

Dock Area Secondary Plan Policies

5.0 Community Development Principles

5.1 Reinforce Distinct Character Areas

Guiding Principles

(a) New uses, public spaces and buildings contribute to and respect the distinct sense of place, low-rise form, architectural character and human scale of the Dock Area.

(b) New development recognizes, responds to and complements the distinct character of the Dock Area neighbourhoods, marine commercial areas (sailing club including clubhouse, boat repair, and hotels including restaurants), and streetscapes.

(c) New development is sensitive to surrounding uses and provides appropriate transitions as necessary.

(d) The Dock Area should evolve as a series of inspiring, meaningful and memorable places.

6.0 General Policies

(d) The Town of Niagara-on-the-Lake shall ensure development and infrastructure investment in the Dock Area Secondary Plan area respects the type, scale and character identified in this Plan and contributes to the achievement of the Vision and Community Development Principles outlined in Sections 4 and 5.

(e) Prior to approval, all applications for development in the Dock Area shall be subject to Site Plan Control Approval and an urban design, heritage and architectural review process.

(j) Sustainable building and site design, with a particular emphasis on energy efficiency, shall be encouraged in all new development in the Dock Area.

7.0 Character Area Design Policies

7.1 General Urban Design Policies

7.1.1 Building Orientation

(a) Buildings shall be sited to address the public street frontage in order to clearly define the public realm, create a consistent presence on and definition of the public street and to create an attractive environment for pedestrians.

(c) Buildings situated on corner lots are encouraged to exhibit a high level of architectural design on both street frontages to enhance visual interest and character.

7.1.2 General Built Form and Massing

- (a) Buildings should have low profile roofs with distinctive features such as gables and dormers.*
- (b) Buildings should have their primary entry facing the public street or public space.*
- (c) Buildings should have windows fronting the public street or private street system.*
- (d) Building facades where fronting a public street or open space should be designed to contribute to architectural interest and be pedestrian scaled.*
- (e) The use of wood frame windows is encouraged. The use of mirrored or vibrantly coloured glass is prohibited.*
- (f) The addition of front or side porches and wraparound porches on corner residential buildings is encouraged.*
- (g) Buildings longer than 35m shall be massed to reflect a series of smaller linked pavilion type buildings defined by recessed building segments setback from the principle façade to break up the building mass. Generally, recessed segments should occur at 10m to 15m intervals.*

7.1.4 Site Landscaping

- (a) General site landscaping, including street tree planting along the street frontage, and rear and side yard landscaping is encouraged on each lot.*
- (b) Parking lots shall not be visible from the public or private street system and will be screened from view by a minimum 1.0m high coniferous landscape hedge.*

7.1.5 Movement and Parking Access

- (d) On street parking shall be permitted throughout the Dock Area.*
- (e) Lay-by parking of a 2.5m maximum depth should be permitted to occur within the public right-of-way in commercial use areas fronting a public street.*
- (g) Surface parking lots shall be located to the rear and/or internal to the block and screened from view from the public right-of-way.*

7.1.6 Loading and Storage

(a) Loading, storage, and other service areas shall not be visible from any public street. Visual screening in the form of fencing or landscaping shall be provided around servicing and loading areas in order to reduce their visual impact, to the satisfaction of the Town through Site Plan Control Approval.

(b) Garbage receptacles/storage shall not be located along the building front. Where located along a public street, these areas shall be visually screened by fencing or landscaping.

(c) Air conditioning units shall not be visible from neighbouring properties or the public street.