

# Niagara GO Hub and Transit Stations Study

## Beamsville Station

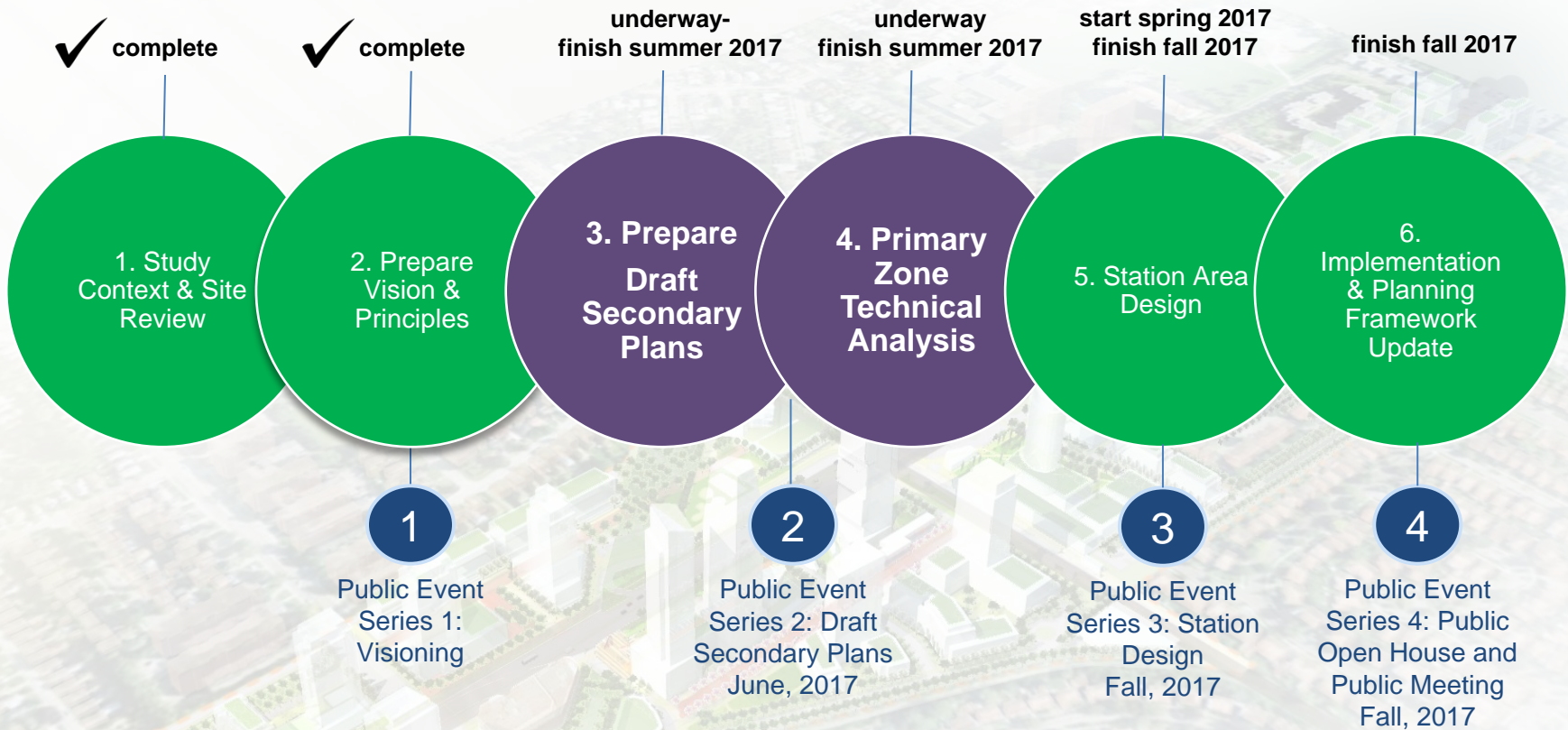
April 2017



# Study Purpose

- The purpose of this study is to prepare four key deliverables for each station area:
  1. Preliminary design plans for each station area
  2. Secondary plans for the lands around the station areas
  3. Transportation analysis around each station (feed into secondary plans and station designs)
  4. Market analysis to determine development potential around the station areas

# Study Process



# Beamsville Study Area



- Rural Area
- Urban Area
- Study Area
- Transit Station Area

PROJECT: 16-3195  
STATUS: DRAFT  
DATE: 05/11/2016



# Transportation Overview

- Assessing existing and future transportation networks around the station
- Identification of transportation infrastructure improvements
- Refining concept design for each transit station

# Transit Driving Economic Prosperity

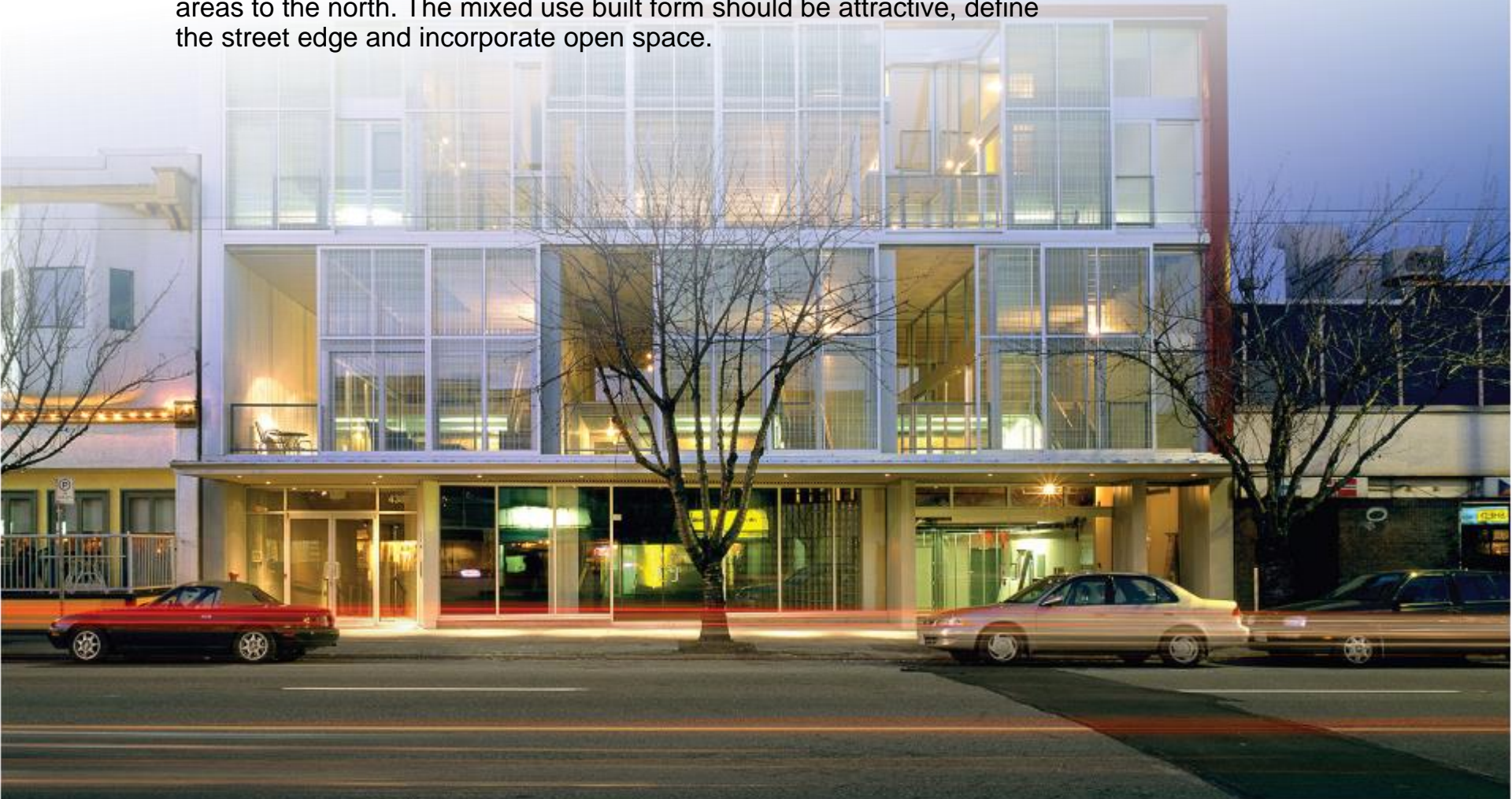
- Across the GGH a number of municipalities are leveraging transit investment to drive economic prosperity
- The Provincial investment in Niagara presents us with a unique opportunity to proactively plan land use, transportation networks (all modes) and infrastructure around the station areas



*Evolving transit hub in Kitchener (GO rail and LRT station)*

# 1 ■ Support long term mixed use redevelopment along Greenlane Boulevard

The north side of Greenlane Boulevard will be planned to provide medium density mixed use development to support transit-oriented growth, introduce a range of housing choice, and provide a transition between the stable residential areas to the south and the employment and commercial areas to the north. The mixed use built form should be attractive, define the street edge and incorporate open space.



Example of mid-rise mixed use building with high quality facade and commercial uses framing the street edge.

## 2. Improve the streetscape and pedestrian realm along Ontario Street

Ontario Street is the main accessway into Beamsville. With the redevelopment of the lands on either side of the street as office commercial uses, there is an opportunity to define the street edge, improve the streetscape and provide an enhanced public realm for pedestrians, cyclists and transit users.



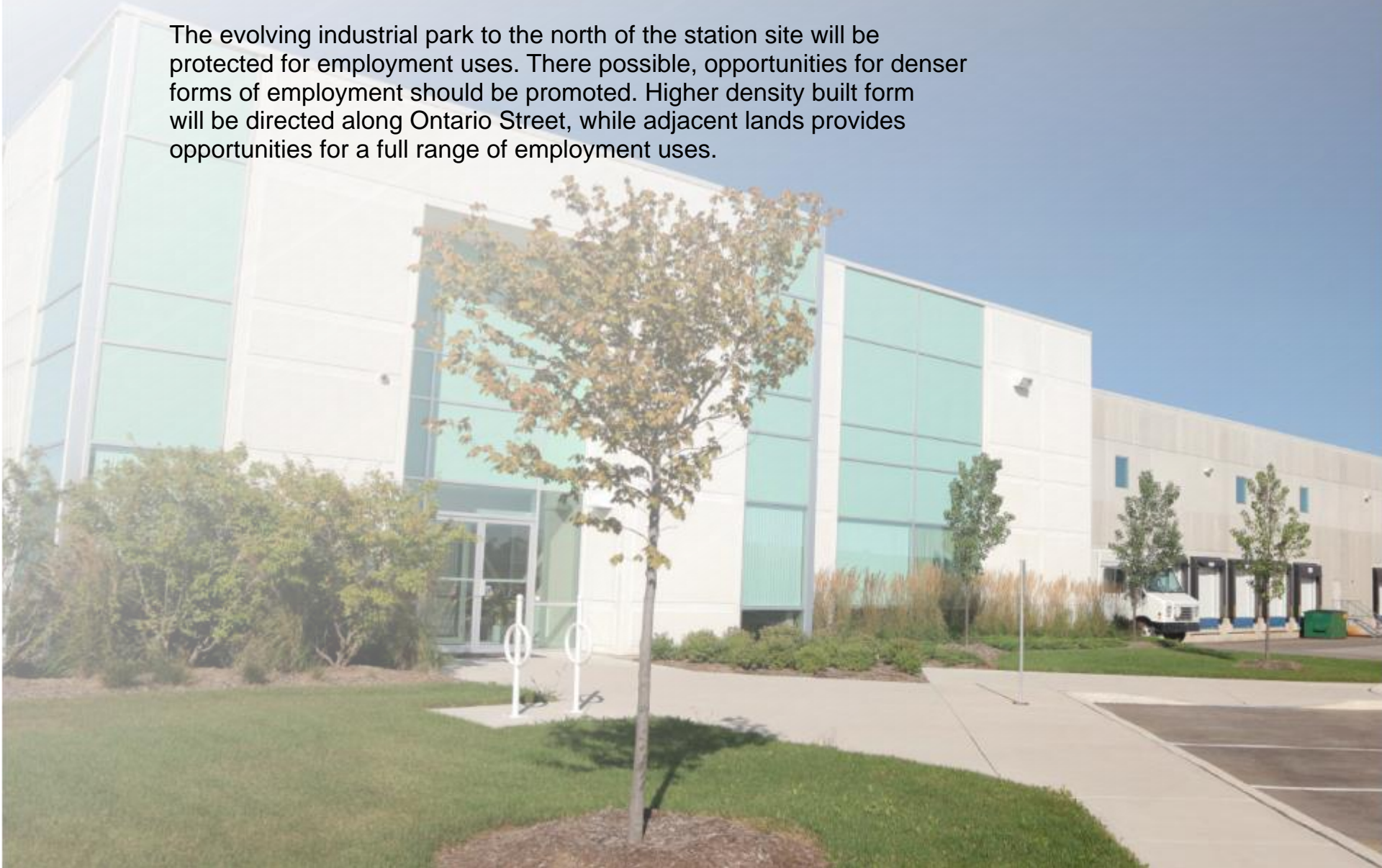
**Visualization of the potential future streetscape conditions along Ontario Street.**

Source: Region of Niagara Phase 2 Employment Lands Study Project Report, November 2015



### 3. Protect employment lands and attract new investment

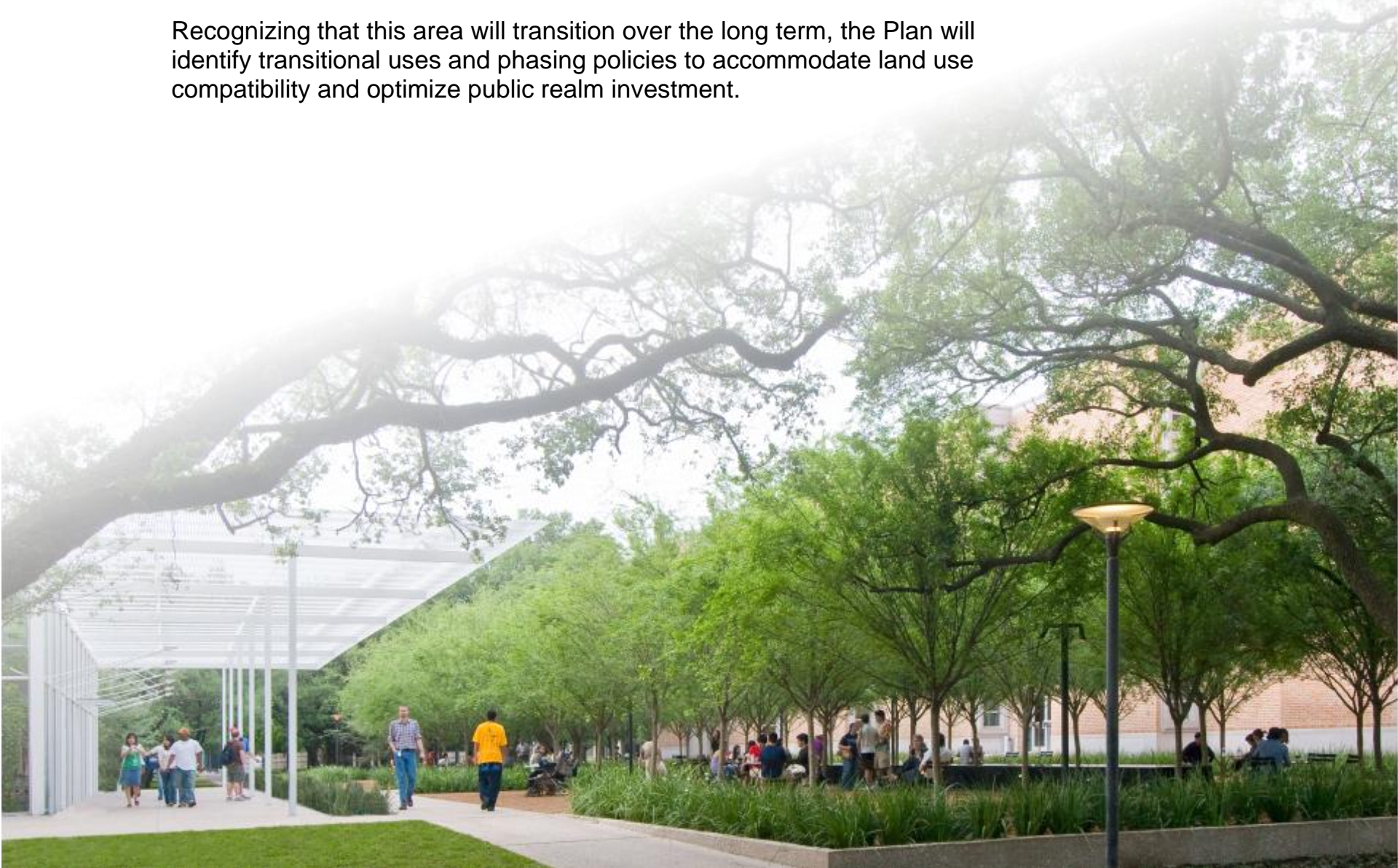
The evolving industrial park to the north of the station site will be protected for employment uses. There possible, opportunities for denser forms of employment should be promoted. Higher density built form will be directed along Ontario Street, while adjacent lands provides opportunities for a full range of employment uses.



Example of employment use facility with high quality built form.

## 4. Provide transitional uses to support the evolution of this area over the long term

Recognizing that this area will transition over the long term, the Plan will identify transitional uses and phasing policies to accommodate land use compatibility and optimize public realm investment.



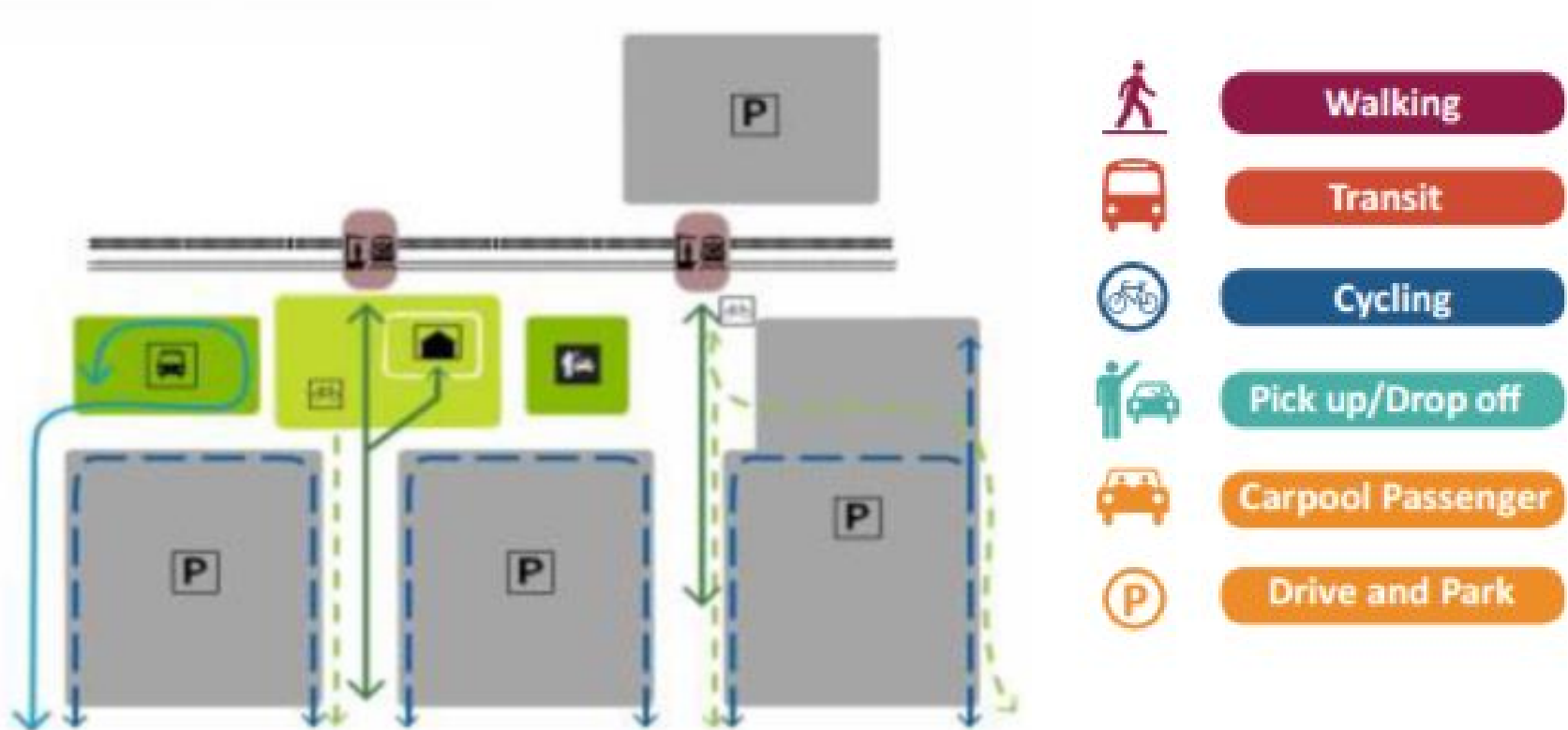
Example of public realm uses integrated with built form, that can be modified as the area evolves.

## 5. Support connectivity and integration of the GO station

The GO station should be easily accessible for a full range of transportation modes and be integrated into the Town's urban structure. Additional active transportation connections should be provided to connect the GO train station with the broader tourism opportunities in the area, as well as improvements to link residential and employment uses.



# Station Area Design



# Next Steps

- Consulting with stakeholders and the public on draft secondary plans in May and June
- Begin concept development for station areas