

Town Official Plan Policies

Adopted Town Official Plan, 2019

Section 2.6.2 of the proposed Official Plan provides policies regarding Healthy Neighbourhoods:

- 2.6.2.1 *Healthy neighbourhoods and communities are essential to the quality of everyday life in Niagara-on-the-Lake, from housing to community services, arts and culture and heritage. Components of healthy communities in the Town include:*
- a) Vibrant, walkable, complete settlement areas with a mix of housing, jobs, parks, shops and services in close proximity to each other;*
 - g) measures to protect the Town's scenic beauty, tree cover and landscaping;*
 - i) investment in the public realm, including enhanced public access to the waterfront.*

Section 4.8 of the proposed Official Plan provides policies regarding Community Design:

- 4.8.1.1. *The character of the Town is reflected in its cultural heritage resources, including, but not limited to, its heritage character areas, rural landscapes, tree-lined urban and semi-urban streetscapes, low profile development, walkable communities, and variety of architectural and design features.*
- 4.8.1.6. *The design and development of all public and private lands within Glendale will be in accordance with approved Secondary plan and Community Design Standards and Guidelines.*
- 4.8.1.7. *The design and development of all public and private lands within the settlement area boundary of St. Davids and Queenston will be in accordance with approved Secondary plans and Community Design Standards and Guidelines for these communities.*

Village of Queenston Secondary Plan

2.1 *Promote Design Excellence*

- a) Design and construct buildings that respect, complement and enhance the best attributes of the Village;*
- c) Ensure the public realm- the area's parks, streets, and trails are designed, upgraded and maintained to the highest standards;*
- d) Incorporate public art into the design of significant open spaces; and*

e) Promote the development of inspiring, meaningful and memorable places.

2.2 Strengthen Existing Neighbourhoods

c) Preserve, restore and/or reuse buildings of historic or architectural significance;

e) Ensure that institutional, commercial and open space and community facility uses are compatible with and complementary to neighbouring uses and the surrounding community, and are designed to facilitate the achievement of urban design objectives of the plan...

2.5 Beautify the Village through Targeted Public Realm Improvements

a) Augment existing open spaces with new parkland, enhanced parkland on Front Street and publicly accessible private amenity spaces to strengthen civic and recreational opportunities within the Village;

b) Ensure that new parks and open space amenities address the passive recreational needs of the community;

c) Enhance existing open space amenities with landscaping and streetscape furnishings to enhance civic and recreational functions;

d) Support Queenston Street and Front Street as important Village Character Streets appropriate for heritage themed streetscape improvements including lighting; and

e) Promote the enhancement of the Niagara River Parkway through new streetscaping to better integrate this scenic ceremonial route within the Village.

5.0 Businesses in the Village: Village Commercial

5.8 Publicly accessible private amenity areas, including outdoor dining areas and landscaped courtyards are permitted in accordance with provisions outlined in the Urban Design Policy section of this Plan.

14.0 Public Realm Guidelines

14.1 General Public Realm Guidelines

14.1.2 Village Character Streets, Queenston Street and Front Streets will be enhanced with new heritage themed pedestrian scale lighting and Carolinian tree and other native species planting to complement existing landscaping and reinforce these important civic streets.

14.1.8 Streetscape improvements within commercial areas outlined below, will be required to be implemented by the development proponent to include public realm improvements within the public right of way adjacent to commercial use areas, as well as building setback areas located beyond the right-of-way to the building face considered an extension of the public realm.

14.1.9 *The development and landscaping of publicly accessible private amenity areas will be required by the development proponent to include enhancements to private lands to create focal courtyard spaces, gathering and social spaces within commercial land use areas.*

14.2.2 *Queenston Streetscape Improvements*

The pedestrian sidewalk in commercial areas will include a 2m section within the public right of way, as well as a mandatory minimum 1.0m to maximum 2.5m sidewalk addition achieved through the building setback to create a generous pedestrian shopping, retail zone and community gathering zone. The public and private portions of the sidewalk are appropriate for special streetscape treatment such as brick, as well as streetscape furnishing including benches to create amenity areas for pedestrian and patrons.

The intended organization of public realm and built form elements in commercial use areas will enhance the overall character and amenity of the Village.

14.2.3 *Front Street Streetscape Improvement*

Front Street, also a Village character street with important heritage resources and open space relationships, should be enhanced to improve the public realm character of the Village.

14.2.10 *Kent Street Streetscape Improvements*

Kent Street is an important linkage between Front Street and Queenston providing direct access to the future Front Street Heritage Park. This street also has commercial uses along the southern street frontage and at the northern intersection with Front Street. Streetscape improvements should include heritage themed pedestrian scale lighting to a maximum height of 5.0m and occurring on both sides of the street, approximately 20.0 to 30.0m o.c. and Carolinian trees and other native species planted on 8.0 to 10.0m o.c. were feasible, to complement existing landscaping.

St. Davids Secondary Plan

A. *Objectives*

It is the intent of this Plan with respect to the St. Davids community to provide for the following planning policy objectives:

- 1. Preserve the ambience and character of the historic village;*
- 13. Provide for well-designed new development through urban design guidelines to address streetscape character, infill opportunities, and community focal points;*

B. *Policies*

Established Village Area

Development in the St. Davids Established Village Area shall be governed by the policies of this Plan and the following specific policies:

- 1. Conservation and enhancement of the character and ambience of the Area, and the preservation of buildings of architectural merit and historic interest shall be encouraged;*
- 2. Conservation and enhancement of the Area character include elements constituting or supporting the quality of exterior spaces, streetscapes, and public spaces;*
- 10. Access to new buildings shall be arranged in relation to, and designed to facilitate, street-oriented pedestrian movement;*
- 13. Signage, lighting, and landscaping treatments shall be compatible with the character of adjacent properties and the Area in general;*

General Development Policies for St. Davids

Development in St. Davids shall be governed by the general development policies of this Plan and the following specific policies:

- 7. Signage, lighting, and landscaping treatments shall be compatible with the character of adjacent properties and the Village in general.*

Glendale Secondary Plan

2. Objectives and Principles

2.1 Place Making and Beauty

Establish an identity and sense of place for Glendale that is distinct yet true to the overall identity of the Town. In each area within Glendale development shall have compatible built form and streetscape characteristics and contribute to a coherent, inviting place.

- Development shall have an architectural and landscape quality that is consistent with the quality of buildings and landscapes found in the Town's historic communities yet authentic and appropriate to Glendale's circumstances as a contemporary place and a gateway.*
- Streetscapes, parks and open spaces shall be greened with trees and other landscaping. A consistent, high-quality approach to streetscape elements, including signs, light standards, and sidewalks and intersections, will be pursued.*
- Development and the public realm shall be designed to encourage walking and cycling.*

2.8 Walkable Streets

Build safe, attractive streets for pedestrians, cyclists, cars, trucks and transit.

- Streets within residential, commercial and mixed-use areas should prioritize the movement and comfort of pedestrians over other modes.*

- 3.5 *Hospitality Precinct*
(o) *Buildings shall be clad in high-quality materials consistent with the materials predominantly used in the Town's historic communities, including masonry, wood and glass.*
- 3.6 *Mixed Use Destination Area (Special Study Area)*
(k) *Buildings shall be clad in high-quality materials consistent with the materials predominantly used in the Town's historic communities, including masonry, wood, wood-like materials and glass.*
- 3.7 *Village Centre*
(f) *Buildings shall be clad in high-quality materials consistent with the materials predominantly used in the Town's historic communities, including masonry, wood, wood-like materials and clear glass. To maintain the visual prominence of the Niagara Escarpment, highly reflective or glaring materials such as mirror glass and non-neutral coloured glass shall not be permitted. Exceptions may be made for vertical additions to existing buildings already incorporating such glass.*
5. *Public Realm*
As Glendale grows and evolves, private development will need to be complemented and supported by investments in the public realm. To ensure private and public investments are coordinated to achieve place-making objectives, cooperation among the Town, the Region and landowners will be required.

Dock Area Secondary Plan

1. *Community Development Principles*
- 1.2 *Foster a vibrant public realm that over time includes increased public access to the water's edge, improved connections within the Dock Area and to the Town, creates increased amenities for local and Town residents, maintains the historic scale of the area, provides passive park space and transition between public and private areas and tells visitors that they are somewhere special.*

Guiding Principles

- (a) *The Dock Area includes a logical network of high quality publicly accessible spaces, including a range of active and passive community gathering places appropriate in scale to their surroundings.*
- (b) *The Dock Area is a welcoming and desirable place of beauty for residents, boaters and visitors alike, with some areas more oriented to residents and others to visitors.*
- (c) *Public lands on the water, including the Town Dock and adjacent park, are enjoyed as places open to the public for waterfront recreation.*

3.0 *Character Area Design Policies*

3.1 *General Urban Design Policies*

The following general urban design policies shall apply to all areas of the Dock Area Secondary Plan and will be utilized to structure, organize, articulate and evaluate elements of the built environment to promote a high quality, pedestrian friendly and attractive small-scale, traditional character.

3.1.3 *Commercial Frontage and Mixed Use Buildings*

(d) A high quality “store front” design is recommended for commercial frontage. Variability along the commercial frontage in terms of the composition of windows, and entryways is encouraged. The use of vinyl siding and stucco is not permitted.

5.0 *Fostering a Vibrant Public Realm*

The goal of the following policies are to strengthen the Dock Area’s public realm network as a cohesive public amenity that provides increased access to the water’s edge as well as a safe environment for pedestrians and cyclists.

Dock Area Water’s Edge Public Walk

(p) Signage in the public realm should be simple.