

**City of Port Colborne  
Public Meeting Addendum**

**Date:** Tuesday, September 5, 2023  
**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 Zoning By-law Amendment at 395 Elm Street – File No. D14-05-23, 2023-172**

- \*a. Delegation from Candice Micucci, Antech Design and Engineering Group, Applicant
- \*b. Virtual Delegation from Azim Kassam, Property Owner

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# 395 Elm Street

Zoning By-law Amendment

Antech Design & Engineering Group has been retained by 13489116 Canada Inc. to make this presentation at the Port Colborne Town Hall meeting.

This proposal contemplates amending the existing Zoning from:

Second Density Residential (R2-CH and R2)

To:

Downtown Commercial Special (DC)

# Introduction

# The Purpose

The purpose of this presentation is to give a general overview of the proposed development and to have the opportunity to hear questions from the Municipality of Port Colborne, the neighbourhood, and the community as a whole.

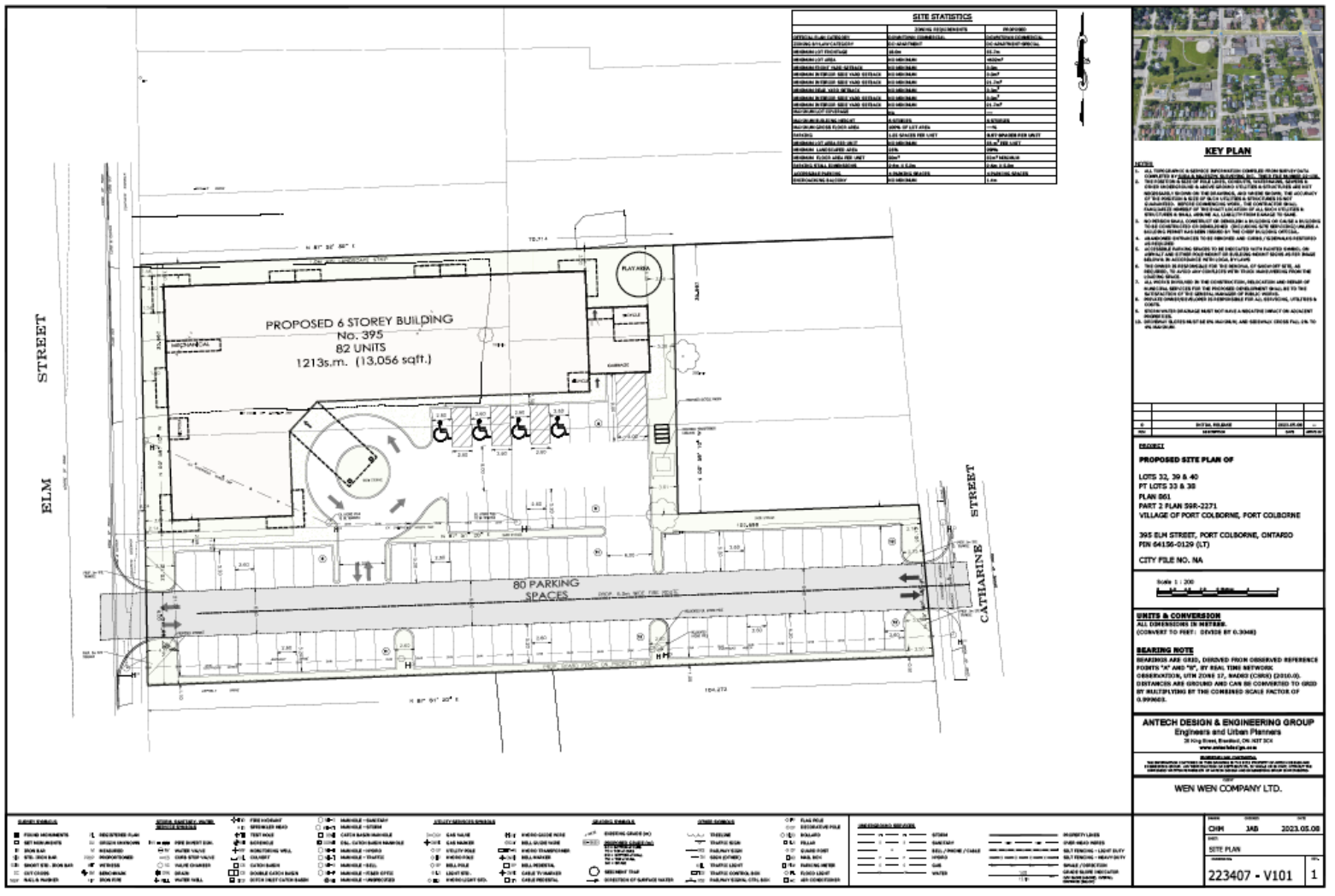
# The Proposal

The proposal is for a new multi-unit apartment development with residential units on all floors.

The apartment is to be designed to:

- ▶ Contain 82 units
- ▶ Have 6 stories
- ▶ Contain accessible units
- ▶ Have an on-site play area
- ▶ Provide easy access to local transit (NRT) and Municipal Infrastructure

# PRELIMINARY SITE PLAN



Zoning By-law  
Amendment

Site Plan  
Design



# Official Plan & Zoning By-law

## Regional Official Plan

- ▶ Designated as Built-up Area and identified as an Urban Area:
  - Supports Growth
  - Intensification
  - Housing

## Municipal Official Plan

- Designated as Downtown Commercial within the Municipal Boundary

## Zoning By-law - Amendment

- ▶ Currently designated Second Density Residential (R2-CH and R2)
- ▶ Proposed Zoning - Downtown Commercial Special
  - Section 3.1 of the Zoning By-Law - amend the parking from the required 1.25 spaces per unit to the proposed 0.95 spaces per unit.
  - Section 3.7 of the Zoning By-law - amend the required ingress / egress from the required 7.5 meter to the proposed 6.0 meter.
  - Section 3.11.1 of the Zoning By-Law - reduce the required 3.0 meter landscape buffer to a minimum of 1.0 meter.
  - Reduce the required Landscape space from 25% of the lot area to the proposed 20%.





## City of Port Colborne Zoning By-law Schedule A7

Permitted Uses	Proposed DC	Existing R2
Dwelling, Detached		X
Dwelling, Duplex		X
Dwelling, Semi-Detached		X
Uses, structures and buildings accessory thereto		X
Animal Care establishment	X	
Apartment Building	X	
Apartment Building Public	X	
Brew Pub	X	
Day Care	X	
Drive Thru Facility	X	
Dwelling, Accessory	X	
Existing Motor Vehicle Gas Station	X	
Existing Motor Vehicle Repair Garage	X	
Food Vehicle	X	
Hotel	X	
Medical Clinic	X	
Office	X	
Personal Service Business	X	
Place of Assembly / Banquet Hall	X	
Place of Worship	X	
Private Club	X	
Public Use	X	
Recreation Facility	X	
Restaurant, Fast Food	X	
Restaurant, Full Service	X	
Restaurant, Take-Out	X	
Retail Store	X	
Service Commercial	X	
Social Service Facility	X	
Studio	X	
Veterinary Clinic	X	
Uses, Structures and Buildings Accessory Thereto	X	

## EXISTING & PROPOSED PERMITTED USES

	Proposed DC- Special	DC Apartment	Residential 2 Density - Detached Dwelling
Minimum Lot Frontage	No Minimum	No Minimum	12.0 m
Minimum Lot Frontage Corner Lot	Not Applicable		15.0m
Minimum Lot Frontage where used for Residential Purposes	18.0 meters min.	18.0 meters	
Minimum Lot Area	No Minimum	No Minimum	0.04 hectares
Minimum Front Yard Setback	No Min. 3.0m	No Minimum	6.5m
Minimum Interior Side Yard	No Min. 3.0m	No Minimum	1.0m
Minimum Side Yard Abutting a Residential Zone	No Min. 21.7m	No Minimum	
Minimum Corner Side Yard	No Minimum	No Minimum	3.5m
Minimum Rear Yard	No Min. 3.3m	No Minimum	6.0m
Maximum Lot Coverage			50%
Maximum Building Height	6 storeys Less than 26.0 m	26.0 meters	11.0 meters
Maximum Gross Floor Area	100% of lot area	100% of lot area	
23.4 b Buildings containing residential dwelling units will be subject to the residential parking provisions of Section 3 of the By-law	0.95 spaces	1.25 spaces	1.25 spaces
Minimum Lot Area per Unit	No Minimum	No Minimum	
Minimum Landscaped Area	20%	25%	25%
Minimum Floor Area for a Unit	50 square meters	50 square meters	
Parking Stall dimensions	2.6m X 5.2m	2.6m X 5.2m	2.6m X 5.2m
Parking Stall obstructed on Two Sides	3.5m X 5.2m	3.5m X 5.2m	3.5m X 5.2m
Parking Stall obstructed on One Side	3.0m X 5.2m	3.0m X 5.2m	3.0m X 5.2m
Accessible Parking Space	3.7m X 5.2m	3.7m X 5.2m	3.7m X 5.2m
Two accessible parking spaces side by side	2.6m common space between accessible spaces	2.6m common space between accessible spaces	2.6m common space between accessible spaces
No. of Accessible Parking Spaces	4 spaces	4 spaces	

# ZONING REQUIREMENTS

# Neighbourhood

- ▶ Proximity to existing single-family dwellings:
  - ▶ Building is situated away from existing houses
  - ▶ Interior garbage
- ▶ Privacy
  - ▶ Fence to be constructed
  - ▶ Proposed building situated away from residential dwellings
  - ▶ Landscaping Plan to be completed to ensure further privacy
- ▶ Parking
  - ▶ Access to public transportation - Niagara Region Transit "NRT"
  - ▶ Internal and external secured bicycle parking is provided
  - ▶ Parking spaces will be assigned
  - ▶ 3% of the units (2 units) will not have on-site parking spaces
- ▶ Traffic
  - ▶ Entrances on Elm Street and Catherine Street
- ▶ Landscaping / Lighting
  - ▶ Photometric Plan to be completed to ensure lighting does not impact existing developments
  - ▶ A board-on-board fence is proposed





Thank you.

We appreciate this opportunity to speak with the community, council & staff and look forward to hearing the comments.