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Request for Minor Variance
187 Queen Street, Niagara on the Lake, Ontario

February 25, 2026

Table of Contents

1. Justification notes
2. Proposal drawings, Original site Plan
3. Landscape drawing
4. Existing Home

1. Justification Notes

2m architects was asked to assist the new owners, Nancy Nix and Douglas Nix, of 187 Queen St and their Builder Luke Marchand, LLM Projects, in proceeding with the mudroom and garage addition proposed by the previous owner, to the north east side of the Home.

As The Committee is aware, this property was severed from the northerly parcel along Simcoe Street after a Heritage Impact Assessment, Archaeological Reports Phase 1 and 2 and Staff Report were submitted.

As a result of the severance, Simcoe Street became the front yard of the home and Queen Street became the side street. Accordingly the easterly lot line became the rear yard.

A site specific Bylaw was created using the site plan used for proposed severance. This Bylaw includes a setback along easterly lot line of 5.0m instead of using a more common 1.2m setback..

As a result of discussions with Heritage Committee staff, it was decided to propose the new garage be moved more easterly as feasible to further screen the garage from Queen Street using a landscaped garden along the Queen Street sidewalk.

This was appreciated by Heritage Committee Staff and the Committee.

This does however create need to request a variance to reduce the easterly setback from the 5.0 m to 2.28 m.

A side door to the proposed garage along the East side would include a 1.2m x 1.0 m deep concrete exterior landing which requires a 1.0 m encroachment into the easterly yard setback

We respectfully submit the following variance Test;

1. Minor: Are the requested changes small and insignificant?

The easterly sideyard is requested to be reduced by 2.72 m to permit the proposed garage to be moved easterly. A normal sideyard would have commonly been 1.2m. In order to minimize impact on adjacent property, no windows are proposed on this wall.

It should be noted the site plan used for creation of the site specific bylaw included a 1.5 m covered porch walkway on the east side which was 3.5m from the easterly sideyard. (see attached original site plan)

This proposed porch has been deleted.

The proposed garage would have a side man door facing the easterly lot line. This door requires a simple concrete landing to step out onto. It would be approximately 300mm high, 1.2m wide and 1.0m deep or west to east. This would result in a 3.72 metre encroachment into the original 5 metre rear yard, 0.22 metres over the permitted 3.5 metres or 1.28 metres from the rear property line.

The landing is on the ground and not visible to neighbors and Queen Street pedestrians.

We suggest the requested changes are small and insignificant

2. Desirable: Is it appropriate for the land's use and development?

Moving the proposed garage easterly assists greatly in screening from Queen Street which is desirable . . . The Use of the property as a residence remains unchanged by this request.

The concrete landing on the ground at the sideyard garage man door providing a place to step out onto other than grass.

The requests are appropriate for the land use and development.

3. Conforms to Bylaw: Does it fit the intent and purpose of the Zoning By-law?

The intent of the Site Specific bylaw was to provide for the proposed garage.

Thess requests do not alter the intent of the Bylaw.

The requests fit the intent and purpose of the Bylaw.

4. Conforms to Official Plan: Does it align with the broader goals of the Official Plan?

The Official plan recognizes the property as Built Up Area and as amended Old Town Community Zoning Established Residential

The requests do not alter or detract from the broader goals of the Official Plan to maintain and preserve Established Residential.

The proposed garage encourages and provides opportunity for the original home to continue to function as true family home by making the home more live-able for its new owners.

The requests align with the broader goals of the Official Plan

2. Proposal Drawings





NORTH ELEVATION

SCALE: 1/8"=1'-0"

<p>21st Architects Inc. 1000 Highway 7 East, Suite 100 Scarborough, ON M1B 4Y7 Tel: 416-291-2777 Fax: 416-291-2778 Email: info@21starchitects.com</p>	
<p>PROJECT: QUEEN ST. RESIDENCE 1000 Highway 7 East, Suite 100 Scarborough, ON M1B 4Y7</p>	<p>DATE: 11/11/2023</p>
<p>SCALE: 1/8"=1'-0"</p>	<p>DATE: 11/11/2023</p>
<p>PROPOSED ELEVATIONS</p>	<p>21st Architects Inc.</p>
<p>A2</p>	<p>21st Architects Inc.</p>

3. Landscape Drawings

<p>Queen St.</p> <p>Simcoe St.</p> <p>SITE</p>	<p style="text-align: center;">Queen Street</p>
<p>Queen St.</p> <p>Simcoe St.</p> <p>SITE</p>	<p style="text-align: center;">Queen Street</p>
<p>Proposed Garage Addition (2 stories - Guest Room Above)</p>	
<p>Landscape Design Strategy (Proposed Garage Addition)</p> <p>The purpose of this "Preliminary Planting Plan" is to show the proposed planting scheme in front of the "Garage Addition" to partially screen the 2 story addition from the pedestrian and vehicular traffic view point along Queen Street. (As requested by the NOTL Planning Staff as part of the Building Permit Application process)</p> <p>In order to accomplish this request we are proposing to plant Coniferous trees and coniferous shrubs between the Queen Street sidewalk and the Garage Addition.</p> <p>Within this "Planting Bed Area" there are two existing deciduous trees. (Tree 1 and tree 2) that are older and deformed ... not suitable for preservation.</p> <p>There is one larger street tree (London Plane Tree - " Tree 3 ") that is mature and healthy. We are, however, proposing to trim some of the overhanging branches on the "private property" side of the property line to increase the sunlight within this newly proposed coniferous trees and shrub bed.</p>	
<p>Tree 1</p> <p>Tree 2</p> <p>Tree 3 (Street Tree)</p>	<p style="text-align: right;">Photo Nov. 9 2025</p> <p style="text-align: right;">Photo Nov. 9 2025</p> <p style="text-align: right;">Photo Nov. 9 2025</p>
<p>Overall Site Plan - 187 Queen Street</p>	

Queen St.	Simcoe St.
Message of	SITE
Key Plan	

No.	Date	Item	Description
Revisions			

North Arrow

Stamp

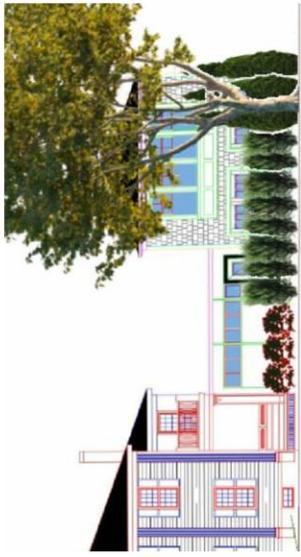
Date: Dec. 15 2025

Scale:

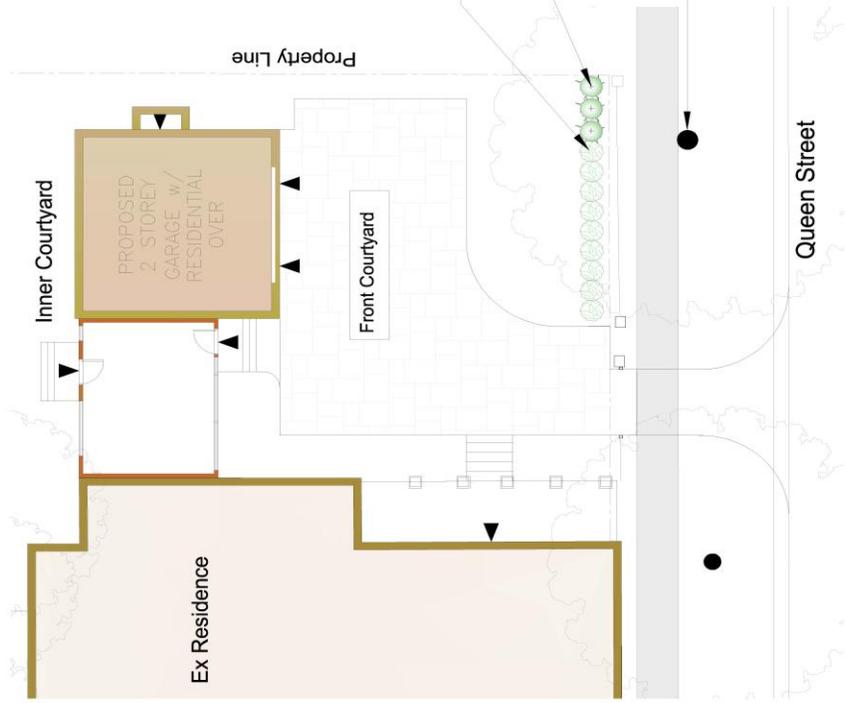
James Douglas, L.A. OMA, C.S.A.
 License No. 28487-2011
 4170 Jamboree Rd.
 Irvine, CA 92614
 j.douglas@jdm.com

Nix Residence
 187 Queen St. Nugens on the Lake ON

Garage Addition	Existing Tree Plan
DESIGN: J.D.	Dwg LS - 1
DRAWN: M.K.	CHECKED: J.D.



Elevation from Queen Street



Plant Legend

Key	Botanical Name	Common Name	Final Height	Install Size	root	Qty	Remarks
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Trees

A	<i>Taxus x media</i> 'Hilli'	Hilli's Yew	300cm	110cm	10 ga	8	Evergreen shrub, compact/columnar form
B	<i>Thuja occidentalis</i> 'Degroot's Spire'	'Degroot's Spire' Cedar	900cm	175cm	WB	3	Fine textured foliage
C	<i>Platanus acerifolia</i>	London Plane Tree	15m	existing		1	Existing Tree, Tree to be pruned

Key Plan

Revisions

No.	Date	Description
1	Feb 17 2025	Linear schedule

North Arrow

Stamp

Date Feb. 15, 2025

Scale

Garage Addition

Planting Plan

DESIGN: J.D.
DRAWING: M.K.
CHECKS: J.D.

Dwg LS - 2

Client St.	Simon St.
Mississippi St.	
Key Plan	

SITE	
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London Plane Tree



Degroot's Spire Cedar



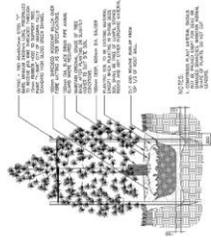
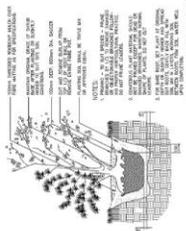
Hill's Yew

Plant Legend

Key	Botanical Name	Common Name	Final Height	Install Size	Root	Qty	Remarks
A	Taxus x media 'Hilli'	Hill's Yew	300cm	110cm	10 ga	8	Evergreen shrub, compact/columnar form
B	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Cedar	900cm	175cm	WB	3	Fine textured foliage
C	Platanus acerifolia	London Plane Tree	15m	existing		1	Existing Tree, Tree to be pruned

Landscape Planting Notes

- 'Install Size' is the minimum size for all plant material to be installed as part of the Landscape Construction Contract. The plants minimum sizes for plant material are minimum only and larger sizes may be approved at no additional cost. (All plant material shall be inspected and approved by the Landscape Architect or owners representative prior to installation.)
- Sod all areas as shown with No. 1 certified turf grass with a combination of 50% Touchdown Kentucky Bluegrass and 50% approved Kentucky Blue Grass or graded smooth to final grade with 150mm depth of triple mix topsoil free of any lumps and foreign debris. (Topsoil sample to be approved by the Landscape Architect or owners representative prior to installation.)
- Mulch on all planting beds and tree pits to be natural cedar bark mulch to minimum depth of 100mm. (Mulch sample to be approved by the Landscape Architect or owners representative prior to installation.)
- Fertilizer to be installed on all plant material immediately after installation. Scotts Continuous Release Evergreen Flowering Tree and Shrub Fertilizer 11-7-7 for all plant material and applied as per manufacturer's recommendations.
- The warranty period shall be one year from the date of substantial acceptance of the work. All plant material which is dead or dying shall be replaced to



No.	Date	Linear and/or Rad	Description
1	Feb 17 2025		Revisions

North Arrow

Stamp

Date: Dec. 16, 2025

Scale:

Client: Jamie Douglas, LA, CALA, CSLA
 187 Queen St. Niagara on the Lake, ON
 L9R 6P7
 E. jamiedouglas.com

Project: Nkr Residence
 187 Queen St. Niagara on the Lake, ON

Garage Addition
 Plant Details

DESIGN: J.D.
 DRAWING: M.K.
 CHECKED: J.D.
 DWG: LS - 3

4. Existing Home





