



NOTICE OF PUBLIC MEETING

**Official Plan and Zoning By-law Amendment for Single Room Occupancy Units and Single Room Occupancy Buildings
City Initiated Official Plan Amendment No. 134 and Zoning Amendment AM-2019-005**

PUBLIC MEETING

**Date: Tuesday, June 25, 2019
Time: 6:00 PM**

**Place: Council Chambers, City Hall
4310 Queen Street**

PROPOSED CHANGES

The City is proposing to introduce Single Room Occupancy Units (SRO) and Buildings into the City's Official Plan, Zoning By-law and Licensing By-law. A Single Room Occupancy Unit is an independent unit, within a Single Room Occupancy Building, containing a habitable room and sanitary facilities which may be used as the primary residence of an occupant but does not constitute a dwelling unit. A Single Room Occupancy Building may be established within existing motels.

The need to provide for SRO units and buildings evolved because existing motels were being used for long term residential accommodation purposes contrary to the City's Planning documents. The proposed amendments would define, permit and provide licensing requirements for this form of residential accommodation.

Official Plan Amendment

OPA No. 134 proposes to add policies for new Single Room accommodations under the Commercial and Tourist Commercial land use designations. It would also add site specific policies to add a Single Room Occupancy Building use for two properties with existing motels at 5551 Valley Way and 8675 Montrose Road which are not designated Commercial.

Zoning By-law Amendment

Zoning By-law No. 79-200 is proposed to be amended to add definitions and regulations for a Single Room Occupancy units and buildings. The regulations would recognize the building setbacks and parking requirements of the existing motels to be used as a SRO Building. The SRO Building and Units are to be added as a permitted use within an existing motel located in a General Commercial (GC), Central Business Commercial (CB) or Tourist Commercial (TC) zone. An amendment is also being considered site specifically for lands identified as 8004 Lundy's Lane (Carriage House Motor Lodge), 5551 Valley Way and 8675 Montrose Road to permit the Single Room Occupancy uses.

HAVE YOUR SAY

Input on any Official Plan and Zoning By-law Amendment is welcome and encouraged. You can provide input by speaking at the public meeting or by making a written submission.

DOCUMENTS

Documents prepared in conjunction with the Single Room Occupancy Building and Units amendments may be viewed in the Planning, Building & Development Monday to Friday between 8:30 a.m. and 4:30 p.m.

WRITTEN SUBMISSION

To provide input in writing or to request notice if the proposed Official Plan or Zoning By-law Amendment is approved, please submit a letter to the Director of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 on or before June 17, 2019.

LEGAL NOTICE

Sections 17 & 34 of the Planning Act

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls before the Official Plan is adopted and/or the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of Niagara Falls City Council to the Local Planning Appeal Tribunal unless, in the opinion of the Board or Tribunal, there are reasonable grounds to do so.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls before the amendment to the Official Plan is adopted and/or the zoning by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.

MORE INFORMATION

Please contact Alex Herlovitch, Director of Planning, Building & Development at 905-356-7521 or visit the Planning, Building & Development Department on the 2nd Floor of City Hall, between the hours of 9:30 a.m. and 4:30 p.m. for more information.

A copy of the Planning Report on the application will be available after 4:00 p.m. on June 20, 2019.

Dated at the City of Niagara Falls this 24th day of May, 2019.



Alex Herlovitch, MCIP, RPP
Director of Planning, Building & Development

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Attach.

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