



Project No. 20362

March 8, 2021

VIA E-MAIL

Regional Chair Jim Bradley & Members of Council
Niagara Region
1815 Sir Isaac Brock Way
P.O Box 1042
Thorold, ON L2V 4T7

Dear Chair & Members of Council,

***Re: Glendale District Plan Review – ROPA 17
Item 6.2 of the March 10, 2021 Planning & Economic Development Committee***

We are the planning consultant for Canadian Niagara Hotels and ARG Group of Companies (the “Owners”), with respect to the Niagara-on-the-Green Lands (the “subject site”, NOG) at the northeast corner of Glendale Avenue and Taylor Road in the Town of Niagara-on-the-Lake.

Further to our meeting with Regional and Town Planning Staff (Kirsten McCauley and Richard Wilson) and our follow up letter, dated February 12, 2021, regarding the Glendale District Plan, we have reviewed Report PDS 5-2021 and the accompanying ROPA 17 and are supportive.

As per our previous correspondence, our concerns were specifically related to ensuring the policy framework included flexibility and would not require a rigid implementation of the conceptual district plan; that Special Study Area 2 permit the range of uses permitted in the Greenbelt Plan; and, that the Transit Hub permit a mix of uses and encourage the incorporation of the transit station into a development.

Based on our meeting, it is our understanding that Policy 4.G.14.B.17 will not be applied rigidly and that the future secondary plan, which is to be completed by the Town, will provide a detailed policy framework that will include flexibility. We look forward to participating in the future Secondary Plan process.

Regarding Special Study Area 2, we are supportive of the revised wording in ROPA 17, which states permitted uses will be provided in accordance with the Greenbelt Plan.

Similarly, we are supportive of the revisions made to Policy 4.G.14.B.3 related to the Transit Hub, which emphasizes the mixed-use nature of the node and its ability to accommodate additional density. Furthermore, we support the direction to undertake a feasibility study for the transit hub in consultation with local municipalities, the inter-regional Transit Working Group, and any other identified stakeholders to determine the mix of land uses and site requirements.

Thank you for the opportunity to participate in the Glendale District Plan, with special thanks to Kirsten McCauley and Richard Wilson who worked collaboratively to address our concerns. We trust that we will continue to work collaboratively to implement the goals and policies of the District plan.

Should you have any questions or wish to discuss any of these matters in greater detail, please do not hesitate to contact the undersigned or Aisha Jallow of our office.

Respectfully Submitted,



Bousfields Inc.

David Falletta MCIP, RPP

DF:aj/jobs

cc. P. Wadsworth, Canadian Niagara Hotels
C. Iacobelli, ARG Group of Companies
R. Wilson, Niagara-on-the-Lake
K. McCauley, Niagara Region
A. Norio, Regional Clerk