Glendale Niagara District Plan Study - Phase 2

Study Update Presentation to the Niagara Region Planning and Economic Development Committee

March 20, 2019
Intent of Presentation

• Provide an overview of:
  • Why one is being prepared for Glendale
  • The two-phase District Plan Study approach

• Provide an update on the status of Phase 2 of the Study:
  • Work program
  • Next steps
  • Opportunities for stakeholders and public input

• Answer questions and obtain feedback
Why a District Plan for Glendale Niagara?

- Over 400 hectares already designated for urban growth
- Opportunity to transform the area into a compact, complete and iconic community
- Coordinate the interests of multiple jurisdictions
- Implement the Growth Plan
In 2018 Niagara Region initiated a two-phase District Plan Study:

**Phase 1 - Vision Exercise and Concept Plan**
- Led by The Planning Partnership
- Completed in August 2018
- Endorsed by Regional Council in October 2018

**Phase 2 - District Plan and Component Studies**
- Commenced in November 2018
- Being led by IBI Group
- Anticipated to be complete by July 2019

**Implementation - July 2019 onward**
- Regional Official Plan Amendment (ROPA)
- Local municipal policy updates and initiatives
Phase 1 – Vision

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.
Phase 2 – Objective

• To refine the Phase 1 Vision in more detail and to guide future Secondary Planning at the local municipal level

• Provide recommendations to support and plan for development and infrastructure investment
Phase 2 – Ongoing Work Program

✓ Background and Contextual Review

✓ Components of technical analysis:
  • Urban Design - arrangement, form and function of urban spaces
  • Commercial Land Needs - potential market opportunities
  • Transportation - infrastructure needs and opportunities for improved mobility

✓ Draft Land Use Plans

✓ Preliminary Draft Demonstration Plans

Draft Options Analysis
Land Use – Existing Land Use Plan

- More traditional, suburban approach to land use planning:
  - Discrete, separate land uses
  - Large amounts of land for industrial
  - Lower density
Land Use – Phase 1 Vision

• Plan for a complete community
• More integrated mix of land uses
• Defined nodes
• Regional economic driver
• Positive urban experience
• High quality urban design
Land Use – Phase 2 Draft Option Approach

- Two draft land use concepts are being refined based on:
  - Findings of technical findings (i.e. transportation, urban design and commercial market)
  - Active development plans/proposals
  - Additional stakeholder consultation
  - Policy updates
- The unique opportunities of each concept are being evaluated and the preferred land use concept will be presented
Building Heights

Appropriate building heights will be determined considering:

• Existing height permissions
• Federal height restrictions associated with the Niagara District Airport
• Protection of views/vistas
• Providing appropriate transitions and interface
• Opportunities for gateway or landmark features
Opportunities for Stakeholder & Public Input

- 3 Public Information Centres (PICs)
- 3 Community Focus Group (CFG)
- 4 Technical Advisory Committee (TAC)
- One-on-One Stakeholder Meetings (e.g. landowners, developers, Niagara College, Niagara Regional Native Centre)
- Regional Website, Facebook and Twitter
- Interactive Web-based Engagement (Arch GIS Crowdsource)
- Committee and Council Meetings

PIC #1: January 31, 2019
CFG and TAC Meetings: February 7, 2019

PIC #2: March 27, 2019
Town of Niagara-on-the-Lake COW: March 4, 2019
Niagara Region PC: March 20, 2019
CFG and TAC Meetings: March 28, 2019

PIC #3: May 16, 2019
CFG and TAC Meetings: May 23, 2019
Town of Niagara-on-the-Lake COW: June 3, 2019
Niagara Region PC: June 12, 2019

Statutory Public Meeting: July 10, 2019 - to be confirmed

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Phase 2 – Next Steps

• Draft and Final Component Studies
• Preferred Land Use Concept and Demonstration Plan
• District Plan
  • Recommended policies
  • Guidelines
  • Implementation strategies
• Regional Official Plan Amendment (ROPA)