



Amherstview West Secondary Plan

Public Open House #1

March 10, 2022, 6:00 pm – 8:00 pm

Presenters

Bohdan Wynnyckyj, RPP
Manager of Development Services, Loyalist Township

Meghan MacMillan, MCIP, RPP
Environmental Assessment Lead, WSP

Nadia De Santi, MCIP, RPP
Consultant Project Manager, WSP

Michael Flowers, P.Eng
Municipal Engineering Co-Lead





Thank You for Participating!

Today's Agenda

1. Welcome/Opening Remarks
2. Presentation by Project Team
 - a. Project Overview
 - b. Presentation of Draft Background Technical Studies
 - c. Draft Land Use Concept Options
 - d. Evaluation of Alternatives
3. Q&A / Feedback
4. Next Steps

Meeting Objectives



Inform

Provide an overview of the background studies and present the draft land use concept options and evaluation criteria.



Consult

Obtain feedback on the draft land use concept options.

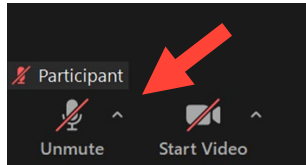


Involve

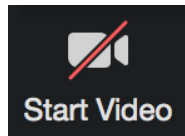
Work with you to refine the draft land use concept options.



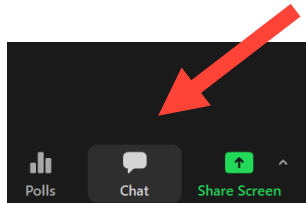
Housekeeping Items



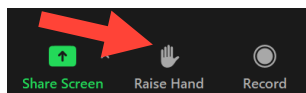
Please **mute your microphone** while the presenter is speaking or until it is your turn to speak.



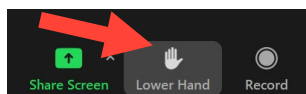
If you are experiencing connection issues, we recommend turning off your camera.



Chat to send a message to directly to the project team.



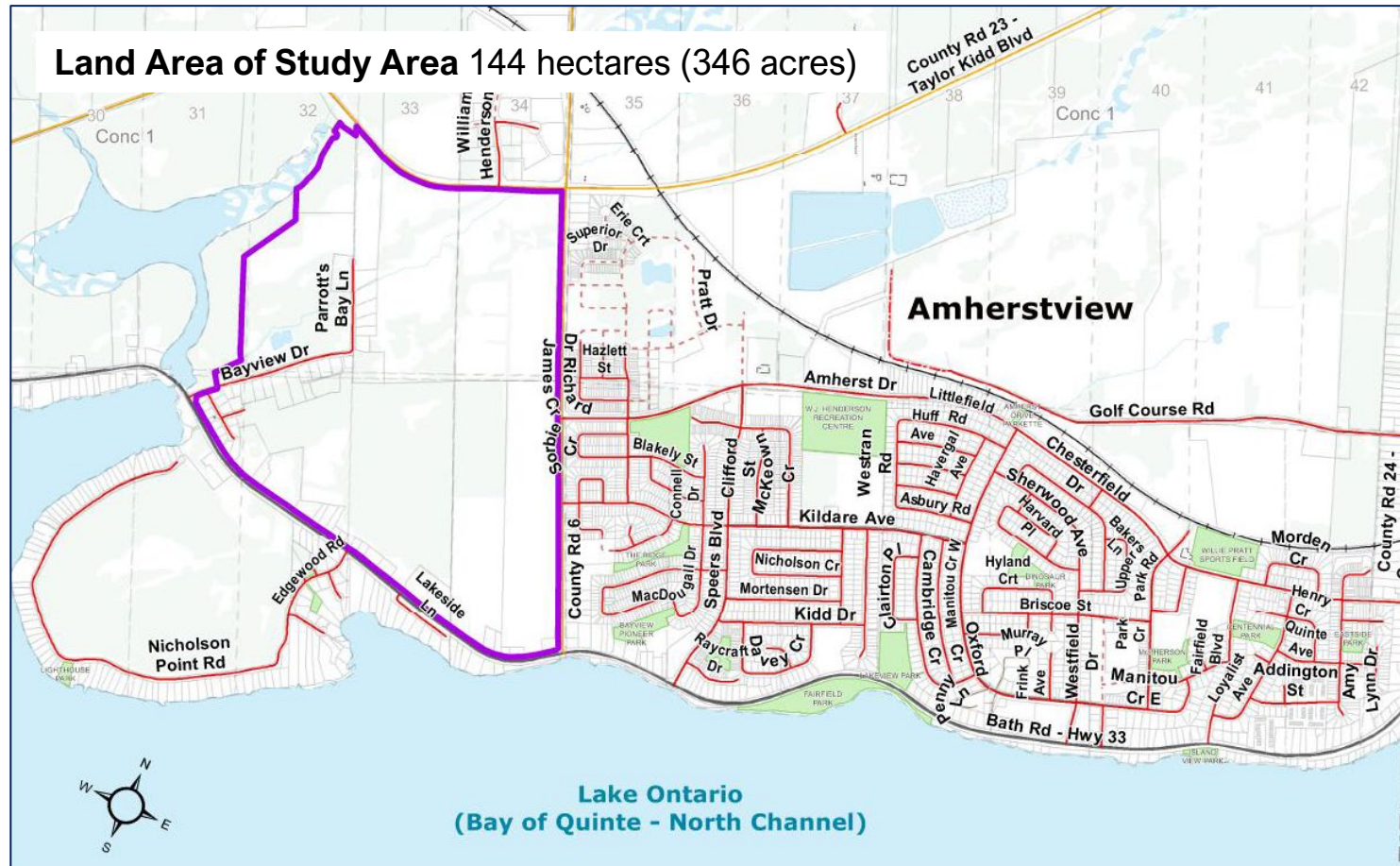
Raise Hand when you have a question or comment.



Lower Hand when your question or comment has been answered.



Project Overview





Project Overview

- **Objectives** of Secondary Plan:
 - Identify future needs and priorities for Amherstview West;
 - Prepare a land use plan; and
 - Prepare urban design guidelines.
- The **Secondary Plan process will be integrated with the MCEA process for a Master Plan** to allow for an integrated and coordinated approach to addressing land use, servicing, transportation, and environmental considerations.





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

February 2021 to January 2022



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

PHASE 3

September 2021 to March 2022



- Online Public Open House #1

PHASE 4

March 2022 to April 2022



- Public Open House #2

PHASE 5

April 2022 to July 2022



- Statutory Public Meetings
- Notice of Completion

MCEA Process

- Complete background studies

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

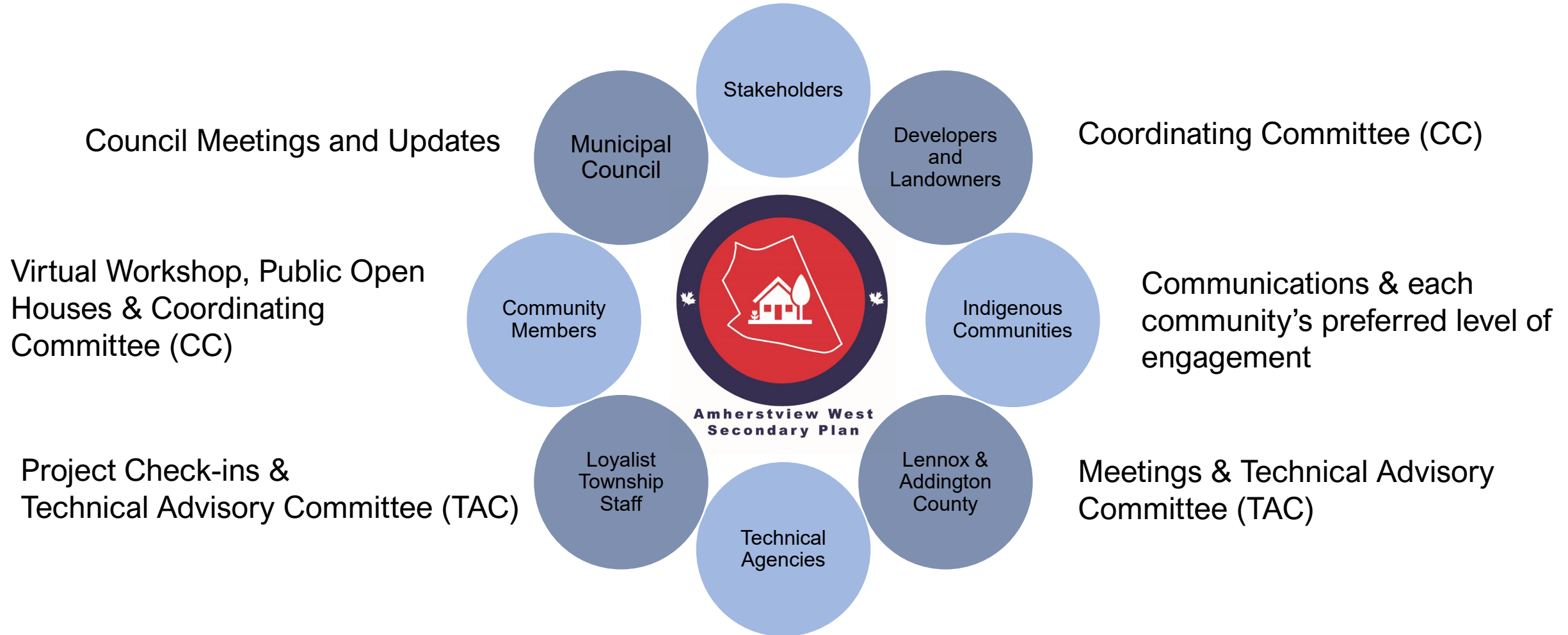
- Confirm Preferred Solutions (MCEA Phase 2)
- Develop and Evaluate Preferred Designs

- Finalize Preferred Design (MCEA Phase 3)
- Complete Master Plan
- 30-day public review period (MCEA Phase 4)

We are Here!



Project Overview Public Engagement





Background Studies

The following background studies were completed Spring 2021 – Winter 2022:

- Growth Management Report
- Natural Heritage and Constraints Report
- Natural Hazards and Master Storm Water Management Report
- Climate Change Assessment
- Water and Sanitary Sewer Infrastructure Servicing Report
- Phase I Environmental Site Assessment
- Cultural Heritage Resource Assessment
- Archaeological Overview
- Traffic and Active Transportation Report, including Traffic Count Program
- Preliminary Geotechnical/Hydrogeological Assessments
- Composite Utility Report





Background Studies Growth Management

Forecasts and analysis based on the findings of the Population, Housing and Employment Projections Study (2019), prepared by Hemson Consulting.

Population and Housing Forecasts for 2046 – Amherstview West



+ 2,420

Population of
Amherstview West



+ 1,000

Residential Units to be
added to Amherstview West



Background Studies Growth Management

Forecasts and analysis based on the findings of the Population, Housing and Employment Projections Study (2019), prepared by Hemson Consulting.

Residential and Commercial Land Needs for 2046 – Amherstview West



+ 20.47 net ha

Residential Land Required to
Accommodate 1,000 Residential Units



+ 1.3 net ha

Commercial Employment
Land Required



Background Studies Growth Management

Forecasts and analysis based on the findings of the Population, Housing and Employment Projections Study (2019), prepared by Hemson Consulting.

Residential Designation (Dwelling Types), Township Official Plan	Dwelling Type Proportion	Residential Land Demand		
		Dwelling Units (of 1,000)	Max. Gross Density (units/net ha)	Land Requirement (net ha)
Low Density	55%	550	37.5	14.67
Medium Density	41%	410	75	5.47
High Density	4%	40	120	0.33
Net Residential Land Demand*			20.47 net ha	
Gross Residential Land Demand (greater 25%)			25.89 ha	

*The net area applies to a gross-up factor of 25% for infrastructure, parks, etc. Figure are rounded.



Background Studies Natural Heritage

The lands within the Secondary Plan study are categorized as follows based on ecological value:

- High Constraint (e.g. provincially significant wetlands, significant woodlands and valleylands)
- Moderate-High Constraint (e.g. potential wildlife linkages)
- Moderate Constraint
- Minimal Constraint



Loyalist Township

Figure 6: Constraints & Opportunities

Amherstview West Secondary Plan

- Waterbody
- Watercourse
- Amherstview West Study Area
- Loyalist Township Parcels

Natural Heritage Constraints

- Minimal Constraint
- Moderate Constraint
- Moderate - High Constraint
- High Constraint

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1:7,000

August 2021
Source: Loyalist Township; LIO

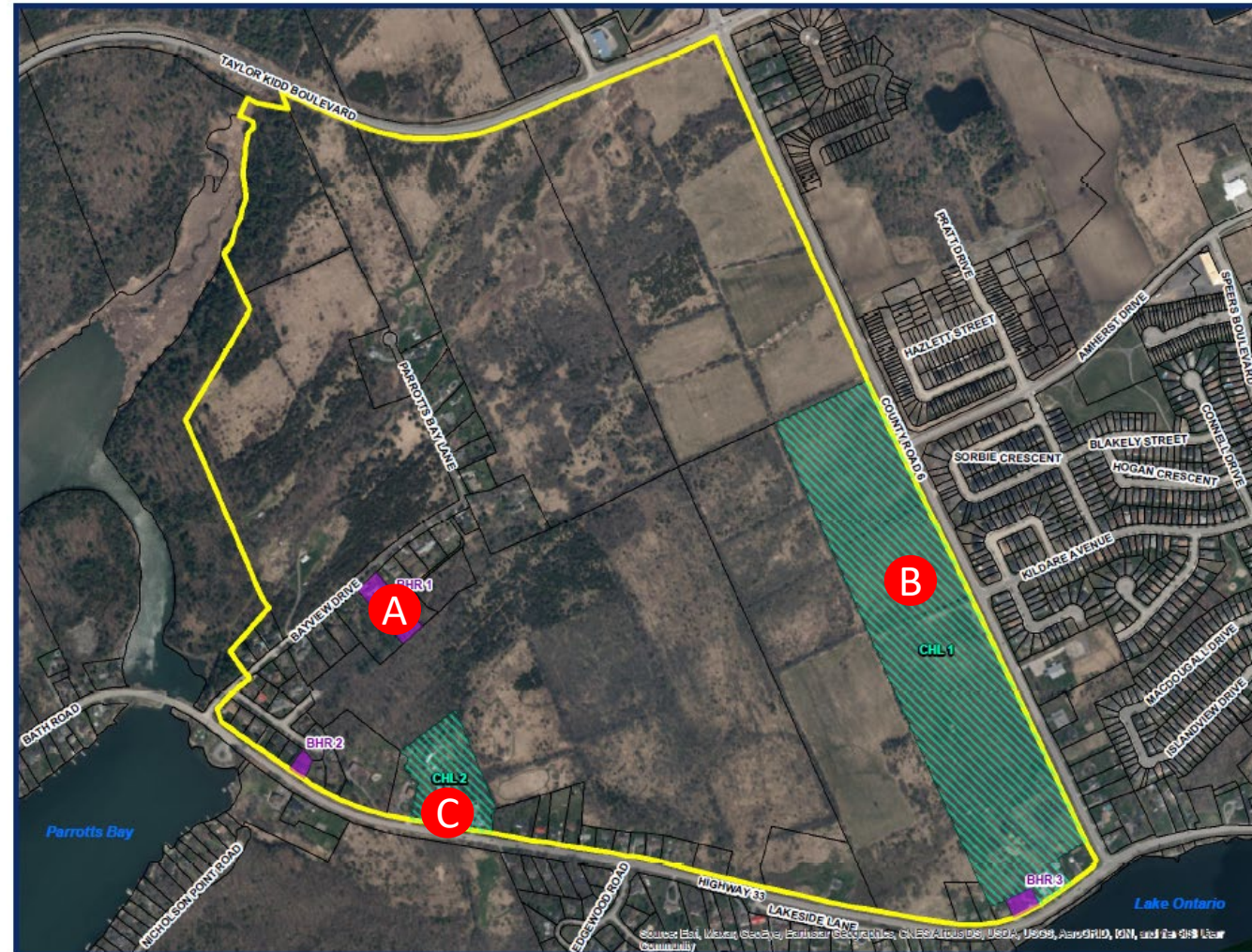
wsp 2611 Queensview Drive Suite 300
Ottawa, ON K2B 8K2
Canada
www.wsp.com



Background Studies Cultural Heritage

The following properties within the study area were identified as potential Cultural Heritage Resources and recently approved by Council to be included on the Municipal Register of Properties of Cultural Heritage Value or Interest:

- A. 34 Bayview Drive
- B. 4661 Bath Road
- C. 4809 Bath Road



Loyalist
TOWNSHIP

CHRA - Cultural Heritage Resources

Amherstview West Secondary Plan

- Secondary Plan Boundary
- Built Heritage Resource
- Cultural Heritage Landscape

March 2021
Source: Loyalist Township; LIO

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Vision for Amherstview West

Draft Vision Statement:

Amherstview West celebrates its distinctive and scenic location along Lake Ontario and proximity to Parrott's Bay Conservation Area.

As an extension of the greater Amherstview community, Amherstview West will grow and develop as a family-oriented, friendly area with a “small town” feel, providing a balance and excellent quality of life for residents and a peaceful and natural environment to live, grow, and visit.





Draft Problem Opportunity Statement

- While there is some existing residential development within the Secondary Plan study area, lands suitable for future residential and commercial development have not been identified to accommodate the anticipated population and housing growth.
- The existing road, active transportation, water, and sanitary sewer network within and adjacent to the Secondary Plan study area needs to be extended to service planned growth and meet existing municipal design standards.
- Future urbanization of the Secondary Plan study area requires an overall strategy to manage future stormwater flows while considering potential effects resulting from climate change and ensuring that natural heritage systems, including watercourses and woodlands, and their buffer areas are not degraded.
- The Integrated Secondary Plan and Class EA process provides an opportunity to allow for an integrated and coordinated approach to addressing land use, servicing, transportation, and environmental considerations and ensuring that such considerations are fully integrated into the decision-making process.



Draft Guiding Objectives

- Accommodate urban development in a westerly direction in Amherstview as directed by the Township's Official Plan.
- Recognize existing residential neighbourhoods and ensure their protection from incompatible development or redevelopment.
- Ensure that future residential and commercial development in Amherstview West is planned in an orderly, environmentally protective, and efficient manner.
- Strengthen Amherstview's commercial base and enhance opportunities for new amenities and economic development in Amherstview West.





Draft Guiding Objectives



- Respect the existing character of Amherstview West and ensure the preservation and protection of provincially significant natural features, other important natural features, and cultural heritage resources.
- Provide appropriate transportation connections that facilitate a pedestrian-oriented, active and vehicular transportation network within the Secondary Plan Area and to the surrounding communities.
- Introduce urban design standards related to access and circulation, built form, open space and amenities, and site sustainability and climate change resiliency, that will guide future development in the Secondary Plan Area.
- Provide a framework for implementation of the Secondary Plan, including flexibility for the re-designation of potential future development areas in the Secondary Plan study area.



Check-in!



- Do you have any questions?
- Any suggestions for the Draft Vision and Guiding Objectives?





Land Use Assumptions

Our Assumptions for Amherstview West



Population

Growth of approximately 2,420 people by 2046



Parks

Approx. 6.05 hectares of neighbourhood parkland to be added by 2046



Housing

Approximately 1,000 residential units to be built on approx. 20.47 net hectares of land by 2046



Schools

Future 2 hectare school block to be identified



Employment

A minimum of 1.3 net hectares of commercial employment land to be allotted to Amherstview West

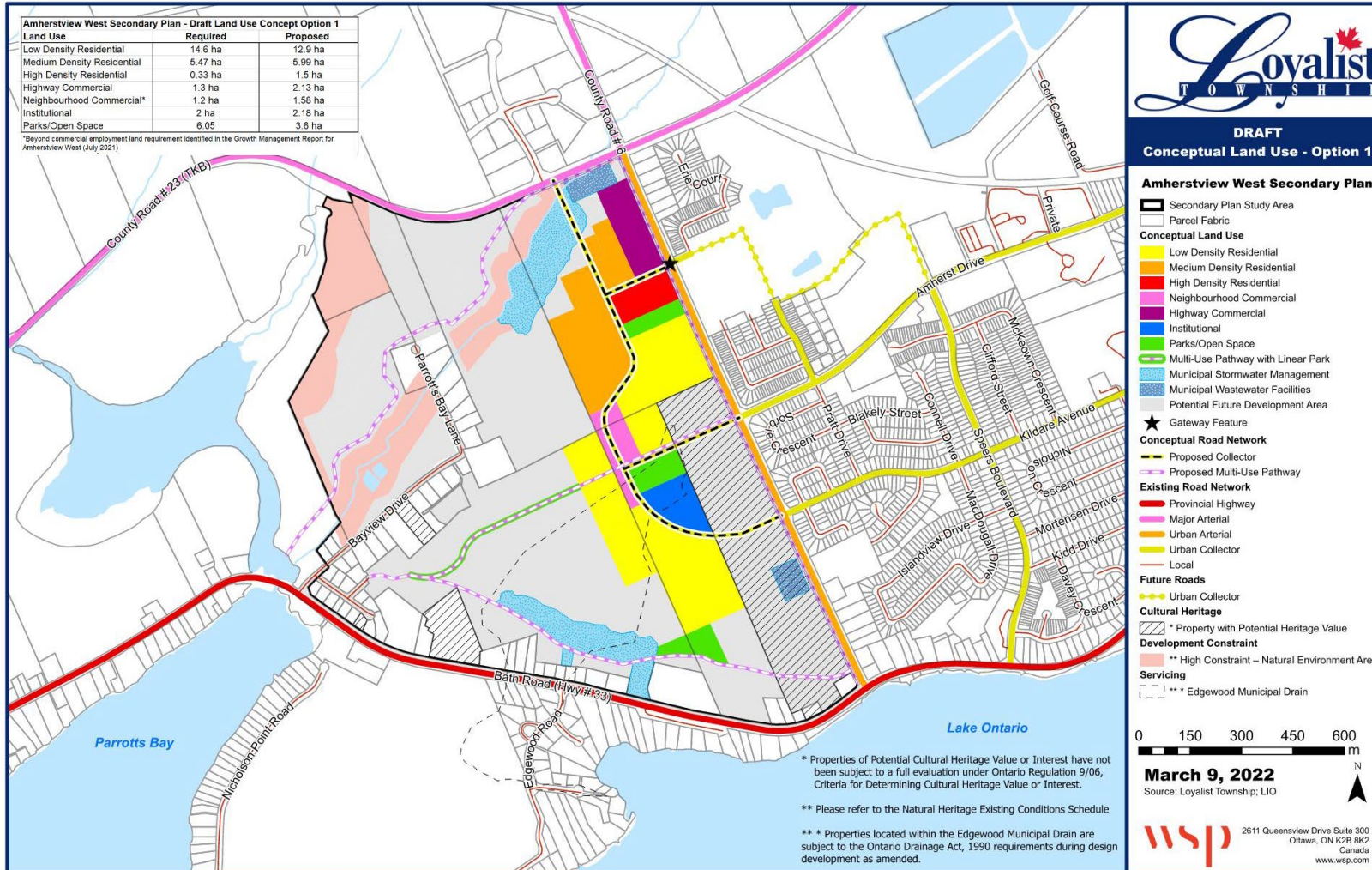


Planned Road Works

County to undertake roundabout design at County Rd. 6 / Taylor Kidd Blvd. and roadworks 200 m south.

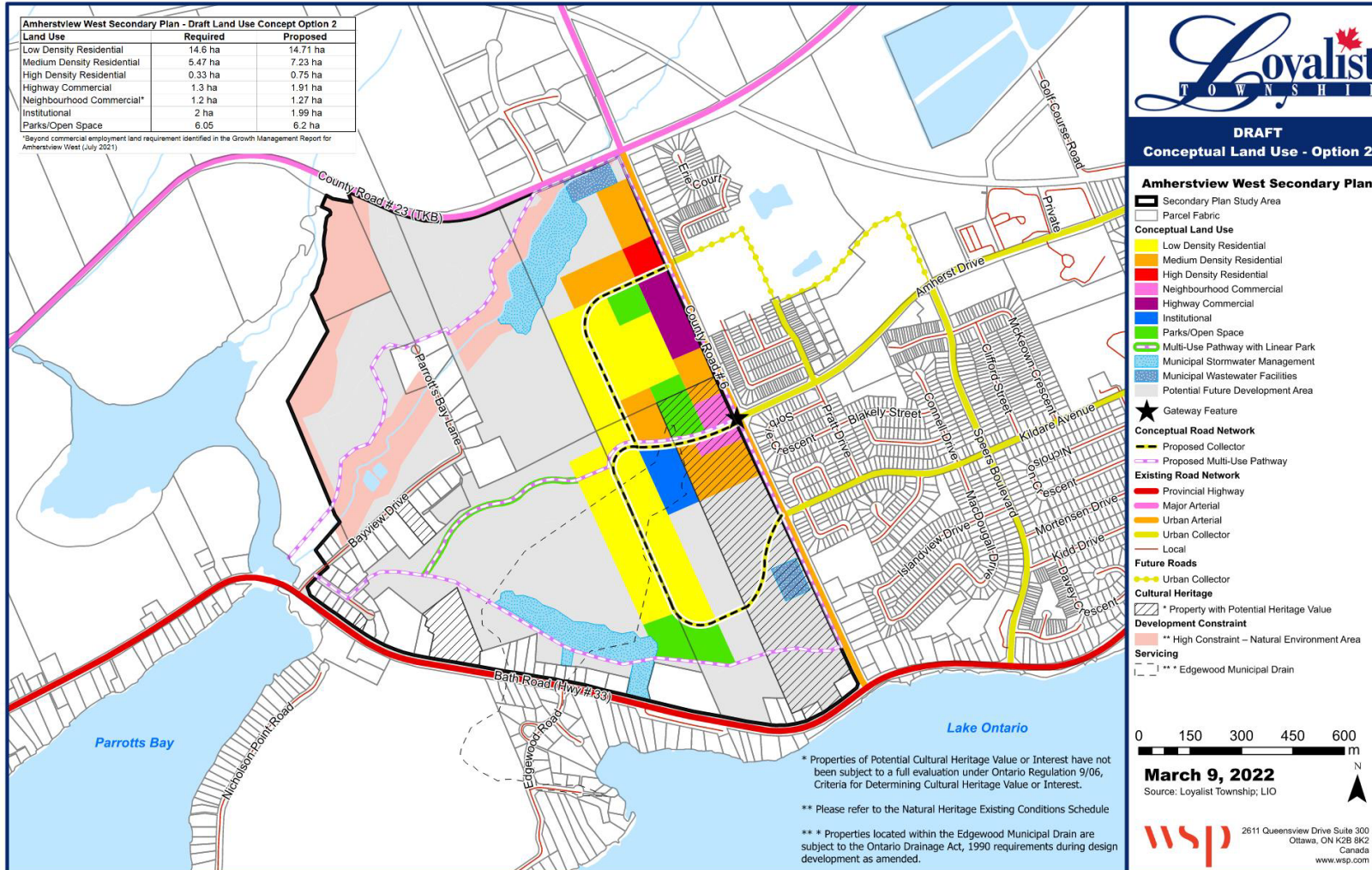


Draft Land Use Concept 1



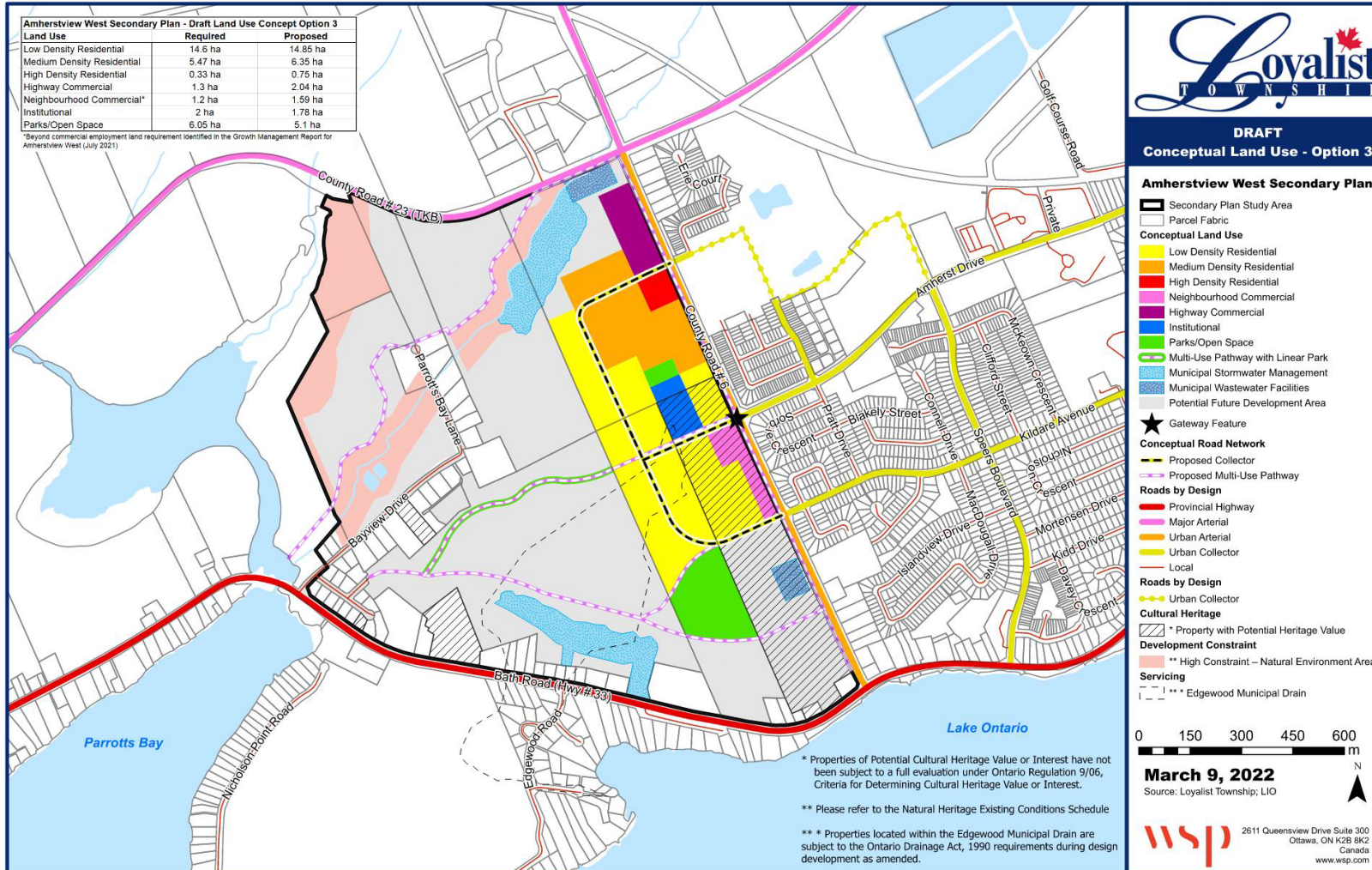


Draft Land Use Concept 2





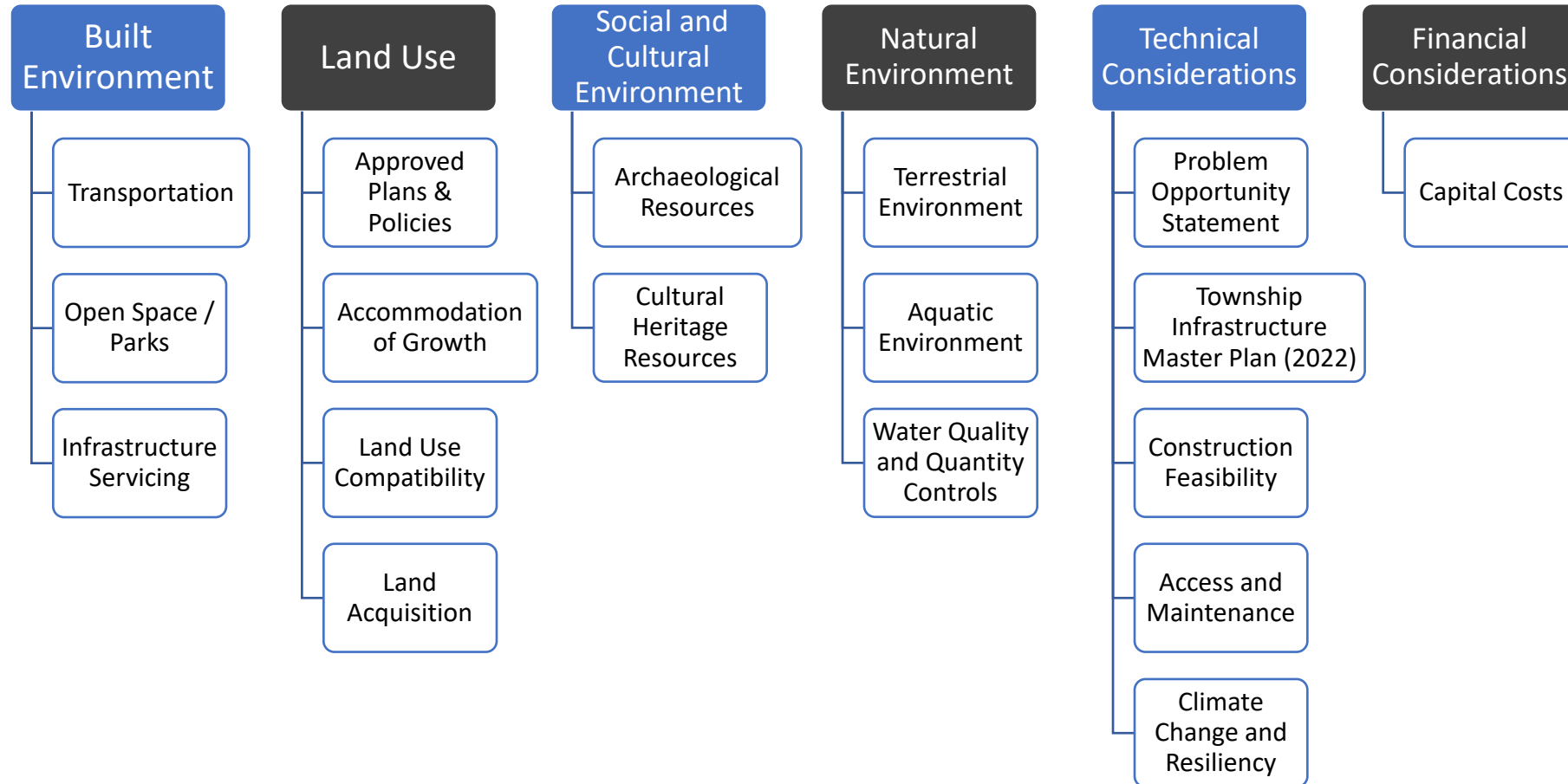
Draft Land Use Concept 3





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.

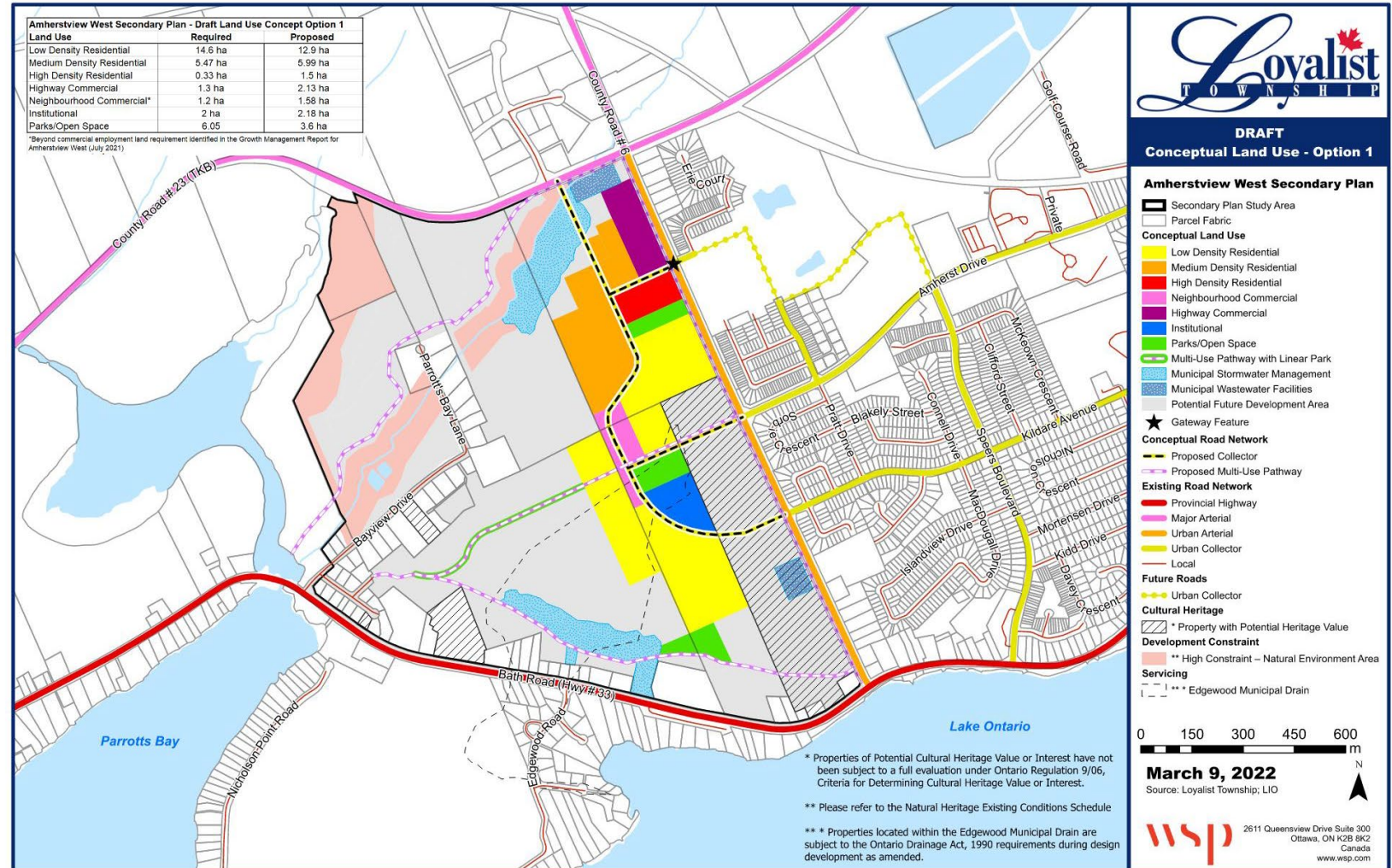




Evaluation of Alternatives Draft Land Use Concept 1

Option 1

- Greatest impact to the natural environment as a watercourse crossing by Lost Creek is proposed to connect to Taylor Kidd Boulevard (County Road 23).
- High cost to construct and maintain Lost Creek watercourse crossing.
- Provides greatest opportunity to distribute traffic in study area.

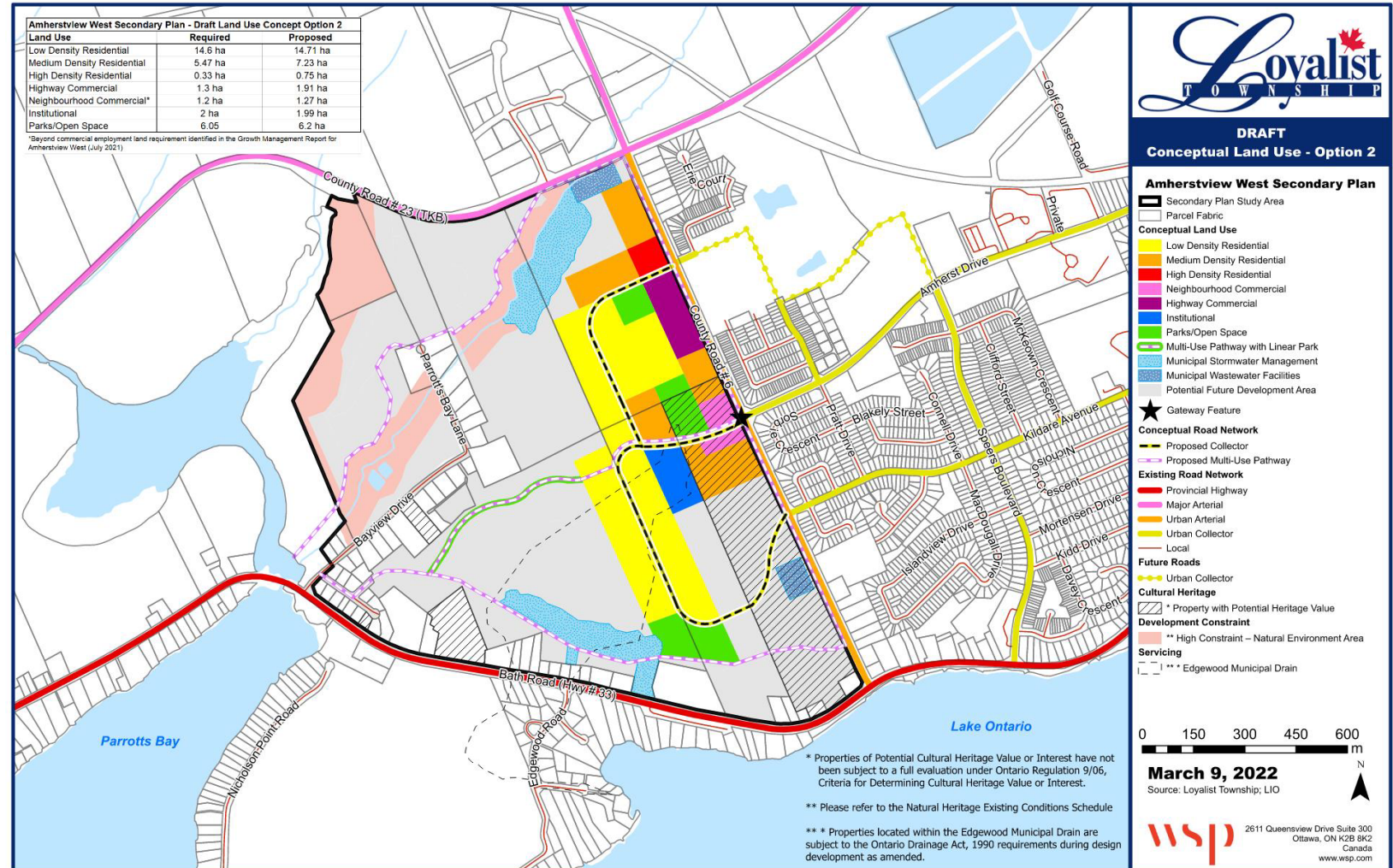




Evaluation of Alternatives Draft Land Use Concept 2

Option 2

- Moderate impact to the natural environment.
- Greater servicing connections required to connect southernmost Low Density Residential areas.
- High maintenance and operation costs.

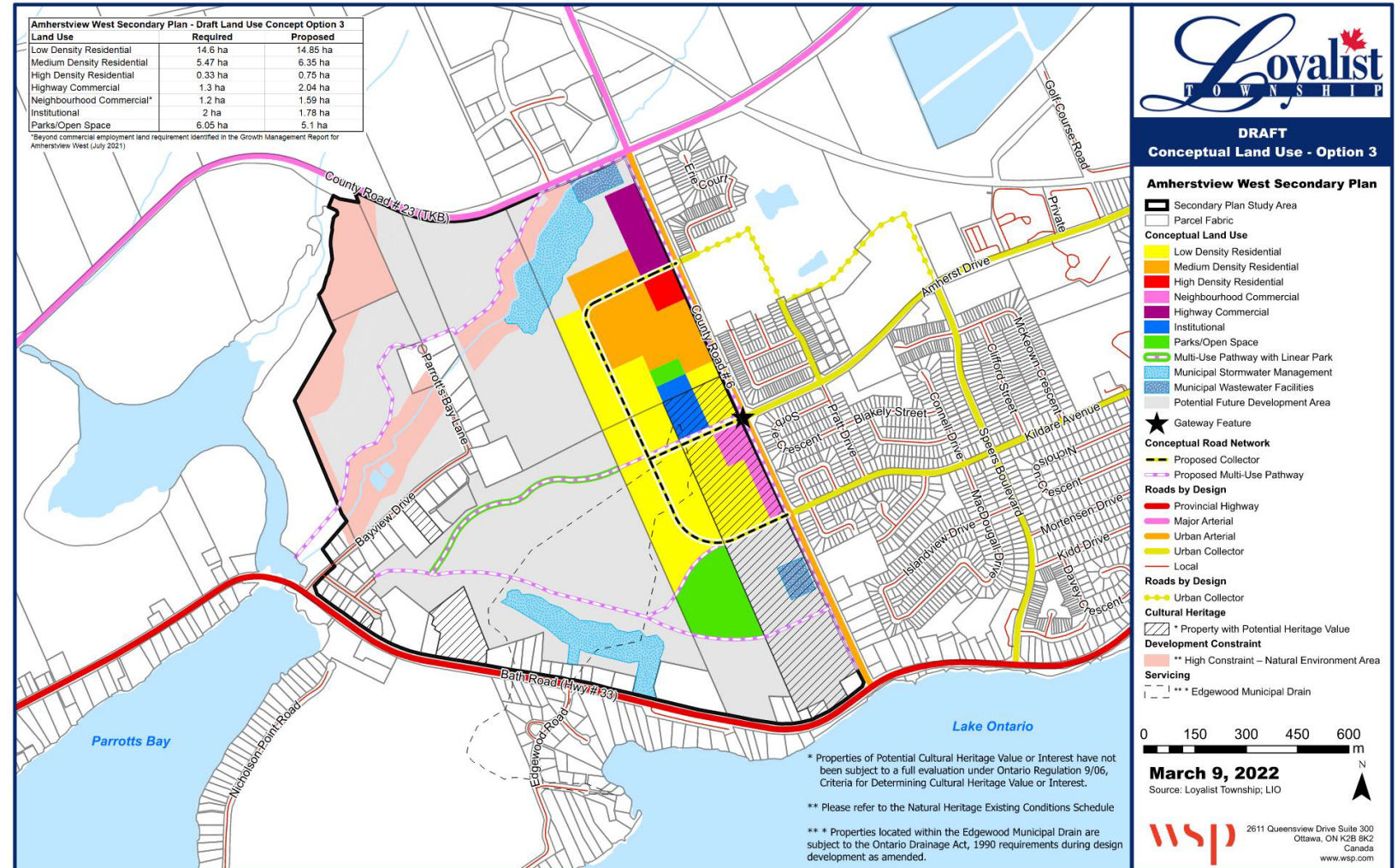




Evaluation of Alternatives Draft Land Use Concept 3

Option 3

- Lowest level of impact to the natural environment as future land uses are shown parallel to the County Road 6 corridor and proposed footprint of Urban Collector road is minimized.
- Greatest opportunity for infrastructure connections to built-up area of Amherstview east of County Road 6.



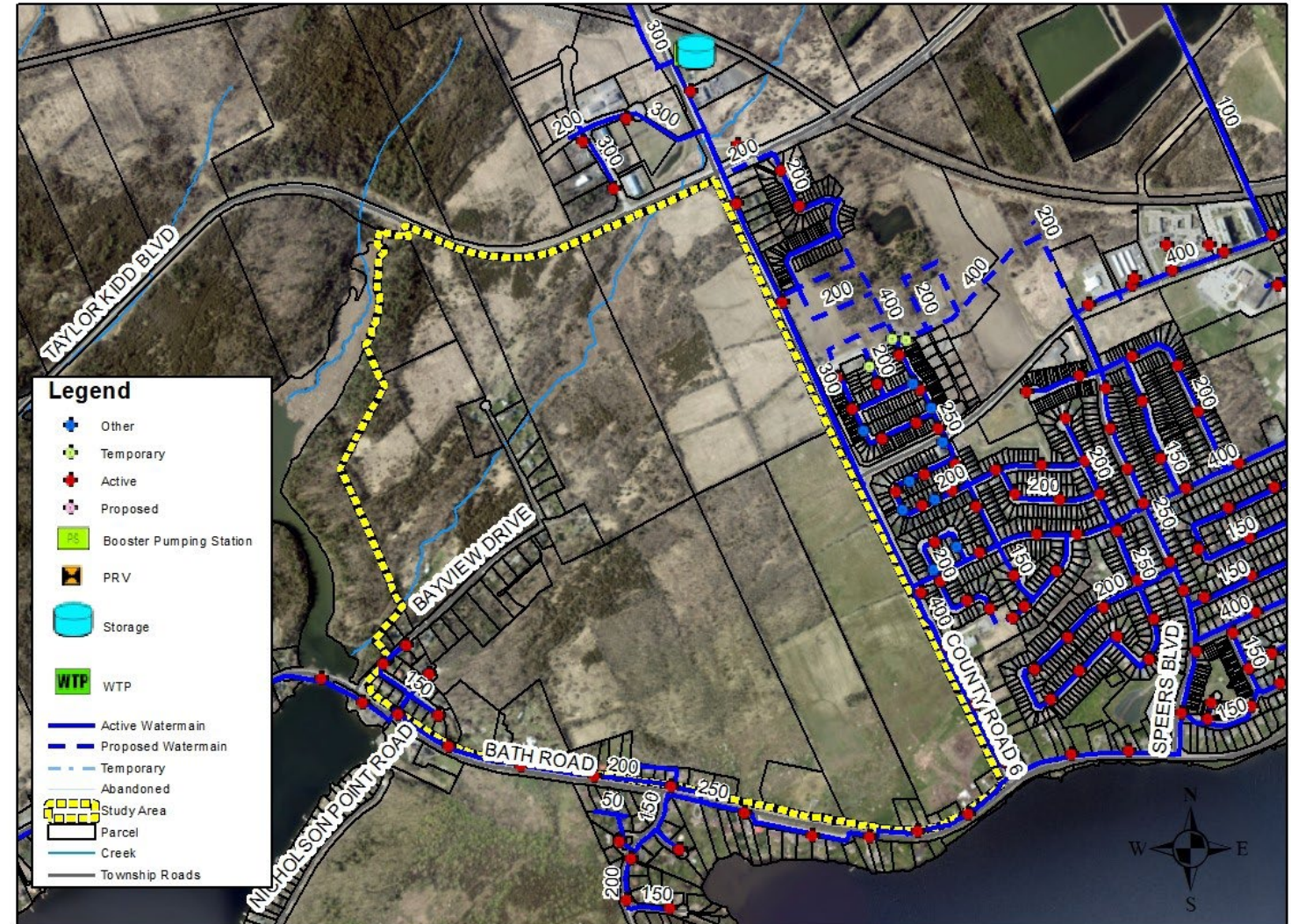


Study Area Servicing

Servicing alternatives are proposed for the Secondary Plan study area:

Water System

- Looped watermain distribution system.
- Utilization of connections to County Road 6 and Bath Road (Highway 33).





Study Area Servicing

Wastewater System

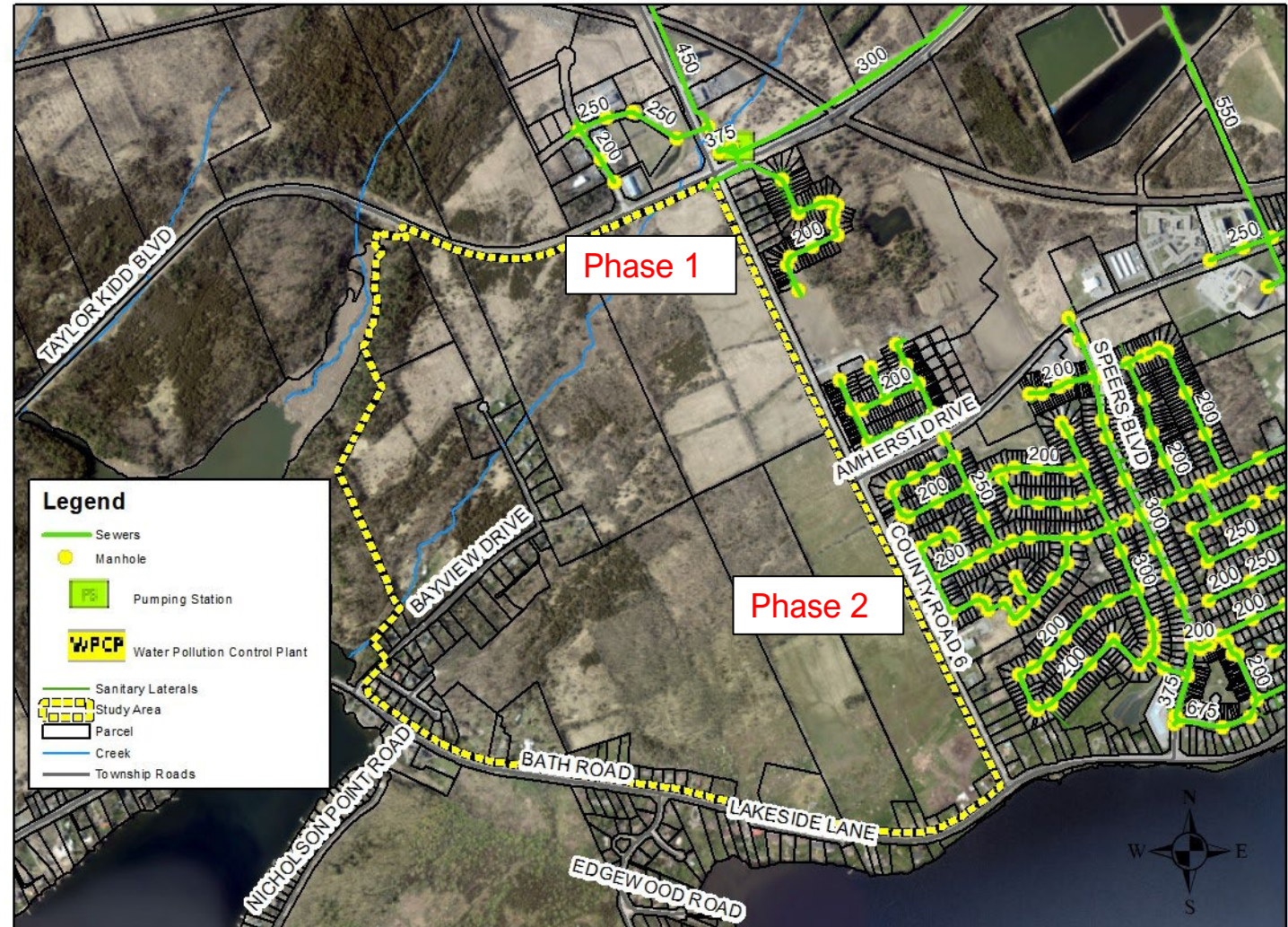
- Wastewater gravity collection sewers and strategic pumping station/forcemains.
- To be implemented in two (2) phases:

Phase 1

- Completion of sewer connections and review of existing capacity at Taylor Kidd Blvd and Lakeview pump stations.
- Upgrades/extension of gravity sewer connections.

Phase 2

- Construction of new pump station facilities.





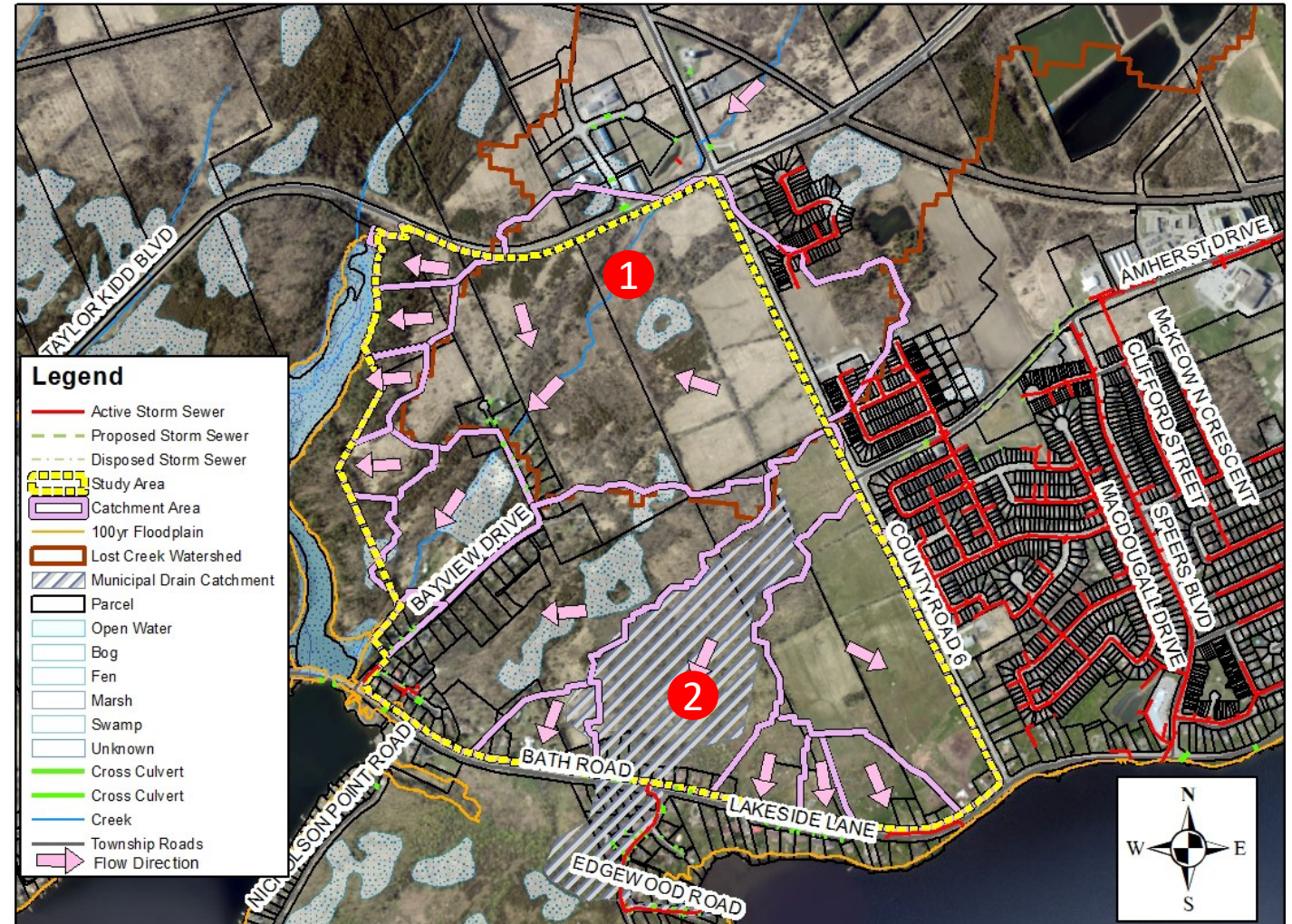
Study Area Stormwater Management

Storm infrastructure improvement areas are proposed for:

1. Lost Creek Watershed (6.5 ha)
2. Edgewood Municipal Drain (9.5 ha)

Stormwater flow reduction of 20% targeted as compared to existing conditions is proposed.

This target is aligned with the Draft Technical Design Guidelines under development as part of the Township's Infrastructure Master Plan.





Study Area 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.



Q&A / Feedback

Have we missed anything?

Are there other features you would like to see incorporated into the draft land use concept options?

Other questions or comments?





Next Steps

- Refine the draft land use concept options from input received from the committees, public, and Township staff, and determine the preferred option through the evaluation of alternatives.
- Final Committee meetings anticipated for early April 2022.
- Virtual Public Open House #2 anticipated to be held in Spring 2022 to present the Draft Secondary Plan and Draft Urban Design Standards.



**Amherstview West
Secondary Plan**

You are invited to submit your written comments to secondaryplan@loyalist.ca on the draft land use concept options **by end of day, March 31, 2022.**



Thank you for your participation!

Questions? Comments?

Visit the project website for updates:

<https://www.loyalist.ca/en/business-and-development/amherstview-west-secondary-plan.aspx>



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