

1. Zoning By-law Amendment – 15 Larch Street

Modification du Règlement de zonage – 15, rue Larch

**Committee recommendation(s), as amended**

**That Council approve an amendment to Zoning By-law 2008-250 for 15 Larch Street, as shown in Document 1, to permit a 26-unit, low-rise apartment building with site-specific exceptions, as detailed in Document 2, as revised.**

**Recommandation(s) du Comité, telle que modifiée**

**Que le Conseil approuve une modification du Règlement de zonage no 2008-250 pour la propriété située au 15, rue Larch, comme le montre le document 1, afin de permettre l'aménagement d'un immeuble d'habitation de faible hauteur comprenant 26 logements et des exceptions propres au site, comme l'explique en détail le document 2, tel que révisé.**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated April 21, 2023 (ACS2023-PRE-PS-0049)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 21 avril 2023 (ACS2023-PRE-PS-0049)

2. Extract of draft Minutes, Planning and Housing Committee, May 3, 2023

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 3 mai 2023

Zoning By-law Amendment – 15 Larch Street

File No. ACS2023-PRE-PS-0049- Somerset (14)

John Bernier, Planner II, Planning, Real Estate and Economic Development Department (PRED), presented an overview and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following PRED Staff were also present to respond to questions:

- Andrew McCreight, Manager, Development Review - Central
- David Wise, Director, Economic Development & Long-Range Planning

The Applicants, as represented Jeffrey Kelly and Murray Chown, Novatech and Barry Hobin, Hobin Architects, were present in support, and available to answer questions. The Applicants advised that they did not need to address the Committee if the item carried.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated May 1, 2023 from Joedy Burdett, The Official Opposition Party to The City of Niagara Falls Council
- Email dated May 1, 2023 from Nichole- McGill, BLiSS
- Email dated May 1, 2023 from Hélène Prémont
- Email dated May 1, 2023 from Zsofia Oroszand John Watkins
- Email dated May 2, 2023 from Catherine Boucher, Dalhousie Community Association
- Email dated May 2, 2023 from Dwight Pollock

Following discussion and questions of staff, the Committee carried the recommendations as amended.

**Report Recommendation(s)**

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 15 Larch Street, as shown in Document 1, to permit a 26-unit, low-rise apartment building with site-specific exceptions, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of May 10, 2022" subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended

**Motion No. PHC 2023-08-03**

Moved by A. Troster

**WHEREAS** report ACS2023-PRE-PS-0049 seeks a zoning by-law amendment approval to permit a 26-unit, low-rise apartment building with site-specific exceptions; and

**WHEREAS** a technical amendment has been requested from the project architects to slightly increase the maximum height in Document 2 of the report.

**THEREFORE BE IT RESOLVED** that, with respect to report ACS2023-PRE-PS-0049, Planning and Housing Committee amend Document 2 by:

1. Increasing the maximum building height from 11.4 metres to 11.6 metres in Section 2(b)(i)
2. Adding "maximum number of dwelling units: 26" as Section 2(b)(vii)

**Planning and Housing  
Committee  
Report 8  
May 10, 2023**

**4**

**Comité de de la planification et  
du logement  
Rapport 8  
Le 10 mai 2023**

**BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of  
the *Planning Act*, no further notice be given.**

**Carried**