
Subject: Statutory Public Meeting for Regional Official Plan Amendment (ROPA) 17
- Glendale District Plan

Report to: Planning and Economic Development Committee

Report date: Monday, November 9, 2020

Recommendations

1. That Report PDS 30-2020 **BE RECEIVED** for information; and
2. That Report PDS 30-2020 **BE CIRCULATED** to the Town of Niagara-on-the-Lake and the City of St. Catharines.

Key Facts

- The purpose of this report is to provide information for the Statutory Public Meeting for Regional Official Plan Amendment No. 17 (ROPA 17), which is being held in accordance with prescribed requirements of Section 17 of the *Planning Act, 1990*, and to collect comments from the public. No recommendations or approvals are being sought at this time.
- The Region is proposing to amend the Regional Official Plan to add policy direction to ensure that future decisions within the Glendale study area are consistent with the vision and direction of the Council-endorsed Glendale District Plan.
- The draft amendment includes policy to implement the vision for Glendale, key directions and strategies of Regional interest and outlines the additional work required for success of the Plan.
- On October 15, 2020, the Region circulated information on this public meeting to prescribed agencies and advertised in newspapers having general circulation surrounding the study area.

Financial Considerations

There are no direct financial implications arising from this report.

The cost to process ROPA 17 have been accommodated within the Planning and Development Services Department 2020 Operating Budget.

Analysis

A District Plan is a proactive strategy which sets out a framework for growth, design and development of a complete community. Glendale is identified as an important strategic growth area for the Region with the intent to accommodate a significant portion of population and employment growth through the planning horizon and beyond. For this reason, the Region undertook the Glendale District Plan to ensure that the vision and tools are in place to appropriately manage the future growth.

The Glendale study area is located primarily with the Town of Niagara-on-the-Lake, with a small portion of the south west area falling within the City of St. Catharines. The study area is approximately 700 hectares generally bound by Queenston Road to the north, the Niagara Escarpment to the south, Concession 7 Road to the east, and the Welland Canal to the west. The QEW bisects the study area and includes the Glendale Ave interchange. A location map is included as **Appendix 1**.

The Glendale District Plan was developed as a collaborative effort with the Town of Niagara-on-the-Lake, the City of St. Catharines and Niagara College. It also included extensive consultation and engagement with many stakeholders and landowners, a Technical Advisory Committee, a Community Focus Group and the general public. Input from these sources assisted in establishing the vision and key directions of the District Plan.

Glendale's vision:

Glendale District will be a vibrant and complete 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 District will be framed by connection to green space along the Welland Canal, the creek valleys, the Niagara Escarpment and agricultural lands.

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

The Plan's 9 key directions provide a guide for the future Glendale community, including direction to become more accessible through active transportation and a centralized transit hub, more affordable through diversity in housing options, and more resilient through inclusion of sustainability measures to address climate change.

- 1: Protect and enhance the landscape/natural features.
- 2: A convergence for the area's trails and active transportation facilities.
- 3: Provide an accessible and connected transit system to serve the Glendale area, the greater Niagara Region and beyond.
- 4: Create a strategy to build on the existing assets within Glendale and linking Glendale with the greater NOTL and the Region.
- 5: Create a "main street" from the Outlet Collection of Niagara to the adjacent urban neighbourhood.
- 6: Provide a diverse range of housing ensuring choice and affordability.
- 7: Create public/civic space as a focus for Glendale.
- 8: Use sustainability measures related to resiliency and climate change.
- 9: Coordination of infrastructure review, capacity and upgrades.

The Glendale District Plan was formally endorsed by the Town of Niagara-on-the-Lake Council on August 24, 2020, and Regional Council on September 17, 2020. This endorsement confirmed Council's commitment to the shared vision and key directions for the transformation of Glendale into a mixed use, complete community.

Staff is now initiating the Regional Official Plan Amendment process to add the vision and strategic direction of the District Plan into the Regional Official Plan.

The draft amendment (**Appendix 2**) implements the vision for Glendale, includes policy for the key directions and strategies of Regional interest and outlines the additional work to be undertaken. This ROPA will also ensure that future decisions within the Glendale study area are consistent with the vision and direction of the Council-endorsed Glendale District Plan.

Notice of this public meeting was provided on October 15, 2020, to prescribed agencies and advertised in newspapers having general circulation within and surrounding the study area.

The Region is collecting comments from the public, prescribed agencies and other stakeholders. No comments were received prior to the completion of this report.

Comments received prior to the public meeting will be included as correspondence on the Planning and Economic Development Committee meeting agenda. Additional comments may be submitted at or following the public meeting. All comments will be reviewed and addressed prior to staff bringing forward a recommendation on this amendment.

Alternatives Reviewed

The *Planning Act, 1990*, requires that public consultation be conducted as part of all amendments to municipal Official Plans. Notice has been provided for this Statutory Public Meeting as required by the legislation.

Relationship to Council Strategic Priorities

The Glendale District Plan ROPA 17 will implement aspects of all four aspects of Council's priorities.

- Supporting Businesses and Economic Growth
- Healthy and Vibrant Community
- Responsible Growth and Infrastructure Planning
- Sustainable and Engaging Government

Other Pertinent Reports

View the [Glendale District Plan](https://www.niagararegion.ca/projects/glendale-niagara-district-plan/default.aspx) (<https://www.niagararegion.ca/projects/glendale-niagara-district-plan/default.aspx>) website for more information and to review the endorsed District Plan.

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This report was reviewed by Isaiah Banach, Manager of Long Range Planning, and Doug Giles, Director of Community and Long Range Planning.

Appendices

Appendix 1	Location Map
Appendix 2	Draft Regional Official Plan Amendment No. 17