

From: [Bowie, Greg](#)
To: [REDACTED]
Cc: [Millar, Chris](#); [Federici, John](#)
Subject: RE: RE: RE: RE: Review of Current Niagara Falls Community DGA Lands
Date: Thursday, February 10, 2022 11:32:34 AM
Attachments: [SABR ID 1126 1134 to 1136 JPR and Neighbours.pdf](#)

Hi John Paul,

Yes, the 470 ha is based on developable land (which excludes features identified in 2.2.7.3). The Provincial Land Needs Methodology requires Additional Land conforms to the Growth Plan DGA density calculation (LNAME page 9).

Unfortunately, roads, infrastructure (SWM ponds), etc. are not takeout's and we cannot add additional land to account for them.

Regarding SABR 1136, the boundary appears to be reflective of the boundary shown in the attached PDF for 4925 Kalar Road. Though I agree, the map references 25 acres but the boundary is much smaller (perhaps NPG missed the remainder of the property in their submission).

The remainder of that property, however, was assessed as SABR 1382 so it was fully considered.

I will flag this for our team and we will revisit how these lands are identified in our assessment.

Thanks,

Greg

Greg Bowie
Senior Planner
Long Range Planning, Planning and Development Services
Niagara Region
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From: jpcahill jpcahill [REDACTED]
Sent: Thursday, February 10, 2022 11:14 AM
To: Bowie, Greg <Greg.Bowie@niagararegion.ca>
Subject: Re: RE: RE: RE: Review of Current Niagara Falls Community DGA Lands

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Hi Greg,

No problem. Thanks for getting back to me. I know things are busy for you right now.

Hopefully the Region keeps that area in SW NF below Mcleod uniform and all Industrial. The Fertilizer plant fire last week in North Carolina (or the big blast in Beirut last year) illustrates the dangers these type of facilities can create.

With regards to the vacant lands on Rexinger, these vacant lands are now well within the area of influence of the planned WWTP that abuts these lands. I would think you would have to exclude these vacant lands from any community land calculation.

On the takeouts, I had a discussion with a planner a year ago regarding this and the 470 net hectare need for NF. They felt the 470 number didn't take into account the revised 2.2.7.3 policy. To them, they believed the 470 number only accounted for natural heritage features (old policy) and not the other takeouts in the revised policy. In other words, the Region's 470 final number (after removing NH features) seems to be a function of expected population growth divided by a density of 50 people per hectare without taking into other things such as roads, overflow ponds, employment areas (hospital institutional area?), cemeteries etc. And that is confirmed with the actual numbers in the LNA. NF shows anticipated growth of 23,500 people in the DGA over the next 30 years. That works out to 470 hectares if you use a simple calculation of 23500 divided by 50. But this does not factor in any of new revised takeouts. At the time, I even looked at other regions and their numbers always seemed higher than Niagara's calculations. By my estimate, 15-25 percent higher. Am I correctly interpreting things?

Finally, I have attached a map showing SABR 1136. It was one of the lands our planner at the time submitted for consideration (not owned by me). I noticed at the time the initial mapping came out last summer it was identified as a 1.5 hectare land locked parcel. However the parcel is really 12 hectares and located on Kalar. I sent a comment saying the property had been misidentified but the property was still assessed as a 1.5 hectare land locked piece. I thought it might be important (in the Region's decision making process) to show this piece provides a substantial connection from Kalar to the 2 large pieces of land behind that make up the bulk of land around the area of Beaverdams and Kalar.

Thanks

John Paul

----- Original Message -----

From: Greg.Bowie@niagararegion.ca

To: [REDACTED]
Sent: Thursday, February 10, 2022 8:14 AM
Subject: RE: RE: RE: Review of Current Niagara Falls Community DGA Lands

Hi John Paul,
Sorry for the delay, as you can imagine it is a busy time with consultation on our boundary recommendations.
We are actively looking at the lands within the Cyttec arc/setback to determine how to best move forward.
We are also consulting with the Province on the Land Needs Assessment and trying to get agreement on the takeout's from the LNA methodology. Ultimately, the LNA splits need into only two categories. The lands outside of the Employment Area on Rexienger, by default, are Community Area. All Community Area lands in the DGA must achieve 50 people and jobs per hectare (over the entirety of the DGA).

All the best,

Greg

Greg Bowie

Senior Planner

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From: jpcahill jpcahill [REDACTED]

Sent: Tuesday, February 08, 2022 4:58 PM

To: Bowie, Greg <Greg.Bowie@niagararegion.ca>

Subject: Re: RE: RE: Review of Current Niagara Falls Community DGA Lands

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Hi Greg,

Sorry, I might have been confusing things. Yes you are correct with the approximate 70 - 75 net hectares. What I was referencing was how you took into account the 200 m buffer outside the 2km arc. (that is how we get the approximate 110 net hectares of loss potential community lands) There appears to be an irregular piece left between the arc and Mcleod averaging 150-200 m deep (25-30 hectares? and appears to include one industrial use intersecting the land between Beechwood and Town Line). These lands have limitations in terms of development and density. Does the Region have plans to have these lands still become community lands? If so, does this not require more community lands to make up for the density loss?

Our review assumed that from a continuity and cohesive planning standpoint these buffer lands would remain industrial lands. Is the Region making this a consideration?

Finally, with regards to the Village residential zoned Rexinger lands, does the Region still view these as suitable lands to be included as vacant Community lands for land needs proposes?

Thanks

John Paul

----- Original Message -----

From: Greg.Bowie@niagararegion.ca

To: [REDACTED]

Sent: Tuesday, February 8, 2022 4:02 PM

Subject: RE: RE: Review of Current Niagara Falls Community DGA Lands

Hi John Paul,

I was given the arc as a spatial data file from the City of Niagara Falls. I do not know if the City is available to provide it to the public, but you may be able to request it.

Thanks,

Greg

Greg Bowie

Senior Planner

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From: jpcahill jpcahill [REDACTED]

Sent: Tuesday, February 08, 2022 3:26 PM

To: Bowie, Greg <Greg.Bowie@niagararegion.ca>

Subject: Re: RE: Review of Current Niagara Falls Community DGA Lands

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Hi Greg,

Thanks for the quick reply. Do you have time for a quick call to

get an understanding on how you calculate the Arc? (This link from Niagara Falls Official Plan shows the Arc on the Garner South Secondary Plan. Appears to show the same Arc positioning as our map

<https://niagarafalls.ca/pdf/planning/official-plan/schedule-a3-garner-south-secondary-plan-jan-2020-.pdf>) I am good anytime. [REDACTED]

John Paul

----- Original Message -----

From: Greg.Bowie@niagararegion.ca

To: [REDACTED]

Sent: Tuesday, February 8, 2022 2:17 PM

Subject: RE: Review of Current Niagara Falls Community DGA Lands

Hi John Paul,

Approximately 70 hectares of Community Area lands, as shown in the map provided, are within the Cytex buffer area.

The 70 hectares are specific to the Designated Greenfield Area and additional built boundary lands are also within the buffer, but that does not have an impact on the Land Needs Assessment.

Thanks,

Greg

Greg Bowie

Senior Planner

Long Range Planning, Planning and Development Services

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From: jpcahill jpcahill <[REDACTED]>

Sent: Tuesday, February 08, 2022 12:30 PM

To: Bowie, Greg <Greg.Bowie@niagararegion.ca>

Subject: Review of Current Niagara Falls Community DGA Lands

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Hi Greg,

Thanks again for taking the time to help me understand the mapping and context of current vacant community DGA lands within Niagara Falls.

We had the map reviewed and they confirm the lands identified amount to 160-165 net acres. They broke down the lands into the following components.

Lands within the 2km Cytec arc (including 200 meter setback and measured from phosphine tanks as per Official plan) - approximately 110 net hectares

Proposed South Hospital lands - approximately net 35 Hectares

Village NF zoned lands Rexinger area. - approximately net 13 -14 acres

Remaining lands off Mcleod - approximately 7 net hectares

While we are in overall agreement regarding the 160 net number, the numbers we were discussing yesterday regarding the Cytec Arc seem to differ from the numbers we have been given. The arc mapping we have received seems to show the arc (from the phosphine tanks) envelopes all lands to Mcleod in the North and all lands identified on Garner Road and on Chippawa Creek in the South. That is approximately 110 net hectares. Is there something we are doing wrong in our mapping or calculation?

Finally, as part of this review, it was concluded that at least 125 net hectares currently being used in the calculation of current Community DGA NF lands are not suitable for Community lands. 110 of these hectares fall within the Cytec 2km arc making them unsuitable for sensitive land uses. Further the 13-14 hectares on Rexinger are unsuitable for sensitive land uses given they border the current proposed SWTP. This equates to a shortfall of approximately 125 net hectares (perhaps more

depending on a greater in-depth review of the other identified remaining lands) versus the 470 net hectares required to meet the mandates set out by the Province.

Does this make sense or are we making an error on some of our conclusions? Your/Region's input would be greatly appreciated. Thanks for your time.

Regards

John Paul

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Federici, John

From: Federici, John
Sent: Friday, January 28, 2022 4:43 PM
To: Bowie, Greg
Subject: RE: RE: RE: DGA lands within the current Niagara Falls urban boundary

Done – Tuesday at 11.

From: Bowie, Greg <Greg.Bowie@niagararegion.ca>
Sent: Friday, January 28, 2022 2:17 PM
To: Federici, John <John.Federici@niagararegion.ca>
Subject: FW: RE: RE: DGA lands within the current Niagara Falls urban boundary

Can you schedule something?

Greg Bowie
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From: jpcahill jpcahill [REDACTED]
Sent: Friday, January 28, 2022 2:16 PM
To: Bowie, Greg <Greg.Bowie@niagararegion.ca>; Banach, Isaiah <Isaiah.Banach@niagararegion.ca>
Subject: Re: RE: RE: DGA lands within the current Niagara Falls urban boundary

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Hi Greg,

I tried to reach out by phone a few times but have been unable to connect. I would like to schedule a meeting with the Region to discuss the Region's preliminary expansion recommendations. The land owners of SABR 1125 (which have approximately 20 Hectares on Kalar just north of Beaverdams) also wish to attend. It is also likely one of our counsel may like to attend too. Sometime next week would be great if possible.

Thanks

John Paul (SABR 1126)

----- Original Message -----

From: Greg.Bowie@niagararegion.ca

To: [REDACTED]; Isaiah.Banach@niagararegion.ca

Sent: Friday, December 3, 2021 11:26 AM

Subject: RE: RE: DGA lands within the current Niagara Falls urban boundary

Good morning John Paul,

Thank you for the email. Isaiah and I will review it along with the other materials provided and reach out to discuss.

Thanks,

Greg

Greg Bowie

Senior Planner

Long Range Planning, Planning and Development Services

Niagara Region

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From: jpcahill jpcahill [REDACTED]

Sent: Thursday, December 02, 2021 12:23 PM

To: Banach, Isaiah <Isaiah.Banach@niagararegion.ca> Bowie, Greg <Greg.Bowie@niagararegion.ca>

Cc: Bowie, Greg <Greg.Bowie@niagararegion.ca>

Subject: Re: RE: DGA lands within the current Niagara Falls urban boundary

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Hi Isaiah/Greg,

Further to our recent (email) discussions, the City of Niagara Falls Housing Needs and Supply Report prepared by Dillon Consulting based on 2020 data shows as of 2020 Niagara Falls had 88 Ha's of vacant Net Developable Residential Lands in the Designated Greenfields Area. From my current calculations, it appears it is now around 50 Ha's of net vacant developable land if I am doing the calculations correctly. (It should also be noted the DGA lands mentioned in this Report that were in the development process have been built out or nearing completion) Finally it appears some of those remaining lands have holds on them because of potential significant EPA concerns (if I am reading things correctly) Page 27 shows vacant DGA lands for future development.

<https://ehq-production-canada.s3.ca-central-1.amazonaws.com/eabcb923836ec3ff30380d4ca9247b883d961d18/original/162396116>

[5/809f16433e090635b6539721c5fac6dc_City_of_Niagara_Falls_Housing_Strategy-Housing_Needs_and_Supply_Report-Final-June_14_2021.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAIBJCUK4Z04WUUA%2F20211202%2Fca-central-1%2Fs3%2Faws4_request&X-Amz-Date=20211202T160652Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=be5fd8a52994529fd75ce1974ddf5eecd99e1f5ce5882c3852fe6dcdee7bc1d](https://letstalk.niagarafalls.ca/housing-directions-strategy-5/809f16433e090635b6539721c5fac6dc_City_of_Niagara_Falls_Housing_Strategy-Housing_Needs_and_Supply_Report-Final-June_14_2021.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAIBJCUK4Z04WUUA%2F20211202%2Fca-central-1%2Fs3%2Faws4_request&X-Amz-Date=20211202T160652Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=be5fd8a52994529fd75ce1974ddf5eecd99e1f5ce5882c3852fe6dcdee7bc1d)

Parent Page

<https://letstalk.niagarafalls.ca/housing-directions-strategy>

Regards

John Paul

----- Original Message -----

From: Isaiah.Banach@niagararegion.ca

To: [REDACTED]

Cc: Greg.Bowie@niagararegion.ca

Sent: Tuesday, November 30, 2021 8:57 AM

Subject: RE: DGA lands within the current Niagara Falls urban boundary

Good morning John Paul –

Thank you for the detailed email and for yesterday's call.

Greg and I will discuss and get back to you.

Kind regards

Isaiah

From: jpcahill jpcahill [REDACTED]

Sent: Tuesday, November 30, 2021 12:41 AM

To: Banach, Isaiah <Isaiah.Banach@niagararegion.ca> Bowie, Greg

<Greg.Bowie@niagararegion.ca>

Subject: DGA lands within the current Niagara Falls urban boundary

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Hi Isaiah/Greg,

Thanks for taking the time today to discuss the urban boundary expansion recommendation the Region released today. To follow up on our discussion, I took a look at the Regional Structure Mapping for Niagara, in

particular the DGA lands within the current urban boundary of Niagara Falls. See below

<https://www.niagararegion.ca/living/icp/pdf/2015/schedules/official-plan-schedule-a.pdf>

It is still unclear to me where the 160 Net Hectares of DGA's Lands remain to be developed within the current urban boundary to satisfy Provincial guidelines for growth to 2051. There was a mention that the Thundering Waters lands, and the Grand Niagara Golf Club near the proposed Hospital might represent some of these lands. However according to the mapping both appear to be within the Delineated Built Up Boundary (plus they appear to be in the area of influence of the planned waste water treatment plant). Looking elsewhere within the DGA mapping, using current zoning (and development permits/registrations) and provincial/municipality heritage mapping there appears to be very little residential zoned land left to be developed. Further what little land that appears left to be developed (mainly a small piece in Chippewa Creek) is dependent on the South Waste Water Facility being built or a (very costly) major upgrade to the South Side High Lift Pumping Station.

To my point, according to the Region and the City of Niagara Falls, in 2018 Niagara Falls only had 156 Ha of vacant residential lands left in the DGA within the urban boundary. Page 11

<https://niagarafalls.civicweb.net/document/34834/PBD-2021-17%20Appendix%201,%20Development%20Housing%20Monitor.pdf?handle=169C658176554C29ACF16C3E685F908A#:~:text=In%202020%20the%20number%20of,437%20units%20started%20in%202019.&text=The%20highest%20number%20of%20housing,occurred%20in%202016%20and%202017.>

Since then, virtually all of that land has been registered and built upon. The City of Niagara Falls Housing Monitor for 2020 (link above) bears that out. So how NF still has 160 ha's of vacant DGA for residential development is perplexing. I am somewhat confused why the current Lands Needs Recommendations seems to suggest (implies) there are still 160 Ha of vacant developable land in the DGA within the NF urban boundary to accommodate 8-9000 individuals of the expected 45000 individuals to settle in Niagara Falls by 2051 when there wasn't even that much residential land left in the DGA in 2018..

In fact, if this is true (that there isn't 160 Ha of developable residential lands in the DGA within the boundary), it would also be unclear how the City/Region can maintain the objective of 700 units a year (20000 units) to meet the Province's growth objectives to 2051 or even the Provincial Policy Statement requiring 12/3 year supply of units. If there is no material supply of (including immediate developable) DGA lands inside the boundary for residential development and the vast majority of lands recommended for urban boundary expansion are currently non

developable because of lack of services, Provincial mandated growth objectives would be virtually impossible to maintain.

As it stands, if I am looking at this correctly, Niagara Falls will only have the "Italian Club Land's" 65 hectares for DGA growth (inside or outside boundary) for at least the next 6-8 years (and that is if nobody appeals these north escarpment lands from an environmental standpoint). During this period, market driven demand could easily be 5-6 times or more this small supply and as important this small DGA supply would not be the correct supply to meet Provincial mandated growth objectives. Finally, even when or if the currently non developable recommended boundary lands come on line, it would still leave a supply shortfall of housing for approximately 8-9000 individuals versus the mandated growth objectives given there appears to be an overestimation of DGA residential lands within the UB currently vacant and still available for development.

I look forward to discussing. Thanks again for your time.

John Paul Cahill

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