

Town of Lincoln with Niagara Region

Urban Design Vision & Streetscape Master Plan for Ontario Street

Public Open House #2

Wednesday, June 1st 2022

Town of Lincoln

Niagara Region

DILLON CONSULTING

Outline

- Project Overview
- What We've Done So Far
- What We've Heard So Far
- Draft/Conceptual Ontario Street Cross-sections (Complete Streets)
- Draft Urban Design Vision
  - ***Interactive Activity***
- Draft Urban Design Principles
  - ***Interactive Activity***
- Draft Urban Design Concepts for Each Character Area
  - ***Interactive Activity***
- Next Steps

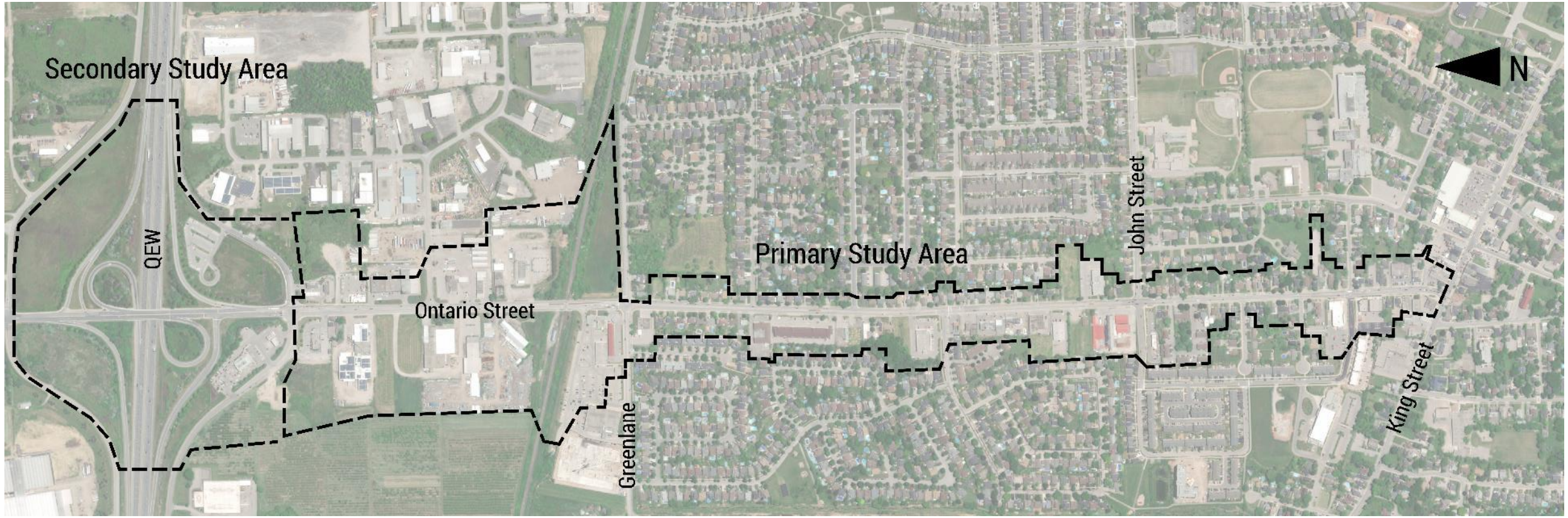


DILLON CONSULTING



Project Overview

Project Introduction



Project Goals

1. Create a guiding vision and urban design guidelines to accommodate incoming density with appropriate transitions.

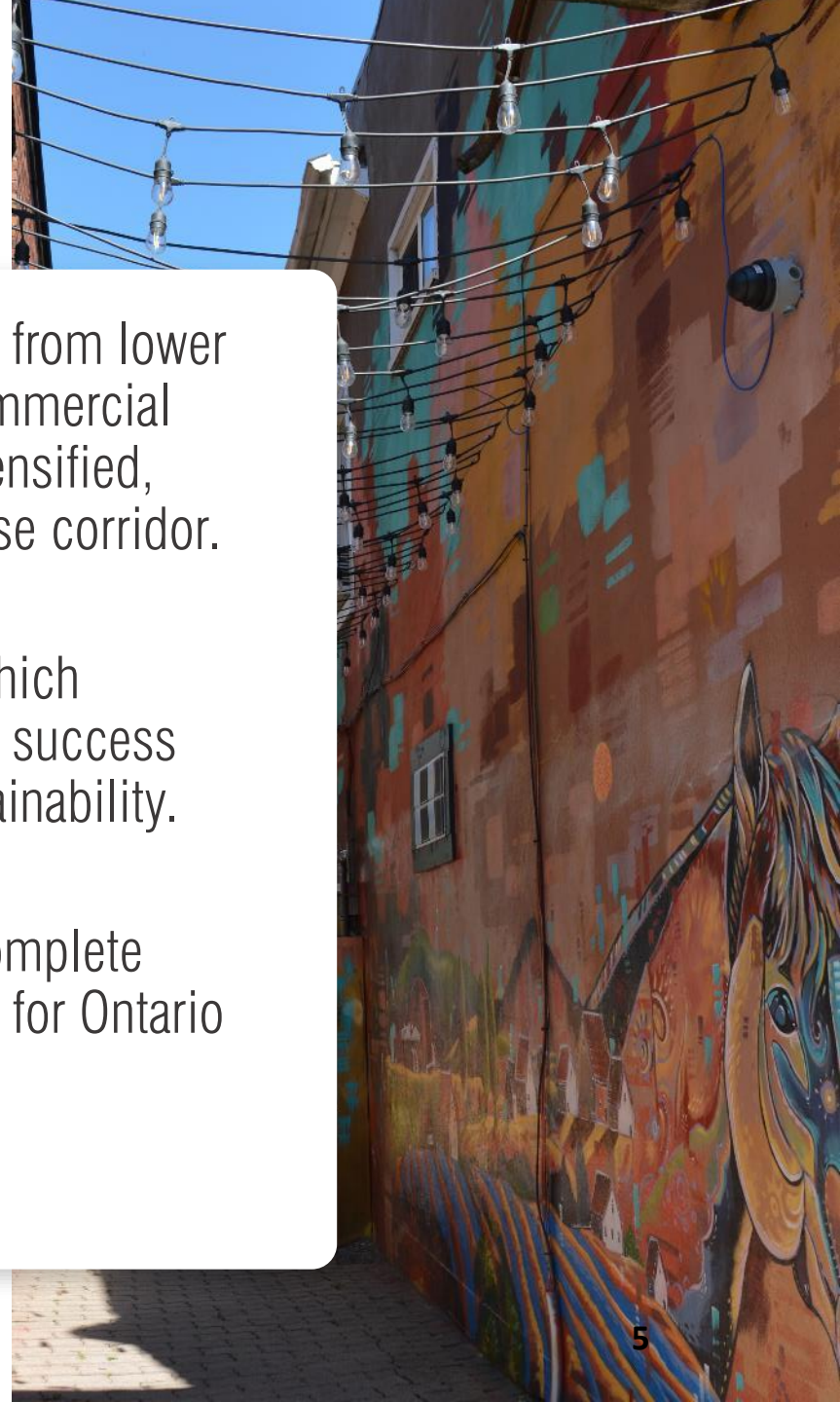
2. Identify streetscape design, placemaking opportunities and public realm investments.

3. Examine best practices and planning initiatives to leverage Ontario Street's potential.

4. Allow for a gentle transition from lower density neigbourhood and commercial and institutional to a more intensified, compact, vibrant and mixed use corridor.

5. Comprehensive planning which includes social and economic success as well as environmental sustainability.

6. Follow Niagara Region's Complete Streets program and approach for Ontario Street.



DILLON CONSULTING

Project Objectives

Create Urban Design Vision, Streetscape Master Plan and Urban Design Guidelines

Conduct a background review and analysis to understand the context, gaps, and best practices

Ensure that a ‘one size fits all approach’ is not employed in the vision

Provide design direction for how the public and private realms interact

Provide an implementation plan and cost estimate for public realm improvements

Deliver a meaningful public and stakeholder engagement program



DILLON CONSULTING

What We've Done So Far





DILLON CONSULTING

Completed Tasks

The following tasks have been completed to date:

- Background Document Review
- Identification of Policy & Guidelines Gaps
- Benchmarking Review
- Phase 1 Consultation & Summary
- Prepare Preliminary Urban Design Vision and Streetscape Design
- Public Engagement #2 (*tonight*)

The following tasks have yet to be completed:

- Indigenous Engagement (In Progress)
- Draft Urban Design Vision and Streetscape Master Plan and Urban Design Guidelines
- Final Urban Design Vision and Streetscape Master Plan and Urban Design Guidelines
- Post Final Project Information to Website
- Present to Town and Regional Councils and Committees

DILLON CONSULTING



What We've Heard So Far

Stakeholder Survey Summary Highlights

As of early March we received 13 stakeholder surveys. Some of the themes emerging from their responses include:

- Maintaining Lincoln / Beamsville Charm
- Building restoration in the downtown, some buildings in disrepair
- Streetscape improvements (grey and uninviting)
- Transition from auto focused and agricultural industries to mixed use
- More restaurants, patios and other retail amenities (e.g. Downtown Grimsby)
- More street trees and pedestrian amenities
- Concern about heights and desire to maintain views to escarpment

Stakeholder Survey Summary Highlights

Continued:

- Concern about trucking along corridor
- Concern about traffic congestion and vehicle speeds
- Intensification in strategic areas (Near GO station, King Street)
- Safer and more pedestrian and cyclist friendly
- Concern about signage clutter
- Rear parking vs. along street
- More green, community spaces, parks and trees
- Pinchpoint at railway for traffic
- More welcoming and inviting frontages both public and private

Speak Up Lincoln Public Engagement Site

- 104 people accessed the page to either download a document, view the FAQs or just read the info on the page in the last month
- Total of 294 survey participants from the online survey
- The page ranks as #2 for public engagement (people who actively took a survey, filled out a question/answer form etc.)
- The page ranks as #4 all-time in terms of awareness/page visits



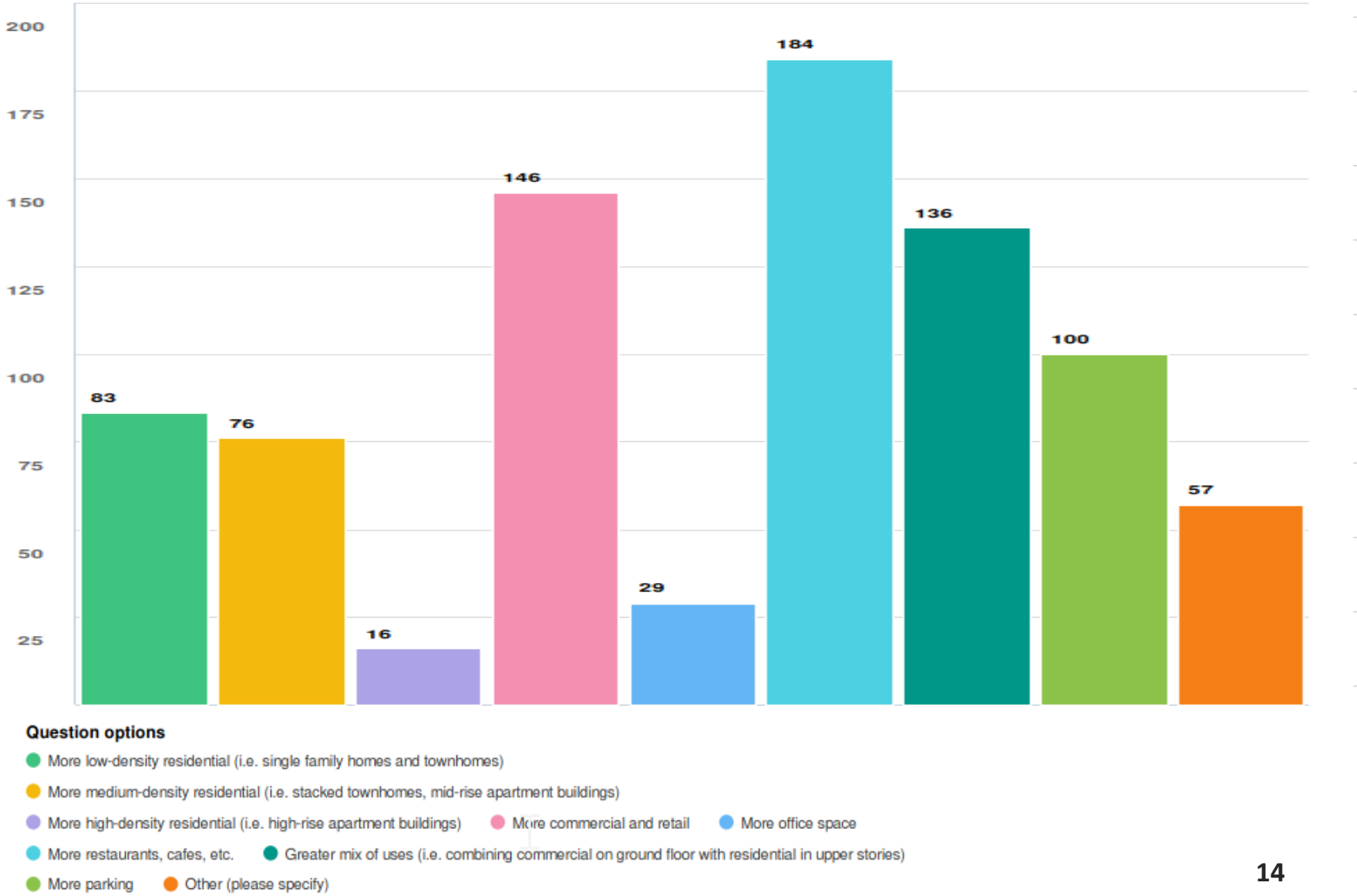
Online Public Survey Summary Highlights

We received approx. 294 public surveys.
The following is a summary of the feedback.



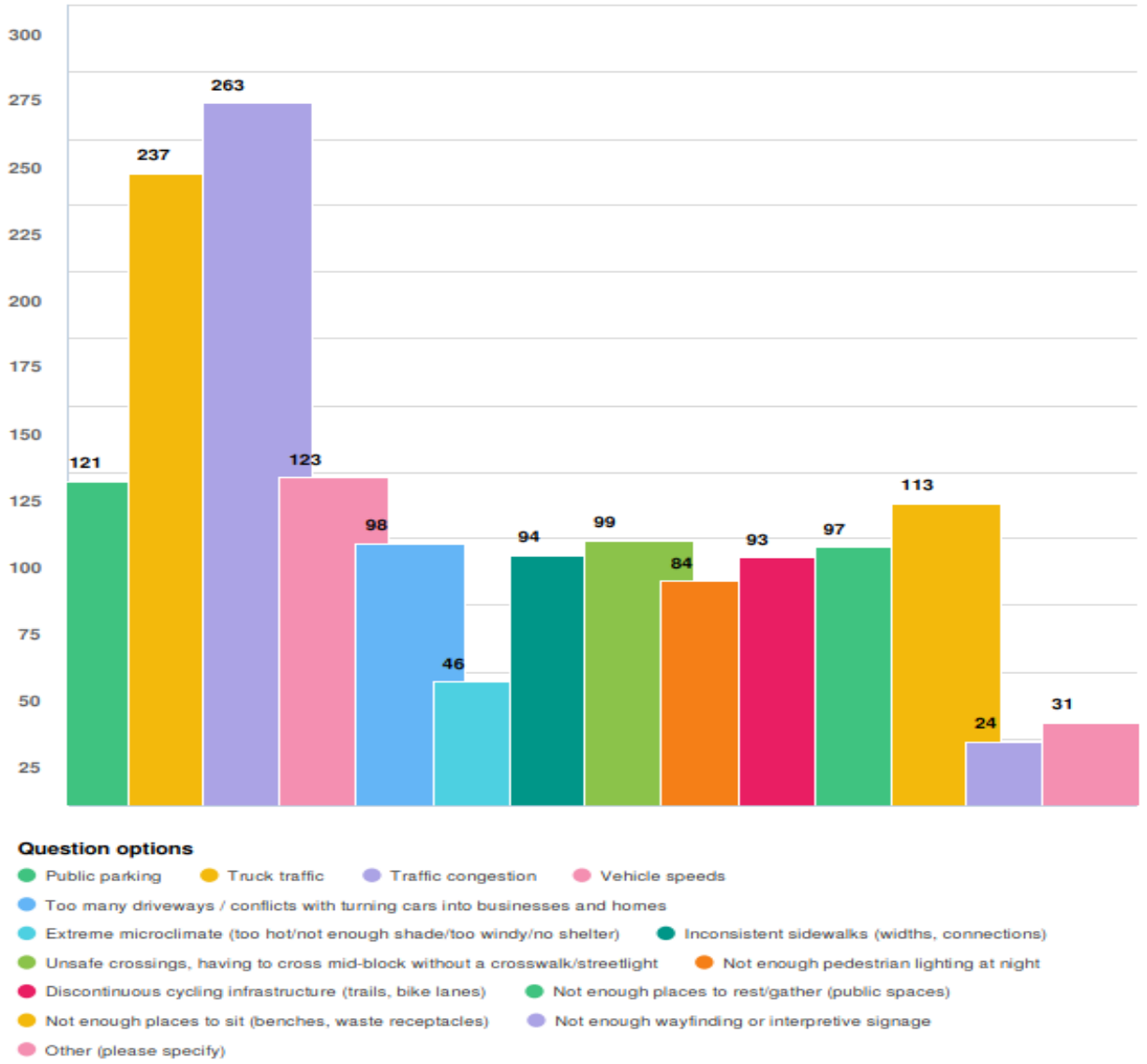
Online Public Survey Summary Highlights

Which of the following land uses, functions and built form typologies are important to you and would you like to see along Ontario Street? (please select all that apply)



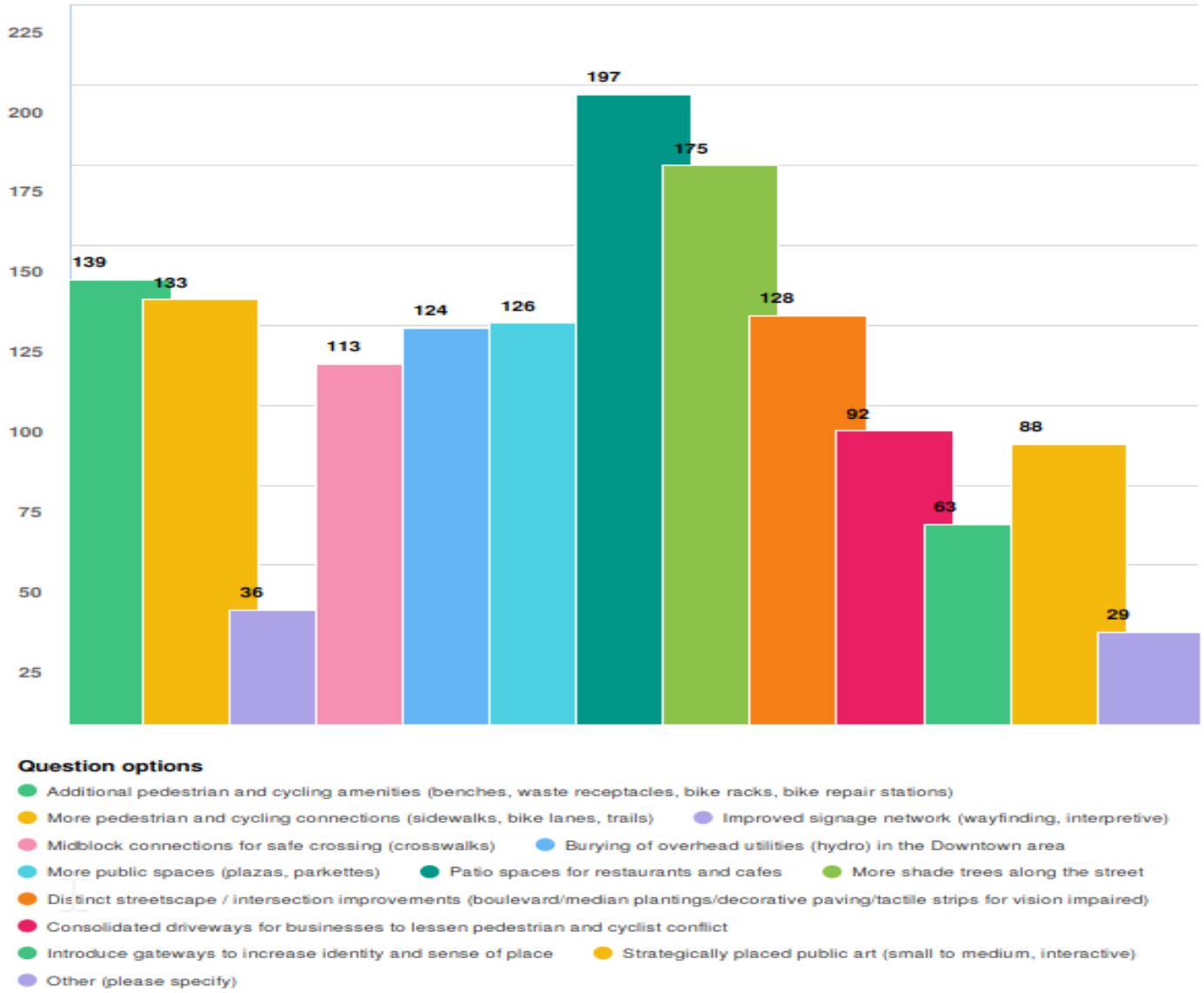
Online Public Survey Summary Highlights

In your opinion, what challenges do you see in the public realm along Ontario Street? (please select all that apply)



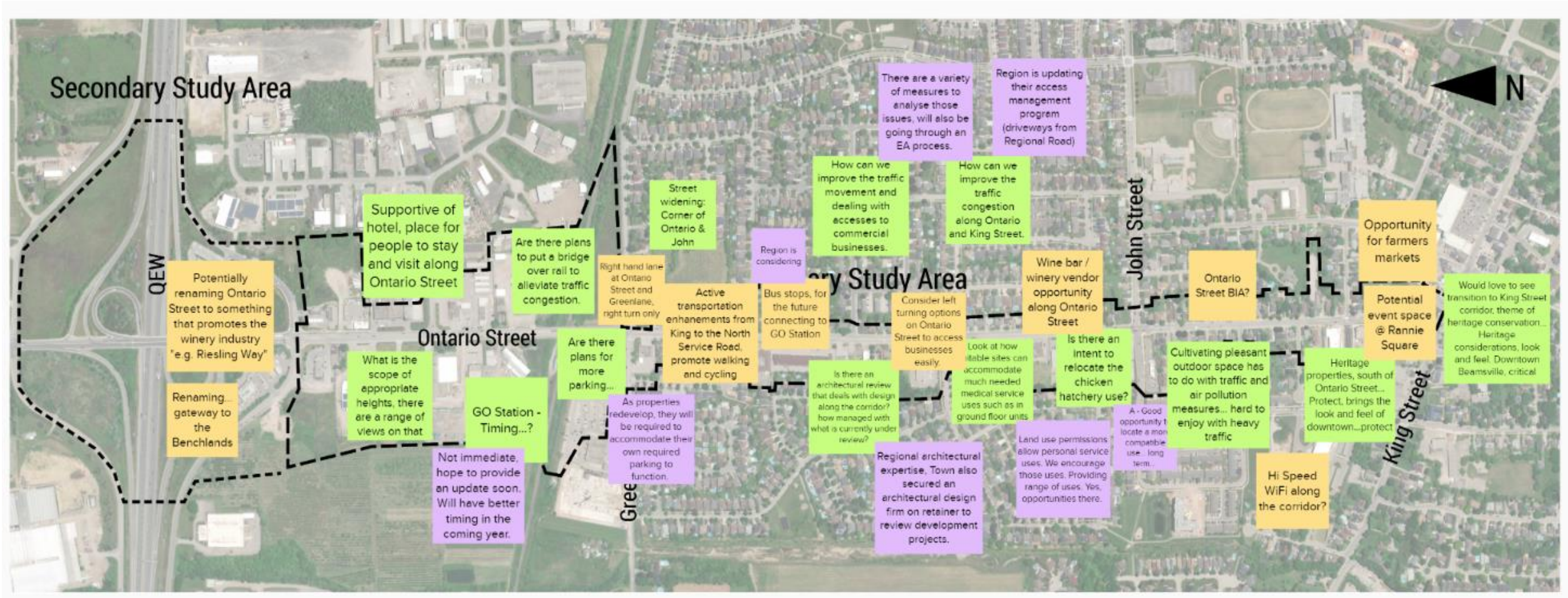
Online Public Survey Summary Highlights

Which of the following potential streetscape and public realm improvements are important to you and would you like to see along Ontario Street? (please select all that apply)



DILLON CONSULTING

Mural results: Are there areas where improvements should be made?, Where and why?



Public Open House Comments: Themes

Traffic Considerations

- Improve route options to different streets
- Additional parking
- Road improvements
- Improve congestion
- Reduce traffic, noise and pollution combined
- Turning considerations for businesses
- Active transportation improvements

Streetscape Considerations

- Update sidewalks, make more vibrant
- Implement best practices in street tree design
- Cultivate pleasant outdoor space
- Support more spillout space for restaurant patios
- North lane/ Ranee Square as flexible event space

Public Open House Comments: Improvements around Ontario Street

Built Form Considerations

- Appropriate transitions between existing and new
- Investigate grade separated rail crossing
- Protect old historic homes along southern portion of Ontario Street

Business Considerations

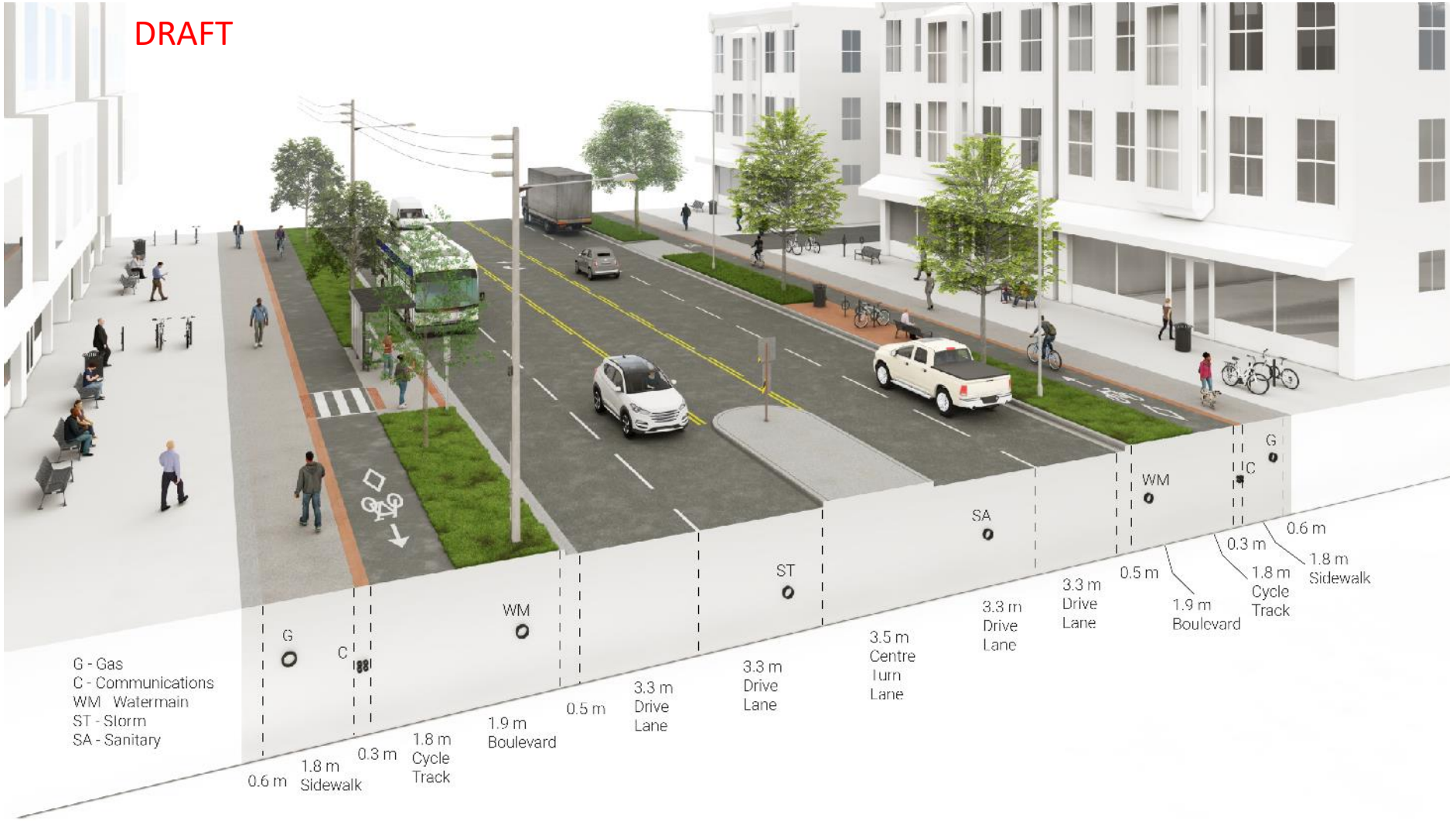
- More restaurants / cafes
- Introduce a farmers market: provide vendors an opportunity to show-off their produce



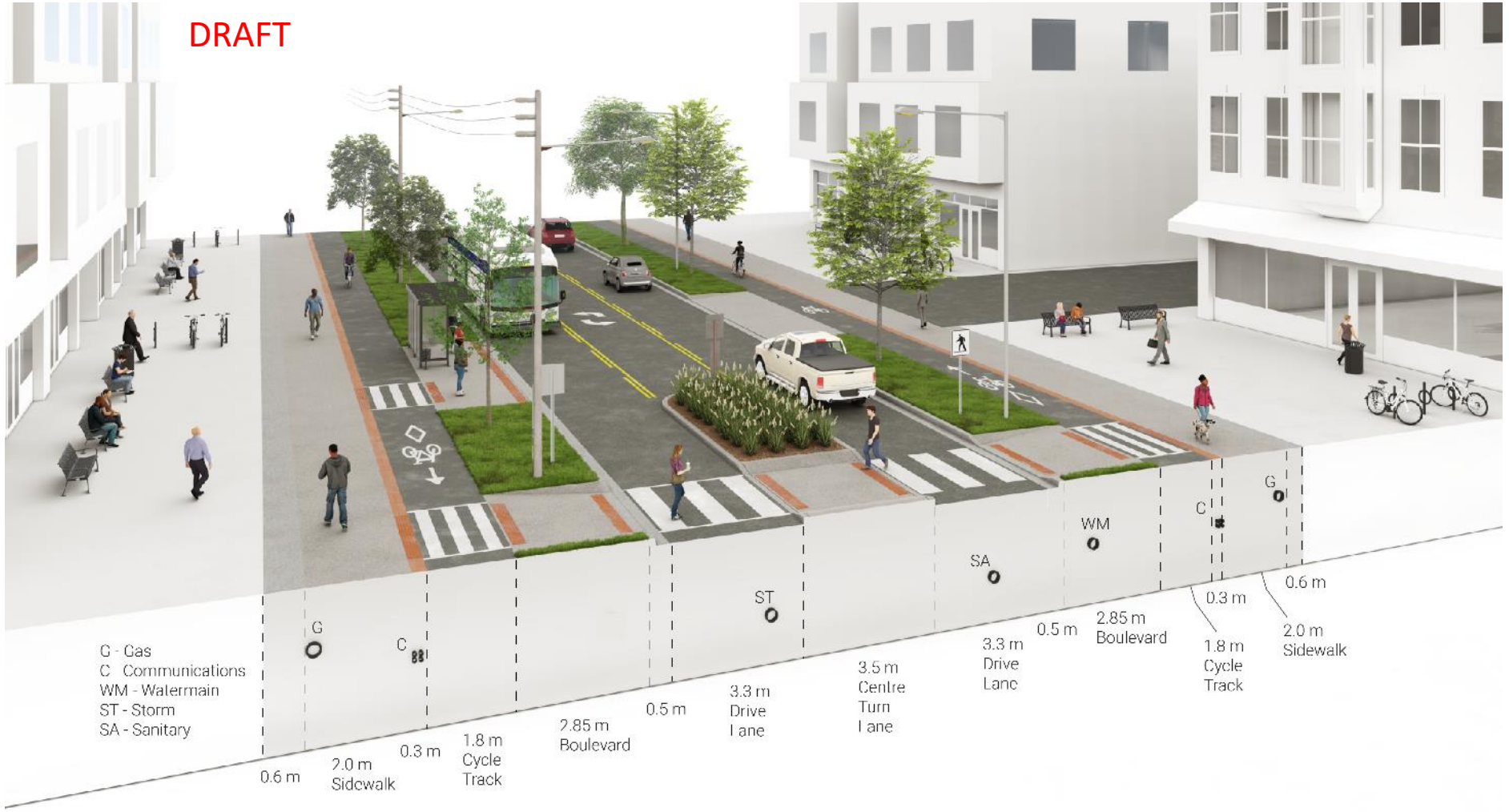
Draft/Conceptual Ontario Street Cross-sections (Complete Streets)



Urban General Wide

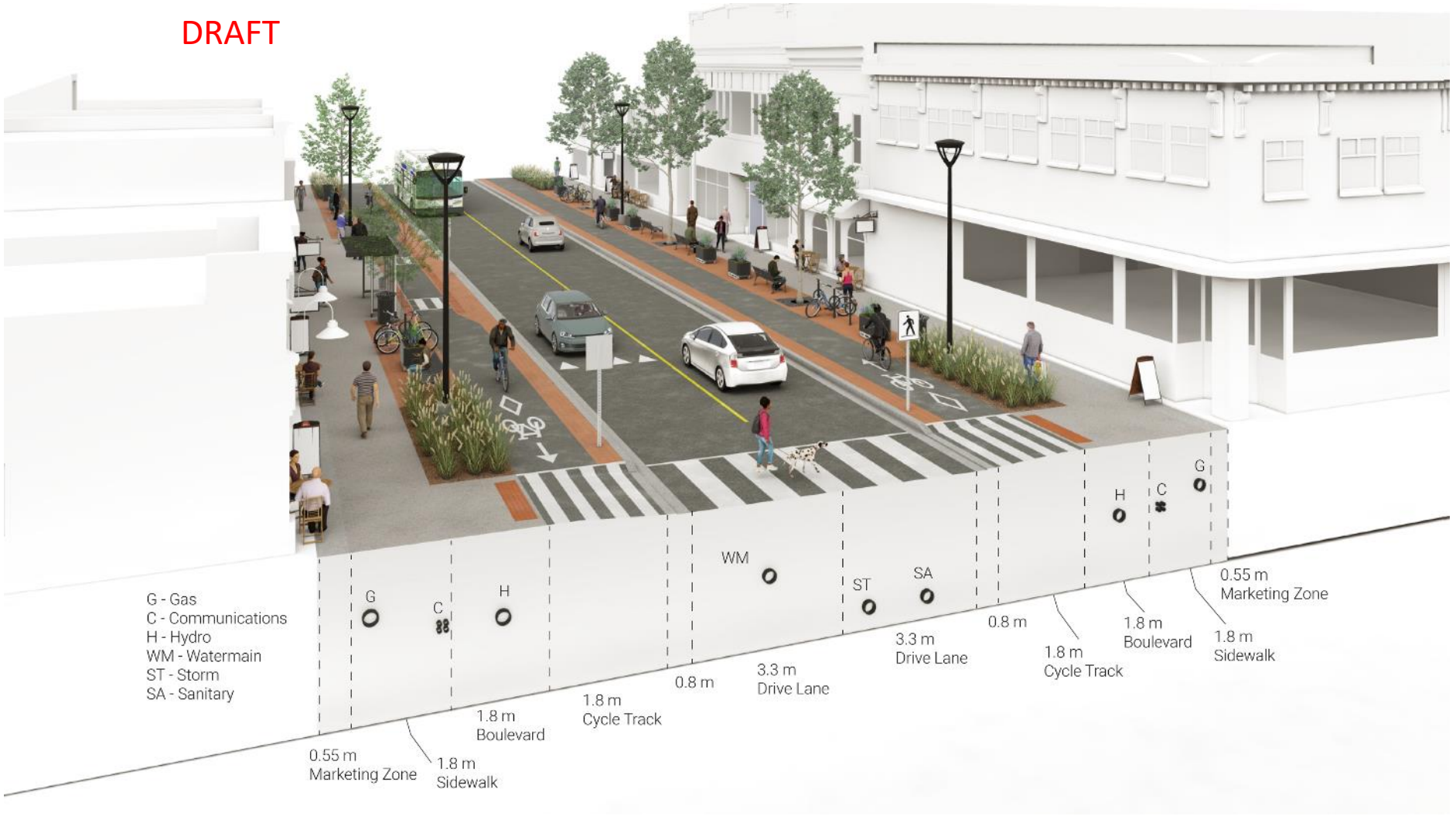


Urban General Narrow



Main Street Cross Section

DRAFT



DILLON CONSULTING



Draft Urban Design Vision for Ontario Street

Draft Vision

Beamsville's Ontario Street will be a vibrant and welcoming place which establishes the corridor as a gateway into Niagara's Benchlands and the Greenbelt. Ontario Street and the connecting streets will accommodate all users comfortably and safely while also providing crucial connections for the community, tourism and economic activity. Beautification and sustainable infrastructure will unite each section of the street while also celebrating arts and culture and Beamsville's heritage.



Interactive Activity!!



Mentimeter – Activity

We will be screen sharing a mentimeter activity to help with the design of Ontario Street.

go to www.menti.com

And use the code:

8313 2002



Draft Urban Design Principles

Draft Urban Design Principles

1. Improve the attractiveness and charm of Beamsville's Ontario Street corridor including streetscaping, beautification and facade improvements.

2. Improve overall accessibility / transit / pedestrian / cycling throughout the study area to aid in traffic management.

3. Improve overall sustainability through the implementation of certain technologies (LID, resilient design, stormwater management, local materials etc.) in both the public and private realms.

4. Tell the story of Beamsville's Ontario Street and the connection to the Benchlands and the Greenbelt through public art and signage.

DILLON CONSULTING

Draft Urban Design Principles

5 Attract new / local businesses which align with the Lincoln/Beamsville tourism/wine economy.

6 Focus the tallest and highest density in close proximity to the GO Station to foster transit oriented development and to maintain the ‘small town’ feel elsewhere.

7 Ensure that new developments are a good fit within the community and are designed to accommodate appropriate density/height transitions to existing low rise residential neighbourhoods.

8 Provide guidance for signage to reduce clutter and visual barriers along the corridor.

DILLON CONSULTING



Interactive Activity!!



Mentimeter – Activity

We will be screen sharing a mentimeter activity to help with the design of Ontario Street.

go to www.menti.com

And use the code:

8313 2002

DILLON CONSULTING

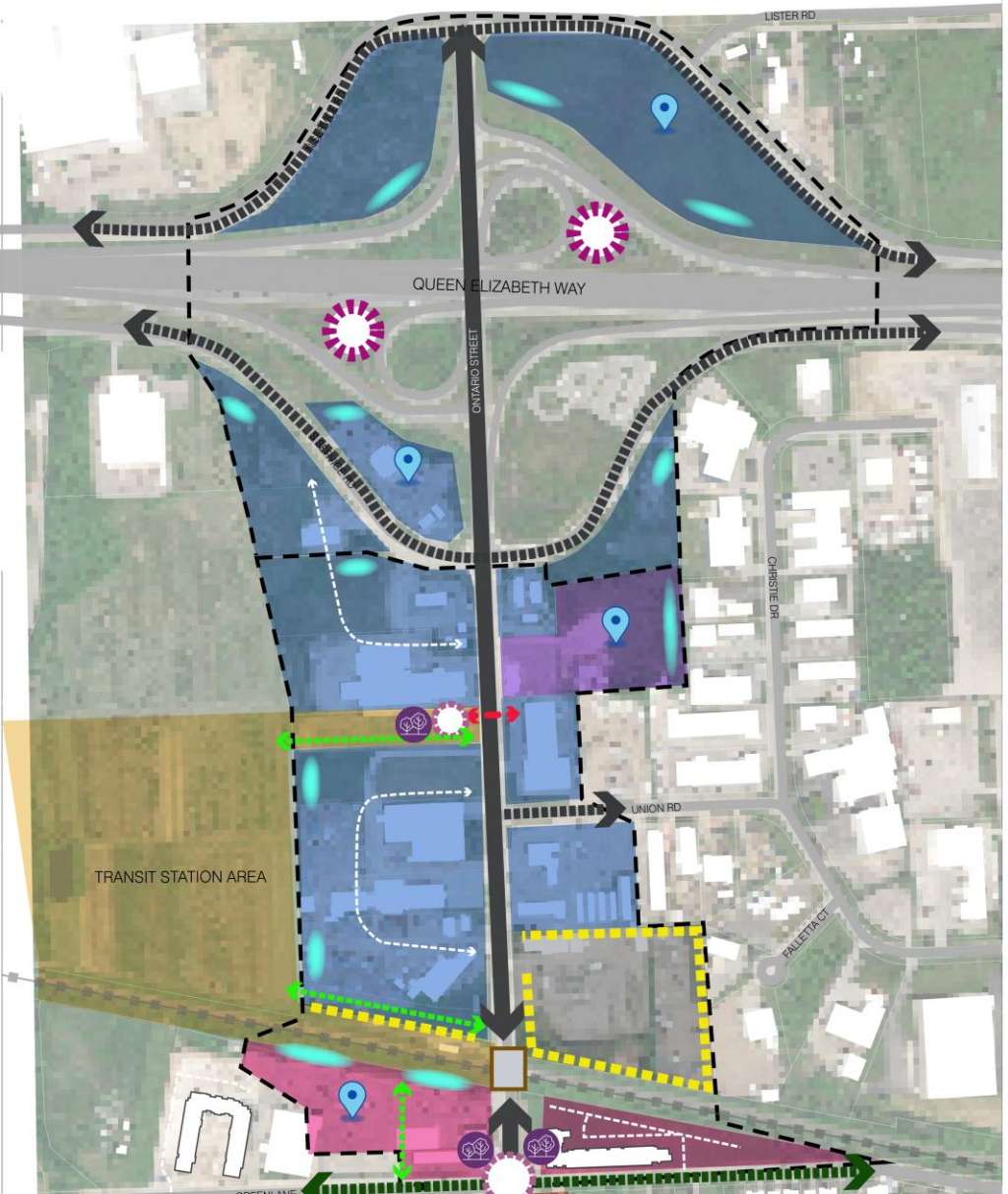


Draft Urban Design Concepts for each Character Area



DILLON CONSULTING

Draft Employment Character Area



Legend

- Study Area Boundary
- Office / Commercial (Max. 6 Storeys)
- Hospitality (Max. 6 Storeys)
- Transit Station
- Utilities
- Mixed Use High Density (Max.10 Storeys)
- Mixed Use Medium Density (Max. 6 Storeys)
- Mixed Use Low Density (Max. 4 Storeys)
- Medium Density Residential (Max. 4 Storeys)
- Potential Grade Separated Rail Crossing
- Landmark Building Location
- Major Gateway
- Minor Gateway
- New Public Space
- Adaptive Reuse of Heritage Homes
- Potential Stormwater Retention Opportunity
- Visual Screening for Utilities/Rail
- Urban Wide Complete Street
- Urban Narrow Complete Street
- Main Street Complete Street
- Greenlane Streetscape Improvements
- Minor Streetscaping Improvements
- Potential Laneway
- Active Transportation Linkage
- Flexible Street
- Existing Midblock Crossing
- New Midblock Crossing

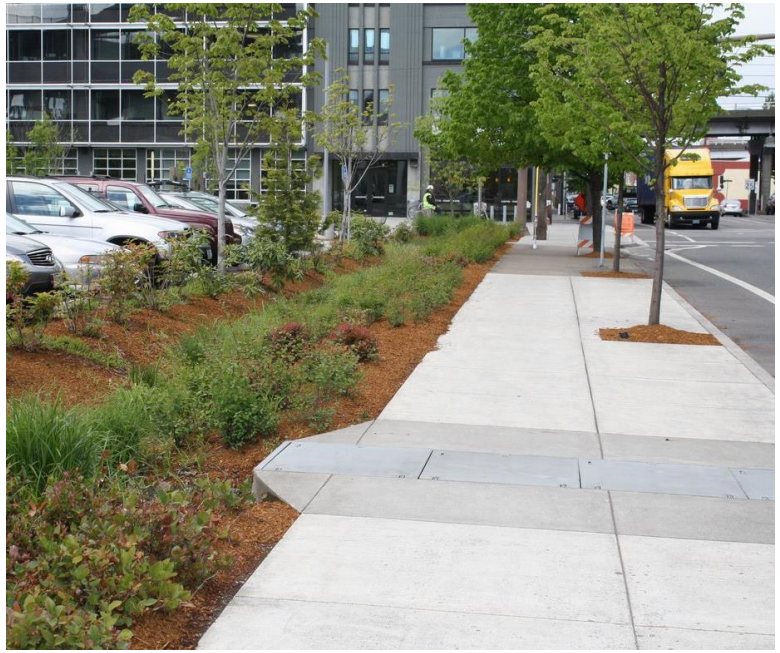
Employment Area – Precedents



Integrated
Streetscapes

Commercial Architecture

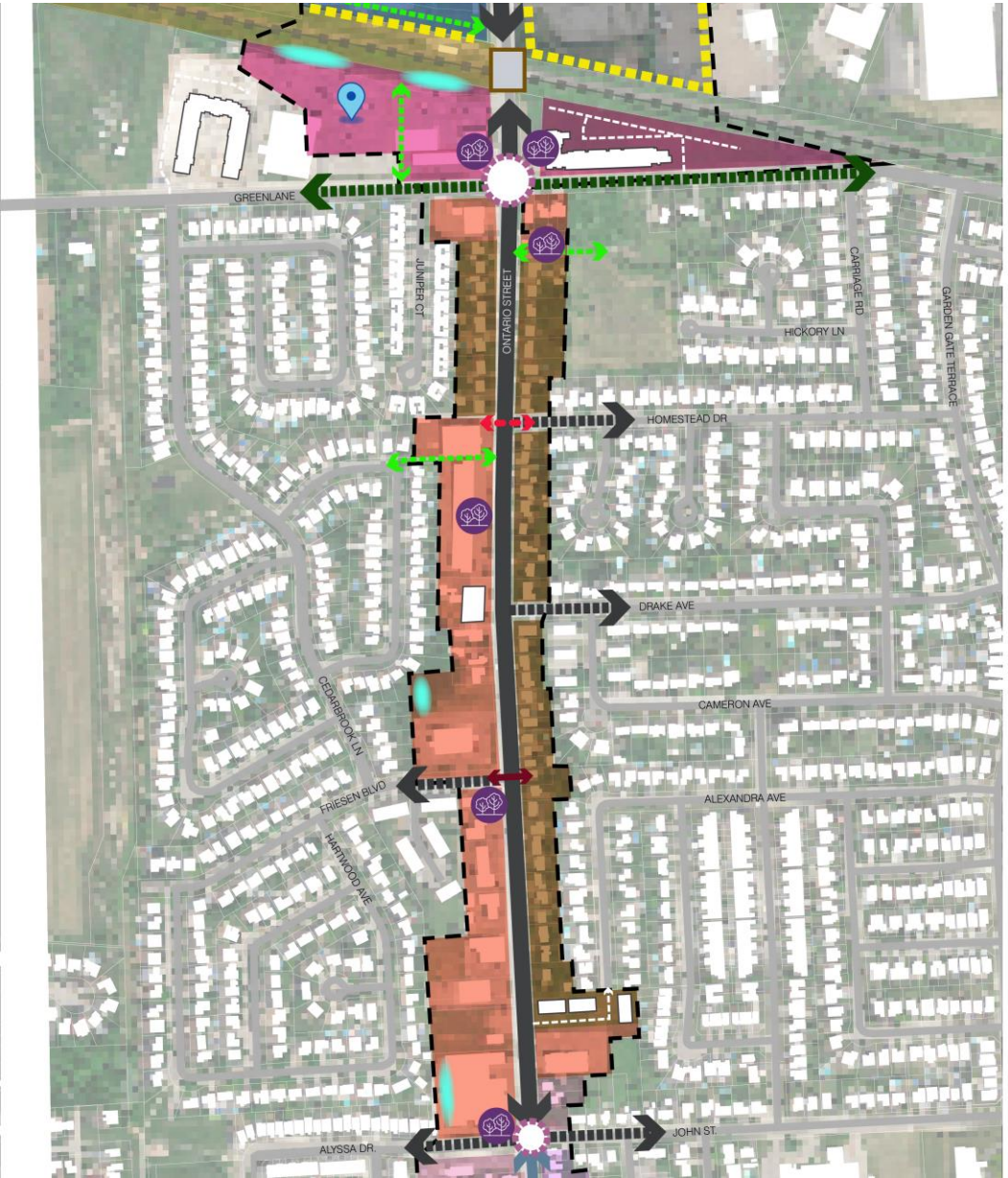




Streetscape,
Parking
And Building Frontage

DILLON CONSULTING

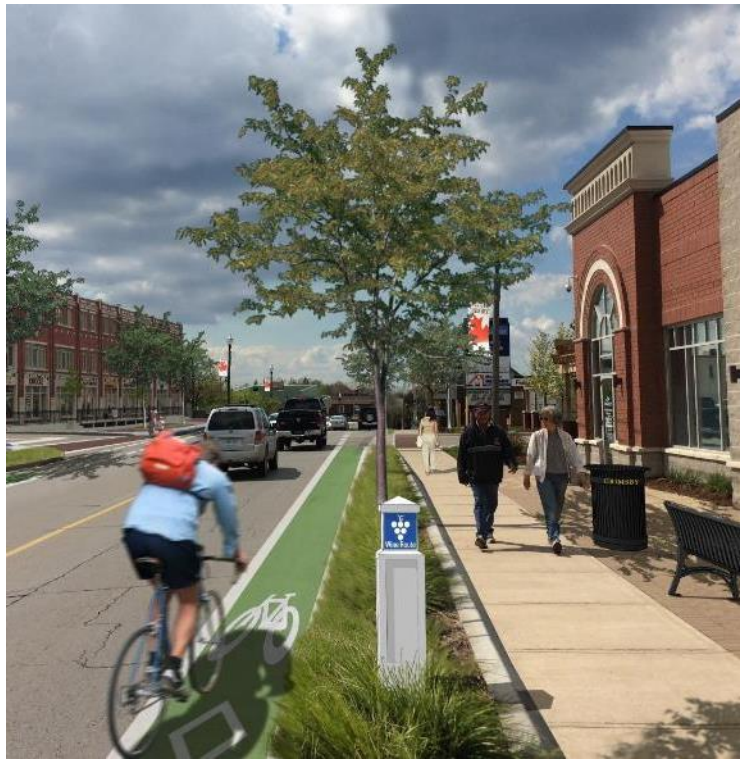
Draft Mixed-Use Character Area



Legend

- Study Area Boundary
- Office / Commercial (Max. 6 Storeys)
- Hospitality (Max. 6 Storeys)
- Transit Station
- Utilities
- Mixed Use High Density (Max.10 Storeys)
- Mixed Use Medium Density (Max. 6 Storeys)
- Mixed Use Low Density (Max. 4 Storeys)
- Medium Density Residential (Max. 4 Storeys)
- Potential Grade Separated Rail Crossing
- Landmark Building Location
- Major Gateway
- Minor Gateway
- New Public Space
- Adaptive Reuse of Heritage Homes
- Potential Stormwater Retention Opportunity
- Visual Screening for Utilities/Rail
- Urban Wide Complete Street
- Urban Narrow Complete Street
- Main Street Complete Street
- Greenlane Streetscape Improvements
- Minor Streetscaping Improvements
- Potential Laneway
- Active Transportation Linkage
- Flexible Street
- Existing Midblock Crossing
- New Midblock Crossing

Mixed-Use Area – Precedents



Main Street East, Grimsby



3408 King Street, Vineland

Residential, Burlington



Draft Downtown Character Area



Legend

- Study Area Boundary
- Office / Commercial (Max. 6 Storeys)
- Hospitality (Max. 6 Storeys)
- Transit Station
- Utilities
- Mixed Use High Density (Max.10 Storeys)
- Mixed Use Medium Density (Max. 6 Storeys)
- Mixed Use Low Density (Max. 4 Storeys)
- Medium Density Residential (Max. 4 Storeys)
- Potential Grade Separated Rail Crossing
- Landmark Building Location
- Major Gateway
- Minor Gateway
- New Public Space
- Adaptive Reuse of Heritage Homes
- Potential Stormwater Retention Opportunity
- Visual Screening for Utilities/Rail
- Urban Wide Complete Street
- Urban Narrow Complete Street
- Main Street Complete Street
- Greenlane Streetscape Improvements
- Minor Streetscaping Improvements
- Potential Laneway
- Active Transportation Linkage
- Flexible Street
- Existing Midblock Crossing
- New Midblock Crossing

Downtown Area – Precedents



Ridgeway, Fort Erie

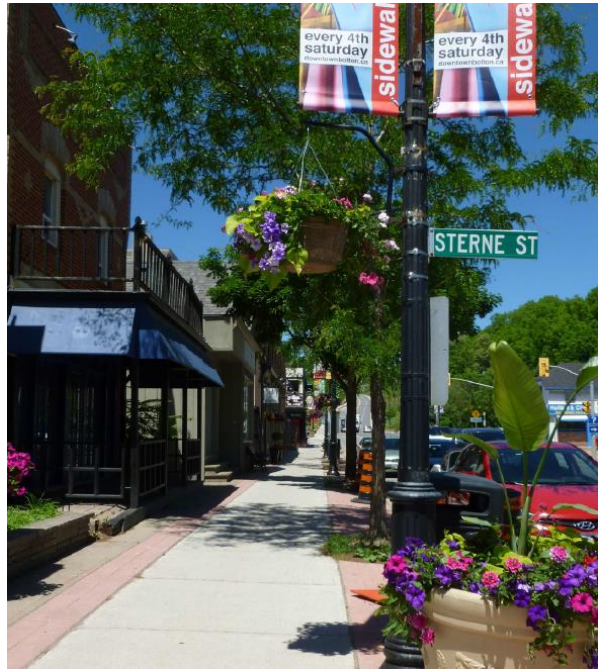
Port Colborne





Banners &
Hanging Baskets,
Beamsville

Queen Street,
Bolton



DILLON CONSULTING



Interactive Activity!!



Mentimeter – Activity

We will be screen sharing a mentimeter activity to help with the design of Ontario Street.

go to www.menti.com

And use the code:

8313 2002

DILLON CONSULTING



Next Steps + Project Information Resources



Next Steps

Technical Work

- Draft Urban Design Vision, Streetscape Master Plan (including Design Guidelines and Policy Recommendations)
- Final Urban Design Vision, Streetscape Master Plan
- Presentations to Town and Regional Councils

Engagement Program

- Regional led Indigenous Engagement Program (ongoing)
- Online Public Survey (*Complete*)
- Landowner and Business Owner Survey (*Complete*)
- Online Public Engagement Event #1 - *February 16th 2022 (Complete)*
- Online Public Engagement Event #2 – *June 1st 2022 (Complete – Today)*
- *Final Update on Project Website (TBD)*

DILLON CONSULTING

Project Information Resources



Project contacts:

Matt Bruder,

Director of Planning and Development

905-563-2799 x 231

mbruder@lincoln.ca

Julia van der Laan de Vries,

BA, BLA, OALA, Urban Designer

905-9800-6000 x 3590

julia.vanderlaandevries@niagararegion.ca

Project webpage:
https://speakuplincoln.ca/ontario-street-study

DILLON CONSULTING