

# LANNING JUSTIFICATION REPORT

## ZONING BY-LAW AMENDMENT PROPOSED RESIDENTIAL DEVELOPMENT

7715 Beaverdams Road  
Niagara Falls, Ontario

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As Revised

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# 1.0 INTRODUCTION

I have been retained by J.K. Singh on behalf of Pranajan Group Ltd (herein the "Applicant") to provide a land use Planning Justification Report (PJR) in support of a proposed development located at 7715 Beaverdams Road (herein the "Site") in the City of Niagara Falls, Regional of Niagara, Province of Ontario.

The Site currently has a one (1) storey brick building which is being used for a 26 bed retirement home.

It is proposed to convert the existing building to permit a boarding house.

A total of 17 residential dwelling units will be provided for a total of 26 people.

The proposed redevelopment is a feasible form of adaptive reuse of an existing building, site and infrastructure in order to provide more housing and a new affordable housing choice.

The Site has access from Beaverdams Road to an existing parking area with 15 parking spaces.

The Site has access to full municipal services.

An application for a Zoning By-law Amendment (ZBA) is required to permit the proposed use.

Pre-consultation was completed by the Applicant on June 15, 2023.

The purpose of this report is to review the relevant land use documents, including the Provincial Policy Statement 2020 (PPS), the City of Niagara Falls Official Plan (OP), The Region of Niagara Official Plan (ROP) and the City of Niagara Falls Zoning By-law (ZBL).

This PJR will show that the proposed development is suitable, is consistent with the PPS, Growth Plan, conforms to the intent and purpose of the OP and ROP, complies with the intent of the ZBL and represents good planning.

## 2.0 SITE AND SURROUNDING LAND USES

### 2.1 Description of Site and Ownership

The Site has been owned by Pranajan Group Ltd. since January 2014 and is made up of one (1) irregularly shaped parcel of land located on the east side of Beaverdams Road north of Lundy's Lane and south of Wayne Street (see the area in yellow on Figure 1a – Site Location).

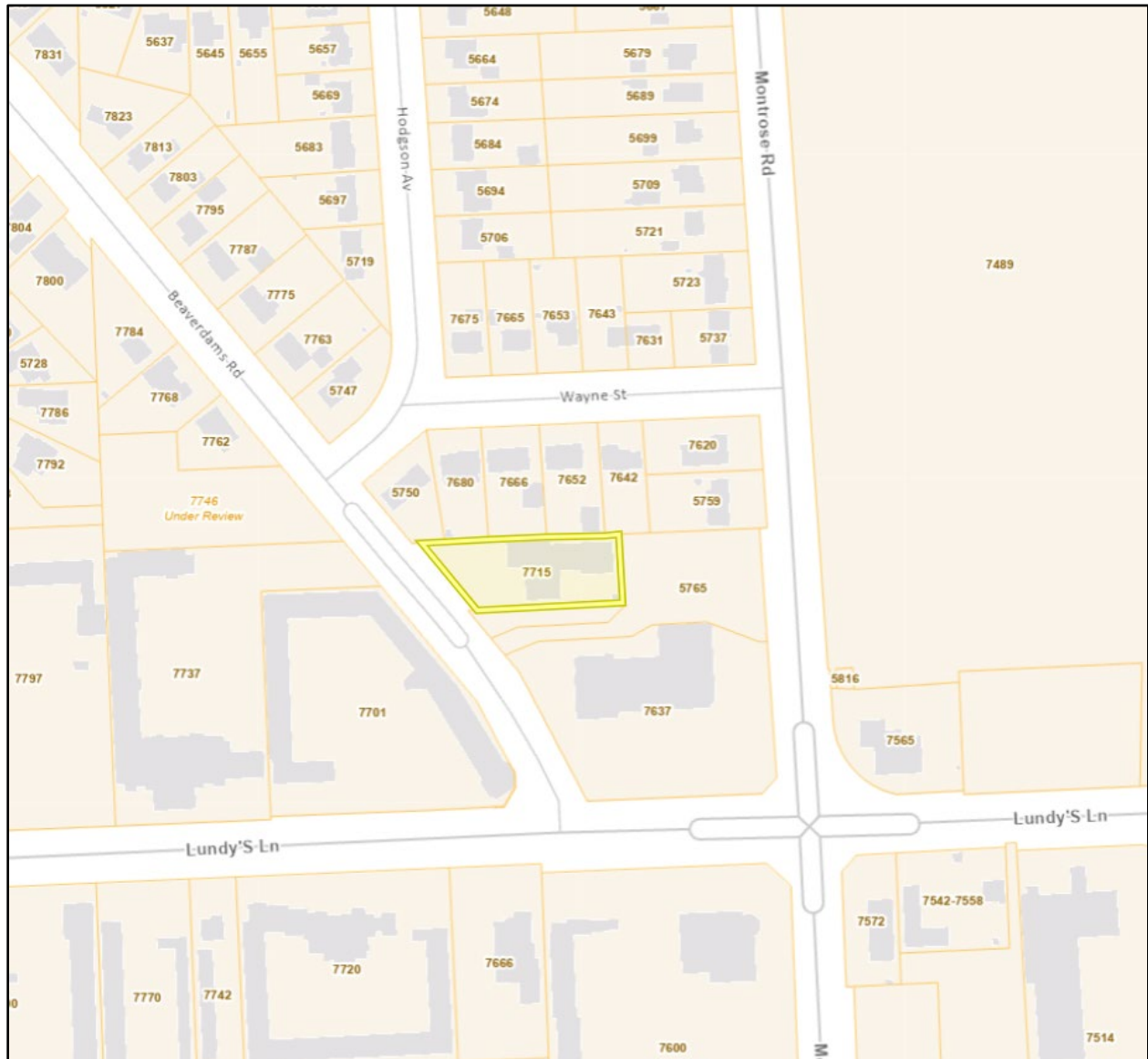


Figure 1a – Site Location (Source: City of Niagara Falls GIS)

The Site is locally known as 7715 Beaverdams Road and is legally described as Pt. Twp. LT 133, Stamford, Pt. 95R2613, Niagara.

## 2.2 Physical Features of the Site

### 2.2.1 Size and Site Dimension

The Site, subject to the proposed development, consists of a total area of approximately 1,800 m<sup>2</sup> (0.1799 ha), with a lot frontage of approximately 34 m along Beaverdams Road and an irregular lot depth.

### 2.2.2 Existing Structures and Previous Use

The Site currently has a one (1) storey brick building which is being used for a retirement home (see Figure 1b – Site Street View).

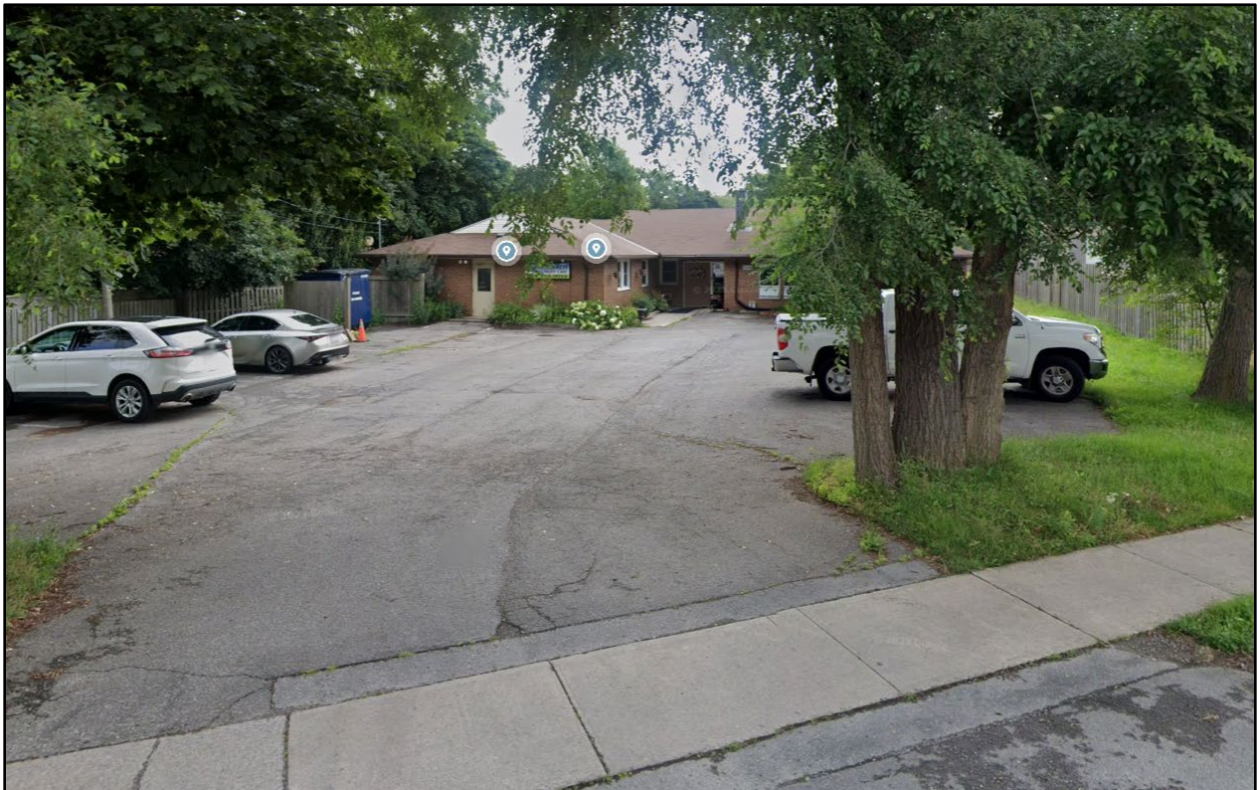


Figure 1b – Site Street View (Source: Google Maps)

There is a small aluminum shed located at the rear of the Site.

### **2.2.3 Vegetation**

The Site has some open grassed areas with some mature trees located.

### **2.2.4 Topography and Drainage**

The Site is relatively flat.

The Site is outside of the Niagara Peninsula Conservation Authority (NPCA) regulated area.

### **2.2.5 Other Physical Features**

There is an existing driveway, parking area and fencing along a portion of the Site.

### **2.2.6 Municipal Services**

The property has access to municipal water, storm and sanitary services.

Beaverdams Road is a two-way north / south collector roadway with no on-street parking. Currently, Beaverdams Road is 23.16 m wide, with a 3.05 m road widening previously dedicated.

Streetlights and sidewalks are located on the east side of Beaverdams Road. There is a raised centre median down the centre of the roadway with trees.

The closest fire hydrant is located southwest of the Site on the east side of Beaverdams Road.

The Site has access to transit with the closest bus stop located approximately 250 m from the Site at the corner of Lundy's Lane & Beaverdams Rd, Stop IDs: #8296 and #8334 (Bus Red).

The Site is in close proximity to major transportation corridors, including Montrose Road and the Queen Elizabeth II Provincial Highway (QEW).

Niagara Region provides curbside waste and recycling collection.

### **2.2.7 Nearby Amenities**

There are several schools nearby, including Westlane Secondary School, St. John Henry Newman Catholic School and Greendale Public School.

There are many parks and recreation opportunities in close proximity to the Site, including Larry Delazzer Nature Park and Robert F. Keighan Neighbourhood Park.

The nearest library is the Community Centre Library on Montrose Road.

There is nearby shopping in the form of plazas and malls, as well as employment, places of worship and local amenities.

## 2.3 Surrounding Land Uses

Overall, the Site is located in an existing built up area. The following is a summary of the abutting land uses.

Direction	Land Use	Access
North	Residential	Wayne Street
South	Commercial (Plaza)	Beaverdams Road, Lundy's Lane and Montrose Road
East	Commercial (Plaza)	Montrose Road
West	Commercial (Motel)	Beaverdams Road and Lundy's Lane



# 3.0 PROPOSAL AND CONSULTATION

## 3.1 Development Proposal

The Site currently has a one (1) storey standalone brick building which was being used for a retirement home (Monarch Memory Care).

The retirement home had 26 beds and 15 parking spaces.

A previous decision of the Committee of Adjustment was approved (A-2017-015) to allow an addition to the existing retirement home to provide 6 rooms with relief from zoning provisions. Construction did not proceed.

It is proposed to convert the existing building to permit a boarding house.

The project is a form of adaptive reuse in order to provide more housing.

A Concept Plan has been prepared by Chintan Varini Architect Inc., dated June 2015 (see Figure 2a – Concept Plan).

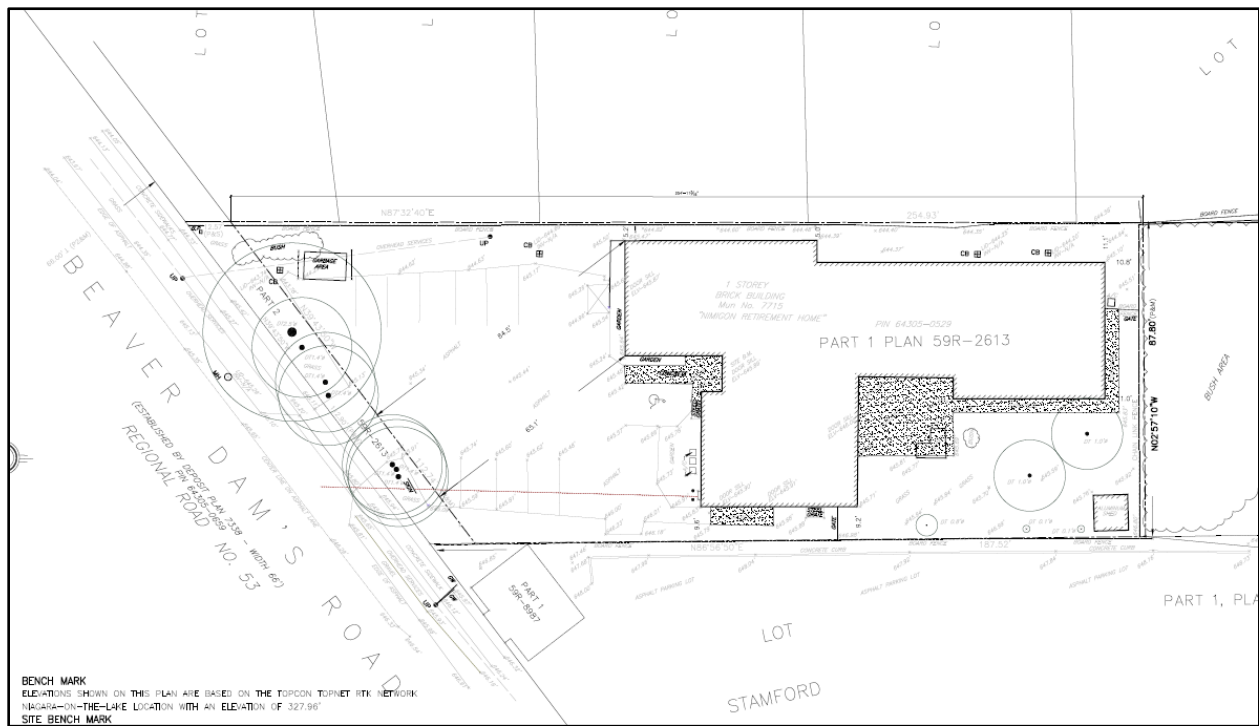


Figure 2a – Concept Plan

The concept plan illustrates the location of the existing building, site and parking area.

The total building area is 585 m<sup>2</sup>, and the height is 4.5 m.

A total of 17 residential dwelling units are proposed in the form of a boarding house. The unit tenure is proposed to be rental.

Only minor interior renovations are proposed. However, there are no increases in the number of total fixtures.

The interior will have both single and double room occupancy for a total of 26 people, with a shared kitchen, living area and bathroom facilities.

Storage, reception area, staff area and office space will also be provided in the interior.

A Floor Plan has been prepared by Chintan Varini Architect Inc., dated June 2015 (see Figure 2b – Floor Plan).

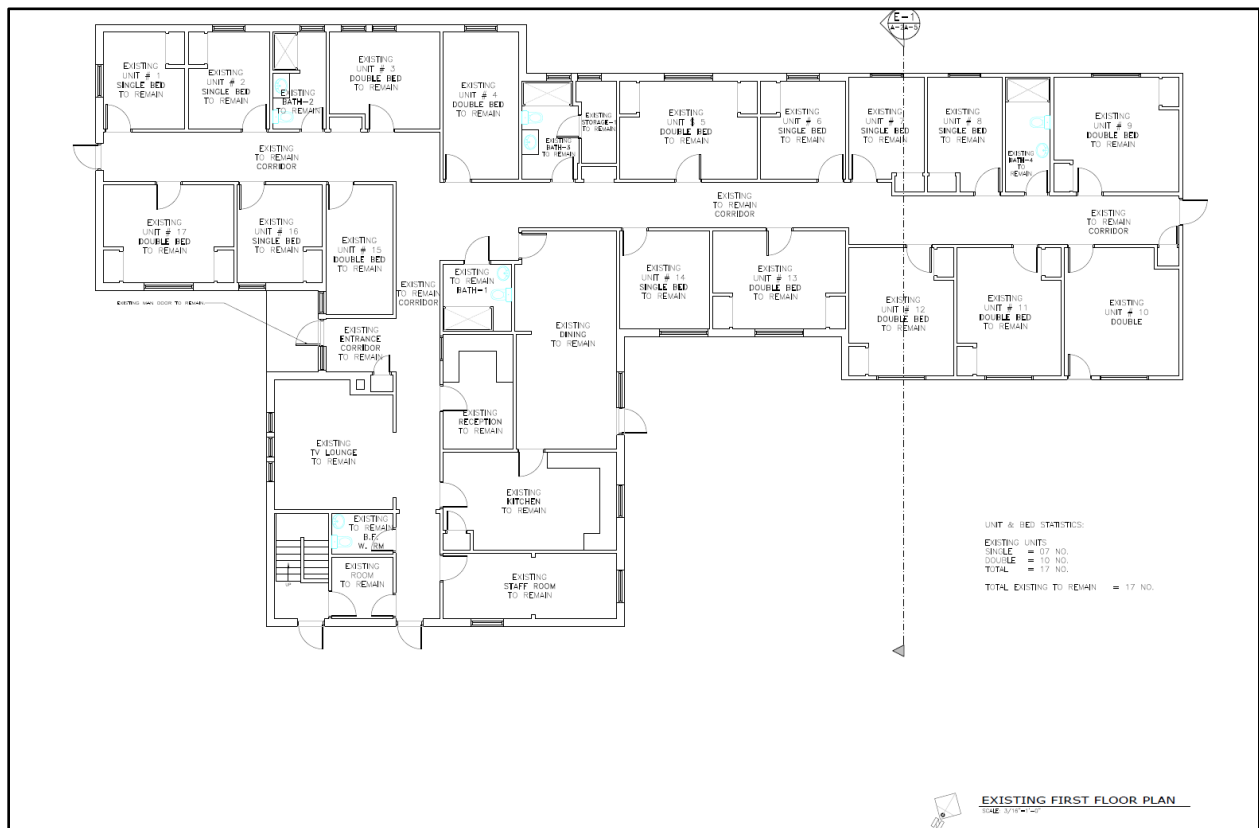


Figure 2b - Floor Plan

No exterior renovations are required, including no expansion of the parking lot (other than minor changes to the parking layout) or an increase in the building footprint.

An Elevation Plan has been prepared by Chintan Varini Architect Inc., dated June 2015 (see Figure 2c – Elevation Plan).



Figure 2c - Elevation Plan

Based on the size of the Site (1,827.10 m<sup>2</sup>), the proposed development will result in a gross density will be 93.40 units per hectare (uph).

There is existing amenity space and greenspace around the existing building.

The Site has vehicle access from Beaverdams Road to an existing parking lot. The existing driveway will be maintained.

Parking for 15 spaces will remain. This includes a barrier free parking space.

Waste management is handled with an existing outdoor refuse bin to be located by the existing building in compliance with the approved SPC agreement.

## 3.2 Public Consultation Strategy

In addition to the statutory public meeting, the *Planning Act* requires that the Applicant submit a proposed strategy for public consultation with respect to an application as part of the complete application requirements.

At this time, the required public meeting will be sufficient as the proposed development is small scale.

No informal public open house is proposed to be held.

## **4.0 APPLICATIONS AND STUDIES**

Pre-consultation was completed by the Applicant on June 15, 2023.

The proposed development requires an application for Zoning By-law Amendment (ZBA) along with required support studies.

The following explains the application and other required approvals as well as the required support studies.

### **4.1 Zoning By-Law Amendment**

A site specific Zoning By-law Amendment (ZBA) is required to permit the proposed development of a boarding house as an additional permitted use.

The zoning for the Site is proposed to be changed from an Institutional (I) zone category to a site specific Residential Apartment 5A Density Zone (R5A-XX) zone category, as shown on Sheet "B4" of the City of Niagara Falls Zoning By-Law (ZBL).

The ZBA is detailed, and the justification is set out in Section 5.1.5 of this PJR.

### **4.2 Other Application**

Once the ZBA has been approved, the Applicant will proceed with a Site Plan Control (SPC) amendment application in order to update the detailed design requirements.

A building permit (change of use) will also be required prior to any renovation, construction or site alterations.

### **4.3 Supporting Studies**

The following studies have been prepared to support the application.

#### **4.3.1 Noise**

A Noise Impact Study was prepared by HGC Engineering, dated October 20, 2023.

The report is required to assess the impact of traffic noise from surrounding roads and stationary noise from existing commercial uses.

The subject property is subject to traffic-related noise impacts associated with Regional Road 20 (Lundy's Lane) to the south and Regional Road 98 (Montrose Road) to the east, as well as noise impacts from surrounding commercial uses.

The report concluded that future road traffic sound levels will exceed guidelines.

The primary traffic noise sources impacting the site are road traffic on Montrose Road and Lundy's Lane. Secondary sources of noise include road traffic on Beaverdams Road and the Queen Elizabeth Way (QEW).

The following mitigation measures are required:

- Forced air ventilation systems with ductwork sized for the future installation of central air conditioning by the occupant will be required for the building
- Building constructions meeting the minimum requirements of the Ontario Building Code will provide sufficient acoustical insulation for the building.
- Warning clauses are also recommended to inform future owners of the building and the occupants of the traffic noise impacts, to address sound level excesses and to indicate the presence of existing retail/commercial uses.

There are existing commercial uses on the east side of the Site, including Dulux Paint and Muller's Work Wear. The sound emissions from the rooftop mechanical equipment associated with these uses have been evaluated.

Results indicate that the potential sound impact of the existing commercial uses is expected to be within the applicable noise guideline limits of the MECP at the subject building. Noise mitigation is not required for the existing commercial buildings. A warning clause is required to inform future owners/tenants of the subject building of the proximity to existing commercial uses.

#### **4.3.2 Servicing**

It has been determined that a Municipal Servicing Study is not required as there is no increase in fixtures.

#### **4.3.3 Storm**

It has been determined that a Stormwater Management (SWM) Plan is not required as there is no expansion of the parking lot or an increase in the building footprint.

## 5.0 PLANNING ANALYSIS

### 5.1 Policy and Regulatory Overview

#### 5.1.1 Provincial Policy Statement

The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development providing for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environments.

The PPS is issued under Section 3 of the Planning Act and came into effect on May 1, 2020. It applies to all land use planning matters considered after this date.

The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The Site is located within an existing "settlement area".

The following provides a summary of the key policy considerations of the PPS as it relates to the proposed development.

PPS Policy #	Policy	Response
1.0	.....Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns.....	The City has directed growth where the Site is located which will contribute positively to promoting efficient land use and development patterns.  Residential use on the Site represents an efficient use of land.
1.1.1	Healthy, liveable and safe communities are sustained by:  a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;	The proposed development is consistent with the policy to build strong, healthy, and livable communities as it provides for a development where people can live, work and play.

PPS Policy #	Policy	Response
	<p>b) accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;</p> <p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p> <p>d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;</p> <p>e) promoting.....cost-effective development patterns and standards to minimize land consumption and servicing costs;</p> <p>f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;</p> <p>h) promoting development and land use patterns that conserve biodiversity.</p>	<p>The proposed development offers a new housing choice in an existing built-up area.</p> <p>There are no anticipated environmental or public health and safety concerns as the area is established.</p> <p>A Noise Study was prepared with recommended mitigation measures.</p> <p>The development pattern does not require expansion of the settlement area as it is considered intensification.</p> <p>The proposed development will not change lotting or street patterns in the area.</p> <p>The Site has access to full municipal services and is close to existing local parks, places of worship, and schools.</p> <p>Accessibility of units will be addressed at the time of the building permit.</p> <p>Public service facilities are available, such as local schools.</p> <p>The development is proposed to be an efficient use of the Site.</p>
1.1.2	Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected	The proposed development will help the City meet the full range of current and future



PPS Policy #	Policy	Response
	<p>needs for a time horizon of up to 25 years.</p> <p>Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.</p>	<p>residential needs through intensification.</p> <p>The proposed development will more effectively utilize the existing building.</p> <p>The Site will provide for residential infilling within an existing settlement area.</p>
1.1.3.1	Settlement areas shall be the focus of growth and development.	<p>The proposal enhances the vitality of the municipality, as the proposal is within an existing built-up area.</p> <p>There will be no urban sprawl as the proposed development is within the existing settlement area and is an ideal infilling opportunity.</p>
1.1.3.2	<p>Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none"> <li>a) efficiently use land and resources;</li> <li>b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</li> <li>c) minimize negative impacts to air quality and climate change, and promote energy efficiency;</li> </ul>	<p>The Site will provide for a new housing choice in an existing built-up area, which fulfils a role in the lower end of the housing market.</p> <p>The total density of the proposed development is considered appropriate as most of the surrounding area has a mix of uses and densities.</p> <p>The Site provides for an adaptive reuse of an existing building.</p> <p>The design and style of the existing building will not change.</p>

PPS Policy #	Policy	Response
	<p>d) prepare for the impacts of a changing climate;</p> <p>e) support active transportation;</p> <p>f) are transit-supportive, where transit is planned, exists or may be developed; and</p> <p>g) are freight-supportive.</p>	<p>Residents will have immediate access to local amenities, shopping, employment, recreational areas, and institutional uses.</p> <p>Transit is available for the area.</p> <p>The Site is pedestrian friendly.</p> <p>The Site is located close to major transportation corridors.</p>
1.1.3.3	<p>Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</p>	<p>The proposed development is located on a Site that is physically suitable.</p> <p>The Site is generally level which is conducive to easy vehicular movements.</p> <p>The intensification can be accommodated for the proposed development as it is an appropriate reuse of the existing building.</p> <p>Parking will be provided on-site, including space for tenants and visitors.</p> <p>The existing driveway location will remain to allow all turning movements to be maintained.</p> <p>Bicycle parking can also be provided.</p>
1.1.3.4	<p>Appropriate development standards should be promoted which facilitate intensification,</p>	<p>The existing residential building has been built with a high standard of construction</p>

PPS Policy #	Policy	Response
	redevelopment and compact form, while avoiding or mitigating risks to public health and safety.	<p>allowing a seamless integration of the reuse.</p> <p>There will be no risks to the public.</p> <p>A Noise Study was prepared with recommended mitigation measures.</p> <p>The Site is outside of the NPCA regulated area.</p>
1.1.3.5	Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.	The Region has established targets for intensification and redevelopment. The proposed development will assist in meeting those targets as the Site is located in an existing built-up area.
1.1.3.6	New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.	<p>The proposed development does have a compact built form.</p> <p>The proposed development will allow for the efficient use of land, is pedestrian friendly and has appropriate vehicle access, has access to existing infrastructure and is close to public services.</p>
1.4.1 - Housing	<p>To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</p> <p>a) maintain at all times the ability to accommodate</p>	<p>The proposed development will provide for an intensification opportunity in the existing built-up area.</p> <p>The Site offers an opportunity for an adoptive reuse of an existing building.</p> <p>Municipal services are available.</p>

PPS Policy #	Policy	Response
	<p>residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and</p> <p>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p>	
1.4.3	<p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:</p> <p>a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation</p>	<p>The proposal is for a boarding house which supports the target of providing for an affordable housing choice.</p> <p>The Site is in close proximity to various commercial developments along Lundy's Lane.</p> <p>There is suitable infrastructure, including transit.</p> <p>The proposed density is compatible with the surrounding area.</p> <p><b>Special needs:</b> means any housing, including dedicated facilities, in whole or in part,</p>

PPS Policy #	Policy	Response
	<p>with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;</p> <p>b) permitting and facilitating: 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including <b>special needs</b> requirements and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;</p> <p>c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;</p> <p>d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;</p>	<p><i>that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.</i></p> <p>A Noise Study was prepared with recommended mitigation measures.</p>

PPS Policy #	Policy	Response
	<p>e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and</p> <p>f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.</p>	
1.6.1 - Infrastructure	Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.	The site will be adequately serviced by existing municipal services.
1.6.3	Before consideration is given to developing new infrastructure and public service facilities: a) the use of existing infrastructure and public service facilities should be optimized; and b) opportunities for <b>adaptive reuse</b> should be considered, wherever feasible.	The proposed redevelopment is a feasible form of adaptive reuse of an existing building and infrastructure in order to provide more housing and a new housing choice.
1.6.4	Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public	The proposed development will utilize existing urban municipal services, including emergency services, nearby public services, and municipal water and wastewater infrastructure.

PPS Policy #	Policy	Response
	health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.	A Noise Study was prepared with recommended mitigation measures.
1.6.6.2 - Sewage, Water and Stormwater	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.	The proposed development will be serviced by municipal sewer, water and storm, which is the preferred form of serving for settlement areas.
1.6.6.7 - Stormwater	<p>Planning for stormwater management shall:</p> <ul style="list-style-type: none"> <li>a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;</li> <li>b) minimize, or, where possible, prevent increases in contaminant loads;</li> <li>c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of</li> </ul>	<p>There will be no anticipated impacts on the municipal system and will not add to the capacity in a significant way.</p> <p>There will be no risk to health and safety.</p> <p>A Noise Study was prepared with recommended mitigation measures.</p>

PPS Policy #	Policy	Response
	<p>stormwater, including the use of green infrastructure;</p> <p>d) mitigate risks to human health, safety, property and the environment;</p> <p>e) maximize the extent and function of vegetative and pervious surfaces; and</p> <p>f) promote stormwater management best practices, including stormwater attenuation and reuse, water conservation and efficiency, and low impact development.</p>	
1.6.7.1 - Transportation	<p>Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.</p>	<p>The Site is in close proximity to major transportation corridors and has access to transit.</p> <p>On-site amenities such as bicycle parking are included within the proposed development to encourage the use of active transportation modes to and from the Site.</p>
1.6.7.2	<p>Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.</p>	<p>The proposed development contributes to the City's requirements for development within an existing built-up area.</p>
1.6.7.4	<p>A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and</p>	<p>The proposed development contributes to the City's requirement for infilling and</p>



PPS Policy #	Policy	Response
	future use of transit and active transportation.	<p>intensification within an existing settlement area.</p> <p>The existing density, scale, and building height will blend with the surrounding land use pattern.</p> <p>The height of the proposed development is keeping in context with the surrounding area.</p> <p>The proposed redevelopment represents a compact and efficient built form.</p>
2.2.1 - Water	Planning authorities shall protect, improve or restore the quality and quantity of water.	<p>There is no anticipated impacts on water quality and quantity.</p> <p>The Site is outside the regulated area of NPCA.</p>
3.0 - Health and Safety	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	<p>There are no natural or human-made hazards.</p> <p>The Site is outside the regulated area of NPCA.</p> <p>A Noise Study was prepared with recommended mitigation measures.</p>

Therefore, the proposed development is consistent with the policy direction set out in the PPS and the Province's vision for long-term prosperity and social well-being.

### 5.1.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan) provides policy direction to curb urban sprawl, and directs growth management policies related to

community building, including transportation, infrastructure planning, and land-use planning for the region.

The Growth Plan lays the framework for regional growth, and emphasizes creating complete communities that are well designed, and optimize land designated for urban development. Decisions on land use matters as they relate to the Growth Plan should generally be supportive of its guiding principles.

Schedule 2 of the Growth Plan designates the Site as part of the "Delineated Built Up Area".

The following provides a summary of the key policy considerations of the Growth Plan as it relates to the proposed development.

Growth Plan Policy #	Policy	Response
2.2.1.2 – Managing Growth	Forecasted growth to the horizon of this Plan will be allocated based on the following: a) the vast majority of growth will be directed to settlement areas that: i. have a delineated built boundary; ii. have existing or planned municipal water and wastewater systems; and iii. can support the achievement of complete communities; b) growth will be limited in settlement areas that: i. are rural settlements; ii. are not serviced by existing or planned municipal water and wastewater systems; or iii. are in the Greenbelt Area; c) within settlement areas, growth will be focused in: i. delineated built-up areas; ii. strategic growth areas; iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and iv. areas with existing or planned public service facilities; d)	<p>The proposed development is an appropriate form of residential development that directs new development within the urban boundary.</p> <p>The Site is situated within an existing built-up area which is intended to accommodate much of the growth within the Niagara Region.</p> <p>The proposed development contributes to creating a complete community within the City of Niagara Falls as well as supports the nearby existing commercial street (Lundy's Lane).</p> <p>The proposed development contributes to creating a complete community by implementing a higher-density residential development using an existing building.</p>

Growth Plan Policy #	Policy	Response
	development will be directed to settlement areas, except where the policies of this Plan permit otherwise; e) development will be generally directed away from hazardous lands; and f) the establishment of new settlement areas is prohibited.	
2.2.1.3	Upper- and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of this Plan, which will: c) provide direction for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form;	The is close to existing transit and has access for full municipal services.
2.2.1.4	Applying the policies of this Plan will support the achievement of complete communities that: a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities; b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes; c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to	The redevelopment proposal contributes to a compact urban form.  The proposed redevelopment will provide a new housing option within the existing built-up area.

Growth Plan Policy #	Policy	Response
	<p>accommodate the needs of all household sizes and incomes; d) expand convenient access to: i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation; ii. public service facilities, co-located and integrated in community hubs; iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and iv. healthy, local, and affordable food options, including through urban agriculture; e) provide for a more compact built form and a vibrant public realm, including public open spaces; f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and g) integrate green infrastructure and appropriate low impact development.</p>	
2.2.6.1 - Housing	<p>Upper-and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will: a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by: i. identifying a diverse range and mix of housing options and densities, including additional</p>	<p>The proposed density is appropriate.</p> <p>The proposed development will result in more efficient use of the existing building and infrastructure, while supporting the creation of a more complete community.</p>

Growth Plan Policy #	Policy	Response
	<p>residential units and affordable housing to meet projected needs of current and future residents; and ii. establishing targets for affordable ownership housing and rental housing; b) identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a); c) align land use planning with applicable housing and homelessness plans required under the Housing Services Act, 2011; d) address housing needs in accordance with provincial policy statements such as the Policy Statement: "Service Manager Housing and Homelessness Plans"; and e) implement policy 2.2.6.1 a), b), c) and d) through official plan policies and designations and zoning by-laws.</p>	
2.2.6.2	<p>Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by: a) planning to accommodate forecasted growth to the horizon of this Plan; b) planning to achieve the minimum intensification and density targets in this Plan; c) considering the range and mix of housing options and densities of the existing housing stock; and d) planning to diversify their overall housing stock across the municipality.</p>	<p>The proposed development provides for a new affordable housing choice. This will help achieve density targets as set out by the Region.</p>

Growth Plan Policy #	Policy	Response
2.2.6.3	To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a <b>diverse range of household sizes and incomes.</b>	The proposed development will provide for a new housing choice in the form of a boarding house.  The Site is located in an area with a mix of uses and densities.

Therefore, the proposed development conforms with the general intent and direct of the policies set out in the Growth Plan.

### 5.1.3 Niagara Regional Official Plan

The Niagara Regional Official Plan, 2022 (ROP) was approved by the Ministry of Municipal Affairs and Housing (MMAH) in November, 2022.

The OP implements the PPS and the Growth Plan and establishes a policy framework to guide land use planning decisions related to development and the provision of infrastructure and community services throughout the City.

The Site is located within the "Delineated Built-Up Area" as shown on Schedule "B" – Regional Structure attached to the ROP as well as "Niagara Economic Zone" (see Figure 3 – ROP).

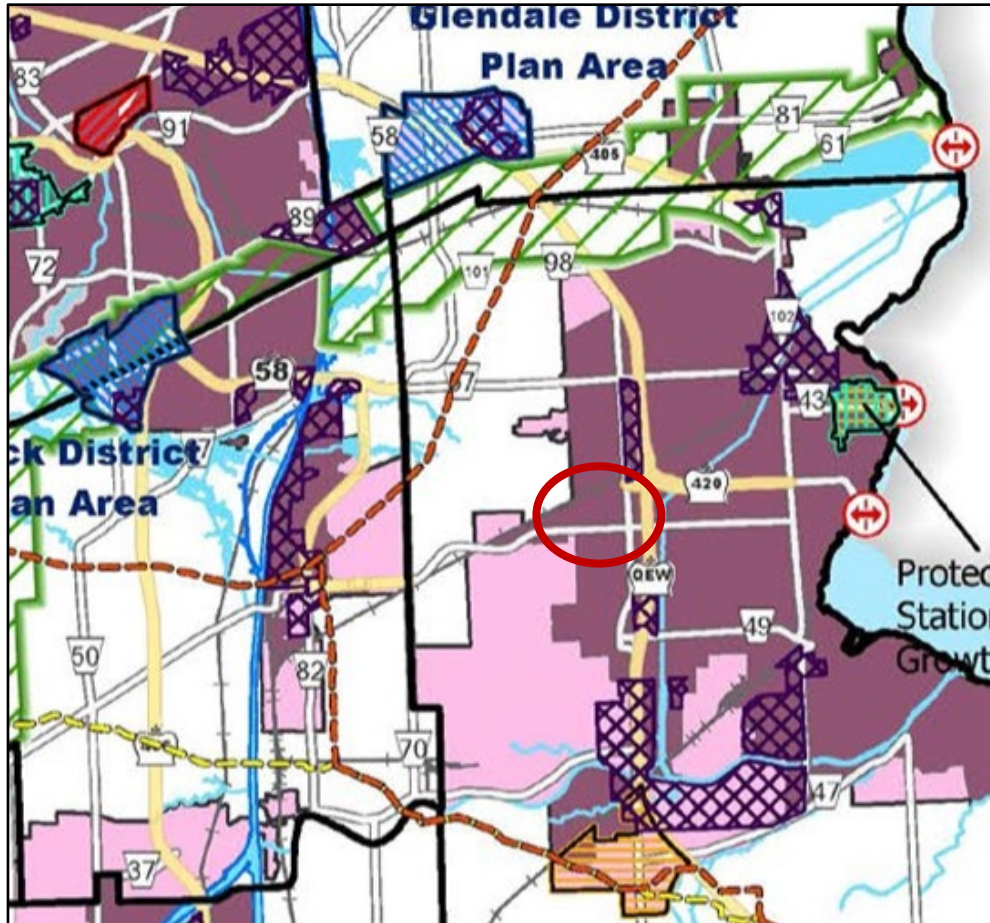


Figure 3 – ROP

The following provides a summary of the key policy considerations of the OP as it relates to the proposed development.

ROP Policy #	Policy	Response
2.2 - Regional Structure	The objectives of this section are as follows: a) manage growth within urban areas; b) accommodate growth through strategic intensification and higher densities.	The proposed development is within the existing urban boundary and will reuse an existing building and infrastructure.
2.2.1	Development in urban areas will integrate land use planning and infrastructure planning to responsibly manage forecasted growth and to support: a) the	The proposed redevelopment will provide for more housing in the existing built-up area and will provide for a new housing choice.

ROP Policy #	Policy	Response
	intensification targets in Table 2-2 and density targets outlined in this Plan; c) a diverse range and mix of housing types, unit sizes, and densities to accommodate current and future market-based and affordable housing needs.	
2.2.2.1	Within urban areas, forecasted population growth will be accommodated primarily through intensification in built-up areas with particular focus on the following locations: areas with existing or planned public service facilities.	The Site is within an urban area, will intensify the residential use of the property and will utilize existing municipal infrastructure.
2.3.1.3	The forecasts in Table 2-1 will be used to maintain, at all times: a) the ability to accommodate residential growth for a minimum of 15 years through residential intensification, and lands designated and available for residential development.	The proposed development will provide new housing in the City through intensification and will contribute to accommodating the Region's population forecasts.
2.3.1.5	New residential development and residential intensification should incorporate universal design standards to meet housing needs at all stages of life.	The proposed redevelopment is a feasible form of adaptive reuse of an existing building and infrastructure.
4.2.4.2 - Noise	...sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety.	<p>A Noise Study was prepared in accordance with the Ministry of Environment, Conservation and Park (MECP) Noise Guidelines (NPC-300).</p> <p>The Study was submitted to evaluate the impact of noise sources on the noise levels of the proposed development, as well as to recommend any site</p>



ROP Policy #	Policy	Response
		<p>and building design mitigation measures that can be incorporated to prevent or minimize future land use compatibility issues.</p> <p>Mitigation measures included warning clauses and minor building renovations.</p>
5.2.2.12	Within urban settlement areas full municipal services are the preferred form of servicing.	Full municipal services are available, which is the preferred form for development.

Therefore, the proposed development will conform to the ROP.

**5.1.4 City of Niagara Falls Official Plan**

The City of Niagara Falls Official Plan (OP) is the lower-tier Official Plan approved by the Ministry of Municipal Affairs and Housing (MMAH) on October 6, 1993.

The OP implements the Growth Plan, ROP and PPS and establishes a policy framework to guide land use planning decisions related to development and the provision of infrastructure and community services throughout the City.

The Site is designated Tourism Commercial according to Schedule "A" Land Use and Lundy's Lane Satellite District according to Schedule "E" Land Use attached to the OP (see Figure 3 – OP).



Figure 3 –OP

The following provides a summary of the key policy considerations of the OP as it relates to the proposed development.

OP Policy #	Policy	Response
Part 1, Section 2 – Growth Objectives	<p>1. To direct growth to the urban area and away from non-urban areas</p> <p>3. To support increased densities, where appropriate, and the efficient use of infrastructure within the Built-Up section of the urban area</p> <p>6. To accommodate growth in accordance with the household, population and employment forecasts of the Region's Comprehensive Review</p> <p>7. To achieve a minimum of 40% of all residential development occurring annually within the Built Up Area shown on Schedule A-2 by the year 2015</p> <p>9. To encourage alternative</p>	<p>The property is located within an existing urban area in the City.</p> <p>The proposed development provides for a new housing choice, which contributes toward meeting housing targets.</p> <p>The Site is close to transit and nearby amenities.</p> <p>The Site will continue to use existing municipal infrastructure.</p> <p>The proposed development will provide for an affordable housing option.</p>

OP Policy #	Policy	Response
	forms of transportation such as walking, cycling and public transit 10. To plan for an urban land supply for 20 years and to maintain a minimum 10 year supply of land for residential growth through intensification or greenfield development 11. To provide a supply of serviced land that is capable of providing three years of residential development through intensification and land in draft approved and registered plans of subdivision 14. To increase the supply of <b>affordable housing</b> options in the City and aim to achieve an annual target of 40% of all new housing developed meeting the definition of "affordable".	
Part 1, Section 2.3	The City shall provide sufficient lands within the Urban Area Boundary to meet the projected housing, population and employment targets of Table 1	The Site is located within the urban area, and the proposed development will contribute to housing targets for the City.
Part 1, Section 2.4	The opportunity for increased densities within the Built Area Boundary shall be provided to make use of existing infrastructure, buildings and available transit through specific policies for the intensification nodes and corridors outlined in Part 1, Section 3	The proposed development will increase the density of the property and utilize existing municipal infrastructure.
Part 1, Section 2.5	Phasing policies shall guide growth across the urban area to make the most efficient use of existing and new infrastructure and to reduce the costs of providing new infrastructure	The property is located within the urban area and will continue to utilize existing municipal infrastructure.

OP Policy #	Policy	Response
Part 1, Section 3.1 – Intensification General Policies	Unless otherwise permitted through the maps and policies of this Plan, residential intensification shall require an amendment to this Plan and proceed by way of site specific zoning by-law amendment whereby individual proposals can be publicly assessed. Proposals of sufficient land area shall be developed through plans of subdivision	It is proposed not to change the existing land use designation.  A site specific ZBA is required in order to add a rooming house as an additional permitted use.
Part 1, Section 3.4 – Intensification General Policies	The intensification through redevelopment of lands designated Residential in this Plan shall comply with the policies of Section 2, 1.15.5 of this Plan	The proposed development complies with the specified policies of Section 2, 1.15.5, as demonstrated below.
Part 1, Section 4 – Housing Vision and Goals	<p>A range of housing which is affordable, accessible, adequate, and appropriate is needed to ensure a high quality of life for residents. In order to meet the needs of current and future residents, a range of housing options is needed that includes the full spectrum of housing types, such as emergency shelters, transitional housing, subsidized and/or government assisted housing, affordable rental housing, affordable home ownership, market rental housing, market home ownership, and supportive housing.</p> <p>Planning for and supporting housing affordability is a shared responsibility between the City of Niagara Falls and Niagara Region. City Council also has an important role to play in housing affordability.</p>	<p>The proposed development will provide for an affordable housing option.</p> <p>The proposed boarding house is a supportive housing choice.</p> <p>The goal is to remove barriers.</p>

OP Policy #	Policy	Response
	<p>City Council should have an understanding of the housing needs of residents across the entire housing spectrum and can advocate for housing affordability to other levels of government, develop partnerships with local providers, agencies and the private sector and educate the community more broadly about housing needs and affordability in the City. Understanding this shared responsibility is key to ensuring people living within Niagara Falls are served by effective local and regional municipal partnerships and collaboration that support housing affordability in the City.</p>	
Part 1, Section 4.1	<p>The City supports a range of housing uses and built form types, including housing that is affordable. To achieve this the City shall:</p> <ul style="list-style-type: none"> <li>• Provide opportunities for the development of affordable housing across the municipality</li> <li>• Establish targets for affordable housing</li> <li>• Promote a greater diversity of housing types</li> <li>• Ensure a healthy supply of rental units</li> <li>• Increase public awareness about housing and provide advocacy for partnerships</li> <li>• Provide a variety of financial incentives to promote and facilitate the development of affordable and rental housing</li> <li>• Monitor and report on an ongoing basis to measure the efficacy of implementation of</li> </ul>	<p>The proposed development will provide for a new affordable housing choice in an existing built-up area of the City, which will help achieve housing targets.</p> <p>The tenure will be rental.</p> <p>The Site is in close proximity to transit, is pedestrian friendly, and is close to nearby amenities.</p>

OP Policy #	Policy	Response
	the City's Housing Strategy, address emerging housing needs and ensure actions are met within the stated time frames	
Part 1, Section 4.3 – Vision and Goals for Housing	<p>Opportunities for a choice of housing including type, tenure, cost and location shall be provided to meet the changing needs of households throughout the Built-up Area and Greenfield Area. In order to achieve this goal, the City shall support the following:</p> <p>4.3.1 Multiple unit developments, smaller lot sizes and innovative housing forms. 4.3.2 Development of vacant land, and more efficient use of under-utilized parcels and existing housing stock. 4.3.3 The full utilization and consolidation of properties to achieve larger scale and more comprehensive residential development. 4.3.4 Development of housing in conjunction with commercial developments in order to create walkable neighbourhoods. 4.3.5 Accessory dwelling units in single-detached, semi-detached and townhouse dwellings in accordance with the legislation set out in the Planning Act and as further regulated through the policies of this Plan and the Zoning By-law.</p>	<p>The proposed development will redevelop the existing building in order to provide for more housing.</p> <p>The use of the existing building is appropriate.</p>
Part 2, Section 1 – Residential	1.9 Rooming, boarding and lodging houses may be permitted by the Zoning By-law subject to the following policies:	The proposed use may be permitted in the ZBA.

OP Policy #	Policy	Response
	1.9.1 The site is suitably located with convenient access to public transit and commercial districts.	<p>The proposed development is located on a Site that is physically suitable.</p> <p>The Site is in close proximity to major transportation corridors and has access to transit.</p>
	1.9.2 The lot size and configuration are sufficient to accommodate adequate parking, green space and amenity areas.	The size of the Site is appropriate for the proposed use as it provides for appropriate setbacks, landscaping and parking.
	1.9.3 The Ontario Building Code, the Maintenance and Occupancy Standards By-law, as well as health and safety requirements can be satisfied.	The renovations are subject to the required building permits.
	1.9.4 The structure and use would be compatible with the surroundings or, satisfactory buffering measures can be introduced to achieve such compatibility.	<p>The proposed development utilizes an existing building as a form of an adoptive reuse which is compatible with the existing built-up area.</p> <p>Existing buffering is provided as the Site is already developed with landscaping and fencing.</p>
Part 2, Section 4 – Tourism Commercial	<p>The policies have been established within an overall planning framework based on the following objectives:</p> <ul style="list-style-type: none"> <li>• to preserve and protect the primary tourism resource - the Falls, and the quality of its viewing experience;</li> <li>• to ensure that tourism development does not adversely affect the quality of life enjoyed in residential neighbourhoods.</li> </ul>	<p>The proposed development will not negatively impact the tourism resources in the area.</p> <p>Existing neighbourhoods will not be impacted.</p>
Part 2, Section 4.2 – Tourism Districts	Land Uses in the Tourist Commercial designation shall be organized in a complementary fashion. To	The Site is located in the Lundy's Lane Satellite District.

OP Policy #	Policy	Response
	this end, a hierarchy of tourist districts will be established, consisting of a Central Tourist District and four Satellite Districts as delineated on Schedule E.	
4.2.3	The Lundy's Lane Satellite District is a multi-functional commercial area catering to both City <b>residents</b> and tourists. A portion of the District also provides opportunities for cultural heritage preservation.	Residential is proposed in this District.  The proposed development is not impacted by any heritage resources.
4.2.9	Residential uses may be permitted throughout lands designated Tourist Commercial either as standalone or mixed use buildings in order to assist in creating a complete community in accordance with the policies of this section and PART 1, Section 3.	A standalone existing building will be used for the proposed adaptive reuse development in order to provide for more housing.
4.2.26 – Lundy's Lane Satellite District	The Lundy's Lane District is envisioned over the long term as a primarily tourist commercial corridor existing compatibly with local-serving commercial facilities and <b>residential</b> uses.	Residential use is proposed.
4.2.30	The Lundy's Lane Satellite District interfaces primarily with residential lands north and south. To lessen potential land use conflicts with the residential lands, commercial development shall be designed in accordance with the following: a) screening and buffering is to be provided adjacent to residential lands through a combination of fencing and landscaping; b) loading areas should be	Existing buffering is provided as the Site is already developed with landscaping and fencing.  Waste management will be handled with an existing outdoor refuse bin, next to the existing building, in compliance with the approved SPC agreement.



OP Policy #	Policy	Response
	located within interior side yards; c) garbage and recycling materials should be stored within fully enclosed structures; d) access ramps onto intersecting roads should be located as far from the residential interface as possible; and e) any signage should not be illuminated when facing residential lands.	
4.2.31 – Residential Intensification	The following policies shall apply to <b>development proposals for residential intensification</b> within the intensification corridor: a) Residential uses may be in the form of standalone buildings, located and designed such that they do not interrupt the continuity of the existing tourist commercial development, or as part of multiple use buildings. Within multiple use buildings, commercial uses shall be designed to avoid conflict with residential uses in the building and oriented such that they provide a pedestrian presence along the street. b) Developments shall engage the street through the use of unit frontages, podiums, porte cocheres, landscaping or by locating amenity space within the building close to the street. c) Residential uses may develop to a maximum building height of 6 storeys, with a maximum net density of 100 units per hectare and a minimum net density target of 50 units per hectare. d) Building heights shall respect	<p>The proposed development proposed to use an existing building for the purpose of a boarding house.</p> <p>The Site is in close proximity to various commercial developments along Lundy's Lane.</p> <p>The building is standalone, which does not interrupt the tourism area.</p> <p>The proposed density is appropriate.</p> <p>There is sufficient separation between buildings.</p> <p>Parking is existing.</p> <p>The existing driveway location will remain to allow all turning movements to be maintained.</p> <p>The Site is pedestrian friendly.</p>

OP Policy #	Policy	Response
	<p>surrounding building heights site specifically by increasing separation distances from buildings of lower height and from public open spaces. e) Buildings should be sited such that rear yard setbacks are equal to building height and interior side yards are appropriate for the building height proposed in relation to abutting land uses; f) Parking is encouraged to be provided within parking structures that are integrated with the development. Parking structures shall have active pedestrian uses or residential units when abutting street frontages. g) Where surface parking is provided, the parking area should be located in the rear or interior side yard. The parking area shall also have a landscaped perimeter of a depth and intensity that at maturity effectively buffers it from adjacent uses and streets. h) Reductions in the parking standard, and shared parking arrangements within multiple use buildings, may be considered through site specific amendments to the Zoning By-law when accompanied by a parking demand analysis that is satisfactory to the Director of Planning, Building and Development in consultation with Transportation Services. i) Developments should provide pedestrian connections to the</p>	

OP Policy #	Policy	Response
	<p>surrounding neighbourhood where possible. j) Amenity space is to be provided for residential uses and may take the form of:</p> <ul style="list-style-type: none"> <li>• private on-site green space;</li> <li>• balconies and roof-top green space; or</li> <li>• public open space, in proximity to the subject development, or cash-in-lieu, pursuant to the provisions of the Planning Act, that will assist in the creation of public open space in the District.</li> </ul>	
<p>Part 3, Section 1.2.4 – Water and Sanitary Sewage</p>	<p>Development within the urban area shall be accommodated on the basis of full municipal services including sewers, storm sewers, water services and improved roadways. Uses within the urban area shall connect to municipal water and sanitary services, if available. Outside of the urban area, Council shall cooperate with the Niagara Region in promoting individual sewage disposal systems which incorporate proven new technology achieving reduced volumes and/or improved quality of effluents.</p>	<p>The proposed development will utilize existing municipal water and sanitary sewer infrastructure.</p>
<p>Part 3, Section 1.3.1 – Storm Drainage</p>	<p>It is required that all new development or redevelopment within the City be connected to and serviced by a suitable storm drainage system. Appropriate systems may include underground pipes, ditches, culverts, swales, man-made and natural watercourses, detention storage areas or any other storm water management system</p>	<p>The property will utilize existing municipal storm sewer infrastructure.</p> <p>The proposed development is not impacted by any natural resources.</p>

OP Policy #	Policy	Response
	acceptable to Council, the Niagara Region, the Niagara Peninsula Conservation Authority, and other agencies.	

Therefore, the proposed development will conform to the OP.

### 5.1.5 Housing Impact Statement

In accordance with Policy 4.4 of Part 1 of the Official Plan, certain *Planning Act* applications, such as a ZBA must submit a Housing Impact Statement as part of the a complete application.

The following provides a summary of the key policy considerations of the OP as it relates to the proposed development.

OP Policy #	Policy	Response
4.4	a) The proposed housing mix by dwelling type and number of bedrooms, as applicable;	<p>The proposed development is anticipated to contain 17 residential dwelling units in the form of a boarding house. The unit tenure is proposed to be rental..</p> <p>Unit sizes are existing and range in size.</p> <p>A rooming house/boarding house is proposed for the accommodation of not more than 26 persons, each provided with their own bedroom which shall be solely occupied by the roomer.</p>
	b) How the proposal contributes to achieving the City's annual housing targets as outlined in Part 1, Section 4, Policy 4.8 a) and b);	<p>The proposed development will include affordable units and will contribute toward the City's goals set in Policy 4.8(a) and 4.8(b).</p> <p>The tenure will be rental.</p>

OP Policy #	Policy	Response
		The Site provides for an adaptive reuse of an existing building.
	c) The estimated rents and/or sales prices of the development, indicating where they are either above or below the threshold for affordable as defined by the Niagara Region and the City;	The average anticipated rent for each resident is 800/month 26 resident x 800 = 20,800/ month.
	d) Where construction of the units is expected to occur in phases, information regarding the number of housing units that would meet Niagara Region's and the City's definition of affordable to be provided per phase, where applicable; and,	There is no phased construction.
	e) The proposed legal and/or financial mechanisms to ensure the delivery of any proposed new affordable housing commitments, and mechanisms to retain the long-term affordability of units, where applicable.	This Applicant is committed to legally and financially delivery the proposed affordable housing project.  This has been done by securing the required financing to undertake the renovations.

### 5.1.6 City of Niagara Falls Zoning By-law

The City of Niagara Falls Zoning By-Law (ZBL) is by-law #79-200.

A ZBL implements the Growth Plan, PPS, ROP and OP by regulating the specific use of property and providing for its day-to-day administration.

According to Sheet "B4" attached to the ZBL the Site is currently zoned Institutional (I) category (see Figure 4 – Zoning).

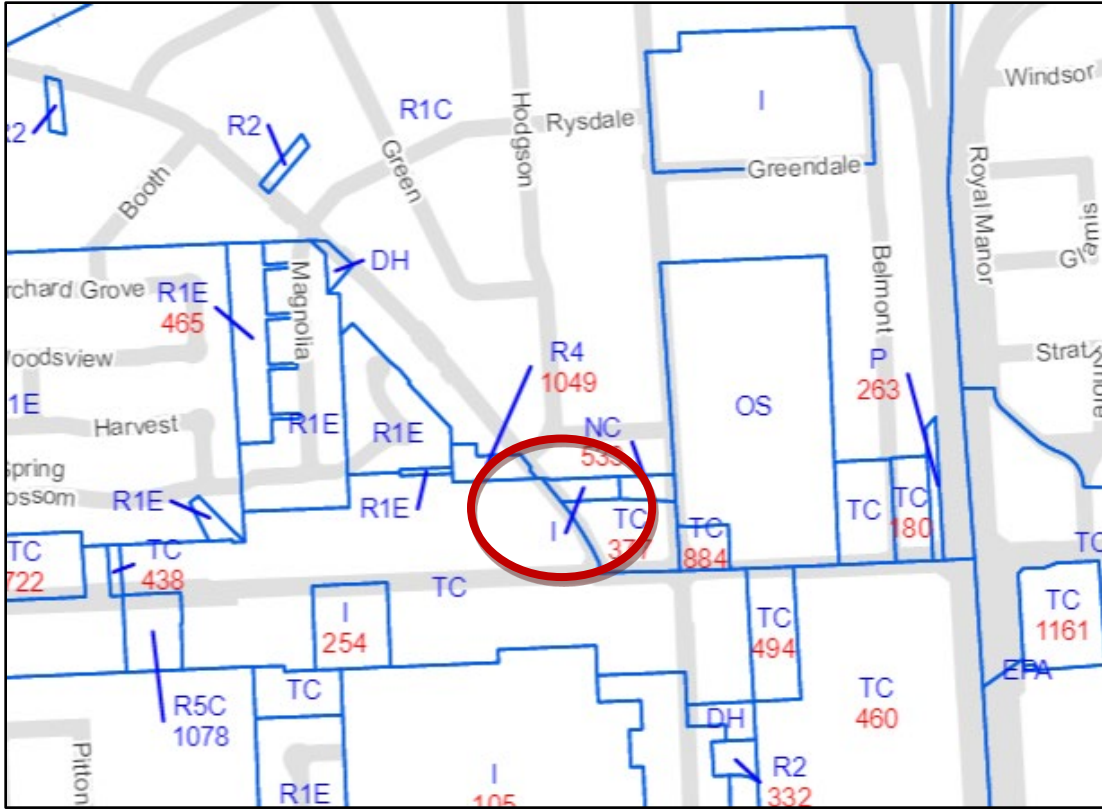


Figure 4 –Zoning

The zoning for the Site is proposed to be changed to a site specific Residential Apartment 5A Density Zone (R5A-XX) zone category as shown on Sheet "B4" of the City of Niagara Falls Zoning By-Law (ZBL) in order to permit a boarding house as an additional permitted use.

*"BOARDING OR ROOMING HOUSE" means a dwelling in which the proprietor supplies for gain lodging with or without meals to three or more persons other than the proprietor but does not include a tourist establishment, hotel, hospital, home for the aged or other establishment otherwise classified or defined in this By-law.*

*"DWELLING UNIT" means a unit that: (i) consists of a self-contained set of rooms located in a building or structure; (ii) is used, intended or designed for use as residential premises; and (iii) contains kitchen and bathroom facilities that are intended for the use of the unit only.*

The Site did have a previous Committee of Adjustment (CofA) decision (A-2017-015) which permitted relief for lot coverage, interior side yard and rear yard.

A review of the R5A zone provisions, as set out in Section 7.10 of the ZBL is as follows:

Zone Regulations (Section 7.10)	Required R5A Zone	Proposed I-XX Zone	Compliance and/or Relief Requested with Justification
Permitted Uses	(a)an apartment dwelling, (b)a stacked townhouse dwelling, and (c)accessory buildings and structures, subject to the provisions of section 4.13 and 4.14	Boarding or Rooming House, as an additional permitted use.  Accessory buildings and structures.	Subject to ZBA.  A rooming house/boarding house is proposed for the accommodation of not more than 26 persons, each provided with their own bedroom which shall be solely occupied by the roomer.  The existing building is appropriate for the proposed use.
Minimum Lot Area	200 m2 for each dwelling unit	1,798.99 m2  (0.1799 ha)	Complies  The boarding/rooming house considered the entire building as 1 dwelling unit.
Minimum Lot Frontage	30 m	Existing	Complies
Minimum Front Yard Depth	7.5 m plus any applicable distance specific in section 4.27.1	Existing	Complies
Minimum Rear Yard Depth	10 m  (MV – 3.43 m)	Existing	Complies
Minimum Interior Side Yard Width	5 m  (MV – 2.72 m)	Existing	Complies
Minimum Exterior Side Yard Width	N/A	Existing	Complies
Maximum Lot Coverage	30 %  (MV – 38 %)	Existing	Complies
Maximum Building or Structure Height	10 m subject to section 4.7	4.5 m	Complies

Zone Regulations (Section 7.10)	Required R5A Zone	Proposed I-XX Zone	Compliance and/or Relief Requested with Justification
		Existing	
Number of apartment dwellings on one lot	One only	One only	Complies
Parking and access requirements	In accordance with section 4.19.1	Existing	Complies
Accessory buildings and accessory structures	In accordance with sections 4.13 and 4.14	Existing	Complies
Minimum Landscaped Open Space	30 %	Existing	Complies
Minimum Amenity Space for an apartment dwelling unit	In accordance with section 4.44  <b>= 20 m<sup>2</sup></b>	Existing	Complies  The rear yard does provide for some amenity space.
Minimum Parking (Section 4.19.1)	Dwelling containing 3 or more dwelling units save and except an on street townhouse dwelling – 1.4 parking space for each dwelling unit  1.4 x 17 = 23.8 parking spaces	15 parking spaces  Existing  Considered legal non-conforming.	Complies  15 parking spaces will be maintained

Therefore the proposed wording of the site specific ZBA is as follows:

**Section 19 – EXCEPTIONS AND SPECIAL PROVISIONS**

**19.1.XXX**

*None of the provisions of section 7.10 shall apply to prevent the use of the **existing** building on the land on the east side of Beaverdams Road designated "I" on Sheet B4 of Schedule "A", as amended, for the purpose of a rooming house or boarding house for the accommodation of not*



*more than 26 persons, each provided with their own bedroom which shall be solely occupied by the roomer, and not less than 15 individual parking spaces are to be provided and maintained.*

## **6.0 SUMMARY AND CONCLUSION**

### **6.1 Context and Site Suitability Summary**

#### **6.1.1 Site Suitability**

The Site is ideally suited for development for the following reasons:

- The land area is sufficient to accommodate the proposed development,
- The Site is generally level which is conducive to easy vehicular movements,
- The Site will be able to accommodate municipal water, storm and sewer systems,
- There are no anticipated traffic concerns,
- There are no natural or cultural heritage concerns,
- There are no noise concerns,
- There are no hazards, and
- The location of the proposed development is appropriate.

#### **6.1.2 Compatibility of Design**

The proposed development utilizes an existing building as a form of an adoptive reuse which is compatible with the existing built-up area.

There are minor interior renovations and no exterior renovations required in order to accommodate the proposed development of a boarding house.

The proposed development will use existing infrastructure.

The Site is capable of accommodating the proposed development in terms of scale, massing, height and siting.

The proposed development is not impacted by any heritage resources.

#### **6.1.3 Good Planning**

The proposal represents good planning as it addresses the need for the City to provide infilling and intensification, which contributes to a new housing choice.

The building is standalone, which does not interrupt the tourism area.

The proposed development will provide for an affordable housing option.

Residential use on the Site represents an efficient development pattern that optimizes the use of land.

The Site is in close proximity to various commercial developments along Lundy's Lane.

The proposed development will not change lotting or street patterns in the area.

#### **6.1.4 Natural Environment Impacts**

The proposal does not have any negative natural environmental impacts.

#### **6.1.5 Municipal Services Impacts**

Full municipal services are available, which is the preferred form for development.

#### **6.1.6 Social and/or Economic Conditions**

The proposed development does not negatively affect the social environment as the Site is in close proximity to major transportation corridors, transit, open space and community amenities.

Infilling in an existing built-up area of the City contributes toward the goal of 'live, work and play' where citizens share a strong sense of belonging and a collective pride of place.

The proposal does not cause any public health and safety concerns. The proposal represents a cost effective development pattern that minimizes land consumption and servicing costs.

Based on the Site area, the proposed development will result in a gross density, which is appropriate for the area.

There will be no urban sprawl as the proposed development is within the existing settlement area and is an ideal infill and intensification opportunity.

## **6.2 Conclusion**

In summary, it would be appropriate for Council for the municipality to approve the ZBA to permit the proposed development on the Site as it is appropriate for infilling and intensification and will offer residential in an area of mixed densities.

The Site will provide for a new housing choice, which fulfils a role in the lower end of the housing market.

This PJR has shown that the proposed development is suitable, is consistent with the PPS, Growth Plan, conforms to the intent and purpose of the OP and ROP, complies with the intent of the ZBL and represents good planning.

**Planner's Certificate:**

I hereby certify that this report was prepared by Tracey Pillon-Abbs, a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.

  
**Tracey Pillon-Abbs, RPP**  
**Principal Planner**

