



# Public Meeting – 240 Nassau Street

Zoning By-law Amendment (ZBA-03-2023)

June 13, 2023

Aimee Alderman, MCIP, RPP, Planner II

# Agenda

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- Development Process
- Proposal and Location
- Provincial, Regional and Town Planning Policies
- Zoning By-law Amendment
- Town, Agency and Public Comments
- Next Steps
- Questions/Comments



# Development Process

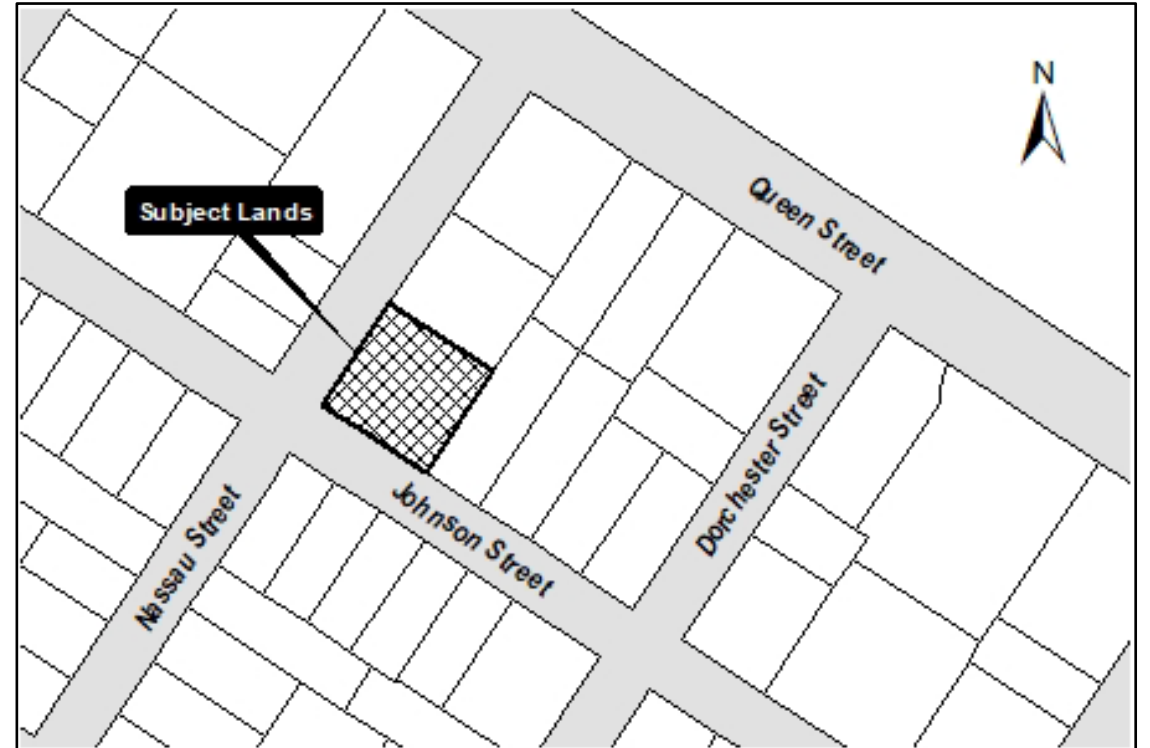


# Proposal

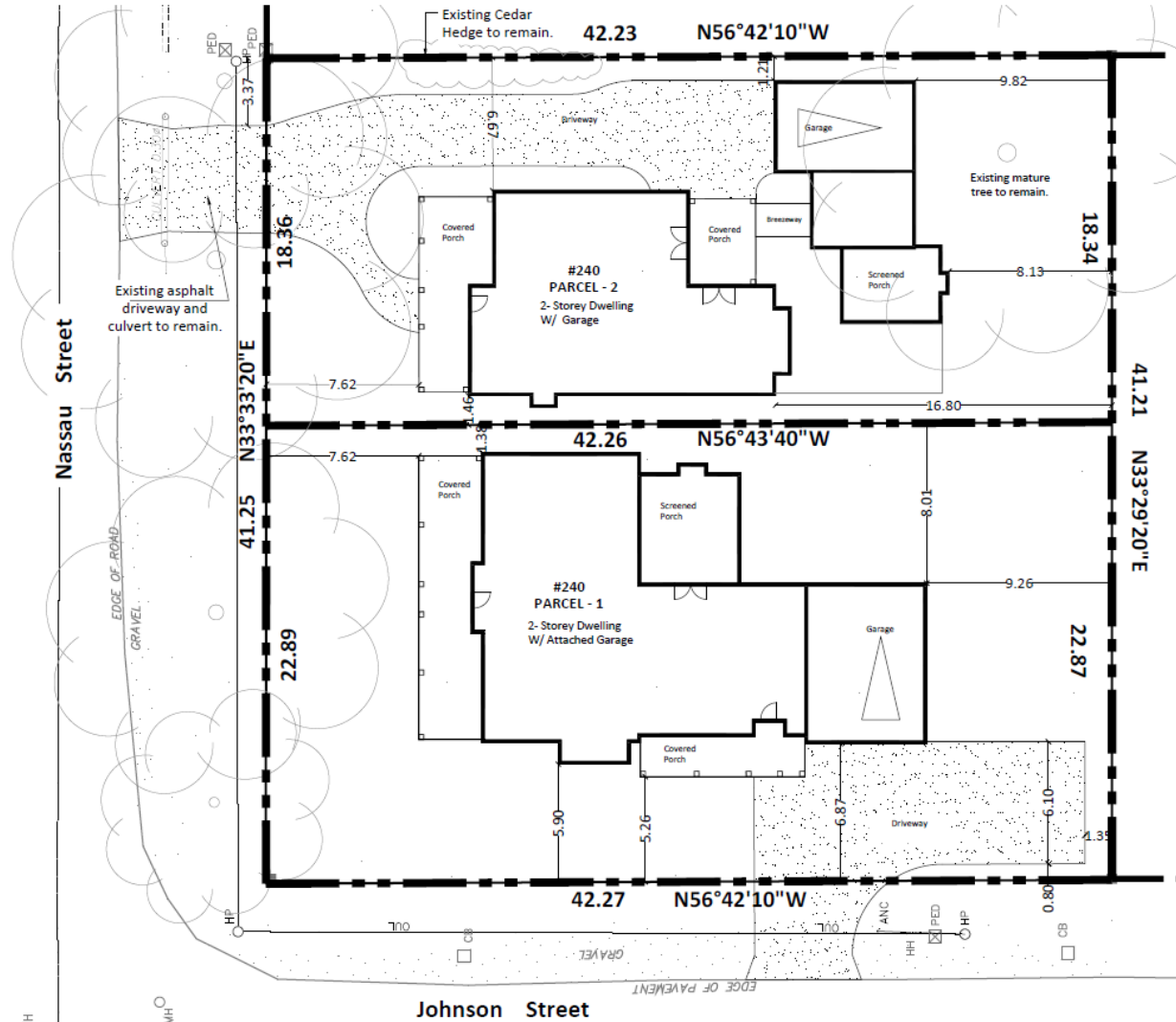
- Application for Zoning By-law Amendment
- The Amendment is proposed to facilitate the severance of the subject lands to create a total of two new lots for future single-detached dwellings
- The Application requests a site-specific “Established Residential (ER) Zone” for the proposed parcels to address lot frontage, lot coverage and interior side yard setback of a detached garage

# Location

- Northeast corner of Nassau Street and Johnson Street, south of Queen Street, in the Old Town Urban Area
- Subject lands are vacant
- Surroundings lands used for residential purposes



# Conceptual Plan





# Draft Elevation (Parcel 1, Nassau Street)



# Draft Elevation (Parcel 1, Johnson Street)



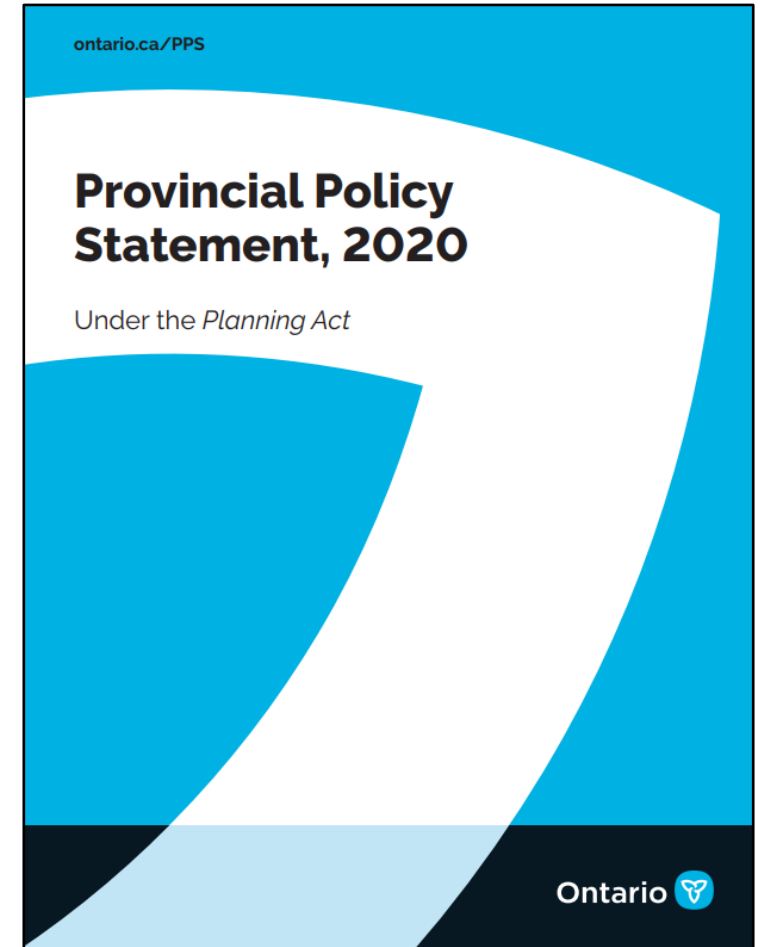


# Draft Elevation (Parcel 2, Nassau Street)



# Provincial Policy Statement (2020)

- “Settlement Area”
  - Focus of growth and development
- Healthy, livable and safe communities
- Densities and a range and mix of land uses that:
  - Efficiently use land and resources;
  - Efficiently use infrastructure and public service facilities;
  - Minimize negative impacts to air quality and climate change;
  - Promote energy efficiency;
  - Support transit and active transportation



# A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

- “Settlement area” and “delineated built-up area”
- Achievement of complete communities that provide:
  - Diverse mix of land uses
  - Mix of housing options
  - Access to transportation options, public services, open spaces/parks, food options
  - Compact built form and vibrant public realm
  - Mitigate climate change



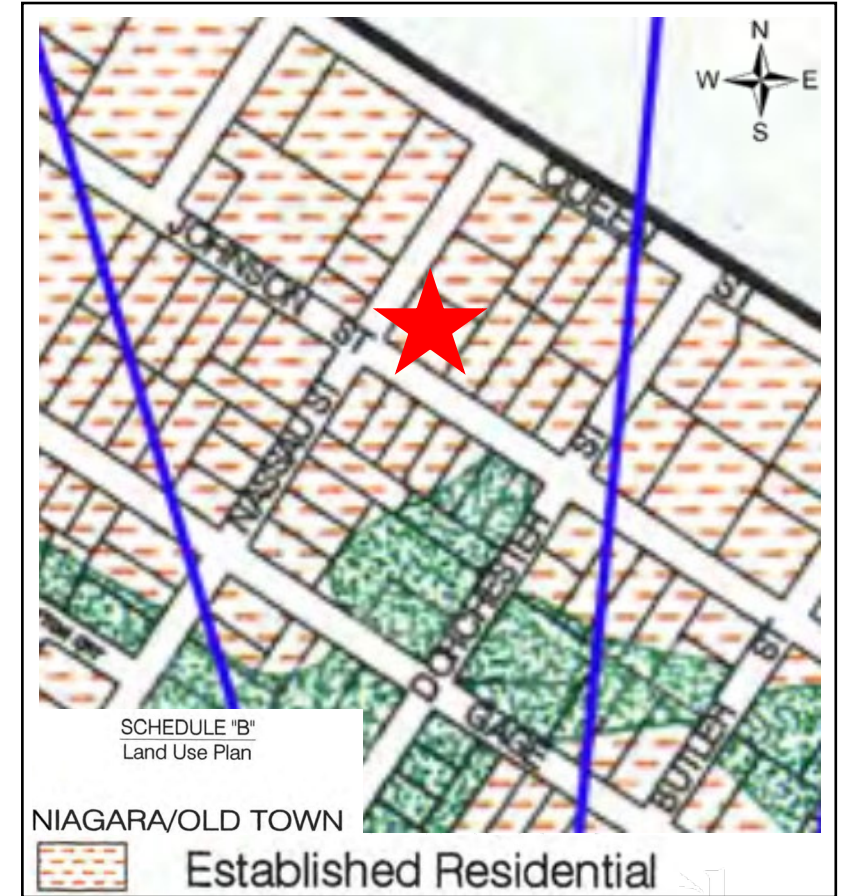
# Niagara Official Plan (2022)

- “Delineated Built-up Area”
- Direct growth and development to Urban Areas
- Build compact, mixed use, transit supportive, active transportation friendly communities
- Diverse mix of land uses to support creation of a complete community
  - Range of employment and housing options
- Efficient use of municipal sewage and water services
- Town residential intensification target of 25% annually



# Town Official Plan, 2017, as amended

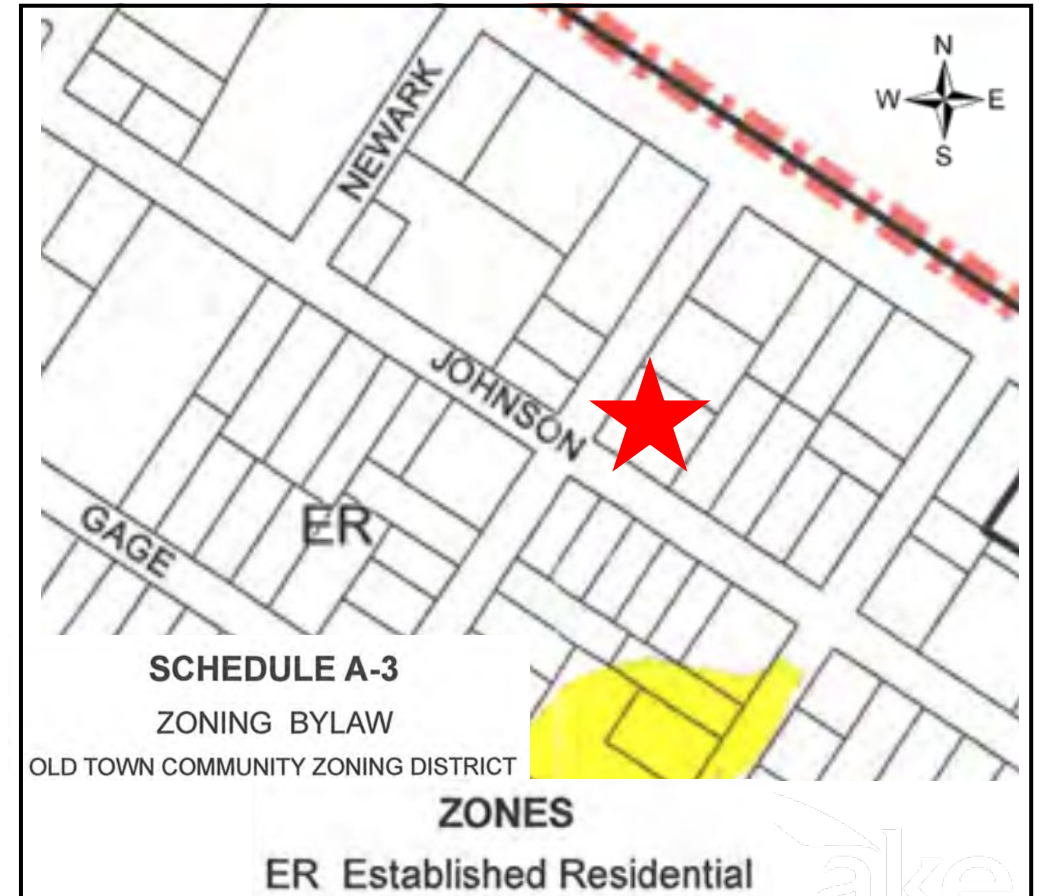
- Within the Urban Area Boundary
- Designated “Established Residential” and “Built-up Area”
  - Single detached dwellings are permitted
- Accommodate 15% of intensification in Built-up Area





# Zoning By-law 4316-09, as amended

- Currently zoned “Established Residential (ER)” on Schedule A-3 of Zoning By-law 4316-09, as amended





# Requested Zoning

Parcel 1 (corner) is proposed to be rezoned to a site-specific “Established Residential (ER) Zone” with special provisions as follows:

- Minimum lot frontage – 22.89 metres (Zoning By-law standard “as existing”)
- Maximum lot coverage – 33.08% (Zoning By-law standard 33%)

Parcel 2 is proposed to be rezoned to a site-specific “Established Residential (ER) Zone” with special provisions as follows:

- Minimum lot frontage – 18.29 metres (Zoning By-law standard “as existing”)
- Minimum interior side yard setback – 1.21 metres (Zoning By-law standard 1.52 metres)

# Consultation: Town and Agency Comments

- Finance – No objection.
  - Fire – No objection.
  - Operations – No objection.
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- Enbridge Gas – No objection.
  - Niagara Region – No objection.

# Consultation: Public Comments

- Open House on May 8, 2023
  - Three members of the public in attendance, with comments and questions:
    - Supportive of the proposal and design of the dwellings
    - Will the dwellings and/or space within the dwellings be used for rental purposes?
    - Concerns with driveway access for Parcel 1 onto Johnson Street
    - Was there a streetscape analysis for the frontage of Parcel 1 on Johnson Street?
- No written comments received to-date

# Next Steps

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- Review the Application materials
- Comments provided to the Applicant
  - Applicant given opportunity to respond to comments and/or make revisions
- Provide future recommendation report to Council





**Thank you.  
Any Questions?**