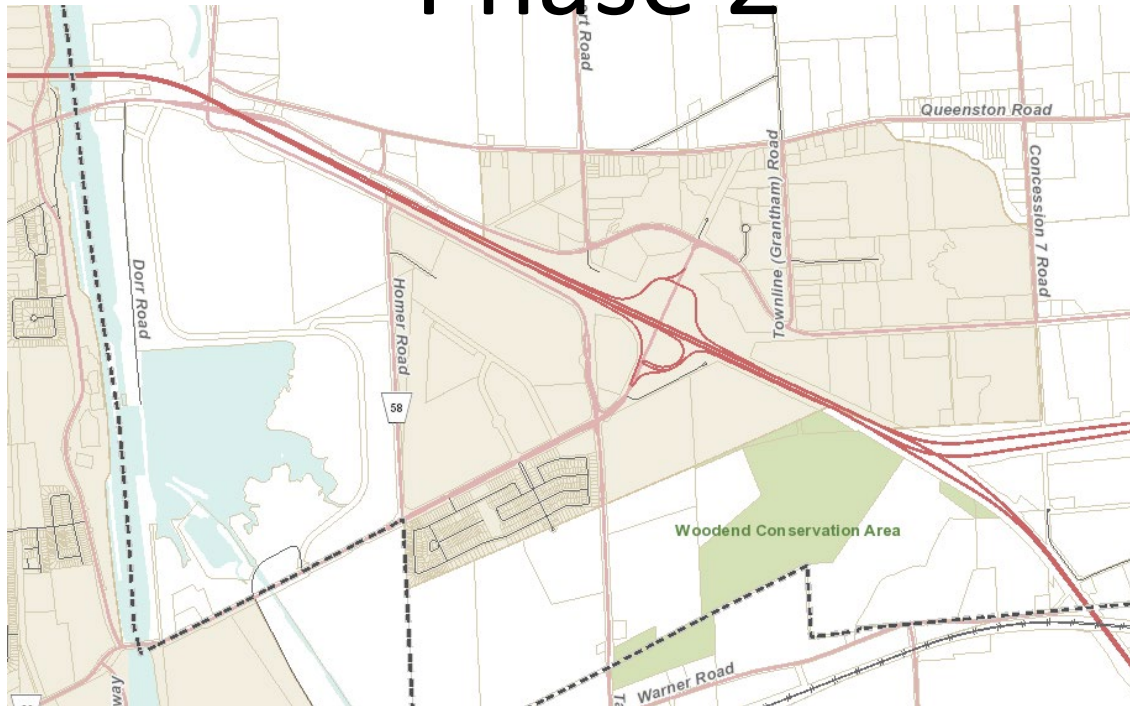


# Glendale Niagara District Plan Phase 2



Public Information Centre #3  
November 20, 2019

# Glendale Study Area



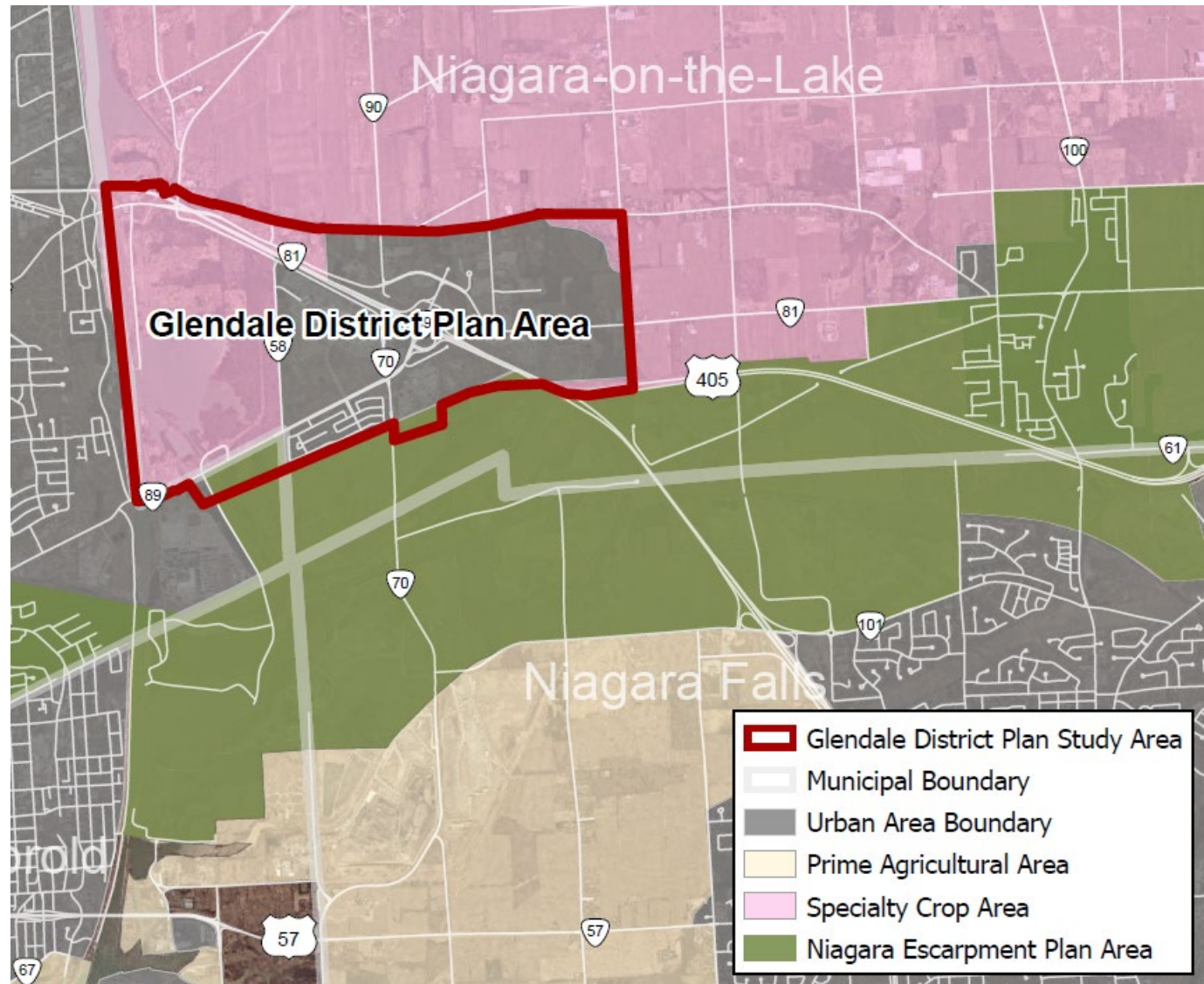


# Policy Framework

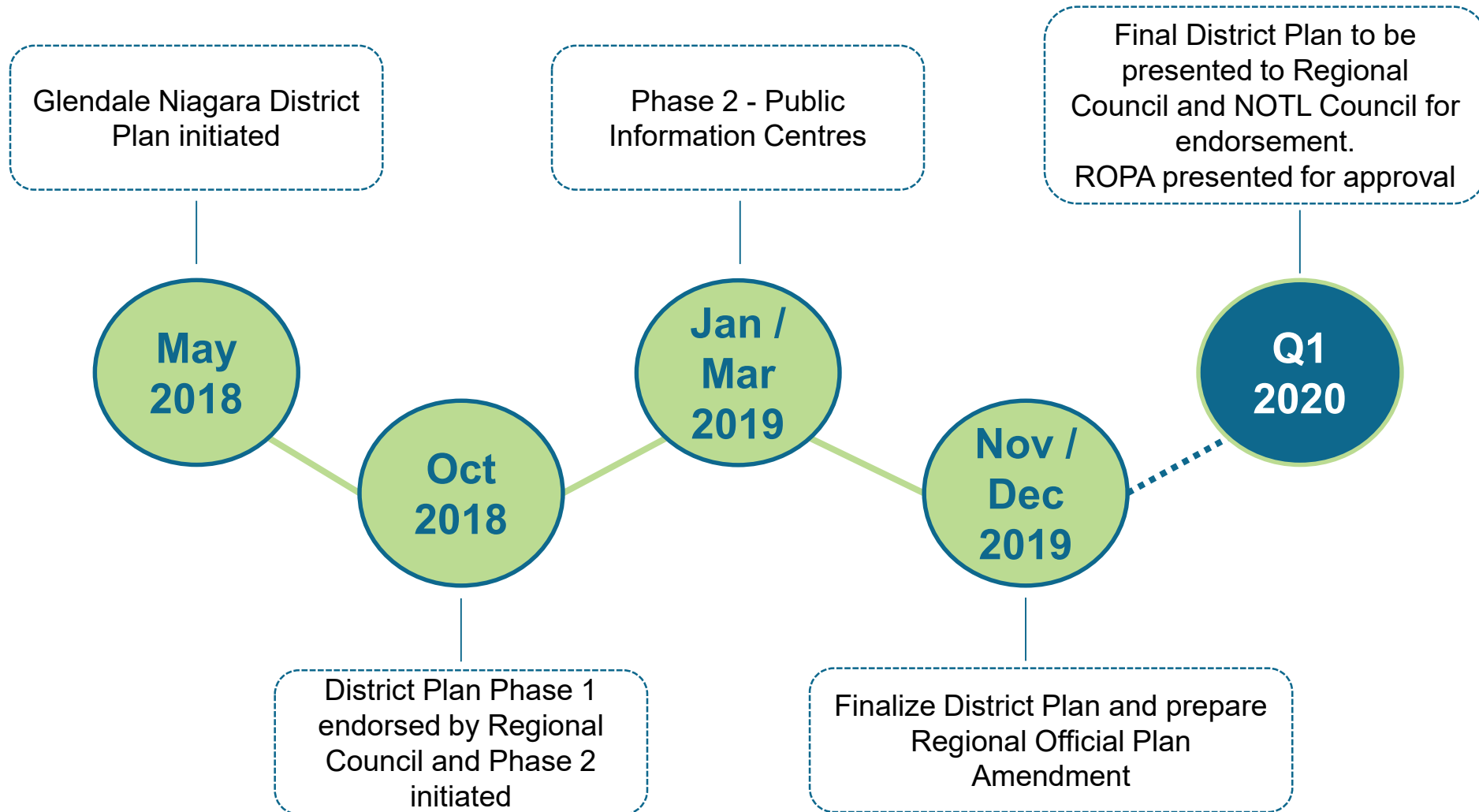
Total Study Area:  
700 ha

Urban Area:  
370ha

Rural/Agricultural  
Area: 330



# Process Timeline





# Vision Statement:

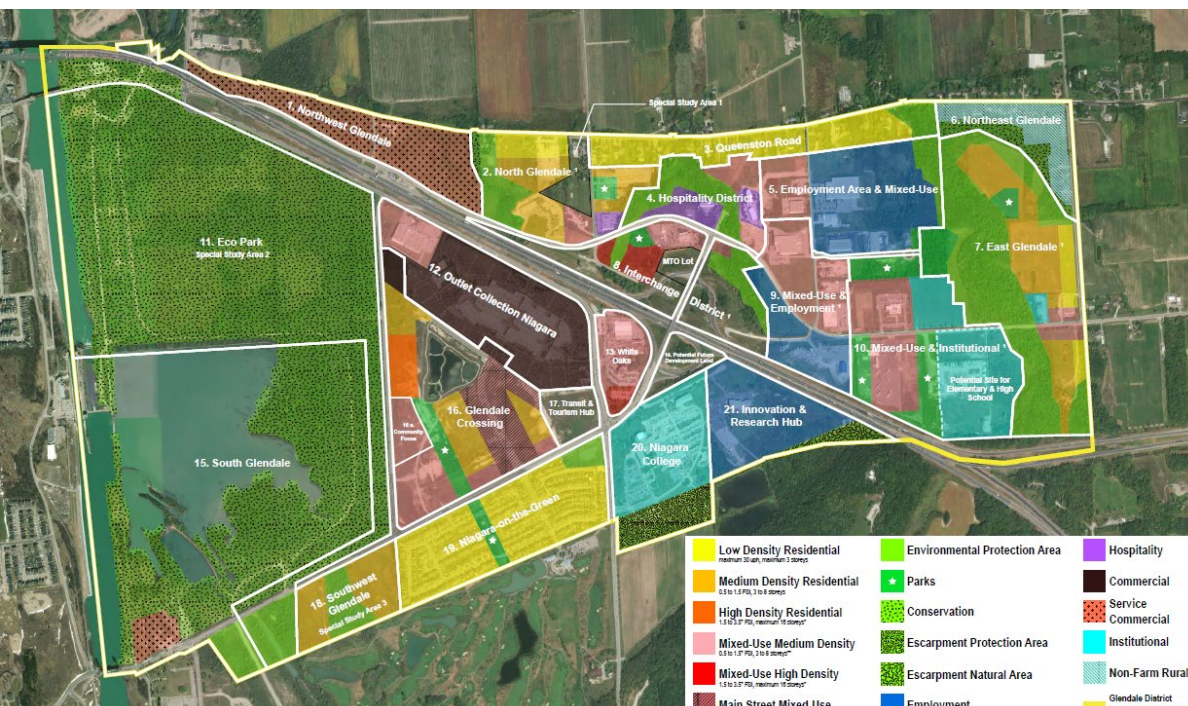
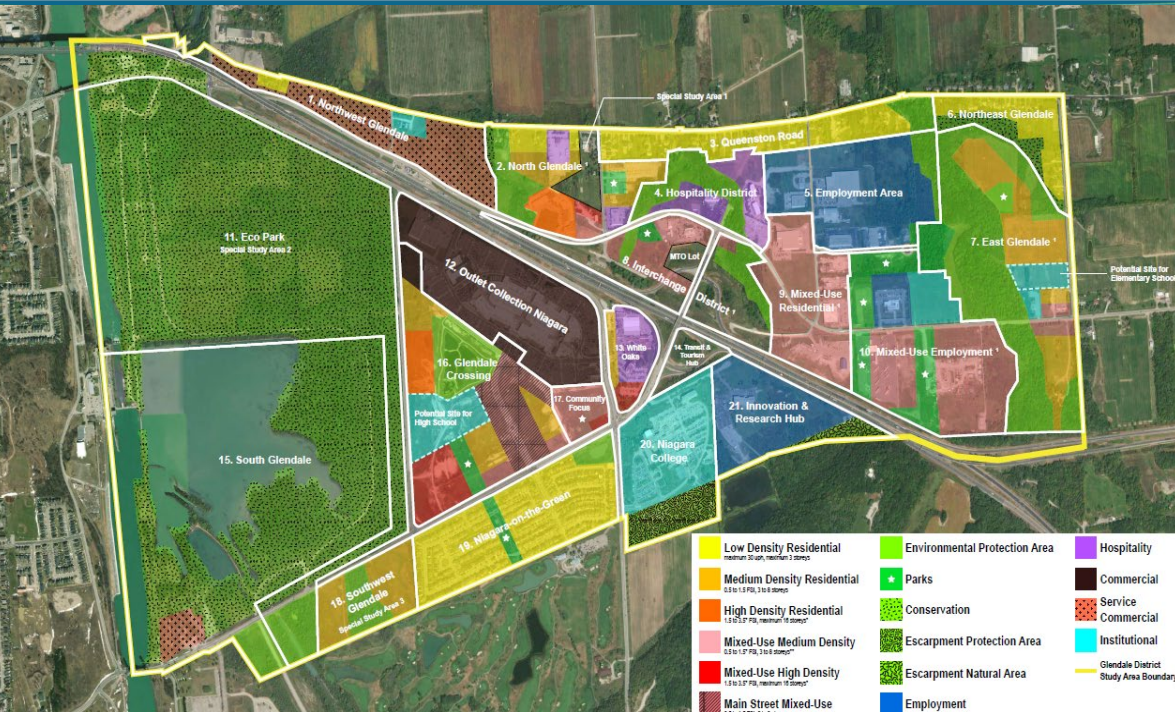
Glendale @ Niagara will be a vibrant community for people of all ages, lifestyles, and abilities - a place to live, work, play, learn and grow

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

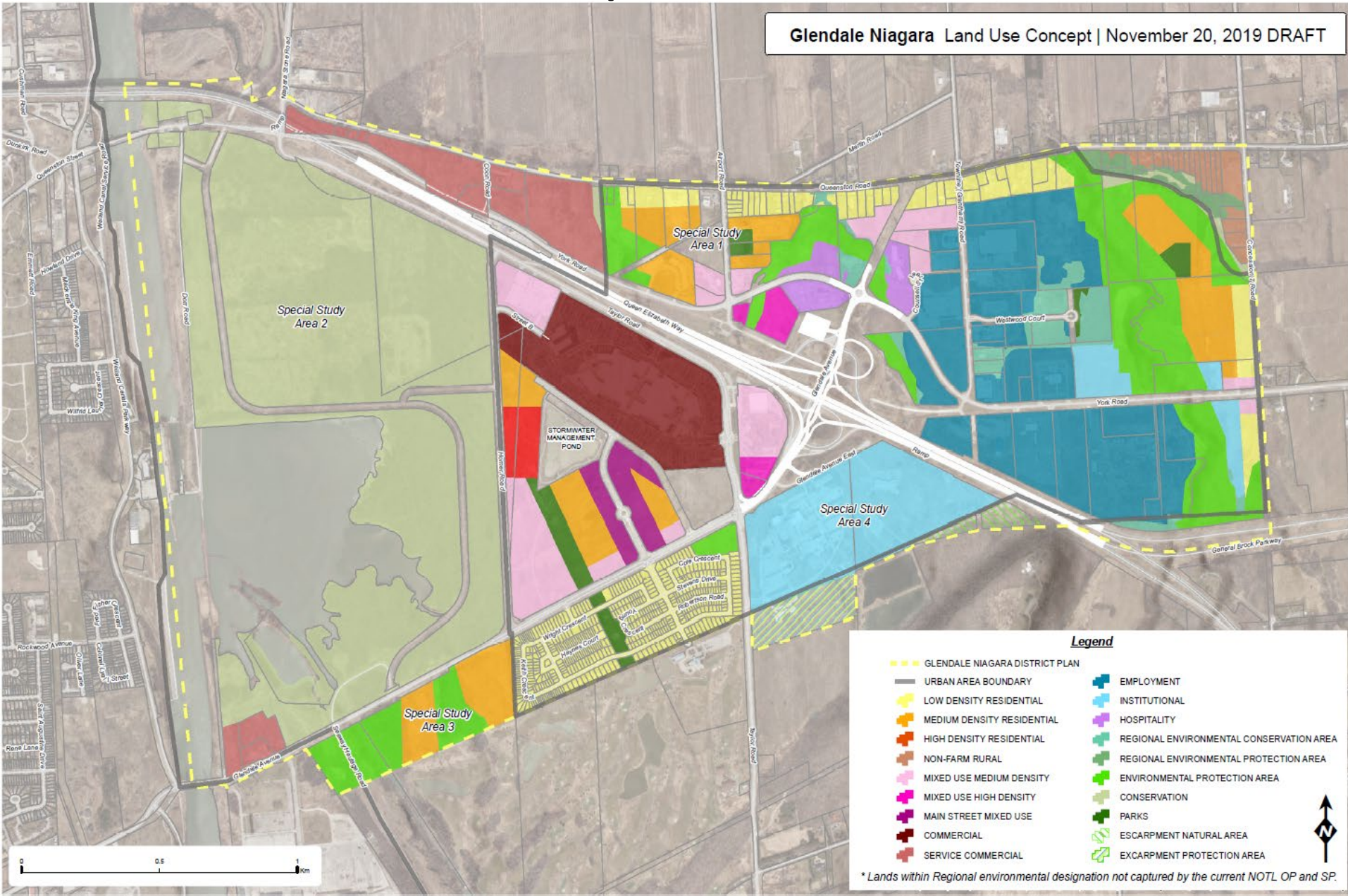
# Land Use Options Presented in March 2019





# Draft Land Use Concept

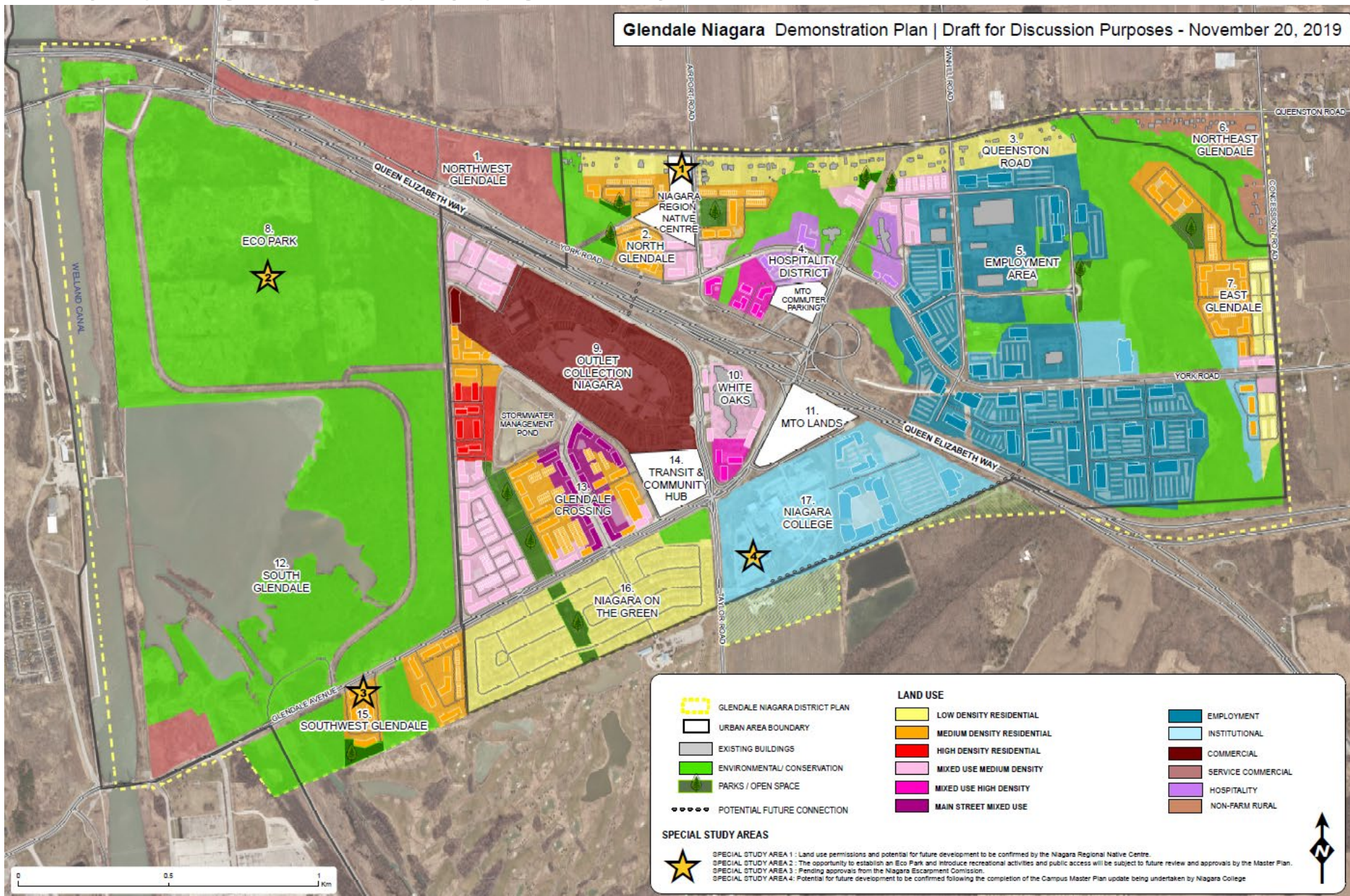
Glendale Niagara Land Use Concept | November 20, 2019 DRAFT





# Draft Demonstration Plan

Glendale Niagara Demonstration Plan | Draft for Discussion Purposes - November 20, 2019





# Urban Design Rendering - Main Street and Community/Transit Hub



# Community/Transit Hub



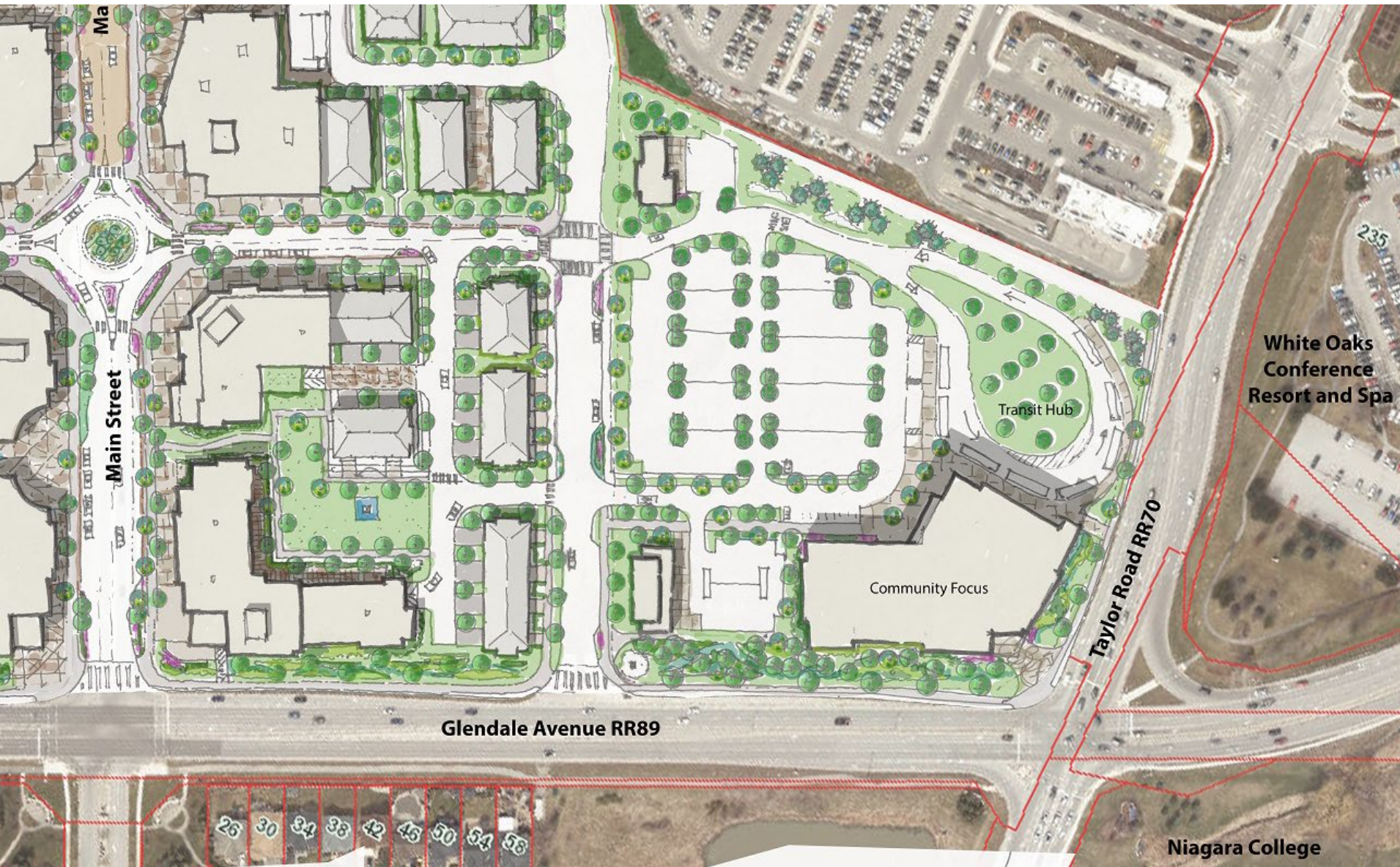
Glendale suggested transit hub requirements:

- Inter-regional transit, local transit, tourism buses, GO buses, on-demand transit
- 8 bays, plus provision for 2 bays on the street
- Provision for bike shelters
- Passenger amenities
- Access and egress for unimpeded flow
- Future provision for expansion





# Urban Design Rendering – Community/Transit Hub



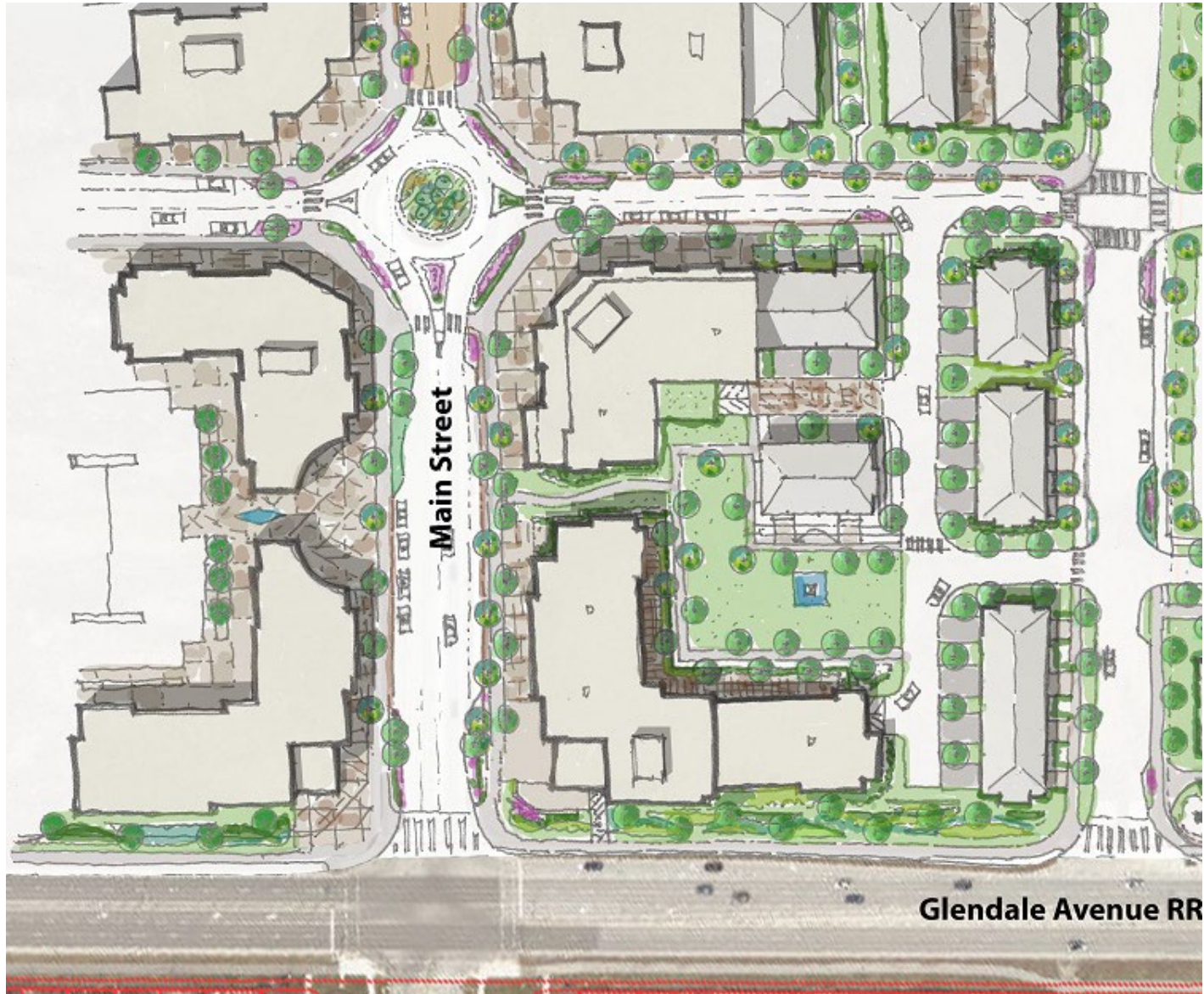


# Urban Design Perspective - Hub





# Urban Design Rendering – Main Street (Part 1)





# Urban Design Rendering – Main Street (Part 2)





# Urban Design Perspective – Main Street





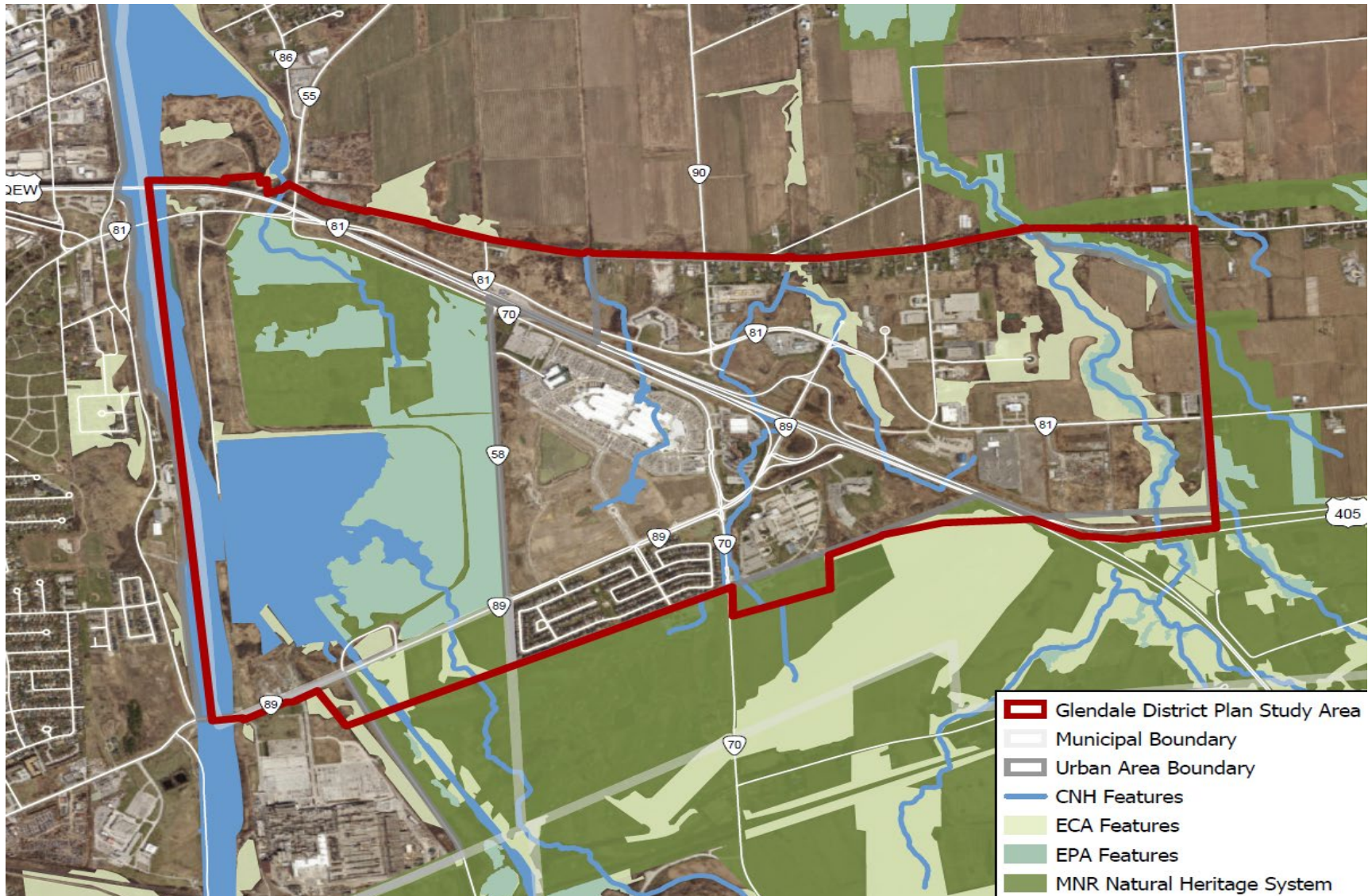
# Urban Design Perspective – Main Street





# Key Direction #1

Protect and enhance the landscape and natural features





# Potential Strategies for Key Direction #1

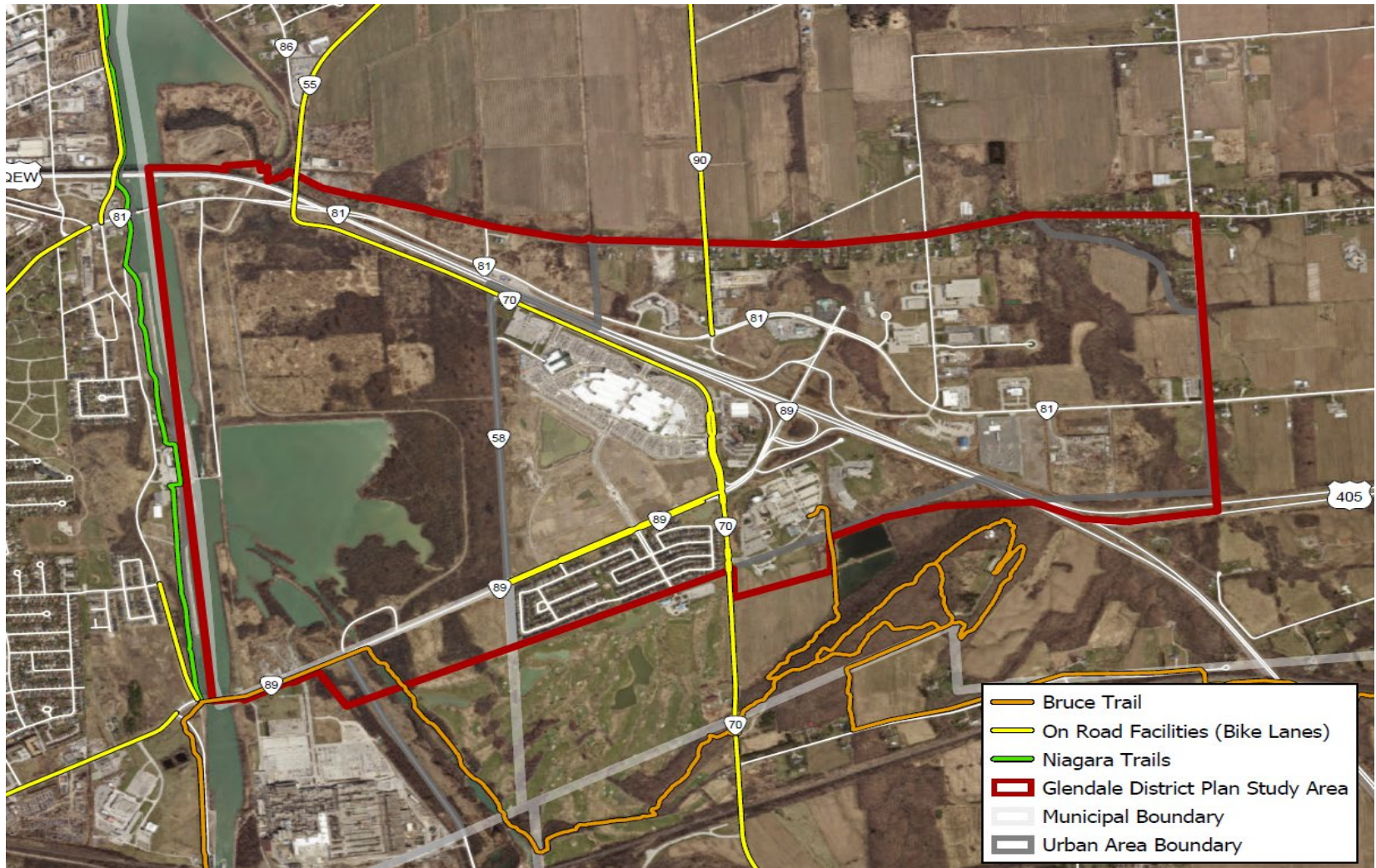
1. Continue to encourage an Eco Park with passive recreation opportunities or other complimentary uses.
2. Protect views and vistas to the Escarpment.
3. Appropriately transition from urban uses to the rural area.
4. Review and confirm the Natural Heritage System.
5. Leverage the connection to Escarpment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





# Key Direction #2

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





# Potential Strategies for Key Direction #2

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.





# Key Direction #3

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





# Potential Strategies for Key Direction #3



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.



# Key Direction #4

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





# Potential Strategies for Key Direction #4



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 support food / tech industries.
4. Prepare a tourism strategy.
5. Work with the Niagara District Airport to identify synergies with Glendale, NOTL and the greater Niagara Region.
6. Investigate opportunities for private sector sponsoring (naming rights) to offset the costs of community facilities.



# Key Direction #5

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





# Potential Strategies for Key Direction #5

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.





# Key Direction #6

Provide a diverse range of housing ensuring choice and affordability





# Potential Strategies for Key Direction #6

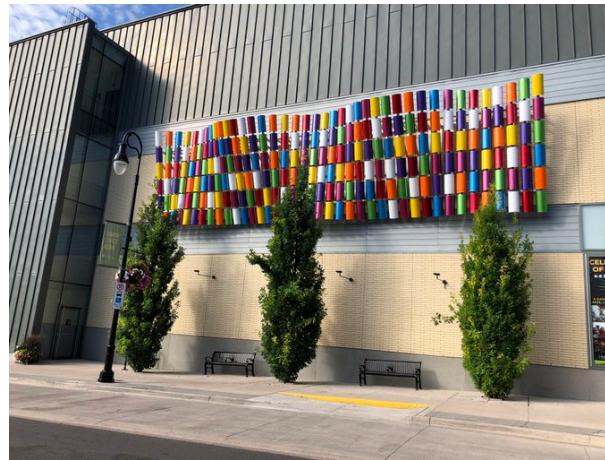
1. Encourage a range and mix of medium to high density housing to achieve a population that will support a complete community.
2. Encourage a range of unit sizes to accommodate different family sizes.
3. Ensure that new higher density housing is appropriately integrated with the existing community.
4.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





# Key Direction #7

Create a public and civic space as a focus for Glendale





# Potential Strategies for Key Direction #7

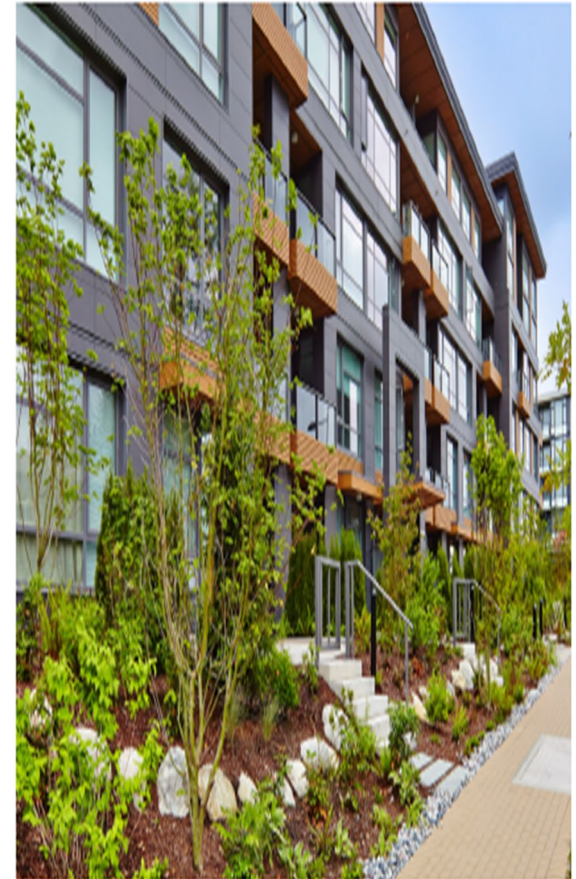
1. Encourage a recreation/ community centre hub location that centralizes services for the community.
2. Consider 4-season community needs, cultural offerings, etc.
3. Provide outdoor recreational facilities to support the community needs.
4. Incorporate public art that is unique to the Glendale and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





# Key Direction #8

Use sustainability measures related to resiliency and climate change





# Potential Strategies for Key Direction #8

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



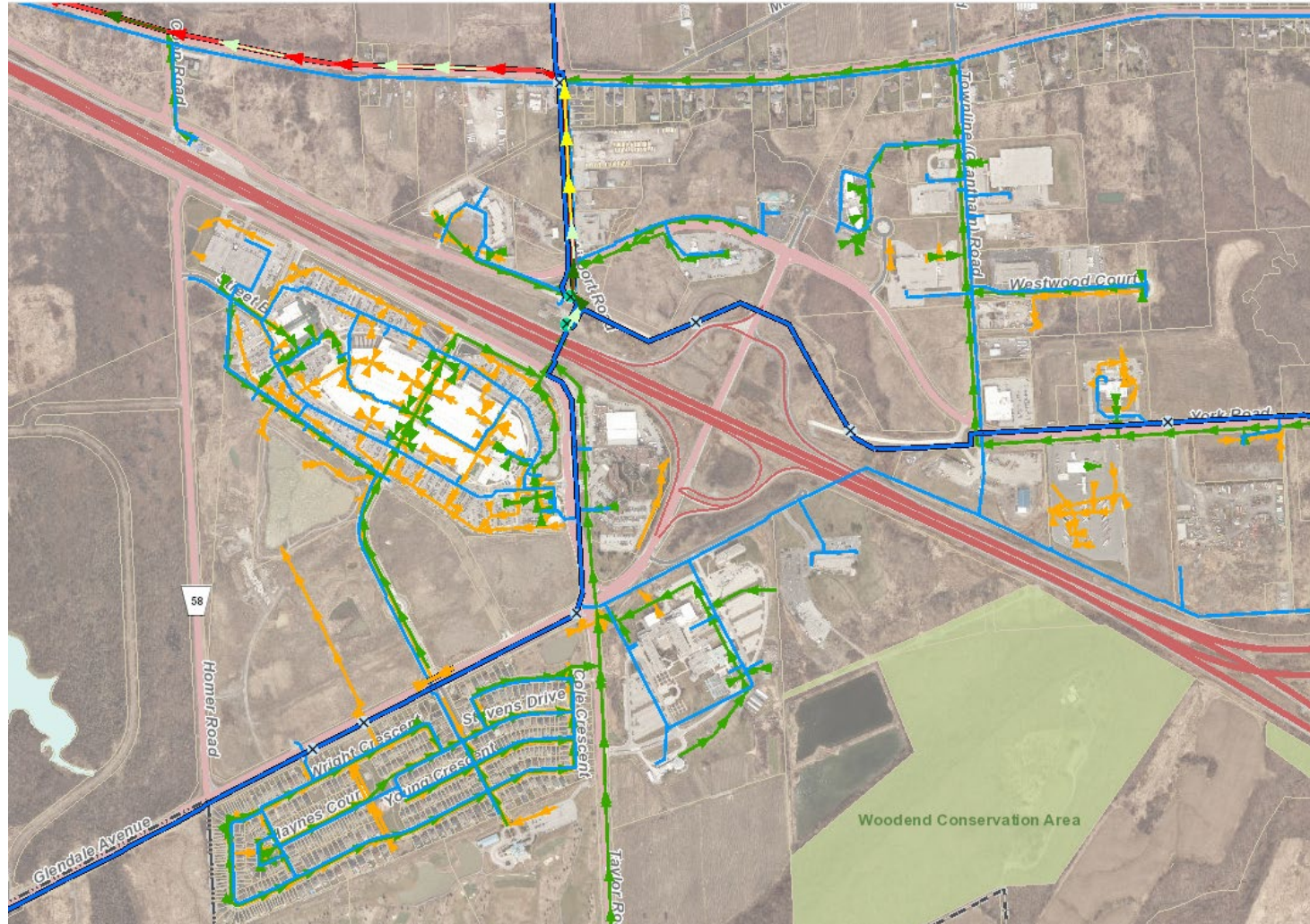


# Key Direction #9

## Coordination of infrastructure review, capacity and upgrades

Primary water supply - Decew Falls Water Treatment Plan

Port Weller Wastewater treatment plan catchment area





# Potential Strategies for Key Direction #9

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 NOTL and St. Catharines.





# Draft Urban Design Direction

## Main street direction



## Enhanced employment area design guidance



## Parks, Open Space, Stormwater Management



## Design direction for transitions and mixed use





# Next Steps

- [Online commenting](#) will be available until December 4<sup>th</sup>
- Final District Plan prepared
- Endorsed by Regional and NOTL Councils
- Regional Official Plan Amendment
- Secondary Plan update

