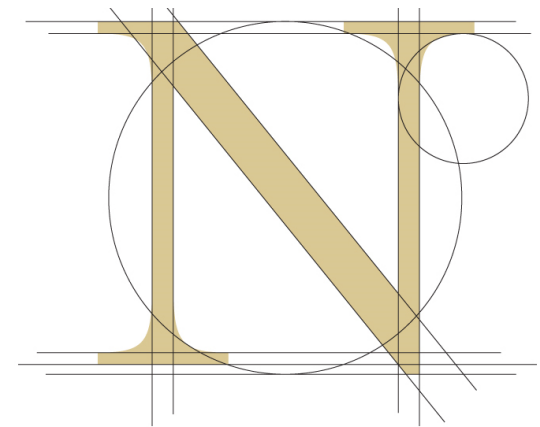


Official Plan Amendment 223 - 227 Mary Street

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Too High, Too Dense....

The Lehman report found:

- The site is suitable for some form of “gentle” intensification

But...

- The proposed density is greater than Niagara Region’s plan for major urban areas
- The proposed density is almost 40 X greater than the current density on the subject block (13 dwelling units on 5 hectares compared with 41 dwelling units on .413 hectares)
- The building will tower over its neighbours on three sides

“It is difficult to find an adjective that describes how inconsistent the proposed building is, with the existing or planned densities.”

NOTL Official Plan

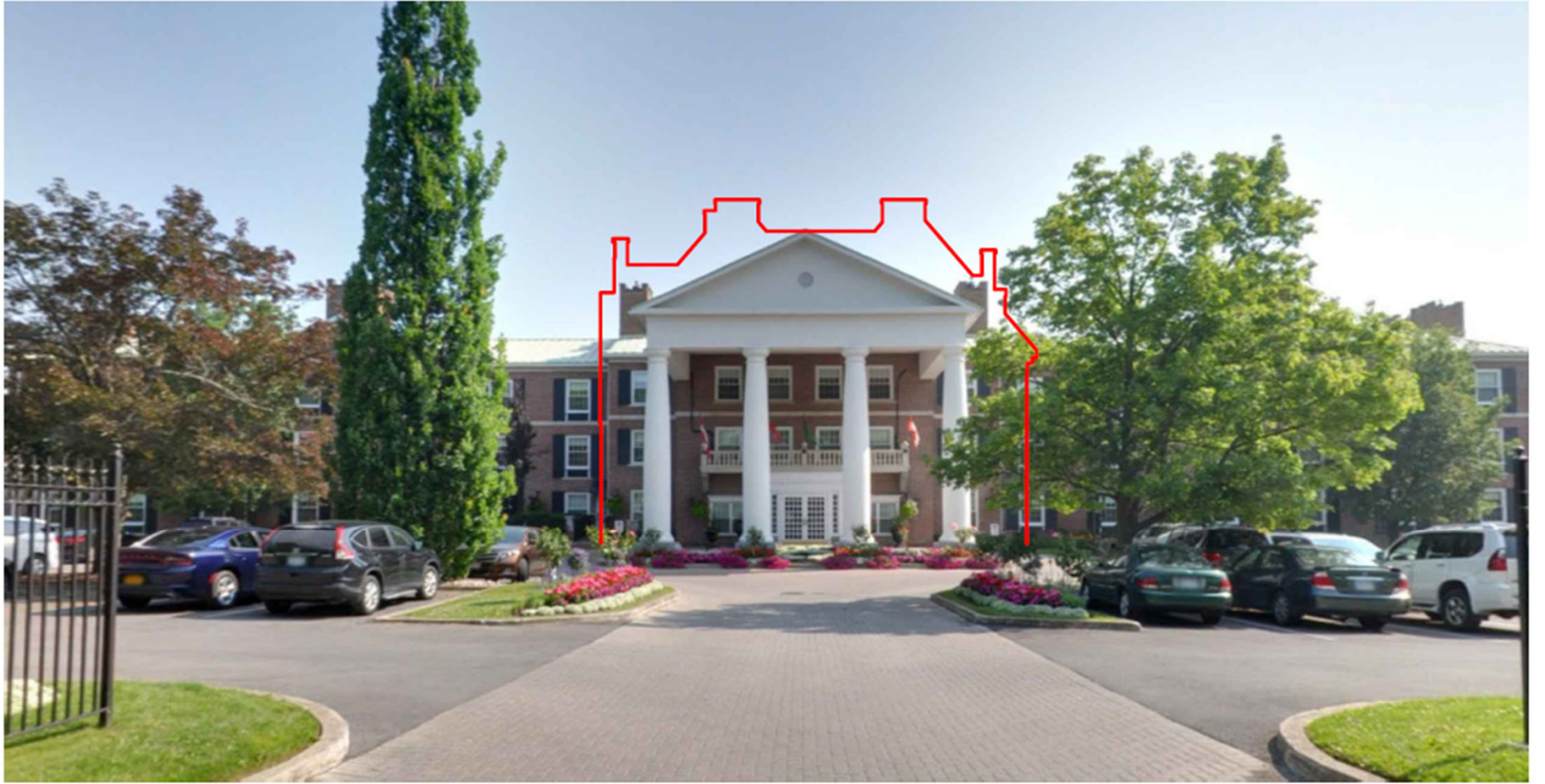
Section 2.5 specifies “Intensification Areas.” Mary Street not among them.

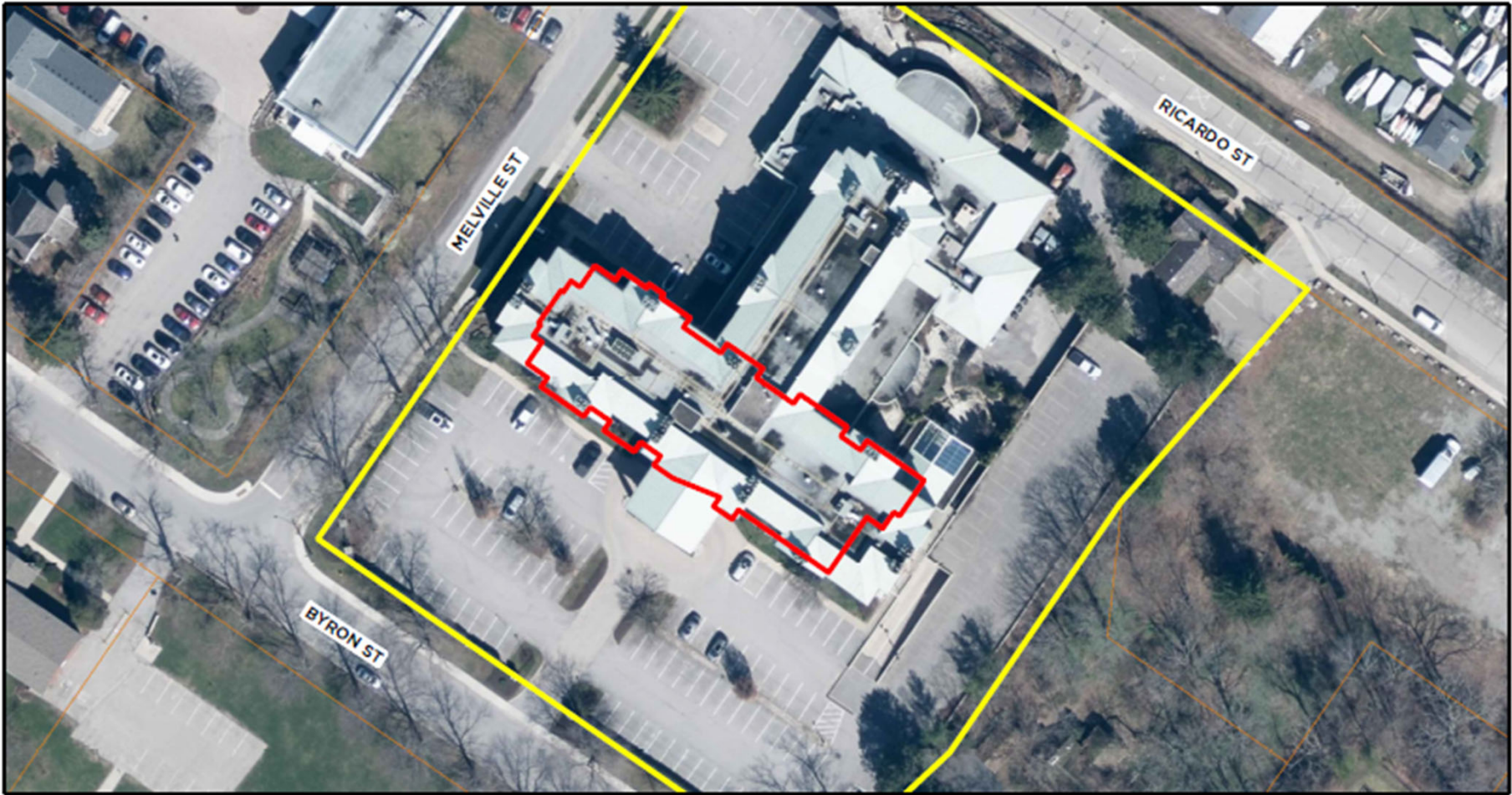
Section 4.6 states “In circumstances where a proposed development supports the Town's intensification target but does not support the compatibility policies of the Plan, the compatibility policies shall prevail.”

Examples of Incompatibility

- x Reflects existing built form
- x Consistent with character of the Established Residential neighbourhood
- x Have a complementary relationship with existing buildings
- x Transition in built form will act as a buffer between proposed and existing uses
- x Special care taken to maintain low profile character of the area

...and 14 other examples contained in the Lehman Report





**PROPOSED BUILDING FOOTPRINT
OVER QUEEN'S LANDING HOTEL**

LEGEND

- ▬ Proposed 223-227 Mart Street Building Footprint
- ▬ 155 Byron Street Property Boundary (Queen's Landing Hotel)



Source: Site Plan, ADK Architects Studio Inc,
February 2022.
Niagara Region interactive maps,
February 2023.

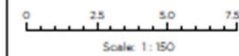
Drawn By: A.M.
Date: February 3, 2023







VIEW FROM WILLIAM STREET
 REAR (EAST) ELEVATION



Drawn By: A.M.
 Date: February 3, 2023

Notes: Elevations of existing dwellings are approximate.
 Sources: Rear and Right Elevations, ACK Architects Studio Inc, February 2022.
 Google maps & Niagara Region Interactive maps, February 2023.







VIEW FROM MISSISSAGUA STREET
 LEFT (NORTH) ELEVATION



Notes: Elevations of existing dwellings are approximate.
 Sources: Front and Left Elevations, ACK Architects Studio Inc, February 2022.
 Google maps & Niagara Region interactive maps, February 2023.

Drawn By: A.M.
 Date: February 2, 2023



“Transition”

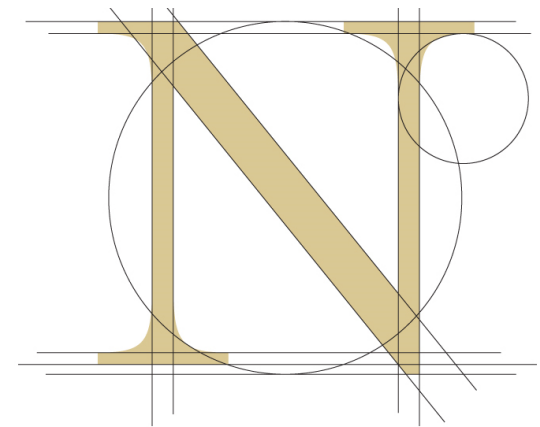
- Mentioned 45 times (Planning Justification Report)
- Sole focus on transition from commercial to residential
 - Implies “anything goes” between types of use
- Mary Street Urban Design Guidelines/Mary Street arterial
 - No reference in the adopted OP
 - No public review has occurred
 - Adoption process for guidelines (and OP) includes an appeal mechanism
 - No official policy on Mary Street

What Next?

- Identify appropriate locations for intensification
- Expand and rigidly define the Heritage Area
- Set parameters for development within the Heritage Area
- Be clear, act consistently and defend these parameters
- Don't provide a precedent to permit similar applications

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