

Planning Justification Report
Official Plan and Zoning By-law Amendment

222 Gate Street
Niagara-on-the-Lake, ON

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1.0 - PREFACE

Upper Canada Consultants has been retained by PennCapital Holdings Inc. to prepare a Planning Justification Report to be submitted in conjunction with applications for Official Plan and Zoning By-law Amendment for 222 Gate Street in the Town of Niagara-on-the-Lake, Regional Municipality of Niagara.

The applications pertain to the proposed development of the property for a proposed two storey, eighteen suite hotel building that will be operated by 124 on Queen Hotel and Spa. It is proposed that the 222 Gate Street will merge in title with properties operated by 124 on Queen Hotel and Spa (118-126 Queen Street and 219 Victoria Street).

The requirement for a Planning Justification Report was identified by the municipality through the pre-consultation meeting held for the proposal on June 20, 2024. The pre-consultation agreement is included as **Appendix I**.

The purpose of this report is to provide an overview of the proposal and the applications, and to evaluate conformity and consistency with the applicable Provincial, Regional and local land use planning documents.

2.0 - DESCRIPTION AND LOCATION OF THE SUBJECT LANDS

The subject lands are located in the Town of Niagara-on-the-Lake, Regional Municipality of Niagara and are described legally as Plan 86, Part Lot 99, being Part 1 on 30R-3361 and known municipally as 222 Gate Street.

The property is currently a vacant undeveloped site. The property is located on the east side of Gate Street; to the north is the Gate House located at 142 Queen Street and Hendriks grocery store, to the east the property abuts the rear of 124 Queen Street underground parking garage, garden area and the “Smithy” building which contains two hotel room suites that are all part of the commercial use known as 124 on Queen Hotel and Spa, to the south is a single detached residential dwelling and to the west is also a single detached dwelling. The property is located within the Queen-Picton Heritage Conservation District and abuts the Queen Street commercial core area of the Old Town of Niagara-on-the-Lake. An aerial view of the subject lands in their locational context is provided in **Figure 1**.

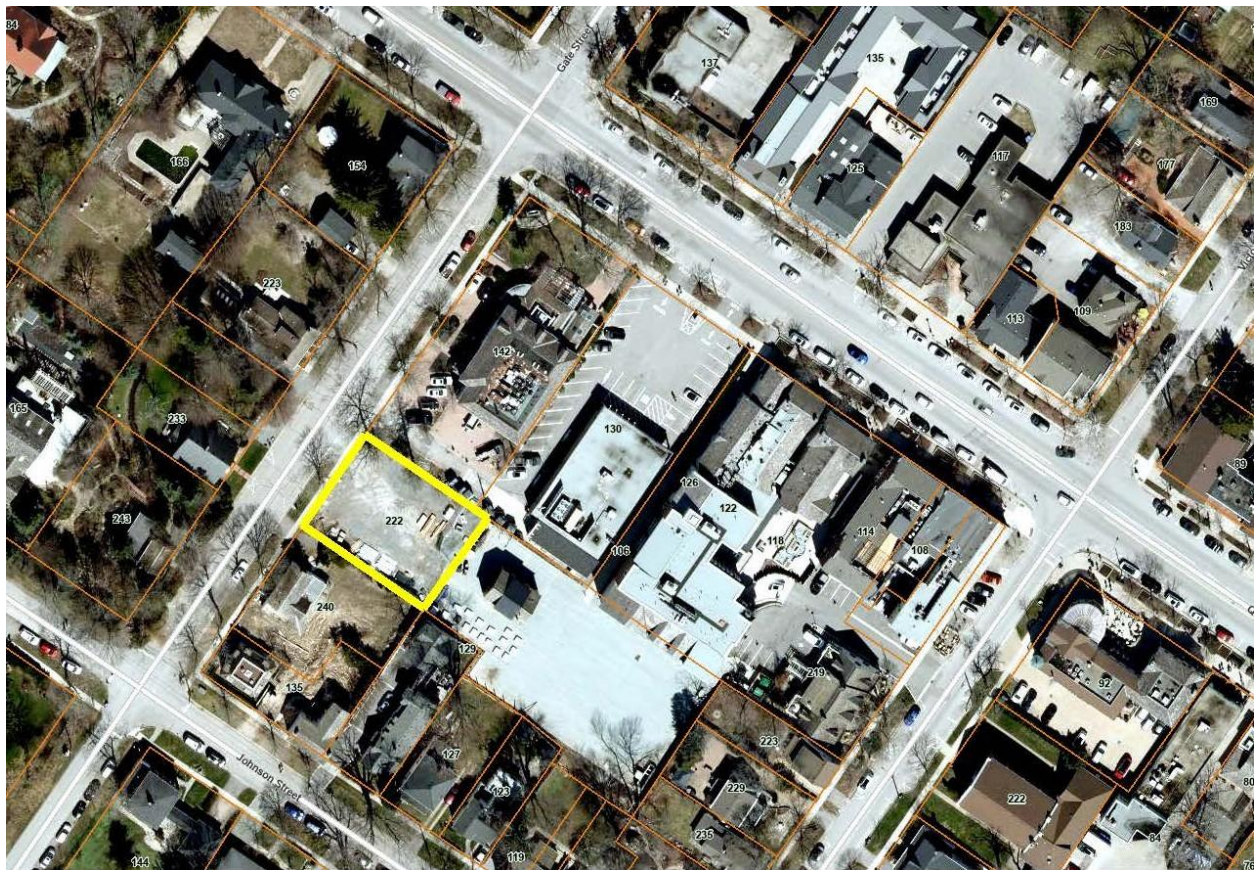


Figure 1 Aerial Image of Subject Land and Surrounding Area

3.0 – PROPOSED DEVELOPMENT

The owner is proposing to construct a two storey, eighteen suite hotel building on 222 Gate Street that will be operated by 124 on Queen Hotel and Spa. The property will merge in title with the 118-126 Queen Street and 219 Victoria Street, and the below grade parking garage that services these properties will be expanded below grade onto 222 Gate Street and an additional 18 underground parking spaces will be provided to service the proposed hotel expansion.

The proposed two storey, eighteen suite hotel expansion will be residential in scale and appearance and present as a single detached dwelling in appearance providing fit and integration with adjacent residential land uses to the south and west.

The proposed Site Plan is included in **Figure 2** illustrating the location of the proposed building within the existing property. Conceptual building renderings are shown in **Figures 3** illustrating the residential appearance of the proposed building.

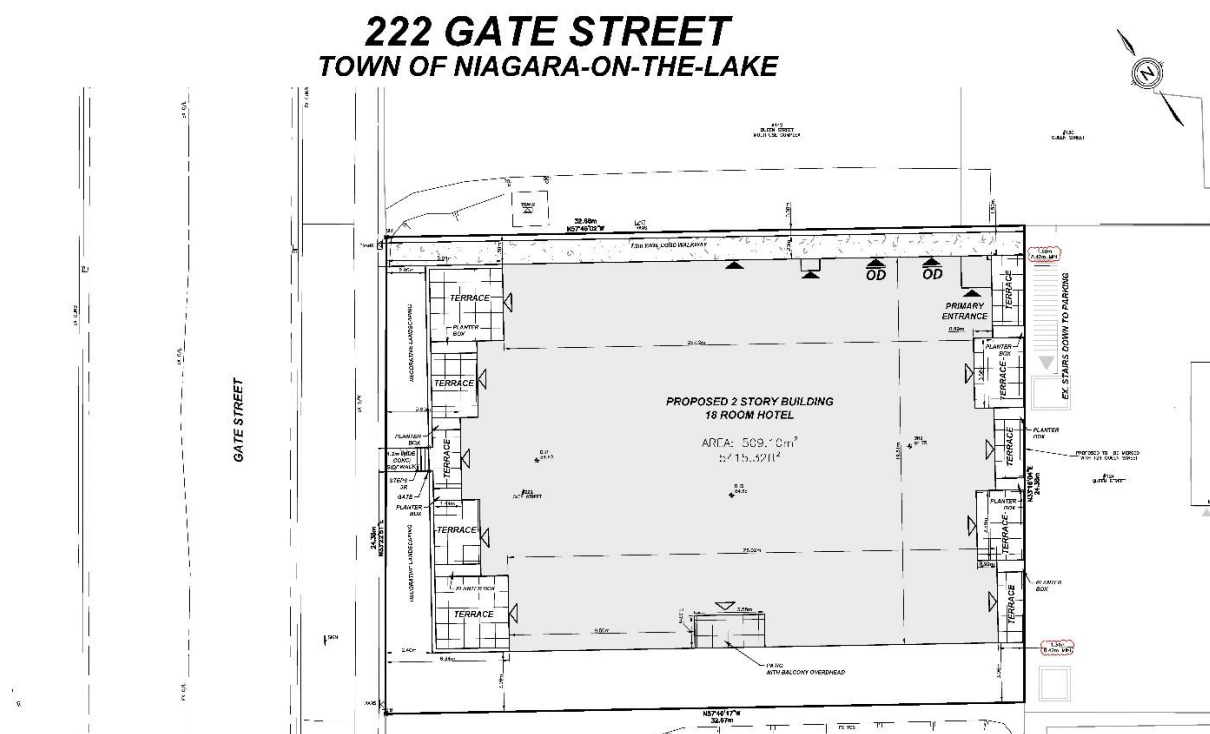


Figure 2 Preliminary Site Plan 222 Gate Street



Figure 3 Conceptual Rendering of Proposed Building 222 Gate Street

The Owner also proposes to rezone the existing site-specific Open Space (OS-88) Zone on 118-126 Queen Street as provided by By-law 4316DH-18 to recognize outdoor wedding ceremonies in the landscaped open space courtyard that is above the below grade parking structure as a permitted use. Hotels commonly offer wedding functions as a secondary use to their hotel function, including both wedding receptions and wedding ceremonies. The hotel use that operates as 124 on Queen Hotel and Spa does provide wedding service functions, and for clarity purposes would like to recognize wedding ceremonies as a permitted use in their landscaped courtyard space.

4.0 - REQUIRED APPLICATIONS

The following *Planning Act* applications are required to permit and facilitate the proposed development:

Official Plan Amendment

The subject property being 222 Gate Street is presently designated as Established Residential and Conservation in the Town Official Plan. Low density residential uses are the main use permitted in the Established Residential designation along with secondary uses such as roomers and boarders, bed and breakfast establishments, accessory apartments, group homes, home occupations and accessory buildings and structures. The Conservation designation is associated with the restrictions related to One Mile Creek and only conservation type land uses associated with forestry, fisheries, wildlife management, floodplains, environmental protection and parks are permitted along with accessory buildings and structures. An Official Plan amendment is required to amend the land use designations from Established Residential and Conservation to General Commercial designation and to permit the proposed hotel use. The proposed draft Official Plan Amendment is attached at **Appendix II**.

Zoning By-law Amendment

222 Gate Street lands are zoned Established Residential (ER) Zone which permits only a single detached dwelling, public use, bed and breakfast establishment, cottage rental, group home, home occupation and accessory buildings and structures. A concurrent Zoning By-law Amendment application is required to zone the lands to a site-specific Queen-Picton Commercial (QPC) Zone to permit the proposed hotel use at 222 Gate Street and to recognize the configuration of the existing lot, building setbacks, lot coverage, permitted encroachments in the front and rear yard and loading space and bicycle parking exemptions. The proposed zoning by-law amendment also proposes to amend the existing site specific zoning on 118-126 Queen Street to add wedding ceremony function use as a permitted use in the outdoor landscaped open space in the rear of the property that is currently zoned Open Space (OS-88) by By-law 4316DH-18. The addition of the wedding ceremony function use is for clarity purposes only, to be clear that the hosting of wedding ceremonies in this landscaped courtyard space associated with a permitted hotel use is permitted. The proposed draft Zoning By-law Amendment is attached as **Appendix III**.

Site Plan Approval

The proposed development at 222 Gate Street will also be subject to a future Site Plan Application and approval process through which the details of the proposed on-site works associated with the development will be reviewed by the Town and other affected agencies. The Site Plan Approval process will occur after the Zoning By-law and Official Plan Amendment approval process is completed.

Heritage Permit Approval

The proposed development of the new building at 222 Gate Street will also be subject to Heritage Permit Approval process. It is also anticipated that the proposed Official Plan and Zoning By-law

Amendment applications will be reviewed by the Municipal Heritage Committee and they will have opportunity to provide input in the review of these applications in advance of the Heritage Permit approval process; such input will help inform matters to be addressed during the Heritage Permit approval process.

5.0 - SUPPORTING STUDIES AND REPORTS

The following is a summary of the reports and studies which have been prepared in support of the subject applications. These supporting studies were identified as part of a complete application at the June 20, 2024 pre-consultation meeting and area as follows:

- Planning Justification Report
- Streetscape Study (included in Planning Justification Report)
- Update to Transportation Impact Study – note this is an update to the Parking Study
- Archaeological Study and Ministry Acknowledgement Letter
- Cultural Heritage Impact Assessment
- Functional Servicing Brief and Stormwater Management Report
- Urban Design Brief (included in Planning Justification Report)
- Hydrogeological Study
- Dewatering Study – addressed in Hydrogeological Study

It is noted that the following additional studies and plans are required as part of the future Site Plan Application and approval:

- Arbourist Report/Tree Inventory
- Site Plan
- Building Elevations
- Landscape Plan
- Floor Plans
- Photometric/Lighting Plan
- Servicing Plan
- Lot Grading and Drainage Plan

A summary of the key findings of each report is provided below. The reports should be consulted directly in conjunction with this report for complete information and analysis.

Functional Servicing Report (Upper Canada Consultants)

A Functional Servicing Report was prepared by Upper Canada Consultants to address the servicing needs for the proposed development.

Water Servicing

The proposed development will be serviced with by an existing 200mm diameter watermain service located on the east side of Gate Street. It is proposed to connect a 150mm water service to provide both fire and domestic water supply for the proposed development. The Functional Servicing Report confirms that the existing watermain system has sufficient capacity to serve the domestic and fire protection needs of the development.

Sanitary Servicing

An existing 200mm AC sanitary sewer is available fronting the site and the proposed development will discharge sanitary flows to this existing sewer via a 200mm service connection. The Functional Servicing Report confirms that the existing sanitary sewage system has adequate capacity to accommodate the peak sewage flows from the proposed development.

Stormwater Management

The stormwater flows from this site has been conveyed westerly towards Gate Street and then enter a 375mm diameter storm sewer on Gate Street and discharge directly to the One Mile Creek outlet at Gate and Johnson Street. The Functional Servicing Report has identified that the existing storm sewer does have capacity for the proposed development and quantity controls will not be required prior to discharge to the Gate Street storm sewer.

Cultural Heritage Impact Assessment (MHBC Planning Ltd.)

A Cultural Heritage Impact Assessment was prepared by MHBC Planning Ltd. to review the proposed development in the context of the Queen-Picton Heritage Conservation District and to determine potential impacts on the heritage value of District and adjacent heritage resources.

The Cultural Heritage Impact Assessment concluded that the proposed development is consistent with the Heritage Conservation District policies for new development, that the development will be compatible and will blend into the Heritage Conservation District. For example, the proposed building height is consistent with the historic building stock found in the District, the residential design of the proposed building will ensure consistency along the street, the roof design does exist elsewhere in the District and is reflective of a historic roof pattern, the window pattern and openings is also similar to other window patterns in the area recognizing that a varied window pattern does exist, the colour of the building is neutral and does not detract from the area, the building materials are appropriate and the building setback is appropriate for and representative of the varied setbacks in the District. The Heritage Conservation District Plan emphasizes that new development should not emulate historic building, but rather be contemporary in design while being sympathetic to the existing development. The building design is residential in nature and represents a contemporary design that uses similar materials found in the area, is complementary in design and relates to surrounding development. The proposed new development will respect the integrity of the area and blend into the heritage context.

The Cultural Heritage Impact Assessment also assessed potential impacts on the heritage attributes of adjacent designated properties being 142 Queen Street, 240 Gate Street and 129 Johnson Street and the assessment concludes that no significant impacts are anticipated on the adjacent heritage properties from the proposed development. The study did indicate the potential for impacts from excavation activities association with the construction of the below grade parking area, however. This potential impact can be mitigated through a vibration monitoring plan that should be implemented during construction. The vibration monitoring plan should be completed by a qualified professional to determine the zone of influence for construction and installation of vibration monitors. It was also noted

that parking of construction equipment storage should not take place directly adjacent to these heritage properties and a temporary construction fence be installed around the periphery of the development site.

Geotechnical and Hydrogeological Investigation (Soil-Mat Engineers & Consultants Ltd.)

A supplemental Geotechnical and Hydrogeological Investigation was conducted by Soil-Mat Engineers & Consultants Ltd. to understand the soil conditions and requirements for dewatering. It is noted that Soil-Mat had previously completed a geotechnical investigation in 2017 for the existing development known as 124 on Queen Hotel & Spa and were on-site on a periodic basis during construction to provide construction quality control evaluations. The current study supplements this previous work and understanding of the geotechnical and hydrogeological conditions. Three boreholes to a depth of 8.2 and 9.7 metres below existing grade were sampled on 222 Gate Street and a groundwater monitoring well was installed in Borehole No. 1.

The native soil consists of a clayey silt to sandy silt with traces of some gravel and are classified as M.L – Clayey silts with slight plasticity, inorganic silts and very fine sands. These soils exhibit very low permeability. Based on the information obtained from the groundwater monitoring well, the static groundwater elevation is between 3 to 4 metres below the existing grade and would fluctuate seasonally. As a result, it is expected that the proposed single storey below grade level parking garage extension could intercept the static groundwater elevation slightly. The recommendations of the original 2017 report would be applicable to the proposed addition and extension of the existing garage onto 222 Gate Street. During construction, the groundwater infiltration would be expected to be relatively low and would likely be minor to non-existent for the majority of the excavation should the work be completed in the drier months of year. Deeper footing excavations may require pumps within the localized footing locations, however volumes of water per footing would be expected to be low such that managing possible dewatering volume can be achieved by controlling the number of footings being excavated at a given time.

It is noted that the existing soil and groundwater conditions do not pose significant concerns or constraints in terms of constructability of the proposed extension of the existing below grade parking structure and construction of the proposed hotel structure onto 222 Gate Street.

Archaeological Assessment (Stage 1-2) (Detritus Consulting Ltd.)

Detritus Consulting Ltd. undertook the preparation of a Stage 1-2 Archaeological Assessment of 222 Gate Street in October 2020 with the field work having been completed in October 2019. The results of that investigation confirmed extensive and deep land alteration and the documentation of no archaeological resources had occurred on the site. As a result, it was determined that the site retained no cultural heritage value or interest and that no additional archaeological assessment was recommended. The Ministry of Citizenship and Multiculturalism (MCM) issued their letter of acknowledgement and satisfaction with the field work in August 2024.

Parking Study Update (Paradigm Transportation Solutions Limited)

Paradigm Transportation Solutions Limited updated their study prepared in 2018 for the existing hotel development known as 124 on Queen Hotel and Spa to address the additional parking demands for the proposed hotel expansion use. The study noted that the existing roadway system consists of a grid road pattern with urban cross sections with posted 50km/hr speed limits. None of the roadways have dedicated cycling facilities and the area is serviced by Niagara Region On Demand Transit services as there is no fixed route transit service to the area.

The Study confirmed that the site currently has 78 parking spaces on-site with 68 being below grade and 10 surface parking spaces all accessed via 219 Victoria Street. The proposal is to expand the existing below grade parking by adding an additional 18 parking spaces below grade under the proposed hotel building. The proposed additional 18 parking spaces for the 18-suite hotel expansion is consistent with the Town Zoning By-law requirements for on-site parking for hotel accommodation use. However, the 18 additional below grade parking spaces will require the removal of 4 existing parking spaces to provide the drive aisle access to the proposed new 18 parking spaces resulting in a total parking supply of 92 spaces $((78-4)+18=92)$.

Paradigm undertook a parking supply analysis to determine the impact of removing 4 of the parking spaces to accommodate the extension of the below grade parking area and determined that there currently is a surplus of 5 parking spaces and that the average utilization rate of the parking spaces is 83% on a Saturday. Therefore, the on-site parking demand will not exceed the supply of parking and that the overall parking supply of 92 parking space is adequate to meet the parking demands of the existing uses and proposed expansion.

6.0 – PROVINCIAL LEGISLATION & POLICIES

PLANNING ACT

Section 2 – Matters of Provincial Interest

The *Planning Act* (R.S.O. 1990) prescribes the regulations for land use planning in Ontario. Section 2 of the *Planning Act* outlines the matters of Provincial Interest which planning authorities must have regard for when considering planning applications. The applications have specific regard for the following matters of Provincial interest:

d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The existing property is designated under Part V of the *Ontario Heritage Act* as being located within the Queen-Pictou Heritage Conservation District. Despite being a vacant lot and there not being a building of cultural heritage value or interest on the property, any development of the property should ensure compatibility with the District Plan and new buildings, additions or changes should be complimentary to the height, proportion, scale and character of the District and integrate into the streetscape. A Cultural Heritage Impact Assessment was undertaken to evaluate the potential impacts of the proposed development of this property. The Report concludes that the development has no adverse impact on the Heritage Conservation District but rather the development will fit with the context that it is located and there are no adverse impacts on the heritage attributes of adjacent property, but that the proposed development is complimentary and integrates well within the streetscape.

f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

The subject property is in the Urban Area of Old Town and specifically in the downtown core area and has access to existing municipal infrastructure and services including communication, transportation, sewage and water services and waste management systems. The proposed development will provide for the efficient use of the existing services and infrastructure systems.

h) the orderly development of safe and healthy communities;

The applications will facilitate the orderly development of a vacant underutilized property that will provide for the expansion of an existing hotel use on adjacent lands onto the subject lands. The proposed hotel use on 222 Gate Street contributes to the development of a healthy and safe community by supporting the expansion of an existing successful business enterprise that support the vitality of the downtown core, while at the same time being at a scale and design that does not detract from the residential character of Gate Street. The proposed expansion of the existing below grade parking

structure ensures the safe parking and traffic movements through the site and from the existing entrances via 219 Victoria Street, minimizing the potential for new traffic conflicts. Further, the proposed Official Plan and Zoning By-law Amendment application approval process is subject to a public process with agency and community input, and Council approval that takes into consideration matters of public interest that contribute to the development of safe and healthy communities. Finally, the development will also be subject to future site plan approval that takes into consideration the site servicing and development details to ensure the orderly development of the land is realized.

h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies:

The proposed hotel development would be designed to be accessible and accommodate persons with disabilities in accordance with the Ontario Building Code requirements for new construction.

k) the adequate provision of employment opportunities;

The proposed hotel expansion will provide some modest increase in employment opportunities that supports the local economy.

l) the protection of the financial and economic well-being of the Province and its municipalities;

The development of a vacant underutilized property to a commercial use contributes positively to the financial and economic well-being of the Province and the Town as it will result in increased in property assessment and property taxes, in addition to other fees (i.e., municipal accommodation tax) that financially support the operations of the Province and the Town.

p) the appropriate location of growth and development;

The subject property represents the appropriate location for growth and development as it is located within the Urban Boundary and Built-up Area of Old Town which is where growth and development is to be directed to. The property also has access to existing services and municipal infrastructure and does not contain any physical constraints that would prevent the development as proposed. The property abuts the existing commercial core area of Old Town including the existing hotel use being 124 on Queen and the subject lands offer the opportunity to provide a logical extension of the existing hotel use at an appropriate scale.

r) the promotion of built form that is well-designed, encourages a sense of place.

The proposed building incorporates design features and elements to that are residential in scale and proportion and is reflective of a Georgian manor home that integrates with the streetscape. The

proposed raised front terrace provides appropriate separation between the public and private realm while allowing for a functional terrace that contribute to the setting and sense of place for the proposed hotel structure. The design of the proposed hotel building being residential in scale and proportion provides for an appropriate transition between the busy commercial nature of Queen Street and the quieter residential nature of Gate Street.

Section 16 – Official Plans

Section 16 of the *Planning Act* sets out the regulations pertaining to Official Plans and amendments to Official Plans. The submitted Official Plan Amendment application is made pursuant to the requirements under this section of the Act.

Section 34 – Zoning By-laws

Section 34 of the *Planning Act* grants municipal councils the authority to pass Zoning By-laws to regulate the use of the land within a municipality. Section 34(10) of the *Planning Act* sets out the requirements for making amendments to a Zoning By-law. The submitted applications have been made pursuant to these requirements.

2024 PROVINCIAL PLANNING STATEMENT

The 2024 Provincial Planning Statement (“PPS”) provides a streamlined province wide land use planning policy direction that replaced the 2020 Provincial Policy Statement and the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and sets the policy framework for development and use of land. An overview of consistency to the applicable policies is provided below.

Planning for People and Homes (PPS 2.1)

The PPS provides that planning authorities shall base population and employment growth forecasts on projections published by the Ministry of Finance and may modify as appropriate. Also planning authorities can continue to use population and employment forecasts previously issued by the Province for the purpose of land use planning. Section 2.1.4 directs that planning authorities shall maintain the ability to accommodate residential growth for a minimum of a 15 years through lands that are designated and available for residential development and land with servicing capacity to provide a minimum of 3-year supply of residential units that are zoned, including units in draft approved and registered plans.

Section 2.1.6 states that planning authorities should support the achievement of complete communities by;

- accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities, and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs;

- improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- improving social equity and overall quality of life for people of all ages, ability, and incomes, including equity-deserving groups.

It is noted that the proposed Official Plan and Zoning By-law Amendment applications are to permit a proposed eighteen room hotel use on 222 Gate Street and the permission of hosting wedding ceremonies in the landscaped outdoor space. While these applications are not for housing, the proposed hotel use will provide some modest additional employment opportunities in the core commercial area of Old Town and provide appropriate commercial lands to meet the expansion needs of the hotel use without adversely impacting on the adjacent residential uses thereby contributing to the appropriate mix of land uses and employment to meet the long term needs of the community. In addition, the proposed building will be designed with accessibility in mind contributing to the quality of life of people with various abilities.

Settlement Areas and Settlement Area Boundary Expansions (PPS 2.3)

Settlement areas are to be the focus of growth and development and land use patterns within settlement areas are to be based on densities and a mix of land uses that:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive

Planning authorities are to support intensification and redevelopment to support the achievement of complete communities and establish and implement minimum targets for intensification and redevelopment within built-up areas. Planning authorities are also encouraged to establish density targets for designated growth areas and establish and implement phasing policies, where appropriate, to ensure development is orderly and aligns with the timely provision of infrastructure and public service facilities.

The proposed Official Plan and Zoning By-law Amendment applications provide for the efficient use of land and optimizes the use of existing infrastructure providing for improved efficiencies. The proposed redevelopment of 222 Gate Street for a hotel use is appropriate and will not result in land use conflicts with adjacent commercial or residential uses and contributes to redevelopment within the built-up area of Old Town. As the subject lands are not within a designated growth area, the phasing of development to align with the availability of services is not necessary in this case.

Strategic Growth Areas (PPS 2.4)

The PPS provides that planning authorities are encourage to identify and focus growth in strategic growth areas and strategic growth areas should be planned:

- a) to accommodate significant population and employment growth;
- b) as focal areas for education, commercial, recreational, and cultural uses;
- c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and
- d) to support affordable, accessible, and equitable housing.

to support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development.

Planning authorities are to prioritize planning and investment in infrastructure and public service facilities in strategic growth areas; to identify the appropriate type and scale of development and transition of built form for adjacent areas; to permit development and intensification to support the achievement of complete communities and a compact built form; consider a student housing strategy when planning for strategic growth areas; and support redevelopment of commercially designated retail lands to support mixed use residential uses.

It is noted that 222 Gate Street is not located within a strategic growth area, but rather is located in the built-up area. Built-up areas are the areas where redevelopment is to be focussed and the proposed Official Plan and Zoning By-law Amendment applications will provide for the redevelopment of an existing vacant underutilized property with an appropriate land use that is not anticipated to result in any adverse land use impacts.

General Policies for Infrastructure and Public Service Facilities (PPS 3.1)

Infrastructure and public service facilities are to be provided in an efficient manner while accommodating projected needs and the planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning;
- b) leverage the capacity of development proponents, where appropriate; and
- c) are available to meet current and projected needs.

It is noted that municipal infrastructure is available to service the subject lands and the proposed redevelopment will provide for an efficient use of the infrastructure. Also, no additional new public service facilities are required to accommodate the proposed development.

Transportation Systems (PPS 3.2)

The policies of the PPS provide that transportation systems provided should be safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs and support zero and low-emission vehicles. An efficient use of existing and planned infrastructure, including the use of transportation demand management strategies should be considered, where feasible. Further, as part

of a multi-modal transportation system, connectivity within and among systems should be planned, maintained and improved, including connections which cross jurisdictional boundaries.

The proposed development being contemplated by the Official Plan and Zoning By-law Amendment applications will not impact on existing transportation systems. The proposal contemplates and expansion of the existing below grade parking structure that is accessed via the existing vehicular entrance at 219 Victoria Street. No alterations or changes to the access point are required to accommodate the proposed development. The proposed hotel expansion of 18 additional hotel rooms will have minimal impact on the existing transportation system and network servicing the area.

Transportation and Infrastructure Corridors (PPS 3.3)

The PPS provides that planning authorities shall plan for and protect corridors and rights-of-ways for infrastructure of all types to meet current and projected needs. Major goods movement facilities and corridors are to be protected for the long term. Also, planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities. The colocation of linear infrastructure should be promoted where appropriate.

The proposed development of an eighteen-unit hotel and expansion of the below grade parking structure on 222 Gate Street will not adversely impact on existing transportation corridors. The existing driveway entrance to 222 Gate Street will be eliminated and an additional on-street parking space can be provided in its place enhancing the on-street parking system by one space along the Gate Street corridor. The site and expanded below grade parking will have vehicular access via the existing driveway entrance at 219 Victoria. The proposed hotel building will be an extension of 124 on Queen Hotel and Spa and will be serviced by the amenities offered at that facility.

Land Use Compatibility (PPS 3.5)

The policies in this section provide that major facilities and sensitive land uses are to be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminant, minimize risk to public health and safety and to ensure the long-term operational and economic vitality of major facilities.

The proposed hotel development is a sensitive land use that is not in proximity to any major facility. The consideration of the hotel use on the land is an appropriate and compatible land use. There is no restaurant or food service function within the proposed hotel use, but rather only sleeping accommodation will be provided in the hotel expansion. This is very residential in character which is compatible with the adjacent residential uses. All of the rooms, except two, are oriented either to the front looking towards Gate Street or to the rear looking towards the Smithy and the landscaped outdoor

space above below grade parking structure. the Also, adverse impacts from the adjacent commercial uses on the hotel use are also not anticipated.

Sewage, Water and Stormwater (PPS 3.6)

The policies in this section of the PPS address the requirements for planning for sewage and water services. Municipal sewage and municipal water services are the preferred form of servicing within settlement areas. Planning for sewage and water services are to ensure efficient use and optimization of existing municipal sewage and municipal water services to accommodate forecasted growth; ensure that services can be sustained by the water resources which such services rely on, is feasible and financially viable over the life cycle, protects human health and safety and the natural environment including quality and quantity of water, and aligns with comprehensive planning for these services where applicable. Planning for these services is also to promote water and energy conservation and efficiency, integrate servicing and land use considerations, consider opportunities to allocate and reallocate unused system capacity to support efficient use of these services and meet current and projected needs for increased housing supply.

Planning for stormwater management is to integrated with planning for sewage and water services to ensure systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle. Further, planning for stormwater management is to minimize or where possible, prevent or reduce increases in stormwater volumes and contaminant loads; minimize erosion and changes in water balance, mitigate risks to human health, safety and the environment; maximize the extent and function of vegetative and pervious surfaces; promote best practices including stormwater attenuation and re-use, water conservation and efficiency and low impact development; and align plans that consider cumulative impacts of stormwater from development on a watershed scale.

Municipal water, sewage and stormwater management systems are available to the site. The FSR that has been prepared confirms adequate capacity is available to provide domestic water supply and fire protection, the receiving sanitary sewer system has adequate capacity and the existing storm sewer facilities provide appropriate stormwater outlet to service the development.

Waste Management (PPS 3.7)

The PPS provides that waste management systems need to be planned for and provided that are of an appropriate size, type and location to accommodate present and future requirements, and facilitated integrated waste management.

Waste management planning is a responsibility of the Region of Niagara. The hotel is serviced with private waste pick up service and the proposed expansion will also continue to be serviced through the existing hotel.

Public Spaces, Recreation, Parks, Trails and Open Space (PPS 3.9)

Healthy, active, and inclusive communities are to be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

The proposed Official Plan and Zoning By-law Amendment applications take into consideration the planning of public street and in this instance, the existing driveway entrance off of Gate Street will be eliminated and all vehicular access will be via the existing access at 219 Victoria Street. The design of the proposed hotel building with the front terrace will foster social interaction and its separation from the public sidewalk is at an appropriate scale for pedestrians.

Natural Heritage (PPS 4.1)

The PPS provides that natural features and areas are to be protected for the long term. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or where possible, improved, recognizing linkages between and among natural features and areas, surface water features and ground water features. Natural heritage systems are to be identified recognizing they will vary in size and form. Specifically, development and site alteration are not permitted in significant wetlands and significant coastal wetlands. Development and site alteration are also not permitted in significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, and other coastal wetlands unless it is demonstrated that there will be no negative impact on natural features or their ecological function. Also, development and site alteration are not permitted in fish habitat, and habitat of endangered and threatened species except in accordance with provincial and federal requirements. Further, development and site alteration shall not be permitted on adjacent lands of natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impact on the natural features or on their ecological functions. The only exception to the above is that nothing is intended to limit the ability of agricultural uses to continue.

Regarding the subject lands no significant natural heritage features, systems or areas are located on the property. An arbourist report will be required as part of the site plan application process and it will address tree protection requirements for the existing street tree on Gate Street.

Water (PPS 4.2)

Regarding water resources, planning authorities are to protect, improve and restore the quality and quantity of water by using the watershed as ecologically meaningful scale for integrated and long-term

planning; minimizing potential negative impacts, including cross jurisdictional watershed impacts; identifying water resources; implementing necessary restrictions on development and site alteration to protect drinking water supplies and designated vulnerable areas and protect, improve or restore vulnerable surface and ground water and their hydrologic function; planning for efficient and sustainable use of water resources through water conservation and sustaining water quality; and ensuring consideration of environmental lake capacity where applicable. Development and site alteration shall be restricted near sensitive water features and sensitive ground water features such that these features will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches. Municipalities are also encouraged to undertake watershed planning and collaborate with applicable conservation authorities.

The subject lands are located east of One Mile Creek which bisects through the rear of the lots across from the subject lands. Gate Street and the existing dwellings at 233 and 243 Gate Street provide the physical barrier to this watercourse and the proposed development is not anticipated to impact on One Mile Creek. Also, a hydrogeological investigation was undertaken to determine the location and depth of the groundwater and potential impacts related to the extension of the below grade parking structure on the groundwater. The hydrogeological investigation determined that the groundwater is not a significant constraint to the proposed development.

Cultural Heritage and Archaeology (PPS 4.6)

The PPS provides that protected heritage properties shall be conserved and development on adjacent lands shall not be permitted unless the heritage attributes of the protected heritage property will be conserved. Also, planning authorities shall not permit development or site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. Planning authorities are also encouraged to develop and implement archaeological management plans and proactive strategies for conserving significant built heritage resources and cultural heritage landscapes. Finally, Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

The subject lands are located within the Queen-Picton Heritage Conservation District and accordingly are designated under Part V of the *Ontario Heritage Act*. The property is currently vacant and does not contain any buildings or structures that are considered to be of cultural heritage significance. A Cultural Heritage Impact Assessment has been completed and determined that the proposed hotel expansion will not have a negative impact on the heritage attributes of the Heritage Conservation District or on adjacent protected properties.

A Stage 1-2 Archaeological Assessment was completed in August 2022 and no archaeological resources were identified, therefore, no further archaeological assessment of the area was recommended.

General Policies for Implementation and Interpretation (PPS 6.1)

This section of the PPS requires that in order to protect provincial interests, planning authorities keep their Official Plans and Zoning By-laws up to date with the Provincial Planning Statement and where a planning authority decides on a planning matter before their official plan has been updated to be consistent with the PPS, it must still make a decision that is consistent with the PPS. In addition, wherever possible and practical approvals under the *Planning Act* and other legislation or regulation, i.e. *Environmental Assessment Act*, should be integrated provided the intent of both processes are met. Municipalities are also encouraged to monitor and report on implementation of the policies in their official plans and density targets represent minimum standards and municipalities are encouraged to go beyond these minimum targets.

The subject applications are consistent with the policies of the PPS and it is noted that the proposed Official Plan and Zoning By-law Amendment applications will allow for an expansion of existing hotel use onto 222 Gate Street and the proposed use will integrate with the existing adjacent commercial uses and not result in adverse impacts on adjacent residential uses. But rather, the proposed hotel expansion has been designed to integrate with the residential area as well and the design of the building presents as a Georgian style manor home.

Coordination (PPS 6.2)

This section of the PPS provides for the a coordinated, integrated and comprehensive approach when dealing with planning matters with lower and upper tier municipalities, other orders of government, agencies, boards and housing Service Managers. Planning authorities are to engage early with Indigenous communities and the public and stakeholders; collaborate with school boards and publicly assisted post secondary institutions; and coordinate emergency management and other economic, environmental and social planning considerations. Further, planning authorities shall:

- a) identify and allocate population, housing and employment projections;
- b) identify areas where growth and development will be focused, including strategic growth areas, and establish any applicable minimum density targets;
- c) identify minimum density targets for growth and development taking place in new or expanded settlement areas, where applicable; and
- d) provide policy direction on matters that cross municipal boundaries.

The consideration of both the Official Plan and Zoning By-law Amendment applications has resulted in the coordination or requirements between the lower and upper tier municipality, with the NPCA, and with other municipal departments. The pre-consultation provided an opportunity for early consultation and identification of the matters that needed to be addressed and coordinated and finally through the application review process there will further opportunity for consultation and coordination of these specific development applications.

ONTARIO HERITAGE ACT

The subject lands are designated under Part V of the *Ontario Heritage Act* and are located within the Queen-Picton Heritage Conservation District. Section 41.2 of the *Ontario Heritage Act* states that Council shall not pass a by-law for any purpose that is contrary to the objectives of the Heritage Conservation District Plan and Section 42 of the Act requires a property owner to obtain a permit from the municipality to alter, erect a building or demolish or remove a building or any attribute that would affect a heritage attribute as described in the Heritage Conservation District Plan.

The main objective of the Queen-Picton Heritage Conservation District Plan is to maintain the visible history of the District through the conservation of historic building stock and complementary design of supporting infrastructure, traffic patterns, parking, landscaping and pedestrian amenity. It is also a goal of the Plan to preserve the small-town atmosphere that fosters a sense of belonging and personal contact in business and socializing and to maintain a competitive and progressive business environment. Finally, it is also an objective of the Plan that new building is encouraged on existing vacant site or where buildings have been destroyed or demolished. New buildings should be looked upon as an opportunity to embellish the streetscape composition and should be of good contemporary design and complimentary to height, proportion, scale and character of the District. The proposed Official Plan and Zoning By-law Amendment applications do conform with the goals of the Heritage Conservation District Plan as they will facilitate the development of a vacant lands with a contemporary designed building that fits the character of the District and is complementary with the adjacent land uses. As indicated in the streetscape and urban design analysis section of this report and in the Cultural Heritage Impact Assessment Report, the proposed new building is similar in height, and complimentary with regards to scale and proportion with other buildings in District and does not adversely impact on the heritage attributes of adjacent protected properties. Also, the additional permission of allowing wedding ceremonies in the existing landscaped area of the existing hotel does not impact on the objectives or policies of the Heritage Conservation District Plan.

It is also acknowledged the proposed new building at 222 Gate Street will be subject to a future Heritage Permit Approval from the Town.

The proposed Official Plan and Zoning By-law Amendment applications have been considered against the Provincial legislative and policy requirements of both the *Planning Act* and *Ontario Heritage Act* and the applications conform with the legislative requirements. The applications are also considered to be consistent with the policy guidance of the Provincial Planning Statement.

7.0 - NIAGARA OFFICIAL PLAN (2022)

The Niagara Official Plan (2022) outlines the long-term strategic policy planning framework for managing growth in the Region to a planning horizon ending in 2051.

CHAPTER 2 – GROWING REGION

Chapter 2 of the ROP contains the policy framework for the accommodation of the Region's projected population and employment growth.

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 further broken down by municipality in Table 2-1, wherein the Town of Niagara-on-the-Lake has a projected population of 28,900 people and 17,610 jobs.

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. The objectives of the Regional Official plan is to manage growth within Settlement Areas and accommodate growth through intensification and higher densities. A majority of growth and development 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.

Schedule B of the Regional Plan indicates that the subject lands are within the Delineated Built-up Area (see **Figure 4**, below). The subject lands also have access to existing water and wastewater systems and are therefore an appropriate location to accommodate prescribed growth in accordance with the Niagara Official Plan.

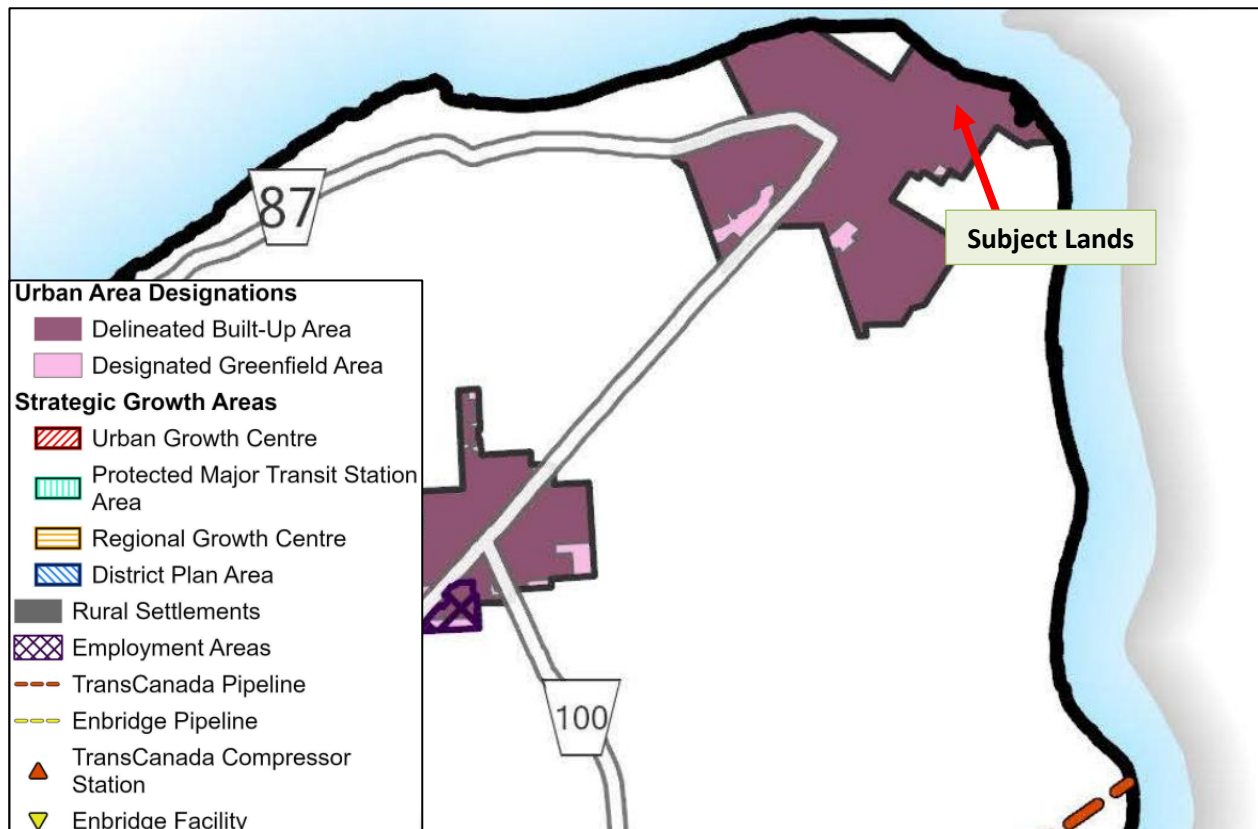


Figure 4 Excerpt from Niagara Official Plan, Schedule B - Regional Structure

2.2.1 – Managing Urban Growth

Per Policy 2.2.1.1 b), development in the Built-up Area is required to support a compact built form, a vibrant public realm and a mix of land uses including residential uses, employment uses, recreational use and public service facilities to support the creation of complete communities. The applications propose a compact built-form that is residential in scale and design, makes efficient use of land and infrastructure and contributes positively to the public realm. The subject lands are also in proximity to complementary uses such as commercial uses and open space areas. The proposed development contributes to the mix of land uses that are complementary and help to achieve the goal of a complete community.

Policy 2.2.1.1 e) states that development in the urban area should support built-forms, land use patterns and street configurations that minimize land consumption, reduce the cost of municipal water and wastewater systems and services. The proposed development provides for the efficient use of the subject property and existing municipal infrastructure. By proposed expansion of the below grade parking structure minimizes land consumption with surface parking and the use of existing municipal infrastructure reduces costs and provides for efficient use of infrastructure. The grid street configuration is being maintained and the existing vehicular access to the site through 219 Victoria Street provides for efficiencies and allows for on-street parking to be restored.

Policy 2.2.1.1 g) states that development in the urban area should support opportunities for intensification, including infill development and redevelopment of brownfields and greyfield site. The proposed Official Plan and Zoning By-law Amendment applications will support the appropriate future redevelopment of the existing vacant greyfield site.

Policy 2.2.1.1 i) provides for a mix of residential built forms in appropriate locations to ensure compatibility with established residential area. While the proposed development is for a commercial use, its built form is reflective of a 2-storey residential dwelling that integrates well with the surrounding and nearby residential uses. The proposed hotel use provides only accommodation, no restaurant or food service use is provided within the building, no meeting room use, etc. is provided in the proposed hotel building. The provision of sleeping accommodation is compatible with the adjacent residential uses.

Policy 2.2.1.1 j) provides for the conservation and reuse of cultural heritage resources. The lands are currently vacant and do not contain any buildings or structures of cultural heritage significance, however the property is located within the Queen-Picton Heritage Conservation District and the reuse of the subject property for hotel use is appropriate and the proposed built form is compatible with the surrounding cultural heritage properties and does not adversely impact on adjacent land uses or cultural heritage resources and meets the guidelines for new development of the Queen-Picton Heritage Conservation District Plan.

Policy 2.2.1.1 k) states that orderly development in accordance with availability and provision of infrastructure and public service facilities should be accommodated within the urban area. The subject lands have access to existing available municipal infrastructure and public service facilities; therefore, the redevelopment of the property provides for orderly development and is therefore appropriate.

4.5 – Economic Prosperity

The objectives of the policy direction under Section 4.5 of the ROP are to align land use and economic goals and facilitate economic prosperity through land use planning. The ROP recognizes opportunities to support tourism through the protection of the Region's natural environment system, parks and trails network and geological and cultural heritage resources.

Policy 4.5.2.1 e) supports opportunities for nature and culture-based tourism by promoting excellence in urban design and requiring conservation of significant cultural heritage resources to foster a sense of place and promote revitalization and redevelopment within downtown and community cores to enhance their existing character. The proposed Official Plan and Zoning By-law Amendment applications will provide for development of a hotel expansion that is at an appropriate scale and design that contributes positively to the urban design and streetscape of the area and contributes to the sense of place of the Queen-Picton Heritage Conservation District. The proposed development also provides for redevelopment of vacant underutilized site in the core area of Old Town that supports the economic vitality of the area. Further, the proposed development does not adversely impact existing adjacent significant cultural heritage resources allowing for their continued conservation.

The proposed Official Plan and Zoning By-law Amendment applications conform to the Region of Niagara Official Plan in that the applications provide for urban development within the urban area of Old Town in an area the is to be supported by growth and intensification and provides for the orderly redevelopment of an existing vacant lands and efficient use of infrastructure and public service facilities. The proposed Official Plan and Zoning By-law Amendment applications will support the economic vitality of the area and the proposed development does not adversely impact on the significant cultural heritage resources.

8.0 – TOWN OF NIAGARA-ON-THE-LAKE OFFICIAL PLAN

The purpose of the Niagara-on-the-Lake Official Plan is to balance physical growth with social, economic and environmental factors, in accordance with Provincial, and Regional land use directives. The Official Plan establishes the policy framework for guiding growth and development in the municipality.

The land use policies in the Official Plan correspond with the land use designations identified on the Official Plan Schedules. The subject lands are designated as Established Residential and Conservation on Schedule “B” which identifies the land use designations in the Niagara/Old Town area (see **Figure 5**).

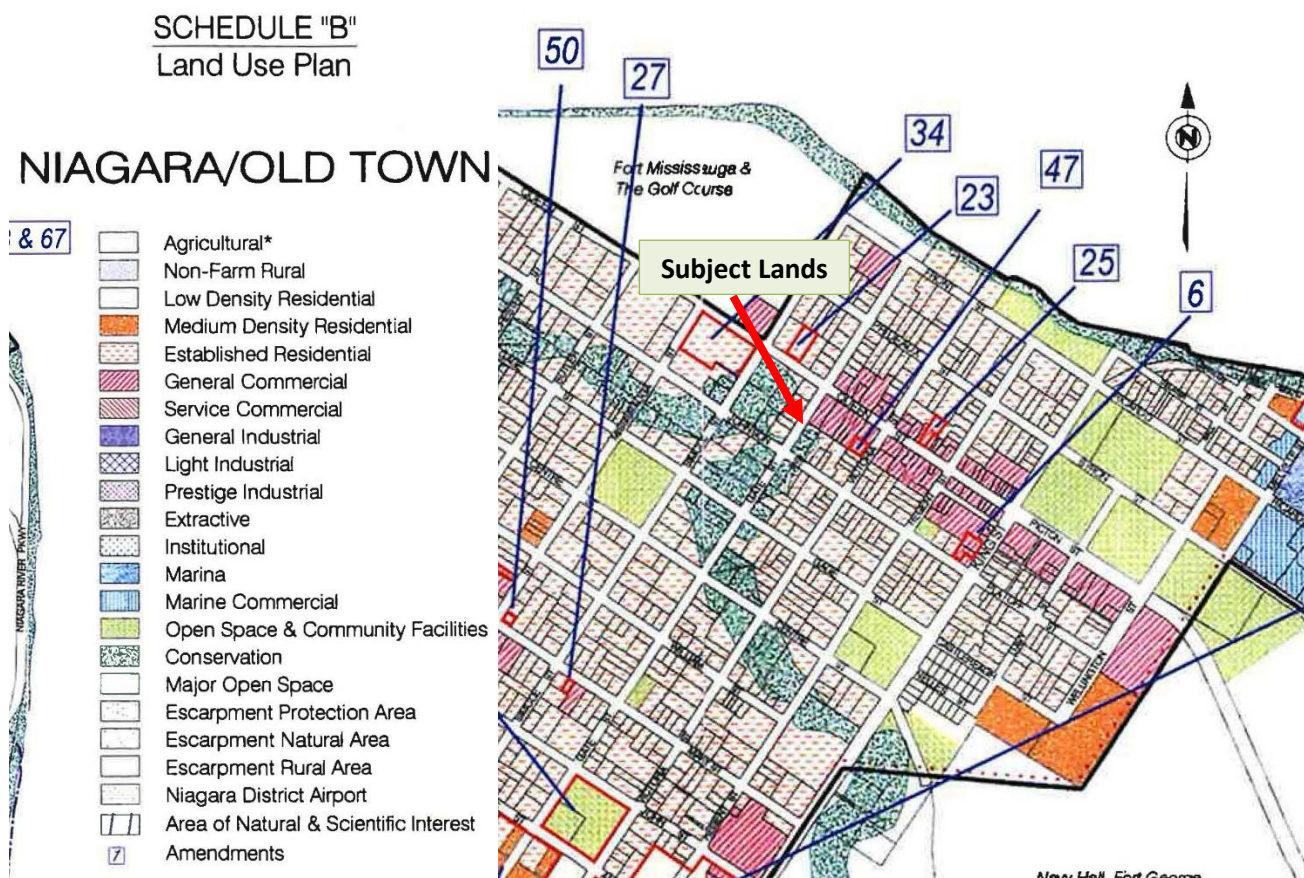


Figure 5 Excerpt from Official Plan Schedule “B”

The Established Residential designation permits low density residential uses and secondary uses and the Conservation designation in this location is meant to include conservation lands that are associated with One Mile Creek. The proposed hotel expansion use is not permitted in either designation, therefore a site-specific Official Plan Amendment is required to change the land use designation of the subject lands to General Commercial consistent with the core area of Old Town and to permit the proposed hotel expansion use and associated below grade parking.

GENERAL DEVELOPMENT POLICIES

The general requirements for development within the municipality are outlined in the Town's Official Plan under Part 2, Section 6. The following items under this Section are applicable to the subject applications.

Building Height Restrictions

The Official Plan recognizes that Niagara-on-the-Lake consists of low-rise structure and that generally building height has not exceeded 11 metres. The proposed 2 storey hotel building complies with this building height restriction and is less than 11 metres in height.

Contaminated Areas due to Previous Use

The Official Plan requires that a soil analysis be undertaken where Council has reason to believe soil contamination is present which may be hazardous to human health. The former use of the subject lands was residential and a single detached dwelling previously existed on the property, however was demolished a number of years ago. As such the lands are not considered to have been subject to soil contamination from the previous uses and as such soil remediation is not required. It is noted that a significant portion of the site will be excavated to accommodate the expansion of the below grade parking structure.

Cost of Servicing Development

The Official Plan states that no new development in the Town is to be permitted where it would contribute to the demand for public services that are uneconomical to provide. By contrast, the subject property is already serviced with public infrastructure and public service facilities and would not contribute to increased demand for services that would be uneconomical to provide. Rather, the proposed development provides for the efficient use of this infrastructure and minimizes the cost of servicing development. All private servicing costs for the proposed development will be borne by the developer.

Development of Non-Residential Uses

The Official Plan provides that as a condition of redevelopment to non-residential use the Town may require additional considerations along side and rear lot lines that abut a residential use, including planting strips, prohibitions of parking, deflecting lighting and larger yard setbacks to address land use impacts. The interior side yard being the south property line of the subject lands abuts a residential use consisting of an existing two storey single detached dwelling. It is noted that the Town Zoning By-law 4316-09 specifies a 1.22m side yard requirement for properties zoned Established Residential (ER) Zone and in the Queen-Picton Commercial (QPC) Zone no interior side yard setback is required. The preliminary site plan prepared in support of the proposed Official Plan and Zoning By-law Amendment applications provides for a larger setback just over 3.0 metres in width. This increased side yard setback is considered to be more than adequate to address land use impacts from the proposed two storey

hotel building that only contains rooms for sleeping accommodation and no other use. The 3.0 metres setback is more than adequate to provide for a generous landscape buffer strip as well. It is noted that the Zoning By-law specifies a landscape buffer strip of 1.5 m where the Queen-Picton Commercial (QPC) Zone abuts a residential use. Also, access along this side yard will be limited as there are no entrances proposed to the building along this elevation. While a patio and a balcony are proposed these will be recessed minimizing the impact that these spaces may potentially have on the adjacent residential use. The proposed 3.0 metres side yard setback adjacent to the residential use is more than adequate to mitigate impacts the proposed use may have on the residential property and to provide for suitable buffering and separation.

Lands Abutting Conservation Designations

The Official Plan specifies that the Conservation Authority be consulted prior to development approval on lands abutting areas designated Conservation. It is noted that the staff from the Niagara Peninsula Conservation Authority provided comments at the pre-consultation meeting and noted that the subject lands are south of the One Mile Creek and its buffer area that the Conservation Authority regulates and that Gate Street intervenes between the subject property and the watercourse. The Conservation Authority indicated that the roadway would constitute a more northerly and extensive influence on the watercourse than the proposed development at 222 Gate Street and that the roadway would negate the need for any additional buffering in this situation and offered no objections to the development.

Parking and Loading Facilities

In accordance with the considerations for parking and loading facilities identified in Section 6.21 of the Official Plan, it is noted that the access point to the proposed expansion of the below grade parking structure will via the existing driveway entrance at 219 Victoria Street. This driveway entrance operates safely and is designed to minimize hazards to pedestrians and vehicular traffic. The existing driveway entrance for 222 Gate Street will be eliminated and on-street parking in this location will be reinstated. The below grade parking will be expanded to an additional 18 parking spaces will be provided in accordance with the parking requirements of the Zoning By-law of one space per guest room. The proposed modest hotel expansion is not anticipated to result in any additional loading facilities needs over and above what is currently provided to the existing hotel use.

Parks and Dedication

The Official Plan provides for a maximum of 2 percent of commercial land be conveyed for parks purposes or alternatively cash-in-lieu of parkland be provided. This development will be subject to the payment of cash-in-lieu of parkland dedication which will be considered at the time of future site plan approval.

Planning Impact Analysis

Policy 6.23 sets out the requirements for a Planning Impact Analysis. This Report has been prepared in accordance with the requirements set out in this section.

Requirements for Development

Policy 6.28 requires that the municipality be satisfied that necessary utilities, fire protection and police protection are adequate before development is approved.

A Functional Servicing Report has been prepared by Upper Canada Consultants which confirms that municipal water, sewer and wastewater infrastructure can accommodate the proposed development.

The Fire Department is provided the opportunity to comment of development applications. Fire-related requirements are typically addressed through the Site Plan Approval and building permit processes.

Road Setbacks

Policy 6.29 of the Official Plan identifies that road setbacks are to be sufficient to allow space for landscaping, and off-street parking, loading and movement of vehicles clear of any road allowances. As demonstrated in the proposed site plan, the proposed setbacks are sufficient to accommodate the proposed development along with landscaping without interfering with the municipal right of way. Off-street parking in accordance with the By-law requirements will be provided through the expansion of the below grade parking structure on the adjacent property and the existing municipal sidewalk on Gate Street will be maintained and will not be impacted by the proposed development.

Servicing Policies

Policy 6.20 details the requirements for how development is to be serviced with sanitary, water and stormwater infrastructure. A Functional Servicing Report has been provided with the current applications to confirm that the proposed development can be serviced with existing infrastructure. Detailed engineering design will take place through the Site Plan Approval process, in accordance with these policies.

GROWTH MANAGEMENT POLICIES

Vision for Growth

The Town's growth management policies are aimed at building complete communities that offers choice with regards to transportation, housing and employment. The proposed Official Plan and Zoning By-law Amendment applications align with the Town's guiding principles for growth management by contributing to building a compact, vibrant, sustainable, integrated and complete community and supports a strong and competitive economy, maximizes infrastructure use, and provides flexibility to manage growth in a way that recognizes the diversity of communities.

Municipal Urban Structure

The Town's urban structure provides the overarching framework for accommodating growth and development. The Town's urban structure is outlined on the Official Plan Schedules I 1-5. As shown on Schedule I-1, the subject property is within the Old Town Urban Area Boundary in the Built-up Area.

The Urban Area and Urban Area Boundary define the limits of urban development. The Town of Niagara on the Lake contains five distinct Urban Areas (Old Town, Queenston, St. David's, Virgil, Glendale) which are surrounded by lands regulated in the Greenbelt Plan and the Niagara Escarpment Plan. A majority of growth in the municipality must therefore be accommodated within the existing Urban Area limits including in the Built-Boundary as Urban Boundary expansions are not feasible.

Growth Management

As noted, the Town's existing Urban Area Boundaries are effectively fixed due to the surrounding Greenbelt and Niagara Escarpment lands. The Official Plan's growth management strategy is therefore focused on the accommodation of prescribed growth within the existing Urban Area limits.

The proposed development conforms to the following specific growth management objectives under the Town's Official Plan:

- (a) Accommodate urban growth and development to the Town's existing Urban Areas.***
- (b) Maintain the current delineation of the urban area boundary***
- (c) Provide a framework for revitalizing the Town's commercial areas and directing growth to appropriate locations in the urban communities***
- (g) Optimize existing infrastructure to provide for efficient use of infrastructure***
- (l) Develop compact, complete communities that include a diverse mix of land uses, range of employment opportunities and housing types, high quality public open spaces, and easy access to local stores and services via automobile and active transportation and provide active transportation structures and amenities.***

The proposed development of the hotel expansion provides for urban development within the existing urban area of Old Town and maintains the current urban area boundary. The proposed development supports the existing commercial area of the core area of Old Town while allowing for a modest expansion of an existing successful business in an area that is a suitable location for the use that results in minimal impact on adjacent land uses. The proposal also provides for an efficient use of existing infrastructure. In addition, the proposal increases the mix of commercial uses and range of employment opportunities available in the Old Town while providing for an appropriate scaled development that is of exceptional design that contributes positively to the public realm and integrates with the surrounding land uses and character of neighbourhood. The on-site parking will be provided below grade and will be unobtrusive to neighbourhood. The proposed Official Plan and Zoning By-law Amendment applications will facilitate the development of a vacant underutilized lot within the existing Built-up Area of Old Town.

Intensification

The Official Plan identifies an intensification target of 15% within the Built-up Area. It is noted that these intensification targets have been updated with the approval of the Region of Niagara Official Plan which now requires an intensification target of 25%. While the proposed Official Plan and Zoning By-law Amendment does not provide for new residential dwelling units and the development will not

contribute to the housing intensification target, the development in and of itself is a form of intensification in that it provides for development of a site that is vacant and underutilized where no development currently exists. It is noted that the proposed hotel expansion is modest and is of a scale that is appropriate and compatible with the existing development in the area. The subject property is surrounded by a mix of land uses including single-detached dwellings and a range of commercial uses including the 124 on Queen Hotel and Spa, a local grocery store, retail shops and restaurant uses. Intensification in the Built-up Area is being provided through the redevelopment of this site that provides for the expansion of an existing hotel use.

Urban Design & Streetscape Analysis

Intensification and infill development proposals within the Old Town Settlement Area require an evaluation of the existing neighbourhood and physical conditions to ensure that the proposed development does not detract from the neighbourhood's discernible characteristics and traits. A Streetscape Analysis Plan is shown below as **Figure 6** and is attached as **Appendix IV**.

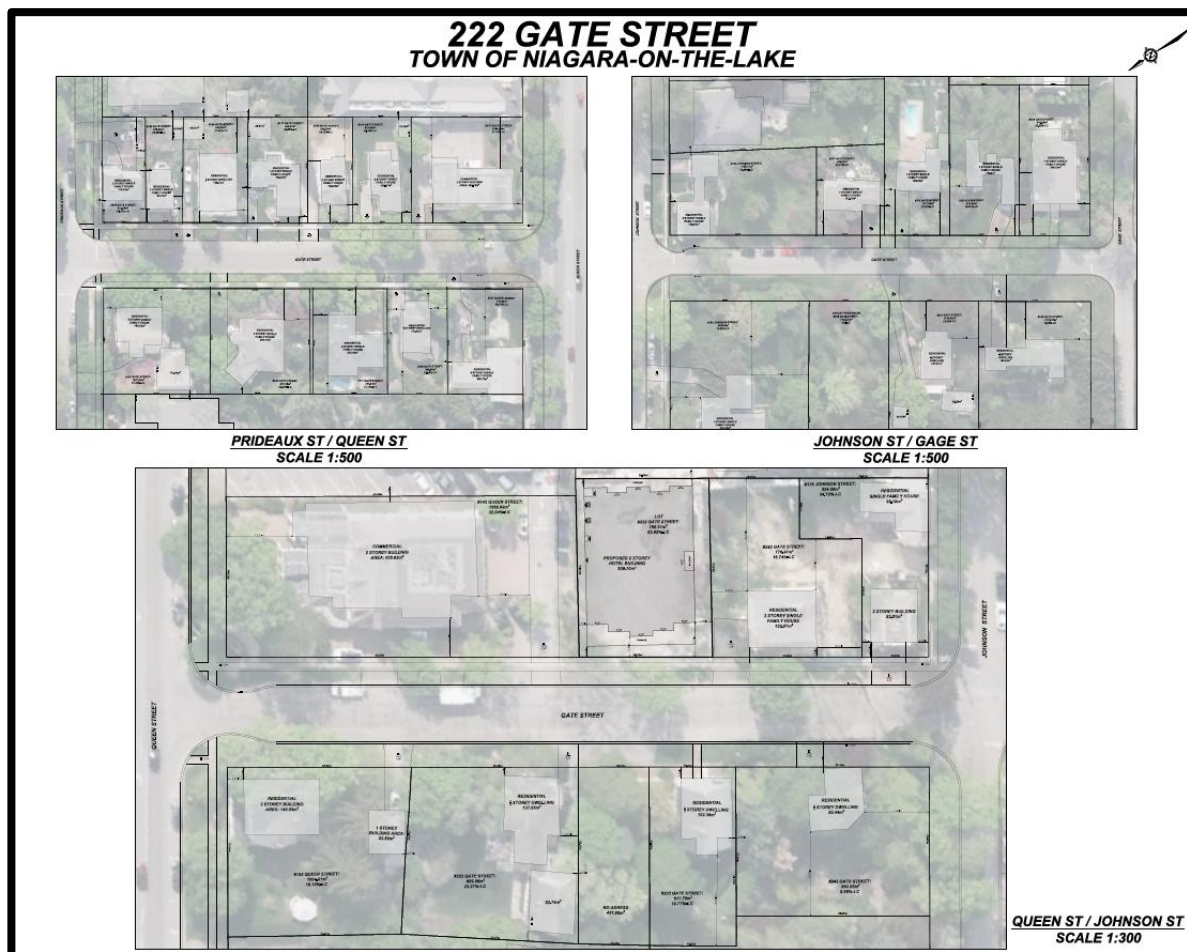


Figure 6 Cropped image of Streetscape Analysis Plan

From a streetscape perspective, the proposed building is centrally located on the east side of Gate Street within the block between Queen and Johnson Streets. The buildings on this portion of Gate Street have minimal setback from the public right-of-way and range in building height of one and half to two stories. The proposed building setback, orientation and building height is consistent with the character with the existing streetscape of Gate Street.

Section 6A, Policy 4.4 outlines the urban design policies that apply to intensification development proposals in Virgil and Old Town, and are as follows:

a) Infill and intensification sites should match the average pre-established building setback of adjacent buildings within the block face.

The proposed hotel has a setback of 3.8m from the front lot line, which is slightly greater than the average pre-established building setback of adjacent buildings within the block face along Gate Street, which is 2.72m. Having the building setback behind the dwelling at 240 Gate Street allows 240 Gate Street to maintain its presence on the streetscape. While the proposed hotel building is slightly forward than the setback of the Gate House at 142 Queen Street, it is noted that the flanking side yard of 142 Queen Street is occupied by on-site parking and driveway access to the rear parking area and having the proposed building at 222 Gate Street appear slightly forward does not impact the side yard presence of 142 Queen Street. Also, it is noted that the proposed building setback of the hotel is not a flat plane and there is some articulation in the setback which provides interest and aids in minimizing the impact of the building mass along the street frontage.

b) Parking for commercial, mixed use and apartment buildings should be located at the rear of the buildings, with a secondary entrance at the side or back of the building. The main entrance to the building should front onto the street.

The proposal includes the expansion of the existing underground parking garage to accommodate the site. 18 new underground parking spaces are proposed for the development. Access to the underground parking area is via 219 Victoria Street which is the current vehicular access to the parking for the 124 on Queen Hotel and Spa. There is no visual impact of the expanded parking area on 222 Gate Street as it is all below grade and there is no access to the parking from this portion of Gate Street.

c) Where appropriate, the design of the commercial, mixed use and apartment buildings development should provide linkages and connections to existing and proposed pedestrian and bicycle networks.

A concrete walkway connects the proposed terrace area of the building to the municipal sidewalk, while another walkway along the building's north side links the existing hotel at 124 Queen Street to the proposed hotel expansion, providing occupants with access to the sidewalk and ensuring pedestrian connectivity through the merged properties that also connect through to Queen Street and Victoria Street with the existing internal sidewalk connections.

d) Bulk, mass and scale of new development shall fit the context within which it is located.

The proposed hotel building is similar in scale to that of the adjacent Gate House to the north as both are 2-storeys in height with the Gate House being larger in bulk and mass. The other buildings located on the east side of Gate Street, south of the proposed hotel are 2-storeys in height; however, are smaller in bulk and mass and used for residential purposes. The buildings opposite the proposed hotel on the west side of Gate Street are smaller in scale being 1 ½ storeys, and smaller in bulk and mass, and also used for residential purposes, while the building located at 154 Queen Street is similar in scale at 2-storeys, but smaller in scale and mass. The proposed bulk, scale and mass of the proposed hotel building is not out of character with the area and does fit with the context within which it is located having similar building heights to the buildings immediately adjacent to it, and provides for a transition in bulk and mass from 142 Queen Street to 240 Gate Street. In addition, the mature street trees along Gate Street help to mitigate the impacts of the bulk, mass and scale as the street trees are taller than the proposed building. Further, the impact of the proposed building will be softened by landscaping and the terrace wall that will also mitigate bulk and mass impacts on the streetscape. Overall, the bulk mass and scale of the proposed development fits and integrates well the streetscape and there is appropriate separation between the proposed building and adjacent buildings. Further, it is noted that the design of the proposed building appears as a residential building and is reflective of manor house, providing for integration and fit with the adjacent residential and commercial buildings.

e) Garages for single, semi and townhouse units shall not exceed 50% of the building façade and shall be setback from the front face of these units.

The proposal is for a hotel use which does not include a garage on the surface level. It is noted that the parking for the proposed hotel building will be below grade and not visible from the street or part of the proposed building façade, therefore will have no impact from an urban design or streetscape perspective.

f) The design of infill and intensification development should be consistent with the Land Use Compatibility criteria of this Plan.

The proposal is consistent with the Land Use Compatibility criteria as discussed below.

Section 6A, Policy 4.6 of the OP outlines policies that ensure that new development proposals are compatible and appropriate within the Town's neighbourhoods and the Built-Up Area. Intensification and/or redevelopment should be consistent with:

a) The existing and/or planned built form and heritage of the property and surrounding neighbourhood;

The proposal is for a 2-storey building on a vacant lot in the Queen-Picton Heritage Conservation District. While the proposed building is new, it has been carefully designed so that it fits and, is

complimentary, to the existing built form of the surrounding area. It is noted that the Gate House at 142 Queen Street is considered to be a “B” building while the dwelling at 240 Gate Street is considered to be an “A” building according to the Queen-Picton Heritage Conservation District Plan. The proposed hotel building has been designed to reflect a stately manor dwelling and is a contemporary design of with Georgian influences being classic white in colour with black trim with appropriate proportioned windows and openings that provides suitable transition from the Gate House at 142 Queen Street to the dwelling at 240 Gate Street. The windows are divided light eight over eight windows with the ground floor doors also being divided light with a palladium style transom above. Overall, the building is a graceful design with symmetrical composition and proportion, and simplicity. The front terrace is raised providing appropriate separation from the sidewalk and street and contains pillars and a balustrade that is appropriate to the design of the building. Overall, the design of the building assimilates well with the adjacent built forms, is complimentary in design and integrates with the streetscape.

b) The existing and/or planned natural heritage areas of the site and within the surrounding neighbourhood;

The Subject Lands are currently vacant and no natural heritage areas or features are located on the subject lands or on lands abutting the subject property or planned to be located on subject lands or adjacent lands. A portion of One Mile Creek is located in the rear yard of lands opposite the subject lands. The proposed development will not impact on the One Mile Creek and is outside of the One Mile Creek floodplain and area regulated by the Niagara Peninsula Conservation Authority.

c) The existing and/or planned densities of the surrounding neighbourhood; and,

The proposal is for a commercial use with no proposed residential uses. The surrounding residential neighbourhood is generally considered to be a low-density residential development at the edge of the core commercial area of Old Town. The Subject Lands abut commercial uses to the north and east and residential uses to the south and west. The proposed hotel appears as a stately manor building that is residential in character and integrates well with the surrounding neighbourhood. The lands will merge with the adjacent property to the east and function as one development associated with the existing 124 on Queen Hotel and Spa. The proposed hotel will have vehicular access via 219 Victoria Street which will minimize traffic impacts on the adjacent Gate Street properties. The existing driveway entrance for 222 Gate Street will be eliminated and the boulevard will be reinstated in this area and an additional on-street parking space will be provided. While no residential density is proposed through the proposed development the surrounding low-density residential area will be maintained and the proposed development will appear as a residential building that is complimentary to the existing adjacent residential uses allowing it to integrate with the surrounding land uses and neighbourhood.

d) The existing and/or planned height and massing of buildings within the surrounding neighbourhood.

Existing structures within the surrounding neighbourhood are generally setback close to the front lot line. The buildings within the same block as the subject lands are all between 1½ and 2-storeys in height. There are a few single storey buildings on adjacent blocks, however these are distance from the subject lands and not visible from the subject lands. The proposal is for a 2-storey hotel that is 9.65m in height with the terrace at the front of the hotel being raised between 0.6m – 1.0m contributing to an overall height of 10.65m including the raised terrace. The building is setback from the front lot line ranges from 3.8m to 6.34 due to the articulation of the front façade and the front terrace is setback 2.0m to 2.4m from the front lot line. The variation in the building setbacks also helps to mitigate the impact of the building height and mass on the streetscape. The proposal is consistent with its proximity to the street and height of existing buildings in the surrounding neighbourhood and is not out of character in terms of building heights and setbacks. The proposed hotel is smaller in bulk and massing than the adjacent Gate House at 142 Queen Street and larger in bulk and massing of the adjacent residential use. The adjacent residential use is also 2-storeys in height, however it is lower in height than the proposed hotel building. The separation between the proposed hotel building and the existing residential dwelling at 240 Gate Street is 9.69m which is an adequate separation to mitigate against the impact of the difference in height, bulk and massing between the two buildings. It is noted that the side yard abutting the residential use is just over 3.0m in width allowing for the inclusion of a landscape buffer that can further mitigate any potential impacts on the adjacent residential use.

- e) Development proposals will demonstrate compatibility and integration with surrounding land uses by ensuring that an effective transition in built form is provided between areas of different development densities and scale. Transition in built form will act as a buffer between the proposed development and existing uses and should be provided through appropriate height, massing, architectural design, siting, setbacks, parking, public and private open space and amenity space.***

The proposal is an extension of the existing commercial use at 124 Queen Street that abuts The Gate House commercial property, the grocery store to the north. The proposal integrates the commercial use with the surrounding residential uses through the use of an appropriate building height and thoughtful architectural design that replicates a stately residential building. From a streetscape perspective, the front façade is complimentary to the heritage characteristics of the neighbourhood with its traditional architectural features and building articulation, and the use of the raised terrace allows for the appropriate separation between the public realm. Being 2-storeys in height, the proposal is consistent with the height of the existing surrounding and nearby residential buildings which are 1½ and 2-storeys. With no surface parking or driveway intrusions in the streetscape, the development will blend and assimilate well with the surrounding neighbourhood due to the careful design considerations. Also, given that only sleeping accommodation is being provided and there are no other ancillary uses associated with the proposed hotel expansion, the use is compatible with the surrounding residential and commercial uses.

f) Intensification and/or redevelopment shall be compatible and integrate with the established character and heritage of the area and shall have regard to:

- *Street and block patterns*
- *Lot frontages lot area, depth*
- *Building Setbacks*
- *Privacy and overview*
- *Lot grading and drainage*
- *Parking*
- *Servicing*

Study Area

As shown in **Figure 6** the study area for this streetscape analysis includes lots fronting and flanking onto Gate Street from Prideaux Street to Johnson Street. In total, 29 properties are evaluated, with a focus on the eight (8) properties between Queen Street and Johnson Street, including the Subject Lands. **Table 1** below provides the dimensions and calculations of the lands included in the streetscape analysis.

Table 1 Streetscape Analysis Plan – Lot Dimensions and Calculations

PROPERTY	LOT AREA (m ²)	LOT COV. (%)	LOT FRONT (m)	LANDSCAPE (%)	FRONT YARD (m)	INTERIOR YARD (m)
<u>PRIDEAUX ST/QUEEN ST</u>						
156 GATE ST	421.89	31.25	13.10	40.52	6.66	0.28
160 GATE ST	366.93	30.88	11.25	33.98	4.03	0.55
166 GATE ST	638.08	37.34	19.81	24.93	3.50	3.12
172 GATE ST	585.51	39.29	18.22	54.44	1.77	1.04
178 GATE ST	442.49	24.10	13.71	59.05	5.32	1.63
184 GATE ST	579.80	25.90	18.01	62.66	3.31	2.84
137 QUEEN ST	1089.48	27.14	32.18	28.29	2.80	5.83
155 GATE ST	1047.64	27.24	32.58	55.86	5.87	4.09
169 GATE ST	977.36	27.54	30.48	59.79	9.49	7.75
177 GATE ST	727.82	33.33	22.75	50.17	8.05	4.75
185 GATE ST	586.99	21.64	18.28	53.93	3.78	4.94
157 QUEEN ST	740.80	35.19	23.04	42.11	17.92	1.34
TOTAL	8565.63	360.84	253.41	565.73	72.50	38.16
AVERAGE	683.73	30.07	21.12	47.14	6.04	3.18
<u>QUEEN ST/JOHNSON ST</u>						
142 QUEEN ST	1889.92	32.04	29.33	19.65	12.21	1.09
222 GATE ST	796.51	63.92	24.38	24.18	3.80	1.50
240 GATE ST	776.97	16.74	27.28	77.62	1.81	6.63
135 JOHNSON ST	524.56	34.73	32.76	62.94	0	0
154 QUEEN ST	1004.07	19.18	31.04	76.59	3.01	2.22
223 GATE ST	989.86	23.27	30.48	67.22	1.59	3.37
NO ADDRESS	421.86	0	12.97	—	—	—
233 GATE ST	517.75	19.77	15.84	77.46	2.08	0.65
243 GATE ST	964.55	9.68	35.36	87.69	0.38	11.87
TOTAL	7886.05	219.33	239.44	493.35	24.88	27.33
AVERAGE	876.23	24.37	26.60	61.67	3.11	3.42
<u>JOHNSON ST/QUEEN ST</u>						
144 JOHNSON ST	1158.17	16.59	24.95	80.53	2.01	0.66
270 GATE ST	566.24	26.81	20.77	64.10	7.74	1.28
278 GATE ST	1271.56	13.28	19.78	73.48	13.11	3.36
282 GATE ST	978.00	15.87	21.33	78.90	9.25	1.35
292 GATE ST	978.86	30.58	21.33	66.38	9.50	3.63
164 JOHNSON ST	2665.55	12.09	63.39	84.63	9.26	22.40
275 GATE ST	1545.33	0	24.42	—	—	—
279 GATE ST	1740.09	13.94	27.20	68.34	9.02	8.17
289 GATE ST	2170.03	8.85	34.21	82.05	11.54	2.01
TOTAL	13073.83	138.01	257.38	598.41	71.43	5.36
AVERAGE	1452.65	27.60	28.60	74.80	8.93	5.36

Existing and Proposed Development

Gate Street contains primarily single detached dwellings, with two (2) commercial buildings (137 & 142 Queen Street) with frontage along Gate Street. The Subject Lands are currently vacant. Proposed is the development of a 2-storey hotel containing 18 suites, below grade parking, and a terrace in the front and rear of the building. The Subject Lands abut commercial uses to the north and east making it a suitable location for commercial uses. The lands will merge with 124 Queen/219 Victoria Street and function as one development.

Street and Block Pattern

The street and block pattern in this portion of Old Town is a traditional grid pattern and will not change as a result of the proposed development. The streets are “double loaded” with buildings on each side

facing the street with minimal setbacks from the public right-of-way. Corner lots are generally dominated by larger dwellings and buildings. The Subject Lands are proposed to merge with 124 Queen/219 Victoria Street. The change in the block pattern will not be noticeable from a streetscape perspective as the proposed development appears as a stand alone building fronting Gate Street. The proposed building will not detract from this design characteristic or the existing development pattern of the block as the proposal offers a smooth transition from commercial uses on Queen Street to residential uses on Gate Street with its thoughtful architectural design, the building appears as a stately residential dwelling with traditional design elements rather than as a modern contemporary commercial building.

Lot Frontage, Area and Depths

Although the lands are proposed to merge with the adjacent property to the east, from a streetscape perspective, the lands will appear and read as a separate property as the building will be detached and fronting Gate Street, and for all intents and purposes the lot frontage remains unchanged. While the lot area and depth will change upon the merger with the adjacent property there is no effect with regards to the functionality of the Subject Lands and its ability to accommodate the building. The merger of the properties allows the development to function and integrate with the existing hotel known as 124 on Queen Hotel and Spa.

Building Setbacks

As shown in **Figure 6** and outlined in **Table 1** above, building setbacks along the street block vary for each lot. On average, the setback of buildings along Gate Street within the block face between Queen Street and Johnson Street is 2.72m. The average front yard setback of buildings within the block face is 3.11m; however, this calculation includes front yard setback dimensions of buildings on corner lots taken from Queen Street and Johnson Street, and is not wholly representative of buildings' setbacks from Gate Street. The proposed setback of the hotel from Gate Street is 3.80m, and the setback of the terrace from Gate Street is 2.00m. Both setbacks are consistent with the setbacks of buildings along Gate Street within the block face between Queen Street and Johnson Street while allowing 240 Gate Street to maintain its prominence on the streetscape. The increase in the front yard setback for the proposed building allows it to recede somewhat and be quieter on the street. The larger interior side yard setback to the adjacent residential use at 240 Gate Street also provides for appropriate separation and distance and opportunities for landscape buffer to be installed to mitigate potential impacts on the adjacent residential use, albeit it is anticipated that the impacts will be minimal.

Privacy and Overview

Properties that are immediately adjacent to the Subject Lands include 124 Queen Street, 130 Queen Street, 142 Queen Street, and 240 Gate Street. The proposed development is an extension of the existing hotel at 124 Queen/219 Victoria Street and the lands are proposed to merge together in the future. The lands at 130 Queen Street contain a grocery store with its loading space and commercial waste collection bins alongside the mutual property line. 142 Queen Street is the Gate House which operates as event space and 10 guest hotel rooms for 124 Queen Street. The lands at 240 Gate Street

contain a 2-storey single detached dwelling. The proposed hotel maintains a side yard setback of 3.06m from the abutting side lot line and is approximately setback 9.69m from the dwelling at 240 Gate Street. The proposed hotel is below the maximum height requirement of 10m and exceeds the minimum 1.52m interior side yard setback that is permitted in the Established Residential (ER) Zone or the Queen-Picton Commercial (QPC) Zone. Further there are minimal windows and openings along the side elevation of the proposed building adjacent to the residential dwelling. A single patio and balcony are located along this elevation that are recessed, ensuring the proposal does not have privacy or overview impact beyond what the zoning for Established Residential (ER) Zone would permit and is improved upon with the larger setbacks and opportunities for a landscaped buffer.

Lot Grading and Drainage

The existing property has not been identified as having any existing grading or drainage issues. As a requirement of the future Site Plan application, a lot grading and drainage plan will be submitted to ensure that new development can be adequately drained without negative impacts on adjacent lands.

Parking

No surface parking is proposed on the Subject Lands as 18 below grade parking stalls are proposed for the development through the extension of the existing underground parking garage at 124 Queen/219 Victoria Street. As a result, the Town will receive additional on-street parking spaces to be placed in front of the Subject Lands due to the elimination of the driveway entrance. Parking will be provided through the extension of the existing underground parking garage. With no surface parking area required, the proposal provides an enhanced streetscape with the proposed terrace and landscape space that will enhance the character of the existing neighbourhood. Vehicular access to the site will be via the existing entrance off of 219 Victoria Street providing minimum traffic impacts on Gate Street.

Servicing

Town policy requires that urban development be supported on urban services including watermain, sanitary sewer and storm sewer. The lot is fully serviced with municipal water, wastewater and storm sewer services available to the property.

Analysis Conclusion

Based on the evaluated characteristics of the neighbourhood block, the proposed hotel building at 222 Gate Street is compatible and integrates with the established built form, character of the area and streetscape. The Cultural Heritage Impact Assessment that was also prepared in support of the application has also found that the proposed new building fits within the Queen-Picton Heritage Conservation District and does not adversely impact on the heritage attributes of adjacent designated properties.

HERITAGE CONSERVATION POLICIES

The heritage conservation policies of the Official Plan are predominately focused on existing heritage buildings and structures and archaeological planning. However, the Official Plan does contain a goal that encourages good contemporary building design by using sympathetic forms while avoiding copying historic architectures and to restrict building design that is not compatible with existing structures. Also, the Official plan requires that in the Queen-Picton Heritage Conservation District, the design of new buildings shall be subject to the requirements of the Heritage Conservation District Plan. It is also a goal of the Official Plan to encourage appropriate character and uses adjacent to heritage resources in areas designated as Heritage Conservation Districts. Further, it is a policy of the Official Plan that Council, may seek comments from Municipal Heritage Committee for any development within a Heritage Conservation District.

The proposed Official Plan and Zoning By-law Amendment applications are on lands in the Queen-Picton Heritage Conservation District. A Stage 1-2 Archaeological Assessment was completed in August 2022 and no archaeological resources were identified, therefore, no further archaeological assessment of the area was recommended. Standard archaeological conditions are recommended to be included in a future site plan agreement. The proposed new building at 222 Gate Street is a contemporary design with Georgian architectural influence, that uses appropriate building materials and colours that are sympathetic to the character of the Heritage Conservation District. The building is a graceful design with symmetrical composition and proportion, and simplicity that does not adversely impact on adjacent heritage properties. The proposed uses to be implemented by the Official Plan and Zoning By-law Amendment applications are appropriate and do not adversely impact on adjacent heritage resources or surrounding land uses. It is anticipated that the Municipal Heritage Committee will review the applications for Official Plan and Zoning By-law Amendment.

COMMERCIAL LAND USE POLICIES

The submitted Official Plan Amendment proposes to designate the subject lands from Established Residential to a site specific General Commercial designation to permit the proposed hotel use.

Goals and Objectives

The goals and objectives for the Town commercial areas are outlined in Section 10.2 of the Official Plan. The proposed development has regard for the following commercial goals and objectives:

- To provide for an orderly distribution of commercial areas within the Urban Boundaries of the Town to meet the shopping and service needs of residents and tourists.
- To maintain in tourist-serving commercial areas, a character which is consistent with the historical importance of these areas and their surroundings.
- To recognize the Queen-Picton Street area as the focus of tourist serving commercial uses in the Old Town of Niagara.
- To encourage controlled and orderly growth within designated commercial areas.

- To minimize the impact of commercial development on adjacent land uses.
- To minimize the impact of commercial development on the traffic carrying capacity of adjacent roads.
- To prevent the intrusion of commercial uses into residential areas.
- To promote compact forms of commercial development, and to discourage scattered forms of development.

The proposed Official Plan Amendment provides for the orderly expansion of an existing commercial use onto adjacent lands that abut the use and abut other commercial uses. The subject lands are located in the Urban Area boundary of Old Town and immediately adjacent to the existing General Commercial designation. The proposed commercial designation expansion does not create a new commercial area, but rather is a logical extension of the existing General Commercial designation onto an existing vacant site. The proposed expansion of the General Commercial designation is adjacent to the Queen-Picton tourist serving commercial area and is for an expansion of an existing successful tourist commercial use that will support and maintain this tourist commercial serving area. The proposed hotel expansion use has been thoughtfully designed to maintain and be complimentary with the character of the area, and is consistent with the historical importance of the Queen-Picton Heritage Conservation District.

The proposed expansion of the General Commercial designation is controlled and restrained in that it involves only one property and there is minimal impact on adjacent commercial and residential land uses and it will integrate with the existing hotel use known as 124 on Queen Hotel and Spa, located on adjacent lands. Also, there is no other ancillary use associated with the hotel expansion, only hotel rooms for sleeping accommodation purposes. The proposed hotel expansion will utilize the existing vehicular entrance at 219 Victoria Street to access the below grade parking which will minimise the traffic carrying capacity on adjacent roadways. It is noted that the proposed expansion is also only for an 18-unit hotel expansion which in and of itself will not generate large volumes of traffic. While the proposed General Commercial expansion involves the change in land use designation of a property that is designated Established Residential, the property does not contain a residential use and abuts commercial uses; the proposed change in designation provides a rounding out of the General Commercial designation. Finally, the proposed Official Plan Amendment will not result in the creation of new commercial area that would result in scattered development, but rather provides for a minor rounding out of the General Commercial designation in the Queen-Picton commercial area allowing for a compact form of development that is associated with the existing use on the adjacent lands.

General Commercial Policies

As provided in Policy 10.3.2 (4), the General Commercial Designation is intended to provide for a balance of a range of commercial uses and tourist commercial uses may be restricted to specific locations. Further Policy 10.4 provides additional guidance with regards to commercial development and includes the following:

- Adequate off-street parking shall be provided for all new commercial development.

- Off-street parking areas for commercial uses will be designed to facilitate the efficient off-street movement of vehicles and not to negatively impact on abutting or near-by residential uses.
- Requirements for building setbacks, minimum landscaped areas, buffer strips, maintenance of existing trees, privacy screening and other appropriate measures to enhance the "greening" of commercial areas and to protect adjoining residential areas from the effects of commercial activity shall be applied in all new commercial development or redevelopment.
- Every effort shall be made to preserve heritage resources if they are affected by an application for commercial development or redevelopment and an inventory of heritage features deemed by Town Council to be impacted by a development application shall be made before changes are undertaken and the conservation of such features shall be encouraged.
- In keeping with the desire to maintain the small town, small-scale character of Niagara/Old Town the intensification of commercial businesses in the "Queen and Picton Street" and "Dock Area" commercial district will be closely monitored and should such monitoring indicate a negative impact in this regard the Council will consider imposing restrictions through the implementing zoning by-law.

The proposed Official Plan Amendment application will facilitate the proposed 18 room hotel expansion use of an existing hotel use located at 124 Queen Street and abutting the lands. 18 additional parking spaces will be provided on-site below grade by expanding the existing below grade parking structure servicing the existing hotel use at 124 Queen Street. The off-street parking area expansion meets the requirements of the zoning by-law for the proposed hotel expansion. The proposed parking area will be accessed via the existing entrance off of 219 Victoria Street minimizing impacts on adjacent street and abutting residential properties. The existing driveway entrance to 222 Gate Street will no longer be required, allowing for additional on-street parking to be provided improving the on-street parking supply.

The proposed building setbacks are appropriate for the proposed development and the location. The new building will be appropriately setback from the front lot line with the building setback ranging from 3.8m to 6.34m. The variation in the setback allows for articulation of the front façade providing for visual interest and is a design consideration that minimizes the impact of the mass of the building on the streetscape. The setback also provides for appropriate transition in building setbacks along Gate Street between the adjacent buildings at 142 Queen Street and 240 Gate Street. The side yard setback of 1.5m on north side and 3.06m on the south side is also appropriate. The setback of 1.5m on the north side is adjacent to the existing driveway entrance that provides access to the rear of 142 Queen Street and 130 Queen Street. A proposed sidewalk will be provided along this setback to provide pedestrian connectivity through to 124 Queen Street, the 'Smithy' building and the landscaped gardens at the rear of 124 Queen Street. The 3.0m setback on the south side will be an area that will provide a landscape buffer to 240 Gate Street and exceeds the requirements for buffer landscaped strips as determined in the Town Zoning By-law. The 3.0m side yard setback adjacent to 240 Gate Street is an appropriate setback from this residential use and it is noted that the dwelling is more centrally located on its lot and the separation distance between the dwelling and the proposed 2 storey hotel building is will be over 10m in distance.

While the subject lands do not contain any cultural heritage resources, the property is located within the Queen-Picton Heritage Conservation District. The proposed design and placement of the hotel building has been thoughtfully considered so that the building integrates well with the context within which it is located and it does not adversely impact on adjacent heritage resources, preserving the existing adjacent heritage resources. The building setbacks are complementary to the existing historic building fabric, the building material employ the use of natural materials and the colours that are subtle ensuring fit within the neighbourhood and streetscape. The height and proportion of the building complements the existing streetscape and is similar to the existing adjacent heritage resources allowing for the building to integrate within the context that it is located.

With regards to maintaining the small-town character of the Queen-Picton commercial area, the scale of the intensification of the proposed commercial use the proposed building is residential in scale and character. The proposed building does not exceed the building height requirements for a single detached dwelling and maintains a residential feel through the careful design considerations to have the building appear as a manor home. Again, the building setbacks are appropriate, allowing the existing adjacent residential uses to maintain their prominence on the streetscape on there is appropriate buffering and separation distance provided to ensure that the impacts of the proposed hotel building can be mitigated while still integrating with the adjacent commercial uses that it will be a part of.

Based on this analysis, the proposed commercial development of a proposed 18 suite hotel expansion associated with an existing hotel complies with the commercial development policies and objectives of the Town Official plan and does not negatively impact the existing character of the area, integrates well with the adjacent commercial and residential uses, maintains the small-town character and does not adversely impact on adjacent cultural heritage resources but is complementary to them.

Market Demand for Additional Hotel Rooms

The proposed hotel expansion is modest and provides for an additional 18 hotel suites for an existing hotel use. The 124 on Queen Hotel and Spa has proven to be a successful hotel. Old Town is a desirable location for the travelling public including those wishing to stay overnight. The existing hotel undertook an expansion in 2018 that included a 36-suite expansion (28 suites and 8 lock out suites) that did not disrupt the hotel accommodation market. While COVID-19 had a negative impact on the tourist accommodation market, particularly in 2020, tourist destination areas that offer a quality tourism experience such as that offered in Old Town have fared better since COVID-19 as is evidenced by the success of 124 on Queen Hotel and Spa. The proposed modest 18 suite expansion will address a need for additional overnight accommodation rooms for the existing use without adversely impact on other existing hotels servicing the Old Town.

Overall, the proposed additional 18 suites will not markedly impact on the supply of hotel rooms in the Town and, in particular in Old Town, as it is only a modest increase and there is adequate demand for overnight accommodation to absorb these additional 18 suites.

The proposed Official Plan and Zoning By-law Amendments conform with the Commercial land use policies of the Town Official Plan, Growth Management policies, the Heritage Conservation policies and

the General Development policies. Further, the urban design and streetscape analysis undertaken in accordance with the criteria of the Town Official Plan indicates that the proposed development is appropriate for the context within which the property is located and it offers a suitable degree of fit with the neighbourhood and land use compatibility can be achieved. The proposed Official Plan Amendment to change the land use designation from Established Residential to General Commercial provides for a rounding out of the General Commercial designation.

9.0 – TOWN OF NIAGARA-ON-THE-LAKE ZONING BY-LAW (4316-09)

Existing Zoning

The lands known as 222 Gate Street are currently zoned Established Residential (ER) Zone which permits a single detached dwelling, accessory buildings and structures and related uses including bed and breakfast establishments, cottage rentals, group homes a home occupation or home profession and a public use. Through the permission of the bed and breakfast establishments and cottage rentals, overnight sleeping accommodation is permitted, however only in a single detached dwelling. The proposed 18-suite hotel use requires a zoning by-law amendment approval to permit the use.

The existing hotel use known as 124 on Queen Hotel and Spa has a site-specific Queen-Picton Commercial (QPC-50) Zone which was amended in September 2018 that permitted the 36-suite expansion of the hotel use (28 suites and 8 lock out suites). The zoning affecting these lands is not proposed to be amended.

The lands to the rear of 222 Gate Street have a site-specific Open Space (OS-88) Zone which permits an underground parking garage secondary to a hotel on the same lot, a semi-detached or duplex dwelling and accessory buildings and structures of a landscaped open space nature including gazebos, trellises and fencing and specifically excluding enclosed building and structures. Within the landscaped garden area that is above the below grade parking structure, the hotel offers wedding ceremonies as part of their event business. An amendment to the existing zoning by-law is being requested to recognize the use of the landscaped garden area for hosting wedding ceremonies.

219 Victoria Street that provides access to the proposed hotel use, also has a site specific Residential Multiple (RM1-49) Zone. The zoning affecting these lands is not proposed to be amended.

Zoning By-law Amendment

An application for Zoning By-law Amendment has been submitted to change the zoning of the 222 Gate Street lands from Established Residential (ER) Zone to site-specific Queen-Picton Commercial (QPC) Zone to permit the proposed hotel use. In addition, it is also proposed to amend the existing site-specific Open Space (OS-88) Zone to permit wedding ceremonies in the permitted landscaped garden area.

An overview of the proposed Zoning provisions is provided in **Table 2** with an analysis and evaluation of the requested site-specific relief provided below.

Table 2 Requested Zoning Provisions for the Site Specific Queen-Picton Commercial (QPC) Zone

Queen Picton Commercial (QPC-XX) Zone

<i>Minimum Lot Frontage</i>	<i>As existing</i>
<i>Minimum Lot Depth</i>	<i>As existing</i>
<i>Minimum Rear Yard Setback</i>	<i>1.3 metres</i>

<i>Maximum Lot Coverage</i>	<i>65%</i>
<i>Permitted yard projections and encroachments of unenclosed and uncovered porch, deck, balcony, patio and steps</i>	<i>2.25m front 1.70m rear</i>
<i>Minimum Loading Spaces for Non-Residential Building</i>	<i>0 spaces</i>
<i>Bicycle Parking Spaces</i>	<i>0 spaces</i>

Requested Site-specific Relief Queen Picton Commerical (QPC) Zone

Minimum Lot Frontage

The minimum lot frontage in the Queen-Picton Commercial (QPC) Zone is based on the average lot frontage in the same block face. The proposed request is to recognize the existing lot frontage which is not changing and acknowledges the current condition that has existed for many years.

Minimum Lot Depth

The requested minimum lot depth is to also recognize the existing lot depth of 222 Gate Street which is consistent with the adjacent lot depth of 240 Gate Street, the only other lot that has frontage on this block face of Gate Street.

Minimum Rear Yard Setback

The proposed minimum rear yard setback of 1.3m is to the limits of the Queen-Picton Commercial (QPC-??) Zone boundary. It is noted that these lands will merge in title with the adjacent property. It is noted that there is an additional 8.5m setback to the 'Smithy' building located on the adjacent property to the east in addition to the 1.3m setback providing for adequate separation between buildings.

Maximum Lot Coverage

The proposed maximum lot coverage being requested is 65%. It is noted that this is less than the maximum lot coverage of 75% as provided for in the Queen-Picton Commercial (QPC) Zone. The proposed maximum lot coverage is appropriate for the proposed use to allow the use to integrate with the existing hotel use on the adjacent property and adequate area is still being provided to ensure that there is appropriate building separation and buffering opportunities available to mitigate potential impacts on adjacent land uses.

Permitted Yard Encroachments

The proposed permitted yard encroachments for the front terrace and steps is 2.25m and the for the rear terrace it is 1.7m. The front yard encroachment for the front terrace and steps is appropriate in this instance as it allows for a raised front terrace as a landscaped element in the front yard contributing positively to the streetscape and allowing for the separation of the public and private realm. There is still

area remaining in the front yard for decorative landscaping of low shrubs to soften the front edge of the terrace. The proposed encroachment of 1.7m in the rear yard for the terrace allows for the rear terraces to extend to the current property line. Beyond the property line, however is a landscaped area that currently exists above the below grade parking structure on the adjacent property that provide for a buffer to the 'Smithy' building.

Minimum Loading Space

The minimum loading space is 0 for the proposed hotel expansion. It is noted that the loading requirements will be met through the existing hotel use and there will not be the need for separate loading facility for the proposed hotel expansion. The proposed hotel expansion will be integrated with the existing hotel operation.

Minimum Bicycle Parking

The minimum bicycle parking being requested is 0. It is noted that the existing hotel does provide for 20 bicycle parking spaces. The bicycle parking requirements will be met through the existing bicycle parking already provided. The reduction of the bicycle parking requirements is not anticipated to result in any adverse impact on the proposed 18 suite hotel expansion or the existing hotel use.

Definition of Patio, Outdoor Hotel

A new definition of Patio, Outdoor Hotel is provided. The definition is consistent with the definition of Patio, Outdoor Residential and is needed to as it relates to the permitted encroachments of the front and rear terraces or patios associated with the proposed hotel. The Zoning By-law currently does not have a definition that recognizes outdoor patios for hotel uses.

Interpretation

An interpretation clause is requested to be included to recognize the future condition that when 222 Gate Street merges in title with the adjacent lands, the zone boundary line will need to be applied as opposed to the lot line for the purposes of applying zoning requirements.

Requested Addition of Wedding Ceremony Use in the Open Space (OS-88) Zone

It is also proposed to add wedding ceremony use as permitted use to the existing Open Space (OS-88) Zone which is the landscaped garden open space above the existing below grade parking for the existing 124 on Queen Hotel and Spa use. The hotel has event space for the hosting of weddings and does use the landscaped garden area for ceremony space as well. Having the use recognized as a permitted use provides clarity that garden area may used for wedding ceremonies. It is noted that wedding ceremonies tend to be short in duration lasting less than 30 minutes.

The proposed requested site specific provisions being requested through the Zoning By-law Amendment application are appropriate and will provide for the appropriate development of the 222 Gate Street for the proposed hotel expansion and permission of being able to host wedding ceremonies in the existing

landscaped garden area of the hotel use. The proposed hotel expansion will be integrated into the existing hotel operation known as 124 on Queen Hotel and Spa. The impact on adjacent land uses is minimized by having the access, parking and use integrate with the existing hotel operation and that only sleeping accommodation is being provided at 222 Gate Street and no other commercial use is proposed. Finally, the permission of allowing wedding ceremonies to take place in the existing landscaped garden space is also appropriate and does not create adverse land use impacts. The ceremonies are generally short in duration.

10.0 - PLANNING POSITION

Applications for Official Plan and Zoning By-law Amendment have been submitted to facilitate the development of the property known municipally as 222 Gate Street in the Town of Niagara-on-the-Lake with a two-storey 18-suite hotel building that is an expansion of the existing hotel use known as 124 on Queen Hotel and Spa and to permit wedding ceremonies in the landscaped area of the existing hotel use.

The proposed development aligns requirements of Provincial legislation and the higher level Provincial Planning Statement and the Niagara Official Plan in providing appropriate development within the Built-up Area of Old Town that provides a modest expansion to an existing hotel use, is context sensitive in the building design and placement as it relates to the Queen-Picton Heritage Conservation District and adjacent designated properties, makes efficient use of land and infrastructure and does not negatively impact on nearby natural heritage features.

The development proposal represents a feasible development option for the property that maintains and reinforces the built-form character and heritage of the area as guided by the policies of the Heritage Conservation District Plan and the Town Official Plan. From a built-form perspective, the proposed hotel building is compatible with the scale and massing of existing development along Gate Street and within the Heritage Conservation District Plan and reads as a manor home. Also, from a compatibility perspective, the proposed hotel building is a compatible use in that only sleeping accommodation is provided and the hotel expansion is for a limited number of rooms. The proposed recognition of offering wedding ceremonies in the landscaped garden area is meant to provide clarity and are for limited durations of time.

The proposed development achieves a balance between providing an appropriate built-form that reinforces the existing character of the Heritage Conservation District, while accommodating a modest expansion of use of an existing successful business, and is compatible with surrounding commercial and residential land uses. The proposed development is consistent with the Provincial Planning Statement and conforms with the Niagara Official Plan and Town Official Plan. Based on these considerations and the analysis provided in this report, the submitted Official Plan and Zoning By-law Amendment applications represent good planning and should be supported.

Prepared by,



Barbara Wiens, MCIP, RPP
Planning Associate
Upper Canada Consultants

Reviewed by,



William Heikoop, BURPI, MCIP, RPP
Planning Manager
Upper Canada Consultants

Appendix II
Draft Official Plan Amendment



**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. ####-25**

Official Plan Amendment No. XX

Firstly: Part Lot 99 of Township Plan 86 Niagara Being Part 1 of Plan 30R3361 in the Town of Niagara-on-the-Lake, known municipally as 222 Gate Street

A BY-LAW PURSUANT TO SECTION 17 OF THE ONTARIO PLANNING
ACT TO AMEND THE TOWN OF NIAGARA-ON-THE-LAKE OFFICIAL
PLAN

WHEREAS the Town of Niagara-on-the-Lake Council is empowered to enact this By-law by virtue of the provisions of Section 17 of the *Planning Act, R.S.O. 1990, c.P.13, as amended*;

The Council of The Corporation of the Town of Niagara-on-the-Lake, in accordance with the provisions of Section 17 of the *Planning Act* hereby enacts as follows:

- 1. Amendment No. XX to the Official Plan for the Town of Niagara-on-the-Lake consisting of the attached explanatory text and schedule is hereby adopted.

- 2. Amendment No. XX to the Official Plan for the Town of Niagara-on-the-Lake is exempt from the approval of the Regional Municipality of Niagara and will come into force and take effect on the day of the final passing thereof.

Enacted and passed this __th day of XX, 2025.

LORD MAYOR GARY ZALEPA

TOWN CLERK GRANT BIVOL

**Amendment No. XX to the Official Plan
for the Town of Niagara-on-the-Lake**

PART A – THE PREAMBLE

Part A does not constitute part of this amendment. Part A describes the purpose and basis for this amendment.

PART B – THE AMENDMENT

Part B constitutes Amendment No. XX to the Official Plan for the Town of Niagara-on-the-Lake.

**PART C – ADDITIONAL
INFORMATION**

Part C does not constitute part of this amendment but outlines additional information available upon request.

DRAFT

PART A - THE PREAMBLE

The preamble does not constitute part of this amendment.

PURPOSE

The purpose of this amendment is to redesignate lands from “Established Residential” to site specific “General Commercial” to permit the proposed hotel use.

BASIS

The basis of the amendment is as follows:

1. The subject lands are located in the Urban Area of Old Town and located on the east side of Gate Street, south of Queen Street, north of Johnson Street, and west of Victoria Street;
2. The proposed hotel is compatible with existing and planned development in Old Town while maintaining the general character of the area;
3. The proposed hotel abuts the existing tourist commercial core area of Old Town Queen-Picton commercial area.
4. The proposal is consistent with the Queen-Picton Heritage Conservation District policies;
5. The proposal is not anticipated to have a significant adverse impact on the overall function of the existing neighbourhood; and
6. The amendment is consistent with the Provincial Planning Statement (2024), the Niagara Official Plan (2022) and the general intent of the Town’s Official Plan (2017 Consolidation, as amended).

PART B - THE AMENDMENT

Part B – The Amendment, consisting of the following text and Schedule, constitutes Amendment No. XX to the Official Plan for the Town of Niagara-on-the-Lake.

DETAILS OF THE AMENDMENT

1. Schedule D to the Official Plan be amended by redesignating lands from “Low Density Residential” to “General Commercial (EX-COM-XX) with site-specific exemption to permit a hotel use, as shown on ‘Schedule 1’ attached hereto.
2. That the following is added to Part 3 – Land Use Policies, Section 10: Commercial under Section “10.5 EXCEPTIONS”:

“EX-COM-XX The lands identified as General Commercial EX-COM-XX on Schedule B, located on the east side of Gate Street, south of Queen Street, north of Johnson Street, and west of Victoria Street shall be permitted to be developed for the use of a hotel.”

PART C – ADDITIONAL INFORMATION

The following additional information is available upon request:

1. Community and Development Services Report XXXX
2. Council Meeting Minutes dated XXXX

DRAFT

QUEEN STREET



GATE STREET

VICTORIA STREET

PART 1

LEGEND

 **PART 1 - FROM ESTABLISHED RESIDENTIAL TO SITE SPECIFIC GENERAL COMMERCIAL (EX-COM-XX)**

222 GATE STREET
SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT No. ____

MAYOR: _____

CLERK: _____



Appendix III
Draft Zoning By-Law Amendment

**Explanation of the Purpose and Effect of
By-law XX**

The lands subject to the Zoning By-law Amendment are known municipally as 222 Gate Street, in Niagara-on-the-Lake, and unaddressed abutting lands to the southeast (“Subject Lands”). The Subject Lands are located in the Old Town settlement area on the east side of Gate Street, south of Queen Street, north of Johnson Street, and west of Victoria Street.

Purpose

The purpose of this By-law is to establish zoning conformity for the proposed hotel on the Subject Lands and to permit wedding ceremonies within the existing garden on the 124 Queen Street lands.

Effect

The effect of this By-law is to rezone the Subject Lands, Established Residential (ER) Zone to Site Specific Queen Picton Commercial (QPC-XX) Zone to facilitate the proposed hotel; and, Site Specific Open Space (OS-88) Zone to Site Specific Open Space (OS-XX) Zone to permit wedding ceremonies in the garden.

<i>Applicant:</i>	name
<i>File Number:</i>	X
<i>Report Number:</i>	x
<i>Assessment Roll Number:</i>	x

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 4316-09**

Part Lot 99 of Township Plan 86 Niagara Being Part 1 of Plan 30R3361 in the
Town of Niagara-on-the-Lake, known municipally as 222 Gate Street
&
Part Lot 99 & 100 of Township Plan 86 Niagara Being Parts 1 & 3 30R15764
Save & Except Part 2, 30R16064 in the Town of Niagara-on-the-Lake, with no
municipal address

A BY-LAW PURSUANT TO SECTION 34 OF THE ONTARIO PLANNING
ACT TO AMEND BY-LAW 4316-09, AS AMENDED, ENTITLED A BY-LAW
TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION
AND USE OF BUILDINGS AND STRUCTURES THEREON.

WHEREAS the Town of Niagara-on-the-Lake Council is empowered to enact this
By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990,
c.P.13, as amended;

AND WHEREAS this By-law conforms to the Town of Niagara-on-the-Lake
Official Plan.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN
OF NIAGARA-ON-THE-LAKE** enacts as follows:

1. Schedule "A-1" of By-law 4316-09, as amended, is further amended by
changing the zoning of lands identified as Part 1 on Schedule A (attached to
and forming part of this By-law) from "Established Residential (ER) Zone" to
"Site Specific Queen Picton Commercial (QPC-XX) Zone".
2. Schedule "A-1" of By-law 4316-09, as amended, is further amended by adding
an additional use on Part 2 of Schedule A (attached to and forming part of this
By-law) and still zoned "Site Specific Open Space (OS-88) Zone".
3. That Schedule A (attached to and forming part of this By-Law) be included
and form part of the Town of Niagara-on-the-Lake Zoning By-law 4316-09 as
"Figure XX: 222 Gate Street";
4. That Subsection 7.14 – Site Specific Exceptions is hereby further amended by
adding the following:

“7.14.XX

Notwithstanding the provisions of the “Queen Picton Commercial” of Section 7 – Old Town Community Zoning District and Section 6 – Provisions of Zoning By-law 4316-09, the following provisions shall be applicable on those lands shown on Figure XX.

Interpretation

Where a parcel of land or lot falls into two or more zones, the zone boundary line shall be the lot boundary line for the purposes of applying zoning requirements.

Definitions

PATIO, OUTDOOR HOTEL means a platform that may be roofed and enclosed, with or without a foundation, generally attached to or abutting a hotel building with or without direct access to the ground, which is not more than 1.10 m (3.61 ft) above the finished grade.

PART 1

Queen Picton Commercial (QPC-XX) Zone

Minimum Lot Frontage	As Existing
Minimum Lot Depth	As Existing
Minimum Rear Yard Setback	1.3 metres
Maximum Lot Coverage	65%
Permitted yard projections and encroachments of unenclosed and uncovered porch, deck, balcony, patio and steps	2.25m front 1.70m rear
Minimum Loading Spaces for Non-Residential Building	0 spaces
Bicycle Parking Spaces	0 spaces

PART 2

Open Space (OS-88) Zone

Permitted Uses	Wedding Ceremony
----------------	------------------

5. That the effective date of this By-law shall be the date of final passage thereof.

READ A FIRST, SECOND AND THIRD TIME THIS XX DAY OF XX, 2025.

LORD MAYOR

TOWN CLERK

DRAFT

<i>Applicant:</i>	name
<i>File Number:</i>	x
<i>Report Number:</i>	x
<i>Assessment Roll Number:</i>	x

QUEEN STREET





GATE STREET

VICTORIA STREET

PART 1
(QPC-XX)

PART 2
(OS-88)

LEGEND

-  **PART 1 - FROM ESTABLISHED RESIDENTIAL (ER) ZONE TO SITE SPECIFIC QUEEN PICTON COMMERCIAL (QPC-XX) ZONE**
-  **PART 2 - OPEN SPACE (OS-88) ZONE**

222 GATE STREET
SCHEDULE 'A' TO ZONING BY-LAW AMENDMENT No. ____

MAYOR: _____

CLERK: _____



Appendix IV

Streetscape Analysis Plan



222 GATE STREET

TOWN OF NIAGARA-ON-THE-LAKE



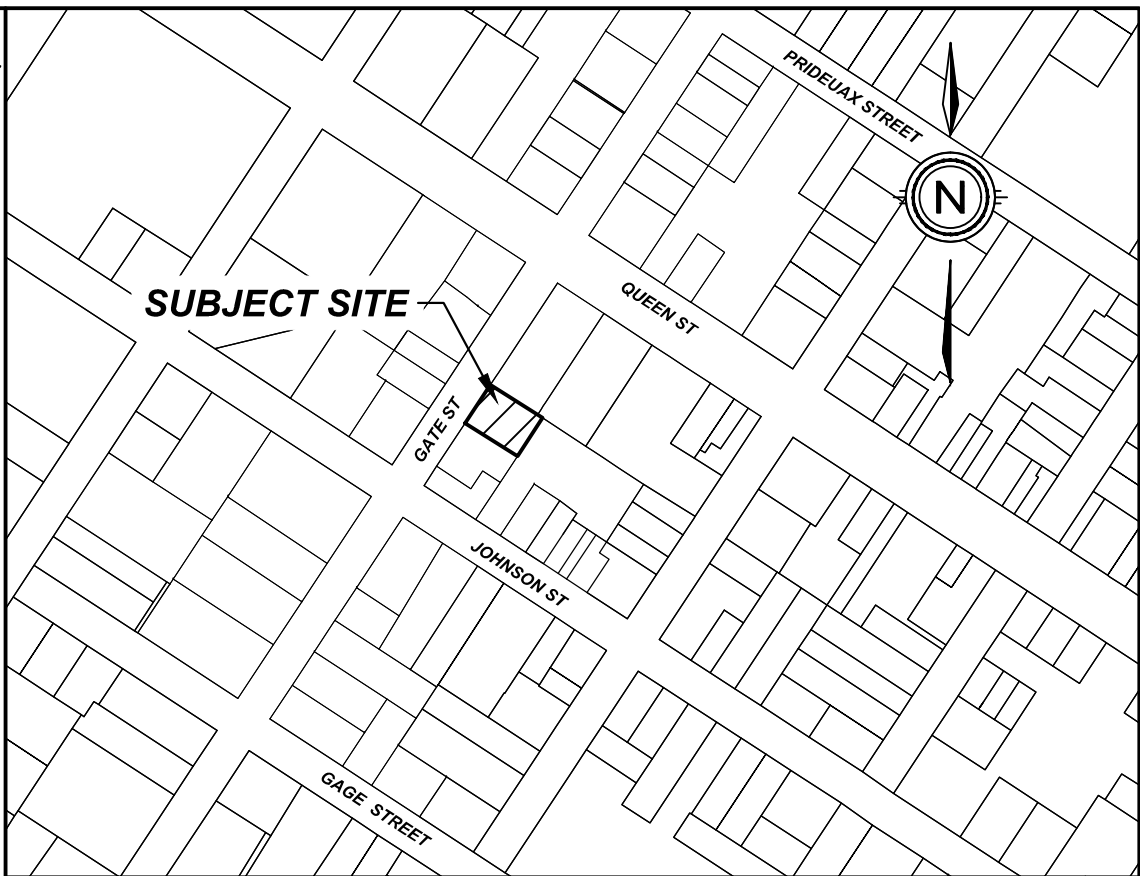
PRIDEAUX ST / QUEEN ST
SCALE 1:500




JOHNSON ST / GAGE ST
SCALE 1:500



QUEEN ST / JOHNSON ST
SCALE 1:300



KEY PLAN							
N.T.S.							
STREETSCAPE ANALYSIS							
LEGAL DESCRIPTION							
PLAN 86, PART OF LOT 99 RP 30R3361;							
PART 1							
TOWN OF NIAGARA-ON-THE-LAKE							
REGIONAL MUNICIPALITY OF NIAGARA							
PROPERTY	LOT AREA (m ²)	LOT COV. (%)	LOT FRONT (m)	LANDSCAPE (%)	FRONT YARD (m)	INTERIOR YARD (m)	
PRIDEAUX ST/QUEEN ST							
156 GATE ST	421.89	31.25	13.10	40.52	6.66	0.28	
160 GATE ST	366.93	30.88	11.25	33.98	4.03	0.55	
166 GATE ST	638.08	37.34	19.81	24.93	3.50	3.12	
172 GATE ST	585.51	39.29	18.22	54.44	1.77	1.04	
178 GATE ST	442.49	24.10	13.71	59.05	5.32	1.63	
184 GATE ST	579.80	25.90	18.01	62.66	3.31	2.84	
137 QUEEN ST	1089.48	27.14	32.18	28.29	2.80	5.83	
155 GATE ST	1047.64	27.24	32.58	55.86	5.87	4.09	
169 GATE ST	977.36	27.54	30.48	59.79	9.49	7.75	
177 GATE ST	727.82	33.33	22.75	50.17	8.05	4.75	
185 GATE ST	586.99	21.64	18.28	53.93	3.78	4.94	
157 QUEEN ST	740.80	35.19	23.04	42.11	17.92	1.34	
TOTAL	8565.63	360.84	253.41	565.73	72.50	38.16	
AVERAGE	683.73	30.07	21.12	47.14	6.04	3.18	
QUEEN ST/JOHNSON ST							
142 QUEEN ST	1889.92	32.04	29.33	19.65	12.21	1.09	
222 GATE ST	796.51	63.92	24.38	24.18	3.80	1.50	
240 GATE ST	776.97	16.74	27.28	77.62	1.81	6.63	
135 JOHNSON ST	524.56	34.73	32.76	62.94	0	0	
154 QUEEN ST	1004.07	19.18	31.04	76.59	3.01	2.22	
223 GATE ST	989.86	23.27	30.48	67.22	1.59	3.37	
NO ADDRESS	421.86	0	12.97	—	—	—	
233 GATE ST	517.75	19.77	15.84	77.46	2.08	0.65	
243 GATE ST	964.55	9.68	35.36	87.69	0.38	11.87	
TOTAL	7886.05	219.33	239.44	493.35	24.88	27.33	
AVERAGE	876.23	24.37	26.60	61.67	3.11	3.42	
JOHNSON ST/QUEEN ST							
144 JOHNSON ST	1158.17	16.59	24.95	80.53	2.01	0.66	
270 GATE ST	566.24	26.81	20.77	64.10	7.74	1.28	
278 GATE ST	1271.56	13.28	19.78	73.48	13.11	3.36	
282 GATE ST	978.00	15.87	21.33	78.90	9.25	1.35	
292 GATE ST	978.86	30.58	21.33	66.38	9.50	3.63	
164 JOHNSON ST	2665.55	12.09	63.39	84.63	9.26	22.40	
275 GATE ST	1545.33	0	24.42	—	—	—	
279 GATE ST	1740.09	13.94	27.20	68.34	9.02	8.17	
289 GATE ST	2170.03	8.85	34.21	82.05	11.54	2.01	
TOTAL	13073.83	138.01	257.38	598.41	71.43	5.36	
AVERAGE	1452.65	27.60	28.60	74.80	8.93	5.36	
LAND USE SCHEDULE							
AREA	m ²			% COVERAGE			
BUILDING	509.10			63.92%			
ROAD/DRIVEWAY/PARKING	0			0.00%			
LANDSCAPING	192.63			24.18%			
TERRACE	94.78			11.90%			
TOTAL	796.51			100.00%			
UNITS (HOTEL ROOMS)				18			
DEVELOPABLE AREA				796.51m ²			
DENSITY (UNITS/DEVELOPABLE AREA)				225.99u/Ha.			
<div><div></div><div><div>UPPER CANADA CONSULTANTS</div><div>ENGINEERS / PLANNERS</div></div></div>							
DRAWING TITLE			DRAFTING				N.D.
			DATE				JANUARY 9, 2025
			PRINTED				JANUARY 9, 2025
			SCALE				AS NOTED
			DWG No.		24035-SSA		REV
STREETSCAPE ANALYSIS							