



# A Growing City Discussion Paper

our **Niagara  
Falls** plan

A growing city means planning for homes, jobs, shopping, retail, entertainment, places of worship, infrastructure, and community facilities to accommodate and manage growth. Growth provides many choices and options for places to live and work, generates revenue for public and private sector services, drives infrastructure use and improvement, supports and develops the local economy, and creates opportunities for renewal of all parts of the community.



## Things to Think About



### How & Where to Grow

- Every resident should easily access a wide range of uses such as options for shopping, restaurants, recreation, education, transportation and services.
- Clearly define areas in the community where growth is most appropriate. These should be areas planned for or already prepared to accommodate additional housing and supportive amenities.
- For cost-efficiency, optimize the City's use of existing infrastructure investments to limit the need for continually extending new infrastructure beyond that which is already required and contemplated.
- Consider flexibility to allow for future reuse or redevelopment of areas with commercial uses that are not longer viable.
- Encourage higher density built form and land uses to promote the development of complete communities, reduce land consumption, reduce the need for cars and to make use of existing infrastructure.



### Meet Housing Needs as a Growing City

- Carefully consider the most appropriate indicators to properly and accurately reflect the scarcity or abundance of housing.
- Policies should provide direction on how the City can attract and create affordable housing in the City.
- Include policies that support continued intensification Downtown and in other strategically chosen road corridors.
- Consider a "pre-zoning" format of approving development as a strategy for reducing the financial risk of intensification projects.
- Incorporate pre-zoning related infrastructure upgrade projects into its capital program to make the approval process smoother.



### Future-Proofing with Flexible Policies

- A balance needs to be struck between streamlining housing creation and delivering complete communities and other community goals.
- Higher density neighbourhoods should identify space for non-residential uses, such as places to shop, go to school and parks to create a complete community.
- Some areas should be allowed to gradually change their use and density over time.
- Aging buildings should be re-used in the future for different purposes than their original one, for example as a business instead of a home.

