



Public Meeting – 135 Queen Street

Zoning By-law Amendment (ZBA-22-2023)

December 5, 2023

Mark Chuang, Planner II

Agenda

- **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

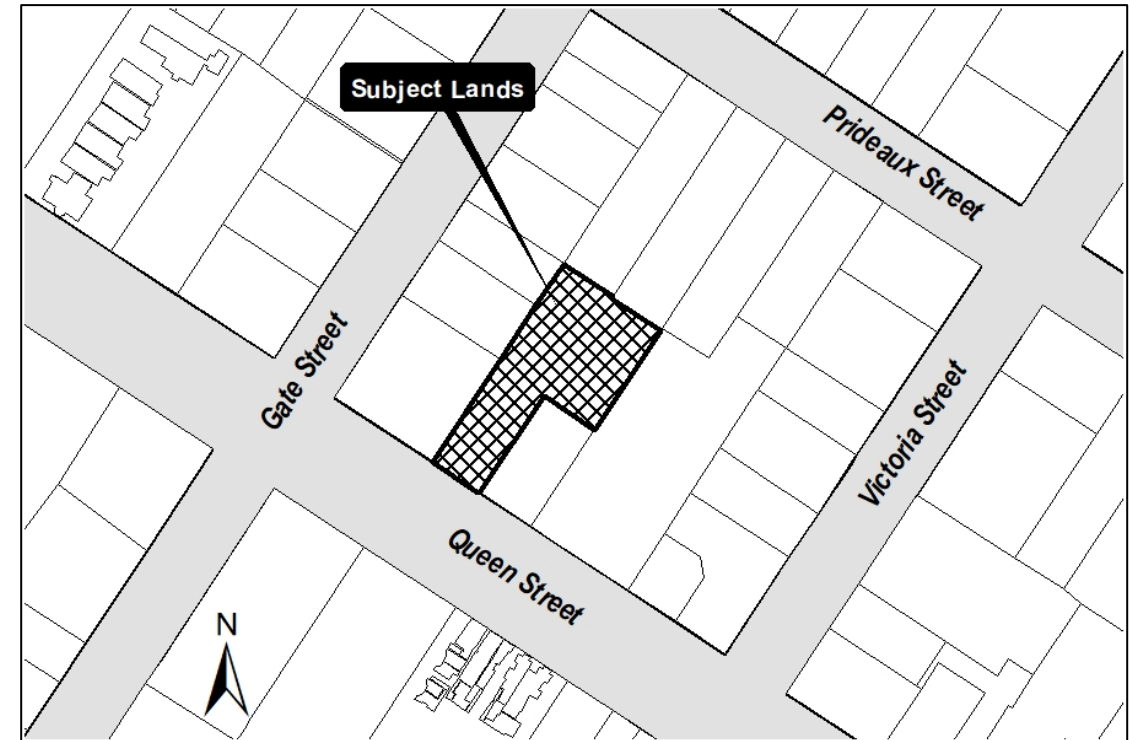


Proposal

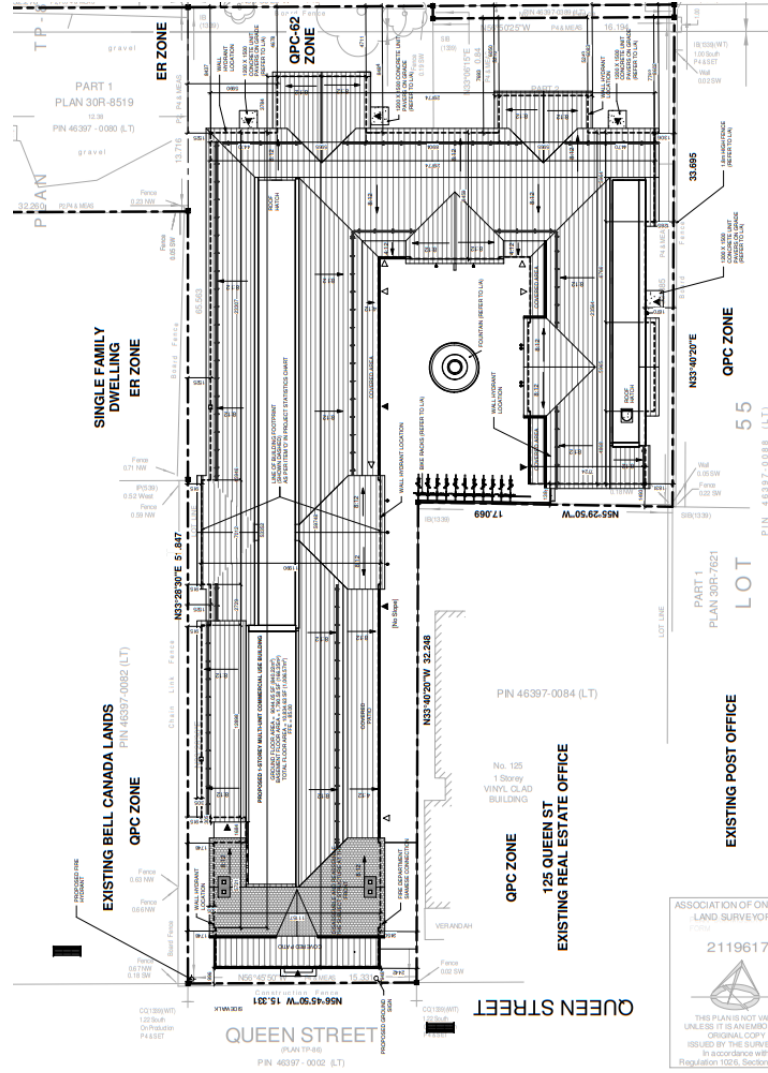
- Application for Zoning By-law Amendment
- The Application proposes to add “medical clinic” and “medical office” as permitted uses within the existing “Queen Picton Commercial (QPC-62) Site-Specific Zone” on the subject lands, within the existing building
- The Application also requests a site-specific parking rate for the proposed new uses

Location

- North Side of Queen Street, east of Gate Street, west of Victoria Street, in the Old Town urban area (Queen-Picton Heritage Conservation District)
- Approximately 1,570 square metres in area, 15.33 metres of frontage on Queen Street
- The lands contain a one-storey, 5-unit commercial building with an outdoor patio
- Surrounding lands contain residential uses and commercial uses

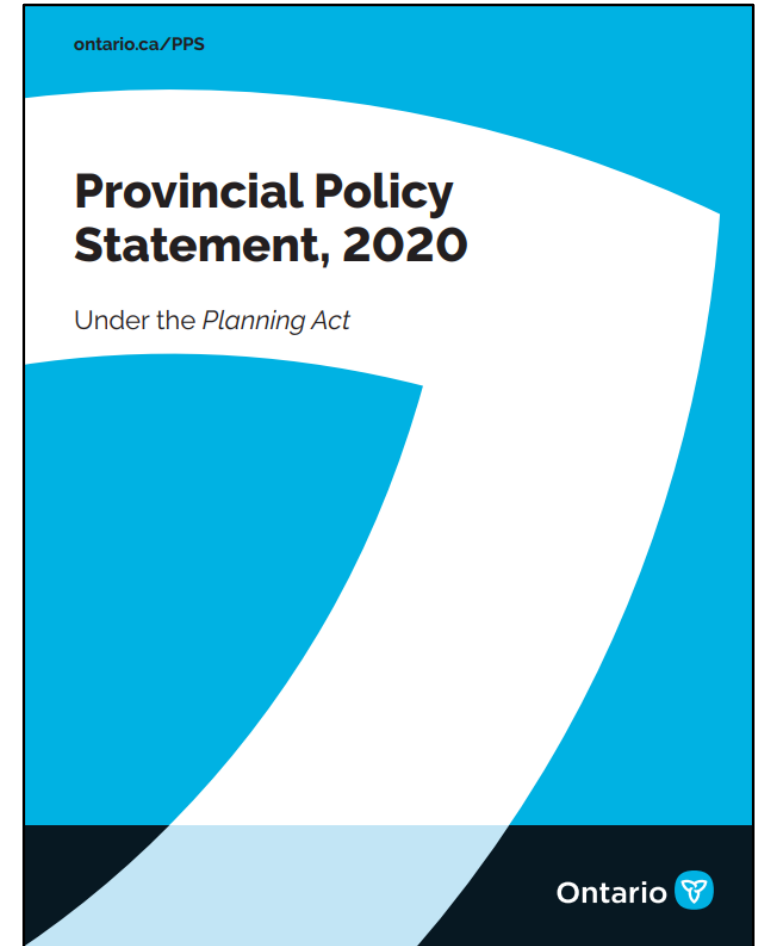


Site Plan



Policy: 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



Policy: 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



Policy: 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



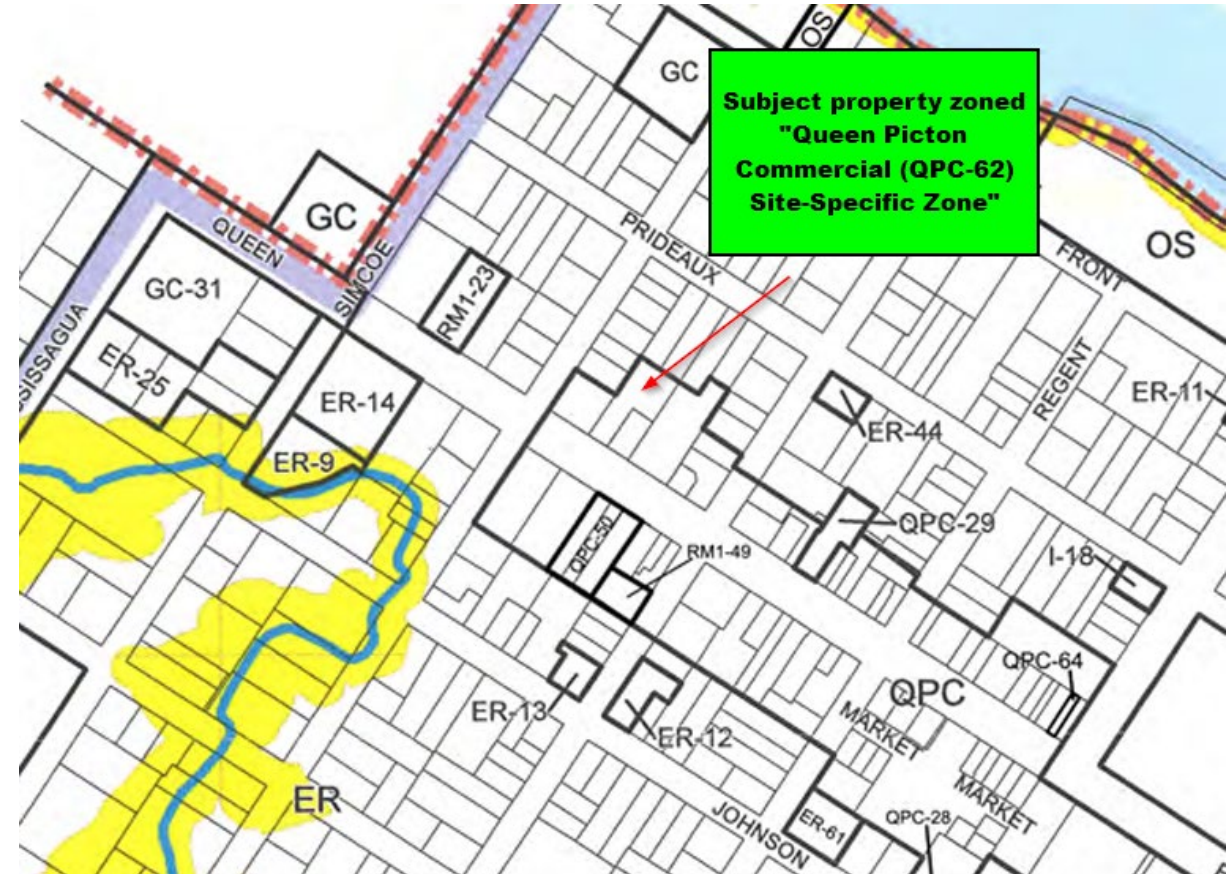
Policy: Town Official Plan, 2017, as amended

- Within the Urban Area Boundary and “Built-Up Area”
- Designated “General Commercial”
- Subject lands contain cultural heritage value, as the property is designated under Part V of the *Ontario Heritage Act* and is located within the Queen-Picton Heritage Conservation District



Zoning By-law 4316-09, as amended

- “Old Town Community Zoning District – Queen Picton Commercial (QPC-62) Site Specific Zone” on Schedule A-1 of Zoning By-law 4316-09, as amended
- A variety of commercial uses are permitted



Requested Zoning Provisions

Zone Requirement	QPC-62	Proposed
Permitted Use	a) accessory buildings and structures; b) bake shop; c) bank or financial institution; d) business or professional office; e) community centre; f) existing grocery store, with limited outdoor display of goods; g) hotel; h) outdoor patio restaurant; i) personal service establishment; j) residential unit; k) restaurant; l) retail store; m) theatre; and n) vacation apartment.	Adding: <ul style="list-style-type: none"> • medical clinic • medical office
Parking Space Requirement (Medical Clinic)	3 per practitioner or 1 per 15 m ² GFLA, whichever is greater	1 per 18.5 m ² GFLA
Parking Space Requirement (Medical Office)	1 per 15 m ² GFLA	1 per 18.5 m ² GFLA

Consultation: Town, Agency and Public Comments

Town Departments

- Accessibility: No objections.
- Building: No objections.
- Fire and Emergency Services: No objections.
- Heritage: No objections.
- Operations: No objections.

Agencies

- Niagara Region: No objections.

Public

- Open House held on November 20, 2023 with one member of the public in attendance.
- No public comments received to-date.

Next Steps

- Review the submitted 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?**

Mark Chuang, Planner II
mark.chuang@notl.com
905-468-6477