
Subject: Glendale Niagara District Plan – Phase 2 Update

Report to: Planning and Economic Development Committee

Report date: Wednesday, March 20, 2019

Recommendations

That Report PDS 12-2019 **BE RECEIVED** for information.

Key Facts

- The purpose of this report is to provide an update to Committee on background information on Niagara's District Plan Program in general, for the benefit of new Council members, and an update on the status of the Glendale Niagara District Plan.
- A District Plan is a pro-active development strategy for a targeted area of Niagara, intended to support the Region's focus on growth and economic prosperity. It sets out a high-level framework for the land-use planning, design and development of complete communities in areas that currently are, or have the potential to become, iconic in nature.
- Phase 1 of the Glendale Niagara District Plan took place between May and September 2018, and involved a comprehensive visioning exercise intended to develop an exciting urban vision for the area.
- Phase 2 of the Glendale Niagara District Plan commenced in October 2018 and is being led by IBI Group. In Phase 2, the vision set out in Phase 1 is being further assessed, and additional technical background information and component studies are being prepared, including a transportation plan, a public realm and urban design study, and a commercial market review.
- The Glendale Niagara District Plan involves a wide variety of engagement opportunities including input from a Technical Advisory Committee, a Community Focus Group and the general public.

Financial Considerations

The Glendale Niagara District Plan was funded through the 2017 & 2018 Council approved operating budget. The remaining budget dollars have been requested to be encumbered to 2019 to see Phase 2 to completion.

Analysis

Background

The Glendale Niagara District Plan is being prepared by Niagara Region in cooperation with the Town of Niagara-on-the-Lake and the City of St. Catharines. The District Plan is following a two-phase approach:

1. Visioning Exercise and Conceptual Plan (May 2018-September 2018)
2. Technical Review, Component Studies and preparation of the District Plan (October 2018- June 2019)

Following a competitive bid process for the retention of consulting services to assist staff in the preparation of the District Plan, the project was awarded in May 2018 as follows:

Phase 1 – The Planning Partnership + Jamie Springer, HR&A Advisors
Phase 2 – IBI Group

District Plans for Niagara

A District Plan is a pro-active development strategy for a targeted area of Niagara, intended to support the Region's focus on growth and economic prosperity. It sets out a high-level framework for the land-use planning, design and development of complete communities in areas that currently are, or have the potential to become, iconic in nature. District Plans are developed in collaboration with a variety of stakeholders, including the local municipalities in which they are situated, other governmental authorities, affected landowners, local businesses, organizations and residents. Once complete, key directions, policies and strategies of the District Plan are incorporated into the Niagara Region Official Plan through a Regional Official Plan Amendment (ROPA), and into the local Official Plans through a subsequent Secondary Plan exercise undertaken by the local area municipality.

Glendale Niagara District Plan

The Glendale Niagara District Plan is intended to create a 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 a strategic growth centre for Niagara and is expected to provide for thousands of new residents and jobs over the course of the next 20+ years. A location map has been included as Appendix 1.

Phase 1

Phase 1 of the Glendale Niagara District Plan took place between May and September 2018, and involved a comprehensive visioning exercise intended to develop an exciting urban vision for the area. The visioning exercise included a wide array of consultation tools, including two workshops held in June (2 days) and August (1 day) 2018, involving nationally and internationally recognized specialists, group activities, and a bus tour of the district. A representative group of residents, agencies, interest groups, business and government leaders participated in the visioning exercise, in order to ensure that the District Plan reflected the collective hopes and desires for the future condition of Glendale Niagara as it grows and expands. In total, over 200 persons participated in these engagement exercises.

Through consultation with technical agencies, stakeholders and the public, background work was analyzed to develop a guideline for growth and the future development of the District. Through this phase of the Study, a high-level conceptual demonstration plan was prepared based on the results of the visioning exercise.

Consultant's Final Report for Phase 1

The consultant provided a final report on Phase 1 of the Glendale Niagara District Plan study (link provided under other pertinent reports). It provides a synopsis of events and a consolidation of themes that developed through the two workshop sessions, as well as a final vision and conceptual development plan for the district which will be further refined in Phase 2 of this project.

Phase 2

Phase 2 of the District Plan commenced in October 2018 and is being led by IBI Group. In Phase 2, the vision set out in Phase 1 is being further assessed, and additional technical background information and component studies are being prepared, including a transportation plan, a public realm and urban design study, and a commercial market review. Development strategies, key frameworks and land use policies will be developed in Phase 2 in order to assist in implementing the vision for the district through

a Regional Official Plan Amendment and future Secondary Plans at the local municipal level.

To date, the consultants have developed a draft Background Report which will be made available to Council and the public once finalized. In addition, two Technical Advisory Committee meetings, one Community Focus Group meeting and one Public Information Centre have been held in order to provide the public and our stakeholders with project information and to receive their input into the development of the District Plan. An update presentation was also provided to Niagara-on-the-Lake Town Council on March 4, 2019.

Future work in Phase 2 includes the following (in some cases, dates are approximate and subject to change):

2 Development Plans and 2 Demonstration Plans (draft)	Mid-March 2019
Update to NOTL Committee-of-the-Whole	Mar 4 2019
Update to Regional Planning Committee	Mar 20 2019
Public Information Centre #2 (Options)	Mar 27 2019
Technical Advisory Committee Meeting #5 and Community Focus Group Meeting #2	Mar 28 2019
Preferred Development Plan and Demonstration Plan (draft)	Apr 12 2019
Component Studies (final)	Apr 26 2019
Policy Development and Key Strategies (draft)	Apr 26 2019
Implementation Plan (draft)	Apr 26 2019
PIC #3 (Present Draft Preferred Plan)	May 16 2018
ROPA (draft)	May 17 2019
Technical Advisory Committee Meeting #6 and Community Focus Group Meeting #3 for endorsement	May 23 2019
Final Development Plan, Demonstration Plan, ROPA	May 24 2019
Present District Plan to NOTL Committee-of-the-Whole for endorsement	June 3 2019
Present District Plan to Regional Planning Committee for endorsement	June 12 2019
STATUTORY PUBLIC MEETING FOR ROPA	July 10 2019

Technical Advisory Committee

In order to assist staff and the consultants in understanding the impact of this project on agency stakeholders, a Technical Advisory Committee (TAC) was struck at the start of the project in May 2018. Members of the TAC include representatives of various departments at Niagara Region and the Town of Niagara-on-the-Lake, including Niagara Region Public Health and Niagara Regional Housing; as well as other governmental authorities and utilities. The Niagara Escarpment Commission, Niagara Peninsula Conservation Authority, Niagara College, Ministry of Transportation, Ontario

Travel, Niagara EMS, St. Lawrence Seaway Authority, and others were involved in the process throughout Phase 1 and provided specialized input into the development of a vision for Glendale Niagara. The TAC met on two occasions over the course of the Phase 1 study and will meet an additional four (4) times over the course of Phase 2. To ensure that there is broad stakeholder support, it is intended that the Technical Advisory Committee reach consensus on endorsement of the final District Plan prior to staff bringing it forward to Town and Regional Council for endorsement.

Community Focus Group

For Phase 2, a Community Focus Group (CFG) was formed in order to provide opportunity for additional input on the component studies, land use plans and demonstration plans from the perspective of local residents, landowners and business operators. Approximately 18 members of the public have agreed to participate in the Community Focus Group, representing a wide range of community interests. The CFG has met on one occasion thus far (February 7, 2019) and will meet again on two additional occasions prior to the conclusion of the study. To ensure that there is broad community support, it is intended that the CFG reach consensus on endorsement of the final District Plan prior to staff bringing it forward to Town and Regional Council for endorsement.

Current Status of Phase 2 and Next Steps

The consultants are currently developing two draft alternative land-use plans and demonstration plans for discussion purposes, which will be available to the public and Councils in mid to late March. These alternatives will be presented to the public on Wednesday, March 27, 2019 at the second Public Information Centre; and will be provided to the Technical Advisory Committee and the Community Focus Group on March 28, 2019. It is intended that these draft alternatives be discussed and evaluated in detail by all stakeholders prior to any further recommendations being brought forward to Committee. The final recommended plan may include desired elements from each of the two alternatives, in the form of a “hybrid” option.

During May 2019 the consultants will finalize their component studies that will inform the final land-use plans, including a transportation study, an urban design/public realm study and a commercial land needs study. A final District Plan will then be presented to the Technical Advisory Committee, the Community Focus Group and the public via the third Public Information Centre in late May. In June 2019, staff plans to present the final District Plan to both Niagara-on-the-Lake and Regional Councils for endorsement, which will be then followed by a Regional Official Plan Amendment.

Once the process is complete at the Regional level, it will be up to Niagara-on-the-Lake to amend the existing Glendale Secondary Plan to reflect the revisions and recommendations of the District Plan.

Conclusion

The Glendale Niagara District Plan study is a collaborative process involving input from a Technical Advisory Committee, a Community Focus Group and the general public. Both phases of the study involve community outreach tools such as design workshops, public information centres and social media/online engagement platforms. Regional Planning Committee will be updated at key milestones through the project and invited to participate in public events.

Alternatives Reviewed

This report has been provided for information. No other alternatives have been reviewed.

Relationship to Council Strategic Priorities

This report supports Council's strategic areas for fostering innovation, investment, and entrepreneurship; positioning Niagara globally; and, doing business differently.

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.

Glendale Niagara District Plan information and reports can be found here:

<https://www.niagararegion.ca/projects/district-plans/glendale.aspx>

The Phase 1 final report can be viewed here:

<https://www.niagararegion.ca/projects/district-plans/pdf/glendale-district-plan-phase-one-final-report.pdf>

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Appendices

Appendix 1

Study Area Map

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