

From: [REDACTED]
To: [Millar, Chris](#)
Cc: [Making Our Mark](#); [McCauley, Kirsten](#); [Giles, Doug](#); [Banach, Isaiah](#); [Bowie, Greg](#); [B Dick; planning@niagarafalls.ca](#); [Alex Herlovitch](#); [REDACTED]
Subject: Re: Settlement Area Boundary Expansion Request
Date: September 24, 2021 9:59:10 AM
Attachments: [21296A_Sodam&Willick_Road_MasterPlan_Vision_Sep2021.pdf](#)

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Good Morning everyone and happy Friday!

As I noted in the initial SABR submission from July regarding the lands in south Chippawa, we have been working on a supplementary submission that I am very happy to enclose.

MHBC has been working on a community master plan for subject lands to demonstrate how this area could be developed in an efficient manner. The Master Plan has been designed to connect into the existing surrounding community and to also demonstrate that minimum density targets can be achieved, which will contribute to meeting the region's 2051 projected growth targets.

The Master plan provides a variety of housing typologies including single detached dwellings, estate lots, semi-detached dwellings, street townhouses, back-to-back townhouses, low-rise apartments and central hub apartments resulting in a total of over 3000 dwelling units. This translates to a greenfield density of 89 persons and jobs per hectare, which is significantly higher than what is required. This is a high-level plan that requires refinement through the completion of technical studies through a future secondary planning process. The plan you have is subject to change as a result of future planning activities but as you can see this area can accommodate a significant population and meet the minimum Greenfield density.

The Master Plan demonstrates a logical road pattern with a central community hub located in the centre of the community. There is a hierarchy of local roads that extend in a radial pattern that spreads to the south and east connecting lower density housing types as you get closer to Ussher's Creek. There is a linear park that connects the community hub to the natural areas creating a pedestrian focused movement network throughout the plan area.

The plan is conscious of the regulated natural features as per Niagara's mapping. A generous 30m buffer was used for the purposes of this high level plan to show a worst case scenario. Through future site specific environmental assessments, the buffers to these features could be reduced, which will allow for more development area that could be used for housing. This again, will be refined through the secondary planning process but even with this worst case scenario, all of the elements of good planning can be achieved including a significant density.

The developer wishes to make this development a legacy project for their company with a plan that is heavily focused on good urban design principles. The developer does not want to cut corners to make the project work but would like to invest whatever is required to create a distinct community that would become a benchmark for development in Niagara.

We appreciate your attention to this request. We feel that it is a logical location to expand the Settlement Area in Niagara Falls as it does not have any conflicting land uses in proximity and it allows a more efficient use of the small swath of land along the frontage of Willick Road that is already within the Settlement Area.

I look forward to hearing back from you on this plan to get your comments. Let me know if you have any questions.

Have a great day.

Sincerely,

Jennifer Vida

On Thu, 1 Jul 2021 at 16:41, Millar, Chris <Chris.Millar@niagararegion.ca> wrote:

Hi Jennifer,


The submission has been received, thank you.

Sincerely,

Chris

From: Jennifer Vida [REDACTED]
Sent: Thursday, July 1, 2021 9:11 AM
To: makingyourmark@niagararegion.ca; Millar, Chris <Chris.Millar@niagararegion.ca>
Cc: McCauley, Kirsten <Kirsten.Mccauley@niagararegion.ca>; Giles, Doug <Doug.Giles@niagararegion.ca>; Jennifer Vida [REDACTED]; Banach, Isaiah <Isaiah.Banach@niagararegion.ca>; Bowie, Greg <Greg.Bowie@niagararegion.ca>; B Dick <bdick@niagarafalls.ca>; planning@niagarafalls.ca; Alex Herlovitch <aherlovitch@niagarafalls.ca>
Subject: Settlement Area Boundary Expansion Request

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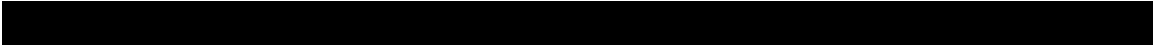


Good Morning All, please see the dropbox link below which contains all of the documents related to a Settlement Area Boundary Expansion Request in the City of Niagara Falls. If you can't access this dropbox, i can sent them separately. Please confirm.

Thank you and Happy Canada Day!

Sincerely,

Jennifer Vida



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