

September 30, 2021

Making Our Mark - Niagara Official Plan Team
Planning and Development Services
Niagara Region
1815 Sir Isaac Brock Way,
Thorold, ON,
L2V 4T7

LETTER IN SUPPORT OF NIAGARA OFFICIAL PLAN: LAND NEEDS ASSESSMENT AND SETTLEMENT AREA BOUNDARY REVIEW UPDATE, LJM DEVELOPMENTS, PART LOT 154, GARNER ROAD, NIAGARA FALLS

NPG Planning Solutions Inc. (“NPG”) are planning consultants to LJM Developments, owners of 24.11 hectares of land known as Part Lot 154, Garner Road in the City of Niagara Falls. The subject lands are located on the west side of Garner Road, between Lundy’s Lane and McLeod Road, adjacent to the settlement area boundary.


LJM developments has undertaken considerable work to support their request that these lands be brought into the settlement area, as was detailed in an earlier submission made on their behalf by NPG in June 2021. We would like to reiterate that these lands are appropriate for inclusion in the settlement area of Niagara Falls for the reasons detailed in our earlier submission.

We also want to add a brief comment on report PDS-33-2021, which was considered by Niagara Region’s Planning and Economic Development Committee on August 11, 2021.

While the main purpose of the report was to present the “Made-in-Niagara” growth forecast to 2051 and seek Regional Council’s endorsement of its use to advance, among other things, the Niagara Region Official Plan, Appendix 3 provides comment summaries. One comment summary indicates the City of Niagara Falls requested the Region increase the intensification rate for Niagara Falls to 60%.

We wish to register our support the Region’s decision to maintain the intensification rate for the City of Niagara Falls at 50%. We agree with the Region’s position that it would be more appropriate for the City of Niagara Falls to apply the higher intensification rate when it updates its Official Plan as part of a conformity exercise should it deem it feasible and desirable to accommodate more growth in people and jobs via intensification than forecast.

Regards,


Rhea Davis, MPlan
Planner
NPG Planning Solutions
rdavis@npgsolutions.ca