

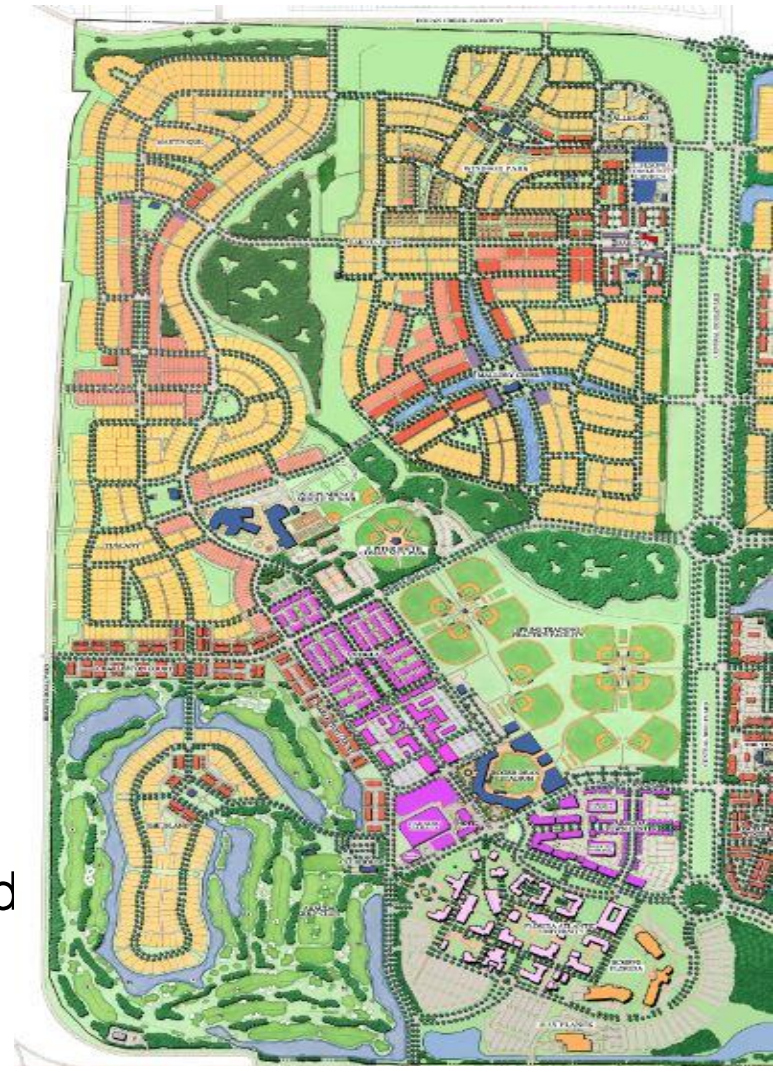
# Glendale Niagara District Plan



# District Plans

A District Plan is a proactive planning strategy intended to drive growth and economic prosperity

- High-level framework for the land-use planning, design and development of complete, exciting communities
- Developed in collaboration with relevant stakeholders
- Intended to provide an authentic urban experience for people who live, work and visit the district





# Who is involved in the District Plan?

The District Plan process is led by Niagara Region, in collaboration with various stakeholders

- Local residents and local Councils
- Local planning staff
- other governmental agencies
- affected landowners and investors
- local businesses
- Area organizations

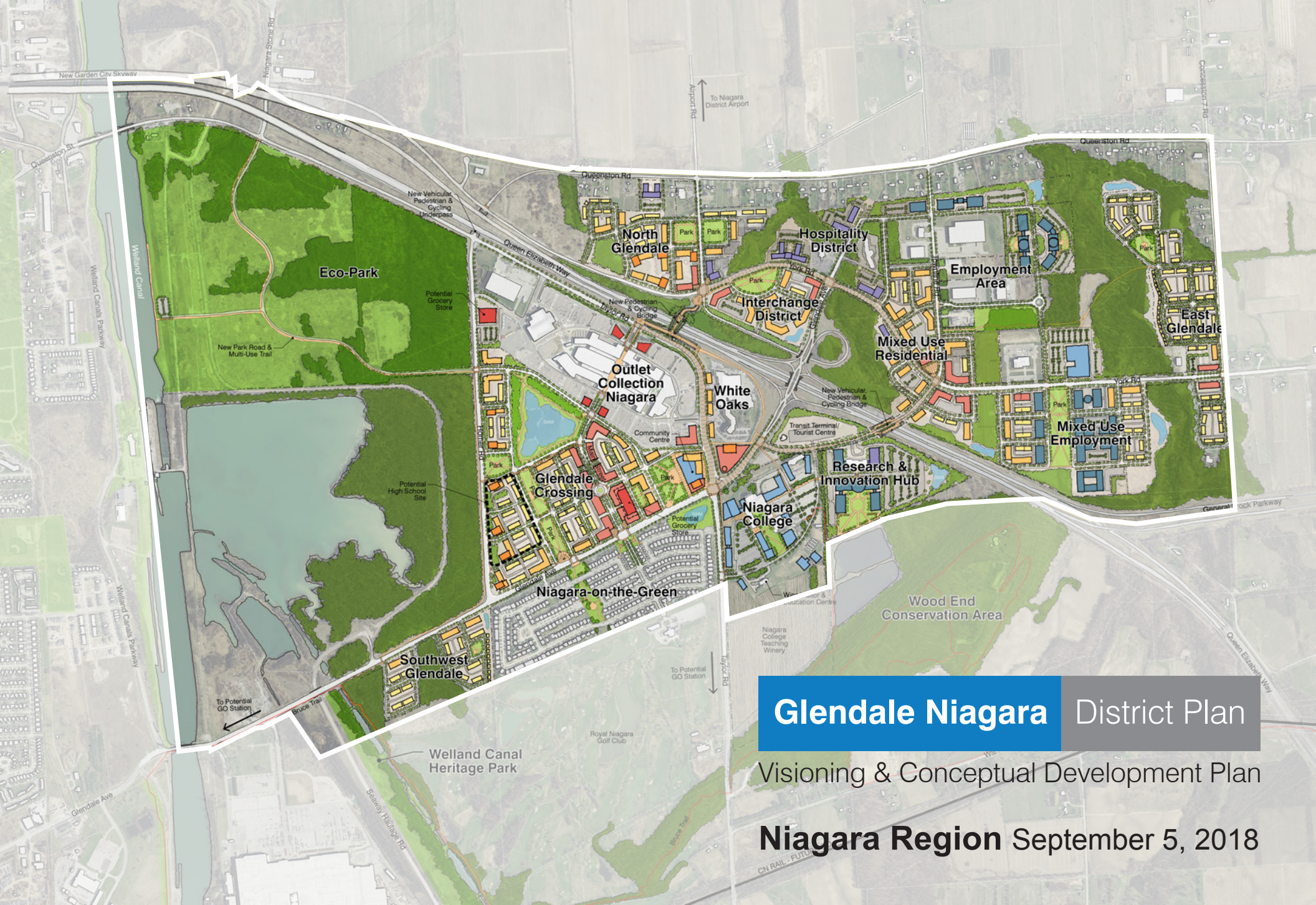


# Intended Outcomes

- Support local communities in recognizing and responding to future growth pressures
- Attract quality investment, talent, jobs
- Proactively support investment
- Leverage existing assets
- Promote collaboration and build relationships







# Glendale Niagara District Plan

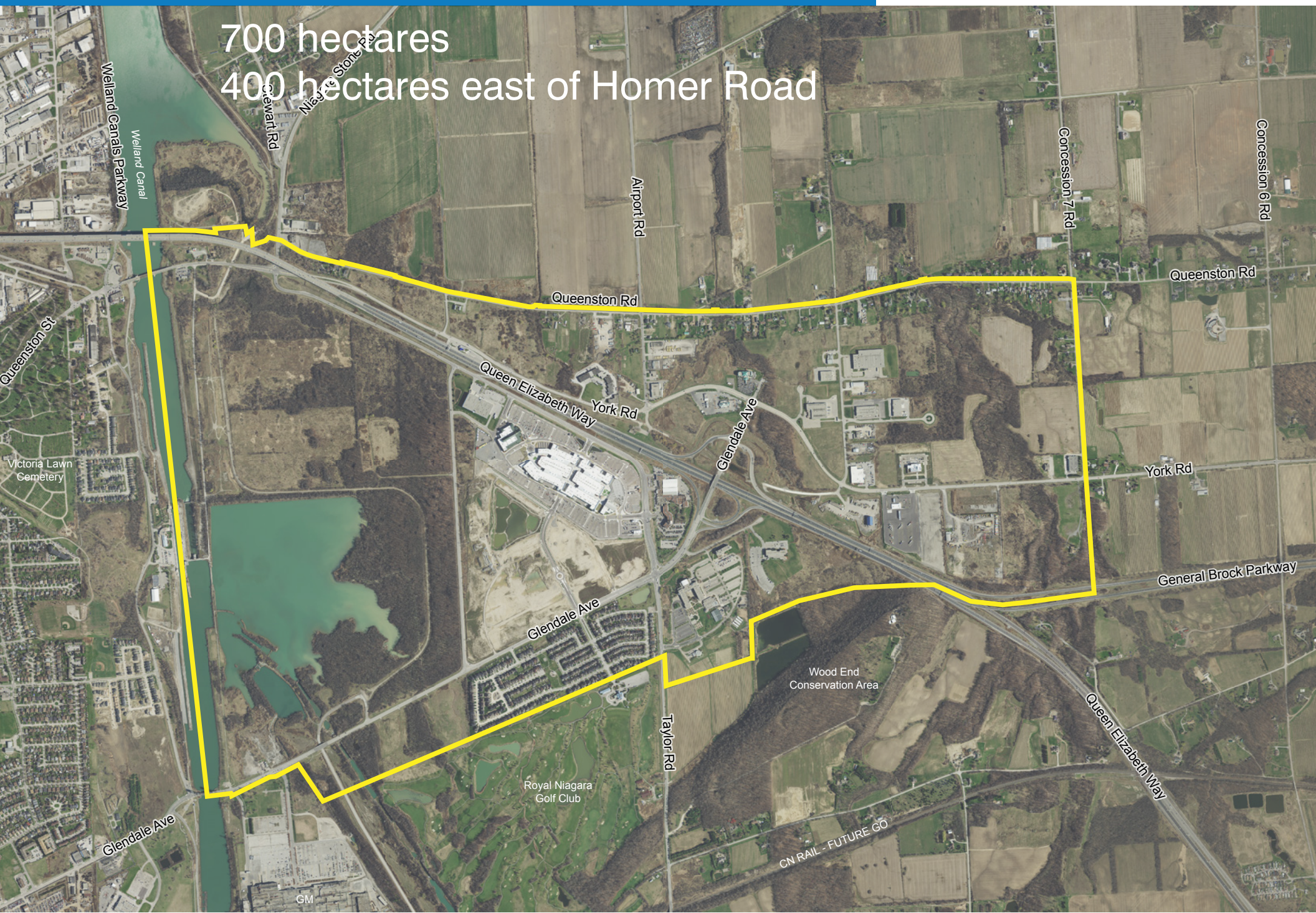
Visioning & Conceptual Development Plan

Niagara Region September 5, 2018



# Creating a **Vision** for the Future

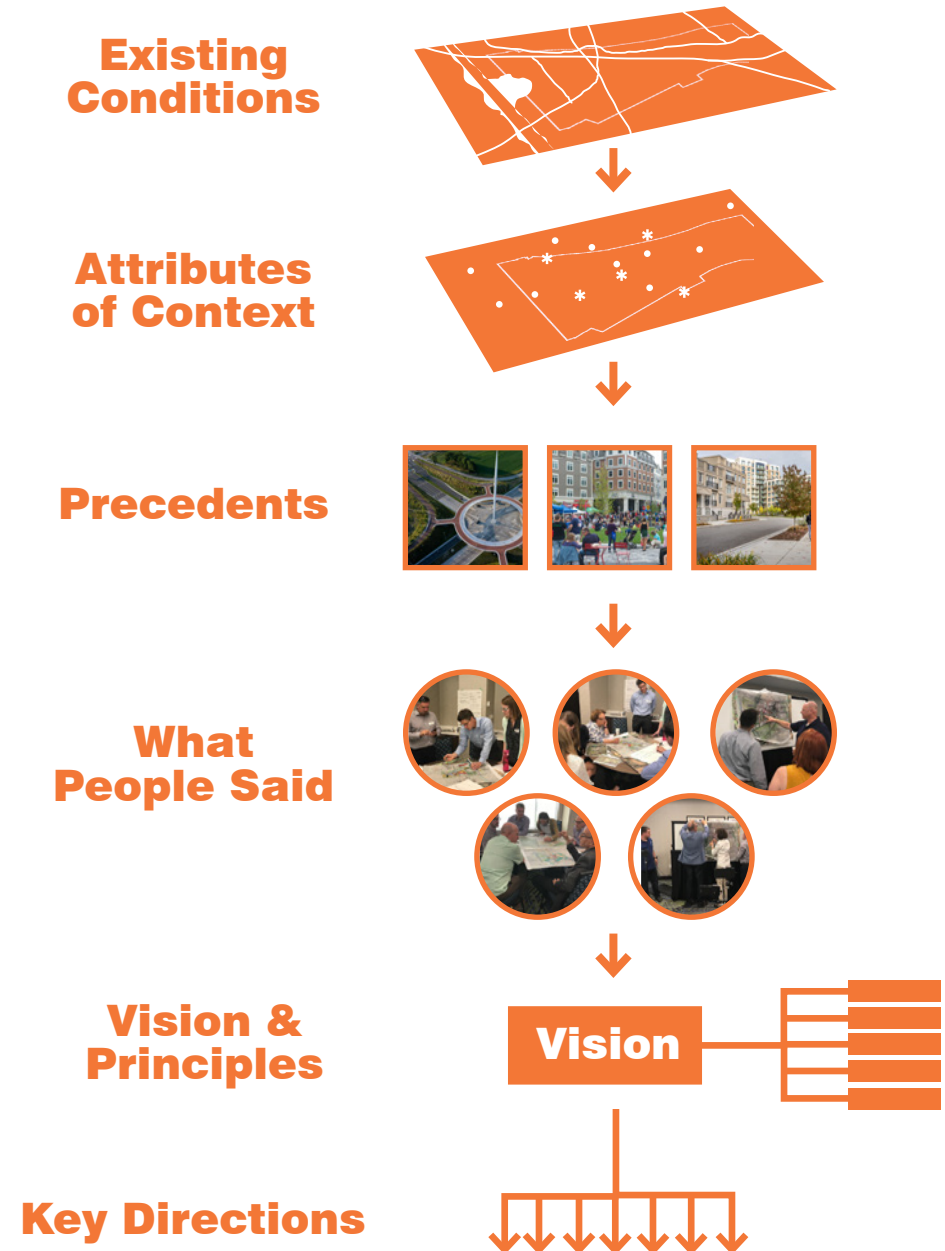
Glendale Niagara District  
**Today**





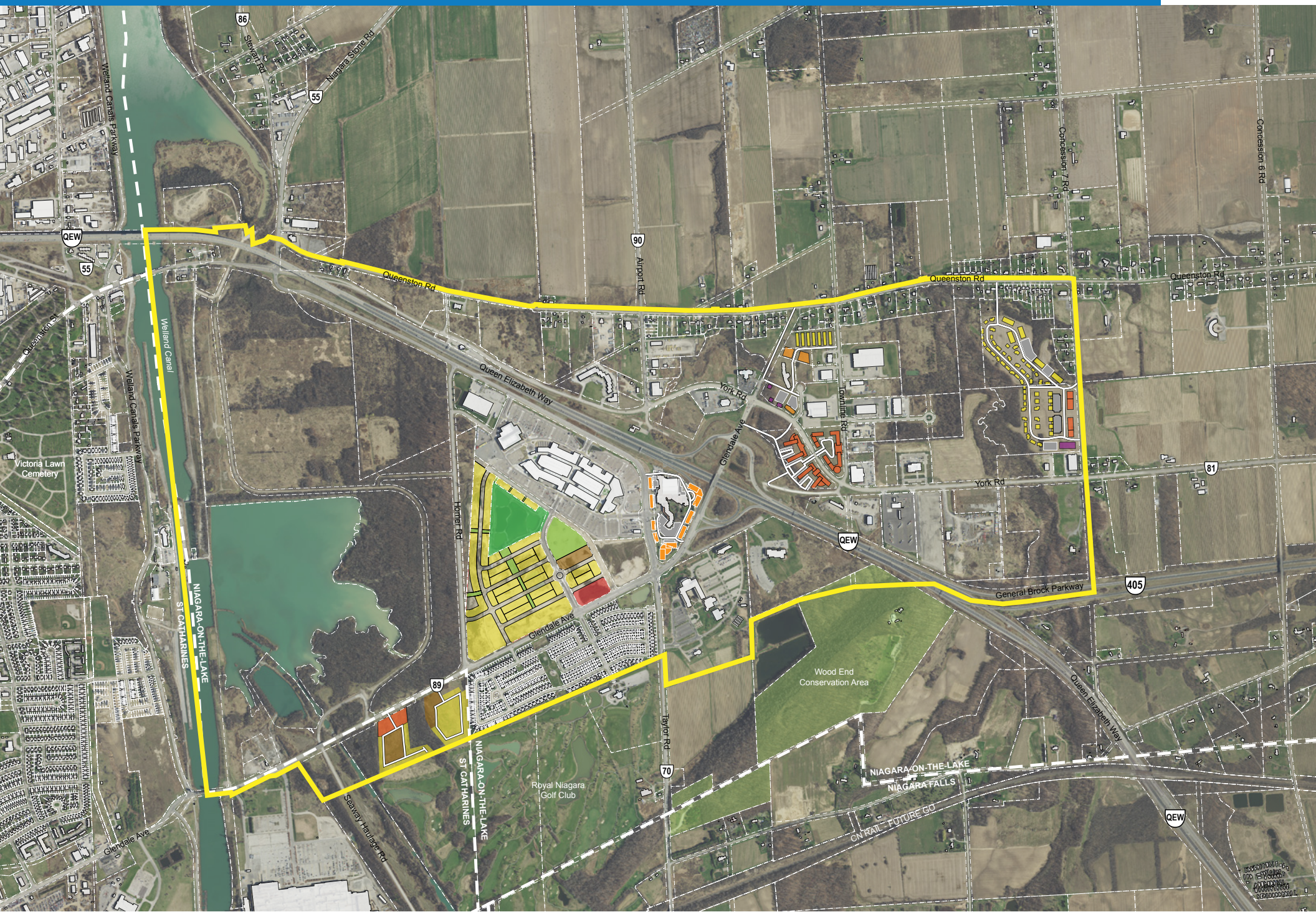
# Creating a **Vision** for the Future

Many inputs and considerations





# Development Applications: **Isolated**





# Glendale has all the right **Ingredients**

## Higher Education



**Niagara College**

## Highway Access



**QEW and 405**

## Destination Retail



**Outlet Collection Niagara**

## Potential Train Access



**GO Train Connection**

## Green Spaces



**Niagara Escarpment  
Wine and Fruit Growing**

## Residential Community



**Niagara-on-the-Green**

# Vision Statement

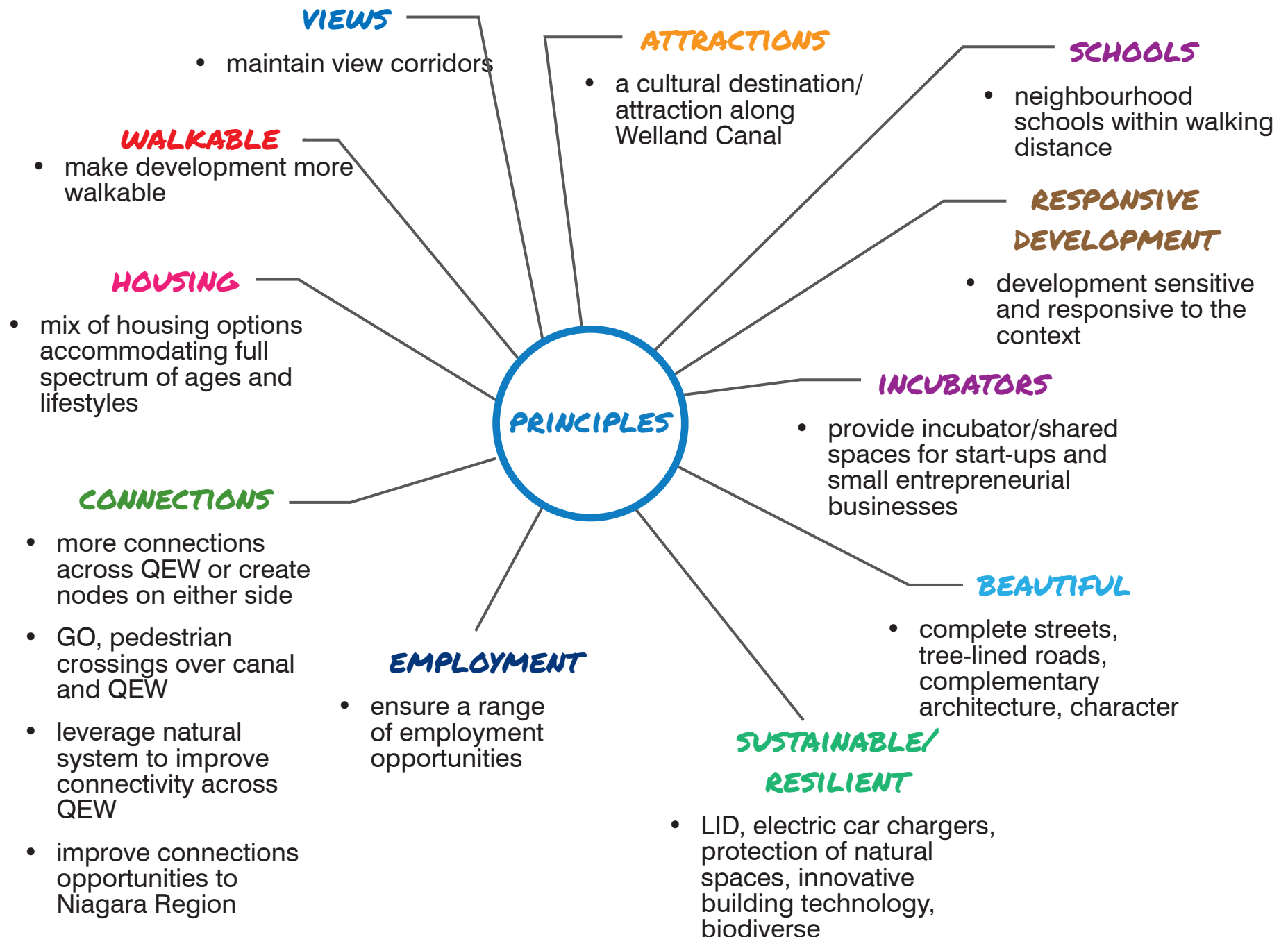
Input from landowners  
and key stakeholders





# Principles

Input from landowners  
and key stakeholders



# Why did you **choose** Glendale?

Input from residents

LOCATION FOOD GROWS HERE COUNTRY  
ENVIRONMENT CULTURAL HERITAGE  
WEATHER LIVE IN A SMALLER COMMUNITY  
FAMILY COMMUNITY THAT IS CLOSE-KNIT  
EASE OF GETTING AROUND LOVE HEARING  
THE BIRDS BUYING LOCAL FARM PRODUCE  
CONSERVATION AREA GOLF COURSE  
AVOID TORONTO TRAFFIC SMALL TOWN  
ATMOSPHERE PROXIMITY TO BUFFALO  
GOOD DEALS ON SHOPPING CENTRAL  
LOCATION



# Why are the **biggest opportunities** for change?

Input from residents



# Vision Statement

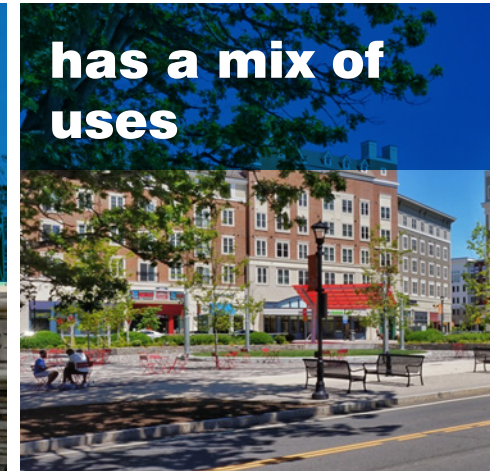
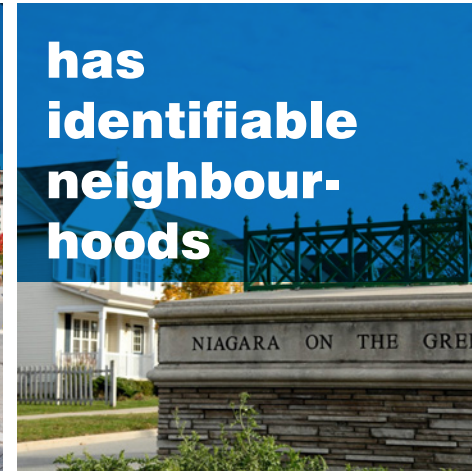
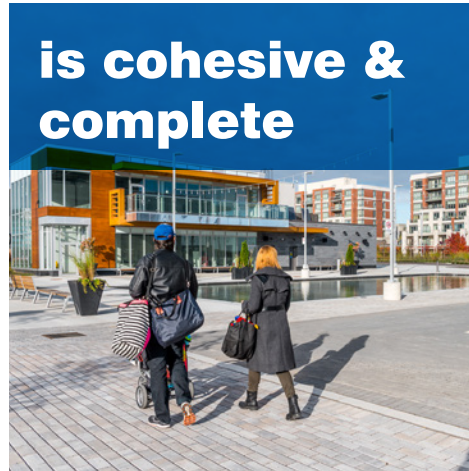
**Glendale @ Niagara** will be a **vibrant community** for people of all ages, lifestyles, and abilities - a place to live, work, play, learn and grow.

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.

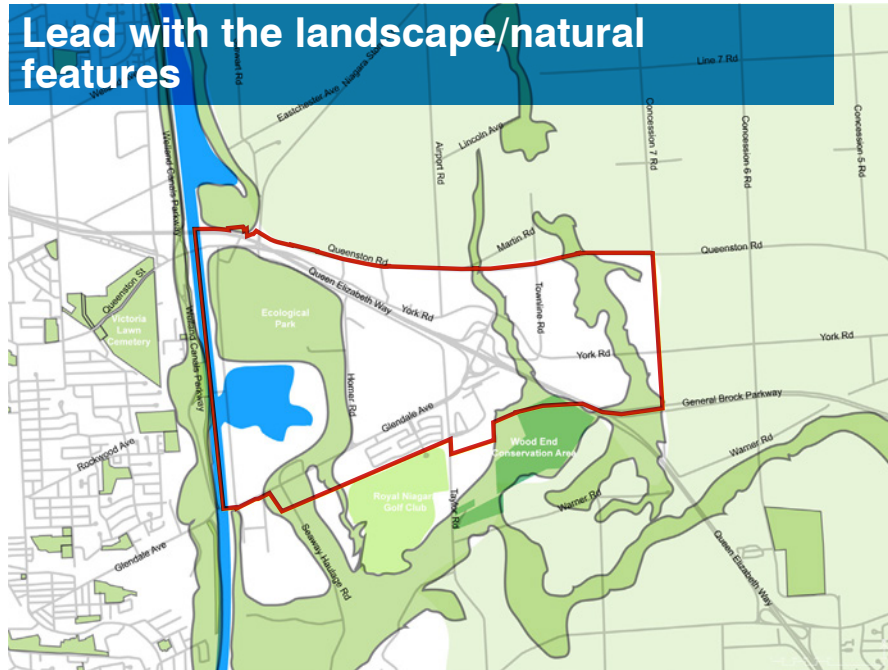
# Design Principles



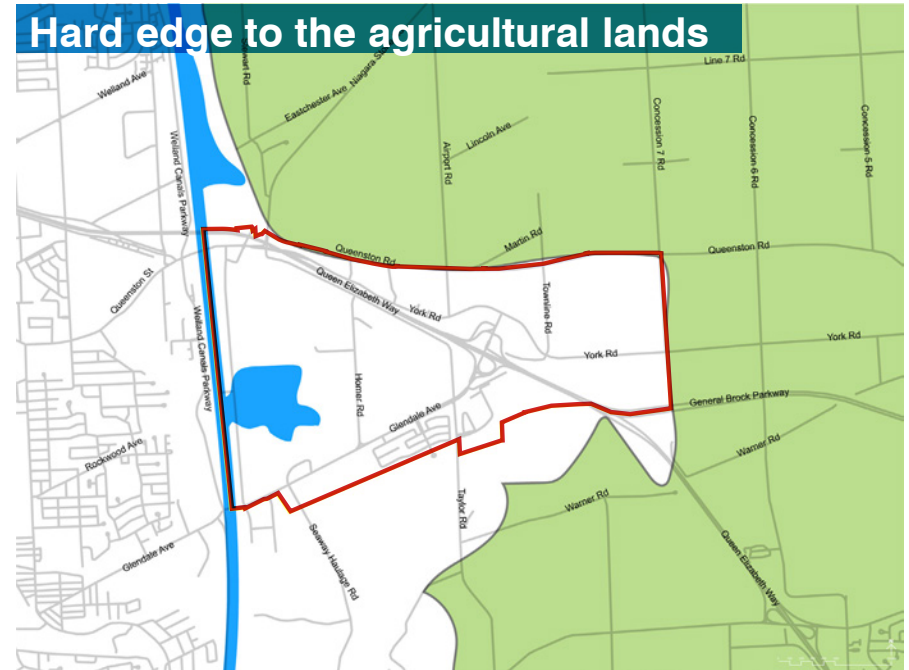


# 10 Big Moves

## 1 Lead with the landscape/natural features



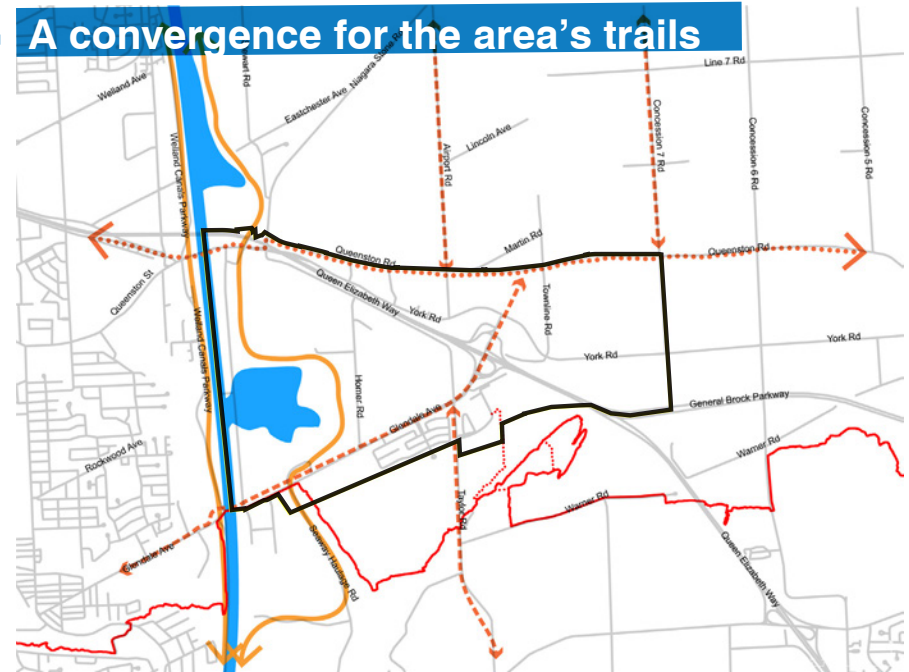
## 3 Hard edge to the agricultural lands



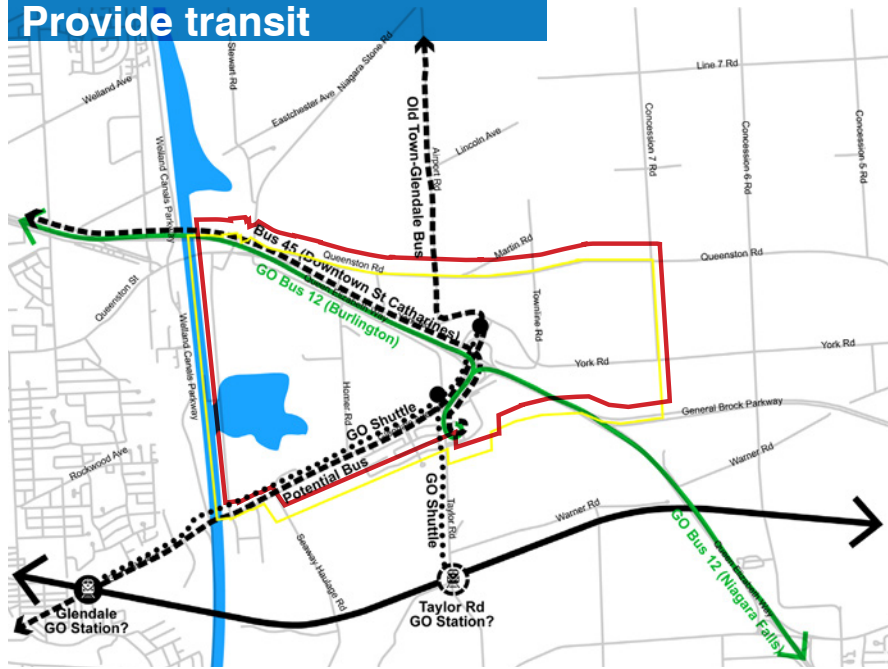
## 2 Create a Seaway Ecological Park



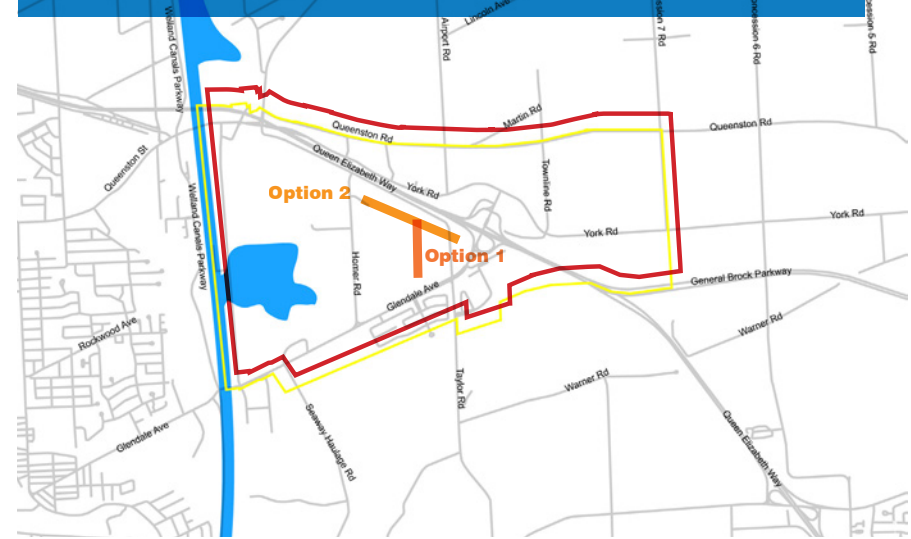
## 4 A convergence for the area's trails



## 5 Provide transit



## 7 Create a "main street" as a transition from the Outlet Collection Niagara to the adjacent urban neighbourhood



## 6 Integrate the College into the District, accommodate its expansion and integrate/create a focus with food tech industries

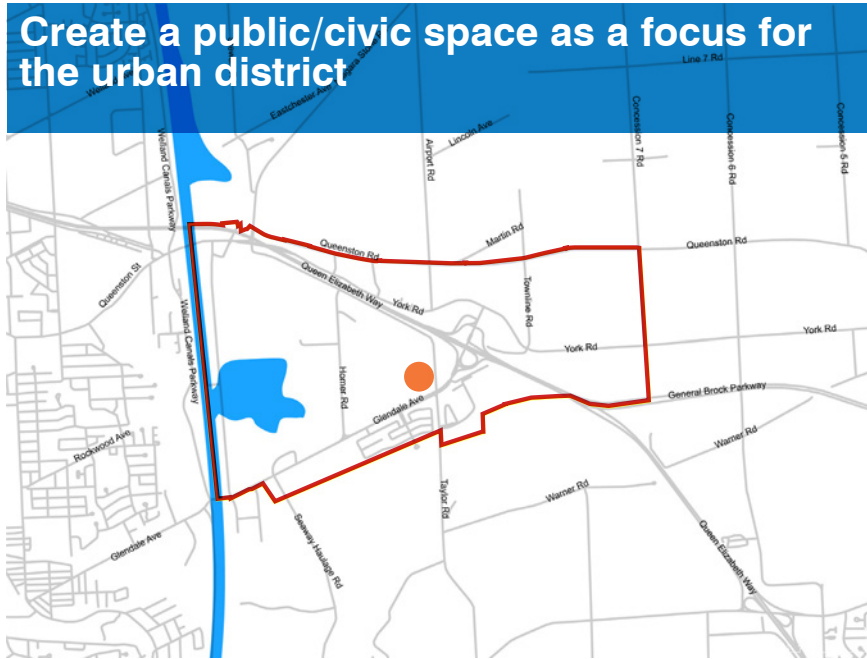


## 8 Provide a diverse range of housing ensuring choice and affordability





## 9 Create a public/civic space as a focus for the urban district

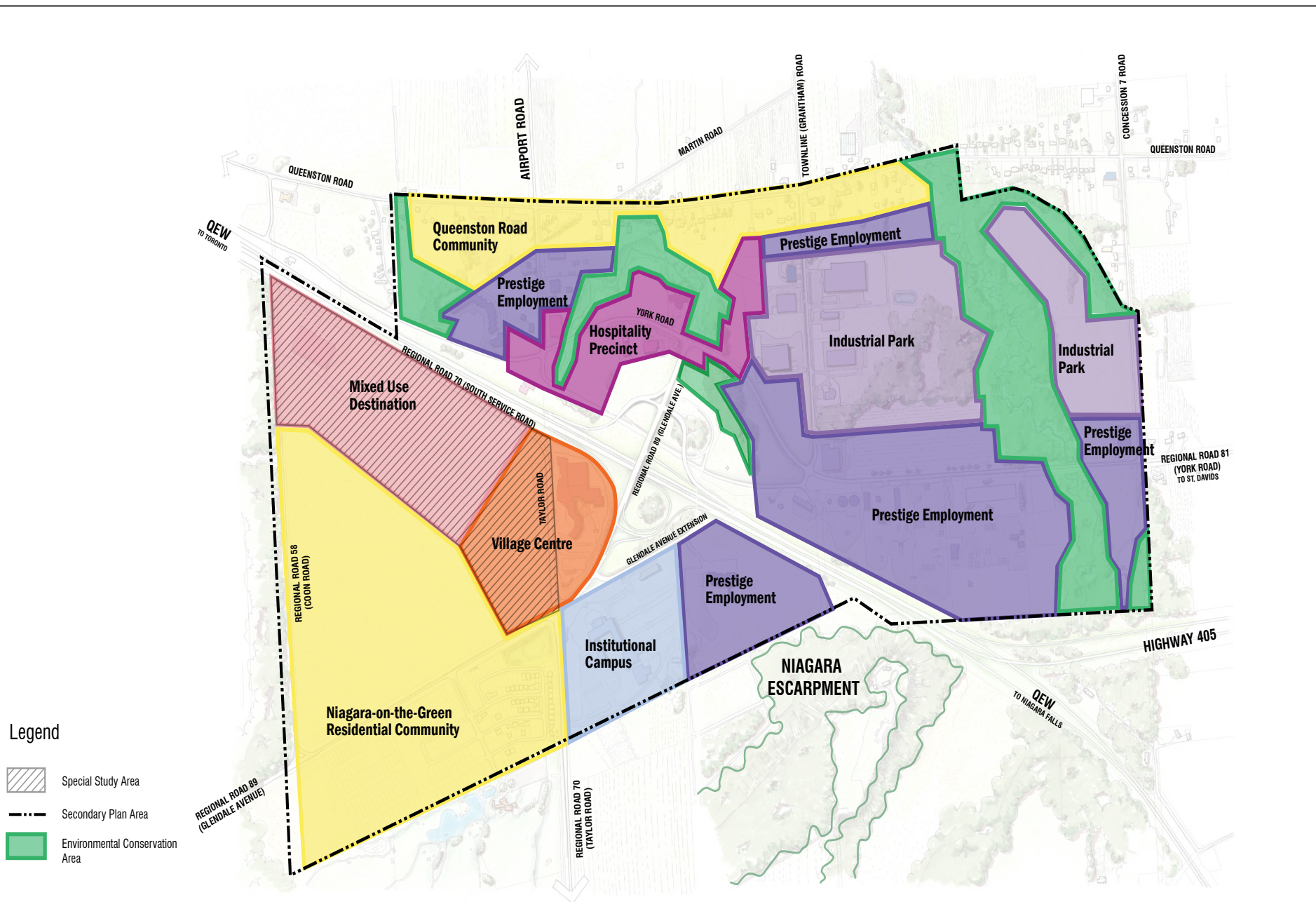


## 10 Green streets and parking





# 2010 Secondary Plan

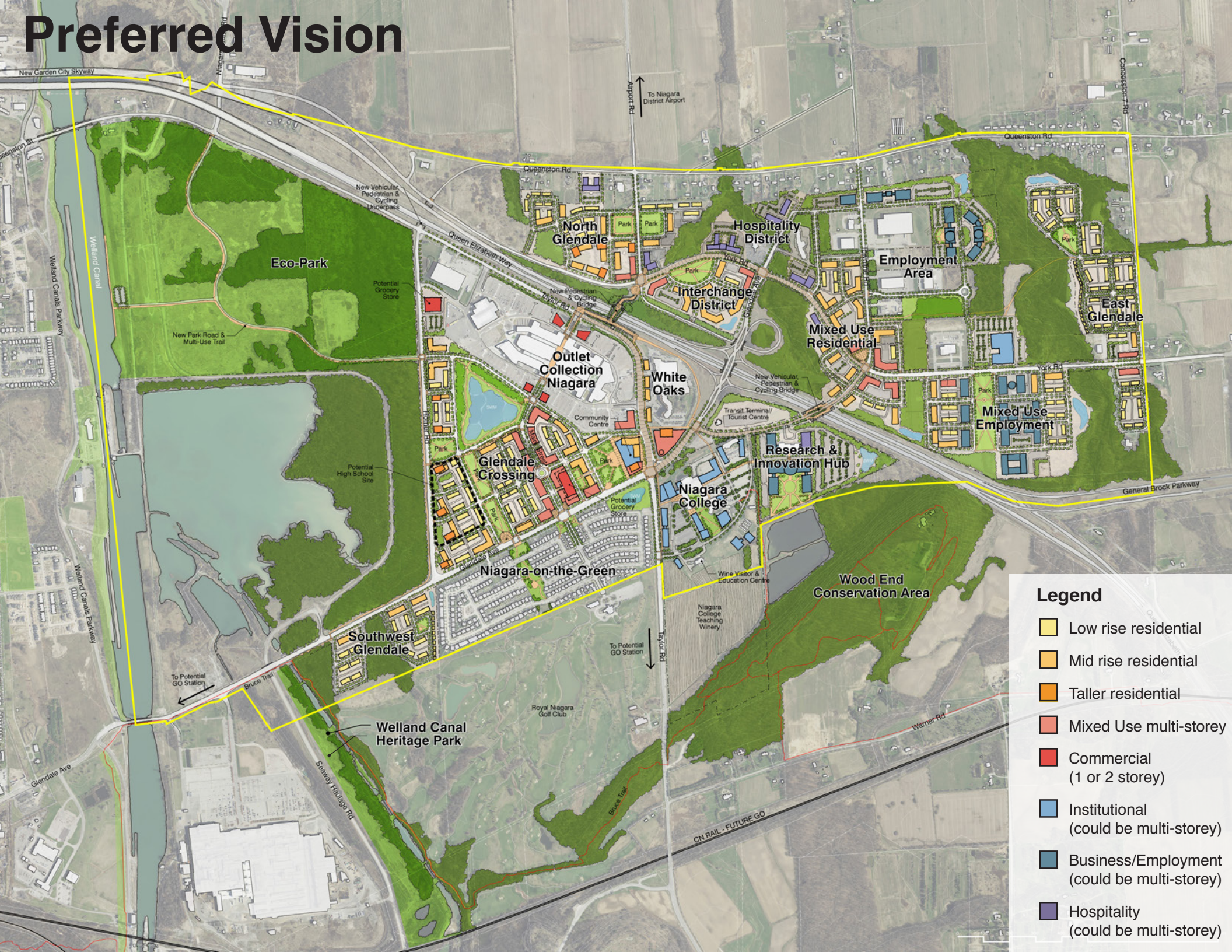


Schedule A: LAND USE & CHARACTER PRECINCTS  
Glendale Secondary Plan





# Preferred Vision

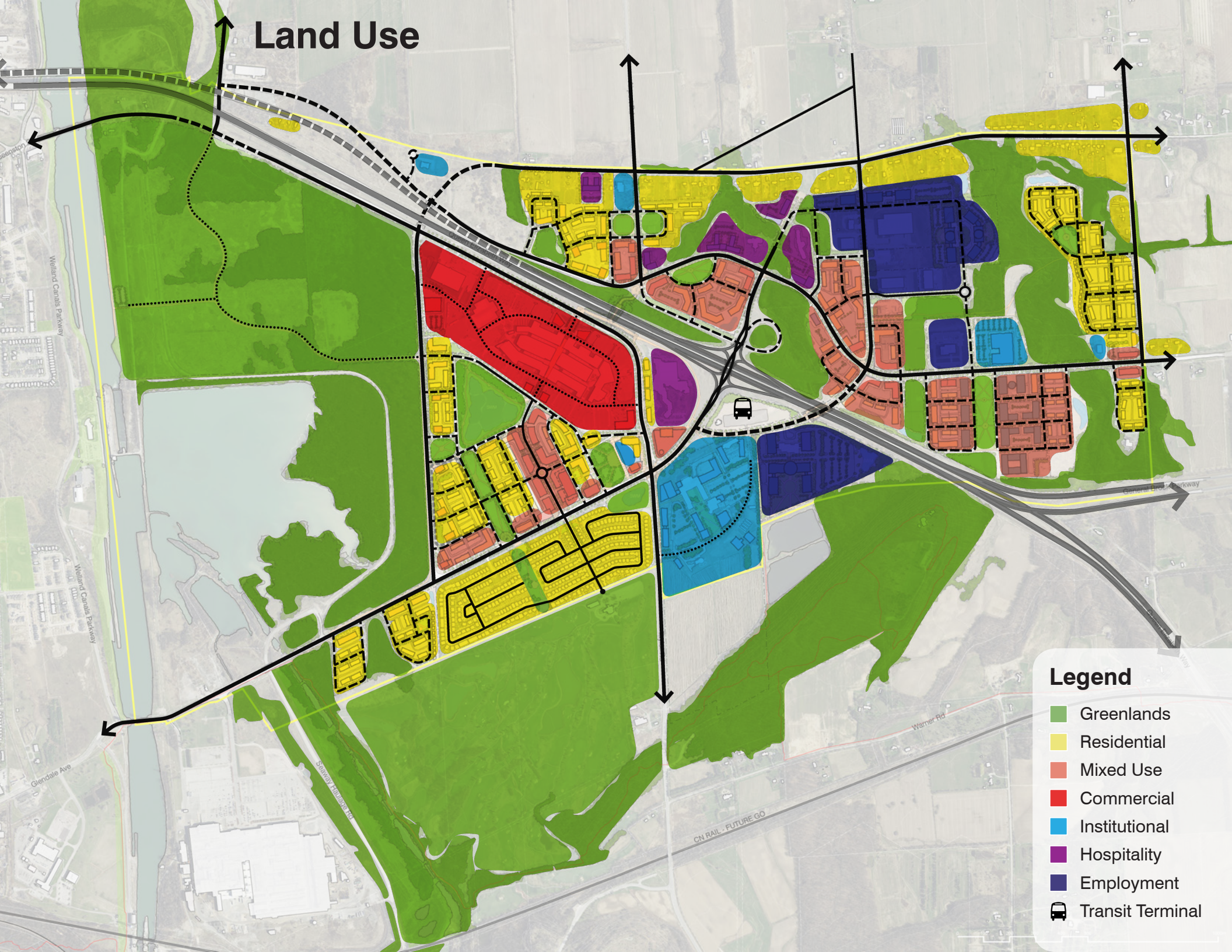


## Legend

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



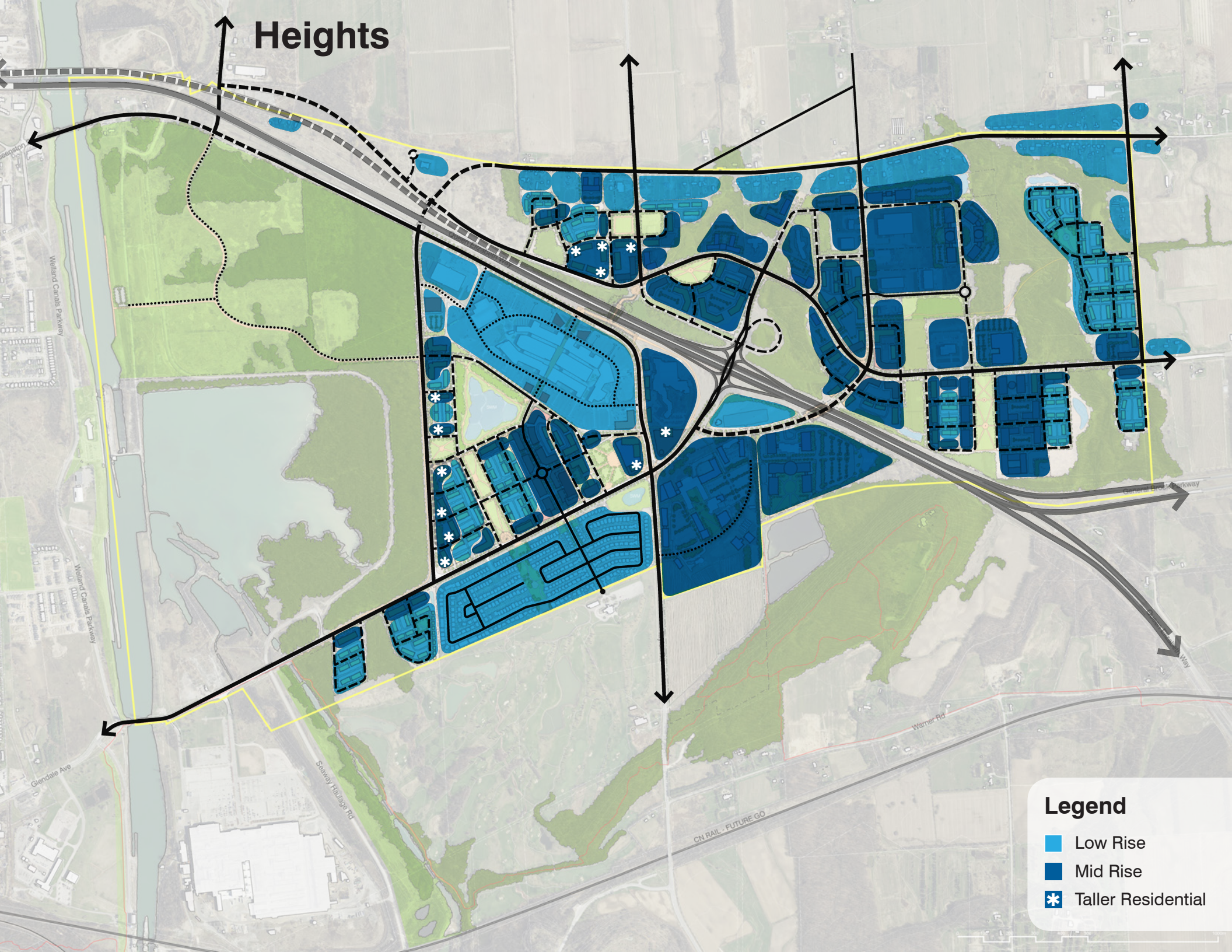
# Land Use



## Legend

- Greenlands
- Residential
- Mixed Use
- Commercial
- Institutional
- Hospitality
- Employment
- Transit Terminal





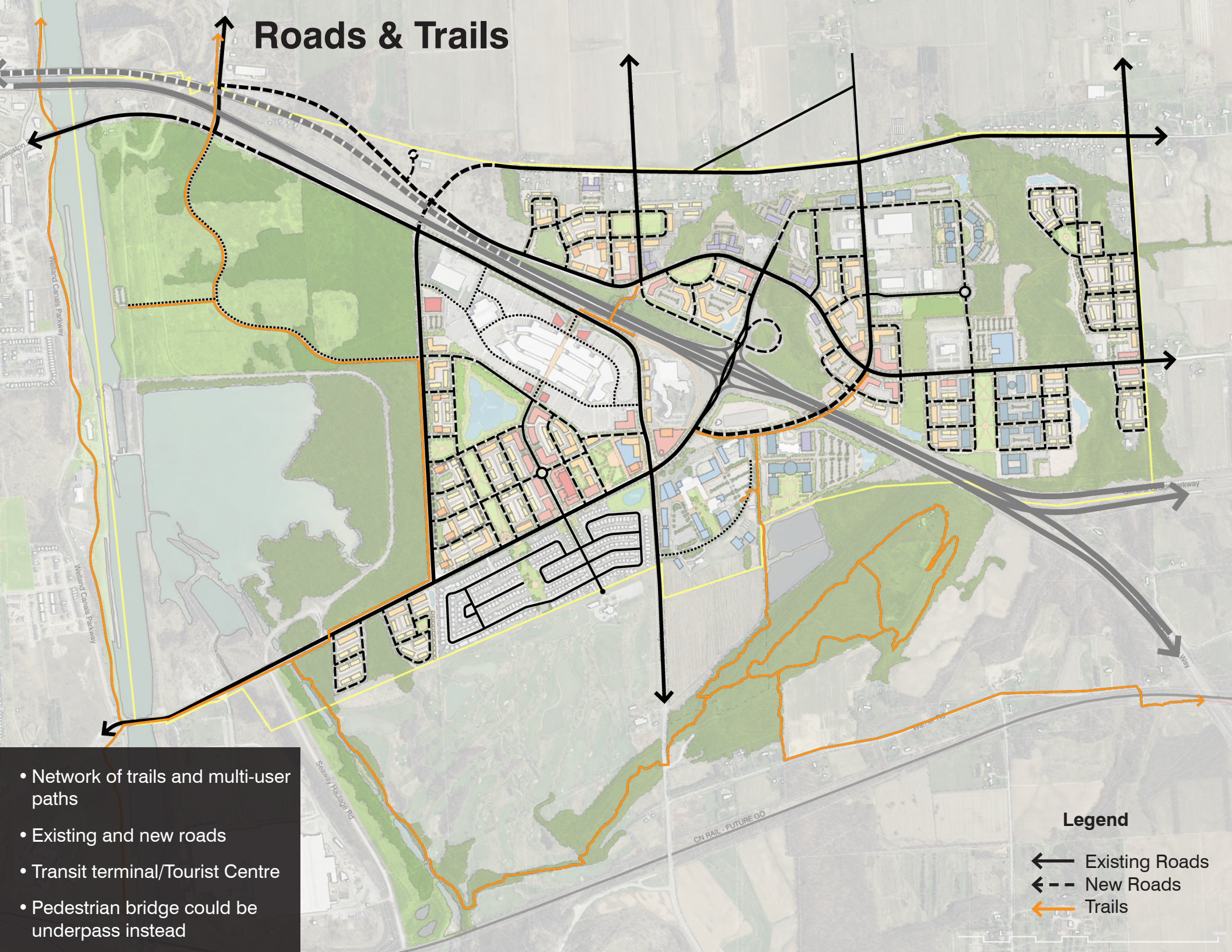
Heights

**Legend**

- Low Rise
- Mid Rise
- \* Taller Residential



# Roads & Trails



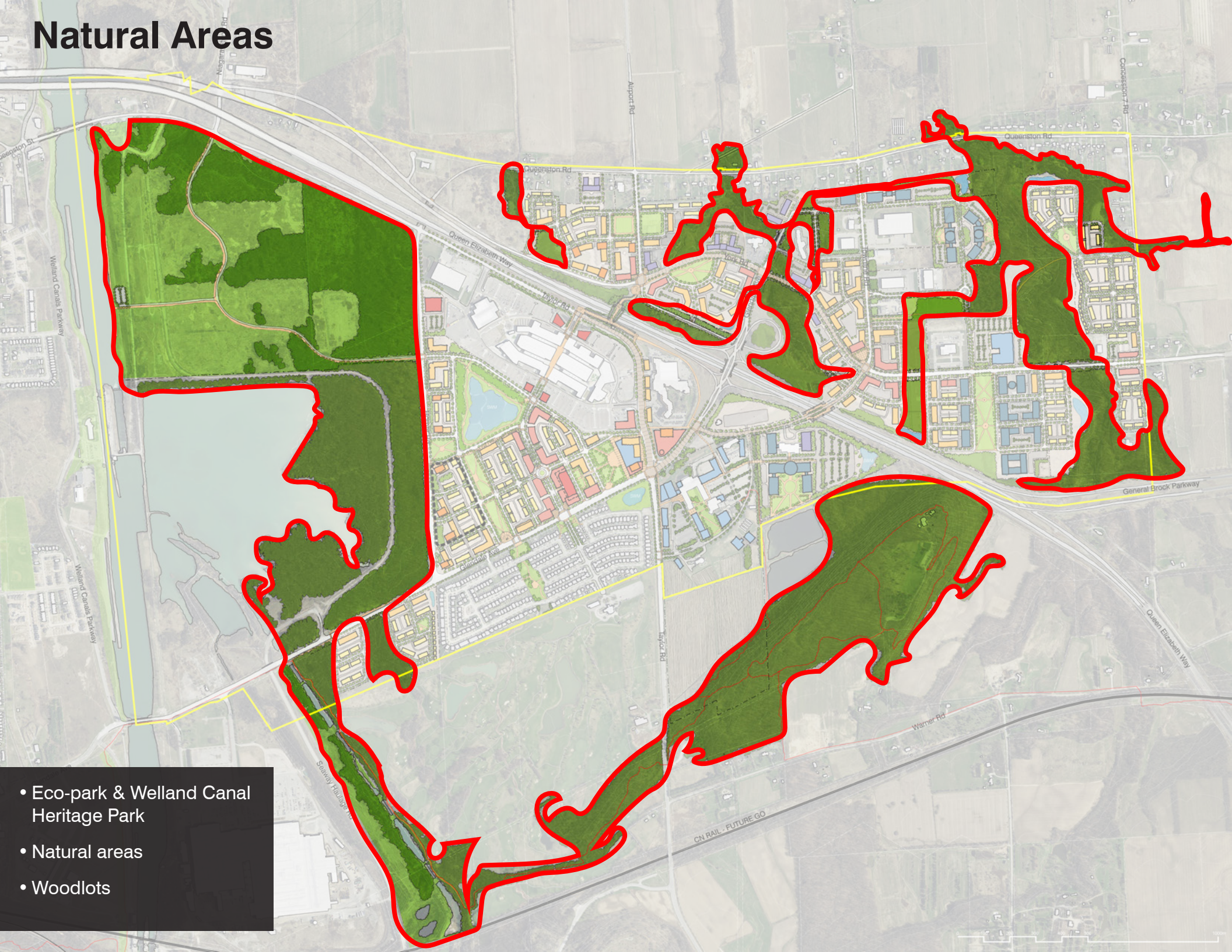
- Network of trails and multi-user paths
- Existing and new roads
- Transit terminal/Tourist Centre
- Pedestrian bridge could be underpass instead

## Legend

- ← Existing Roads
- ← - - New Roads
- ← Trails



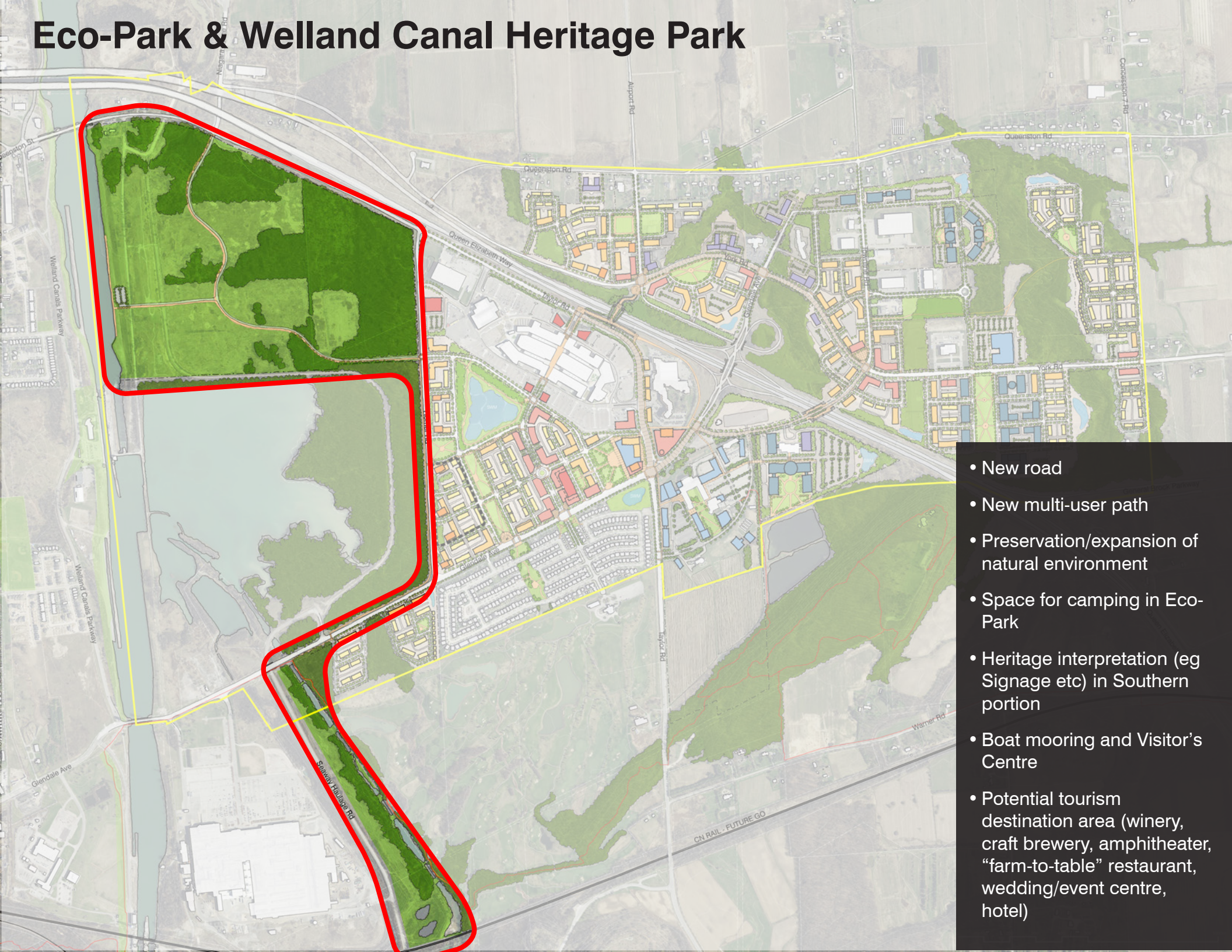
# Natural Areas



- Eco-park & Welland Canal Heritage Park
- Natural areas
- Woodlots



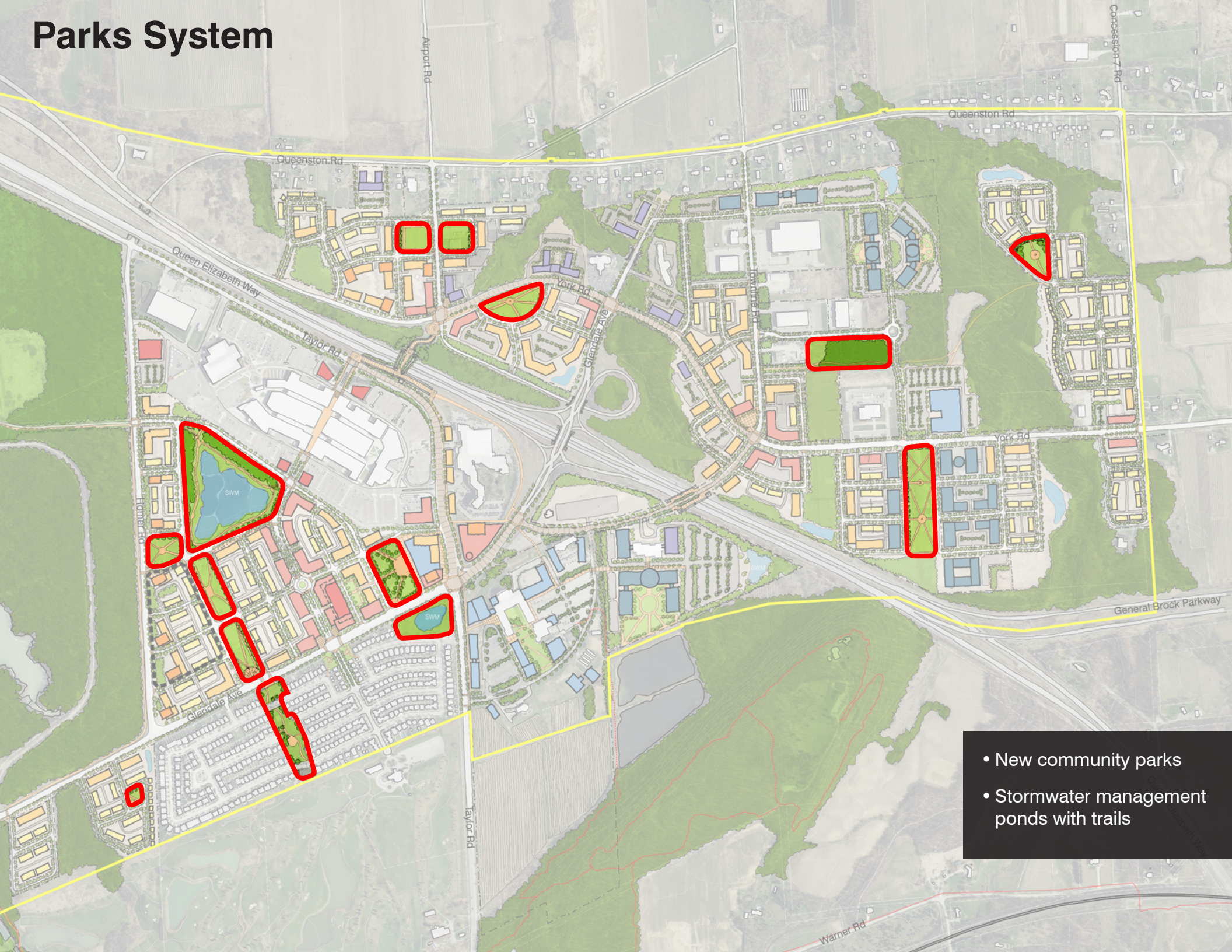
# Eco-Park & Welland Canal Heritage Park



- New road
- New multi-user path
- Preservation/expansion of natural environment
- Space for camping in Eco-Park
- Heritage interpretation (eg Signage etc) in Southern portion
- Boat mooring and Visitor's Centre
- Potential tourism destination area (winery, craft brewery, amphitheater, "farm-to-table" restaurant, wedding/event centre, hotel)



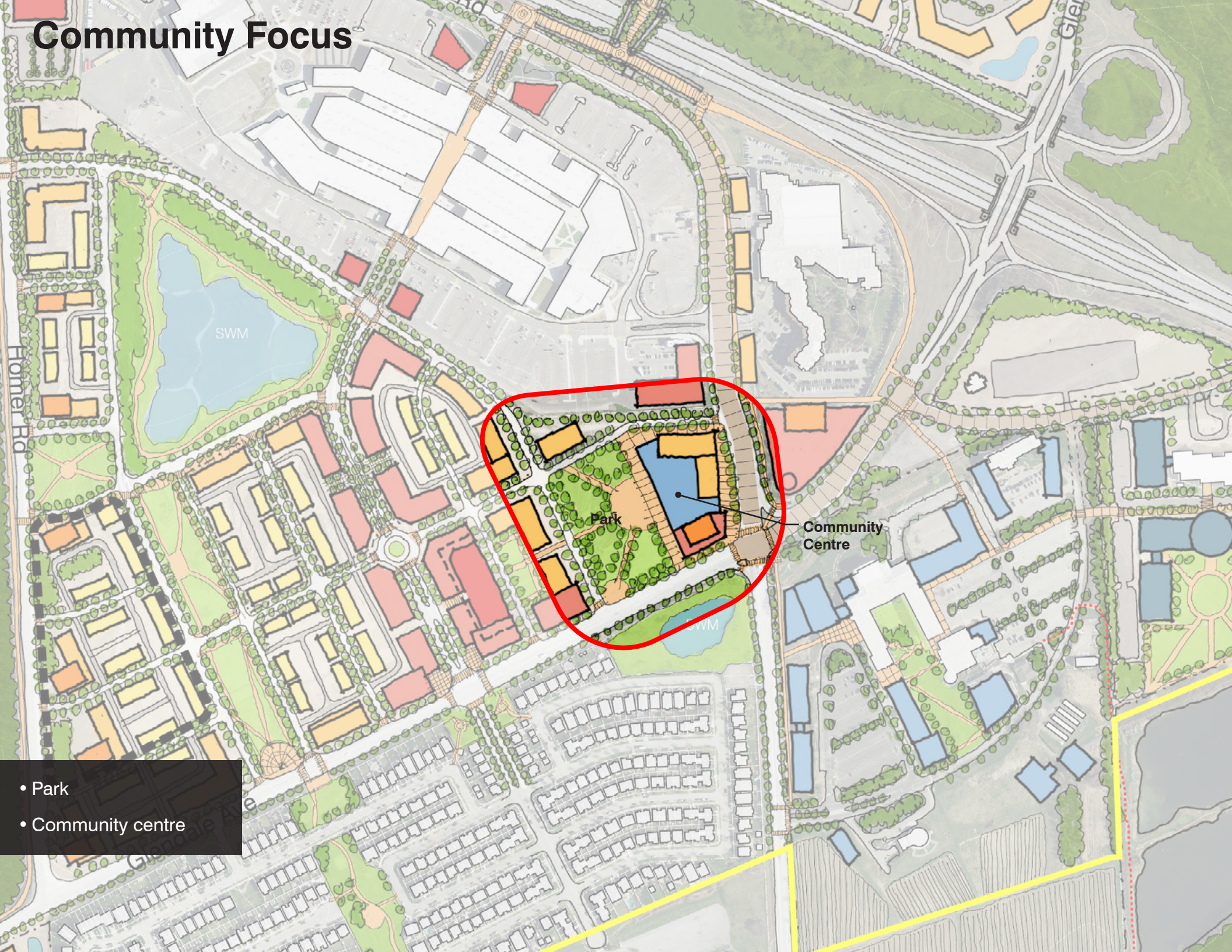
# Parks System



- New community parks
- Stormwater management ponds with trails



# Community Focus



- Park
- Community centre



# Glendale Crossing



- Core community area
- Mixed uses
- Main street retail
- Local grocery store (2 sites: stand alone format and integrated behind main street)
- Greenway connects into Niagara-on-the-Green
- Potential high school site (10-11 acres)



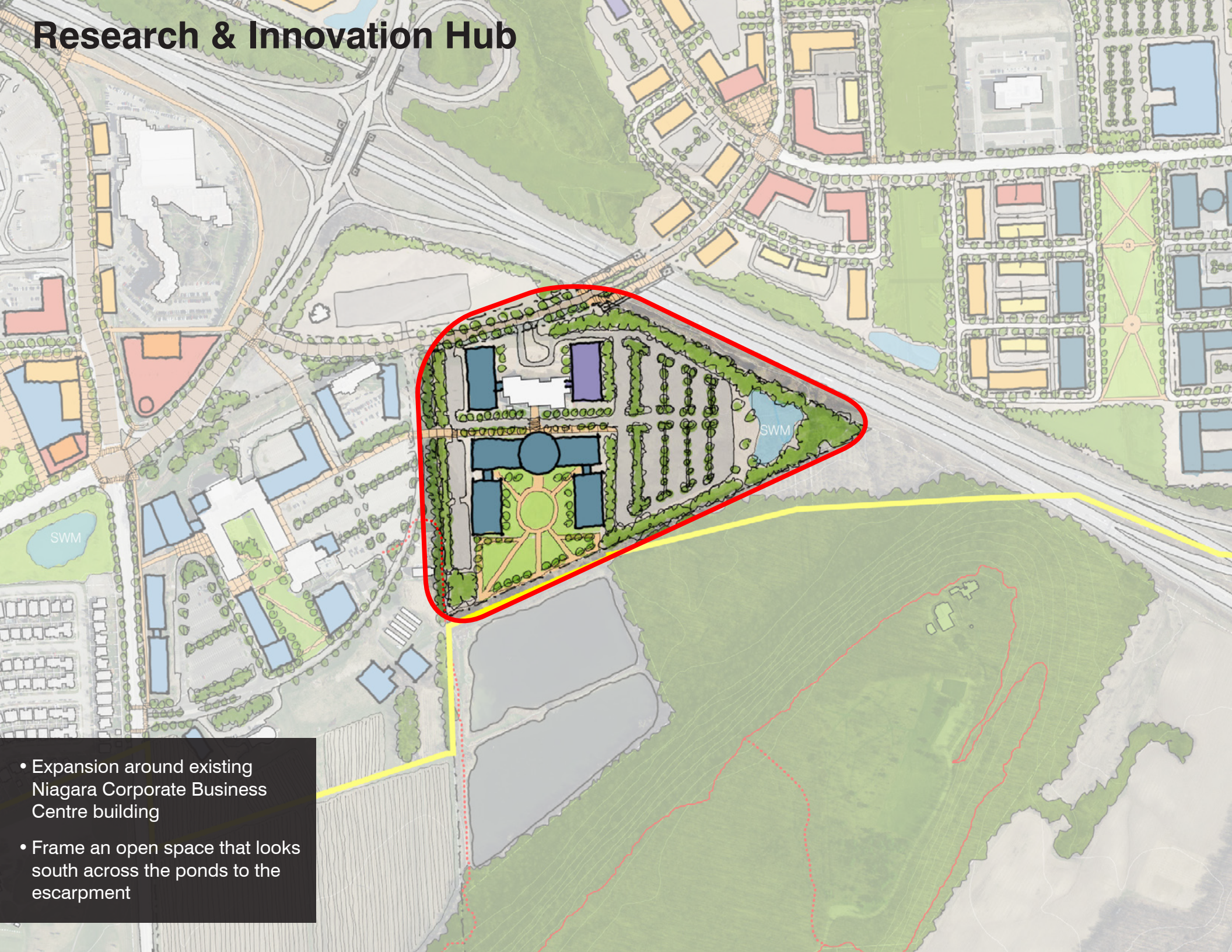
# Niagara College



- Plan incorporates Niagara College's master plan
- Expansion towards Taylor Road and Glendale Road/Taylor Road intersection
- Frame north-south open space
- East-west pathway to Research & Innovation Hub



# Research & Innovation Hub



- Expansion around existing Niagara Corporate Business Centre building
- Frame an open space that looks south across the ponds to the escarpment



# Transit Terminal & Tourist Centre



- Large area available on MTO lands, adjacent to Niagara College and accessible from north and south
- New Ontario Travel Information Centre
- Transit Terminal with bus parking, shelters etc.



# Mixed Use/Residential Centre



- Mixed Uses
- Residential



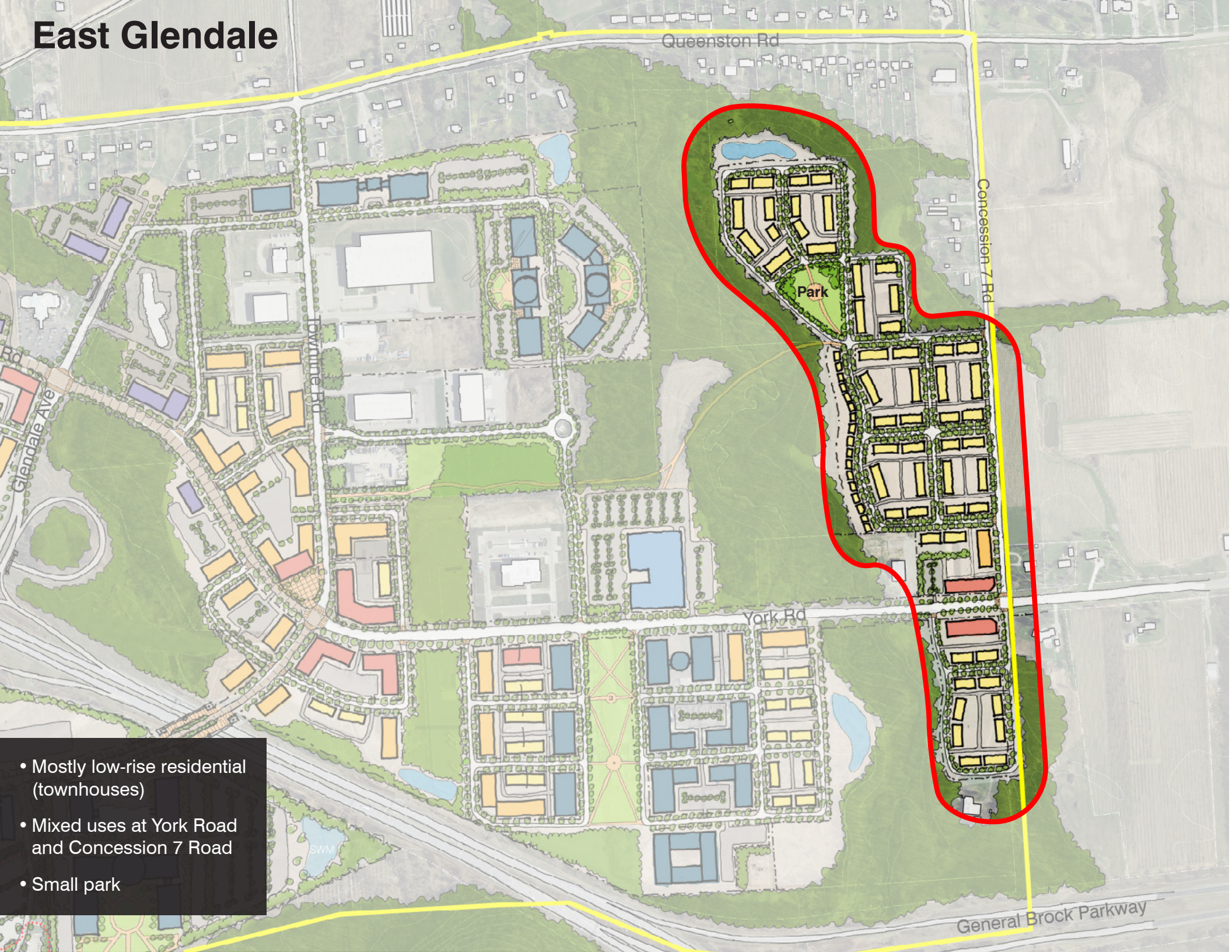
# Mixed Use/Employment



- New park
- Potential Health Care or Medical Hub
- Mixed uses with employment, residential and some commercial



# East Glendale



- Mostly low-rise residential (townhouses)
- Mixed uses at York Road and Concession 7 Road
- Small park



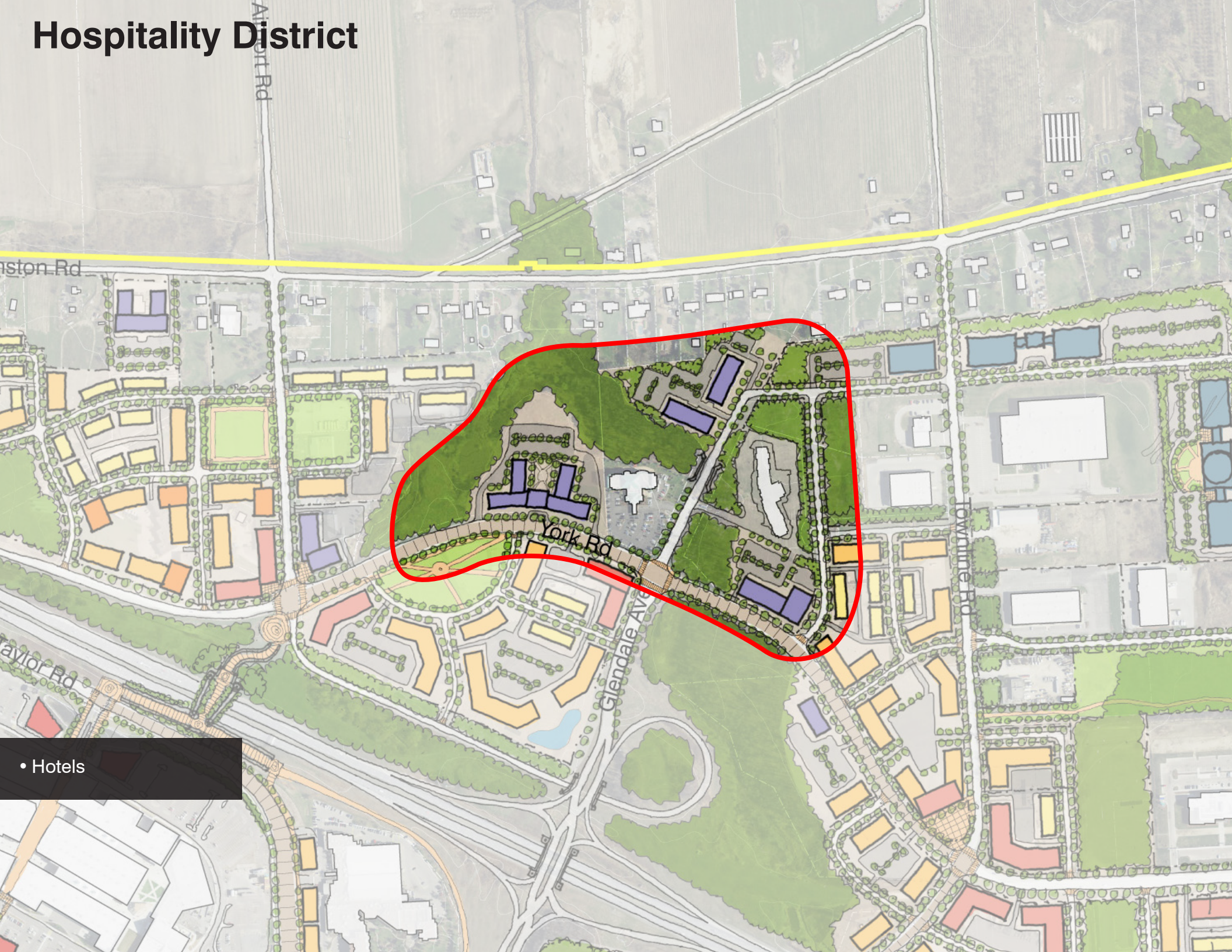
# Employment Area



- New roads connecting east-west and north-south
- Park/Woodlot preserved
- Preserves most existing development while unlocking internal parcels



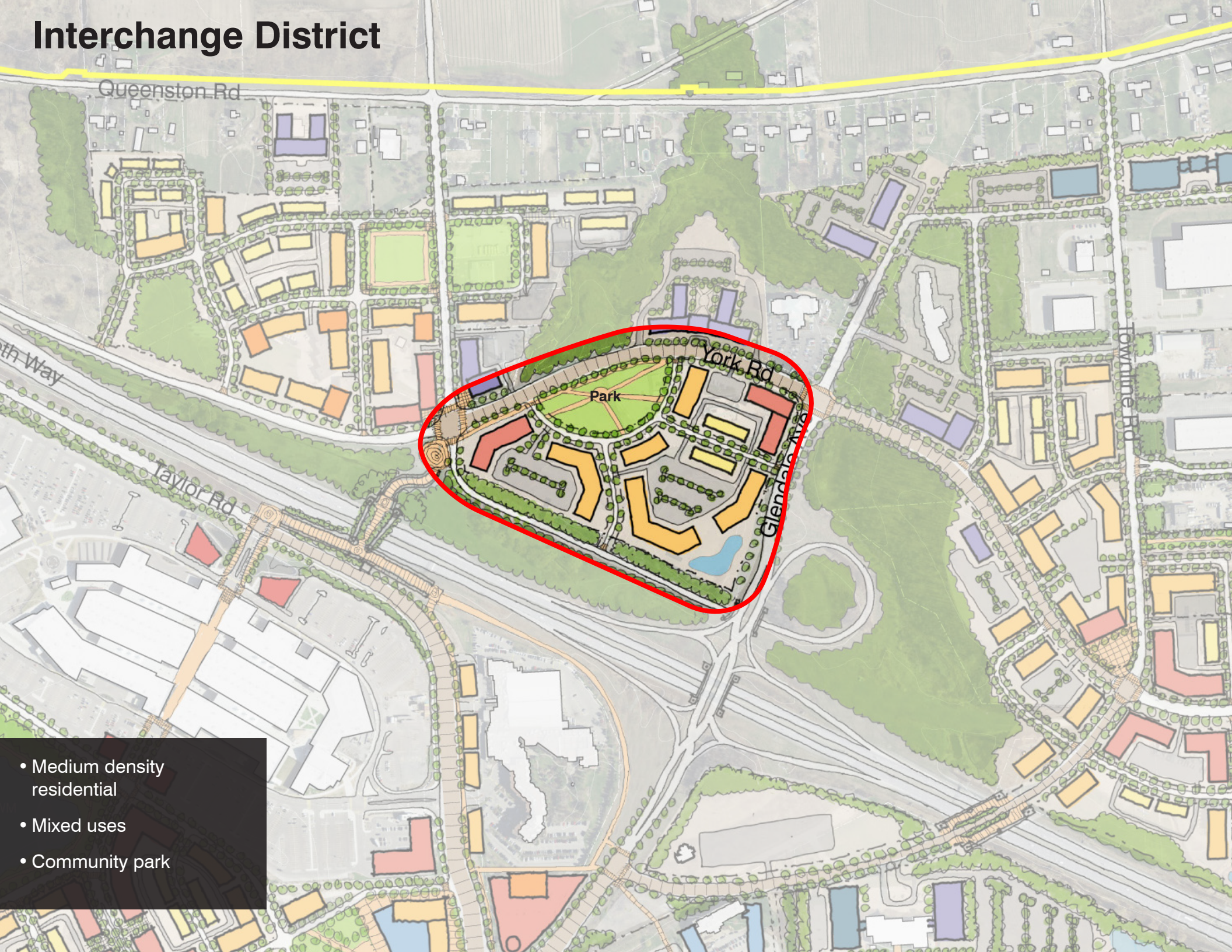
# Hospitality District



• Hotels



# Interchange District



- Medium density residential
- Mixed uses
- Community park



# North Glendale



- Mixed uses
- Hotels
- Community area
- Community parks
- Potential school site



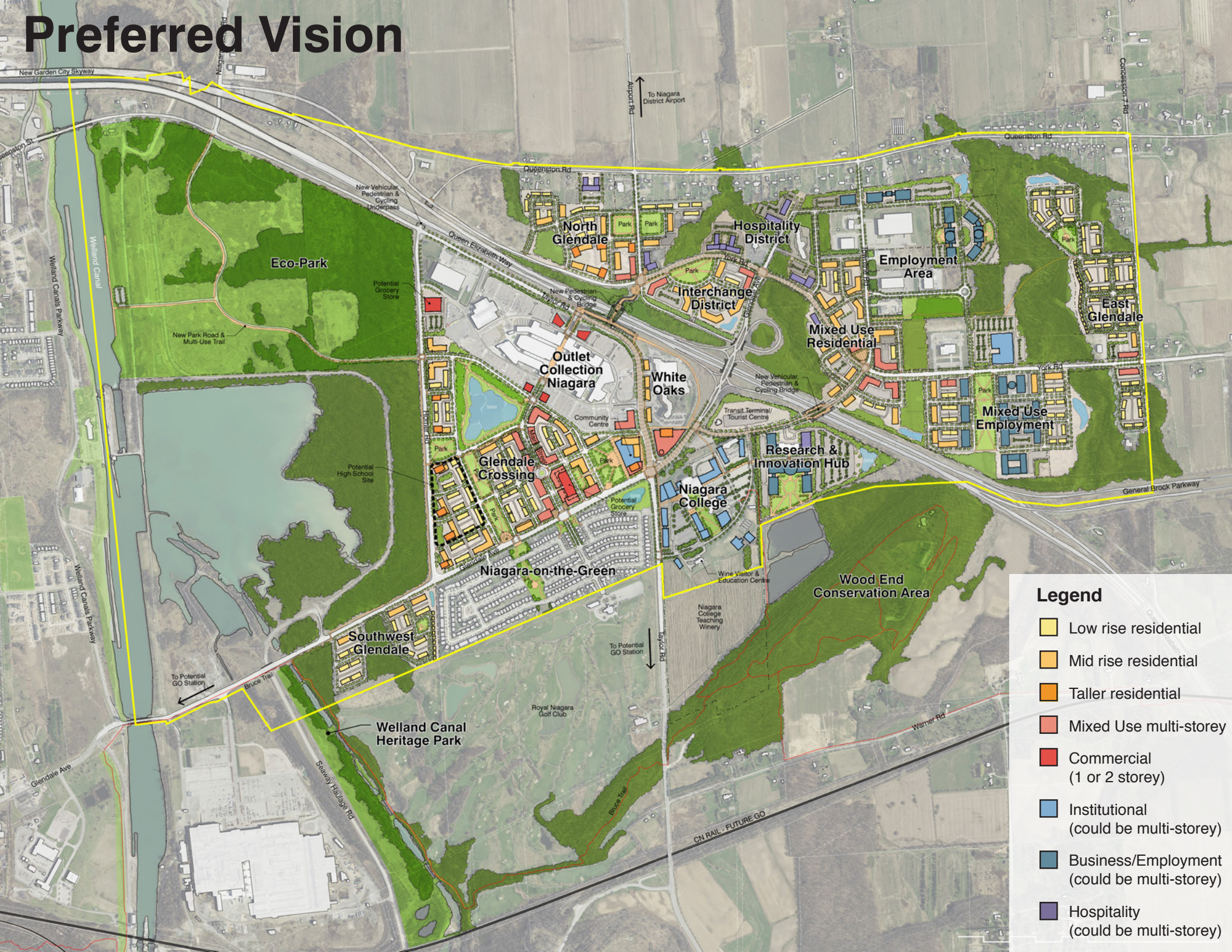
# Alternate Vision: **Tourism Destination**



- Potential large scale tourism destination such as a waterpark and resort hotel



# Preferred Vision



## Legend

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