



Public Meeting – 61 Melville Street

Official Plan Amendment (OPA-02-2023)
Zoning By-law Amendment (ZBA-04-2023)

June 13, 2023

Aimee Alderman, MCIP, RPP, Planner II

Agenda

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



Development Process

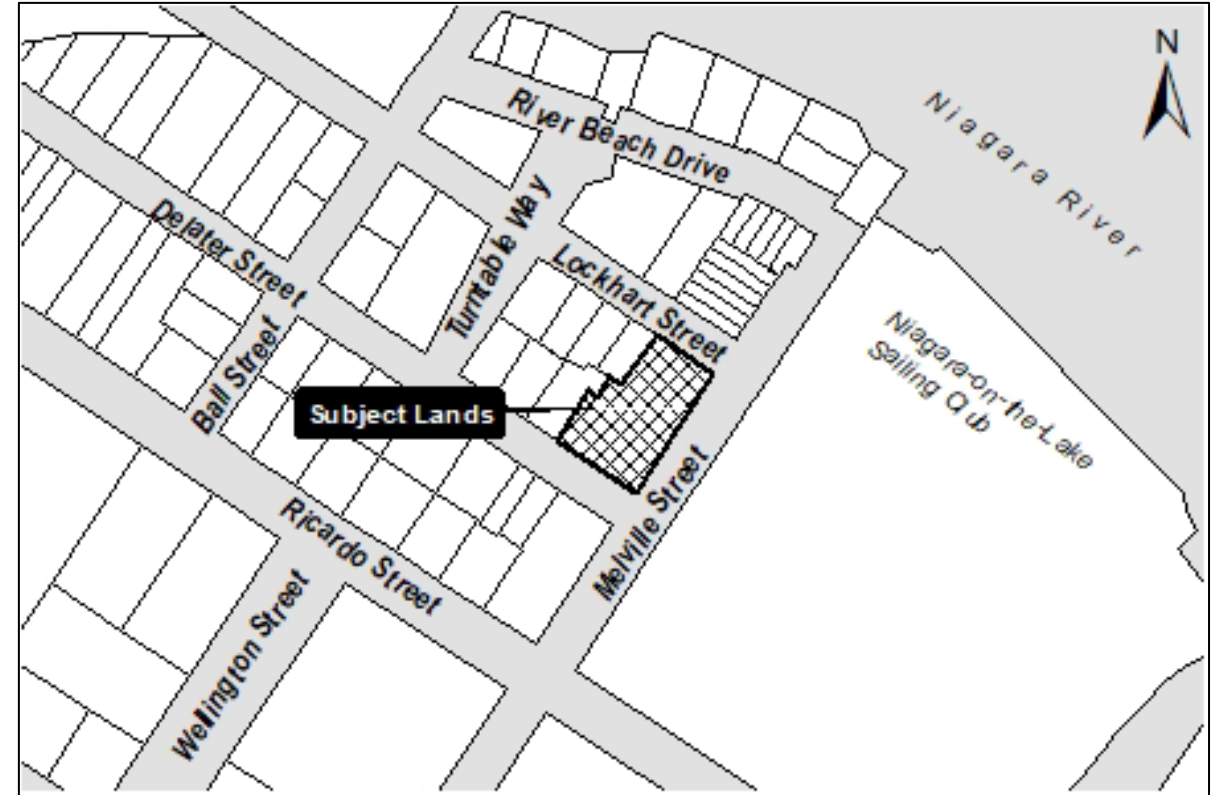


Proposal

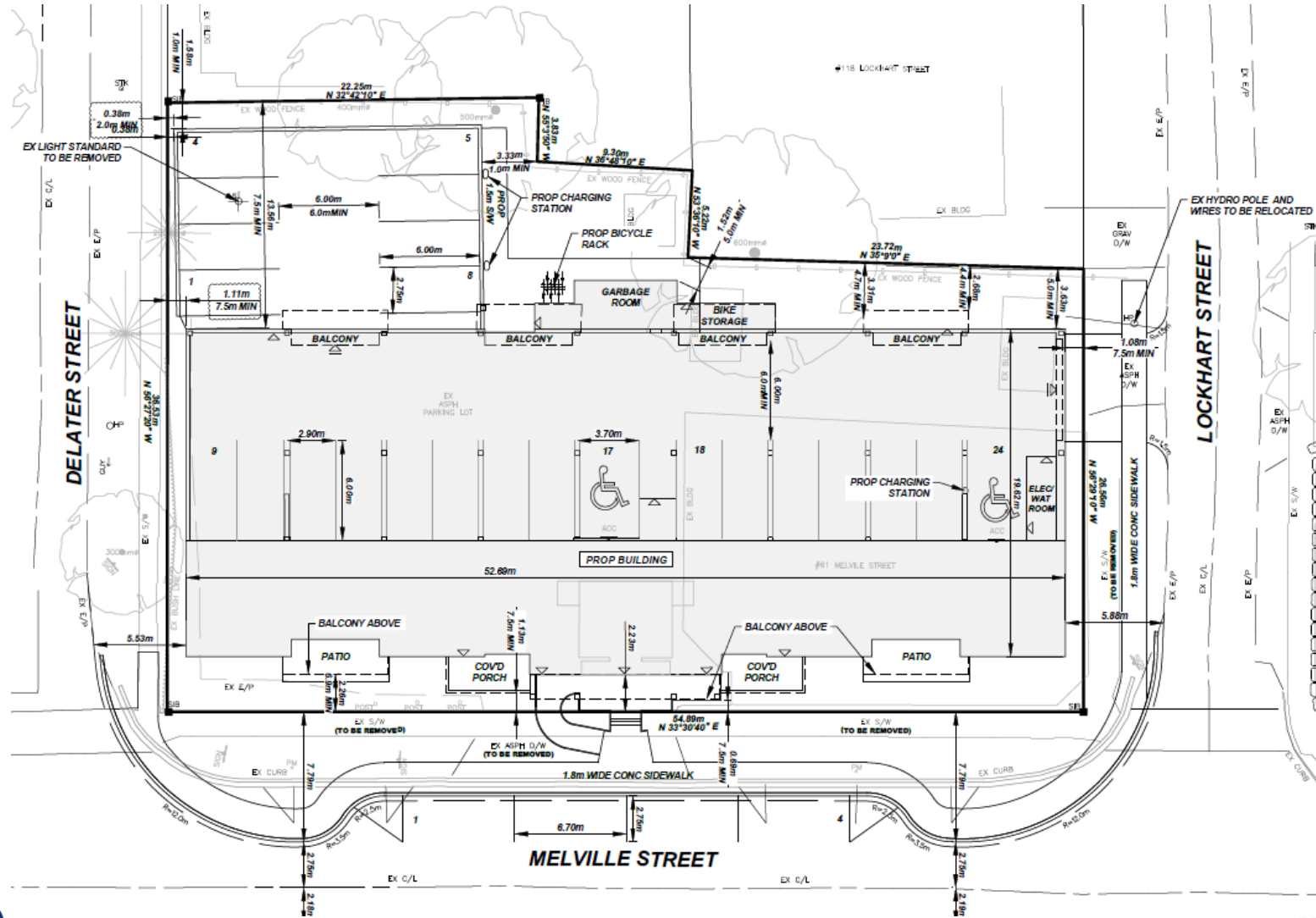
- Applications for Official Plan Amendment and Zoning By-law Amendment
- The Amendments are proposed to facilitate the development of a three-storey (12-metre tall) residential apartment building containing 12 units with 24 on-site parking spaces
- The Applications request to redesignate the lands to “Medium Density Residential” in the Official Plan and rezone the lands to a site-specific “Residential Multiple (RM1) Zone” to address lot coverage, landscaped open space, front yard setback, interior and exterior yard setbacks, amenity area, outdoor parking area setback, covered porches and entrance steps

Location

- West side of Melville Street, south side of Lockhart Street and north side of Delater Street, in the Old Town Urban Area
- Subject lands are currently occupied by a vacant two-storey building and parking area
- Surroundings lands used for residential, marina and commercial purposes



Draft Site Plan



Draft Building Elevation: Melville Street (Front)



Draft Building Elevation: Rear



Draft Rendering: Melville Street (Front)



Draft Rendering: Delater Street (Left)

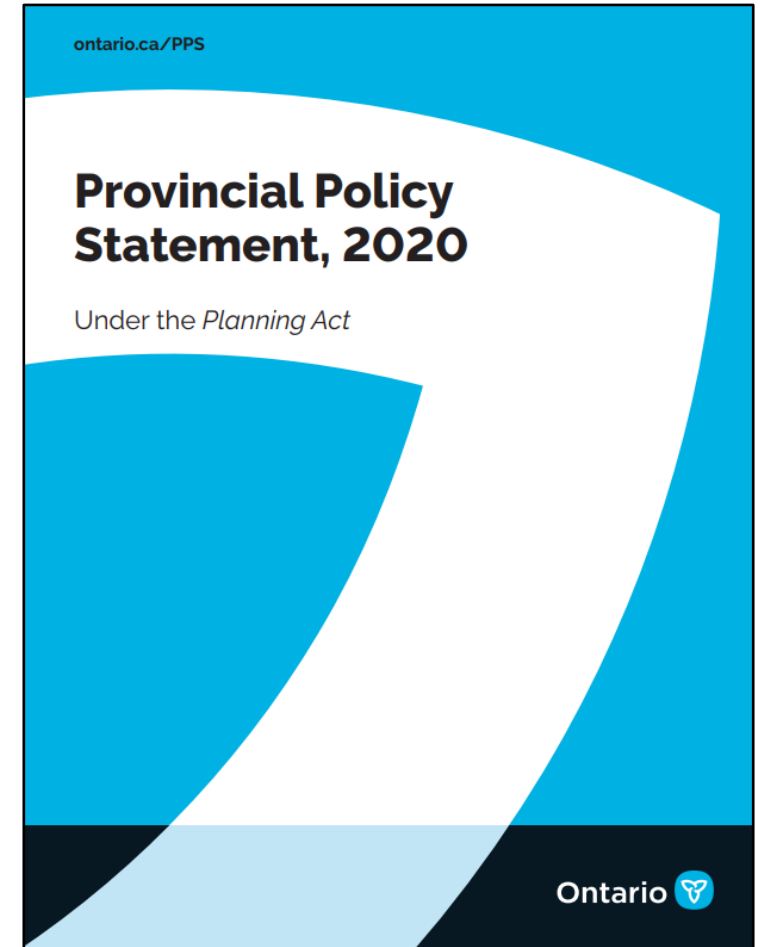


Draft Rendering: Lockhart Street (Right)



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



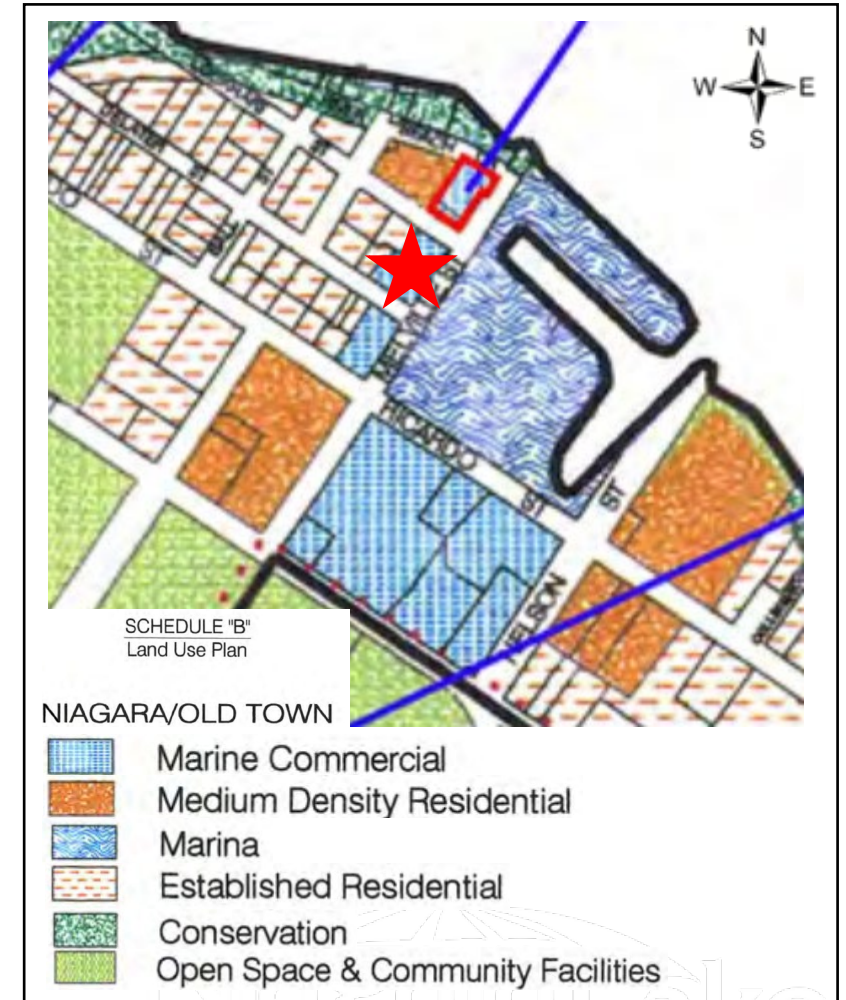
Niagara Official Plan (2022)

- “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



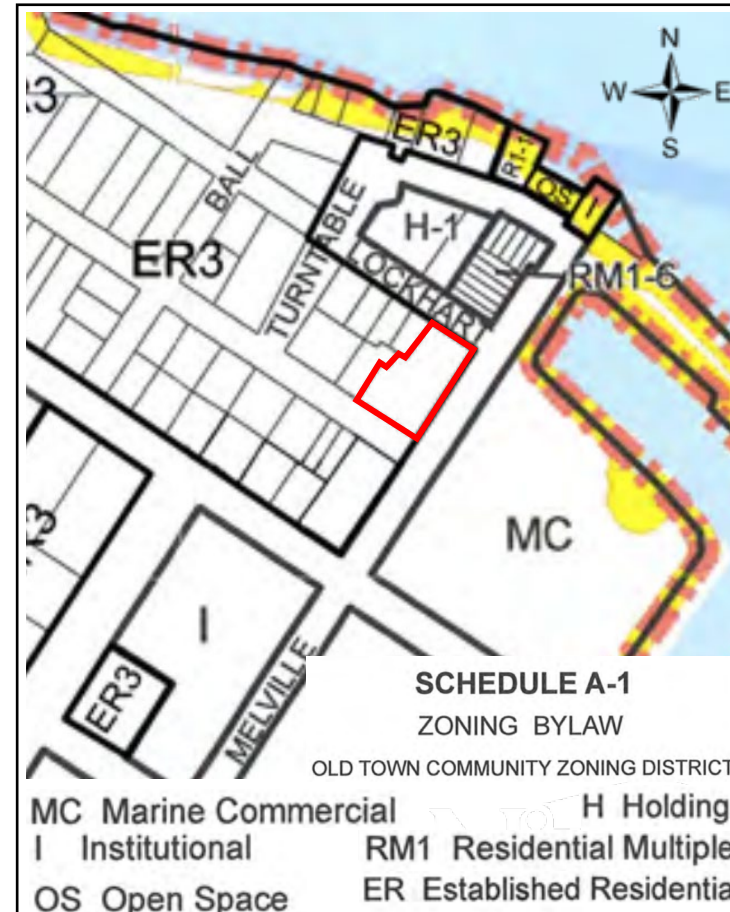
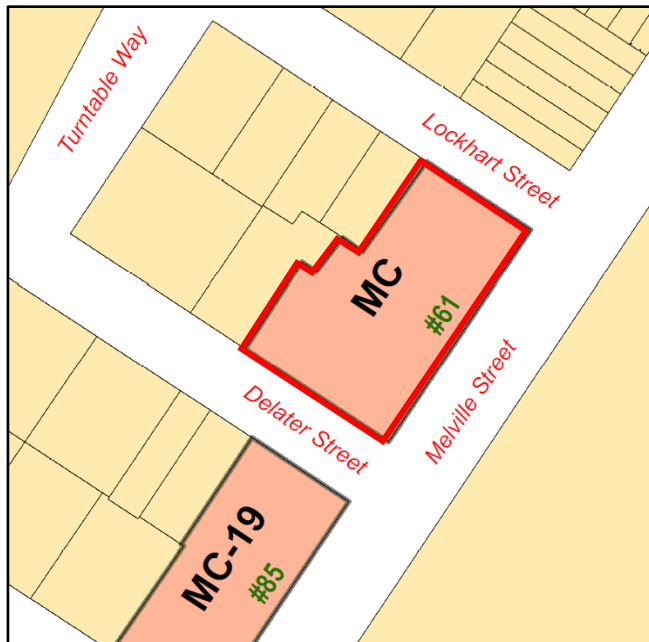
Town Official Plan, 2017, as amended

- Within the Urban Area Boundary
- Designated “Marine Commercial” and “Built-up Area”
 - Hotels, restaurants, business offices, retail stores, and other similar uses related to waterfront recreational activities are permitted
- Accommodate 15% of intensification in Built-up Area
- Maximize use of municipal infrastructure
- Within “Deferred Area” of the Dock Area Secondary Plan



Zoning By-law 4316-09, as amended

- Currently zoned “Marine Commercial (MC)” on Schedule A-3 of Zoning By-law 4316-09, as amended



Requested Amendments

Official Plan Amendment

- Redesignate lands to “Medium Density Residential”

Zoning By-law Amendment

- Rezone lands to a site-specific “Residential Multiple 1 (RM1) Zone” with special provisions as follows:

Zone Requirement	Marine Commercial (MC)	Residential Multiple (RM1) - Apartment	Proposed Site-Specific RM1 Zone
Maximum Lot Coverage	50%	50%	67%
Minimum Landscaped Open Space	20%	25%	20%
Maximum Building Height	10.5 metres	12.0 metres	12.0 metres
Minimum Front Yard Setback	4.5 metres	7.5 metres	2.0 metres to the main building face 0.6 metres to the covered porch
Minimum Interior Side Yard Setback	1.2 metres	5 metres	1.5 metres
Minimum Exterior Side Yard Setback	4.5 metres	7.5 metres	1.0 metres

Requested Amendments

Zoning By-law Amendment

- Rezone lands to a site-specific “Residential Multiple 1 (RM1) Zone” with special provisions as follows:

Zone Requirement	General Provisions	Proposed Site-Specific RM1 Zone
Minimum Amenity Area	An equipped children’s play area shall be provided at a rate of 2.5 square metres per residential unit. The minimum size of such equipped children’s play area shall be 46 square metres, while the maximum side of such equipped children’s play area shall be 140 square metres.	Minimum of 50 square metres per dwelling unit, and shall not be required to be equipped as a children’s play area.
Uncovered Parking Setback	Uncovered surface parking areas shall be located no closer than 2 metres to any exterior lot line.	Uncovered surface parking area may be located a minimum of 0.3 metres from an exterior side lot line.
Covered Porches	Uncovered porches may encroach or project into the front, rear or side yard, subject to the applicable provisions.	Covered porches shall be subject to the “Permitted Yard Projections and Encroachments” in Table 6-10 of the By-law.
Entrance Steps and Uncovered Porches	Unenclosed and uncovered porch, or steps may project a maximum of 1.5 metres into the required front yard setback (6.0 metres from the front lot line).	Unenclosed and uncovered porch, or steps may be located a minimum of 0.0 metres from the front lot line.

Consultation: Town and Agency Comments

- Finance – No objection.
 - Fire – No objection.
 - Operations – No objection. Additional stormwater management information required.
 - Parks – Request for some alternative plant species.
-
- Enbridge Gas – No objection.
 - Hydro One – No objection.
 - Niagara Region – No objection.

Consultation: Public Comments

- Open House on May 17, 2023
 - Six (6) members of the public in attendance, with comments and questions:
 - General support for the proposal
 - Lot coverage exceeds provisions of zone standards
 - Questions regarding exterior lighting, parking spaces provided per unit, traffic hazards due to building setbacks to intersections
 - Concerns regarding short term rental use, snow removal
 - Impacts of climate change and rising water levels on the building?
 - Type of siding to be used? Will the dwellings and/or space within the dwellings be used for rental purposes?
- One (1) written comment in opposition:
 - Height, lack of exterior greenspace, further setback from Delater Street

Next Steps

- Review the Application materials
- Review by Urban Design Committee
- 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?

Aimee Alderman, Planner II
aimee.alderman@notl.com
905-468-6427