

Wallace Woods Secondary Plan

Secondary Plan Overview

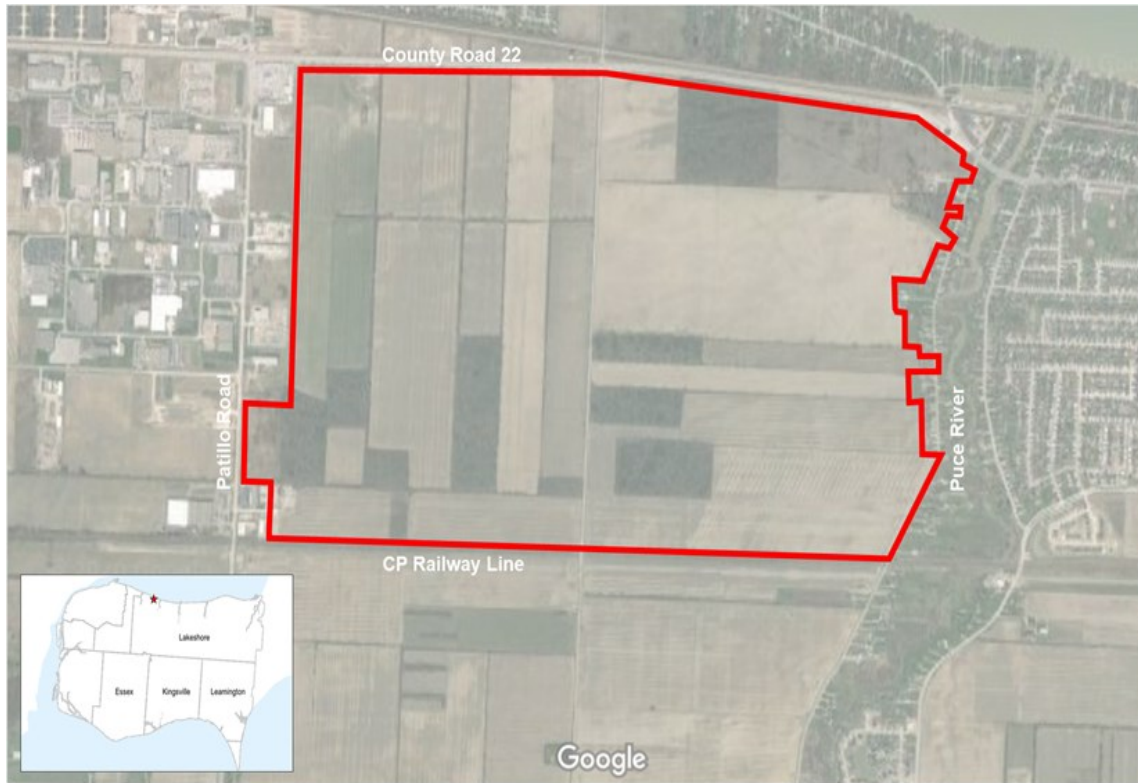
March 29th, 2022



Agenda

1. Wallace Woods Context
2. Planning Context
3. Key Recommendations
4. Secondary Plan Concept
5. Phasing
6. Next Steps

Context – Wallace Woods



- Wallace Woods is proposed as a new mixed-use community
- The Municipal Official Plan requires a Secondary Plan for the Wallace Woods Special Planning Area
- The scoped Wallace Woods Secondary Plan Area (WWSPA) are approximately 475 hectares, located between County Road 22 and Canadian Pacific Railway, just south of Lake St. Clair
- The primary purpose of the WWSPA is to provide the framework for a mixed-use development that will create a new core community within the Municipality of Lakeshore

Planning Context

- A number of Provincial, Regional and local planning documents will influence the nature of development within the WWSPA and will provide a rationale for a transition from rural to urban development.
- These include:
 - Planning Act & Provincial Policy Statement
 - County of Essex Official Plan
 - Municipality of Lakeshore Official Plan

Planning Context – Provincial Policy

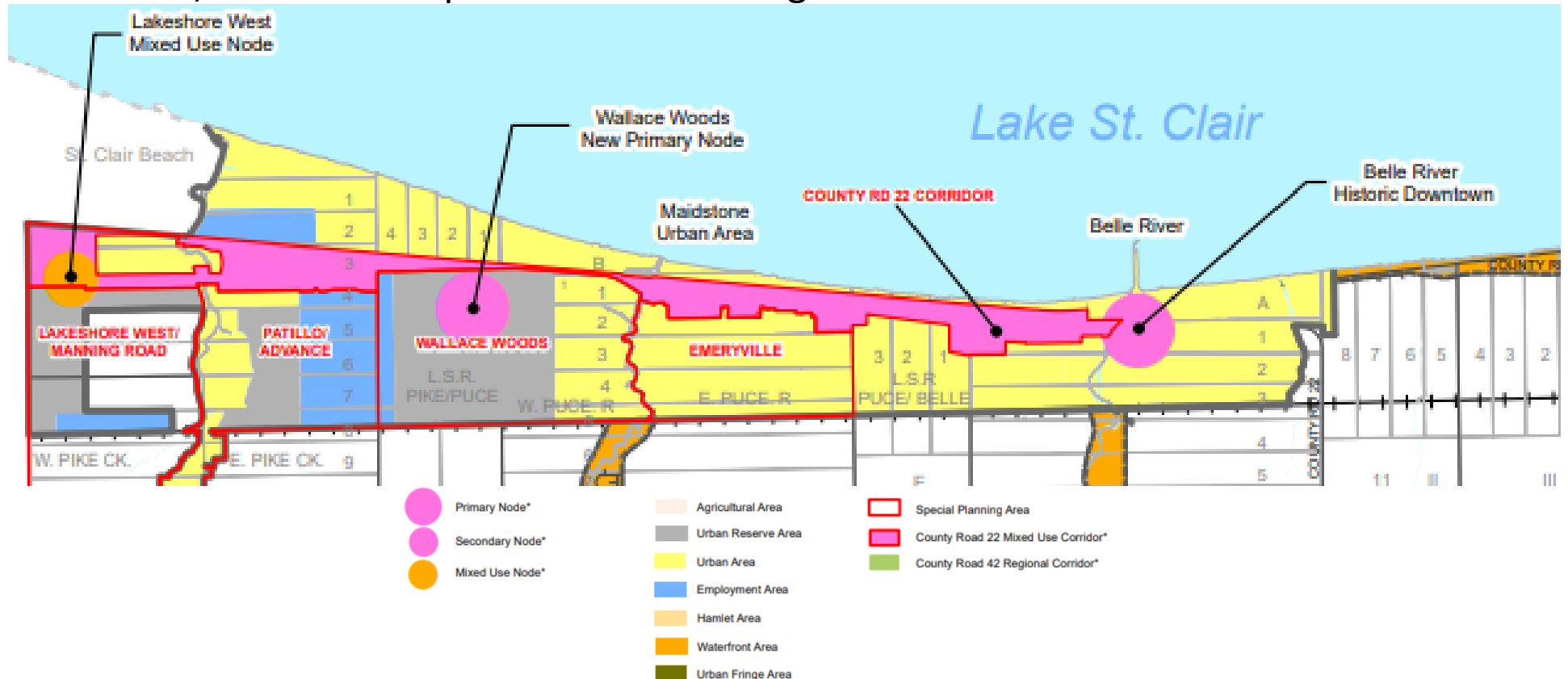
- The Provincial Policy Statement (2020) (PPS) provides provincial policy direction on matters related to key land use planning issues such as housing, infrastructure, economic development, transportation, and the protection of environmental resources
- All land use decisions are required to be consistent with the PPS
- Relevant elements of the PPS include:
 - Directing new growth and infrastructure to existing settlement areas, which includes those lands within the Wallace Woods Secondary Plan Area;
 - Maintaining protection of natural features and adequate access to public open space and parks and community facilities/services;
 - Identifying, protecting and restoring natural heritage systems; and
 - Development of healthy and safe communities by avoiding development and land use patterns which may cause environmental or public health and safety concerns.

Planning Context – County of Essex Official Plan (2014)

- The County of Essex Official Plan, 2014 establishes a policy framework for managing growth, protecting resources and providing direction on land use decisions to the lower-tier municipalities
- Relevant elements of the Plan include:
 - **Growth Management:** The Plan establishes growth projections for all the local municipalities to guide planning decisions
 - **Primary Settlement Areas:** The Plan directs future growth to Settlement Areas – Wallace Woods is identified as a Primary Settlement Area
 - **Affordable Housing:** County requires that each local municipality achieve a minimum affordable housing target of 20 percent of all new development, to be focused within Primary Settlement Areas
 - **Natural Environment:** The County Plan identifies two Provincially Significant Wetlands within the WWSPA that must be protected

Planning Context – Lakeshore Official Plan

- Lakeshore’s Official Plan (2010) designates the majority of the WWSPA, as Urban Reserve Area, and identifies a future Primary Node within Wallace Woods
- The Official Plan provides specific policies to guide the preparation of a Secondary Plan for the WWSPA, which are required for lands designated as Urban Reserve Area



Summary of Supporting Studies

- As part of the Secondary Plan process, several studies were prepared, including:
 - Servicing
 - Transportation
 - Natural Environment
 - Noise and Vibration
 - Archaeology
 - Land Use and Urban Design

Key Servicing Recommendations

- A total of 9 SWM facilities (wet/hybrid ponds) will be required for runoff quantity, quality and erosion controls.
- Wherever possible, storm runoff will discharge to nearest protected areas/wetlands through a bio-swale – to help clean the water.
- Suitable low impact development measures are required before discharging to water courses.
- An erosion and sediment control plan will be required to minimize sediment leaving the site during the construction stage
- Realignment and improvement of Wallace Line Drain

Key Transportation Recommendations

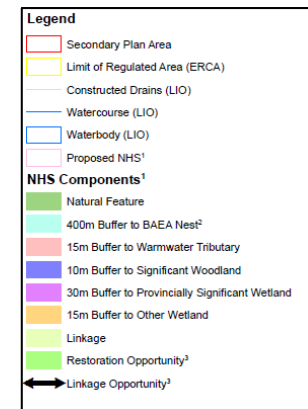
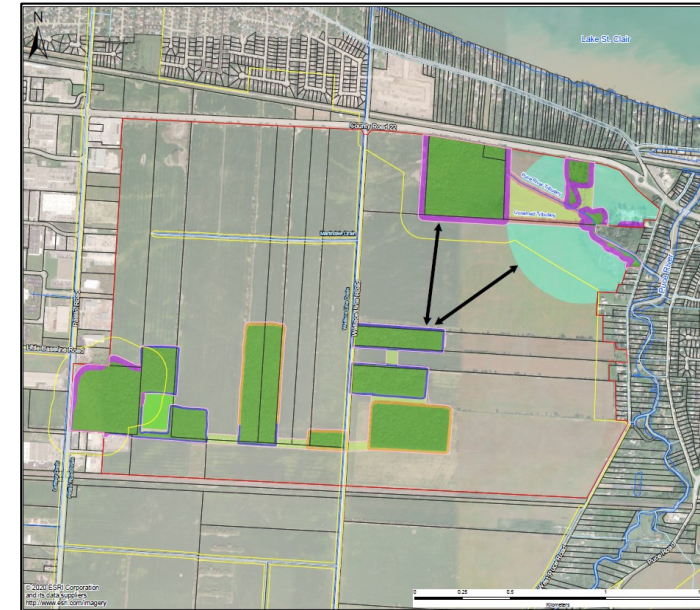
- From 2026 to 2041, it is anticipated that signalized intersections will operate above capacity thresholds. Mitigation measures include:
 - A possible right-of-way widening by providing additional through lanes to increase road capacity, especially on Essex County Road 22 and 42;
 - The provision of a dedicated left-turn and/or right-turn lane to increase storage capacity for turning vehicles; and
 - Overall traffic signal timing plans adjustments to accommodate traffic, especially during Weekday AM and PM Peak hours
- It is suggested that traffic control signals may be considered to manage traffic along minor roads, including turning lanes where feasible.

Key Natural Heritage Recommendations

- The following additional studies are required for the completion of subsequent Environmental Impact Assessments (EIAs):
 - Ecological Land Classification (refine existing communities, assess Cultural communities and hedgerows)
 - Breeding Bird Survey
 - Breeding Amphibian Survey
 - Reptile Surveys
 - 3-season Floral Inventory
 - Fish Habitat Survey
 - Early Spring Turtle Basking Survey
- Explore opportunities to include existing hedgerows, and proposed trails, paths, parks, and other naturalized features to improve connectivity within the NHS.

Key Natural Heritage Recommendations

- Two natural heritage features named 'the Patillo Road Marsh' and 'the Swanson Swamp' are located within the Study Area. These features will require protection.
- The Municipality is currently undertaking a Shoreline Management Plan, which will include lands within the WWSPA and influence the development of flood hazard policies.
- Wallace Line Drain flooding will generally be mitigated, with the proposed introduction of storm ponds and proposed realignment of the Wallace Line Drain.



Key Noise and Vibration Recommendations

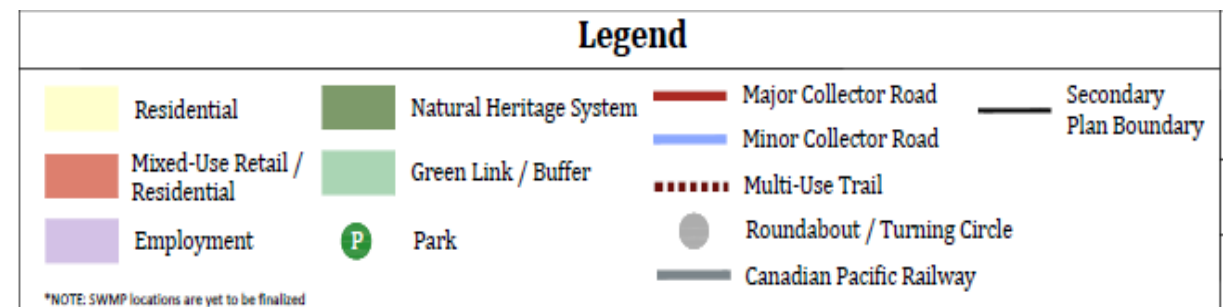
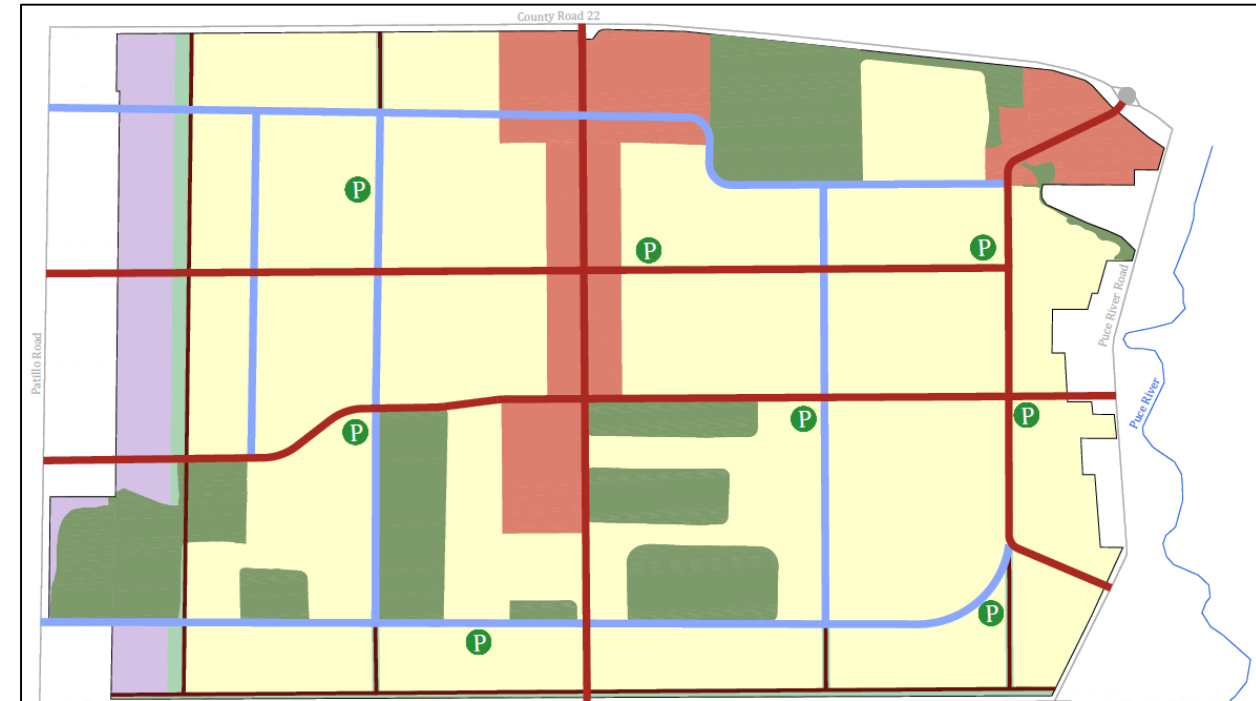
- Upgraded exterior wall and window construction for dwellings in close proximity to the rail lines.
- Sound barriers for dwellings in close proximity to the rail lines.
- Vibration mitigation measures are needed due to the railways.
- Mitigation measures are anticipated due to noise from the industrial facilities located to the west of the subject site.
 - Any new uses are required to meet Ministry guidelines as well as County OP and Lakeshore OP policies

Land Use & Urban Design Recommendations

- Establish higher densities in proximity to the Primary Node and transition to lower densities as distance increases to over a 10-minute walk.
- Use the greenlinks to provide green transitions between neighbourhoods and land use types, as well as enhancing the ability of residents to move through the community without a vehicle.
- Create hierarchy of streets that promotes safe and efficient circulation while being pedestrian friendly with on-street parking and safe intersections.
- Enhance connectivity and linkages throughout the WWSPA through the use of sidewalks, trails and pathways.
- Maintain all significant woodlots and tie them together in a continuous open space network with paths for pedestrian and bicycle movement.
- Phasing strategy for Wallace Woods will be required.

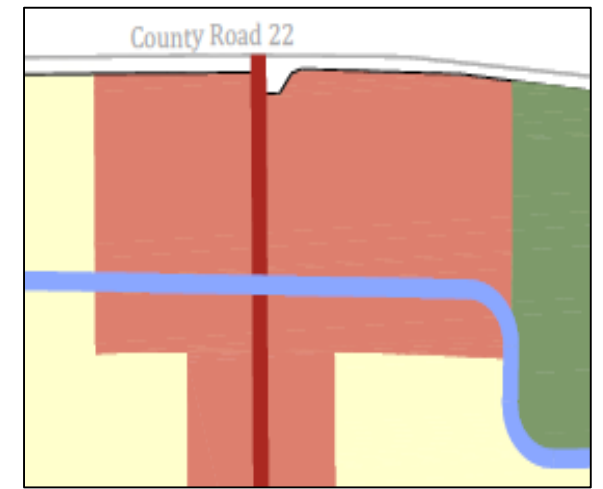
Urban Structure and Land Use Plan

Land Use	Land Area	Density	Persons
Residential	325 hectares	5,904 units (18 units / hectare)	11,495 - 19,666 (depending on unit mix)
Mixed-Use - Retail / Office / Residential	50 hectares	3,000 units (60 units / hectare)	4,782
Employment	23 hectares	N/A	N/A
Natural Heritage System	70 hectares	N/A	N/A



Primary Node

- The Wallace Woods Primary Node is one of two “Primary Nodes” identified within the Municipality of Lakeshore Official Plan.
- The Primary Node will include:
 - a range of medium to higher density residential uses with a minimum density of 60 units per hectare;
- Commercial uses in the Primary Node will be concentrated at the County Rd 22 and Wallace Line Rd intersection
- Densities and development patterns that support public transit opportunities will be encouraged.
- The Primary Node will also include:
 - Appropriate transitions with adjacent land uses to avoid land use conflicts.
 - The creation of a linked network of pedestrian pathways and public open spaces.



Residential Uses & Built Form

- Lands for residential uses will have a variety of housing forms to meet the needs of the community.
 - Single-detached and semi-detached
 - Street Townhouse dwellings
 - Stacked Townhouses and Apartments
 - Senior and Special Needs Housing
- Residential Areas will be developed to ensure density, height and character of development is compatible with adjacent land uses.
- Areas will provide adequate design, landscaping and buffering measures to ensure that the visual impact of the development on adjacent uses is minimized.



Employment Area

- The Employment Area consists of lands that are characterized by their high visual profile and accessibility and are generally comprised of employment and industrial, accessory commercial and related uses.
- The Employment Area will:
 - Provide adequate design, landscaping and buffering measures to ensure that the visual impact of the development on adjacent uses is minimized.
 - Locate loading facilities and service areas away from conflicting uses
 - Site and orient buildings to create a strong relationship with Patillo Road and County Road 22, including the provision of primary facades, entrances and active uses at grade.

Community Services, Parks, Open Spaces and Facilities

- Community Services and Facilities will:
 - Provide adequate off-street parking and loading facilities.
 - Ensure development is designed to be accessible to all persons within the community, including the elderly and those persons with physical disabilities.
 - Be appropriately distributed
- Parks and Recreation Master Plan identifies Wallace Woods as requiring a park classified as a “Community Park”.
- Early development of parkland, open space, community trails is encouraged as set in the Municipality of Lakeshore Community Services Master Plan.



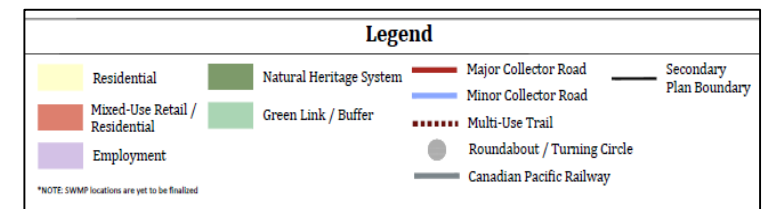
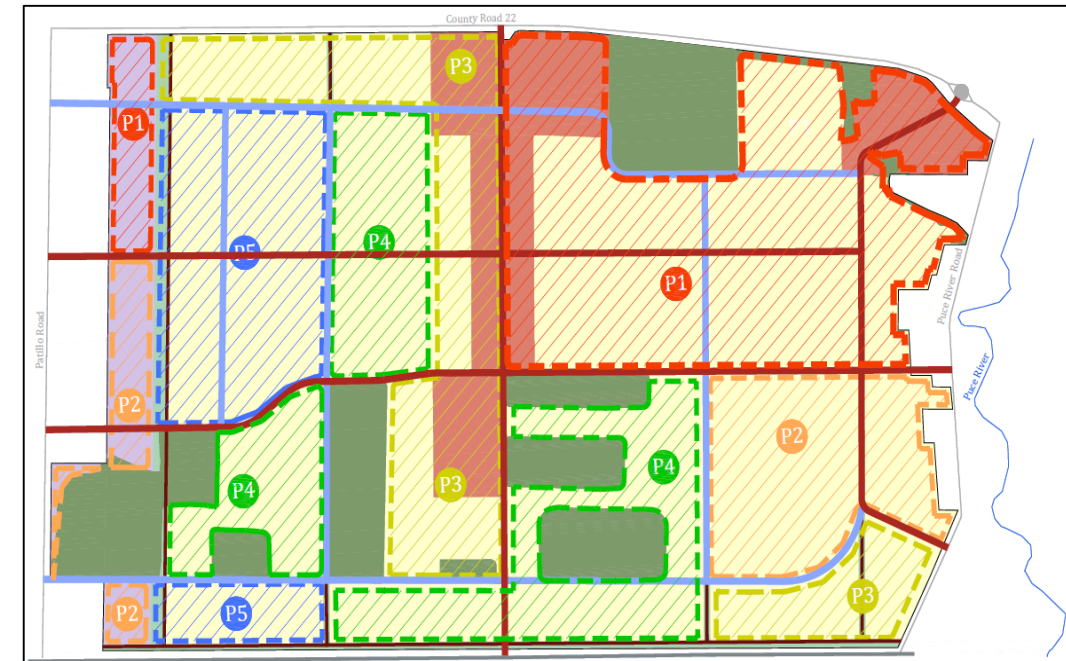
Greenlinks & Trails

- A comprehensive network of trails, both off-road and parallel to roadways, is planned to connect all neighbourhoods of the WWSPA together.
- The primary trail network should be sized to accommodate a wide range of users, including young an elderly people, runners, bikers, and walkers.
- Two types of trails are anticipated for Wallace Woods.
 - Off-street trails provide connections that do not follow the street right-of-way
 - Linear Greenlinks (sometimes called a side path or parallel trail).



Phasing

- **Phase 1:** Employment area in NW, Portion of the Primary Node, and NE residential area (111 ha)
- **Phase 2:** Remainder of the Employment area, and NE residential area (56 ha)
- **Phase 3:** Residential areas to the west and south of the Primary Node and SE (80 ha)
- **Phase 4:** Residential areas at south near the woodlots east of Wallace Line Road and west of Wallace Line (95 ha)
- **Phase 5:** Remaining areas (62 ha)
- Development of public facilities, including parks, will be coordinated across phases as appropriate to meet the needs anticipated as part of future development



Next Steps

- Obtain feedback from Council and authorization to hold an Open House
- Hold Open House and obtain public and stakeholder feedback (April)
- Consider feedback and revise Secondary Plan (April-May)
- Prepare Official Plan Amendment to implement Secondary Plan (May)
- Hold Open House and Statutory Public Meeting (June)
- Council Adoption (July)