

Glendale Niagara District Plan Study - Phase 2

WELCOME

Purpose of the Second Public Information Centre (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

Before and after the presentation, we ask that you visit the information display boards. Members of the study team will be available to answer questions and collect feedback.

Please Sign-In

Glendale Niagara District Plan Study

District Plans are:

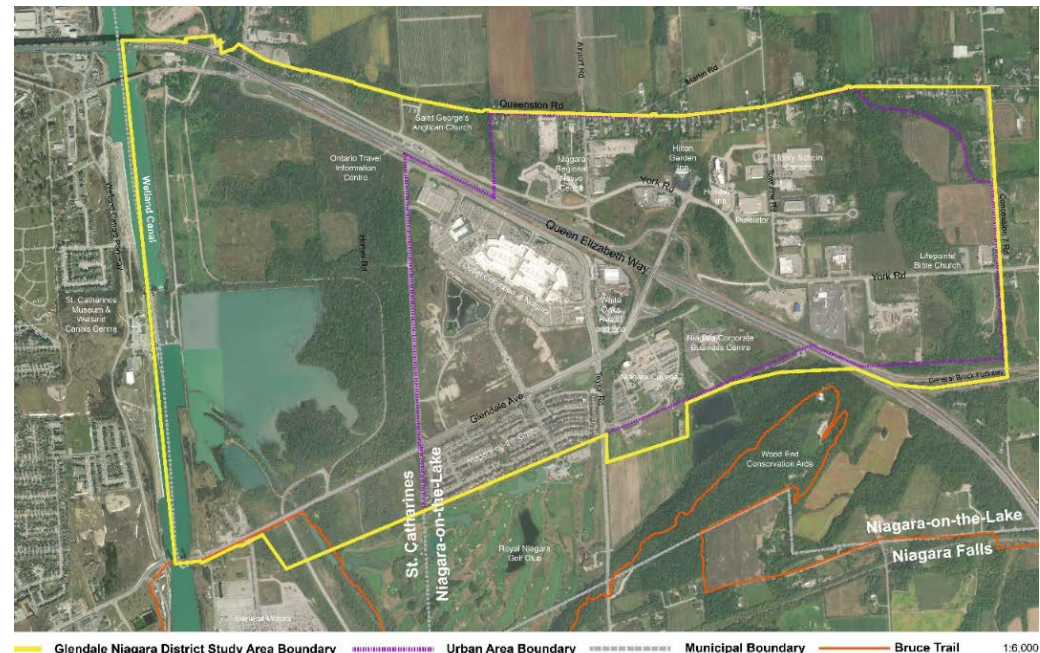
- Proactive planning strategies for priority areas in Niagara Region that have cross-jurisdictional boundaries or interests
- High-level frameworks for the planning, design and development of complete, exciting communities that will:
 - Support the Region’s efforts to implement the Provincial Growth Plan
 - Inform future local municipal planning strategies and initiatives, such updates or amendments to Official Plans, new or revised Secondary Plans, public realm or transportation improvements, sustainable building/development standards, etc.

Why a District Plan for Glendale?

- Over 400 hectares already designated for urban growth, where new residents and jobs can be accommodated over the next 20+ years
- Opportunity to transform the area into a compact, complete and iconic community

Glendale District Plan Study Process:

- **Phase 1 - Vision Exercise and Concept Plan**
 - Completed by The Planning Partnership in August 2018
 - Endorsed by Regional Council in October 2018
- **Phase 2 - District Plan and Component Studies**
 - Commenced by IBI Group in November 2018
 - Anticipated to be complete by July 2019



— Glendale Niagara District Study Area Boundary — Urban Area Boundary — Municipal Boundary — Bruce Trail 1:6,000

Phase 1 Preferred Vision

During Phase 1 of the Glendale Niagara District Plan Study a vision statement for the area was established with input from a variety of stakeholders (e.g. area residents, landowners, local institutions, government and public agencies), along with plans detailing recommended districts, land uses, building heights, new roads and trails and potential built form.

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 Plan



Demonstration Plan



Districts

Glendale Crossing: A mid rise residential neighbourhood consisting of some taller residential buildings facing the Welland Canal and retail on Main Street, a community park and a community centre. A potential secondary school site has also been located here.

Niagara-on-the-Green: The existing Niagara-on-the-Green neighbourhood.

White Oaks: The existing White Oaks Conference Resort and Spa, with new street-oriented development along Taylor Rd and mixed use and taller residential uses to the south.

Southwest Glendale: A low rise and mid rise residential area with a small park.

Eco-Park: A new Eco-Park including access road and multi-user path and providing access to the edge of the Welland Canal.

Niagara College's Master Plan: The Vision incorporates Niagara College's master plan. Further potential expansion is shown towards Taylor Rd and the Glendale Rd/Taylor Rd intersection.

Research & Innovation Hub: A Research and Innovation Hub is situated next to Niagara College and forming synergies with that institution. This area could include a hotel.

Transit Terminal & Tourist Centre: The Transit Terminal will have bus parking and shelters as well as commuter parking. A new Ontario Travel Information Centre will also be located here.

Mixed Use/Residential Centre: A residential area with a mixed use core at the intersection of Townline Rd and York Rd.

Mixed Use/Employment: Business-focused mixed use area, with potential to be a health care or medical hub.

East Glendale: A predominantly low rise residential neighbourhood with mixed uses and higher density on York Rd.

Employment Area: A more traditional business park, preserving existing uses and providing opportunities to develop internal parcels.

Hospitality District: Creating a cluster of hotels at a key location for visibility and access.

Interchange District: A mixed use area with mid rise residential and a community park.

North Glendale: A residential community with some taller residential buildings near the Airport Rd/York Rd intersection.

Phase 2 Draft Land Use Plan Options

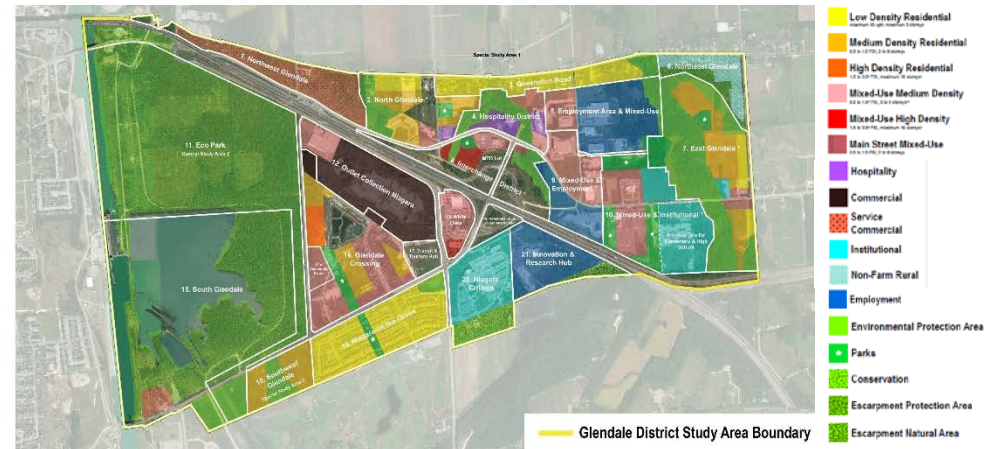
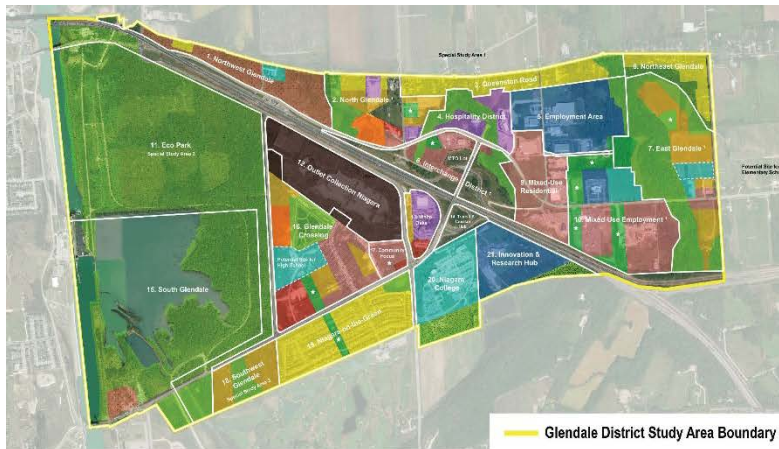
Objective of Phase 2: Transform the Phase 1 Vision into a definitive Land Use Plan, with strategies for facilitating growth, public realm and transportation improvements and economic development

Two Draft Land Use Plans options are being evaluated against criteria such as potential net new residents and jobs, interface between existing land uses and natural heritage features, opportunities for phasing and design/development flexibility, mobility and public realm and infrastructure requirements.

The ultimate preferred / recommended land use plan will likely be a hybrid of the two draft options.

Option A - Phase 1 Vision with Minor Adjustments

Option B - Phase 1 Vision with Some Alternative Land Uses



Notes for Options A & B:

Special Study Area 1 - Land use designations to be confirmed following the completion of a land needs and opportunity assessment by the Niagara Regional Native Centre.

Special Study Area 2 - The opportunity to establish an Eco Park and introduce recreational activities and public access will be subject to future review and approval from Transportation Canada and the Ministry of Transportation.

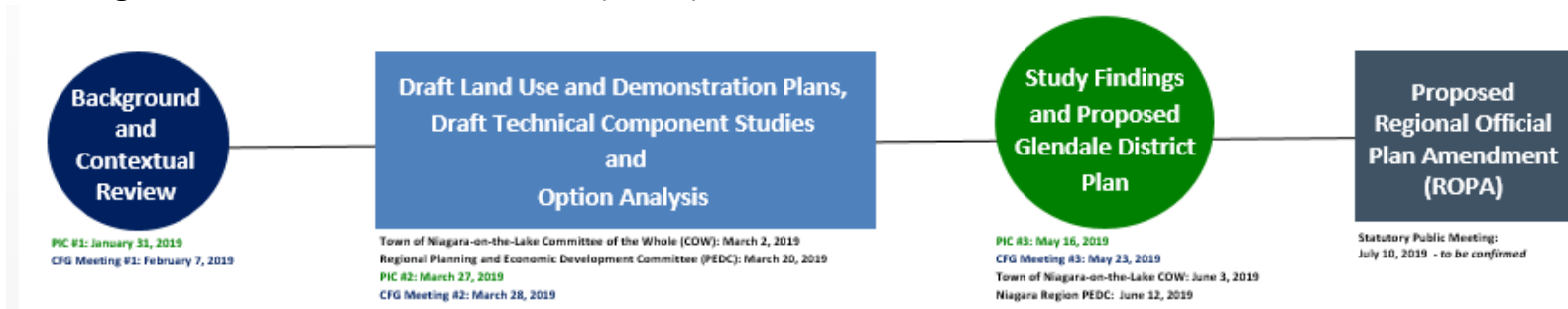
Special Study Area 3 - Pending approvals from the Niagara Escarpment Commission.

Lands shown as Escarpment Protection Area, Escarpment Natural Area, Conservation and Environmental Protection Area reflect Schedules F and F1 of the approved Town of Niagara-on-the-Lake Official Plan and may be subject to further refinement through future study.

*See separate Draft Height Options board for exceptions pertaining to building heights and densities

Next Steps for Phase 2

- Finalize Transportation, Urban Design and Commercial Market Component Studies
- Finalize Draft Demonstration Plans for the two Draft Land Use Options and complete 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 Participate

Visit / Follow:

- Niagara Region's website: www.niagararegion.ca/districtplans/glendale.aspx
- Twitter: <https://twitter.com/niagararegion>
- Facebook: <https://www.facebook.com/pg/niagararegion/posts>

Contact for further information:

On-Line Engagement:

- Provide feedback on the Draft Land Use Demonstration Plans through Crowdsourcing Polling platform

Link to be available soon at:
www.niagararegion.ca/districtplans/glendale.aspx

Attend Future:

- Public Information Centres (PICs)
- Town of Niagara-on-the-Lake & Niagara Region Committee Meetings
- Statutory Public Meeting for the ROPA

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