

Town of Lincoln Comprehensive Zoning By-law Review

Committee Meeting

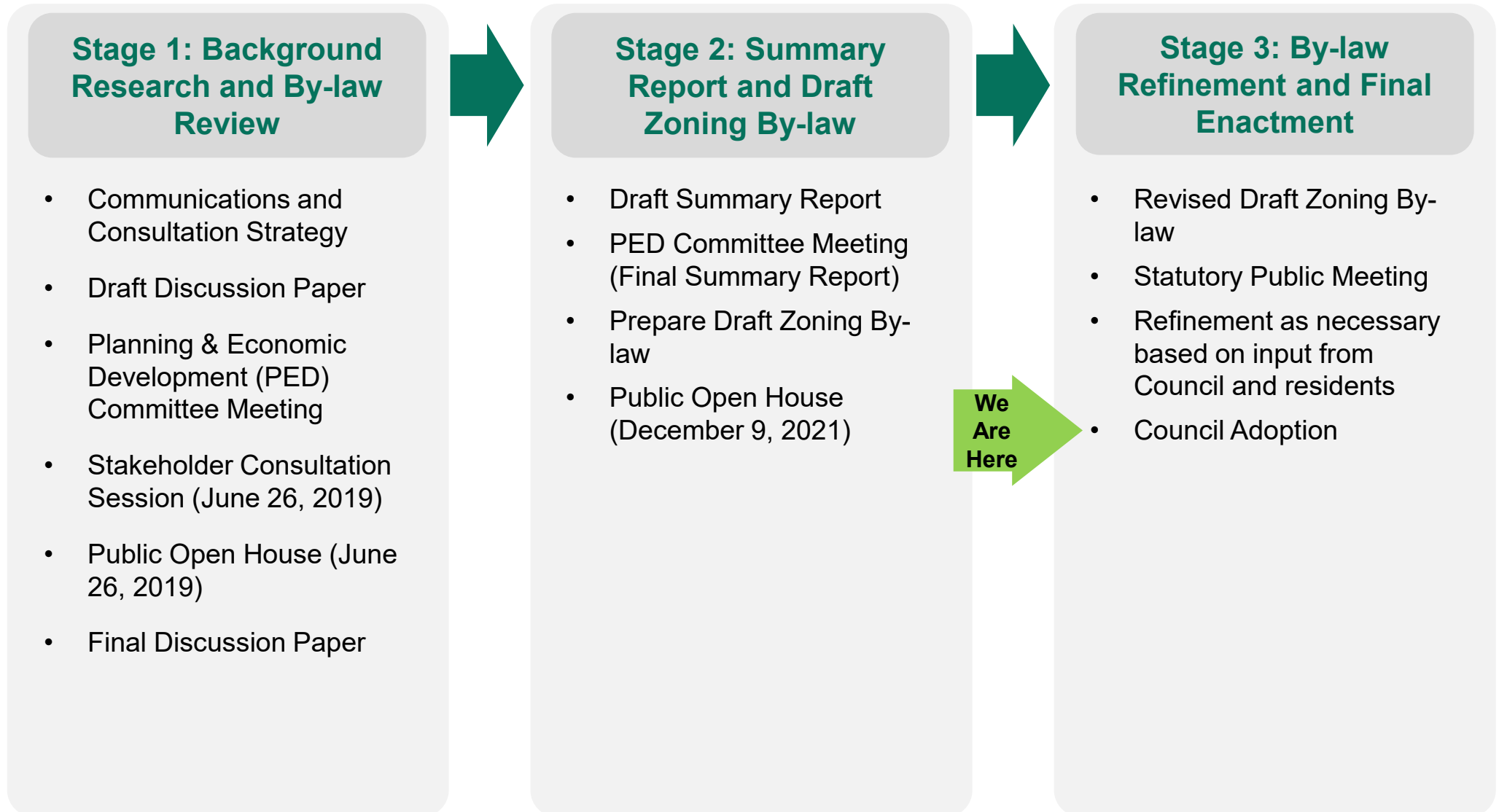
June 29, 2022



Purpose of Meeting

- **To consider:**
 - Where we are in the process
 - What was completed throughout the project
 - What We've Heard and What's Changed in the Zoning By-law
 - Any questions that Committee may have
 - Adoption of the Zoning By-law

Work Program



Work Undertaken to Date

- Community and Stakeholder Consultation Strategy document
 - Sets out the project's consultation and engagement activities.
- Planning and Economic Development (PED) Committee Meeting
 - Received feedback on the Draft Discussion Paper.
- Stakeholder Consultation Session and Public Open House
 - Meetings held with stakeholders and the public to identify issues to be addressed through Zoning By-law review.
- Final Discussion Paper
 - Preliminary findings outlined after receiving input on the Draft Discussion Paper from the PED Committee meeting, Public Open House and Stakeholder meetings.
- Draft Summary Report
 - Highlights issues to be addressed and changes required to the Zoning By-law, based on work to date.
- Draft Zoning By-Law
- Public Open House
- Revised Draft Zoning By-law

Zoning By-Law Updates

Official Plan Conformity and Policy Issues

- Agriculture-related uses, agri-tourism, and on-farm diversified uses
 - Where Agriculture is a permitted use, Zoning By-law will permit appropriate uses and establish provisions for Agriculture-related Uses, Agri-tourism, and On-farm Diversified Uses in keeping with the Provincial guidelines
 - Agriculture-Related Uses includes farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.
 - Agri-tourism includes farm-related tourism use, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.
 - On-farm Diversified Uses include uses that are secondary to the principal agricultural use of the property. On-farm diversified uses include, but are not limited to, home-based businesses, agri-tourism uses, and uses that produce value-added agricultural products, such as a winery, brewery and distillery.
 - The uses will be subject to general provisions and performance standards of the applicable zone

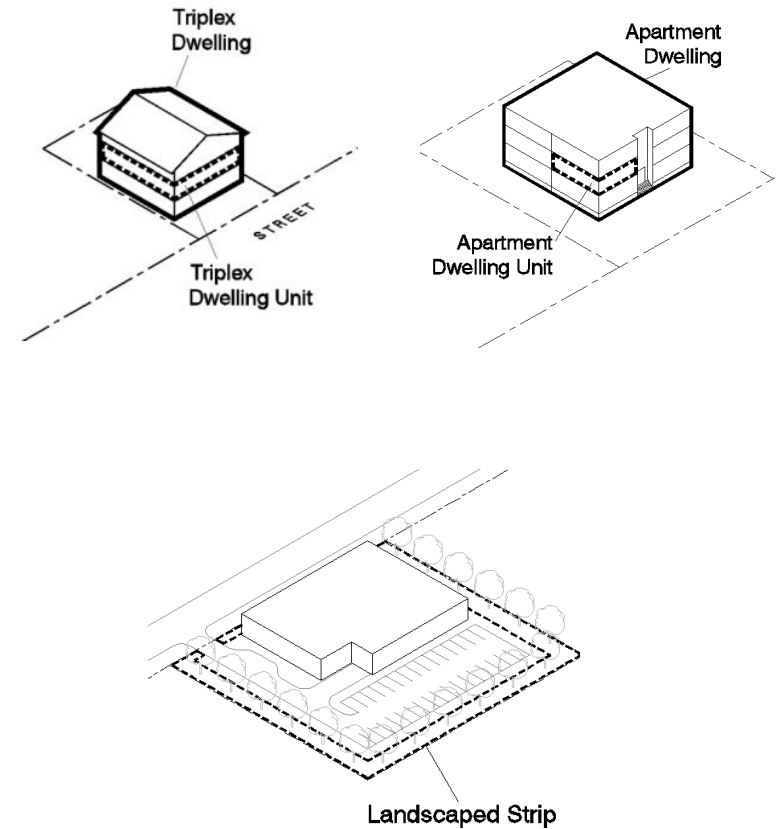
Zoning By-Law Updates

Official Plan Conformity and Policy Issues

- Removal of outdated zone categories such as the 'Estate Residential – ER', 'Prestige Industrial – PI' Zone, and RC – Recreational Commercial Zone
- Introduced the following new zones to better represent the intended uses of the lands as per the Official Plan policies:
 - Office Commercial – OC Zone: Provides for commercial uses as well as opportunities for denser forms of employment.
 - General Commercial (Central Business District) - GC (CBD) Zone: Provides for mixture commercial, institutional and residential uses

Format and organization of the Zoning By-law

- Document has been reformatted to be more readable/user friendly
- Diagrams/illustrations have been included where clarification is needed



Zoning By-Law Updates

Official Plan Conformity and Policy Issues

- Conformity with Official Plan Land Use Designations
 - Correct minor issues of alignment between the Official Plan's land uses and the corresponding zoning
 - Being responsive to the form and function of lands within the Town as contemplated by the Official Plan;
 - Reflecting contemporary zoning tools and approaches.
- Built Form
 - Setbacks in keeping with latest development trends
 - Guide height and transition adjacent to established or low-rise neighbourhoods
- Definitions
 - An update to the definitions and use of up-to-date terminology will also assist Town staff and the public with the interpretation and administration of the zoning by-law
- Cannabis related uses
 - Official Plan and Zoning By-Law Amendment were previously approved in September 2020
 - Changes has been incorporated into the updated Zoning By-Law



Zoning By-Law Updates

Secondary Plans

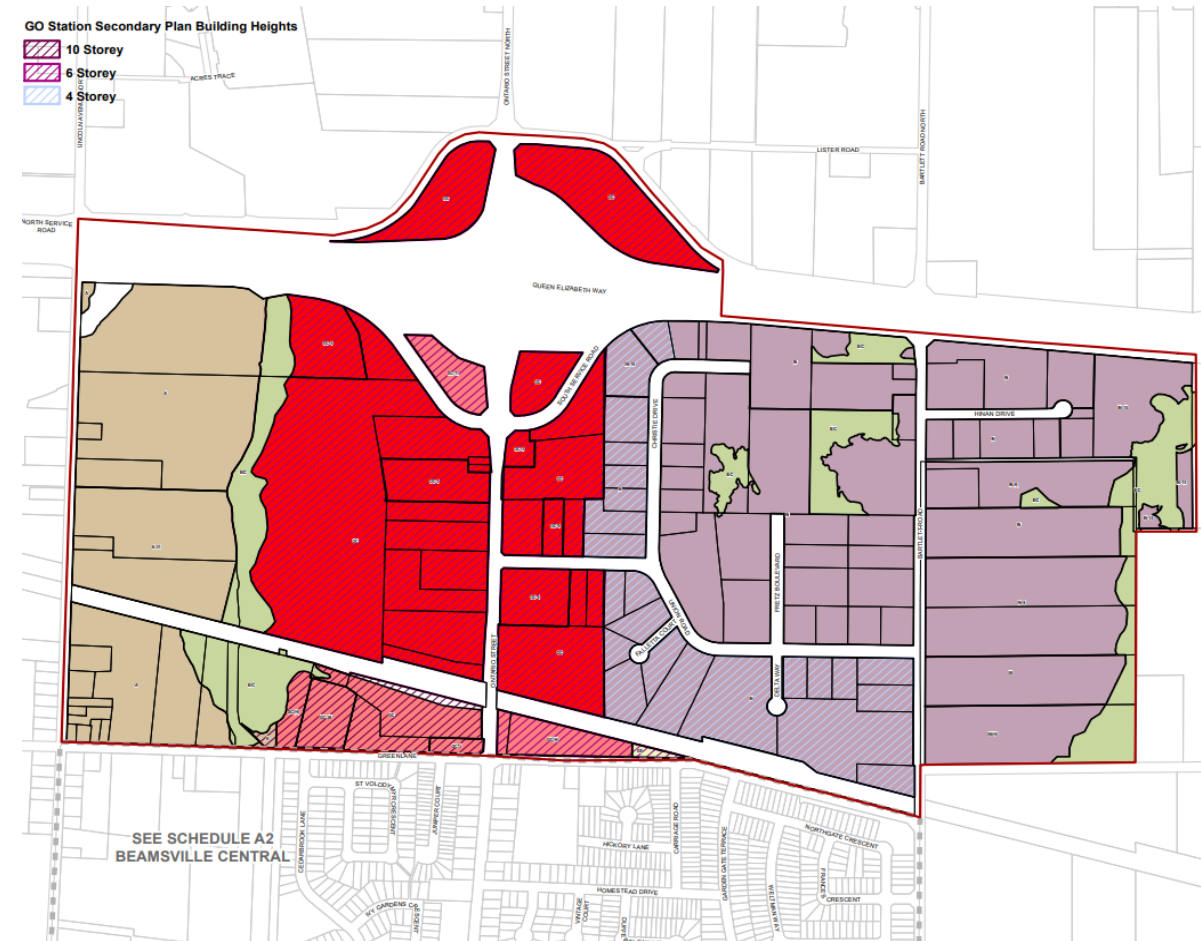
- Primary locations that we need to focus efforts on accommodating growth mandated by the Province.
- New Zoning By-Law will implement Secondary Plan policies into the Zoning By-law to create diverse, walkable, mix-use developments with high quality-built form that make efficient use of urban lands
- New amenity space requirements for apartment dwellings in recognition of focused growth in strategic growth areas, as per updated Provincial policies

Beamsville GO Transit Station Secondary Plan, 2018

- Implement the Secondary Plan's vision for compact and mixed-use development
- Introduced the 'Office Commercial – OC Zone' to provides for mixed commercial uses as well as opportunities for denser forms of employment to support ridership

Prudhommes Secondary Plan, 2018

- Implement the Secondary Plan's vision for a walkable, mixed-use waterfront neighbourhood, detailed further below



Zoning By-Law Updates

Detailed Residential Parking Requirements Review

Purpose: To determine appropriate resident and visitor parking requirements specific to the Town of Lincoln

Methodology: The review of residential parking requirements include:

1. Relevant policy direction
2. Local vehicle ownership rates (2016 Transportation Tomorrow Survey)
3. Parking requirements in other municipalities
4. Historical parking reductions in Lincoln (minor variances and rezoning)

The review of vehicle ownership and parking requirements include 14 other municipalities:

- | | | | | |
|-----------------------|------------------|-----------------|----------------|----------|
| ▪ Caledon | ▪ Milton | ▪ Grimsby | ▪ Thorold | ▪ Pelham |
| ▪ Niagara Falls | ▪ St. Catharines | ▪ Kitchener | ▪ West Lincoln | ▪ Guelph |
| ▪ Niagara-on-the-Lake | ▪ Fort Erie | ▪ Port Colborne | ▪ Welland | |

Zoning By-Law Updates

Detailed Residential Parking Requirements

Resulting Updates to Parking Regulations:

- Introduced bicycle parking requirements, including minimum bicycle parking spaces, dimensions, and location of bicycle parking facilities or structures.
- Introduced visitor parking requirements for apartments and townhouse dwellings.
- Introduced reduced parking rates for shared parking in mixed-use developments based on occupancy rates

Land Use	Minimum Parking Requirement (spaces per unit)			Considerations
	Lincoln ZBA Update		Other Municipalities	
	Vehicular Parking	Bicycle Parking	Vehicular Parking	
Single, Semi-Detached	2	-	1 – 2	Most municipalities require 1 space per unit
Townhouse	2 + 0.1 visitors	-	1 – 2.25	Keep existing parking requirement with new visitor requirement. Most municipalities require parking at a rate below their local vehicle ownership rate
Apartment	1 + 0.1 visitors	0.25 per dwelling	1- 1.8	Consistent with parking requirement in mixed-use developments. Many municipalities specify resident and visitor parking ratios.

Zoning By-Law Updates

Detailed Parking Requirements

- **Shared parking in mixed-use developments:**
 - Confirm required parking spaces for each use;
 - Multiply the number of parking spaces required in the By-law by the occupancy rate for each use in each of the time periods;
 - For each time period add the parking space calculations for all the uses to arrive at a cumulative total; and
 - The largest cumulative total of all the uses in any time period is the number of parking spaces required for the lot.

Type of Use	Morning Occupancy Rate	
Office/Clinic/ Financial Use	Morning:	100
	Afternoon:	95
	Evening:	25
	Overnight:	0
Eating Establishment	Morning:	15
	Afternoon:	50
	Evening:	100
	Overnight:	0
Retail Use / Personal Service Use	Morning:	80
	Afternoon:	90
	Evening:	90
	Overnight:	0
Overnight Accommodation – Hotel, Motel, Short- term accommodation	Morning:	70
	Afternoon:	60
	Evening:	75
	Overnight:	100
Residential	Morning:	90 *Visitor – 20
	Afternoon:	40 *Visitor – 10
	Evening:	90 *Visitor – 80
	Overnight:	100 *Visitor – 100

Zoning By-Law Updates

Detailed Parking Requirements

	Required	Proposed	Diff
Residential	18	18	0
Commercial	7	4	-3
Total	25	22	-3

	Weekday			
	Morning	Afternoon	Evening	Overnight
Residential	16	7	16	18
Office	7	7	2	0
Total	23	14	18	18
Residential	16	7	16	18
Retail	6	6	6	0
Total	22	14	23	18

	Weekend			
	Morning	Afternoon	Evening	Overnight
Residential	16	7	16	18
Office	1	1	1	1
Total	17	8	17	19
Residential	16	7	16	18
Retail	6	7	1	0
Total	22	14	17	18

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What We've Heard and What's Changed in the Zoning By-law

- **Density in the R2 Zone**

- Higher density building types have been removed from the R2 Zone

- **Maisonettes (Back-to-back Townhomes) in the RM1 Zone**

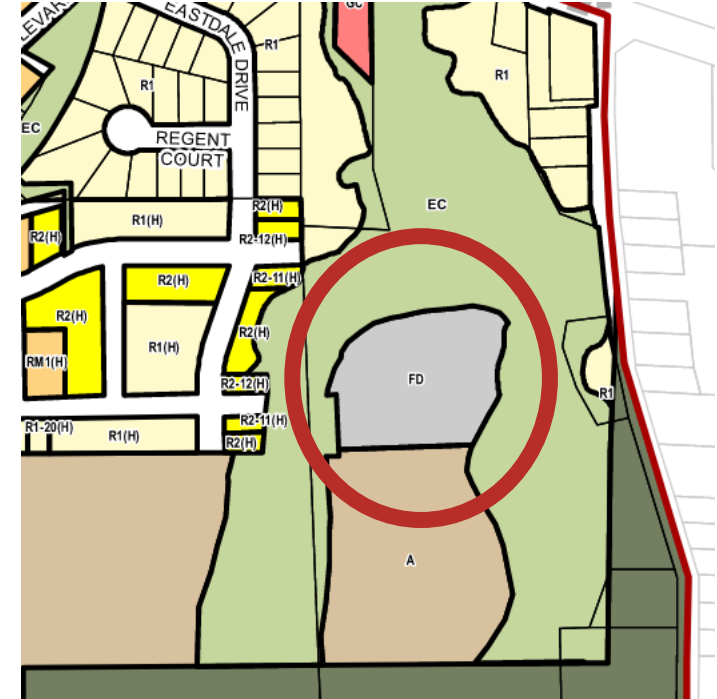
- Revised definition has been provided
 - Use removed from the RM1 Zone and zoning provisions will ensure design compatibility

- **Affordable Housing Options**

- Updated flexibility for secondary dwelling units to be provided in more types of residential land-uses as of right

What We've Heard and What's Changed in the Zoning By-law

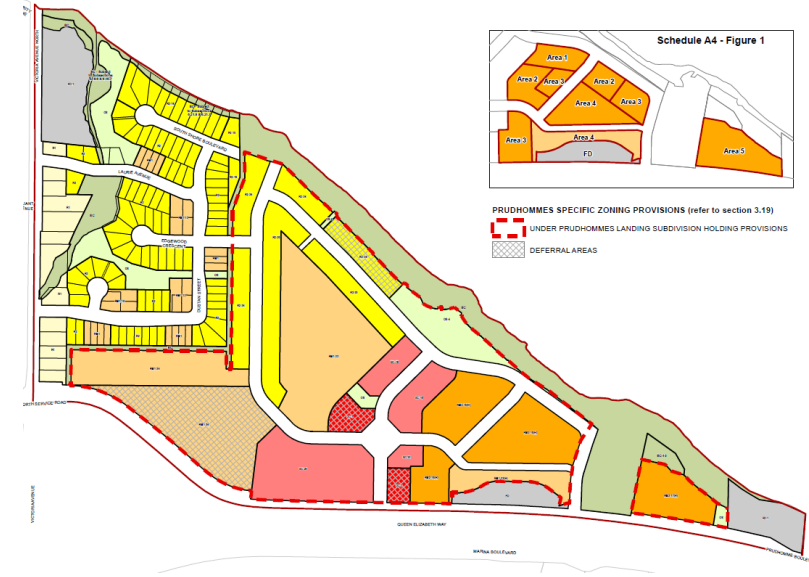
- **Location of RM1 Zone**
 - RM1 Zone has been removed and changed to “FD” – Future Development
 - No development is permitted as-of-right and requires a rezoning prior to development occurring
- **Consultation for Prudhommes**
 - A separate open house has been completed for Prudhommes
 - Revisions have been made to the provisions based on comments



What We've Heard and What's Changed in the Zoning By-law

Prudhommes Secondary Plan, 2018

- New Zoning By-Law will implement the Secondary Plan's vision for a walkable, mixed-use waterfront neighbourhood
- In recognition of the subsequent provincial planning policies supporting a more diverse array of housing options at generally higher densities, the property owner has worked with the Town through this process regarding updates to the plan that include the following:
 - Flexibility for some additional single detached dwellings, including along the north side of the western portion of the Waterfront Promenade
 - Minor Zone Adjustments in terms of updated concept, including adjustment to park boundary
 - Flexibility to accommodate Additional Height and Units in the High-Rise area to the east - contingent on satisfying the conditions of holding provisions relative to servicing, traffic and urban design Until this is achieved to the satisfaction of the Town as well as agencies as the Region and MTO, the holding provisions will remain on the property and the flexibility will not be afforded.



Zoning By-Law Updates

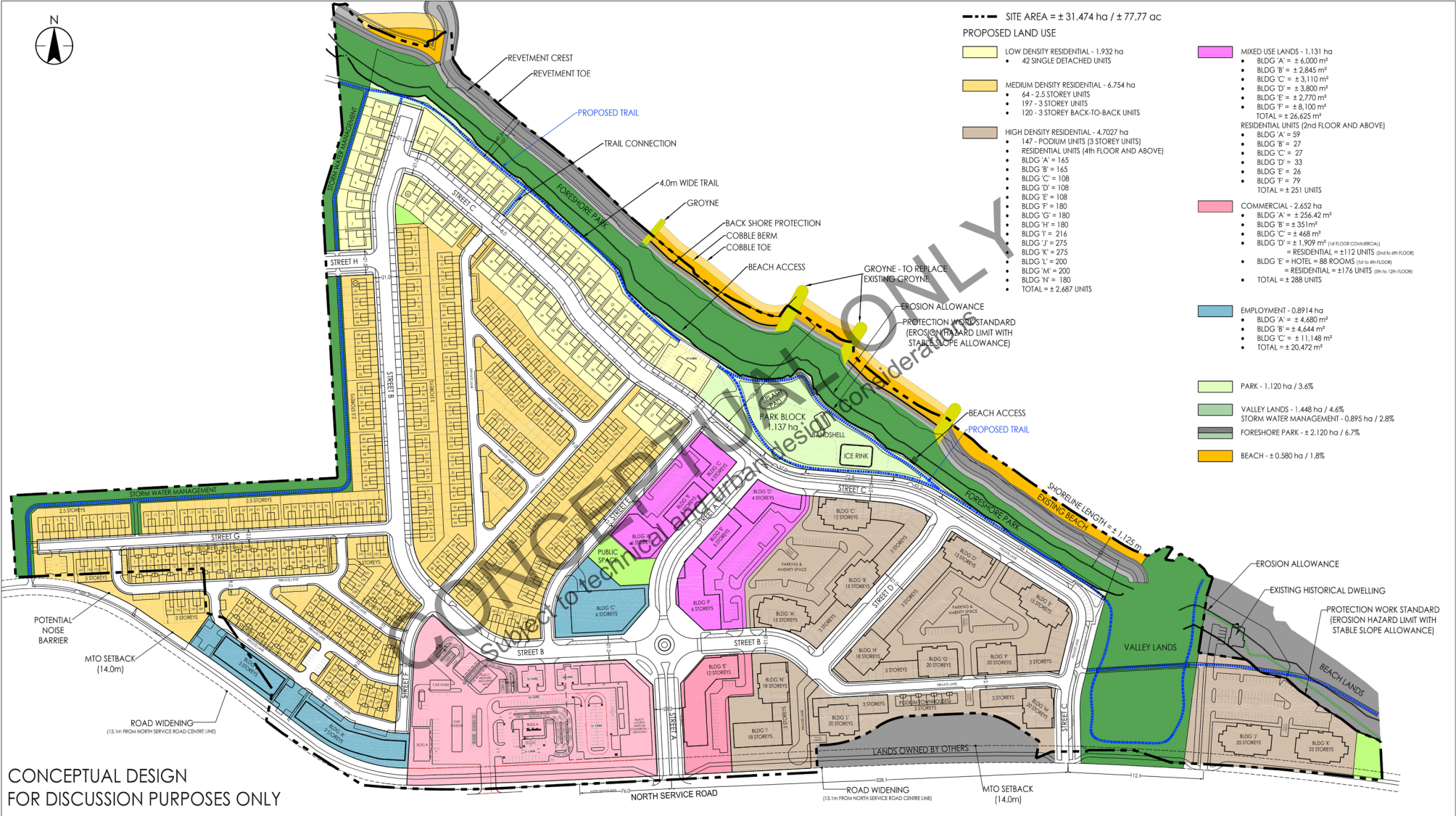
The Prudhommes Development represents a unique opportunity...

- The site represents a Regionally significant waterfront development parcel that is currently vacant with only one owner, lending itself to improved design cohesiveness over a long term build out.
- There have been multiple development concepts proposed on the site over more than 15 years now. The past four plus years specifically has included significant dialogue with the current property owner during evolution of the concept, leading to the development of a strong working relationship to deliver a high-quality signature community.
- There will be an extended build out period for the site likely out to 10 years and beyond, requiring strategic and sequential planning from a built form and infrastructure perspective as development occurs over time.
- The above factors highlight the uniqueness of the development the need for an approach that addresses short term items to allow the development to proceed to the more detailed design phases (i.e., zoning approvals) while maintaining a vision for adaptability and flexibility over the long term build out.

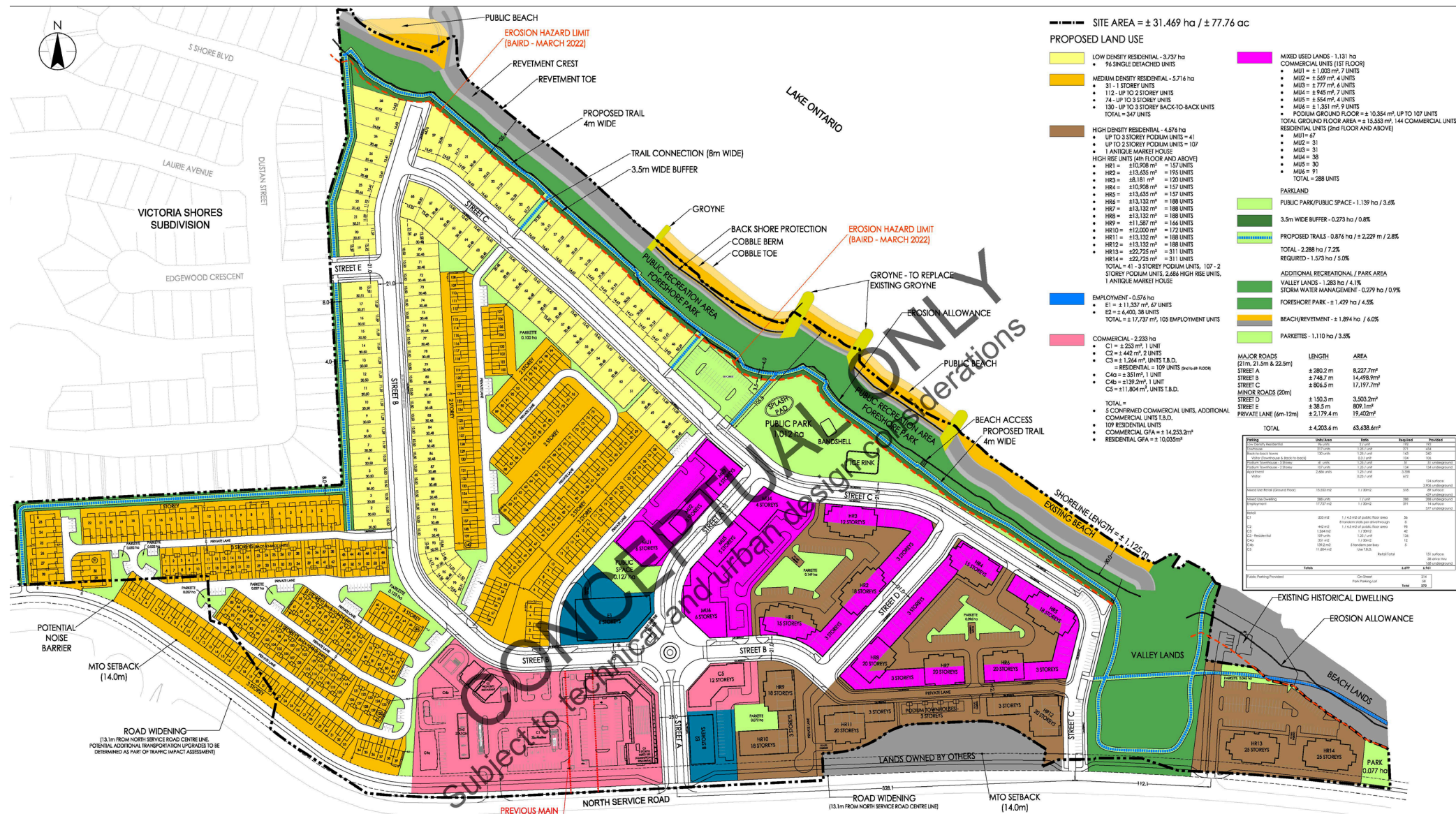
Process Followed to Date...

- The Zoning Updates specific to the Prudhommes development have followed the process of the overall Town Zoning Update and was included in an Open House in December 2021. There is a separate Speak Up Lincoln page to highlight the updates.
- A statutory public meeting, including a staff presentation was held in February 2022. Subsequently, there have been meetings with interested stakeholders and an additional open house in April 2022.

Prudhommes Concept – Feb. 2022 Public Meeting



18



What We Heard and What's Changed with Prudhommes

- Concern regarding transition from Victoria Shores due to proposed Townhouses - Single detached dwellings now proposed along Street B rather than Townhouses as part of overall increase in number of these dwelling types.
- Movement of employment lands to the Main Street gateway area to add prominence and added benefit of clustering commercial/employment uses at this location
- Addition of Commercial opportunities to the podiums of all high rise buildings.
- Concern regarding parking – There is no relief being sought from parking requirements but there has been additional parking considered at various locations along the streetscapes
- Concerns with respect to trail connectivity – connection points have been reinstated on the western side to the south of Victoria Shores and maintained along the waterfront.
- Concerns with respect to infrastructure and traffic – There has been communication with interested agencies including MTO and Niagara Region subsequent to the public meeting to further refine the holding provisions that are in place. These provisions require traffic and servicing considerations during subsequent design processes to address the requirements and concerns of these agencies before the proposed zoning is implemented.

What Happens Next Should the Zoning By-law Be Adopted

- The Town has 15 days to circulate a Notice of Passing
- There is an appeal period of 20 days from the date the Notice of Passing is circulated
- Should no appeals be filed, the Zoning By-law comes into force as of the date of approval by Council
- The Town will work with proponents to implement the new provisions of the Zoning By-law

Region's Official Plan

- The Region's Official Plan, once approved by the Province, will then need to be considered through a conformity exercise to update the Town's Official Plan, and then be reflected in the Zoning By-law.

Thank you for Participating!

For further information please contact:

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