



PORT COLBORNE

**Subject: Public Meeting for Official Plan and Zoning By-law
Amendment for Stonebridge Village Subdivision – Files:
D09-06-24 & D14-06-24**

To: Council - Public Meeting

From: Development and Government Relations Department

Report Number: 2024-150

Meeting Date: August 6, 2024

Recommendation:

That Development and Government Relations – Planning Division Report 2024-150 be received for information.

Purpose:

The purpose of this report is to provide Council with information regarding applications submitted by Upper Canada Consultants on behalf of the owner Elevate Fourth Developments Ltd. and Liberato Sardella for the lands legally known as Part of Lot 31 Concession 3 Part 1 on Plan 59R-17017 and Part 7 on Plan 59R-944, in the Geographic Township of Humberstone, City of Port Colborne, and Regional Municipality of Niagara.

Background:

Applications for an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision were submitted by Upper Canada Consultants on May 29, 2024. The applications were deemed complete on June 20, 2024. The following reports/plans have been submitted to help facilitate the development of the lands:

- Draft Plan of Subdivision
- Streetscape Plan
- Environmental Impact Study (EIS)
- Functional Servicing Report (FSR)
- Stormwater Management Plan/Report (SWM)

- Hydrogeological and Water Balance Report
- Noise Impact Study
- Stage One and Two Archaeological Assessment
- Transportation Impact Study (TIS); and
- Planning Justification Report (PJR)

All of these aforementioned plans/materials can be found on the City's website under the "Current Applications" page.

Internal Consultations:

The applications were circulated internally to applicable departments and external agencies on July 17, 2024, and the following comments have been received as of the date of preparing this report:

Fire Department

- No objection to the application.
- No above ground building is permitted until fire hydrants have been installed, tested and functioning.
- No parking is permitted in the proposed laneways, on Street A, B, C, D, and the south section (entrance) of Street E.

Drainage Superintendent

- The roadside ditch is not sufficient outlet for stormwater.
- Recommended to petition for a Branch Drain to outlet the parcel to the Biederman Drain.
- Further along in the process, a revised assessment schedule for the Biederman Drain will be required, this will be funded solely by the developer.

By-law Enforcement

- By-law Services have no major concerns with the development at this time.
 - It is noted that parking has been reduced by 26 spaces, By-law Services have no objections to this, subject to Planning approval.
 - Additional comments may follow at the detailed design stage.
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Public Engagement:

Notice of the Public Meeting was circulated in accordance with Sections 22 and 34 of the *Planning Act*. As of the date of preparing this report, no comments from the public have been received.

Discussion:

These applications will be reviewed with consideration of applicable policies in the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), the Niagara Official Plan (2022), the City of Port Colborne Official Plan and the City of Port Colborne Comprehensive Zoning By-law 6575/30/18.

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The subject lands are within a “settlement area” according to the PPS. Settlement areas are to be the focus of growth and development and land use patterns shall be based on densities and a mix of land uses that should efficiently use land and resources.

The Growth Plan also directs development to settlement areas. The subject parcel is located within a settlement area as well as a designated greenfield area. Development in designated greenfield areas is to be planned, designated, zoned, and designed in a manner that: supports the achievement of complete communities, supports active transportation, and encourages integration and sustained viability of transit services.

The Niagara Official Plan (NOP) designates the subject lands as within the “Urban Area Boundary” and “Designated Greenfield Area”. Policies within the NOP generally encourage development within the Urban Area and Greenfield Areas provided the development builds a compact, mixed use, transit supportive, active transportation friendly community. A density target of 50 people and jobs per hectare is targeted for Greenfield development. Chapter 2 of the NOP sets out specific policies for the above and will be used to assess the application when a recommendation report is brought forward at a future date.

City of Port Colborne Official Plan

According to Schedule A: City Wide Land Use, the City of Port Colborne’s Official Plan (OP) designates the subject property as **Urban Residential**. Land uses in the Urban Residential designation include residential uses, neighbourhood commercial uses, cemeteries, parks, schools, community facilities, and institutional uses normally located in residential areas.

Additionally, the land is located within the Designated Greenfield Area, based on Schedule A1. Policies within sections 2.4.4 and 3.2.1 of the Official Plan will be used to assess the application when a recommendation report is brought forward to a future

meeting of council. The sections provide policy direction on lands within the greenfield areas as well as the general policies of the Urban Residential designation.

The application for OPA proposes to amend the Official Plan to facilitate the proposed Draft Plan of Subdivision. Highlights of the proposed policy changes include the following:

- Implement a comprehensive plan to ensure the orderly development of the subject lands.
- Establish a vision and associated policies for the development of the lands.
- Provide for increased densities within the development.

The proposed OPA is broken down in the following sections:

1. Introduction

- This section provides the direction and vision for the proposed development
 - Providing a variety of housing types
 - Integrating a modified grid pattern to maximize connectivity
 - Incorporate a unique community that is easily identifiable, yet compatible with adjacent land uses
 - Protect and preserve existing environmental features from any negative impacts associated with new and adjacent development
 - Coordinate the design of road networks, land uses and servicing requirements

2. Land Use

- This section sets out the land use framework for the proposed development
 - Achieving a minimum density of 50 people and jobs per hectare in accordance with Provincial, Regional and City policies
 - Promoting live/work professional home occupational uses
 - Medium Density Residential (Single-detached, semi-detached/duplexes, triplexes, townhouses, live/work townhouses, accessory apartments/secondary suites, home occupations, and home occupations)
 - Developed at maximum density of 70 units per hectare
 - Location and lot fabric
 - Medium/High Density Residential (semi-detached, townhouses, stacked townhouses, and low to mid-rise apartments)
 - Developed at a range of 80 to 150 units per hectare
 - Maximum height to not exceed six-storeys

- Site Plan Control requirement for high density residential development
- Open Space (parkland)
 - Establish a five-minute walking distance to public parkland for all residents
 - Provide convenient access
 - Coordinate with proposed watercourses, stormwater management facilities, hydro corridors, protected woodlands, and school grounds

3. Policies for the Public Realm

- This section comprises public roads, amenities, open spaces and stormwater management facilities
 - Native tree species lining the streets
 - Sidewalks provided on one side of the streets and laneways where feasible, at minimum
 - Provide clear, safe and efficient streets and access with pedestrian access throughout. Promoting walking and cycling and providing on-street parking for a complete street approach

4. Policies for the Private Realm

- Relationship of the built form to open spaces and roads
 - Providing for an appropriate size and configuration of development blocks
 - Promoting active transportation
 - Visual diversity and avoiding long blocks
 - Minimize impacts of noise, wind and shadows on adjacent properties
 - Varying architectural elements and cladding to provide a distinct character and compliment surrounding architecture

The above has been provided as a summary of the proposed Official Plan Amendment. The full proposed OPA can be found attached as Appendix A to this report.

City of Port Colborne Zoning By-law 6575/30/18

The subject lands currently have two different zones established. The easterly parcel is zoned Residential Development (RD) while the westerly parcel is zoned RD-65-H, being a special provision of the Residential Development zone.

The proposed Zoning By-law Amendment (ZBA) proposes to rezone the subject lands to site-specific R2, R3 and R4 zones. Some highlights of the proposed special provisions for the zones include the following:

- Establishing reduced setbacks for elevated decks/platforms
- Revised setbacks for the R2, R3 and R4 zones
- Reduced lot frontages for detached dwellings and semi-detached
- Increased accessory building lot coverage from 10% to 15%
- Allowing home-based businesses to occupy a maximum of 50% of the total dwelling unit
- Allowing one parking space per apartment unit, instead of 1.25 spaces
- Allowing a maximum height of 23 metres for apartment buildings, instead of 20 metres

The above has been provided as a summary of the proposed Zoning By-law Amendment. The full proposed ZBA can be found attached as Appendix B to this report.

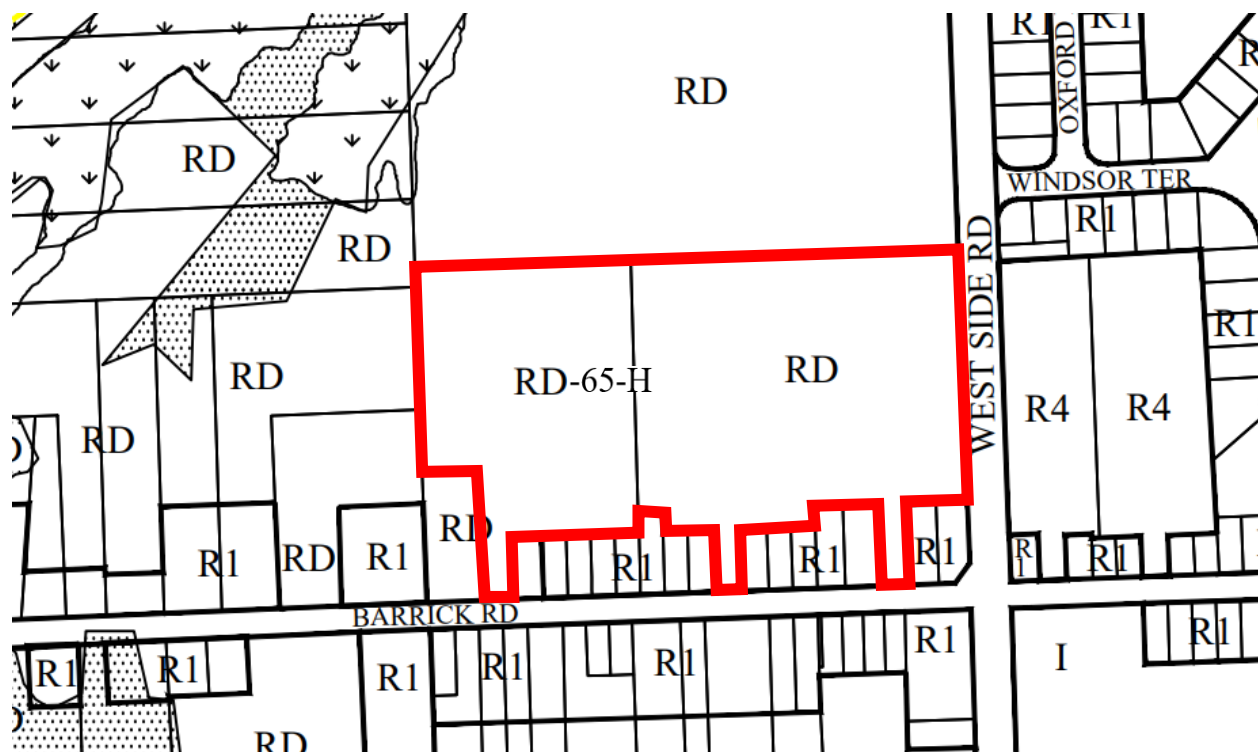


Figure 1: Current Zoning of Subject Lands (shown in red)

Draft Plan of Subdivision

The Draft Plan of Subdivision application proposes 71 single-detached and semi-detached lots, 126 townhouse dwellings, 22 live/work townhouse dwellings, and 166

apartment units. The proposed Draft Plan can be found attached as Appendix C to this report.

Financial Implications:

There are no direct financial implications with this report.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Welcoming, Livable, Healthy Community
 - Increased Housing Options
 - Sustainable and Resilient Infrastructure
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Conclusion:

Planning staff are not providing a recommendation on the proposed Official Plan Amendment, Zoning By-law Amendment, or Draft Plan of Subdivision at this time to allow all agency, public and Councillor comments to be received and considered prior to a decision being made. The recommendation report will return to Council at a future meeting.

Appendices:

- a. Draft Official Plan Amendment
- b. Draft Zoning By-law Amendment
- c. Draft Plan of Subdivision

Prepared and submitted by,

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Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.