

# Public Meeting for 1365 Station Street

Official Plan & Zoning By-law Amendment Applications

OP-AM-03-2020 & AM-11-20

July 12, 2021

# Location & Purpose

## *Location:*

East Side of Station Street  
North of Port Robinson Road

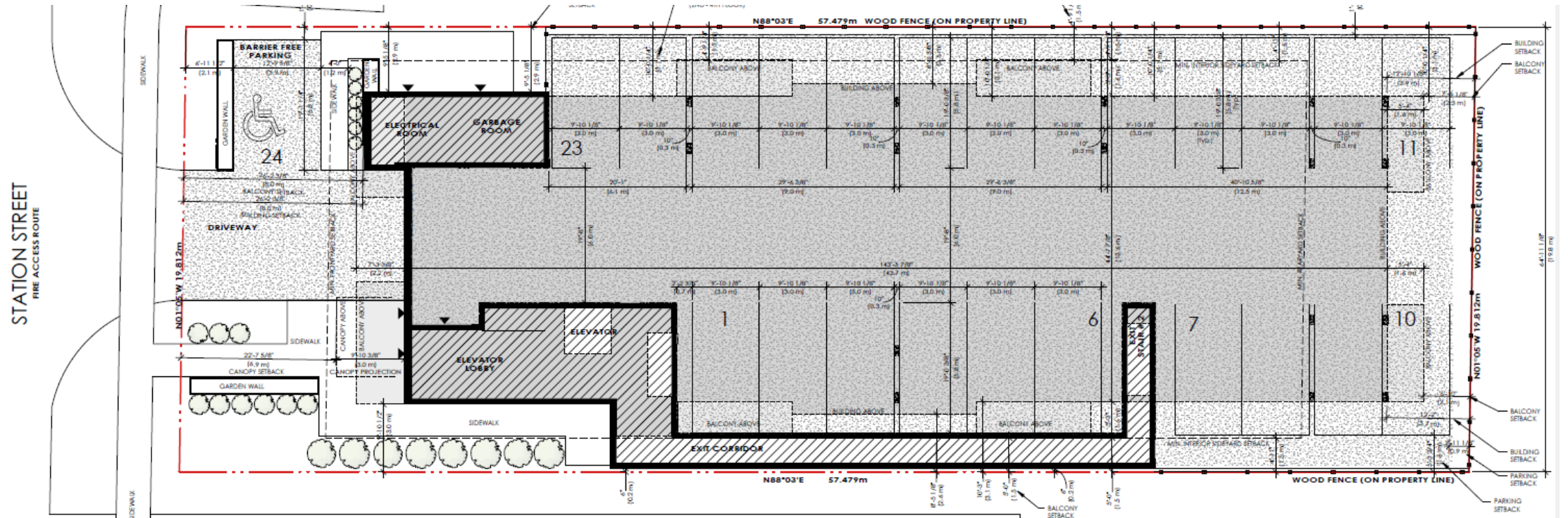
## *Purpose:*

Amend the Official Plan to delete the density requirement on a local road (Policy B1.1.3).

Change the zoning to permit an apartment dwelling with site specific regulations.



# Proposed Site Layout



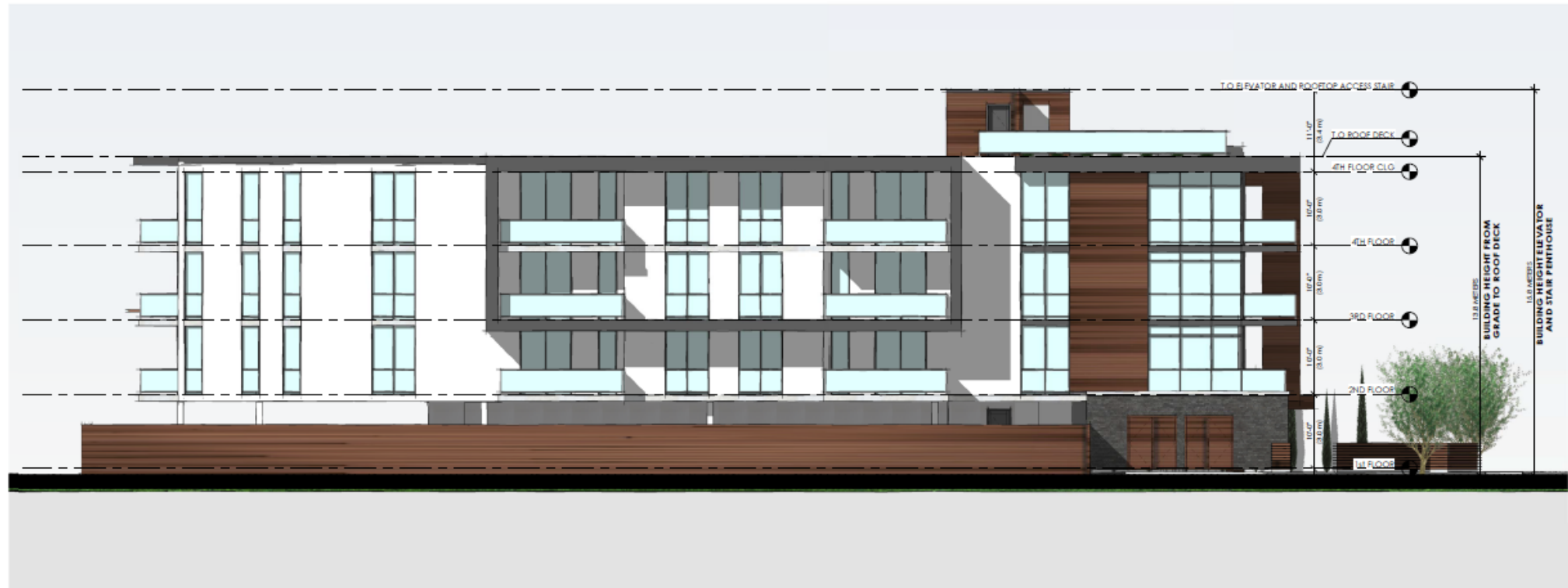
# Proposed Front Building Elevation



FRONT (WEST) ELEVATION



# Proposed North Building Elevation



LEFT SIDE (NORTH) ELEVATION  
1 : 100

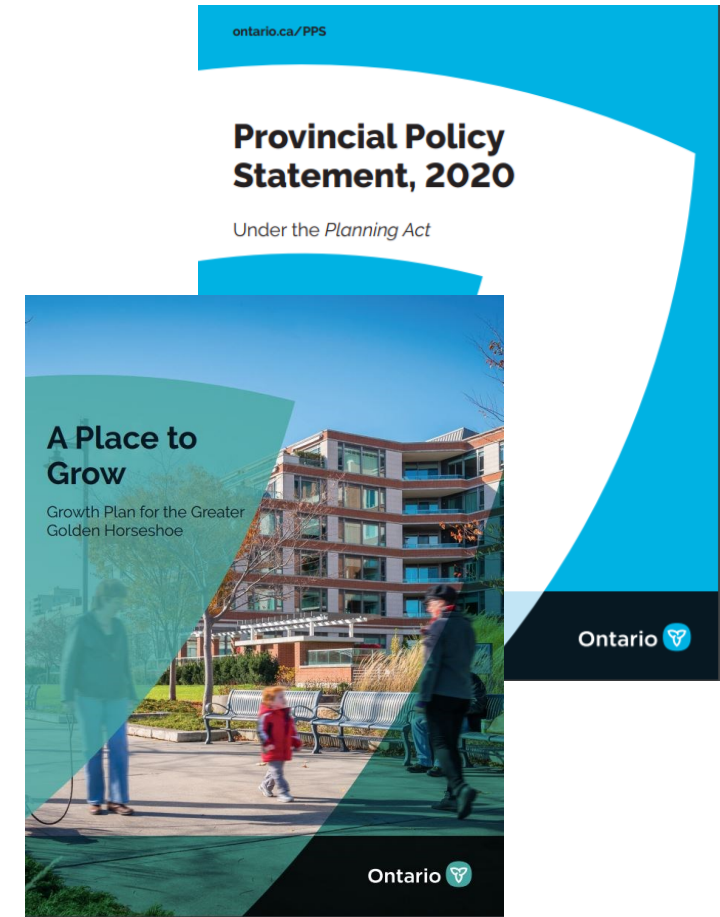
# Provincial Policies & Plans

## *Provincial Policy Statement, 2020*

- Settlement Area

## *Growth Plan for the Greater Golden Horseshoe, 2019*

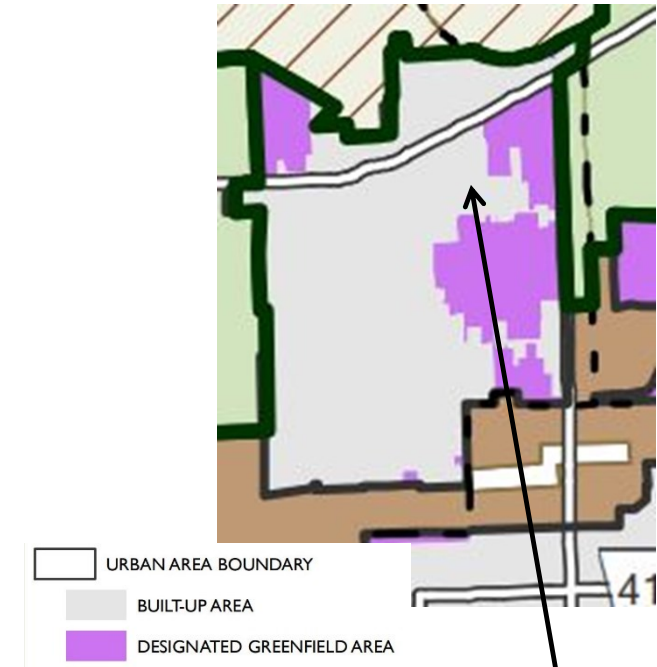
- Delineated Built-up Area



# Niagara Region Official Plan

## *Urban Built-up Area*

- Full range of residential, commercial and industrial uses permitted subject to available services and infrastructure.
- Policies promote higher density development and growth that contributes to a range of employment and housing types.
- 15% intensification target for new development.



**Approximate Location of Property**

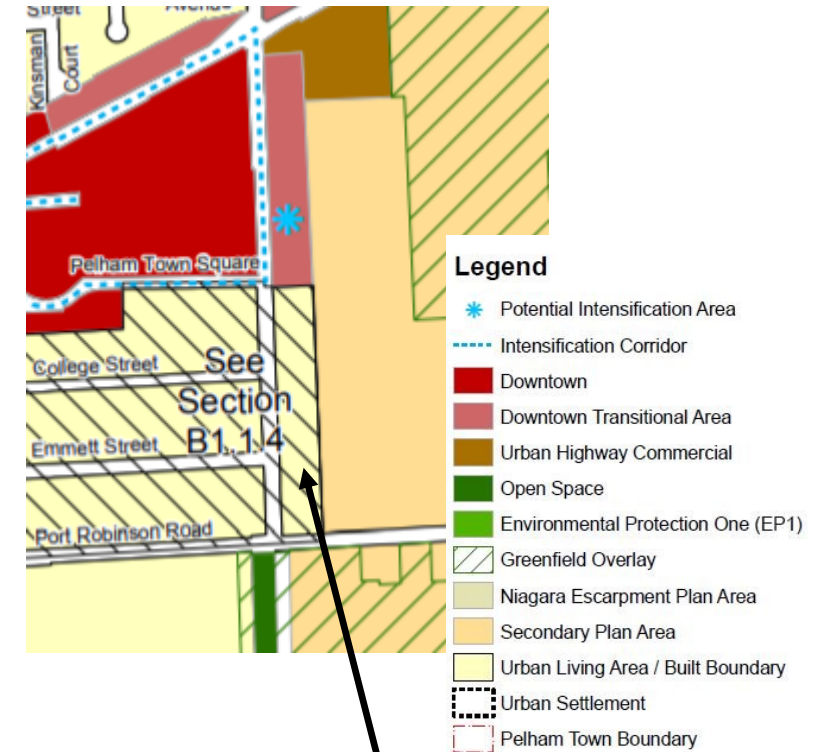
# Town Official Plan

## *Urban Living Area / Built Boundary*

Permits all types of residential, institutional and neighbourhood commercial uses.

Residential intensification and redevelopment proposals abutting local roads shall maintain the unit density and unit type of the surrounding neighbourhood, but may through a Zoning By-law Amendment, increase the unit density by up to 25% of the existing gross density of lands located within 300 metres of the site, provided:

- the resultant development will be characterized by quality design and landscaping
- suitable building setbacks
- parking areas and traffic movements will not negatively impact the surrounding neighbourhood from the perspectives of safety or neighbourhood character (Policy B1.1.3(c) ).

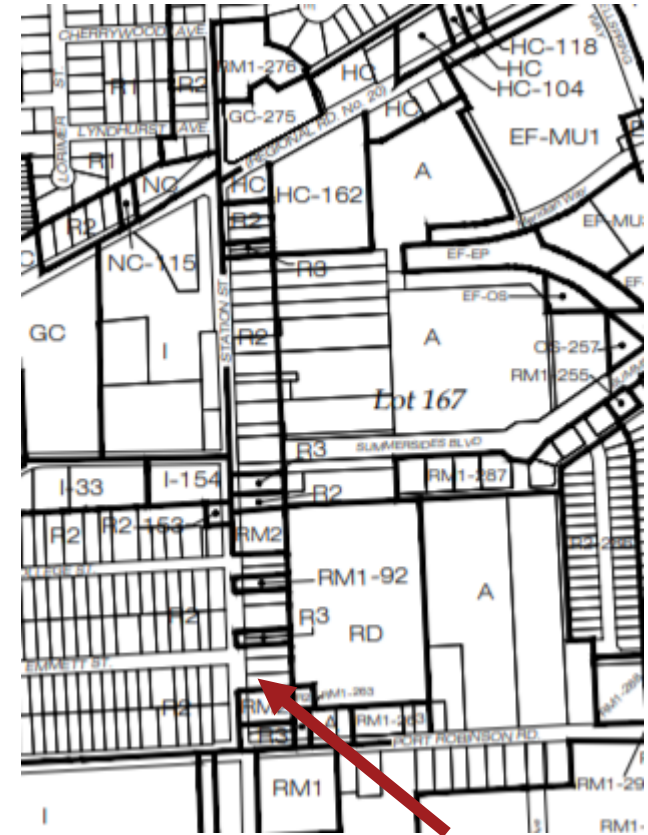


Property Location



# Zoning By-law 1136 (1987)

- R2 (Residential Two) zone
- requesting site specific RM2 (Residential Multiple 2) zone to permit a 24 unit apartment dwelling with the layout as shown on the proposed site plan.



## Property Location

# Requested Zoning By-law Amendment

Section 6.0 General Provisions		
Zoning Provision	Requirement	Proposed
6.16(a) Parking Requirement	1.5 spaces per unit	1.0 spaces per unit
6.16(d) Ingress and Egress	Ingress and egress, to and from the required parking spaces and areas, shall be provided by means of unobstructed driveways or passageways at least 3.0 m (9.84 ft) wide, where only one-way traffic is permitted, and have a minimum width of 7.5 m (24.61 ft), but not more than 9.0 m (29.53 ft) in perpendicular width where two-way traffic is permitted.	Ingress and egress by means of an unobstructed driveway or passageway of 6.0 metres in width where two-way traffic is permitted.
6.16(i) Parking Area Location on Lot	All yards provided that no part of any parking area, other than a driveway, is located closer than 7.5 m (24.61 ft) to any street line and no closer than 3.0 m (9.84 ft) to any side lot line or rear lot line.	0.3 metres along the north and 0.2 metres along the south property lines buffered by fencing and 2 metres from public street (Station Street) line buffered by a decorative garden wall
6.35 Yard Encroachments Permitted (c) Unenclosed Porches, Balconies, Steps and Patios	Notwithstanding the yard provisions of this By-law to the contrary, unenclosed porches, balconies, steps and patios, covered or uncovered may project into any required yard a maximum distance of 1.5 m (4.92 ft) provided that, in the case of porches, steps or patios, such uses are not more than 1.3 m (4.27 ft) above ground. Patios may project into any required rear yard provided they are not more than 0.6 m (1.97 ft) above grade.	Balconies can project beyond the main wall of the building as follows: west: 2.0 metres, south: 1.6metres, east: 1.6 metres, north 1.6 metres.
6.35 Yard Encroachments Permitted (g) Canopies Over Entrances	Notwithstanding the yard provisions of this By-law to the contrary, canopies over front and rear entrances may project into a front or rear yard a maximum distance of 3.0 m (9.84 ft).	3.0 metres into the front yard setback

# Requested Zoning By-law Amendment

Section 17. Residential Multiple 2 (RM2) Zone		
Zone Regulation	Requirement	Proposed
17.2(a) Minimum Lot Area	150 m <sup>2</sup> per dwelling unit	47.4 m <sup>2</sup> per dwelling unit
17.2(b) Minimum Lot Frontage	30 m (98.43 ft)	19 m (62.36ft)
17.2(d) Maximum Density	65 units per hectare (26.31 units per acre)	212 upha (88upa)
17.2(e) Maximum Lot Coverage	30 percent of lot area	65.28% of lot area
17.2 (f) Minimum Front Yard	one-half the height of the building or 7.5 m (24.61 ft), whichever is the greater	8.0 m (26.24ft)
17.2(g) Minimum Rear Yard	one-half the height of the building or 12 m (39.37 ft), whichever is the greater	3.7 m (12.1ft)
17.2(h) Minimum Interior Side Yard	one-half the height of the building or 6 m (19.69 ft), whichever is the greater	2.5 m (8.2ft) along north and 0.2m (0.65ft) south side
17.2(j) Minimum Landscaped Area	35 percent of lot area	13 percent of lot area
17.2(m) Amenity Area	An amenity area shall be provided of a size that will contain at least 2.5 m <sup>2</sup> (26.91 ft <sup>2</sup> ) of area for each one-bedroom unit and at least 5 m <sup>2</sup> (53.82 ft <sup>2</sup> ) of area for each two or more bedroom units in one location for recreational use for the residents of the development.	Total of 92.9 m <sup>2</sup> (1000ft <sup>2</sup> ) rooftop amenity space

# Submitted Technical Reports

- Stage 1-2 Archaeological Assessment prepared by Detritus Consulting Ltd.
- Functional Servicing Report prepared by Upper Canada Consultants
- Traffic Impact Study Brief prepared by Paradigm Transportation Solutions Limited
- Shadow Study prepared by ACK Architects
- Planning Justification Report prepared by Jennifer Vida, MCIP, RPP

# Comments

*Agency/Staff*

*Public*

*Building Division:* A building permit will be required for the proposed apartment building in compliance with the Ontario Building Code.

*Canada Post Corporation:* Requests a condition of future development applications to include the requirement for a centralized mail facility in a common lobby or indoor sheltered space.

*Enbridge:* No objection.

*Town Public Works:* Concerns regarding grading, drainage due to limited building setbacks.

*Niagara Region:* No objections.



# Conclusion

No decisions or recommendations concerning these applications have been or will be made at this meeting.

Following review of comments received, a recommendation report will be prepared for Council's decision at a later date.

Please ensure you provide your contact information as soon as possible if you wish to receive future notices.

# Questions & Comments

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