



January 30th, 2024

UCC File No. 23172

To: Alexa Cooper, MCIP, RPP
Planner 2
City of Niagara Falls
4310 Queen Street
Niagara Falls, ON L2E 6X5

**Re: Addendum to Planning Justification Report
AM-2023-025 Zoning By-law Application
4257 Montrose Road, Niagara Falls**

As requested by City of Niagara Falls Planning Staff on October 13th, 2023, this addendum letter has been prepared to provide additional planning analysis pertaining to the submitted Planning Justification Report for the Zoning By-law Application for 4257 Montrose Road. This additional analysis is requested to support the submitted Planning Justification Report prepared by Raimondo + Associates Architects Inc., and to complete an analysis of the City's affordability policies, the Niagara Region Official Plan (2022) and the requested zoning relief.

This additional planning analysis should be read in conjunction with the Planning Justification Report prepared by Raimondo + Associates Architects Inc. dated August 2023.

PLANNING ANALYSIS

CITY OF NIAGARA FALLS OFFICIAL PLAN (PART 1, SECTION 4 (OPA 149))

Vision and Goals

The City's new housing policies that were approved by City Council via OPA 149 were prepared in response to the findings and directions of the City's Housing Directions Study (2020). The policies were prepared to direct the municipality (corporation) and guide private applications with regard to housing affordability and supply within the City.

The new policy set ensures that within the City of Niagara Falls there is a safe, stable and appropriate range of housing choices and opportunities that meet residents physical and financial needs throughout a lifetime.

The goals that are used to implement this vision pertain to housing availability, diversification of supply, prices and tenure types, the removal of barriers for alternative housing forms, the commitment to monitoring of supply and to work with partners and agencies to advance actions set out in the housing strategy.

Policy Analysis

The submitted Zoning By-law Amendment will facilitate the development of two (2) blocks of five (5) single-storey townhouses, yielding a total of ten (10) dwelling units.

Policy 4.3 directs that opportunities for a choice in housing type, tenure, cost and location shall be provided within the City. To achieve this, the City will support:

- Multiple Unit Developments, smaller lot sizes and innovative housing forms.
- Development of vacant lands, and more efficient use of under-utilized parcels and existing housing stock.
- The full utilization and consolidation of properties to achieve larger scale and more comprehensive residential development.
- Development of housing in conjunction with commercial developments in order to create walkable neighbourhoods.
- Accessory Dwelling units within ground based dwelling forms (i.e. singles, semis, townhouses).

The application conforms with this policy direction as it contemplates the creation of ten (10) new townhouse dwelling units (i.e. multiple unit development) under condominium tenure. The Vacant Land Condominium design is similar to a traditional subdivision, but smaller scale being reliant on private infrastructure and roadways to more efficiently utilize land.

Policy 4.4 requires that applicants provide detailed information about new housing projects as part of applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plans of Subdivision and Condominium. As the submitted application is for a Zoning By-law Amendment, the following relevant criteria must be addressed:

- a) The proposed housing mix by dwelling type and number of bedrooms, as applicable
- 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).
- 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 subject lands are currently vacant and do not contain existing housing opportunities despite being zoned and designated for residential purposes. The proposed development of the property will provide ten (10) new townhouse dwelling opportunities.

These townhouse dwellings are proposed to be one-storey in height and have double car garages. These dwellings average around 1,700 square feet per unit. All ten (10) proposed units will contain two (2) bedrooms, and as the basements of the units will be unfinished, this provides greater opportunities to incorporate more bedrooms into each unit as desired by the purchaser.

The proposed dwelling units will be sold at fair market value, approximately ranging from \$600,000 to \$700,000, and can be utilized by the purchaser or subsequent renters. At this preliminary stage and based on current market conditions, it is difficult to dictate the exact price of the units, nonetheless, the units are not anticipated to meet the definitions of "affordable" as set out in the City's Official Plan.

The units will however contribute to enhancing the overall housing supply in Niagara Falls, which subsequently contributes to housing attainability. Incorporating townhouse units under condominium tenure may also be more attainably priced than single-detached freehold dwelling units found throughout the municipality. Depending on the final design of the proposed dwellings, there may be additional



opportunities for this development to contribute to the annual affordable housing targets set forth in the Policies 4.8a) and b) of OPA 149.

As outlined, the submitted Zoning By-law Application is considered to conform with the intent and purpose of the housing policies of OPA 149 by introducing additional housing supply. The addition of these proposed dwellings will assist the municipality and Region in achieving their growth objects which include ensuring housing is available throughout the City, diversifying the City's housing supply, eliminating barriers to the creation of various housing types, and more.

NIAGARA OFFICIAL PLAN (2022)

The Niagara Official Plan (NOP) was approved by the Minister of Municipal Affairs and Housing on November 4th, 2022. It is the long-range, community planning document that is used to guide the physical, economic and social development of the Regional Municipality of Niagara to a planning horizon ending in 2051.

The subject lands are located within the Niagara Falls Urban Area and within the Built-up Area on Schedule B – Regional Structure of the NOP (see **Figure 1** below).



Figure 1 – Schedule B of the Niagara Official Plan – Regional Structure (Cropped Image)

Chapter 2 – Growing Region

Chapter 2 of the NOP contains the Regional level growth policy direction for Niagara Region and the twelve (12) local municipalities inclusive of population and employment forecasts, intensification targets and specific locations and methods for development.

The NOP directs growth and development to settlement areas where full urban services are available, as well as public transit, community and public services and employment opportunities.

2.1 – Forecasted Growth

Per Section 2.1, the Region of Niagara is anticipated to have a population of 694,000 people and 272,000 jobs by the year 2051, representing an increase of over 200,000 people and 85,000 jobs from 2021. These population and employment forecasts are allocated by municipality in Table 2-1 of the NOP.

The subject lands are located within the Niagara Falls Urban Area (Settlement Area) and are within the delineated Built-up Area. Niagara Falls has a forecasted population of 141,650 people and 58,110 jobs by 2051, per Table 2-1 of the ROP. The required intensification target set by the Region for the City of Niagara Falls is 50% or 10,100 units, per Table 2.2 of the Regional Official Plan.

The proposed development will contribute ten (10) new dwellings into the City's housing supply. The subject lands are logical location for this residential development due to its location along a Regional roadway with transit services, being proximate to parkland, and that the property can be serviced by existing municipal infrastructure. Therefore, the proposed development will assist the City in the achievement of its annual residential growth targets.

2.2 - Regional Structure

Section 2.2 establishes the regional land use structure, based on Provincial directives, which dictate how the projected growth is to be accommodated. A majority of growth is to occur within the Settlement Area, where water and wastewater systems exist or are planned. The Settlement Area is further broken down into the delineated Built-up Area and the designated Greenfield Area. The Plan directs that 60% of all residential units occurring annually within Niagara are to occur within the Built-up Area to ensure the achievement of local intensification targets.

Section 2.2.1 of the NOP contains policies pertaining to the management of urban growth. Generally, these policies direct growth to occur in a manner that supports the achievement of intensification targets, is compact and vibrant, is inclusive of a mix of land uses and housing forms, and efficiently utilizes existing services and transportation networks/services.

The application conforms with this policy direction through the provision of a compact condominium townhouse development on underutilized urban serviced land. The proposed development is an infill development that integrates gentle density and a range of housing options into the established residential area. The proposed development will assist the City in the achievement of Regional annual growth and intensification targets and round out available lands with a logical development that will contain a vibrant housing form and streetscape.

Overall, the application is considered to comply with the NOP and implement its growth management direction in an appropriate, efficient, and context sensitive manner.



2.3 - Housing

The objectives of the policy direction under Section 2.3 of the Niagara Official Plan are to provide a mix of housing options to address current and future needs, to provide more affordable and attainable housing options, and to plan to achieve affordable housing targets through land use and financial incentive tools.

Policy 2.3.1.1 directs that a range and mix of densities, lot and unit sizes and housing types should be accommodated in the settlement area to meet housing needs at all stages of life.

The proposed development will provide single-storey block townhouse dwelling units that range in size from 1,655 to 1,764 square feet. These dwellings will be on adequately sized land units with dedicated private amenity areas, similar in character to traditional freehold subdivision lots, but at a smaller, more efficient scale. Therefore, the development provides diverse housing options within the area that can meet the needs of individuals at various stages of life, aligning with the goals outlined in this policy.

ZONING ANALYSIS

The subject lands are currently zoned Residential Apartment 5B Density (R5B-630) in accordance with Zoning By-law 79-200, as amended by site-specific By-law No. 2003-131.

The application proposes to rezone the lands to a site-specific Residential Low Density, Group Multiple Dwelling Zone (R4-XX) Zone to facilitate the proposed condominium townhouse development.

The applicable regulations for this zone have been assessed against the development plan and zoning conforming is outlined in **Table 1**.

Table 1:

Section 7.9 – Zone Regulations	By-law 79-200	Provided	Proposed Regulation
Minimum lot area for a townhouse dwelling	250 square metres for each dwelling unit	475.87 square metres for each dwelling unit: 475.87 square metres x 10 dwelling units = 4758.7 square metres	250 square metres for each dwelling unit (no change)
Minimum lot area for an apartment dwelling	200 square metres for each dwelling unit	N/A	N/A
Minimum lot frontage for a townhouse dwelling or an apartment dwelling containing more than four dwelling units	30 metres	60.897 metres	30 metres (no change)
Minimum lot frontage for a townhouse dwelling or an apartment dwelling containing four dwelling units or less on an interior lot	24 metres	N/A	N/A



Minimum lot frontage for a townhouse dwelling or an apartment dwelling containing four dwelling units or less on a corner lot	25.5 metres	N/A	N/A
Minimum front yard depth for a townhouse dwelling	6 metres + 13.1 metres from the original centerline of Montrose Road	5.07 metres (road widening has been taken)	5.05 metres
Minimum front yard depth for an apartment dwelling	7.5 metres	N/A	N/A
Minimum rear yard depth for a townhouse dwelling	7.5 metres (24.61 ft.) plus any applicable distance specified in Section 4.27.1	5.37 metres	5.35 metres
Minimum rear yard depth for an apartment dwelling	7.5 metres	N/A	N/A
Minimum interior side yard width	One-half the height of the building Height: 9.05 metres / 2 = 4.53 metres	6.75 metres (north) to the dwelling 6.74 metres (south) to the dwelling	4.53 metres (no change)
Minimum exterior side yard width for a townhouse dwelling	4.5 metres	N/A	N/A
Minimum exterior side yard width for an apartment dwelling	7.5 metres	N/A	N/A
Maximum lot coverage	35%	44.8%	45%
Maximum height of building or structure	10 metres	9.05 metres	10 metres (no change)
Number of dwellings on one lot	[subject to section 7.9.3] More than one dwelling is permitted on one lot	10 dwellings	No change
Parking and access requirements	In accordance with Section 4.19.1 1.4 parking spaces for each dwelling unit 1.4 parking spaces x 10 units = 14 parking spaces	40 parking spaces	1.4 parking spaces for each dwelling unit (no change)
Minimum parking stall width	2.75 metres	6.4 metres (driveway)	2.75 metres (no change)
Minimum parking stall length	6 metres	6.05 metres (driveway)	6 metres (no change)
Minimum manoeuvring aisle	6.3 metres	6.9 metres	6.3 metres (no change)
Accessory buildings and accessory structures	In accordance with Section 4.13 and 4.14	N/A	N/A
Minimum Landscaped Open Space Area	45 square metres for each dwelling unit	175.39 square metres for each dwelling unit	45 square metres for each dwelling unit (no change)



		175.39 square metres x 10 units = 1,753.9 square metres	
Minimum privacy yard depth for each townhouse dwelling unit, as measured from the exterior rear wall of every dwelling unit	7.5 metres	6.74 metres	6.70 metres
Section 4.14 – Yards	By-law 79-200	Provided	Proposed Regulation
d) Projection of a roofed-over one storey porch into a required privacy yard	2.5 metres	3.05 metres	3.05 metres
h) Projection of a deck into a required privacy yard	4 metres	3.68 metres	4 metres (no change) Covered decks permitted

As outlined in the Planning Justification Report prepared by Raimondo + Associates Architects Inc. and this addendum, the submitted application satisfies the relevant requirements of the *Planning Act* and are consistent with the 2020 Provincial Policy Statement. The applications also conform with the 2020 Growth Plan of the Greater Golden Horseshoe, 2022 Niagara Official Plan, and City of Niagara Falls Official Plan.

It is my professional opinion that this proposed development is an appropriate intensification proposal that represents an efficient, well-designed development with access to full municipal services. The application proposes compatible development in a desirable location, represents good planning and should be approved by the City of Niagara Falls.

If any matters require further clarification or discussion, please contact the undersigned.

Respectfully submitted,

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Planning Manager
Upper Canada Consultants