

# URBAN DESIGN BRIEF

MOUNT PLEASANT ISLAMIC CENTER

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PROPOSED 2 STOREY NEW BUILDING DEVELOPMENT  
6735 CALEDONIA STREET, NIAGARA FALLS, ON

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## 1. INTRODUCTION & BACKGROUND

### 1.1. PURPOSE

This report has been prepared by Masri O Architects in support of an application for a Zoning By-law Amendment to allow the re-development of a community & worship building at 6735 Caledonia Street and 6980-6990 Concord Cresent in Niagara Falls (Site).



*Figure 1. Artistic Image of the Proposed Peace Community Center Facility*

Urban Design Brief (UDB) has been prepared to describe the following:

- Provide a vision for the proposed development that illustrates the character and overall structure of the proposed development;
- To demonstrate an appropriate built form design criteria and streetscape elements;
- To demonstrate that the proposed development will complement built form and landscape.

The UDB outlines design excellence for the proposed built form and landscape features within the community. This UDB should be read in conjunction with the following documents, which inform the built form and site layout design:

- City of Niagara Falls Official Plan and relevant Design Guidelines; and
- Model Urban Design Guidelines for The Regional Municipality of Niagara.

### 1.2. SITE LOCATION & DESCRIPTION

The Site is located within the Built-Up area of the City of Niagara Falls. The greater neighbourhood is known as Drummond Community District: a residential community with townhouses, schools and supporting commercial buildings. The immediate neighbourhood is predominantly residential with some school, community and apartment buildings within the large neighbourhood.

The existing building at 6735 Caledonia Street was built as a Catholic church for the Knights of Columbus and was later used as Kingdom Hall for Jehovah's Witnesses. In 2017, Mount Pleasant Islamic Centre (MPIC) purchased the property at 6735 Caledonia Street and re-adapted the existing worship building into a mosque. In 2024, motivated by the growth of the local Islamic community and the need for additional services, the MPIC purchased the abutting lots behind their property.

Peace Community Center (PCC) is a community centred organization whose leaders are committed to preserving the Islamic identity, upholding moral values, supporting a viable Muslim community and promoting a comprehensive Islamic way of life.

The existing building houses a prayer room that provides a place of worship for Muslims in the community. With the continuing growth in population, there is a growing need for additional community services that include: larger area of prayer, daycare, elementary school, family support, funeral service, as well as a variety of social, recreational and religious programs.



Figure 2. Google Image of the Existing PCC Facility

The consolidated Site (6735 Caledonia Street with the addition of 6980 and 6990 Concord Crescent) offers an excellent opportunity to build a larger, modern facility that will continue to serve the local community and the Muslim congregation, corresponding with the needs of the growing community.

The MPIC has investigated various options for the expansion of their facility and services including various renovations and additions schemes and have settled on the construction of a new building as the most feasible option for the PCC and the community in general.

The new building is envisioned as a 2-storey building containing a mosque, gym, elementary school and daycare with spaces for both toddlers and infants, as well as spaces for youth, children and families to support various activities.

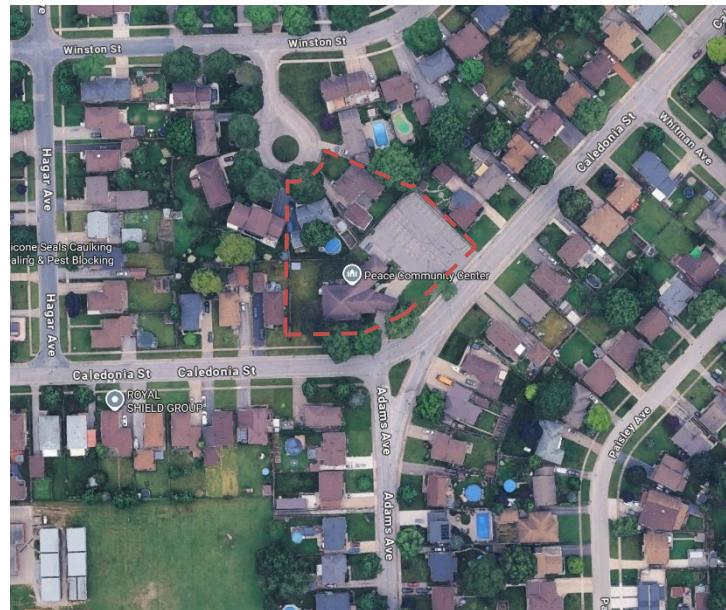


Figure 3. Google Image of the Consolidated Property

The development offers a variety of community services for local residents, Muslims and the community at large and will function as a community place to gather, learn, exercise and play.

## 2. DEVELOPMENT VISION & DESIGN PRINCIPLES

### 2.1. VISION STATEMENT

The new PCC building will replace an outdated building that is functionally obsolete and does not serve the growing community well.

The location of the Site at the intersection of Caledonia Street with Adams Avenue creates a focal point within the neighbourhood which offers an opportunity to create a community focused landmark.

The vision for the new PPC is to create a modern, welcoming, and community-focused institutional building that strengthens its role as a neighbourhood anchor at the Caledonia Street and Adams Avenue intersection. The redevelopment replaces an aging and functionally limited building with a thoughtfully designed facility that fits comfortably within the surrounding residential context through appropriate massing, stepbacks, and a familiar material palette, while also establishing a distinctive and attractive landmark for the community. The building is designed to enhance the streetscape, support walkability, and provide accessible, integrated community services—including worship, education, childcare, recreation, and social programming—within a single, efficiently organized facility.



Figure 4. Street elevation of the Proposed PCC Facility

The new PCC building on the consolidated site will be:

- An attractive, modern, accessible, sustainable and code compliant building
- A contextual building that fits within its surrounding neighbourhood and better positioned within the site and relative to the street
- Of distinctive character and function as a landmark, highlighting a prominent view corridor within the neighbourhood
- Designed to be environmentally responsible through good engineering practices for the management of site services
- Provide a range of services to the Muslim and community at large that includes, education, recreation as well as worship

Through the redevelopment of the Site, the PCC wishes to continue to serve the growing Muslim and general community through programs and services matching the population growth and need for additional community services.

## 2.2. DESIGN PRINCIPLES

A successful design responds to its physical surroundings, the needs of its users, and the functional requirements of the building. The following design principles guide the development of the PCC and ensure that the building integrates effectively within its established residential context while supporting its role as a multi-use community facility:

- **Function** – Provide a well-organized, community-oriented institutional building that accommodates worship, education, childcare, and recreation in a cohesive, efficient layout.
- **Context** – Respect the character of the surrounding low-rise residential neighbourhood and reinforce the site's prominent location at the Caledonia Street and Adams Avenue intersection through appropriate massing, stepbacks, and a familiar material palette.
- **Circulation** – Establish safe, clearly defined circulation for pedestrians, cyclists, and vehicles, with accessible connections to the public sidewalk network and a parking layout that minimizes conflicts and supports efficient site operations.
- **Massing** – Organize the building's scale, height, and placement to balance interior functional needs with sensitive transitions to surrounding homes, using stepbacks, façade articulation, and setbacks to enhance the streetscape and public realm.
- **Quality** – Deliver a durable, attractive, and inclusive building that serves as a neighbourhood landmark, incorporating sustainable design practices, accessible features, high-quality materials, and welcoming public-facing elements.

These principles will be achieved through a rigorous design methodology that aims to integrate each principle symbiotically within the whole design. Context drives each design principle, and the desired functionality of the building helps to form the building mass and its materiality – ultimately how the building will look and relate to its users and its surroundings.

The following summary illustrates how the proposed development aligns with and supports the Guiding Principles of the Niagara Region Model Urban Design Guidelines.

<b>Design Principles of the Development</b>	<b>Guiding Principles Model Urban Design Guidelines for the Niagara Region</b>
<b>Supporting and complementing the scale of existing built-forms and landscapes while also providing appropriate density.</b>	The Site forms part of the established neighbourhood fabric, and the redevelopment has been designed to complement adjacent built forms through appropriate scale, massing, and architectural treatment.
<b>Integrating community streets and trails with existing networks</b>	The proposed redevelopment will provide improved connections to the street and pedestrian walkways.
<b>Promoting placemaking that deepens a respectful relationship with Niagara's various equity deserving groups</b>	The new PCC will support the growing Muslim community in Niagara Falls allowing it to connect with the community at large. The development supports placemaking by providing a beautiful new facility that integrates tradition and modernity.
<b>Creating sustainable developments for a holistic approach to climate change and community well-being.</b>	The new facility will be energy efficient, modern and built with high quality and resilient materials meant to last for generations.

### 3. POLICY CONTEXT

#### 3.1. POLICY CONTEXT – CITY OF NIAGARA OFFICIAL PLAN

The City of Niagara Falls Official Plan (OP) serves as the primary policy document guiding growth and development within the City to the year 2031. The Official Plan establishes a vision for sustainable and efficient development that promotes compact, livable communities, protects natural and agricultural resources, and ensures the orderly use of land and infrastructure.

##### *OP: PART 1 PLAN OVERVIEW AND STRATEGIC DIRECTION*

###### *SECTION 2 STRATEGIC POLICY DIRECTION*

###### *GROWTH OBJECTIVES:*

- 1. To direct growth to the urban area and away from non-urban areas.*
- 2. To protect Natural Heritage Areas and their functions.*
- 3. To support increased densities, where appropriate, and the efficient use of infrastructure within the Built-Up section of the urban area.*
- 6. To accommodate growth in accordance with the household, population and employment forecasts of the Region's Comprehensive Review.*
- 13. To develop a transit and pedestrian friendly, sustainable and livable City through the use of urban design criteria and guidelines.*

The PCC will be rebuilt on a consolidated site within the urban area, consistent with the Official Plan's direction to focus growth and reinvestment within serviced settlement areas and away from non-urban and natural heritage areas. The redevelopment optimizes the use of existing municipal infrastructure and supports the City's objectives for compact, sustainable urban form by enhancing community services in an established neighbourhood. By locating educational, childcare, and worship uses within walking distance of nearby homes and along a transit-accessible corridor, the project contributes to a more pedestrian- and transit-friendly environment and reduces reliance on private automobiles. This reinvestment aligns with the City's broader goals for creating a livable, complete, and well-connected urban community.

##### *OP: PART 2 LAND USE POLICIES*

###### *SECTION 1 RESIDENTIAL*

*PREAMBLE Various amenity features will be incorporated within developments to ensure pleasant living conditions and a high quality of life. While housing represents the main component within this land use designation, other compatible land uses serving area residents which contribute to and enhance the surrounding residential environment will be encouraged and permitted in order to achieve a complete community.*

###### *GENERAL POLICIES*

- 1.3 A variety of ancillary uses may also be permitted where they are compatible with the residential environment and contribute to a complete community. Ancillary uses shall include, but are not limited to schools, churches, nursing homes, open space, parks, recreational and community facilities, public utilities and neighbourhood commercial uses. In interpreting compatibility, ancillary uses will be assessed according to the following principles.*
  - 1.3.1 Ancillary uses within the Built-up Area that have the potential of generating large volumes of traffic are generally encouraged to locate:*
    - . on an arterial or on a collector in proximity to an arterial road in order to minimize disturbances to area residents;*
    - . such that area residents can conveniently access the uses by means of walking, cycling, public transit or motor vehicle; and*
    - . in proximity to a transit stop.*

**1.6 Building heights referred to in this Plan through the text and schedules are intended as a general guide.**

*Consideration may be given in specific situations to allow suitable, well designed developments that exceed these height guidelines through an implementing zoning bylaw amendment.*

#### BUILT-UP AREA

**1.15 Intensification, while maximizing the density of a given land area, shall be designed to integrate into the surrounding neighbourhood.**

**1.15.1 The character of the existing neighbourhoods within the Built-up Area shall be retained.**

*Accordingly, residential development, intensification and infilling shall blend into the lot fabric, streetscape and built form of a neighbourhood.*

**1.15.2 A gradation of building heights and densities will be encouraged together with sufficient**

*horizontal separation distances between taller buildings and low rise dwellings in order to ensure a complementary arrangement of residential uses.*

**1.15.3 Generally, development within the Built-up Area should be at a higher density than what currently exists in the neighbourhood.**

The redevelopment of the PCC is an ancillary use that is compatible with the residential land use as it serves area residents and contributes to and enhances the surrounding residential area which helps to achieve a complete community.

The existing location of the PCC at Caledonia Street – a collector road, is consistent with the OP direction, and it can be conveniently accessed by means of walking, cycling, public transit or motor vehicle. There are at least three bus stops within 400m from the site.

The proposed building represents an appropriate form of land use intensification consistent with the Official Plan. Although the new structure is two storeys and 14.5 metres in height, the additional height is driven by functional requirements such as the gymnasium and prayer hall. The Official Plan allows increased height where it is compatible with the surrounding neighbourhood, and the design achieves this through stepbacks, articulated façades, and a gradation of building height and massing that provides a sensitive transition to adjacent low-rise residential uses.

#### OP:PART 3 ENVIRONMENTAL MANAGEMENT

##### SECTION 3 ENERGY CONSERVATION

###### POLICIES

###### 3.1 ENERGY RESOURCES

**3.1.1 The City shall encourage an energy efficient community where land uses are distributed to reduce travel needs, vehicle trips and subsequent energy use. A complementary arrangement and mix of uses which minimizes land use conflicts but also allows for integration shall be encouraged. In order to achieve energy efficiency, the following shall be considered.**

**3.1.1.1 A compact and contiguous pattern of urban growth shall be promoted, including the intensified use of land and higher densities of residential development, where appropriate.**

**3.1.1.2 Orderly, economic and energy conserving development shall be fostered through the logical extension of public services with urban expansion being phased to optimize the use of existing infrastructure.**

**3.1.4 Energy conserving landscaping practices, including the use of existing natural vegetation and topography shall be promoted in site design. Appropriately selected and located vegetation shall be used to control exposure to the sun and/or wind, thereby reducing energy consumption for the mechanical heating and cooling of buildings.**

The proposed building is envisioned as an energy efficient building that will support reduction in energy and resource use through sustainable design. The location of the facility within the established neighbourhood with easy access by users will reduce the reliance on automobiles. Furthermore, landscaping will support energy and water conservation through shading and use of indigenous drought resistance species.

### **PART 3 ENVIRONMENTAL MANAGEMENT**

#### **SECTION 5 URBAN DESIGN STRATEGY**

**PREAMBLE** *Urban design is the shaping of the built environment. It plays an important role in the upgrading and maintenance of the City's civic image and economic potential and is critical to the quality of life for its citizens. It is the intent of this Plan to create a compact and interconnected, pedestrian-oriented and transit-supportive community. The built environment consists of the public realm and private properties, both of which have to be designed to work harmoniously together. The policies of this section are to provide guidance to both the public and private sectors.*

#### **POLICIES**

- 5.1** *New development, redevelopment and public works projects shall utilize building, streetscaping and landscaping designs to improve the built and social environment of the City and to enhance quality of life. Development should integrate and be compatible with the surrounding area including natural and cultural heritage features.*
- 5.2** *Streets are a public space that, while conveying motorized traffic, should be designed as a safe, comfortable and convenient environment for the pedestrian and cyclist. Streetscaping should serve to improve the pedestrian experience of an area through the use of amenities such as widened sidewalks, decorative street lighting, rest areas, tree planting and other landscaping features.*
- 5.3** *Landscaping and open space amenity areas can provide an opportunity to enhance the visual image of properties along the streetscape and should be incorporated in development projects to complement boulevard plantings. Landscaping can soften dominant building mass, screen noise and visual intrusion, shield against excessive wind and sun and provide various environmental benefits.*
- 5.4** *Parking areas should be designed efficiently to minimize the extent of pavement and provide the opportunity for additional landscaping.*
- 5.7** *The City may prepare urban design plans or neighbourhood plans to implement the Urban Design Policies on specific areas. In the absence of such plans, reference should be made to Niagara Region's Model Urban Design Guidelines.*

Part 3, Section 5 of the City of Niagara Falls Official Plan contains detailed Urban Design Strategy policies. The table below summarizes these policies and explains how the proposed development responds to and satisfies them.

	OP POLICY OBJECTIVE	PROPOSED DEVELOPMENT RESPONSE
5.1.2	<b>Development shall be designed and oriented to the pedestrian. As such buildings shall be set as close to the street as possible.</b>	The building is positioned closer to Caledonia Street than a typical institutional setback in order to balance several functional and site-specific considerations. The curve of Caledonia Street, the need to maintain safe sightlines at the driveway, and the depth required for outdoor play areas and parking at the rear all influence the placement of the building. While portions of the frontage include reduced setbacks, the design incorporates stepbacks, landscaping, and façade articulation to ensure a comfortable streetscape presence and an appropriate transition to neighbouring homes. This approach supports pedestrian orientation while responding to the unique geometry and operational needs of the site.
5.1.3	<b>Development and redevelopment shall be designed to minimize microclimatic impacts on adjacent lands.</b>	A shadow study has been prepared to study and mitigate microclimatic impacts. Planting will be used to mitigate sun and wind effects as applicable.
5.1.4	<b>In prominent landmark locations such as gateway entrances to the City or along important roadway corridors, special attention to high quality design and landscaping shall be encouraged.</b>	Not a gateway city entrance but prominent location at an intersection. Building is designed as landmark with many building and landscaping design features.
5.1.5	<b>Parking areas are to be minimized within the front yard of development sites. Parking shall primarily be located in the rear or sideyards of development sites with sufficient landscaping utilized to create an effective buffer to abutting lands.</b>	The Zoning By-law permits up to 33% of parking within a front yard in the Institutional (I) Zone. Although Concord Crescent is technically classified as a front yard for zoning purposes, it functions as the rear interface of the site. Only 8.4% of the total parking supply is located along the Caledonia Street frontage, while 32.96% is situated along the Concord Crescent frontage, where it is screened and buffered. Functionally, the parking layout meets the intent of the policy by placing the majority of parking to the side and rear of the building, with landscaping and fencing used to mitigate impacts on adjacent residential properties.
5.2.1	<b>The provision of adequate and accessible space for pedestrians, cyclists and transit are to be considered in the design of streets.</b>	Consistent with this policy, the site design incorporates direct, accessible pedestrian connections to the public sidewalk network, provides bicycle parking near building entrances, and is located within walking distance of existing

		transit stops, supporting multi-modal access to the facility.
5.2.2	<b>The improvement and upgrading of streetscapes are encouraged through the development of facilities and amenities such as sidewalk cafes, plazas, piazzas and other spaces.</b>	The site design offers an upgraded streetscape through an urban plaza at the front of the building where small gatherings and activities can take place.
5.3.1	<b>The orientation of landscaping within development sites should be toward public use areas, realizing the importance of the effective placement and maintenance of such landscaping in creating attractive amenity areas and entranceways.</b>	A variety of landscaped areas are provided within the site to suit the particular need and function. The front setbacks and urban plaza provide opportunity for soft and hardscaping that enhance the building façade, the public realm and the building entrances, as well as provide meaningful active open spaces.
5.3.2	<b>Low maintenance forms of landscaping shall be encouraged, where possible, with the responsibility for maintenance to be placed on the landowner.</b>	Durable, low maintenance planting will be used. Hard landscaping will be durable.
	<b>The size and extent of new plantings shall be appropriate for the mass and size of the building and surrounding area. Suitable tree types and plant species shall be selected having regard for their purpose, appearance and resilience to conditions of the urban environment.</b>	The landscape design will feature plantings that are appropriately sized and selected for the building's scale and the neighbourhood context, using resilient species that provide visual cohesion, enhance entrances, and support a high-quality public realm.
5.3.4	<b>Landscaping, together with other design measures, can assist in mitigating the impacts of development on surrounding lands. The City shall encourage the utilization of adequate buffering, screening and other landscaping measures to ensure separation between potentially incompatible uses.</b>	Landscaping will be used strategically to create buffers around the building and site, to provide screening around the site and adjacent to neighbouring properties.
5.3.6	<b>Minor variances to zoning provisions and flexibility in site planning may be considered within the urban boundary in order to accommodate building orientation, landscaping designs, lot coverage and other site or building characteristics to provide for increased energy efficiency.</b>	Due to the pie-shaped configuration of the lot, which narrows toward the rear, flexibility in the front yard setback is required to achieve an efficient and functional site layout. This placement allows the building to maintain appropriate orientation to the street, provide safe and convenient rear access for the school, accommodate outdoor play areas, and position parking primarily to the rear of the site. The resulting design reflects an appropriate application of the OP's intent to allow minor variances where needed to support effective site planning.

5.4.1	<b>Green space and landscaping shall be interspersed throughout the parking area but not affect its functioning and safety.</b>	Landscaped areas are incorporated along the perimeter of the parking lot and within a central island, providing green space without compromising circulation, visibility, or overall parking function.
5.4.2	<b>Traffic islands, paving materials, landscaping and lighting should be used to clearly distinguish between vehicle areas and pedestrian routes to provide safety and amenity.</b>	Parking areas are clearly distinguished from the pedestrian areas with different materials and markings. Pedestrian walkways are provided to all outdoor amenity areas and entrances.
5.5.3	<b>Signs are a part of the streetscape and are to be designed to complement the built form and character of the surrounding area. Signs are not to be intrusive nor add to visual clutter.</b>	Care is taken to integrate the building sign into the design in a manner that is not intrusive.
5.5.4	<b>Signs should be designed to integrate with building architecture and the development in general.</b>	Building sign is integrated into the building design elegantly and in a complimentary fashion to the building design in compatible materials and colours.



Figure 5. Proposed PCC Building Shown within the Neighbourhood

### 3.2. POLICY CONTEXT – NIAGARA REGION MODEL URBAN DESIGN GUIDELINES

The Model Urban Design Guidelines developed by the Niagara Region (MUDG) has been used to guide the design of the proposed development for the PCC.

The MUDG states: *Where local design guidelines are not available, the MUDG update will be referenced while evaluating development projects subject to the Planning Act. The guidelines are intended to promote high-quality places for people, architecture, and reflect Niagara's unique local contexts and diverse landscapes.*

*Design guidance emphasizes the promotion of local well-being, landscape driven design, placemaking, built-form transitions to sensitive areas including agriculture and natural heritage features, and enhanced public realms.*

The Table below provides an overview of the Model Urban Design Guidelines applicable to a *Community Facility* demonstrating how the proposed PCC and site design respond to the guiding principles:

2.0 GUIDING PRINCIPLES	
1. New development will enhance the unique character of Niagara's communities by:	<b>Supporting and complementing the scale of existing built-forms and landscapes while also providing appropriate density.</b>
	<b>Integrating community streets and trails with existing networks.</b>
	<b>Promoting placemaking that deepens a respectful relationship with Niagara's Indigenous communities and equity-deserving groups.</b>
	<b>Creating sustainable developments for a holistic approach to climate change and community well-being.</b>
5. Compact built form will optimize use	<b>Providing well-scaled and appropriate intensification based on place-specific characteristics of each area.</b>

of land and resources by:	<p><b>Designing human-scaled and varied built form that transitions well to adjacent lands and properties.</b></p>	<p>Human scale is achieved through one-storey elements at the street, upper-level stepbacks, and sensitive massing transitions.</p>
	<p><b>Balancing density and ensuring that people have access to ample amenity spaces, sunlight, views and privacy to nurture human health and well-being.</b></p>	<p>The site provides varied indoor and outdoor amenity areas, while extensive glazing ensures excellent natural light within the building.</p>
6. A mix of uses will support vibrant and complete communities by:	<p><b>Supporting local amenities and community uses on main streets as an additional way of activating core areas throughout the day.</b></p>	<p>Street-oriented entrances, transparent façades, and a small plaza activate the streetscape and encourage pedestrian activity.</p>
	<p><b>Creating public realm improvements along streets, parklands and waterfronts which will enhance Niagara's thriving tourism sector.</b></p>	<p>Enhanced transparency, canopies, landscaping, and gathering space along Caledonia Street contribute to a more attractive and engaging public realm.</p>

7.5 COMMUNITY FACILITIES: BEST PRACTICES		PROPOSED DEVELOPMENT RESPONSE
Complete Communities:	<p><b>Providing a range of services and amenities in close proximity to one another works to enhance the health and wellness of the overall community.</b></p>	<p>The building enhances community health and wellness by co-locating a mosque, school, gym, daycare, and community spaces, allowing convenient access to education, recreation, spiritual, and social services in one hub, promoting active, connected, and healthy lifestyles.</p>
Sustainability & Accessibility:	<p><b>Buildings should strive to be net zero or net zero ready and should consider the needs of people today without compromising future generations.</b></p>	<p>The building supports net-zero readiness by incorporating energy-efficient design strategies, durable materials, and passive daylighting through large glazing, reducing energy demand while creating comfortable, healthy spaces that meet current needs without compromising future sustainability.</p>
Future Proofing & Adaptability:	<p><b>Community Services and Amenities should be future-proofed to accommodate potential demands of the growing community, enabling structures to have longer lifespans.</b></p>	<p>Flexible program spaces, durable construction, and an adaptable layout ensure the facility can accommodate evolving community needs over time.</p>

7.5 COMMUNITY FACILITIES: DESIGN GUIDELINES	PROPOSED DEVELOPMENT RESPONSE
<p><b>a. Community Facilities should be of a scale that is compatible with its surrounding context, including adjacent land uses, building heights and scale, and material use.</b></p>	<p>The building's height, massing, and brick materials complement the surrounding low-rise residential context while supporting a community-serving use.</p>
<p><b>b. Primary entrances should be accentuated through design measures and architectural detailing including the use of weather protection such as canopies and/or awnings, lighting features, transparent glazing, and siting adjacent to outdoor public spaces or landscaped areas.</b></p>	<p>Entrances are highlighted through extensive glazing, canopies, and their orientation toward landscaped public spaces.</p>
<p><b>c. Incorporate the highest degree of accessibility throughout community sites and buildings, ensuring all areas are barrier free</b></p>	<p>Accessible walkways, barrier-free entrances, and elevator access ensure full site and building accessibility.</p>
<p><b>d. Incorporate public art features within atrium spaces or at entrance points to welcome community members.</b></p>	<p>Public art elements, including geometric patterns and feature canopies, are integrated at key entrance points.</p>
<p><b>e. Community Facilities should be solar ready and built with required piping and equipment to accommodate a rooftop solar power system. In addition, buildings should strive to achieve LEED Gold or higher levels, or a comparable standard of sustainability.</b></p>	<p>The flat roof can accommodate future solar systems, and sustainability features will be explored further during detailed design.</p>
<p><b>f. Where possible, design Community Facilities buildings to be multi-storey to maximize the site area for the most efficient use of land and resources.</b></p>	<p>The two-storey building allows for a compact footprint while providing adequate space for parking and outdoor play areas.</p>
<p><b>g. Community Facilities should function as landmark buildings with distinct architecture, high quality landscaping and design, and engaging public spaces.</b></p>	<p>Modern architectural expression, high-quality materials, and a well-landscaped frontage establish the PCC as a welcoming neighbourhood landmark.</p>
<p><b>h. Ensure Community Facilities are designed to conserve prominent view corridors and sight line to allow people to see and be seen and increase opportunity for passive surveillance</b></p>	<p>Sightline analysis informs the siting, and minimal landscaping around entrances enhances visibility and passive surveillance.</p>
<p><b>i. Office and other active uses within Community Facilities should front onto streets, providing activation and natural surveillance within the</b></p>	<p>Street-oriented uses—including the gym, atrium, office, and classrooms—provide natural surveillance and activate the public realm.</p>

<p><b>public realm through transparent windows and other design measures.</b></p>	
<p><b>j. Where feasible, increase the use of operable windows to organically illuminate uses and areas within Community Facilities including recreation, health, education, social and cultural spaces.</b></p>	<p>Operable windows in key spaces improve natural ventilation and daylighting throughout the mosque, school, daycare, and gym.</p>
<p><b>k. Locate Community Facilities in proximity to other civic uses and public amenities including schools and parks, and provide safe, accessible and active transportation connections i.e., pedestrian and cycling facilities between them where possible.</b></p>	<p>The site supports a range of complementary community uses and provides safe indoor and outdoor spaces for recreation.</p>
<p><b>l. Community Facilities should incorporate design measures that encourage the use of active transportation i.e., walking and cycling, and promote use of public transit by including the provision of bicycle parking near building entrances, and providing direct pathways and connections from public transit stops to facilities.</b></p>	<p>Direct pedestrian pathways and bicycle parking at entrances promote walking, cycling, and transit access.</p>
<p><b>m. Ensure buildings include weather protection along pathways adjacent to building edges, waiting areas and the perimeters of open spaces. These pathways should enable clear visibility to adjacent areas and be well-lit, promoting safety and comfort.</b></p>	<p>Canopies and covered building edges provide weather protection, with lighting and clear sightlines enhancing safety and comfort.</p>
<p><b>n. Interior spaces should be highly visible and include transparent glazing to promote safety and comfort and provide clear sight lines into outdoor areas. The design of interior and exterior public spaces should employ complementary materials and furnishings to appear cohesive and interconnected.</b></p>	<p>The building uses transparent glazing and open layouts in interior spaces, allowing clear sight lines into outdoor areas and between key spaces. Interior and exterior materials and furnishings are designed cohesively, creating a connected, safe, and comfortable environment for users.</p>

## 4. SITE ANALYSIS

### 4.1. SITE LOCATION

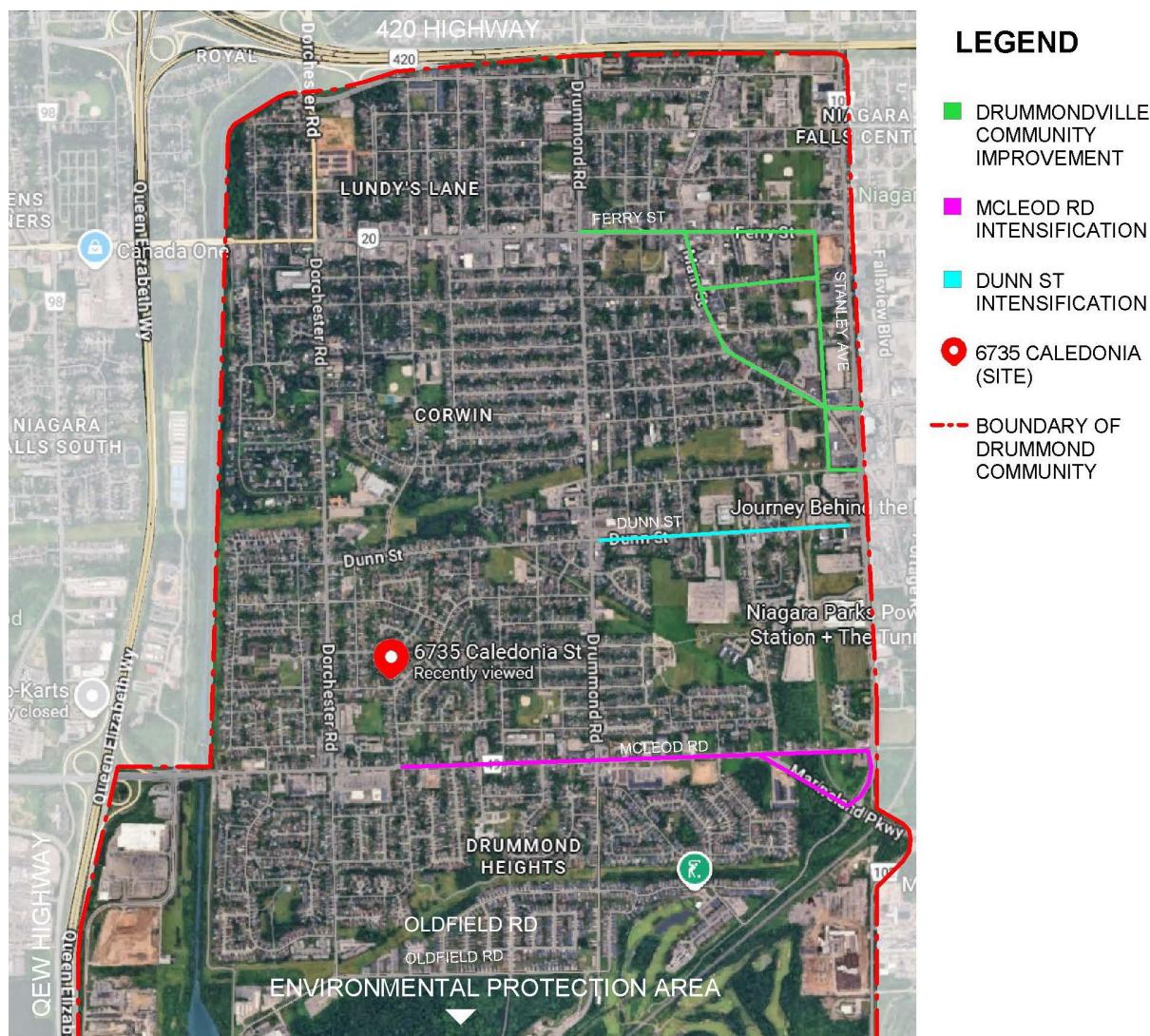


Figure 6. Part of Niagara Falls OP Schedule - Urban Structure Plan

The Site is located within an established residential neighbourhood at the intersection of Caledonia Street and Adams Avenue. Its position at a bend in Caledonia Street, where the roadway curves to form a small triangular opening at the intersection, creates a naturally prominent setting with high visibility from multiple east-west approach angles. This prominence is further reinforced by the unique geometry of the property itself, which widens toward Caledonia Street in a 35-degree arc and narrows toward Concord Crescent at the rear, contributing to its distinctive presence within the streetscape.

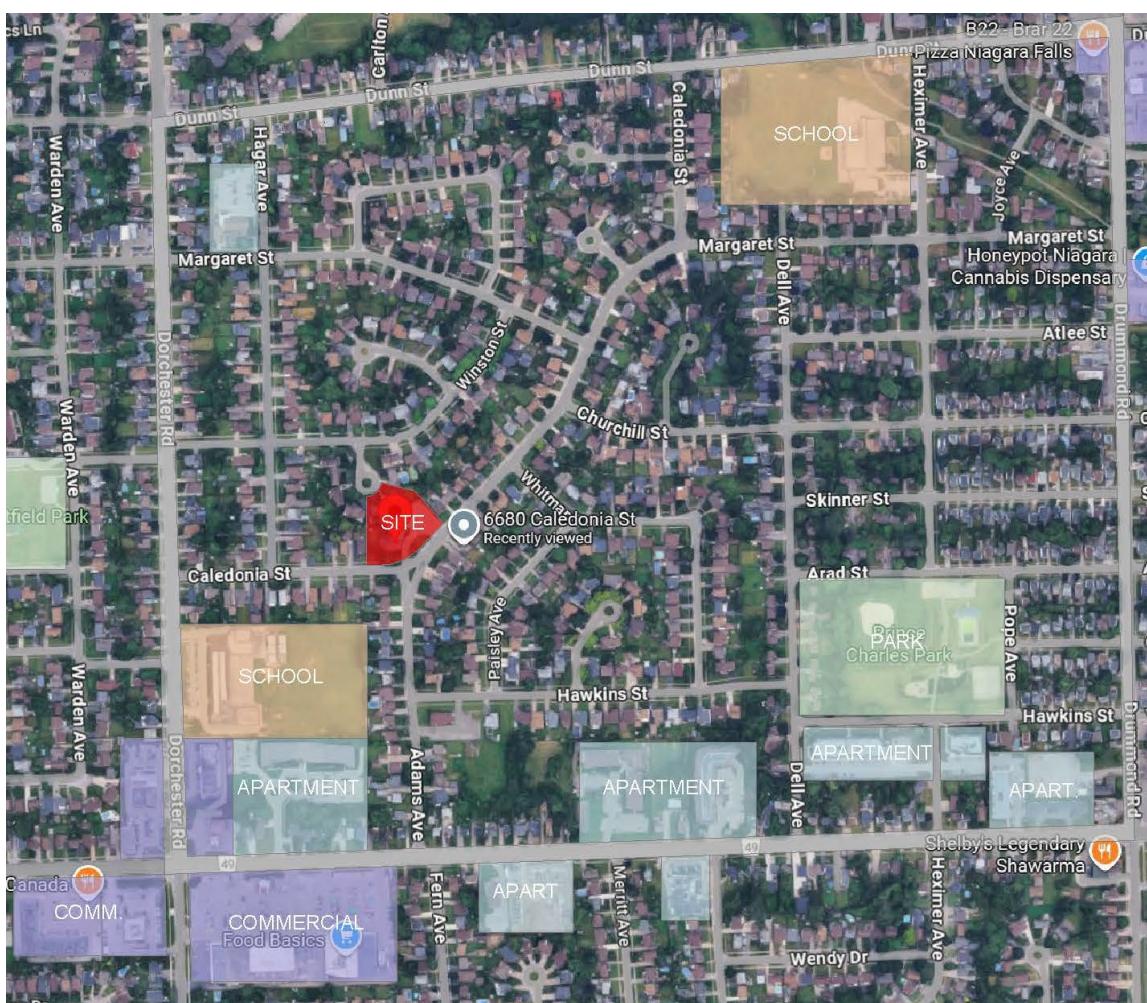


Figure 7. Google Image Showing the Site within the Larger Neighbourhood

## 4.2.ZONING

The Site is zoned Residential 1C Density Zone (R1C) under City of Niagara Falls Zoning By-law No. 79-200. Although places of worship are not permitted within any residential zone, the existing mosque at 6735 Caledonia Street benefits from legal non-conforming permissions under Section 5.8 of the Zoning By-law, which recognizes existing places of worship that predate the by-law.

### Zoning By-law 79-200 – Section 5.8 (Existing Places of Worship)

Section 5.8 permits a building that was lawfully used as a place of worship on the date the Zoning By-law was passed to be altered, renovated, or reconstructed, provided that the regulations of Section 9.2 (Institutional Zone requirements) are met. As the worship use at 6735 Caledonia Street predates the enactment of the Zoning By-law, the property is considered zoning compliant under these provisions.

The mosque property at 6735 Caledonia Street has long been used for worship purposes. The Mount Pleasant Islamic Centre (MPIC) purchased the property in 2017 and has continued the established religious use. In 2024, MPIC acquired the two abutting residential properties at 6980 and 6990 Concord Crescent, both of which are zoned Residential 1C Density Zone (R1C) and currently contain single detached dwellings. These two rear lots do not benefit from Section 5.8 permissions, as they were not used for worship at the time the Zoning By-law came into effect.

A Zoning By-law Amendment is therefore required to rezone the three consolidated parcels to the Institutional (I) Zone, permitting the expansion of the PCC and enabling a unified site plan that accommodates the proposed mosque, school, daycare, and community facilities.

The consolidated development site comprises **three properties** with a total area of **4,659.4 m<sup>2</sup>**, described as follows:

- **6735 Caledonia Street** – Contains a single-storey worship building (approx. 425 m<sup>2</sup>) with a partial basement.
- **6980 Concord Crescent** – Contains a single detached dwelling with a raised basement.
- **6990 Concord Crescent** – Contains a single detached dwelling with a raised basement.

#### 4.3. SITE CHARACTERISTICS

Overall, the site is relatively flat with a slight slope up from Caledonia Street at the south towards Concord Crescent at the north. The site survey indicates ascending contours towards the north western point of the property and descending contours to the south eastern point of the site. There is approximately 1.12m grade change that is fairly evenly distributed along the depth of the property (south to north).

The Site has a pie-shaped configuration, with Caledonia Street forming the primary and longest frontage (approximately 60 metres). With the consolidation of the three parcels, the combined property becomes a through lot, creating a second frontage along Concord Crescent (approximately 27 metres). Although the Zoning By-law classifies both street-facing lot lines as front yards, the Concord Crescent frontage functions as the rear interface of the site in both design and operation, while Caledonia Street serves as the active frontage.

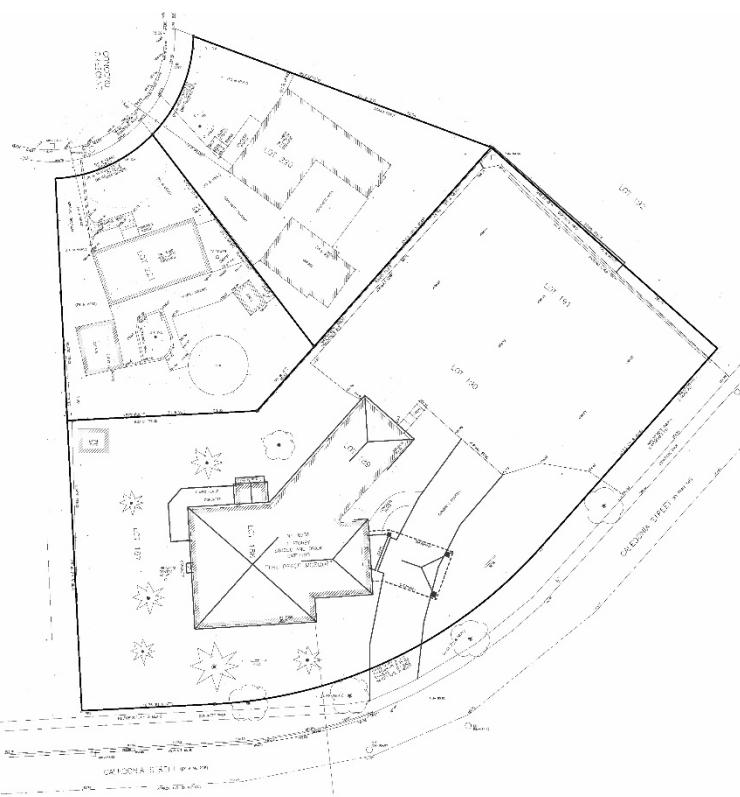


Figure 8. Topographic Survey of the Site

Existing landscape elements include eight trees on the site and four existing trees on the road allowance at Caledonia Street and one tree at the road allowance on Concord Avenue. The street trees will not be affected by the redevelopment. However, it is expected that the trees on the Site will be removed to allow the construction of the new building.

There are no natural or heritage features requiring special protection or consideration.

#### 4.4. NEIGHBOURHOOD CONTEXT

The immediate neighbourhood includes mostly residential housing organized in a loose suburban grid pattern. The neighbouring buildings are predominantly single detached homes with some townhouses. The immediate streetscapes are defined by single storey residences with raised basements and sloped roofs. Generally, front yard depths along Caledonia Street are approximately 6.0-9.0m, and properties about 17m wide and 34m deep.

Throughout the neighbourhood fabric, larger properties that accommodate religious buildings and public schools are dispersed among a fairly regular fabric of uniform lot sizes and shapes. Larger properties include the PCC, Niagara Falls Gospel Hall, James Mordern Public School and Heximer Avenue Public School. These schools, churches and mosques serve the immediate and greater neighbourhood. The neighbourhood incorporates several parks including Westfield Park and Prince Charles Park, as well as playgrounds and sports fields associated with the schools.



Figure 9. PCC Site Neighbourhood

Beyond the immediate block bordered by Dorchester Road and McLeod Street, and towards the south, the building typology is more varied with various commercial uses such as several restaurants and grocery stores, as well as service shops such as a mechanic and barbershop.



Figure 10. Street View Facing south on Caledonia Crescent, south of the Site



Figure 11. Street View of Existing PCC (Site) Facing north on Caledonia Street



Figure 12. Street View Facing south on Concord Crescent



Figure 13. Street View Facing north on Concord Crescent, North of the Site

The streetscape along Caledonia Street is predominately one-storey residential buildings, some with raised or split-level basements. The dwellings are generally traditional style with pitched shingle roofs and brick or vinyl siding exterior finishes.

## 4.5. SITE PLANNING CONSIDERATIONS

The site's location, physical characteristics, and functional requirements of the proposed community facility, together with the Urban Design Strategies of the City of Niagara Falls Official Plan and the Niagara Region Model Urban Design Guidelines, collectively informed the site planning approach. These factors guided the placement of the building, organization of circulation, arrangement of open spaces, and overall configuration of the development.

The existing facility places the building on the west side of the Site with parking to the east; however, the proposed design intentionally reverses this arrangement. Locating the building to the east and the parking to the west allows the prayer hall to be properly oriented toward the northeast, aligning with the Qibla direction, which is a fundamental requirement of mosque design. This reconfiguration also supports a more functional site layout and improves internal organization of uses.

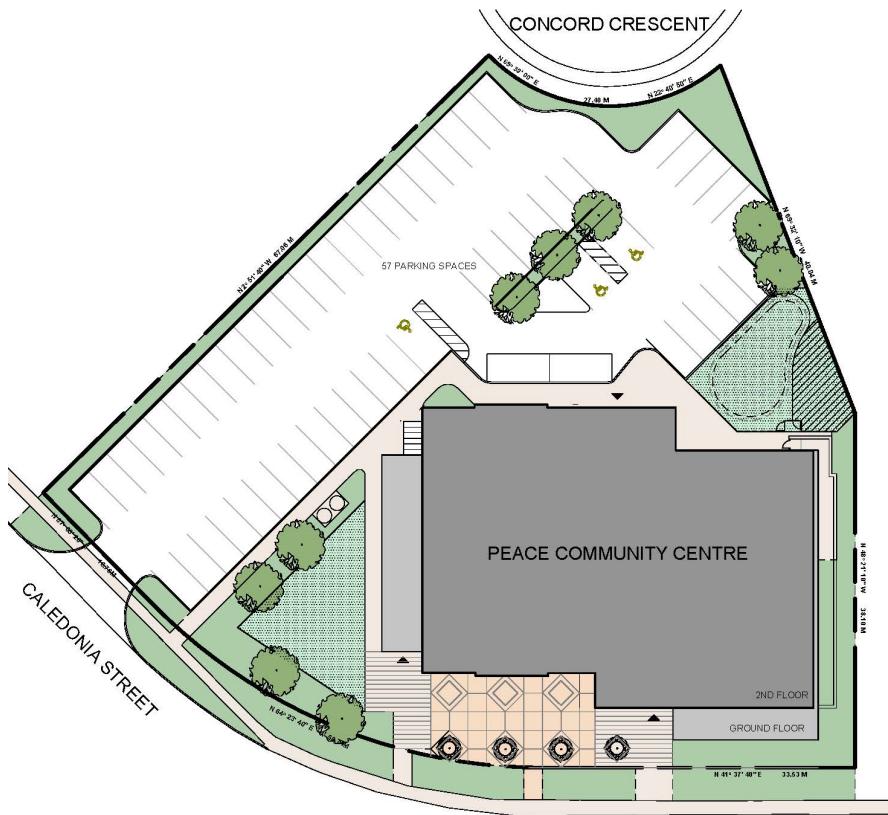


Figure 14. PCC Proposed Site Plan

- The required Qibla orientation determines the placement of the prayer hall along the east side of the Site. This location allows the prayer hall to connect efficiently to the gymnasium through a central atrium, which also accommodates the main building entrances, circulation, and fire exits.
- The building positioning allows for a prominent building exposure from Caledonia Street driving west or east and from Adams Avenue, creating an opportunity for a vista defining the approach from these roads.
- Parking is located along the west side and rear of the Site, wrapping around the building in a manner consistent with the Urban Design Strategies of the Official Plan. This configuration provides convenient access to both the front and rear building entrances while minimizing visual impact on the streetscape.
- Parking area connects to Caledonia Street with a single driveway access for control and screening. The parking area is surrounded with landscaping and divided with a landscaped island.

- Vehicular access is not provided from Concord Crescent in order to maintain the quiet residential character of the cul-de-sac and avoid introducing additional traffic onto a local street.
- The building is located close to Caledonia Street to provide street definition and to allow for a safe area for KG children to play outdoors. The area between the parking and the building provides additional landscaping and a play area for older children.
- Two primary entrances are provided along Caledonia Street: the main public entrance, which leads directly into the central atrium and provides access to all building functions; and a secondary entrance serving the gymnasium, allowing that space to operate independently when required.

Within the Site, the central atrium extends toward the rear of the building to accommodate a secondary entrance. This rear entrance provides convenient access from the parking area and serves as the primary point of entry for the school functions located on the second floor.

#### 4.5.1. BUILDING SETBACKS

The location of the building is the result of multiple factors that were carefully balanced, including applicable zoning standards, neighbourhood characteristics, site geometry, functional program needs, and circulation and safety considerations.

Under the Institutional (I) Zone, the Zoning By-law requires a 10.0 m front yard setback and a 5.0 m interior side yard setback. Because the consolidated property fronts both Caledonia Street and Concord Crescent, the Zoning By-law treats both street frontages as front yards, and no separate rear yard requirement applies. In practice, however, Caledonia Street functions as the active frontage, while the Concord Crescent frontage operates as the rear interface of the site.

In siting the building, the following considerations were taken into account:

- The Official Plan encourages buildings to be located closer to the street to frame the public realm and support a pedestrian-oriented environment.
- Existing dwellings along Caledonia Street are generally set back approximately 7.5 m from the front lot line, establishing a typical residential setback pattern.
- The gymnasium and prayer hall require large, uninterrupted interior volumes, which influences the depth and footprint of the building.
- The site has a long, curved frontage on Caledonia Street and a narrower width at Concord Crescent, creating a pie-shaped lot that constrains building placement.
- Vehicular maneuvering and sightline considerations at the bend in Caledonia Street require careful driveway placement and sufficient visibility for safe ingress and egress.
- Space is needed for meaningful landscaping, outdoor play areas, and buffers to adjacent residential properties.
- In response to these combined factors, the building is positioned to strike an appropriate balance between zoning standards, functional needs, and urban design objectives. The resulting setbacks are illustrated in the diagram below and can be summarized as follows:

- **Front (Caledonia Street):** varies from approximately **3.0 m** at the closest point to **6.4 m** and **10.0 m**, with stepbacks that help transition to the established streetscape.
- **East side yard:** approximately **4.0 m** at grade, increasing to **4.5 m** at the second floor.

- **West side yard:** approximately **22.0 m**, providing substantial separation to adjacent residential uses and accommodating parking and landscaping.
- **Concord Crescent frontage (functional rear):** approximately **32.0 m**, offering a generous setback to the dwellings fronting the cul-de-sac and reinforcing the perception of this edge as a rear yard condition.
- Although portions of the building encroach into the 10.0 m front yard standard along Caledonia Street and reduce the east interior side yard to 4.0 m, these variances are limited to specific segments of the façade, and are mitigated through stepped massing, articulation, and landscaping. Overall, the building siting supports a pedestrian-oriented streetscape, preserves appropriate separation to neighbouring dwellings, and responds sensitively to the unique geometry and functional requirements of the Site.



Figure 15. Proposed Building Setbacks: Caledonia Street Frontage and East Sideyard

The proposed building location achieves an appropriate balance between Official Plan objectives and neighbourhood character, while requiring only the minimum variances necessary to accommodate a functional and well-designed building.

- The location of the building closer to the street maximizes distance from the cul-de-sac at the rear, allows the majority of the parking to be located at the side and rear of the building, and allows the building to better relate to the street offering interesting vistas approaching on Caledonia Street and Adams Avenue.
- The building location is graded in segments that are sequentially setback farther from the front lot line consistent with the site shape, building functions, and to allow for safe view of traffic for cars leaving the site at the driveway.
- The reduced front yard setbacks apply only to specific portions of the building. A small one-storey massing element projects to approximately 3.0 m from the front lot line, while the atrium containing the main entrance is set back roughly 6.4 m. Other segments of the frontage vary between 8.5 m and 10 m, with the majority of the building maintaining larger setbacks that help transition to the surrounding residential streetscape.

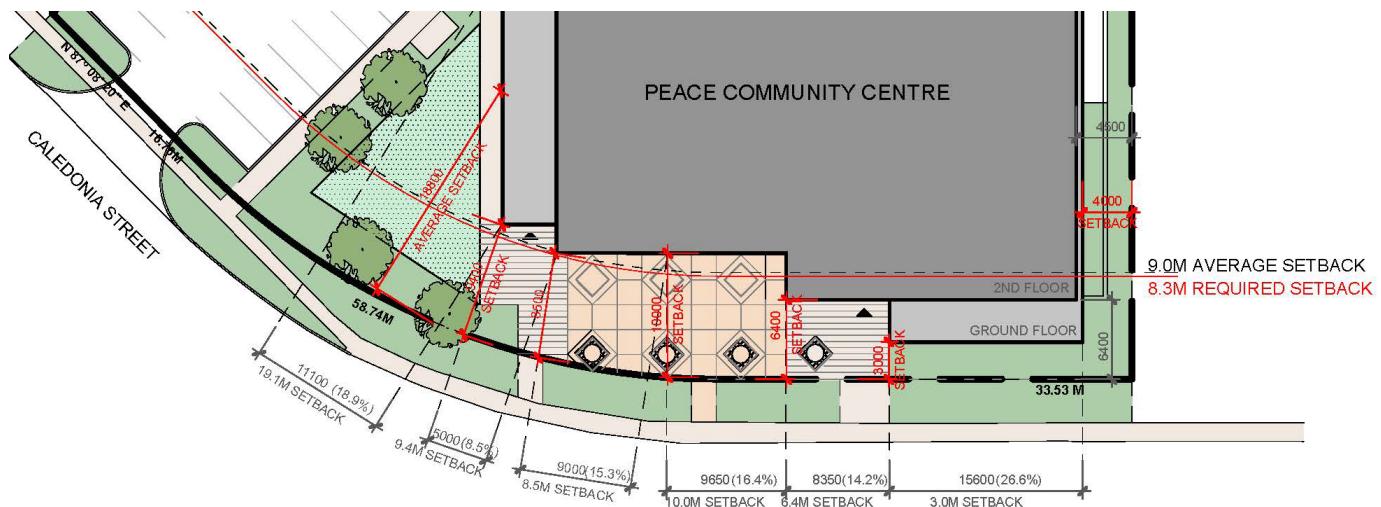


Figure 15. Proposed Building Front Yard Setback Analysis

#### 4.5.2. VEHICULAR ACCESS & CIRCULATION

The parking area is located west and rear of the building and is accessed via the main driveway off Caledonia Street.

There is a total of 57 parking spaces provided on surface: 42 parking spaces provided for the mosque; 11 parking spaces provided for the school; and 4 parking spaces provided for the daycare. Included in the above are 2 accessible parking spaces and two drop-offs located in proximity to the rear entrance.

Deliveries will take place at the rear entrance of the building. Garbage will be managed through in-ground storage wells.

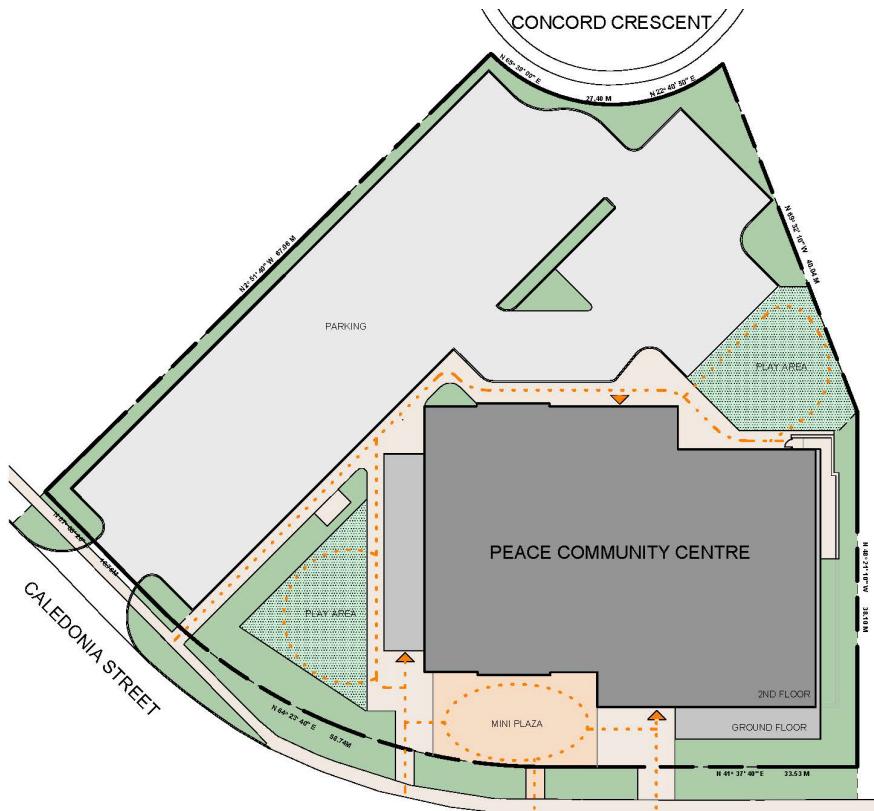


Figure 16. Site Diagram Showing Pedestrian Circulation

#### 4.5.3. PEDESTRIAN ACCESS & CIRCULATION

The site is designed to support safe and convenient pedestrian movement both to and within the property. A primary walkway wraps around the building, providing direct access to the parking areas, outdoor play spaces, and all building entrances. This pathway connects to the public sidewalk at four points and widens at the Caledonia Street frontage to form an urban plaza featuring a small Islamic garden.

Walkways will be OADA compliant in terms of width, slope and finish, as well as visual and tactile features.

#### 4.5.4. SITE GRADING

The Site will be marginally regraded to locate the ground floor finish elevation at midpoint elevation of the site, in consideration of the building entrances. The slightly raised floor plate will allow accessible entrances from the street rear of the site and reduce the need for retaining walls.

The front yard will be sloped gradually east to west, following the site's natural slope, incorporating a small urban plaza that connects to the public sidewalk and connect the main building and gym entrances.

The parking lot will have a gentle slope down towards Caledonia Street which will aid in storm water management.

#### 4.5.5. LANDSCAPING

The landscape design incorporates various hardscape and softscape throughout the property. The landscape design is based on the creation of spaces for active uses for various ages. These functional outdoor spaces include: a children's garden located behind the building, a children's playground located west of the building, and a mini-urban plaza located at the building front connecting the two front entrances and public sidewalks.

Other aspects of the landscape design are green and fenced buffers adjacent residential properties, as well as soft landscaping along the street that transition from high canopy trees along the street boulevard to shrubs closer to the building that frame and enhance the building.

#### 4.5.6. SITE LIGHTING

Site lighting will include two types of lighting: pole mounted lights for the parking and play areas and building mounted lighting at entrances.

All lighting will be dark-sky compliant, minimize glare and prevent spillage onto neighbouring properties. Site lighting will enforce CPTED measures with well-lit areas that allow easy passive surveillance.

Building lighting will correspond with the building character and focus on lighting entrances and sidewalks to provide safe pedestrian movement around the site.

## 4.6. SHADOW STUDY

A shadow study was prepared to assess the potential impacts of the proposed building on adjacent residential properties during the spring, summer, fall, and winter solstice periods. The findings demonstrate that the shadowing effects are limited, are typical of a low-rise institutional building, and are primarily contained within the Site.

Locating the building closer to Caledonia Street—away from the dwellings on Concord Crescent—significantly reduces potential impacts on rear-yard amenity areas. In all seasons, shadows fall largely within the front setback and parking area, with only intermittent and short-duration shadowing on adjacent properties. No property experiences sustained or full-lot shadowing during any of the test times.

The greatest shadow extent occurs during the winter months due to the naturally low sun angle; however, these effects are brief and shift quickly throughout the day. Impacts during the spring and fall equinoxes are similarly short-lived and limited to morning or late-afternoon periods. Summer shadowing is minimal.

Overall, the shadow analysis confirms that the proposed two-storey massing does not create unacceptable impacts. The design provides appropriate transitions to adjacent low-rise dwellings, and the shadow effects are considered compatible with the surrounding residential neighbourhood.

A seasonal summary of the shadow impacts is provided in the table below, with detailed shadow diagrams for each test date presented on the following pages.

Season	Summary of Findings
<b>Spring (Mar 21)</b>	Short-duration shadows in early morning and late afternoon; fall primarily within Site.
<b>Summer (June 21)</b>	Minimal shadows due to high sun angle; no extended impact on adjacent properties.
<b>Fall (Sept 21)</b>	Similar pattern to spring; limited morning/evening shadowing with no sustained effects.
<b>Winter (Dec 21)</b>	Longest shadows of the year, shifting quickly; minor afternoon impacts but functionally acceptable.

## SPRING SHADOW DIAGRAMS



April 21 @ 10:00 am



April 21 @ 11:00 am



April 21 @ 12:00 pm



April 21 @ 1:00 pm



April 21 @ 2:00 pm



April 21 @ 3:00 pm



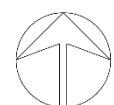
April 21 @ 4:00 pm



April 21 @ 5:00 pm



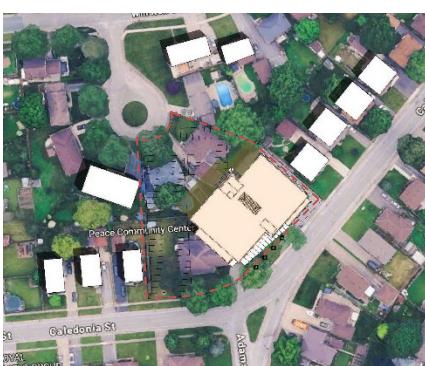
April 21 @ 6:00 pm



## SUMMER SHADOW DIAGRAMS



June 21 @ 10:00 am



June 21 @ 11:00 am



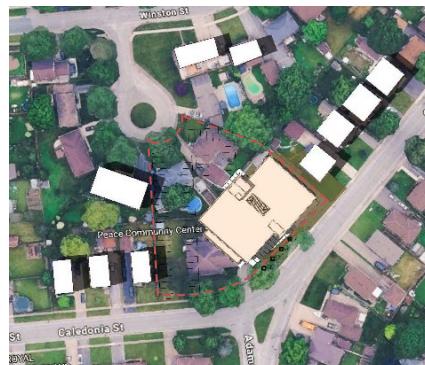
June 21 @ 12:00 pm



June 21 @ 1:00 pm



June 21 @ 2:00 pm



June 21 @ 3:00 pm



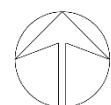
June 21 @ 4:00 pm



June 21 @ 5:00 pm



June 21 @ 6:00 pm



## FALL SHADOW DIAGRAMS



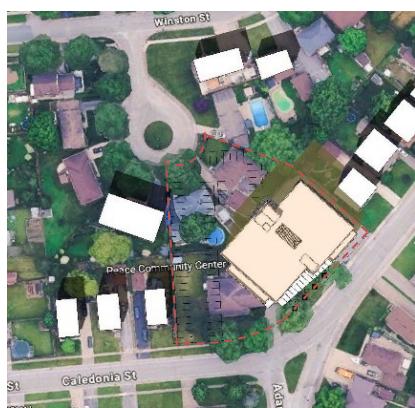
September 21 @ 10:00 am



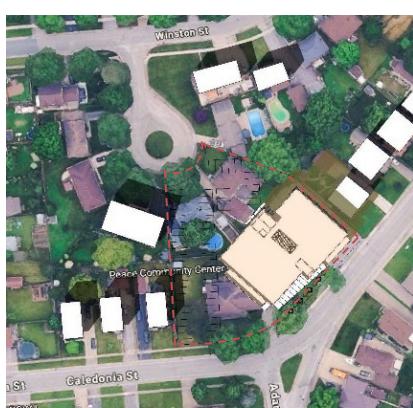
September 21 @ 11:00 am



September 21 @ 12:00 pm



September 21 @ 1:00 pm



September 21 @ 2:00 pm



September 21 @ 3:00 pm



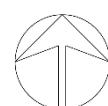
September 21 @ 4:00 pm



September 21 @ 5:00 pm



September 21 @ 6:00 pm



## WINTER SHADOW DIAGRAMS



December 21 @ 10:00am



December 21 @ 11:00am



December 21 @ 12:00pm



December 21 @ 1:00pm



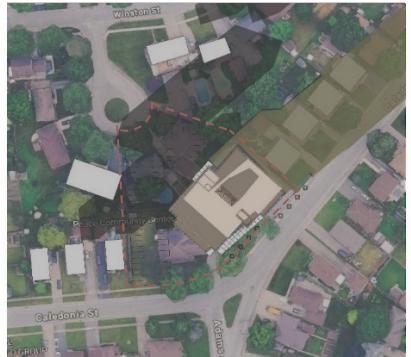
December 21 @ 2:00 pm



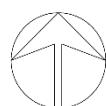
December 21 @ 3:00 pm



December 21 @ 4:00 pm



December 21 @ 5:00 pm



## 5. BUILDING DESIGN

The design of the building is informed by its functional requirements and carefully tailored to the characteristics of the site and neighbourhood.



Figure 17. Proposed Peace Community Centre – Artistic Image

The building at the ground floor includes a mosque with a prayer hall that serves 210 people and a gymnasium. These two main spaces are separated with an atrium that functions as a circulation space connecting building entrances, stairs and fire exits and an elevator. Serving these two functions are ancillary spaces that include washrooms, change rooms, coat/shoes rooms, storage, etc. These spaces are located at each side of the prayer hall and to the west of the gymnasium.

The height of the ground floor over the atrium allows for a partial mezzanine that provides prayer space for women and a viewing area into the gym.

The second floor functions as an elementary school with ten classrooms for grades 1-8 and junior and senior kindergarten.

The basement floor includes additional ancillary spaces that provides spaces for youth, women and children as well as a small two-room daycare, offices, rectory, servery kitchen and support spaces for the school.

The proposed development serves as a community hub, combining a mosque, daycare, school, and fitness spaces to support learning, wellness, and connection. It provides families with convenient access to education, childcare, and spiritual services within one location. Transparent façades and canopied entrances create a welcoming street presence, encouraging social interaction and community gathering. Overall, the project promotes inclusivity and strengthens neighbourhood ties through its mix of uses and accessible design.

The building design is modern yet contextually sensitive, drawing subtle cues from the architectural characteristics of the surrounding neighbourhood. The use of brick reflects traditional residential materials and reinforces compatibility with nearby single-storey homes. In contrast, large areas of glazing introduce a contemporary expression that creates a sense of openness and lightness. These transparent façades enhance interior daylighting and strengthen visual and social connections with the street, supporting a welcoming and community-oriented presence.

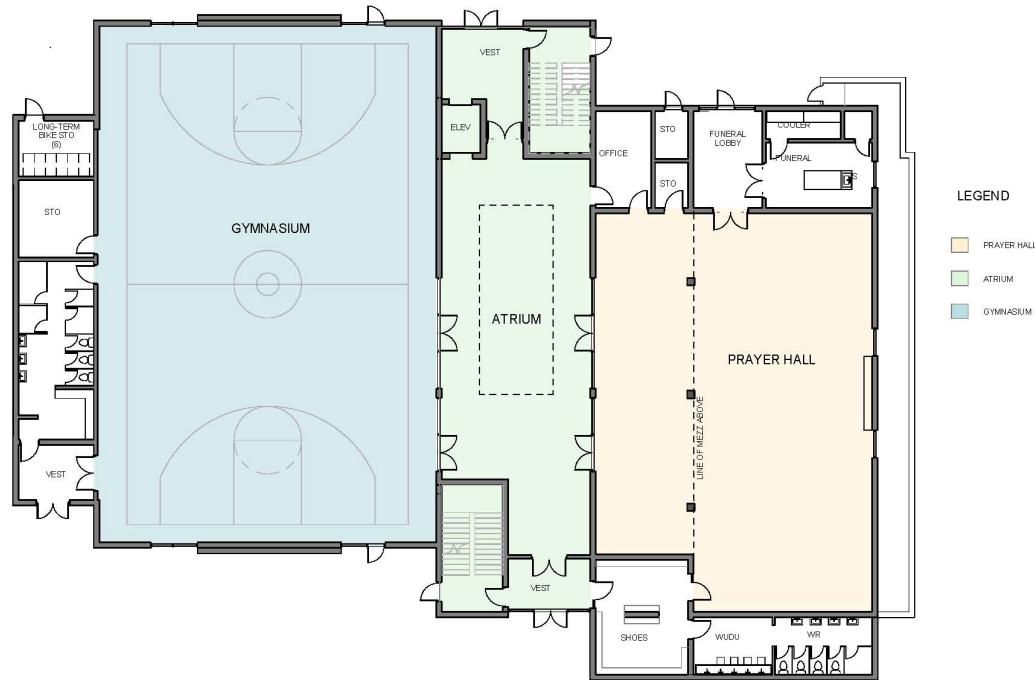


Figure 18. Ground Floor of the PCC Building Showing Main Functions

## 5.1. BUILDING MASSING

The building's massing is shaped by its functional program. Larger public spaces such as the gymnasium and prayer hall require increased interior height, resulting in a more substantial mass at these areas. This is balanced through a gradation in scale, with lower ancillary components; designed as single-storey volumes approximately 4 metres in height (shown in beige in image above) providing a transition to the surrounding neighbourhood and reducing the overall visual impact.

The second storey is setback from the façade of the building to create a subtle stepback. It is designed of glass to create contrast in materiality, colour, texture and finish.

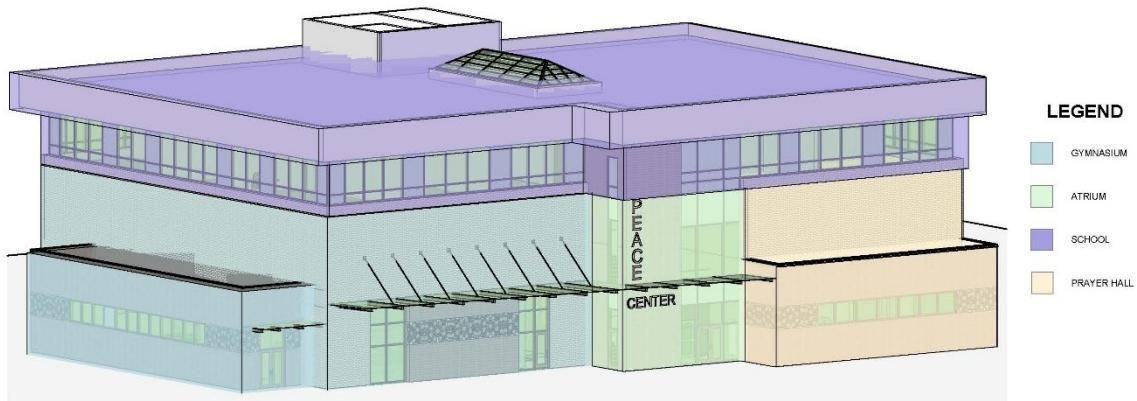


Figure 19. PCC Building Massing &amp; Functions

A light-coloured parapet defines the roofline, unifying the various building components and screening rooftop mechanical equipment from view. Additional architectural treatments—including the glazed entrance canopy, façade articulation, contrasting materials, generous glazing, and integrated landscaping—further break down the building mass and contribute to a visually cohesive and well-scaled design.

## 5.1. BUILDING HEIGHT

The proposed building has an overall height of 14.5 metres. This height is driven primarily by the functional requirements of the gymnasium and prayer hall, which each require interior clear heights of approximately 8.5 metres, along with the associated structural depth of roughly 1.5 metres. The second floor, which accommodates school uses, has a typical storey height of approximately 4.5 metres. Ancillary components of the building are designed as single-storey elements with a height of approximately 4 metres.

While the total building height exceeds the 10.0-metre maximum permitted in the Institutional (I) Zone, the increase is directly attributable to the specialized program areas that require higher ceiling clearances and deeper roof structures. The design mitigates the visual impact of this additional height through several strategies, including:

- Stepped massing, with lower one-storey elements positioned around the larger program spaces;
- Second-floor stepbacks to reduce perceived height from the street;
- Contrasting materials and colours to break down the massing;
- Architectural features such as glazing, articulated entrances, canopies, and building art to provide visual interest; and
- A varied front setback, with the building massing broken into segments that recede progressively from east to west along Caledonia Street.

## 5.2. STREETSCAPE

The building is positioned to contribute positively to the street. This is achieved through graded setback and graded massing, as well as a well-configured building articulation and materiality with contextual materials and colours.

The proposed development is a high-quality landmark design that creates a sense of place which is especially important considering its location at a T-intersection. The building contributes to the street definition and connects to the existing pedestrian network, enhancing it through a highly transparent façade with several entrances, wall art, canopies, landscaping and a small plaza that invites people in.

The building screens the majority of the parking and other functional areas of the site and provides ample landscaping that contributes to the streetscape.



Figure 20. Proposed Peace Community Centre – Artistic Image

### 5.3. FAÇADE TREATMENTS

The façade treatments are designed to integrate the building with its surrounding context and to visually break down the overall massing. Key strategies include:

- **Using a mix of traditional and contemporary materials**, such as brick and large glazed areas, to create visual interest while maintaining neighbourhood compatibility;
- **Employing transparency and glazing** to provide a sense of openness and reinforce active, street-oriented frontages;
- **Introducing material and colour contrasts** to differentiate building volumes and soften the perceived scale;
- **Incorporating architectural elements**, including canopies, articulated entrances, and decorative features, to add depth and rhythm to the façades; and
- **Integrating landscaping with the building edges** to soften hard surfaces and enhance the pedestrian experience.



Figure 21. Proposed Exterior Finishes

## 5.4. MATERIALS AND COLOURS

The building's material palette is informed by both the surrounding residential context and the historic materiality of the existing mosque. Yellow and beige brick are common within the neighbourhood and are retained as the primary cladding for the main building mass. Complementary brown brick is used on the lower one-storey volumes to provide contrast and help visually break down the overall scale of the structure.

The use of brick as the predominant material reinforces compatibility with nearby homes while grounding the contemporary design in traditional, familiar finishes. In contrast, the second floor is expressed with extensive glazing, introducing transparency and lightness to the upper massing. These glazed areas extend down to key ground-floor entrances, enhancing visibility, emphasizing entry points, and strengthening the building's connection to the public realm.



Figure 22. PCC Building Contextual Fit

## 6. CONCLUSIONS & RECOMMENDATIONS

The proposed design for the PCC demonstrates a thoughtful and context-sensitive approach to integrating a multi-use community facility within an established residential neighbourhood. The building and site design respond directly to the City of Niagara Falls Official Plan Urban Design Strategies and are informed by the best practices contained in the Niagara Region Model Urban Design Guidelines.

The redevelopment replaces an aging structure with a modern, cohesive, and well-organized facility that enhances the public realm along Caledonia Street. Through its articulated massing, stepbacks, high-quality materials, and pedestrian-oriented frontage, the building contributes positively to the neighbourhood character and creates a strong, welcoming presence at a visually prominent intersection.

### Key design strategies include:

- **Massing and Scale:** A combination of taller program areas and lower one-storey elements creates a stepped massing that reduces perceived scale and transitions sensitively to adjacent homes.
- **Street-Oriented Design:** Active entrances, transparent façades, and an urban plaza establish a strong relationship with Caledonia Street and support a pedestrian-friendly environment.
- **Compatible Materials:** Brick cladding in neighbourhood-appropriate colours reinforces contextual fit while allowing for a contemporary architectural expression.
- **Articulation and Transparency:** Varied materials, glazing, and architectural detailing break down the building mass and promote openness and visibility.
- **Sensitive Site Planning:** Building placement responds to site geometry, functional needs, and neighbourhood context, with parking located to the side and rear and buffered by landscaping.
- **Pedestrian Connectivity:** A clear walkway network connects the building to the public sidewalk at multiple points and supports safe, intuitive circulation throughout the site.
- **Landscaping and Open Space:** Soft and hard landscaping, tree planting, and defined outdoor areas—including children's play spaces and a small urban plaza enhance the site's usability and visual appeal.
- **Community Presence:** The building's design, materials, and architectural features establish it as an identifiable and welcoming community landmark.

The development represents a significant investment by the Muslim community in Niagara Falls that will provide high quality space for the Muslim community and community at large that will provide meaningful spaces for educational, cultural, spiritual and social activities and will contribute to multiculturalism and inclusivity.