



Glendale Niagara

District Plan

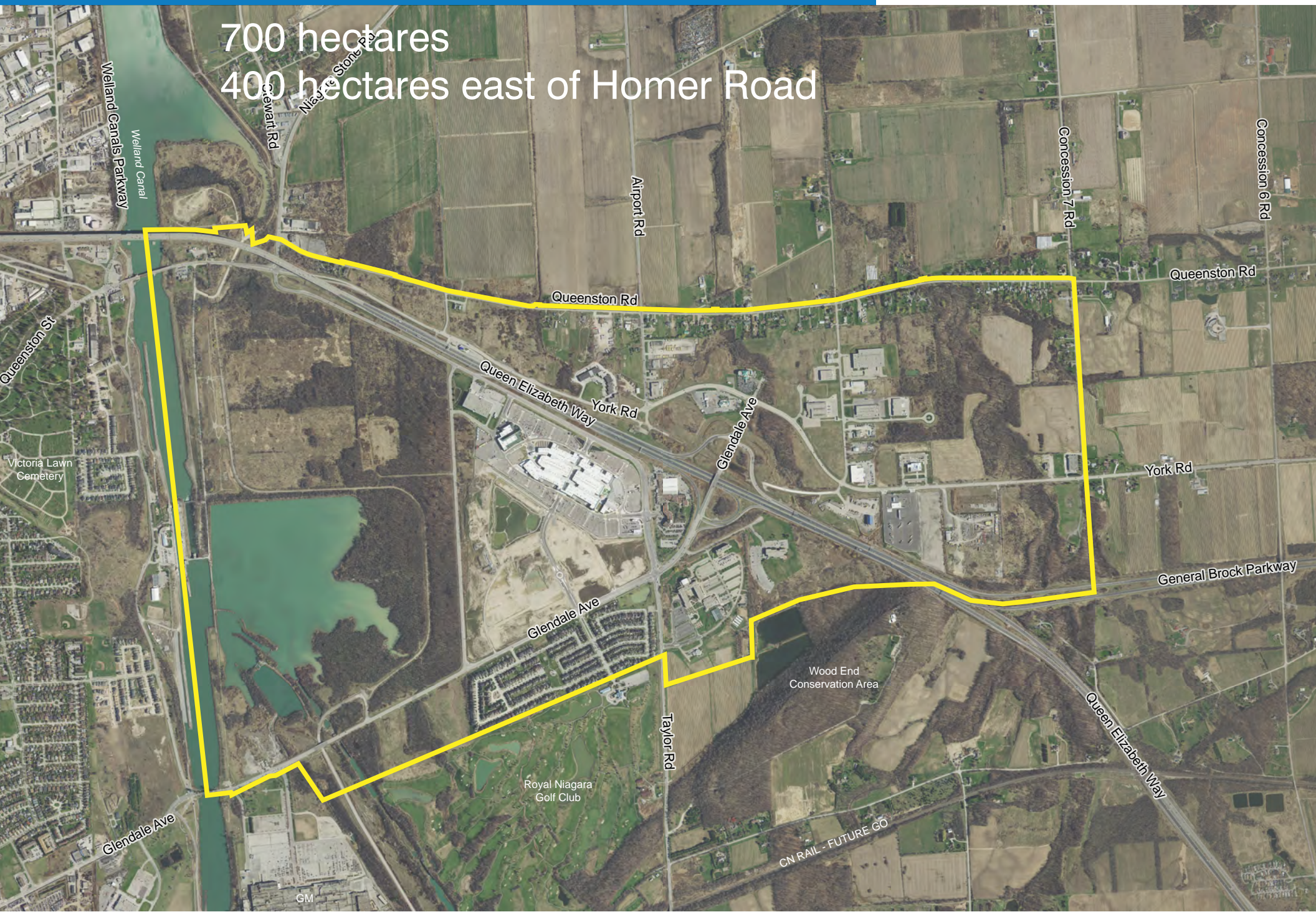
Visioning & Conceptual Development Plan

Public Workshop #2

August 16, 2018

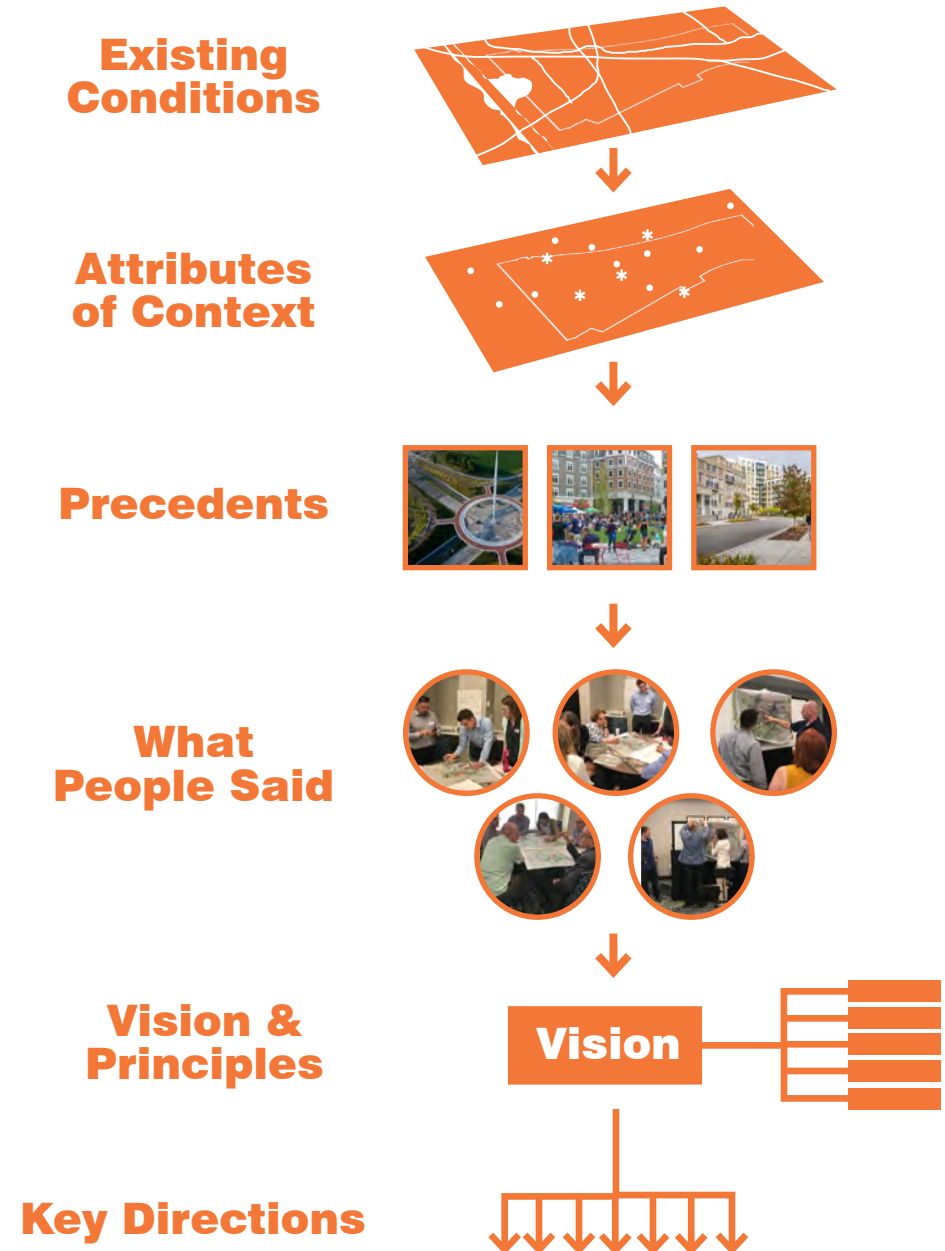
Creating a **Vision** for the Future

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

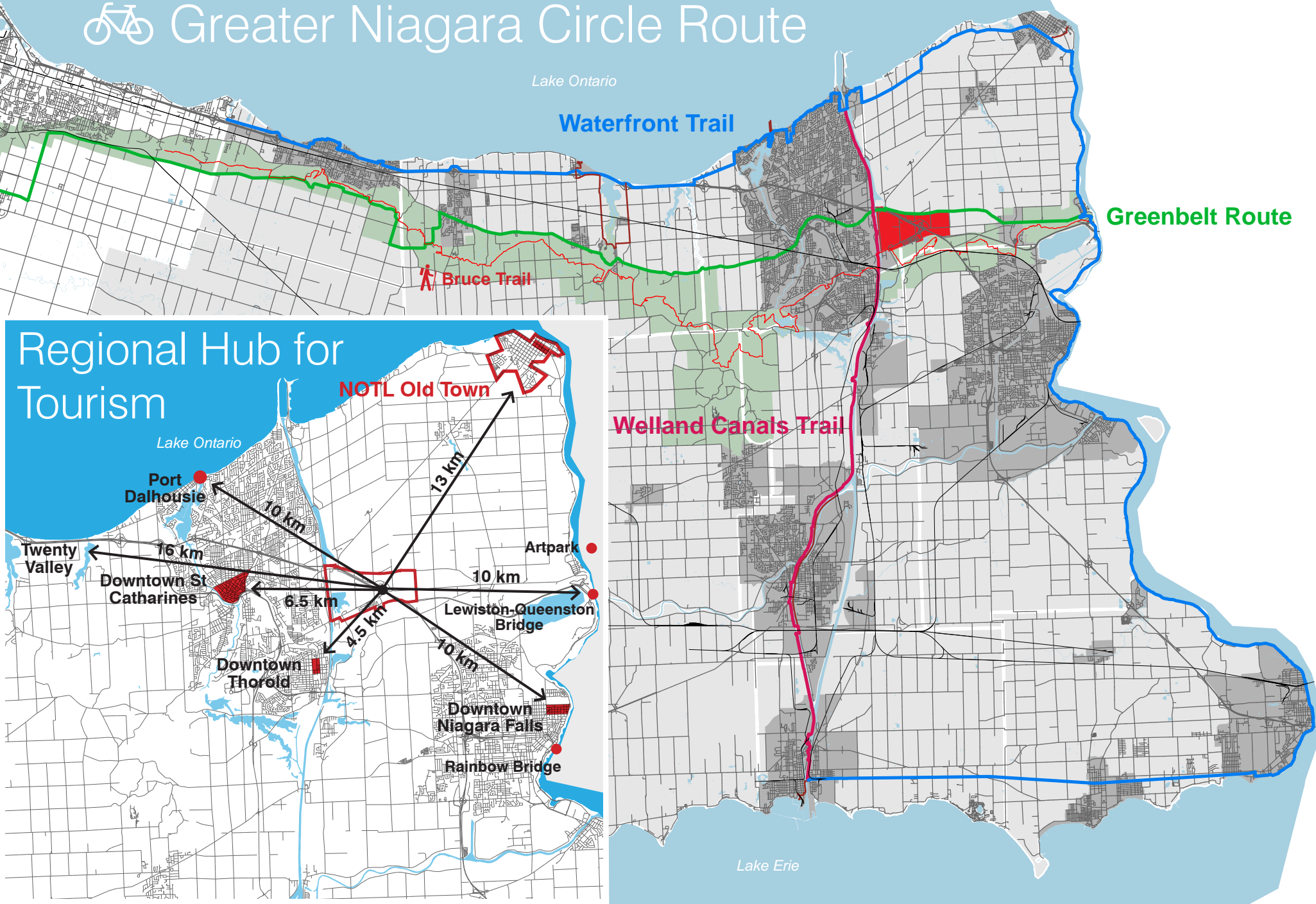
Accessible

Glendale Niagara District as an accessible part of the Toronto region



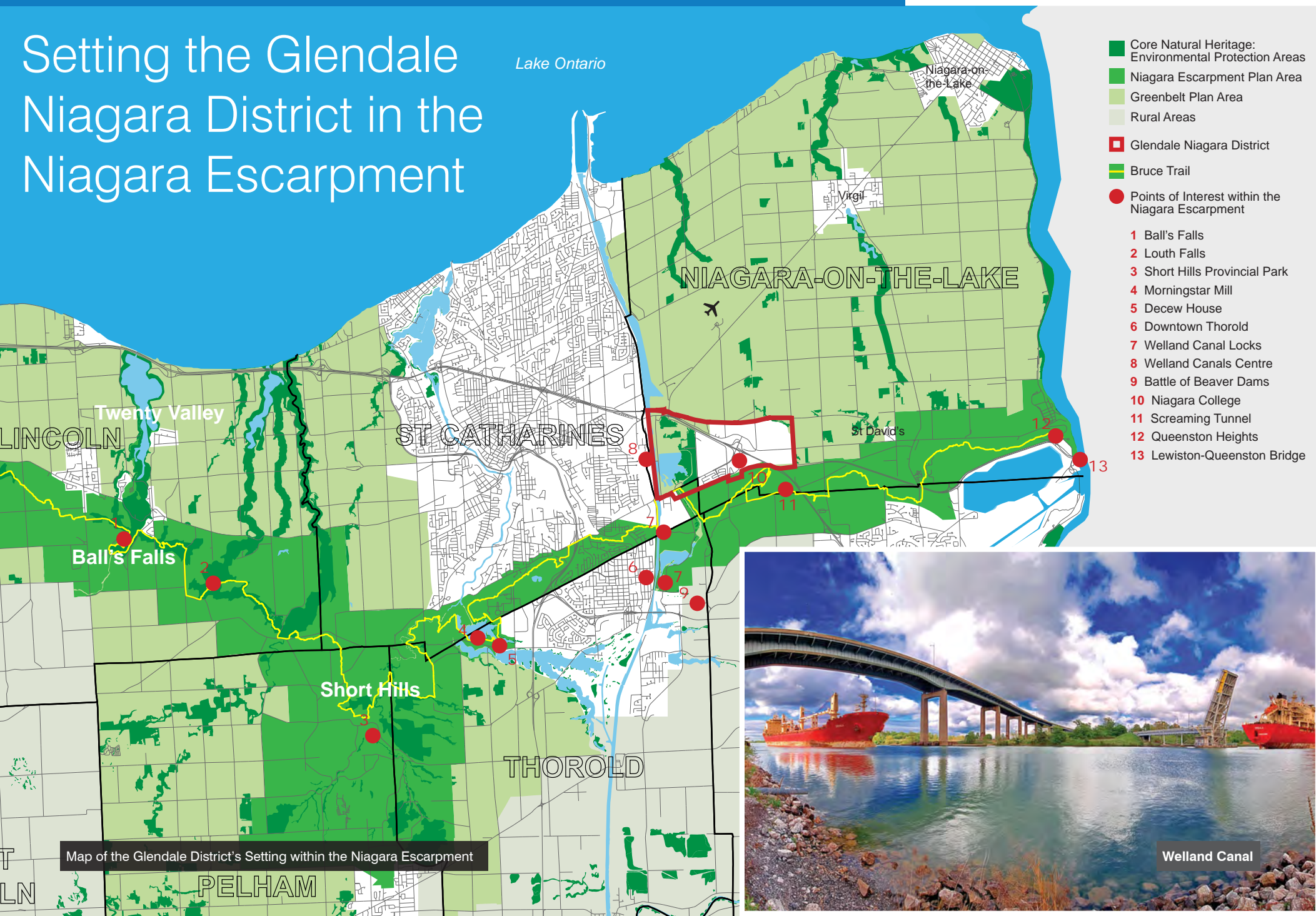
Trail Hub & Regional Hub

Greater Niagara Circle Route



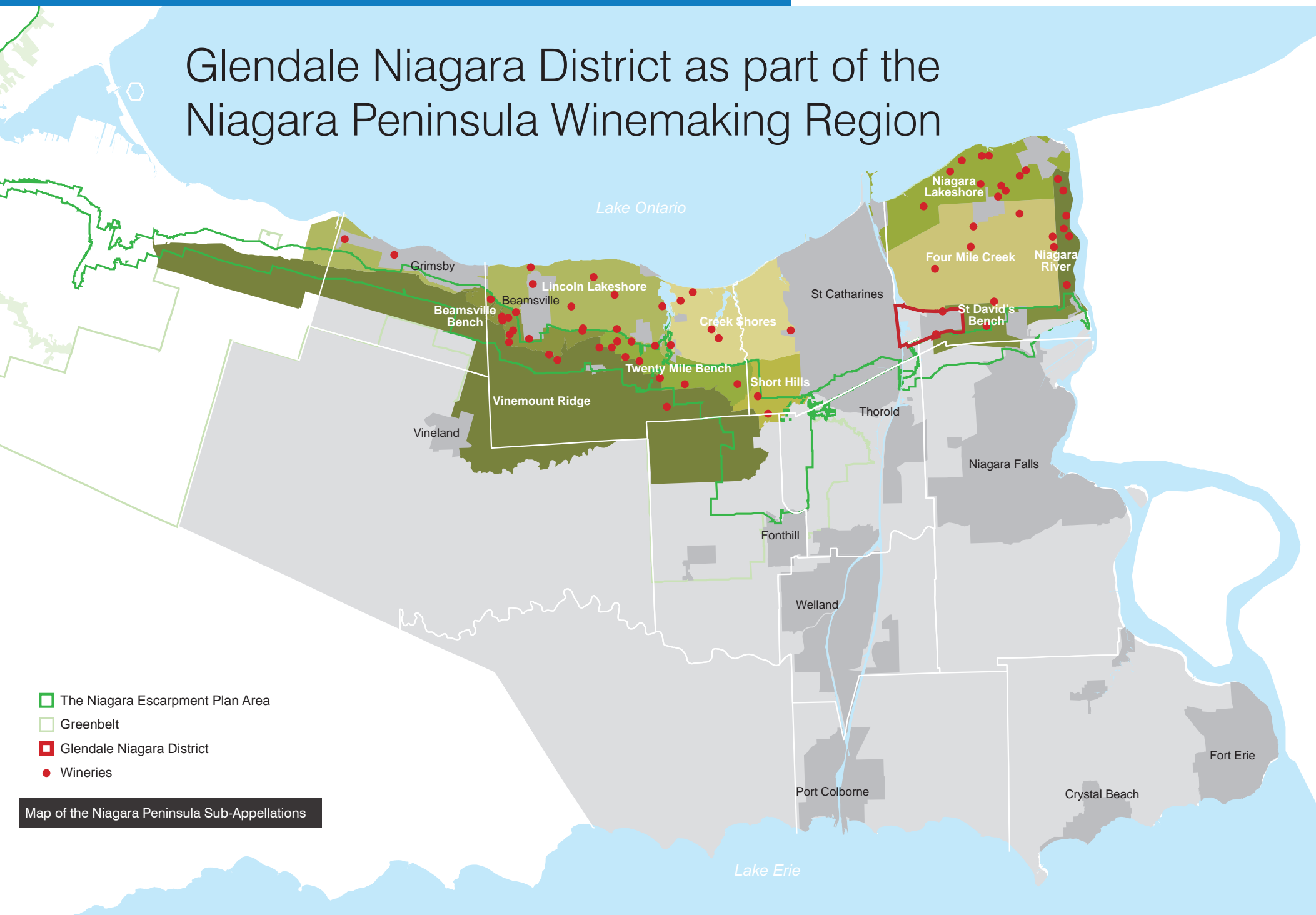
Integrated with greenspace

Setting the Glendale Niagara District in the Niagara Escarpment



Winemaking Region

Glendale Niagara District as part of the Niagara Peninsula Winemaking Region



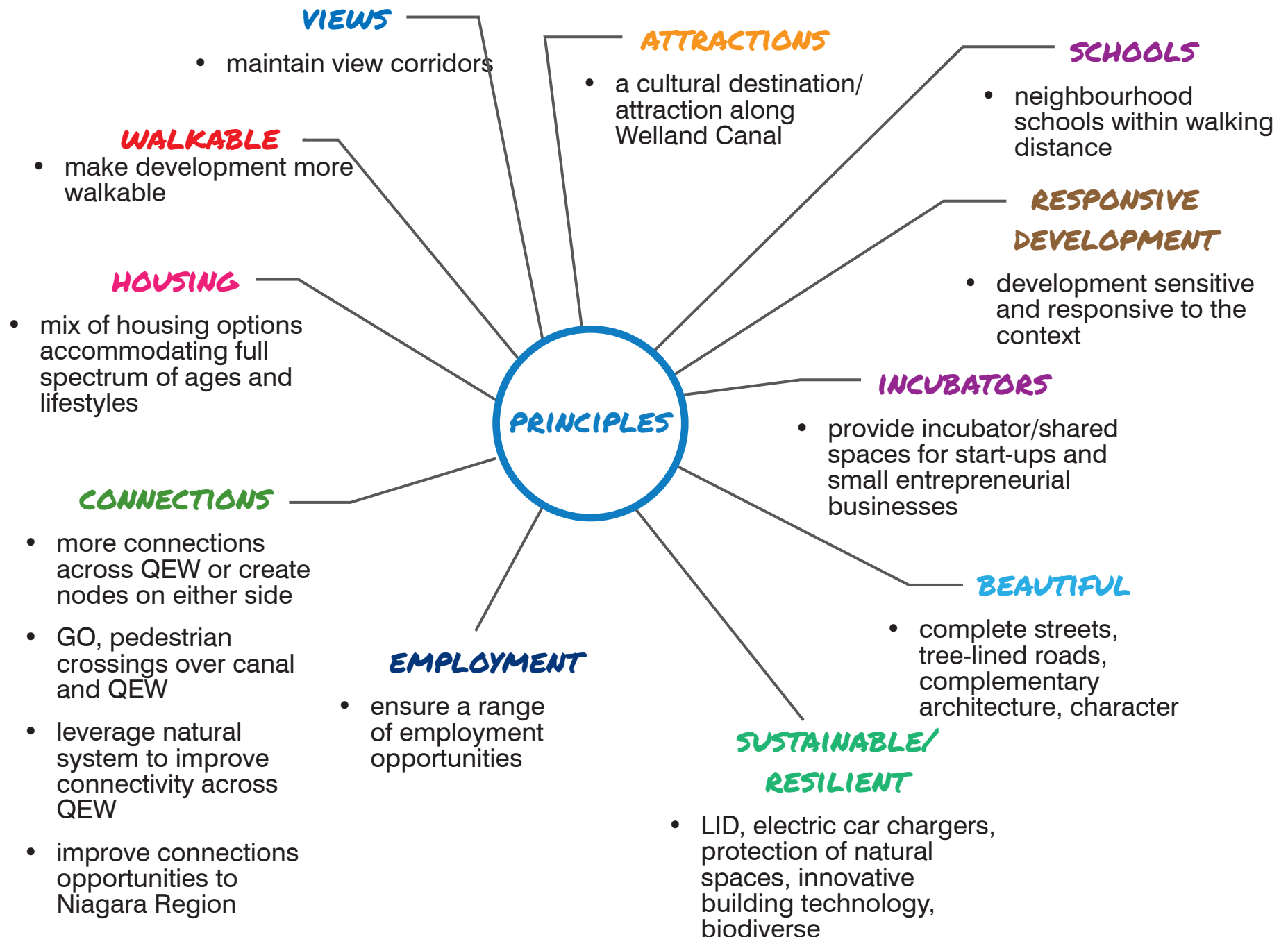
Vision Statement

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

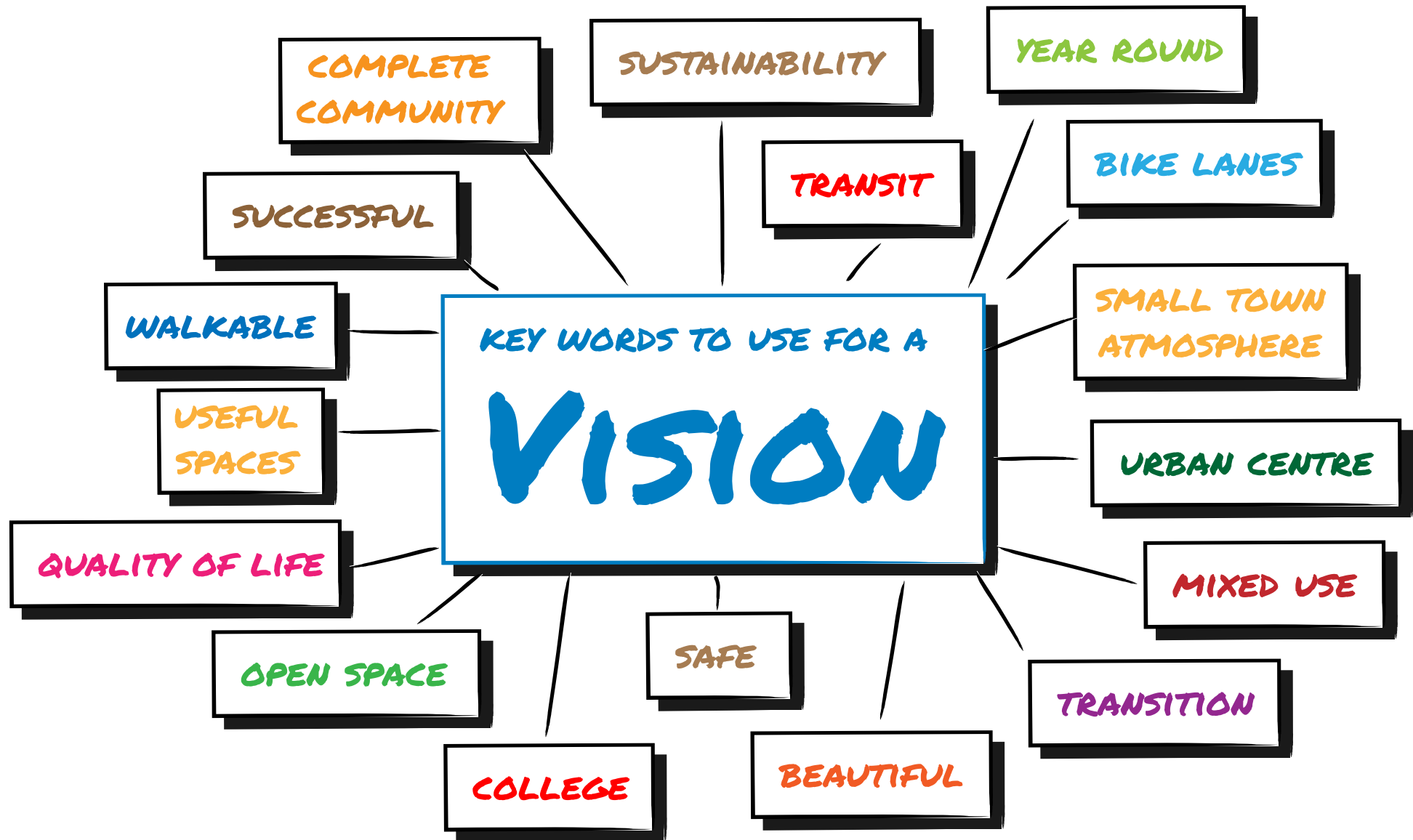
Why are the **biggest opportunities** for change?

Input from residents



Words to capture in a Vision

Input from residents



Draft **Vision** Statement

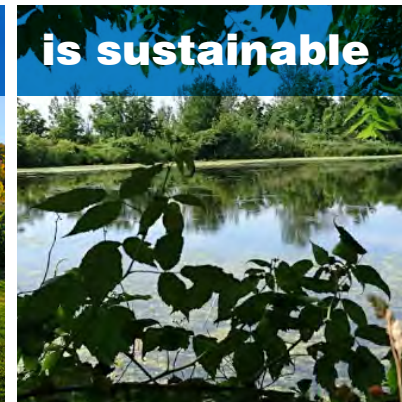
Glendale @ Niagara will be a **vibrant community** for people of all ages, lifestyles, and abilities - a place to live, work, play, learn and grow.

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.

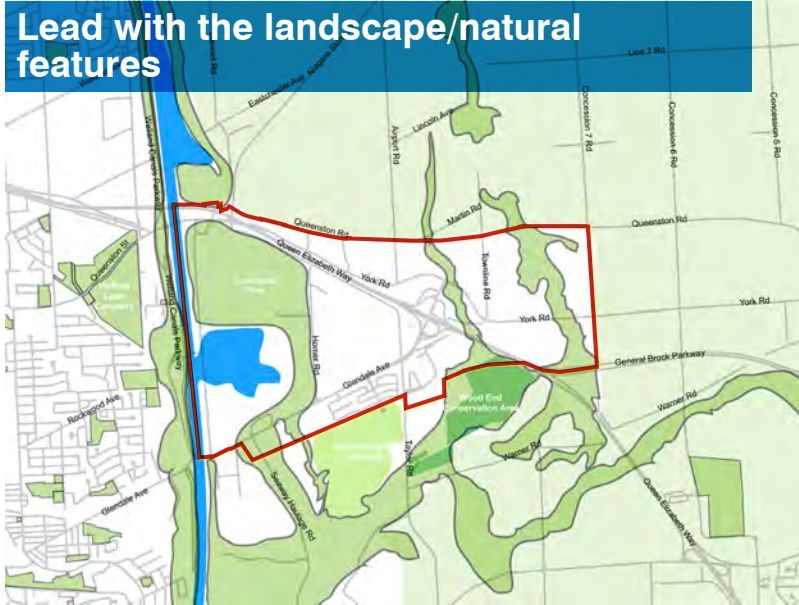
Glendale @ Niagara will put **mobility first** with a robust transit system, cycling trails and pedestrian routes seamlessly connecting areas north and south of the QEW.

Draft Design Principles

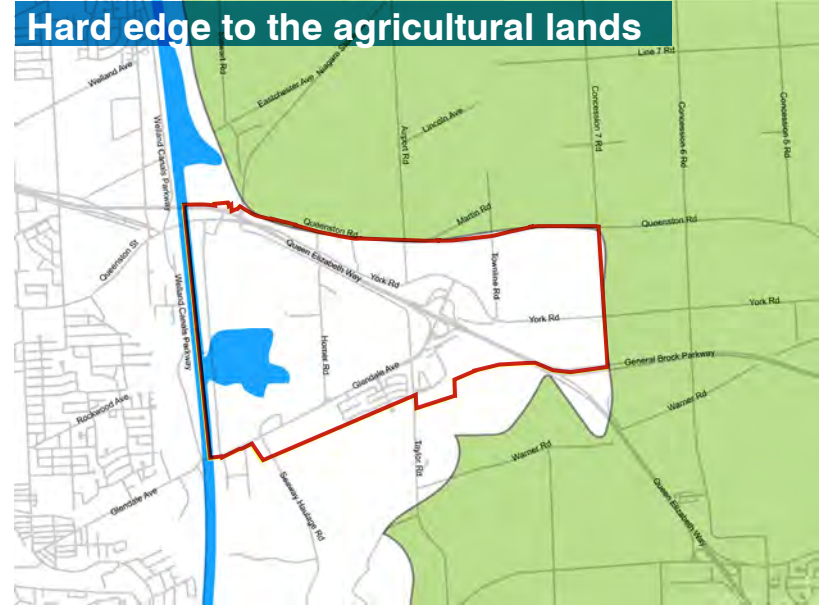


10 Big Moves

1 Lead with the landscape/natural features



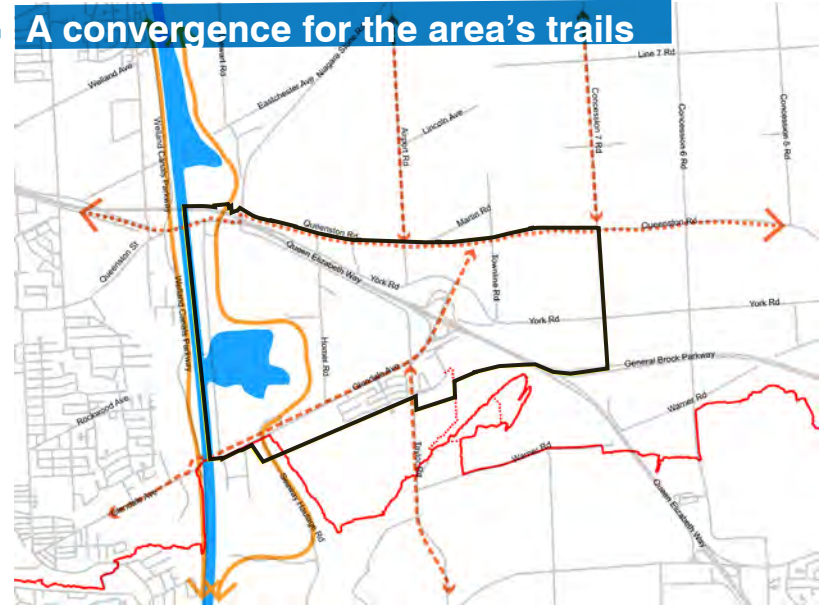
3 Hard edge to the agricultural lands



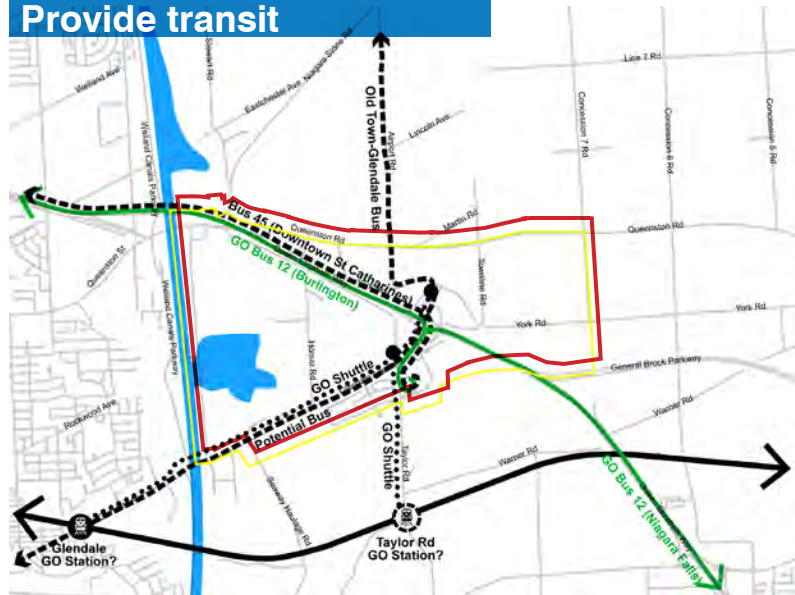
2 Create a Seaway Ecological Park



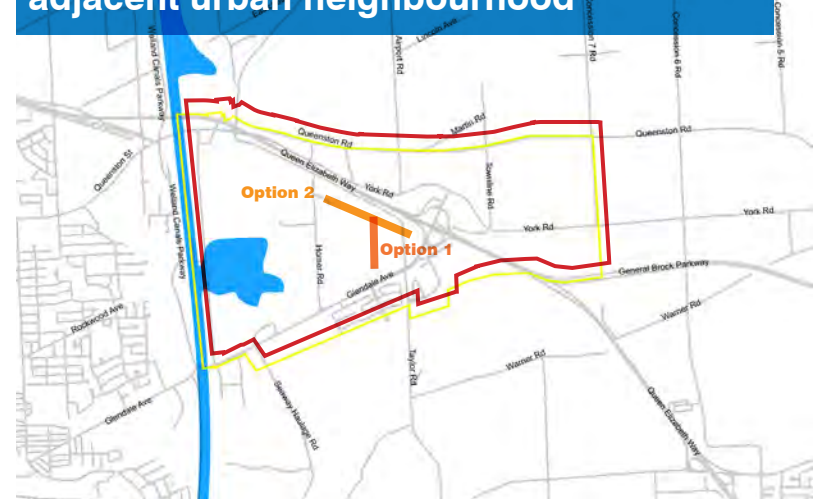
4 A convergence for the area's trails



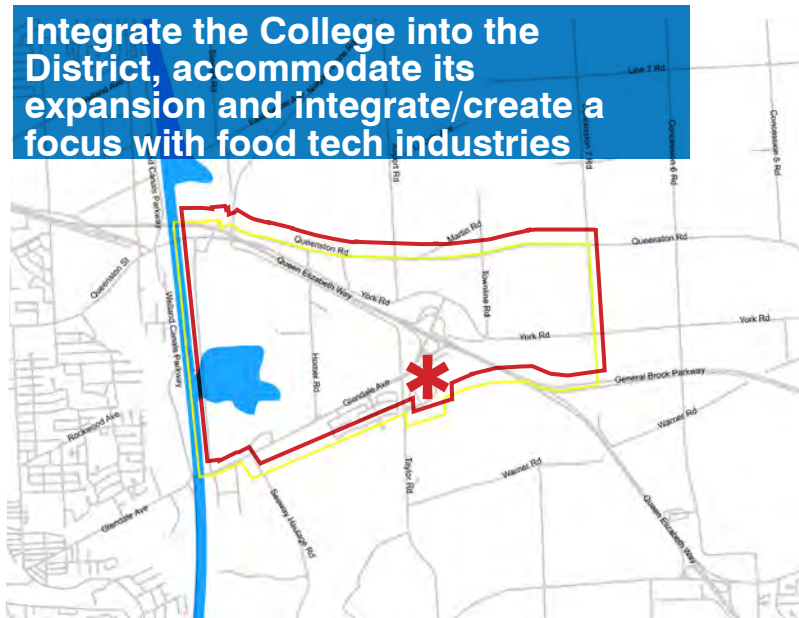
5 Provide transit



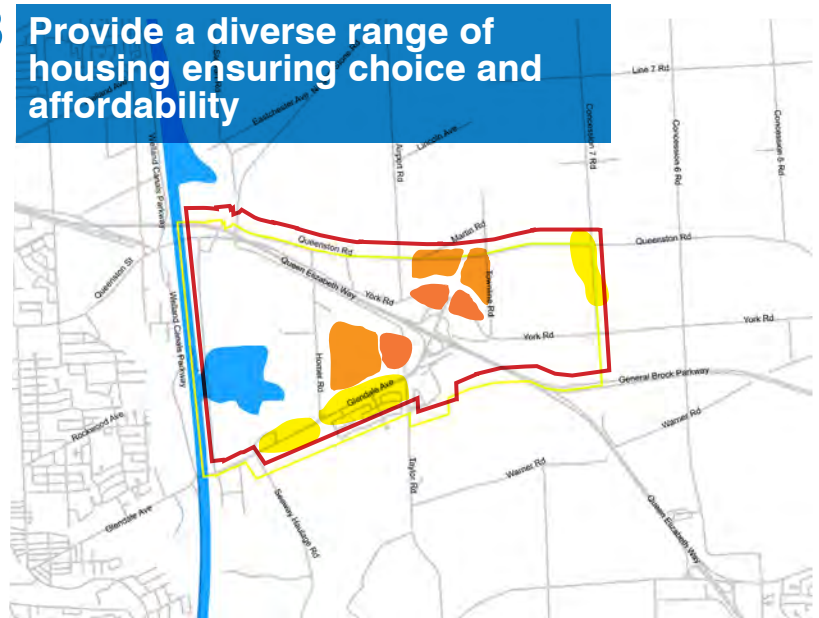
7 Create a "main street" as a transition from the Outlet Collection Niagara to the adjacent urban neighbourhood



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



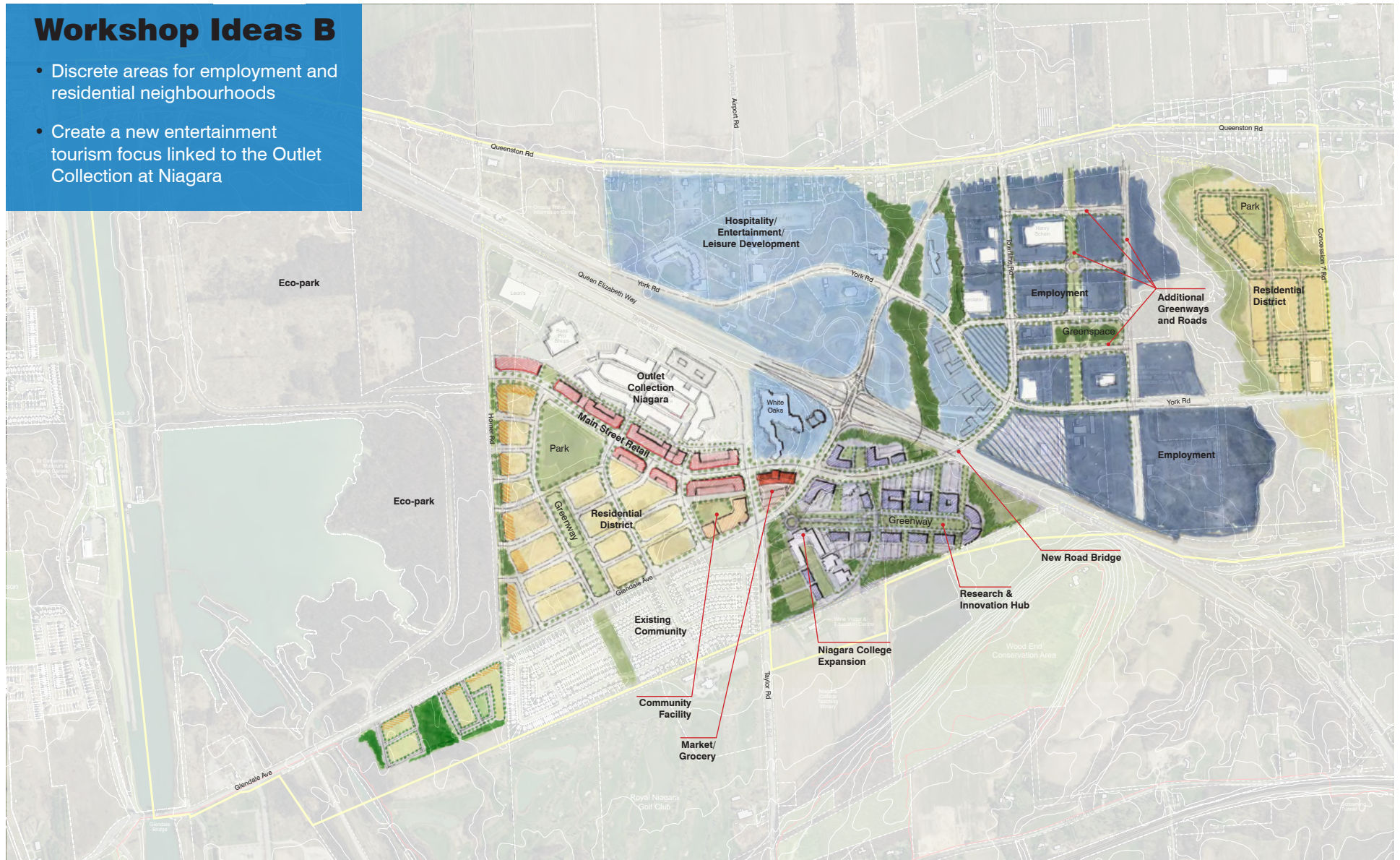
Workshop Ideas A

- Radical mix of uses
- Bold pedestrian/cycling connection over the QEW
- More road connections over the QEW

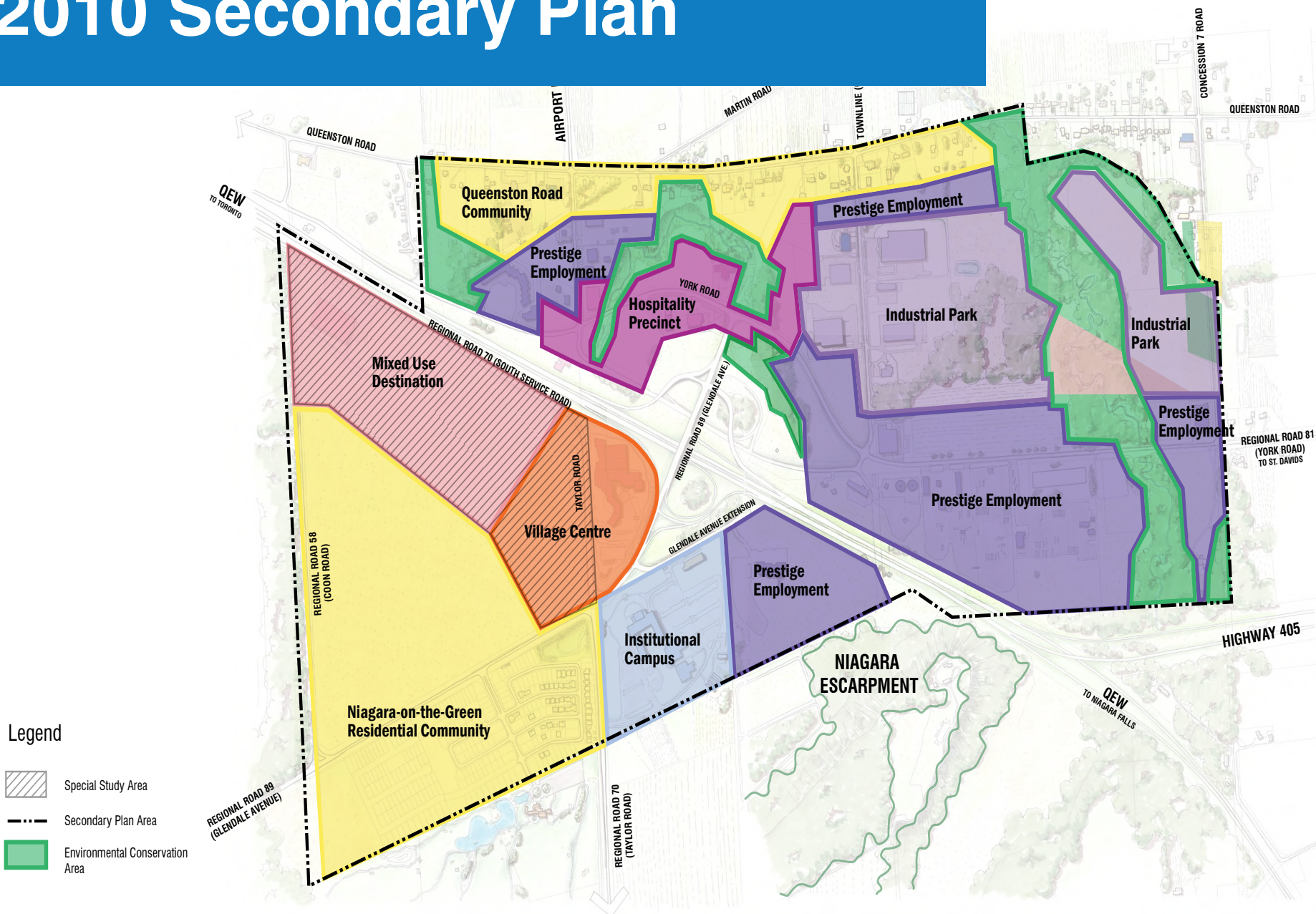


Workshop Ideas B

- Discrete areas for employment and residential neighbourhoods
- Create a new entertainment tourism focus linked to the Outlet Collection at Niagara



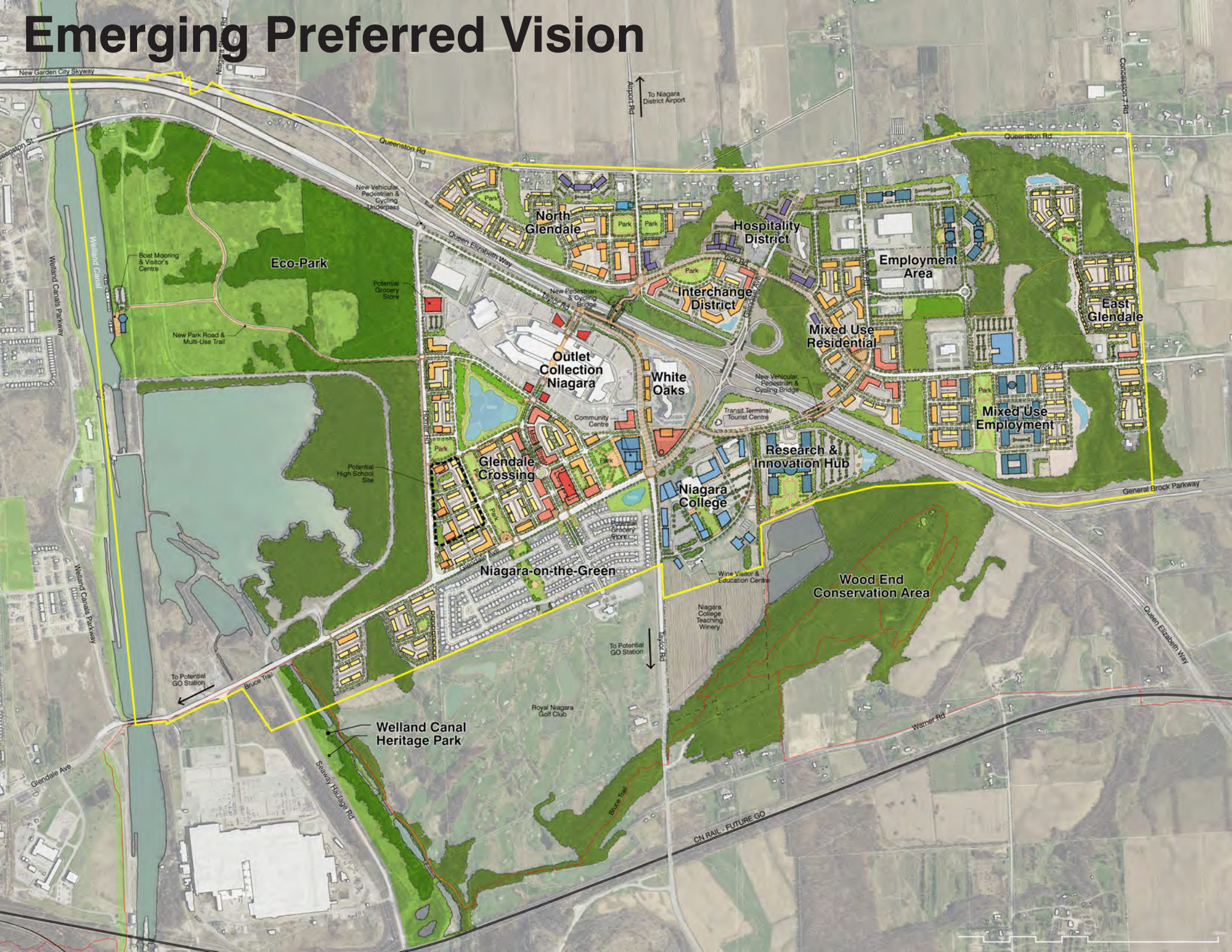
2010 Secondary Plan



Schedule A: LAND USE & CHARACTER PRECINCTS
Glendale Secondary Plan



Emerging Preferred Vision



Roads & Trails

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

Queenston Rd

Welland Canal Parkway

Searny's Ridge Rd




CN RAIL - FUTURE GO

Legend

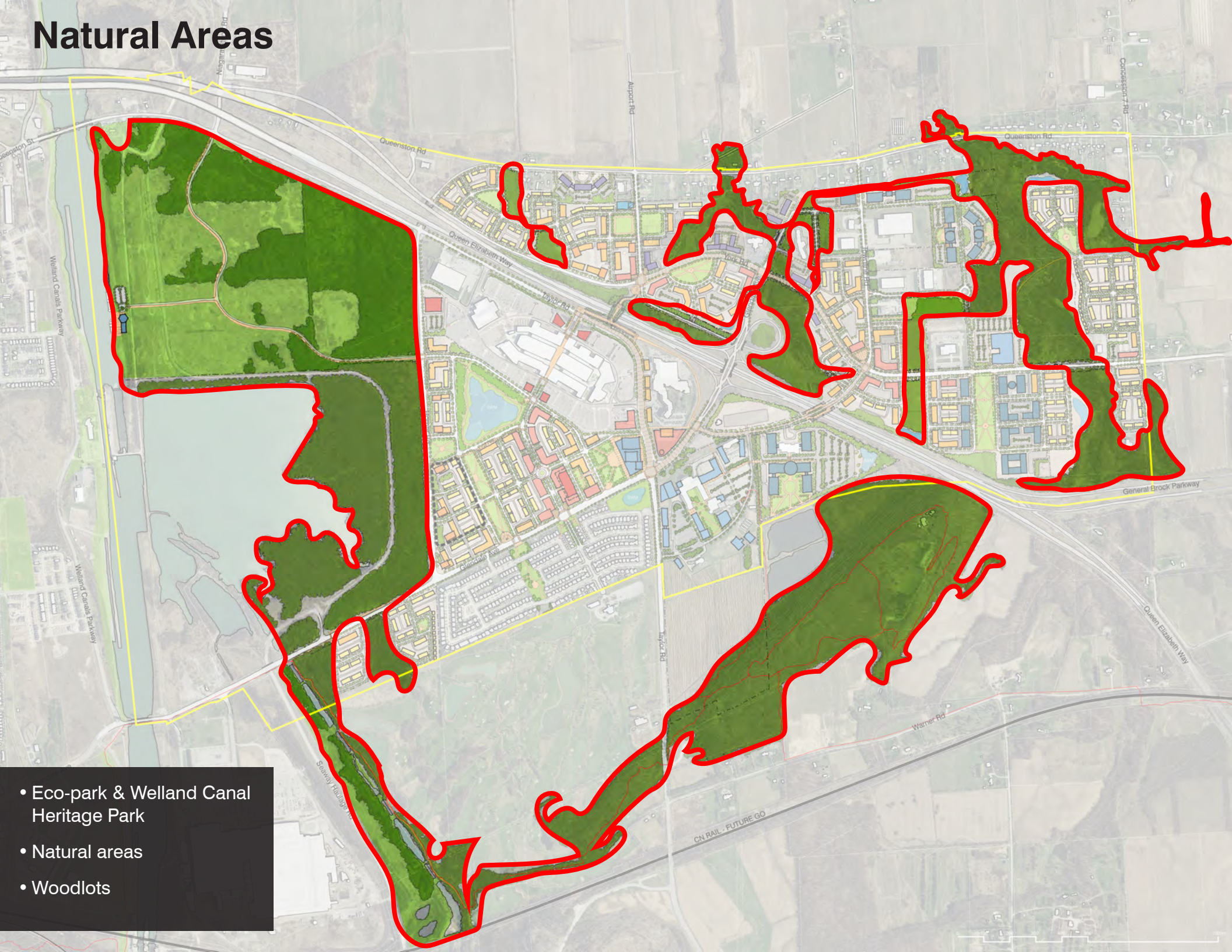
- Existing Roads
- New Roads
- Trails

- Network of trails and multi-user paths
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Legend

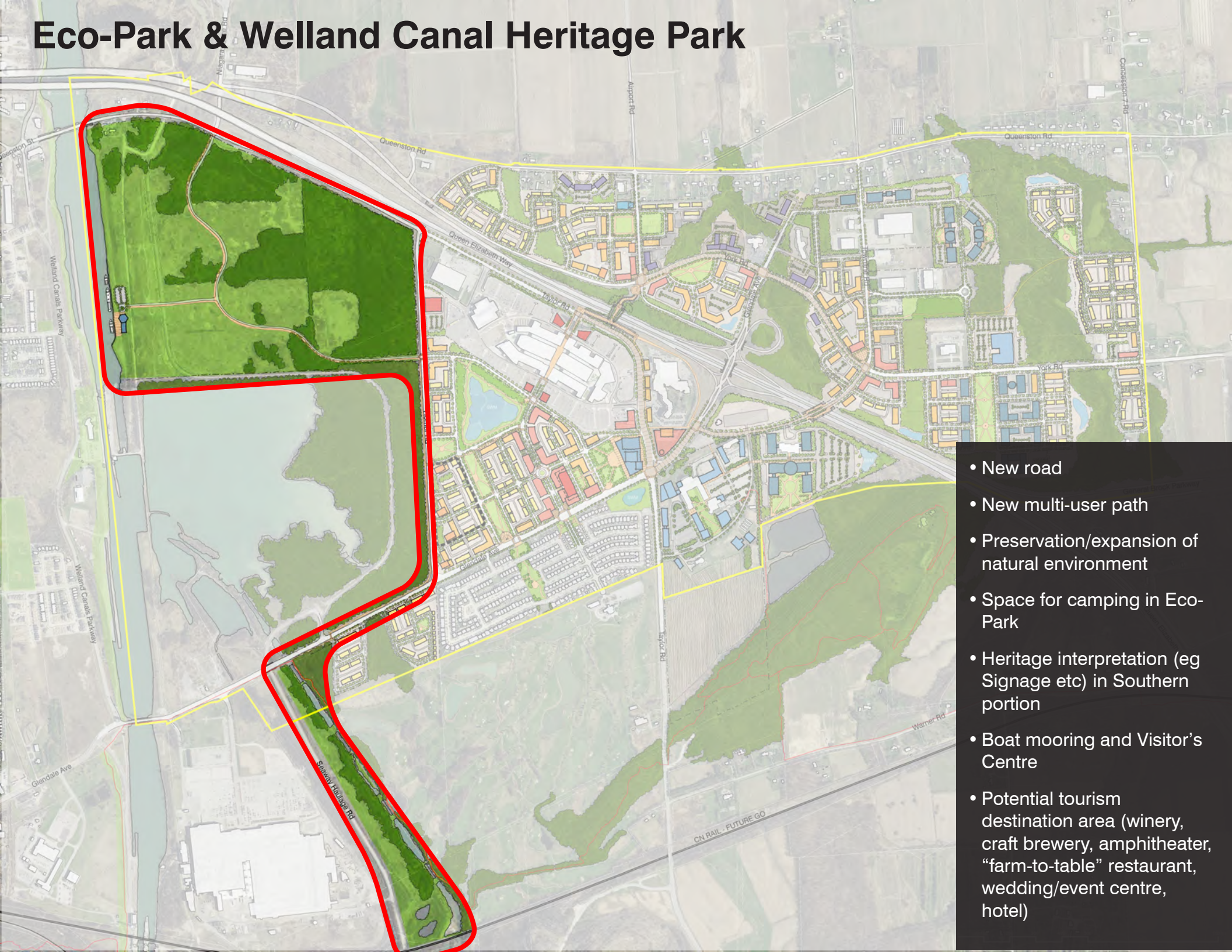
-  Existing Roads
 New Roads
 Trails

Natural Areas



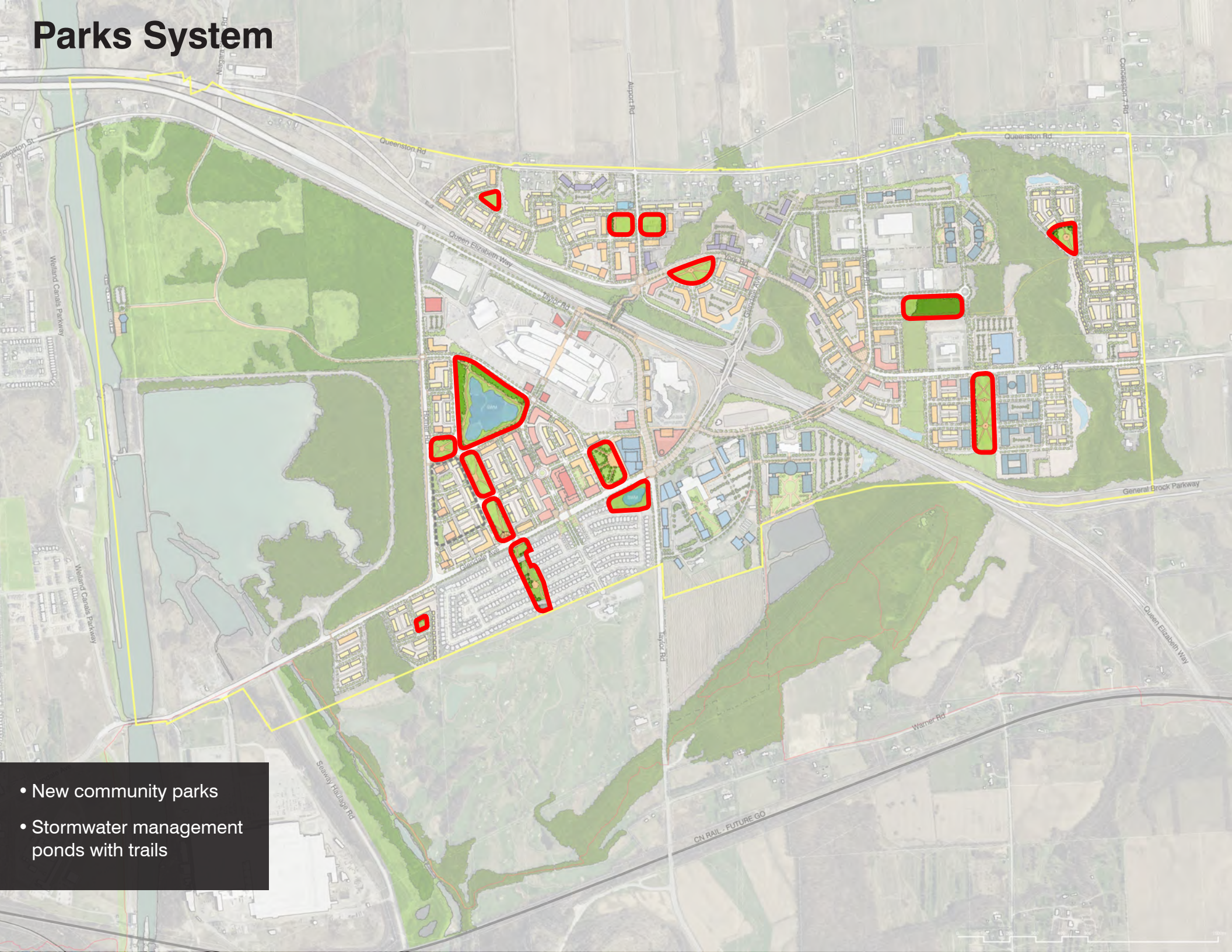
- Eco-park & Welland Canal Heritage Park
- Natural areas
- Woodlots

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



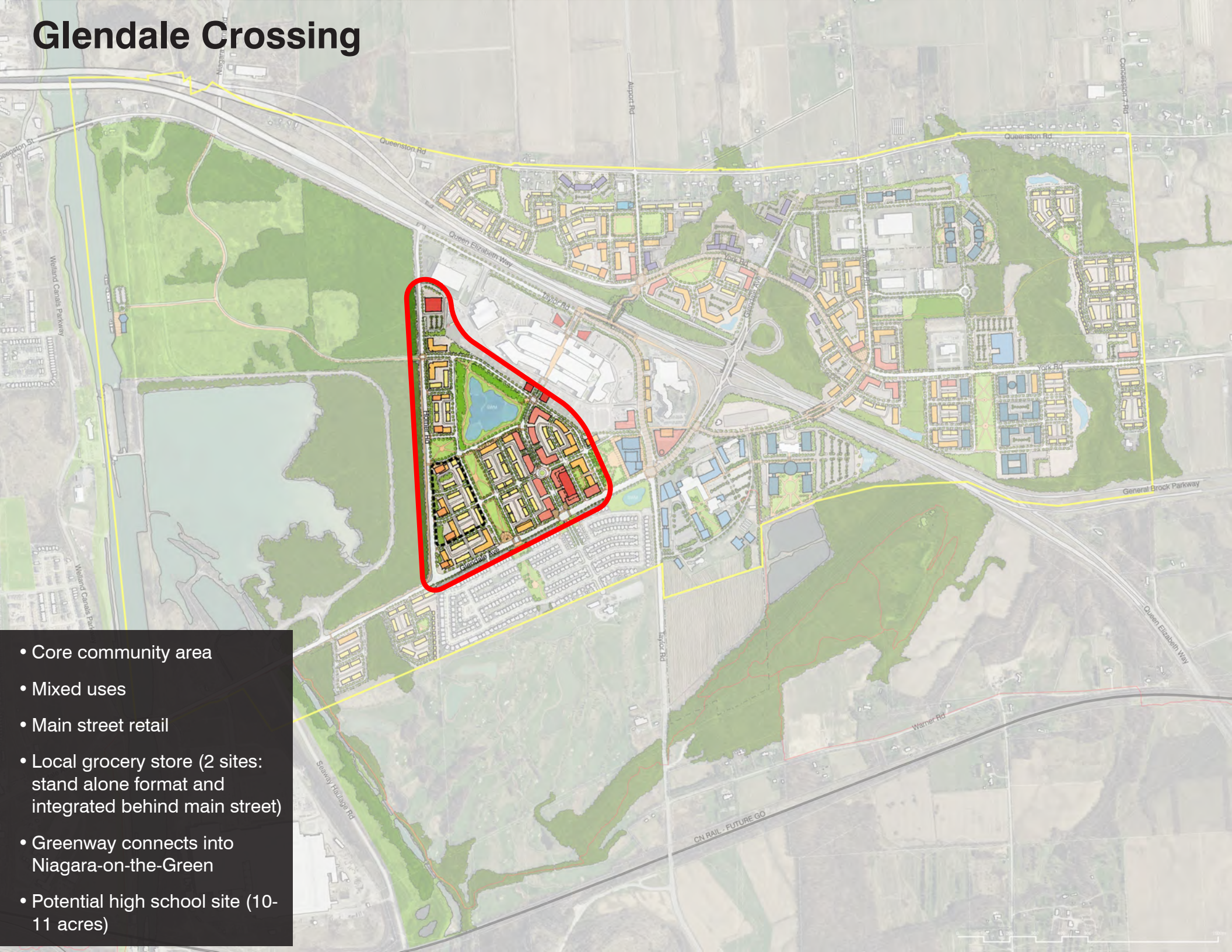
- New community parks
- Stormwater management ponds with trails

Community Focus



- Park
- Community centre

Glendale Crossing



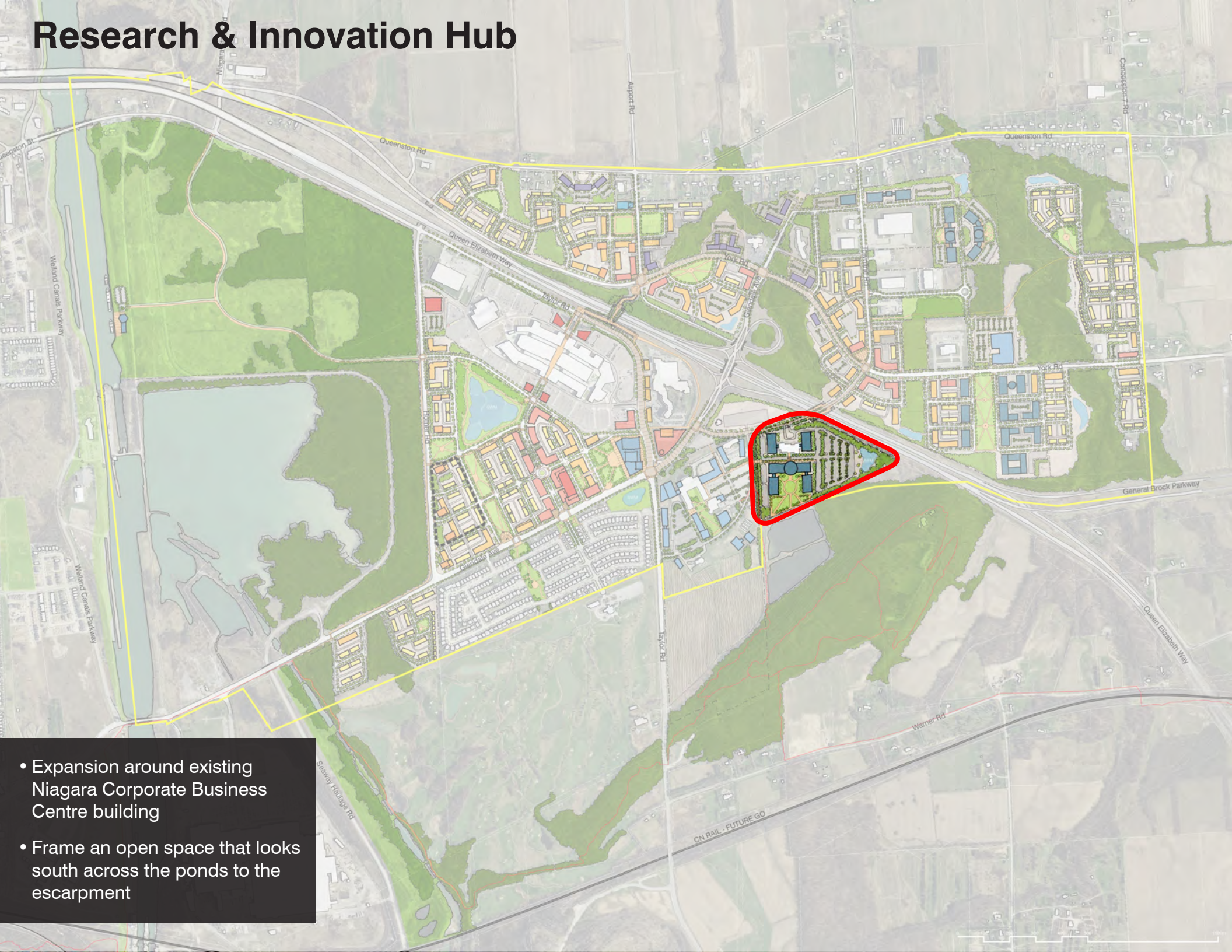
- Core community area
- Mixed uses
- Main street retail
- Local grocery store (2 sites: stand alone format and integrated behind main street)
- Greenway connects into Niagara-on-the-Green
- Potential high school site (10-11 acres)

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



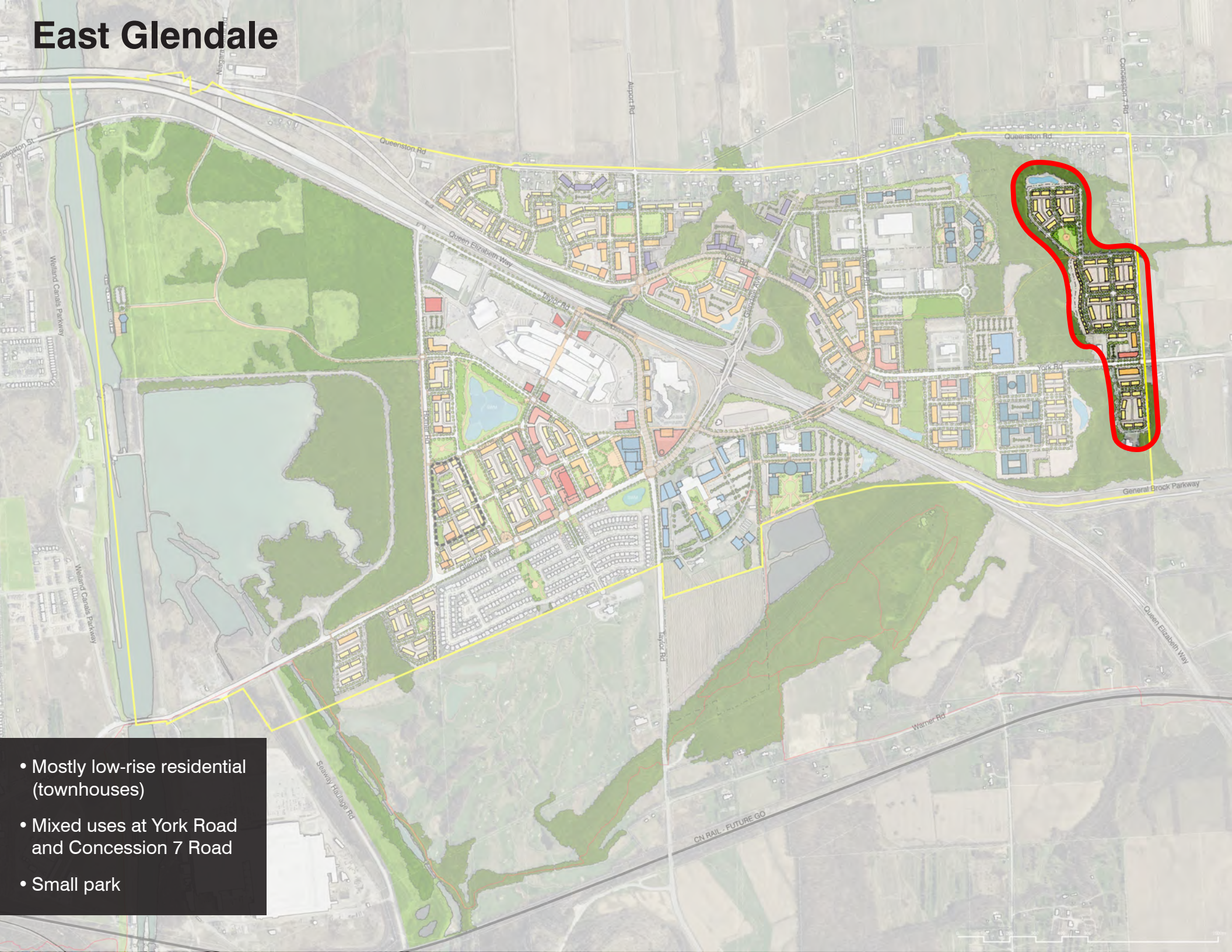
- Mixed Uses
- Residential

Mixed Use/Employment



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

East Glendale



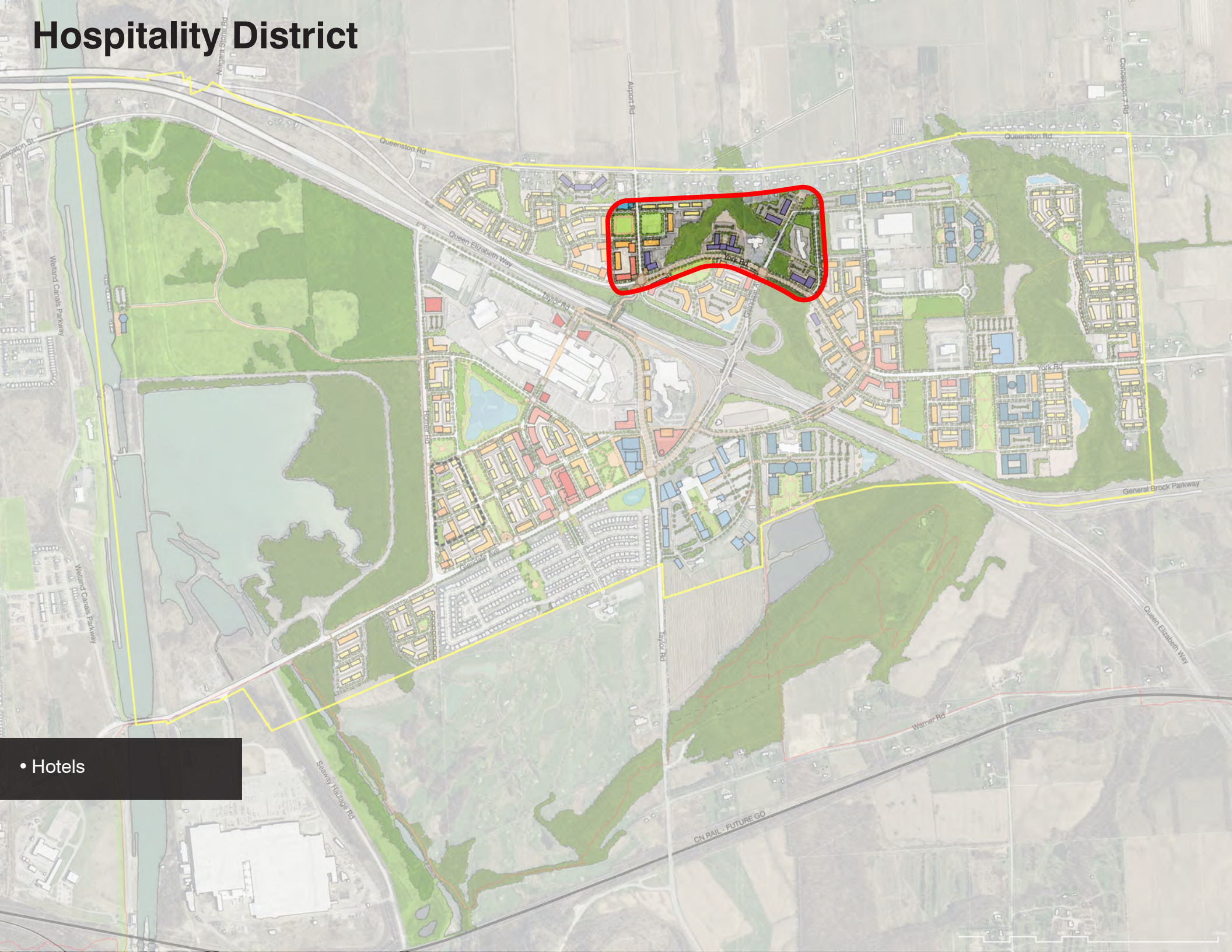
- Mostly low-rise residential (townhouses)
- Mixed uses at York Road and Concession 7 Road
- Small park

Employment Area



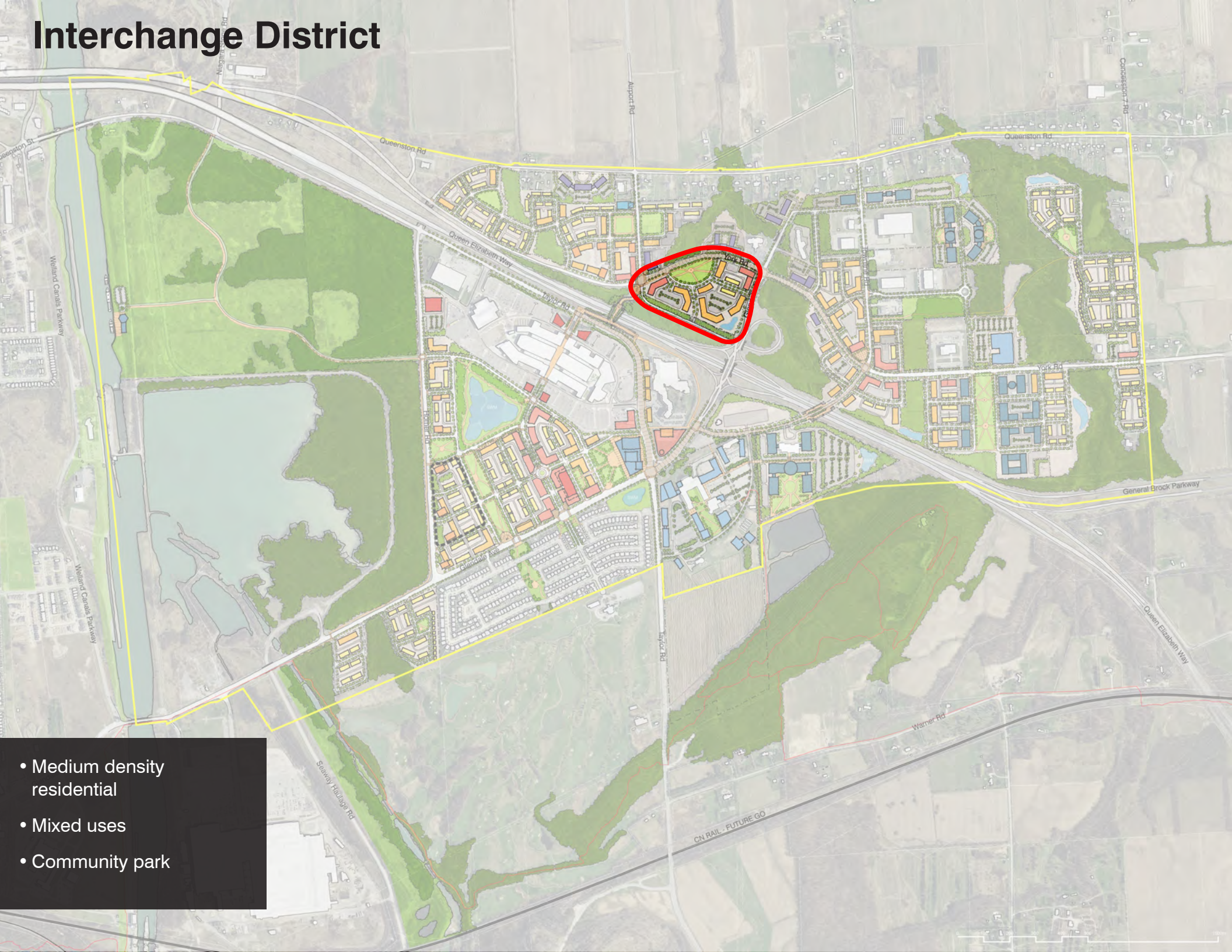
- New roads connecting east-west and north-south
- Park/Woodlot preserved
- Preserves most existing development while unlocking internal parcels

Hospitality District



• Hotels

Interchange District



- Medium density residential
- Mixed uses
- Community park

North Glendale

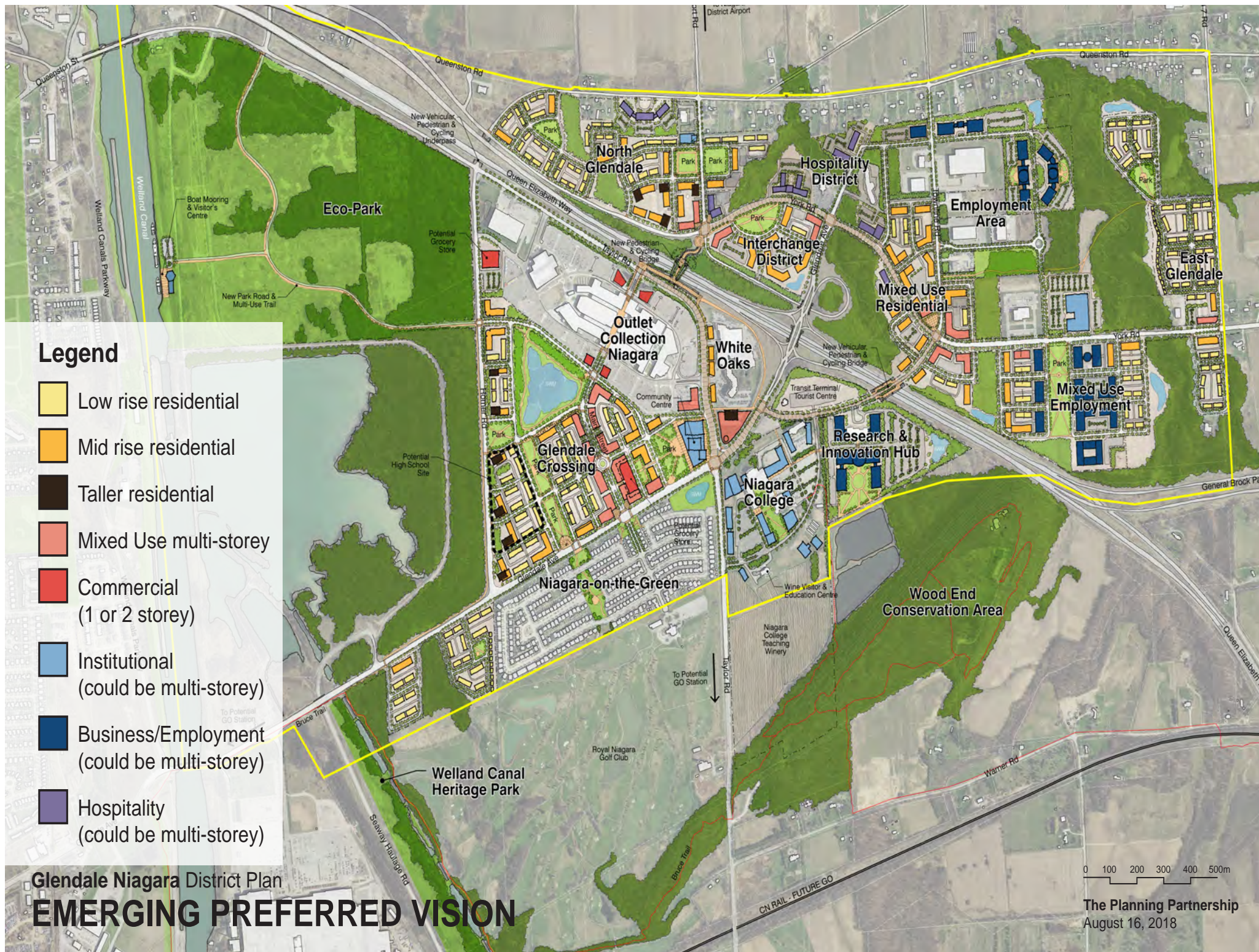


- Mixed uses
- Hotels
- Community area
- Community parks
- Potential school site

Alternate Vision: Tourism Destination



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



Next Steps

The conceptual development plan for the District will be utilized as a control plan informing the development of further land-use and demonstration plans in the **District Plan and Component Studies** (to be completed by IBI Group)

Visioning Workshop #2 August 16th at 6pm

- Presentation to the Public and table group discussions
- Meetings with landowners and stakeholders
- Final revisions - Final Vision

Final Report

Preparation of Short Report Describing the Vision & Conceptual Development Plan

Presentation of Draft Vision & Plan to Committee/Council

Presentation of results of visioning exercise to **Niagara Region** Planning and Economic Development Committee and **Niagara-on-the-Lake** Committee-of-the-Whole meetings

- September 5th (Niagara Region)
- September 10th (Niagara-on-the-Lake)