

# Shellard Lane Development Integrated MCEA City of Brantford

Public Information Centre (PIC) #1

## Welcome

June 6, 2024



LOSANI  
HOMES

# Proponent Team

Ben Jones (Developer Project Manager)



Daniel Borrelli (Developer Project Manager)



# Project Team



BURNSIDE



GeoProcess  
RESEARCH ASSOCIATES



URBANTECH®



BURNSIDE



LOSANI  
HOMES



# Project Purpose

## Problem / Opportunity Statement:

“The L!V Community Group (L!V), has identified a need to assess options for new collector roads to address transportation and active transportation needs in support of a future site plan and development on lands north of Shellard Lane within Area C Lands of the Special Policy Area 20 in the City of Brantford. Building on the City of Brantford’s Plans, the study will recommend a preferred alignment and cross section for collector roads within the Shellard Lane development area.”

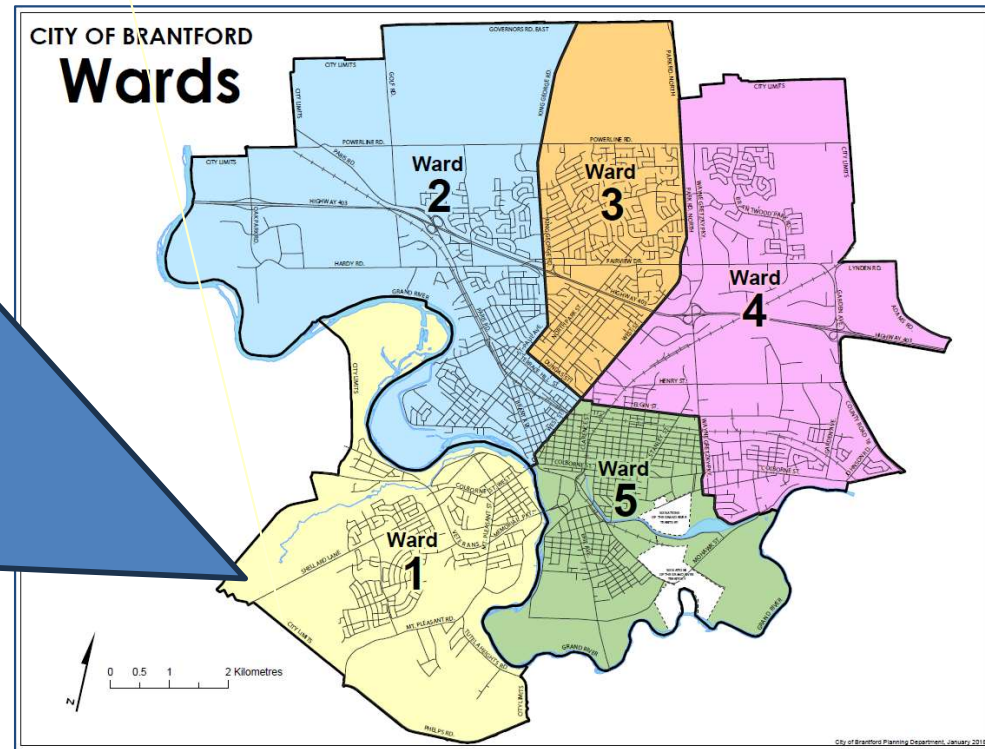
## Purpose of this PIC is to:

- Present the Problem/Opportunity Statement
- Provide an overview of the Integrated Municipal Class Environmental Assessment process
- Provide information on the existing environment of the Study Area
- Present Alternative Solutions for Collector Roads
- Obtain input on the Alternative Solutions for Collector Roads
- Identify next steps



# Study Area

The Study Area is located north of Shellard Lane and south of Pleasant Ridge Road, within Area C Lands of the Special Policy Area 20 in Ward 1 of the City of Brantford.



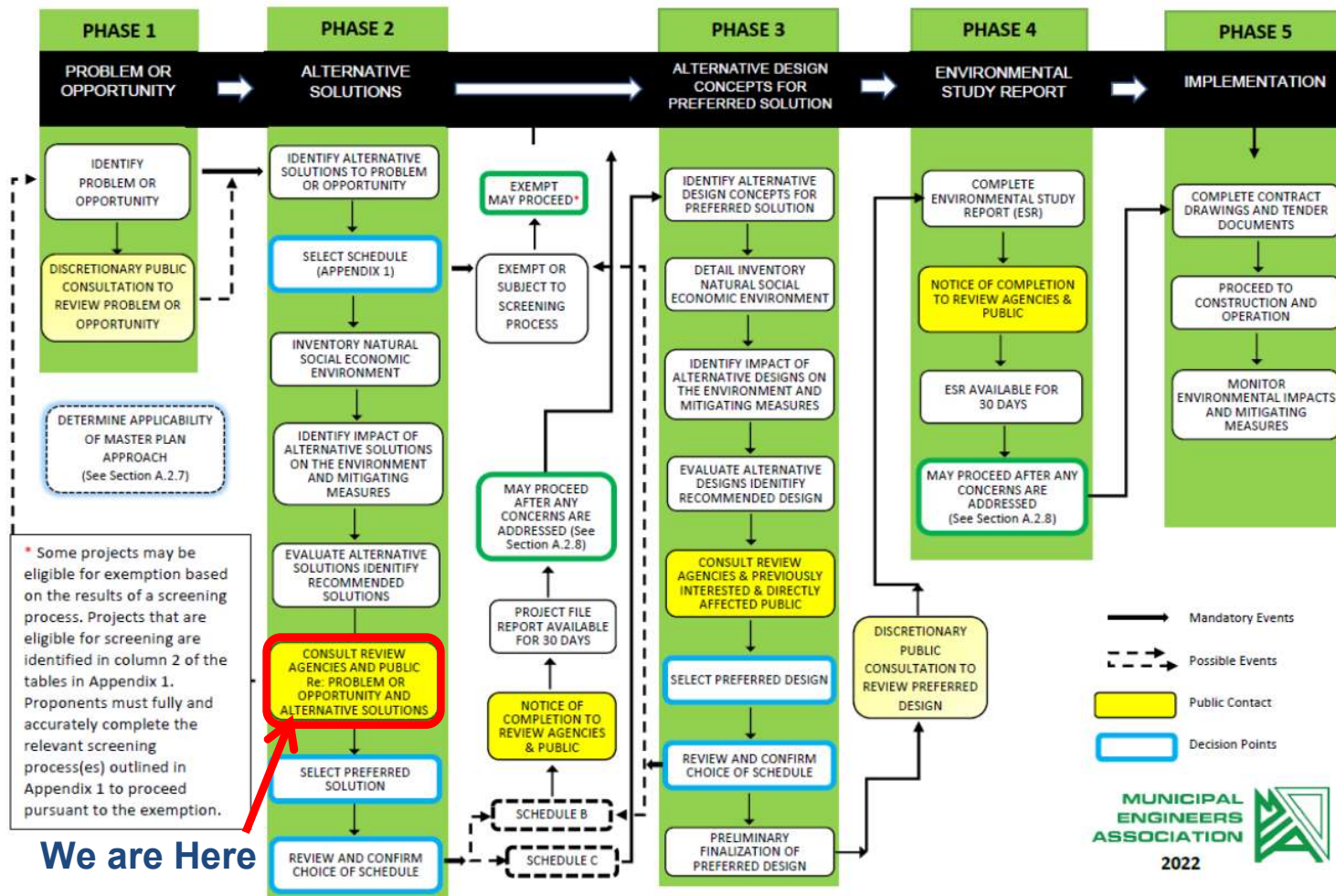


# Municipal Class EA Process

Based on the requirement for collector roads, this project is considered as a Schedule 'C' Project (Phases 1 to 4) through an Integrated Approach, as defined in the Municipal Engineers Association Municipal Class Environmental Assessment, February 2024

## Integrated Approach

The MCEA process for the collector road(s) and Planning Act process for the development are considered together to reduce duplication where possible.



# Guiding Documents

## City of Brantford

Official Plan  
Envisioning our City:  
2051

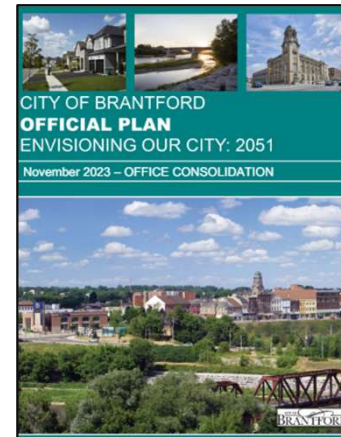
2020 Brantford  
Transportation  
Master Plan Updated

Shellard Lane MCEA  
Environmental Study  
Report

Active  
Transportation  
Master Plan (ATMP)

Brantford Transit –  
Moving Forward  
Interim Report

Design and  
Construction  
Manual

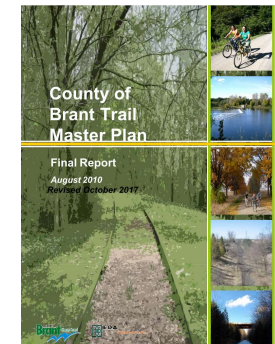


## Others

County of Brant  
Official Plan  
A Simply Grand Plan

County of Brant  
Trail Master Plan

County of Brant  
Transportation  
Master Plan





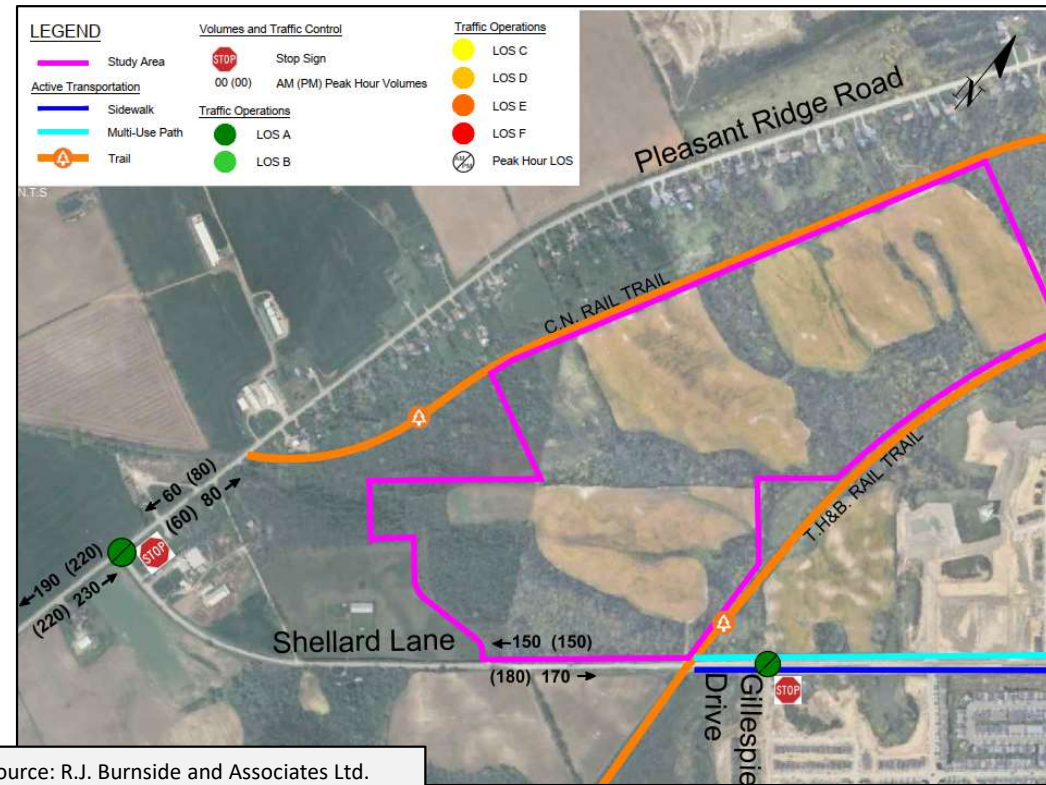
# Existing Conditions - Transportation

## Shellard Lane

- East-west major arterial road to the Brantford city limits
- 2-lane rural cross-section with 60 km/hr speed limit west of TH &B Rail Trail crossing
- 3 to 4-lane urban cross section and centre median, with 50 km/hr speed limit east of trail crossing
- Traffic operations at stop-controlled intersections along Shellard Lane are operating at a Level of Service (LOS) A (low volumes, no delays)

## Active Transportation

- T.H.&B Rail Trail adjacent to the east of the Study Area is part of the Trans Canada Trail, crosses Shellard Lane west of Gillespie Drive
- C.N. Rail Trail adjacent to the west of the Study Area, connects to Pleasant Ridge Road north of Shellard Lane
- Multi-Use Path on north side of Shellard Lane, from east to T.H.&B Rail Trail
- Sidewalk on south side of Shellard Lane, from east to T.H.&B Rail Trail



## Transit

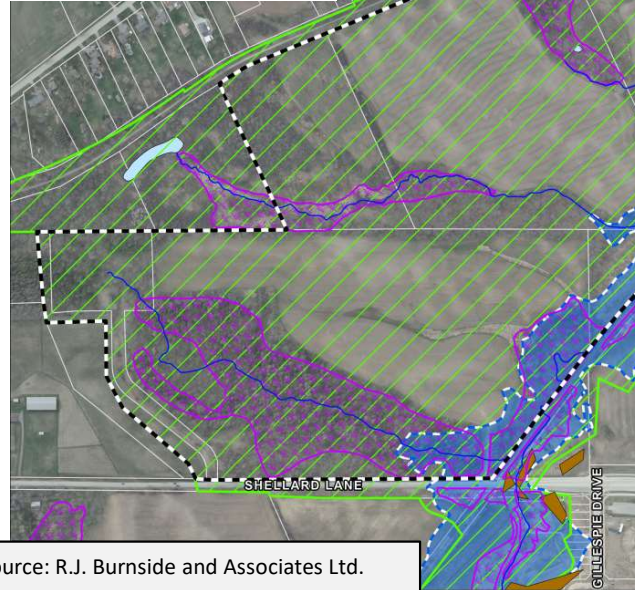
- Closest transit stop is 1.5 km east of the Study Area
- Route 6 and Route 12 providing daytime and evening service Monday to Saturday



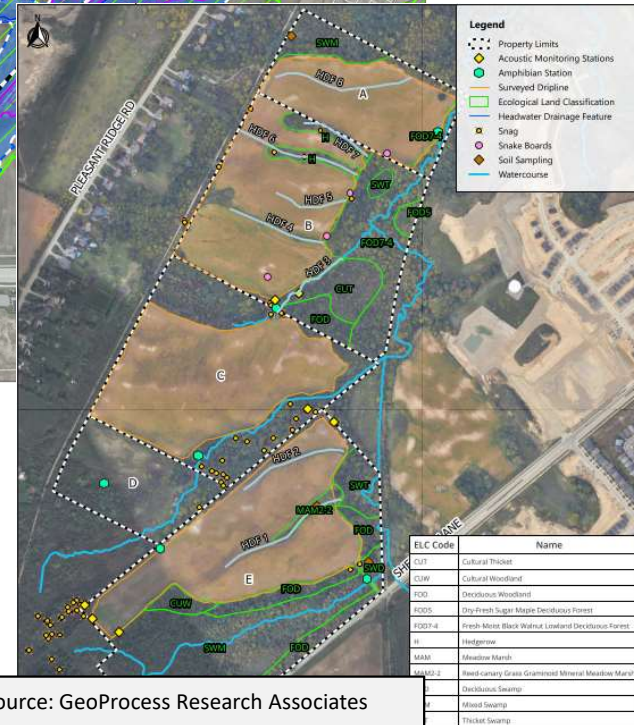
# Existing Conditions - Natural Heritage

## Features of the Site include:

- Agricultural lands
- Provincially Significant Wetlands (PSW)
- Wetlands
- Woodlands
- D'Aubigny Creek (along the eastern limits of the Study Area)
- GRCA Regulated Area
- Headwater Drainage Features
- Potential habitat for species at risk (birds, bats)
- Erosion hazard areas



Source: R.J. Burnside and Associates Ltd.



Source: GeoProcess Research Associates

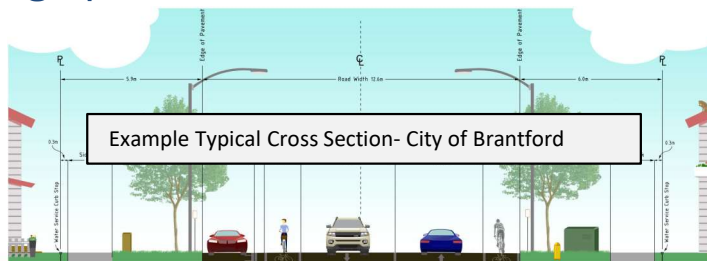
Surrounding lands include agricultural lands, wooded areas and urban development including residential dwellings

# Alternative Options - Collector Road

A range of collector road alignment options are being considered to support development of the study area and include emergency access within the Study Area.

The evaluation of alternatives is a step-by-step process that compares options that are feasible within the project environment and meet the project objectives outlined in the Problem/Opportunity Statement.

In later phases of the MCEA, Alternative Design Options will consider alternative cross sections of the preferred road alignment, including active transportation and on-street parking options.



**Option 1** – Do Nothing (Mandatory consideration in MCEA Process)

**Option 2** – Primary connection to Shellard Lane, with secondary emergency access connection to Shellard Lane

**Option 3** – Primary connection to Shellard Lane and primary connection to Pleasant Ridge Road

**Option 4** – Primary connection to Shellard Lane with improved intersection spacing and secondary emergency access connection to Shellard Lane

**Option 5** – Primary connection to Shellard Lane, opposite Gillespie Drive and secondary emergency access connection to Shellard Lane

**Option 6** – Single Primary connection to Shellard Lane, divided for emergency access



# Alternative Option 1

## Do Nothing

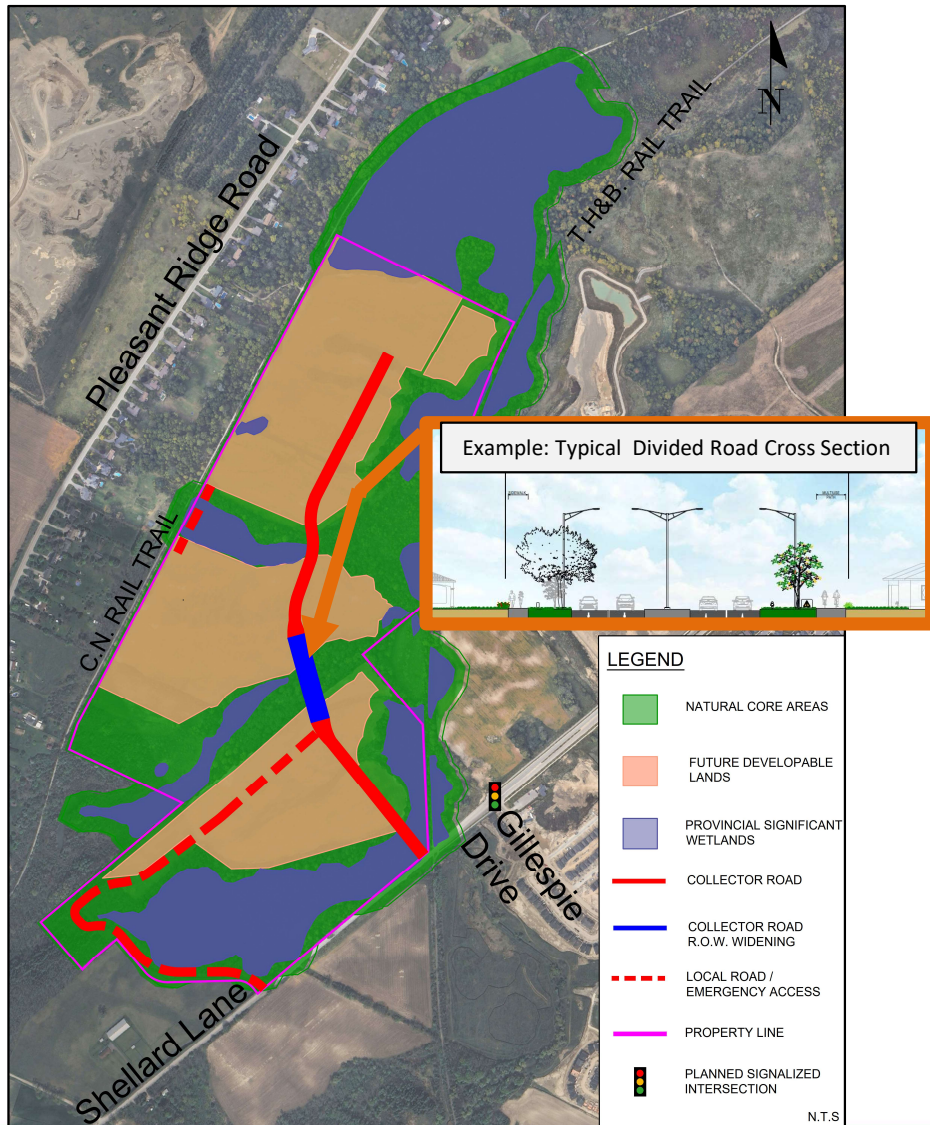
The Do Nothing alternative is a mandatory requirement for consideration in a Municipal Class Environmental Assessment process. In this option, the study area would remain the same, without collector roads to support development of the study area.





# Alternative Option 2

Primary connection to Shellard Lane, with secondary emergency access connection to Shellard Lane



## East connection to Shellard Lane

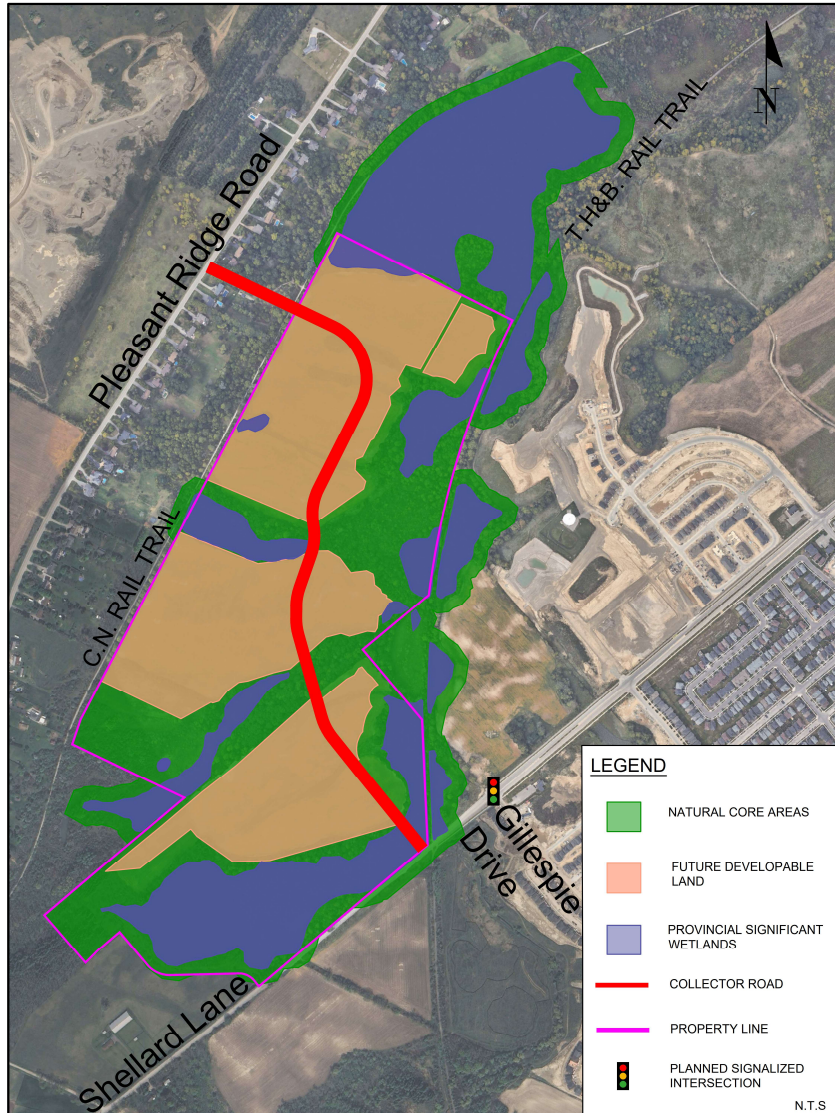
- Primary connection to Shellard Lane via existing agricultural access
- Requires crossing through Provincially Significant Wetland (PSW)
- Collector road designation
- Shellard Lane connection located in close proximity (approximately 195 m) to Gillespie Drive / Shellard Lane intersection
- Divided road (area in blue) to accommodate emergency access within the development
- Extends into development area, crossing natural core areas

## West connection to Shellard Lane

- Secondary emergency access connection to Shellard Lane
- Local road / emergency road designation
- Property acquisition potentially required
- Located within setback for PSW feature

# Alternative Option 3

Primary connection to Shellard Lane and primary connection to Pleasant Ridge Road



## Connection to Shellard Lane

- Primary connection to Shellard Lane via existing agricultural access
- Requires crossing through Provincially Significant Wetland (PSW)
- Collector road designation
- Shellard Lane connection in proximity (approximately 195m) to Gillespie Drive / Shellard Lane intersection
- Extends through development area, crossing natural core areas

## Connection to Pleasant Ridge Road

- Primary connection to Pleasant Ridge Road beyond City of Brantford boundary, requires crossing of trail
- Collector road designation
- Property acquisition potentially required
- Requires significant grading to accommodate steep grade to connect to Pleasant Ridge Road



# Alternative Option 4

Primary connection to Shellard Lane with improved intersection spacing and secondary emergency access connection to Shellard Lane



## East connection to Shellard Lane

- Primary connection to Shellard Lane through Provincially Significant Wetland (PSW)
- Collector road designation
- Shellard Lane connection located 295 m from Gillespie Drive / Shellard Lane intersection to accommodate improved intersection spacing
- Extends into development area, crossing natural core areas

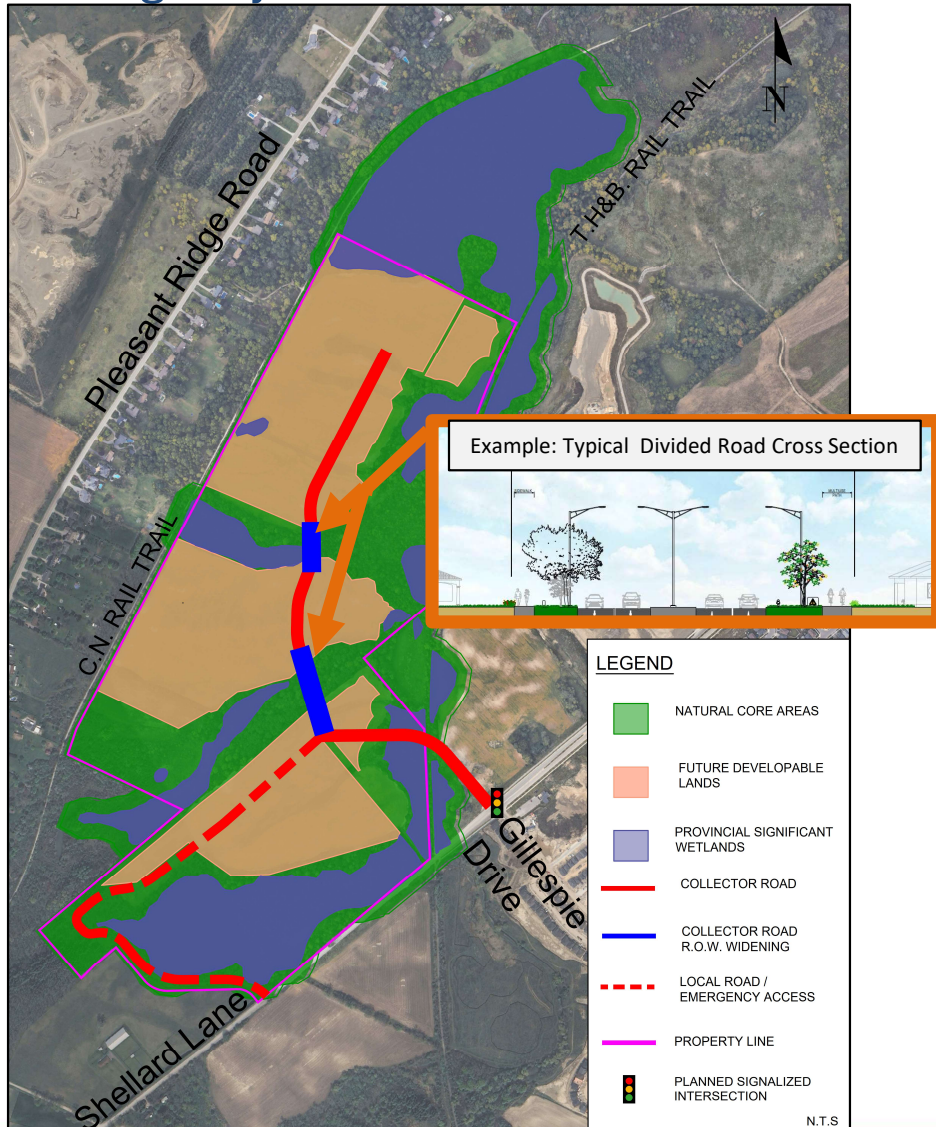
## West Connection

- Secondary emergency access connection to Shellard Lane within setback for PSW feature
- Local road / emergency road designation
- Property acquisition potentially required
- Internal local road for alternative emergency access connection through PSW



# Alternative Option 5

Primary connection to Shellard Lane, opposite Gillespie Drive and secondary emergency access connection to Shellard Lane



## East connection to Shellard Lane

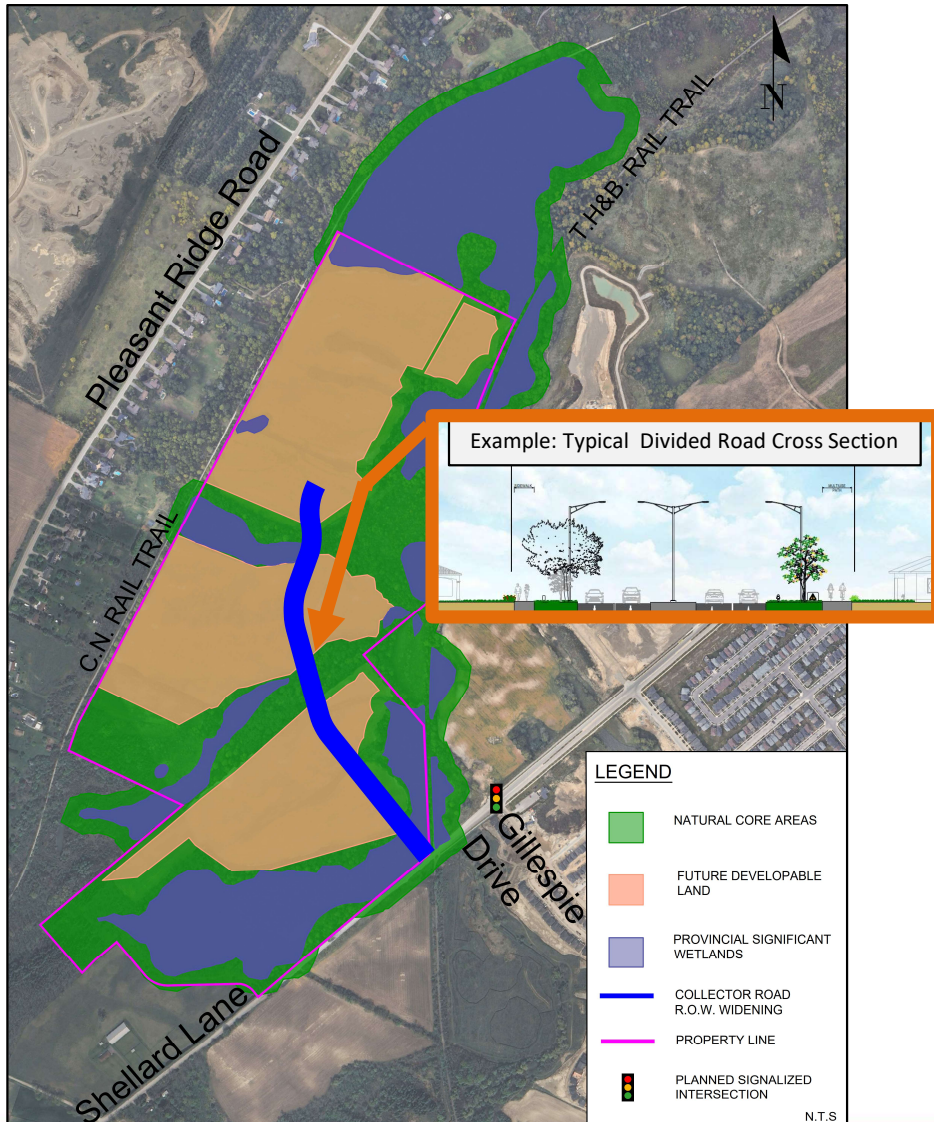
- Primary connection to Shellard Lane aligns opposite Gillespie Drive
- Requires crossing through Provincially Significant Wetland (PSW)
- Requires watercourse crossing
- Property acquisition or easement required through adjacent lands
- Collector road designation
- Divided road (area in blue) to accommodate emergency access within the development
- Extends through development area, crossing natural core areas

## West Connection

- Secondary emergency access connection to Shellard Lane within setback for PSW feature
- Local road / emergency road designation
- Property acquisition potentially required

# Alternative Option 6

Single Primary connection to Shellard Lane, divided for emergency access



## Connection to Shellard Lane

- Primary connection to Shellard Lane via existing agricultural access
- Requires crossing through Provincially Significant Wetland (PSW)
- Collector road designation
- Shellard Lane connection located in close proximity (approximately 195 m) to Gillespie Drive / Shellard Lane intersection
- Divided road (area in blue) to accommodate emergency access within the development
- Extends into development area, crossing natural core areas

# Supporting Studies

## Completed

- Traffic Counts and Existing Traffic Conditions
- Amphibian Surveys
- Breeding Bird Surveys
- Snag Survey and Acoustic Monitoring for Candidate Bat Habitat
- Headwater Drainage Feature Assessment
- Vegetation Survey (Ecological Land Classification (ELC))
- Snake Survey

## In Progress

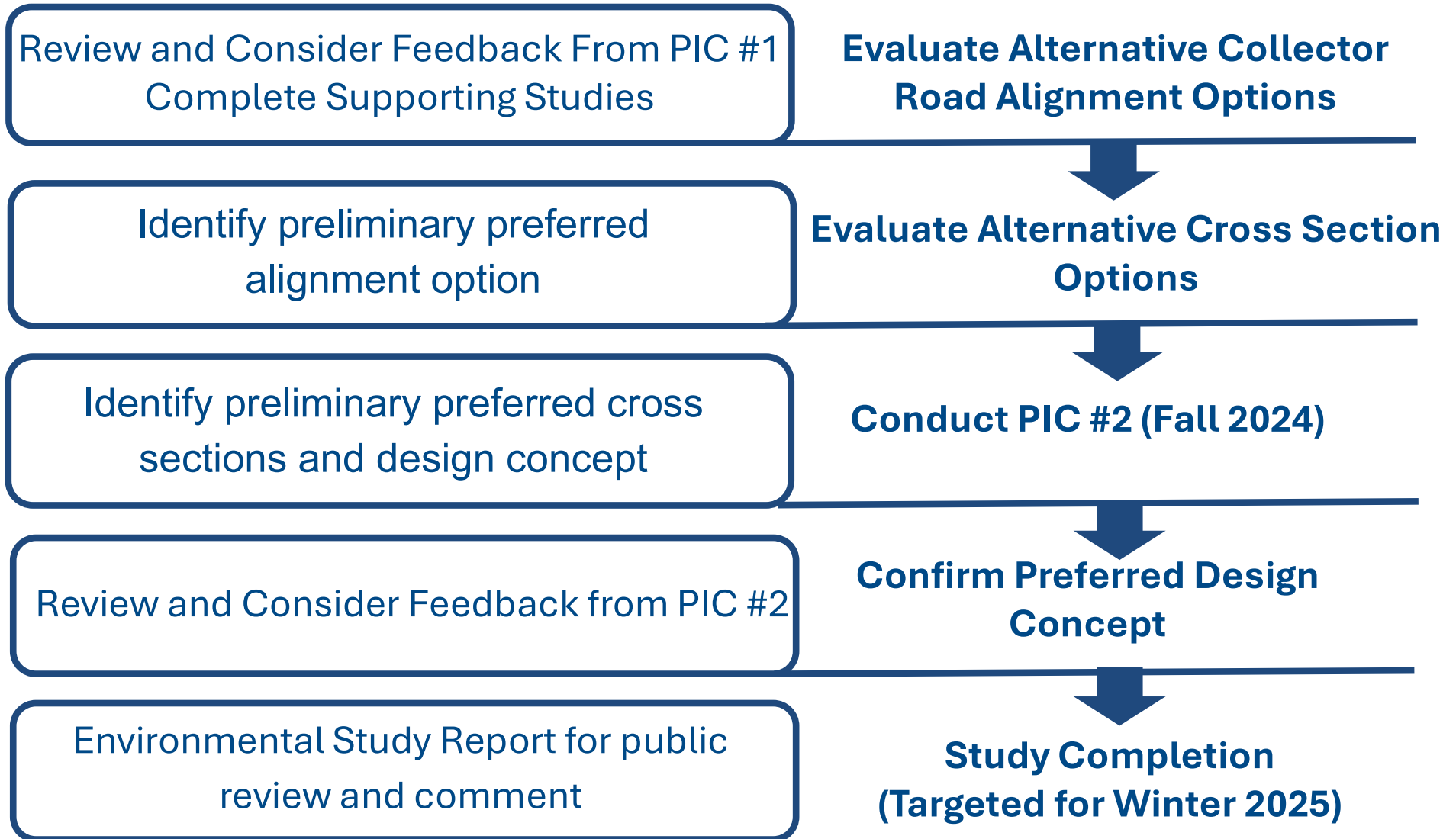
- Traffic Impact Study
- Wetland boundary delineation (with GRCA)
- Woodland boundary delineation
- Vegetation Survey (Ecological Land Classification)
- Tree Inventory and Impact Assessment
- Installation of surface water and groundwater monitoring wells to monitor water levels
- Hydrogeological Assessment
- Fluvial Geomorphological Assessment
- Headwater Drainage Feature Assessment
- Stormwater Management Strategy
- Wetland Inventory and assessment of impacts
- Cultural Heritage Studies (Stage 1 / 2 Archaeological Assessment, Cultural Heritage Resource Assessment)

**The data and observations from these studies are used to characterize the environment of the study area, develop criteria for the evaluation of the alternative collector road and cross section options and identify possible impacts and mitigation measures.**





# Next Steps



# Questions / Comments



Please fill out a comment form, or scan the QR code, or visit the project webpage at <https://www.rjburnside.com/shellard-lane-development/>



PIC materials will be available online for review and comment until **June 27, 2024**.

A summary of comments and responses to comments received by **June 27, 2024** will be provided in a Public Information Centre Summary report posted on the webpage above.

If you have any additional questions / comments, please contact:

Ben Jones  
Senior Land Development Manager  
L!V Communities  
1005 Skyview Drive, Suite 301,  
Burlington, ON L7P 5B1  
Phone: 289-245-1300 ext. 522  
Email: [bjones@livhere.ca](mailto:bjones@livhere.ca)

Philip A. Rowe, C.E.T., EP.  
Consultant Project Manager  
R. J. Burnside & Associates Limited  
1266 South Service Road, Suite C2  
Stoney Creek, ON L8E 5R9  
Phone: 905-821-5915  
Email: [philip.rowe@rjburnside.com](mailto:philip.rowe@rjburnside.com)

