



To: Bohdan Wynnyckyj, RPP, MCIP, Chief Planner – Special Projects,
Loyalist Township

From: Meghan MacMillan, MCIP, RPP, Environmental Assessment Lead, WSP
Jill MacDonald, MCIP, RPP, Project Planner, WSP

Subject: **Amherstview West Secondary Plan**
As We Heard It Memo – Public Open House #2 (June 21, 2023)

Date: July 24, 2023

1 Introduction

Loyalist Township is currently undertaking a Secondary Plan for Amherstview West. The Secondary Plan will provide a policy and implementation framework to guide the extension of the existing community of Amherstview to the west, to accommodate future growth and development for the next 25 years to the year 2046. It will consider future needs and priorities for the new community, including protection of the natural environment, housing types, urban design, community amenities, and transportation, including active transportation.

The development of the Secondary Plan is integrated with a Municipal Class Environmental Assessment (MCEA) Master Plan process. Master Plans are long-range plans that integrate infrastructure requirements for existing and future land use with environmental assessment principles.

This “As We Heard It” Memo (“Memo”) presents a summary of the feedback received from the community through the second Public Open House (“POH”) that was held in-person in Amherstview as part of the ongoing community engagement process being undertaken by Loyalist Township for the Amherstview West Secondary Plan Study. The purpose of the in-person POH on June 21, 2023 was to:

- Provide an update on the Secondary Plan Study since the previous POH held in March 2022;
- Present the draft criteria and evaluation of alternatives;
- Present the draft Preferred Land Use Option as determined by the evaluation to the community; and,
- Obtain feedback on the evaluation process and the Preferred Land Use Option at the POH or through written comments submitted to Township staff.



The feedback received through this POH will be considered in the preparation of the final Preferred Land Use Option for Amherstview West.

2 Project Overview

The Secondary Plan Study Area, as illustrated in **Figure 1**, is approximately 144 hectares (346 acres) in area. It is bound by Taylor Kidd Boulevard (County Road 23) to the north, Bath Road (Highway 33) to the south, Parrott's Bay Conservation Area to the west, County Road 6, and the existing built-up area in Amherstview to the east.

Figure 1: Amherstview West Secondary Plan Study Area



The legislated 5-year review of the Loyalist Township Official Plan was completed in 2022. The Official Plan for the Township of Loyalist Planning Area (Amendment No. 38, Five Year Review) (Council Adoption September 27, 2021; County Approval March 23, 2022) applies to all lands within the municipality. A Secondary Plan is a planning policy document that sets out a vision, guiding principles, and land use policies to guide growth and development within a more specific area of a municipality. Like an Official Plan, a Secondary Plan is developed with engagement and input from the local community, in accordance with the Planning Act, so that growth can be achieved while respecting the needs of current residents, ensuring compatibility



with the existing community fabric and character, and promoting progressive planning principles.

The future Secondary Plan for Amherstview West will be implemented through an Official Plan Amendment and Zoning By-law Amendment. The Official Plan Amendment will adopt the policies of the Secondary Plan under the Township's Official Plan. Future development applications for the Secondary Plan area will be required to demonstrate conformity with the Secondary Plan. The Zoning By-law Amendment will establish Zones within the Secondary Plan area, as well as specific standards for development, such as minimum lot area, required setbacks, and maximum building heights, among other requirements.

Urban Design Guidelines will also be prepared for Amherstview West as a separate document from the Secondary Plan and will be a tool to ensure that the vision of the Secondary Plan is implemented. The Urban Design Guidelines will be based on the final preferred land use concept option and will address access and circulation, built form, open space and amenities, and site sustainability.

The development of the Secondary Plan is integrated with an MCEA Master Plan process. The Master Plan will be completed following Approach 4 of the MCEA Master Plan process, and will follow Phases 1 and 2 of the MCEA process.

2.1 Public Engagement to Date

An Online Visioning Workshop was held on June 24, 2021 and was the first public touchpoint as part of the Public Engagement Program for the Secondary Plan and MCEA Study. The purpose of the Workshop was to: provide an introduction and overview of the project to the community; present preliminary development opportunities and constraints; obtain feedback from participants on various land use topics, including growth management, housing, transportation, natural heritage, and parks; and, obtain input on a draft Vision Statement for the lands in the Study Area. Following the event, an Online Visioning Survey was available from Friday June 25, 2021 through Friday July 16, 2021 to receive input from members of the community who were unable to attend the Visioning Workshop. The Survey was comprised of the same questions that were posed to participants during the Visioning Workshop.

Following the Visioning Workshop, the first Public Open House was held virtually on March 10, 2022. The purpose of the Workshop was to provide a project update to the community, present the key findings of the background technical reports and obtain feedback on the draft land use concept options.

“As We Heard It” Reports were prepared to summarize the feedback received through the above-noted engagement events. These reports are available to view on the Township's project webpage at: <https://www.loyalist.ca/amherstviewwest>.



2.2 Evaluation of Alternatives and Draft Land Use Preferred Option for Amherstview West

Throughout 2022, the three land use concept options that were presented to the community at the first POH in March 2022, were refined as per the input received from Loyalist Township staff, Technical Advisory Committee, Coordinating Committee, and the public. At a high level, the land use concept options show the proposed:

- Land use and their densities, including parks and open spaces, school block, low to high-density residential areas, potential for cultural heritage, and commercial employment areas;
- Road and active transportation network;
- Natural heritage areas;
- Municipal infrastructure such as proposed stormwater facilities; and
- A Potential Future Development Area.

The three land use concept options were evaluated using a qualitative framework of criteria to determine the draft Preferred Land Use Option for Amherstview West. The evaluation criteria cover a range of factors, including considerations related to transportation, parks and open space, infrastructure and servicing, natural and cultural heritage, and costing.

3 In-Person Public Open House #2

The second Public Open House was held in-person at the Amherstview Community Hall at 177 Upper Park Road in Amherstview from 3 pm to 7:30 pm on June 21, 2023. The purpose of the open house was to provide a project update to the community, present and obtain feedback from the public on the evaluation of alternatives, and the draft land use Preferred Option as determined by the evaluation.

3.1 Participants and Approach

The Notice of the Public Open House was publicly released on the Township's project webpage (<https://www.loyalist.ca/amherstviewwest>), and circulated to the project email notification list on June 7, 2023. Notice of the event was also advertised through the placement of mobile road signs by the Township. While not mandatory, registration was requested by June 20, 2023, 4:30 pm.



The agenda for the Public Open House included a presentation by the Township's consultant, WSP, which was delivered at two timeslots (3:30 pm and repeated at 6:00 pm), which included a(an):

- Overview of the Secondary Plan Study, revised study process and timeline as a result of the Council-approved change to the project scope and schedule in July 2022, and update on the status of the background technical reports;
- Presentation of the three revised land use concept options, evaluation criteria and evaluation of alternatives, and the draft Preferred Land Use Option;
- Summary of proposed high-level phasing of future development; and
- Next steps and how to submit feedback.

All presentation materials were made available in English. Approximately 30 people attended the Public Open House. The event was hosted in a 'seminar' format and attendees were invited to directly engage with the project team throughout the session by providing input and feedback. Images from the event are shown in **Figures 2 and 3**.

Following the Public Open House, the following materials were posted on the Township's project webpage (<https://www.loyalist.ca/amherstviewwest>):

- Presentation Boards at https://www.loyalist.ca/en/business-and-development/resources/Documents/Final_Amherstview-West-SP---POH-2-Presentation--Jun-21-2023.pdf - (posted June 22, 2023) and can be found under **Appendix A** of this Memo;
- Display Boards at https://www.loyalist.ca/en/business-and-development/resources/Documents/Final_Amherstview-West-Secondary-Plan_POH-2-Display-Boards_Jun-21-2023.pdf - (posted June 22, 2023); and
- Draft Evaluation of Alternatives at https://www.loyalist.ca/en/business-and-development/resources/Documents/Draft_Amherstview-West-Secondary-Plan_Evaluation-of-Alternatives_June-7-2022.pdf - (posted June 22, 2023).



Figure 2: Public Open House #2 held at Amherstview Community Hall on June 21, 2023 (WSP, 2023)





Figure 3: Public Open House #2 held at Amherstview Community Hall on June 21, 2023 (WSP, 2023)



4 Summary of Input

This section provides a summary of public input received at the in-person Public Open House #2. The input received will help inform refinements to the Preferred Land Use Option prior to its inclusion in the Draft Secondary Plan.

Table 1 provides a summary analysis of the input and comments received from the community and relayed to the project team orally and through written submissions at and following the event. Eight written submissions were received at the Public Open House, and they are also captured in **Table 1** and are included in **Appendix B**.

Table 1: Summary of Feedback Received on the Secondary Plan Study and Draft Preferred Land Use Option (dated June 22, 2022) – Public Open House #2

Theme	Community Comments
Growth Management and Housing	<ul style="list-style-type: none"> Support for opportunities to increase and diversify the local housing stock, including purpose-built rental housing, housing for seniors, and estate homes on the western portion of the Secondary Plan Study Area.



Theme	Community Comments
Land Use	<ul style="list-style-type: none"> • Suggestion to not differentiate between Residential land use designations (i.e., Low, Medium, High Density) in order to promote a more diverse housing mix. • Clarification requested on the difference between low, medium and high density, as shown on the Draft Preferred Option plan. • Inquiry as to why Low Density Residential is the predominant proposed residential designation in the Secondary Plan Study Area. • Suggestion to show the surrounding context (i.e., residential densities, trail network, parks and open spaces, amenities) outside of the Secondary Plan Study Area on the Preferred Land Use Option. • Support for development of higher-density residential uses to be shown on the Preferred Option plan (i.e., apartments, senior-oriented housing). • Strong support for additional commercial uses and services/amenities (i.e., grocery store, restaurants). • Inquiries to why land use designations were not shown in the entire secondary plan area.
Cultural Heritage	<ul style="list-style-type: none"> • Clarification requested on implications for the lands identified as “Properties of Potential Cultural Heritage Value”.
Natural Heritage	<ul style="list-style-type: none"> • Concerns that the lands in close proximity to Parrott’s Bay Conservation Area will be negatively impacted by future development in the Secondary Plan Study Area. Strong support for protection of ecological resources and watercourses. • Concern over the displacement of animals.
Site Servicing / Stormwater Management	<ul style="list-style-type: none"> • Questions related to capacity of existing water, sanitary, and stormwater facilities to service the Secondary Plan Study Area. • Clarification requested on timing of construction of future stormwater facilities and how run-off will be directed, specifically around Bath Road. • Concerns regarding potential future construction around the Lost Creek watershed and potential run-off impacts on the existing residential properties in the Secondary Plan Study Area and nearby waterfront areas, including parks and open space found in Nicholson Point and Lighthouse Park.
Transportation	<ul style="list-style-type: none"> • Concerns regarding traffic congestion along County Road 6.



Theme	Community Comments
	<ul style="list-style-type: none">• Support for the future roundabout at County Road 6 and Taylor Kidd Boulevard.• Interest in whether signalized intersection (i.e. traffic lights) is being proposed at County Road 6 and Amherst Drive.• Inquiry if rail transportation was considered through the evaluation of alternatives.• Concerns with putting a road across a stream as shown in one of the concepts
Parks	<ul style="list-style-type: none">• Interest in siting of a community garden in the Secondary Plan Study Area.
Cost Sharing	<ul style="list-style-type: none">• Clarification requested on the considerations for cost-sharing and phasing mechanisms for the Secondary Plan.
Urban Design	<ul style="list-style-type: none">• Considerations for green technology in future developments in Amherstview West (e.g., solar power), to be explored through the Urban Design Standards.• Support for inclusion of a main street in Amherstview West that would host neighbourhood commercial uses, including local businesses and services.• Interest in the future Urban Design Workshop to address main streets and Potential Future Development Areas.
Other	<ul style="list-style-type: none">• Concern around public outreach efforts and low turnout to public engagement meetings and events. Suggestion to hold meetings on weekends during the summer or have a virtual option.• Interest in the expansion of emergency services in the area to service the Secondary Plan Study Area and surrounding community.• Noted that there is a public right of way across the secondary Plan (Amherst Drive and out along to Parrot's Bay) that is being used as a trail.

5 Other Questions and Concerns

Throughout the two presentations that were delivered at the Public Open House, participants were invited to engage in an open and answer question period with the team. The project team and Loyalist Township staff have compiled these questions and provided the following responses:

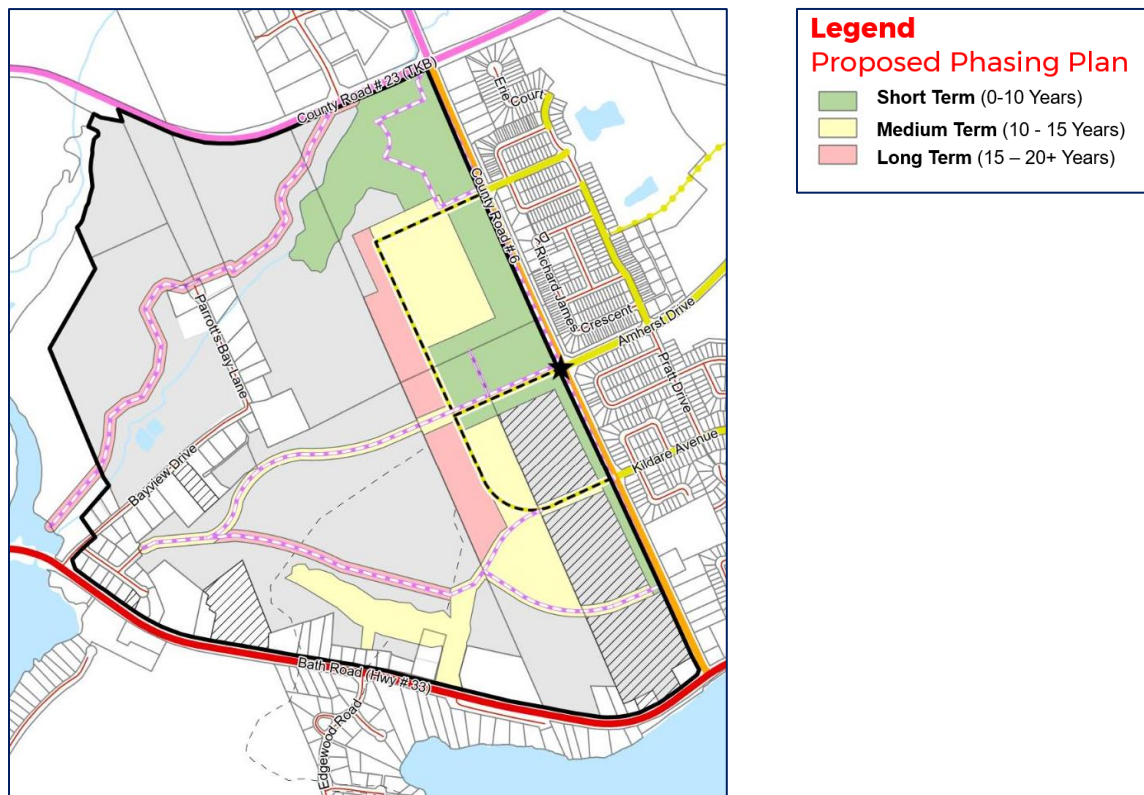


Question #1: When and where will the project construction start? When is the first phase of development proposed?

Answer: A Secondary Plan is a planning policy document that sets out a vision, guiding principles, and land use policies to guide growth and development within a more specific area of a municipality. A Secondary Plan is implemented through an Official Plan Amendment and Zoning By-law Amendment. The Zoning By-law Amendment will establish Zones within the Secondary Plan area, as well as specific standards for development, such as minimum lot area, required setbacks, and maximum building heights, among other requirements. The Secondary Plan will serve as a road map for future development and does not propose construction. Once the Secondary Plan is approved and in full force and effect, proposed development in the Secondary Plan Area, will still require submission of a planning application(s) to Loyalist Township Planning staff that will follow the required public process before approvals by Township Council (i.e. Draft Plan of Subdivision) or staff, where authority is delegated (i.e. Site Plan Control).

The proposed phasing and implementation of the Secondary Plan is currently under review and Short, Medium and Long-Term phasing of development is currently being considered. As shown in **Figure 4**, phasing is proposed to be delivered in three phases.

Figure 4: Proposed Phasing – Amherstview West Secondary Plan





In the Short Term (0-10 years), expansion of Amherst Drive into the Secondary Plan area is anticipated with a focus on development along the County Road 6 corridor and on Township owned lands located in the north-east. Initial connectivity of multi-use paths would be limited to expansion of existing routes, which will be extended/expanded as phases as the development proceeds. SWM facilities located to the north near Lost Creek will be in place under this phase of development, along with a pumping station facility and/or gravity sewer system that enables servicing for initial growth. One looped collector road is anticipated to be constructed back to Country Road 6 from the expansion of Amherst Drive under this phase (all land-use concept options).

During the Mid-Term (10-15 years), it is anticipated that the remaining primary servicing facilities such as watermain looping will be in place to support continued development. A second collector road to loop back to Country Road 6 may be constructed to the south for servicing more development area, while the network of multi-use trail networks may be expanded to include connectively into the Parrot's Bay Conservation area. For development to the southern half of Amherstview West the establishment of a new SWM facility to collect and retain stormwater runoff into the Edgewood Municipal Drain will need to be established prior to development.

In the Long-Term (15-20+ years), it is anticipated that all collector roads will be completed, servicing infrastructure and connecting multi-use trail networks will be constructed along with open space and park areas. Consideration for connection to other future development areas may be incorporated under this phase.

Question #2: Why are the proposed land use designations predominantly proposed as Low Density Residential? What are these densities based on?

Answer: The proposed residential densities for the Secondary Plan Study Area are based on the historical and forecast housing by unit type (i.e. single and semi-detached dwellings, row townhouses, apartment dwellings) from the "Population, Housing and Employment Projections to 2046" report, prepared by Hemson Consulting in September 2019. Applying these forecasted housing numbers by unit type to the dwelling proportion calculations, it was determined that the dominant housing form in Loyalist Township to 2046 would be single-detached dwellings (Low Density Residential).

The proposed density targets as shown on the land use concept options are based on the density targets as established in the Township's Official Plan for Low Density Residential, Medium Density Residential, and High Density Residential. The future Secondary Plan will be implemented through an Official Plan Amendment and Zoning By-law Amendment. An approach that may be explored is the development of flexible zoning in this area to permit a wider range of residential and mixed uses.



More information on growth management can be found in the [Growth Management Report for Amherstview West Secondary Plan](#).

Question #3: The land use concept options (dated June 7, 2022) presented at the Public Open House identify a number of Properties with Potential Heritage Interest. What does this mean and how will it affect these lands?

Answer: A Cultural Heritage Resource Assessment was completed by WSP in support of the Secondary Plan, which identified potential Cultural Heritage Resources in the study area (CHR). The CHRA recommended that Township Council add the five properties to the Township's Register of Cultural Heritage Properties in accordance with Section 27 of the Ontario Heritage Act.

Section 27(1.2) of the Ontario Heritage Act, R.S.O. 1990, c. O.18 (OHA) states that Council may include a property that it 'believes to be of cultural heritage value or interest' on a Municipal Heritage Register. If Township Council adds the CHRs to the Register of Cultural Heritage Properties, these properties will be included in a CHRs map as a Schedule appended to the Amherstview West Secondary Plan. Adding these properties to the Register of Cultural Heritage Properties will allow the Township to request a Heritage Impact Assessment as part of a development application to ensure CHRs in the Amherstview West Secondary Plan area are appropriately conserved and integrated into proposed development and it will provide the CHRs interim protection from demolition.

On February 14, 2022, Council approved the recommendation to list four of the identified properties to the Township's Register of Cultural Heritage Properties. Subsequently, on March 15, 2022, one of these properties was de-listed from the Register as requested by the landowner.

Bill 23, which received Royal Assent on November 28, 2022, includes changes that affect listed and designated properties under Part IV of the OHA. Municipalities have the authority to designate a heritage property through a deeming by-law or include a listed property on their Municipal Heritage Registry. Owners of properties that are listed shall not demolish or remove a building or structure that is listed unless they give Council at least 60 days notice in writing. During this 60-day period, the municipality may investigate this property for heritage value.

Question #4: How will the future Secondary Plan address traffic circulation in the area?

Answer: WSP prepared a Traffic Study (Traffic and Active Transportation Existing Conditions Memo), which is currently being finalized with input from Township staff and from Lennox & Addington County. This study provides a planning-level review of existing transportation infrastructure, operations and policy in the Secondary Plan Study Area considering pedestrians, cyclists, transit, and private vehicles. The Memo also includes an assessment of guiding policies for future infrastructure projects proposed in the County of Lennox and Addington and Loyalist



Township, and a corridor and intersection capacity analysis of locations around Amherstview West.

As per the recommendations of the study, affected intersections in close proximity to Amherstview West will be upgraded and the future road network will be constructed as traffic needs are met in accordance with the proposed phasing. The determining of the intersection design would need to be confirmed by the Township and is dependent on population projection needs in the Secondary Plan Area. Additionally, additional traffic studies will be required to be undertaken for future development in the Secondary Plan Area for certain planning applications.

It is noted that there are planned road works and improvements to be implemented by the County in the short term. A roundabout at the intersection of County Road 6 and Taylor Kidd Boulevard is planned as identified in the County's Transportation Master Plan (2014). Additionally, a widening of Amherst Drive, east of County Road 6 is planned to be completed by 2027. These improvements will be undertaken by the County and are not directly related to the proposed phasing of development for the Amherstview West Secondary Plan.

Question #5: With development being planned for this area over the next 25 years, additional services and public facilities will be required to accommodate this growth. What considerations have been made to include new facilities in the Secondary Plan Study Area?

Answer: Throughout the course of the project, Township Planning staff have been keeping other staff departments and public agencies apprised of new developments in the study, including circulation of background technical reports, land use concept options, and evaluation of alternatives, as well as polling them to obtain an understanding of their future needs as they relate to the development of Amherstview West. To date, one of the local school boards has expressed interest in reserving land for a future elementary school and this is reflected in the current draft Preferred Land Use Plan. Additionally, Township Fire and Emergency Services and Parks Department have advised of their long-term needs for this area to 2046.

6 Next Steps

The next steps in the Amherstview West Secondary Plan process will include the finalization of the Preferred Land Use Option based on input provided by Township staff, Technical Advisory Committee, Coordinating Committee, the Secondary Plan Study Area landowners, and the public through feedback received at the second Public Open House held on June 21, 2023. While a number of the background technical reports are available online at the Township's project website for public information, the remaining background technical reports and Background Analysis Report, which will summarize the findings of the background technical reports are anticipated to be ready for public review in late Summer 2023.



The Township would like to thank all of the community members who attended the Public Open House.

For more information on the Amherstview West Secondary Plan, please visit the project website at <https://www.loyalist.ca/amherstviewwest>.

Questions and concerns can be directed to secondaryplan@loyalist.ca.

Appendix

A

Public Open House #2
Presentation



Amherstview West Secondary Plan

Public Open House #2, Amherstview Community Hall
June 21, 2023

Presenters

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Chief Planner – Special Projects, Loyalist Township

Meghan MacMillan, MCIP, RPP
Environmental Assessment Lead, WSP

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Consultant Project Manager, WSP

Michael Flowers, P.Eng
Municipal Engineering Co-Lead, WSP





Today's Agenda

1. Welcome / Opening Remarks
2. Presentation by WSP
 - a. Project Update, Extension, and Scope Change
 - b. Evaluation of Land Use Concepts
 - c. Preferred Option
 - d. Proposed Phasing and Implementation
3. Input / Feedback from the Community
4. Next Steps





Project Process

PARALLEL PROCESS – INTEGRATED STUDY APPROACH

Secondary Plan Process

- Complete background studies and Background Analysis Report
- Committee Meetings #1

- Develop Land Use Concept Plan Options
- Committee Meetings #2
- Select Preferred Land Use Concept Plan

- Prepare Urban Design Standards
- Prepare Draft Secondary Plan
- Committee Meetings #3
- Prepare Revised Draft Secondary Plan/OPA

- Prepare Draft ZBLA
- Committee Meetings #4
- Final Draft Secondary Plan / OPA and ZBLA
- Council Adoption of OPA and ZBLA (20-day appeal period)

PHASE 2: Public Engagement Program (ongoing over duration of project) Point of public engagement

PHASE 1

Winter 2021 to Winter 2022



- Online Visioning Workshop and Community Survey
- Notice of Study Commencement

PHASE 3

Fall 2021 to Fall 2022



- Online Public Open House #1

PHASE 4

Winter 2023 to Summer 2023



- Public Open House #2
- Design Workshop

PHASE 5

Fall 2023



- Statutory Public Meetings
- Notice of Completion

MCEA Process

- Complete background studies

- Develop Problem / Opportunity Statements (MCEA Phase 1)
- Develop and Evaluate Alternative Solutions

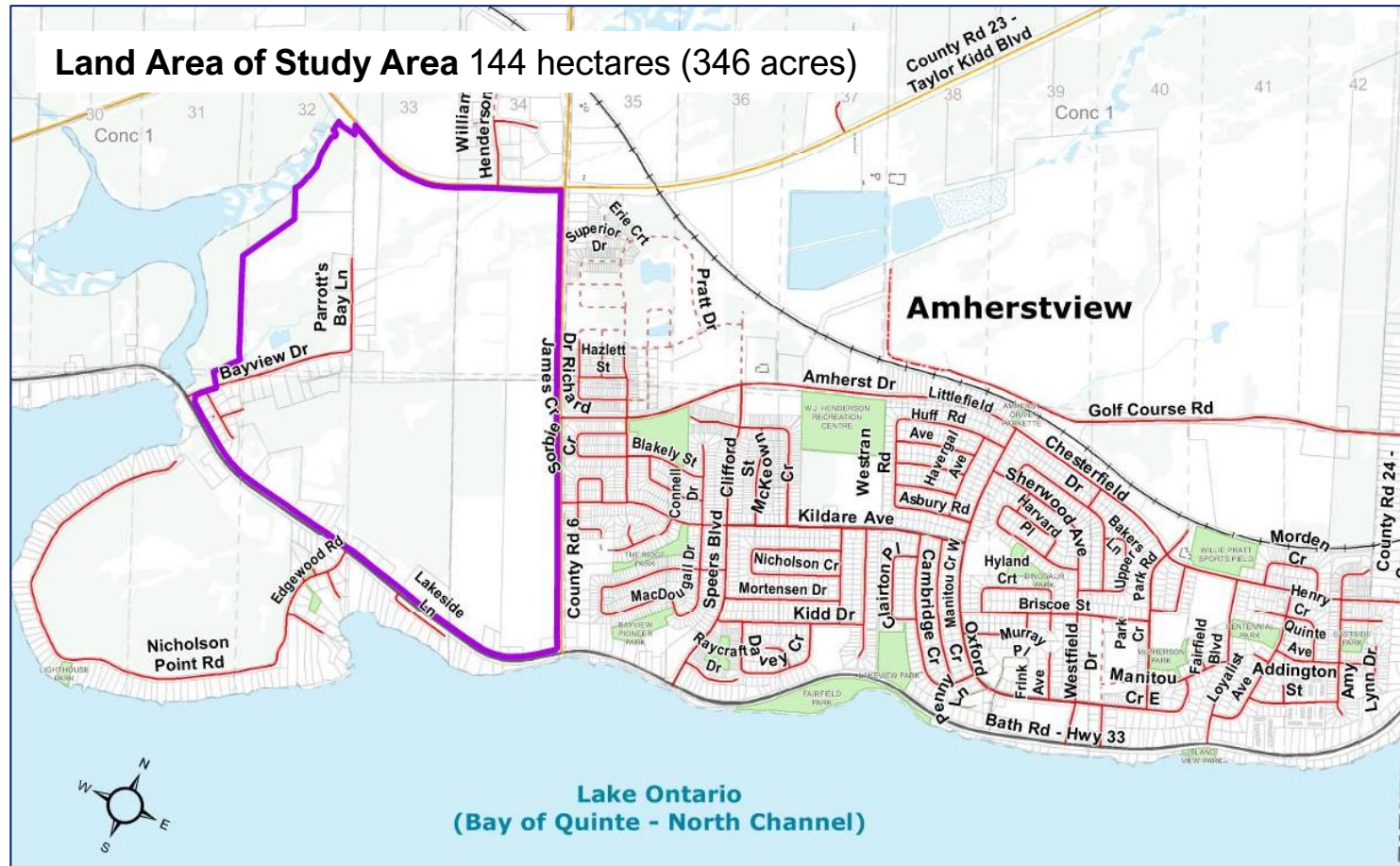
- Confirm Preferred Solutions (MCEA Phase 2)
- Develop and Evaluate Preferred Designs

- Finalize Preferred Design
- Complete Master Plan
- 30-day public review period

We are Here!



Study Area





Project Extension & Scope Change

Township Council approved an expansion to the project scope due to feedback from the community and upon request by Township staff.

The scope change includes:

- Extension of the project schedule to Summer 2023.
- Review of an updated growth opinion from Hemson Consulting, prepared in response to the announcement of a large-scale industrial development in the Taylor Kidd Industrial Park.
- Revisions to background technical reports based on Hemson growth numbers.
- Development of high-level conceptual options for the lands proposed to be designated as Potential Future Development Areas, which will show high-level land uses and a conceptual road network.



Land Area of Study Area 144 hectares (346 acres)



Updated Growth Management Findings

- As requested by Loyalist Township staff, Hemson Consulting prepared an updated opinion on growth projections (Hemson Memo, October 7, 2022) to determine if the proposed large-scale industrial plant would have an impact on the project.
- The findings of the memo included:
 - Forecast of approx. 1,000 jobs during construction and approx. 700 permanent jobs upon opening.
 - The housing and commercial employment growth projections from the original Growth Management Report (dated July 28, 2021) remain appropriate to meet the demand for 2046 for the Secondary Plan.
 - Should growth accelerate in Amherstview West beyond the forecasted projections, there is opportunity to revise these figures as part of a future Official Plan Review.



Updates: What We Heard

Coordinating Committee and Public Open House #1 (March 2022)

Growth Management and Housing

- Concerns that the population and housing growth for the 25-year Secondary Plan planning horizon will exceed projected land needs.



Land Use

- Support for development of higher-density residential uses.
- Request for clarification on phasing/timing of the lands to be designated as Potential Future Development Area.
- Request for additional information and direction for the properties proposed to be designated as Potential Future Development Area.



Natural Heritage

- Concerns that land in close proximity to Parrott's Bay Conservation Area will be negatively impacted by future development in Secondary Plan Study Area.





Updates: What We Heard

Coordinating Committee and Public Open House #1 (March 2022)

Site Servicing / Stormwater Management

- Concerns about future construction around Lost Creek watershed impacting existing residential properties.

Transportation

- Request to review the final transportation report for the Secondary Plan Study Area.

Parks

- Interest in recreational spaces that are family-friendly, including splash pads, community hubs, playgrounds, bicycle facilities.

Cost Sharing

- Clarification requested on considerations for cost-sharing agreements and phasing for development of the Secondary Plan area.



Additional Background Studies Completed:

The following background studies have been completed since the March 2022 Public Open House and are currently being finalized.

- Traffic and Active Transportation Report
- Natural Hazards and Master Stormwater Management Report
- Water and Sanitary Sewer Infrastructure Servicing Report
- Composite Utility Servicing Report
- Background Analysis Report





Check-in!

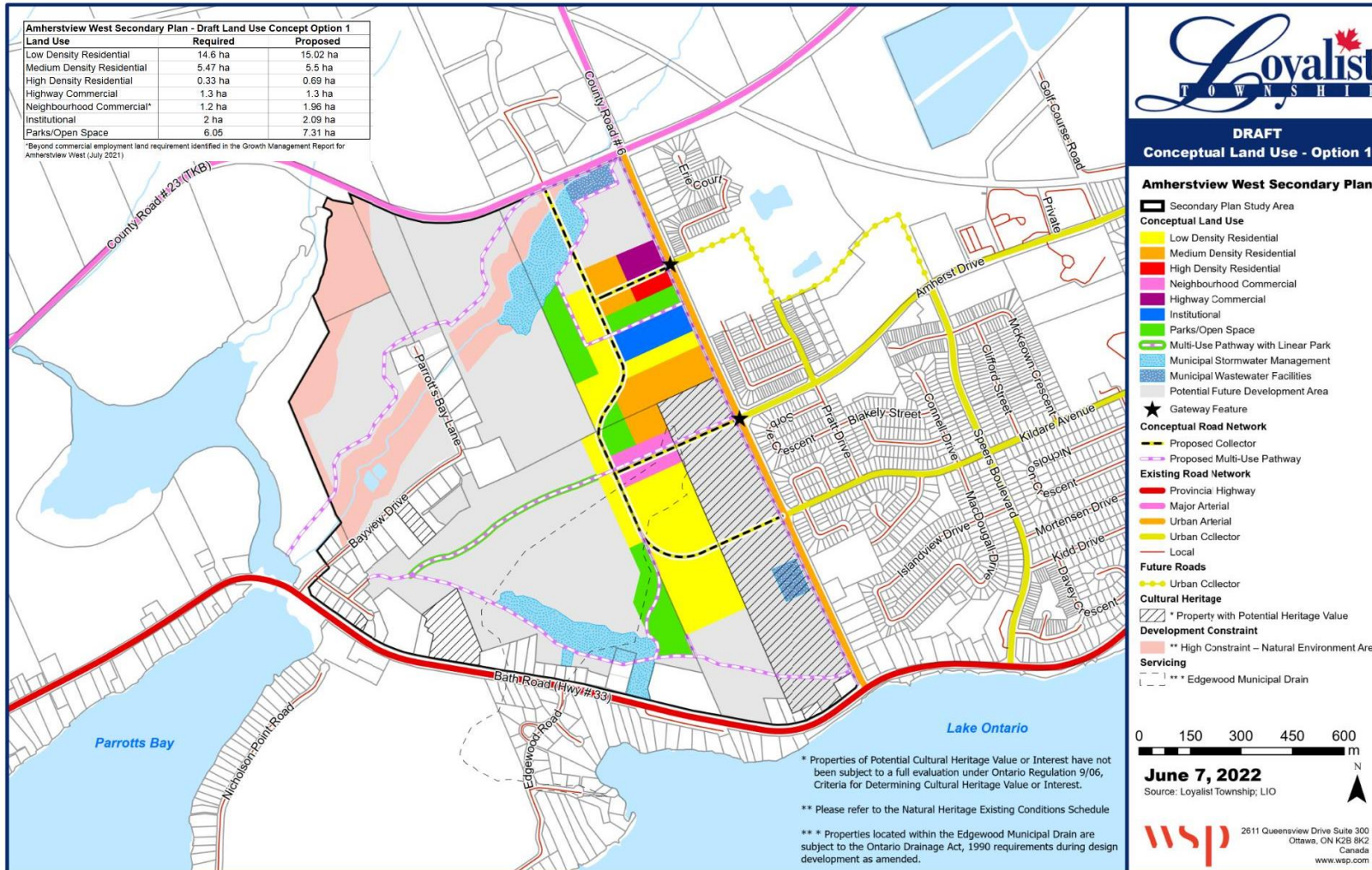


- Do you have any questions?



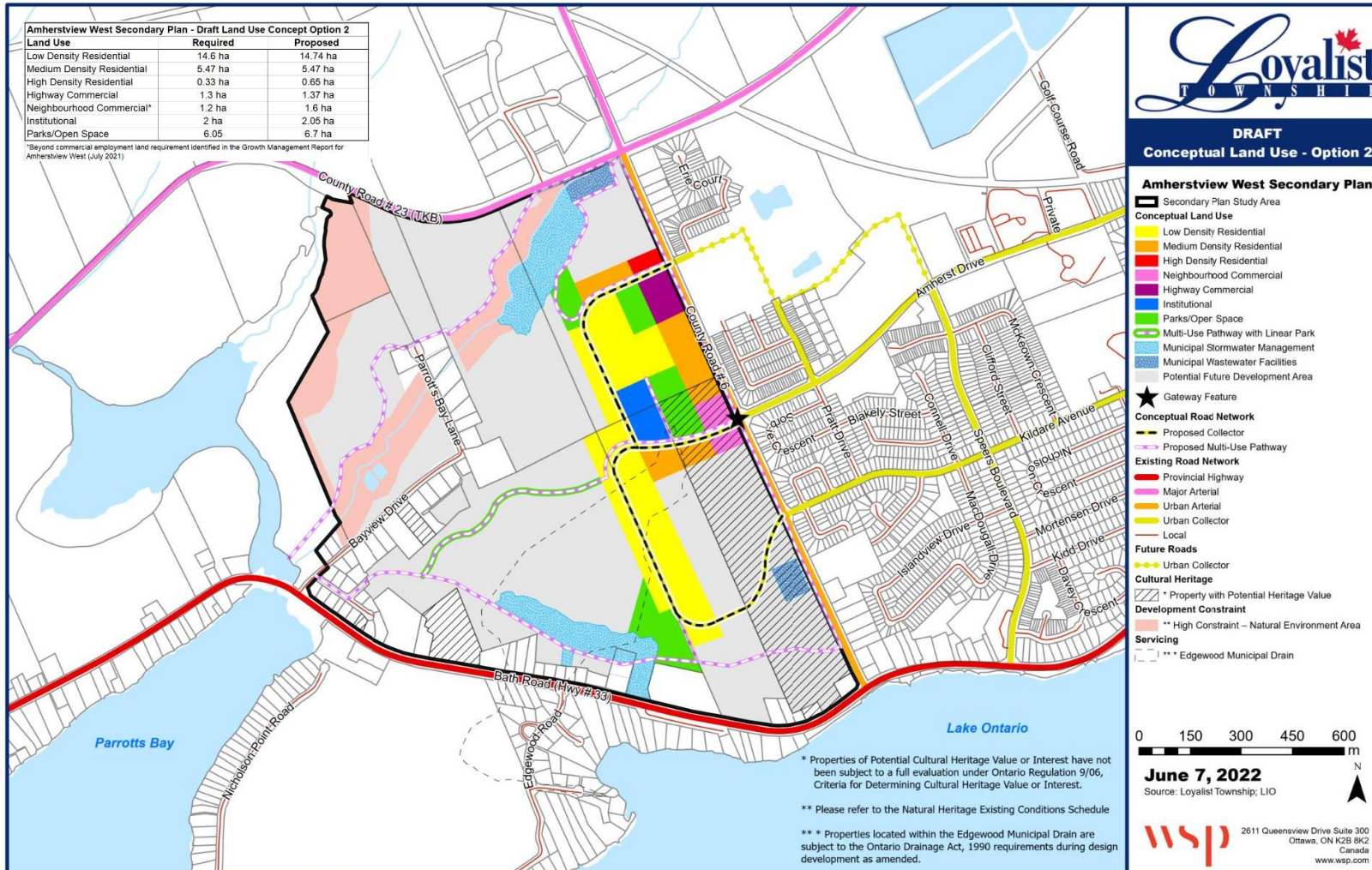


Evaluation of Land Use Concepts: Land Use Concept 1



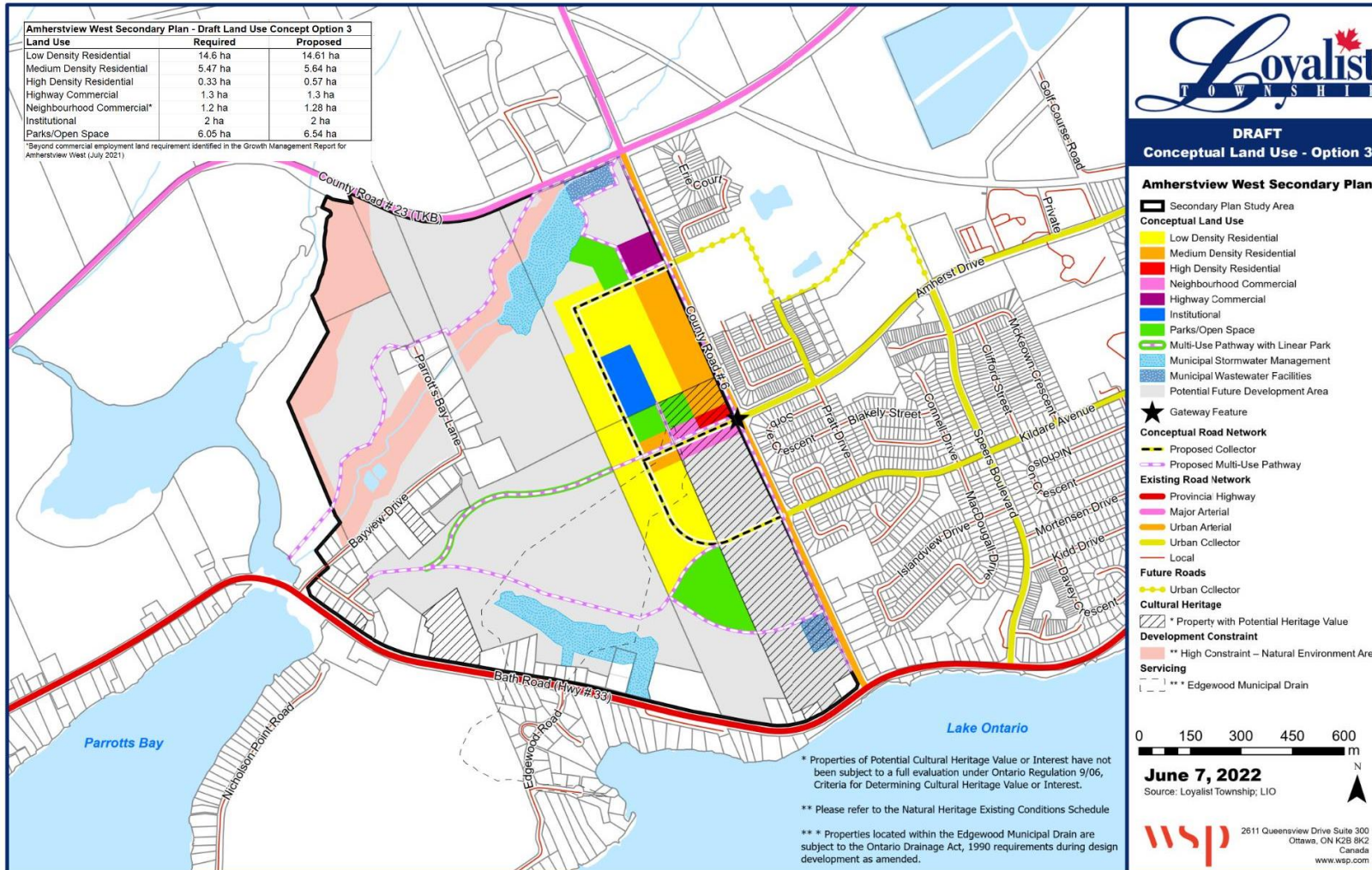


Evaluation of Land Use Concepts: Land Use Concept 2





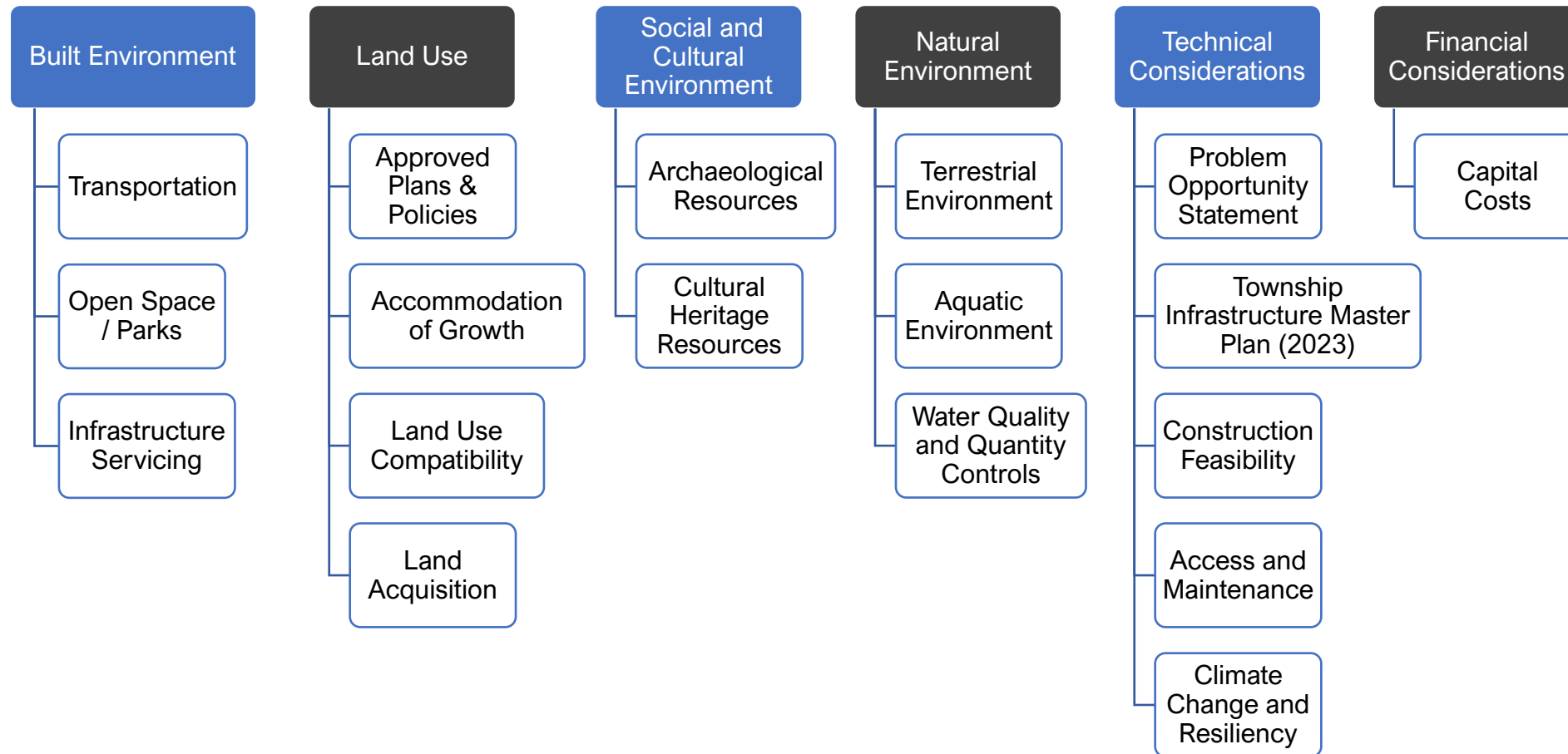
Evaluation of Land Use Concepts: Land Use Concept 3





Evaluation of Alternatives Criteria

The following evaluation criteria were developed based on input received throughout the study and will be used to evaluate the draft land use concept options.





Evaluation of Alternatives Outcome of Evaluation

Ranking	Most Preferred = 1	Less Preferred = 2		Not Preferred = 3
		Option 1	Option 2	Option 3
Built Environment				
Transportation		2	2	2
Active Transportation	1	1	1	1
Open Space/Parks	1	2	3	
Infrastructure Servicing		2	3	1

Ranking	Most Preferred = 1	Less Preferred = 2		Not Preferred = 3
		Option 1	Option 2	Option 3
Social/Cultural Environment				
Land Use		2	3	1
Archaeological Resources	3	2	1	
Cultural Heritage		2	1	1



Evaluation of Alternatives Outcome of Evaluation

Ranking	Most Preferred = 1	Less Preferred = 2		Not Preferred = 3
		Option 1	Option 2	Option 3
Natural Environment				
Terrestrial Environment		3	2	1
Aquatic Environment		2	1	1
Water Quality and Quantity Controls		3	1	2

Ranking	Most Preferred = 1	Less Preferred = 2		Not Preferred = 3
		Option 1	Option 2	Option 3
Technical / Financial Considerations				
Design and Function		2	3	1
Capital Costs		3	2	1



Evaluation of Alternatives Preliminary Recommendation

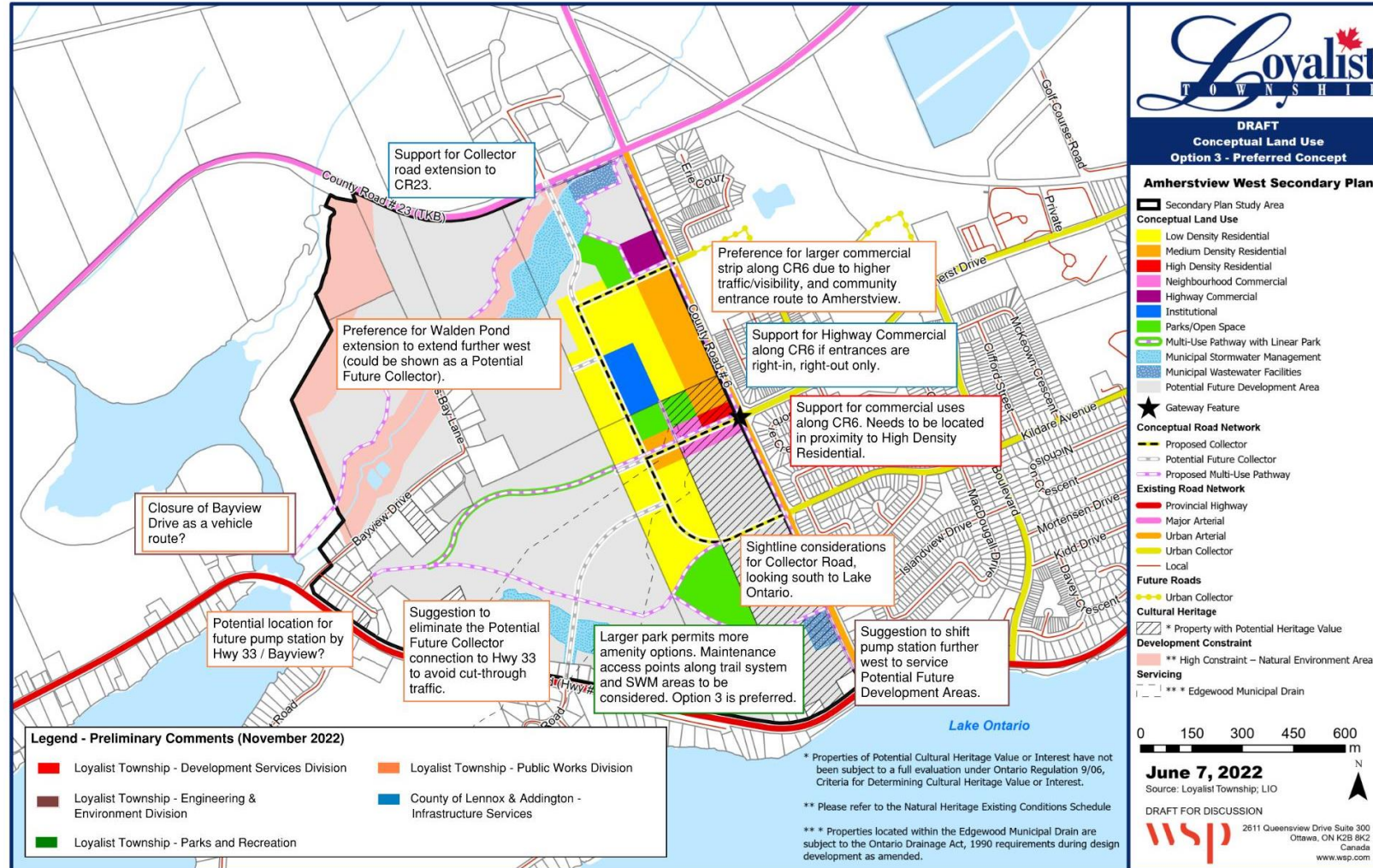
Ranking	Most Preferred = 1	Less Preferred = 2	Not Preferred = 3	
Preliminary Recommendation				
		Option 1 (48 pts)	Option 2 (44 pts)	Option 3 (32 pts)



Evaluation of Land Use Concepts: Land Use Concept 3

Preferred Option based on Evaluation of Alternatives:

This draft option is subject to change as it will continue to be refined as the project progresses and input from Township staff, TAC, CC, and the community is received.





Proposed Phasing and Implementation

It is anticipated that the Secondary Plan will be implemented in three (3) phases:

Phase 1: 0 - 10 Years (~ 490 dwelling units)

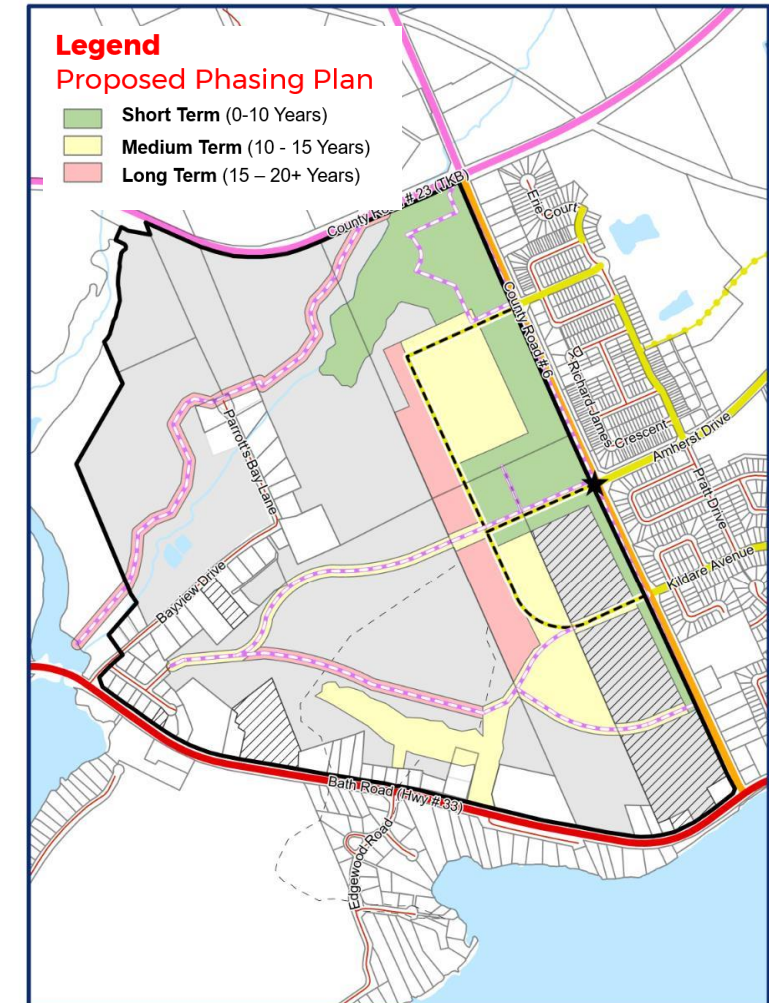
Expansion of Amherst Drive, improvements to County Road 6/Amherst Drive intersection, development along the County Road 6 corridor, implementation of SWM facilities.

Phase 2: 11 - 15 Years (~ 220 dwelling units)

Expansion of road network to the south, trail network, and stormwater management facilities.

Phase 3: 16 - 20+ Years (~ 260 dwelling units)

Completion of collector road network, servicing, trails, and open space/parks.





Next Steps

- Develop high-level land use and servicing concepts for future development areas.
- **Community Design Workshop** to support visioning for future development areas and input into the Draft Urban Design Standards – Summer 2023.
- **Public Open House #3** – Presentation of future development area concepts – Fall 2023.



**Amherstview West
Secondary Plan**

You are invited to submit your written comments to secondaryplan@loyalist.ca on the evaluation and draft preferred land use option **by end of day, June 30, 2023**



Input / Feedback

Have we missed anything?

Other questions or comments?

Your input is requested on the following items:

- Evaluation of Alternatives
- Preferred Land Use Option





Thank you for your participation!

Questions? Comments?

Visit the project website for updates:

www.loyalist.ca/amherstviewwest



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