Saugeen Shores

Nodes and Corridor Study +
Community Planning Permit System
Implementation

Briefing Note 3:
Identifying Focus Areas for the CPPS



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The Town of Saugeen Shores is undertaking a Nodes and Corridors Study and Community Planning Permit System (CPPS) to guide future growth and support a broader mix of housing options.

The Nodes and Corridors Study will identify areas within the Town that are appropriate for growth through intensification (i.e. redevelopment or infill with higher density forms of housing) to increase housing supply and variety. The CPPS will be developed to provide a set of regulations that will guide growth in these areas, replacing the Zoning By-law (See Topic of Focus 1: What is a CPPS?).

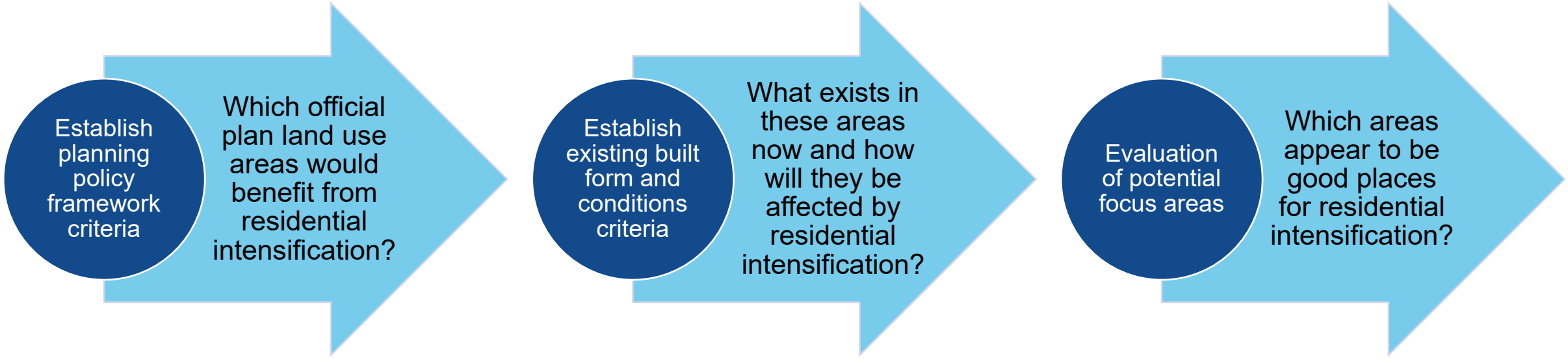
The initial focus of the CPPS will be within selected areas of Port Elgin, with other parts of Saugeen Shores to be considered in the future should the CPPS be expanded.

The following pages present options for the Focus Areas, as well as some examples of building types that could be promoted in these areas. The Town is looking for feedback on these potential Focus Areas from the public.

Shortlisting the Focus Areas for CPPS

Our team examined the Town's planning policy framework and the existing built conditions to identify areas within Port Elgin that may benefit from means to expedite residential redevelopment and intensification.

We looked for compatible official plan-level land use designations and matched them up with a geographic information systems (GIS) analysis of built-up areas and the parcel fabric to identify areas that could be conducive for residential redevelopment and intensification.



Focus Area 1: Core Commercial Area

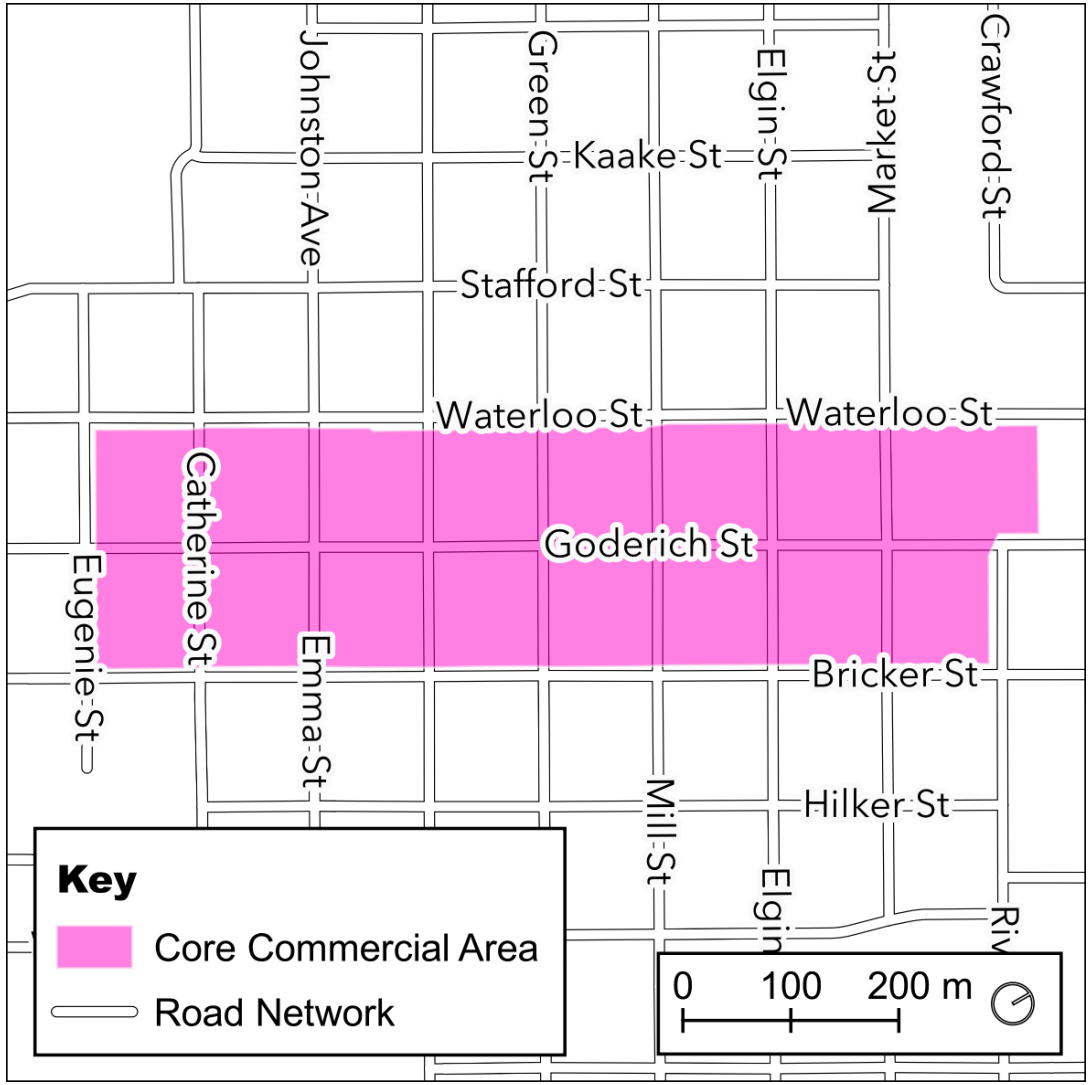
Good opportunity for new residential development at the heart of Port Elgin

Strengths

- New units along side streets could add commercial vitality for Goderich Street shops
- Reinforces the area's image and function as Port Elgin's town centre or node
- Near existing community facilities and services
- Intensification of parking lots could promote walking and cycling, create future transit service conditions

Weaknesses

- Existing small parcels will likely require land assembly; may be difficult and time-consuming
- May be buildings with cultural heritage value or interest
- Loss of off-street parking may be opposed by residents and businesses; could be resolved by providing replacement structured parking as part of new development



Focus Area 1: Commercial Core Area (Eugenie to River Streets)
Data source: Town of Saugeen Shores.

Focus Area 2: Highway Commercial

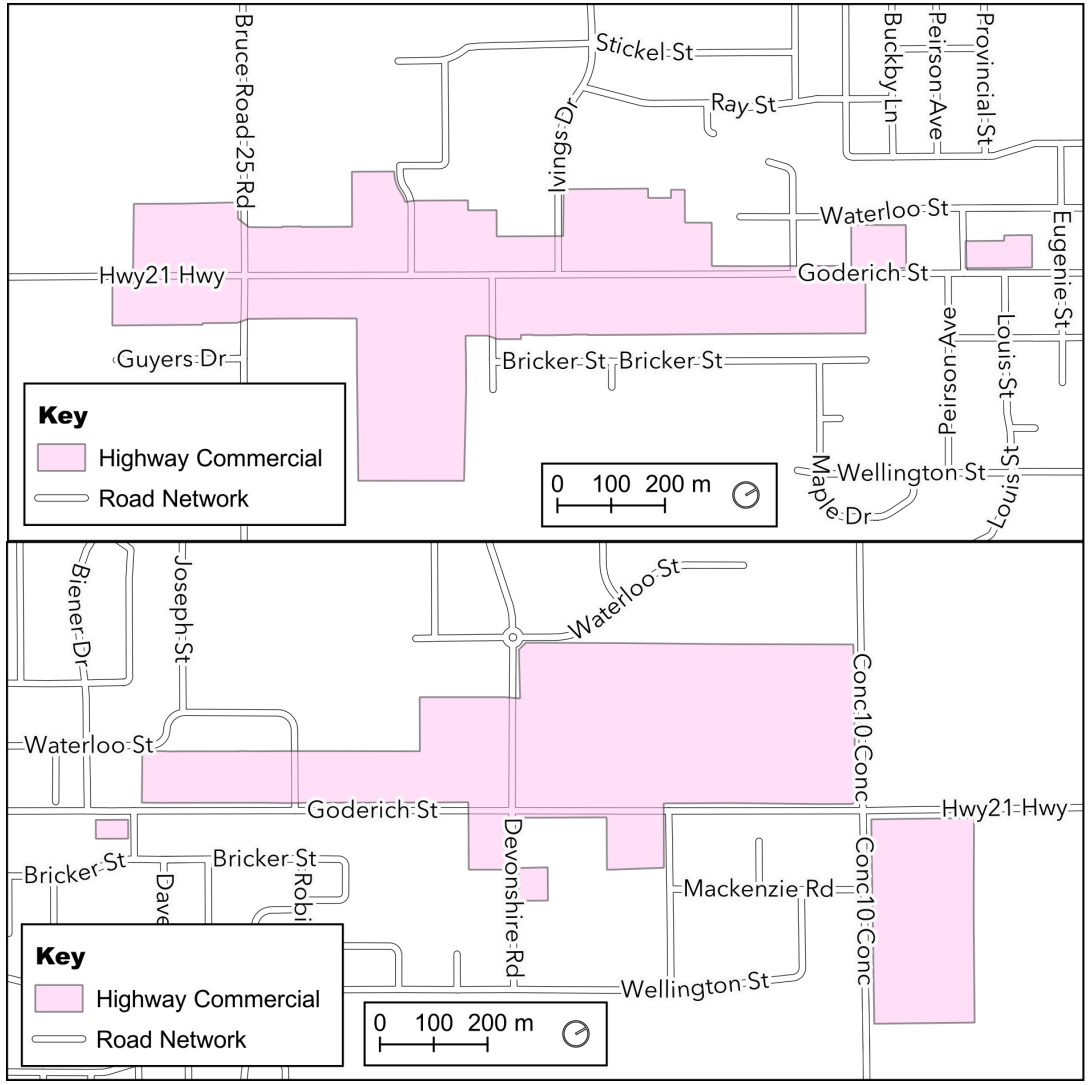
Good opportunity for new residential development along the Goderich Street-Highway 21 corridor

Strengths

- Existing larger parcels may simplify land assembly
- New units along side streets could add commercial vitality for Goderich Street shops
- Northeast area near existing community facilities and services (The Plex, Aquatics and Wellness Centre)
- Intensification of parking lots could promote walking and cycling, create future transit service conditions

Weaknesses

- Existing commercial leases may prevent redevelopment in the short- and medium-term
- Businesses may be displaced due to site redevelopment activity or incompatible floor plate configurations or business activities in mixed-use buildings



Focus Area 2: Highway Commercial areas (Concession 6 to Eugenie St, Biener Dr to Concession 10)
(Note: Highway Commercial area northeast of the Bruce County Rail Trail and Highway 21 is not shown here)
Data source: Town of Saugeen Shores.

Live-Work Townhouses

Live-work townhouses are usually 3-4 storeys tall, with a flexible space at street level that could be used as a shop or for more living space.

For Port Elgin, live-work townhouses could be built along side streets in the Core Commercial Area and along Goderich Street in Highway Commercial areas.

Advantages

- Live-work townhouses provide homes that can be:
  - Used by homeowners for work-from-home or for more living space
  - Rented out to small businesses
- Good building design encourages walking and cycling by making the street more interesting and safer (a variety of shops with open doors and window displays)
- Typically includes a rear garage and driveway for resident parking

Example



63-72 Commuter Drive, Brampton
Image source: Google.

Floors	3
Built	2010-2011

Low-rise Apartments

A low-rise apartment building is usually 3-4 storeys tall and usually includes only apartments, but sometimes a small shop (like a convenience store) may be included at street level.

For Port Elgin, apartment buildings could be built along side streets in the Core Commercial Area and along Goderich Street in Highway Commercial areas.

Advantages

- Apartment buildings provide many housing units compactly and efficiently
- Consistent, repeatable building designs and floorplates make construction easier and faster
- Buildings are usually set back from the street, providing some green space around buildings
- Typically requires a side or rear parking lot for residents and visitors.

Example



The Suites at Summerside (1041, 1043, and 1045 Waterloo Street, Port Elgin)
Image source: Google.

Floors	4
Dwelling units	110 (rental)
Built	Early 2020s

Mid-rise Mixed-Use (Apartments and Shops)

A mid-rise building is usually 5-11 storeys tall, and typically includes a mix of uses, with shops and services at street level and apartments above.

For Port Elgin, smaller mid-rise mixed-use buildings could be built on Goderich Street.

Advantages

- Upper floors provide many housing units compactly and efficiently
- Street-facing shops support Goderich Street's role as Port Elgin's main street
- Building height defines the street but not so tall as to block the sun and sky
- Good building design encourages walking and cycling by making the street more interesting and safer (a variety of shops with open doors and window displays)
- Typically enough housing units to support underground parking for residents

Example



Centro on Yonge (15277 Yonge Street, Aurora)
Image source: Google.

Floors	6
Dwelling units	95 (condos)
Built	2017