

**Amendment No. 14  
To The Official Plan  
for the Niagara Planning Area**

**PART “A” – THE PREAMBLE**

The preamble provides an explanation of the Amendment including the purpose, location, background, and basis of the policies and implementation, but does not form part of this Amendment.

- Title and Components
- Purpose of the Amendment
- Location of the Amendment
- Background
- Basis for the Amendment
- Implementation

**PART “B” – THE AMENDMENT**

The Amendment describes the additions and/or modifications to the Official Plan for the Niagara Planning Area, which constitute Official Plan Amendment No. 14.

- Map Change
- Text Change

**PART “C” – THE APPENDICES**

The Appendices provide information regarding public participation and agency comments relevant to the Amendment, but do not form part of this Amendment.

## **PART “A” – THE PREAMBLE**

### **TITLE AND COMPONENTS:**

This document, when approved in accordance with Section 17 of the *Planning Act, 1990*, shall be known as Amendment 14 to the Official Plan of the Niagara Planning Area. Part “A” – The Preamble, contains background information and does not constitute part of this Amendment. Part “B” – The Amendment, consisting of map changes, constitutes Amendment 14 to the Official Plan of the Niagara Planning Area. Part “C” – The Appendices, does not constitute part of the Amendment. These Appendices contain information related to public involvement and agency comments associated with the Amendment.

### **PURPOSE OF THE AMENDMENT:**

The purpose of this Amendment is to add policy to the Niagara Region Official Plan that reflects and supports the implementation of the key frameworks of the Council-endorsed Brock District Plan. The amendment also includes the addition of an asterisk identifier and corresponding legend update on Schedule A to the Regional Official Plan.

### **LOCATION OF THE AMENDMENT:**

The amendment area straddles the City of St. Catharines and the City of Thorold with about half of the area comprised by Brock University. The District includes the four quadrants of Sir Isaac Brock Way and Merrittville Highway/Glenridge Avenue and extends from Highway 406 west to the westerly edge of Lake Moodie and from Decew Road and Lake Gibson north to the wooded slope of the Niagara Escarpment.

### **BACKGROUND**

A District Plan is a pro-active strategy intended to support the Region’s focus on growth and economic prosperity by bringing together land-use strategies, urban design guidelines, and recommendations for improving sustainability and quality of life in identified areas. The Brock District Plan was prepared in 2015/2016 and Council endorsed in October of 2016. The Region is implementing this District Plan through a Regional Official Plan Amendment to add policy direction into to the Regional Official Plan to support the vision, objectives and key directions of the District Plan.

### **BASIS FOR THE AMENDMENT:**

- a) The Amendment was the subject of a Public Meeting held under the *Planning Act, 1990* on September 5, 2018. Public and agency comments were addressed as part of the preparation of this Amendment.

- b) The Amendment will support continued collaboration between stakeholders to advance the key frameworks of the District Plan and transition the area from a lower density employment area to a higher density mixed use centre that is comprehensively and sustainably planned.
- c) Based on the Region's review of the *Planning Act, 1990*, the Provincial Policy Statement (2014), the Provincial plans (2017), the Regional Official Plan, and public and agency consultation, Regional staff is of the opinion that the Amendment is consistent, or does not conflict, with Provincial and Regional policies and plans and, therefore, represents good planning.

#### IMPLEMENTATION:

Section 14, Implementation of the Official Plan for the Niagara Planning Area, shall apply where applicable.

## **PART “B” – THE AMENDMENT**

### **Amendment 14 To the Official Plan for the Niagara Planning Area**

The Official Plan for the Niagara Planning area is amended as follows:

#### **Map Changes (attached)**

1. “Schedule A – Regional Structure” is amended to add an asterisk to the map denoting the Brock District Plan area and the corresponding notation with “District Plan” to the Legend.

#### **Text Changes**

The Official Plan for the Niagara Planning Area is amended as follows:

#### **Part I – Modifications to Existing Policies**

None

#### **Part II – New Policies**

1. Add Policy “4.G.14 District Plans” to Chapter 4.

##### **“4.G.14 Brock District Plan**

The Brock District is a unique urban centre that straddles the City of St. Catharines and the City of Thorold with about half of the area comprised by Brock University. The District includes the four quadrants of Sir Isaac Brock Way and Merrittville Highway/Glenridge Avenue and extends from Highway 406 west to the westerly edge of Lake Moodie and from Decew Road and Lake Gibson north to the wooded slope of the Niagara Escarpment. A portion of the district is also subject to the provincial policies of the Greenbelt Plan and the Niagara Escarpment Plan.

The vision of the Brock District Plan is to leverage the unique economic driver of Brock University to transition the area from a lower density employment area to a higher

density mixed use centre that is comprehensively and sustainably planned for social and economic success, and environmental sustainability.

The Brock District Plan sets a framework for the planning, design and development of an iconic strategic employment and residential growth area consisting of a vibrant complete university community set within a UNESCO World Biosphere Reserve. The vision focuses on higher education as a catalyst for economic prosperity. Brock University is the centre around which areas for new mixed use, higher density housing and employment are stitched together with an enhanced public realm including a network of tree lined streets, urban open spaces and natural features, demonstrating sustainable design, green infrastructure and a walkable positive experience.

#### **4.G.14.A General Objectives**

##### **Objective 4.G.14.A.1**

The Brock District Plan shall capitalize on the research, innovation and other activities at Brock University, build on the intellectual capital of the area and leverage the assets of Niagara Region to have a global impact in terms of opportunities to attract new students, new residents, new businesses, and new employees to the Brock District.

##### **Objective 4.G.14.A.2**

The Brock District Plan shall build on the partnerships with local municipalities, Brock University and the Niagara Escarpment Commission to collaboratively implement the objectives and policies of the plan.

##### **Objective 4.G.14.A.3**

The Brock District Plan is recognized as an area of major activity and an important catalyst for investment. The Brock District Plan shall capitalize on the opportunities and transform the concepts into reality.

#### **4.G.14.B Specific Objectives**

- a) To ensure that the Brock District becomes a complete community by integrating current and new uses and spaces, with a revitalized public realm and dense, compact mixed use development supporting a blend of residential, retail, institutional, recreational and employment activities.
- b) To position the Brock District globally within a UNESCO World Biosphere Reserve and Region's Gateway Economic Zone to promote interdisciplinary solutions through research and innovation for the conservation of biodiversity; sustainable use; and managing changes and interactions between social and ecological systems.

- c) To ensure the protection and possible enhancement of existing natural features and systems within and outside the Niagara Escarpment.
- d) To ensure Gateways emphasize the prominence and boundaries to the Brock District.
- e) To ensure that the Brock District Plan is a leader in sustainability, low impact development, green building standards, transit oriented development and new technologies. The Brock District shall aspire to be a carbon neutral district by reducing and/or offsetting greenhouse gas emissions.
- f) To ensure that the Brock District is served by a safe, beautiful, comfortable, and connected active transportation network.
- g) To ensure that the Brock District strives to create beautiful and sustainable streetscapes with a network of publicly accessible open spaces. The Civic Park shall be a four season landscape that will be appealing and available to all.

#### **4.G.14.C Policies**

##### **4.G.14.C.1**

A Regional Technical Advisory Committee shall be formed by the Region to develop an implementation framework as part of the ongoing commitment to the District Plan particularly with respect to the implementation tools in Policy **4.G.14.C.2.** and Objectives of **4.G.14.B.**

##### **4.G.14.C.2**

The following guidance material will be developed to transition the area to the District envisioned in the District Plan:

- a) Brock District Placemaking Manual
- b) Brock District Green Energy Infrastructure Plan
- c) Brock District Green Building Standards
- d) Regional Headquarters Master Plan
- e) Conformity review and updating of relevant local plans, policies and zoning by-laws

##### **4.G.14.C.3**

The following locations shall be emphasized as Gateways to the District using design features such as natural landscaping, including native species, and

other urban design components identified in the District Plan or through further study of the Technical Advisory Committee:

- a) The Niagara Escarpment gateway via Glenridge Ave;
- b) The lake gateway via Merrittville Hwy; and
- c) The 406 gateway via Sir Isaac Brock Way

**4.G.14.C.4**

The Brock District Plan contains design guidelines for development in both the public and private sector. These guidelines reinforce the seven specific objectives in Section **4.G.14.B**. The guidelines provide clarity with respect to built form, streets, parks, open space and parking for development in the Brock District. Development proposals shall consider these guidelines.

**4.G.14.C.5**

An active transportation network shall be created, as illustrated on the Plan for Circulation Map in the Brock District Plan by ensuring local Plans incorporate a sidewalk on both sides of the streets, improved cycling infrastructure, safe marked crossings, a network of pathways and trails, improved transit and signage that is clear and informative.

**4.G.14.C.6**

The Demonstration Plan Map as shown in the Brock District Plan shall be used as a guide only for the layout and design of permitted development within the District Plan Area.

**4.G.14.C.7**

Local municipal Official Plans, Secondary Plans, and Zoning By-laws shall be updated to implement the vision, objectives, and policy direction of Brock District Plan, as required. Brock University shall have regard for the vision and objectives of the Brock District Plan through future review of their Campus Master Plan.

**4.G.14.C.8**

Land use designations in local Official Plans shall be reviewed in the context of the Brock District Plan, as well as the Natural Heritage policies of Section 7B and the Niagara Escarpment Plan.

**4.G.14.C.9**

The Brock District Plan shall be reviewed and updated every 10 years in consultation with stakeholders.

**4.G.14.C.10**

Minor changes to the Brock District Plan may be permitted as a result of future planning study or technical review provided it is consistent with the overall vision and framework of the Brock District Plan.

**4.G.14.C.11**

The Brock Master Plan Servicing Study (City of Thorold, 2014) and/or any other servicing strategy shall be reviewed to determine the servicing requirements and, if required, any upgrades as part of any future (re)development application within the Brock District Plan area.



