

City of Port Colborne

Public Meeting Addendum

Date: Tuesday, September 20, 2022
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
 66 Charlotte Street, Port Colborne

Pages

4. Statutory Public Meetings

4.1. Public Meeting Report for Proposed Draft Plan of Condominium and Zoning By-law Amendment at 690-700 Elm Street, File No. D07-01-22 & D14-13-21, 2022-213

- *b. In person delegation from Curtis Thompson, Planner, Better Neighbourhoods Development Consultants Inc., applicant 1
- *c. In person delegation from Brian Canter, resident 17
- *d. Virtual delegation from Mike Horsley, resident 18

4.2. Public Meeting Report for Proposed Draft Plan of Subdivision and Zoning By-law Amendment for Northland Estates, File No. D12-01-22 & D14-06-22, 2022-215

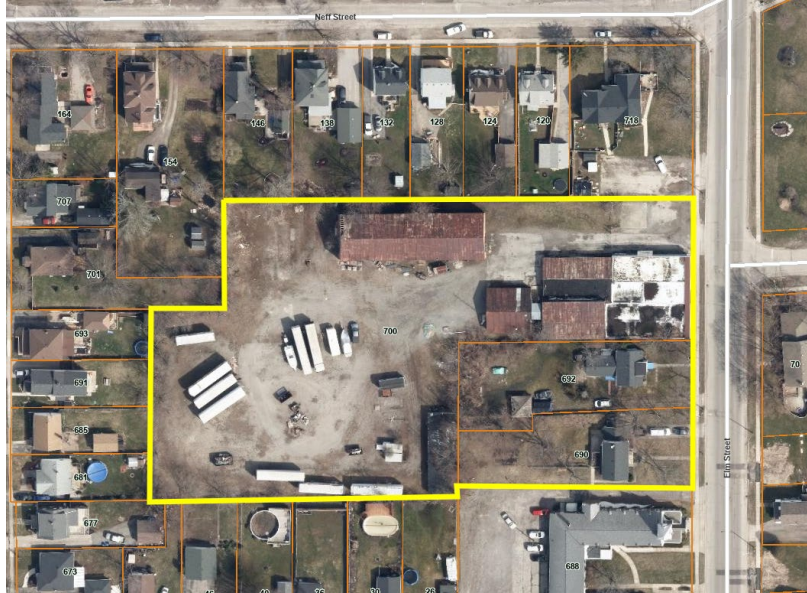
- *a. In person delegation from Hammie Schilstra, resident
- *b. In person delegation from Ron Rienas, resident 19
- *c. In person delegation from Matthew Whynot, resident 20
- *d. In person delegation from Kasey Townes, resident 21
- *e. In person delegation from Daryl Bisnett, resident
- *f. Virtual delegation from Randy Hall, resident

690 – 700 Elm Street, Port Colborne

Zoning By-law Amendment & Draft Plan of (Vacant Land) Condominium



Site Context



- North → Multi-unit & detached residential
- East → Public Parkland, multi-unit & detached residential
- South → Institutional (Church) & residential
- West → Residential

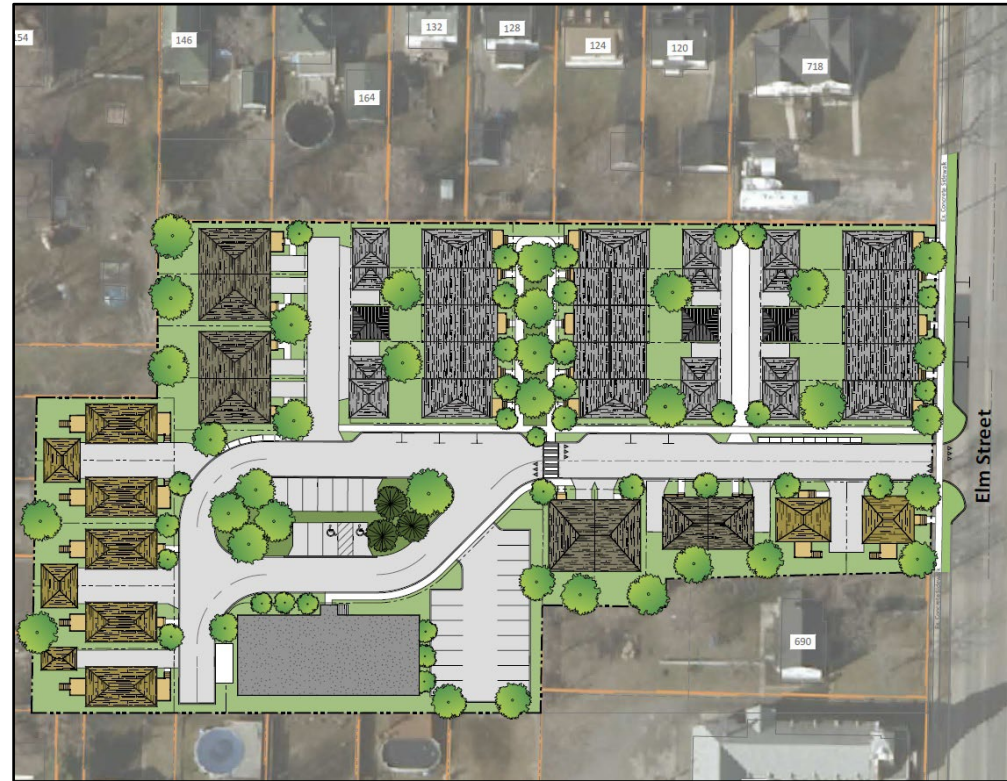


Proposed Development



- 71 dwelling units, 130 total parking stalls
- Demolish existing dwelling at 690 Elm St.
- Rezone to lift 'Holding' symbol (environmental remediation) & site-specific provisions for new residential uses.
- *Draft Plan of (vacant land) Condominium approval* to establish ownership tenure for lots & shared common elements (private street / lanes / sidewalks etc.).

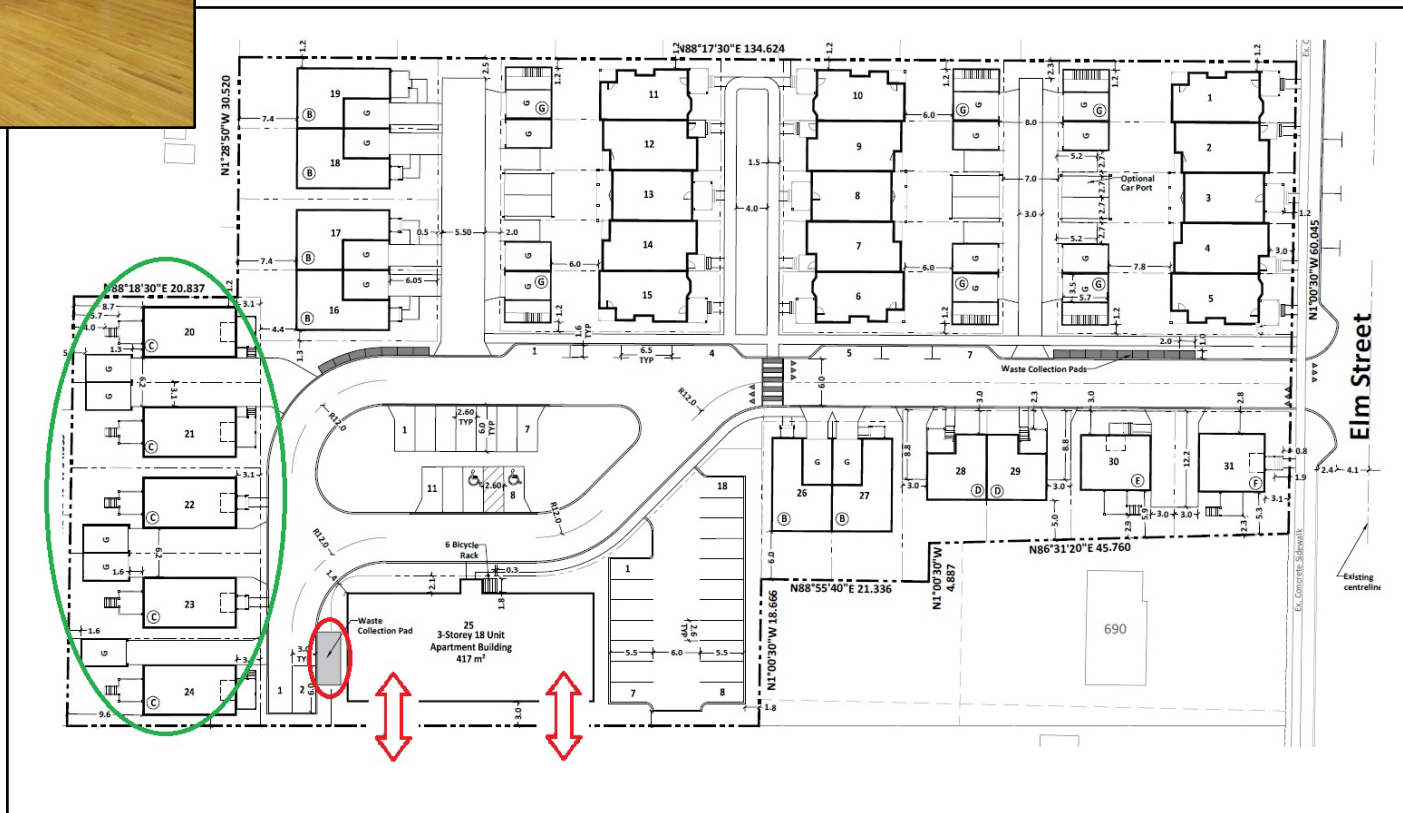
Preliminary Open House (Sep 15th 2021)



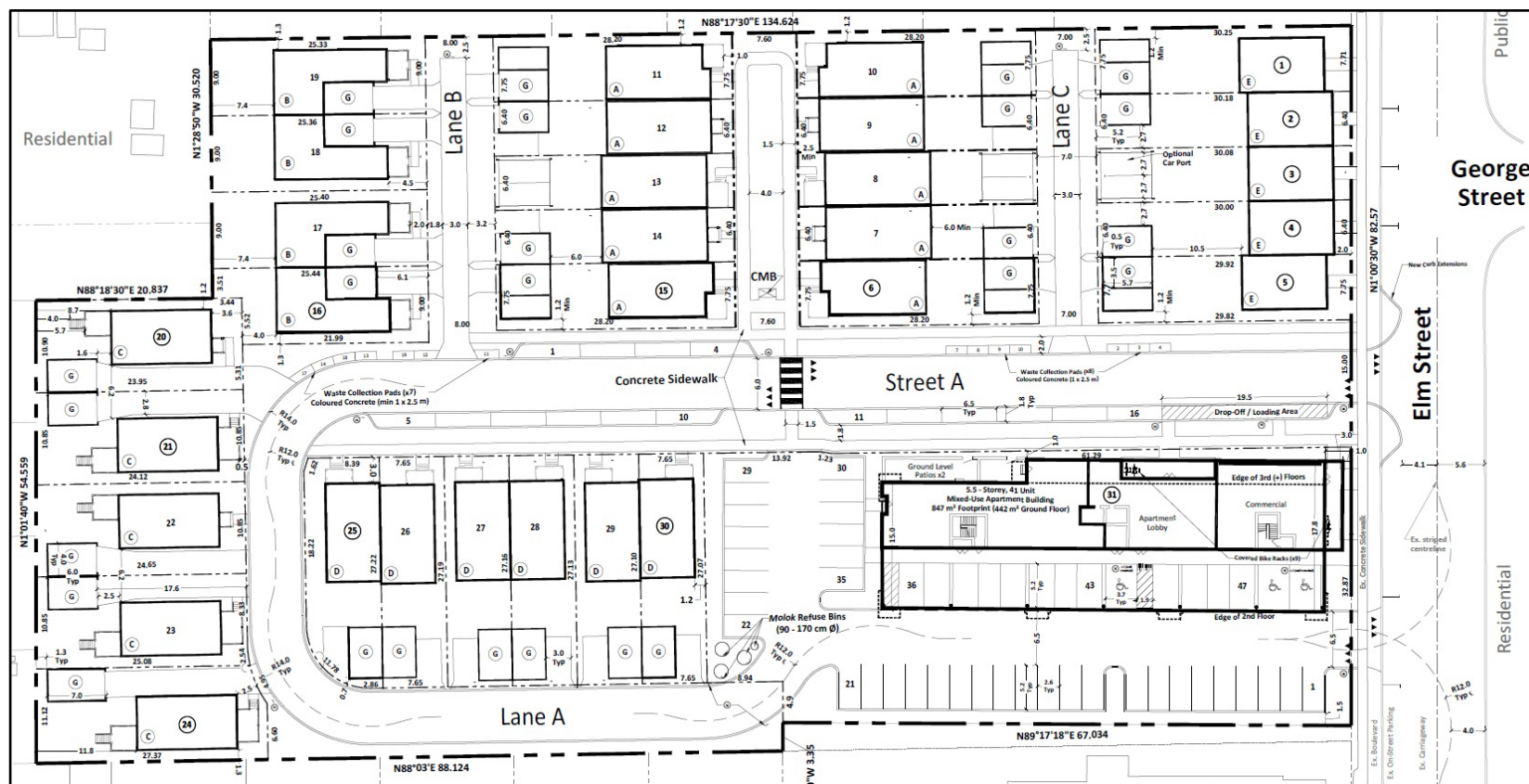
Preliminary Open House - Feedback



- Dislike location of apartment building, too close to existing houses.
- Broad concerns re: drainage, privacy, rodents, noise, traffic, parking, headlight glare & snow removal.
- Recommend public storage type uses instead of residential.
- Support location of proposed single detached.



New Proposed Site Plan



- Integrated # 690 Elm Street into development plan.
- Relocated apartment building eastward to front Elm Street which,
 - Increased setbacks to existing houses, improves walkability & streetscape; and
 - Increased housing units / scale of apartment building via increased land size.
- New rear laneway flanking southern lot line which,
 - Provides larger buffer to existing houses, improves privacy, urban design & streetscape.

Port Colborne Official Plan (2017 consolidation)



“Create a range of housing opportunities & choices; walkable neighbourhoods, attractive communities with a strong sense-of-place, and directing development towards existing communities.” (Policy 1.2)

*“Port Colborne shall **support compact & transit supportive development** within the built-boundary.”*

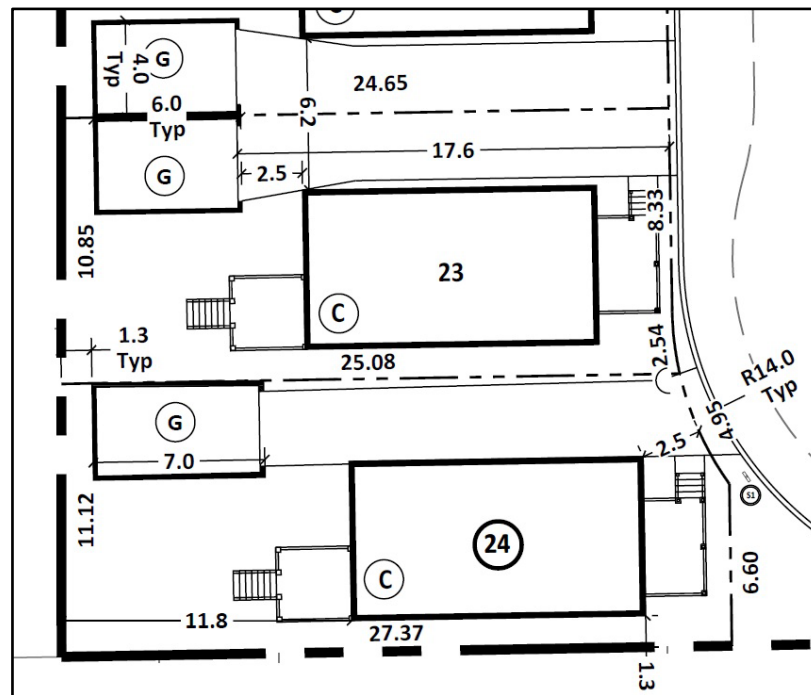
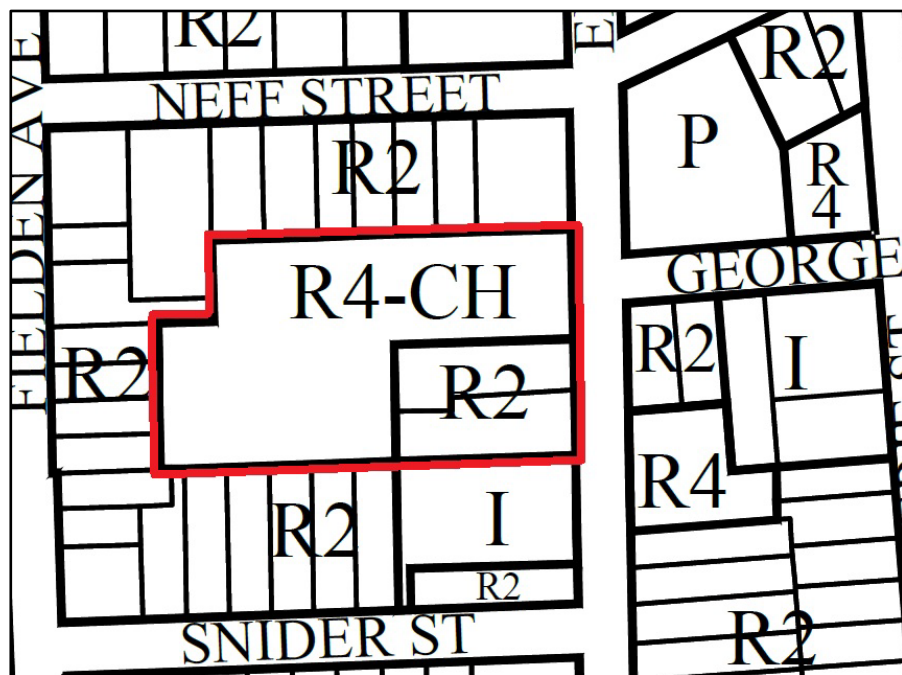
(Policy 2.2)

*“Port Colborne will support energy efficiency and improved air quality by **endorsing the development of compact, mixed-use neighbourhoods**, among other things.” (Policy 2.4.9)*



Port Colborne Zoning By-law (2019)

- Rezone from 'R4-CH' & 'R2' to site-specific 'R4' Zone.
 - Lift 'Holding' (H) symbol on 700 Elm Street because *RSC (Record of Site Condition)* now filed with Ministry of Environment.
 - Rephrase some zoning definitions to clarify application of performance standards on private block developments.
 - Site-specific revisions to certain default zoning regulations to accommodate proposed *Site Plan*. (I.e., Minimum / maximum setbacks, lot geometry specifications, driveways, encroachments & general provisions etc.).



Proposed Building Types



- **Single Detached (x 5)**
- **Semi-Detached (x 10)**
- **Townhouses (x 15)**
- **Mixed-use Apartment Building (x 41 units)**

** All preliminary building plans are conceptual only*

Mixed-Use Apartment Building



*** Conceptual**

- 5 ½ - storeys, 41 units.
- Ground floor commercial space ($\pm 1,000$ ft²)
- Permitted use, complies with height & parking requirements.

Townhouses (fronting Elm Street)



* Conceptual



- Flexible ground floor → Optional accessory dwelling unit (ADU) or home-based business.
- Rear laneway eliminates front yard parking, improves streetscape, urban design & walkability.

Townhouses (fronting internal parkette)

* Conceptual



- Large functional, covered porches & balconies improve amenity areas.
- Rear laneway eliminates front yard parking, improves streetscape, urban design & walkability.

Semi-Detached

* Conceptual



Rear-loaded parking



Front-loaded parking

- Unique dwelling unit character & individuality.
- Rear laneway eliminates front yard parking, improves streetscape, urban design & walkability.

Single Detached

* Conceptual



- Shared driveway reduces front yard pavement, improves streetscape & hides garages / cars.
- Prominent front entries & covered porches.
- Detached garages, with parking up to 4 cars.

Neighbourhood Design Code (for Site Plan Agreement)

Goals:

- Add public value through high quality urban design & built for a human-scale.
- Insurance for City to ensure appropriate exterior building design features are adhered to post-*Site Plan Approval*.
- Afford long-term design flexibility should plans / ownership change.
- Help avoid potential unnecessary added cost & delays associated with typical *Site Plan Amendment* processes which can get triggered by revising building *Plans* originally registered on title through *Site Plan Agreement*.

Accessories

- Source-based trim mouldings are prohibited on windows/floors.
- Shutters shall be accurately proportioned to the window it borders.
- Fake dormers are discouraged.
- Hydro & gas meters shall be located on the interior side or rear walls of buildings unless thoroughly screened from public view.

Figure 4: Example of congruent & symmetrically balanced cladding

Figure 5: Diverse series and restrained arrangement of cladding material

2.3. Openings (Windows & Doors)

- Windows should be proportioned to the building's mass and operable.
- Windows and doors shall be aligned:
 - o Vertically (i.e., sharing structural point-load), and
 - o Horizontally (i.e., window tops aligned with door tops).
- Nonreturning windows associated with rainings, some inherent flexibility is anticipated given floor patterns and internal design constraints.
- Street, lane & sidewalk flanking windows should be vertically dominant in shape.
- A minimum of 15% of each facade flanking a street or sidewalk shall be devoted to windows and doors.
- Mirrored reflector and opaque windows are prohibited on street, lane & sidewalk frontages.
- Where horizontal windows make series, mullions, muntins, or smaller windows to divide panes should be used to appear vertical / proportioned.

2.0 Building Design

2.1 Principles

Architectural design will prioritize the human-scale, respect the existing built environment of Port Colborne, support timeless & culturally established architectural design principles, that contribute positively towards its own unique sense-of-place. Neighbourhood character will be defined through incorporation of distinct housing unit design traits with provisions for:

- A range of colours, cladding materials, rhythm, and coherent variations between dwellings.
- Stimulating private-public interface along all streetscapes via:
 - o Symmetrically aligned and proportionate fenestration patterns.
 - o Vertically dominant fenestration patterns.
 - o Congruent use of exterior cladding products.
 - o Fine-grained articulation between attached housing forms with variation between individual units.
 - o Missing needs, logical protrusions and / facade plane, and
 - o Functionally / structurally authentic context.

Figure 2: Port Langley, BC

2.2. Exterior Cladding & Accessories

- A maximum of three (3) cladding materials may be dwelling unit, accessory building, or apartment building & dormers, but exclude of roofing, trim, glazing & accessories.
- All building walls shall receive symmetrically relevant cladding.
- For attached housing, all individual dwelling unit walls shall receive relevant cladding.
- Exposed foundation walls that exceed 0.9 m (3') in height shall be finished.
- Lintels, sills, brick & stone veneer should appear as one.
- Natural brick colours are encouraged over pigments.

1.0 Introduction

1.1 Purpose of the Neighbourhood Design Code

- Promote high-quality urban and architectural design within the private realm that enhances the public realm;
- Encourage a cohesive and attractive built environment that maintains land use compatibility;
- Prevent the development of automobile-oriented streetscapes and garage-controlled architecture; and
- Ensure that the built environment relates to the human scale over the long-term.

The Neighbourhood Design Code (NDC) is focused on private built-form and is intended to successfully execute the development's vision as a high-quality, human-scaled, walkable neighbourhood based on Traditional neighbourhood development principles sometimes referred to as New Urbanism.

Buildings are required to comply with the design standards to the maximum extent feasible and are strongly encouraged to align with applicable guidelines. Graphics are provided largely for reference and inspiration purposes.

1.2. Use of Neighbourhood Design Code

Standard
A defined criteria to which development projects are required to satisfy. Also indicated by using the modal verb "shall".

Guideline
A defined criteria based on the outlined vision and recommendations for which development projects are encouraged to incorporate to the extent possible. Also indicated by using the modal verb "should".

- Exceptions, exemptions, or variations to the standards may be granted on the basis of design merit or hardship, at the discretion of the Neighbourhood Designer.
- The NDC is not intended to be static and may be reviewed and updated periodically to clarify intent and incorporate the latest best practices for urban design, building materials and construction techniques.

What is New Urbanism?
New Urbanism is about creating more sustainable, walkable, human-scaled places where people can live healthier and happier lives.

Figure 1: Washington DC

Questions



From: [Brian C](#)
To: [Deputy Clerk](#)
Subject: Public Meeting for 690-700 Elm St. Port Colborne
Date: September 19, 2022 3:23:45 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello , my name is Brian Canter and I live at 30 Snider St. in Port Colborne. I wish to orally participate at the public meeting on September 20th 2022 for the 690 - 700 Elm St. Files D07-01-22 & D14-13-21

Thank You,
Brian Canter

From: [mc horsley](#)
To: [Saima Tufail](#)
Subject: Re: Public Meeting
Date: September 20, 2022 9:29:28 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
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[youtube_c96bc151-7cd5-41cb-9264-033a34192aa4.png](#)
[linkedin_44d141ad-f5f8-454c-969a-0fe0c2e19cfb.png](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Saima,

Please accept this email as a request to speak to tonight's public meeting regarding 690-700 Elm Street. I will be representing Sylvie Canter who resides at 30 Snider Street in Port Colborne.

My address is 118 Waterville Road, Waterville-Sunbury, New Brunswick E2V3S1.

If you could provide the necessary information along with the link and instructions to join the zoom meeting would be much appreciated.

Sincerely,

Mike Horsley

On Tue., Sep. 20, 2022, 10:20 a.m. Saima Tufail, <Saima.Tufail@portcolborne.ca> wrote:

Good Morning Mike,

As per our conversation, please provide your full name, address and the agenda item you wish to speak to and I will register you as a delegate.

Thank you,

From: [Ron Rienas](#)
To: [Deputy Clerk](#)
Subject: Public Meeting delegation
Date: September 20, 2022 9:38:33 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

I would like to register to appear as an in-person delegation for the public meeting tonight regarding the following item:

[Public Meeting Report for Proposed Draft Plan of Subdivision and Zoning By-law Amendment for Northland Estates, File No. D12-01-22 & D14-06-22, 2022-215](#)

[Thank you](#)

[Ron Rienas](#)
[29 Bartok Crescent](#)

From: [Matthew Whynot](#)
To: [Deputy Clerk](#)
Subject: Public meeting participation
Date: September 19, 2022 12:51:42 PM
Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon.

This is notification that I would like too orally participate in the public meeting on Tuesday Sept. 20th/2022 6:30pm.

***Matthew Whynot
81 Coronation Drive
Port Colborne***

From: [Kasey Townes](#)
To: [Deputy Clerk](#)
Subject: D12-01-22 D14-06-22
Date: September 19, 2022 8:26:10 PM

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To whom it may concern

I Kasey Townes residing at 71 Coronation Dr, Port Colborne, ON L3K 3Z5.

Would like to have the option to speak if I feel I need to. Your letter makes it seem as though I need to register in order to speak.

If I am mistaken and do not need to register then please disregard this email.

As we have not had an opportunity to openly discuss this subdivision I cannot really state my issues at this time. The zoom meeting we have had regarding the drainage ditch was really a waste of time as the engineer didn't have answers to our questions. Due to the fact that he had yet to visit the area in question.

However since I do not want to lose my voice in this matter here are some of my issues.

My husband and I were told at the time purchase of our home in 2014 that there would never be anything built behind us. The area directly behind was green space and protected.

Clearly we were told the wrong information.

We purchased this home as we are nature lovers. We have deer, foxes, coyotes, rabbits, owls and many others visit our yard daily. We do not have standing water issues in our yard and would not be interested in a drainage ditch. No one seemed to care about the water issues until the subdivision was going in. The engineer has told us that we will lose our tree line for said ditch. So again no thank you. I would much rather enjoy the nature I look at daily. Find another way. Leave the trees where they are only remove where you are building save something for all eco system that thrives here.

Hopefully this meeting will clear some things up for myself and my neighbours.

Regards,
Kasey Townes

