

Ontario Street Corridor Secondary Plan Study



Thank you, Welcome

- Please Sign in
- Comment Sheets
- Survey questions
- Direct email to Study project team

ontariostreetstudy@stcatharines.ca

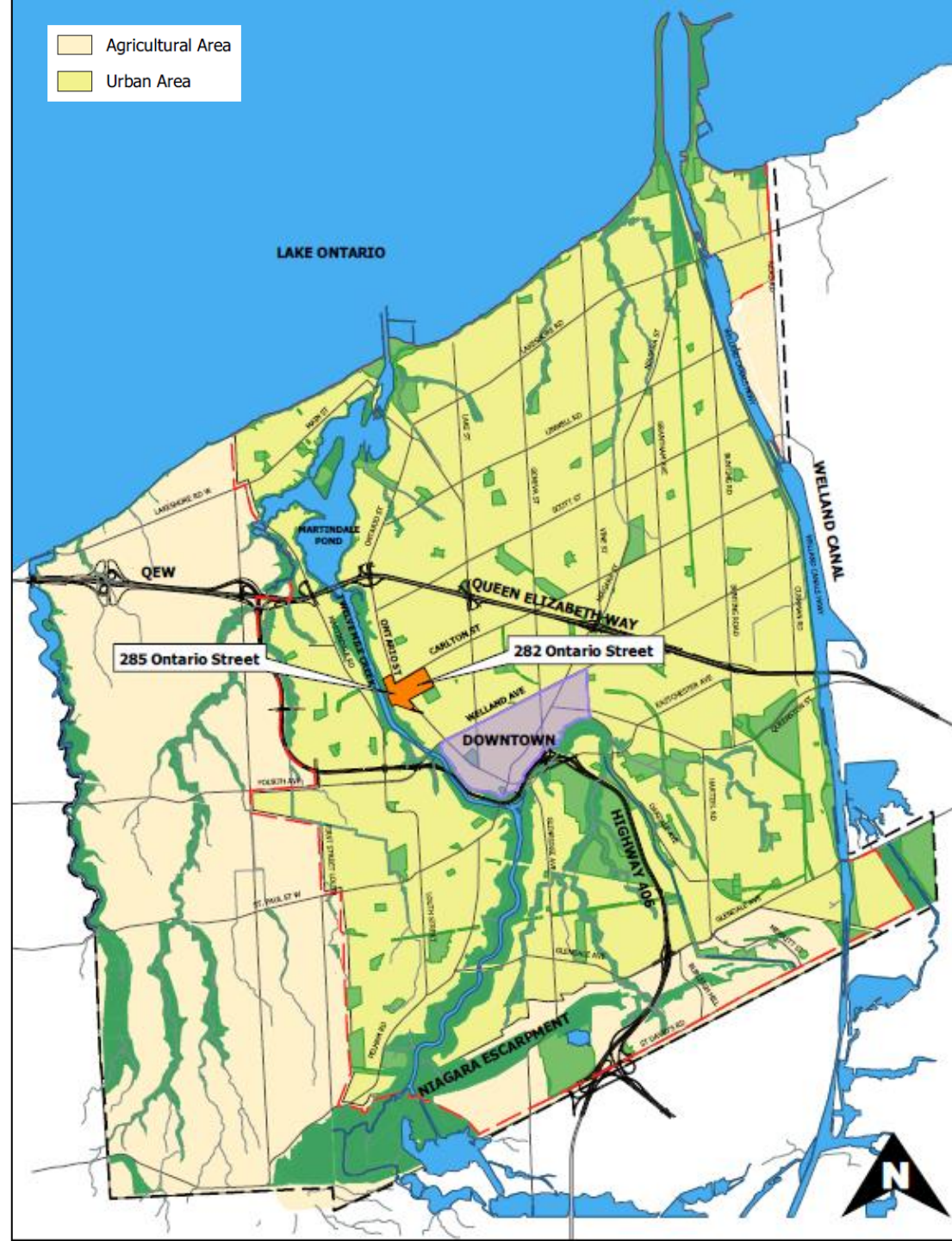
- Dedicated Study website – updates, interactive portal

www.engagestc.ca/OntarioStreetStudy



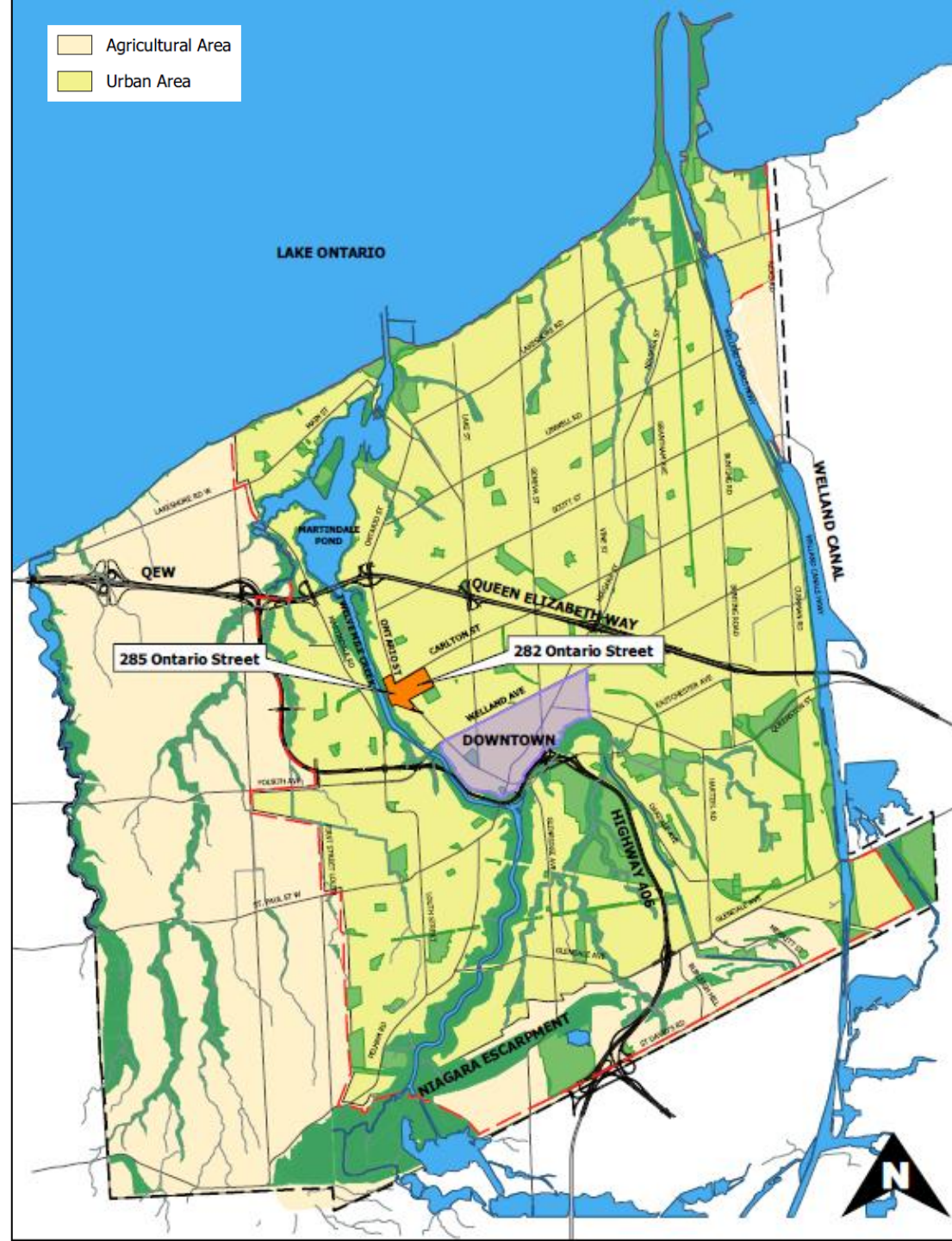
□ Study

- Centered around former GM lands at 282 & 285 Ontario Street
- To create a comprehensive land use plan to guide the future redevelopment of the lands
- To identify/ evaluate/ establish land use opportunities, permissions, policies, mapping, implementation strategies



Context

- Manufacturing plant closed in 2010, sold in 2014, now a 50 acre brownfield site
- City Council direction to evaluate for future alternative uses (residential / mixed-use)



□ Process

Land Needs Assessment (LNA)

- evaluate Official Plan land use structure/ development capacities to accommodate future growth forecast
- identify opportunities to re-align structure to support alternatives



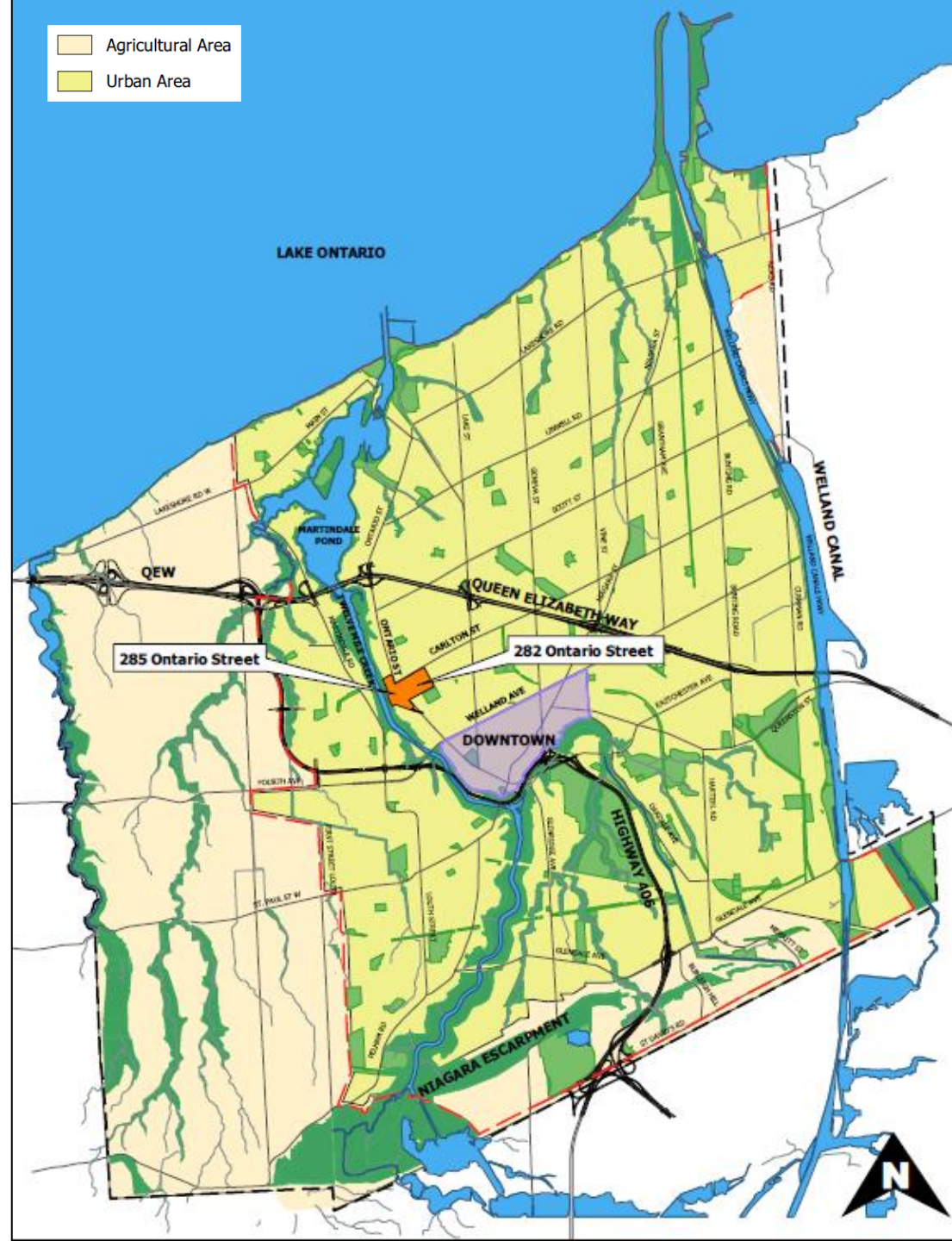
Official Plan Amendment 26

- redesignates 282/285 Ontario Street from Employment to Mixed Use
- allows for a range of uses (res, com, inst, rec, open space, etc)
- establishes a minimum Medium Density residential density (40 dwelling units/HA)
- requires lands be planned through a Secondary Plan Study



Secondary Plan

- refines OPA 26 Mixed Use
- defines what, where, how lands/uses can be developed



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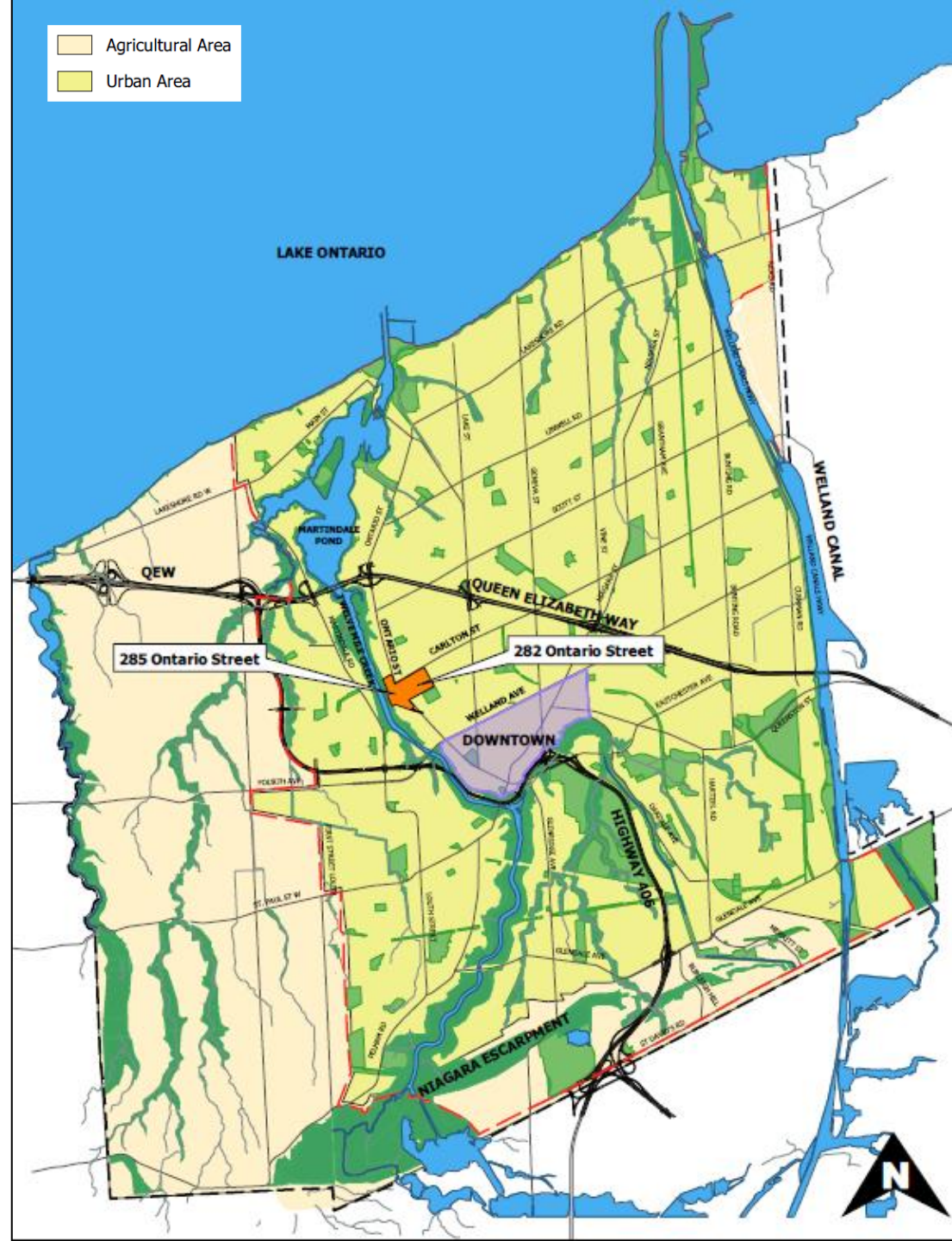
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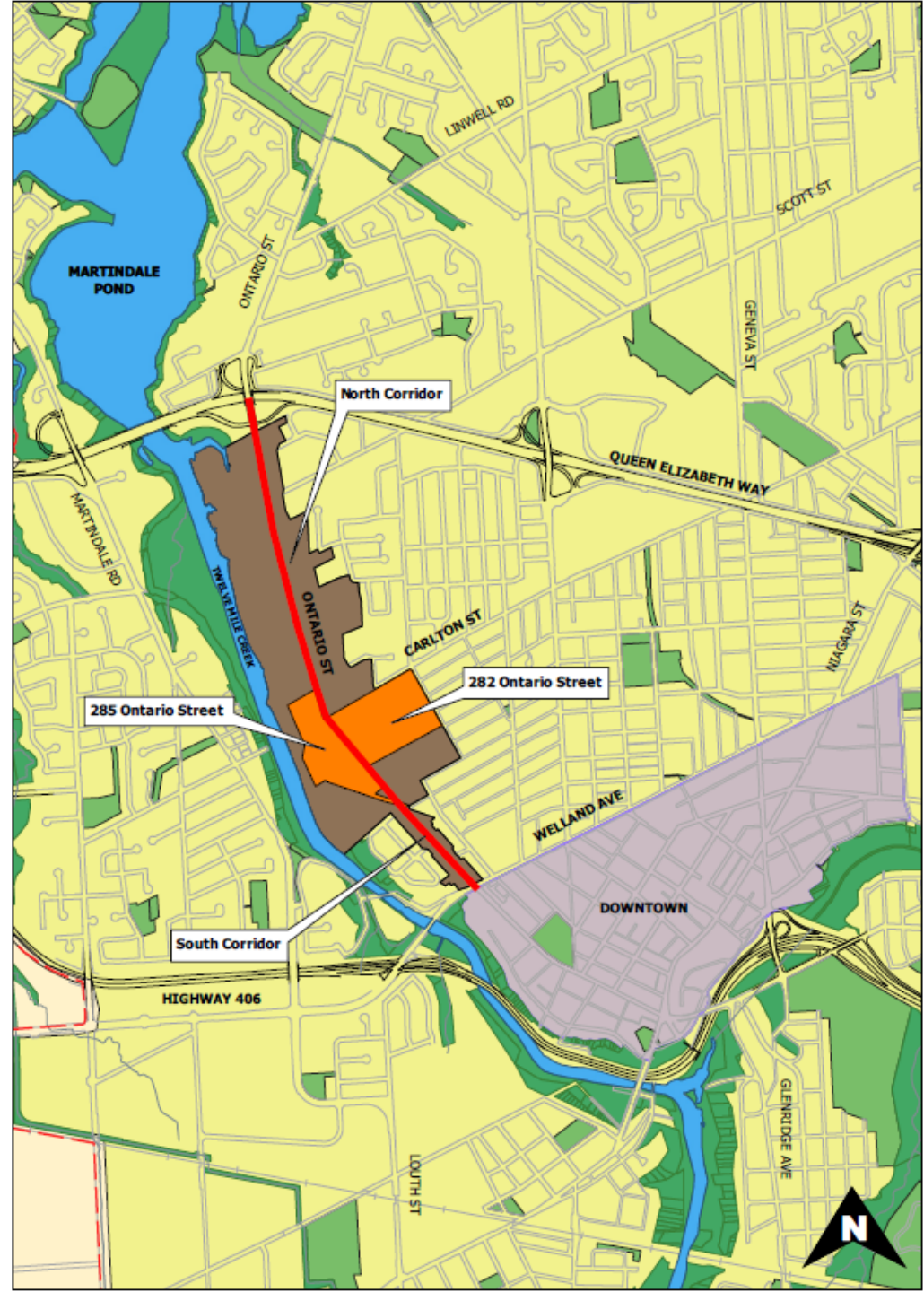
□ Study Area


❖ Strategic Site /Location

- Ontario Street
 - Regional Arterial
 - Major corridor, gateway into City/downtown

❖ Study Area

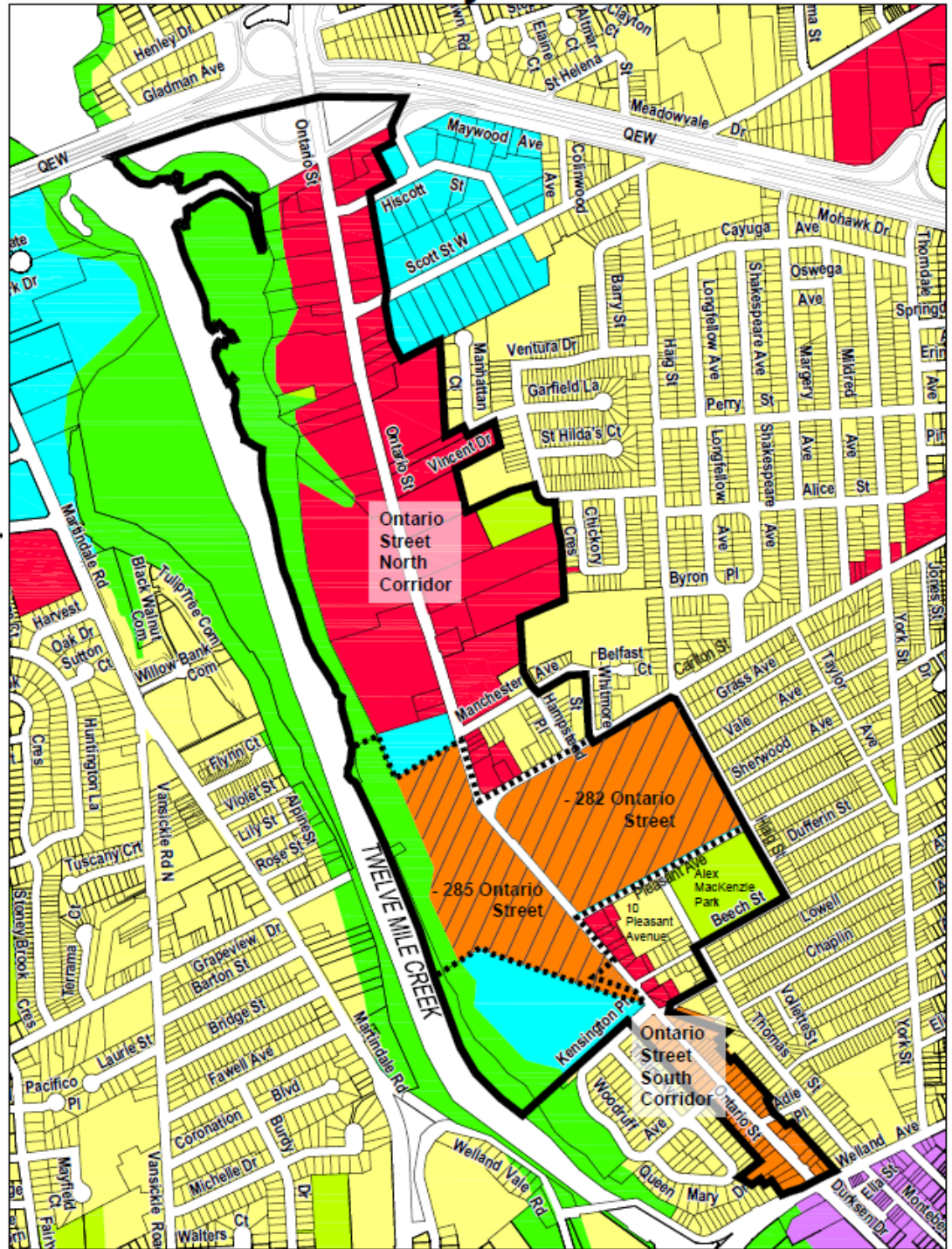
- 3 Distinct Areas
 - 282/285 Ontario Street
 - North corridor
 - South corridor



 Boundary for Ontario Street Corridor Secondary Plan Study Area
 Boundary of Study Sub Areas
 (282/285 Ontario Street, North Corridor, South Corridor)

Official Plan Land Use Designations

-  Neighbourhood Residential
-  Commercial
-  Parkland & Open Space
-  Employment
-  Mixed Use
-  Downtown
-  Natural Areas



Guiding Principles and Objectives



Study Management

- ❑ In-house study / PBS Project Team
- ❑ Technical Advisory Committee (TAC)
 - City Departments
 - Niagara Region
 - Niagara Peninsula Conservation Authority (NPCA)

- ❑ Stakeholders
 - Community
 - Agencies: OPG, MTO, MOECP, utility providers
 - City Advisory Committees
 - Neighbourhood Liaison Committee



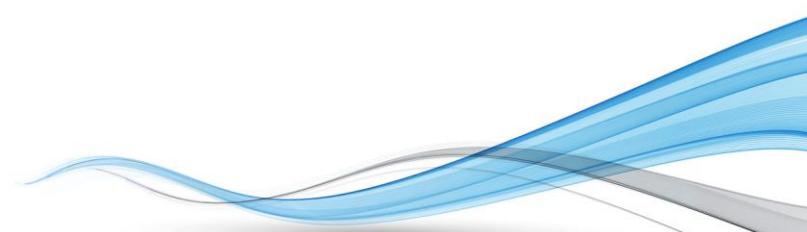
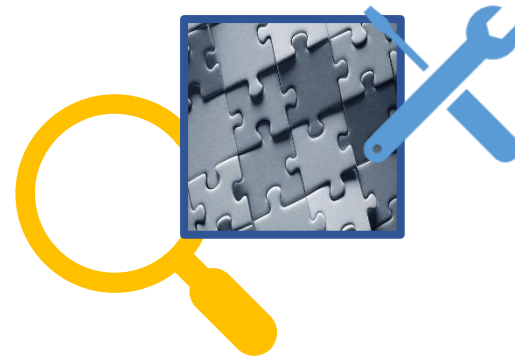
Study Management

- Landowners
 - 171 properties
 - most impactful: 282/285 Ontario Street



Required Studies

- undertaken by qualified professional
 - directed, reviewed by TAC / 3rd party independent peer review
-
- Functional servicing
 - Water management
 - Traffic Impact
 - Archaeological
 - Cultural and Natural Heritage
 - Urban Design
-
- Environmental
 - Phase II Env. Assessment, Remedial Work Plan, RSC before any development

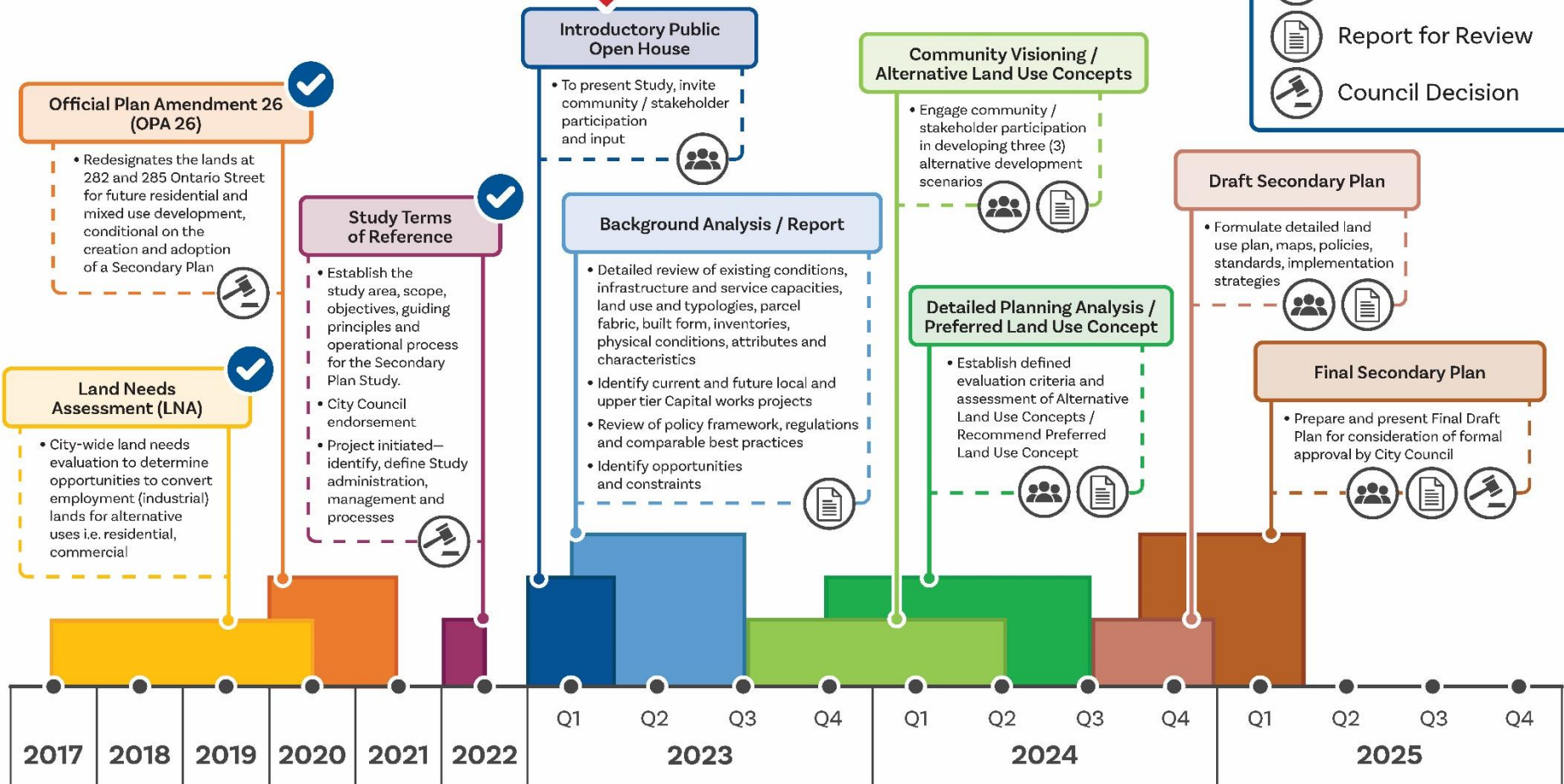


Project Timeline



Legend

- Public Engagement
- Report for Review
- Council Decision



Project Timeline

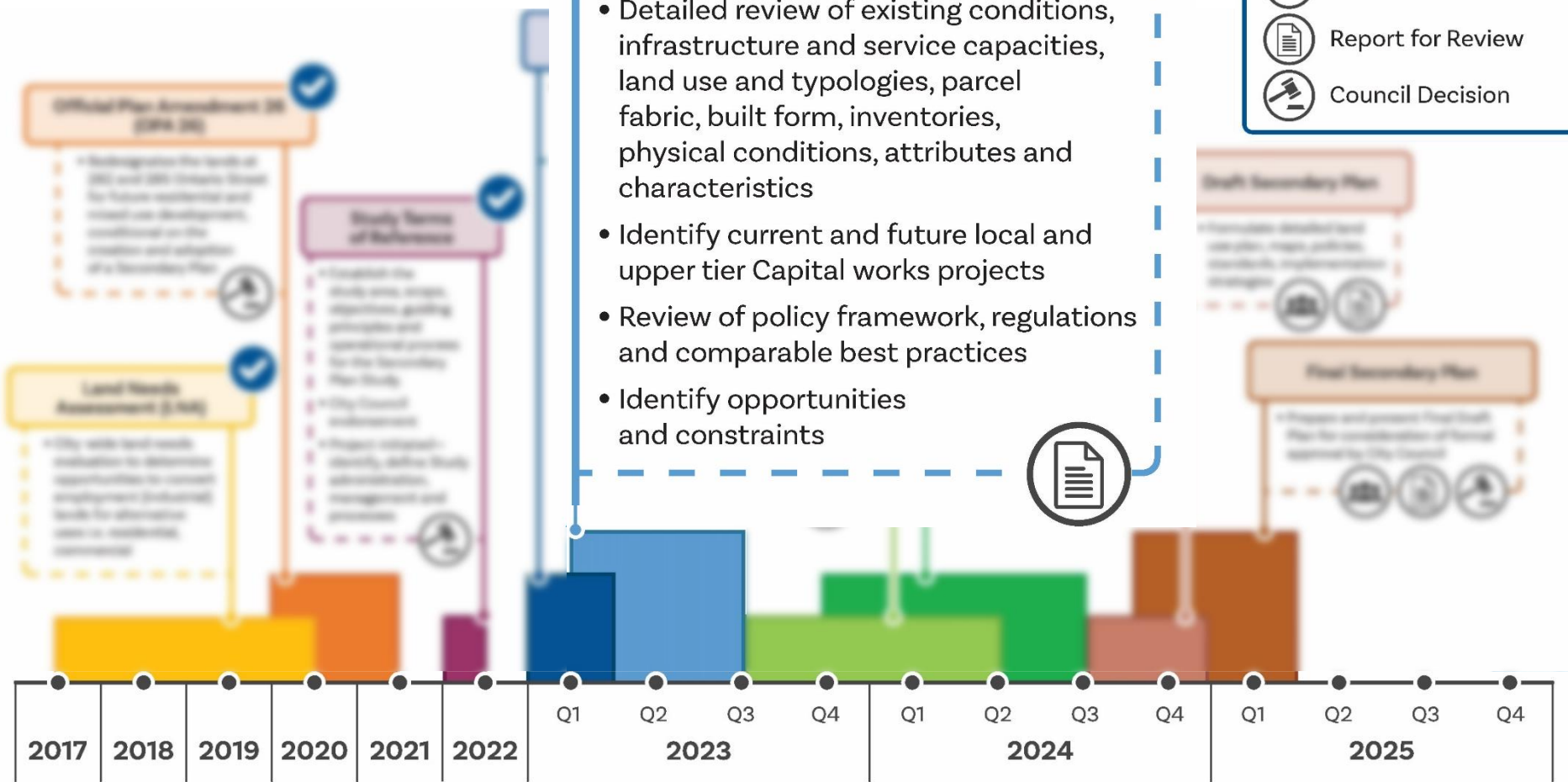


Background Analysis / Report

- Detailed review of existing conditions, infrastructure and service capacities, land use and typologies, parcel fabric, built form, inventories, physical conditions, attributes and characteristics
- Identify current and future local and upper tier Capital works projects
- Review of policy framework, regulations and comparable best practices
- Identify opportunities and constraints

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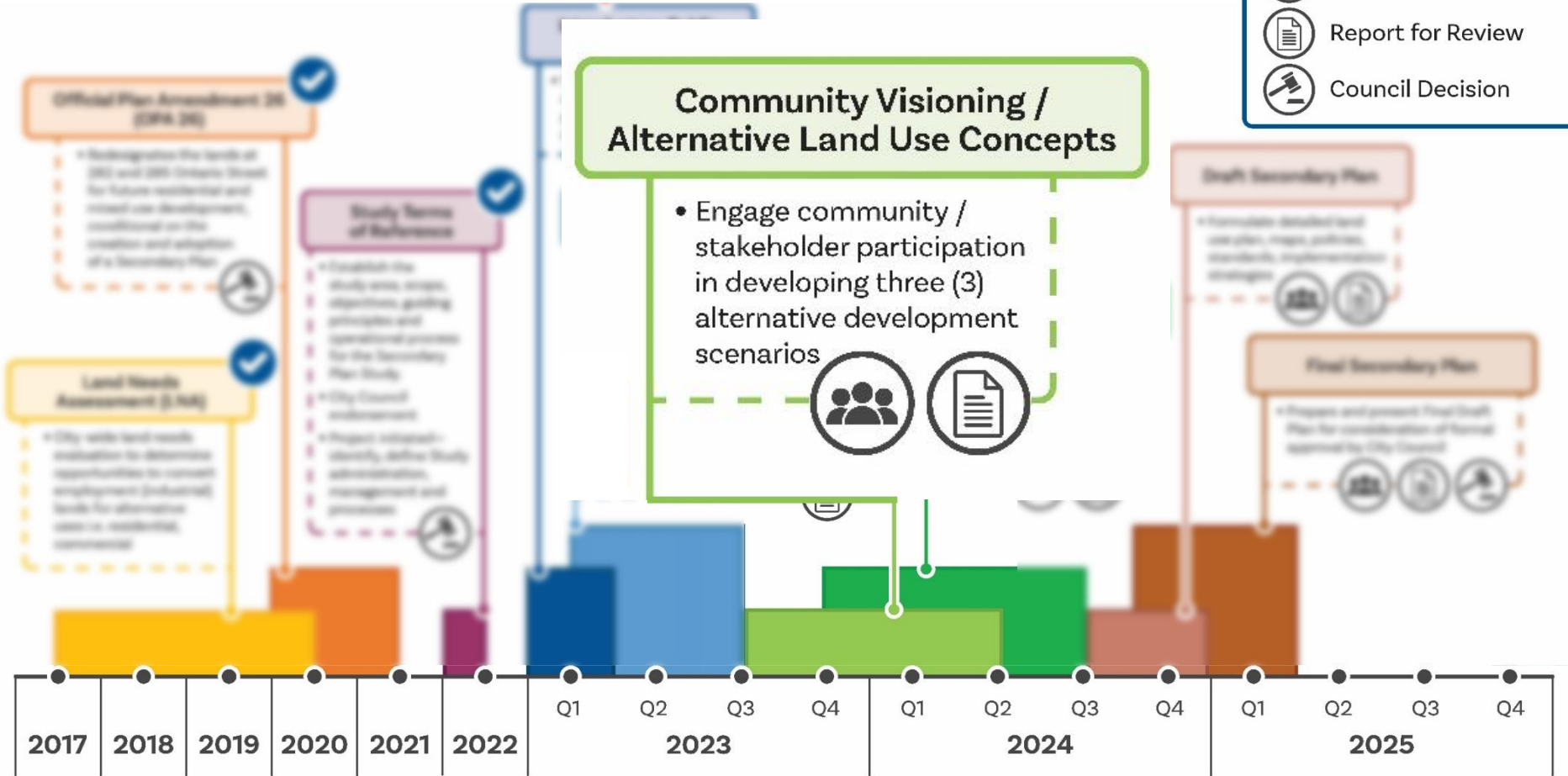


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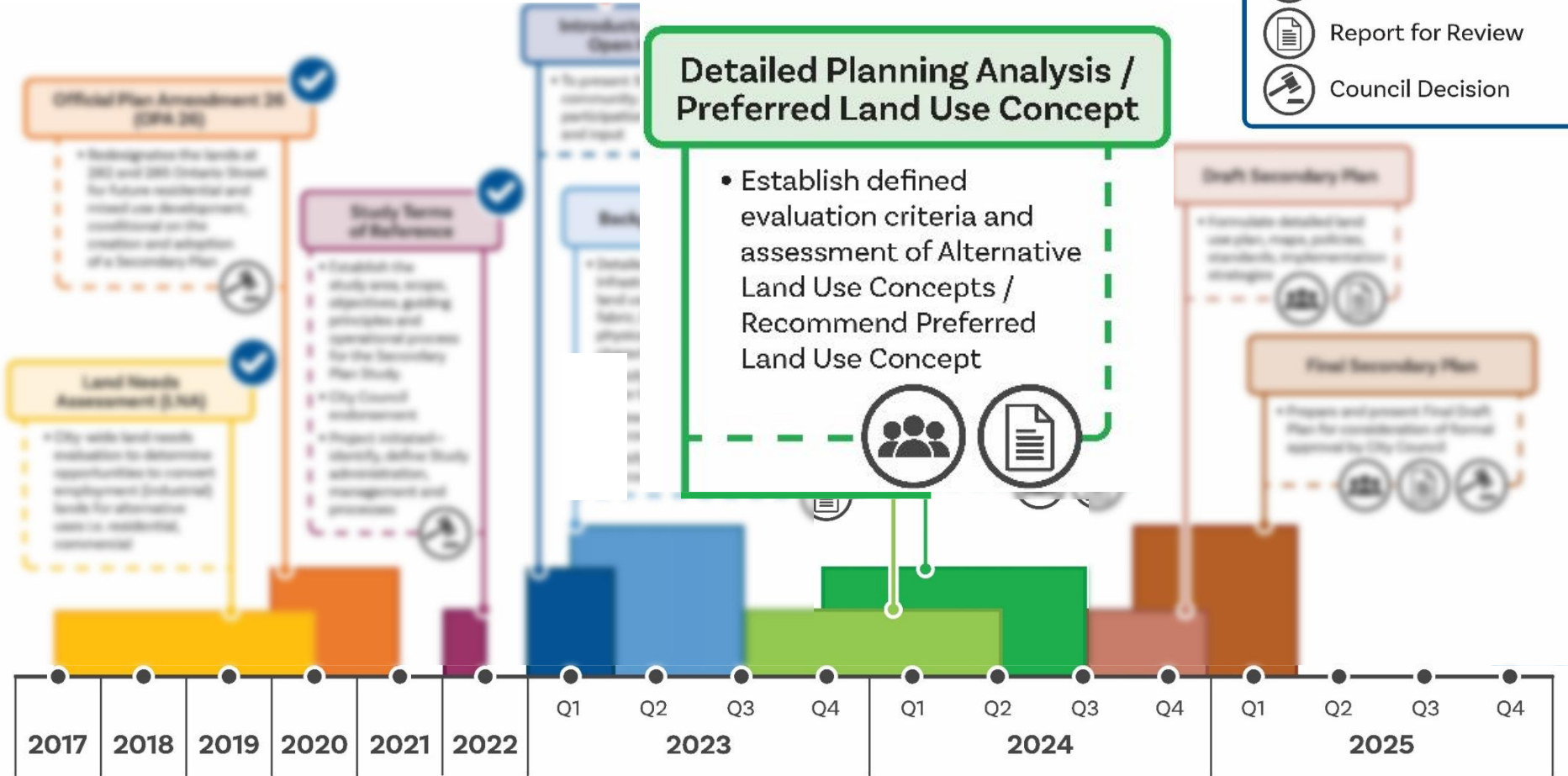


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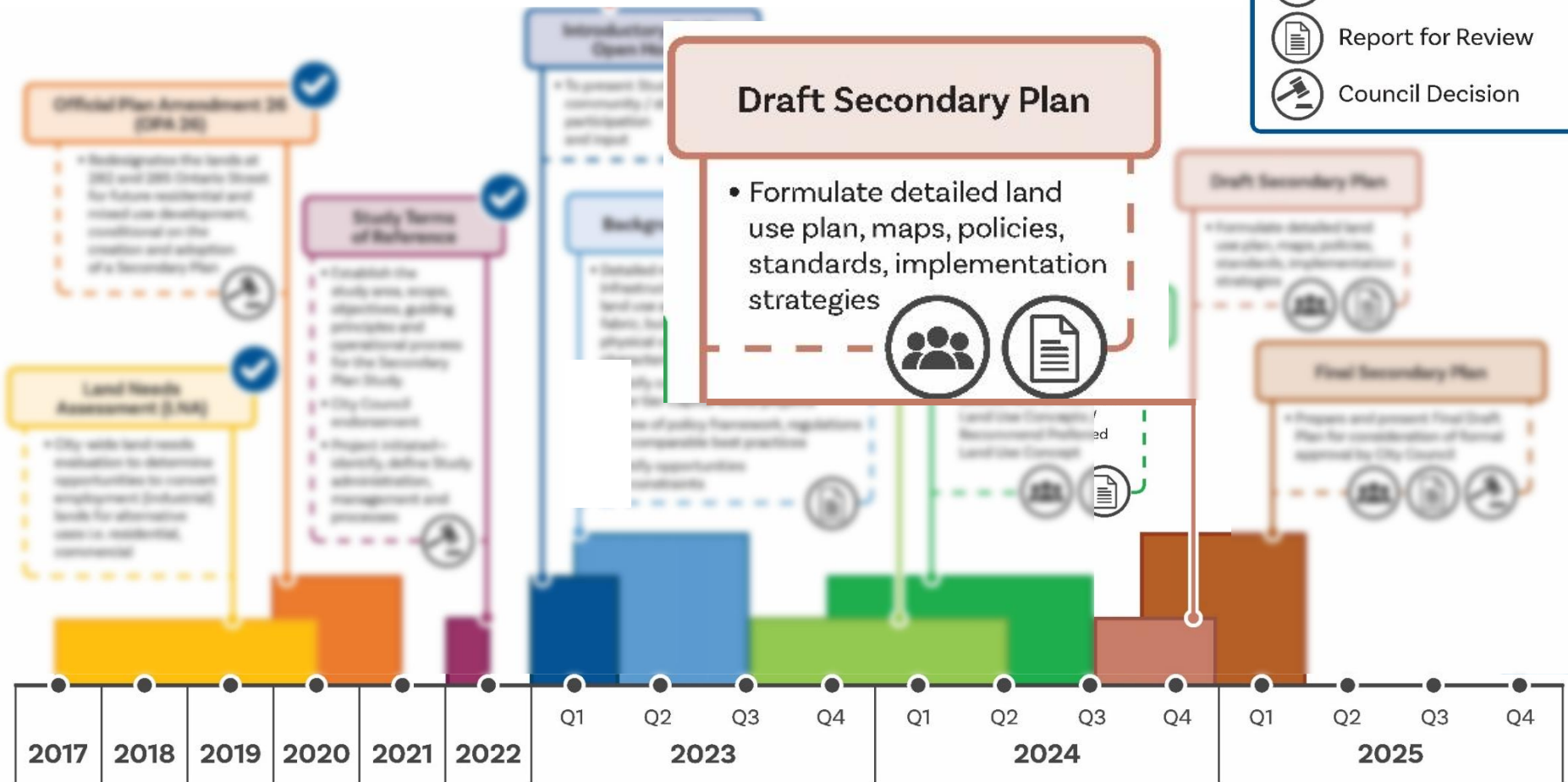


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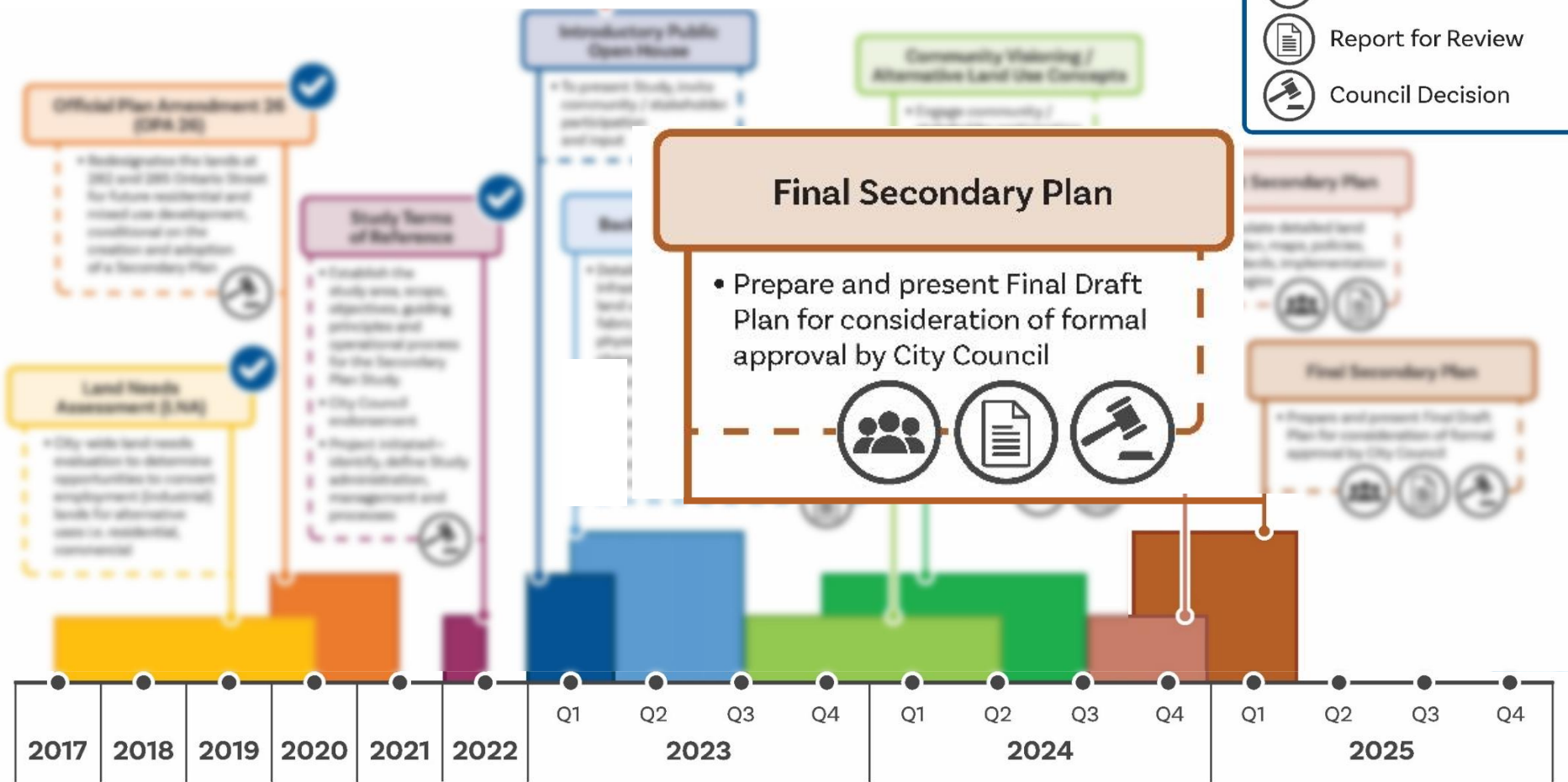


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Q and A





City of St. Catharines

Ontario Street

Corridor Secondary Plan Study



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