
MEMORANDUM

PDS-C 18-2019

Subject: Glendale Niagara District Plan Update

Date: Wednesday, October 9, 2019

To: Planning and Economic Development Committee

From: Kirsten McCauley, Senior Planner

The purpose of this memorandum is to update Committee on the Glendale Niagara District Plan project. Additionally, it outlines the initiation of an amendment to the Regional Official Plan.

Background Information

The intent of the Glendale Niagara District Plan is to establish an urban vision for the future of the 700 ha area surrounding the Glendale Avenue/QEW interchange in the Town of Niagara-on-the-Lake (a small portion of the study area also extends into the adjacent City of St. Catharines). Approximately 400 hectares of this area is considered to be an urban strategic growth area for Niagara and is expected to provide for thousands of new residents and jobs over the course of the next 20+ years.

The Glendale Niagara District Plan was initiated by Niagara Region in cooperation with the Town of Niagara-on-the-Lake and the City of St. Catharines. The District Plan follows a two-phase approach:

- The Phase 1 Visioning Exercise and Conceptual Plan was completed and endorsed by Council in October, 2018.
- The Phase 2 Technical Review, Component Studies and preparation of the District Plan commenced in October, 2018. The Phase 2 work was to include technical component studies to inform the final land-use concept, including a transportation study, an urban design/public realm study and a commercial land needs study. Unfortunately, the consultants hired to undertake Phase 2 did not meet the expectations of Staff and timeframes of the work program and, as a result, are no longer engaged.

Revised Work Program

Regional Staff have evaluated and amended the work program, in consultation with Niagara on the Lake, to complete the District Plan using internal Regional resources and expertise. The revised work plan will utilize the information to date to refine the urban vision for growth, establish key strategies and action items for implementation,

and create associated policies to guide future development of the Glendale area. The technical studies, originally planned for Phase 2, will be completed through the update to the Glendale Secondary Plan.

From information collected through the Phase 1 Vision, Phase 2 background work and public engagement exercises, a number of emerging themes and key strategies have been identified for consideration. These themes include:

1. Lead with the landscape/natural features;
2. A convergence for the area's trails and active transportation facilities;
3. Provide transit – mobility first approach;
4. Integrate the college into the district, accommodate its expansion and integrate/create a focus with food tech industries;
5. Create a “main street” as a transition from the outlet collection niagara to the adjacent urban neighbourhood;
6. Provide a diverse range of housing ensuring choice and affordability;
7. Create a public/civic space as a focus for the urban district; and
8. Use sustainability measures related to resiliency and climate change.

The final District Plan will further elaborate on these themes. The result will be a pro-active strategy for the evolution of Glendale which has been refined based on the background work completed, sound planning principles and agency/stakeholder/ public input.

The District Plan will incorporate policy direction for Glendale into the Region's Official Plan through the amendment process. A recommendation of the District Plan will also be to update the Glendale Secondary Plan.

Engagement

The Glendale Niagara District Plan study is a collaborative process involving input from a Technical Advisory Committee (TAC), a Community Focus Group (CFG) and the general public. The planned engagement with the TAC and CFG, through correspondence and meetings, will continue. Staff will also organize a final Public Information Centre to receive feedback on this project.

Staff will continue to consult with the Inter-Regional Transit Working Group for feedback on a future transit hub/terminal, as well as other key stakeholders and groups.

Staff also recognize the important contribution of Niagara College to the District Plan area and the need to coordinate this project with the creation of the College's Campus Master Plan. Staff will continue to work with the College representatives to integrate the recommendations of the Campus Master Plan into the final plan, as appropriate.

Timing

Staff will continue to move this project forward with an anticipated completion and recommendation for this District Plan by the end of the year.

Regional Official Plan Amendment Initiation

In order to implement the District Plan, the Regional Official Plan will need to be amended to include policy direction to realize the vision of Glendale District. When the final District Plan is brought forward for endorsement, Staff intend to have the draft Regional Official Plan Amendment (ROPA) prepared and hold a Public Meeting under the *Planning Act, 1990*, to collect input on the ROPA.

Other Pertinent Reports

Previously, staff submitted the following memorandums and reports related to this project:

PDS-C 21-2018 to advise the Committee of the commencement of the Glendale Niagara District Plan; and,

PDS-C 31-2018 to provide an update on the District Plan study after the first workshop sessions.

PDS-34-2018 to provide information on the conclusion of Phase 1 of the Study, and to request endorsement of the Phase 1 vision and authorization to proceed to Phase 2.

PDS 12-2019 to provide an update on Phase 2 of the Glendale project.

Glendale Niagara District Plan information and reports can be found here:
<https://www.niagararegion.ca/projects/glendale-niagara-district-plan/default.aspx>

The Phase 1 final report can be viewed here:
<https://www.niagararegion.ca/projects/glendale-niagara-district-plan/pdfs/glendale-district-plan-phase-one-final-report.pdf>

Respectfully submitted and signed by

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This memorandum was prepared in consultation with Isaiah Banach, Manager of Long Range Planning.