

**THE CORPORATION OF THE
TOWN OF NIAGARA-ON-THE-LAKE
OFFICE OF THE TOWN CLERK**

DATE: _____ RESOLUTION NO. _____

MOVED BY COUNCILLOR: _____

SECONDED BY COUNCILLOR: _____

WHEREAS the proposal as identified in Report UDC-04-2020 East Side Niagara Stone Site Plan Preliminary Design Review, is not in keeping with the long-term guidelines for the future development of the Niagara Stone Road Corridor as considered by the consultants MHBC in a report prepared for the Town's Council in November 2015 (the "MHBC Report"). The recommendations of the MHC Report are summarized as follows:

- (a) Parking in the front yard is discouraged, off-street parking should be located at the rear of the building where possible;
- (b) Building signage that is architecturally incorporated into the building design is encouraged;
- (c) Attractive ground related signage is preferred over backlit fluorescent and plastic signs;
- (d) For any new restaurant uses, a setback that accommodates outdoor seating or patio areas is encouraged; and
- (e) A consistent rhythm of similar architectural details and elements is encouraged to assist in the creation of a strong village image., and

Whereas the proposal is not fully in compliance with the vision and proposed street enhancements in Report to Council OPS-20-2015 – Regional Street Enhancements - Niagara Stone Road (Four Mile Creek Road to Virgil Urban Boundary), which report was approved by Council on April 14, 2020 (the "Region Report"). The Region Report identifies Niagara Stone Road within the Virgil Urban Boundary as an area with an existing streetscape that is harsh with few pedestrian comforts. The Region Report also states that there are many opportunities for private realm improvements such as landscaping, private trees, patios, seating areas and screening of private parking areas.

THEREFORE BE IT RESOLVED that, in keeping with the view that parking in the front of the building is discouraged and that outdoor seating is encouraged, Council support that the 6 parking spots at the front be eliminated and replaced with an enclosed outdoor seating area and a bike rack parking area.

AND FURTHER that evergreen hedging be planted between the trees along Niagara Stone Road similar to the hedging planted in front of Niagara Stone Road instead of

grasses. Evergreen hedging will provide a buffer or screen all year round and not just the summer months.