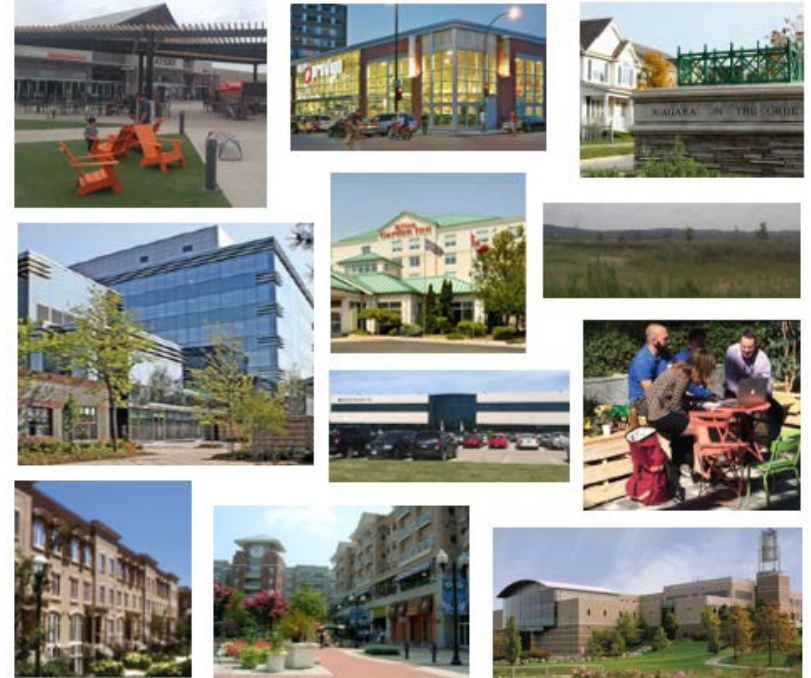
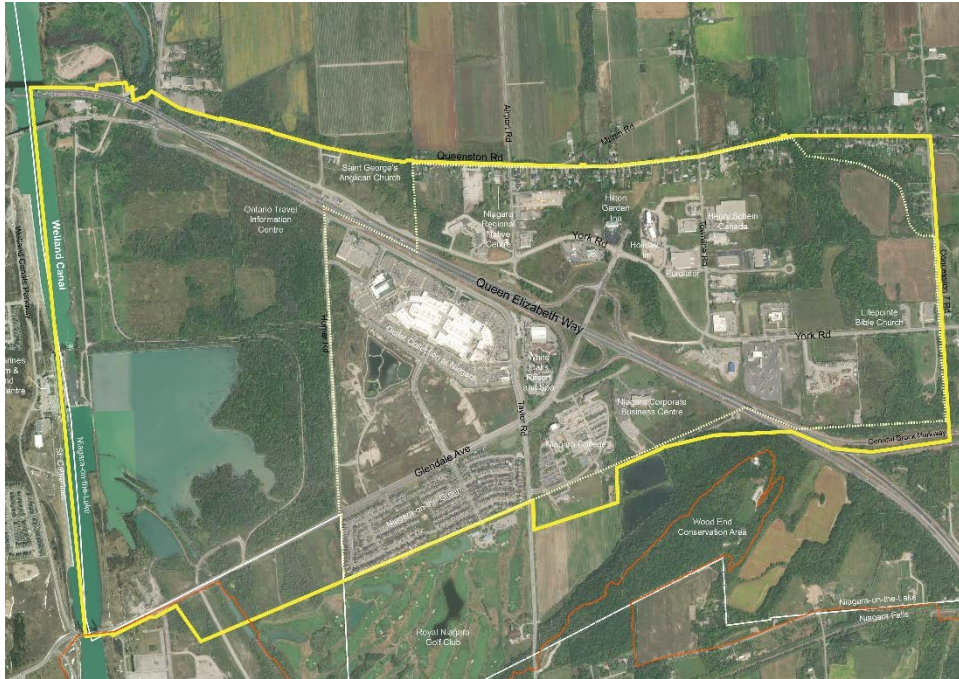


Glendale Niagara District Plan Study - Phase 2



Public Information Centre (PIC) #2 March 27, 2019

Purpose of PIC #2

- Present Draft Land Use Options and Built Form Precedents
- Present preliminary insights from on-going urban design, transportation and commercial market component studies
- Detail next steps, including opportunities for input and participation
- Answer questions and receive feedback

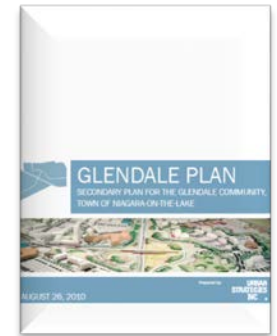
Format of PIC #2

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



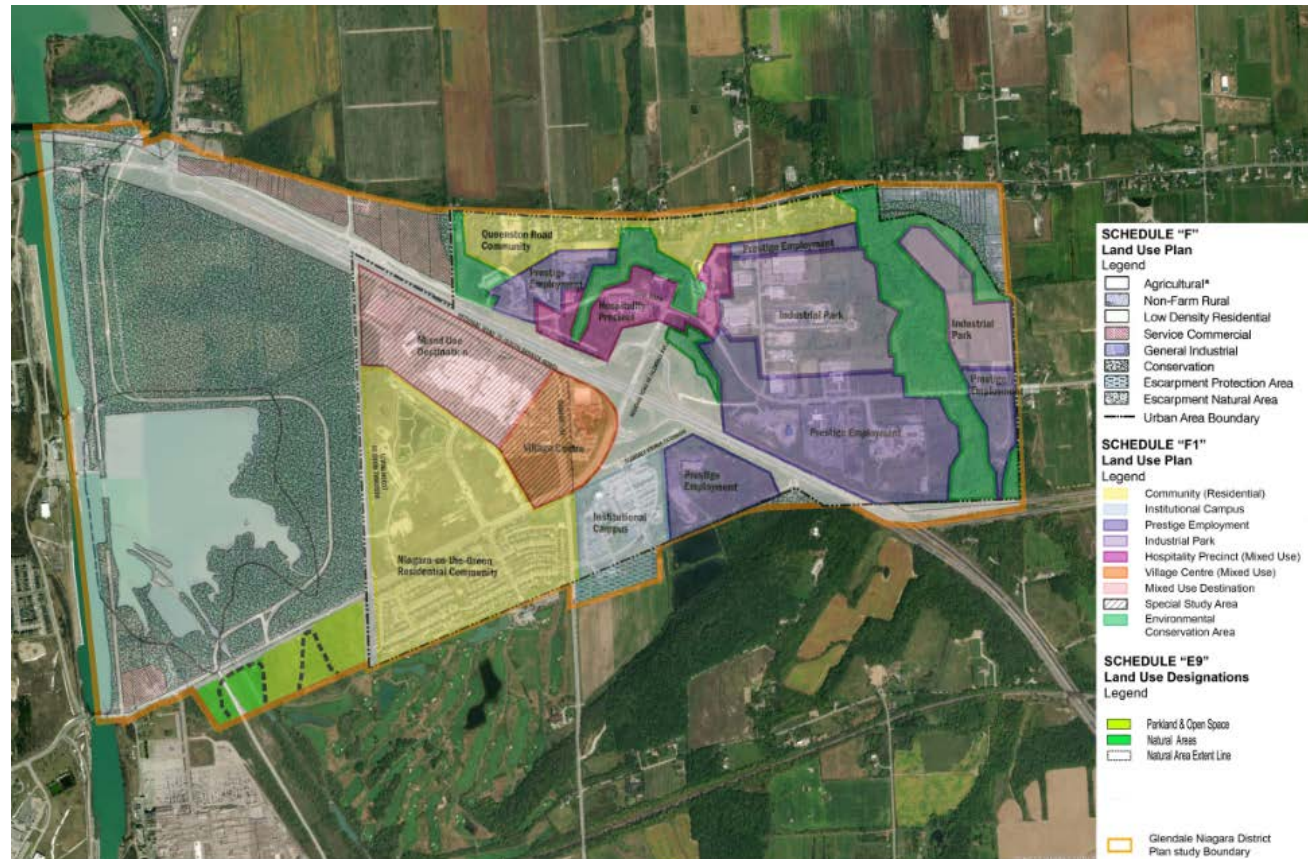
Recap on District Plan Study Purpose & Scope

- District Plans are proactive planning strategies for priority areas of Niagara Region that help will implement provincial policies and inform future local planning initiatives, such as updates to Official Plans and Secondary Plans.
- A District Plan is required for Glendale to help co-ordinate interests of multiple jurisdictions and to establish a framework to transform the area into a compact, complete and iconic community.
- A two-phase District Plan Study was initiated by the Region:
 - **Phase 1 - Vision Exercise and Concept Plan**
 - Completed by The Planning Partnership and endorsed by Regional Council in October 2018
 - **Phase 2 - District Plan and Component Studies**
 - Underway by IBI Group, anticipated to be complete by July 2019



Existing Planning Permissions

- 400 hectares are within the Urban Boundary, where growth is intended to occur
- Mix of land uses are permitted, but a more traditional, suburban approach to community planning:
 - Discrete land uses
 - Large amounts of land for industrial
 - Low densities



Existing Land Use and Built Form Conditions

- Mix of rural, suburban and urban conditions, with extensive natural open space
- Built Form:
 - Mostly 1 and 2 storey buildings, a few mid-rise (3 to 7 storeys)
 - Predominantly low density
 - Mix of age, condition and architectural styles
 - Automobile-oriented
- Key anchors and attractions
- Vacant and underutilized lands



Phase 1 Preferred Vision

- Complete community with a more integrated mix of land uses
- Defined nodes
- Improved mobility
- Positive urban experience, still protecting the natural environment
- High quality design
- Regional economic drivers



Source: Glendale Niagara District Plan Visioning & Conceptual Development Plan Final Report

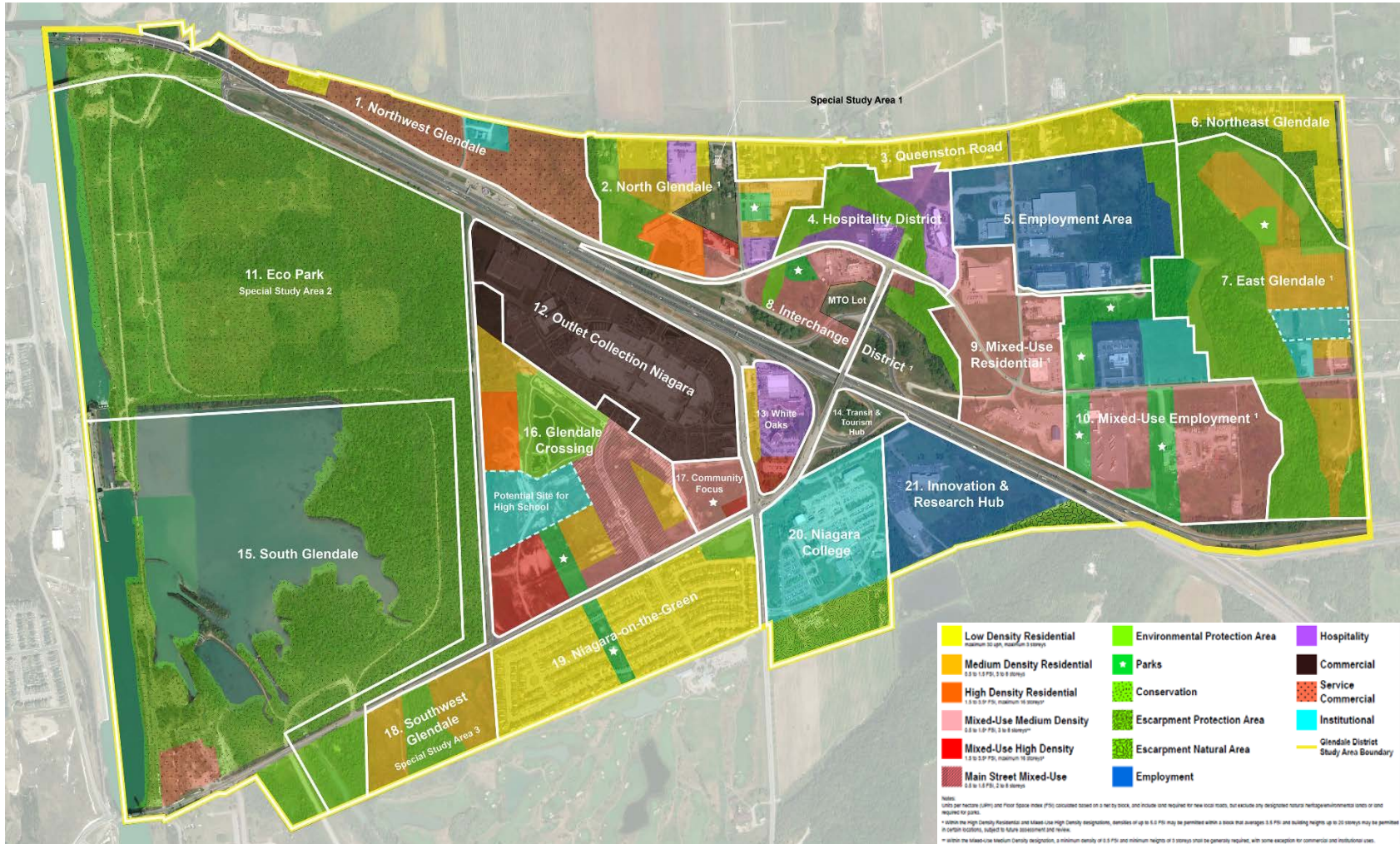
Phase 2 Preparation of Two Draft Land Use Plans

- Using a set of guiding principles/frameworks, two draft land use plans have been prepared
- Both options show minor adjustments to the Phase 1 land use plan and vision, based on:
 - Review of existing Environmental Conservation Area designations
 - Draft findings of on-going technical analysis (i.e. transportation, urban design and commercial market)
 - New development plans/proposals
 - Additional stakeholder consultation
 - Other policy / regulatory considerations
- The pros and cons of each option are being evaluated and the ultimate preferred / recommended land use plan will likely be a compilation of the two draft options

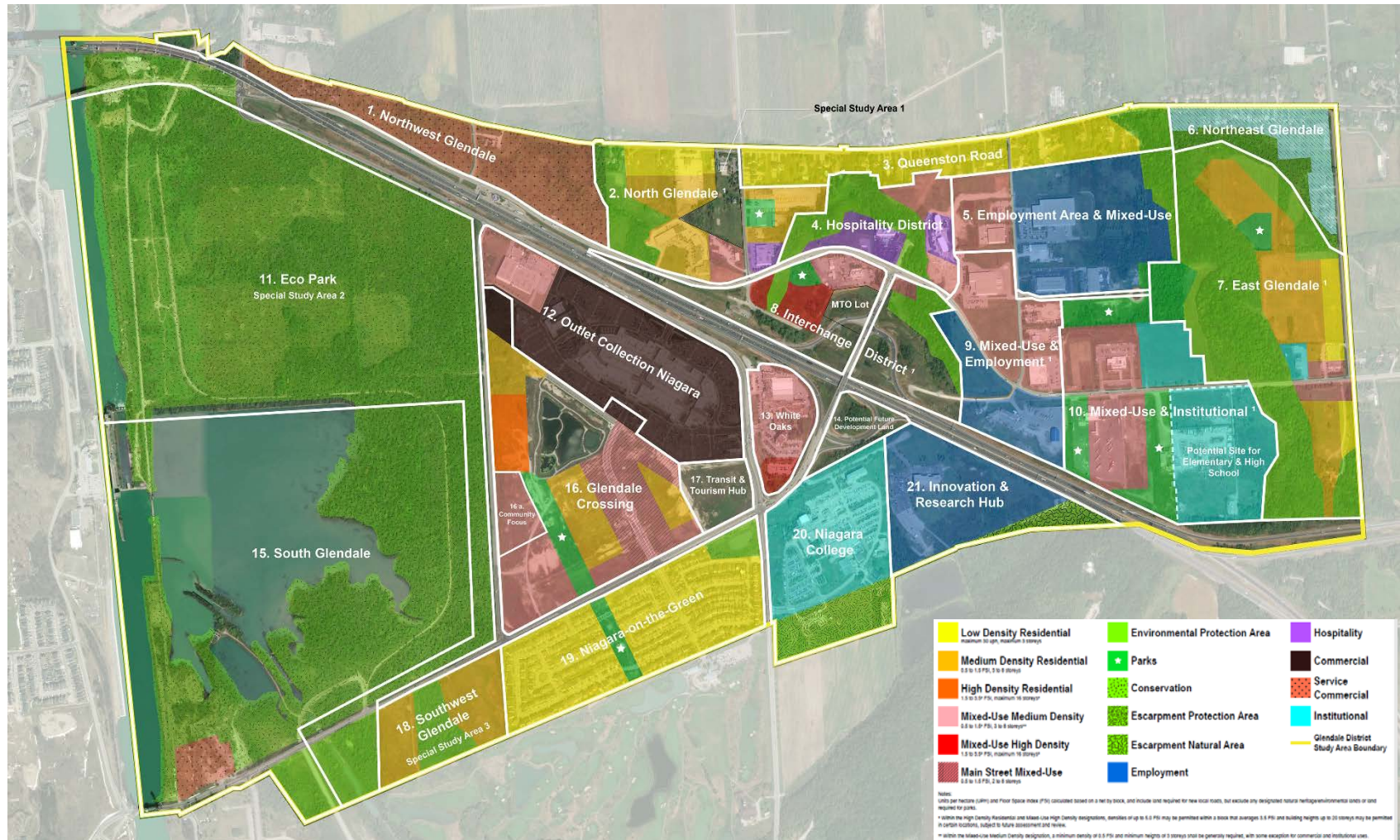
Key Differences Between Draft Options A & B

- Non-Urban land:
 - Option A proposes redesignating some lands to reflect current uses while Option B maintains the existing designations, as current uses are permitted
- Alternative locations for:
 - Potential Transit/Tourism Hub
 - Potential schools
 - Community Focus node
 - Employment areas
- Mixed-Use vs. Single-Use
 - Option A provides more specific lands for specific uses, such as hospitality and commercial retail and Option B provides more opportunities for mixed-use
- Variation in height and density:
 - Option A proposes greater height and densities in four Districts and Option B proposes greater heights in one district

Draft Land Use Plan - Option A (Phase 1 Vision with Minor Adjustments)



Draft Land Use Plan - Option B (Phase 1 Vision with Alternate Land Uses)

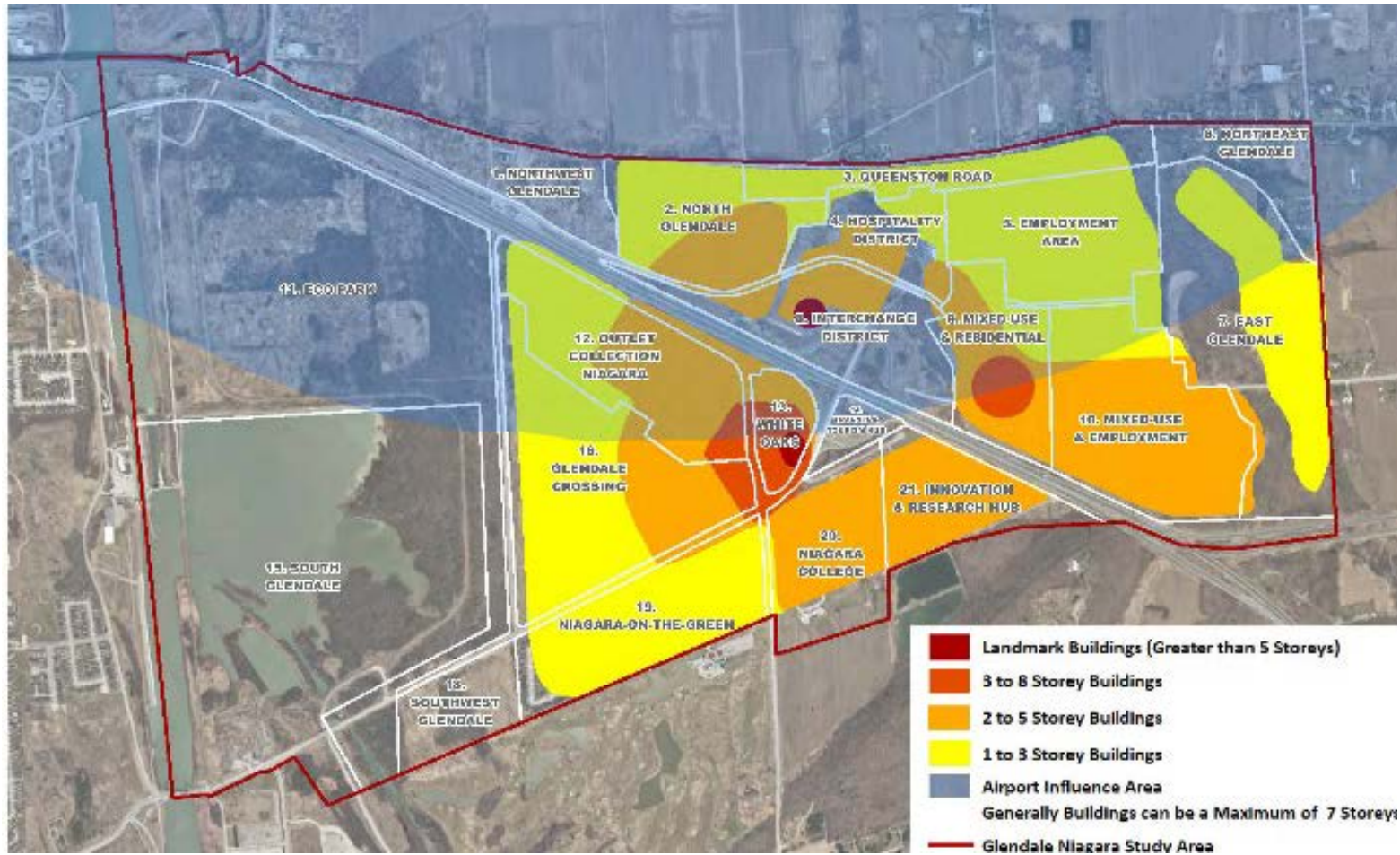


Building Height Considerations

- Appropriate building heights will be determined with consideration to:
 - Existing height permissions
 - Federal height restrictions associated with the Niagara District Airport
 - Protection of views/vistas
 - Providing appropriate transitions and interface
 - Opportunities for gateway or landmark features



Existing Building Height Permissions

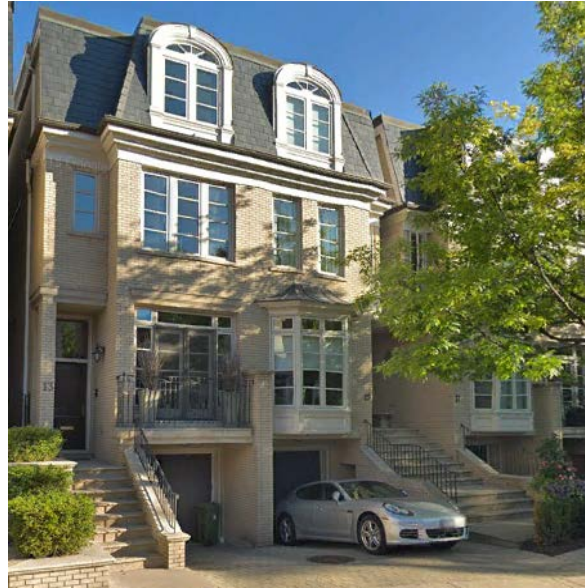


Source: IBI Group Based on Schedule F1 of the Glendale Secondary Plan (adopted 2010) and St. Catharines Airport zoning Regulations SOR/84-901

Draft Proposed Building Heights

- Both options propose:
 - Low-Rise: minimum building heights of generally 3 storeys
 - Mid-Rise: 3 to 8 storeys
 - Tall: up to 16 storeys, with some permissions for up to 20 storeys
- Heights permissions will be fully determined through future local planning reviews

Examples of Low-rise, Low Density Residential



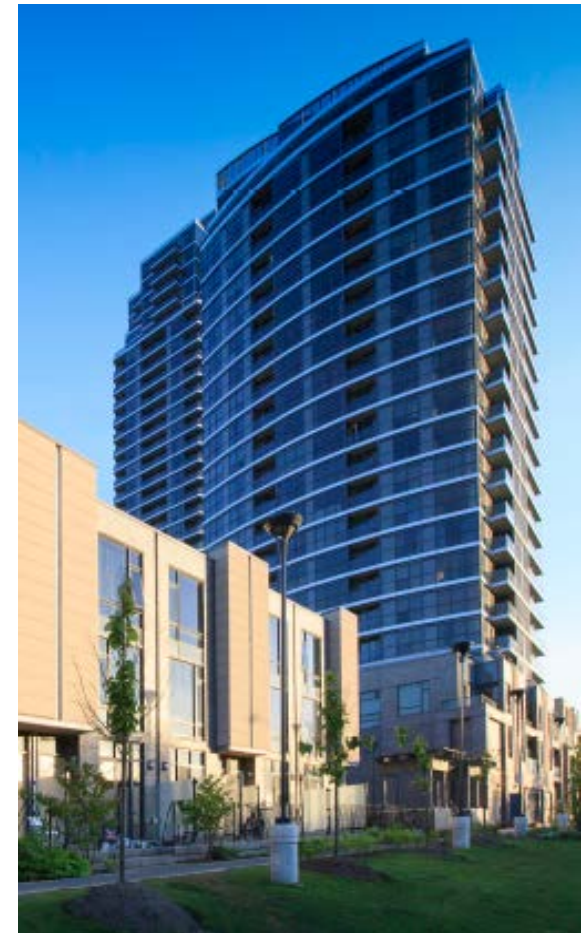
Sources of photos: IBI Group, mexhouse.com, builderonline.com, calgaryhomeboys.com, realestate.charlottevillehome.com, contemporist.com, google earth maarchitects.com and daft.ie

Examples of Mid-Rise, Medium Density Residential



Sources of photos: IBI Group

Examples of High-Rise, High Density Residential



Sources of photos: IBI Group

Examples of Medium Density Mixed-Use



Sources of photos: IBI Group and Google Earth

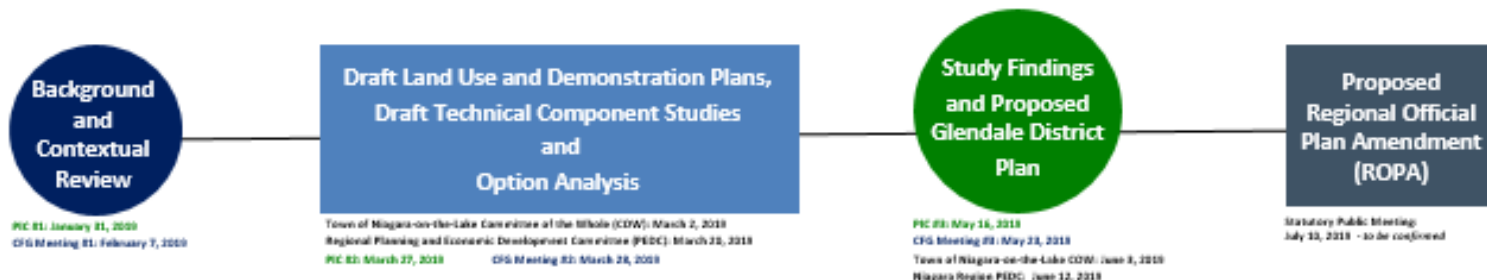
Example of High-Density Mixed-Use



Sources of photos: IBI Group

Next Steps for Phase 2

- Collect stakeholder and public input!
- Finalize Transportation, Urban Design and Commercial Market Component Studies
- Finalize Draft Demonstration Plans for the two Draft Land Use Options and Option Analysis
- Prepare District Plan with Preferred Land Use and Demonstration Plans, policy recommendations, guidelines and implementation strategies
- Draft Regional Official Plan Amendment (ROPA)



How to Continue to Participate in Phase 2

Interactive Web-based Platform - Coming!

- Crowdsourcing Polling Mapping
- Online map-based engagement platform that can be embedded into a host website and capture personal data of respondents
- Allows the public to review plans and obtain more detailed information by clicking on a specific area and then either cast a vote or leave a comment.
- Comments are automatically saved to a database that can be later exported to Excel

Interactive Web-based Platform - *example of what's coming*

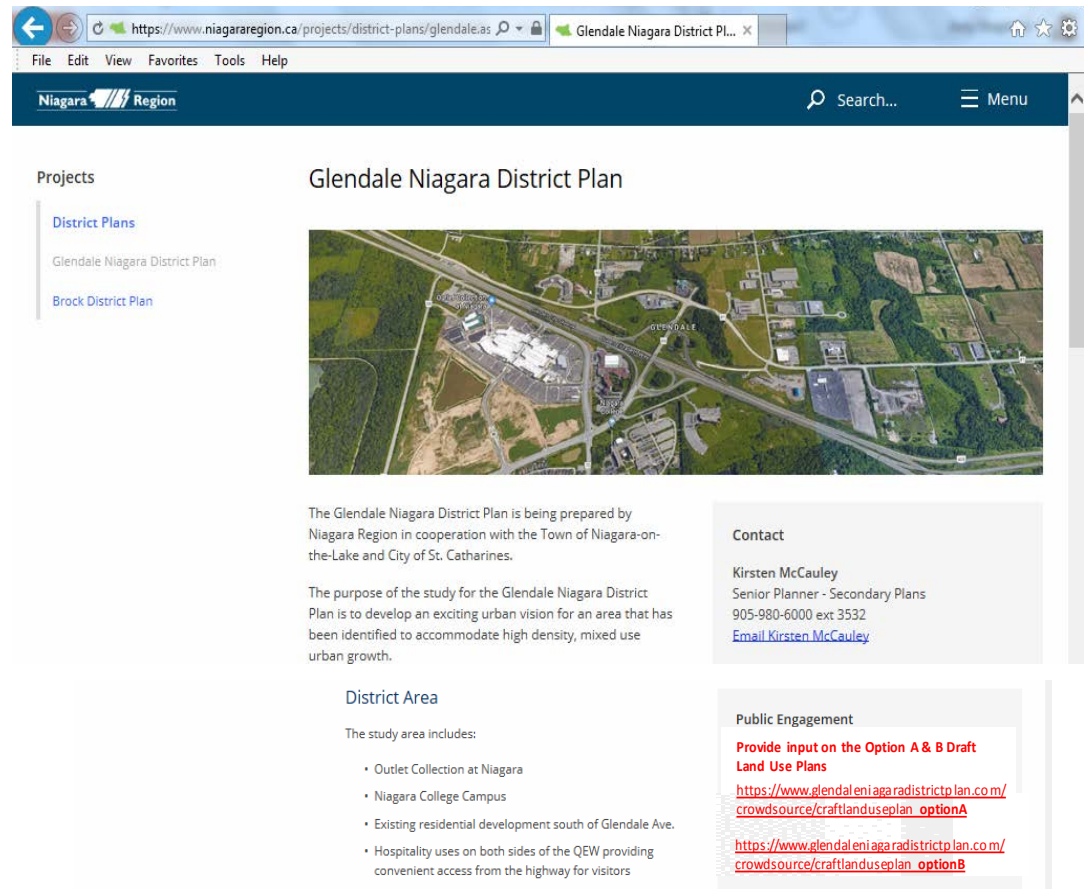
- The link will be embedded into the Niagara Region's website:

- Glendale Niagara District Plan page:

<https://www.niagararegion.ca/projects/district-plans/glendale.aspx>

Or enter Glendale Niagara District Plan into your search engine

- Separate links will be provided for Draft Option A and Draft Option B



Interactive Web-based Platform - *example of what's coming*

Glendale Niagara District Plan Study

About the Glendale Niagara District Plan Study
 The Glendale Niagara area is intended to accommodate a significant number of new residents and jobs over the next 20+ years. A pro-active development strategy will help to appropriately direct this growth and transform the area into a vibrant, high density, mixed use urban environment. The Glendale Niagara District Plan Study is being undertaken to provide a land use, transportation and urban design framework. The District Plan will act as a link between the Regional Official Plan and more detailed Official Plan and Secondary Plan work at the local municipal level.

Draft Land Use Plan – Option A and Option B
 In Phase 1 of the Study a preferred vision, with recommended land uses and built form, was established for Glendale Niagara. As part of the Phase 1 work, two Draft Land Use Demonstration Plans have been prepared to further evaluate potential land use and built form. For ease of review and analysis, the Glendale Niagara area has been broken into 21 different precincts. The ultimate preferred / recommended Land Use Plan and Demonstration Plan will likely be a compilation of the two draft options.

Why Crowdsourc Polling for the Draft Land Use Plan Options?
 Obtaining input from a range of stakeholders and the general public is a critical part of the study. Crowdsourc Polling is a useful tool that allows people to review the two Draft Land Use Plan Options prepared for Glendale and provide input at their convenience. All polling results and comments will be kept anonymous.

What kind of input is the study team looking for?

- Do you like or dislike the land uses and built forms shown in each precinct, or are you undecided?
- What specifically do you like or dislike?
- Other comments or suggestions?

Click on a District

Please note, there are separate web links for Draft Land Use Options A and B. This is the link for Option A.

Low Density Residential	Environmental Protection Area	Employability
Medium Density Residential	Parks	Commercial
High Density Residential	Conservation	Service
Work-Use Medium Density	Development Protection Area	Industrial
Work-Use High Density	Development Natural Area	Medium-Dense High-Density
Basic Street Mixed-Use	Employment	

Example

Interactive Web-based Platform - *example of what's coming*

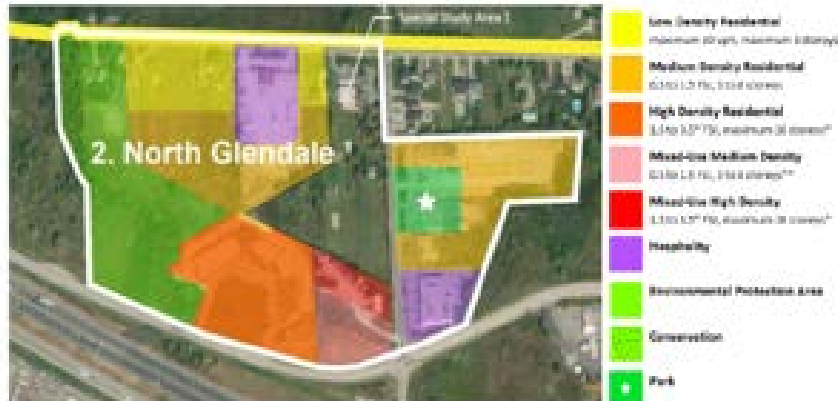
Glendale Niagara District Plan Study

Option A - District 2, North Glendale

Proposed Vision: A predominantly low to medium density residential community with some higher density and taller buildings. Lower building heights and densities along the north provide a transition to the adjacent rural area. Permissions for some mixed-use along York Road and hospitality uses along York Road and Queenston Road.

- Proposed Land Use Permissions (including height and density) Heights):**
- Conservation / Environmental Protection:
 - Low Density Residential: singles and semis (max 3 storeys)
 - Medium Density Residential: townhouses, stacked townhouses, walk-up apartments (max 3 storeys)-
 - High Density Residential: townhouses and apartments (max 16 storeys, with exceptions)
 - Mixed-Use Medium Density: retail, commercial, residential, hotels, institutional
 - Mixed-Use High Density: retail, commercial, residential, hotels, institutional
 - Hospitality: hotels and tourism-related facilities
- Other:**
- Park

Special Policy Area 1. Land use designations to be determined through following the completion of an opportunity needs assessment and master plan by the Niagara Regional First Nations



Postal Code 10

LOS 114

Do you like Option A for District 2, North Glendale?

Like

Comments 500

I like the proposed park and new residential providing it is not

Date Submitted

4/17/2019

Submit

Questions or Comments?

Thank you for participating in PIC #2