

Capital Project Information Sheet

Budget Year 2026	Department 110 - Studies	Project ID C02609
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Project Title

Facilities: Space Planning for Administrative Building

Project Description

As the corporation expands to meet the Town's current and future needs. The existing office space (upper and lower floors) at the Administration building requires a review by an architectural consultant. This review aims to provide recommendations for optimizing the spaces to be considered in future capital budgets. It will provide standardization for both the offices and open-office workstations while eliminating underutilized spaces and unnecessary circulation.

Justification

The existing configuration features large offices, redundant or underutilized rooms, inflexible workstations, and excessive circulation space. The consultant would assist in developing a more efficient office layout that will free up floor area for additional enclosed offices and open office workstation spaces to accommodate future growth.

Future Impact(s)

If the review isn't carried out, facilities staff will continue to explore optimizing space with solutions such as office sharing, hybrid agreements, and touchdown workstations. There will also be a need to review our current buildings that have office space and potentially repurpose them for Town use.

<u>Fund Description</u>	<u>Amount</u>
Capital	24,000
Total Project	<u>24,000</u>

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Budget Year 2026	Department 110 - Studies	Project ID C02616
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Project Title

Planning: Queen Street Secondary Plan

Project Description

The purpose of this project is to prepare a detailed secondary plan for the historic downtown heritage area of Old Town. Through the review, it will consider existing cultural heritage/built heritage, establish a vision for its future, and ensure new development is compatible with the area's historic character, scale, and public realm, fostering a vibrant and sustainable community while integrating new growth.

The work plan outlines major tasks, stakeholder engagement, key components (infrastructure, transportation, parking, heritage, design, growth), timelines, and deliverables.

Objectives / Key Principles

- Protect and enhance the town's unique heritage and cultural identity. Preserve the historic and heritage character of Old Town and Queen Picton Heritage Conservation District (HCD), including built form, streetscapes, and cultural landscapes.
- Foster complete and connected communities that meet housing needs while respecting scale and context. (If we are going broader than Queen St)
- Encourage sustainable transportation. Maintain or enhance pedestrian safety, walkability, accessibility, active transportation, and multimodal transit. Review transportation needs into and out of the heritage district.
- Manage and direct growth sustainably and in a way that is compatible with heritage, environment, infrastructure capacity, and community character.
- Consider streetscape activities, activation (i.e. patios, street vendors, etc.), and character.
- Ensure infrastructure and servicing (water, sewer, stormwater, utilities) are adequate for growth and resilient to climate change.
- Seek opportunities for sufficient parking, and investigate parking solutions, including the use of peripheral/lot parking or alternative transport.
- Support a vibrant, diverse local economy while managing tourism impacts. Consider the various seasons of tourism and how to support businesses.
- High-quality urban design: public realm, private building design, and landscaping that complement the Heritage Conservation District. Create high-quality public spaces that are inclusive, accessible, and resilient.
- Integrate sustainability measures and natural heritage protection (trees, shoreline, views, ecology).

Justification

The Secondary Plan for Old Town is being advanced at the direction of Council to provide a more detailed land-use and urban design framework tailored to the area's unique heritage and tourism context. This work ensures that future growth and change are managed in a way that reflects Council's policy priorities under the Town's updated Official Plan, particularly with respect to heritage protection, built form, and intensification.

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Future Impact(s)

If the Secondary Plan for Old Town does not proceed, the Town risks being left with broad Official Plan policies that may be too general to guide development. Without an area-specific framework, there may be increased uncertainty for residents, developers, and heritage stakeholders, leading to inconsistent interpretations of policy and potential conflicts at the Ontario Land Tribunal.

Fund Description	Amount
Capital	60,000
DC: Studies	90,000
Grants and Other	50,000
Total Project	<u>200,000</u>

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Budget Year 2026	Department 110 - Studies	Project ID C02618
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Project Title

Planning: Growth Management and Intensification Strategy

Project Description

The Town will be seeking proposals from a qualified consultant to complete a comprehensive review of the Town's adopted OP regarding growth management and intensification

The Town's adopted 2019 Official Plan includes growth forecasts to 2031 and deferred growth management policies while the Region prepared the NOP and allocated growth and employment forecasts. The approved Niagara Official Plan establishes a 2051 planning horizon and allocates population and employment to the Town to 2051, based on Schedule 3 of the Growth Plan, which the 2024 PPS directs can continue to be used to update official plans to 2051. The Town needs to update its growth management and intensification work.

In addition, the OP does not reference the direction of the recently approved Glendale Secondary Plan (currently under appeal) and the Region's identification of Glendale as a strategic growth area. Strategic growth areas are those areas identified for accommodating increased densities and compact built form. Through the NOP, the Region has allocated specific minimum density targets for strategic growth areas. Glendale has been allocated a target of 100 persons and jobs per hectare.

The Designated Greenfield Area density remains at 50 persons and jobs per hectare.

The Region has increased its intensification rate, opting to target a minimum of 60% of growth allocated to existing built-up areas, over the required 50% of the Growth Plan. The intensification rate is distributed to local municipalities at varying rates. Niagara-on-the-Lake's contribution to this target will increase from 15% to 25%. This will be further reviewed as part of the intensification strategy work, where the municipality may apply different intensification rates for each built-up area, provided the overall minimum intensification target can be achieved.

The consultant will be required to review the locations that have been identified as "intensification areas" in the adopted Official Plan to confirm applicability on retaining that designation. The work will include a review of the Town's intensification areas and the Niagara Stone Road corridor to assess the capacity of those areas to accommodate the intensification, utilizing input from the Pollution Prevention Control Plan and the Transportation Master Plan.

The scope of work also includes a review of the Town's existing designated employment areas to ensure they are consistent with employment targets assigned and remain appropriate. The consultant will recommend any policy or mapping changes needed to continue to protect the supply of employment land in the Town.

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Justification

The Growth Management and Intensification work is being undertaken at the direction of Council (Council Workshop, July 7, 2025) following the completion of the Town's Official Plan for adoption and submission to the Province for approval. Staff will prepare the information for Council adoption to either be submitted and incorporated into the adopted Official Plan prior to Minister approval, or for an Official Plan Amendment to the OP following approval.

Additional considerations: coordination with the Housing Affordability and Attainability Plan and the Heritage Conservation District Review and Expansion.

Future Impact(s)

The outcome of this project will be to analyze growth patterns and make recommendations for policy direction that will align future development with planned infrastructure improvements. Growth management policies will also balance the need to accommodate growth with the need to conserve cultural heritage.

Fund Description	Amount
Capital	10,000
DC: Studies	90,000
Total Project	100,000

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Budget Year 2026	Department 110 - Studies	Project ID C02646
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Project Title

Climate Change Initiatives (Various - Provisional)

Project Description

Various Climate Change Initiatives are conditional on the success of grant funding. Initiatives will be provisional based on successful grant funding. Should any initiative not be funded in full by the grant, Staff will report to Council to request a top-up of funds prior to moving forward with the initiative.

Initiatives Identified:

- Urban Forestry Management Plan
- Canopy Coverage Mapping
- Green Municipal Fund - Feasibility Study: Green Buildings Pathway
- Green Municipal Fund - Feasibility: Adaptation in Action
- Green Development Standards (shared services)
- Climate Change Adaptation Program (shared services)

Justification

This project aligns directly with the Town's Strategic Plan, particularly under the Environmental Sustainability lens. Advancing climate change initiatives demonstrates the Town's commitment to responsible environmental stewardship, resilience planning, and sustainable growth. By pursuing projects such as the Urban Forestry Management Plan, Canopy Coverage Mapping, and feasibility studies under the Green Municipal Fund, the Town is proactively identifying and implementing strategies to reduce greenhouse gas emissions, enhance natural assets, and prepare for climate adaptation.

These initiatives will also drive data-supported decision-making, strengthen collaboration with regional and shared-service partners, and position the Town as a leader in sustainability and environmental accountability.

Future Impact(s)

Long-term benefits of these initiatives include:

- Increased resilience to climate-related events, such as extreme weather and flooding.
- Enhanced urban canopy coverage and natural asset management.
- Improved energy efficiency and reduction of carbon emissions through sustainable development standards and municipal practices.
- Strengthened inter-municipal collaboration on climate action planning (CCAP and shared services).
- Access to additional grants and funding opportunities through demonstrated environmental leadership.

Fund Description	Amount
Grants and Other	346,000
Total Project	346,000