

## Glendale Niagara District Plan Study - Phase 2

# WELCOME

### Purpose of the First Public Information Centre (PIC #1)

- Explain the purpose and the objectives of a District Plan
- Provide an overview of the two-phase Glendale Niagara District Study process:
  - Provide a recap on the outcome of Phase 1
  - Outline the scope, tasks and process for Phase 2
- Advise how stakeholders and members of the public can continue to provide input to the Study
- Answer questions and receive feedback

#### Format of PIC #1

6:00 - 6:30 pm	Review of Display Panels
6:30 - 6:50 pm	Presentation
6:50 - 7:20 pm	Question & Answer Period
7:20 - 8:00 pm	Review of Display Panels

Before and after the presentation, we ask that you visit the information display boards. Members of the study team will be available to answer questions and collect feedback.

**Please Sign-In**

# Glendale Niagara District Plan Study

- In early 2018 Niagara Region initiated a two-phase District Plan Study for the Glendale area:

## **Phase 1 - Vision Exercise and Concept Plan**

- Led by The Planning Partnership
- Completed in August 2018 and Endorsed by Regional Council in October 2018

## **Phase 2 - District Plan and Component Studies**

- Commenced in November 2018
- Being led by IBI Group and Anticipated to be complete by July 2019

## Phase 1 - Study Scope and Outcomes

- Through a conditions and opportunity assessment and a series of stakeholder meetings and workshops, a Vision Statement, Design Principles and a Preferred Land Use Plan and Conceptual Demonstration Plan were prepared

## Phase 2 - Study Scope

- Complete high-level component studies: Urban Design, Commercial Land Needs and Transportation
- With input from key stakeholders and the public prepare a District Plan that contains:
  - A Preferred Development Plan and Demonstration Plan
  - General Policy recommendations and Guidelines and Strategies
- Draft a Regional Official Plan Amendment (ROPA)

**Phase 2 Objective: Transform the Vision into definitive land use plans and strategies for economic development within the Glendale Niagara District**



# What is a District Plan?

## District Plans are:

- Proactive planning strategies intended to drive growth and economic prosperity
- High-level framework for the land use planning, design and development of complete, exciting communities
- For priority areas in the Region, like Glendale Niagara, that:
  - Contribute to Niagara's authentic image and brand
  - Have the potential to be iconic and transformative
  - Have cross-jurisdictional boundaries or interests
  - Require a regional scale vision and planning framework
- A tool to support the Region's efforts to implement the Provincial Growth Plan and a precursor to more detailed local municipal planning strategies and initiatives that will be developed to implement the vision of the District Plan, such as:
  - Updates / amendments to Official Plans
  - New or revised Secondary Plan(s)
  - Urban design and public realm improvements
  - Sustainability – building/development standards
  - Transportation and mobility improvements
  - Collaborative partnerships with various groups

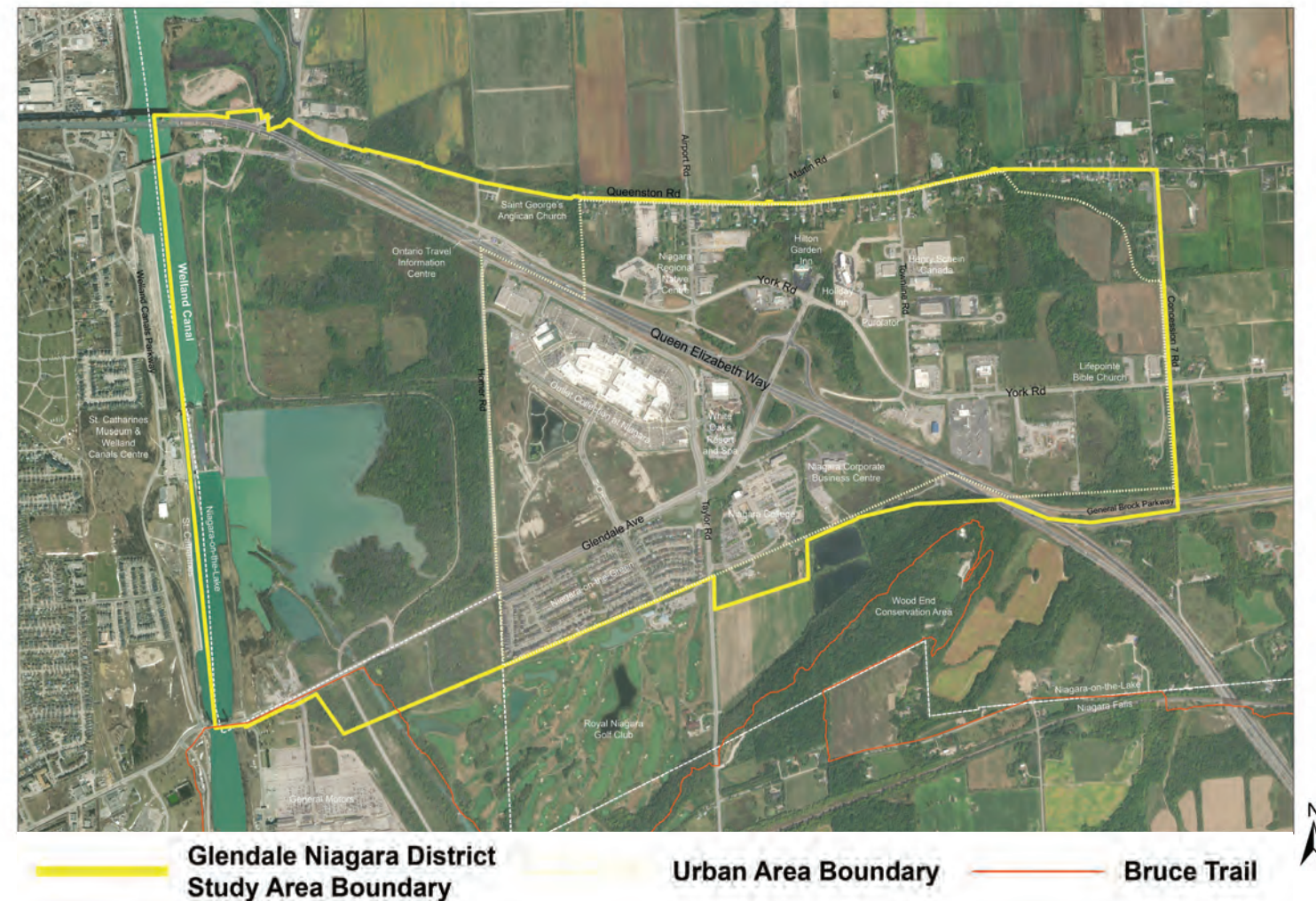
### Glendale has all the right **Ingredients**



Region's first District Plan - prepared by Niagara Region in cooperation with the City of Thorold, the City of St. Catharines and Brock University



# Glendale Niagara District Plan Study Area



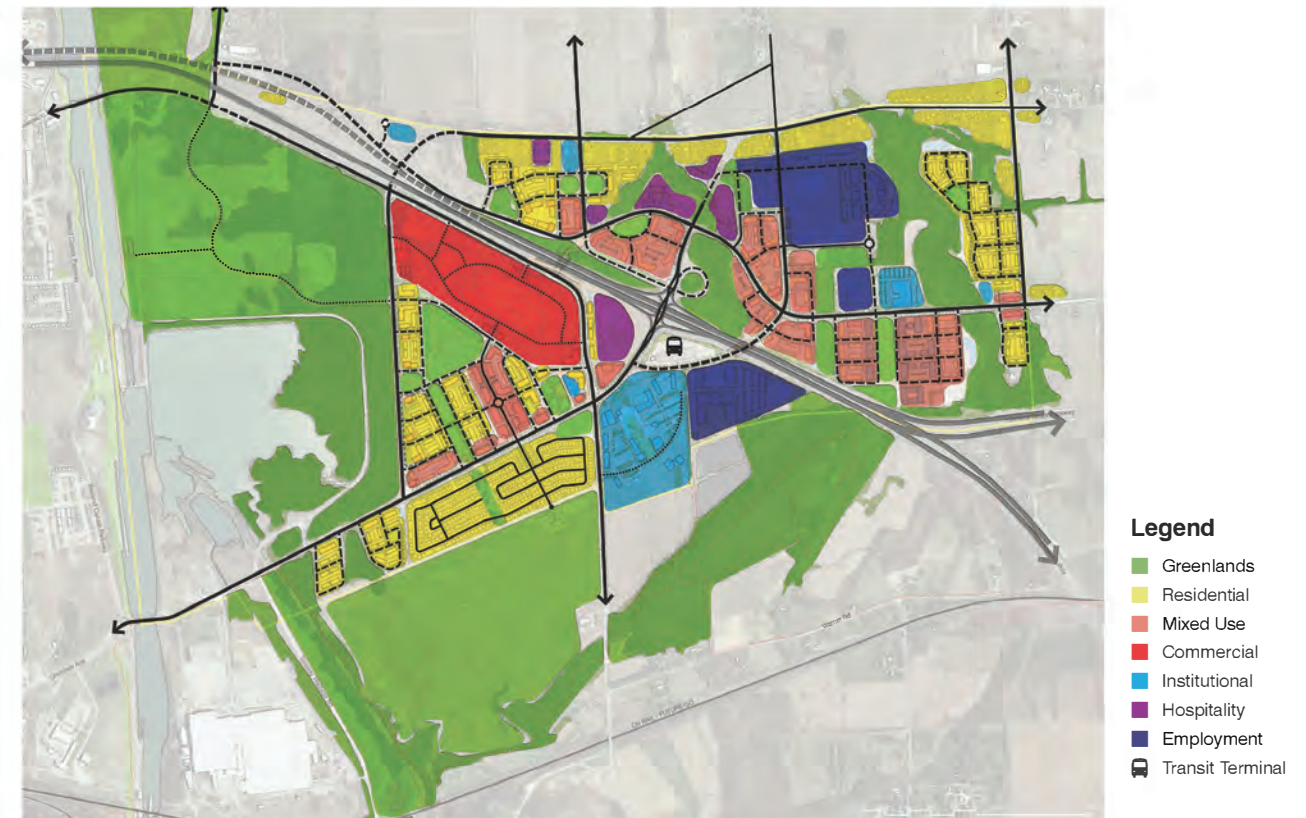
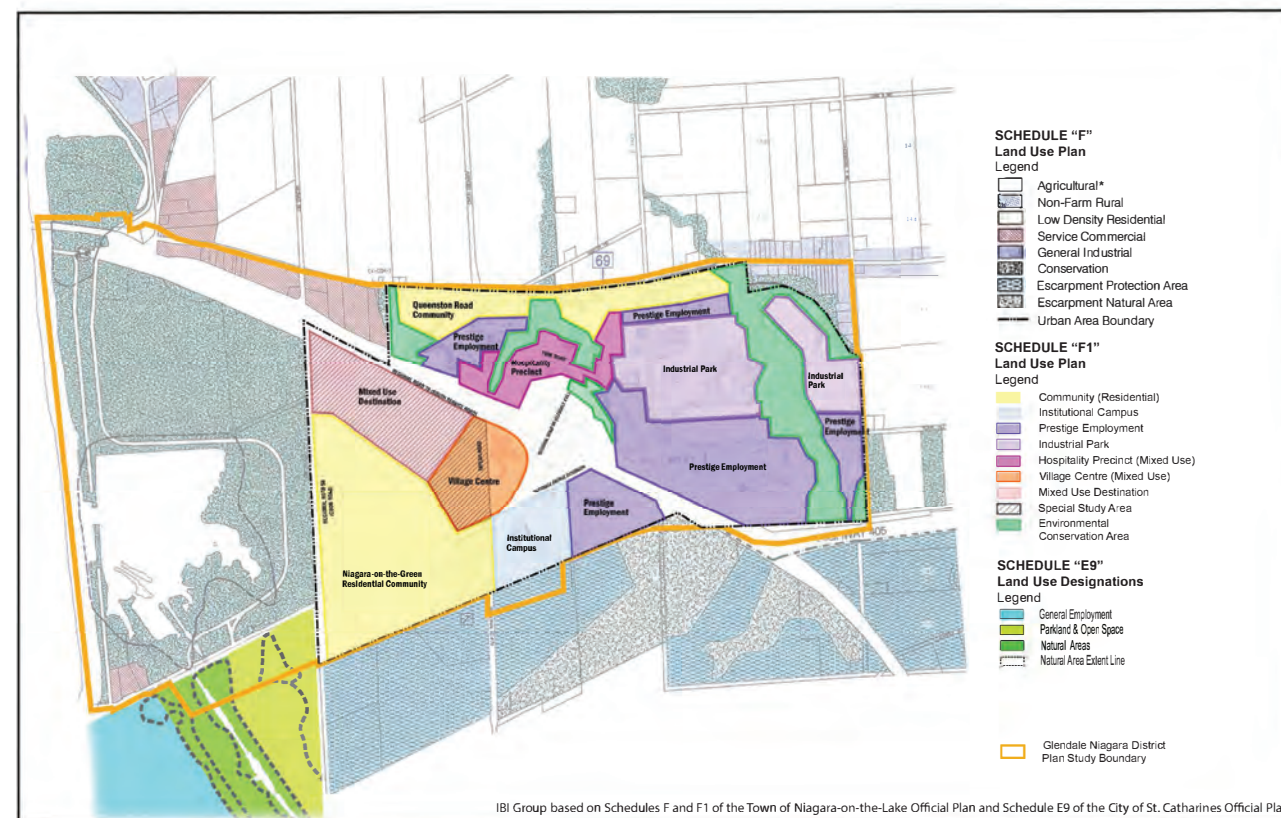
Please indicate with a dot where you live, work or own land



## Existing Land Use Permissions

Town of Niagara-on-the-Lake Official Plan (with Glendale Secondary Plan) and City of St. Catharines Official Plan

## Glendale Niagara District Plan Study – Phase One Land Use Vision





# Phase One - Preferred Vision for Glendale Niagara



**Legend**

- Low rise residential
- Mid rise residential
- Taller residential
- Mixed Use multi-store
- Commercial (1 or 2 storey)
- Institutional (could be multi-storey)
- Business/Employment (could be multi-storey)
- Hospitality (could be multi-storey)

Source: Glendale Niagara District Plan  
Visioning & Conceptual Development Plan  
Final Report August 22, 2018

## Vision Statement

**Glendale @ Niagara** will be a vibrant community for people of all ages, lifestyles, and abilities - a place to live, work, play, learn and grow.

Its urban districts, with a mix of uses, will protect, integrate and celebrate the natural and rural surroundings reflecting the distinct character of the area.

**Glendale @ Niagara** will be framed by a new park on the Welland Canal, the creek valleys, the Niagara Escarpment and agricultural lands.

**Glendale @ Niagara** will put mobility first with a robust transit system, cycling trails and pedestrian routes seamlessly connecting areas north and south of the QEW.





# Phase One Vision - Districts



## Community Focus

A new community centre integrated into a mixed use development with a new community park.



## Southwest Glendale

A low rise and mid rise residential area with a small park.



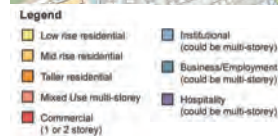
## Glendale Crossing

A mid rise residential neighbourhood with retail on a new "Main Street", a community park and a community centre. A potential secondary school site has also been identified for this area.



## Niagara College

The Vision incorporates Niagara College's master plan. Further potential expansion is shown towards Taylor Rd and the Glendale Ave/Taylor Rd intersection.





# Phase One Vision - Districts



## Research & Innovation Hub

A Research and Innovation Hub is situated next to Niagara College and forming synergies with that institution. This area could include a hotel.



## North Glendale

A residential community near the Airport Rd/York Rd intersection.



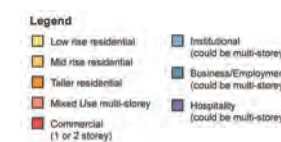
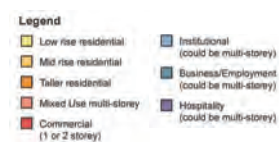
## Hospitality District

Creating a cluster of hotels at a key location for visibility and access.



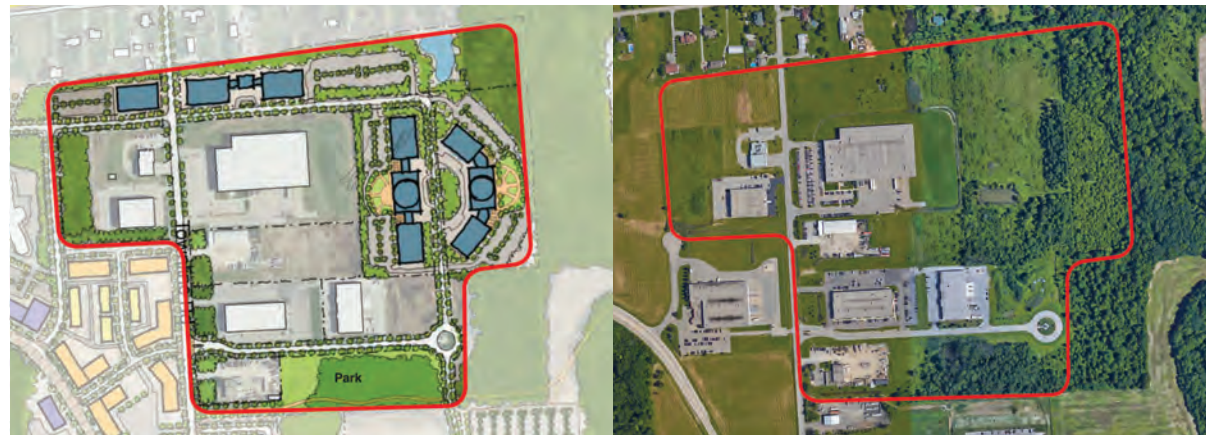
## Interchange District

A mixed use area with mid rise residential and a community park.





# Phase One Vision - Districts



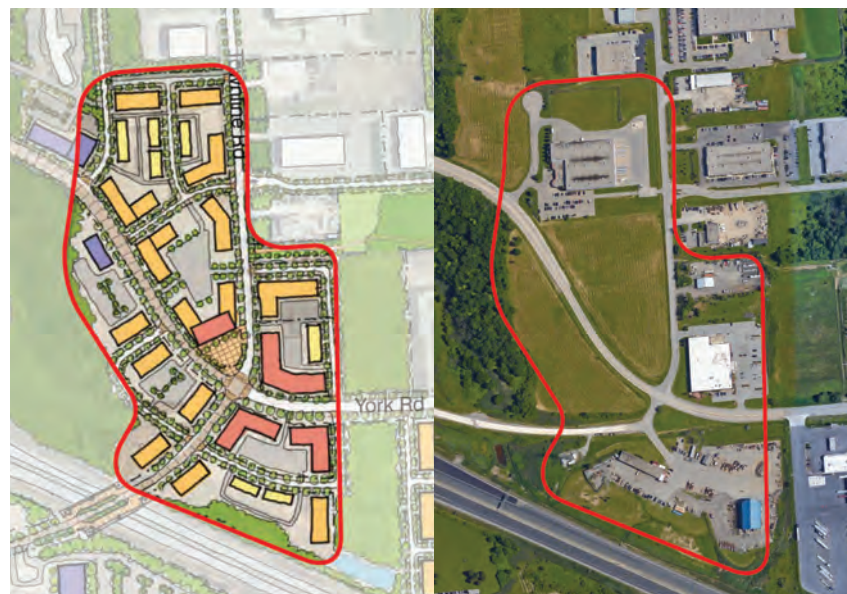
## Employment Area

A more traditional business park, preserving existing uses and providing opportunities to develop internal parcels.



## Mixed Use/Employment

Business-focused mixed use area, with potential to be a health care or medical hub.



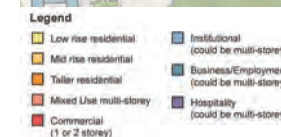
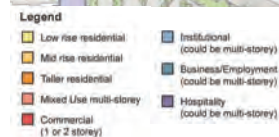
## Mixed Use/Residential Centre

A residential area with a mixed used core at the intersection of Townline Rd and York Rd.



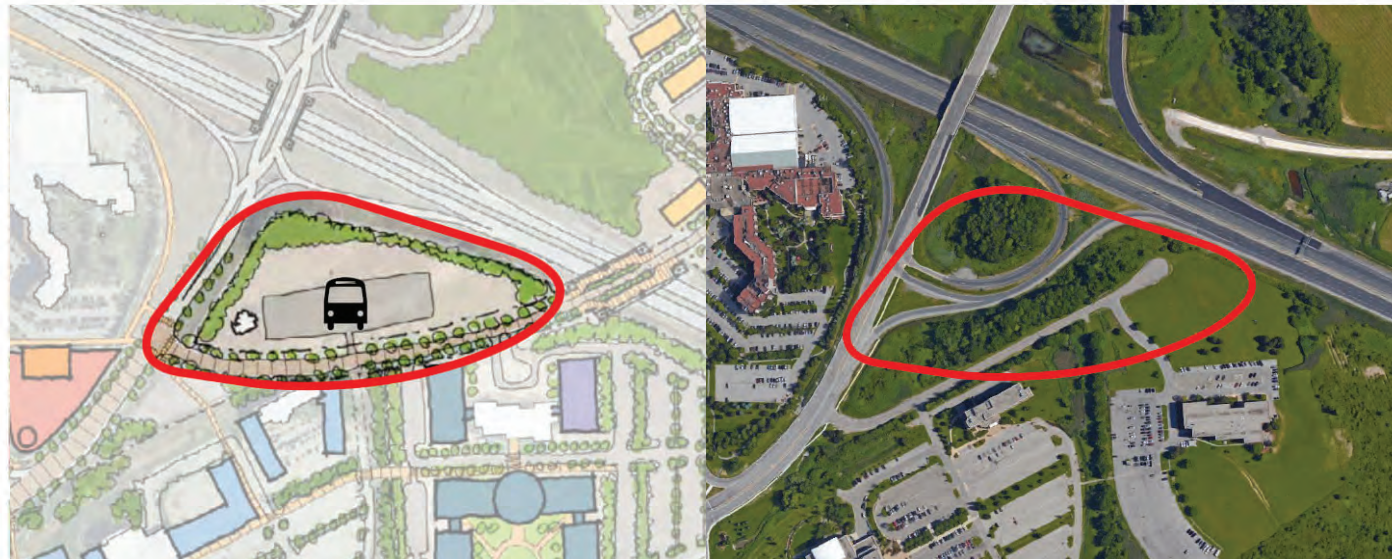
## East Glendale

A predominantly low rise residential neighbourhood with mixed uses and higher density on York Rd.





# Phase One Vision - Districts



## Transit Terminal & Tourist Centre

Potential to develop a transit terminal in this area, with bus parking and shelters as well as commuter parking. A new Ontario Travel Information Centre could also be co-located here.



## Eco Park

Potential for a new Eco-Park in this area, including multi-user paths providing access as close as possible to the edge of the Welland Canal.



# How to Participate in Phase 2 of the Study

## Attend Future:

- Public Information Centres (PICs)
- Town of Niagara-on-the-Lake and Niagara Region Committee Meetings
- Statutory Public Meeting for the Regional Official Plan Amendment (ROPA)

## Apply to Join the Community Focus Group (CFG)

## Visit / Follow:

- Region's Webpage for the Study: [niagararegion.ca/districtplans](http://niagararegion.ca/districtplans)  
(Link for Mapping Tool and Survey will be launched in March 2019)
- Twitter: <https://twitter.com/niagararegion>
- Facebook: <https://www.facebook.com/pg/niagararegion/posts>

## Contact the Study Team for Further Information:

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