



December 2, 2024

Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
Virgil ON L0S 1T0

Attention: Lord Mayor Gary Zalpa, and,
Committee of the Whole – Planning
c/o Grant Bivol, Clerk

Dear Lord Mayor & Committee Members,

Re: Glendale Secondary Plan – Official Plan Amendment
Staff Report CDS-24-182

WEBB Planning Consultants are retained by Glendale Industrial Mall located at 360 York Road which is located within the limits of the Glendale Secondary Plan Area.

The 7.5 acre Glendale Industrial Mall was initially developed in the late 1970's to accommodate a range of employment uses in keeping with Prestige Industrial Zoning of the Town's Zoning By-law. The site is currently developed with a combined gross floor area of 66,000 square feet, accommodating a range of light industrial uses including manufacturing, warehousing, fabrication, automotive, laboratory, and logistics related uses. The original Site Plan also identified the potential to expand the development by an additional 40,000 – 60,000 square feet of GFA.

On behalf of our client we have been monitoring the preparation of the Glendale Secondary Plan, a project that is being advanced jointly by the Region of Niagara and the Town of Niagara-on-the-Lake. We have attended numerous Public Information Centres, Landowner Meetings and provided written submission to the study team outlining concerns on behalf of our client. We recently appeared as a delegation at a Public Meeting of the Towns Committee of the Whole - Planning to outline specific concerns with the Draft Secondary Plan and continue to work with staff to address the remaining issues.

We are pleased to confirm that our on-going collaboration with staff has resulted in the majority our concerns being addressed. While significant progress has been achieved it is our submission that there remains some elements of the Draft Secondary Plan that should be modified to eliminate any inconsistencies and provide clarity and certainty for both the landowner as well as approval agencies at the time of future development applications.

It is our submission that Committee should recommend approval of the Draft Secondary Plan subject to incorporating the further modifications set out below. Prior to formal adoption by Town Council, we request Committee provide direction to Staff to undertake the modifications as outlined in the attached Appendix "A" that we believe are necessary and appropriate.

To assist Committee, the following discussion provides the rationale in support of each of the requested remaining Policy modifications that are summarized by Appendix “A”.

SECTION 6.5 – THE MIXED USE II DESIGNATION:

Policy 6.5.2 (b) – Permitted Uses:

We note a modification has been made to section (b) – additional permitted uses, with the introduction of light manufacturing uses. The plan also maintains reference to “low impact employment generating uses” which is not a defined term in the Secondary Plan or the Town’s Official Plan.

To prevent issues relating to interpretation we would recommend a modification that aligns with new PPS definition for Employment Areas as below:

- b) In addition to the identified list of permitted uses within the Mixed-Use II designation, modestly scaled research and development facilities, light manufacturing uses and warehousing facilities, or other low impact employment generating uses in wholly enclosed buildings may also be permitted, subject to the implementing Zoning By-law.

Policy 6.5.3 (b) – General Development Policies:

We recommend a modification to paragraph (b) to align with the modified Policy 6.5.2 (b) above:

- b) In addition to the maximum building height within the Mixed-Use II designation as identified on Schedule 2, the minimum building height shall be 3 storeys, or 12 metres, whichever is greater. Notwithstanding the minimum building height limit, no minimum building height shall be required for buildings that accommodate only modestly scaled research and development facilities, light manufacturing and warehouse facilities or other low impact employment generating land uses.

Policy 6.5.3 (k) – General Development Policies:

We recommend a modification to paragraph (b) to cross reference the Sensitive Land Use Policy 5.1.4 (b):

- (k) Where any lands within the Mixed-Use II designation immediately abut any lands within the Industrial/Business Park designation, or an existing industrial use, it shall be the responsibility of any new development within the Mixed-Use II designation to provide an appropriate transition condition, including enhanced setbacks, landscaping, angular planes or height reductions, and to mitigate any adverse impacts that may emanate from any permitted use within the abutting Industrial/Business Park designation, or existing industrial use, in accordance

with the Ministry of Environment, Conservation and Parks Land Use and Compatibility Guidelines, to the satisfaction of the Town and in consultation with other agencies, as required, **in accordance with Policy 5.1.4 (b).**

SECTION 6.8.4 – ENVIRONMENTAL PROTECTION DESIGNATION:

Policy 6.8.4 (j) – Existing Uses and Structures

Policy (j) has been added to recognize the SWM symbol that has been added to the SWM facility located on the subject property. Policy 8.2.3 (a) of the Plan applies to existing SWM facilities that are expected to remain in the long term, the Policy also provides direction where modest redesign or reconfiguration is proposed.

To ensure consistency with other relevant policies of the Plan we recommend an addition to Policy 6.8.4.(j) as below:

- (j)** Schedule 1 and Schedule 4 identify symbolically an existing stormwater management facility that is identified within the Environmental Protection designation. The limits of the stormwater management facility shall be determined through appropriate study. On the basis of the required study, the facility may be removed from the Environmental Protection designation, without Amendment to this Plan, to the satisfaction of the Town. **The redesign or reconfiguration of the SWM facility shall be subject to Policy 8.2.3 (a).**

In the alternative, Schedule 1 can be modified to change the underlying land use designation to the Mixed Use II designation, recognizing the boundaries are schematic and would be further evaluated at the time of development applications pursuant to other Policies of the Plan.

SECTION 6.9 – POLICIES FOR LAND USE SYMBOLS:

Policy 6.9.4 (a) – Potential Urban Park Location Symbol

We remain of the option that the Urban park Symbol applicable to the subject property identified on Schedules 1 and Schedule 4 should be deleted based on compatibility issues – we do not agree it is appropriate to identify a potential amenity area, recognized in the PPS as a Sensitive Land Use, as appropriate adjoining existing employment uses. **We request the removal of the symbol.**

Policy Addition – SWM Land Use Symbol

Schedule 1 has added a new Symbol to identify the existing SWM facility on the subject property. This differs from other existing SWM facilities that are identified as a land use designation. Section 6.9 of the Plan provides details Policies that shall apply to each Symbol, it is noted there is no specific reference to the proposed SWM symbol.

Staff to confirm if an additional paragraph 6.9.5 – Existing Stormwater management Facilities should be added to Section 6.9 to provide context for the SWM symbol added to Schedule 1 and Schedule 4.

SECTION 8.2 – MUNICIPAL SERVICES INFRASTRUCTURE & UTILITIES

Policy 8.2.3 (a) Stormwater Management Infrastructure:

We recommend an addition to Policy 8.2.3 (a) to ensure consistency with other Policies of the Plan as below:

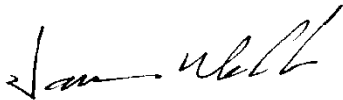
- (a) Existing stormwater management facilities are identified on Schedule 1 and Schedule 4. They are expected to remain as stormwater management facilities in the long-term. Opportunities to modestly redesign or reconfigure any existing stormwater management facility may be considered by the Town without the need for an Amendment to this Plan. However, any significant application to remove, reuse, or reconsider the configuration of any existing stormwater management facility shall require an Amendment to this Plan.

Thank you for the opportunity to provide these comments on behalf of the Glendale Industrial Mall. Note that I will be appearing as a delegation at the December 3rd Committee Meeting and will be pleased to address any questions of Committee with regard to this submission.

Please do not hesitate to call our office should there be any comments and or questions following your initial review of this submission.

Yours truly,

WEBB Planning Consultants Inc.



James Webb, MCIP, RPP

cc: Gerald Asa, F.T.A. Condor Holdings Inc.
Sara Premi, Sullivan Mahoney

ATTACHMENT: Appendix “A” – Recommended Modifications

APPENDIX "A": RECOMMENDED SECONDARY PLAN MODIFICATIONS

Policy 6.5.2 (b): STRIKE HIGHLIGHTED TEXT:

In addition to the identified list of permitted uses within the Mixed-Use II designation, modestly scaled research and development facilities, light manufacturing uses and warehousing facilities, or other **low impact** employment **generating** uses in wholly enclosed buildings may also be permitted, subject to the implementing Zoning By-law.

Policy 6.5.3 (b): STRIKE HIGHLIGHTED TEXT:

In addition to the maximum building height within the Mixed-Use II designation as identified on Schedule 2, the minimum building height shall be 3 storeys, or 12 metres, whichever is greater. Notwithstanding the minimum building height limit, no minimum building height shall be required for buildings that accommodate only modestly scaled research and development facilities, light manufacturing and warehouse facilities or other **low impact** employment **generating land** uses.

Policy 6.5.3 (k): ADD HIGHLIGHTED TEXT:

Where any lands within the Mixed-Use II designation immediately abut any lands within the Industrial/Business Park designation, or an existing industrial use, it shall be the responsibility of any new development within the Mixed-Use II designation to provide an appropriate transition condition, including enhanced setbacks, landscaping, angular planes or height reductions, and to mitigate any adverse impacts that may emanate from any permitted use within the abutting Industrial/Business Park designation, or existing industrial use, in accordance with the Ministry of Environment, Conservation and Parks Land Use and Compatibility Guidelines, to the satisfaction of the Town and in consultation with other agencies, as required, **in accordance with Policy 5.1.4 (b).**

Policy 6.8.4 (j): ADD HIGHLIGHTED TEXT:

Schedule 1 and Schedule 4 identify symbolically an existing stormwater management facility that is identified within the Environmental Protection designation. The limits of the stormwater management facility shall be determined through appropriate study. On the basis of the required study, the facility may be removed from the Environmental Protection designation, without Amendment to this Plan, to the satisfaction of the Town. **The redesign or reconfiguration of the stormwater management facility shall be subject to Policy 8.2.3 (a).**

Policy 8.2.3 (a): ADD HIGHLIGHTED TEXT:

Existing stormwater management facilities are identified on Schedule 1 **and Schedule 4**. They are expected to remain as stormwater management facilities in the long-term. Opportunities to modestly redesign or reconfigure any existing stormwater management facility may be considered by the Town without the need for an Amendment to this Plan. However, any significant application to remove, reuse, or reconsider the configuration of any existing stormwater management facility shall require an Amendment to this Plan.

Schedule 1 & Schedule 4:

Delete Potential Urban Park Location Symbol from the subject property.