

SARNIA

Development Area 2 Secondary Plan Update

**Public + Landowners
Information Session**

July 24, 2023



 **The Planning
Partnership**

Dougan & Associates
urbanMetrics
LEA Consulting Ltd.

Purpose of the Secondary Plan Update

- The City of Sarnia recently completed a Comprehensive Review, adopted a new Official Plan and is underway with an update to its Zoning By-law
- Development Area 2 Secondary Plan is the City's largest greenfield area designated to accommodate growth
- The Secondary Plan Update is intended to implement the land use framework and policies of the new Official Plan.

Study Area and Engagement to Date



Public and Landowners
Information Session #1
July 26, 2022

Survey on Commercial/
Retail
July 5 to August 24 2022

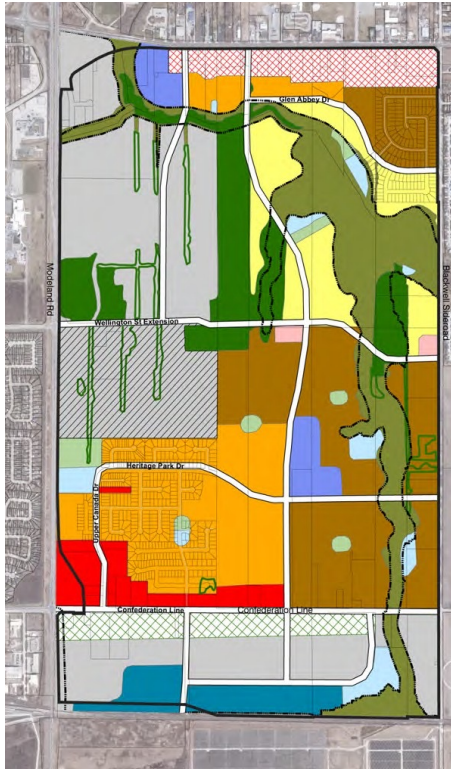
Public and Landowners
Information Session #2
October 13, 2022

Public and Landowners
Information Session #3
November 23, 2022

The 4 Options

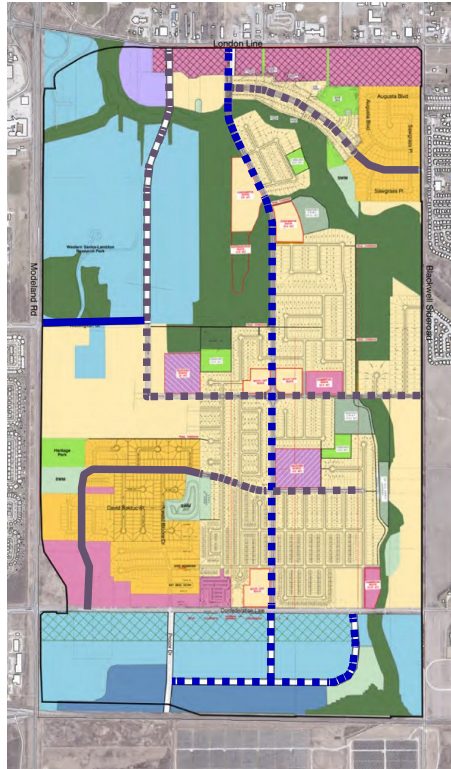
Presented in November 2022

Option 1



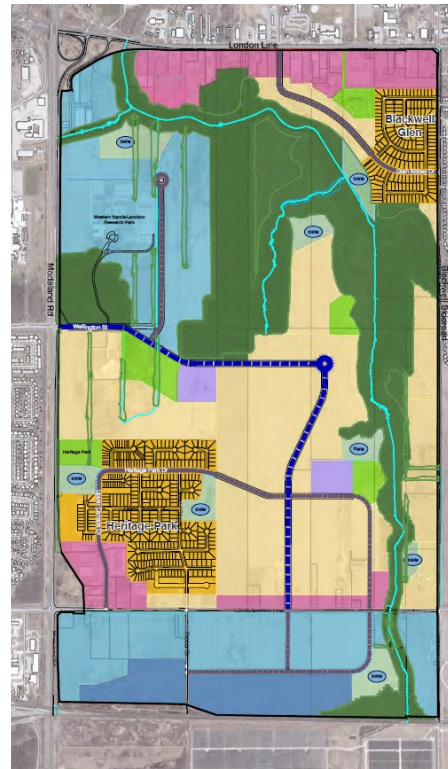
- Residential**
- Single Detached (3.5 UPA)
 - Single Detached (4 UPA)
 - Mixed Residential (7UPA)
- Industrial**
- Industrial-Service-Commercial
 - Light Industrial
 - Medium Industrial
- Commercial**
- Local Commercial
 - General Commercial
 - Highway Commercial
- Institutional**
- Parkland
 - SWM Facilities
 - Floodplain/Drainage
 - Significant Woodlands
 - Wooded Area
 - Lands converted from Light Industrial to permit Residential and Mixed-use Development

Option 2



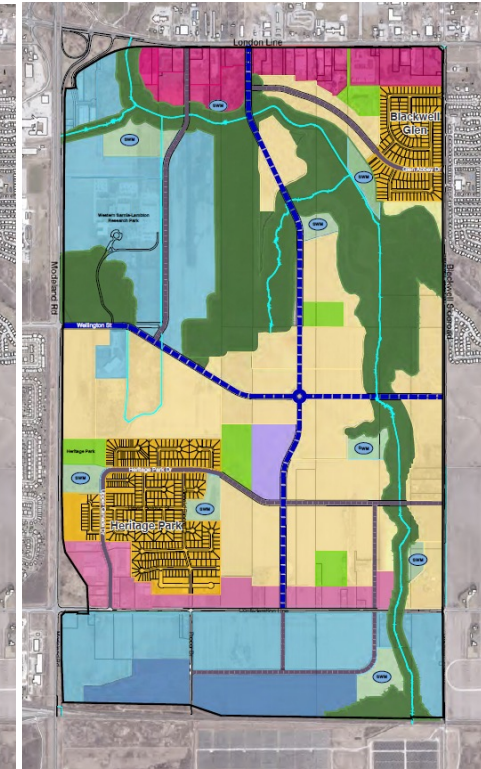
- Legend**
- Future Urban
 - Existing Neighbourhood
 - Mixed Use Corridor II
 - Prestige Employment
 - General Employment
 - Institutional
 - Parkland
 - SWM Facilities
 - Natural Heritage System
 - Watercourses
 - Future Arterial
 - Future Collector
 - Arterial
 - Collector
 - Secondary Plan Boundary

Option 3

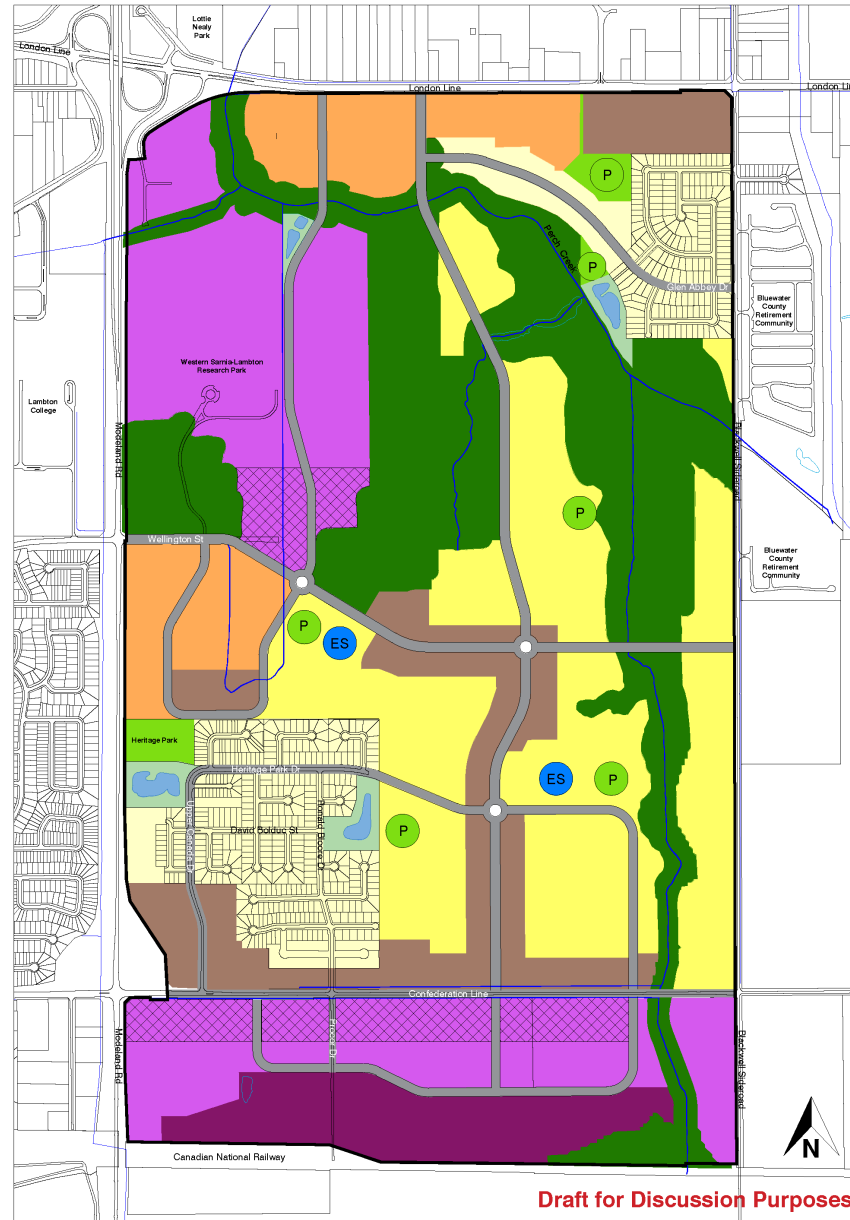


- Legend**
- Future Urban
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 - Collector
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Option 4



- Legend**
- Future Urban
 - Existing Neighbourhood
 - Mixed Use Corridor I
 - Mixed Use Corridor II
 - Prestige Employment
 - General Employment
 - Institutional
 - Parkland
 - SWM Facilities
 - Natural Heritage System
 - Watercourses
 - Future Arterial
 - Future Collector
 - Arterial
 - Collector
 - Secondary Plan Boundary

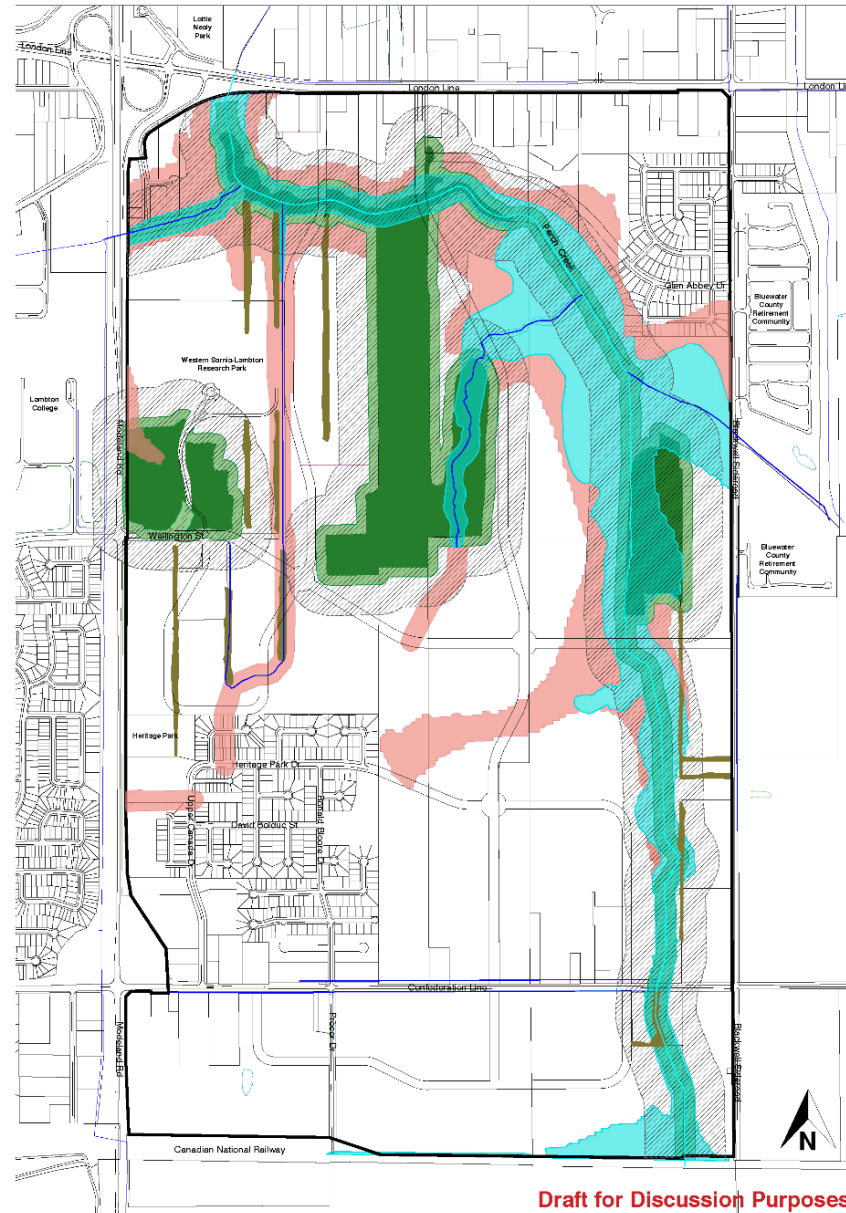


Legend

- New Neighbourhood
- Existing Neighbourhood
- Mixed Use Corridor I
- Mixed Use Corridor II
- Prestige Employment
- Prestige Employment Special Policy Area
- General Employment
- ES Elementary School Symbol
- P New Parks Symbol
- Parks and Open Space
- Environmental Protection
- Existing Stormwater Management Facilities
- Watercourses
- Roads
- Secondary Plan Boundary

Draft for Discussion Purposes

SCHEDULE 5A - Land Use



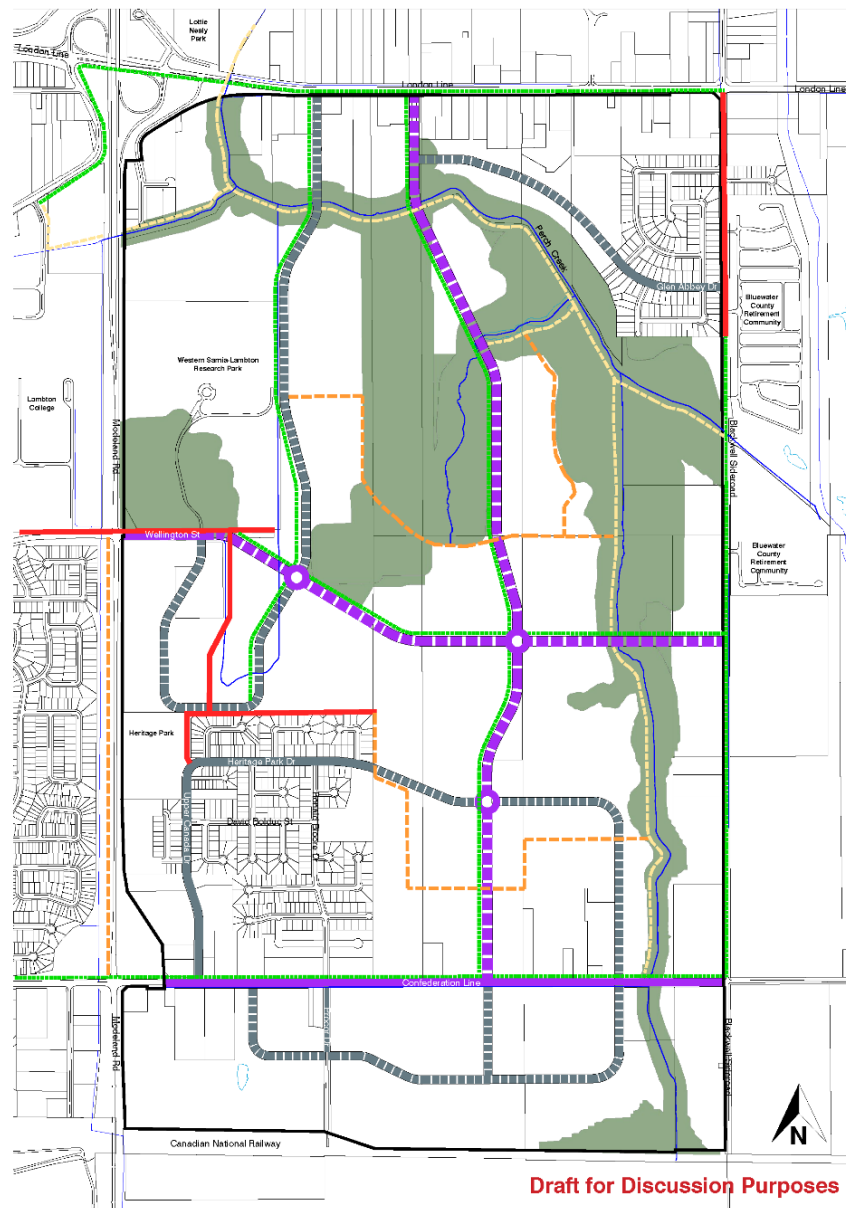
Legend

Environmental Protection

- Significant Woodlands
- Floodplain/Natural Hazard
- Perch Creek
- 30 metre Buffer
- Areas Affected by SCRCA Regulations
- Adjacent Lands Overlay
- Hedgerow
- Watercourses
- Secondary Plan Boundary

Draft for Discussion Purposes

SCHEDULE 5B - Natural Heritage System



Draft for Discussion Purposes

Legend

- Future Arterial
- Future Collector
- Arterial
- Collector
- Roundabout
- Environmental Protection
- Secondary Plan Boundary
- Existing Trail
- Proposed Trail
- Proposed Off-road Trail
- Proposed Nature Trail

SCHEDULE 3 - Roads and Active Transportation

Land Use Designations

The New Neighbourhood Designation

Existing Neighbourhood Designation

Mixed Use Corridor I Designation

Mixed Use Corridor II Designation

Prestige Employment Designation

General Employment Designation

Parks and Open Space Designation

Environmental Protection Designation



Land Use Designations

Neighbourhoods

Provisions	The New Neighbourhood Designation	Existing Neighbourhood Designation
Permitted Built Form/Uses	<ul style="list-style-type: none"> • Low-Rise Buildings • The following uses may be permitted : <ol style="list-style-type: none"> i. Residential Dwelling Units, including single-detached, duplex and semi-detached dwellings, triplex and four-plex dwellings and townhouses; ii. Additional Residential Units; iii. Special Needs Housing; iv. Live-Work Units; v. Home-Based Businesses; vi. Short-Term Accommodations; vii. Day Care Facilities; viii. Small-Scale Places of Worship; ix. Neighbourhood Supporting Uses; x. Elementary Schools; and, xi. Public Service Facilities 	<ul style="list-style-type: none"> • Low-Rise Buildings and Mid-Rise Buildings. • The following uses may be permitted: <ol style="list-style-type: none"> i. Residential Dwelling Units; ii. Additional Residential Units; iii. Special Needs Housing; iv. Live-work Units; v. Home-Based Businesses; vi. Short-Term Accommodations; vii. Day Care Facilities; viii. Small-Scale Places of Worship; ix. Neighbourhood Supporting Uses; x. Elementary Schools; and, xi. Public Service Facilities.

Land Use Designations

Mixed Use

Provisions	Mixed Use Corridor I Designation	Mixed Use Corridor II Designation
Permitted Built Form/Uses	<ul style="list-style-type: none"> • Mid-Rise, or High-Rise Buildings. • Permitted uses may include: <ol style="list-style-type: none"> i. Retail and service commercial uses; ii. Restaurants; iii. Artisan studios and maker spaces; iv. Auto-focused uses such as automotive service centres and repair shops, and automobile dealerships; v. Hotels, including ancillary uses; vi. Convention/conference facilities; vii. Private clubs; viii. Office uses; ix. Cultural, entertainment and recreational uses; x. Public service facilities; xi. Institutional uses, including secondary and elementary schools, post-secondary education facilities and places of worship; xii. Day care facilities; xiii. Residential Apartments, including special needs housing; and, xiv. Commercial and/or accessory parking facilities at-grade and/or in structures 	<ul style="list-style-type: none"> • Low-Rise or Mid-Rise Buildings. • Permitted uses may include: <ol style="list-style-type: none"> i. Retail and service commercial uses; ii. Restaurants; iii. Artisan studios and maker spaces; iv. Hotels, including ancillary uses; v. Office uses; vi. Cultural, entertainment and recreational uses; vii. Public service facilities; viii. Institutional uses, including secondary and elementary schools, post-secondary education facilities and places of worship; ix. Day care facilities; x. Residential Apartments and townhouses; xi. Live-Work Units; and, xii. Commercial and/or accessory parking facilities at-grade and/or in structures.

Land Use Designations

Employment

Provisions	Prestige Employment Designation	General Employment Designation
Permitted Built Form/Uses	<ul style="list-style-type: none"> Permitted uses may include: <ol style="list-style-type: none"> Research and development facilities; Office uses; Warehousing and distribution centres; and, Manufacturing, processing, and assembly operations in wholly enclosed buildings. Permits uses including the limited sales of products manufactured, processed or assembled on the premises, as well as parking facilities at-grade and/or in structures. Permits ancillary uses such as hotels, banquet facilities, convention centres, assembly halls, recreation facilities, restaurants, personal service establishments and convenience retail uses are permitted 	<ul style="list-style-type: none"> Permitted uses include: <ol style="list-style-type: none"> Industrial uses, including municipal works yards and recycling operations; Major municipal service infrastructure facilities, including energy generation, sewage treatment and water filtration facilities; Manufacturing and/or research and development facilities; Warehousing and distribution centres; Assembly halls; Automobile service centres and repair shops, truck service centres and repair shops, body shops, automobile and truck rental operations, automobile and truck depots, and used and/or recycled automobile dealerships.

Land Use Designations

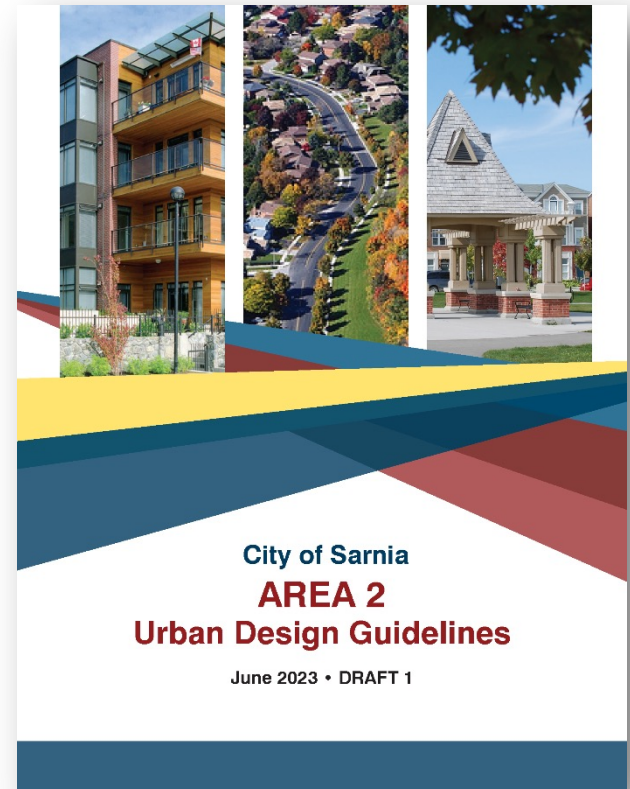
Green Space and Open Space

Provisions	Parks and Open Space Designation	Environmental Protection Designation
Permitted Built Form/Uses	<ul style="list-style-type: none"> Buildings that support a permitted parks and open space use shall be in a Low-Rise Building. Permitted uses may include: <ul style="list-style-type: none"> i. Parks and open spaces including: <ul style="list-style-type: none"> >Regional Parks; >Community Parks; >Waterfront Park; >Neighbourhood Parks; >Urban Squares, and other urban park spaces; >Greenways; ii. Cemeteries; and, iii. Golf Courses. 	<ul style="list-style-type: none"> Permitted uses may include: <ul style="list-style-type: none"> i. Conservation uses; ii. Public parks and trails and other associated passive recreational opportunities and facilities that do not require substantial site alterations; iii. Buildings or structures appropriate and supportive of public parks and trails and other associated passive recreational opportunities and facilities; iv. Buildings or structures necessary for flood or erosion control; v. Agricultural uses.

Urban Design Guidelines

ROLE OF THE GUIDELINES

- Urban design is the process of giving **form**, **shape**, and **character** to the physical elements that comprise various neighbourhoods and areas
- Contributes to the **vitality** and **health of a community**; aesthetics, architecture, and compatibility; and to vibrant and successful public spaces
- Intended to guide site development to achieve a desired level of prescribed quality in both the public and private realms



Urban Design Guidelines

THE PUBLIC REALM

General and Universal Guidelines

Guidelines for Roads

- General Guidelines for Roads and Blocks
- Arterial Roads
- Collector Roads
- Local Roads
- Window Roads
- Lanes
- Private Roads

Streetscape Elements

- Sidewalks
- Street Trees and Planting
- Street Furniture
- Street Lighting
- Pedestrian Crossings
- Community Mailboxes
- Utilities
- Traffic Calming
- Gateways
- Transit Support Guidelines



Urban Design Guidelines

THE PUBLIC REALM

The Natural Heritage System, Parks and Open Spaces

- Natural Heritage System
- Parks Network

Active Transportation

- Pedestrian & Cycling Network
- Trails

Stormwater Management Facilities



Urban Design Guidelines

THE PRIVATE REALM

General Guidelines for all Development

- Mixed-Use Corridors
- Neighbourhoods
- Employment Areas

Site Planning

- Site Layout
- Site Landscaping

Low-Rise Buildings

- General Guidelines
- Typologies
- Siting and Setbacks
- Private Outdoor Amenity Space
- Garages and Driveways
- Priority Lots
- Building Design



Urban Design Guidelines

THE PRIVATE REALM

Mid-Rise and High-Rise Buildings

- General Guidelines
- Typologies
- Siting and Setbacks
- Access, Parking and Servicing
- Building Design
- Private Outdoor Amenity Space

Commercial and Mixed-Use Buildings

- Building Design
- Parking
- Servicing, Storage + Loading



Employment Areas

Institutional and Community Services

- General Guidelines
- Building Design
- School Sites
- Fire Stations
- Places of Worship



Urban Design Guidelines

SUSTAINABLE BUILDINGS + INFRASTRUCTURE

Energy Conservation

- Encourage renewable energy production
- Encourage passive solar building orientation

Water Use and Management

- Higher standards for water efficiency in new developments
- Use nature-based solutions and innovative technology to reduce negative impacts of development and improve water quality

Material Resources and Solid Waste

- Emphasize the importance of recycling and repurposing
- Source materials locally when possible

Urban Agriculture

- Incorporate sustainable food production initiatives into new development plans

Stewardship and Education

- Consider measures to support homeowner education – creating guides, education packages, etc.



Next Steps

Receive comments on the Secondary Plan (landowners, stakeholders, agencies, school boards, City)

Consider adjustments to be consistent with Bill 97/new Provincial Planning Statement

Prepare final Secondary Plan and Zoning Schedule

Statutory public open house and public meeting

Council presentation