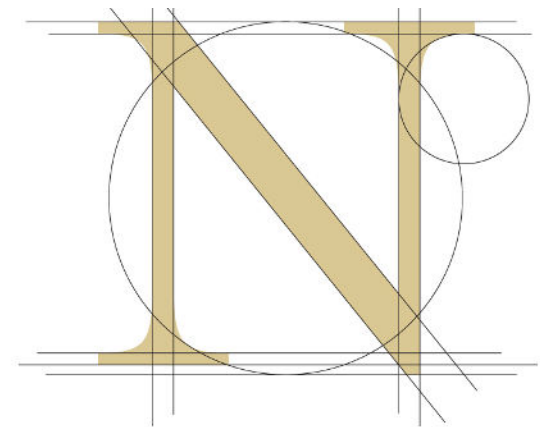


# Official Plan Amendment 223 - 227 Mary Street

February 14, 2023



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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

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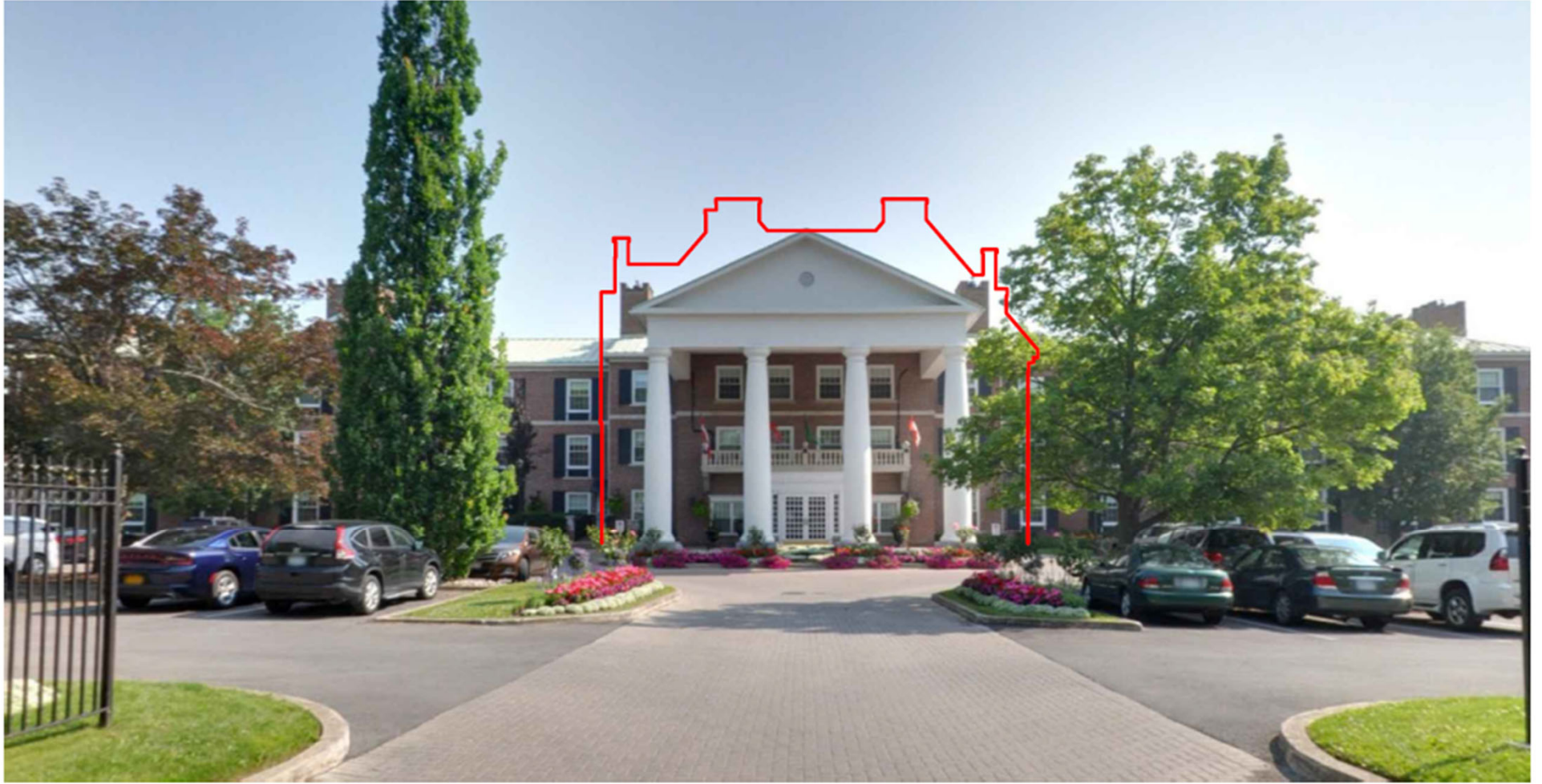
Section 2.5 specifies “Intensification Areas.” Mary Street not among them.

*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.”*

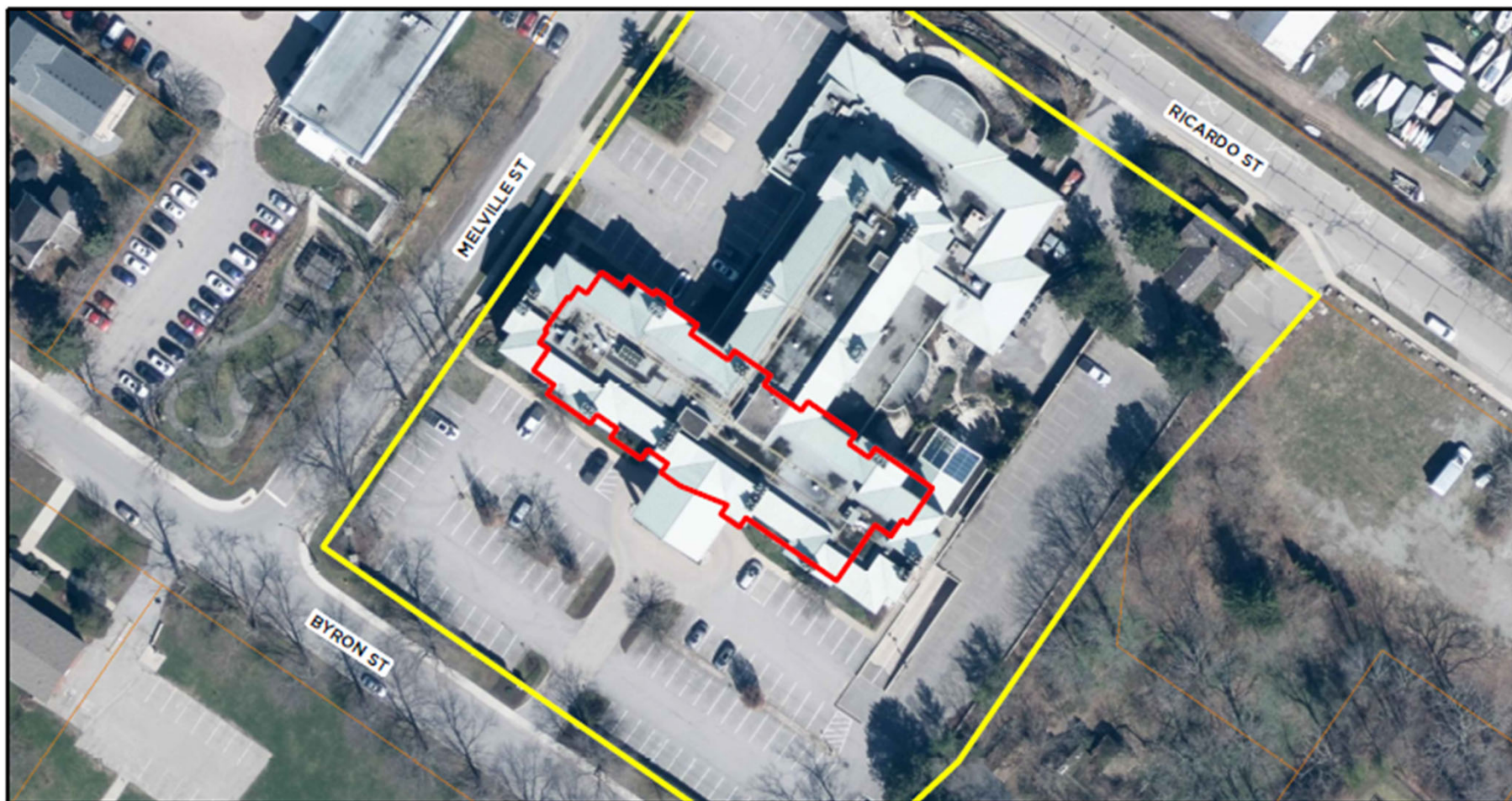
# Examples of Incompatibility

- ✗ Reflects existing built form
- ✗ Consistent with character of the Established Residential neighbourhood
- ✗ Have a complementary relationship with existing buildings
- ✗ Transition in built form will act as a buffer between proposed and existing uses
- ✗ 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 Mert Street Building Footprint
- ▬ 155 Byron Street Property Boundary (Queen's Landing Hotel)

0 10 20 30m  
Scale: 1 : 600

Sources: Site Plan, ADK Architects Studio Inc,  
February 2022  
Niagara Region Interactive maps,  
February 2023.

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

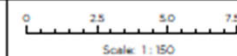
**LEHMAN  
& Associates**







VIEW FROM WILLIAM STREET  
REAR (EAST) ELEVATION



Scale: 1:150

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.

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

**LEHMAN**  
& Associates





Google

Imaging provided by Google © 2013



VIEW FROM MISSISSAGUA STREET  
LEFT (NORTH) ELEVATION

0 2 4 6 8 10m  
Scale: 1:200

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

**LEHMAN**  
& Associates

# “Transition”

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- 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?

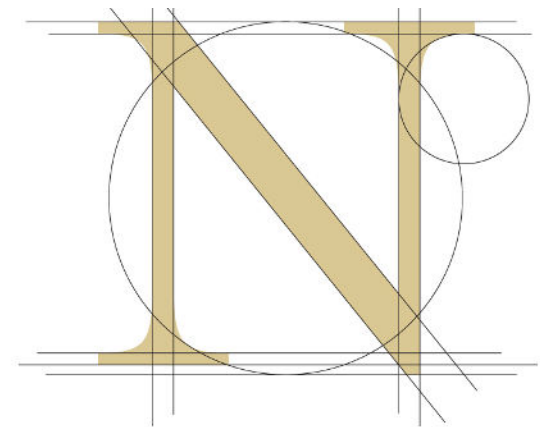
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- Identify appropriate locations for intensification
- Expand and rigidly define the Heritage Area
- Set parameters for development within the Heritage Area
- Be clear, act consistently and defend these parameters
- Don't provide a precedent to permit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



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