

Draft Glendale District Plan

Glendale Niagara District Plan
A Complete Community



Niagara Region

Niagara Lake

St. Catharines

Planning & Economic
Development Committee
May 13, 2020

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Associated Report
PDS 15-2020

Niagara Region

What is a District Plan?

Proactive planning strategy to drive growth and economic prosperity.

Sets Regional vision and framework for planning, design and development of a complete community.

Serves as a guide for multiple stakeholders to coordinate development and investment efforts.

Direction for additional study/planning analysis to benefit the area.



Glendale Study Area

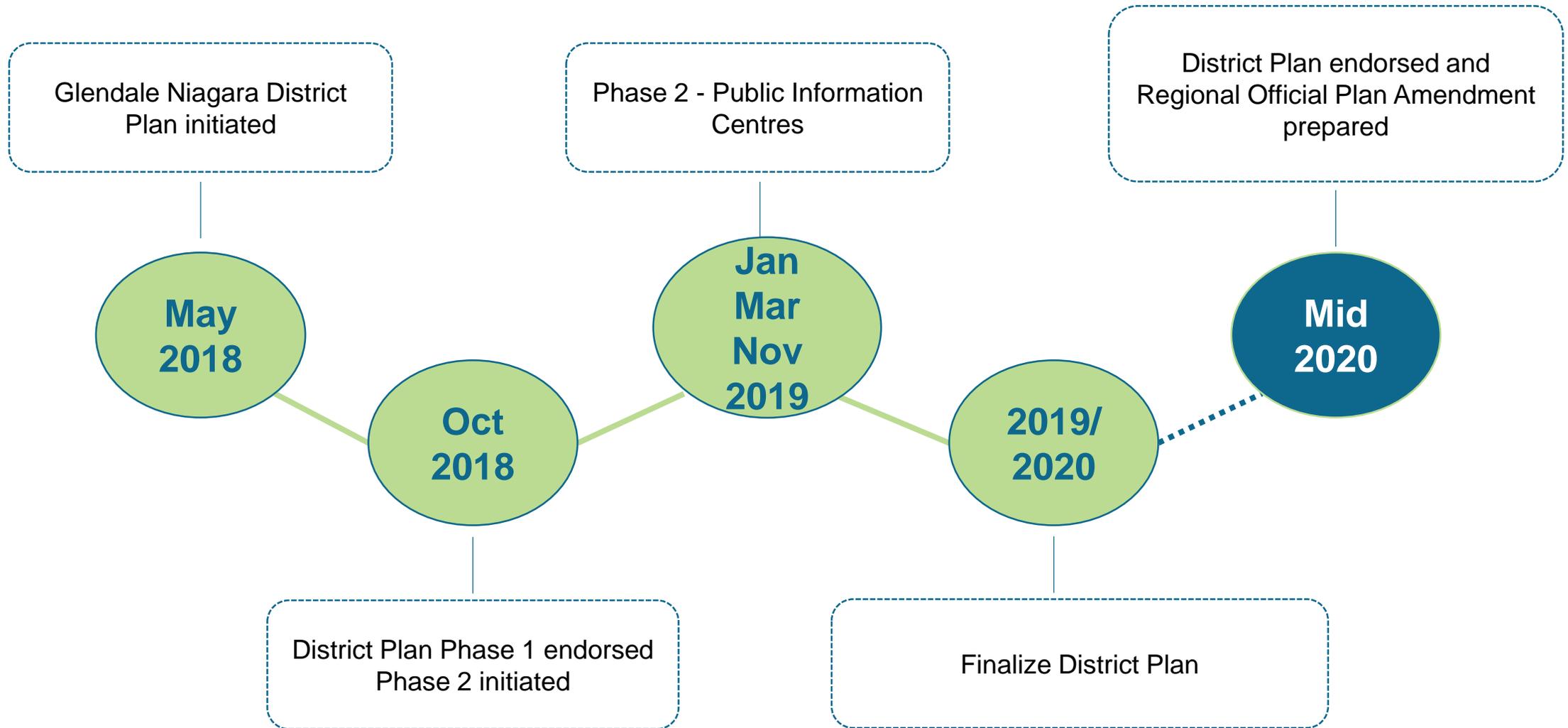
Total Study Area:
Approx. 700 ha

Urban Area:
370ha

Rural/Agricultural
Area: 330



Glendale Process Timeline



Endorsement Process

May 13th
2020

Draft District Plan
presented to
PEDC for
information



June 8th
2020

Present District
Plan to NOTL
Planning
Committee of the
Whole for
endorsement



June 17th/25th
2020

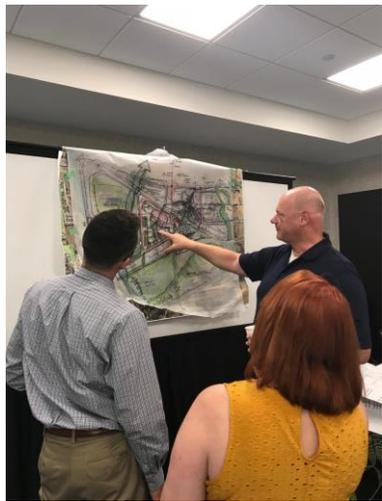
Recommendation
report to PEDC
and Regional
Council for
endorsement

Public Engagement Highlights

Public Information Centres	Date
Phase 1 Kick-Off Visioning	June 24 and 25, 2018
Phase 1 Vision and Preferred Concept	August 16, 2018
Phase 2 Kick-Off	January 31, 2019
Phase 2 Options	March 27, 2019
Phase 2 Draft District Plan Info	November 20, 2019

Engagement Methods

- ✓ 6 days of public engagement sessions
- ✓ 5 Technical Advisory Committee meetings
- ✓ 3 Community Focus Group meetings
- ✓ Stakeholder and landowner one-on-one meetings
- ✓ Email notifications and newspaper notices
- ✓ Radio and newspaper interviews
- ✓ Crowdsourced online commenting platform and survey



Policy Framework

Urban Area:

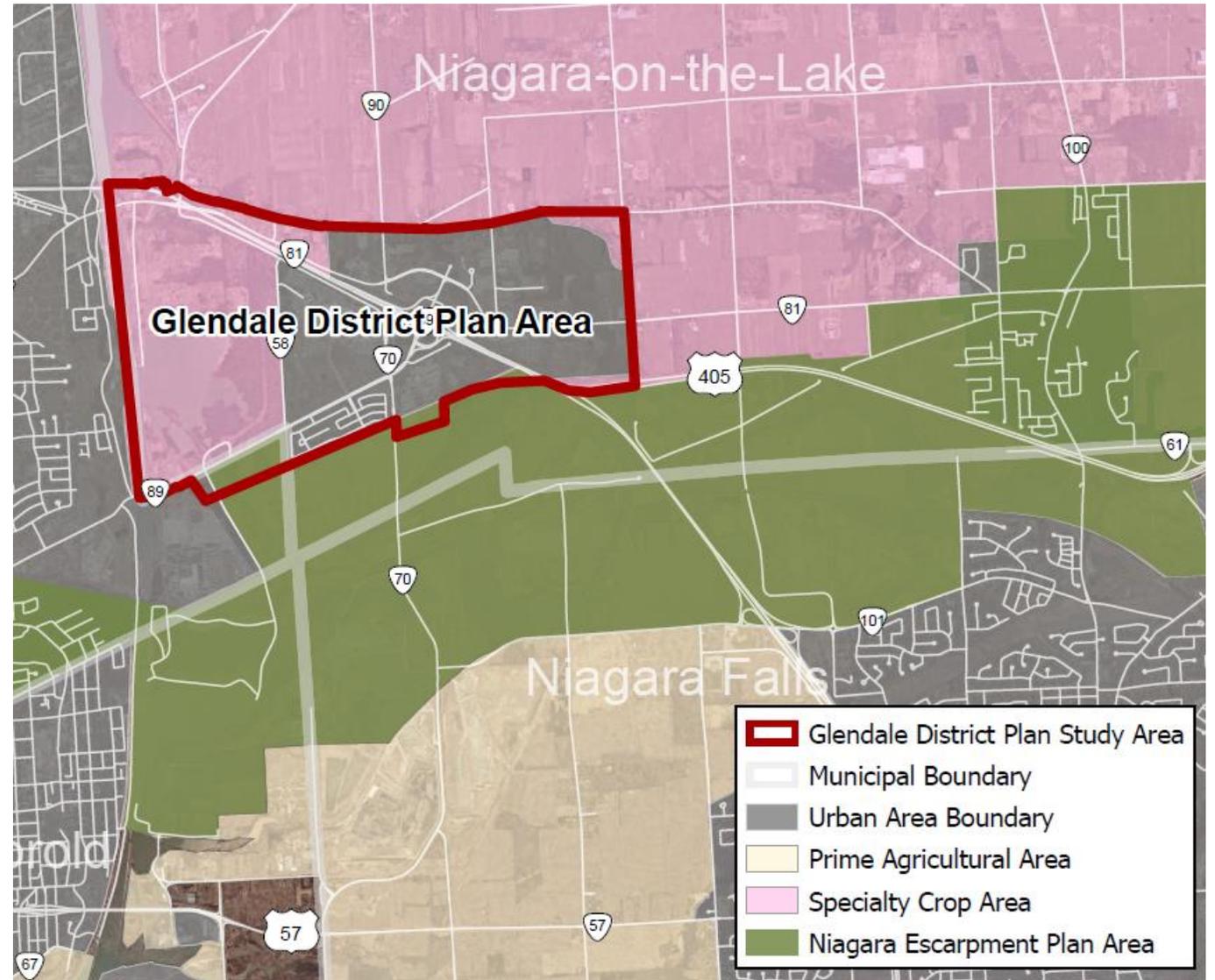
Growth Plan – Undelineated Built-Up Area (due to low existing population)

Niagara Region Official Plan – Designated Greenfield Area

Agricultural Area:

Niagara Escarpment Plan – Escarpment Protection Area (west), Escarpment Natural Area (east)

Greenbelt Plan – Protected Countryside, Specialty Crop designation



Vision Statement:

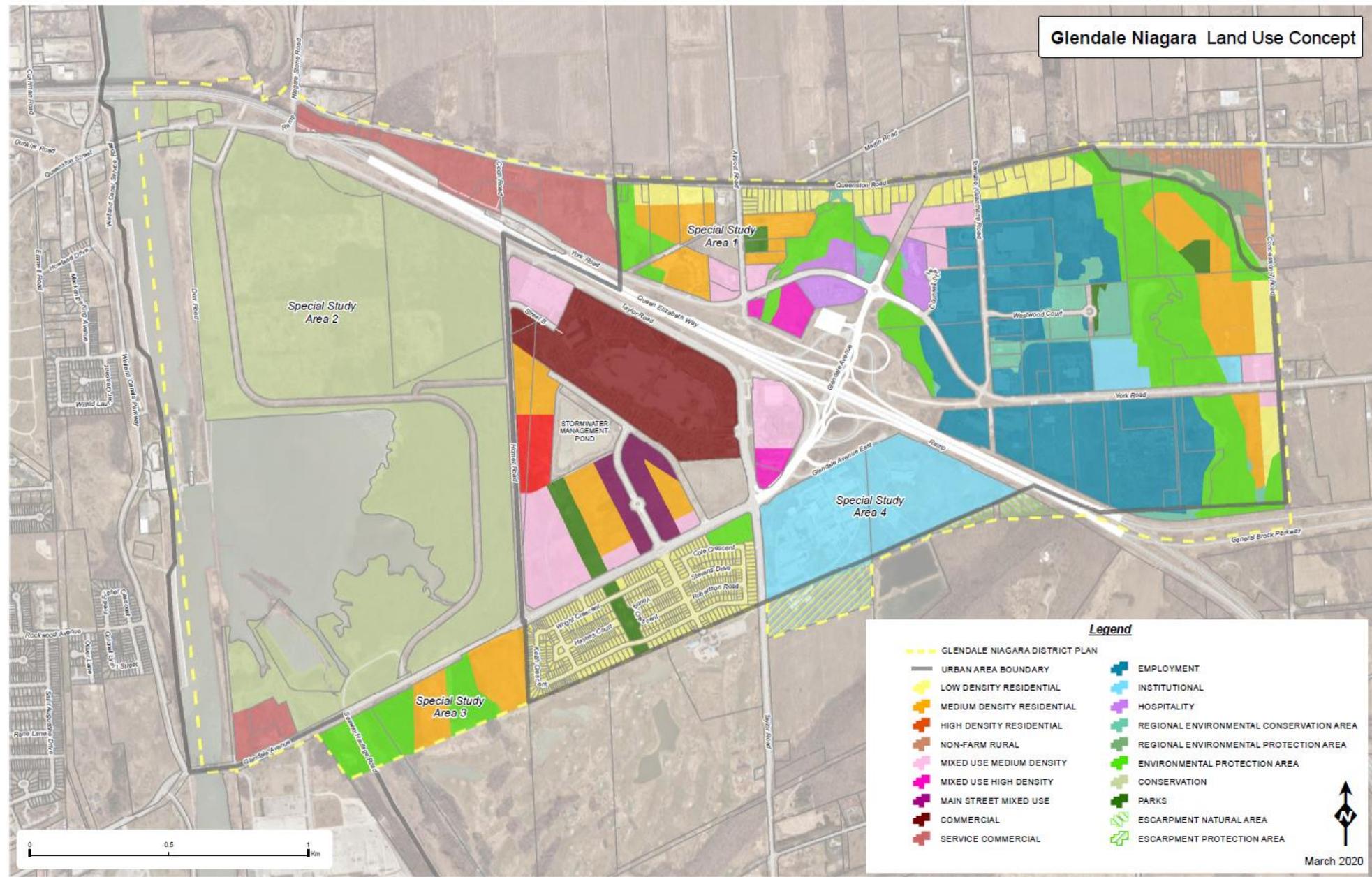
Glendale @ Niagara will be a vibrant community for people of all ages, lifestyles, and abilities - a place to live, work, play, learn and grow. Its urban districts, with a mix of uses, will protect, integrate and celebrate the natural and rural surroundings reflecting the distinct character of the area.

Glendale @ Niagara will be framed by green space along the Welland Canal, the creek valleys, the Niagara Escarpment and agricultural lands.

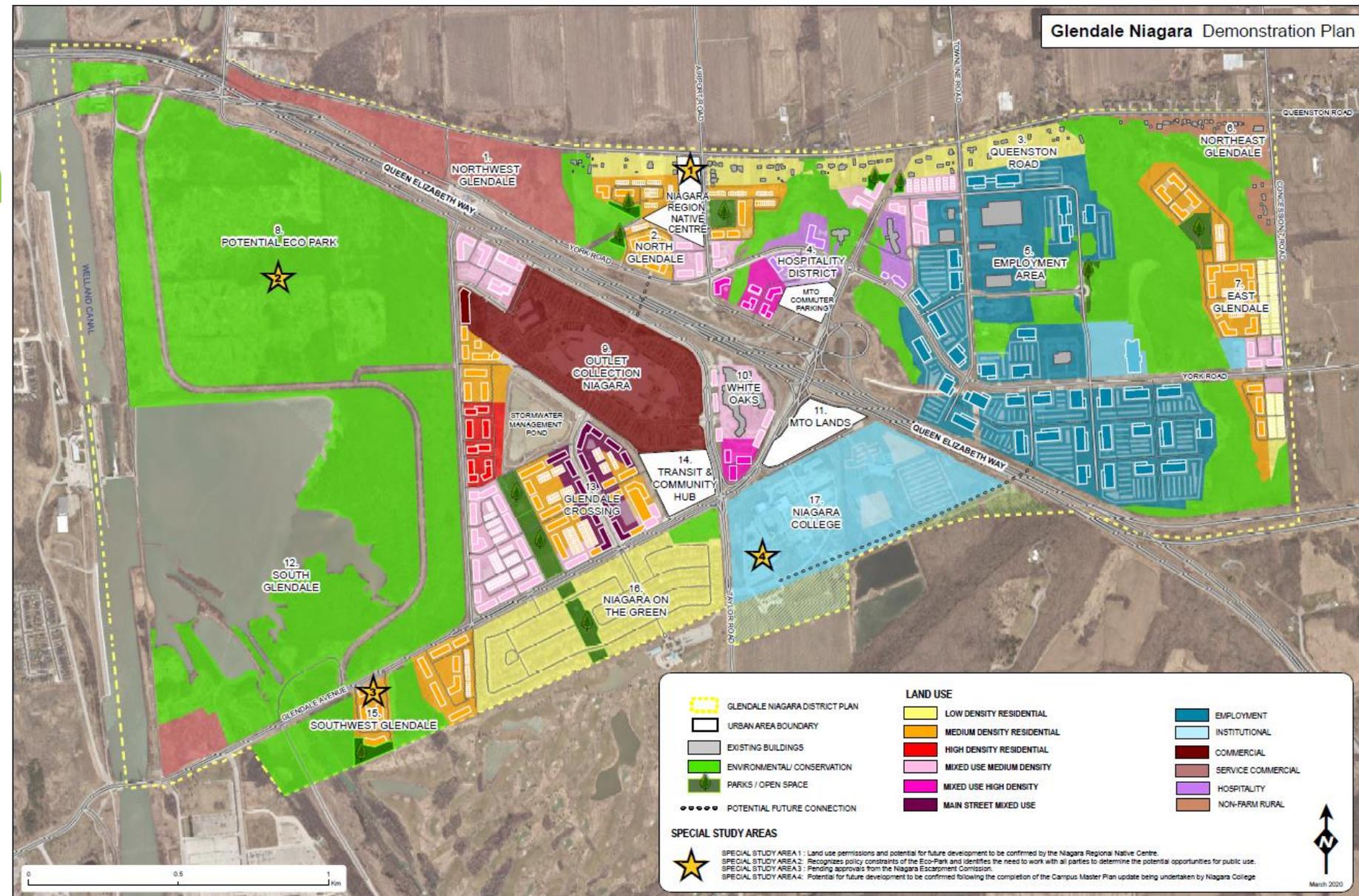
Glendale @ Niagara will put mobility first with a robust transit system, cycling trails and pedestrian routes seamlessly connecting areas north and south of the QEW.



Glendale Land Use Concept



Glendale Demonstration Plan



Key Direction #2: A convergence for the area's trails and active transportation facilities.



Key Direction #3: Provide an accessible and connected transit system to serve the Glendale area, the greater Niagara Region and beyond.



Main Street and Community/Transit Hub



Urban Design Rendering and Perspective
For Illustration Purposes Only

Key Direction #4: Create a strategy to build on existing assets within Glendale linking Glendale with the greater NOTL and the Region.



Key Direction #5: Create a main street as a transition from the Outlet Collection of Niagara to the adjacent urban neighbourhood.



Urban Design Perspective - For Illustration Purposes Only



Urban Design Perspective – Main Street



Urban Design Perspective - For Illustration Purposes Only

Key Direction #6: Provide a diverse range of housing ensuring choice and affordability.

 **6% OF HOUSEHOLDS** are in Core Housing Need in Niagara-on-the-Lake on par with the Niagara average

households are spending over **30% of income** on shelter costs much higher than the Niagara average.

Little housing diversity in Niagara-on-the-Lake

 **82% OF UNITS ARE SINGLE DETACHED DWELLING**

there are limited apartment units in the municipality

 **26% INCREASE IN HOUSING PRICES** from 2016 to 2017



Key Direction #7: Create public/civic space as a focus for Glendale



Key Direction #8: Use sustainability measures related to resiliency and climate change.



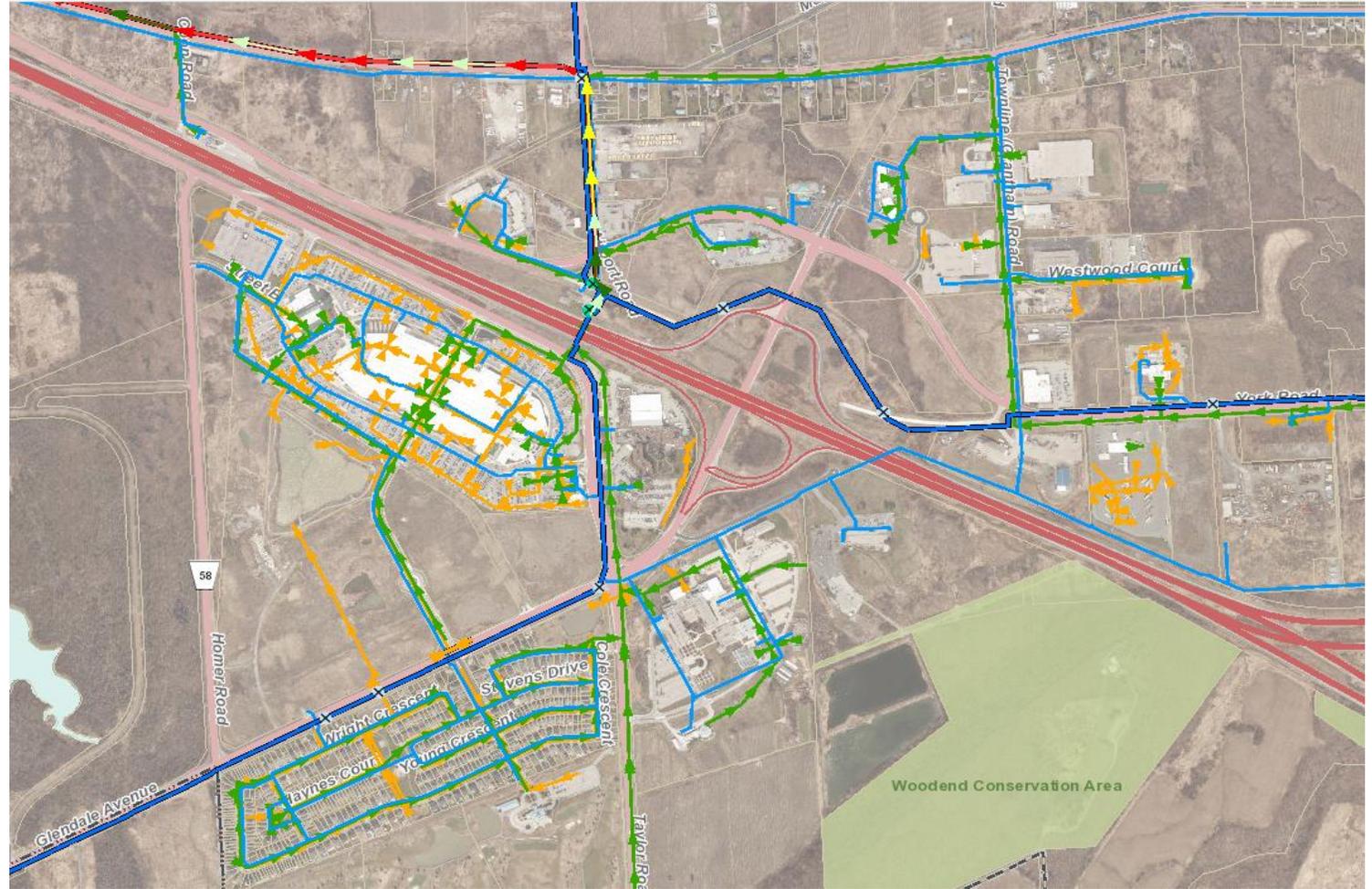
Sustainability tools and interventions can include measures for energy/ carbon reduction, water use and waste management, material resources and solid waste reduction, green building design, and enhanced green space strategies.



Key Direction #9: Coordination of infrastructure review, capacity and upgrades.

Water - Decew Falls Water Treatment Plant (primary water supply)

Sanitary - Port Weller Wastewater Treatment Plant Catchment Area



Infrastructure within the Glendale area

District Plan Summary

Success relies on ongoing collaboration amongst the key partners and stakeholders to implement the strategies and recommendations of the 9 key directions.

Next Steps:

- Final endorsement
- Regional Official Plan Amendment
- Work with NOTL on the Secondary Plan update
- Work with the Technical Advisory Committee (TAC) for ongoing implementation

TAC membership will include a number of interested agencies, including the following:

