Secondary Education</li> <li>▪ Ancillary Residential</li> <li>▪ Ancillary CommercialUses</li> </ul>		32 m
Community Commercial	<ul style="list-style-type: none"> <li>▪ Supermarket</li> <li>▪ Hardware/Home Improvement</li> <li>▪ Restaurant</li> <li>▪ Service Commercial</li> <li>▪ Service Station</li> </ul>	10,000 sq m	14 m
Mixed Use	<ul style="list-style-type: none"> <li>▪ Retail and Service Commercial</li> <li>▪ Offices</li> <li>▪ Entertainment</li> <li>▪ Residential</li> <li>▪ Open Space</li> </ul>	75 jobs/ persons/ha	18 m

# Next Steps

- Review comments
- Revise plan
- Consult with City/ ERCA/ Airport
- Develop Secondary Plan Policies
- Public meeting with City – Fall 2017

Thank you for attending this evening

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