

Welcome! We will begin shortly. This is a webinar platform which allows you to see and hear the presenters, but we cannot see or hear you. You can type your questions in the Q&A window anytime.

# West Lincoln

Your Future Naturally

## SMITHVILLE MASTER COMMUNITY PLAN PUBLIC INFORMATION CENTRE #1

February 11, 2021

6:30 - 8:30 pm

## HOUSEKEEPING

- Speaker video will be turned off for most of the presentation.
- Attendees will be muted; please participate through the Q&A window.
- If you have any technological issues, please also use the Q&A window.
- Presentation materials, including a fillable comment form is posted on the project website: [plansmithville.ca](http://plansmithville.ca)
- This meeting is being recorded.



## AGENDA

1. Project overview - AECOM
2. Integrated Environmental Assessment and schedule – AECOM
3. Previous community and stakeholder engagement - AECOM
4. Subwatershed Study – Wood
5. Background characterization – AECOM
6. Draft concept plans – GSP
7. Next steps
8. Questions and answers

## IT'S TIME FOR A POLL!

Let's get to know you.

## STUDY TEAM

The panel includes a combination of presenters and study team members who will be answering your questions tonight.



**Brian Treble**  
Director of Planning & Building  
Township of West Lincoln



**Gerrit Boerema**  
Planner II  
Township of West Lincoln



**Richard Vandezande**  
Project Manager



**Karl Grueneis**  
AECOM



**Raymond Tung**  
AECOM



**Ed Stubbing**  
AECOM



**Aaron Farrell**  
Wood



**Katharina Richter**  
NRSI



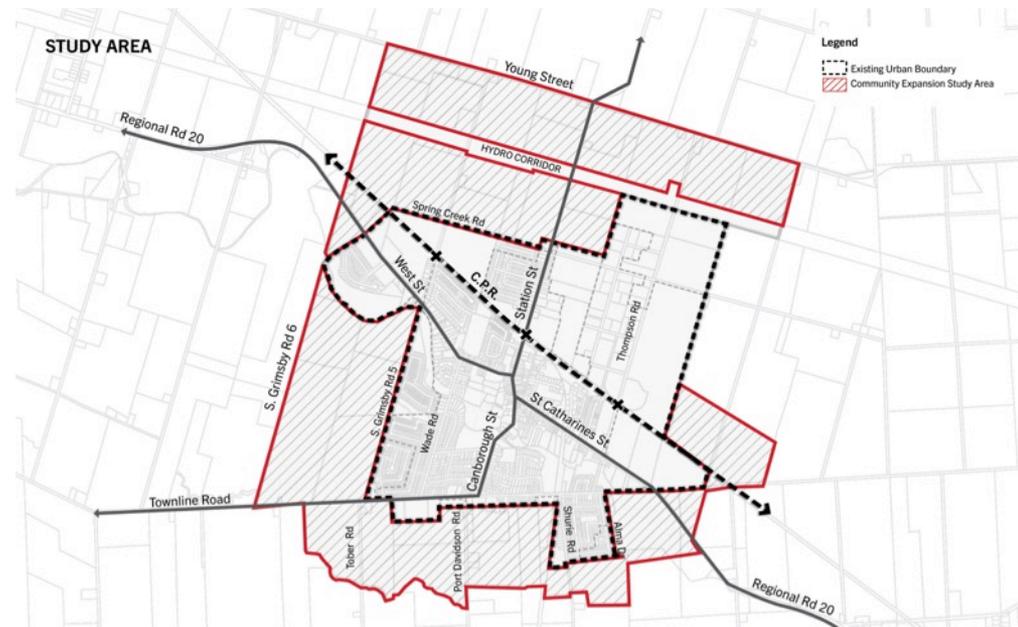
**Steve Wever**  
GSP

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## PROJECT OVERVIEW

- The Master Community Plan (MCP) will guide the future development of Smithville, which has been designated as the location for most of the Township's future growth.
- The study area encompasses 425 hectares and is characterized predominantly of residential uses with some commercial, employment, institutional and recreational uses.
- More detailed land-use vision and planning policies are needed to accommodate forecasted future population and employment growth within Smithville.



## PROJECT OVERVIEW (cont'd)

In order to achieve this, the following objectives will be met:

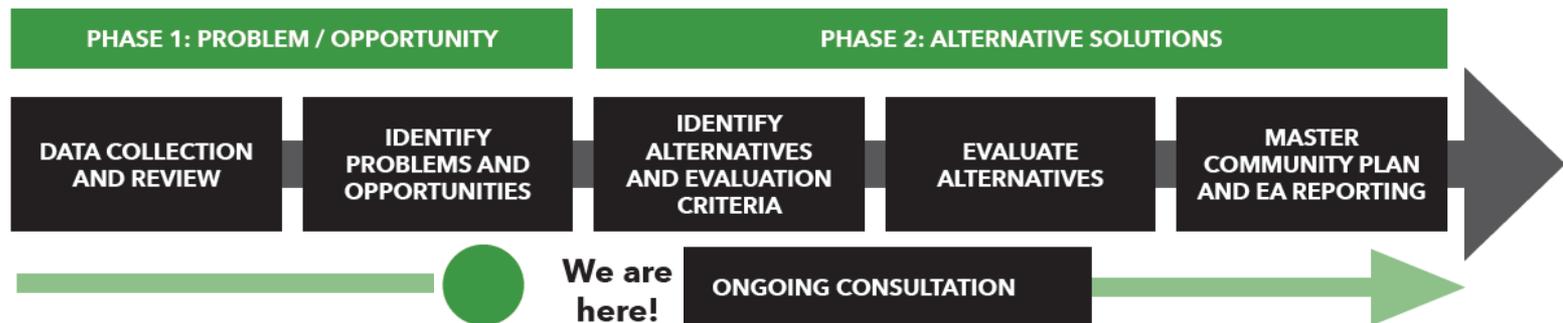
1. Plan for a **compact, complete, healthy, and resilient community**.
2. Identify the **community structure** for Smithville.
3. Ensure that the **new neighbourhoods and employment areas** are developed in a **phased and sustainable manner**.
4. Establish **land-use designations, a road/ transit/ cycling/ trail, and servicing network, an open space system, and major community facility** requirements.
5. Identify and plan to achieve appropriate **targets for intensification and density**.

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## INTEGRATED ENVIRONMENTAL ASSESSMENT

- The MCP is progressing through an Integrated Environmental Assessment approach.
- An Environmental Assessment (EA) is a multi-phased study to identify the potential positive and negative environmental impacts of municipal infrastructure
- An integrated approach to the MCP and EA process will coordinate and simplify the planning approval processes for future land uses and development.
- We are currently finalizing Phase 1 and moving towards Phase 2.



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## PREVIOUS COMMUNITY & STAKEHOLDER ENGAGEMENT

- A visioning Public Information Centre (PIC) was held in January 2020 with 110 community members in attendance.
- We heard the following during that meeting:

**Q1A** How would you describe the character of Smithville today?

**Most Common Answer**

Quiet    Small Town    Sense of Community    Lack of Character

**Q2** What do you like most about Smithville today?

**Most Common Answer**

Quiet    Central

**Q4** What aspects of Smithville should be enhanced or improved?

**Most Common Answer**

Commercial Spaces    Transit    Public Amenities    Parks & Trees

**Q5** What area the most important issues to address in Smithville over the next two decades?

**Most Common Answer**

Roads    Growth Management    Commercial Spaces

**Q1B** How would you describe the desired character of Smithville in the Future?

**Most Common Answer**

+ Industry & Stores    Planned Small Town    Quiet    Progressive / Vibrant

**Q3** What aspects of Smithville should be protected for the future?

**Most Common Answer**

Parks & Trees    Heritage Buildings    Existing Buildings

**Q6** What is your long-term vision for Smithville?

**Most Common Answer**

Growth Management    Quiet

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## SUBWATERSHED STUDY PURPOSE

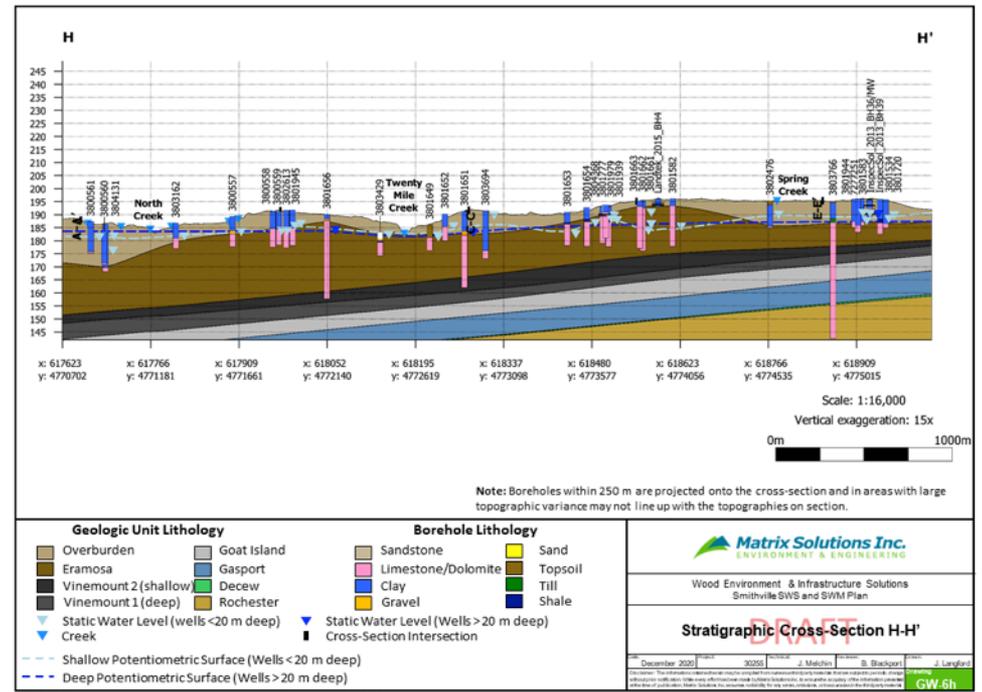
- The Subwatershed Study is the component of the planning process which investigates the existing natural environment within the area, and the impacts from future development.
- A Subwatershed Study involves several environmental specialists, and investigates that natural features, natural hazards, and movement of water within and surrounding the existing and future development areas.
- Key outcomes from a Subwatershed Study are recommendations for the protection and management of the natural environment following development, and includes planning input and criteria for:
  - Land Use Planning (Defining the Natural Heritage System)
  - Watercourse Management
  - Stormwater Management

## SUBWATERSHED STUDY STATUS

- The Subwatershed Study Team has reviewed all available background information, and completed field investigations to develop a detailed understanding the natural features and systems, and their interdependencies.
- The field investigations were completed over the course of 2020 to assess the natural environment during various seasons, and included detailed investigations of the area's:
  - Groundwater
  - Karst
  - Surface Water
  - Stream Morphology (Watercourses)
  - Aquatic Ecology (Fisheries)
  - Terrestrial Ecology (Vegetation and Wildlife)

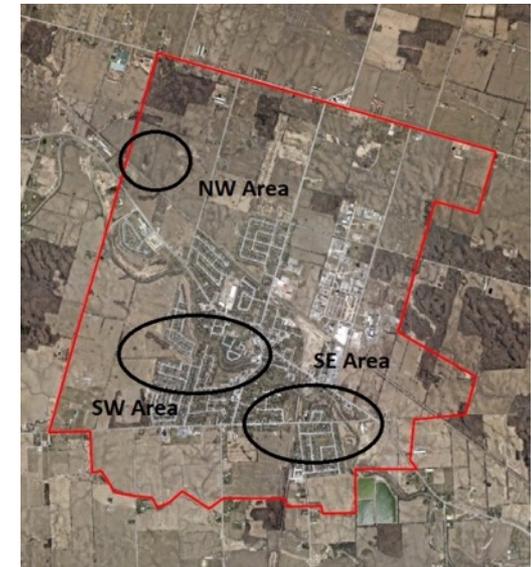
## SUBWATERSHED STUDY FINDINGS – GROUNDWATER

- The study area is covered with a varying thickness of clay material overlying bedrock.
- The clay reduces the amount of water that can move downwards to the bedrock except where open fractures, rooting channels and animal burrows allow for greater movement of water.
- Stream reaches and wetlands that sit on top of the clay receive very limited amounts of groundwater compared to overland flow and direct precipitation.
- Areas where the clay is thin, 6 metres or less, allow for a greater potential for water born contaminants from ground surface to enter the bedrock groundwater system.



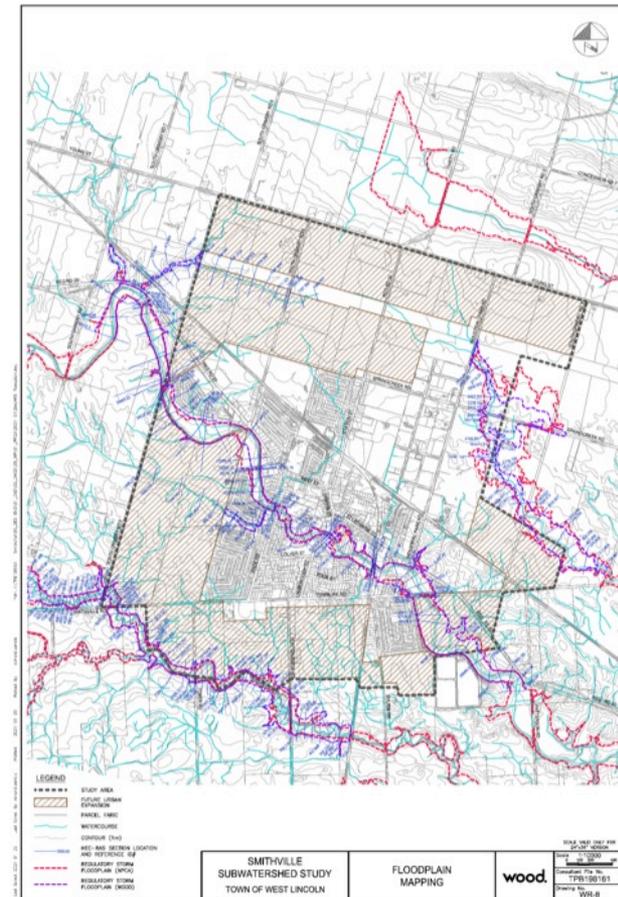
## SUBWATERSHED STUDY FINDINGS – KARST

- Openings in the limestone have been identified in the area.
- These openings, known as karst, form when storm runoff and snowmelt dissolve the limestone, forming sinkholes and pathways for water to move underground.
- Ten (10) karst features have been observed in and near the study area, of varying sensitivity and significance.
- In all cases, additional runoff should not be directed toward sinkholes post-development.



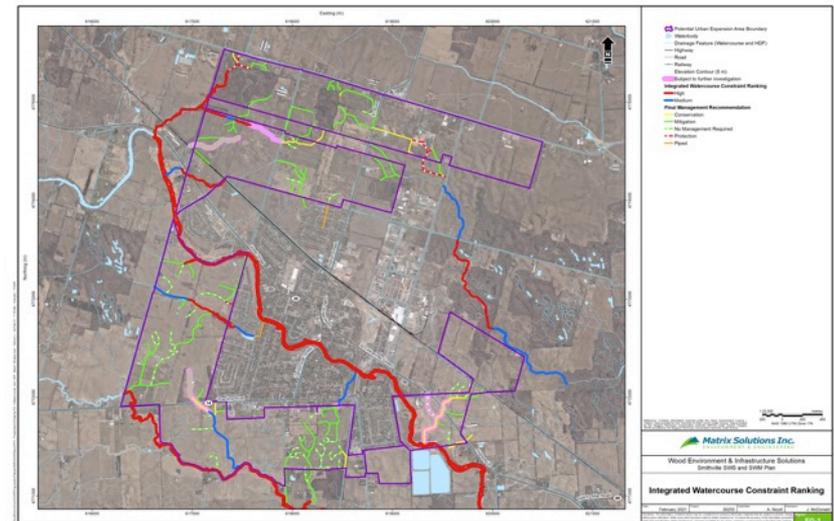
## SUBWATERSHED STUDY FINDINGS – SURFACE WATER

- The surface water assessment evaluates the movement of surface runoff to natural wetlands, woodlands, watercourses, and karst features.
- Computer models have been developed to assess existing storm runoff and flood hazard.
- NPCA Floodline mapping has been established for regulated watercourses along the Twenty Mile Creek and North Creek, and a tributary of the Spring Creek
- The area watercourses exhibit a moderate erosion sensitivity.



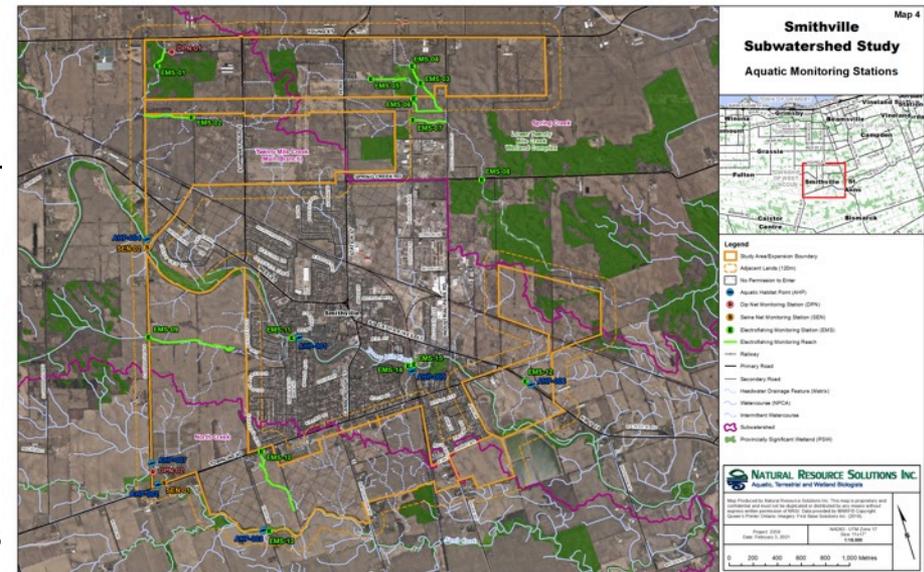
## SUBWATERSHED STUDY FINDINGS – STREAMS

- Several headwater drainage (HDF) features within the area have been altered historically, however provide linkages to wetlands and karst.
- Twenty Mile Creek is the most significant watercourse and valley system within Smithville, with confined corridors and floodplains.
- Watercourses within the study area do not always flow year-round. This allows vegetation to establish inside some channels.
- Sediment accumulation (aggradation) and channel widening were some of the more common types of channel adjustments within the study area



## SUBWATERSHED STUDY FINDINGS – FISHERIES

- Twenty Mile Creek and North Creek provide year-round fish habitat and support a diverse fish community of warm and coolwater fish species.
- Some intermittent features and HDF contain fish in the spring and provide important seasonal habitat and indirect benefits to the larger creeks
- Intermittent watercourses and HDF become dry in the summer and do not provide fish habitat during that time.
- The remaining features provide indirect benefits to the larger creeks.





## SUBWATERSHED STUDY FINDINGS – NEXT STEPS

- Assessment of existing conditions has been completed, and the draft report prepared.
- The findings from the study will be used to assess the land use alternatives and develop the preferred land use option.
- The next stage of the Subwatershed Study consists of assessing the impacts of the future development to the natural environment and natural hazards and developing the management plan.

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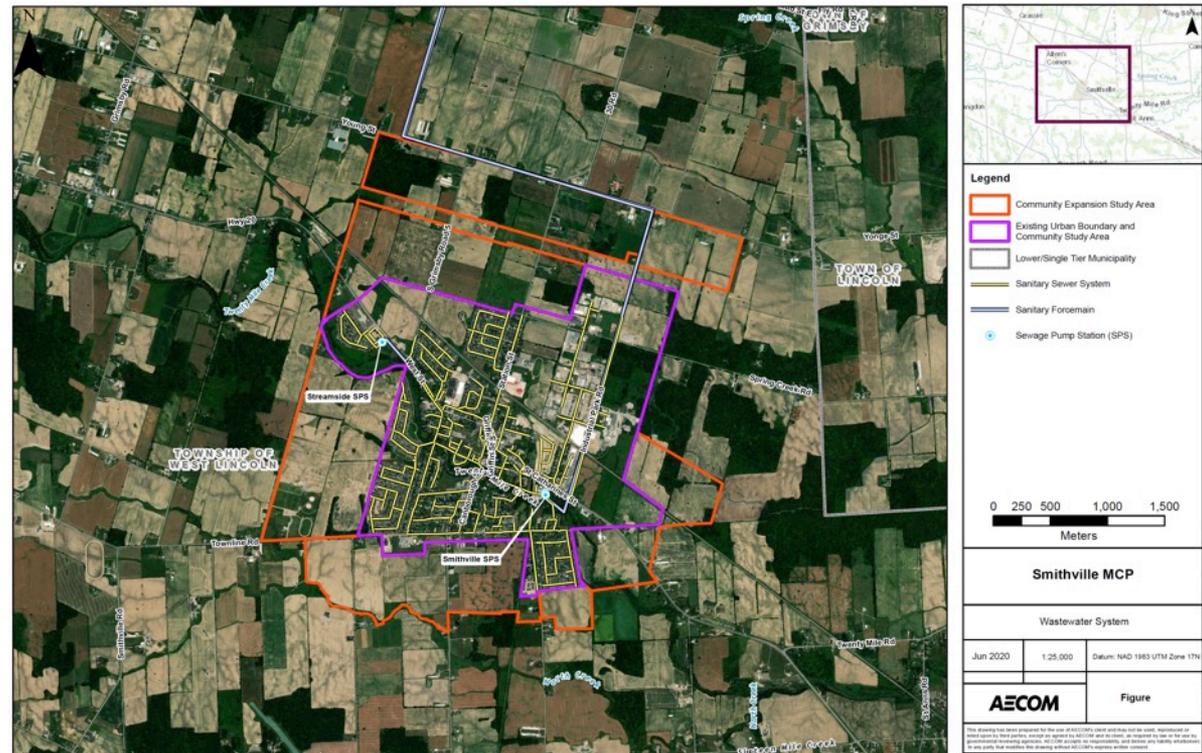
# WATER

- Updated the Region’s water model to include the latest below-ground linear infrastructure.
- Utilize the update model for infrastructure analysis to meet future growth
- Identify key water distribution attributes (e.g. pipe size, flow rates, fire flows, and redundancy).
- Model to be used to confirm current and future system requirements.



# WASTEWATER

- Review existing Niagara Region wastewater model and update to reflect local sanitary sewer collection system.
- Confirm wastewater system capacities based on existing conditions.
- Model to be used to confirm current and future system requirements.



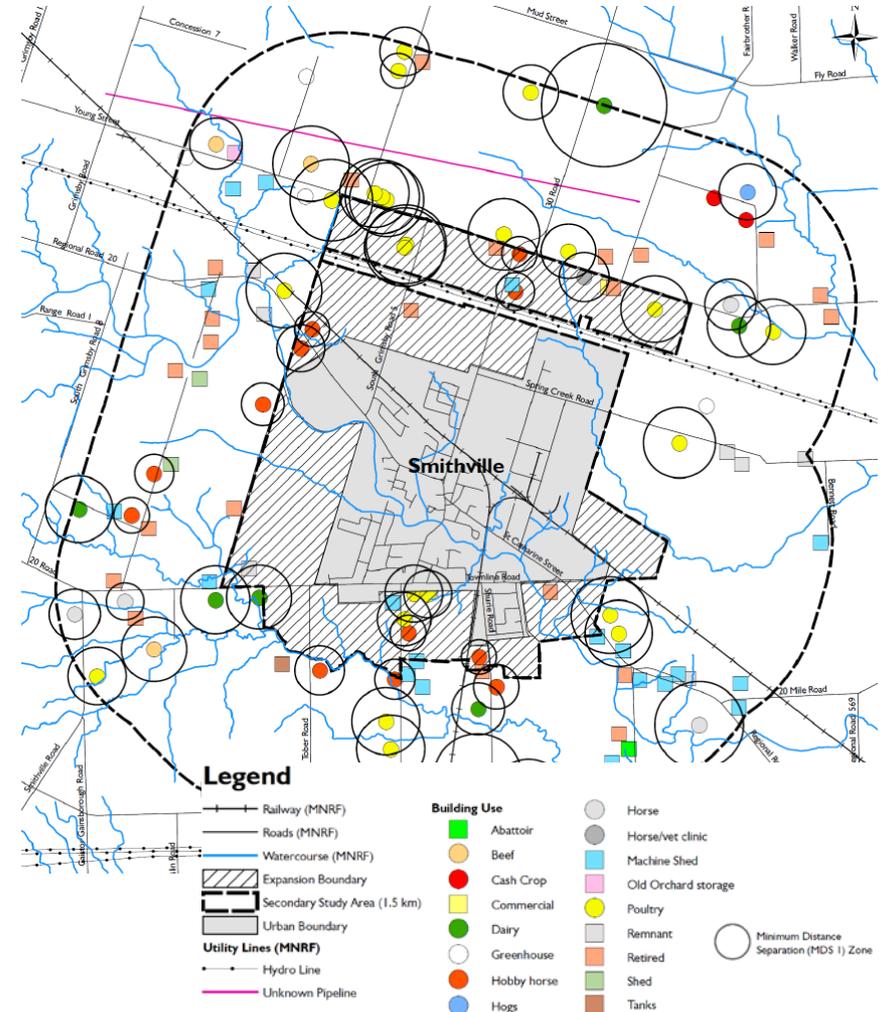
## TRANSPORTATION

- Review of existing Transportation network and infrastructure conducted, including future planned schemes.
- Traffic model developed to show existing performance of road network and will be used to inform proposed land use concepts.
- Existing Conditions:
  - Capacity on existing network (most roads over 50% capacity)
  - Highest volumes in the AM along RR20 and NB on Canborough St
  - Inconsistent Cycling and Walking infrastructure
  - Some initial data available for On-Demand transit pilot



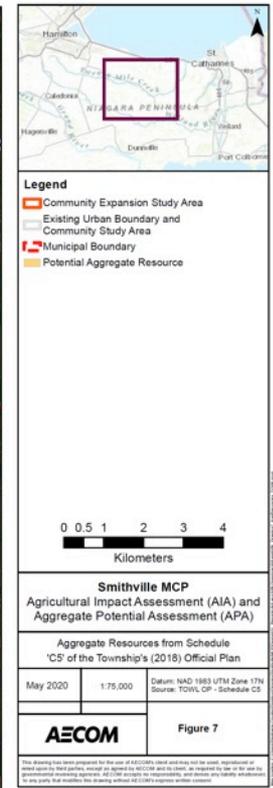
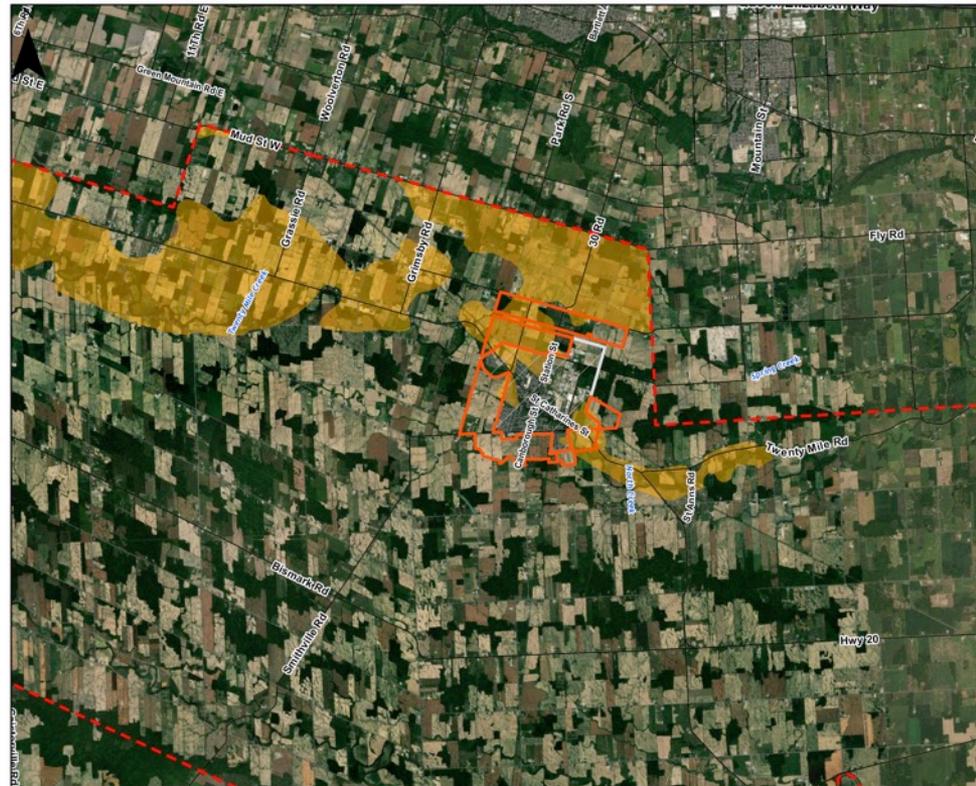
## AGRICULTURE

- An Agricultural Impact Assessment (AIA) was conducted for the Study Area and secondary study area (extending an additional 1.5km).
- AIA found that:
  - Predominant agricultural land use is common fields crops (e.g. corn, soybean, wheat)
  - Numerous residential units along Young Street, South Grimsby Road 6 and Regional Road 20.
  - 129 potential agricultural facilities or complexes were identified as having or have potential to house livestock.
- Canada Land Inventory and planning policy review indicate that lands are considered Prime Agricultural Lands and Prime Agricultural Areas, respectively.
- Future development in Smithville should be minimized to accommodate growth within MDS 1 arc radii around agricultural facilities.



# AGGREGATE

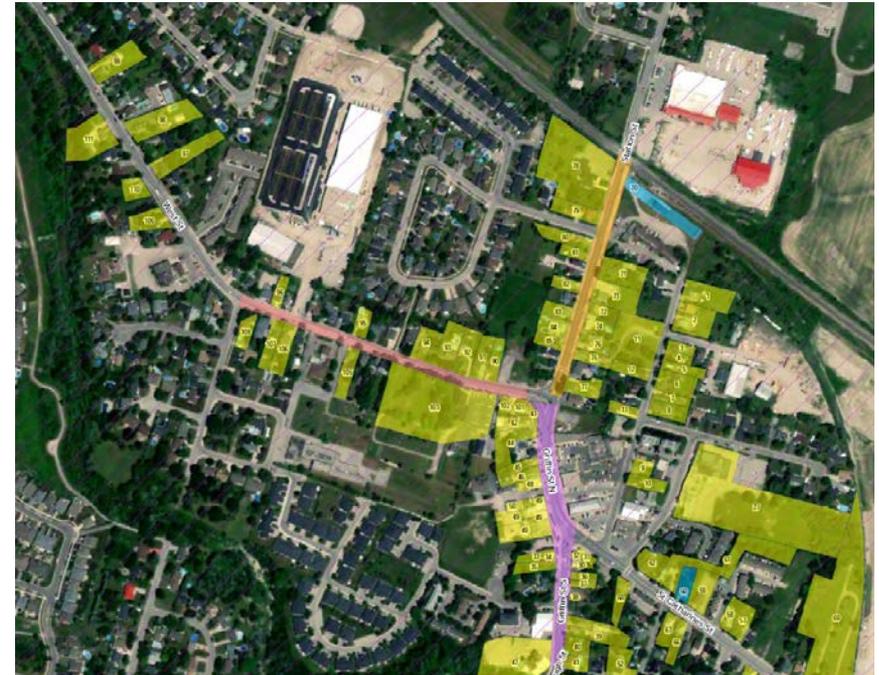
- Confirm the Aggregate Resource potential immediately outside of current urban boundary.
- Background and policy review determined that while there are significant bedrock resources present within the local area, their development is not considered to be realistic given the nature of the extraction processes (e.g., significant blasting, impacts related to noise, dust, and traffic) and significant impacts to the community.





## CULTURAL HERITAGE

- Cultural Heritage Report identified and confirmed:
  - 111 cultural heritage resources (e.g. buildings, structures, monuments, installations, etc.)
  - 3 cultural heritage landscapes (e.g. group of buildings and structures, views, archaeological sites, natural elements that are valued together for their interrelationship, meaning or association).
- Resources and landscapes will be incorporated in the Concept Design and Urban Design Guideline process.



Heritage Designation	
	CHL 1
	CHL 2
	CHL 3

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## LAND USE PATTERN & COMMUNITY STRUCTURE

- Land use and streets/corridors
- Core primary node and community commercial/retail nodes
- Mixed Use / office residential corridors - potential Heritage Conservation District?
- Neighbourhoods and potential extension of existing areas
- Potential north/east extension of Employment Area
- Spring Creek Secondary Plan Update, new East Secondary Plan
- Existing Community Facilities
- Existing at-grade rail crossings



## PLACE-TYPES & COMPLETE COMMUNITY ELEMENTS: FUTURE NEIGHBOURHOODS

- **Residential:** areas for a mix of single and semi-detached housing
- **Medium Density:** multi-unit housing such as townhomes and stacked townhomes
- **Nodes:** mixed-use and apartments up to 3-storeys



Single Detached



Street-Fronting Townhomes



Stacked Townhomes

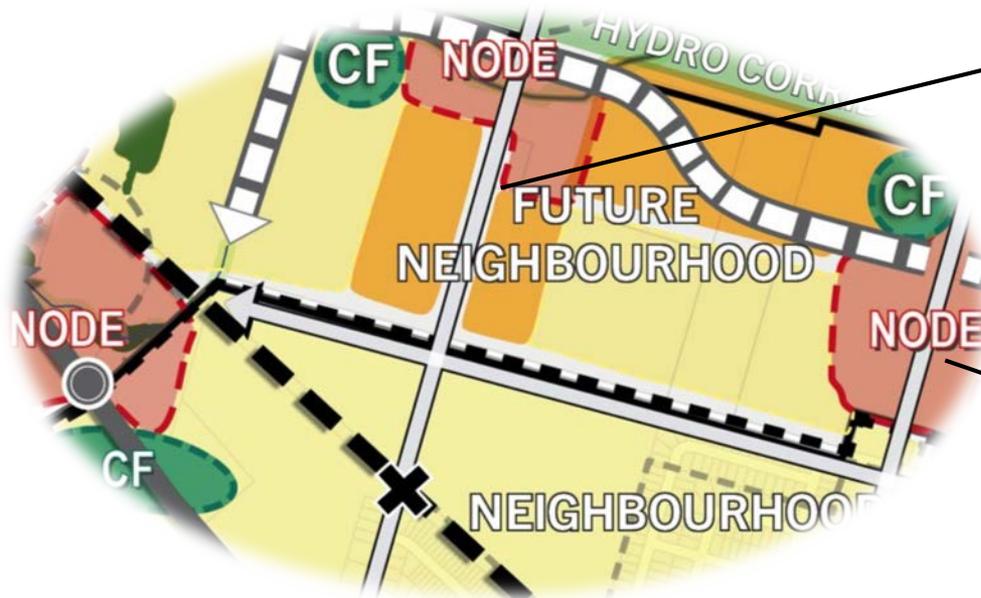


Low-Rise Apartments



## PLACE-TYPES & COMPLETE COMMUNITY ELEMENTS: FUTURE NEIGHBOURHOODS

- **Mixed-Use Corridor:** small-medium format retail, office residential
- **Neighbourhood Village:** activity areas with a mix of commercial, community and multi-storey residential uses



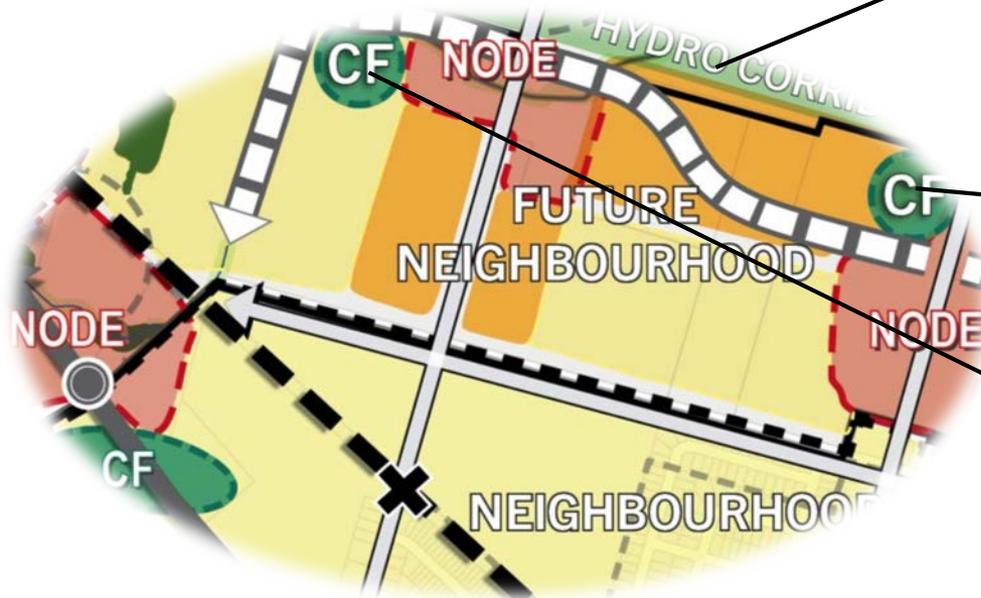
Mixed Use Corridor



Neighborhood Village

## PLACE-TYPES & COMPLETE COMMUNITY ELEMENTS: FUTURE NEIGHBOURHOODS

- Community Facilities:** recreation facilities, parks, trails, schools, libraries, community centres and other public/institutional uses



Open Space Linkages



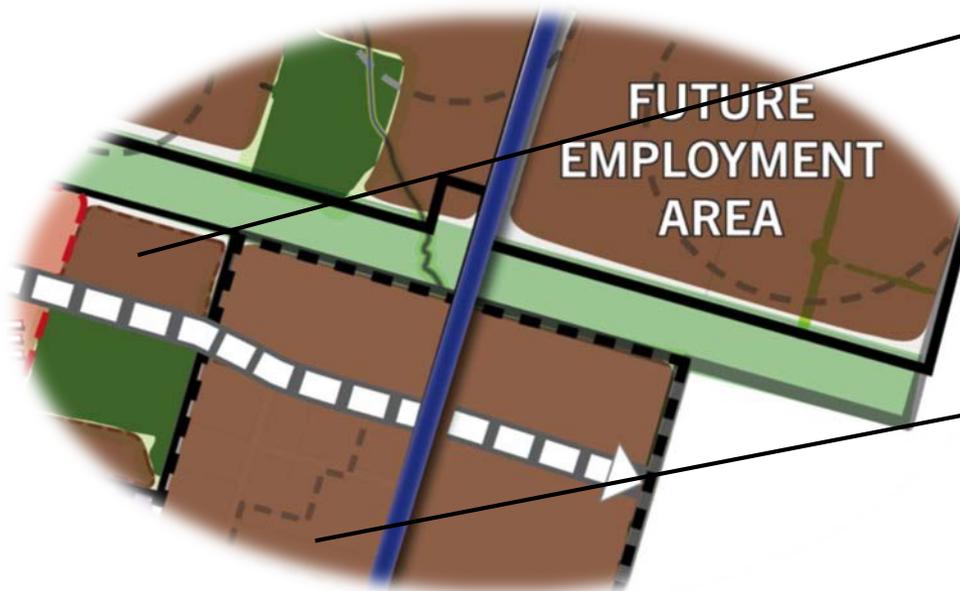
Schools, Libraries & Community Centres



Parks & Open Spaces

## PLACE-TYPES & COMPLETE COMMUNITY ELEMENTS: EMPLOYMENT DISTRICTS

- **Employment:** areas for industrial, office and supporting businesses and facilities providing local jobs and services



Offices & Business Parks

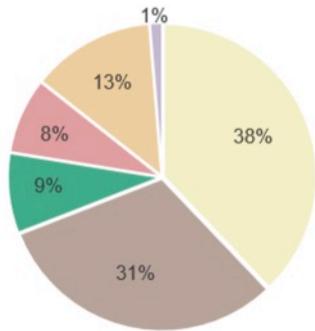


Manufacturing, Processing,  
Transport & Logistics

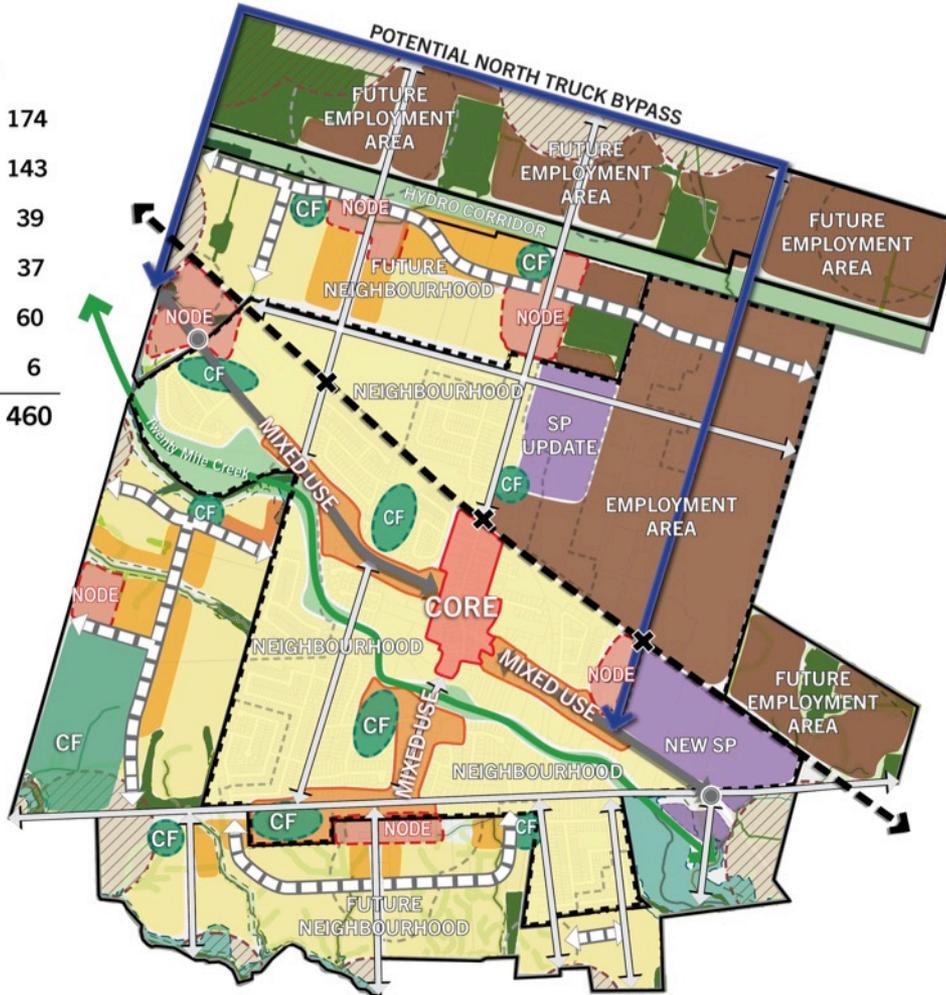
CONCEPT PLAN 1

POTENTIAL EXPANSION AREA:

LOW DENSITY RESIDENTIAL (HA):	174
EMPLOYMENT AREA (HA):	143
COMMUNITY FACILITIES (HA):	39
NODES: (HA):	37
MIXED USE/MED. DENSITY (HA):	60
SECONDARY PLAN (HA):	6
<b>GROSS LAND USE AREA (HA):</b>	<b>460</b>



Land Area by Place-Type



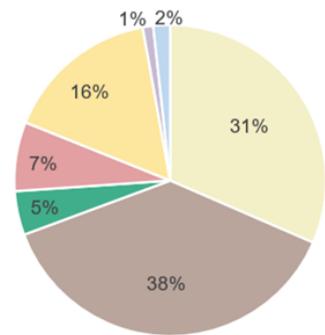
LEGEND

- Existing Urban Boundary
  - Community Expansion Study Area
- Community Place-Types**
- Downtown Core
  - Commercial Node
  - Mixed Use Corridor
  - Employment Area
  - New / Updated Secondary Plan
- Neighbourhood Place-Types**
- Residential
  - Medium Density / Mixed Use
  - Community Facility
  - Open Space
  - NHS
- Road Network**
- Potential Green Corridor
  - Potential Truck Bypass Corridor
  - Future Collector Street/Complete Street
  - Arterial Street
  - Collector / Potential Complete Street
  - Existing Rail Corridor
- Existing Rail Crossings
  - Future Roundabout
  - Minimum Distance Separation (MDSI) Setback

CONCEPT PLAN 2

POTENTIAL EXPANSION AREA:

LOW DENSITY RESIDENTIAL (HA):	145
EMPLOYMENT AREA (HA):	174
COMMUNITY FACILITIES (HA):	21
NODES: (HA):	33
MIXED USE/MED. DENSITY (HA):	74
SECONDARY PLAN (HA):	5
TRUCK BY-PASS (HA):	8
<b>GROSS LAND USE AREA (HA):</b>	<b>460</b>



Land Area by Place-Type

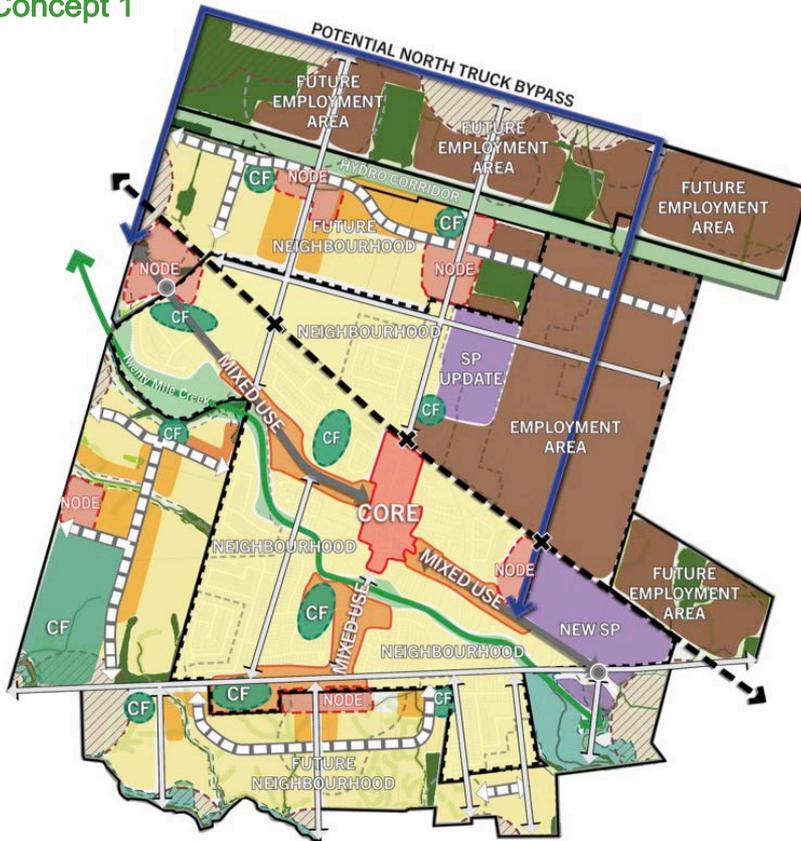


LEGEND

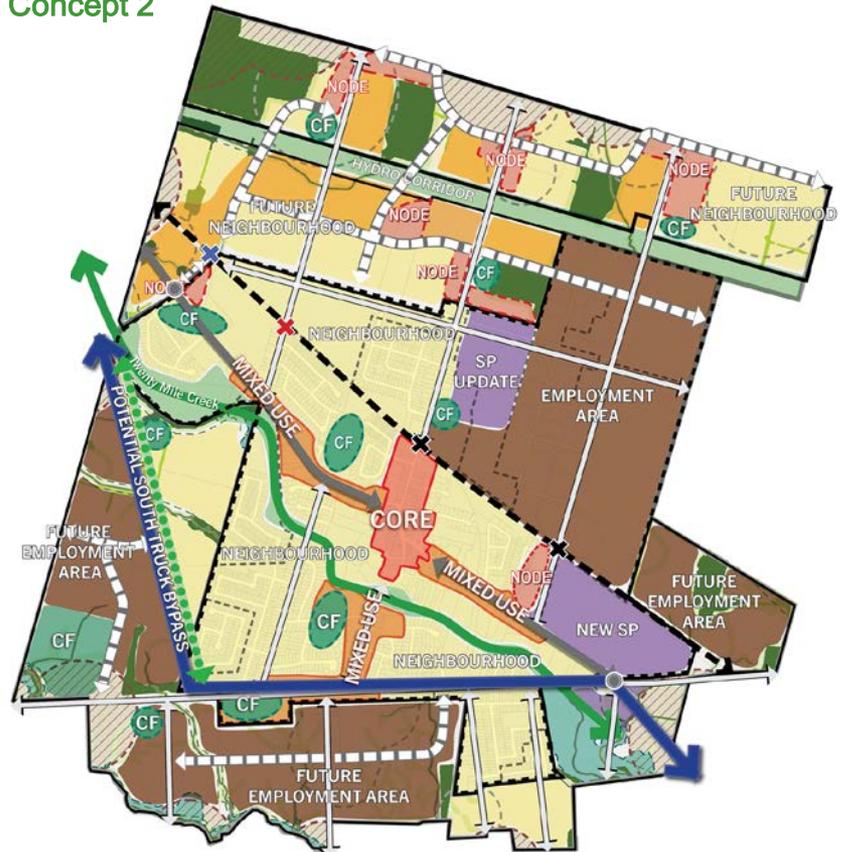
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  - Future Collector Street / Complete Street
  - Arterial Street
  - Collector / Potential Complete Street
  - Existing Rail Corridor
- Existing Rail Crossings
  - Potential Rail Crossing
  - Potential Removal of Existing Crossing
  - Future Roundabout
  - Minimum Distance Separation (MDSI) Setback

# IT'S TIME FOR A POLL!

Concept 1



Concept 2



## INTENSIFICATION

- **Downtown Core:** urban mixed use centre / mainstreet with a range of commercial, community and high density residential buildings, pedestrian prioritized with enhanced streetscapes, gateway features, accessible and connected



Downtown Core



EXISTING



FUTURE VISUALIZATION

# IT'S TIME FOR A POLL!



A

B

C

## COMPLETE STREETS



Pedestrian-friendly amenities include seating, lighting, waste receptacles, and trees positioned adjacent to the sidewalk.



Grade-separated, protected bike lanes provide defined spaces for drivers and riders.



Street trees and landscaping in right-of-ways increases the aesthetic value of streets and promotes infiltration of rainwater and stormwater runoff.



Curb extension at an intersection shortens the crossing distance for pedestrians and creates space for landscaping.



Integrating curbside extension and on-street parking into the sidewalk corridor enhances pedestrian safety and the walking experience.



Public Art or Gateway features at key locations creates a sense of arrival.

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## NEXT STEPS

- Consider feedback from tonight and following PIC #1. Your input will be factored into the study components with particular emphasis on the concepts.
- Finalize studies completed to date and proceed to evaluate alternative concepts.
- PIC #2 will be tentatively held in May 2021, where we will present the results of the concept evaluation and next steps.
- Feedback can be submitted at [plansmithville.ca](https://plansmithville.ca) by Thursday, February 25<sup>th</sup>.



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## QUESTIONS & ANSWERS

We will take questions through the Q&A window.

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Thank you!

Visit [plansmithville.ca](https://plansmithville.ca) for more information and to provide feedback by Thursday, February 25<sup>th</sup>.

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