

Proposed Zoning By-law Amendment 2008 Port Robinson Road City of Thorold

Date: 2023-08-01

Steven Rivers, MCIP, RPP
President / Principal Planner
South Coast Consulting
Land Use Planning & Development Project Management

NOTICE

Notice was mailed by the City to residents located within 120 m of the property and posted on the City's website

Signs were posted on the subject property on both road frontages



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RESPONSE TO NOTICE

Request for further information and to register to provide written and oral comments

– no written objections

2524964 Ontario Inc. (“Empire Communities”)

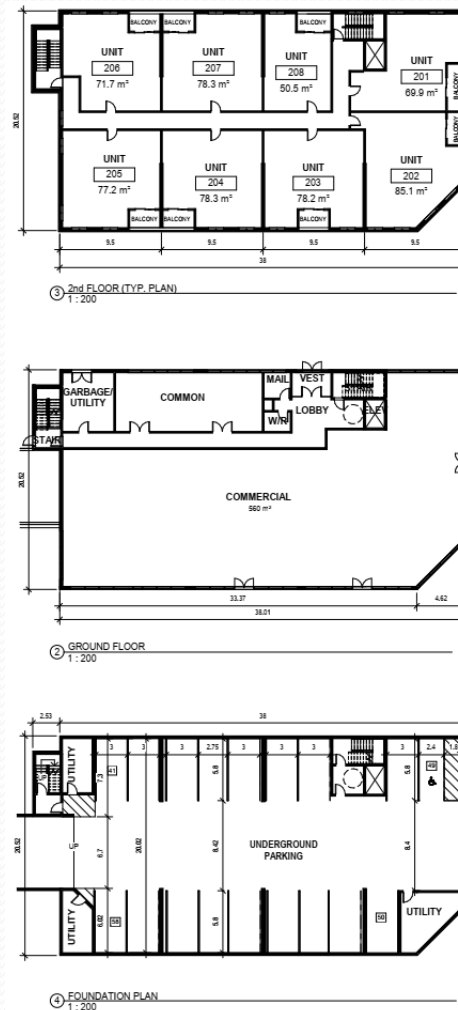
– no objections

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SUMMARY OF PROPOSAL

Rezone from **Future Development** (FC) to **Neighbourhood Commercial** (C4) to permit ground floor commercial and upper story residential uses

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SUBJECT PROPERTY

- The approximately 2,785 sqm subject property fronting onto both Port Robinson and Kottmeier Roads has an existing commercial building
- Designated **Port Robinson West Medium Density Residential** in the Official Plan providing for neighbourhood commercial uses

EXISTING DEVELOPMENT



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SURROUNDING USE

Figure 1
ADJACENT LAND USE SCHEMATIC

Use—Agriculture
OP—Residential Areas
Zone—Future Development

Use—Residential
OP—Residential Areas
Zone—Future Development

Use—Residential
OP—Residential Areas
Zone—Future Development

Use—Agriculture
OP—Residential Areas
Zone—Future Development

Subject Property
OP—Residential Areas
Zone—Future Development

Use—Residential
OP—Residential Areas
Zone—Future Development

Use—Residential
OP—Residential Areas
Zone—Single Detached

Use—Residential
OP—Residential Areas
Zone—Single Detached

Use—Residential
OP—Residential Areas
Zone—Environmental Protection 2



ARCHAEOLOGICAL ASSESSMENT

No archaeological resources were noted during the assessment

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ENVIRONMENTAL SITE ASSESSMENT

The Phase One Environmental Site Assessment historic and recent site use warrants further investigation into the condition of the soil and groundwater located at the study site. A Phase Two Environmental Site Assessment to determine the presence / absence of contaminants of concern potentially present in soil and / or groundwater on the subject property is recommended.

Provided with the Site Plan Control Approval application / submission

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SERVICING

The proposed sanitary, water and stormwater management servicing recommended are sufficient and in accordance with the City of Thorold current development engineering design guidelines

A proposed servicing plan illustrating pipe sizes, locations, percent grades, and materials are required

A functional servicing report, SWM report, site servicing and grading plan are required

A drainage plan illustrating existing and proposed elevations is required

Any existing hydrant must be illustrated

Detailed designed with Site Plan Control Approval application / submission

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PARKING

Satisfied

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PLANNING CONSIDERATIONS

South Coast and City Planning Staff considered Planning Policies in:

- *Planning Act*
- Provincial Policy Statement
- Growth Plan for the Greater Golden Horseshoe
- Niagara Region Official Plan
- City of Thorold Official Plan
- City of Thorold Zoning By-Law

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PROVINCIAL POLICY STATEMENT

- Redevelopment of a brownfield
- Compatible with the surrounding uses
- Neighbourhood commercial in an underserviced area

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GROWTH PLAN

- Mixed use in built-up area
- A range of housing types and affordability

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REGIONAL PLAN

- Compatible with surrounding uses
- Efficient use of land, resources, and infrastructure
- Intensification maximizing use of existing and planned infrastructure
- Growth in a compact and efficient manner
- No negative impact on the drainage patterns
- No negative environmental impact

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CITY PLAN

- Fronts on and directly accessed by a year-round maintained public road
- No traffic hazard
- In keeping with intent of provisions and performance standards of the zoning by-law
- Appropriate water supply and means of sewage disposal
- Intensified mixed use of an existing brownfield
- Provides housing type and choice alternatives
- Compact redevelopment efficiently using urban land, existing services, and municipal infrastructure

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CITY PLAN

- High quality, compact, orderly, built form that will help the City meet intensification target
- Places windows overlooking pedestrian routes providing for “eyes on the street”
- Strong relationship to both Port Robinson and Kottmeier Roads
- Building entrances clearly address the streets
- Roads capable of handling greater volumes of traffic

CITY PLAN

- No evidence of depreciating or deteriorating effect upon adjoining property
- Through the addition of apartment dwelling units in this location
 - housing variety is achieved
 - a range of housing types is provided promoting variety and diversity
 - residential density is increased promoting municipal sustainability
- No negative affect the financial position of the City
- Counts towards the City intensification target
- No land use conflicts

ZONING RELIEF

- Reduce the front yard from 7.5 to 0 metres to enable efficient use of land
 - **no negative impact**
- Reduce the exterior side yard from 6 to 2.5 metres to enable efficient use
 - **no negative impact**
- Reduce the landscaping from 20 to 12.5 percent to enable efficient use
 - **no negative impact**
- Increase density for 75 to 86 uph to enable efficient use
 - **no negative impact**
- Increase GFA from 750 to 820 uph to enable commercial uses in underserved neighbourhood
 - **no negative impact**

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| Zone Provision | C4 – Neighbourhood Commercial Zone Requirements | Provided or proposed | Comment |
|-----------------------|---|--------------------------|---|
| Residential | | | |
| Lot Area | 750 square metres | 2784 square metres | ZB satisfied |
| Lot Frontage | 20 metres | 45.7 metres | ZB satisfied |
| Front Yard | 7.5 metres | 0 metres | ZBA required. Enables efficient land use. No negative impact due to location adjacent to roundabout |
| Rear Yard | 7.5 metres | 20.3 metres | ZB satisfied |
| Interior Side Yard | 7.5 metres | 22.7 metres | ZB satisfied |
| Exterior Side Yard | 6.0 metres | 2.5 metres | ZBA required. Enables efficient land use. No negative impact due to location adjacent to roundabout |
| Coverage | 40 % | 28 % | ZB satisfied |
| Landscaping | 20 % | 12.7 % | ZBA required. Enables efficient land use. No negative impact due to location adjacent to roundabout |
| Height | 5 storeys / 17 metres, whichever is less | 4-storeys | ZB satisfied |
| Landscape Buffer | 1.5 metres | 2.4 metres | ZB satisfied |
| Density | 35-75 units per net hectare | 86 units per net hectare | ZBA required. Enables efficient land use. No negative impact due to location adjacent to roundabout |
| Commercial Use | | | |
| Number | 3 | 3 | ZB can be satisfied |
| GFA | 750 square metres | 820 square metres | ZBA required. Enables commercial uses in underserved neighbourhood. No negative impacts |
| Parking | | | |
| Commercial | 560 metres @ 1/20 metres | 28 | ZB satisfied |
| Residential | 1.25/unit | 30 | ZB satisfied |
| Barrier Free | 4% of total of parking spaces | 3 | ZB satisfied |
| TOTAL | 58 | 58 | ZB satisfied |

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OPINION

- Conforms with the provisions of the *Planning Act*, PPS; Growth Plan; ROP; and TOP
- Permits the proposed mixed use provided for and encouraged
- Is good planning.
- Council can be confident that the proposed Zoning By-law Amendment is consistent with the City's Official Plan and Provincial and Regional policies.

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QUESTIONS?

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THANK YOU

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