

November 06, 2020

Office of the Regional Clerk,  
Niagara Region,  
1815 Sir Isaac Brock Way,  
Ontario, L2V 4T7

Re: Regional Official Plan Amendment (ROPA) No. 17 – Glendale District Plan

**Submitted by email to clerk@niagararegion.ca**

To Whom it May Concern,

I would like to submit the following input related to the Glendale District Plan (GDP), for your consideration.

The GDP's strategic vision is for a vibrant and complete mixed-use community within the boundaries of the Glendale District Plan Study Area. The following input is being shared with the goal of supporting and enhancing the strategic vision and goals of the GDP.

#### OUTLET COLLECTION AT NIAGARA

The GDP is essential to anticipating and framing future growth and change in Niagara Region and the Town of Niagara on the Lake. For the area of the GDP bounded by Glendale Avenue, Taylor Road and Homer Road drawings and views have been created depicting a mixed-use neighbourhood that will form the vibrant centre of the GDP. The future for much this area has been clearly portrayed in the GDP but there is one key part missing, the future of the Outlet Collection at Niagara land.

Like many retail malls the Outlet Collection at Niagara (OCN) was designed to meet market opportunity and conditions at the time of its creation. However, a trend is well underway where malls are proactively planning the future of the land they occupy. This future often includes replacing surface parking (that typically rings a mall) with mixed-use development that can potentially evolve past retail alone to include places to live and work. There are many examples of this evolution in North America, including malls in the Golden Horseshoe/Greater Toronto region. Such future-forward planning will likely be accelerated by the pandemic which has seriously upended the retail market.

*The GDP does not currently appear to include this trend, which could be a significant contribution to the GDP's strategic vision. It would be highly beneficial for Niagara Region and the OCN owner to partner towards updating the GDP to include a master plan for the future of the OCN land.*

#### GLENDALE AVENUE BRIDGE CROSSING THE QEW

The GDP's strategic vision for a vibrant and complete mixed-use community is challenged by a major expressway that runs through the centre of the Glendale District Plan Study Area. A complete community must be well connected in order to ensure success, and this connectivity includes providing safe means for people to move throughout the GDP community... whether they drive, are driven, bike or walk.

I understand that the existing Glendale Avenue bridge crossing the QEW will be replaced by a new diverging diamond interchange (DDI). It appears that the DDI offers a more effective/efficient and safer circulation solution for vehicular traffic than the current bridge provides. However, the DDI design may result in far less safety for pedestrians.

Through studying several examples of DDI's there is the possibility that pedestrians would need to cross the vehicular on and off ramps as part of their journey across the DDI bridge. As a result, they would experience the extremely dangerous condition of crossing in front of vehicles moving at speed from and onto the QEW. Depending on how bike circulation is handled in the DDI design similar danger may exist for this mode of transportation as well.

To realise the goals that the GDP has so clearly and correctly stated all means of overcoming the QEW-divide and connecting the Glendale District Plan Area together are essential. With this in mind, it would be a shame to miss the opportunity to design a DDI that fully supports the GDP.

I would be happy to discuss the above items further.

Thanks,

Gordon Stratford

**From:** [PF-Mailbox-01](#)  
**To:** [Norio, Ann-Marie](#); [Trennum, Matthew](#)  
**Subject:** FW: ROPA No. 17 Glendale District Plan - Submission  
**Date:** Friday, November 06, 2020 9:11:23 AM

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**From:** Gordon Stratford  
**Sent:** Friday, 06 November 2020 09:11:00 (UTC-05:00) Eastern Time (US & Canada)  
**To:** Clerks  
**Subject:** Re: ROPA No. 17 Glendale District Plan - Submission

Hi,

My email (included submission letter attachment) below was sent to you prior to the 9:00 am deadline for submission, but I wanted to add the following contact information for your reference:

Address:

  
Niagara on the Lake  
Ontario, L0S 1J0

Phone:



Regarding the diverging diamond interchange design I do have a related brief graphic study available to share upon request. As well I would have a brief graphic study outlining the potential evolution of the mall site available to share.

Thanks very much for the opportunity to provide input.

Regards,

Gordon Stratford

On Fri, 6 Nov 2020 at 08:59, Gordon Stratford  > wrote: