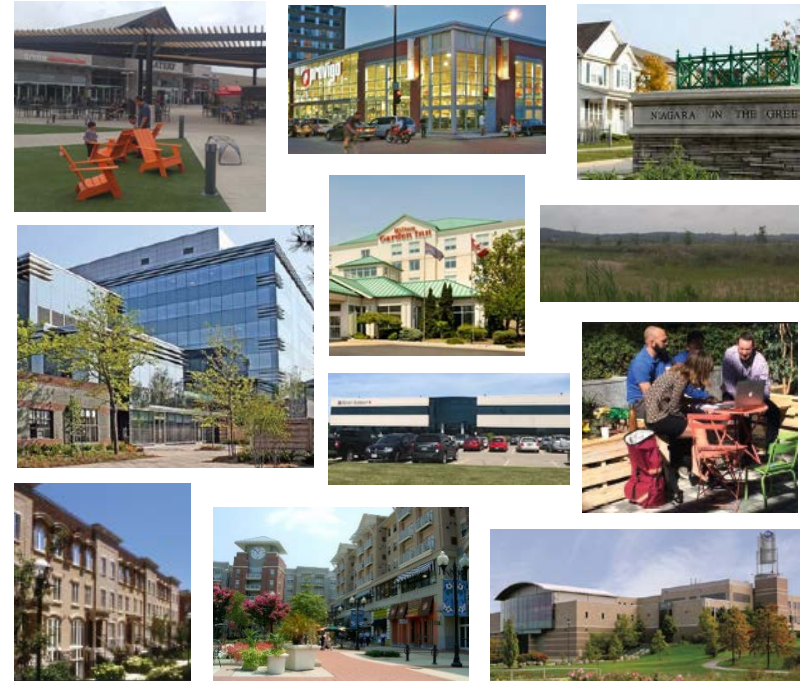
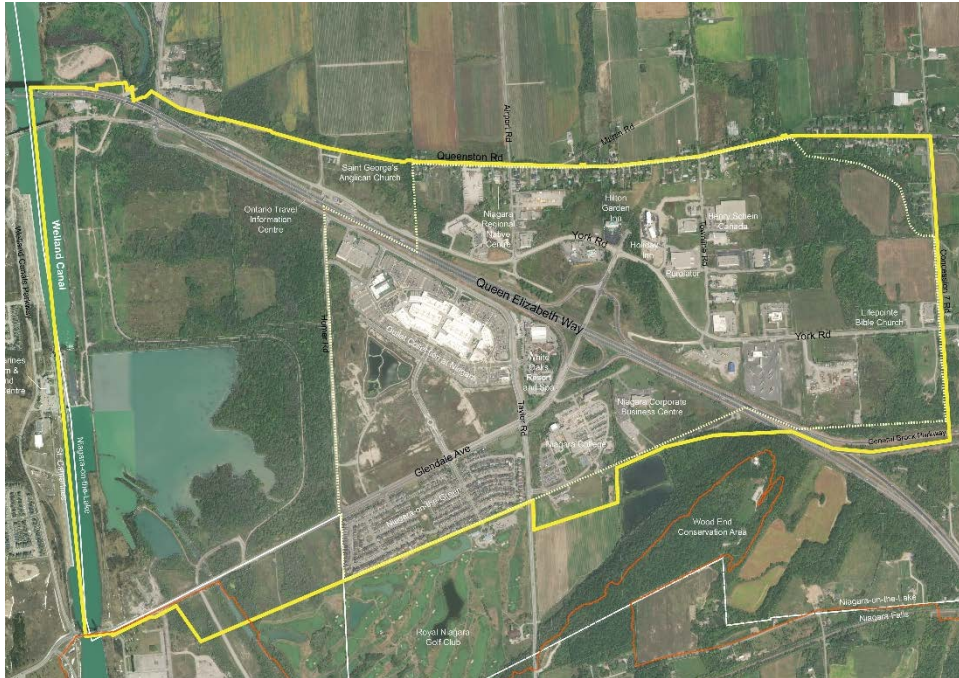


Glendale Niagara District Plan Study - Phase 2



Public Information Centre (PIC) #1 January 31, 2019

Purpose of PIC #1

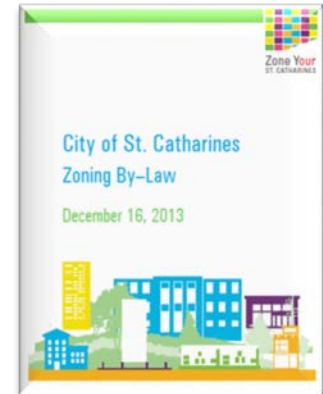
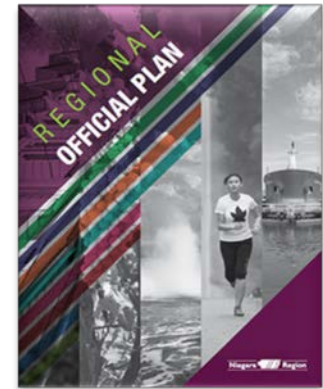
- **What is a District Plan?**
- **Why Prepare a District Plan for Glendale?**
- **District Plan Study Approach**
- **Outcome of Phase 1**
- **Phase 2 Tasks and Process**
- **Opportunities to Participate**
- **Question and Answer Period**

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

Planning Policy & Regulatory Framework

- Provincial Growth Plan for the Greater Golden Horseshoe
- Niagara Regional Official Plan
- Town of Niagara-on-the-Lake and City of St. Catharines Official Plans
 - Glendale Secondary Plan
- Town of Niagara-on-the-Lake and City of St. Catharines Zoning By-Laws
- Other policy plans and regulations



What Are District Plans?

- 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 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



Implementation District Plans



- Tool to support the Region's efforts to implement the Provincial Growth Plan
- 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

Why a District Plan for Glendale Niagara?

- The area has all the key ingredients to offer a successful authentic urban experience where people can live, work and play
- The area can act as a gateway to other parts of the Region
- The area requires a comprehensive road map to guide future planning and investment

Glendale has all the right **Ingredients**



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
- Endorsed by Regional Council in October 2018

Phase 2 - District Plan and Component Studies

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



Glendale Niagara District Plan Study

- Intended outcomes of the District Plan include:
 - A planning and development strategy that proactively responds to growth pressures, market trends and opportunities, and aligns with new provincial policy objectives
 - Attracting quality investment, talent and jobs, and proactively supporting investment
 - Leveraging existing assets and planned infrastructure investment
 - Promoting collaboration and building relationships and partnerships
 - Creating a complete community where the academic, employment, commercial and residential sectors inter-relate with each other, and a range of transportation options are available

Phase 1 - Study Scope and Outcomes

- Through a conditions and opportunity assessment and a series of stakeholder meetings and workshops the following was established for Glendale Niagara:

- Vision Statement
- Design Principles
- ‘Big Moves’
- Conceptual Demonstration Plans:
 - Districts
 - Land Use
 - Built Form
 - New Roads and Trails



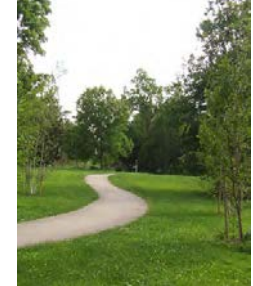
Phase 1 – Vision Statement

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 1 - Preferred Vision

- Thirteen (13) Districts
- Proposed:
 - Land uses
 - Roads and trails
 - Parks and open spaces
- Demonstrative blocks and buildings



Phase 1 - Districts: Glendale Crossing

Existing Land Use Designations and Conditions



Proposed - Phase 1 Vision



- 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)

Phase 1 - Districts: Mixed Use Employment

Existing Land Use Designation and Conditions



Proposed - Phase 1 Vision



Legend

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

Phase 1 - Districts: Transit Terminal & Tourist Centre

Existing Land Use Designation and Conditions



Proposed - Phase 1 Vision



Phase 2 - Objective

To transform the Vision into definitive land use plans and strategies for economic development within the Glendale Niagara District

Phase 2 - Scope of Work

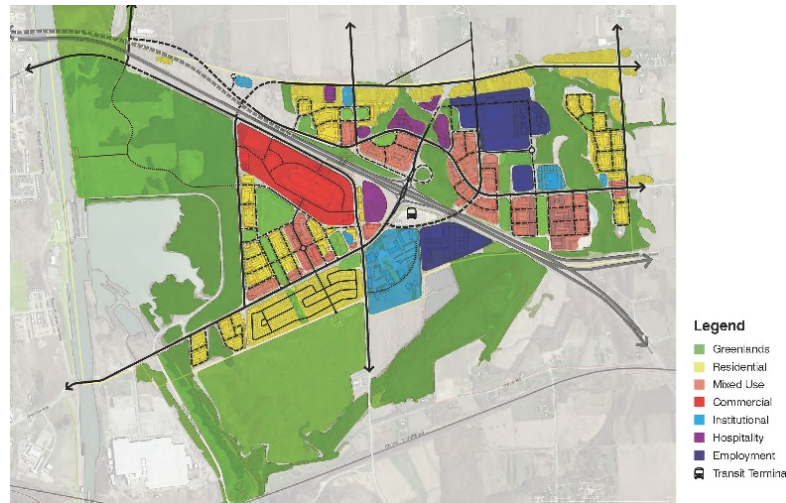
- Background and Contextual Review – Existing Conditions:
 - Land uses, built form, views/vistas and demographic characteristics
 - Policies, regulations and guidelines
 - Transportation and servicing infrastructure
- Complete High-Level Component Studies:
 - Urban Design - arrangement, form and function of urban spaces
 - Commercial Land Needs - potential market opportunities
 - Transportation - infrastructure needs and opportunities for improved mobility



Phase 2 - Scope of Work

- Preparation of two Draft Development and Demonstration Plans and Options Analysis

Example of a Development (Land Use) Plan



Source: Glendale Niagara District Plan Visioning & Conceptual Development Plan Final Report (August 22, 2018), prepared by The Planning Partnership

Example of a Development Demonstration Plan



Source: City of Schenectady Route 5 T Transit Gateway Study (2010), prepared by IBI Group

- Options Analysis

Phase 2 - Scope of Work

- Preparation of District Plan that contains:
 - The Preferred Development Plan and Demonstration Plan
 - Policy recommendations
 - Guidelines
 - Implementation Strategies
- Drafting of a Regional Official Plan Amendment (ROPA)

How to Participate in Phase 2

- **Tonight at PIC #1:**
 Provide input during the Q & A
 Speak to study team members at the information displays
 Complete a comment sheet
 Sign-in (attendance sheet) to receive email updates / invites
- **Community Focus Group (CFG)**
- **Future Public Information Centres (PICs)**
 PIC #2: March 27, 2019 and PIC #3: May 16, 2019
- **Municipal and Regional Committee Meetings**
 Town: March 4 & June 3, 2019
 Region: March 20 & June 12, 2019
- **Statutory Public Meeting for ROPA**
 July 10, 2019 (tentative)

We want to hear from you!

What do you want the study team to know about the area?

Other comments:



** Dates of future PIC, CFG and Committee meetings may be subject to change. All confirmed meeting dates will be posted on the Region's website: niagararegion.ca/districtplans*

How to Participate in Phase 2

- Visit the Region's website for updates, including a link to an Interactive Mapping Tool and Survey that is to be launched in March 2019:

niagararegion.ca/districtplans

- Twitter

<https://twitter.com/niagararegion>

- Facebook:

<https://www.facebook.com/pg/niagararegion/posts/>

- Contact for further information:

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T: 416-220-0450

Questions or Comments?

Thank you for participating in PIC #1