

Barrington Place
Apartments



Barrington Place Apartments

APPLICATION FOR ZONING BY-LAW AMENDMENT
276 VICTORIA STREET NORTH
MUNICIPALITY OF PORT HOPE

STATUTORY PUBLIC MEETING
DECEMBER 10, 2024

SITE LOCATION + CONTEXT	3
PROPOSED DEVELOPMENT	11
PLANNING POLICY	14
SUMMARY	20

Contents





Site Location + Context

BARRINGTON PLACE APARTMENTS

276 VICTORIA STREET NORTH, PORT HOPE

Site Location + Context



- Property is located at 276 Victoria Street North, on the West Side of Victoria Street, north of Trefusis Street.
- It consists of a 1.23 hectare site with 60.76 metres of frontage on Victoria Street.
- Site is approximately 200 metres south of Highway 401.
- Approximately 320 metres north of Jocelyn Street.

Site Location + Context

- Surrounding Area is mainly residential.
- Mainly single detached located on east side of Victoria Street,
- Single detached with some townhouse and semi-detached units to the south.
- Municipal Operations Centre borders property on the north.
- Vacant land to the west, future employment area.
- Future extension of Pemberton Road to the west.



Rear of property looking southwest

Site Location and Context

- Two dwellings are located along the Victoria Street frontage which are in a state of disrepair.



Site Location and Context

The property is largely vacant at the rear.



Planning Context: Official Plans

- Site is designated Urban Area in the Northumberland County Official Plan.
- Designated Medium Density Residential in the Port Hope Official Plan.
- Proposed use is permitted in both the Northumberland County and Port Hope Official Plans.
- Density of the proposal falls within maximum of the range for the Medium Density Residential designation.

Planning Context: Zoning By-law

- The zoning for the property is Medium Density Residential RES 3 (97) H 1 in the Port Hope Comprehensive Zoning By-law.
- Under the By-law, exception 97 applies to the RES 3 zoning which provides for reduced side, front and rear yard setbacks.
- The Holding provision requires entering into a development agreement with the Municipality before development of the property.
- The Medium Density Residential Zoning permits single detached, semi-detached, triplex, multiple unit and street townhouse dwellings, but not apartments.

Proposed Zoning By-law Amendment

- A Zoning By-law amendment required to permit the apartment use and site characteristics.
- By-law amendment proposes High Density Residential, RES 4 zoning with special provisions.
- No minimum planting strip along north boundary
- Reduced exterior side yard setback of 3.1 metres
- Reduced lot area of 0.84 hectares
- Reduced lot frontage of 26.1 metres
- The special provisions are required after conveyance of a portion of the property for the future Pemberton Road.

Barrington Place
Apartments



Proposed Development

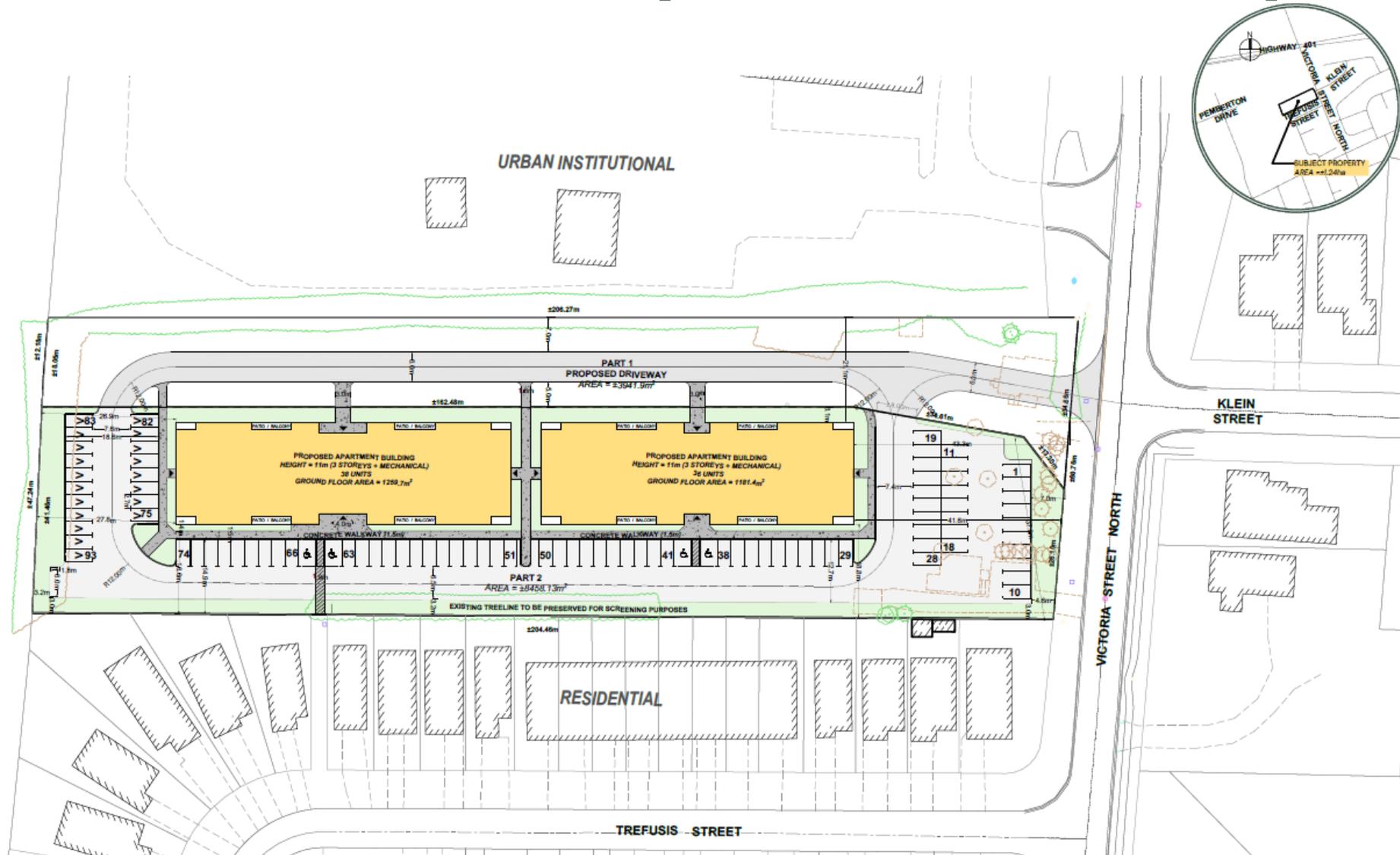
BARRINGTON PLACE APARTMENTS

276 VICTORIA STREET NORTH, PORT HOPE

Proposed Development- Concept Plan



SERVICE
EMPLOYMENT



Proposed Development

- Two three-storey apartment buildings are proposed for the subject property containing a total of 74 rental apartment units.
- 38 units are proposed for the west building and 36 units for the east building.
- The buildings will be separated by a 5 m. wide walkway.
- 93 parking spaces will be located on the west, south and east sides of the buildings.
- Includes 74 resident and 19 visitor spaces, four spaces will be barrier free.
- Access to the site is proposed from Victoria Street through a driveway entrance along the north side of the buildings.
- Pedestrian access will be on the north side of the buildings and connections will be provided to the parking areas, and residential lands to the south.
- Substantial separation (18.8 metres) from the existing residential area to the south.
- Driveway area will be conveyed to the Municipality for the future Pemberton Road extension.

Barrington Place
Apartments



Planning Policy

BARRINGTON PLACE APARTMENTS

276 VICTORIA STREET NORTH, PORT HOPE

Planning Policy Objectives

The proposal will assist in meeting a number of provincial and municipal objectives for the provision of a range of residential units, redevelopment and intensification.

Section 2.2.1 of Provincial Planning statement states in part:

1. Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents of the *regional market area* by

b) permitting and facilitating:

1. all *housing options* required to meet the social, health, economic and wellbeing requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities

c) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation*;

Planning Policy Objectives

Section B4 of the Port Hope Official Plan states in part:

“The Municipality of Port Hope shall accommodate new growth through practical and efficient land use management strategies that promote a more compact pattern of development within the existing Urban Area and Hamlet boundaries...”

The objectives in Section B9.2 include:

“To encourage the provision of an adequate supply of housing accommodation, by type and tenure, in relation to the needs and demands of both present and future inhabitants of the Municipality as identified in the County of Northumberland 10-year Housing and Homelessness Plan in a form that generates a choice of life styles...

To encourage intensification within the Urban Area in a manner that is compatible with surrounding development. ”

Planning Policy Objectives

The proposal will assist meeting planning objectives by:

- adding to the range and mix of housing options in the immediate area,
- redeveloping an underutilized site
- intensifying the existing residential use within the Port Hope Urban area,
- meeting density requirements,
- providing a needed form of housing,
- providing a type of development on a site that is designated to accommodate it.

Planning Policy Objectives

Proposed development will be compatible with the surrounding area.

- Three storey height should not create privacy issues.
- The Municipal Operations Centre is to the north,
- There is substantial separation from the existing residential areas to the south and east.
- Lands to the west are vacant.

Supporting Studies

The proposal is supported by the following studies:

1. Traffic Impact Study by Jewell Engineering
2. Functional Servicing Report by Jewell Engineering
3. Stormwater Management Design Brief by Jewell Engineering
4. Phase 1 Environmental Site Assessment by Cambium Inc.
5. Planning Justification Report by EcoVue



Summary

BARRINGTON PLACE APARTMENTS
276 VICTORIA STREET NORTH, PORT HOPE

Summary Opinion

The Proposal will meet a number of planning objectives by providing a needed form of housing on a property which is intended for the medium density residential development.

The proposed development is compatible with the surrounding area.

The proposal will facilitate the future extension of Pemberton Road by providing a portion of the future road allowance.

The proposed Zoning By-law Amendment :

- Is consistent with the Provincial Planning Statement.
- Conforms to the County of Northumberland Official Plan.
- Conforms to the Municipality of Port Hope Official Plan.
- Complies with the intent of the Municipality of Port Hope Zoning By-law.
- Represents good planning and should be approved.

ECOVUE

LAND USE PLANNING & DEVELOPMENT

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