



Subject: Public Meeting Report for Official Plan and Zoning By-law Amendment at 54 George Street, Files D09-03-21 and D14-15-21

To: Council - Public Meeting

From: Planning and Development Department

Report Number: 2022-10

Meeting Date: January 18, 2022

Recommendation:

That Planning and Development Department Report 2022-10 be received for information.

Purpose:

The purpose of this report is to provide Council with information regarding proposed Official Plan and Zoning By-law Amendments initiated by NPG Planning Solutions Inc. on behalf of the owner 2852479 Ontario Ltd. for the lands known as Lots 9, 10, and Part of Lot 11 on Plan 767 and Block 'A' and Part of Block 'B' on Plan 775, on the southwest corner of George Street and Erie Street, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 54 George Street and/or 192-200 Erie Street.

Background:

The application for Official Plan Amendment proposes to add a site-specific policy to the Urban Residential designation to the property to permit a 30-unit stacked townhouse development. The amendment is required to alter the Official Plan policy to permit a density of 103 units per hectare.

The application for Zoning By-law Amendment proposes to change the zoning from Institutional (I) to R4-66, a special provision of the Fourth Density Residential (R4) zone that will permit a 30-unit stacked-townhouse development with a front yard setback of 4.5 metres, maximum building height of 14.5 metres, and a landscape buffer of 2.5

metres between the edge of the parking area and the lot line abutting a public road. Additionally, the proposed amendment will add a definition for a “Dwelling, Townhouse, Stacked” to Section 38 of Zoning By-law 6575/30/18.

Internal Consultations:

Notice of Public Meeting was provided to internal departments and commenting agencies on December 17, 2021. As of the date of preparing this report, the following comment has been received:

Port Colborne Fire & Emergency Services

“No objection to the proposed zoning change”

Public Engagement:

Notice of Public Meeting was circulated via regular mail to property owners within 120m from the subject property on December 17, 2021. Two public notice signs were also posted on the property by December 24, 2021. Finally, notices were posted on the City’s website under “Current Applications”. As of the date of preparing this report, the following public comment has been received:

Jennifer Gardiner – 62 George Street, Port Colborne

Note: the full comment is attached as Appendix C.

- Concerns with respect to how the proposal will impact their property
 - Concerns with children being injured crossing the street with an increase of cars parking on the side of the road
-

Discussion:

City of Port Colborne Official Plan

According to Schedule A: City Wide Land Use, the City of Port Colborne’s Official Plan designates the subject properties as **Urban Residential**. Land uses in the Urban Residential designation include residential, neighbourhood, commercial and community facilities and institutional uses.

The proposed Official Plan Amendment proposes to maintain the Urban Residential designation; however, a site-specific amendment has been requested to alter the specific policies under section 3.2.1 to permit a 30-unit stacked townhouse configuration

at a density of 103 units per hectare. The draft Official Plan Amendment has been attached as Appendix A.

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

The subject parcel is zoned **Institutional (I)**. The I zone permits apartment buildings, public; community garden; cultural facility; cemetery; day care; dwelling, accessory; food vehicle; long term care facility; place of assembly/banquet hall; place of worship; public uses; social service facility; and uses, structures and buildings accessory thereto.

The Zoning By-law Amendment proposes to change the zoning from Institutional (I) to R4-66, being a special provision of the Fourth Density Residential (R4) zone. The R4 zone permits detached, semi-detached, triplex, fourplex dwellings; block and street townhouse dwellings; apartment buildings; public apartment buildings; and uses, structures and buildings accessory thereto. The special provision has been requested to permit a 30-unit stacked townhouse configuration with a front yard setback of 4.5 metres, maximum building height of 14.5 metres, and a landscape buffer of 2.5 metres between the edge of the parking area and the lot line abutting a public road. Additionally, the proposed amendment will add a definition for a “Dwelling, Townhouse, Stacked” to Section 38 of Zoning By-law 6575/30/18. The draft Zoning By-law Amendment has been attached as Appendix B.

Adjacent Zoning and Land Use

Northwest George Street/ Humberstone Shoe Park Zoned: P	North Humberstone Shoe Park/ Townhouse Zoned: P and R4	Northeast Low-density residential Zoned: R2
West Low-density residential Zoned: I and R2	Subject Property	East Low-density residential Zoned: R2
Southwest Low-density residential Zoned: R4	South Low-density residential Zoned: R2	Southeast Low-density residential Zoned: R2

A sketch of the proposed development has been attached as Appendix D.

Financial Implications:

There are no financial implications.

Strategic Plan Alignment:

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

- Service and Simplicity - Quality and Innovative Delivery of Customer Services
 - People: Supporting and Investing in Human Capital
 - Governance: Communications, Engagement, and Decision-Making
-

Conclusion:

Planning staff are not providing a recommendation on the proposed Official Plan and Zoning By-law Amendments 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 a future regular meeting of Council.

Appendices:

- a. Draft Official Plan Amendment
- b. Draft Zoning By-law Amendment
- c. Public Comment(s)
- d. Proposed Site Plan
- e. Planning Justification Report prepared by NPG Planning Solutions

Respectfully submitted,

David Schulz, BURPI
Senior Planner
(905) 835-2900 x202
david.schulz@portcolborne.ca

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.