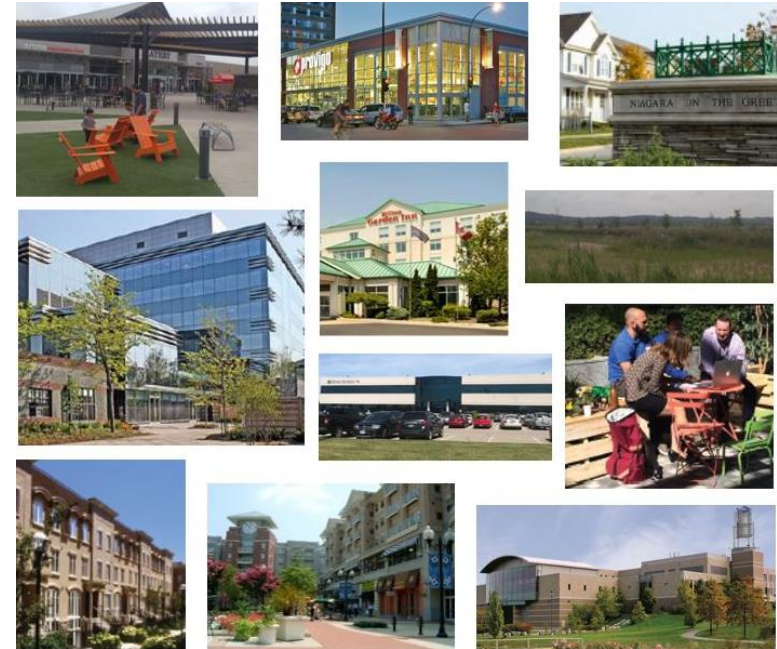
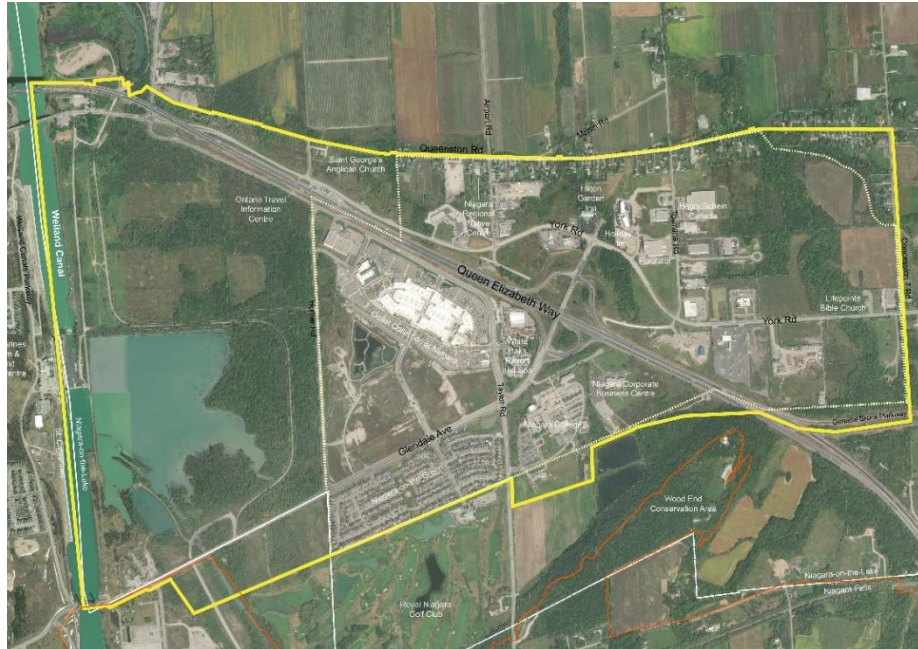


# Glendale Niagara District Plan Study - Phase 2



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

March 20, 2019

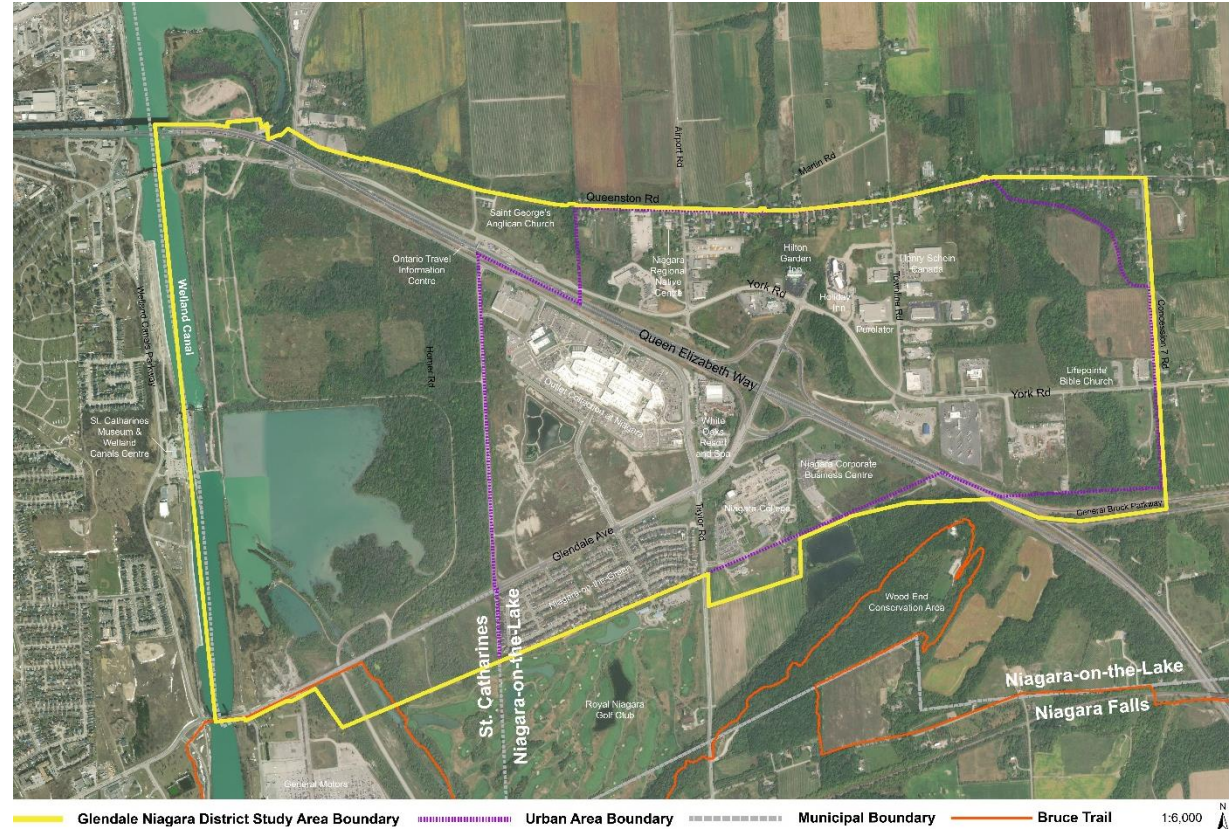
# Intent of Presentation

- **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



# Glendale Niagara District Plan Study

In 2018 Niagara Region initiated a two-phase District Plan Study:

## Phase 1 - Vision Exercise and Concept Plan

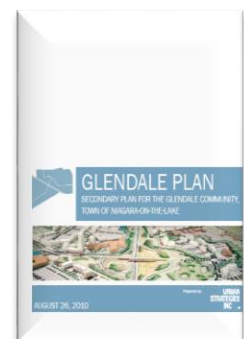
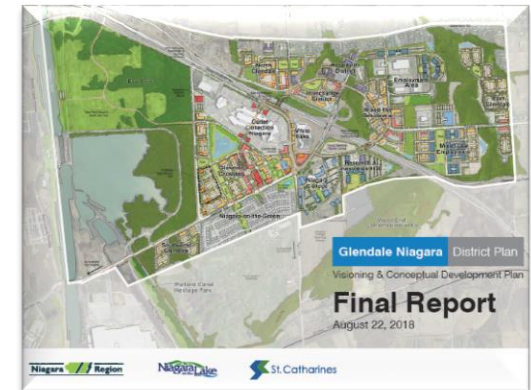
- Led by The Planning Partnership
- Completed in August 2018
- Endorsed by Regional Council in October 2018

## 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

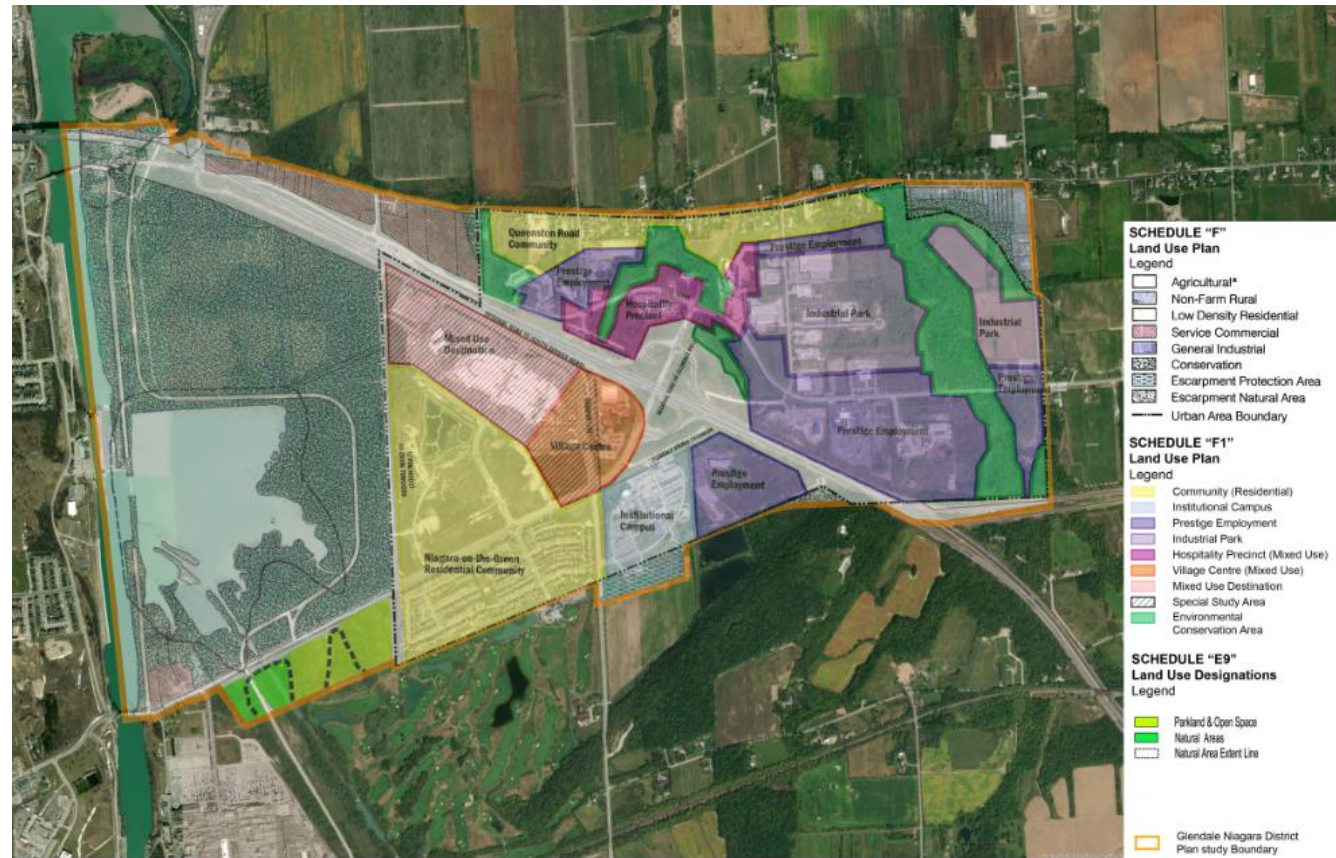
- ✓ Background and Contextual Review
- ✓ Components of technical analysis:
  - Urban Design - arrangement, form and function of urban spaces
  - Commercial Land Needs - potential market opportunities
  - Transportation - infrastructure needs and opportunities for improved mobility
- ✓ Draft Land Use Plans
- ✓ Preliminary Draft Demonstration Plans

**Draft  
Options  
Analysis**



# Land Use – Existing Land Use Plan

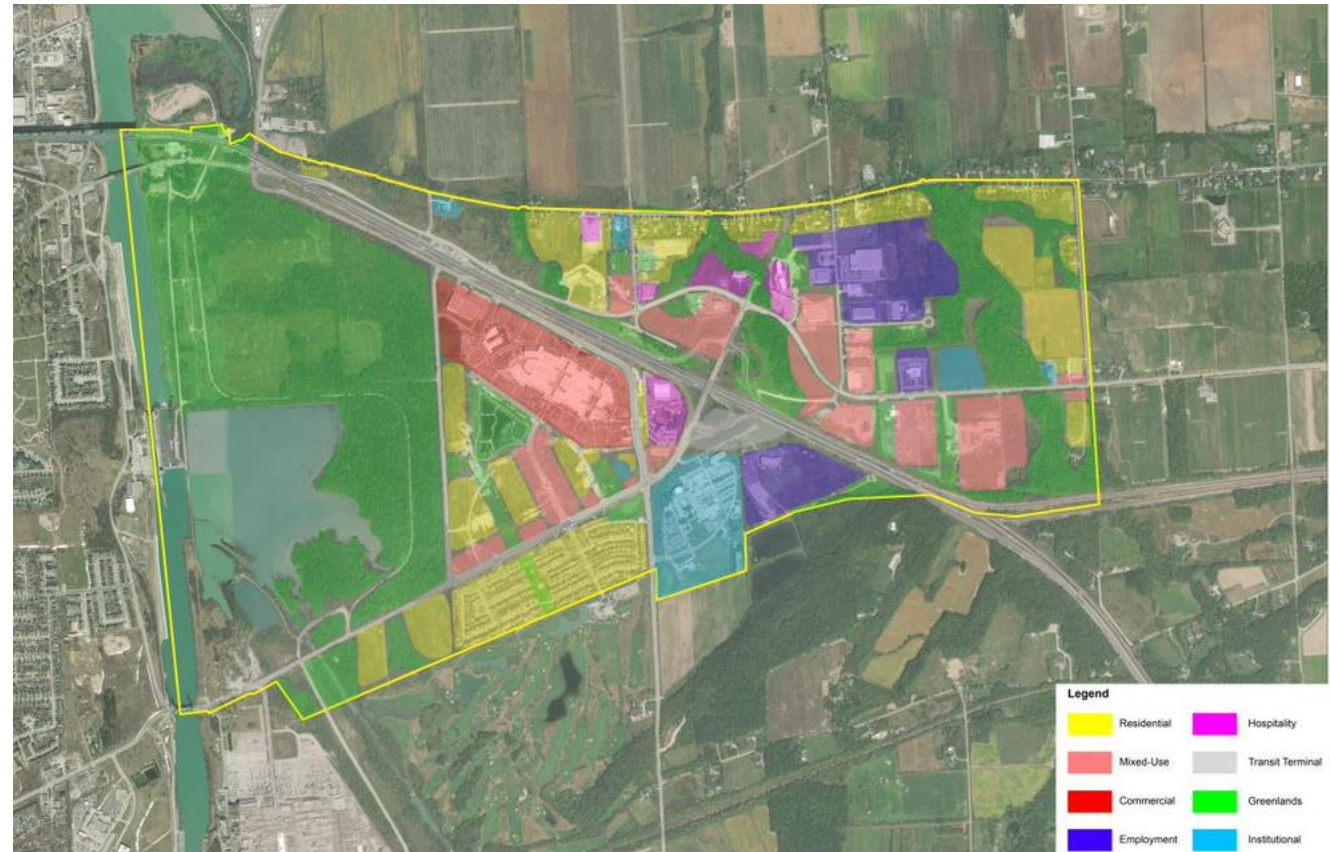
- More traditional, suburban approach to land use planning:
  - Discrete, separate land uses
  - Large amounts of land for industrial
  - Lower density





# 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



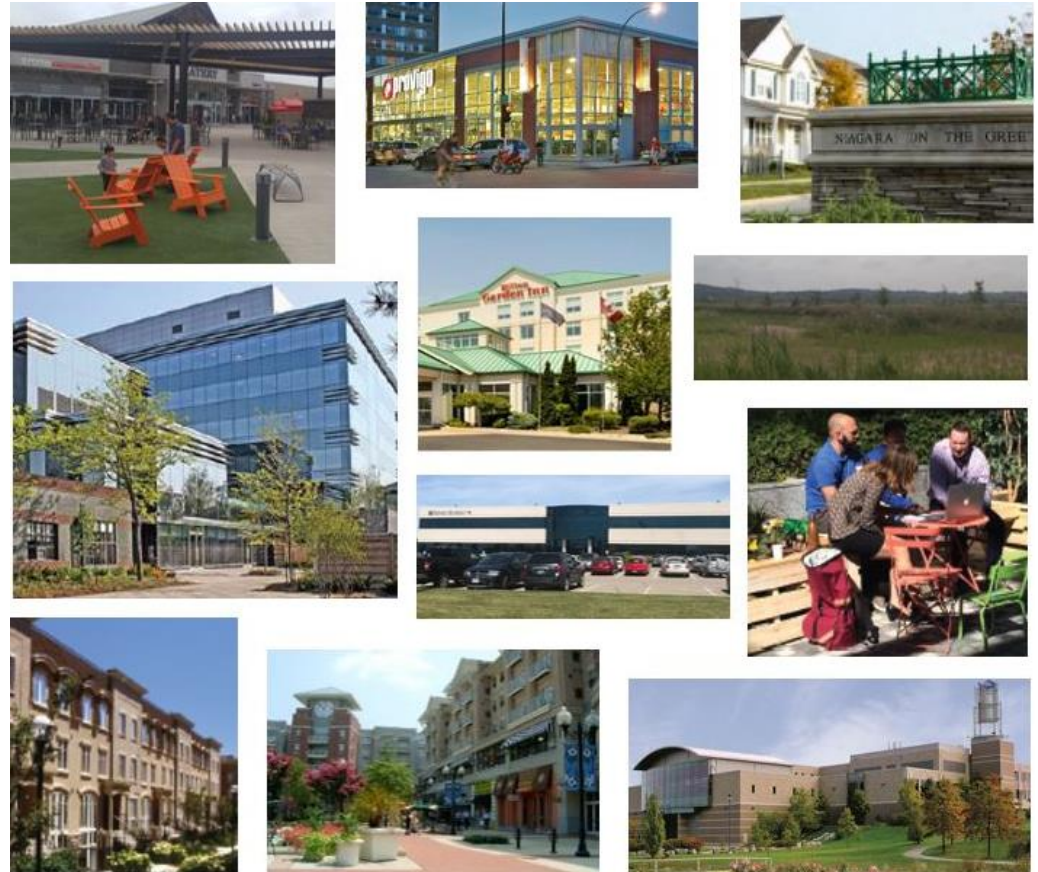
## Land Use – Phase 2 Draft Option Approach

- 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:

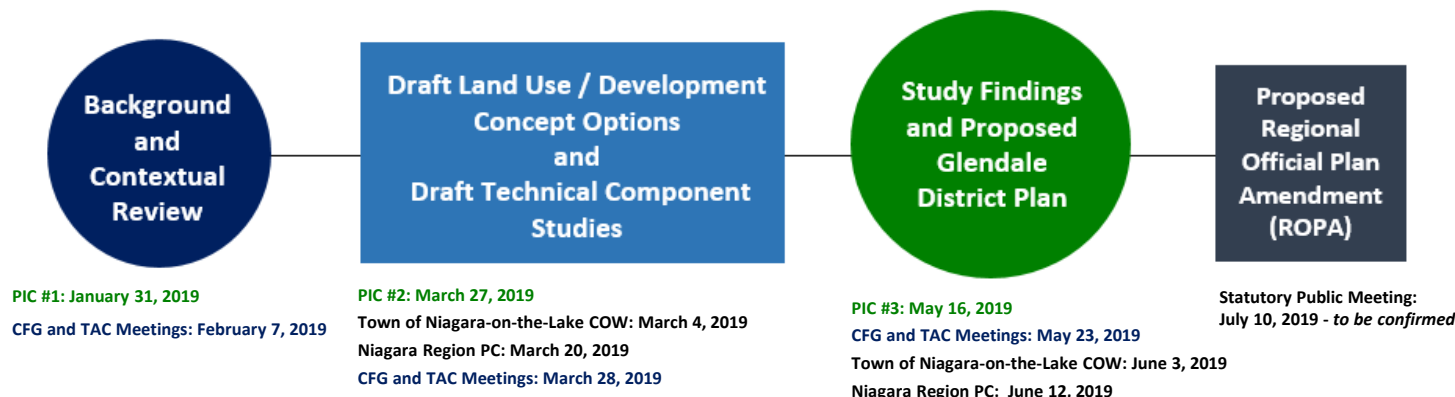
- Existing height permissions
- Federal height restrictions associated with the Niagara District Airport
- Protection of views/vistas
- Providing appropriate transitions and interface
- Opportunities for gateway or landmark features





# 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



## 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)