

Glendale Niagara District Plan **Phase 2**

Welcome



Public Information Centre #3

Purpose of the Meeting: Present the DRAFT Land Use Concept, DRAFT Demonstration Plan, and Key Direction and Strategies

Please Sign In

Glendale Niagara District Plan **Phase 2**

Overview

What is a District Plan?

A District Plan is a proactive development strategy intended to support the Niagara Region's focus on growth and economic prosperity. It sets a high-level framework for the land-use planning, design and development of complete communities in areas that currently are, or have the potential to become, iconic in nature. District Plans will be developed in collaboration with a variety of stakeholders and will benefit the people who will work in, live in, and visit the district.

Phase 1

Visioning and Concept Plan Created (endorsed by Council in Oct 2018)

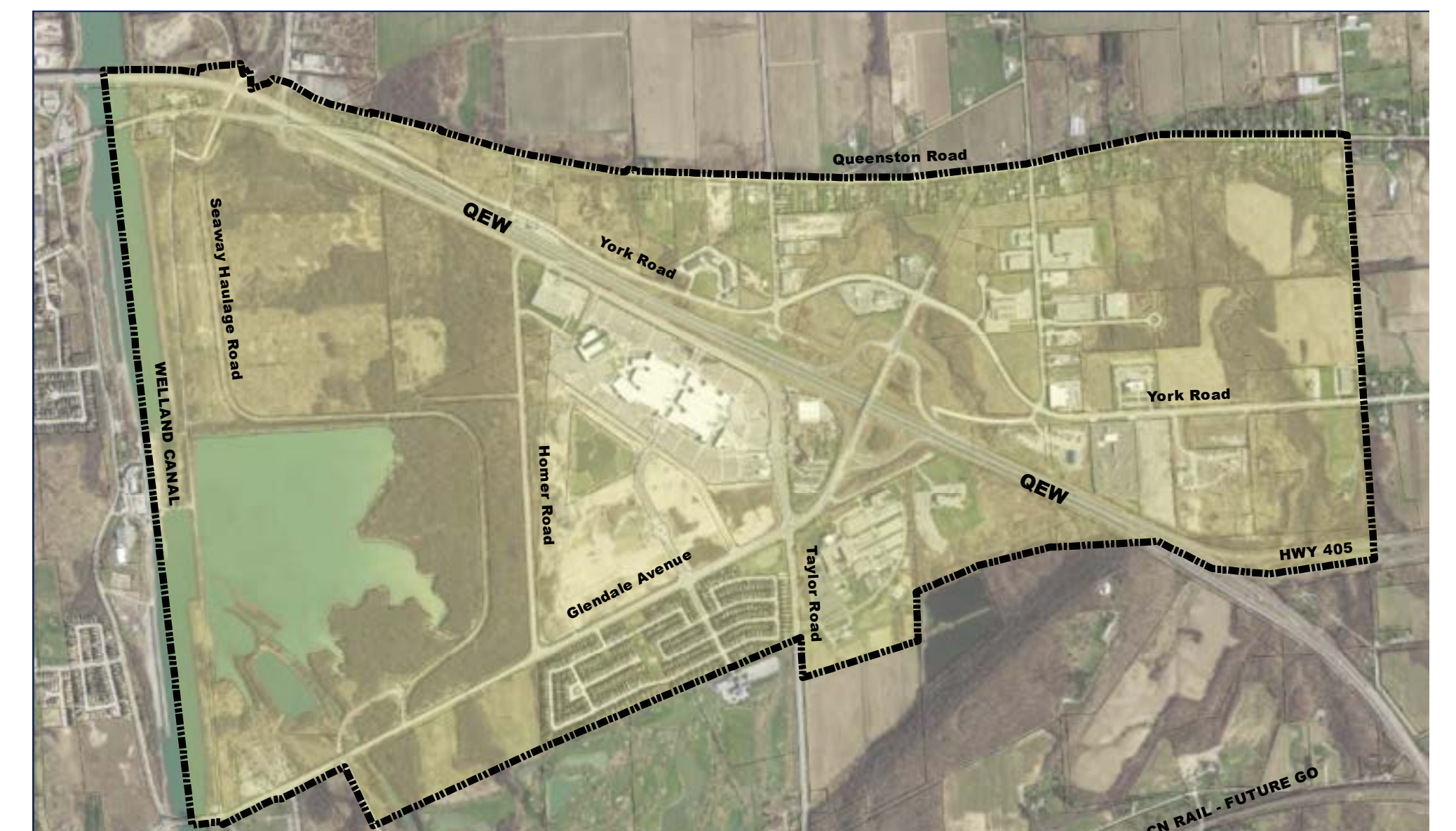
Phase 2

Creation of the District Plan – to be completed by Niagara Region staff with input from a technical team and the community.

Vision Statement:

The following is the final vision statement arrived at through the Phase 1 study process and further assessed and confirmed in Phase 2:

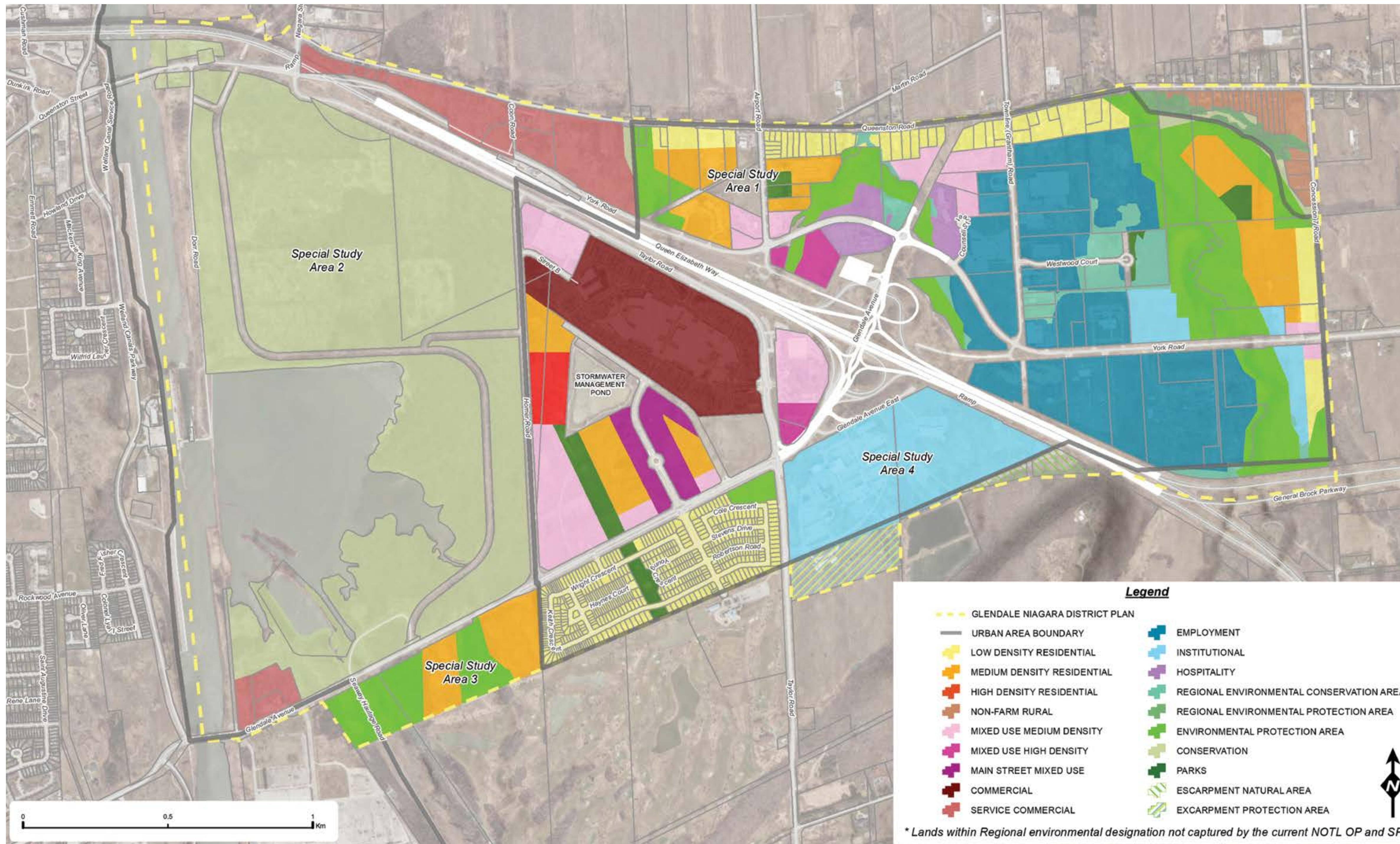
- Glendale @ Niagara will be a vibrant community for people of all ages, lifestyles, and abilities - a place to live, work, play, learn and grow
- Its urban districts, with a mix of uses, will protect, integrate and celebrate the natural and rural surroundings reflecting the distinct character of the 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



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Land Use Concept

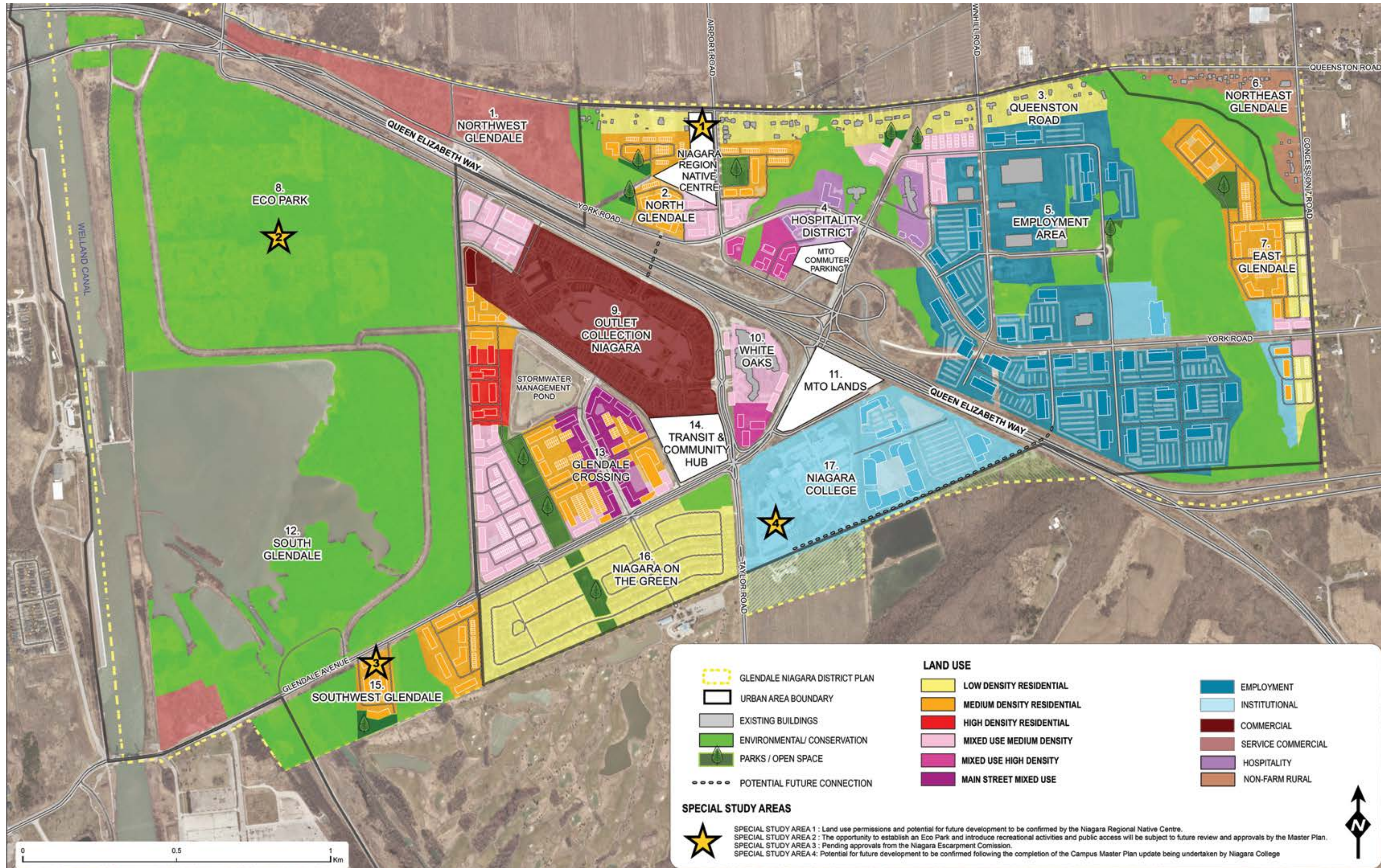
November 20, 2019
DRAFT



Comments:

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Demonstration Plan November 20, 2019 DRAFT



Comments:

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Mixed Use Main Street

The Main Street area is planned to accommodate mixed use development. This will consist of commercial uses including retail, restaurants and other personal services at the street level. Residential units will be located above the street level. The Main Street is envisioned to include attractive buildings that frame a walkable and comfortable pedestrian realm. Lush boulevards with street trees, planters, benches, decorative lighting, public art and other pedestrian enhancements are just some of the ingredients.

The rendering shows an enhanced roundabout as an opportunity to include additional design elements. Public and private green space is woven along the street. Behind the main street buildings there are opportunities for rest, reflection and gathering spaces. The buildings and street connections may accommodate temporary closing of the Main Street for events and festivals.



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Community and Transit Hub

The Community/Transit Hub is planned to accommodate community facilities for recreation and services. This may include a gym, multi-purpose rooms, daycare and a library. Opportunities could also be explored for a mixed-use building where the community facilities are located on the ground floor with residential units above. Transit terminal facilities for ticketing, tourist information, washrooms and indoor waiting areas could potentially be incorporated into an area of the community building.

The transit station will provide a multi-modal hub. The design includes 8 bus bays with provision for 2 bays on the street. The hub will have the potential to accommodate many forms of transit: local, inter-municipal, GO, tourism and on-demand. The facility may provide car share or bike share facilities in the future. A large parking area is shown on the rendering; however, it can adapt to future development opportunities should the need for parking decrease in the future.



Credit: Meghan Birbeck, Climate Change & Sustainability Coordinator, Township of West Lincoln



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Key Directions



1 Protect and enhance the landscape and natural features

Potential Strategies to Implement:

1. Continue to encourage an Eco Park with passive recreation opportunities or other complimentary uses
2. Protect views and vistas to the Escarpment
3. Appropriately transition from urban uses to the rural area
4. Review and confirm the Natural Heritage System
5. Leverage the connection to Escarpment and the UNESCO World Biosphere Reserve designation



Natural Heritage System

2 A convergence for the area's trails and active transportation facilities

Potential Strategies to Implement:

1. Provide opportunities to connect new active transportation facilities with existing and proposed trails
2. Connect the on-street bike lanes along Glendale Ave from Homer Rd to the Welland Canal
3. Create more opportunities to enhance walkability. Review the sidewalk connections and look for opportunities to connect and enhance the pedestrian network
4. Continue to investigate and encourage connection from north Glendale to south Glendale over the QEW



Trail System

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Key Directions



3 Provide an accessible and connected transit system to serve the Glendale area, the greater Niagara Region and beyond

Potential Strategies to Implement:

1. Provide a multi-modal transit hub for inter-regional transit, GO Transit, tourism buses, and terminal facilities
2. Continue to encourage a GO Transit Rail stop/location within 2km of the study area
3. Provide guidance for integrating transportation demand management objectives into development plans
4. Integrate gateway features at major entry points into the District



Public Transit Routes

4 Create a strategy to build on the existing assets within Glendale and link Glendale with the greater Niagara-on-the-Lake and Niagara Region

Potential Strategies to Implement:

1. Protect an identified employment area in Glendale
2. Create a policy framework for the creation of an innovation hub
3. Integrate Niagara College into the District, accommodate its expansion and create a focus to food/tech industries
4. Prepare a tourism strategy
5. Work with the Niagara District Airport to identify synergies with Glendale, Niagara-on-the-Lake and the greater Niagara Region
6. Investigate opportunities for private sector sponsoring (naming rights)



Map data ©2018 Google

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Key Directions



5 Create a main street from the Outlet Collection of Niagara to the adjacent urban neighbourhood

Potential Strategies to Implement:

1. Require all buildings along the Main Street area to have commercial at grade
2. Prepare specific urban design guidance for the Main Street area
3. Review the viability of commercial lands within the main street
4. Actively engage with retail, service and grocery store chains to attract a new commercial offerings to the area
5. Work with the owner of the Outlet Collection of Niagara to understand the long term plan and opportunities for the site



6 Provide a diverse range of housing ensuring choice and affordability

Potential Strategies to Implement:

1. Encourage a range and mix of medium to high density housing to achieve a population that will support a complete community
2. Encourage a range of unit sizes to accommodate different family sizes
3. Ensure that new higher density housing is appropriately integrated with the existing community
4. Provide affordable housing options within the study area for both rental and private ownership



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Key Directions



7 Create public and civic space as a focus for Glendale

Potential Strategies to Implement:

1. Encourage a recreation/community centre hub location that centralizes services for the community
2. Consider 4-season community needs, cultural offerings, etc.
3. Provide outdoor recreational facilities to support the community needs
4. Incorporate public art that is unique to Glendale and the Niagara area



8 Use sustainability measures for resiliency and climate change

Potential Strategies to Implement:

1. Prepare a sustainability strategy for the Glendale District
2. Encourage sustainable, green streets and parking areas throughout the District
3. Investigate innovative stormwater management techniques
4. Encourage green building design



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Key Directions



9 Coordination of infrastructure review, capacity and upgrades

Potential Strategies to Implement:

1. Monitor the implementation of the Glendale District Plan to proactively plan for infrastructure upgrades
2. Investigate the use of a Development Permit System
3. Include community amenities for Glendale within the future Community Benefit Charge Strategy
4. Allow for consideration of cross-border servicing between Niagara-on-the-Lake and St. Catharines



Infrastructure

Next Steps



Online Engagement

The Crowdsourcing Commenting Platform is linked to the Glendale Niagara District Plan webpage niagararegion.ca/projects/glendale-niagara-district-plan. The commenting tool will be available for public review and input until December 4, 2019.

Staff will consider the comments received throughout the process and prepare a final District Plan that combines the work of both Phase 1 and 2. The result will be a pro-active strategy for the future of Glendale which has been refined based on the background work completed, sound planning principles and agency/stakeholder/public input.