



## Amherstview West Secondary Plan

Public Open House #2 | June 21, 2023



# Amherstview West Secondary Plan

## Public Open House #2

Wednesday June 21, 2023, 3:00 pm – 7:30 pm

Welcome to the second Public Open House for the Amherstview West Secondary Plan!

Please browse the display boards to learn more about the project.

At today's event, we will present:

- What we heard at the last Public Open House
- An update on additional studies completed and a change to the scope of the project
- Three alternative land use concepts for the Secondary Plan area
- The evaluation and identification of a preferred land use concept
- Next steps in the study process.

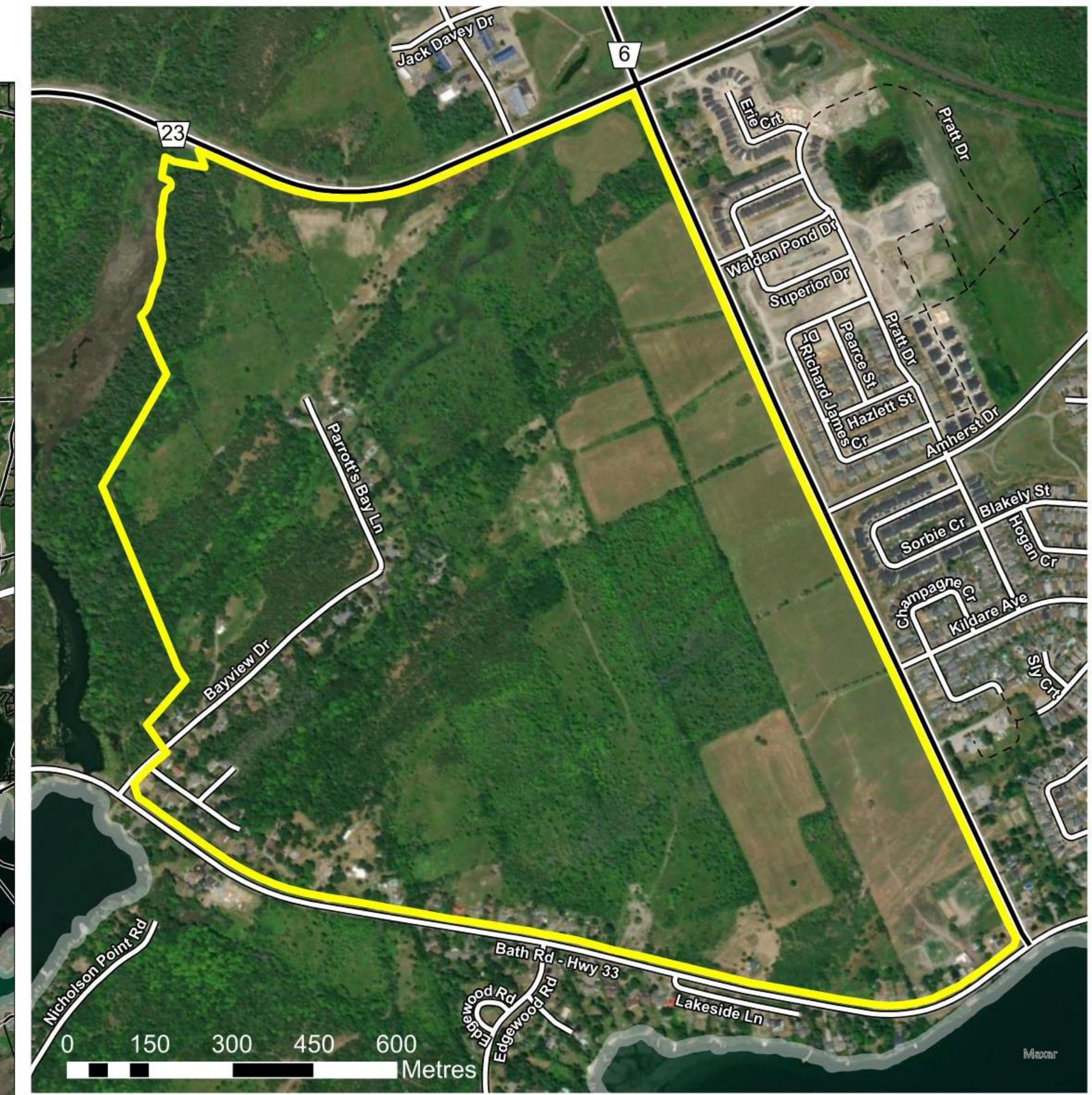
**A presentation will be given at 3:30 pm and repeated at 6:00 pm.**

**Please speak with a member of Township staff and/or WSP to share your comments or if you have any questions.**





# Amherstview West Study Area Map

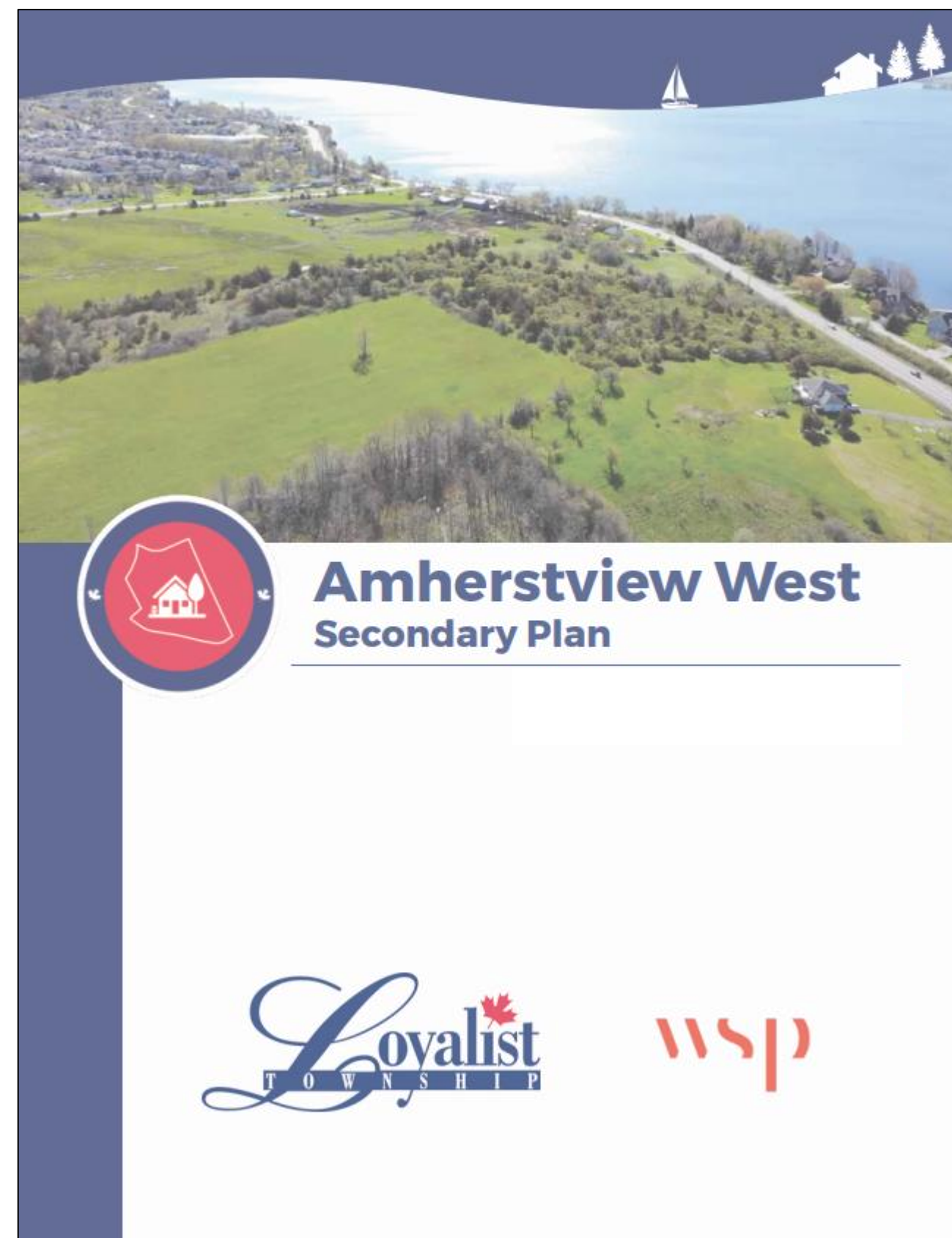


**Legend**

- Secondary Plan Study Area
- Loyalist Township Boundary
- Settlement Areas
- Towns and Villages



# What is a Secondary Plan?



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.

An **Official Plan** is a guiding policy document that provides direction on future growth and land use for a community or municipality.

The **Amherstview West Secondary Plan** will:

- Set out a vision and guiding principles for the future community of Amherstview West;
- Include land use policies to guide growth and development for the next 25 years;
- Will accommodate the needs of residents and ensure compatibility with the existing community, while promoting progressive planning principles.
- Be adopted as an amendment to the Township's Official Plan

## Amherstview West Secondary Plan Study Area



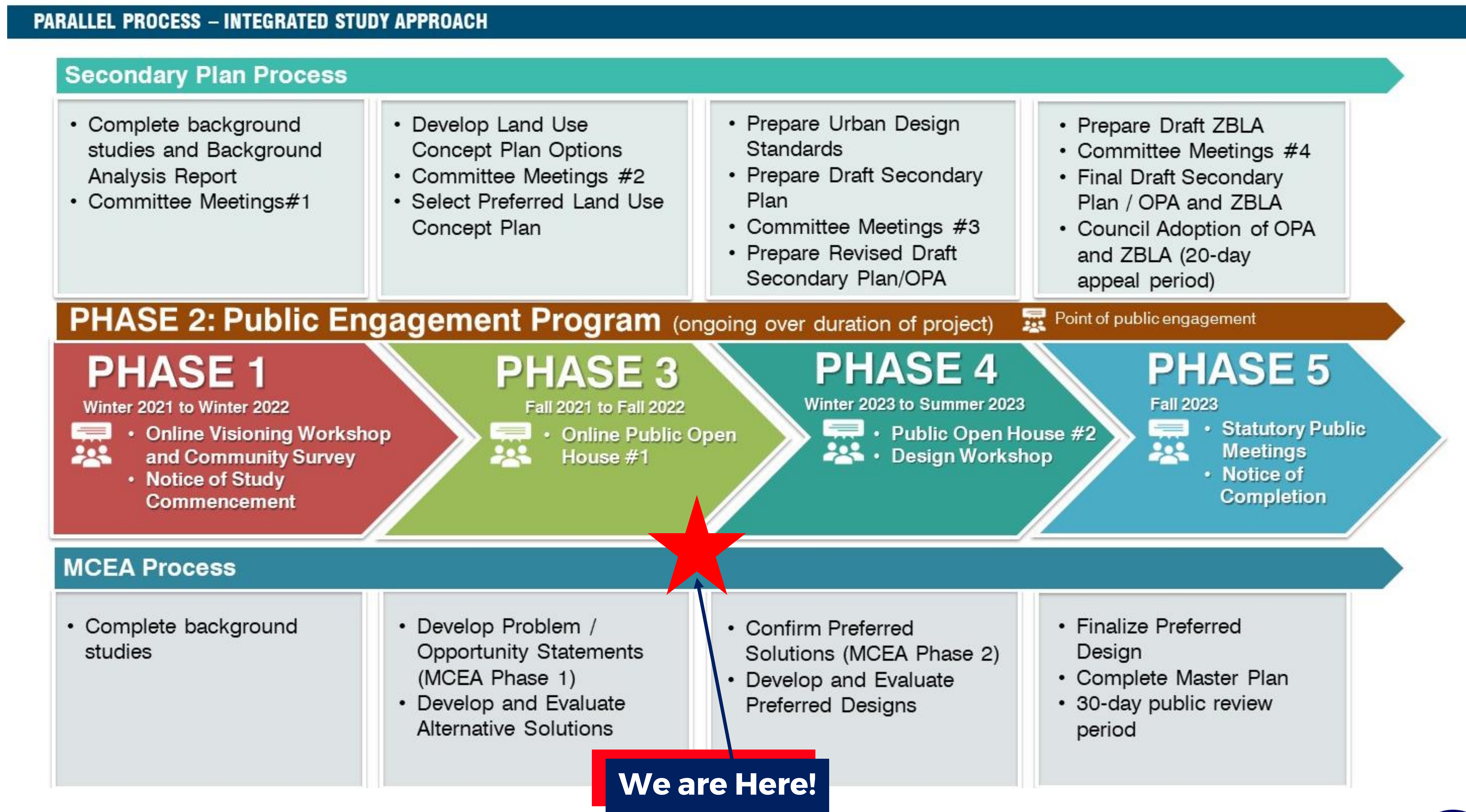
**Land Area of Study Area** 144 hectares (346 acres)

Loyalist Township's current **Official Plan** was adopted by Township Council on September 27, 2021 and received **final approval** by the County of Lennox and Addington on **March 23, 2022**.



## Project Process

The development of the Secondary Plan will be fully integrated with the MCEA Process, along community engagement and consultation. The Project commenced in February 2021 and is anticipated to be completed by late 2023.





## Updates from the Last Public Open House

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

- **Site Servicing:** Concerns regarding potential future construction around the Lost Creek watershed and potential impacts on the existing residential properties in the Study Area.
- **Parks:** Interest in siting of recreational spaces in the community that are family-friendly, including splash pads, community hubs, playgrounds, bicycle facilities.
- **Transportation:** Interest in whether traffic signalization is being proposed for the intersection of County Road 6 and Amherst Drive.
- **Land Use:** Support for the reservation of lands for a future elementary school and interest in identification of additional space in the future to ensure that school capacity can accommodate the anticipated population growth. Support for development of higher-density residential uses.
- **Cultural Heritage:** Interest in the detailed development plans for the identified Properties of Potential Cultural Heritage Value or Interest.
- **Natural Heritage:** Concerns that the lands close to Parrott's Bay Conservation Area will be negatively impacted by future development.
- **Growth Management and Housing:** Concern that population and housing growth for the 25-year planning horizon (2046) will exceed the lands needs identified by the Growth Management Report for Amherstview West (July 2021). Support for opportunities to increase and diversify the local housing stock, including purpose-built rental housing, in Amherstview.



**Left:** 2021 Visioning Survey: What is your vision for Amherstview in the next 25 years?



## Updates Since the Last Public Open House

### Project Extension and Scope Change:

- Extension of the project schedule to Summer 2023.
- Review of an updated growth opinion, 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 updated growth numbers.
- High-level conceptual options for the lands proposed to be designated as Potential Future Development Areas, showing high-level land uses and a conceptual road network.

### Additional Studies 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

### Updated Growth Management Findings:

Hemson Consulting Ltd. prepared a memo (dated October 7, 2022) to review the growth projection impacts from the large-scale industrial investment of Umicore, announced in July 2022.

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.



# Land Use Concept Options

## Land Use Concept - Option 1

## Land Use Concept - Option 2

## Land Use Concept - Option 3

### Legend

0 150 300 450 600 m

**Secondary Plan Study Area**

**Conceptual Land Use**

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighbourhood Commercial
- Highway Commercial
- Institutional
- Parks/Open Space
- Multi-Use Pathway with Linear Park
- Municipal Stormwater Management
- Municipal Wastewater Facilities
- Potential Future Development Area

**Gateway Feature**

**Conceptual Road Network**

- Proposed Collector
- Proposed Multi-Use Pathway

**Existing Road Network**

- Provincial Highway
- Major Arterial
- Urban Arterial
- Urban Collector
- Local

**Future Roads**

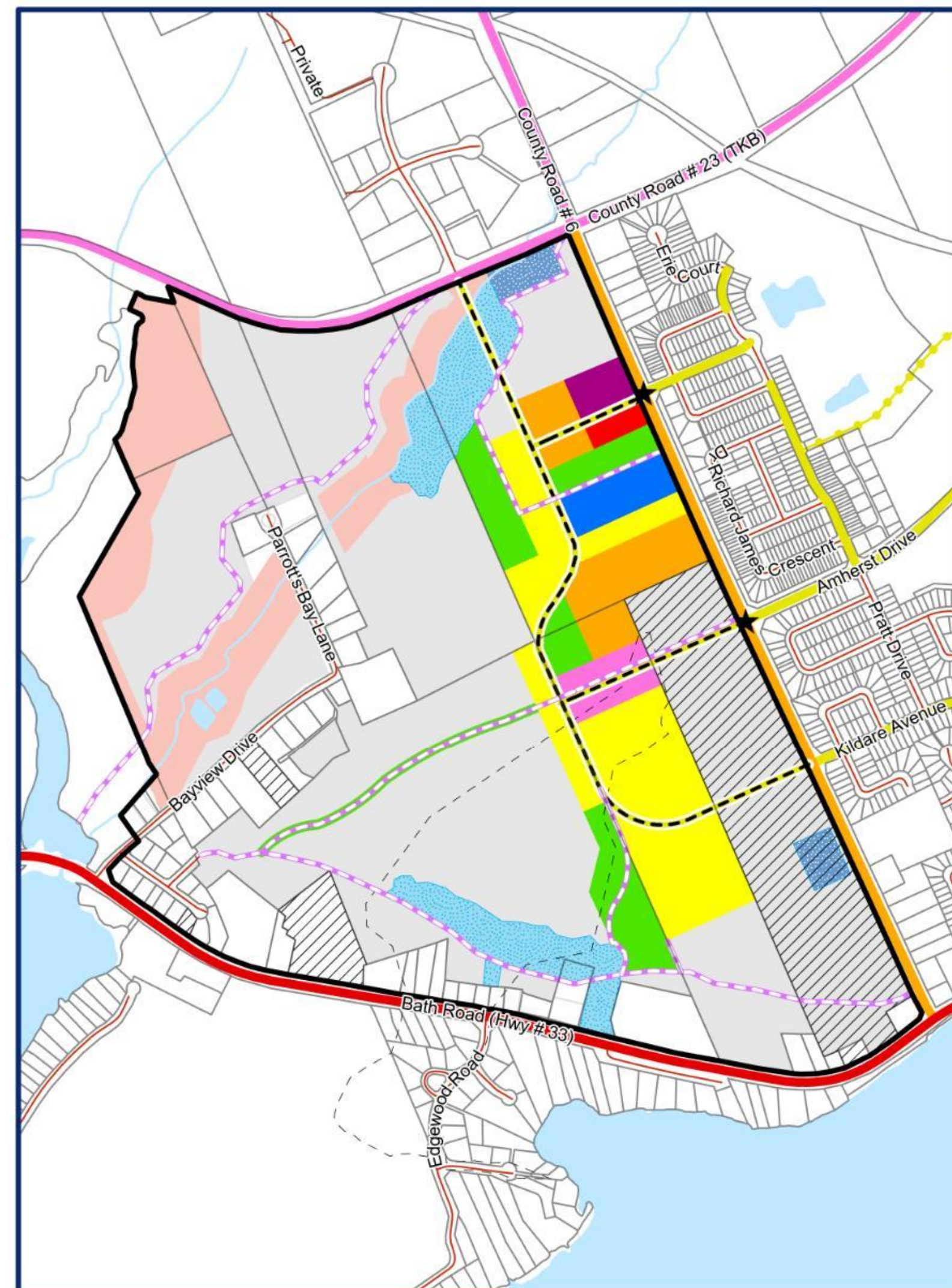
- Urban Collector

**Cultural Heritage**

- \* Property with Potential Heritage Value

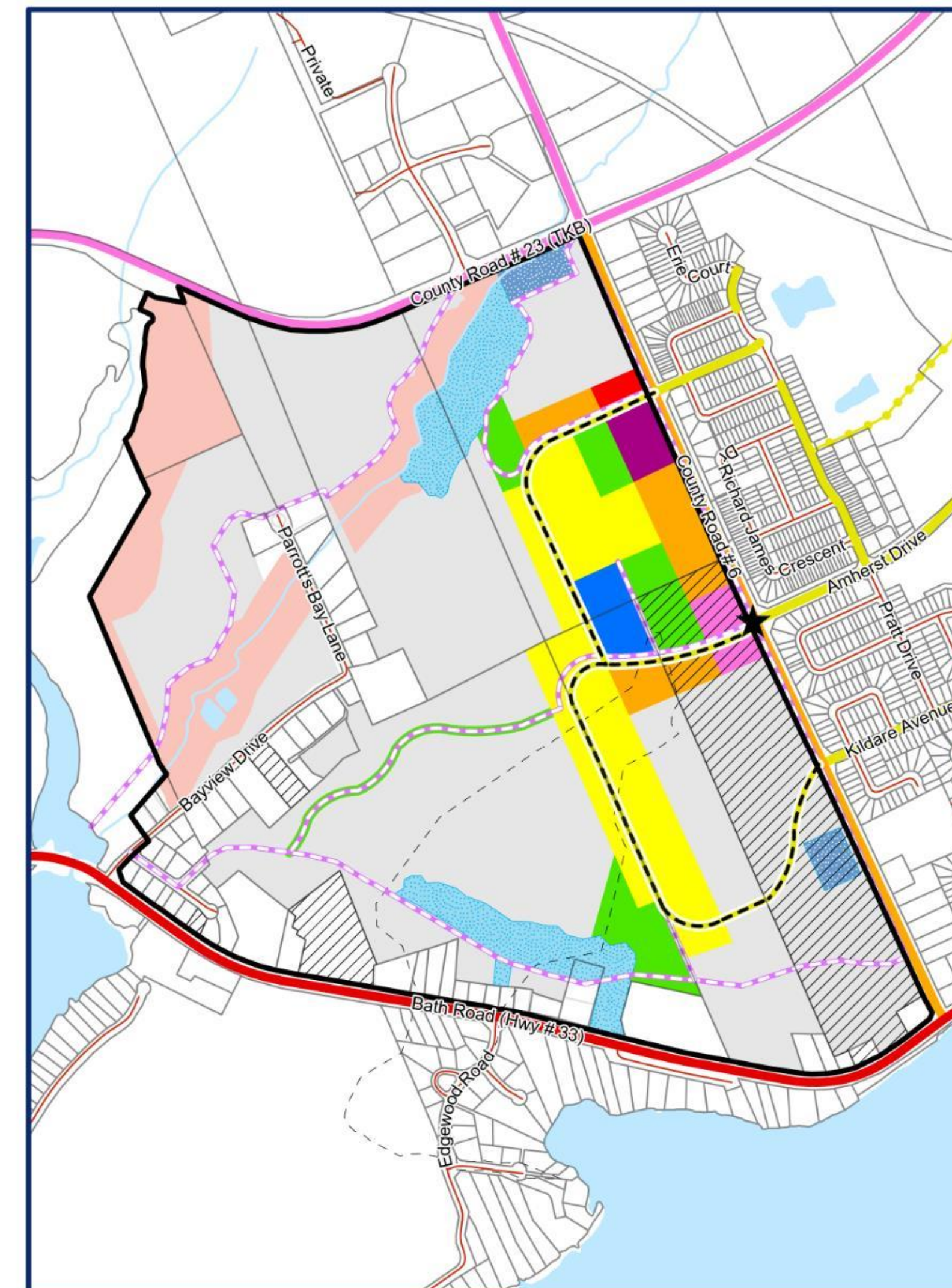
**Development Constraint**

- \*\* High Constraint – Natural Environment Area
- \*\*\* Edgewood Municipal Drain



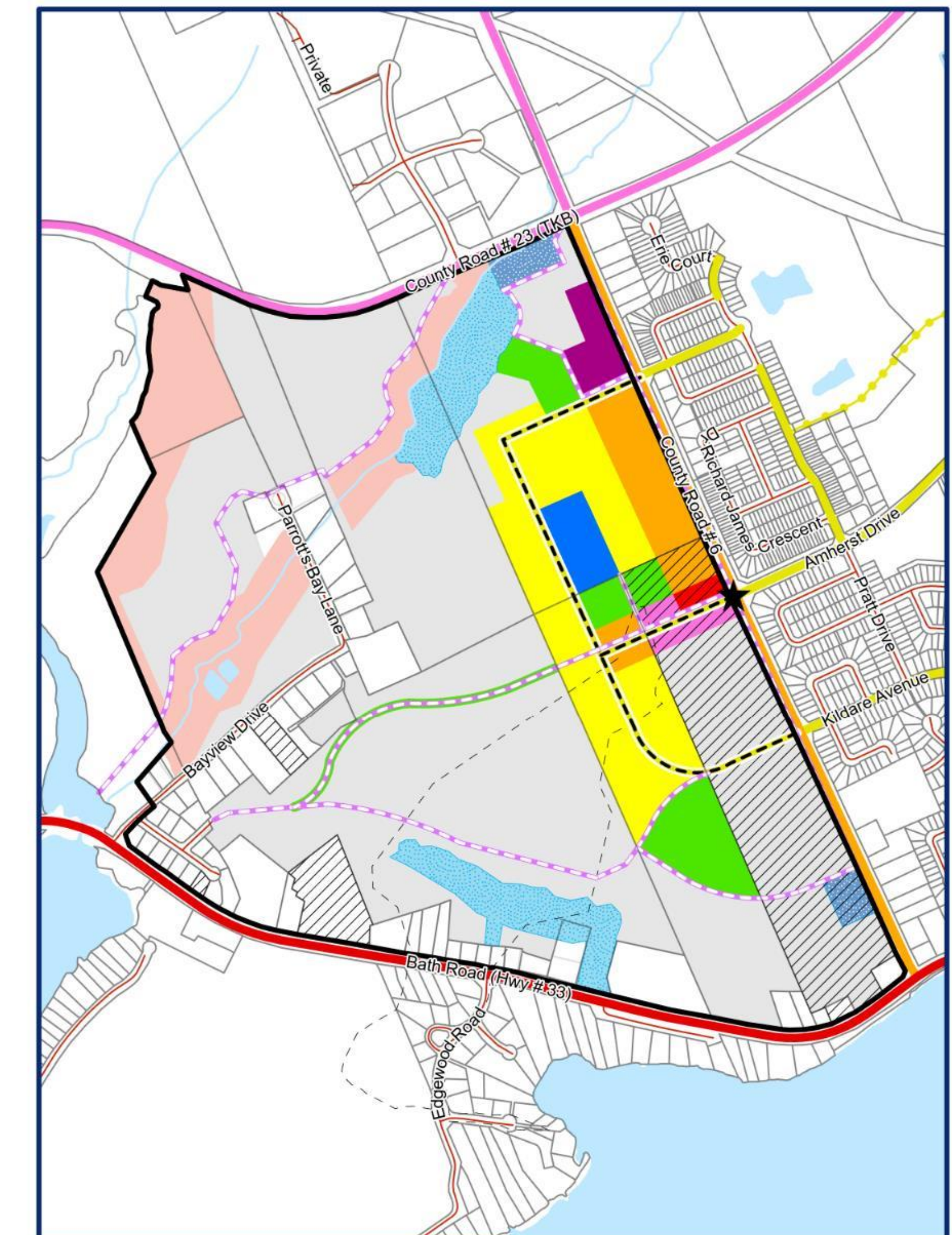
Amherstview West Secondary Plan - Land Use Concept Option 1		
Land Use	Required	Proposed
Low Density Residential	14.6 ha	15.02 ha
Medium Density Residential	5.47 ha	5.5 ha
High Density Residential	0.33 ha	0.69 ha
Highway Commercial	1.3 ha	1.3 ha
Neighbourhood Commercial*	1.2 ha	1.96 ha
Institutional	2 ha	2.09 ha
Parks/Open Space	6.05 ha	7.31 ha

\*Beyond commercial employment land requirement identified in the Growth Management Report for Amherstview West (July 2021; Updated November 2022)



Amherstview West Secondary Plan - Land Use Concept Option 2		
Land Use	Required	Proposed
Low Density Residential	14.6 ha	14.74 ha
Medium Density Residential	5.47 ha	5.47 ha
High Density Residential	0.33 ha	0.65 ha
Highway Commercial	1.3 ha	1.37 ha
Neighbourhood Commercial*	1.2 ha	1.6 ha
Institutional	2 ha	2.05 ha
Parks/Open Space	6.05 ha	6.7 ha

\*Beyond commercial employment land requirement identified in the Growth Management Report for Amherstview West (July 2021; Updated November 2022)



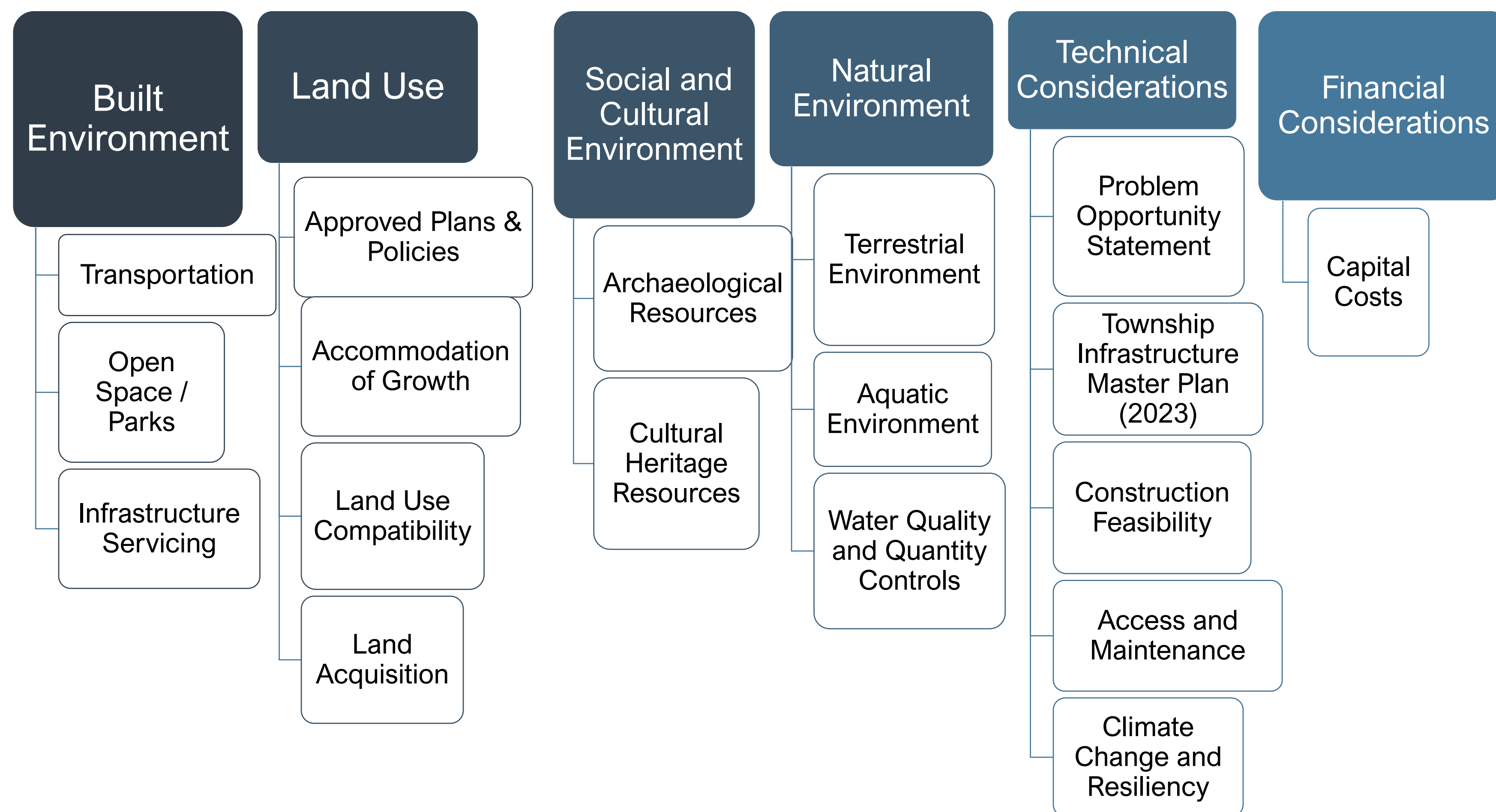
Amherstview West Secondary Plan - Land Use Concept Option 3		
Land Use	Required	Proposed
Low Density Residential	14.6 ha	14.61 ha
Medium Density Residential	5.47 ha	5.64 ha
High Density Residential	0.33 ha	0.57 ha
Highway Commercial	1.3 ha	1.3 ha
Neighbourhood Commercial*	1.2 ha	1.28 ha
Institutional	2 ha	2 ha
Parks/Open Space	6.05 ha	6.54 ha

\*Beyond commercial employment land requirement identified in the Growth Management Report for Amherstview West (July 2021; Updated November 2022)



# Evaluation of Alternatives

The following evaluation criteria were developed based on input received throughout the study and were used to evaluate the land use concept options to determine the Preferred Option for Amherstview West.



The evaluation criteria covered a number of categories in line with the theme of the background technical reports, including built environment, social and cultural environment, and technical and financial considerations.

Ranking	Most Preferred = 1			Less Preferred = 2		Not Preferred = 3
	Option 1	Option 2	Option 3	Option 1	Option 2	Option 3
<b>Built Environment</b>						
Transportation	2	2	2			
Active Transportation	1	1	1			
Open Space/Parks	1	2	3			
Infrastructure Servicing	2	3	1			
<b>Social/Cultural Environment</b>						
Land Use	2	3	1			
Archaeological Resources	3	2	1			
Cultural Heritage	2	1	1			
<b>Natural Environment</b>						
Terrestrial Environment	3	2	1			
Aquatic Environment	2	1	1			
Water Quality and Quantity Controls	3	1	2			
<b>Technical / Financial Considerations</b>						
Design and Function	2	3	1			
Capital Costs	3	2	1			
<b>Preliminary Recommendation</b>						
	<b>Option 1 (48 pts)</b>	<b>Option 2 (44 pts)</b>	<b>Option 3 (32 pts)</b>			

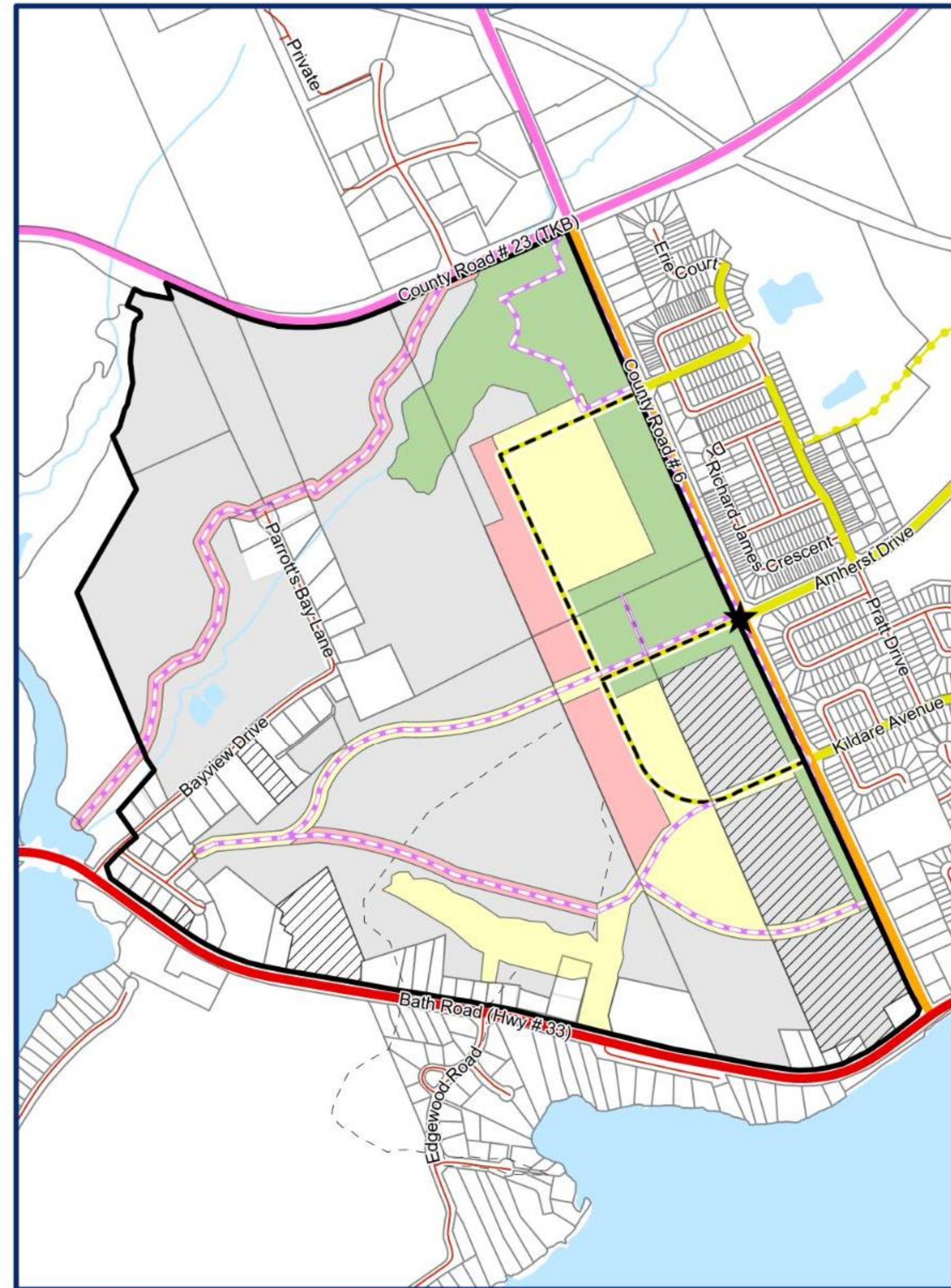
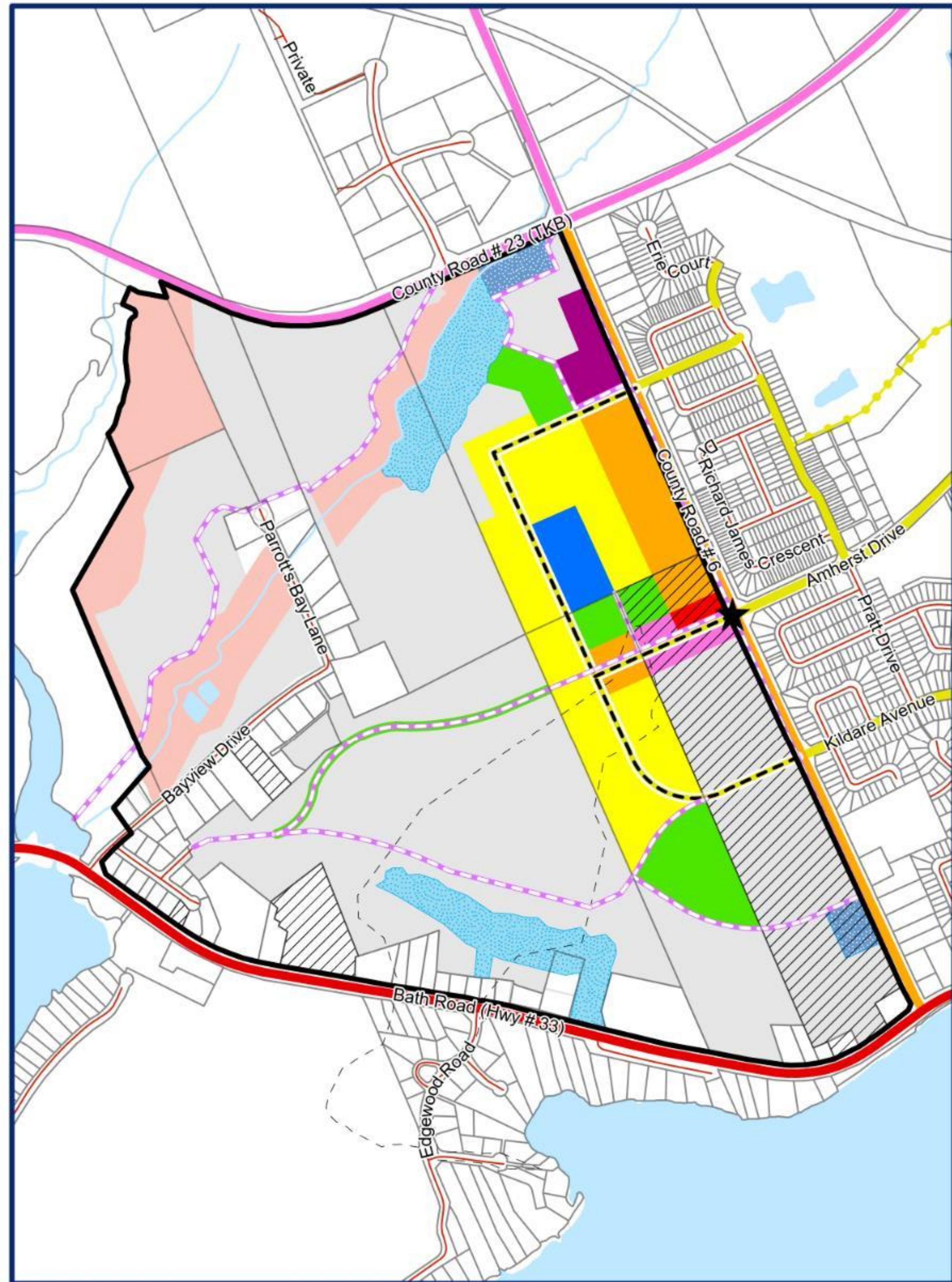




## Preferred Option and Proposed Phasing

### Preferred Option based on Evaluation

### Proposed Phasing Plan



### Land Use Concept 3

is the preferred land use option identified from the qualitative evaluation process that was undertaken as part of the MCEA process.

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.

The final preferred land use option will be carried forward in the preparation of the Draft Secondary Plan.



## How to Stay Involved and Next Steps

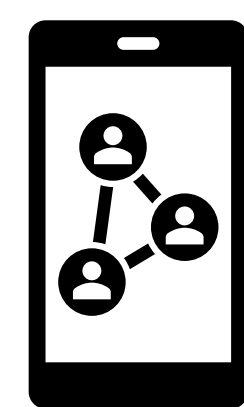
Stay informed on future Public Open Houses and project milestones as the Secondary Plan Study progresses:



Township Project Webpage:

Join the email notification list!

<https://www.loyalist.ca/amherstviewwest>



Township Social Media:

Facebook (@LOYTSWP)



Newspaper notices:

Kingston Whig-Standard

### Project 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.

Share your comments or questions with:

**Bohdan Wynnycky, RPP, MCIP**

Chief Planner – Special Projects, Loyalist Township

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