

From: [Town of Niagara-on-the-Lake](#)
To: [Clerks](#)
Subject: Webform submission from: Delegation Request Form
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Submitted on Sun, 04/27/2025 - 21:27

Submitted values are:

Information

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Presentation

Agenda Delegation

Agenda Delegation

Topic

I have never spoken on this issue before

For Agenda delegations please include the title of the item. In point form, provide an overview of what points you will be speaking to:

Agenda Item 13.8 Creation of an Urban Design Review Panel CAO-25-013

I will speak to the following points:

- Views of current UDC members on proposed Urban Design Review Panel
- Suggestions for how the proposed panel could be structured and operate
- Other options for urban design review

I want to provide 3 pdf files, including my speakers notes as well as 2 other files with relevant background information on urban design, for attachment to the agenda.

Terms

I have read and understand the Delegation Protocol and acknowledge the information contained on this form, including any attachments, will become public documents and listed on Town Meeting Agendas. I also understand presentation materials including speaking notes and electronic presentations must be submitted by email to clerks@notl.com no later than 12:00 p.m. on the Monday prior the scheduled meeting.

Yes

Meeting Time

I wish to appear before:

Council

Date

Tue, 04/29/2025 - 00:00

Presentation Requirements

Do you have a visual presentation (slideshow or photos) to accompany your delegation?

No

I agree

Yes

Delegation

I will be appearing:

In person

I also understand presentation materials including speaking notes and electronic presentations must be submitted by email to clerks@notl.com no later than 12:00 p.m. on the Monday prior to the scheduled meeting.

Yes

I acknowledge I have 10 minutes to delegate

Yes

I give permission to be audio and video recorded on the Town of Niagara on the Lake's livestream

Yes

Do you require accessible accommodation to participate:

No

Privacy Disclaimer

I have read and understand the above Privacy Disclaimer.

Yes

Statement to Lord Mayor and Council on Report #CAO-25-013 Creation of an Urban Design Review Panel

Thank you for the opportunity to comment on in person, on the creation of an Urban Design Review Panel (UDRP).

I have been privileged to be on the Urban Design Committee (UDC) since 2018, and I speak for myself and my colleagues David Snelgrove and Chrys Kaloudis who are also on the current committee. We all have experience related to urban design, which is why we were selected and approved by you to serve on this Committee. We are all knowledgeable and indeed passionate about the importance of good urban design in guiding the ongoing development of our community.

In February we sent all of you a paper on the definition of urban design which emphasizes that urban design is a very broad concept which focuses on the 'look and feel' of a community. It's not just the architectural features of a particular building, as important as that is, but how buildings shape the physical setting for urban life, and how that setting is economically functional, attractive, socially desirable and environmentally appropriate—how all these factors work together. Good urban design is based on and implemented through Official Plans, guidelines and zoning bylaws; it is not separate from these things. And, for a community such as ours, it's a vital component of the development planning process in maintaining and enhancing the many attractions of our town to residents, visitors and businesses including the agriculture sector. As well, successful implementation of the Official Plan clearly needs and benefits from urban design input. For your information, we provide a separate summary which illustrates where urban design inputs are desirable in implementing the Official Plan. (See Urban Design and the NOTL Official Plan 2019.) We also include a separate statement which expands on our earlier paper, with comments on the proposed panel, for your consideration

So, we all are convinced that urban design is important. But, we are concerned about the statements made about our Committee that:

- The UDC is 'out of its lane'.
- Its recommendations are confusing to applicants.
- Our recommendations are not part of 'urban design'.

We question these statements, and the solution proposed by Staff, which is to have a 'Review Panel' rather than a 'Committee'. The report does not really address how this UDRP would be different from the existing UDC. Indeed, much of what is provided in the report about the definition, benefits and role of the panel is identical to that for the existing committee. It is unfortunate that no Terms of Reference (TOR) is provided which would contain details of how this panel would be operated.

The report states that there have been 'challenges' with the current UDC. One is said to be related to maintaining membership. But, Council has the ability to assign new members to replace those who have left, and has not done so. Since we have repeatedly asked how the appointment process was coming along, to blame the remaining UDC members for quorum issues is unfair.

The second suggested challenge is *'confusion and frustration expressed by applicants...with the direction of the advice given'*. In open discussions with applicants there are from time-to-time contrary solutions proposed but that is because there are various solutions possible. However, in the end specific motions are made and put into writing to go back to Staff and ultimately Council. All of us on the UDC feel that

we have indeed been clear with our recommendations, and have explained these in our discussions. If applicants are confused by any particular recommendation, why have Staff not come back to the UDC with requests for clarification? Not once have they done so! Indeed, at no time did Staff come back to me as Vice Chair or any UDC member to request a meeting on how we were working or how things could be improved. However, that is now water under the bridge. We just want to see a viable method of applying sound urban design approaches to development within our community going forward.

Having said that, we note that we do see practical difficulties with the format of the committee meetings. There is limited time to discuss the proposed projects, which often include a number of complex issues. There is little time in the meetings to prepare coherent findings to advise Staff. This could all be addressed through the TOR of the committee, to provide for clearer explanation in the minutes of the reasons for any recommendation. This could be done without necessarily creating a new panel structure.

The report says that the new UDRP will focus on major planning applications and on other 'bigger picture' items. These are well and good, but it is important not to lose sight of the impacts of individual buildings that may not fit in with their surroundings. There's a danger that unreviewed incremental changes to the neighborhood will result in 'death by a thousand cuts' to the design integrity of the neighborhood. These need to be within the purview of the proposed new UDRP.

The report focuses on the need to fill the new UDRP with independent, objective design professionals. This could imply that those on the current and previous committees were not such, and that is not true. The report says the new UDRP *'could consist of professionals who may or may not live in the community'*. This could be a mistake, to bring in members from outside the community who have little or no knowledge of NOTL. Perhaps the better approach would be to recommend that the professionals from within our community would be preferred. There are many such in the required disciplines.

Indeed, perhaps an even better solution might be to have a trained Urban Design Specialist on staff, who could liaise with applicants at the earliest point in the pre-consultation application process. This could even obviate the need for a committee or panel review at the end of the project review process, when changes are much more difficult.

Our overall take on this is that the current committee structure is adequate to the purpose, and could even be improved with judicious changes to the existing TOR. We are available to work with Staff on revising the TOR should they wish. We also urge Council to move expeditiously to nominate suitable independent, objective design professionals to fill the vacancies on the UDC. However, since the UDC sits at the pleasure of Council, if it is Council's wish to disband the current UDC and its current members and reconstitute the UDC under a new TOR with new appointed members that is also acceptable. Going to a new format with a UDRP is not necessary nor perhaps the best approach.

To quickly summarize:

1. The name doesn't matter, whether you call it a panel or committee. What's important is the town gets the input it needs. It's vital that you have a clear ToR, design guidelines and architectural controls.
2. We suggest that the town should seriously consider having an Urban Design Specialist on staff, rather than a committee or panel.
3. Whatever model you go with, either panel or committee or even dedicated staff, it's important that the Urban Design review process be embedded within the pre-consultation application

process (i.e., prior to acceptance of a 'complete' application). This gives applicants early indication of the town's requirements, before they do any detailed design.

Thank you for your attention.

Statement to Council Regarding Urban Design and Urban Planning

We wish to follow up with Council regarding our earlier paper on the nature of urban design, which we sent to you on February 28 (*What is 'Urban Design', and why is it important to Niagara-on-the-Lake?*). This topic is even more important now with the proposed establishment of an Urban Design Review Panel to replace the Urban Design Committee.

With all due respect to town staff who prepared this report, and after thorough research including an in-depth review of the terms of reference for UDRP's from the City of Brampton, the City of Ottawa, the City of Toronto (all 4 UDRP's in said city), et al., it is our contention that except for a very few narrow areas, the common terms of reference for an UDRP are not appreciably different from the current terms of reference for NOTL's Urban Design Committee. In other words, an UDRP is largely the same as the UDC under a different name.

Perhaps it would be beneficial for the members of Council and the Lord Mayor to understand the basic differences between Urban Planning and Urban Design – for they are two distinct and different disciplines.

In short, Urban Planning has as its principal foci the development of the city through such instruments as policies, zones, neighbourhoods, infrastructure, standards and building codes.

On the other hand, Urban Design focuses on the creation of city features including public spaces, integration with infrastructure, accessibility of transportation (public and private), landscapes, community facilities and human-centric streetscapes including the relationships between buildings.

The following chart, developed by Riya Singh of Sheffield Urbanism, is a simple representation of these differences:

DIFFERENCES BETWEEN URBAN DESIGN AND URBAN PLANNING.

CRITERIA	URBAN DESIGN	URBAN PLANNING
Definition	Design of city features.	The planning of city strategies policies and structure.
Level	Features Systems	Strategy Structure Policies
Focus	Design User experience	Technical Politics
Scale	Micro Designing focus is on built environment at the block/multi block scale.	Macro This is large scale involving all infrastructure of roads, public areas, buildings etc.
Work Dimension	3D	2D
Inter-connected Fields	Landscape Architecture Architecture Civil Engineering Municipal bodies And Urban Planning	Social science Engineering Design Science Public Administration
Similarities	Sustainability, Resilience ,Quality of Life	

While there are some areas of overlap in the two professions, the concentrations, foci and expertise are notably separate. And, to be clear, their university degrees – courses of study, text books, etc. – differ and their professional experience after graduation develops in two separate fields of expertise.

Indeed, it is a fundamental mistake for a municipality to assume that urban planners and urban designers are interchangeable. A city or town must draw upon the expertise of both professions to successfully realize urban development that serves the needs of its residents.

Further, input from an Urban Design Committee, Urban Design Panel, Urban Design Review Panel – call it what you will – is a vital resource to the successful realization of that development. A resource that Niagara-on-the-Lake is currently suffering the lack of.

We would like to point out a few items regarding cities who have, and are, experiencing success in obtaining Urban Design input from advisory bodies.

Let's consider the City of Brampton as an example.

First, this city has a robust, detailed and current Official Plan (and all its appendages) which serves as a basic framework and reference within which their Urban Design advisory body couches its observations and recommendations on a broad level.

Secondly, Brampton has complemented their OP with overarching Urban Design Guidelines that are augmented by a series of secondary guidelines focussed on design of Developments, Service Centres, Drive-through facilities, transit-supportive development and sustainable community development.

All of these Urban Design documents serve to provide clear context and defined criteria for their Urban Design advisory body – and indeed those developers who make application to the city – in order to ensure that development is compatible with the city's vision and its residents.

Finally, the city has one other related document which serves to ensure that, while their Urban Design panel focuses on the larger, more impactful development proposals, the smaller (but not-the-less important) developments do not escape beneath the radar – that is: Architectural Control Guidelines for Ground-related Residential Development.

Furthermore, Brampton has Urban Design professionals on-staff to initially review and vet all development applications, make recommendations to their Urban Design advisory body and guide that body's deliberations in an effective and efficient manner.

Indeed, Niagara-on-the-Lake lacks a current, robust OP nor does it possess Urban Design Guidelines which address the town at-large or employ any in-house urban design expertise (relying instead on the occasional consult with the Region's Urban Design manager and the reports/recommendations authored by urban planners whose expertise is not in the field of Urban Design).

As a result, there have been inevitable misunderstandings which have arisen between the town's urban planners - whose focus is on policy, standards and codes - and the expert members of the Urban Design Committee who have sought to review applications within the disparate context of recognized Urban Design principles.

For several months, the town has been without the advice of the Urban Design Committee and unable to fulfil the condition for urban design review contained within a number of development applications. This is a situation which should be corrected immediately.

We therefore ask that council consider the following option:

That a professional urban design consultant be employed on a case-by-case basis to review all applications and the recommendations attached thereto, and that such consultant also moderate the proceedings of the Urban Design Committee meetings which should be re-instated.

In the meantime, a detailed study relative to an Urban Design Review Panel should be undertaken and, further, that Council direct staff to develop a plan relative to creating fulsome Urban Design Guidelines for Niagara-on-the-Lake.

This latter point is particularly important, for without the appropriate urban design documentation and expert direction, as the City of London experienced, the Urban Design Review Panel model will suffer the same issues and result as we have recently experienced here in NOTL.

Urban Design and the NOTL Official Plan 2019

Community volunteers currently serving under the Urban Design Committee, under a structure established by Council, provide their expertise and experience to assist both Staff and Council to facilitate sound sustainable development. This is a challenging task given the complex nature of Niagara-on-the-Lake. We have valuable agricultural resources including tender fruit, five defined settlement areas, a major greenfield development area, an escarpment with unique development restrictions, a district airport, hundreds of heritage buildings many of which are heritage “designated”, a vibrant tourist industry with a significant theatre component, a major wine and spirits sector, a significant accommodations component with fine dining, valuable educational facilities, major highways and Parks Canada with its parks and major historical sites.

The NOTL Official Plan 2019 “recognizes the planning responsibilities of the Town to guide development within the broader Provincial policy-led planning system.” To this end we thought it insightful to examine that 2019 plan with a view of seeing where its effective implementation would clearly benefit from urban design input.

Keep in mind that much of the 2019 wording will carry through to the new 2025 NOTL Official Plan currently under development.

The following is taken directly from the 2019 Official Plan. The **highlighting of words** is to bring to the fore the words that demonstrate the urban design component the Official Plan.

SECTION 2 – A Framework for a Sustainable Community

2.1 Community Vision

2.1.1 Niagara-on-the-Lake’s vision for a sustainable future was established through extensive consultation during a Community Vision process. **This vision identified the need for a well-planned, built environment that respects the Town’s unique rural character and cultural heritage resources. Growth is to be managed in a balanced manner, meeting resident and business needs.** Agriculture, specifically tender fruit and grape production, is recognized as a key economic engine in the Town and a defining element of its character.

2.1.3 The Community Vision process identified eight (8) strategic pillars and a number of associated goals to ensure the community vision is fulfilled over the next 20 years. The eight strategic pillars are:

- (6) **A well-planned built environment;**

2.4 Growth Management

2.4.2 Growth Strategy Objectives

2.4.2.1 The objectives of the Town's growth strategy are to:

- d) direct appropriate intensification to Designated Intensification Areas;
- f) coordinate land use planning with infrastructure planning;
- i) develop compact, complete communities that include a diverse mix of land uses, a range of local employment opportunities and housing types, high quality public open spaces, and easy access to local stores and services via automobile, transit and active transportation;
- j) promote healthy, active communities by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity in appropriate areas that do not negatively impact farming; and
- k) provide active transportation-friendly structures and amenities.

2.5 Employment Areas

2.5.2 Protecting employment lands

2.5.2.1 The Town will protect its designated employment lands from inappropriate conversion by requiring a Municipal Comprehensive Review and extensive planning justification for any proposed conversion to non-employment uses.

2.5.2.2 The inclusion of mixed-use development inside employment lands may be considered provided this is comprehensively planned in a manner that includes comprehensive Community Design standards and results in no net loss of employment lands. It is anticipated that a comprehensive secondary plan will be needed to implement any such proposal. It is not intended to be addressed by this Official Plan directly but is identified as a potential component of the Town's employment land base that will be detailed in any such secondary plan.

2.6 Complete Communities

2.6.2 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;
- c) a range of quality housing choices to meet the needs of people in all stages of life;
- d) Community Design and heritage guidelines to ensure growth will conserve and, where possible, enhance the cultural heritage resources of the Town;
- f) management of the interface between rural and urban development to facilitate production;
- 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.

2.6.4 Community Infrastructure

2.6.4.3 The Town may, with support from the Region, identify areas of the Town that are underserved by community infrastructure, and develop policies and incentives to enhance access to community infrastructure, as provided in the Regional Official Plan. The Town may identify such infrastructure through the preparation of Secondary plans, Community Improvement Plans, Local Improvement Plans, Development Charge Studies, Recreation, Cultural Master Plans or other local municipal initiatives.

SECTION 3 Protected Countryside: The Unique Specialty Crop Area

3.2 Agricultural System

3.2.6 Agriculture-Related Uses and On-Farm Diversified Uses

3.2.6.3 Agriculture-related uses and on-farm diversified uses involving development over 500 square metres shall be subject to a zoning bylaw amendment. In reviewing a zoning by-law amendment application, the following additional considerations shall be addressed:

- a) Whether the use is more appropriately located in a nearby settlement area;

- b) Whether the use is required on or in close proximity to the agricultural operation to support and complement the agricultural activity;
- c) Whether the use is compatible with the existing farming operation and/or surrounding farming operations; and
- d) Whether the use complies with all other applicable provisions of this Plan and the Regional Official Plan.

SECTION 4 Settlement Areas

4.4 Greenfield Areas

4.4.2 Objectives

4.4.2.1. The objectives of the Greenfield development strategy are to:

- a) Promote compact, mixed use, walkable and transit supportive development on Greenfield lands;
- b) Promote appropriate densities with a mix of housing types on Greenfield lands;
- c) Improve connections between Greenfield Areas and the Built-up Area;

4.5 Intensification Strategy

4.5.2 Objectives

4.5.2.1 The objectives of the intensification policies of this Plan are to:

- f) Ensure that intensification and infilling are consistent with the character of the surrounding neighbourhood.

4.5.3 Policies

4.5.3.10 In considering an application for development approval on lands in the Established Residential and Residential designations, or on properties not currently zoned for high density residential development, Council shall ensure infill and intensification development and redevelopment respects and reflects the existing pattern and character of adjacent development, by adhering to the development criteria outlined below, unless otherwise specified in a Heritage Conservation District Plan:

- a) the lot frontage(s) and lot area(s) of the proposed new lot(s) shall be consistent with the sizes of existing lots on both sides of the street on which the property is located;
- b) the proposed new building(s) shall have heights, massing and scale appropriate for the site and generally consistent with that permitted by the zoning for adjacent properties and properties on the same street;
- c) front and rear yard setbacks for the new building(s) shall be consistent with the front and rear yards that exist on the same side of the street;
- e) the new building(s) shall have a complementary relationship with existing buildings, while accommodating a diversity of building styles, materials and colours;
- f) existing trees and vegetation shall be retained and enhanced through new street tree planting and additional on-site landscaping;
- i) impacts on adjacent properties shall be minimized in relation to grading, drainage, access and circulation, privacy and microclimatic conditions such as shadowing;
- j) the orientation and sizing of new lots shall not have a negative impact on significant public views and vistas that help define a residential neighbourhood;
- k) proposals to extend the public street network should be designed to improve neighbourhood connectivity, improve local traffic circulation and enhance conditions for pedestrians and cyclists; and

4.7 Land Use Compatibility

4.7.2 Compatibility

4.7.2.1. Intensification within the Built-up Areas should be compatible with surrounding existing and planned land uses. Intensification and/or redevelopment should be compatible with the property and the surrounding neighbourhood, having regard to:

- b) Existing and/or planned densities;
- c) Lot frontages, area and depth;
- d) Building setbacks;
- e) Privacy;

f) Parking;

h) The existing and/or planned height and massing of buildings.

4.7.2.2. Development proposals shall demonstrate compatibility and integration with surrounding land uses by ensuring that an effective transition in built form is provided between areas of different development densities and scale. Transition in built form will act as a buffer between the proposed development and existing uses and should be provided through appropriate height, massing, architectural design, siting, setbacks, parking, public and private open space and amenity space.

4.8 Community Design

4.8.1 Design Policies

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.

4.8.1.2. Community Design Guidelines are used to integrate new development into the fabric of the community and to preserve its character and enhance those attributes that are important to residents and visitors. Community Design involves the arrangement and design of buildings, public spaces, transportation systems, services, landscaping and amenities.

4.8.1.3. Community Design Guidelines are used to focus attention on the quality, layout and design of built form, landscapes and the public realm, and can be at a broad, community-wide scale, or at a local, street-level scale. Preparing and implementing design guidelines for Town of Niagara-on-the-Lake Official Plan 59 August 15, 2019 both the public realm and the private realm contribute to the quality of life in the community, and ultimately create healthy, complete and accessible communities.

4.8.1.4. Community Design Guidelines should be based on the following:

- a) Encourage a compact, walkable and well-connected community;
- b) Provide a linked public open space system;
- c) Encourage the enhancement of streetscapes;
- d) Integrate public infrastructure into the landscape; and

4.10 Residential Areas

4.10.3 Policies

4.10.3.5 The design and location considerations for multiple unit residential buildings shall include provisions of the following:

- a) The height, mass, scale and arrangement of buildings and structures will achieve a harmonious design and integrate with the surrounding area and not negatively impact on lower density residential uses or on cultural heritage resources.
- b) Appropriate open space, including landscaping and buffering, shall be provided to maximize privacy and minimize the impact on adjacent lower density uses.
- c) Parking areas shall be required on the site of each residential development that are of sufficient size to satisfy the need of the particular development and that are well designed and properly related to buildings and landscaped areas.
- d) Service areas shall be required on the site of each development (e.g. garbage storage, recycling containers).
- e) The design of the vehicular, pedestrian and amenity areas of residential development will be subject to regulation by the Town.
- g) Traffic to and from the location will not be directed towards local streets and the site should be within easy convenient access of a collector or arterial roadway.
- h) Close proximity to community facilities such as schools and recreation facilities, and to commercial facilities should be available.

4.12 Mixed Use Area

4.12.4 Policies

4.12.4.1 Mixed use developments will be designed to complement the character of the surrounding area and limit adverse impacts between residential and non-residential uses, addressing matters such as the design of building access points (e.g. consideration for residential versus non-residential access, security access, parking supply and location), and provision of adequate buffering and transition to manage and limit potential impacts on surrounding existing development.

4.12.4.2 Development will satisfy the design guidelines outlined in Section 4.8.1, or other Council approved design guidelines where such detailed guidelines have been prepared.

4.12.4.3 The design and location considerations for development for mixed use, commercial or residential uses will include provisions of the following:

- a) The height, mass, scale and arrangement of buildings and structures will achieve a harmonious design and integrate with the surrounding area.
- b) Appropriate open space (private and/or public), including landscaping and buffering, will be provided to maximize privacy for residential uses.
- c) Parking areas will be designed to satisfy the residential and non-residential needs of each development proposal, particularly if the applicable secondary plan does not include a comprehensive parking strategy for the affected area/neighbourhood, or the proposal is inconsistent with the purpose and intent of the Plan's broader community parking strategy.

4.14 Community Facilities

4.14.4 Policies

4.14.4.2 In considering an application for the conversion of lands designated Community Facilities, Council shall ensure that the development respects and reflects the existing pattern and character of adjacent development, by adhering to the development criteria outlined below, unless otherwise specified in a heritage conservation district plan:

- a) The lot frontage(s) and lot area(s) of any proposed new lot(s) (including any retained lot(s)) shall be consistent with the sizes of existing lots on both sides of the street on which the property is located;
- b) The proposed new building(s) shall have heights, massing and scale appropriate for the site and generally consistent with that permitted by the zoning for adjacent properties and properties on the same street;
- c) Front and rear yard setbacks for the new building(s) shall be consistent with the front and rear yards that exist on the same side of the street;

- e) The new building(s) shall have a complementary relationship with existing buildings, while accommodating a diversity of building styles, materials and colours;
- f) Existing trees and vegetation shall be retained and enhanced through new street tree planting and additional on-site landscaping;
- g) The width of any garage(s) at the front of new building(s) and width of driveway(s) on the property shall be limited to ensure that the streetscape is not dominated by garages and driveways;
- i) Impacts on adjacent properties shall be minimized in relation to grading, drainage, access and circulation, privacy and microclimatic conditions such as shadowing;
- j) The orientation and sizing of new lots shall not have a negative impact on significant public views and vistas that help define a residential neighbourhood;
- k) Proposals to extend the public street network should be designed to improve neighbourhood connectivity, improve local traffic circulation and enhance conditions for pedestrians and cyclists;

4.16 Secondary Plans

4.16.1 While the purpose of the Official Plan is to provide an overall direction for the Town and describe land uses in general terms, the detailed implementation of the plan in each settlement area will be by way of a secondary plan. The secondary plan will form the basis for the implementing zoning by-law, provide land use plans, detailed traffic, bicycle and pedestrian circulation patterns and priorities for the upgrading of physical services and utilities.

4.16.2 In addition, secondary plans will address the importance of prominent views and vistas. In the Old Town in particular the view between Fort George and Fort Niagara is recognized as being of national significance. As well the view of the Niagara River, Lake Ontario and the Niagara Escarpment are an important component of the Town's character. Secondary plans will also have special regard to the conservation of cultural heritage resources. In the event of a conflict between the wording of a secondary plan and the Official Plan concerning the conservation of cultural heritage resources, the wording with the higher standard of conservation will apply.

4.16.8 Secondary plans will provide for a transportation network of roads, sidewalks bicycle lanes and pathways to provide for the safe and efficient movement of people and vehicles and to reduce the potential conflicts. The

roadway system will identify the function of the road and address how to reduce conflicts with pedestrians. The pedestrian/bicycle system will consist of sidewalks and pathways in appropriate locations so as to reduce the need for the private automobile. A bicycle network will, wherever possible, be separate from the pedestrian system. Where development or redevelopment occurs along a road, the proponent will be required to implement, to the satisfaction of the Town, such pedestrian/bicycle system as appropriate as it applies to the frontage of the property. This will include the provision of the pathway or sidewalk, as well as associated landscaping, street furniture, lighting, etc. Where road construction or reconstruction occurs, the municipality will attempt to protect or enhance the streetscapes in the area through the protection of vegetation and the appropriate selection of materials and landscaping.

4.18 Site Specific Policies

4.18.1 Site specific policies add to or replace policy provisions for individual properties that would otherwise be contrary to the policies in this Plan. They recognize existing or proposed land uses which are not normally permitted in the designation or they may place some other restriction on a property identified on Schedules B2 to B6. The following is a list of site specific policies.

s) S4-19: On the lands identified as S4-19 (Cannery Employment - Four Mile Creek Road/Line 9 Road) on Schedule B4, the following provisions apply:

6. Design Guidelines for Prestige Industrial sites and buildings:

- a) Industrial uses shall be separated and buffered from adjacent natural heritage areas, open spaces and residential areas. The location and quantity of parking areas and storage areas should be limited to minimum requirements and screened appropriately.
- b) Site and building design should address sustainability principles. Development should respect the natural environment through appropriate design and location of infrastructure and buildings. Natural features should be preserved and incorporated as key site features.
- c) Buildings should be designed to give prominence to the location and a sense of prestige to the area. The location of buildings should generally provide continuity and enclosure to the street and open space network.

- d) Building placement, massing and landscape features should provide a high level of design.
- g) Building facades that are visible from the street should apply some amount of architectural expression beyond blank, single material walls. Treatments could include colour and material variations, windows, and articulations in the wall plane.
- h) Loading and service areas shall be screened from public view through architectural screening, landscape buffering or a combination of such treatments.
- i) Access into, and circulation within individual properties should provide safe and well-defined routes for vehicles and pedestrians. The use of landscaping, paving materials, lighting, signs and other distinct treatments to define these areas will contribute to the overall safety, quality, and sense of orientation within each site.
- k) Parking areas should not dominate the front yard and should not exceed two parking bays accessed by a single drive aisle. Larger parking areas should be placed at the side or at the rear of buildings and include combinations of landscaping and pedestrian walkways to subdivide expansive parking areas.

7.1 Cultural Heritage Resources

7.1.3.2 In order to protect heritage resources, the Town will establish policies and procedures to:

- i) Review applications for development and site alteration on lands containing and adjacent to cultural heritage resources and require mitigative measures and/or alternative development approaches to conserve the heritage attributes impacted by the development. A Heritage Impact Assessment and/or an Archaeological Assessment may be required to demonstrate that the cultural heritage resources will be conserved. Development of lands adjacent to protected heritage properties shall be required to demonstrate that the heritage attributes of the adjacent protected heritage property are conserved through such approaches as appropriate siting of new development, setbacks, urban design and intensity and types of uses.

7.1.4 Management of Heritage Resources

7.1.4.1 The Town will actively manage heritage resources and will:

- c) Encourage excellence in design when considering additions to existing buildings or construction of new buildings and to consider both contemporary and traditional design options. Any addition must be secondary and sympathetic with adjacent cultural heritage resources, and must ensure that heritage attributes are conserved.