

# Municipality of Port Hope Public Meeting

## 60 Henderson Street

Official Plan Amendment (OP02-2022)  
Zoning By-law Amendment (ZB04-2022)

Nick McDonald

Meridian Planning Consultants on behalf of the Municipality of Port Hope

*December 13, 2022*



MUNICIPALITY OF

**PORT HOPE**

# Overview of Presentation

- Subject Lands
- Surrounding Land Uses
- Current Development Applications
  - Official Plan Amendment
  - Zoning By-law Amendment
- Overview of Applicable Provincial Policies – High level
- Overview of the Official Plan Policies – High level
- Port Hope Zoning By-law
- Public Consultation
- Next Steps



# Surrounding Land Uses



**Figure 2:** Subject Lands Image from Google Earth

The subject lands are surrounded by:

- Recently built 80-unit four storey hotel (The Hampton Inn at 80 Henderson), Trade Tech Industries (100 Henderson Street) to the north;
- Port Hope Police Station and Maple Lodge Farm Operations to the west;
- Loblaws Independent Store and Shoppers Drug Mart (20 Jocelyn Street) to the south; and
- Sigus Heavy Machinery (85-95 Henderson Street), lands proposed for Millwright Training Centre and Assembly Hall (55-65-75 Henderson Street) to the east.

# Development Applications

## 1. Official Plan Amendment (OP02-2022)

- The Applicant has submitted an application for **Official Plan Amendment** to re-designate the subject lands to site specific commercial to:
  - Develop a 4-storey building with 74 independent living units, with 34 one-bedroom units and 40 two-bedroom units.
    - Main floor amenities including a central dining area/restaurant, personal services uses, bar area and fitness areas
  - 8 buildings, each having 4 or 5 single storey townhouse units.
    - Each unit having its own driveway.
    - 16 one-bedroom units and 20 two-bedroom units
  - Develop internal pedestrian connection to 20 Jocelyn Street (Independent Store and Home Hardware).



ZONING MATRIX:					
ZONING	APARTMENT BLDG (REQUIRED)	APARTMENT BLDG. (PROPOSED)	TOWNHOUSE (REQUIRED)	TOWNHOUSE (PROPOSED)	COMPLIANCE
PERMITTED USES	RESIDENTIAL APARTMENT, STREET TOWNHOUSE, MID-RISE, SENIOR CIVILIAN HOME	SEE THE FOLLOWING APARTMENT BUILDINGS, SENIORS	-	-	AMENDMENT REQUESTED
MINIMUM LOT AREA	9 m <sup>2</sup>	1.8 m <sup>2</sup>	162 sqm/unit	-1 BD UNIT = 56.5 sqm -2 BD UNIT = 228 sqm	AMENDMENT REQUESTED
MINIMUM LOT FRONTAGE	80 m	192.58m	6 m/unit	-1 BD UNIT = 5.16 m -2 BD UNIT = 8.58 m	AMENDMENT REQUESTED
MINIMUM FRONT YARD	7.5m	21.93m	6.0m	6.0m	-
MINIMUM REAR YARD	7.5m	more than 7.5m	7.5m	6.00m	AMENDMENT REQUESTED
MINIMUM IN REAR SIDE YARD	7.5m	more than 7.5m	2m	6.00m	-
MINIMUM EXTERIOR SIDE YARD	7.5m	9/4	3m	N/A	-
MAXIMUM BUILDING HEIGHT	N/A	14.0m	11m	4m	-
PARKING	Apartment 1.25/spaces/1000 sqm 0.25/visitor parking	1.32 spaces per parking unit	Townhouse 2/unit	1.55 spaces per parking unit = 36	AMENDMENT REQUESTED

**60 HENDERSON ST.**  
**PORT HOPE, ON.**  
**CITY OF NORTHUMBERLAND**

**PORT HOPE SITE STATS:**  
 LOT AREA = 18,018 SQM (0.5 AC)  
 PARKING  
 APARTMENT BLDG = 86 SPACES  
 TOWNHOUSE = 56 SPACES

**MID-RISE RESIDENTIAL BUILDING UNITS:**  
 - 1 5 BDRY  
 - 1 3.5M BDRY HOU  
 - 1148 SQM BDC AREA  
 - 7225 SQM SFA  
 - 74 UNITS PER HA  
 - 1.38% LOT COVERAGE

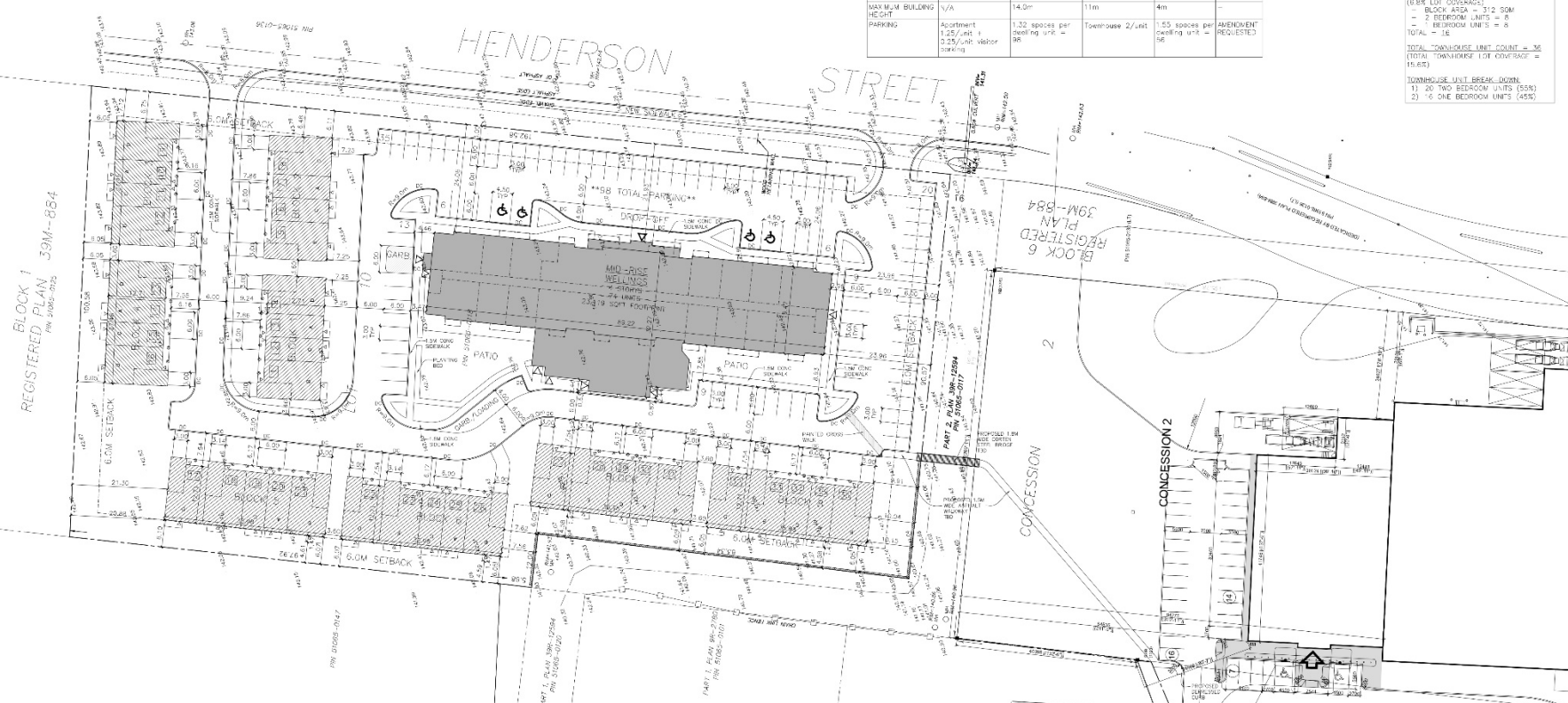
**UNIT MIX:**  
 - 2 BEDROOM UNITS = 40 (52%)  
 - 1 BEDROOM UNITS = 34 (48%)  
 TOTAL UNIT COUNT = 74

**4 UNIT TOWNHOUSE BLOCK COUNT = 4**  
**(BDC LOT COVERAGE):**  
 - BLOCK AREA = 400 SQM  
 - 2 BEDROOM UNITS = 12  
 - 1 BEDROOM UNITS = 6  
 TOTAL = 22

**4 UNIT TOWNHOUSE BLOCK COUNT = 4**  
**(BDC LOT COVERAGE):**  
 - BLOCK AREA = 312 SQM  
 - 2 BEDROOM UNITS = 6  
 - 1 BEDROOM UNITS = 6  
 TOTAL = 16

**TOTAL TOWNHOUSE UNIT COUNT = 36**  
**(TOTAL TOWNHOUSE LOT COVERAGE = 15.8%)**

**TOWNHOUSE UNIT BREAK-DOWN:**  
 1) 40 TWO BEDROOM UNITS (55%)  
 2) 16 ONE BEDROOM UNITS (45%)



BLOCK 1  
 REGISTERED PLAN  
 39M-884  
 PLAN 01065-0125

BLOCK 6  
 REGISTERED PLAN  
 39M-884  
 PLAN 01065-0124



**DEVELOPER INFORMATION:**  
 NLGC Inc.  
 2962 Carp Road, Ottawa, ON., K0A 1L0

**OWNER INFORMATION:**

**ARCHITECT'S INFORMATION:**

REVISIONS	
1	ISSUED FOR CONCEPTUAL REVIEW FEB19/21
2	AMENDED FOR SURVEY AUG25/21
3	ZONING MATRIX ADDED JAN27/22
4	ZONING MATRIX REVISED APR19/22
5	ZONING MATRIX EXPANDED AUG30/22
6	TRULSHIAN CORNER RUM ADDED OCT02/22
7	ZONING MATRIX - HELD BUILDING HEIGHT NOV02/22
8	
9	

PROJECT: WELLINGS OF PORT HOPE	DATE: FEB2021	DRAWING NO. <b>A101</b>
	SCALE: 1:400	
DRAWING: PROPOSED SITE PLAN	DRAWN BY: M.W.	PROJECT NO. 1926

# Development Applications

## 2. Zoning By-law Amendment (ZB04-2022)

- The Applicant has submitted an application for a **Zoning By-law Amendment** to:
  - Rezone the Subject Lands from the General Commercial, Holding Provision One 'COM2(H1)' Zone to a site-specific Residential 'RES4(139)' Zone.
  - Reductions in the required front, rear and interior side yard are requested (7.5 metres to 6.0 metres in all cases) as is a reduction in the amount of parking required (174 spaces required versus 154 proposed).

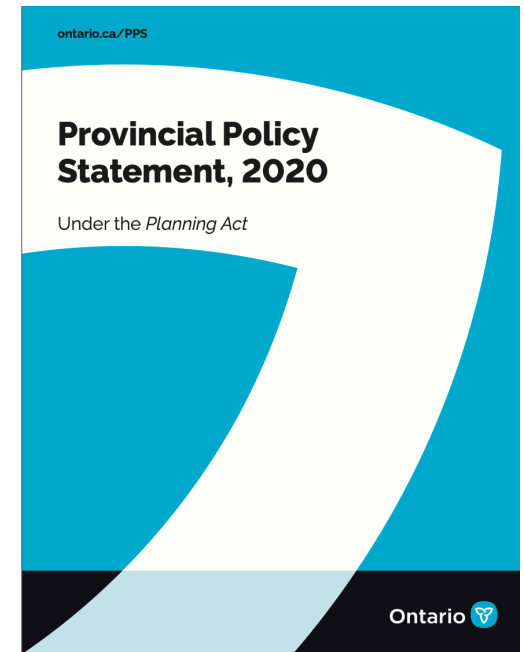
# Supporting Documents

- The Applicant has submitted the following in support of the proposed **Official Plan Amendment** and **Zoning By-law Amendment**:
  - Planning Justification Report;
  - Functional Servicing Report;
  - Environmental Site Assessment – Phase 1;
  - Geotechnical Investigation Report;
  - Noise Feasibility Study;
  - Traffic Impact Brief;
  - Commercial Land Impact Assessment; and
  - Site Plan Drawing



# Provincial Policy Statement (2020)

- The lands are within a settlement area where growth and development are to be directed.
- The PPS requires that municipalities accommodate an appropriate affordable and market-based range and mix of residential uses (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) to meet long-term needs.
- Commercial needs also need to be planned for.
- PPS also requires that municipalities permit and facilitate all housing options.
- Sensitive land uses shall be planned to avoid, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities.



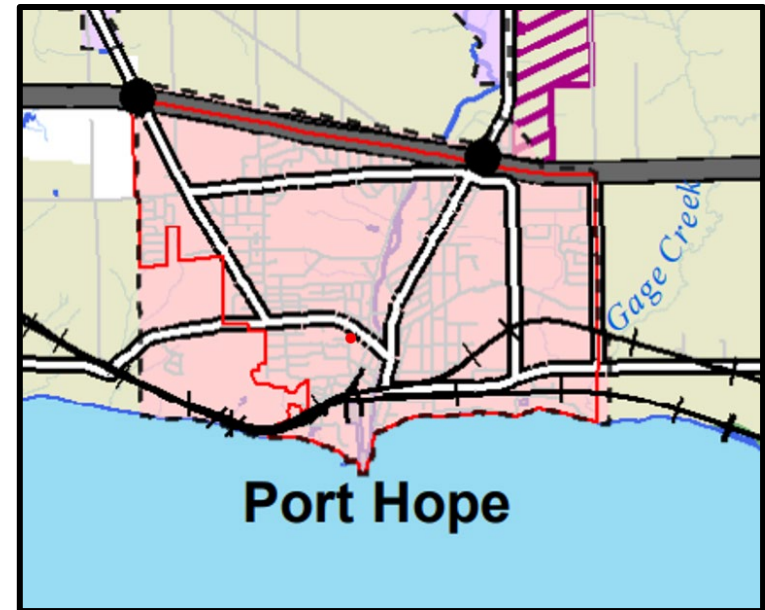
# Growth Plan (2020)


- The Growth Plan informs growth management and environmental protection in the Greater Golden Horseshoe.
- Growth Plan directs municipalities to plan for the majority of growth in settlement areas where there is planned water and wastewater systems and where development can support the achievement of complete communities.
- Growth Plan directs municipalities to provide an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility.
- Growth Plan encourage municipalities to use available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

# Northumberland County Official Plan ('NCOP')

- Designates the subject lands as 'Urban Areas'.
- The NCOP encourages planning for complete communities by providing a diverse range of housing types, health care services and community services.
- Encourage development that combines commercial, residential and other land uses to facilitate the more efficient use of urban land.
- Promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of commercial and residential intensification, where appropriate.

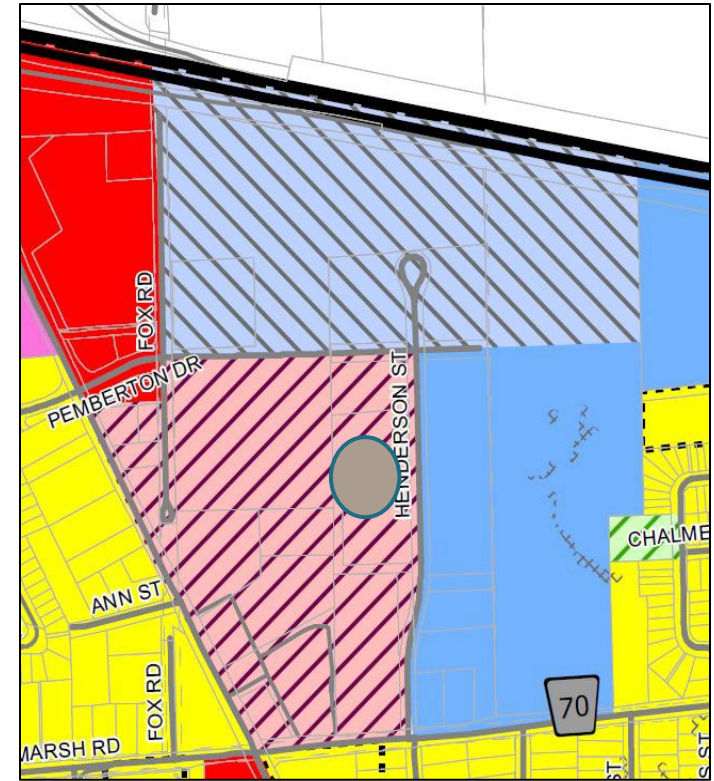
County Official Plan Excerpt



 Urban Area

# Port Hope Official Plan ('PHOP')

- Designates the subject lands as 'General Commercial'
- PHOP evaluation criteria for Amendments below:
  - a) *Conformity to the overall intent and goals of this Plan;*
  - b) *Suitability of location for the proposed use;*
  - c) *Land use compatibility with surrounding lands, both existing and future;*
  - d) *Need for the proposed use;*
  - e) *Impact on hard and soft services including the availability of sufficient capacity at the Municipality's water treatment plant and sewage treatment plant;*
  - f) *Economic impact on the Municipality;*
  - g) *Impact to significant natural environmental features;*
  - h) *Establishment of precedent, if approved;*
  - i) *Comments available from the public and agencies involved in circulation; and,*
  - j) *Evaluation criteria outlined in the existing and proposed land use designations.*



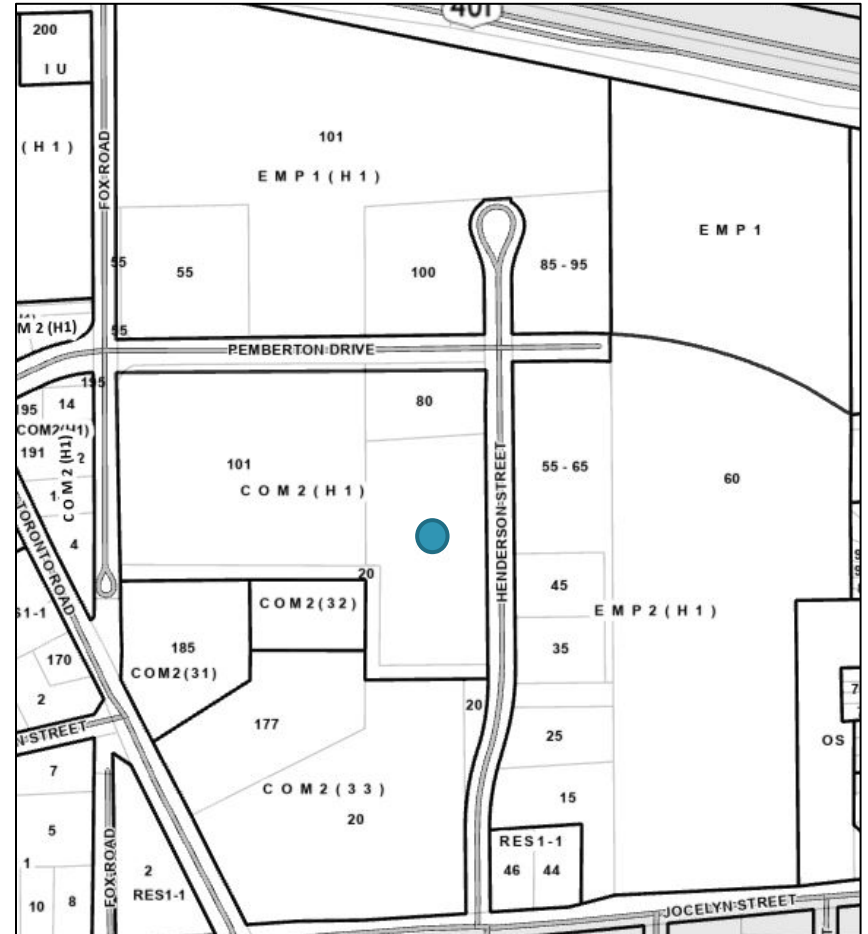
# Port Hope Official Plan ('PHOP') – cont'd

- Requires that development be planned to be compatible
- Requires that careful consideration be given to losing potential commercial assessment
- Identifies Subject Lands as being within a Major Intensification area – additional height and reduced parking may be considered in these areas
- Establishes a number of design policies (Design for People) and (Integration of Built Form)

# Port Hope Zoning By-law

Zones the subject lands as  
General Commercial,  
Holding Provision One  
'COM2(H1)'

H1 will be lifted once a Site  
Plan Agreement has been  
executed



**Table 1: Proposed Zoning Standards**

	Performance Standards for RES4 Zone – Apartment Dwelling	Proposed	Performance Standards for RES4 Zone – Multiple-Unit Dwelling	Proposed
Min Lot Area	1 Ha	1.82 Ha	0.4 Ha	1.82 Ha
Min Lot Frontage	60 m	192 m	50 m	192 m
Min Front Yard	7.5 m	21.9 m	7.5 m	<b>6 m</b>
Min Interior Side Yard	7.5 m	23.9 m	6 m	6 m
Min Rear Yard	7.5 m	32.3 m	6 m	6 m
Max Height	N/A	14 m	11 m	4 m

- By-law requires:
  - 1.25 spaces for each apartment unit plus 0.25 spaces for visitors
  - 2 spaces per multiple dwelling unit plus 0.25 spaces for visitors
- Total parking required is 174 spaces (154 are proposed)

# Public Consultation

- **Planning Act Tools:**
  - Resident Mail outs
  - On-site Posting
  - Newspaper Notice
  
- **Other forms of communication**
  - Municipal Website
  - Social Media Posts
  
- **Notice of Complete Application and Newspaper Notice:** September 8, 2022
- **Notice of Public Meeting:** November 15, 2022
- **Newspaper Notice for Public Meeting:** November 17, 2022
- **Site Signs Posted:** September 29, 2022
- **Open House Hosted by Proponent:** November 10, 2022



# Next Steps

Following this Public Meeting, the next steps in the planning process include:

- Applicant to address comments and outstanding requests for information;
- Planning Recommendation Report to Committee of the Whole;
- Council Decision; and,
- Notice of Decision.

A Site Plan application will also be submitted early in the new year.