

Town of Grimsby Fifth Wheel Site Gateway Development

Key Directions from Brainstorming Session

November 29, 2016

The Planning Partnership

Niagara Region organized a brainstorming session with staff from the Region, Town of Grimsby and the landowner to discuss key directions that should guide planning and design for the Fifth Wheel Site.

The Town's Winston Road Neighbourhood Secondary Plan designates this area for mixed use high density and employment along North Service Road and an environmental protection area along the lake. Losani Homes has acquired the almost 7 hectare site and has initiated planning and design. The Region retained The Planning Partnership to facilitate the brainstorming session and to provide expertise in urban design and landscape architecture. In addition, Ken Greenberg provided urban design expertise.

The brainstorming session was held at the Town of Grimsby Municipal office on October 11, 2016 at 9:00 am. The following people were in attendance:

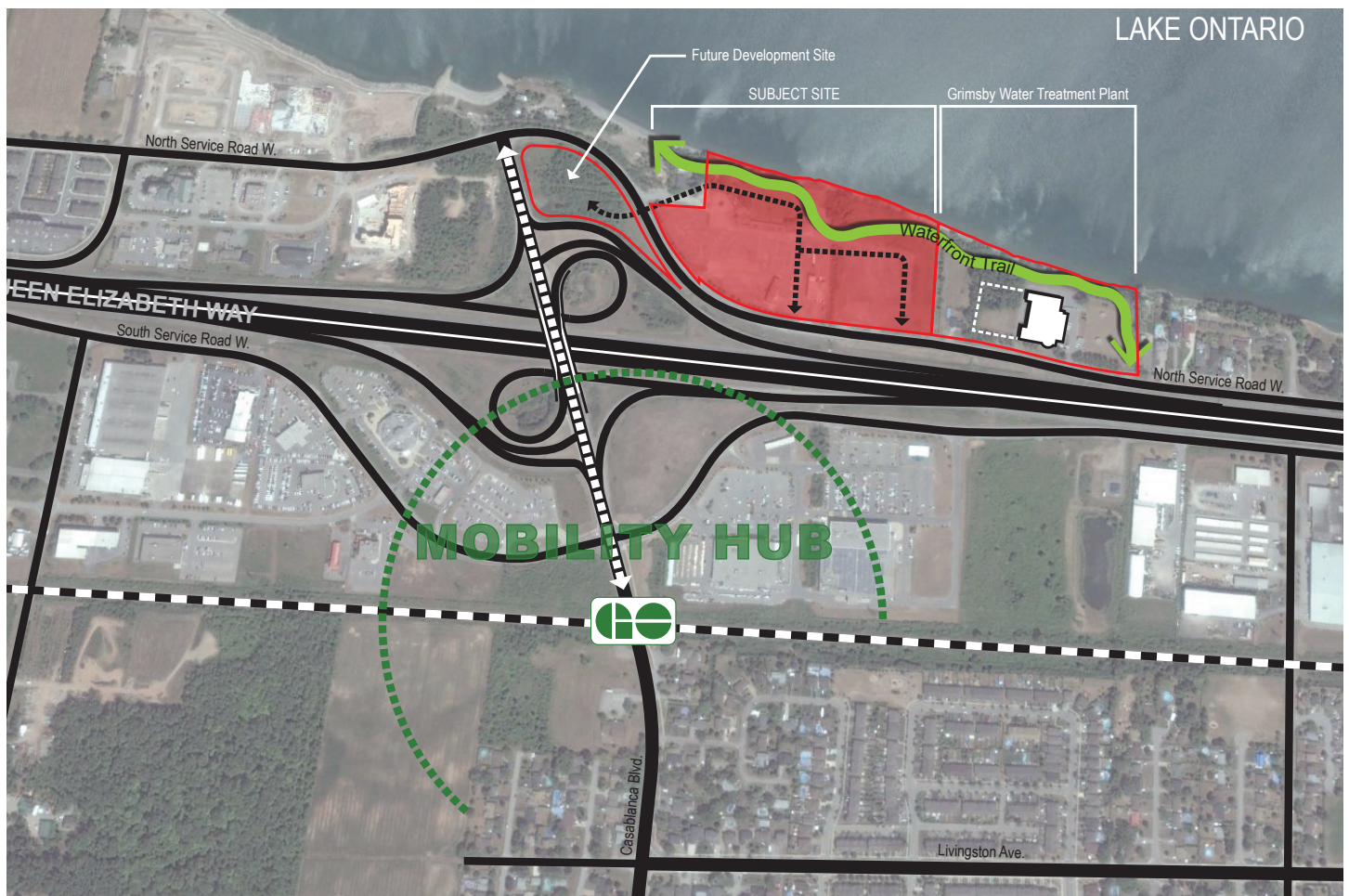
- Rino Mostacci, Niagara Region
- Khaldoon Ahmad, Niagara Region
- Pat Busnello, Niagara Region
- Michelle Baya, Niagara Region
- Michael Seaman, Town of Grimsby
- Walter Basic, Town of Grimsby
- William Liske, Losani Homes
- Cory Giacinti, Losani Homes
- Donna Hinde, The Planning Partnership
- Michael Sruga, The Planning Partnership
- Ken Greenberg, Greenberg Consultants Inc.



The Fifth Wheel Gateway Site



The Town of Grimsby recently completed a West End Waterfront, Trail Design and Master Plan, covering the area from Kelson Avenue North to east of Casablanca Blvd. The area east of Casablanca Boulevard is identified as Village by the Lake District and is envisioned as a vibrant waterfront urban village featuring a public waterfront park and promenade. This site is located a short distance from a mobility hub being planned around a new GO station on Casablanca Boulevard. Enhanced pedestrian and cycling access along Casablanca Boulevard will be essential.



Key Direction 01

Provide continuous **publicly accessible green space along the water's edge** to ensure protection of the natural features and to provide an uninterrupted green space from the Grimsby Water Treatment Plant through the site continuing west through the Winston Road Neighbourhood. The green space should provide useable and flexible space for a passive recreation. A waterfront park building should be centrally located to provide a community amenity for residents and visitors.



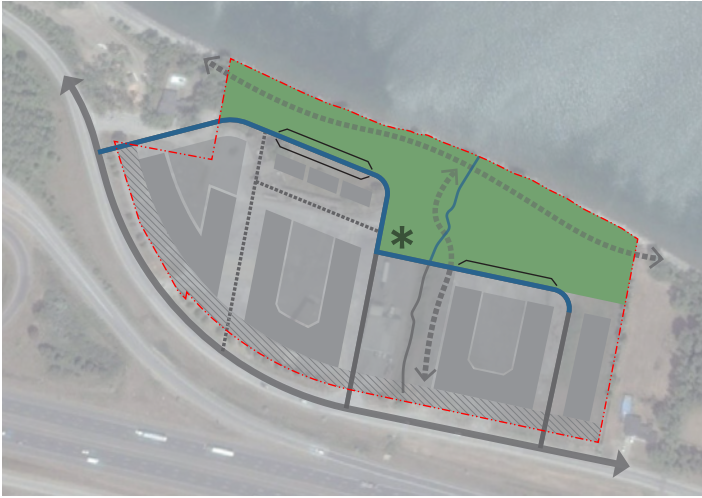
Key Direction 02

Provide a continuous **trail for walking and cycling along the water's edge** as set out in the Town's West End Waterfront Trail Design Study and Master Plan.



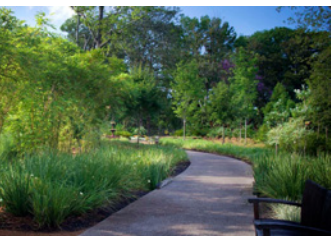
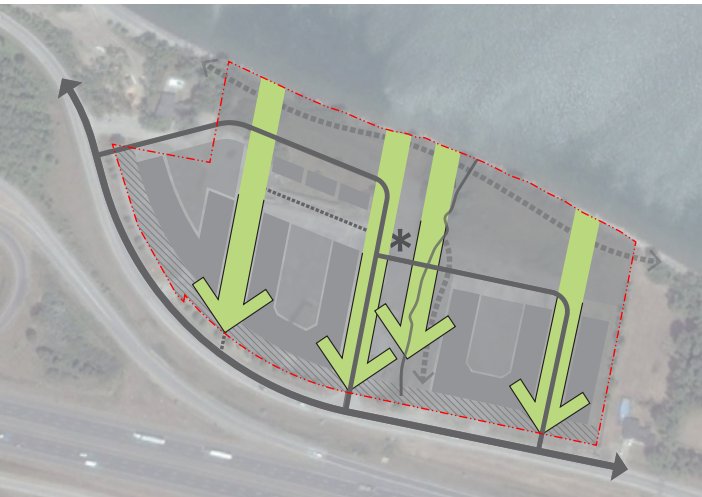
Key Direction 03

Provide a **public street along the water's edge green space** to enable vehicle access to the waterfront by residents and visitors. Provide pockets of parking along the street. The public street should be designed as a 'shared street', a flexible space that could be used as part of the public waterfront for special events and closed to traffic. Consider a curbsless street with special paving and landscape treatment.



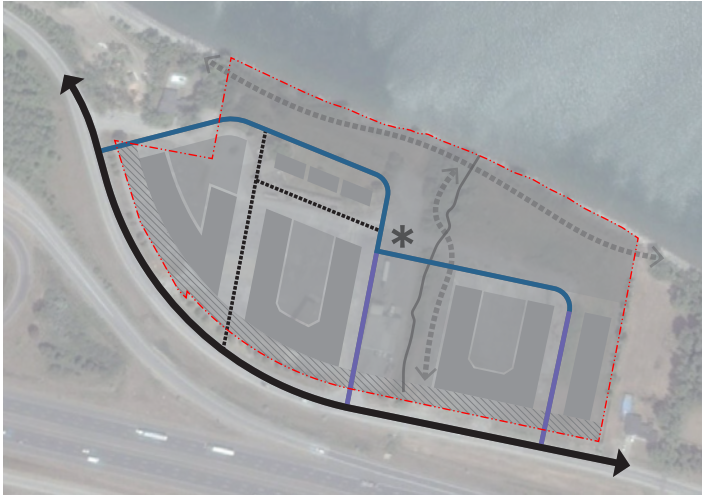
Key Direction 04

Provide "green fingers" into the development site that connect with the waterfront green space. The 'green fingers' could include the creek channel, open space and streets.



Key Direction 05

Design shared streets (public and private) as key green connecting links and to ensure views to the waterfront and appealing pedestrian and cycling access. Consider designing curbless streets with special paving and substantial landscape treatment. Provide a connected curvilinear street grid, with no dead end streets.



Key Direction 06

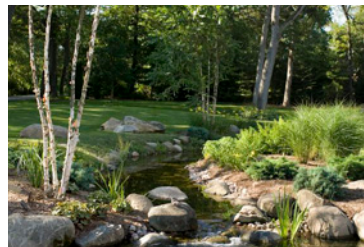
Provide a substantial streetscape and pedestrian realm along North Service Road.



Copyright. Queen's Printer for Ontario, photo source: Ontario Growth Secretarial, Ministry of Municipal Affairs and Housing

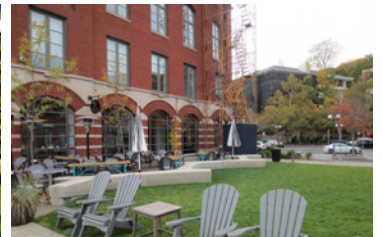
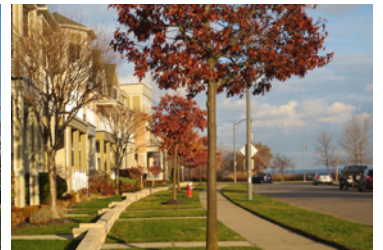
Key Direction 07

Maintain the watercourse in a naturalized open channel. Ensure the watercourse is a visual amenity for the entire development by incorporating it into the open space network.



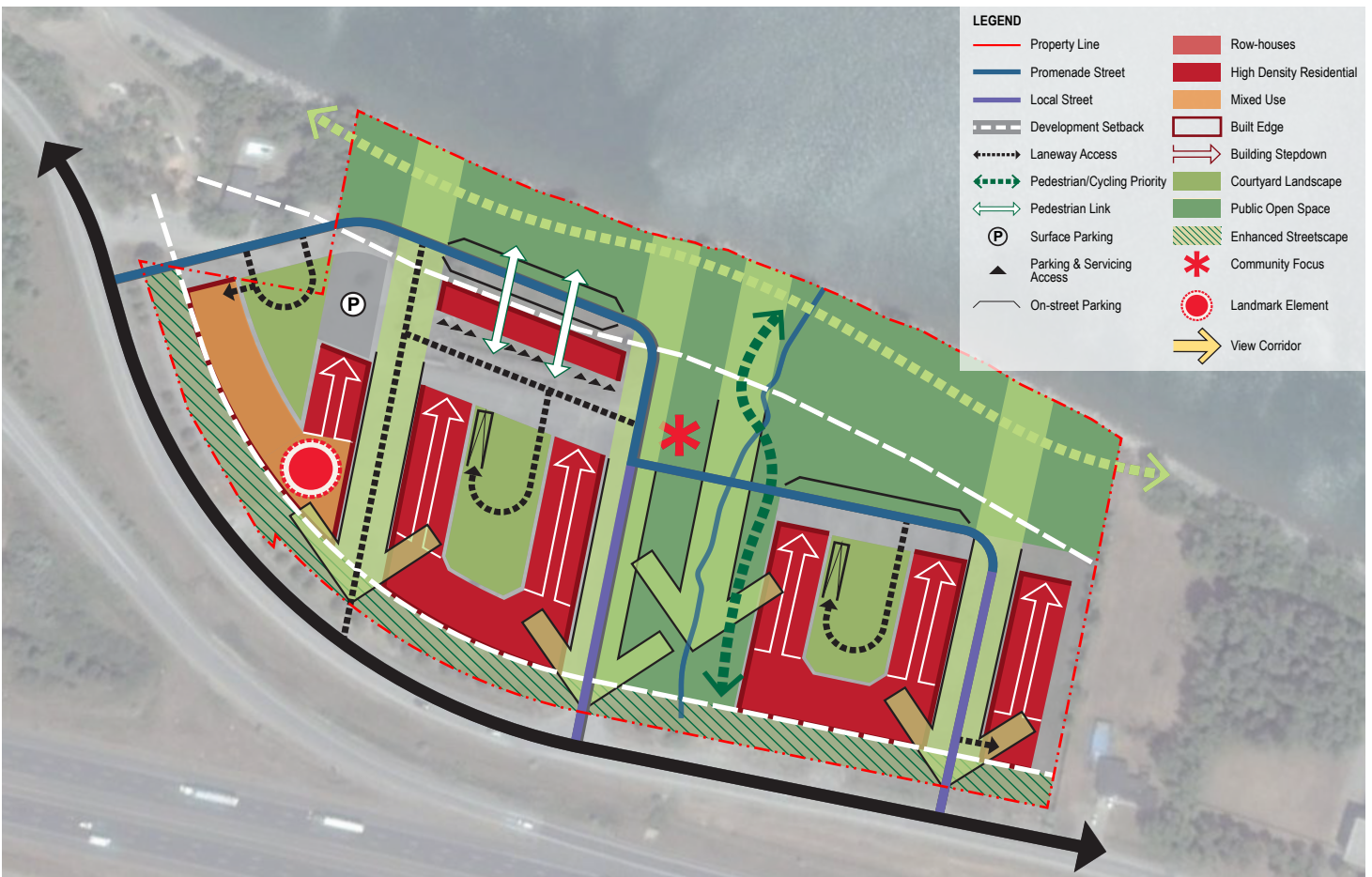
Key Direction 08

Locate buildings to front, face and feature green space.



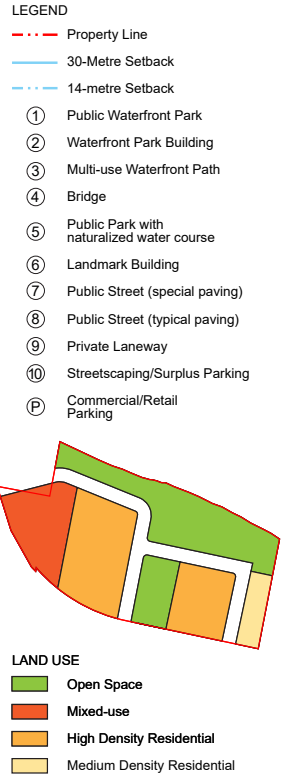
Key Direction 09

Locate highest density buildings along North Service Road with special building features to mark the gateway to the site. A taller building on the west edge of the site would provide a landmark feature. Office and/or commercial uses should be located on the west edge of the site in mixed use buildings. This could include small scale commercial to serve the community and a restaurant or cafe as a key amenity for the waterfront.





Illustrative Plan 1



Illustrative Plan 2