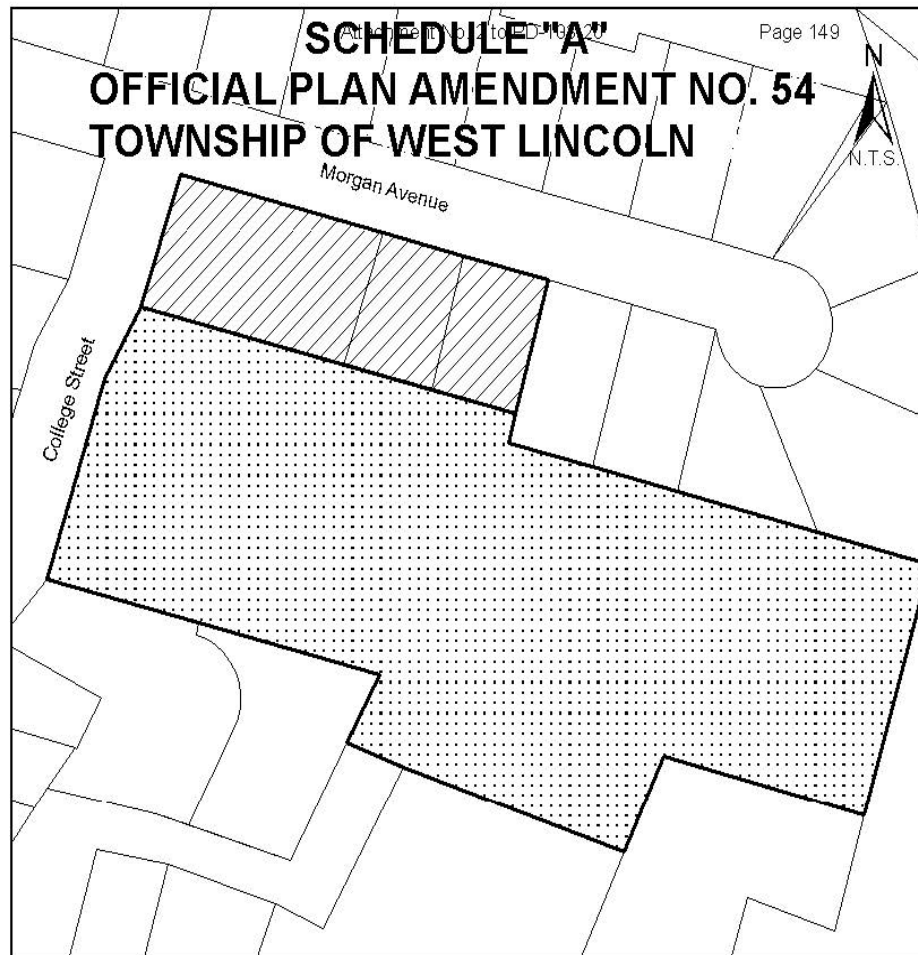


132 College Street

**DRAFT OFFICIAL PLAN AMENDMENT
DRAFT ZONING BYLAW AMENDMENT**

OFFICIAL PLAN AMENDMENT NO. 54 TOWNSHIP OF WEST LINCOLN



Legend

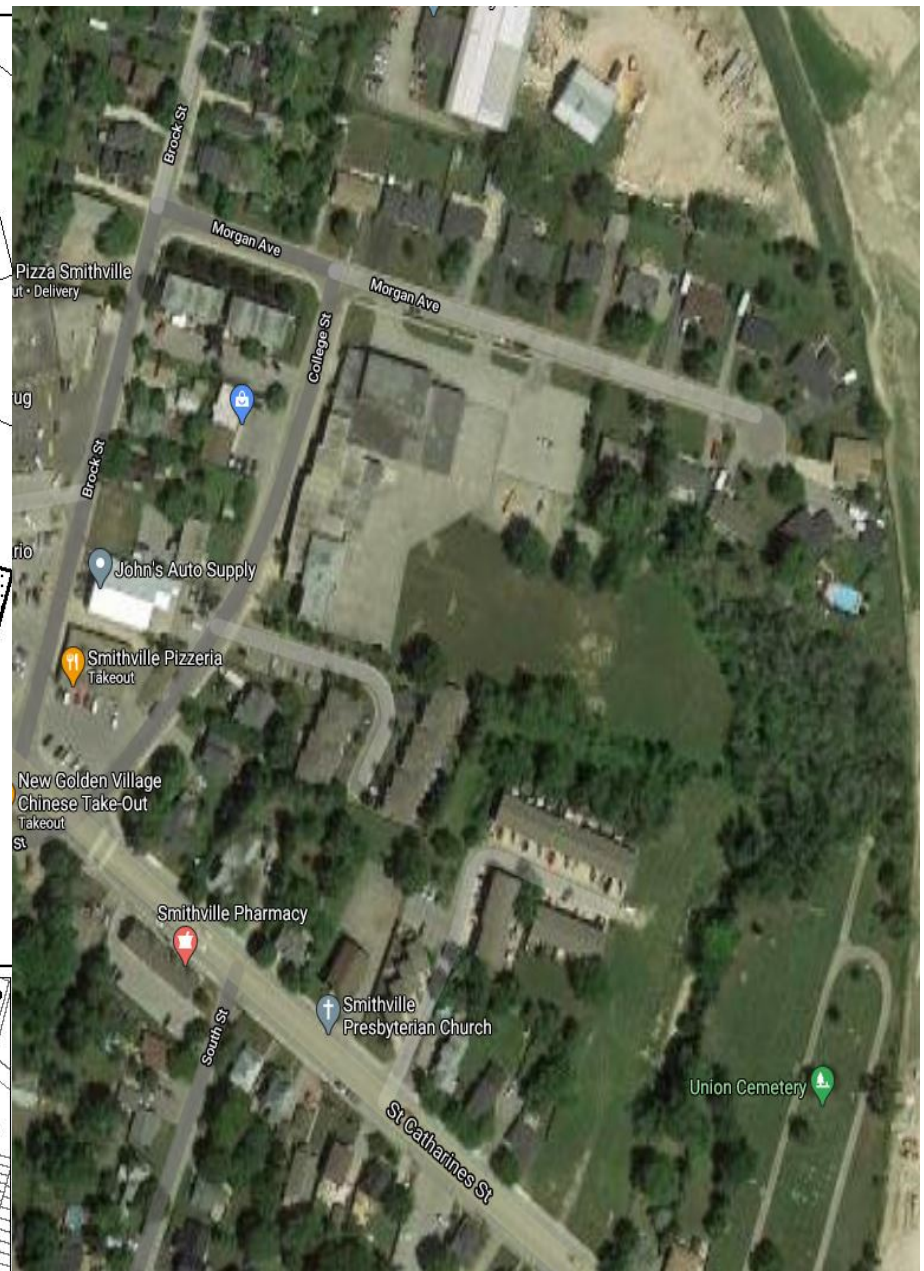
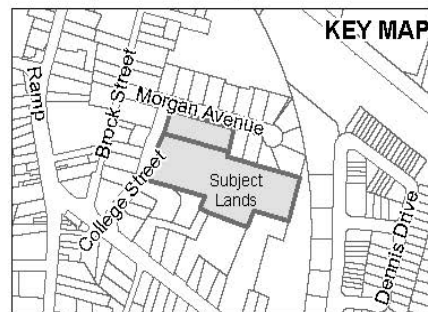
Property Lines

OP Re-Designations

Institutional to Residential/Mixed Use Area (Smithville)

Institutional to Residential/Mixed Use Area (Smithville) with Special Policy 6.11.1

This is Schedule 'A' to OPA #54 (As implemented by By-law 2020-___ passed on this 27th day of July, 2020).



Provincial Growth Plan

The proposed amendments must conform to the Places to Grow and therefore must:

- Promote compact form
- Represent mixed-use development
- Encourage the development of the Urban Area of Smithville as a complete community
- Optimize the use of existing infrastructure
- Contribute towards a mix of housing types, and contribute to meeting the target of a minimum of 50 residents and jobs per hectare.

Regional Policy Plan

The proposed amendments must confirm to the Regional Policy Plan and therefore development must:

- Promote urban development south of the Niagara Escarpment.
- Maximize the use of existing and planned infrastructure to support growth in a compact and efficient manner.
- Generally encourage intensification throughout the existing built-up area
- Contribute to a sufficient supply and variety of housing in West Lincoln

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

- The current Township of West Lincoln Official Plan will be required to be amended to permit the development of higher density residential development on the subject lands. The lands are currently designated and zoned institutional. The proposed high density residential designation would permit townhomes, triplexes, semidetached dwellings and apartment and condominium buildings. However, the preferred form of ownership will be plans of condominium and for apartment type uses.

A number of principles have to be considered as part of the planning exercise for these properties.

Infill and Intensification must achieve a minimum number of units per hectare at appropriate densities to suit the community (policy 2.2.2).

A minimum percent of all new development must occur within the built boundary in order to meet provincial standards. Our target was 15% under the 2031 growth targets.

The 2041 target will be set as part of the current Municipal Community Planning process (policy 4.C), but will not be less than 15%.

Growth beyond the current urban boundary can occur but must be in tandem with infill and intensification development (policy 4.D).

Development on vacant lots is most likely to be the cheapest development which can generally take advantage of existing sewage, water and transportation services (policy 4.C).

Urban Design

Smithville's Downtown, its streetscapes, buildings, and open spaces, will be a mixed-use attractive, vibrant, high-quality, safe, sustainable, pedestrian friendly, and transit- ready focal point for residents and visitors of all ages.

- The vacant and underutilized lots in the Downtown area provide opportunities for high-quality infill development and intensification.
- Design objectives for Smithville's residential development include; enhancing the liveability and physical appeal of Smithville through the quality, layout and attractiveness of public streets, private spaces and buildings.
- Ensuring that development meets the Township's criteria.
- Integrating new development sensitively with existing development
- Providing visual diversity, interest and character.
- Designing good transportation access and pedestrian oriented development patterns.

OFFICIAL PLAN AMENDMENT

AMENDMENT NUMBER 54

TO THE OFFICIAL PLAN OF THE

TOWNSHIP OF WEST LINCOLN

AS AMENDED

PART 1 – THE PREAMBLE

1.1 TITLE

This Amendment when adopted by Council shall be known as Amendment Number 54 to the Official Plan of the Township of West Lincoln.

1.2 COMPONENTS

This Amendment consists of the explanatory text and the attached Schedule 'A'. The preamble does not constitute part of the actual amendment, but is included as background information.

1.3 PURPOSE

The purpose of this Amendment is to provide the best and most efficient use for the former College Street School, located at 132 College Street and surrounding parcels.

1.4 BASIS OF THE AMENDMENT

The Township of West Lincoln is proposing to amend the Official Plan to re-designate the subject lands and provide for a site specific policy to require a minimum density of 40 units per hectare for the site.

PART 2 – THE AMENDMENT

2.1 PREAMBLE

All of this part of the document entitled PART 2 – THE AMENDMENT, consisting of the following text changes constitutes Amendment No. 54 to the Official Plan of the Township of West Lincoln.

2.2 DETAILS OF THE AMENDMENT

2.2.1 The text of the Township of West Lincoln Official Plan is hereby amended by adding in Section 6.11 Site Specific Policy Provisions, and renumbering the following sections accordingly, as follows:

6.11 Site Specific Policy Provisions

6.11.1 College Street Redevelopment & Intensification

a) That gross density of the High Density Residential designation shall be more than 40 units per hectare.

2.3 SCHEDULES OF THIS AMENDMENT

Schedule "A" of this amendment illustrates the location of this amendment.

Schedule "B" of this amendment includes the work done for this amendment such as the staff report, consultants reports, consultants power point and the transportation assessment.

2.4 IMPLEMENTATION

This amendment will be required to be adopted by Township Council and forwarded to Regional Council for approval. This amendment will be implemented through notification of the Regional Clerk's department of decision to approve.

Should the final approval be delegated to the Township, this amendment will be implemented through notification of the Township Clerk's department of decision to approve.

If no appeals are received within the appeal period, the amendment will be in full force and effect.

ZONING BY-LAW AMENDMENT

In order to redevelop 132 College Street for residential uses, a Zoning By-law Amendment to rezone the site in its entirety from “Institutional (I)’ to ‘RM3’ would be required. The RM3 (Residential Medium Density) zone category provides the required permissions and performance standards that are necessary to achieve a desired built form and density.

The Township owned parcel of land located immediately adjacent to St Martins School is presently designated as RM2 (Residential Medium Density) these subject lands are proposed to be rezoned to RM3-195 (Residential Medium Density) which contains a Site Specific exception that limits the height to a maximum of 18 metres.



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW 2020-XX

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2017-70, AS AMENDED, OF THE TOWNSHIP OF WEST LINCOLN

WHEREAS THE TOWNSHIP OF WEST LINCOLN COUNCIL IS EMPOWERED TO ENACT THIS BY-LAW BY VIRTUE OF THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, 1990;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN HEREBY enacts as follows:

1. THAT Schedule 'A' Map 'S5' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Plan M90, Lot 31, in the Township of West Lincoln, known municipally as 132 College Street, Plan M90, Lots 29 & 30, Township of West Lincoln, and Plan M90 Pt of Lot 44, Township of West Lincoln, known municipally as 131 St. Catharines Street and shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.
2. THAT Map 'S5' to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Institutional 'I' zone to Residential Medium Density – Type 2 'RM2' zone.
3. THAT Map 'S5' to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Institutional 'I' zone to a Residential Medium Density – Type 3 zone with a site specific provision 'RM3-194.'
4. THAT Map 'S5' to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from a Residential Medium Density – Type 2 'RM2' zone to a Residential Medium Density – Type 3 'RM3' zone.
5. THAT Section 6 of Zoning By-law 2017-70, as amended, is hereby further amended by adding the following to Section 13.2:
RM3-194:
Permitted Uses:
As per the parent zone, plus:
On the ground floor: *Dry cleaning/laundry depot, day care, office, including a medical office, personal service shop, restaurant, retail store, service shop, studio, and veterinary clinic.*
Regulations:
As per the parent zone.
6. THAT, all other provisions of By-law 2017-70 continue to apply.
7. AND THAT, this By-law shall become effective from and after the date of passing thereof.

READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
27th DAY OF JULY, 2020.

DAVE BYLSMA, MAYOR

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2020-XX

Location:

This By-law involves a parcel of land legally known as Plan M90, Lot 31, in the Township of West Lincoln, known municipally as 132 College Street, Plan M90, Lots 29 & 30, Township of West Lincoln, and Plan M90 Pt of Lot 44, Township of West Lincoln, known municipally as 131 St. Catharines Street.

Purpose & Effect:

The lands rezoned to Residential Medium Density – Type 2 'RM2' with no site specific were rezoned from an Institutional 'I' zone. This will permit residential development to occur for the portion of the subject lands fronting onto Morgan Avenue.

The lands rezoned to Residential Medium Density – Type 3 'RM3-194' with a site specific to permit for a number of convenient and service commercial uses on the ground floor. These lands were rezoned from an Institutional 'I' zone. This will permit for mixed use development by enabling commercial uses to be established on the ground floor with residential uses above.

The lands rezoned to Residential Medium Density – Type 3 'RM3' with no site specific were rezoned from a Residential Medium Density – Type 2 'RM2' zone. The RM3 zone will permit a denser form of Townhouses than the RM2 zone and permit apartment buildings.

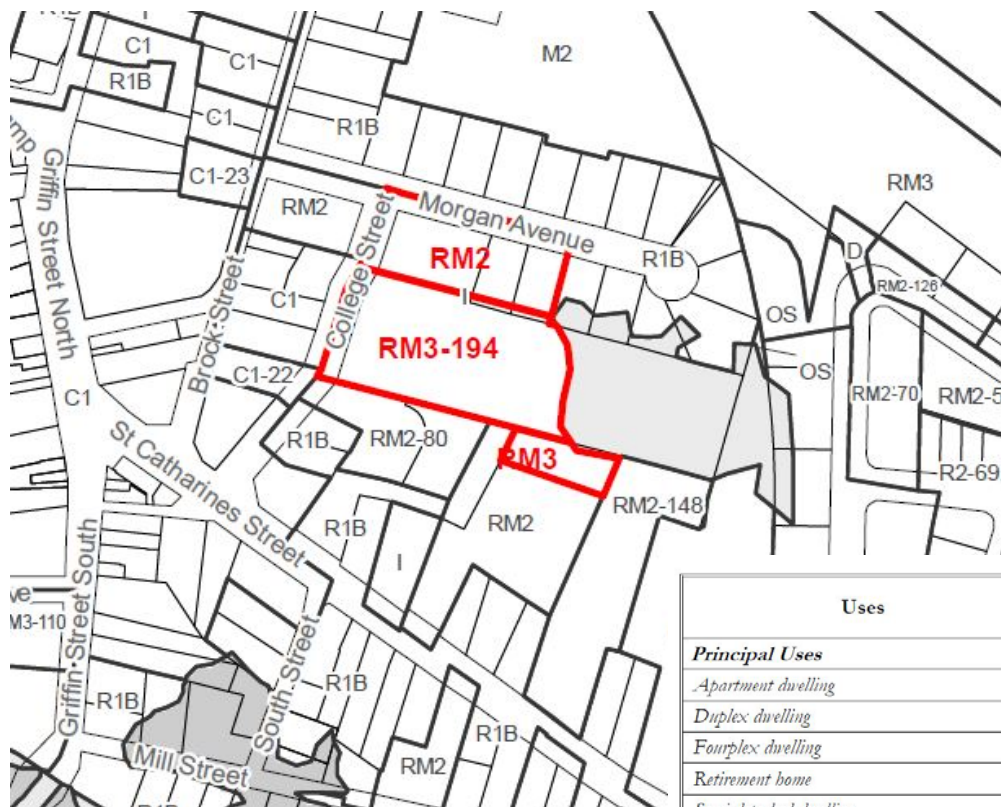
Public Consultation:

The Public Meeting was held on February 10th, 2020. The Township received verbal and written comments from XX neighbour(s) regarding this application. All written and oral comments were considered in the making of the decision by Council.

File: 1601-006-20

Applicants: Township of West Lincoln

ZONING BY-LAW AMENDMENT



Uses	Zones where Permitted											
Principal Uses												
Apartment dwelling											RM3	RH
Duplex dwelling											RM2	
Fourplex dwelling											RM2	RM3
Retirement home												RH
Semi-detached dwelling							R2	R3	RM1	RM2	RM3	
Single detached dwelling	RuR	R1A	R1B	R1C	R1D		R2	R3				
Stacked townhouse dwelling												RM3
Street townhouse dwelling									RM1	RM2	RM3	
Townhouse dwelling										RM2	RM3	
Triplex dwelling										RM2	RM3	
Accessory Uses ⁽¹⁾												
Accessory buildings or structures and accessory uses (see s. 3.1)	RuR ⁽¹⁾	R1A ⁽¹⁾	R1B ⁽¹⁾	R1C ⁽¹⁾	R1D ⁽¹⁾		R2 ⁽¹⁾	R3 ⁽¹⁾	RM1 ⁽¹⁾	RM2 ⁽¹⁾	RM3 ⁽¹⁾	RH ⁽¹⁾
Accessory dwelling unit (see s. 3.2)	RuR ⁽¹⁾	R1A ⁽¹⁾	R1B ⁽¹⁾	R1C ⁽¹⁾	R1D ⁽¹⁾		R2 ⁽¹⁾	R3 ⁽¹⁾				
Bed and breakfast establishment (see s. 3.4)	RuR ⁽¹⁾	R1A ⁽¹⁾	R1B ⁽¹⁾	R1C ⁽¹⁾	R1D ⁽¹⁾							



- The overall site size is 3.95 acres The gross density of the College Street school site should be a minimum of 40 units per hectare to complement the permissions of the High Density Residential Area designation.
- The buildings fronting onto Morgan Avenue should be lower density to be compatible with the existing density along the street.

- Following the Official Plan Amendment and Zoning By-Law Amendment applications there will be a
- Plan of subdivision/condominium applications.
- Site Plan Control
- Township building permit process

QUESTIONS?