



Public Meeting – Concession 7 Road (West Side), North of York Road – Modero Estates

Official Plan Amendment (OPA-22-2022)
Zoning By-law Amendment (ZBA-07-2022)
Draft Plan of Subdivision (26T-18-22-01)

December 5, 2023

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Agenda

- **Development Process**
- **Proposal and Location**
- **Provincial, Regional, and Town Planning Policies**
- **Official Plan Amendment & Zoning By-law Amendment**
- **Town, Agency and Public Comments**
- **Next Steps**
- **Questions/Comments**



Development Process



Proposal

- Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision
- The proposed development includes:
 - 55 single-detached dwellings
 - 121 on-street townhouses
 - 204 block townhouses
 - 1 commercial building with apartment units above
 - Stormwater management block
 - Parkland
- Environmental features are to be protected

Proposal

Official Plan Amendment

- Redesignate from “Prestige Industrial” and “Conservation” to site-specific “Low Density Residential”, “Medium Density Residential” and “Open Space & Community Facilities”
- Refine “Conservation” designation boundaries

Zoning By-law Amendment

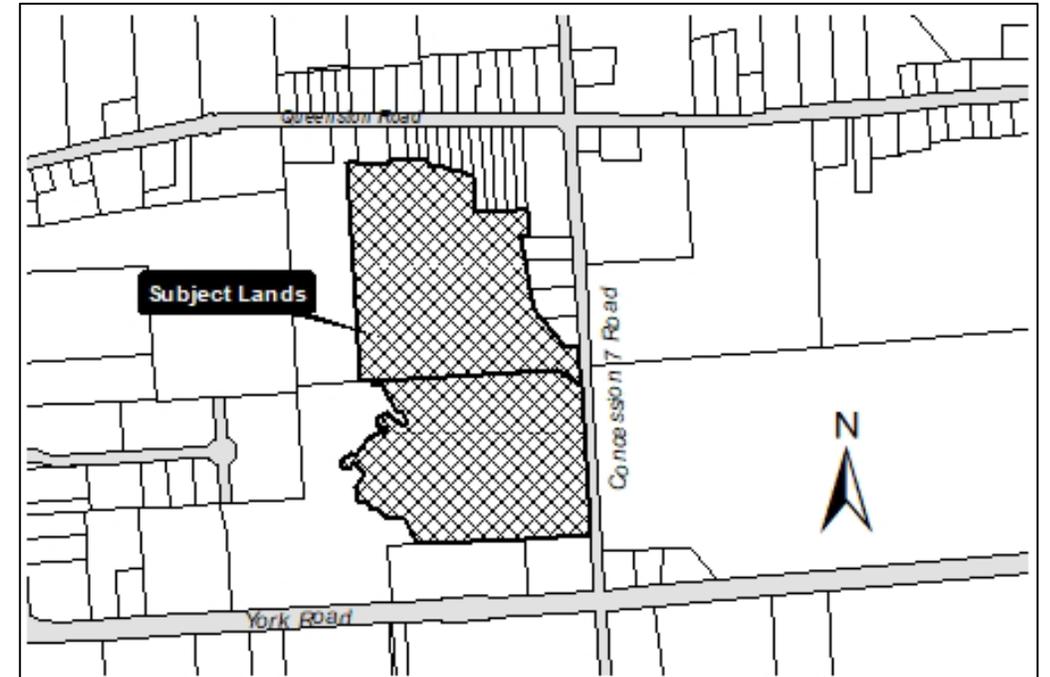
- Rezone from “Light Industrial (LI) Zone” and “Prestige Industrial (PI) Zone” to “Residential (R1) Site Specific Zone”, “Residential Multiple (RM5) Site Specific Zone” and “Village Commercial (VC) Site Specific Zone”
- Rezone portions of the site as “Open Space (OS) Zone,” refine boundaries of the existing “Open Space Key Features (OSF) Zone” and rezone lands outside of the Urban Boundary from “Rural (A) Zone” to “Open Space (OS) Zone”

Draft Plan of Subdivision

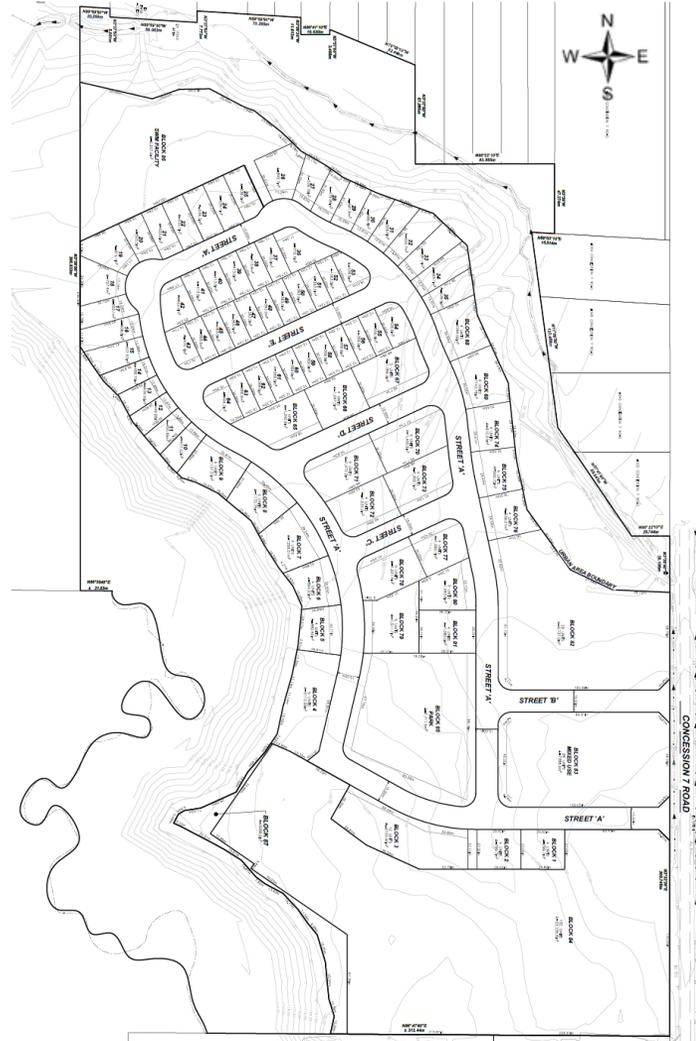
- Establish a public street network with lots and blocks for residential development, one mixed-use block, stormwater management pond and a public park

Location

- West side of Concession 7 Road, north of York Road and south Queenston Road
- Development portions are within the Glendale Urban Area
- Watercourses on the east and west portions of the site
- The subject lands area vacant and 23 hectares (56.83 acres) in area
- Surrounding lands are used for residential, commercial and agricultural purposes

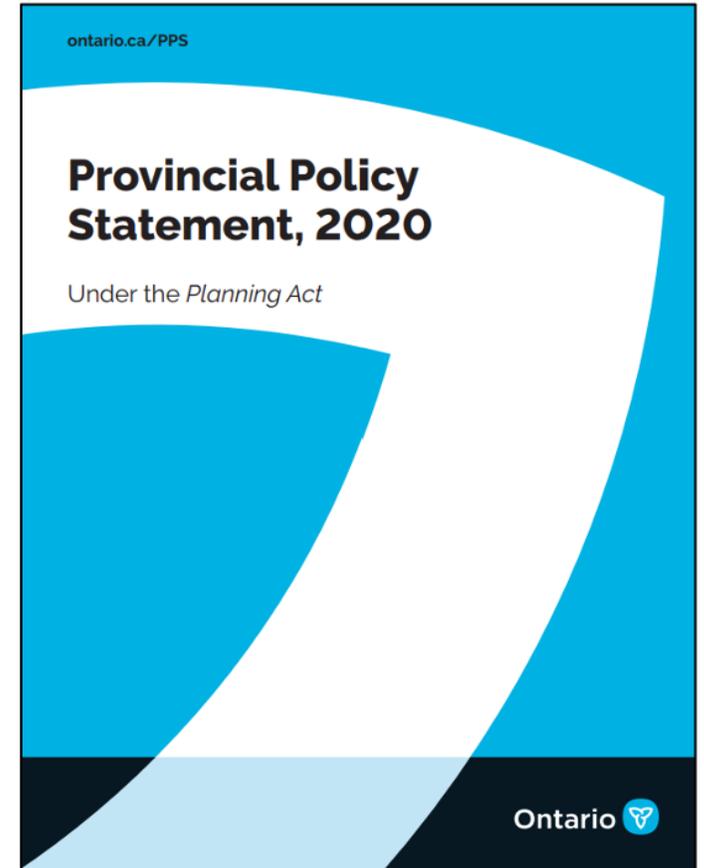


Draft Plan of Subdivision



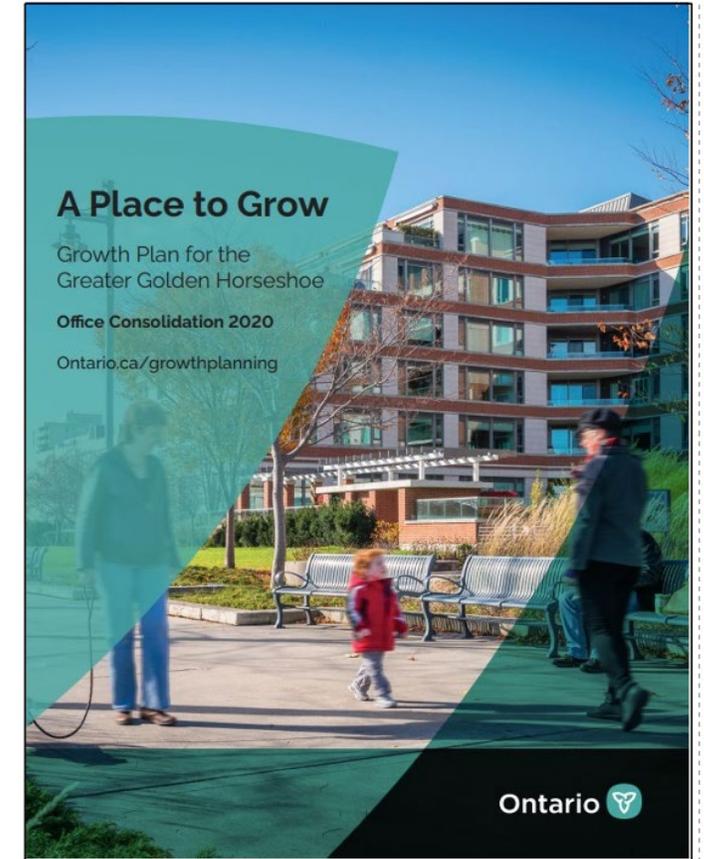
Policy: Provincial Policy Statement, 2020

- Subject lands located primarily within a “Settlement Area”
 - Focus of growth and development
- Healthy, livable and safe communities that:
 - Accommodate an appropriate range and mix of uses
 - Efficiently use land, resources and public infrastructure
 - Minimize negative impacts to the overall environment
 - Provide for a diversified economic base, maintaining a range of suitable sites for employment uses
- Northeast portion of the subject lands (not proposed for development) is outside of the Settlement Area and designated as “Prime Agricultural Area”



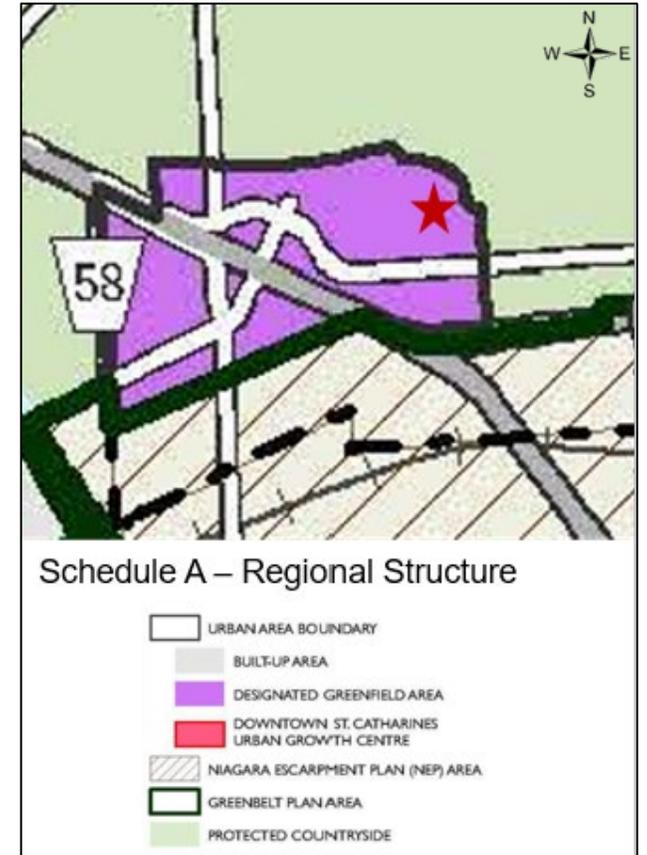
Policy: A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

- “Settlement area” and “designated greenfield area”
- Achievement of complete communities that provide:
 - Diverse mix of land uses
 - Mix of housing options
 - Access to transportation options, public services, open spaces/parks, food options
 - Compact built form and vibrant public realm
 - Mitigate climate change
- Regional density target:
 - 50 residents and jobs combined per hectare
- Redevelopment of employment lands to retain space for a similar number of jobs



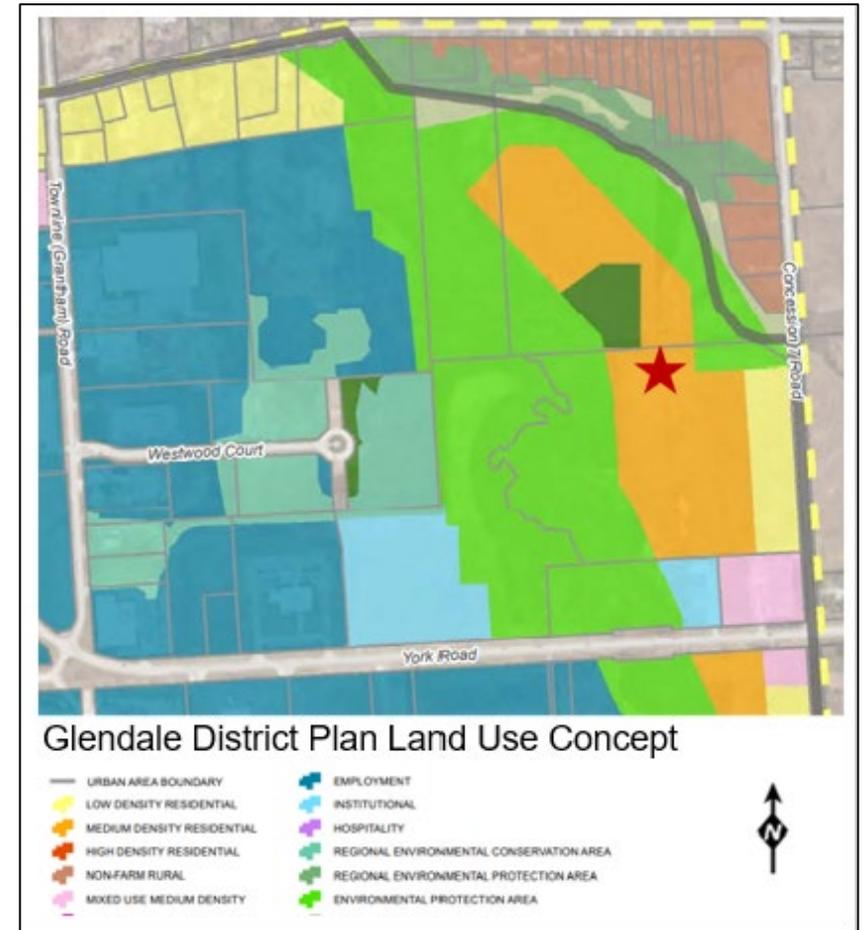
Policy: Regional Official Plan, 2014, as amended

- Development portion within “Urban (Designated Greenfield) Area”
 - Minimum density target of 50 people and jobs per hectare
- Direct growth and development to Urban Areas
 - Build compact, mixed use communities
 - Ensure economic competitiveness with appropriate mix of employment uses
- Northeast portion of subject lands is outside the Urban Area and designated “Unique Agricultural Area,” “Environmental Protection Area” and “Greenbelt Natural Heritage System”



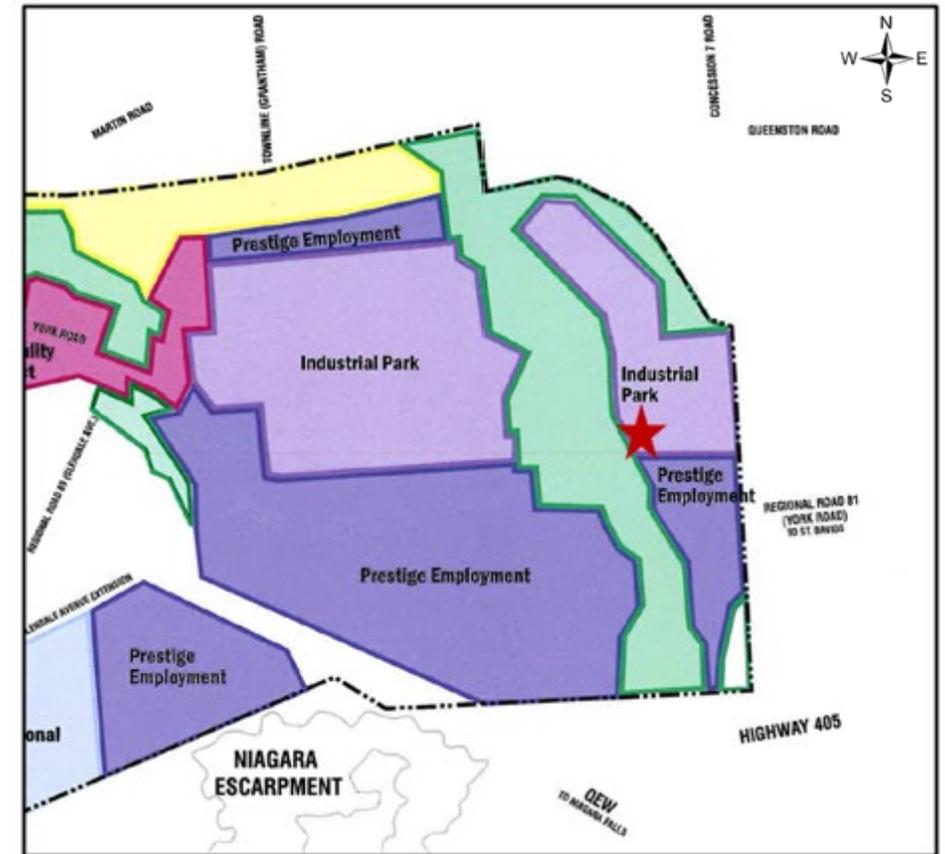
Policy: Regional Official Plan - Glendale District Plan

- Glendale District Plan Area
 - Promotes a range and mix of housing in terms of built form and affordability
 - Promotes sustainability and resiliency
 - Encourages high quality public and private realm
- Intended uses for subject lands:
 - Medium Density Residential
 - Low Density Residential
 - Parks/Open Space
 - Environmental Conservation Area



Policy: Town Official Plan, 2017, as amended

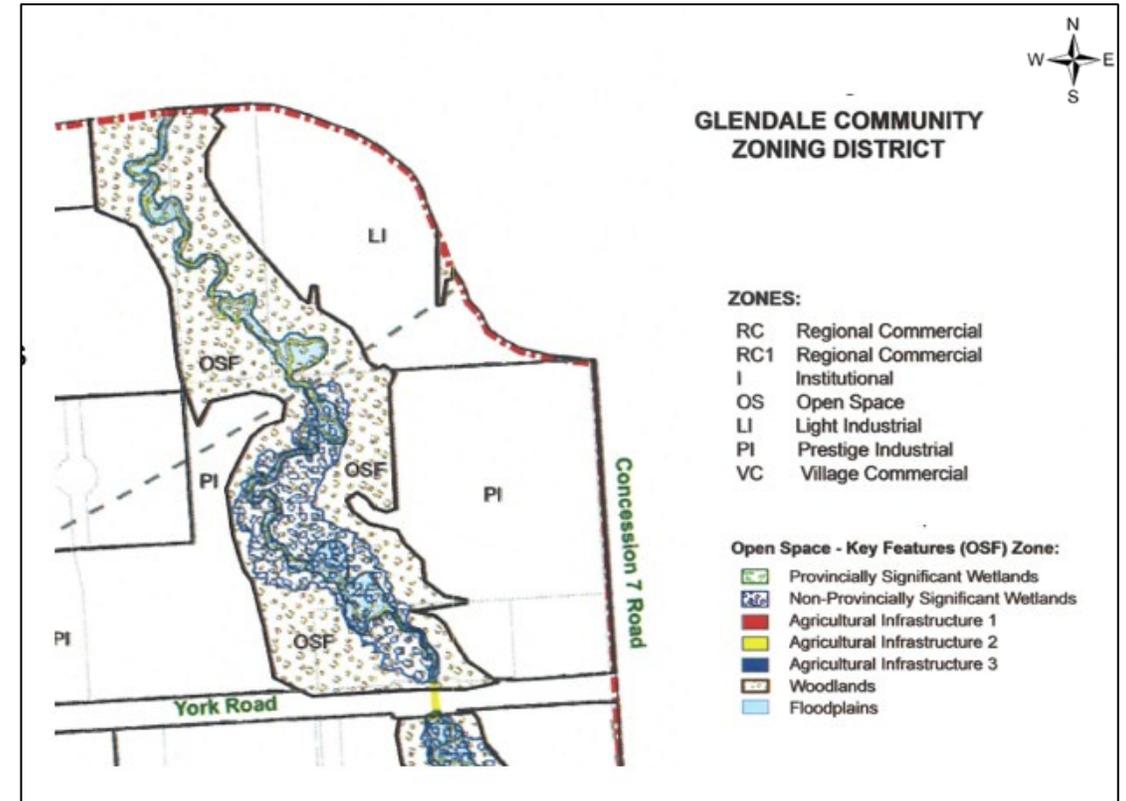
- Development lands within the Urban Area Boundary
- Official Plan designates as “Prestige Industrial”, “Conservation” and “Greenfield Area”
- Glendale Secondary Plan: “Prestige Employment,” “Industrial Park,” “Environmental Conservation Area”
- Building heights ranging from 1 - 3 storeys
- Urban Design Guidelines
- 50 people and jobs per hectare, maximize use of municipal infrastructure
- Update to Glendale Secondary Plan underway



Schedule F1: LAND USE & CHARACTER PRECINCTS
Glendale Secondary Plan

Zoning By-law 4316-09, as amended

- “Light Industrial (LI) Zone”, “Prestige Industrial (PI) Zone”, and “Open Space Key Feature (OSF) Zone” on Schedule A-21 of Zoning By-law 4316-09, as amended
- The northeast portion of the subject lands is zoned “Rural (A) Zone” under By-law 500A-74, as amended



Requested Amendments: Zoning By-law

- Rezone the portions of the urban lands to site-specific “Residential (R1)”, “Residential Multiple (RM5)”, “Village Commercial (VC)” and “Open Space (OS)” zones
- Refine boundaries of existing “Open Space Key Features (OSF) Zone” on development portion
- Rezone lands outside of the urban boundary containing environmental features from “Rural (A)” to “Open Space (OS)”

Zone Requirement	R1 Zone	Site-Specific R1 Zone
Minimum Lot Area - Single Dwelling (12 metre frontage)	390 metres ²	360 metres ²
Minimum Lot Area - Single Dwelling (15 metre frontage)	500 metres ²	450 metres ²

Requested Amendments: Zoning By-law

Zone Requirement	RM5 Zone	Site-Specific RM5 Zone
Minimum Lot Area for On-street Townhouse	190 metres ²	155 metres ²
Maximum Lot Coverage for On-street Townhouse	50%	60%
Minimum Amenity Area for Block Townhouse	30 metres ² minimum with no dimension less than 4.5 metres	4 metres ² in the form of a balcony for back-to-back and stacked townhouses
Minimum Setback from Dwellings to a Private Road for Block Townhouse	5.0 metres to garage 4.0 metres to unit	2.75 metres
Maximum Building Height for Block Townhouse	10.0 metres	12.0 metres

Zone Requirement	VC Zone	Site-Specific VC Zone
Maximum Front Yard Setback (Concession 7 Road)	3.0 metres	6.0 metres

Consultation: Town Comments

- Building – No objection.
- Heritage – No objection.
- Fire and Emergency Services – No objection.
- Operations – Preliminary comments regarding water, sanitary, roads, sidewalks, lot grading, stormwater management.
- Parks – Comments regarding drainage, construction site staging area, turf seeding, maintenance and park design considerations.

Consultation: Agency Comments

- Bell – No objection.
- Canada Post – No objection.
- District School Board of Niagara – No objection, request sidewalks within the subdivision.
- Enbridge Gas – No objection.
- Hydro One – No objection.
- Niagara Catholic District School Board – No objection.
- Niagara Peninsula Conservation Authority – Require revisions to the Environmental Impact Study related to management of Buckhorn on-site, and to address watercourse alteration policies.
- Niagara Region – Additional and updated information required regarding site contamination, natural heritage, noise impacts, servicing, urban design, waste collection, stormwater management and servicing.
- NOTL Hydro – No objection.

Consultation: Public Comments

- Open House on May 2, 2023, with five (5) residents in attendance.
- Petition and correspondence has been received, with comments are summarized as follows:
 - concerns for the compatibility of the proposed development with existing homes on Concession 7 Road
 - preference for bungalows and lower height dwellings
 - density and housing transition concerns
 - reduce speed limit on Concession 7 Road
 - traffic impacts on surrounding roads
 - concern for possible student housing
 - potential parking problems
 - protection of abutting environmental lands
 - stormwater management pond requirements

Next Steps

- Review the submitted Application materials
- Review by Urban Design Committee
- Comments provided to the Applicant
 - Applicant given opportunity to respond to comments and/or make revisions
- Provide future recommendation report to Council





**Thank you.
Any Questions?**

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