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Senior Planner, Long Range Planning
Making Our Mark – Niagara Official Plan Team
Niagara Region, Planning & Development
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**RE: 6169 Garner Rd, Niagara Falls
Niagara Golf Course Lands (SABR 1061)
Settlement Area Boundary Expansion**

Dear Mr. Millar,

We are following up on our previous letter of July 28, 2021 to support Urban Recommendation 1 with respect to Niagara Falls and included in Report PDS 41-2021 presented to Planning and Economic Development Committee December 8, 2021. As recommended in PDS 41-2021, we agree it is appropriate that 6169 Garner Rd. be included in the expanded Urban Area Boundaries for Niagara Falls.

In May 2021, Niagara Region released draft criteria to determine appropriate locations for expansions to community/residential and employment lands. These included an evaluation of Provincial Policy, municipal sanitary servicing and water supply, transit and transportation, environmental protection and natural resources, agriculture and agri-food network, aggregate resources, and growth management. Appendix 3 of PDS 41-2021 described a revised Land Needs Assessment for Niagara Falls by 2051 identifying 310 ha needed for Community Area Expansion.

6169 Garner Rd. is within the area identified as Recommendation 1- Community Lands providing an Expansion Area of 160 ha. Recommendation 1 Area is generally located south of Lundy's Lane, between Garner Road and Beechwood Road and north of Mcleod Rd. 6169 Garner Rd. is approximately 40.6 ha within the Area.

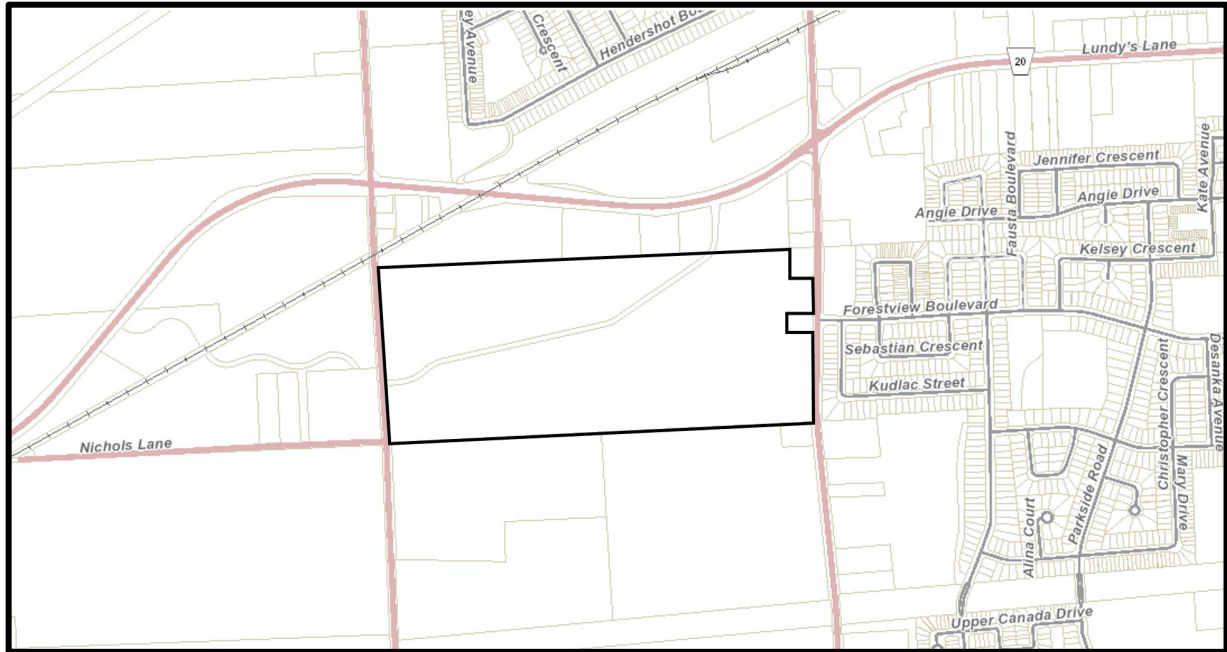


Figure 1: Subject Property Base Map

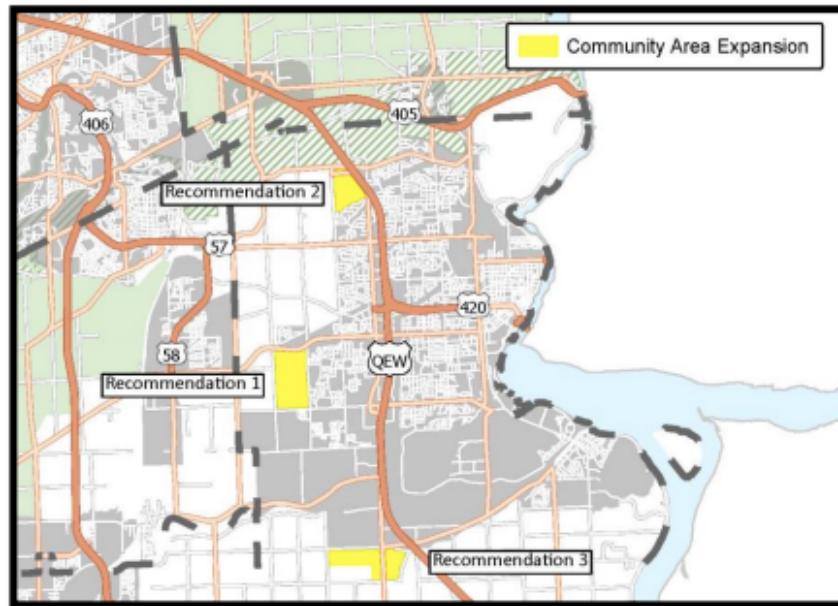


Figure 2: Recommendation Locations

The subject lands as part of Recommendation 1 meet the criteria as detailed in Appendix 4 Niagara Falls and Fort Erie Expansion Area-wide Context Review. LANDx is of the opinion that these lands are appropriate for inclusion in the settlement area in Niagara Falls for the following reasons:



- The Provincial Policy Statement and A Place to Grow both focus on creating complete communities by densifying communities through providing a greater range of housing options, incorporating mixed-use development in communities, focusing on natural heritage protection, building active transportation and at transit supportive densities. The subject lands provide an opportunity implement these principles by including the subject lands within the Niagara Falls Settlement Area.
- For each of the Environmental Protection and Natural Resources Criteria, the applicable Criterion Response corresponds with the lowest potential for impact and therefore the most favourable or highest feasibility of adding the property to the urban area and developing it for urban use. There are minor water features on the property but no other natural features on site. The water features will be integrated sympathetically into the development. Potential new access and/or earth works on site will have negligible impact to the environmental features.
- From both a transit and transportation perspective these lands will be appropriately served. The lands have good access to major transportation corridors through Garner Road, Lundy's Lane, and McLeod Road and offer feasible options for establishing a proper local road network, extending transit service, and providing active transportation facilities.
- The lands can be supported both in the short term and long term, by servicing through use of the existing watermain on Garner Road to 2041, and wastewater servicing through planned infrastructure upgrades such as South Niagara Falls Wastewater Plant, upgrades to South Side High Lift Pumping Station, and a new forcemain on Garner Rd.
- The lands are not in proximity to any livestock locations and will not have any adverse impacts to agricultural lands, except by virtue of the conversion of these lands from prime agricultural area to a more intensive use.
- Regarding aggregate resources, 6169 Garner Rd. is not within 500m of a known bedrock aggregate, or within 1000 m of the proposed Walkers quarry.
- From a growth management perspective, these lands (including SABR ID 1077 and 1124) offer considerable opportunity for integrating community designs which will improve the urban fabric and result in improved access to amenity and community services. Furthermore, the lands within Recommendation 1 provide a great degree of potential to meet the Greenfield need identified for Niagara Falls.



We wish to register our support to include 6169 Garner Rd. within the settlement boundary, as proposed in Report PDS 41-2021. When included within the Niagara Falls Urban Boundary, it will enable Niagara Falls to develop a complete community and integrate fully into the existing urban fabric as envisaged by Provincial Policy and the approved assessment criteria.

Yours truly,



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