

Glendale Niagara

District Plan

Visioning & Conceptual Development Plan

Kick-Off Presentation

June 25, 2018

Creating a **Vision** for the Future

Glendale Niagara District **Today**



Creating a **Vision** for the Future

Rethinking Glendale Niagara District

Glendale Niagara District is at a crossroads



Status Quo

Planning for the 20th century

Continued autocentric development
May achieve increased density
Still at heart a highway stop
Struggles to achieve sense of place



Paradigm Shift

Preparing for the mid-21st century

1 Transformative Infrastructure

2 Radical Mix of Uses

3 Increased Density

4 Enhanced Mobility

5 Connecting with Greenspace

6 Parking Attrition







Glendale is a **Gateway** to the Niagara Peninsula



VITICULTURE

NATURE

HERITAGE

AGRICULTURE

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

Is there another **Vision** for this place?



What do we need to do to make the Shift?

1 Transformative Infrastructure

2 Radical Mix of Uses

3 Increased Density

4 Enhanced Mobility

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6 Parking Attrition

Paradigm Shift

What Can a Paradigm Shift Look Like?

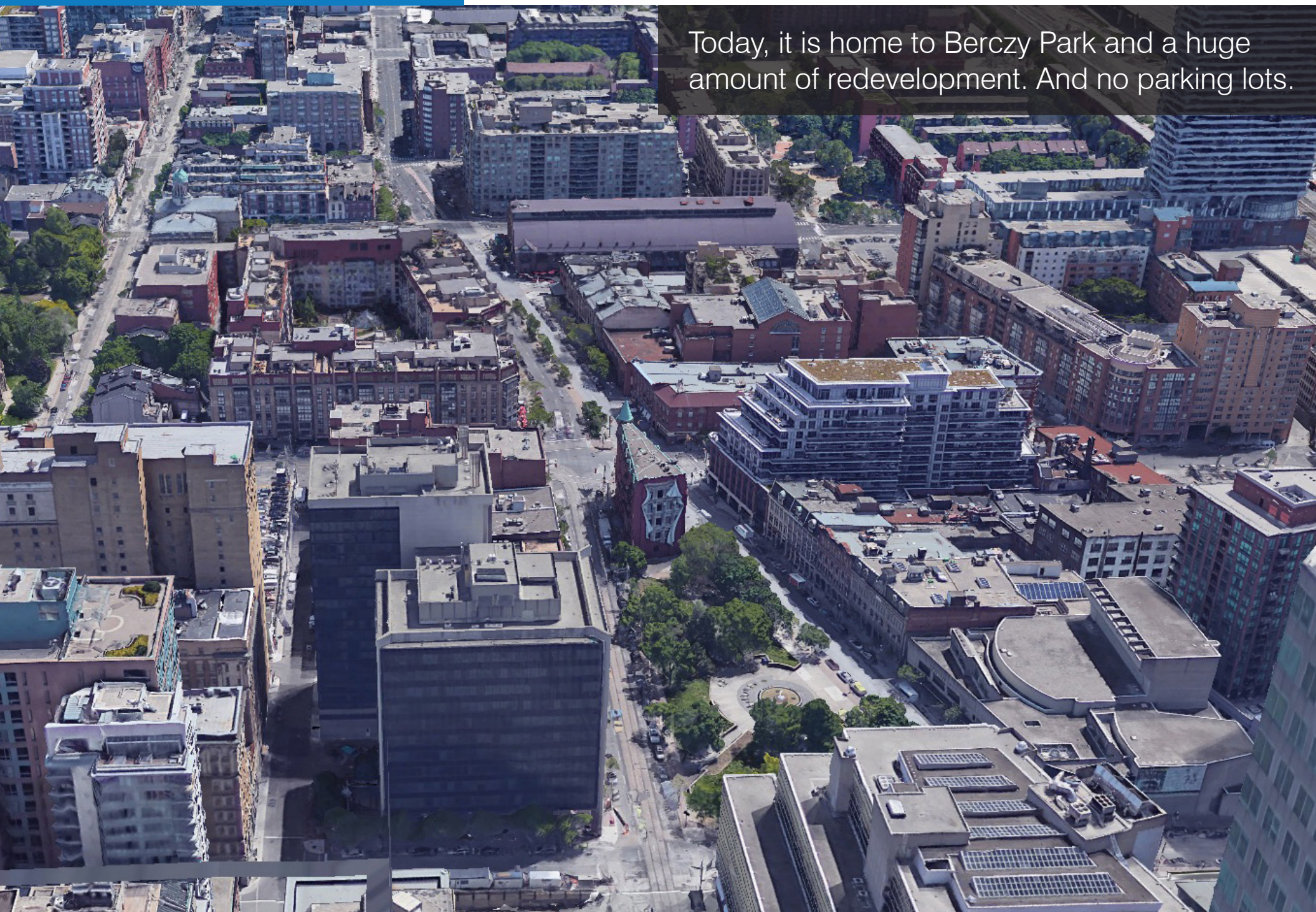
In the 1970s, this still made sense on Front St and Wellington St in Toronto, one block away from the Yonge St. Subway. The subway had been open for 20 years.



Paradigm Shift

What Can a Paradigm Shift Look Like?

Today, it is home to Berczy Park and a huge amount of redevelopment. And no parking lots.



Paradigm Shift

What Can a Paradigm Shift Look Like?



Berczy Park today

Paradigm Shift

What Can a Paradigm Shift Look Like?

Mississauga Downtown in 1980 before construction of Highway 403



Paradigm Shift

What Can a Paradigm Shift Look Like?

In 2017 preparing to welcome LRT



Paradigm Shift

What Can a Paradigm Shift Look Like?



City Hall



Living Arts Centre



Celebration Square



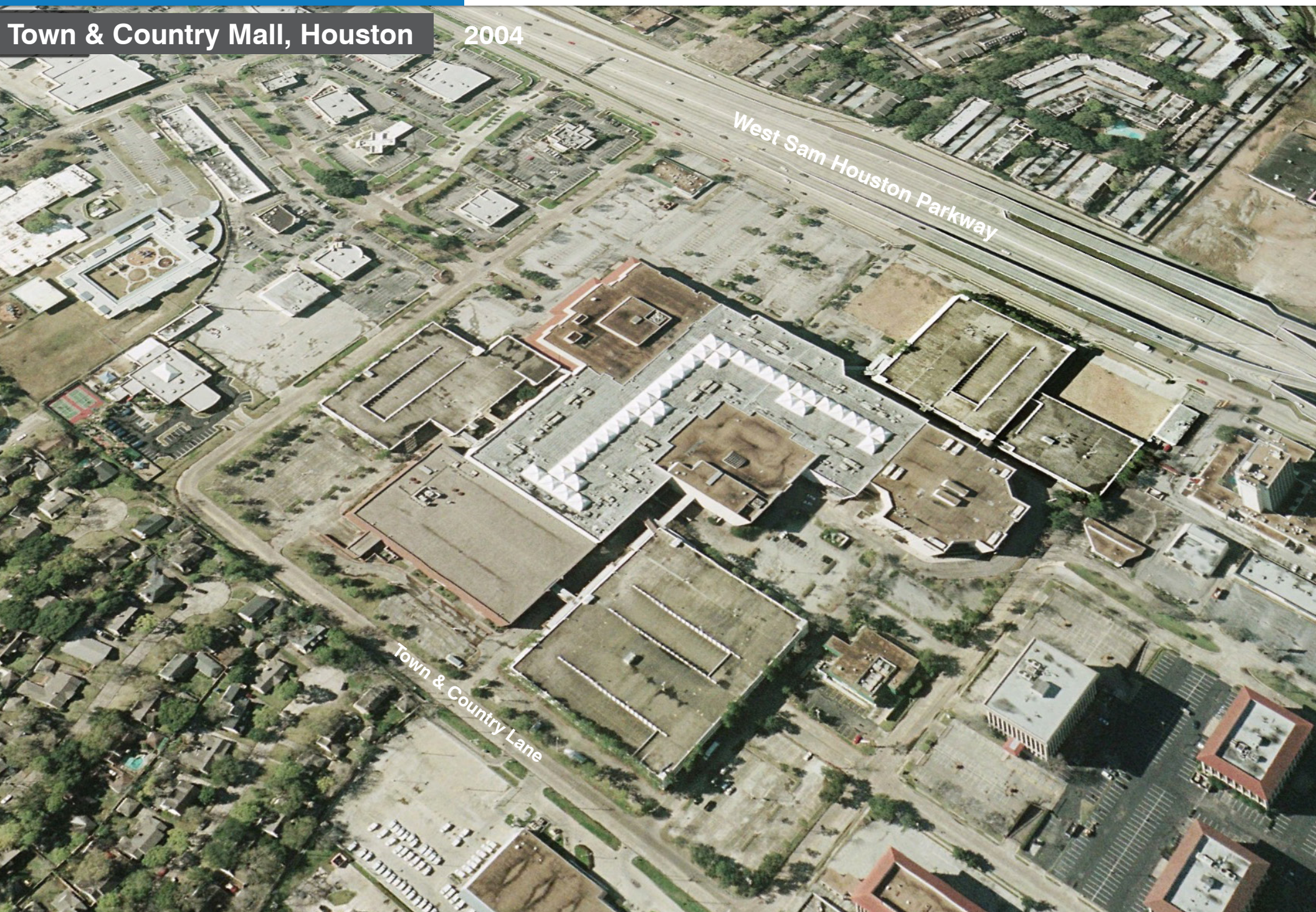
Sheridan College

Paradigm Shift

What Can a Paradigm Shift Look Like?

Town & Country Mall, Houston

2004

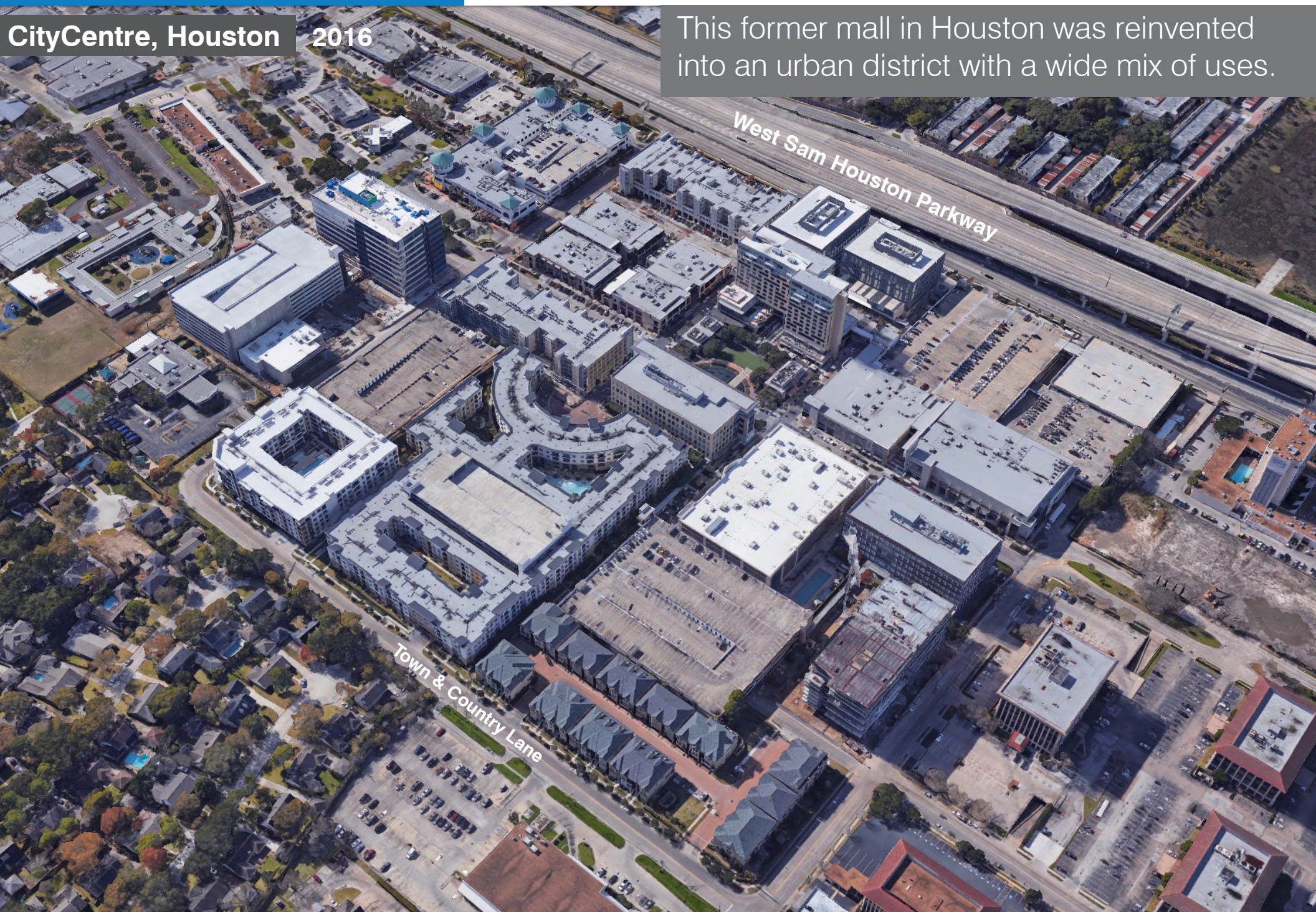


Paradigm Shift

What Can a Paradigm Shift Look Like?

CityCentre, Houston 2016

This former mall in Houston was reinvented into an urban district with a wide mix of uses.



Paradigm Shift

What Can a Paradigm Shift Look Like?

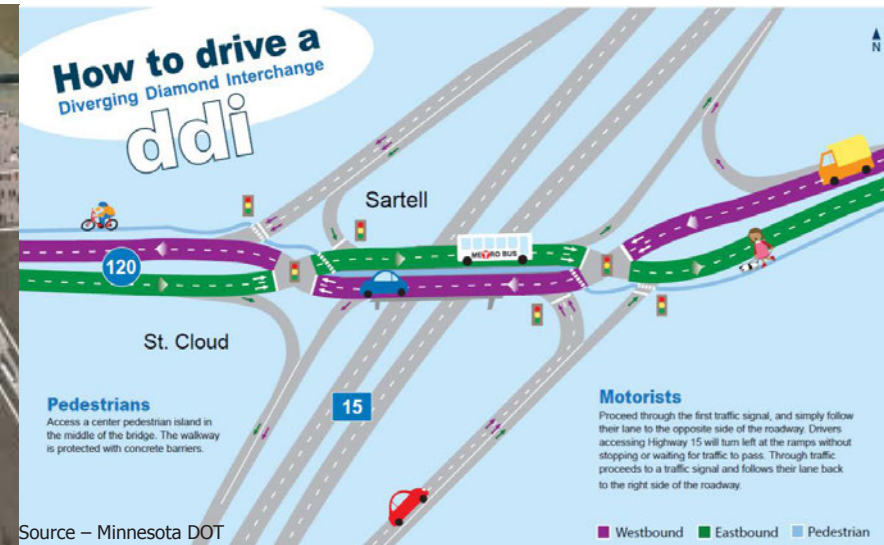
CityCentre, Houston



Paradigm Shift

1 Transformative Infrastructure

Leverage Investment in New Diverging Diamond Interchange at Glendale Ave and the QEW



Paradigm Shift

1 Transformative Infrastructure



Paradigm Shift

1 Transformative Infrastructure



Land Bridge, Vancouver, WA

Paradigm Shift

1 Transformative Infrastructure



Olympic Sculpture Park, Seattle



Paradigm Shift

2 Radical Mix of Uses

Storrs Center, Mansfield, CT

A former strip plaza was reinvented as a new town square for this university town. 11 mixed use buildings house over 600 rental apartments and 140,000 SF of retail and office.



Paradigm Shift

2 Radical Mix of Uses

Storrs Center, Mansfield, CT



Paradigm Shift

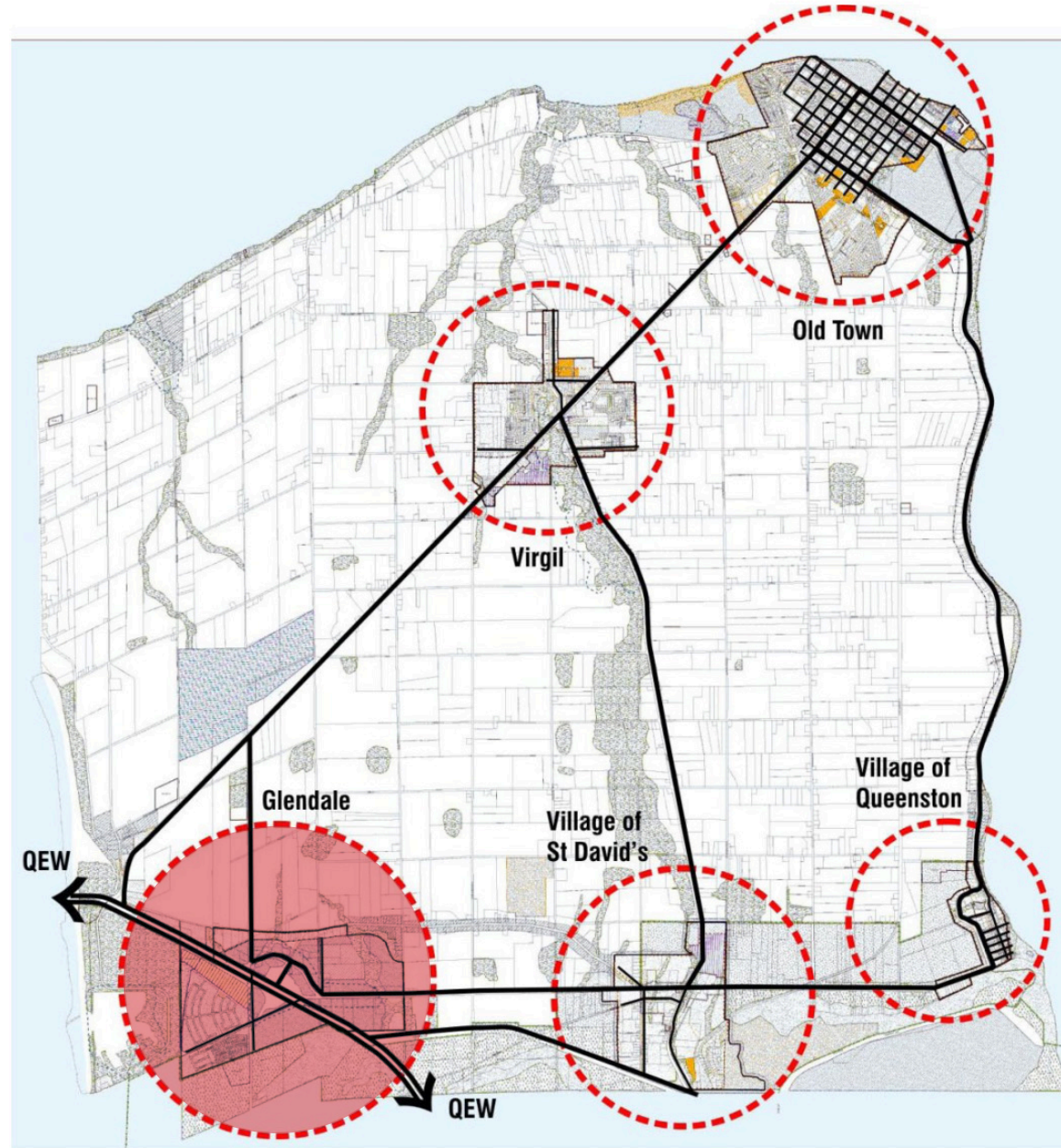
3 Increased Density

Glendale Niagara District is a Key Node for Growth in Niagara-on-the-Lake

Need for **intensification** under Province's *Places to Grow* growth plan and the planned opening of **GO train service** to Niagara by 2023 has already sparked developer interest

Developing in Glendale Niagara takes development pressures away from Old Town and helps to save the heritage villages.

2010 Secondary Plan envisioned heights up to 16 storeys

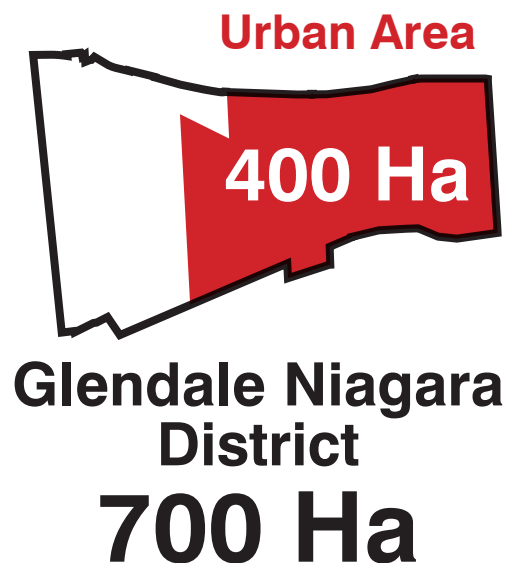


From Glendale Secondary Plan (2010)

Paradigm Shift

3 Increased Density

Glendale Niagara
District is Huge



Local Size Comparisons



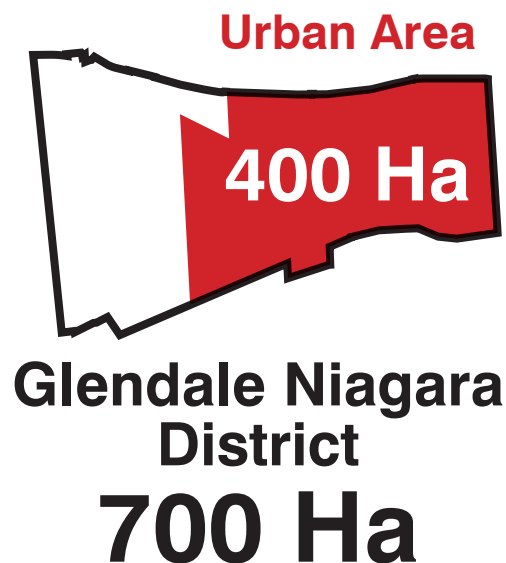
NOTL Old Town
456 Ha



Paradigm Shift

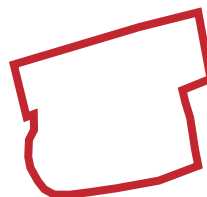
3 Increased Density

Glendale Niagara District has massive development potential

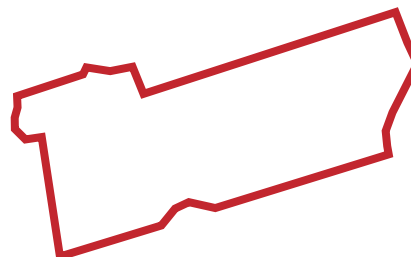
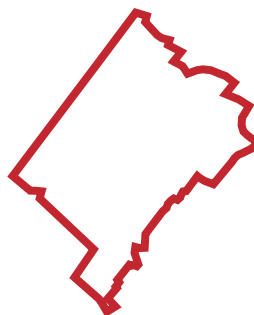


Size Comparisons to Other Major Centres

Vaughan VMC
205 Ha



Downtown Mississauga
260 Ha



Markham Centre
415 Ha



Downtown Toronto
1,500 Ha

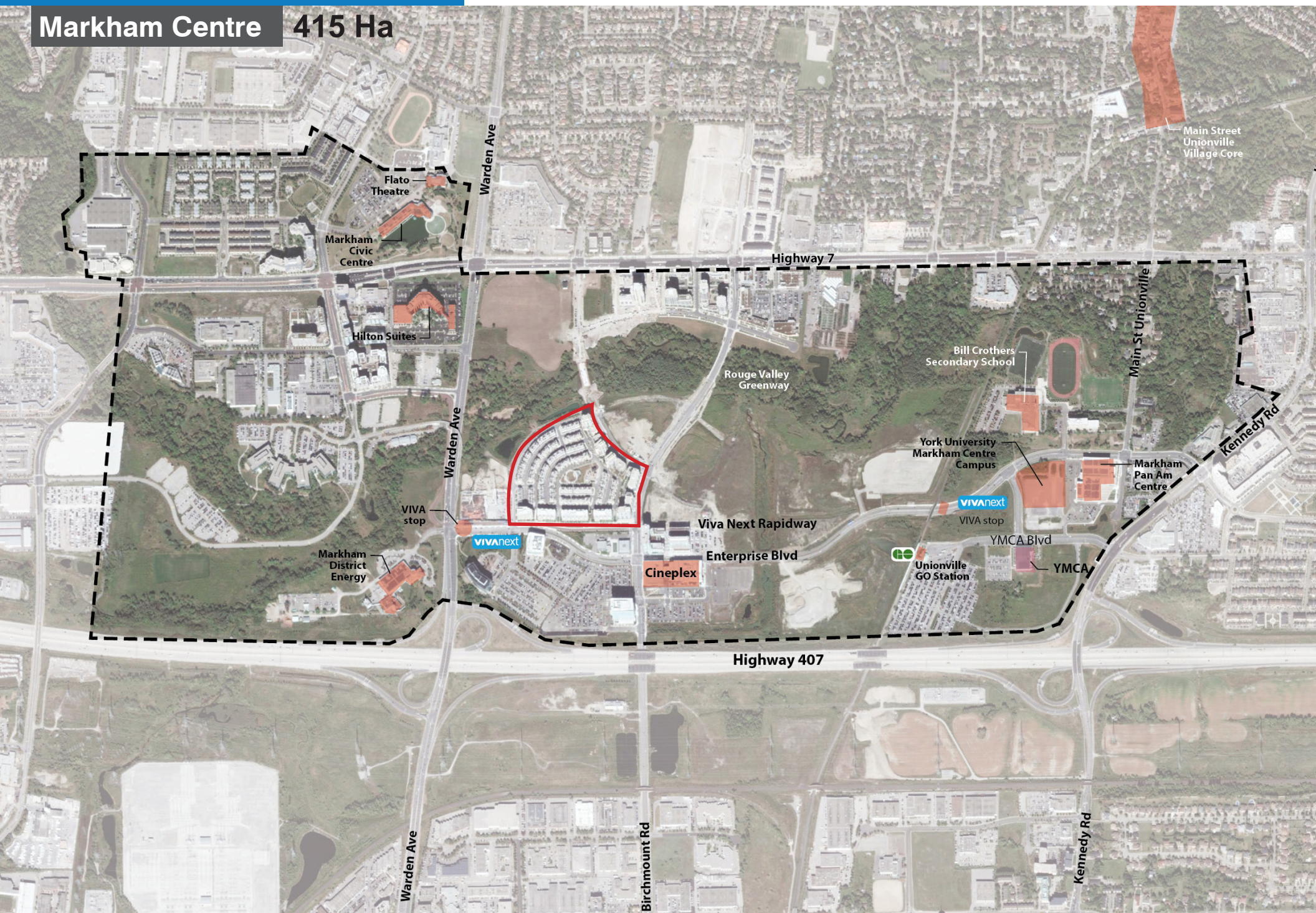


Downtown Ottawa
950 Ha

Paradigm Shift

3 Increased Density

Markham Centre 415 Ha



Paradigm Shift

3 Increased Density

Markham Centre



Paradigm Shift

3 Increased Density

Markham Centre - "Downtown Markham"



Paradigm Shift

3 Increased Density

Markham Centre - "Downtown Markham"



Paradigm Shift

3 Increased Density

Markham Centre



Paradigm Shift

4 Enhanced Mobility

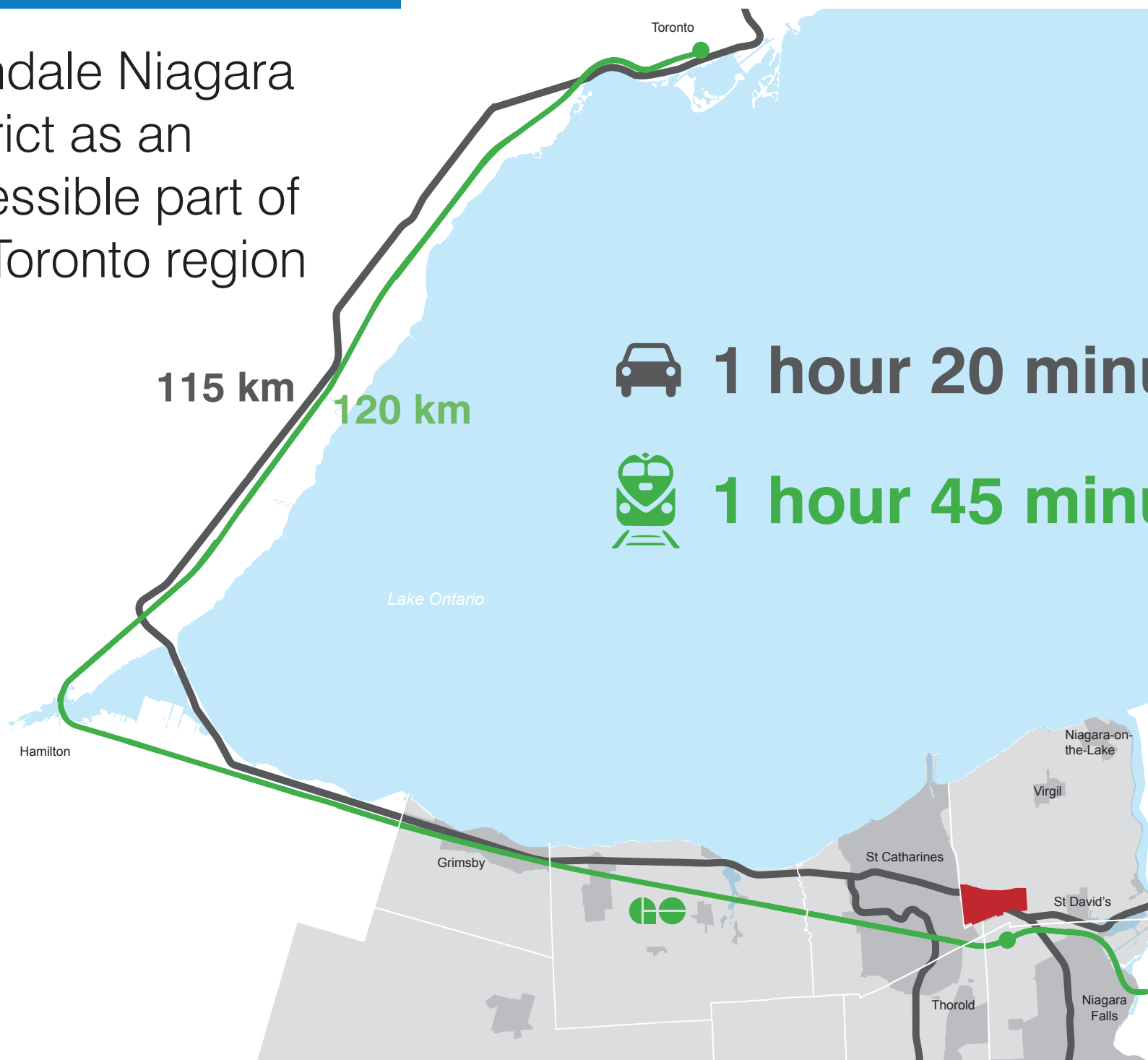
Glendale Niagara District as an accessible part of the Toronto region



Paradigm Shift

4 Enhanced Mobility

Glendale Niagara District as an accessible part of the Toronto region



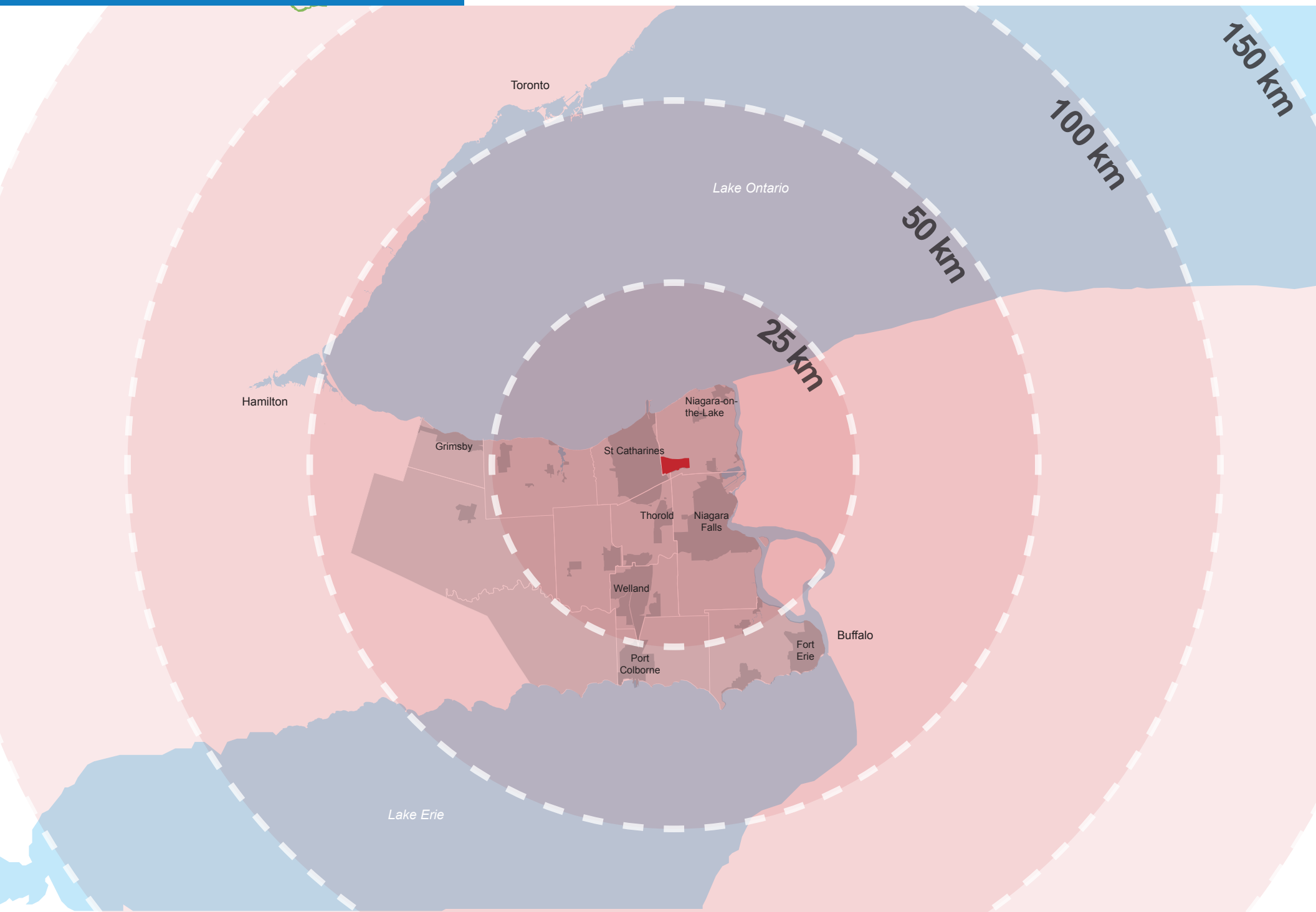
1 hour 20 minutes +



1 hour 45 minutes ?

Paradigm Shift

4 Enhanced Mobility



Paradigm Shift

4 Enhanced Mobility

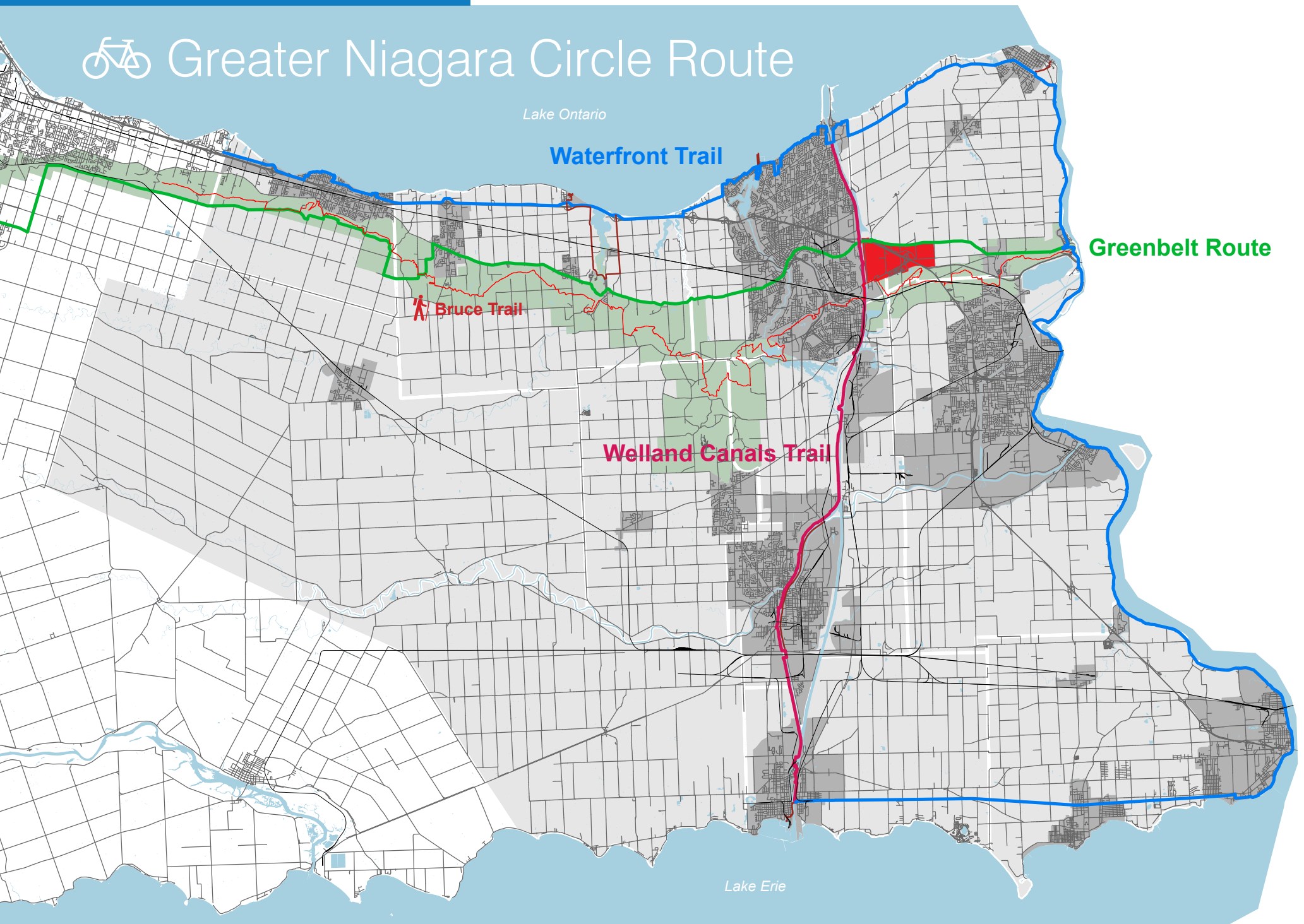
Glendale Niagara
District as a Regional
Hub for Tourism



Paradigm Shift

4 Enhanced Mobility

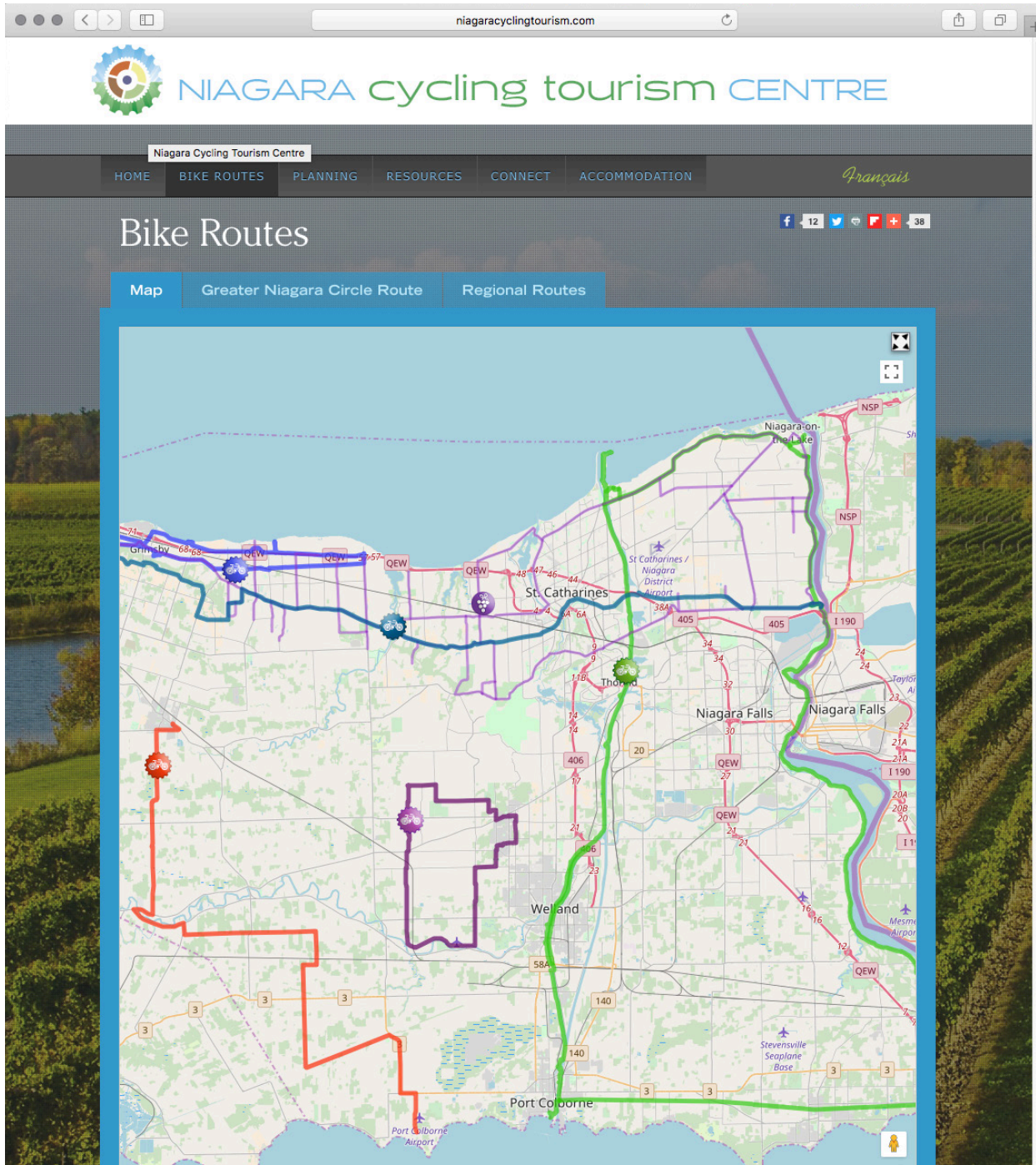
Greater Niagara Circle Route



Paradigm Shift

4 Enhanced Mobility

Cycling Niagara



Greenbelt Route



Welland Canal Parkway Trail



Paradigm Shift

4 Enhanced Mobility

Welland Canal



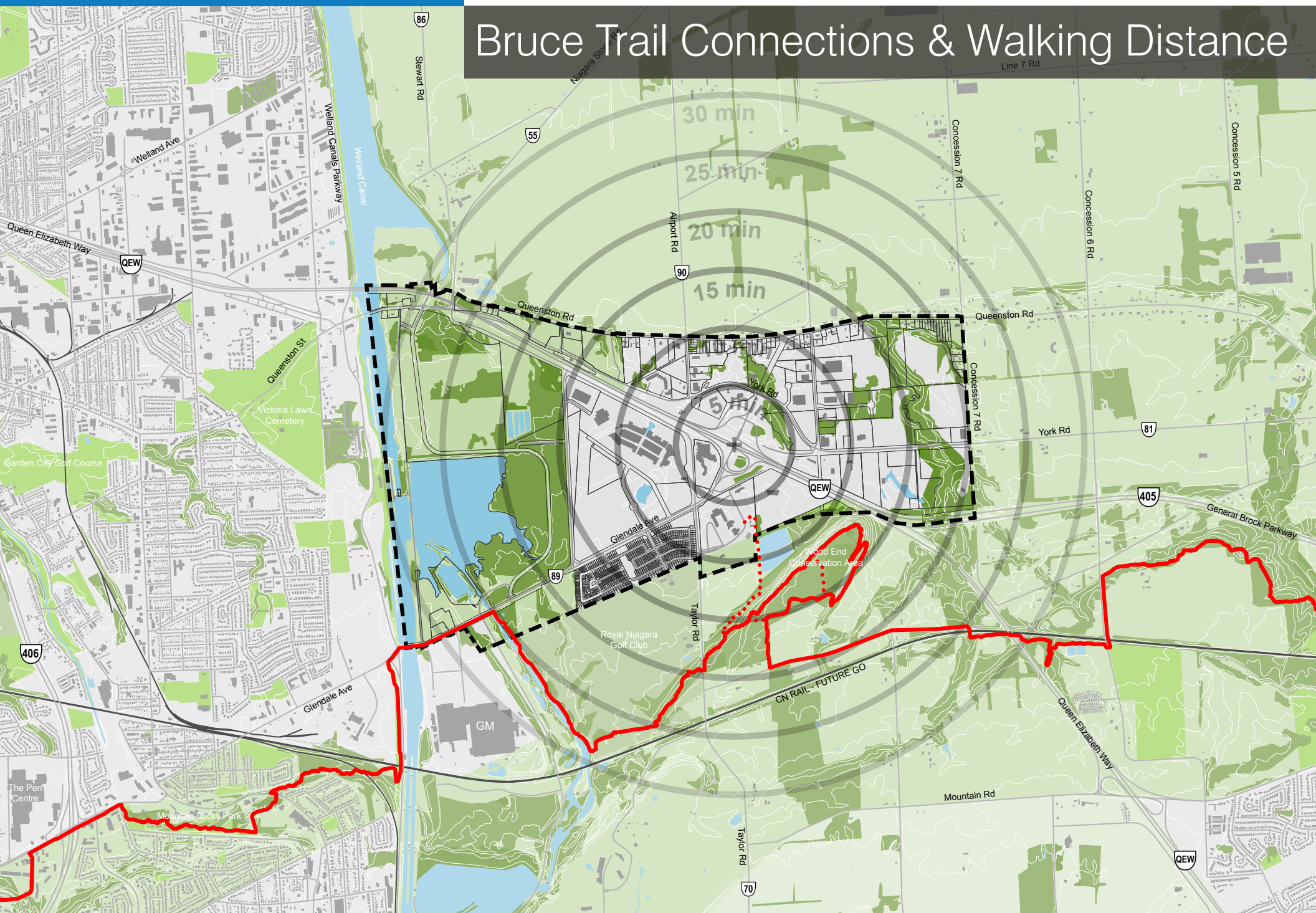
Paradigm Shift

4 Enhanced Mobility

Welland Canal Visitors Centre



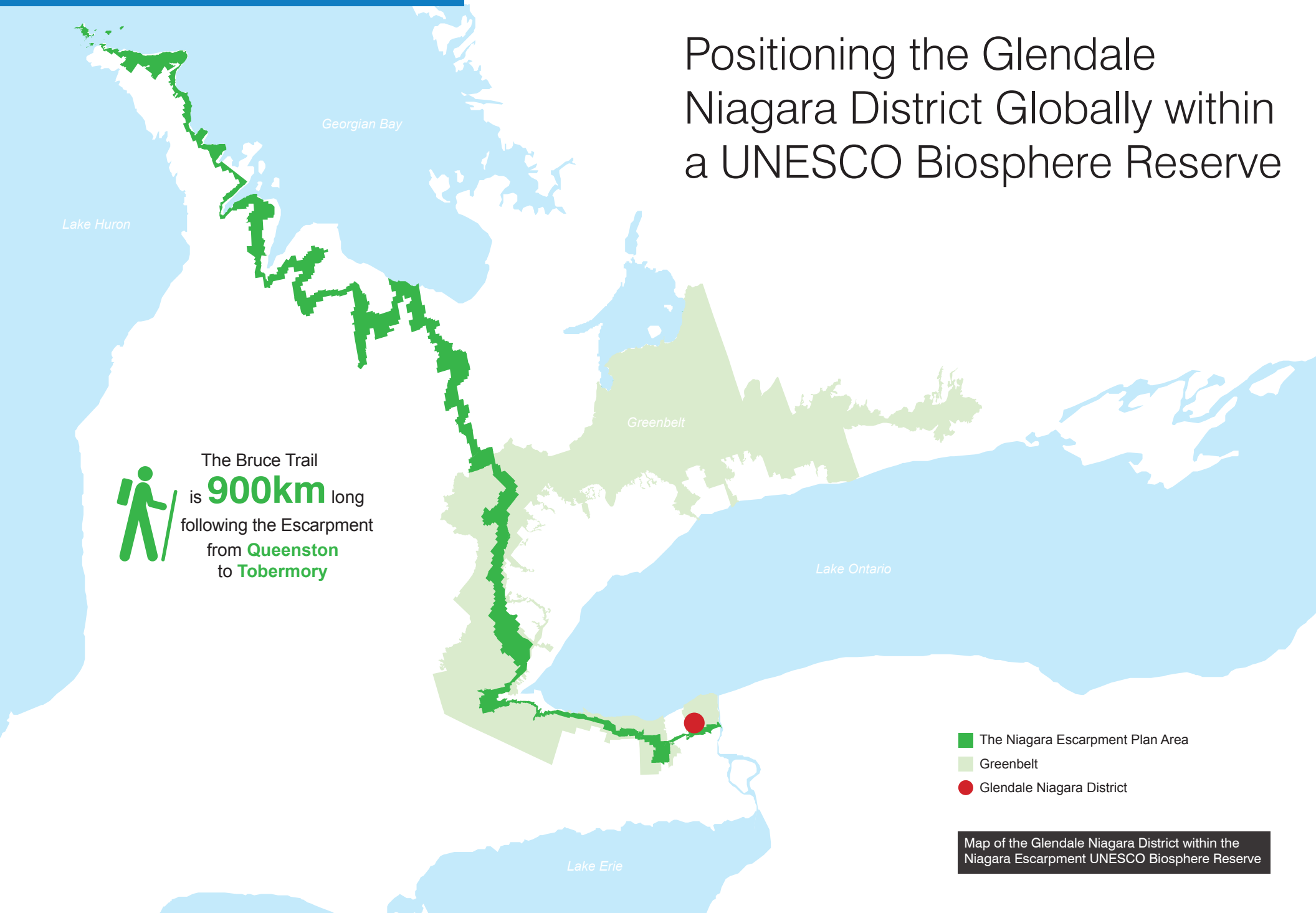
Bruce Trail Connections & Walking Distance






Positioning the Glendale
Niagara District Globally within
a UNESCO Biosphere Reserve



The Bruce Trail
is **900km** long
following the Escarpment
from **Queenston**
to **Tobermory**



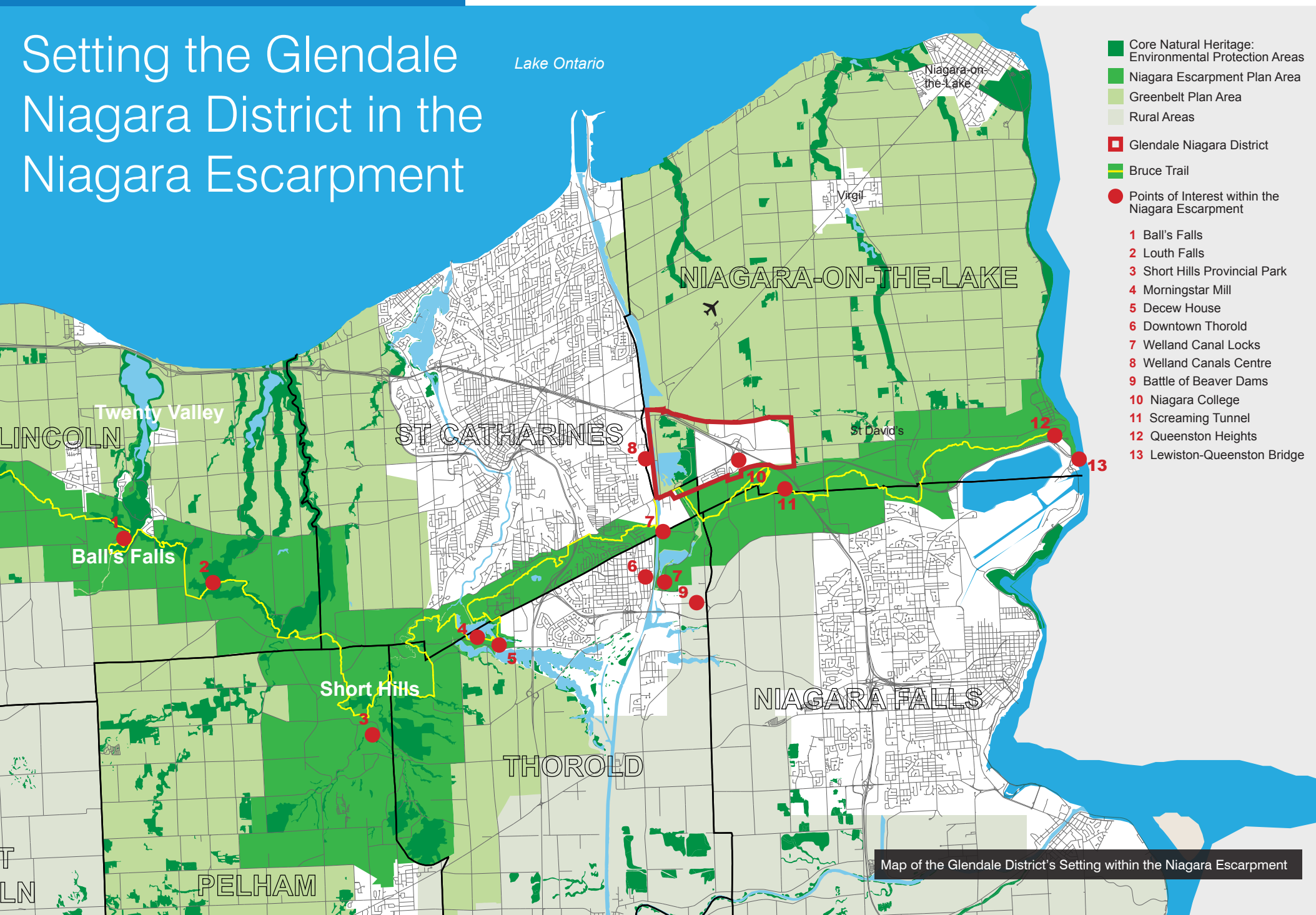
-  The Niagara Escarpment Plan Area
-  Greenbelt
-  Glendale Niagara District

Map of the Glendale Niagara District within the
Niagara Escarpment UNESCO Biosphere Reserve

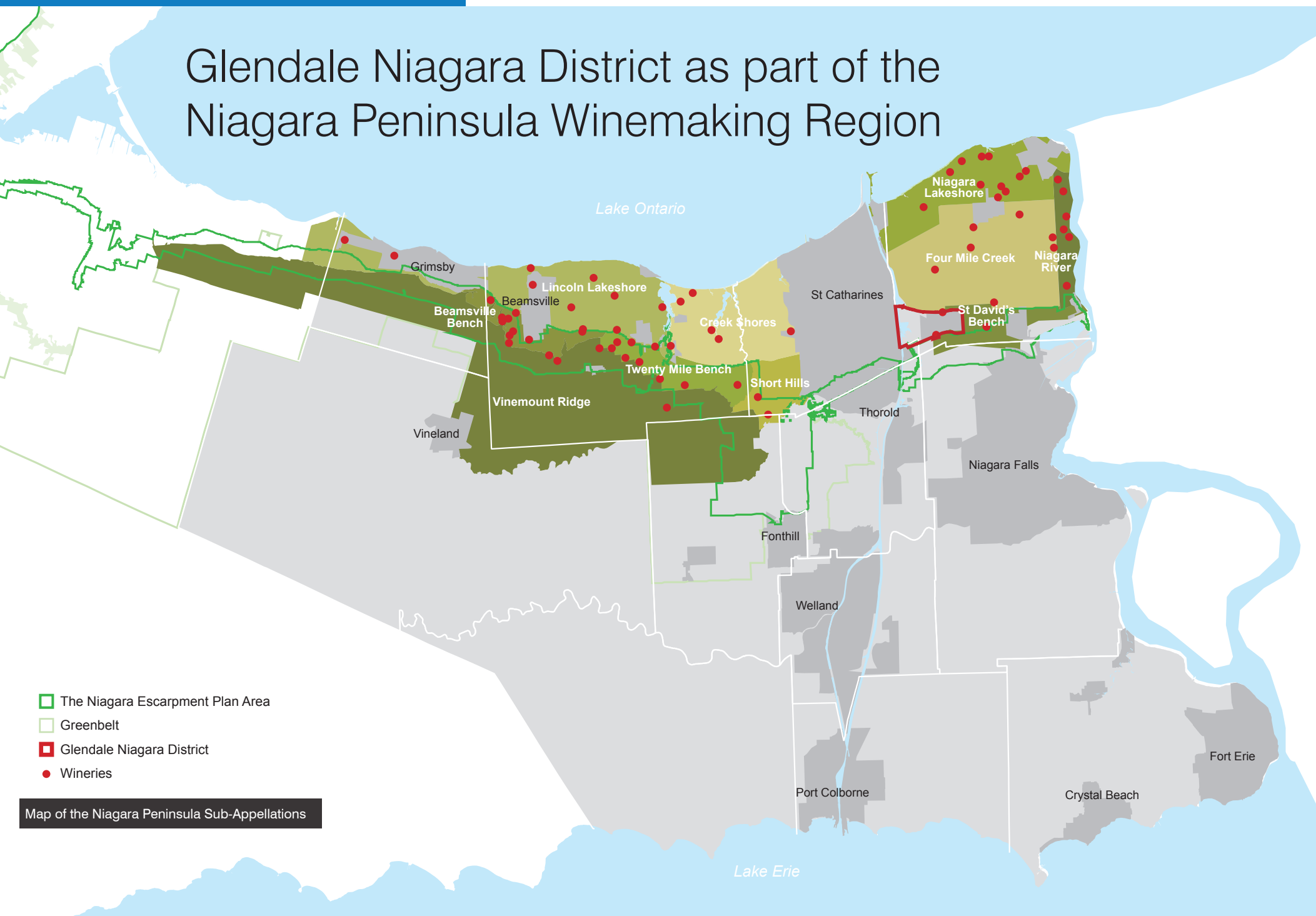
Paradigm Shift

5 Connecting with Greenspace

Setting the Glendale Niagara District in the Niagara Escarpment



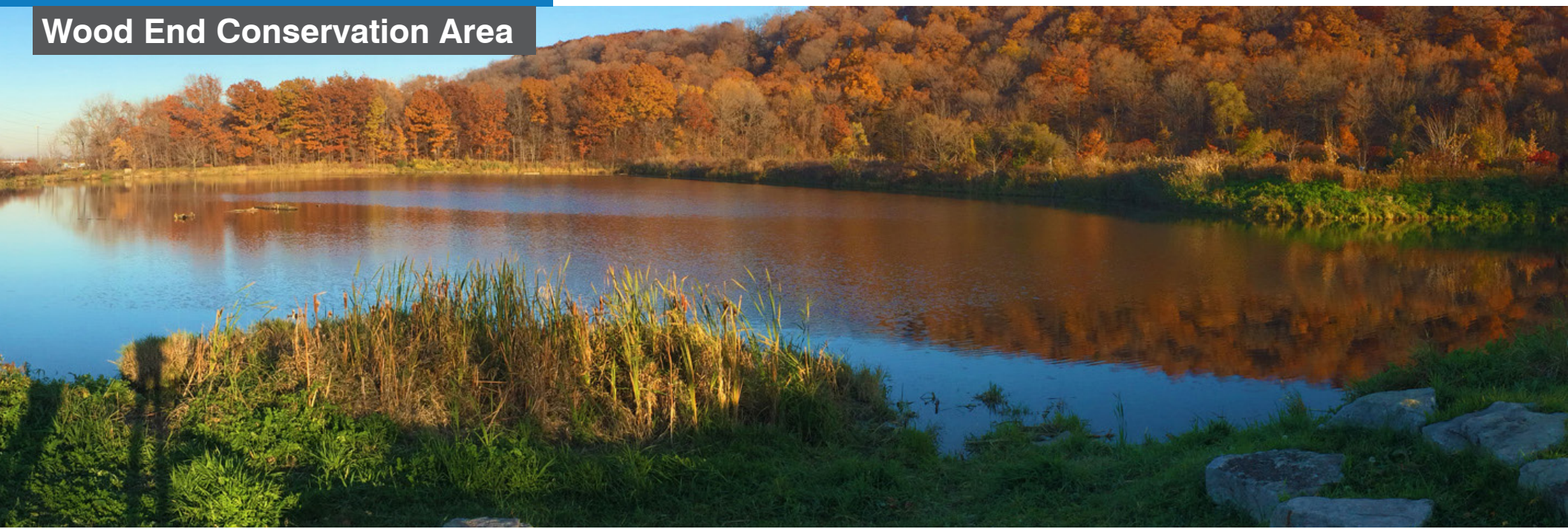
Glendale Niagara District as part of the Niagara Peninsula Winemaking Region



Paradigm Shift

Wood End Conservation Area

5 Connecting with Greenspace

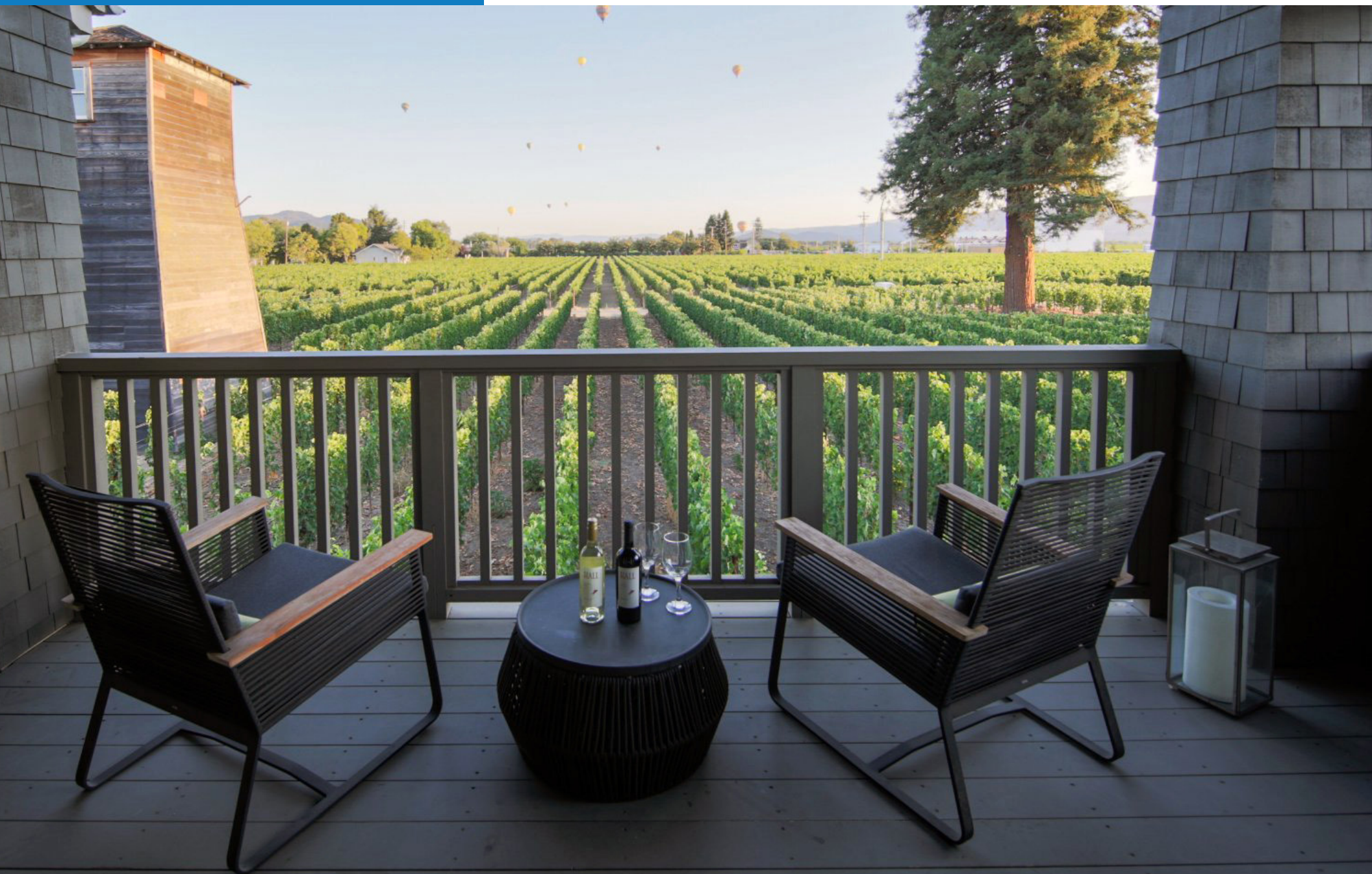


Paradigm Shift

5 Connecting with Greenspace

Yountville, Napa County, California - a very compact small town set within vineyards, home to 2 Michelin starred restaurants.



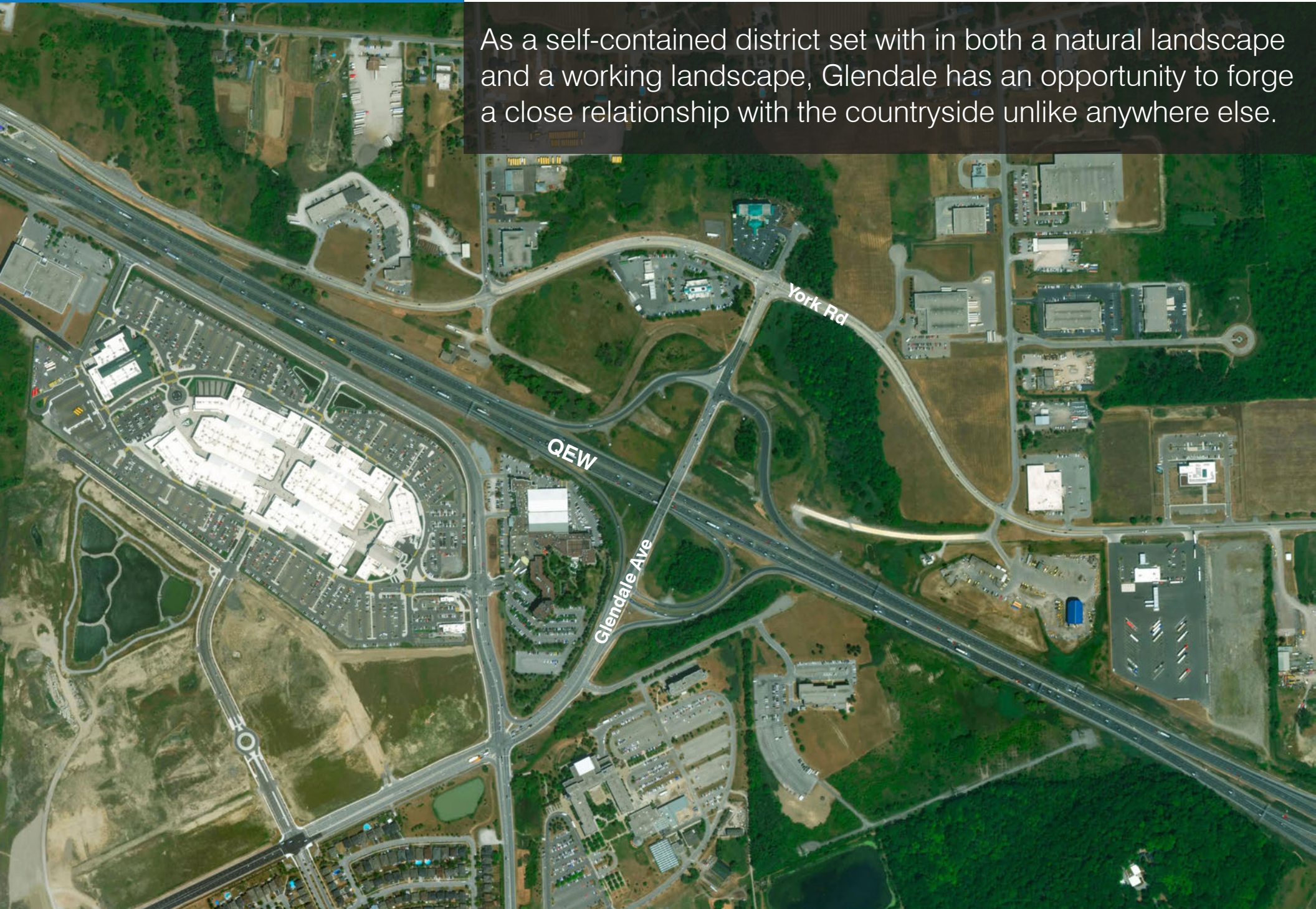


View from hotel room over vineyards

Paradigm Shift

5 Connecting with Greenspace

As a self-contained district set within both a natural landscape and a working landscape, Glendale has an opportunity to forge a close relationship with the countryside unlike anywhere else.



Paradigm Shift

5 Connecting with Greenspace



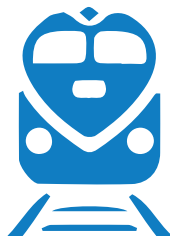
Planning for Diverse Needs and
Modes for Access & Movement



Car



Car Share



GO Train



Bus



Shuttles



Cycling



Bike Share



Hiking



Walking



Tourbus

Can Reduce the Long-term
Need for Parking

Automated Vehicles are a Potential Disrupter

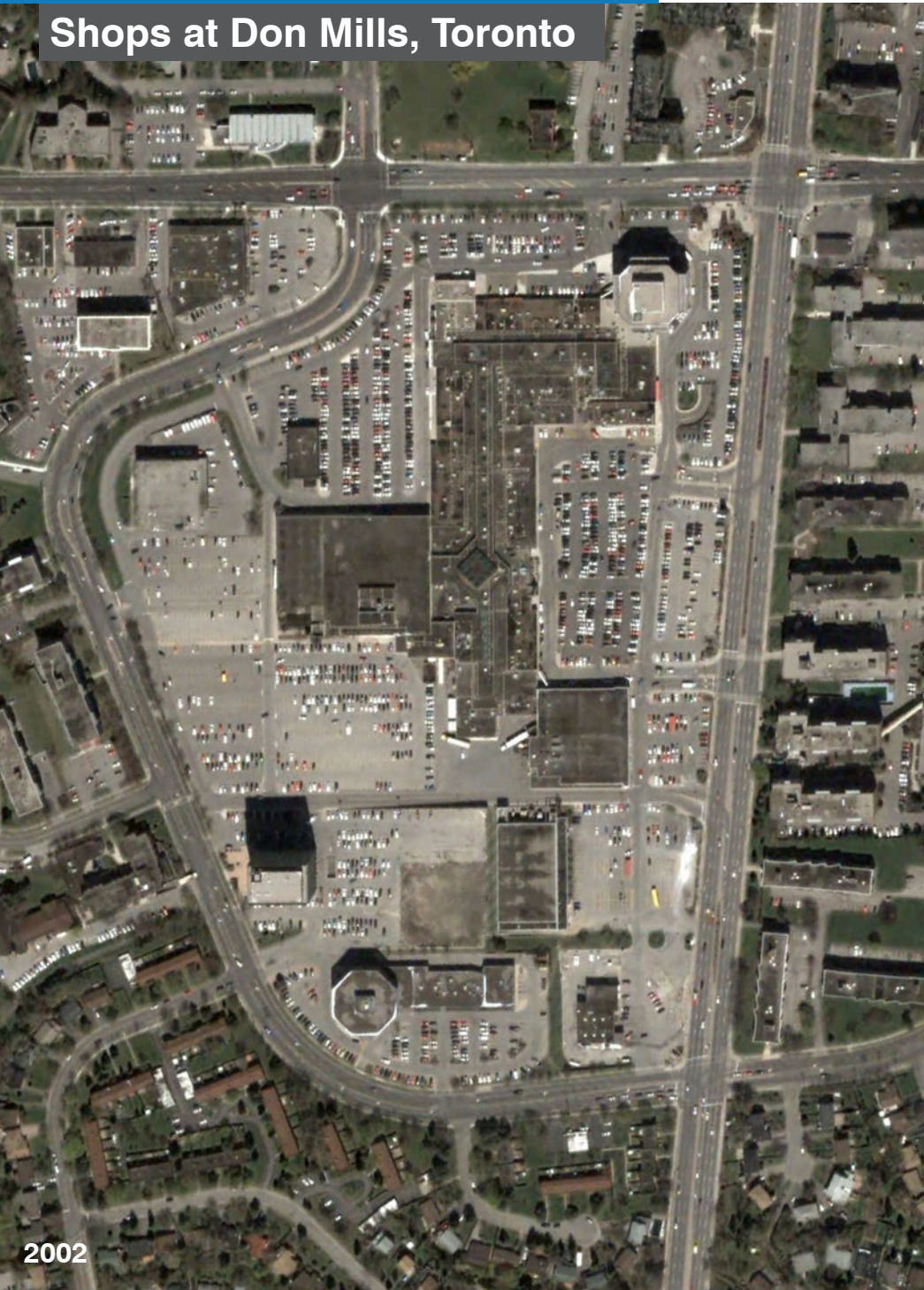
From personal Automated Vehicles to Automated Taxi, Rideshare and Groupshare services, there is huge potential change on the horizon that threatens to leave behind places that were built solely with a 20th century perception of mobility.



Paradigm Shift

6 Parking Attrition

Shops at Don Mills, Toronto



2002



2017

Paradigm Shift

6 Parking Attrition

Shops at Don Mills, Toronto



Paradigm Shift

6 Parking Attrition

Shops at Don Mills, Toronto

2009



Paradigm Shift

6 Parking Attrition

Shops at Don Mills, Toronto

2017



Creating a **Vision** for the Future

