

DATE: February 8, 2021

REPORT NO: PD-15-2021

SUBJECT: **Information Report – Consultants Presentation for East Smithville Secondary Plan – Future Redevelopment and Intensification**

CONTACT: Brian Treble, Director of Planning & Building

OVERVIEW:

- On September 2nd, 2019, MHBC Planning was hired to commence land use planning work for the East Smithville Lands that are situated to the east of industrial park road in an underdeveloped area of the current Urban Boundary. (See location map at attachment 1)
- On January 6th 2021, Township Staff and MHBC Planning held one on one virtual session's with the various landowners within the East Smithville Study area.
- Infill and Intensification within the core area of Smithville is an important part of land use planning for future growth and development of the township of West Lincoln and therefore these lands should be planned for the best long term uses.
- In accordance with Provincial policy, growth onto agricultural lands (greenfield development) can only occur as a secondary growth component after infill and intensification. Detailed plans of how this should occur are being fully developed through the Master Community Plan process and these "Secondary" plan processes as well.
- The Master Community Plan process and issues such as infill and intensification and affordability are all being studied by our consultant teams and will be the topic of multiple future reports to Committee and Council.
- The consultants for the East Smithville Secondary Plan are schedule to present their findings on February 8th 2021.
- Planning staff are therefore requesting authority to hold a public open house and formal public meeting for the East Smithville Lands. A public open house will be scheduled for the end of February and a public meeting scheduled for a future Planning, Building, Environmental Committee Meeting (possibly March, 2021).
- The consultant has prepared 3 concepts for this area. All of these options will be presented to the public for consultation.

RECOMMENDATION:

1. That, report PD-15-2021, regarding “Information Report, Consultants Presentation for East Smithville Secondary Plan Site, Future Redevelopment and Intensification”, dated February 8, 2021 be received for INFORMATION PURPOSES.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

- Strategic, Responsible Growth

BACKGROUND:

In 2019, Township planning staff along with Committee and Council had previously agreed to lead a planning process for the East Smithville lands located to the east of The Village Square Mall and to the north of the new roundabout on Regional Road 20 and Townline Road.

The subject lands comprise an approximate area of 34 hectares. The subject lands are surrounded by existing commercial uses to the west, the Canadian Pacific Rail line (CP Rail) and industrial uses to the north, primarily agricultural land to the east, and residential/agricultural land uses to the south. (see location map at attachment 1) It is the intent of the Township of West Lincoln that the lands be developed with a mix of uses and densities and that the Secondary Plan Area acts as a future gateway into the Settlement Area from the east.

The Township of West Lincoln has observed that demand for new housing and related commercial development is increasing within the urban boundary of Smithville. With a growing population and increased demand within the urban area, the Township has initiated an Urban Boundary Expansion Study for the Smithville Settlement Area. Along with the Urban Boundary Expansion Study, the Township has initiated a review of existing undeveloped parcels of land within the existing urban boundary and their current permissions. The East Smithville lands are one of the last remaining undeveloped Greenfield areas within the boundary.

CURRENT SITUATION:

As outlined above, new land use designations and zonings should be approved to replace the current Development (D) designation and zoning that exists on these east Smithville lands. Our planning consultants are now nearing the completion of their planning review. We are also currently preparing for a future public meeting process.

A number of principles have to be considered as part of the planning exercise for these properties.

- Infill and Intensification must achieve a minimum number of units per hectare at appropriate densities to suit the community (policy 2.2.2).
- A minimum percent of all new development must occur within the built boundary in order to meet provincial standards. Our target was 15% under the 2031 growth targets. The 2051 target will be set as part of the current Municipal

Community Planning process (policy 4.C).

- Growth beyond the current urban boundary can only occur once infill and intensification plans are determined (policy 4.D) and start to unfold.
- Development on existing vacant lots is most likely to be the cheapest development which can generally take advantage of existing sewage, water and transportation services (policy 4.C).

This report includes the consultant's report for the East Smithville Lands for information purposes in advance of the consultants' presentation and any plans to hold an open house and a required public meeting.

FINANCIAL IMPLICATIONS:

These planning projects are proceeding in accordance with the budget allocation established in the 2019 budget.

Some extra costs have been increased in this review to address additional environmental concerns as addressed by the Niagara Region and the Niagara Peninsula Conservation Authority.

INTER-DEPARTMENTAL COMMENTS:

Not applicable at this time.

CONCLUSION:

This report is provided for information purposes and is provided in advance of a presentation of our planning consultants for the East Smithville Lands. This report is also seeking authority to hold a public open house at the end of February and to proceed with a future public meeting at a future planning/building and environment committee meeting (possibly March) A planning report from MHBC for the East Smithville Secondary Plan lands is attached and a presentation will be made by our consultant at the Committee meeting.

ATTACHMENTS:

1. Location Map
2. MHBC Consultants Report

Prepared & Submitted by:



Brian Treble
Director of Planning & Building

Approved by:



Bev Hendry
CAO