

LEGEND

LAND USE DESIGNATION

- LOW DENSITY 1**
Single Detached, Semi-Detached, Duplex, Triplex, Street Townhomes.
Low Density 1 would also provide opportunity for small neighbourhood convenience commercial when accompanied by second level residential apartment situated at intersecting interior collector roads. Publicly funded schools are also permitted on any residentially designated lands.
- LOW DENSITY 2 (Limited)**
Rear-lane Street Townhomes and Window Street Townhome, Semi-Detached and Single Detached (& Condominium variations of same ground-based forms). Generally intending to provide noise attenuating function, form and placement. Rear-lotting onto arterials not supported. Low Density 2 would also provide opportunity for small neighbourhood convenience commercial when accompanied by second level residential apartment situated at intersecting interior collector roads.
- MEDIUM DENSITY 1**
Multi-level form such as stacked townhomes and apartments up to 4 storeys in height. Also includes more compact back-to-back townhomes.
- MEDIUM DENSITY 2**
Generally Multi-level form of 4-6 storeys and may be accompanied by Medium Density 2 for sites requiring transitional consideration.
- MIXED USE 1 (Gateway)**
Mixed Use multi-level buildings providing for the greatest heights (10-12 storeys) with at-grade commercial use and permissions for office use on second level and all remaining upper levels for residential.
- MIXED USE 2**
Mixed Use multi-level buildings heights of up to 6-10 storeys with at-grade commercial use with office permissions on second floor, residential above.
- MIXED USE 3 (Mixed-Use)**
Mixed Use multi-level form of 4-8 storeys and may be accompanied by Medium Density 2 for sites requiring transitional consideration and may permit very limited stand-alone commercial.
- INSTITUTIONAL**
Uses generally anticipated would include Place of Worship and other secondary uses including daily care provision such as daycare for pre-school and seniors. Designation may also consider hospice as a permitted use.
- PARK**
Community Park / Neighbourhood Park.
(Not all park land may be shown on this Option and sizing will be reviewed as part of the Preferred Option Plan development with Parks Department Staff).
- OPEN SPACE 1**
Land used for purposes other than park use and may contain servicing infrastructure, facilitate trail networks, or used for tree planting.
- OPEN SPACE 2**
Major Utility Corridor with limited permissions for uses such as trail connections or other passive, non-invasive uses subject to authority approval.
- OPEN SPACE 3**
Storm Water Management facilities and trail connections (where feasible).
- ENVIRONMENTAL PROTECTION**
Natural Feature protection and associated feature buffering subject of detailed EIS Study at time of development.
Subwatershed study will inform on features and their legislative protections with recommendations for additional protections for municipal consideration in addition to any Storm Water Management facility recommendations and trail integration/connections (where feasible).

TRANSPORTATION

- ARTERIAL ROAD** (Existing City and Region)
Arterial Roads will accommodate highest volumes of traffic and will be subject to widenings (where deficient) following detailed analysis of a preferred option in Phase 3 of the Transportation Impact Assessment and any related assessments from City and Regional Master Transportation Study outcomes.
- COLLECTOR ROAD**
Collector Roads are the primary roads within the new community that serve to provide access to the localized road networks and are generally the points of connection to the surrounding arterial network. Collector Roads will typically have wider right-of-way and pavement width than local roads, will often extend through the community from one arterial to another, and contain higher order active transportation provision and potential fixed transit stops.
This Land Use Option illustrates a roundabout intersection with an arterial road that is intended to provide more direct community access from highway ramping. Any such scenario would require approval of local, regional and provincial authorities.
- LOCAL ROAD**
Local Roads are the predominant road classification within the Land Use Option and provide access to a majority of the neighbourhood ground-based dwellings. In some instances, laneways (not shown) also form part of the local network at a finer grain and typically have the smallest right-of-way width. Local roads would have sidewalk provision in all instances leading to higher order active transportation networks and any available transit infrastructure.
- ACTIVE TRANSPORTATION**
The Option illustrates a conceptual active transportation network comprising of the primary network. The primary network would include off-road trails, in-boulevard trails, and broad sidewalks. Local road sidewalk networks would feed into these primary networks and provide access throughout the community for active or passive pedestrian movement, with links to key transit stop locations.

YIELD ESTIMATES

CALCULATED ESTIMATES - Option 1			
Designation with Residential	Residential Density / ha	Area (ha.)	Calculated Unit Yield
Low Density 1	20	83.0762	1662
Low Density 2	25	8.3799	209
Medium Density 1	40	18.9785	759
Medium Density 2	50	9.075	454
Mixed Use 1	100	4.2521	425
Mixed Use 2	75	2.4782	186
Mixed Use 3	50	1.6836	84
Total Yield Estimate			3779

CALCULATED ESTIMATES		CALCULATED ESTIMATES	
Designation	Pop. Persons / unit	Estimated Pop.	Estimated Commercial Floor Space across all Mixed Use = 16,827 sq.m. @ 1 job/50 sq.m. = 336 jobs (P.R.E.)
Low Density 1	3.3 ppu	6174	
Low Density 2			
Medium Density 1	2.2 ppu	2688	
Medium Density 2			
Mixed Use 1	1.8 ppu	1261	
Mixed Use 2			
Mixed Use 3			
Estimated Population		10094	Est. P.R.E. Jobs = 411

Commercial:

- Proximity to the railway would be better suited for a less sensitive use such as a small commercial plaza or a single commercial user depending on ultimate development area.

Environmental Protection:

- Designation used for the protection of significant natural heritage features and key drainage features, including appropriate buffering as determined by detailed EIS at the time of applications (15m mn).

Environmental Protection - Drainage Relocation:

- Designation used following watercourse realignment under this option. Original drainage was channelled as part of golf course development. Detailed studies and permits from authorities would be required to relocate watercourse with naturalization enhancements and contain floodplain levels.

Open Space 3 (SWM):

- Storm Water Management facilities.
- Integrate trails where feasible.
- Pursue opportunities for enhanced naturalization.

Open Space 1:

- Land used for purposes other than park use and may contain servicing infrastructure and overland flow routing and redefined floodplain limits.
- May facilitate trail networks or used for tree planting where practical.

Medium Density 2:

- Residential use.
- Translating building height.
- Multi-level form such as stacked townhomes and apartments up to 4 storeys in height. Also includes more compact back-to-back townhomes.
- Residential Density maximum 40 uph.

Low Density 1:

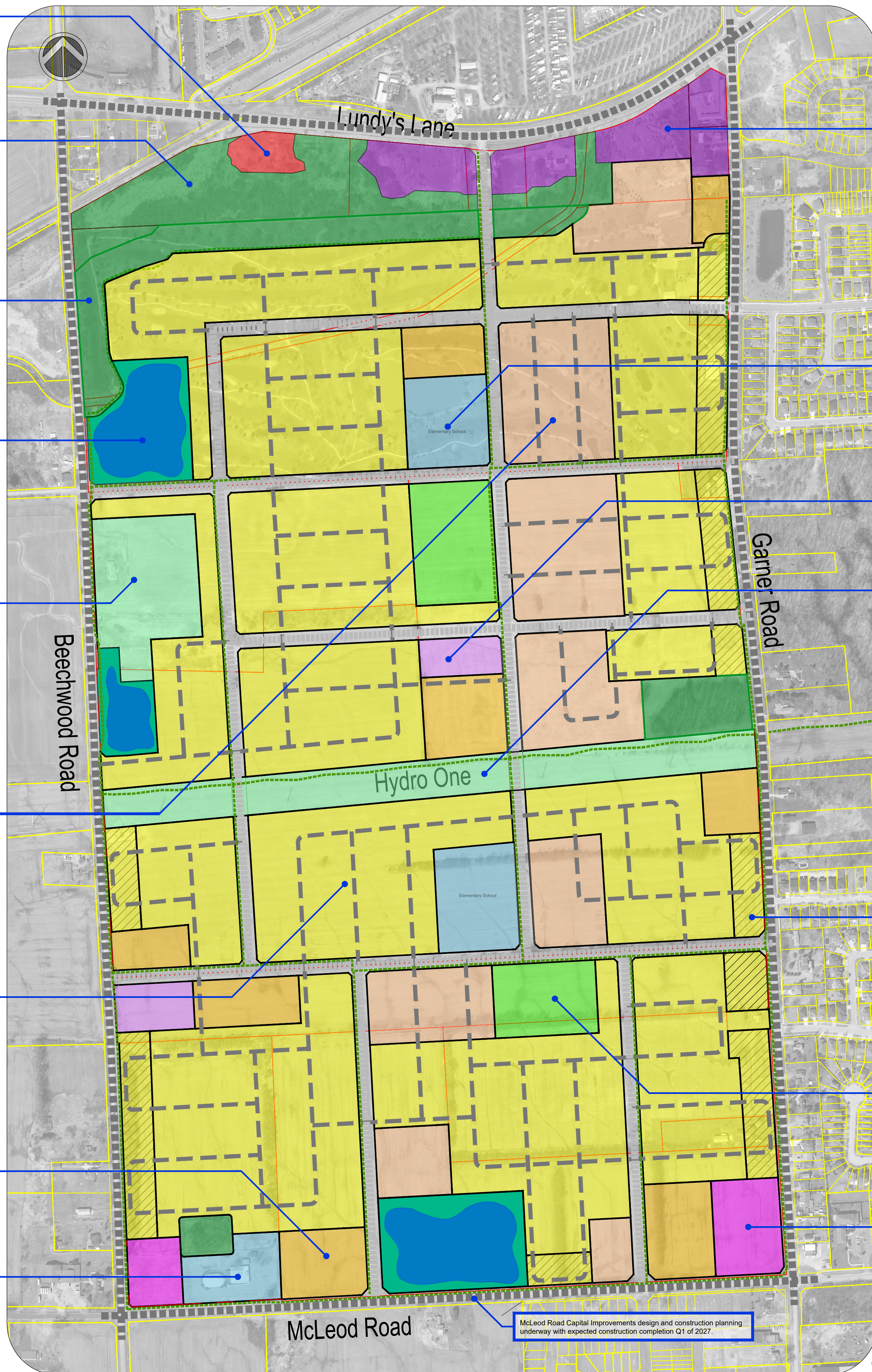
- Ground-based residential use comprised of Single Detached, Semi-Detached, Duplex, Triplex, Street Townhomes.
- Average of 20 uph across all Low Density 1 designations.
- Low Density 1 would also provide opportunity for small neighbourhood convenience commercial when accompanied by second level residential apartment situated at intersecting interior collector roads.

Medium Density 1:

- Residential use.
- Residential Density maximum 50 uph.
- 4-8 storey apartment with lower transitional height where appropriate.
- Internal shared access with adjacent properties and/or designations.

Institutional:

- Place of Worship and secondary uses including such uses as daycare for pre-school and seniors.
- Designation may also consider Hospice as a permitted use.
- Subject to any required Ministry regulations.



- Mixed Use 1:**
- Gateway buildings with landmark architecture.
 - Commercial uses at-grade.
 - Office use/permissions 2 floor.
 - 10-12 storey buildings.
 - Internal circulation for limiting points of access to boundary network.
 - Residential Density maximum 100 uph.
 - Community Commercial uses to serve residents and pass-by traffic.
 - Support for transit and Lundy's Lane corridor uses

Institutional:

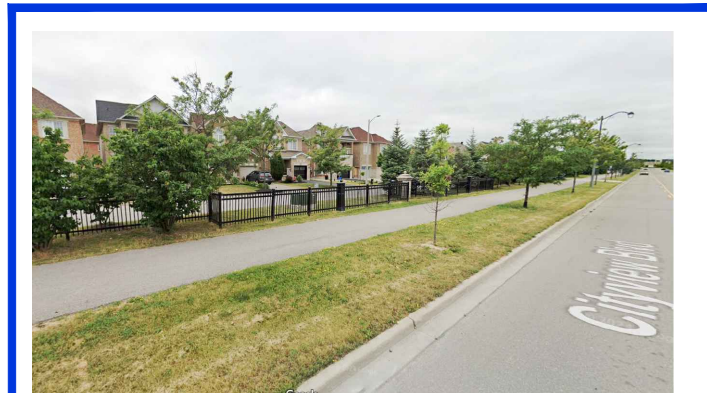
- Elementary School
- Campus location adjacent or proximate to park space



- Mixed Use 3:**
- 4-8 storey buildings.
 - Residential Density maximum 50 uph.
 - Community Commercial uses to serve residents and limited pass-by traffic.



- Open Space 2:**
- Major Utility Corridor.
 - Limited Secondary Uses such as trails or other minor non-invasive uses (subject to approval by Authority).



- Low Density 2:**
- Ground-based residential use comprised of townhomes, single detached, or semi-detached with either rear-lane access (preferred) or used with window streets facing onto arterial roads. Flanking lots are acceptable, rear-lotting not permitted.
 - Generally 2 to 3 storeys in height, max. density 25 uph.
 - Balancing transition with existing established residential on Garmer Road in most locations.

Park:

- Neighbourhood Park and associated amenities



- Mixed Use 2:**
- Landmark architecture.
 - Commercial uses at-grade with Office permissions on second floor.
 - 6-10 storey buildings.
 - Internal circulation for limiting points of access to boundary roads.
 - Residential Density maximum 75 uph.
 - Community Commercial uses to serve residents and pass-by traffic.

GARNER WEST SECONDARY PLAN

CONCEPTUAL LAND USE PLAN

OPTION 1

THIS PLAN DOES NOT IMPLY OR INFER ANY LAND USE APPROVALS AND IS FOR CONSULTATION PURPOSE ONLY

DESIGN SUMMARY OF THIS PLAN

- Strong emphasis on maximizing developable land and housing.
- Grid road network supports efficient navigation and permeability for vehicular and (A/T) pedestrian movement throughout the community.
- Higher density centralized along central north-south collector to maintain lower intensity along Garmer and Beechwood Roads to provide transition to the existing established community east of Garmer and the agricultural interface on the west side of Beechwood.
- Retains residential density and mixed uses along key intensification corridors of Lundy's Lane and McLeod Road.
- Assumes environmental constraints to be less sensitive than previously anticipated, providing opportunities to modify such features as the realignment and enhancement of (golf course) watercourse, reducing need for multiple crossings, allows for single SWM facility as opposed to two, provides additional separation from more intense use along Lundy's Lane and complements the grid road network efficiencies.
- Cut & fill balance floodplain to create large block that could support naturalization including substantive tree-planting opportunities.
- Approximately 70% of all ground-oriented residential with broad dwelling type including single and semi-detached, duplex, townhome, triplex and quad permissions in Low 1, Low 2 and Medium 1. Stacked and back-to-back generally found within the Medium 1. Together this would represent approximately 86% of the land area designated for supporting these forms of residential dwelling types.
- Approximately 30% of the residential would be found in the remaining 14% of land area designated for Medium 2 and Mixed Use and typically be apartment dwelling units.
- Neighbourhood Parks and Elementary School sites located along collector road network to provide optimal walkability.
- Active transportation networks on arterial & collectors, in select areas of natural feature, and open space (including hydro corridor).

What you need to know about interpreting this Plan

THIS OPTION REMAINS CONCEPTUAL AND SUBJECT TO CHANGE

- ITS PURPOSE IS TO ILLUSTRATE THE LAND USE COMPONENTS THAT CITY STAFF HAVE DISTILLED THROUGH VARIOUS POINTS OF CONSULTATION WITH STAFF, KEY AGENCY AND STAKEHOLDERS, GUIDANCE FROM THEIR PROFESSIONAL CONSULTANTS, AND THROUGH PROFESSIONAL PLANNING EXPERIENCE.
- BOUNDARIES OF LAND USES ARE NOT INTENDED TO BE DEFINITIVE AND MAY BE ADJUSTED AND MODIFIED UP UNTIL SUCH TIME THAT THE SUBWATERSHED STUDY IS COMPLETED, DEVELOPMENT CONSTRAINTS ARE IDENTIFIED BY THE CITY, A PREFERRED LAND USE PLAN IS IDENTIFIED, AND COUNCIL HAS MADE A DECISION ON A STAFF RECOMMENDATION.
- COLLECTOR ROADS ARE GENERALLY LOCATED WHERE STAFF HAVE INTENDED BUT CAN BE MODIFIED. LOCAL ROADS ARE ENTIRELY CONCEPTUAL AND WOULD BE DETERMINED AT TIME OF DEVELOPMENT APPLICATIONS (POST SECONDARY PLAN APPROVAL)
- THE CITY WILL ZONE LANDS IN ACCORDANCE WITH THE DESIGNATIONS IDENTIFIED. RECOGNIZING FUTURE AMENDMENTS MAY BE NECESSARY WHEN REFINED SUBDIVISION AND SITE PLANNING APPLICATIONS ARE RECEIVED, POLICY WILL BE INCLUDED IN THE SECONDARY PLAN THAT ANTICIPATES SUCH AMENDMENTS TO BE MADE, PROVIDED INTENT IS MAINTAINED AND ALIGNS WITH THE VISION AND FORM TO BE FOUND WITHIN THE PLAN AREA AND BE SUBJECT TO COUNCIL APPROVAL.
- THIS PLAN IS FOR PRE-AMENDMENT (INFORMAL) PROCESSING AND CONSULTATION PURPOSE WITH ALL MUNICIPAL PARTNERS, AGENCIES, STAKEHOLDERS, AND GENERAL PUBLIC. A FORMAL AMENDMENT PROCESS WILL BEGIN FOLLOWING THE IDENTIFICATION OF A PREFERRED LAND USE PLAN. DETAILED ASSESSMENTS AND REPORTING, TOGETHER WITH RECOMMENDATIONS, THAT WILL ACCOMPANY A FORMAL AMENDMENT (POLICIES AND MAPPING SCHEDULES) THAT WILL BECOME PART OF THE CITY'S OFFICIAL PLAN AND GUIDE DEVELOPMENT OF THIS PLAN AREA INTO THE FUTURE AND TO COMPLETION.
- IMAGES INCLUDED ON THIS PLAN ARE MEANT ONLY TO BE GENERAL EXAMPLES, INTENDED TO PROVIDE A VISUAL OR SPATIAL SENSE OF THE SIZE AND MASSING THAT MAY BE REFLECTIVE OF FUTURE APPLICATIONS AND DO NOT REPRESENT OR SERVE ANYTHING FURTHER THAN TO PROVIDE VISUAL ASSISTANCE AND REFERENCE.

Prepared by City of Niagara Falls
Long Range Planning Initiatives staff
July 7, 2025



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