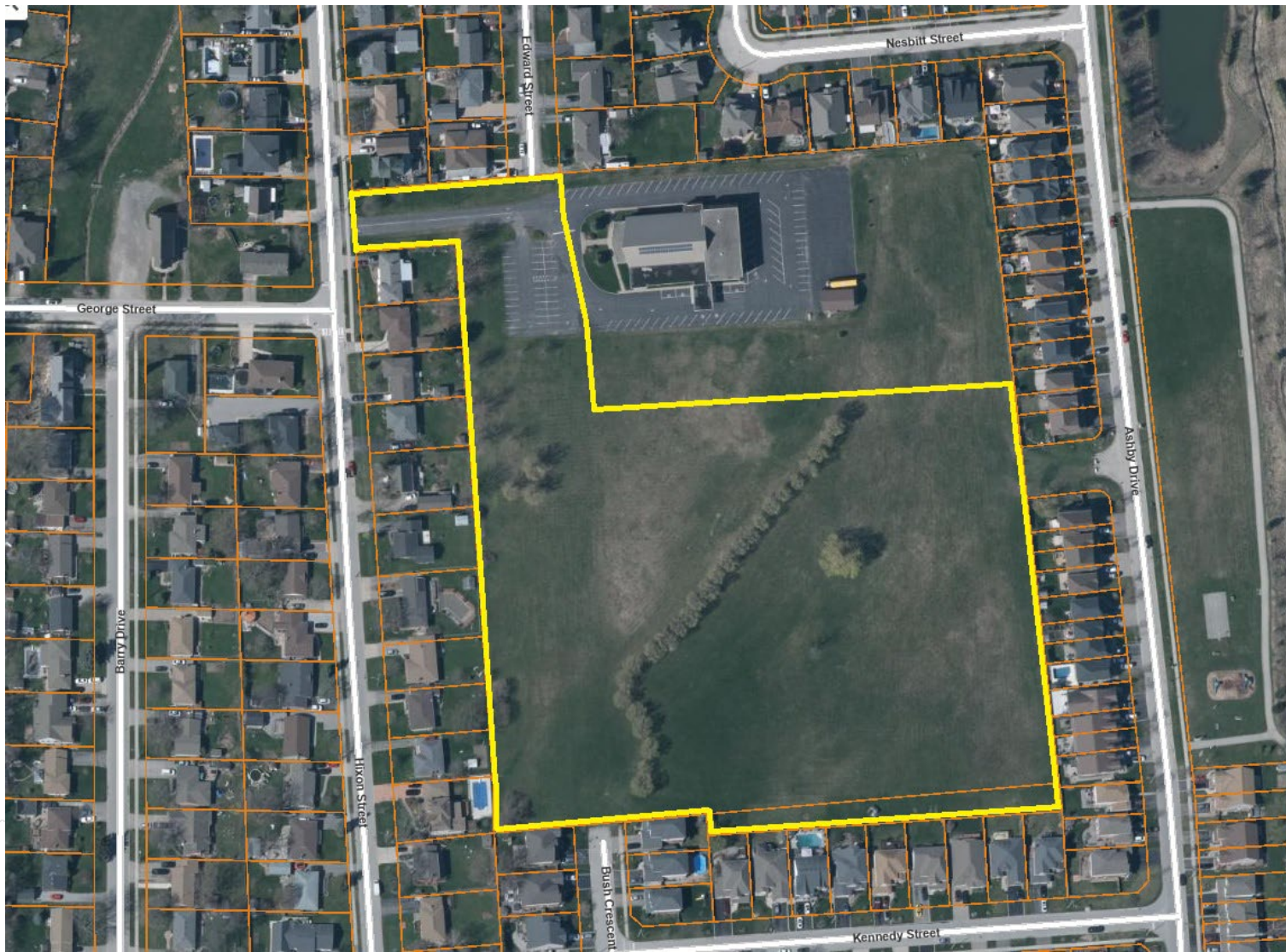




4129 HIXON DEVELOPMENT SITE

July 31st 2023



PINE GLEN
HOMES

ELEVATE
LIVING

b better
neighbourhoods
DEVELOPMENT CONSULTANTS

Agenda

- Introductions
- Purpose of Meeting
- Background (Process to date)
- What we heard
- Design Principles Presentation
- Feedback

Who we are?



190A Ontario Street, St. Catharines, ON L2R 5K9

p: 905-684-8585 w: betterneighbourhoods.ca



**PINE GLEN
H O M E S**

**ELEVATE
LIVING**

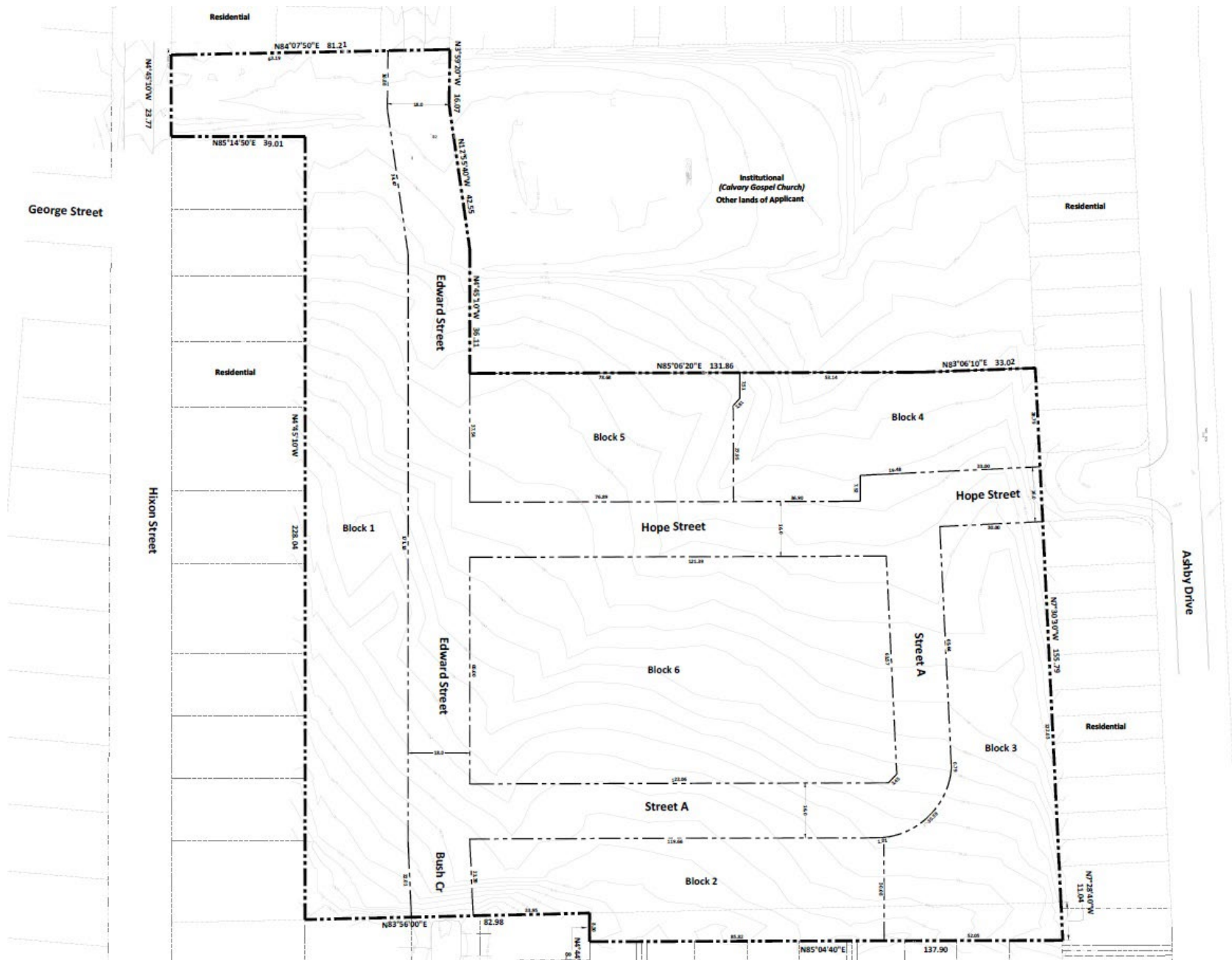
What we believe in

- Walkable neighbourhoods
- Multi-modal transportation
- Diverse housing options
- *Attainable/affordable housing* efforts
- Great Design
- *Traditional* Neighbourhood Design
- Integrating into existing neighbourhoods
- Neighbourhood Engagement – Local Context

Purpose of Meeting

- Discuss your ***interests*** and ***concerns***
 - Share the vision for project
 - Receive feedback, take questions
-
1. Public Information Meeting Estimated in Sept, 2023
 2. Statutory *Public Meeting* (Council) Estimated in Fall 2023

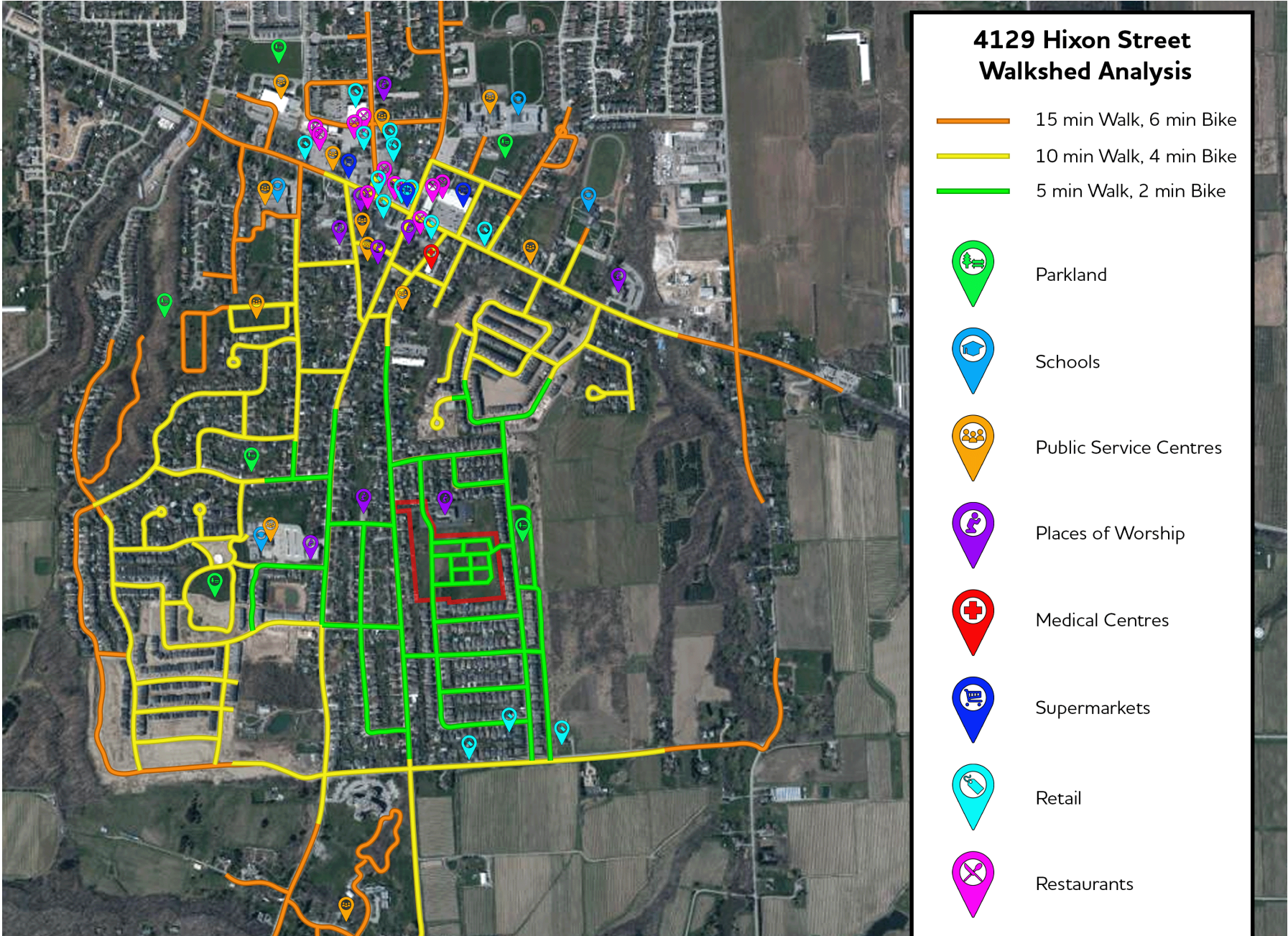
SITE AREA



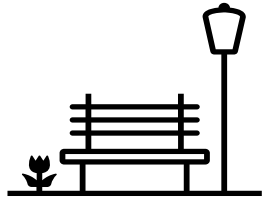
Process



Walkshed Analysis



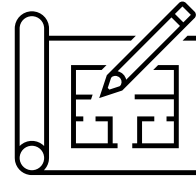
What goes into a **Zoning By-law & Official Plan Amendment** application?



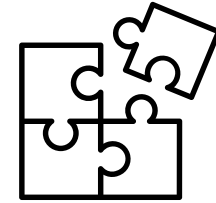
**Study of existing
site conditions**



**Review of local and
provincial policy objectives**



**Development of
design principles**



**Consideration of
neighbouring uses**



**Preliminary Development Plans
+
Proposed Policy Amendment**

WHAT WE
HEARD

Things you love about your neighbourhood



Walkable neighbourhood amenities:

close to the Bruce trail, close to the park, walkable to downtown amenities, close to large open greenspaces, convenience



Greenspaces

Naturalized environment at the Urban Boundary that blends neighbourhoods with nature



High quality of homes and property standards



Quiet and calm environment

Check-in

Things you love
about your
neighbourhood

Is there anything we misheard about
what you love about your
neighbourhood?

Is there anything else you love about
your neighbourhood you'd like to add?

WHAT WE
HEARD

Your concerns for your neighbourhood



Loss of privacy



Drainage



Parking/Traffic



**Density/Height backing onto
existing houses**



**Noise, construction, and
infrastructure capacity**



Property Value

Check-in

*Your concerns
for your
neighbourhood*

Is there anything we misheard about your concerns?

Is there anything else you're concerned about you'd like to add?

Directives from Policy



Increase housing options to accommodate people through all life stages



Support healthy communities by:

- Designing streets to promote active transportation and public transit use
- Mixing residential, commercial, and community uses within neighbourhoods



Allow for compact built-forms within *urban built-up areas* to:

- Promote vibrant communities
- Support existing businesses
- Optimize existing municipal services, infrastructure, and amenities



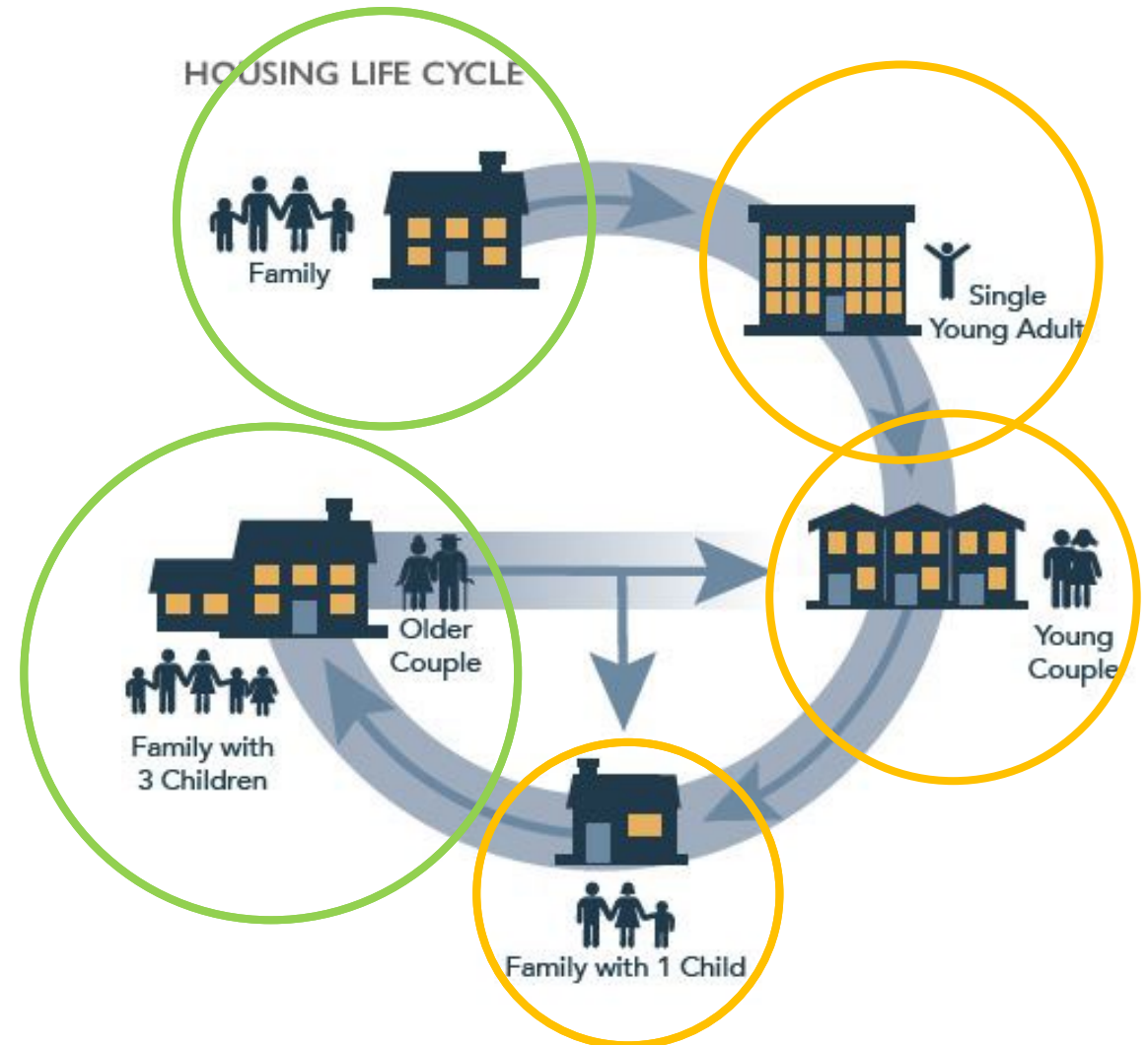
Local development context

Shifting demographic makeup

Gap in housing supply

Housing Attainability

Age In Place Options



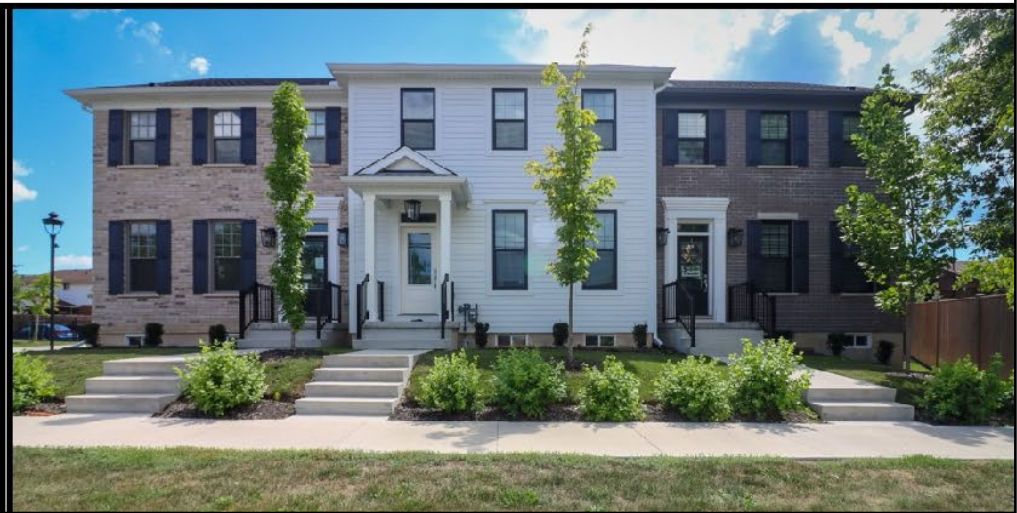
VISION

Create a sustainable infill community development that builds on the existing community assets, creates diverse housing types, integrates greenspace, great landscaping increases tax revenue, and is safe/functional.

Conventional



Traditional









Hixon Neighbourhood: Objectives for design



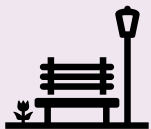
Maintain or improve street safety (slow traffic speeds) accessible for all to walk and play



Create sensitive transitions from new to existing uses to minimize adverse impacts



Apply best practices of urban and architectural design to reinforce high standard of living



Nurture community ties by providing greenspace within development



Questions / Comments