

The Corporation of the Town of Niagara-on-the-Lake Information Report to Council

SUBJECT: Draft Glendale Secondary Plan and Urban Design Guidelines
DATE: 2024-07-16
REPORT #: CDS-24-125
PREPARED BY: Kirsten McCauley, MCIP, RPP, Director of CDS
DEPARTMENT: Community & Development Services

BACKGROUND INFORMATION

The purpose of this report is to provide Council with an update on the Town's draft Glendale Secondary Plan and Urban Design Guidelines. The update is required to align the Town's existing Glendale Secondary Plan, initially approved in 2010, with the vision established by the Glendale District Plan.

The [Glendale District Plan](#) was undertaken by the Region from 2018-2020. The District Plan consists of a shared vision with key directions for transforming the Glendale area into a mixed use, vibrant, and complete community. It was endorsed in 2020 by both the Town of Niagara-on-the-Lake Council and Regional Council.

The Region is project managing the Secondary Plan update for the Town. A consulting team, led by The Planning Partnership, was retained to lead work on the update. Regional and Town Staff representatives together oversee the consulting team's work on the project.

The Secondary Plan update is informed by various technical studies, including:

- **Background and planning review** coordinates all technical studies to ensure alignment and prepare policy direction to ensure the land use direction is realized.
- **Transportation assessment** identifies the benefits, impacts, accessibility, and infrastructure requirements for all transportation modes in a manner that aligns with projected needs.
- **Infrastructure study** reviews existing municipal servicing capacity and identifies any infrastructure upgrades required to implement the proposed land use and population projections.
- **Natural heritage/subwatershed study** reviews the natural heritage features and environmental constraints within the study area. This study includes three main review components: environmental features, stormwater management, and groundwater.
- **Commercial/employment lands study** assesses the potential market opportunities for new commercial and employment opportunities to serve the

existing and future residents and visitors.

- **Urban design guidelines** make recommendations for creating a comfortable, well-designed community and public realm. The urban design direction will balance the land use with high-quality urban design.
- **Financial impact study** evaluates the growth-related impact of the Glendale study area. The study will assess local and regional municipal capital and operating budget requirements related to the development of the study area and consider the timing of infrastructure and facility investment as it relates to servicing development in Glendale.

Information from the above studies has been used to inform the draft Secondary Plan and urban design guidelines.

The Secondary Plan and urban design guidelines are proceeding through the typical three phase process – background review, land use option evaluation, and preferred land use plan and policies. To date, the project team has completed phase one and two, and is currently in phase three. The team has undertaken several points of engagement throughout the project, including public information centres, community focus group meetings, landowner meetings, and technical advisory committee meetings. A progress update on the Glendale Secondary Plan update was presented to Council at a [special meeting](#) on September 25, 2023.

An early draft of the urban design guidelines was also reviewed by the Town's Urban Design Committee (UDC) on November 22, 2023. Comments from the UDC were provided to the consulting team and have been reflected in the attached version of the guidelines.

A copy of the draft secondary plan and schedules (**Appendix I**), and urban design guidelines (**Appendix II**) is attached to this report. All technical study information will be posted on the Town's project webpage by end of day Friday, July 12, 2024 - <https://www.notl.com/business-development/projects-initiatives/glendale-secondary-plan>.

The information will be presented to the public at the final Public Information Centre to be held on August 14, 2024. This meeting is proposed to be held at Town Hall, and the presentation will be livestreamed and recorded. Notice of the meeting will be provided to Council once available. It will also be shared via notice in the newspaper, the project circulation list and social media.

Following the Public Information Centre, the consulting team will review all input received and update the policies, guidelines and studies, as necessary.

NEXT STEP / CONCLUSION

A Statutory Public Meeting as required by the *Planning Act* will be scheduled for early fall. Staff intend to bring forward the final Secondary Plan and urban design guidelines for Council approval by the end of the year.

ATTACHMENTS

- Appendix I – Draft Glendale Secondary Plan
- Appendix II – Draft Urban Design Guidelines