



Amherstview West Secondary Plan

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

Presenters

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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

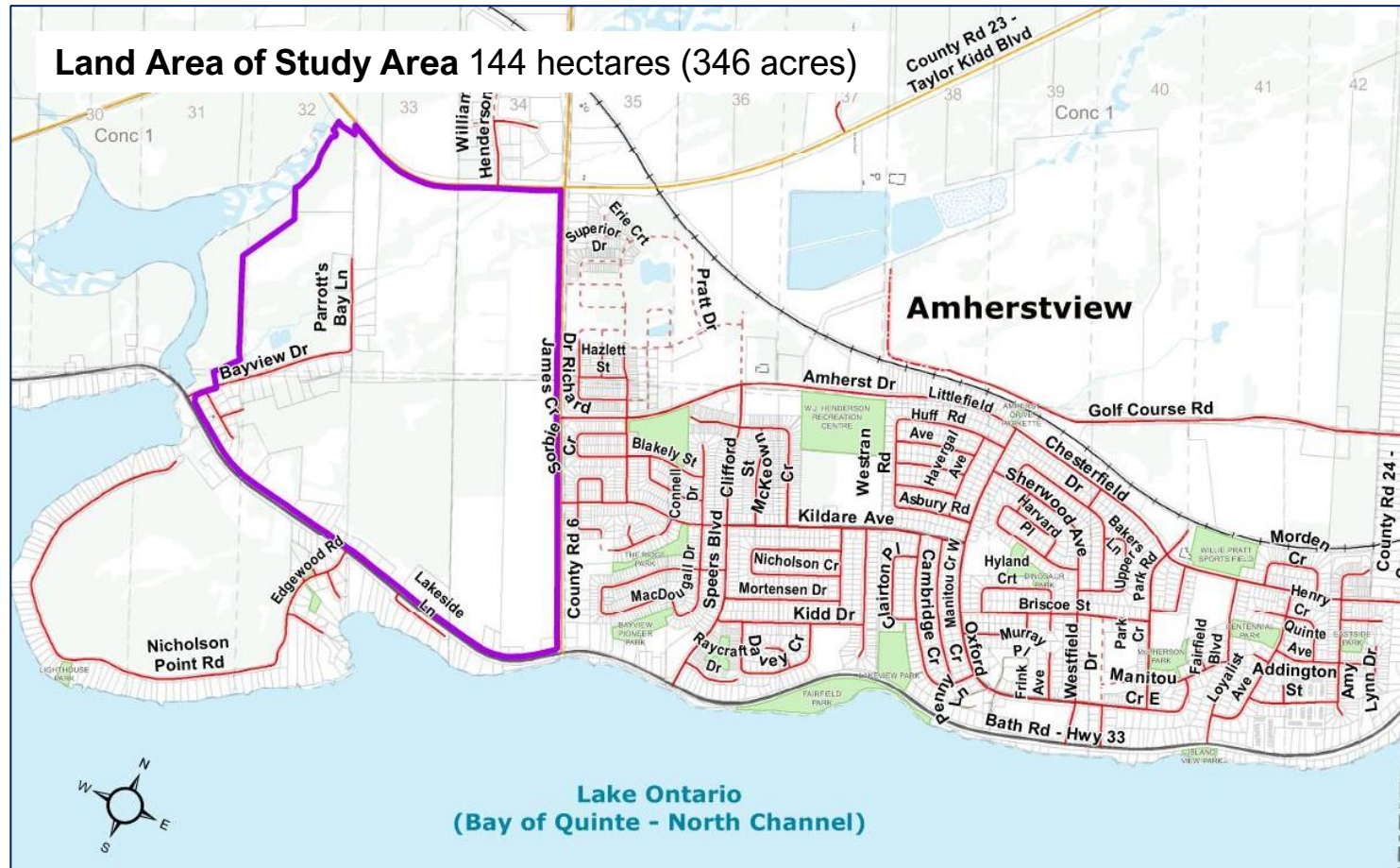
- Confirm Preferred Solutions (MCEA Phase 2)
- Develop and Evaluate Preferred Designs

- 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!

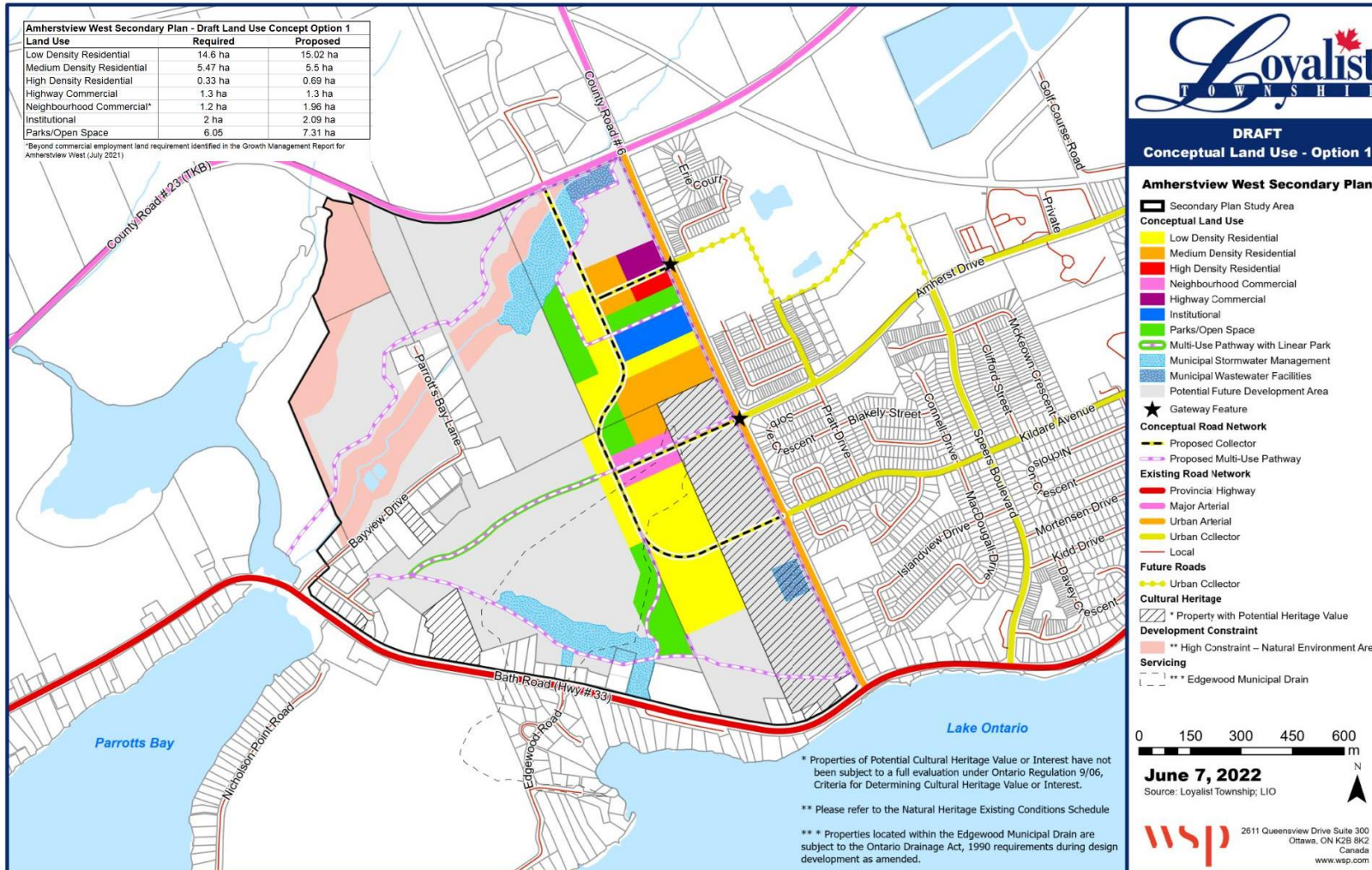


- Do you have any questions?



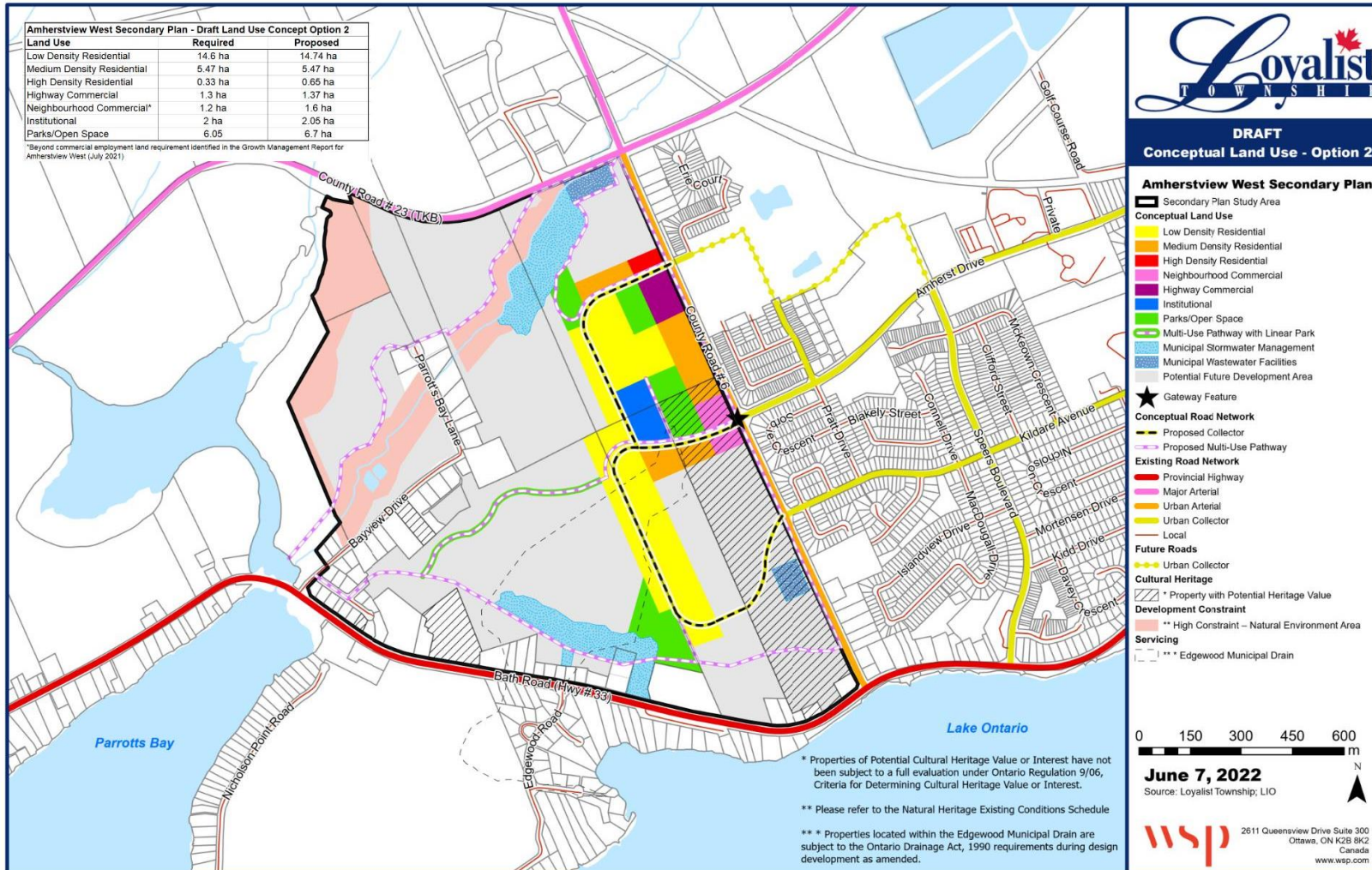


Evaluation of Land Use Concepts: Land Use Concept 1



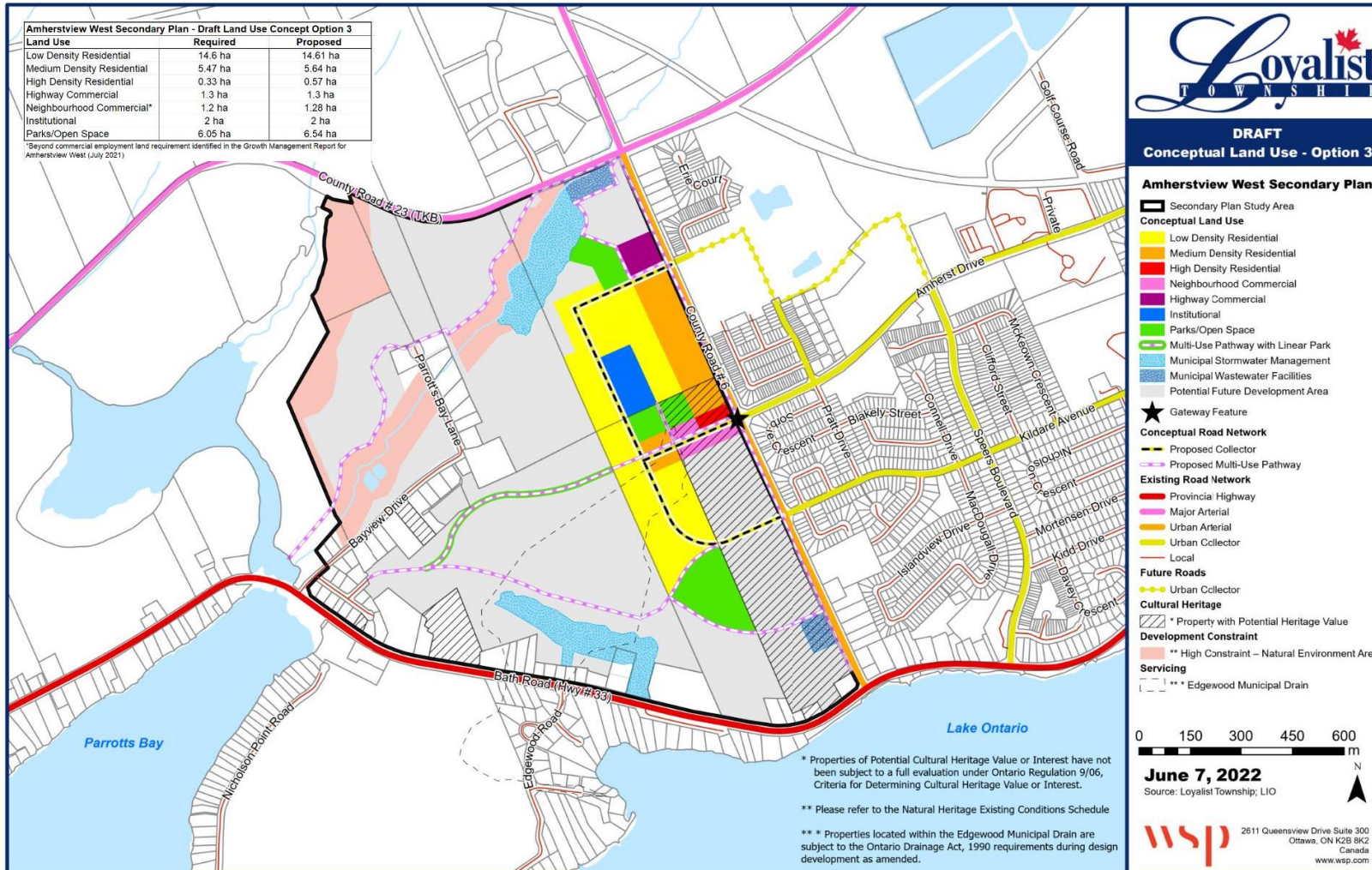


Evaluation of Land Use Concepts: Land Use Concept 2





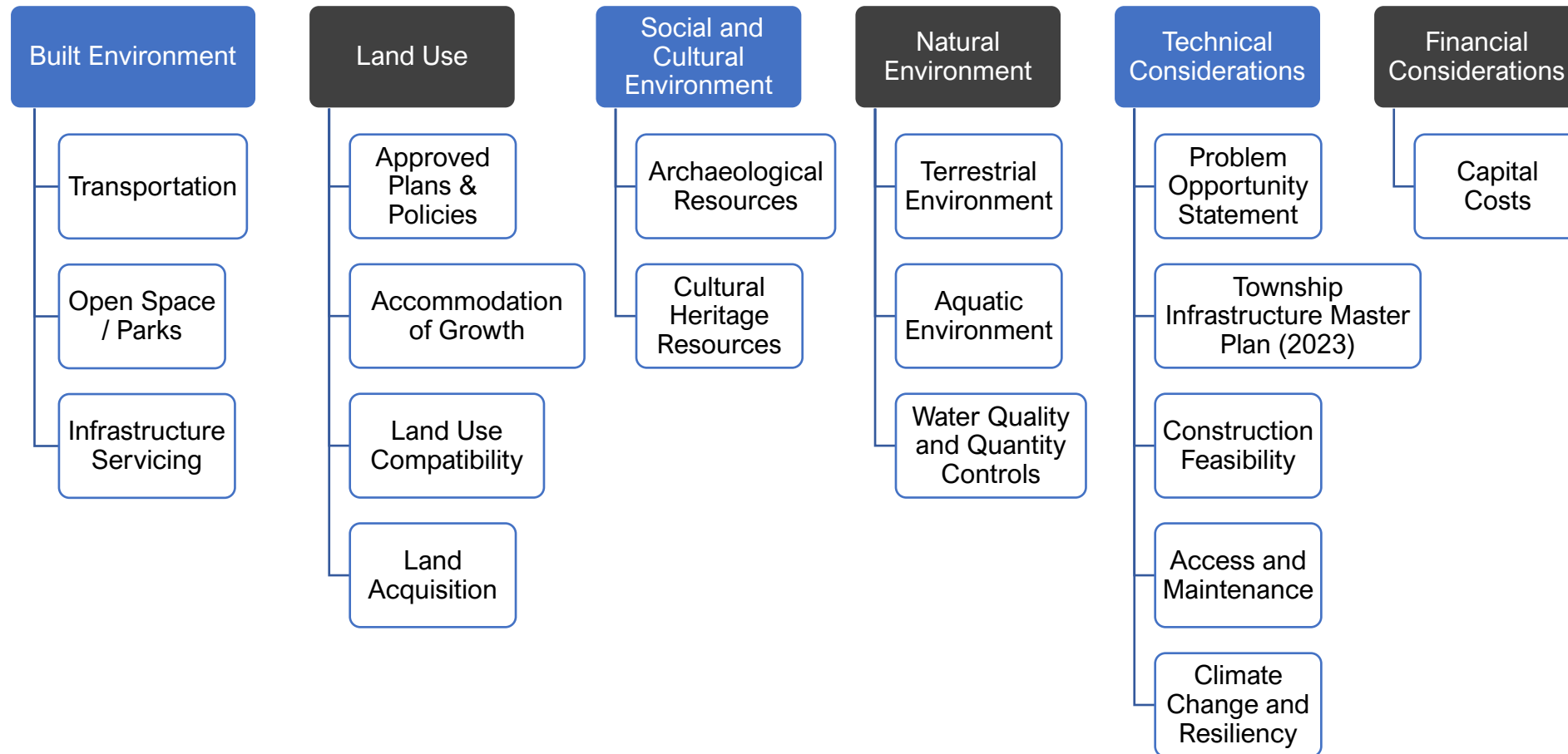
Evaluation of Land Use Concepts: Land Use Concept 3





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	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	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

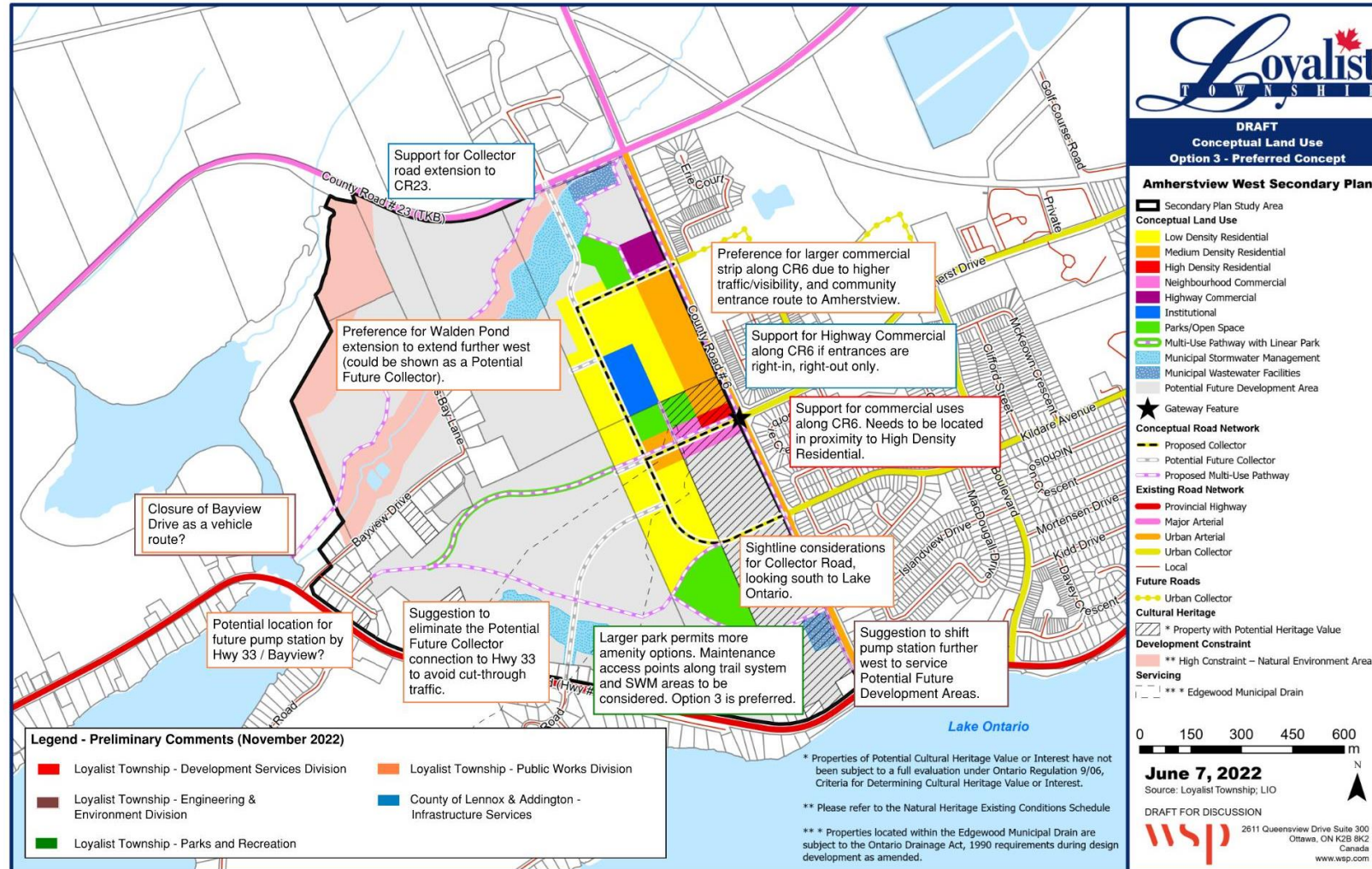
Ranking	Most Preferred = 1	Less Preferred = 2	Not Preferred = 3	
Preliminary Recommendation				
		Option 1 (48 pts)	Option 2 (44 pts)	Option 3 (32 pts)



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)

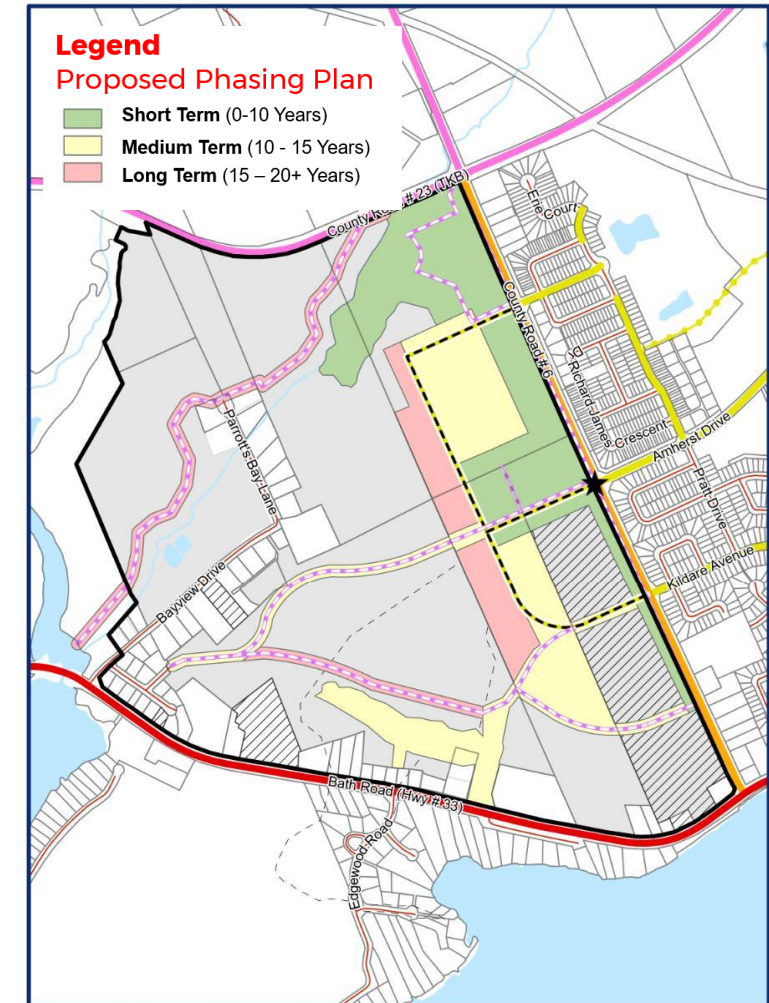
Expansion of Amherst Drive, improvements to County Road 6/Amherst Drive intersection, development along the County Road 6 corridor, implementation of SWM facilities.

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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