

Northwest Secondary Plan Open House

Public Information Meeting

April 1, 2026
Gale Centre - Memorial Room - 6:00-8:00pm

Land Acknowledgement

With the aim of educating our community and acknowledging the many treaties that overlay the City of Niagara Falls and Niagara Region, we acknowledge and thank the Indigenous peoples who were stewards of this land for a millennia before us.

Staff Introduction

Chris Millar
Secondary Plans

Kailen Goerz
Long-Range Planning Initiatives

Julie Hannah
Policy Planning



House Keeping

1. Please hold your questions until the end of the presentation.
2. Please remain respectful of one another as questions and comments are voiced.
3. Tonight’s meeting will conclude no later than 8 p.m.

Agenda

1 Refresh – Path to Present
2 Studies
3 Draft Secondary Plan
4 Draft Zoning
5 What's Next
6 Q & A



Quick Refresh

- Niagara Region added the Northwest to the City's Urban Boundary in November 2022 through the Province's approval of their new Official Plan;
- Added for "Community" planning;
- City is required under policy to undertake background studies and a Secondary Plan process;
- Report to Council in July 2023 initiated the project;
- Community Focus Group established Late 2023;
- Background studies and consultations started between April 2024 and July 2024;
- Draft Existing Conditions reports and Public Information Meeting No. 1 (PIM) was held February 2025;
- Update report to Council in March 2025 and began options development;

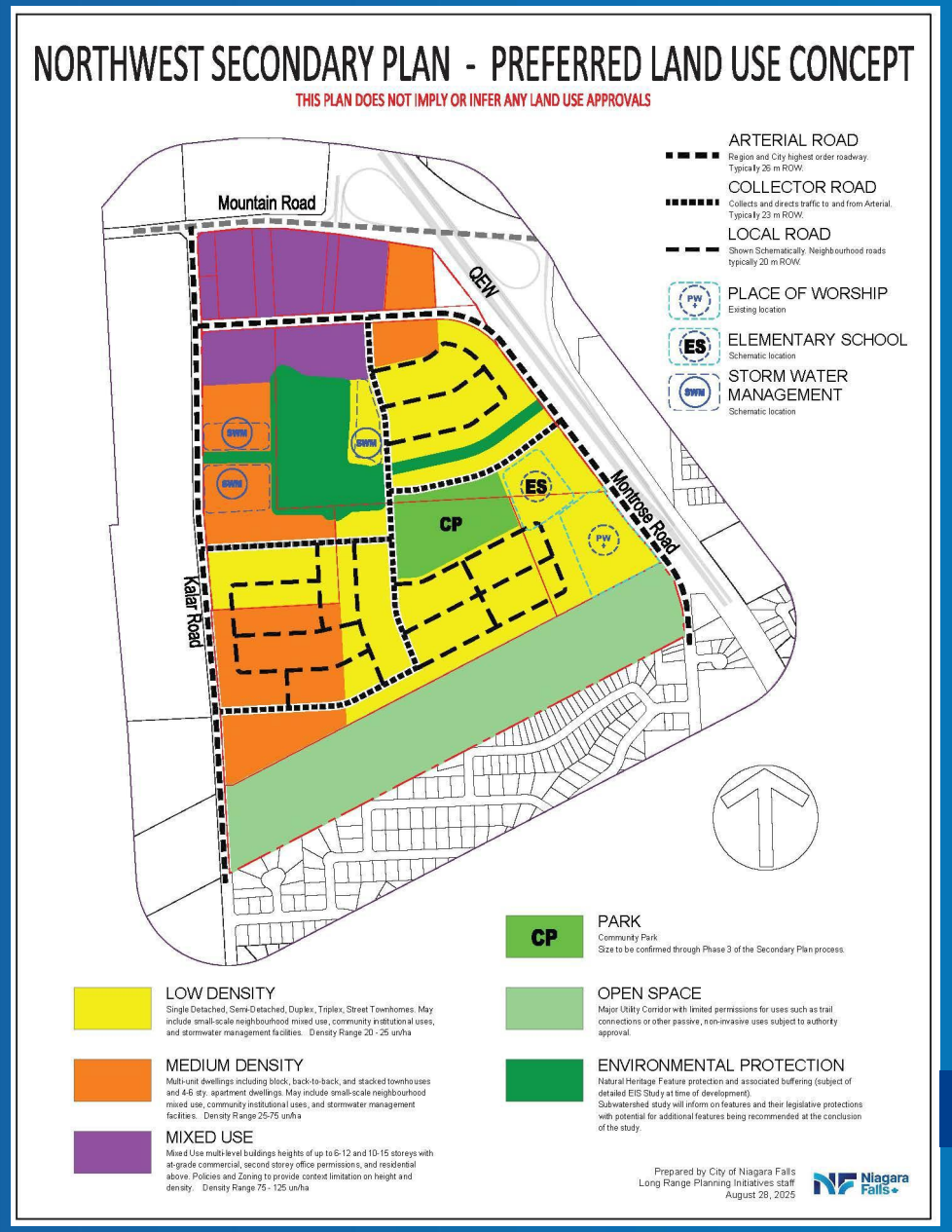
Quick Refresh

- City developed 2 Options following input received from public, community focus group, stakeholders, key agency/partner consultations up to June 2025;
- Options assessments undertaken in July 2025;
- PIM 2 held August 2025 with Options made available for public, stakeholders, and any additional input from key agency/partners;
- Staff refined a “Preferred Land Use Concept” and took a report to Report to Council for consideration (endorsed) in September 2025;
- Preferred Concept used for the final phase consultant analysis and reporting;
- Preparation of the draft Secondary Plan (policies and zoning) has been ongoing since January thru March 2026, being informed by study outcomes to date;
- PIM 3 to provide information on the drafts and gather any additional input.

Options to Concept

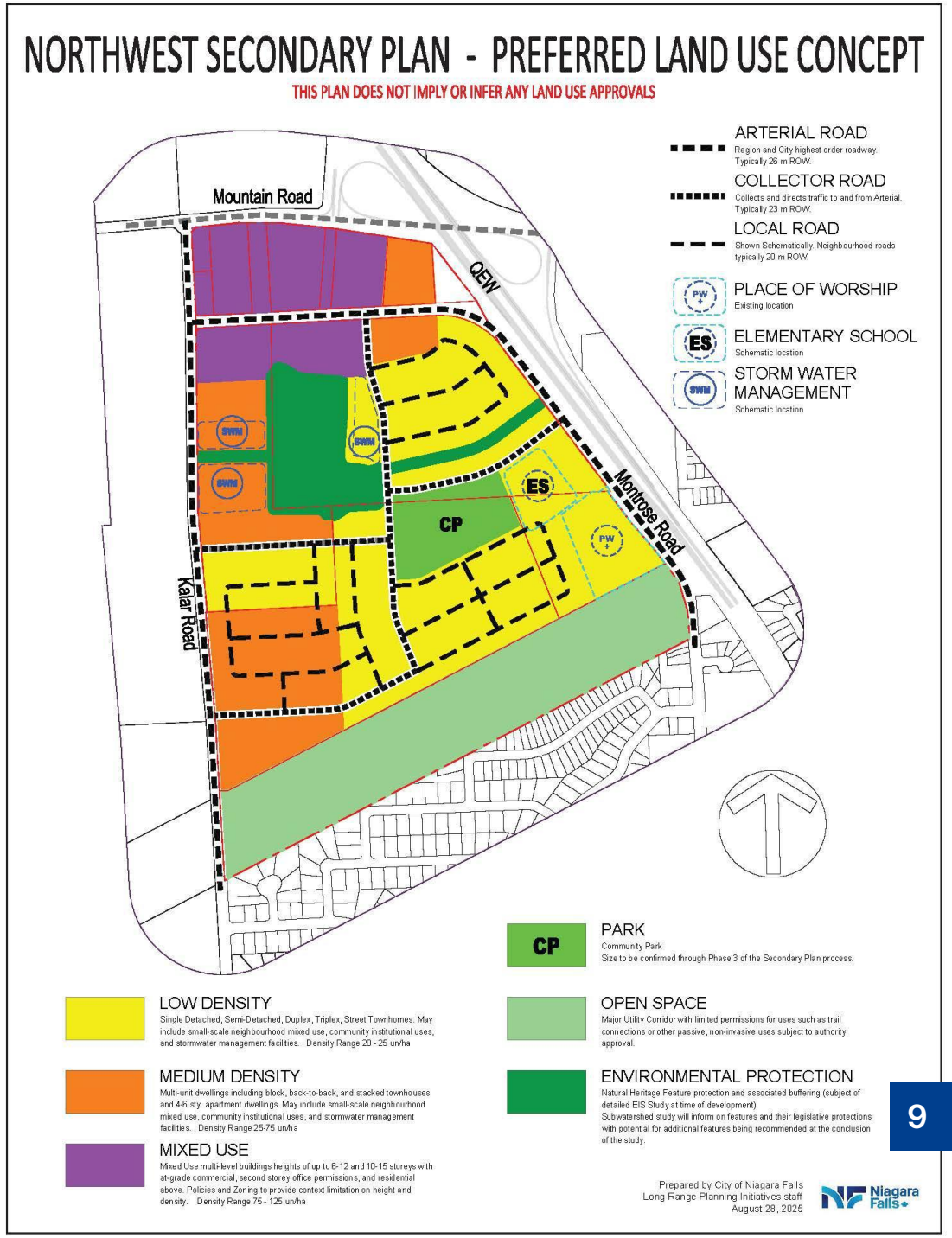






Endorsed Land Use Plan

- Advanced to Council following engagement and consultant feasibility assessments
- Elements of both options are evident in the preferred land use concept – effectively a hybrid of both
- Informed final phases of study work

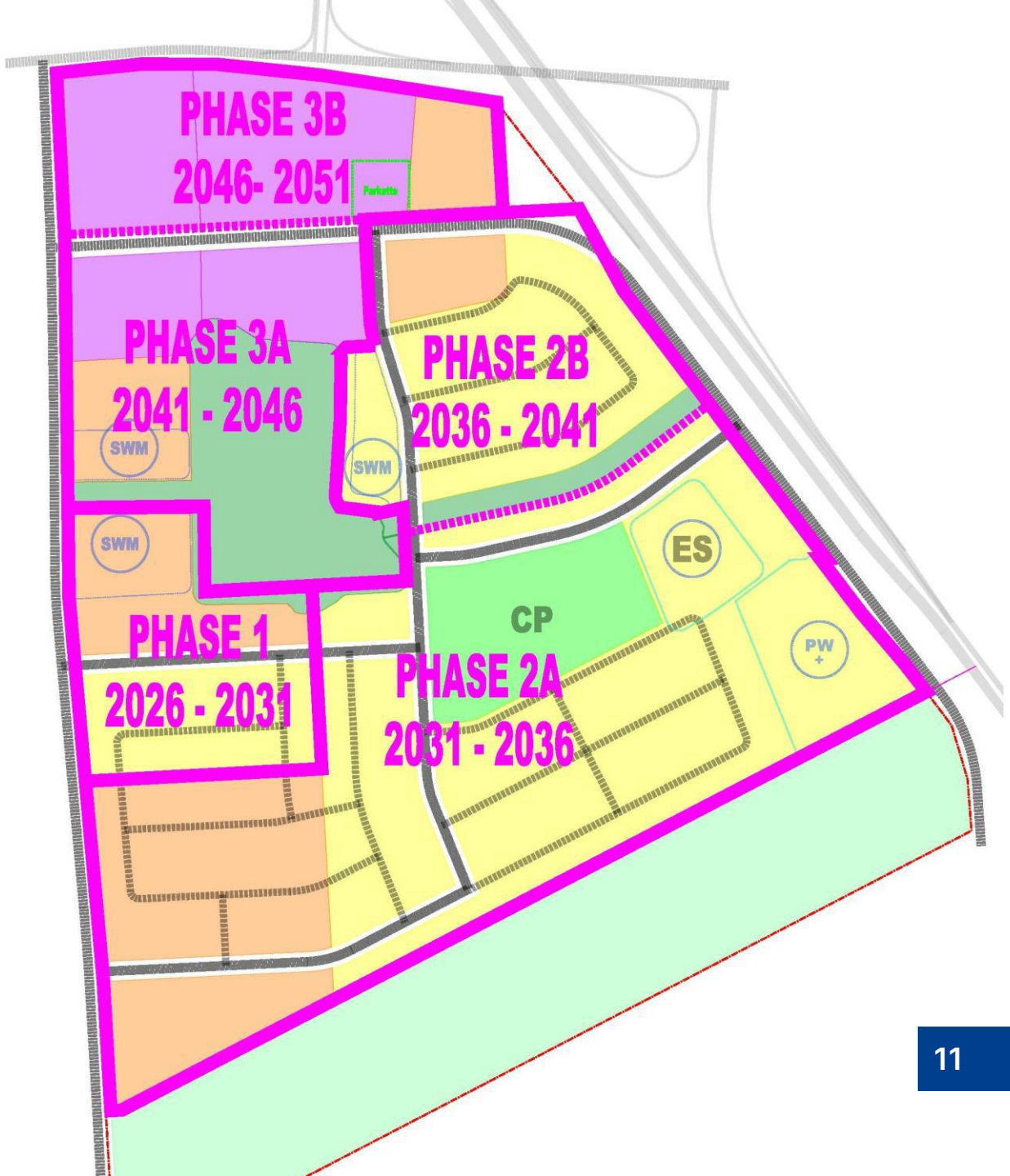


Growth

Northwest Secondary Plan Growth Accommodations			
Residential Units			
2026 to 2031	2031 to 2041	2041 to 2051	Total Units
206	1252	1602	3060
Population			
2026 to 2031	2031 to 2041	2041 to 2051	Total Population
543	3309	2881	6733
Population Related Employment (PRE) (Commercial/Institutional)			
2026 to 2031	2031 to 2041	2041 to 2051	Total Jobs
0	0	1762	1762

Phasing

- Phasing reflects anticipated progression in relation to core servicing infrastructure
- Potential for modification depending on development interests, markets, capacities, and other factors
- Transportation and servicing studies have been based on this phasing.



Key Study Outcomes

Northwest Secondary Plan Specific

- Transportation Impact Assessment (Roads, Active Transportation and Transit)
- Functional Servicing Study (Water, Wastewater, and Storm Water Management)
- Land Use Compatibility (Ministry D-6 focused)
- Fiscal Impact Assessment (projected revenue vs. expense)
- Subwatershed Study* (natural heritage feature and systems)

Related Local Planning

- Ongoing new Official Plan development
- Ongoing Transportation Master Plan
- Ongoing Master Servicing Plan

Related Regional Planning

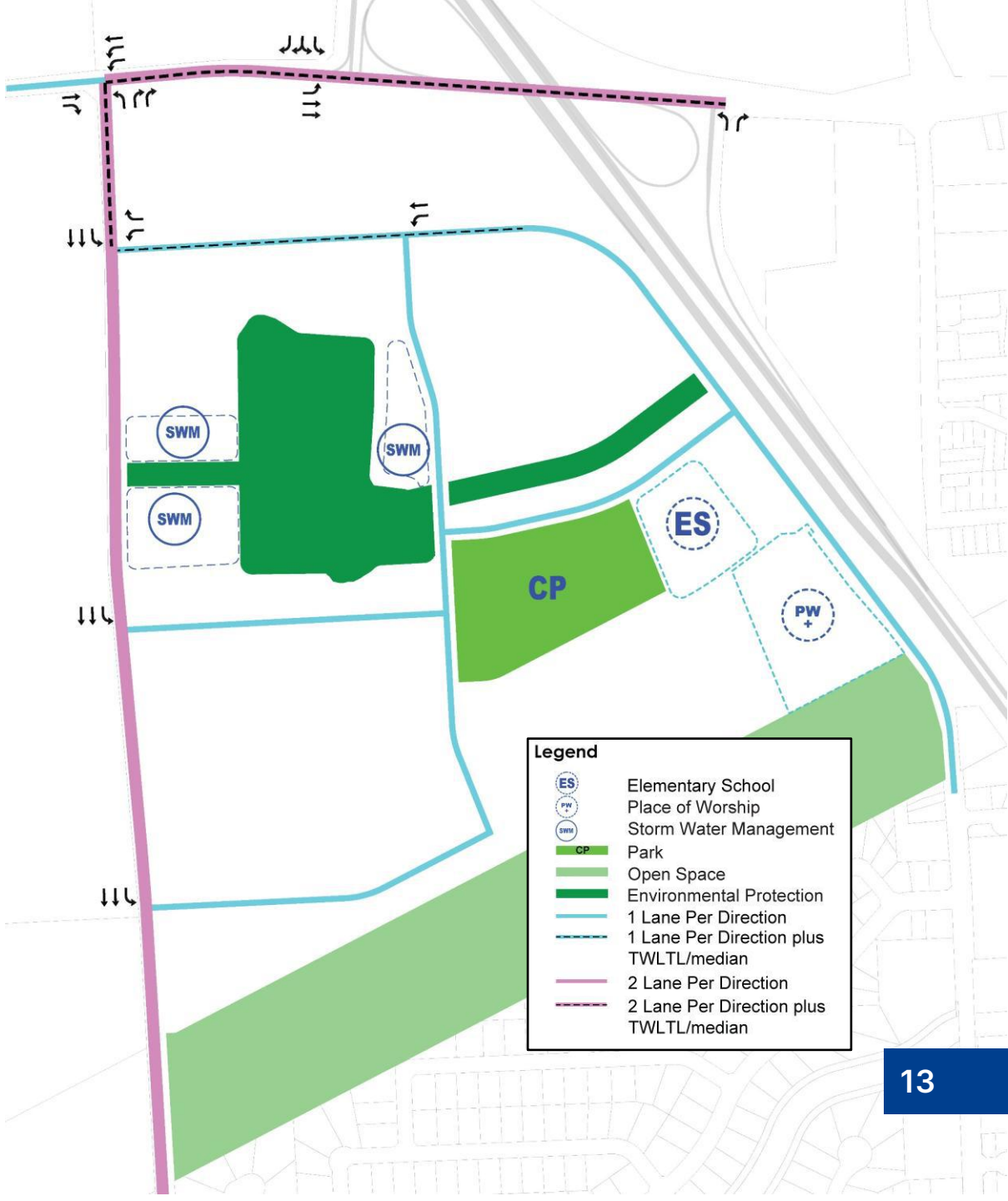
- Regional Master Plans

Transportation Impact Assessment

(Roads, Active Transportation, and Transit)

2051 Projected Lane Assignment

- Reflects the build-out conditions
- Notables include double lane turn movements at key intersections
- Turn lanes with collector roads along Kalar Road
- Restricted movement along Mountain Road
- Centre turn lane on Montrose (in north)
- Informs City and Region TMPs

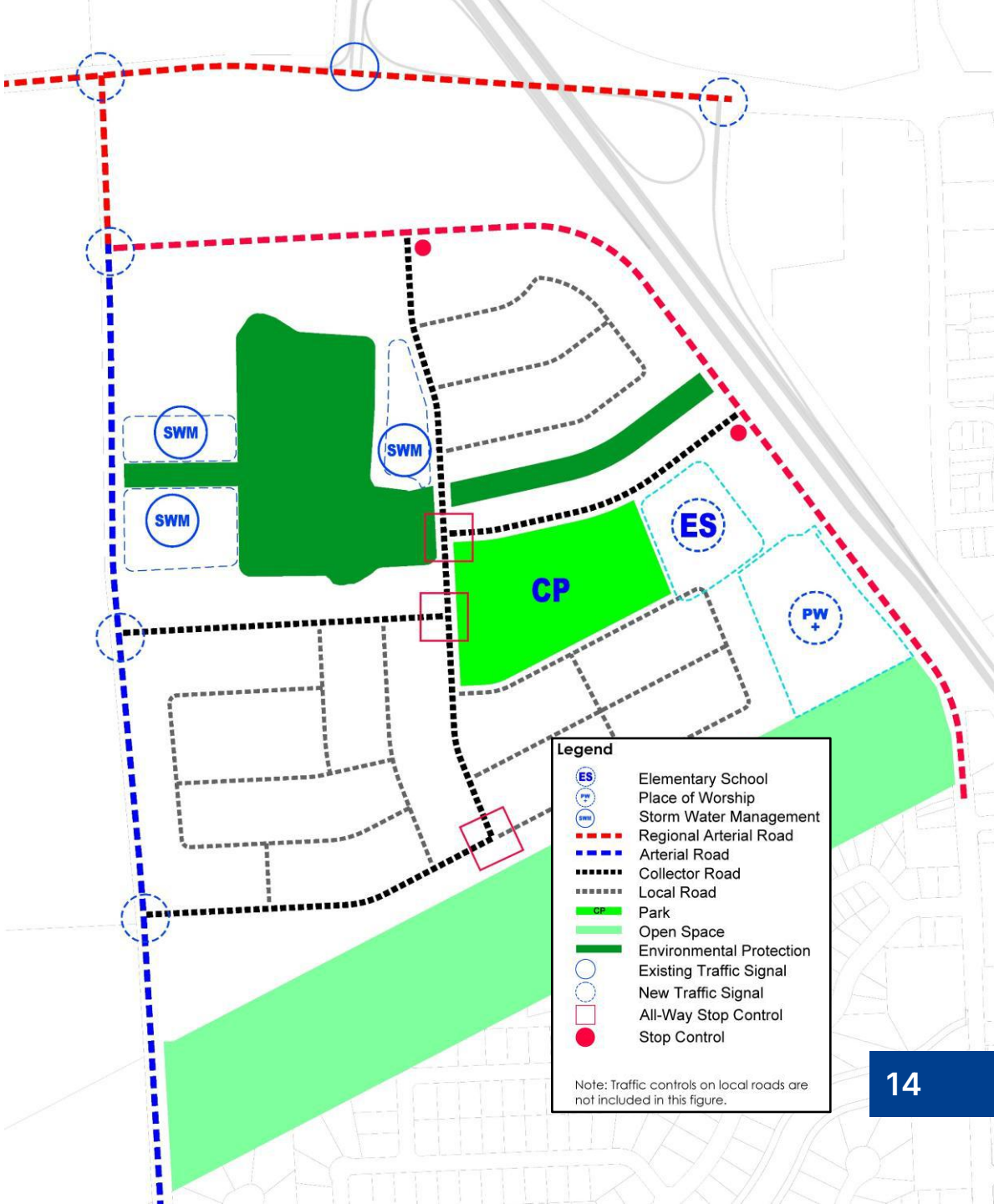


Transportation Impact Assessment

(Roads, Active Transportation, and Transit)

2051 Traffic Control

- Reflects the build-out conditions
- New signals at key intersections
- All-way stop control at internal collector road intersections (4-way stops)
- Stop control for collector intersections with Montrose Road (stop sign)
- Informs City and Region TMPs

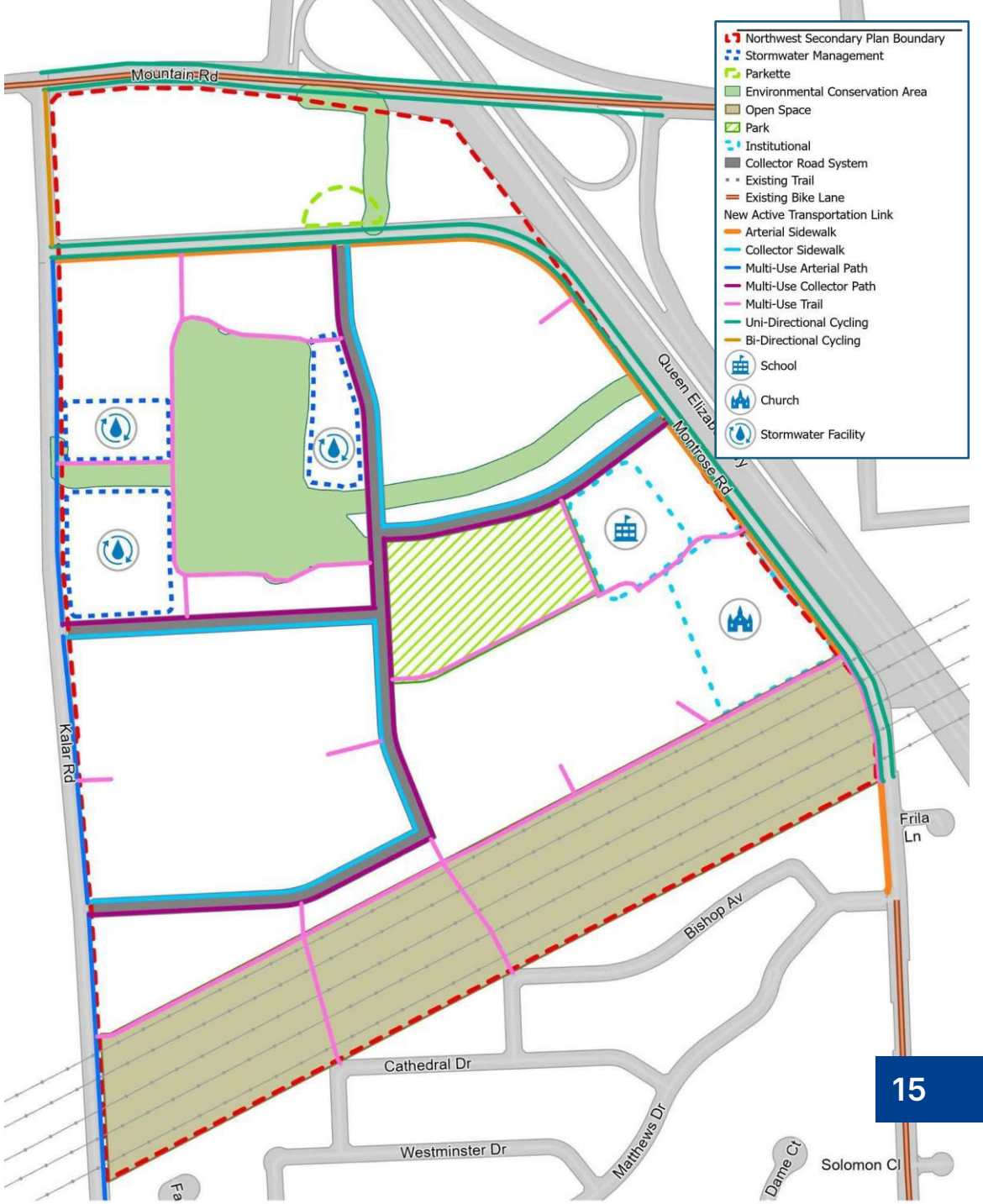


Transportation Impact Assessment

(Roads, Active Transportation, and Transit)

2051 Active Transportation

- Reflects the build-out conditions
- Network of facility types
- Efforts for in-boulevard trail on collectors where feasible
- Bike Lanes on Regional Roads
- Off-road trails
- Connecting key/frequent destinations
- Informs City and Region TMP and Transit Planning

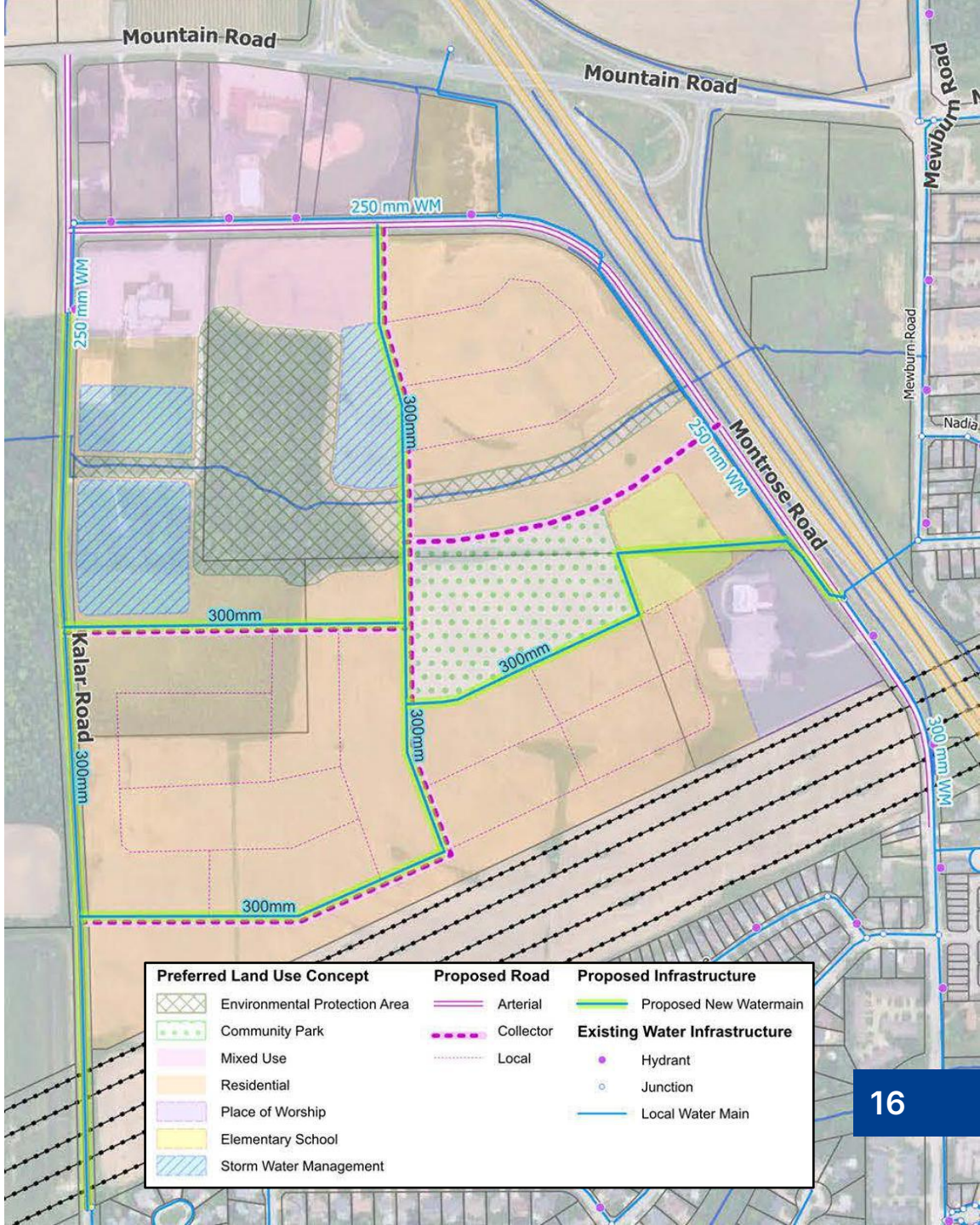


Functional Servicing

(Water, Wastewater, and Storm Water Management)

2051 Watermains

- Reflects the build-out conditions
- New looped network of 300mm watermains on collector networks
- Maintains existing 250mm network as part of the looped network.

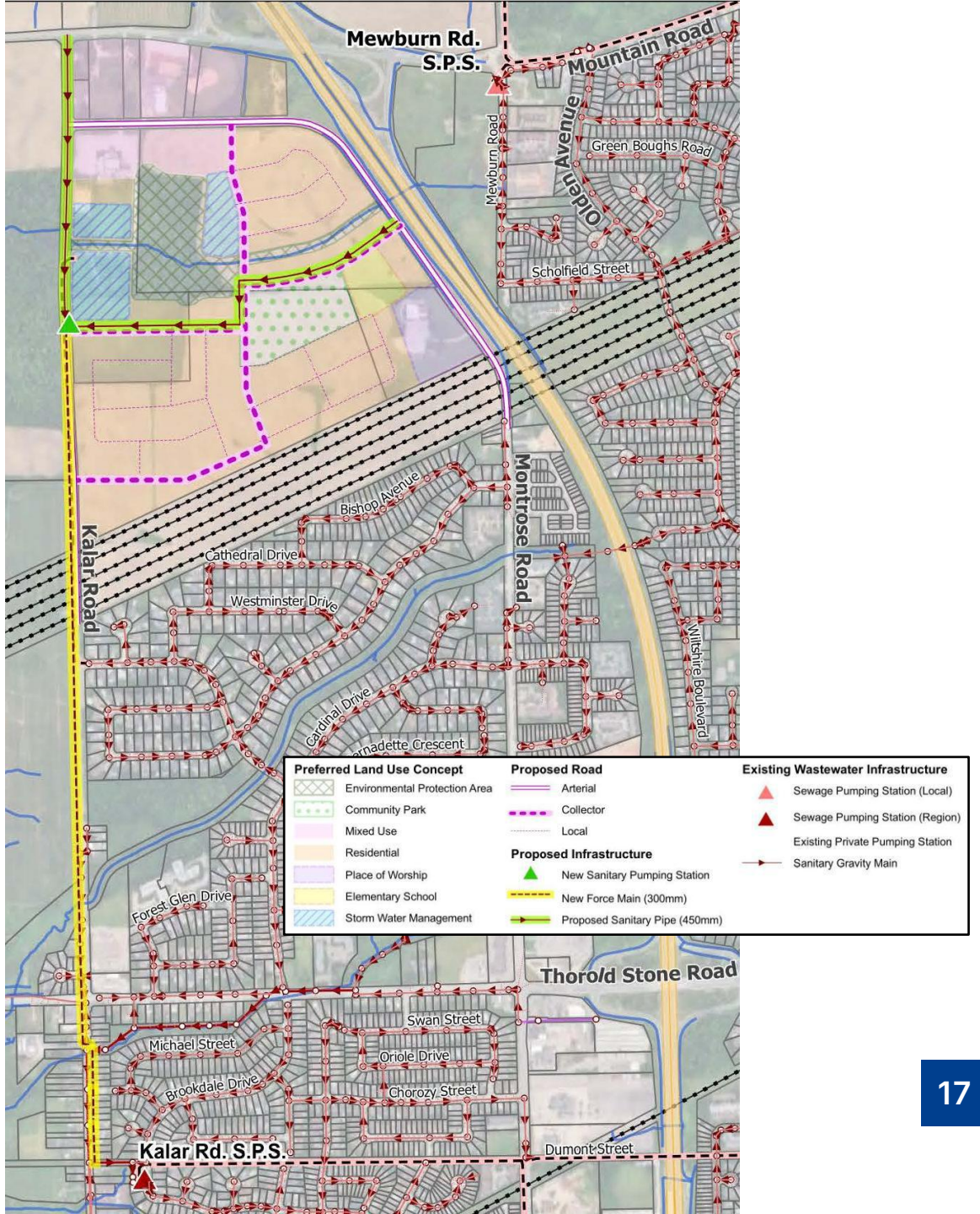


Functional Servicing

(Water, Wastewater, and Storm Water Management)

2051 Wastewater

- Reflects the build-out conditions
- New Sanitary Pumping Station (SPS) City build (schematic location)
- Two local 450mm trunks to SPS
- New 300mm force main to Kalar SPS City build
- Stanley Avenue Treatment destination
- Coordination needed with Region
- Informs City and Region MSPs

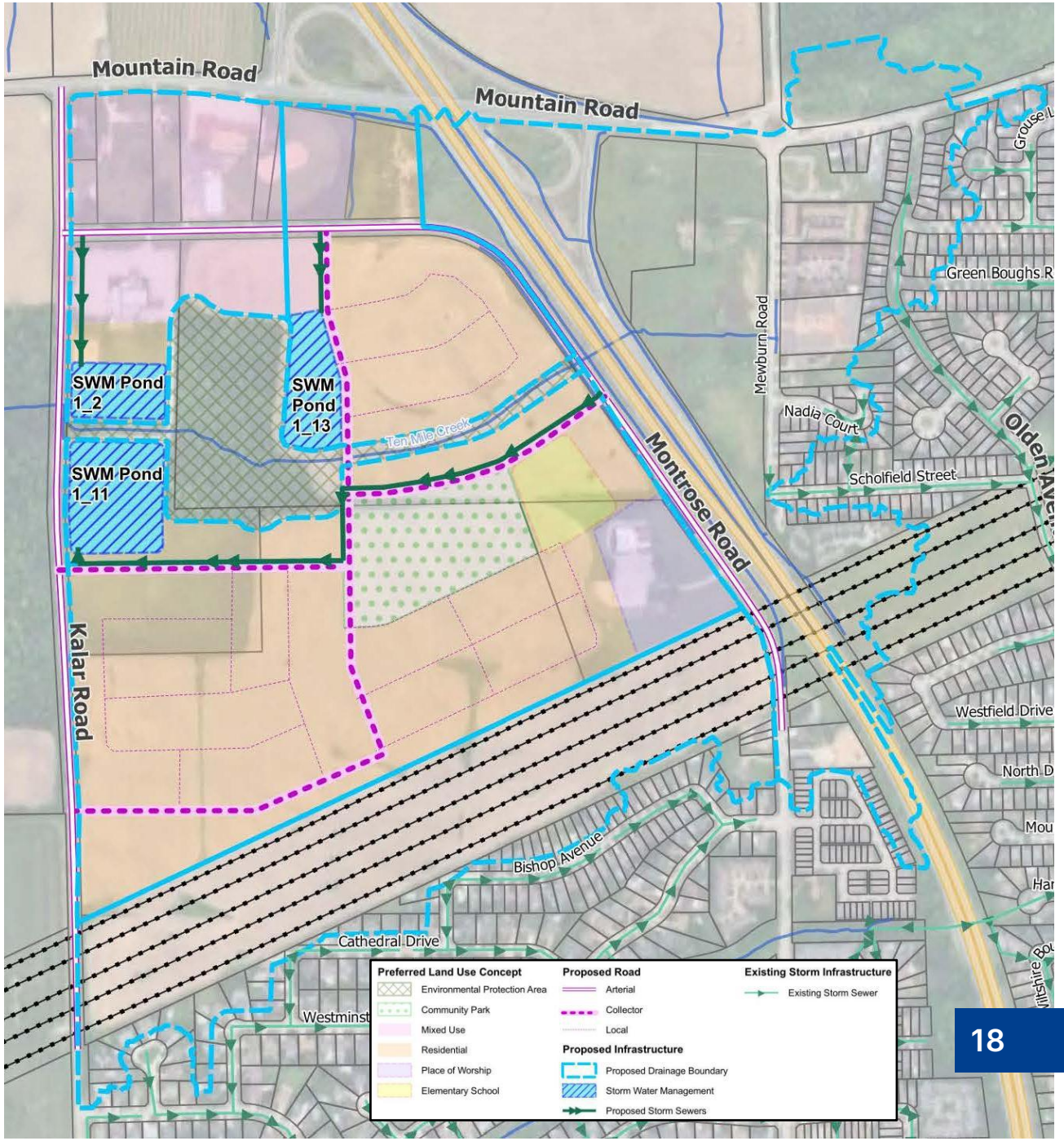


Functional Servicing

(Water, Wastewater, and Storm Water Management)

2051 Storm Water

- Three stormwater catchments
- SWM ponds for each catchment
- Planning for permanent pool
- Overland flow from south diverted from entering developed area
- Pre and post balance to receiving Ten-Mile tributary
- Flows from east of QEW continue to pass through the Ten-Mile tributary



Land Use Compatibility

(D-6 Series Guideline Focused)

Areas of Influence

- D-6 Series Guidelines applied to determine any potential for land use conflicts
- Very positive outcome
- No impact on the future community
- Additional studies recommended at time of development (noise, vibration, air quality) examining external and internal sources

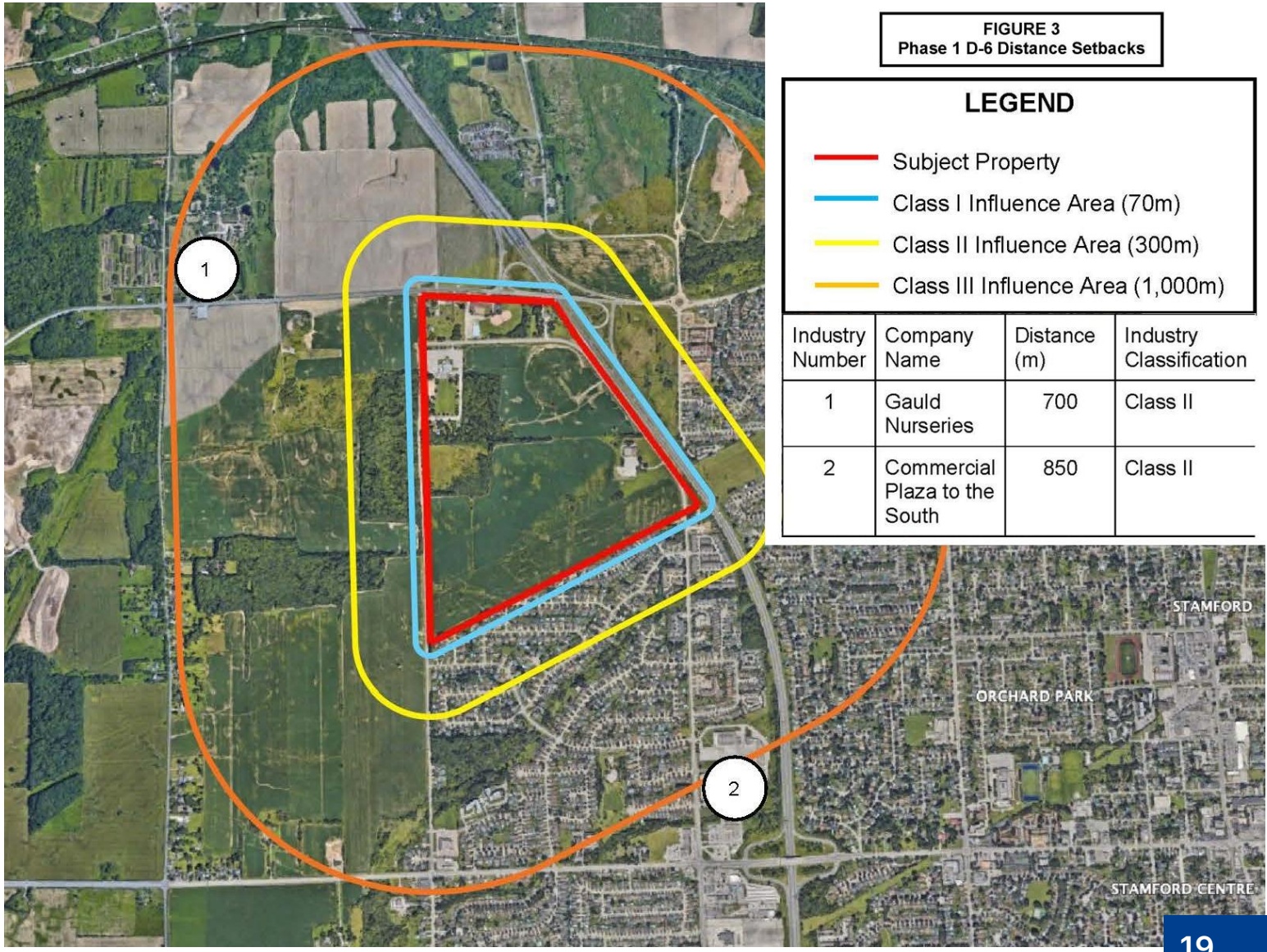


FIGURE 3
Phase 1 D-6 Distance Setbacks

LEGEND

- Subject Property
- Class I Influence Area (70m)
- Class II Influence Area (300m)
- Class III Influence Area (1,000m)

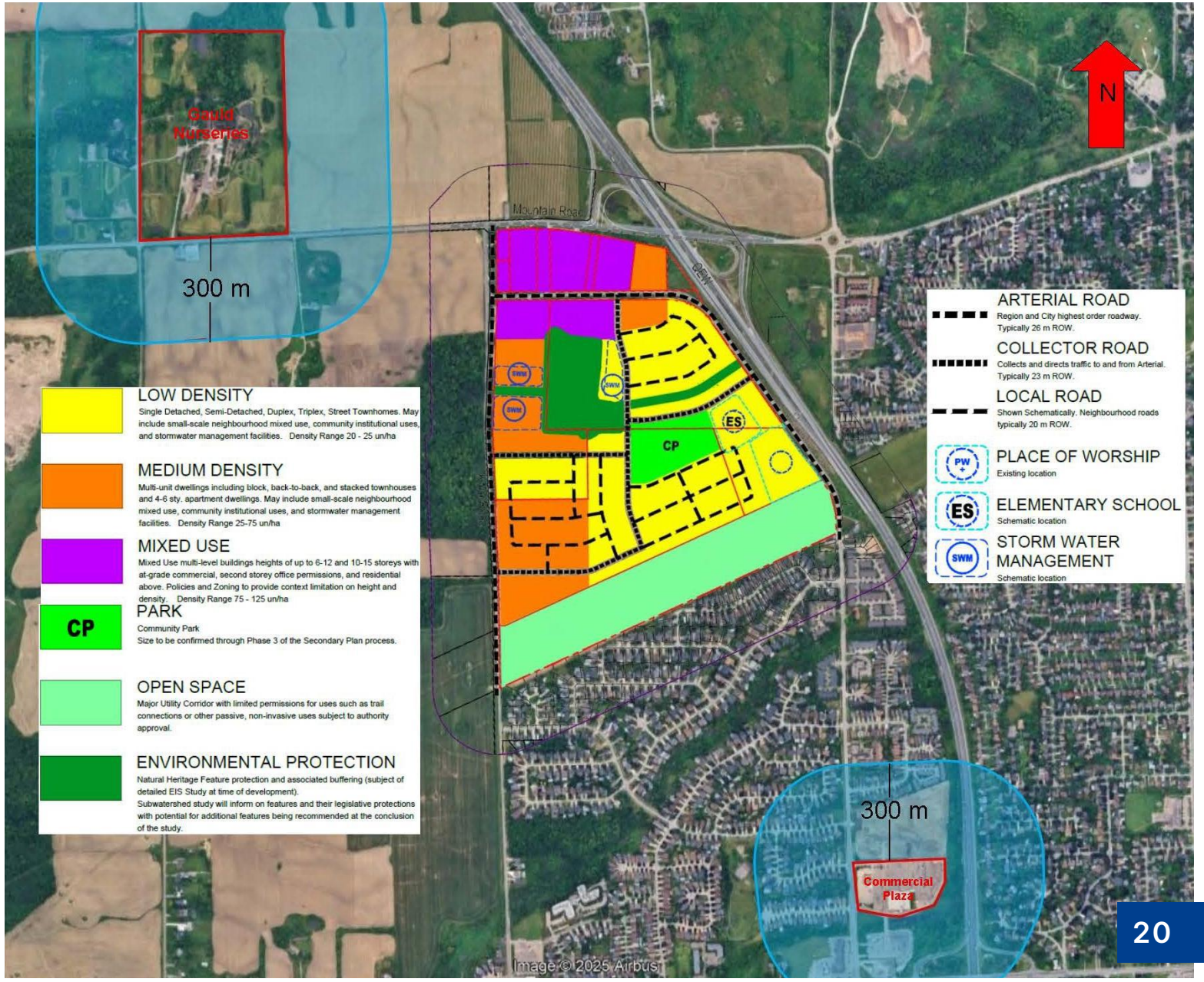
Industry Number	Company Name	Distance (m)	Industry Classification
1	Gauld Nurseries	700	Class II
2	Commercial Plaza to the South	850	Class II

Land Use Compatibility

(D-6 Series Guideline Focused)

Setbacks

- Minimum separation from Class2 (300m) clearly demonstrates compatibility from their property lines does not present any issues for the Northwest Community
- Encroachment of residential on non-residential is non-existent.

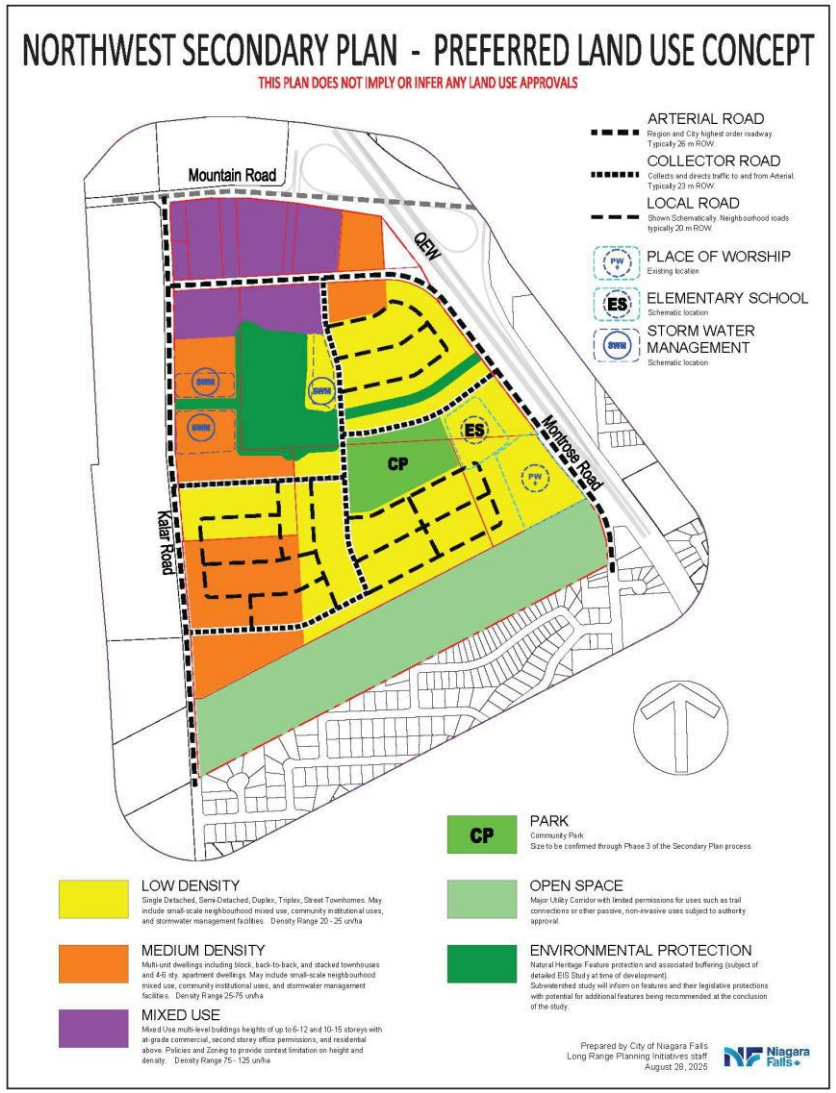


Fiscal Impact Assessment

(2051 Projection)

Revenue or Expenses	Total Amount	$/Person & Employee
Revenue		
Assessment	$6,789,009	$805
Sub-Total Revenue	**$6,789,009**	**$805**
Expenses – Property Tax Support		
Developer Constructed Assets – AMP Contribution	$268,831	$32
DC Funded Assets – AMP Contribution	$1,339,976	$159
City-Funded Assets – AMP Contribution	$46,779	$6
Net Operating Impacts	$5,395,976	$640
Sub-Total Expenses	**$7,050,912**	**$837**
Net Difference ($)	$(261,904)	$(32)
Net Difference (%)	-3.9%	-4.0%

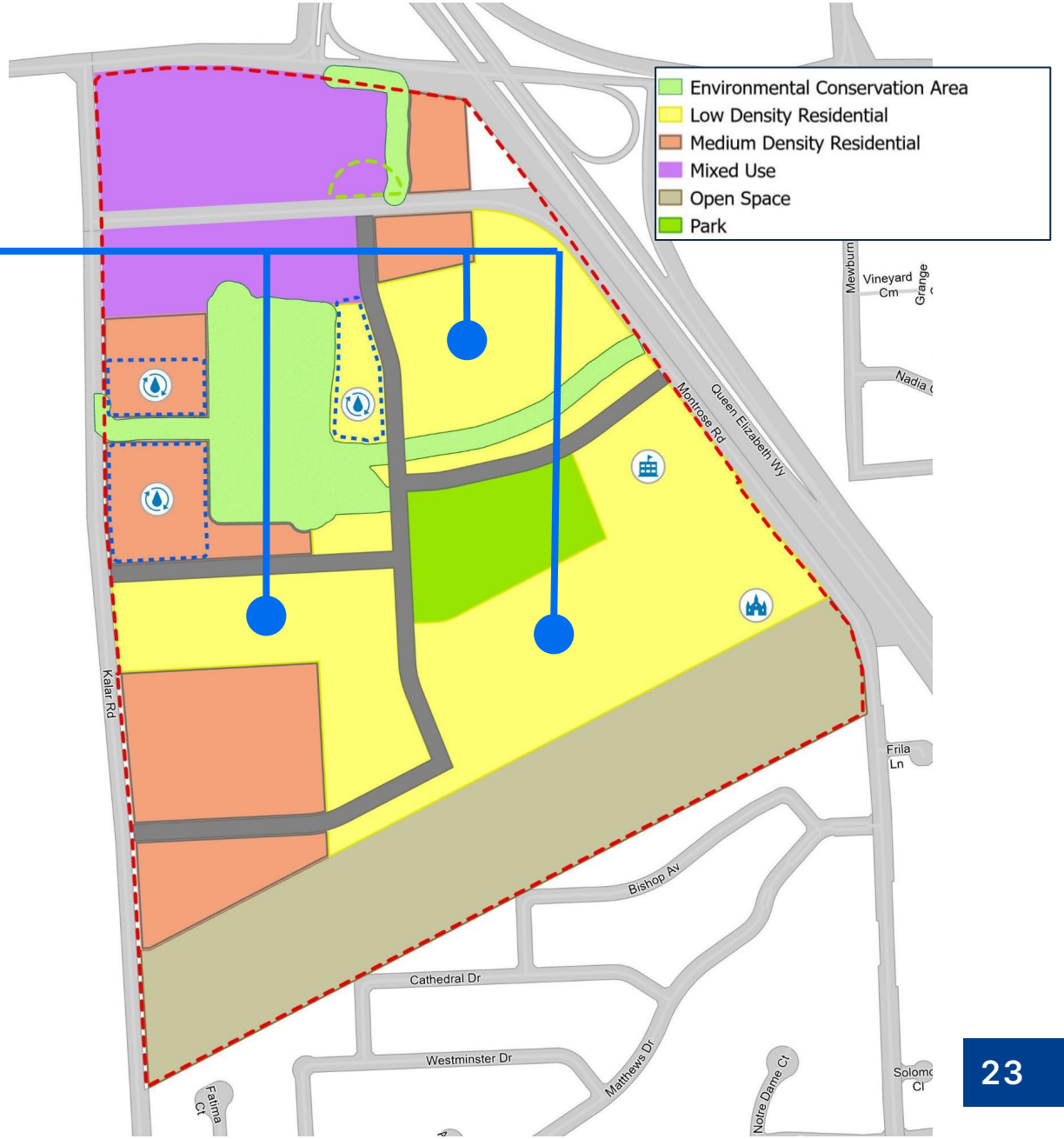
Draft Land Use





Low Density Residential

- Residential use
- Ground based such as single detached, semi-detached, townhomes
- Maximum up to 25 uph.

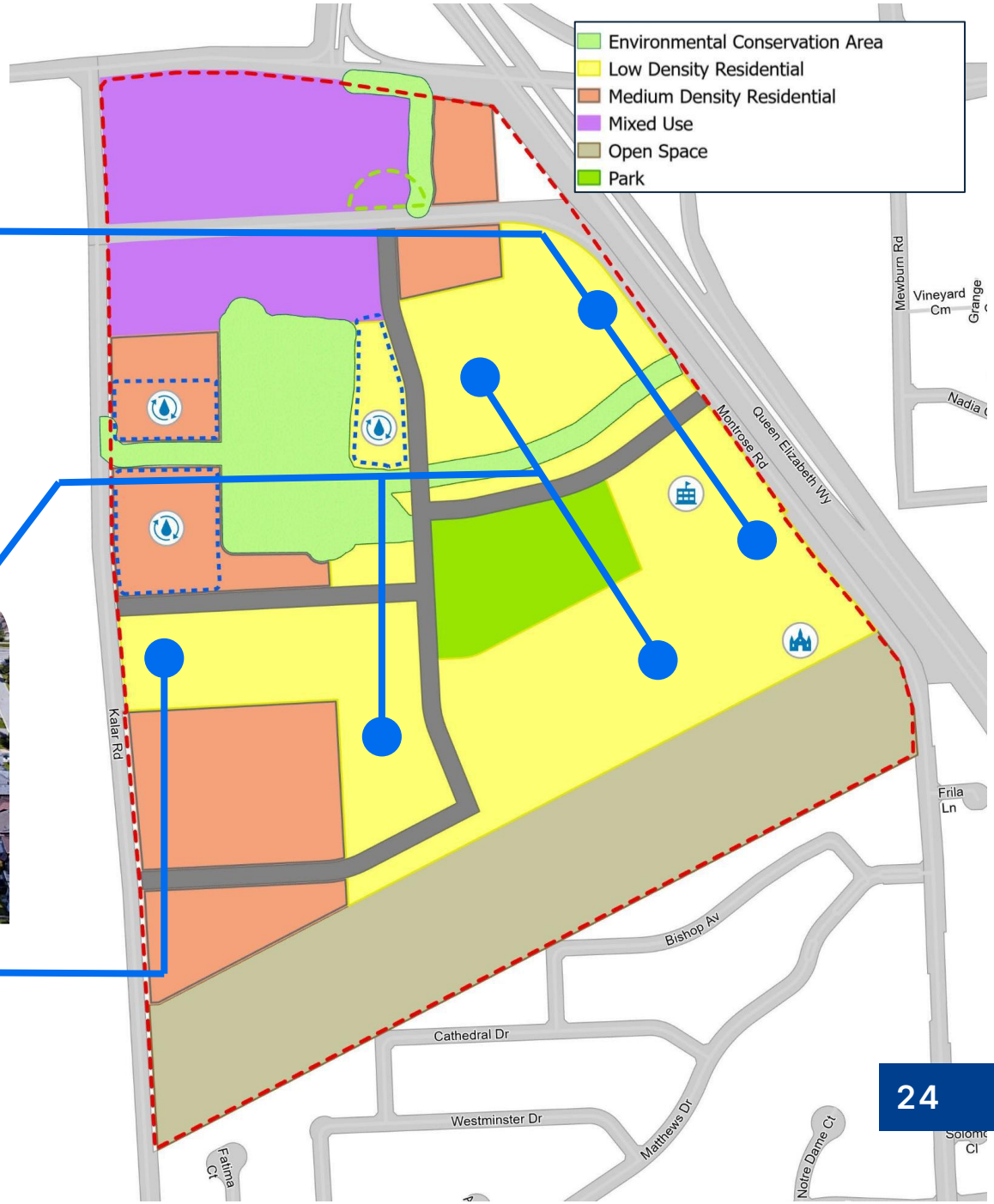


Low Density Residential









Medium Density Residential

- Residential use
- Stacked towns, back-to-back towns, 4-6 storey apartments
- Minimum of 25 uph and Maximum of 75 uph

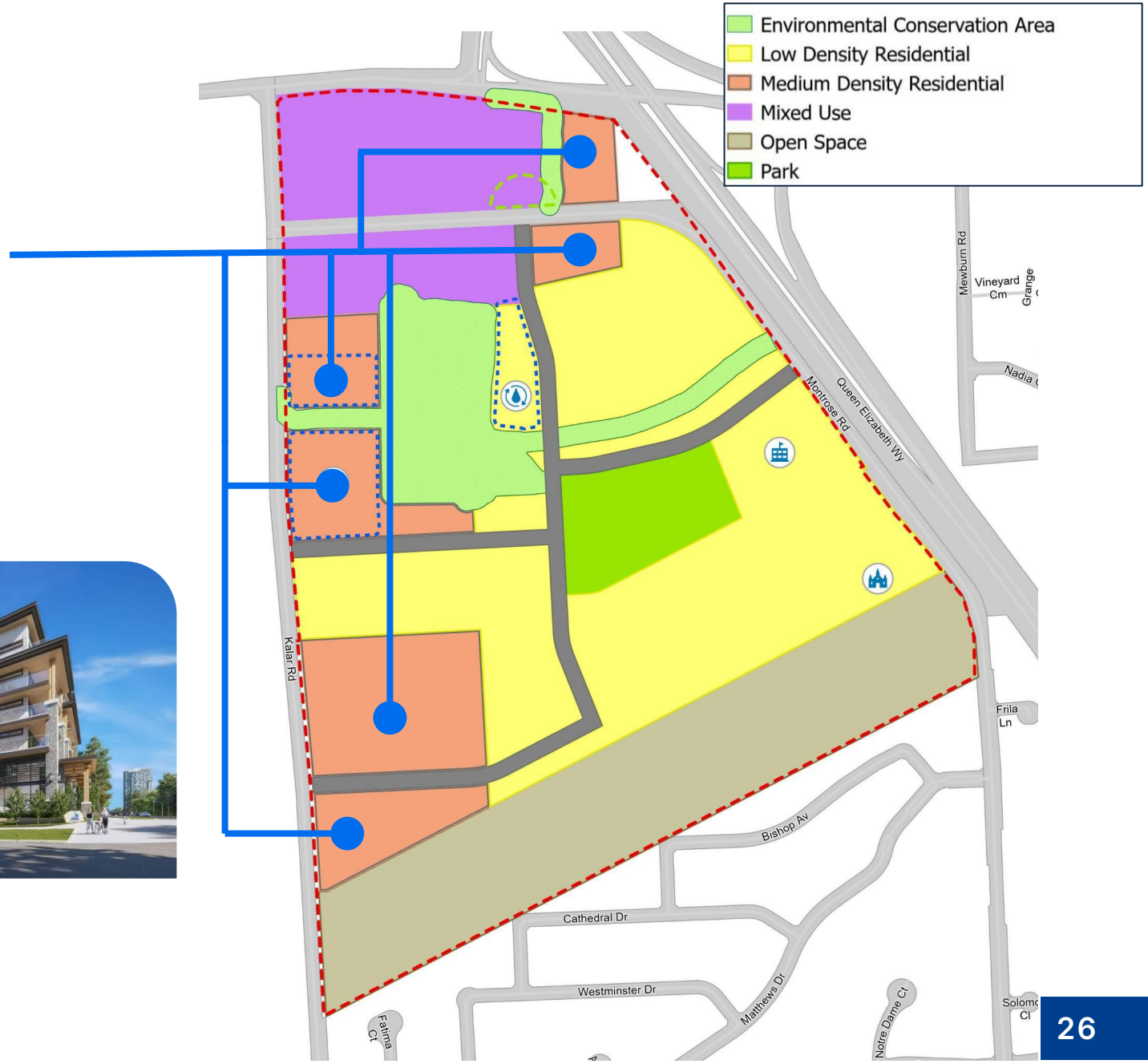


Medium Density Residential









Mixed Use

- Generally, 10-12 storey buildings with lesser height closer to Kalar Road and slightly more immediately opposite the QEW off-ramp
- At-grade commercial and 2nd storey office uses
- Residential density minimum 75 and Maximum of 100 uph / 125 uph



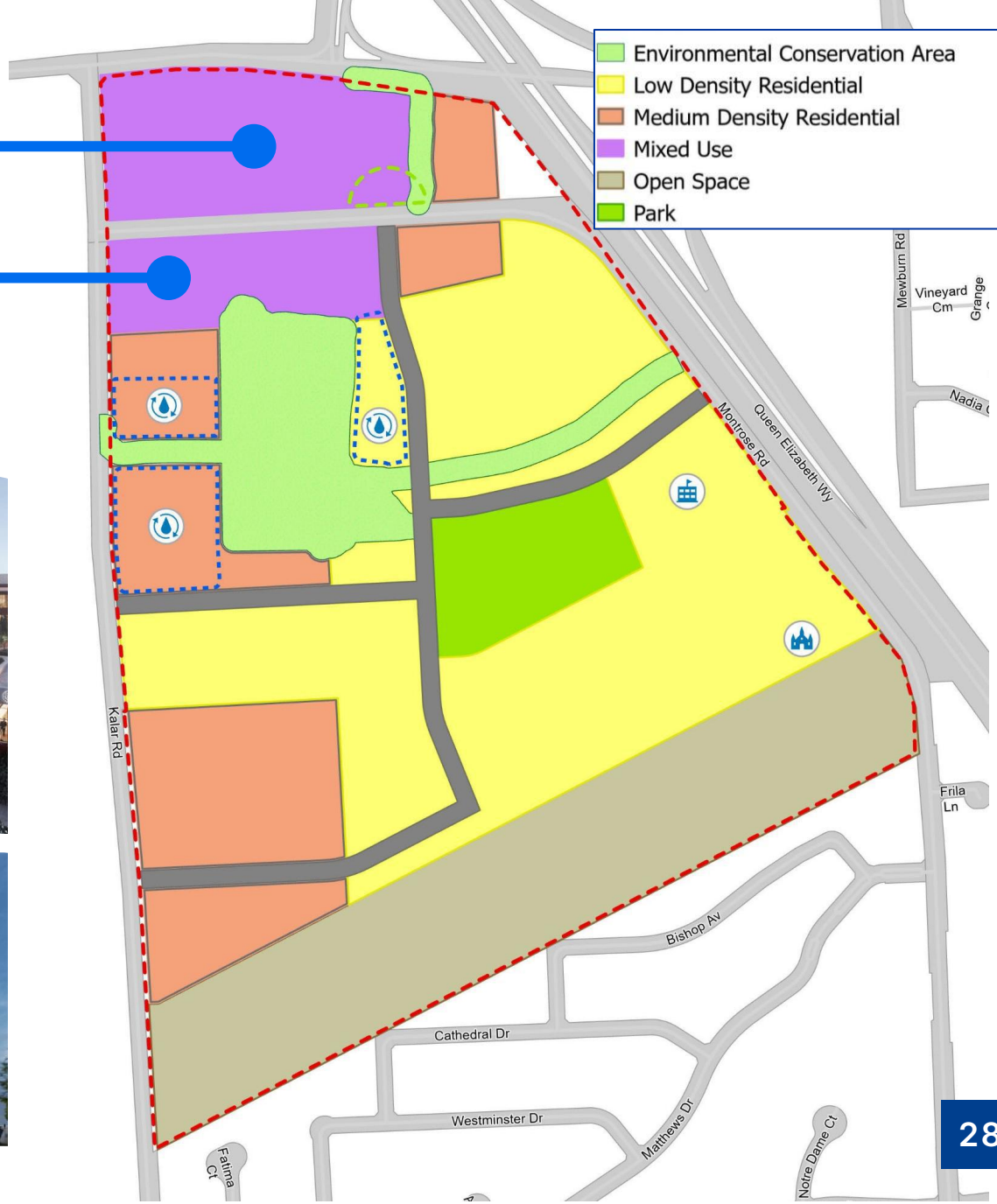
Mixed Use




Kitchen






Environmental Conservation Area
Low Density Residential
Medium Density Residential
Mixed Use
Open Space
Park
Mewburn Rd
Vineyard Cm
Grange
Nadia
Montrose Rd
Queen Elizabeth Wy
Kalar Rd
Frila Ln
Bishop Av
Cathedral Dr
Westminster Dr
Matthews Dr
Fatima Ct
Notre Dame Ct

Park

- Community Park
- Green space serving the neighbourhood and vicinity
- Parkette on north side of Montrose Road



Park



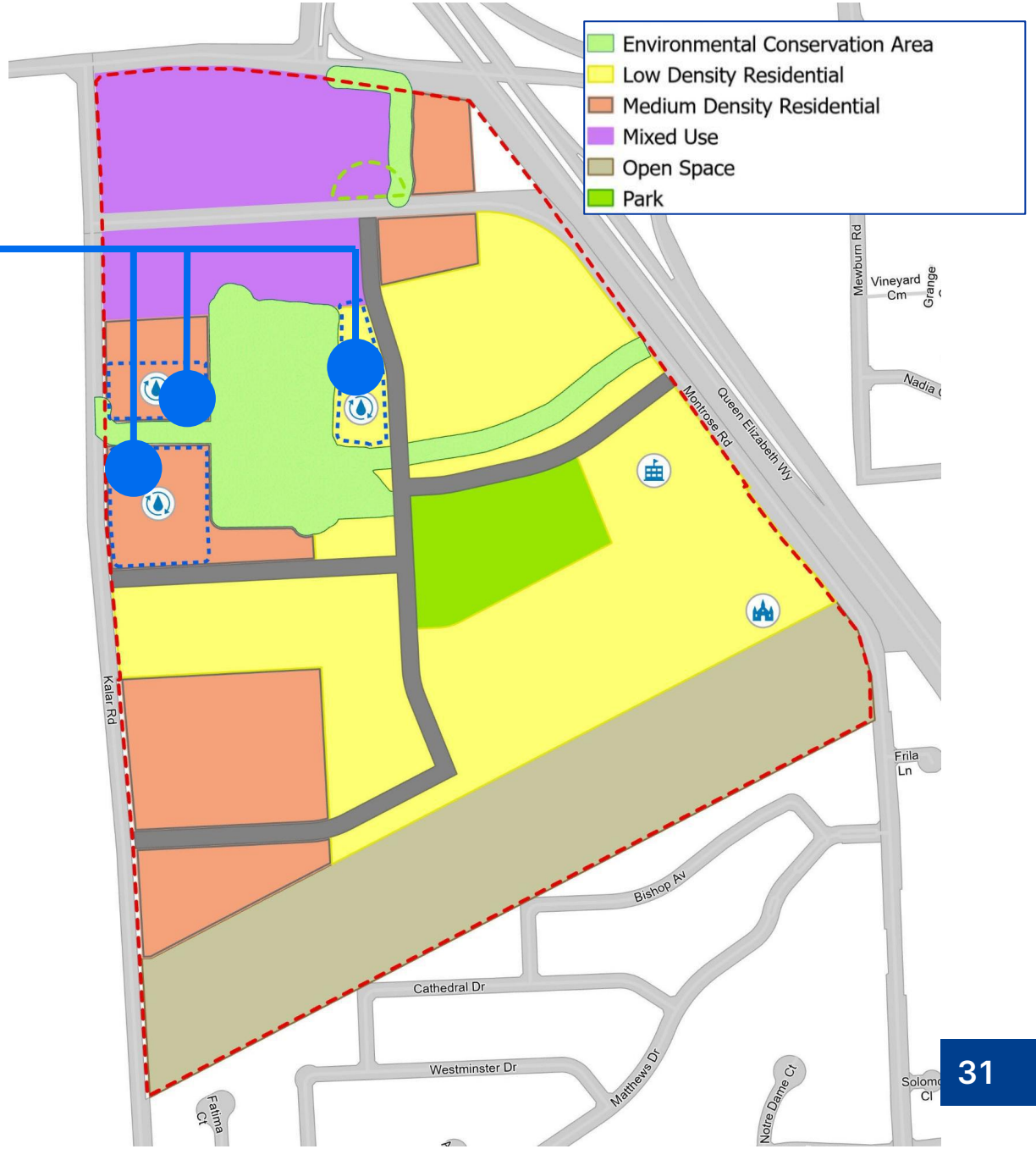

Google


Google


Environmental Conservation Area
Low Density Residential
Medium Density Residential
Mixed Use
Open Space
Park
Mewburn Rd
Vineyard Cm
Grange
Nadia
Montrose Rd
Queen Elizabeth Wy
Kalar Rd
Frila Ln
Bishop Av
Cathedral Dr
Westminster Dr
Matthews Dr
Fatima Ct
Notre Dame Ct

Storm Water Management

- Three catchments – three ponds
- Final sizing dependent on detailed designs at time of development
- Wet ponds (permanent pool) recommended



Storm Water Management



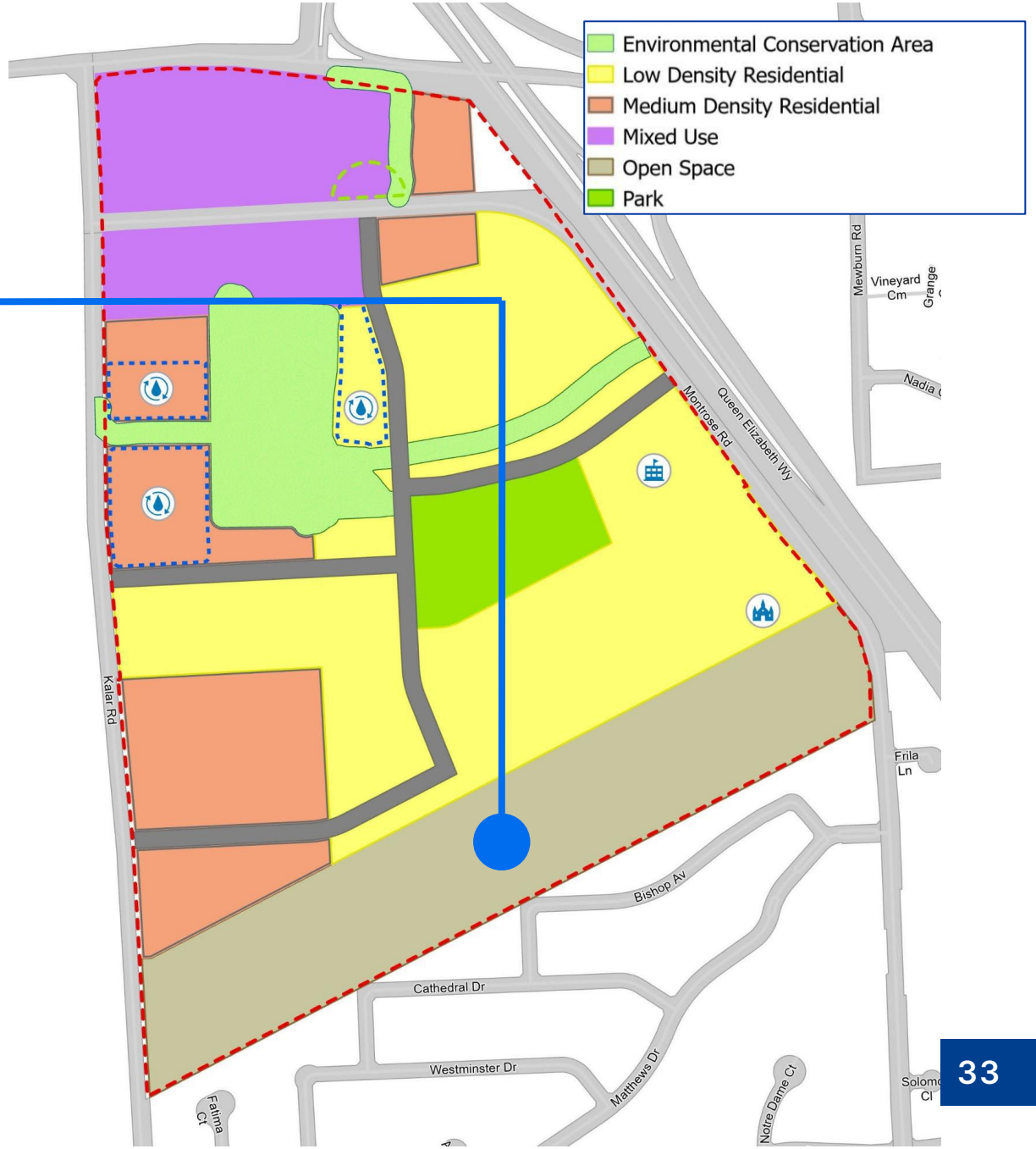






Open Space

- Major Utility Corridor
- Limited secondary uses such as trails and other minor non-invasive, passive uses
- Uses are subject to approval by Hydro One



Open Space



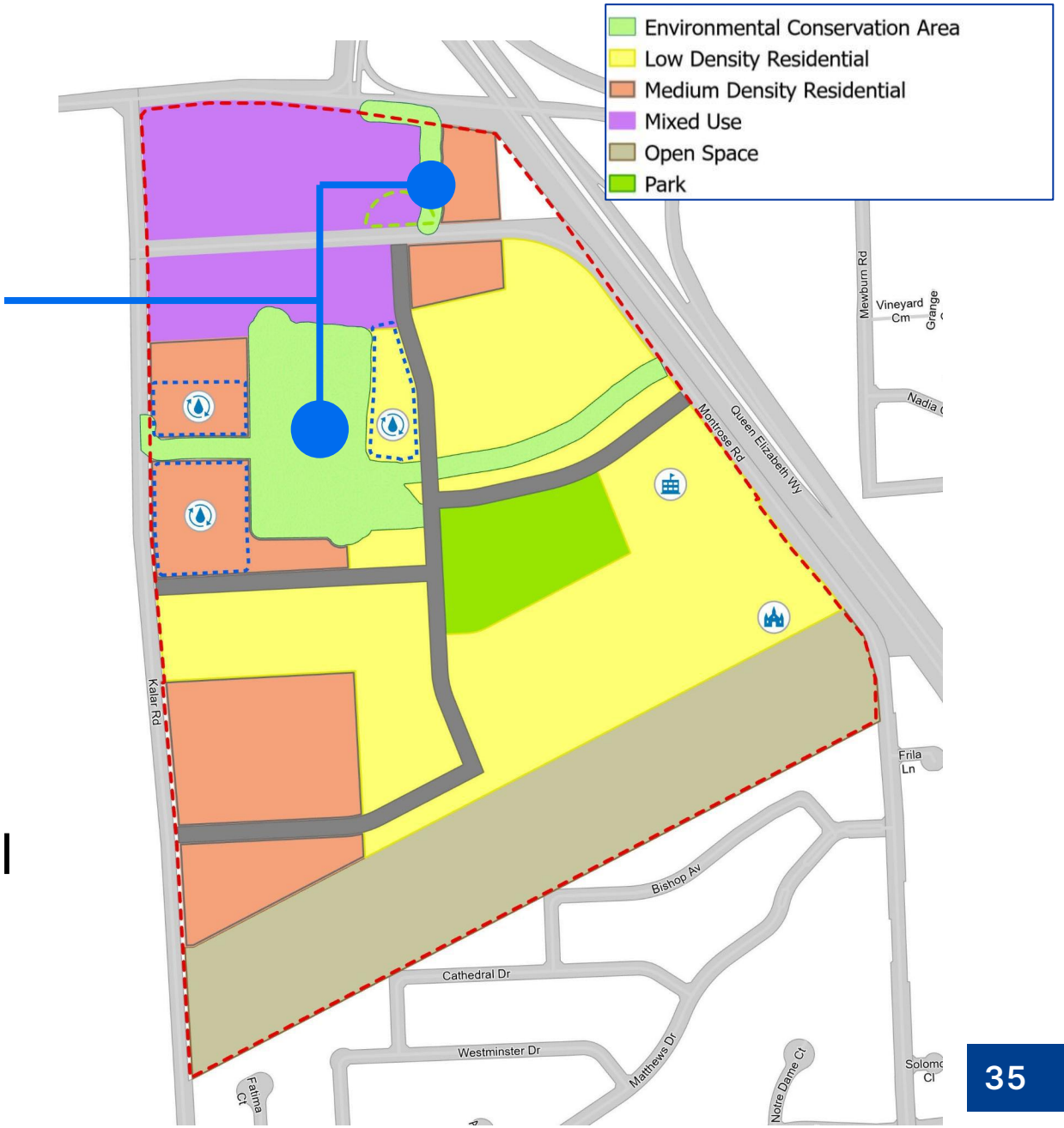





Environmental Conservation Area
Low Density Residential
Medium Density Residential
Mixed Use
Open Space
Park
Mewburn Rd
Vineyard Cm
Grange
Nadia
Queen Elizabeth Wy
Montrose Rd
Kalar Rd
Frila Ln
Bishop Av
Cathedral Dr
Westminster Dr
Matthews Dr
Notre Dame Cr
Fatima Ct

Environmental Conservation Area

- Designation for the protection of natural heritage and key drainage features.
- Appropriate buffering is determined by detail Environmental Impact Studies at the time of applications (15m min)



Environmental Conservation Area



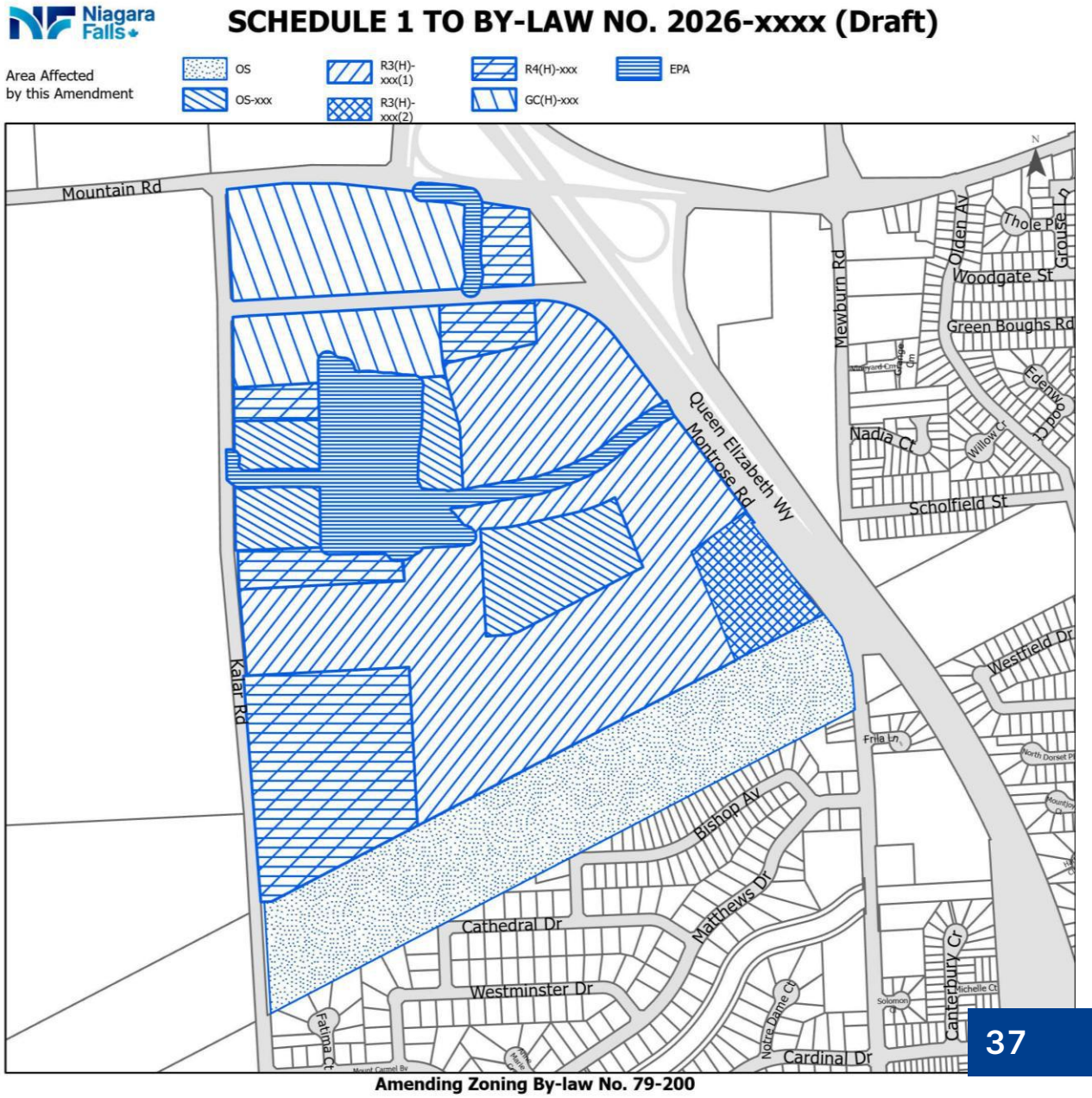






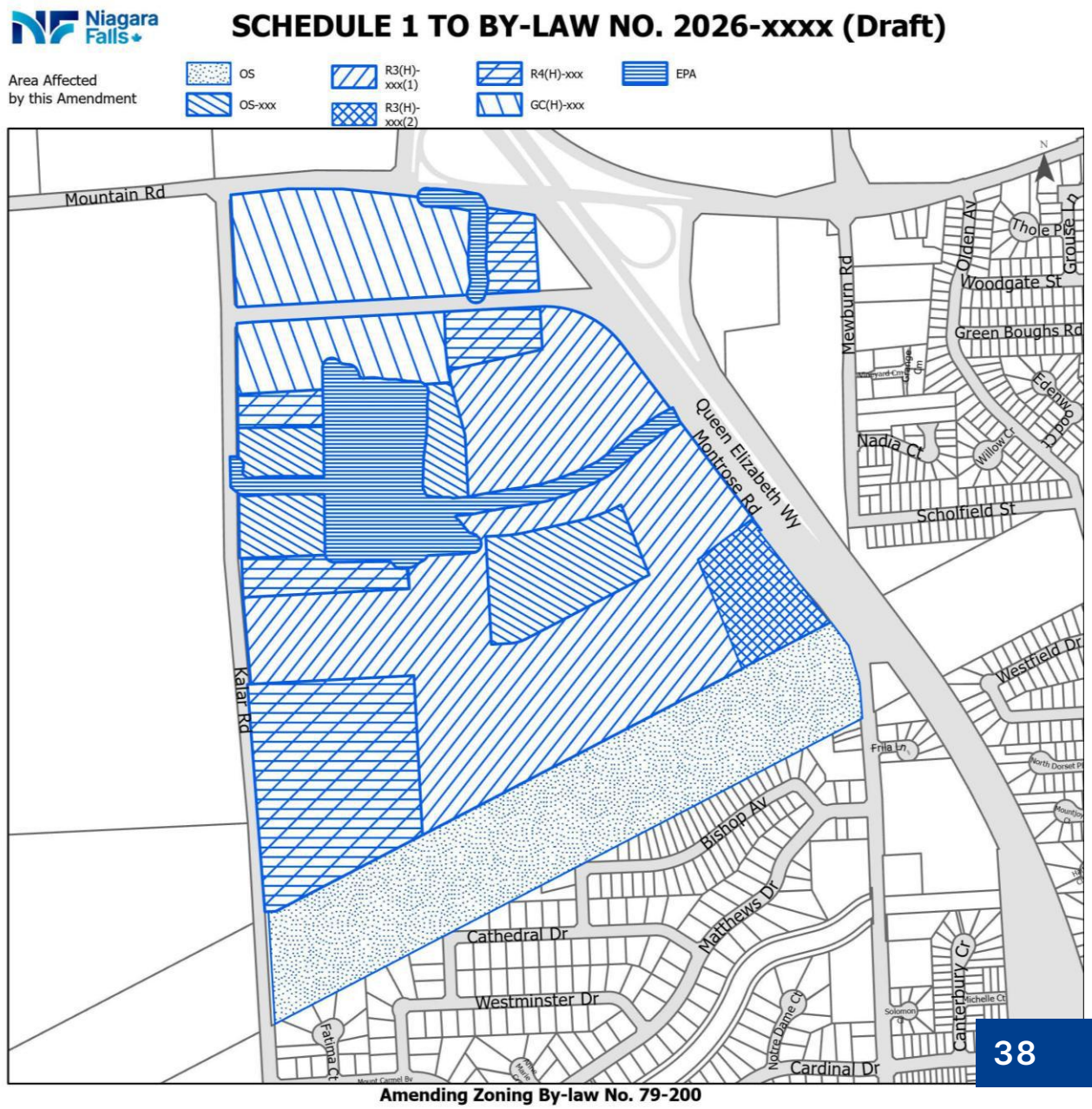
Draft Zoning

- Zoning is the regulatory tool used to implement the land use of the secondary plan
- It defines such details as setbacks, heights, building coverage
- Site specific zoning is the practice of tailoring the regulations to implement the urban design policies of the Secondary Plan
- Future development may have to further amend the regulations (i.e. building setback and coverage) if different from the implementing zoning.



Draft Zoning

- The Draft Zoning proposed to implement this Secondary Plan uses Holding Provisions (H) that are used to ensure certain studies are being completed and clearances are being obtained, prior to removing of the “H”.
- These would include such studies as:
  - Archaeological Stage 1 & 2
  - Noise, Air, and Vibration



Key Takeaways

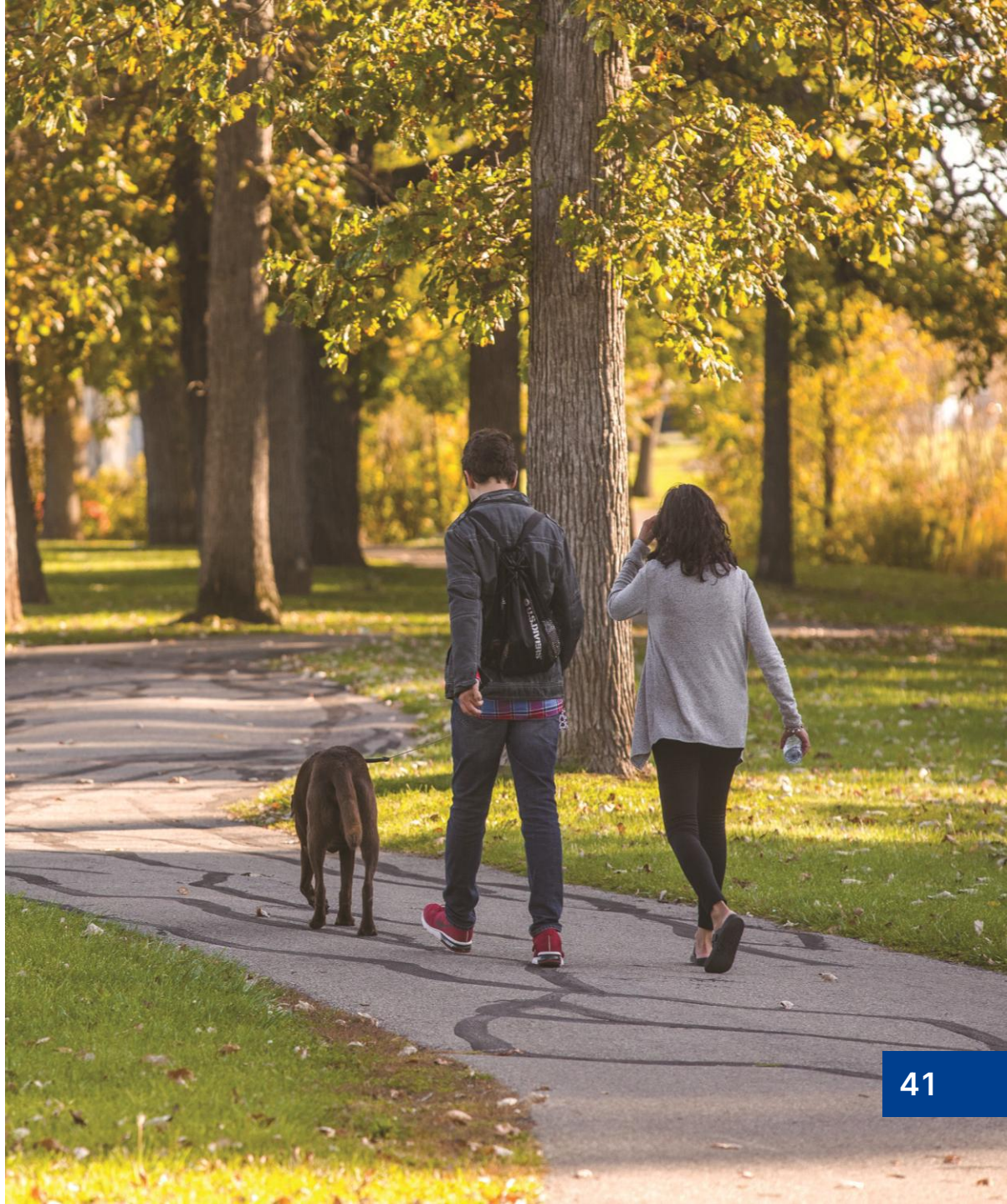
- Niagara Region added these lands to the Urban Area in 2022 through Provincial approval of their new Official Plan (now with the City for implementation).
- Policies of the Region's Plan require urban expansions to undergo a Secondary Plan process.
- Since that time, the Region's Planning role was removed by the Province, but the Region are still the authority for their roads and infrastructure (water and wastewater treatment) which still requires cooperation and coordination.
- A Secondary Plan is a long-term plan.
- Construction of new homes are not likely to begin for a minimum of 5+ years and may potentially take 25 years before build-out.

Key Takeaways

- The Sanitary pumping station, force main, and watermain looping would require construction and servicing capacity would need approval by the Niagara Region.
- The Plan is a step in the planning process that refines land use and sets out expectations on how future development of the community should unfold over it's build-out period.
- It provides next-level information to guide and assist in capital planning and financial planning.
- It gives indication to existing area residents and new residents on what they can expect to see once building activity begins.
- Council is the approval authority.

What's Next

- Receive public input tonight (April 1, 2026)
- Consider additional feedback received (all sources)
- Refine draft OPA policies and zoning if required
- Prepare for formal processing and prescribed circulations
- Report to Council and hold Statutory Public Meeting and;
- Council Decision (targeting May 12, 2026)





Thank You !
Q & A