

CITY OF NIAGARA FALLS

BOARDING HOUSE

INTERIM CONTROL STUDY

JULY 5, 2019



WELCOME

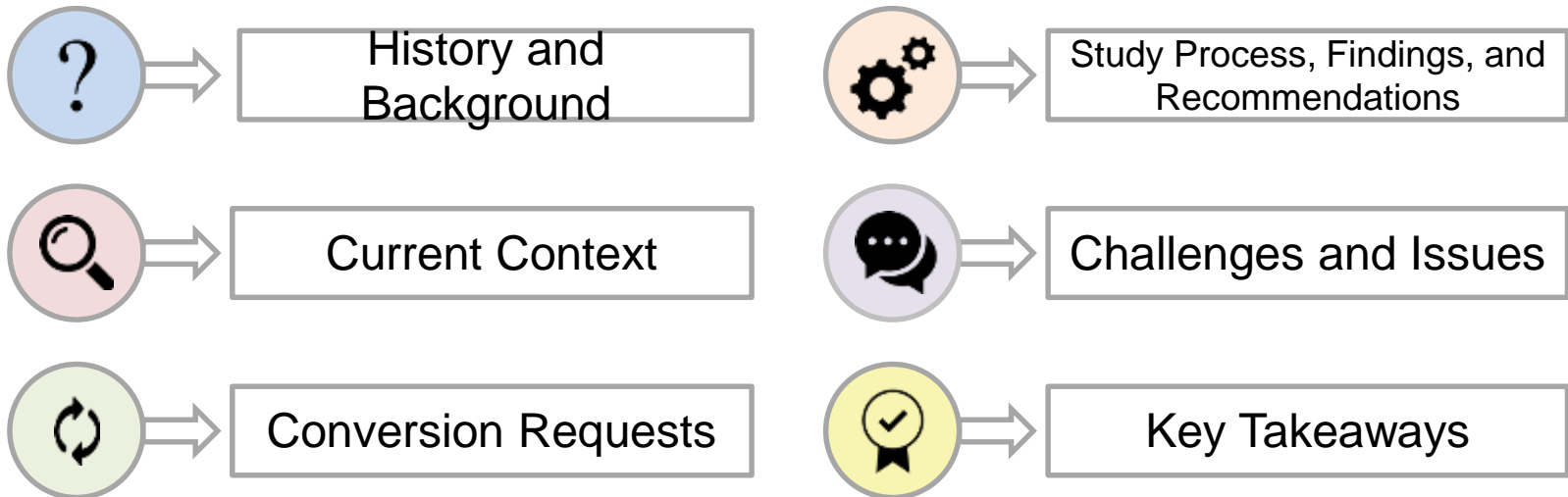
Introductions

John Barnsley, City of Niagara Falls

Dana Anderson, Partner, MHBC Planning

Kelly Martel, Associate, MHBC Planning

Agenda



HISTORY

CITY OF NIAGARA FALLS
BOARDING HOUSE INTERIM
CONTROL STUDY



CONTEXT MAP

CITY OF NIAGARA FALLS
BOARDING HOUSE INTERIM
CONTROL STUDY

Placeholder: Revised Map

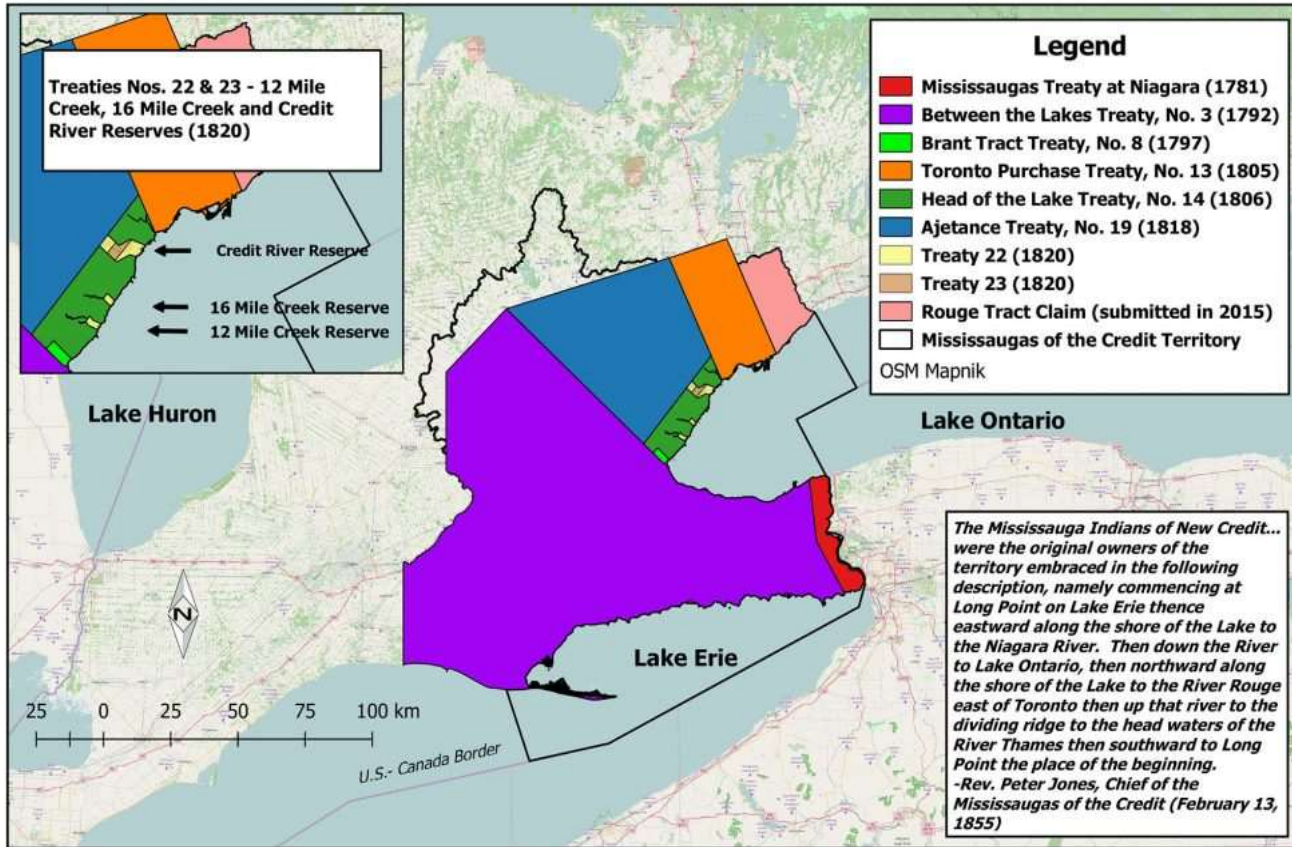
AREA OF STUDY FOCUS

CITY OF NIAGARA FALLS
BOARDING HOUSE INTERIM
CONTROL STUDY

Placeholder: Revised Map

- Commercial Areas within the Urban Area of Niagara Falls
- Concentration particularly along Lundy's Lane

HISTORY



- Treaty 381 (the Niagara Purchase) signed on May 9, 1781 by representatives of the Crown and certain Anishinaabe peoples.
- The written treaty covers a 4 mile strip on the west side of the Niagara River, which connects Lake Ontario and Lake Erie.
- The treaty was signed during the American Revolution and was one of the first land acquisitions in what would become Upper Canada.
- Current communities in this area include Niagara Falls, Niagara-on-the-Lake and Fort Erie.

Mississaugas of the Credit First Nation Treaties, 1781-1820
and Rouge Tract Claim, 2015



STAMFORD TOWNSHIP, 1876

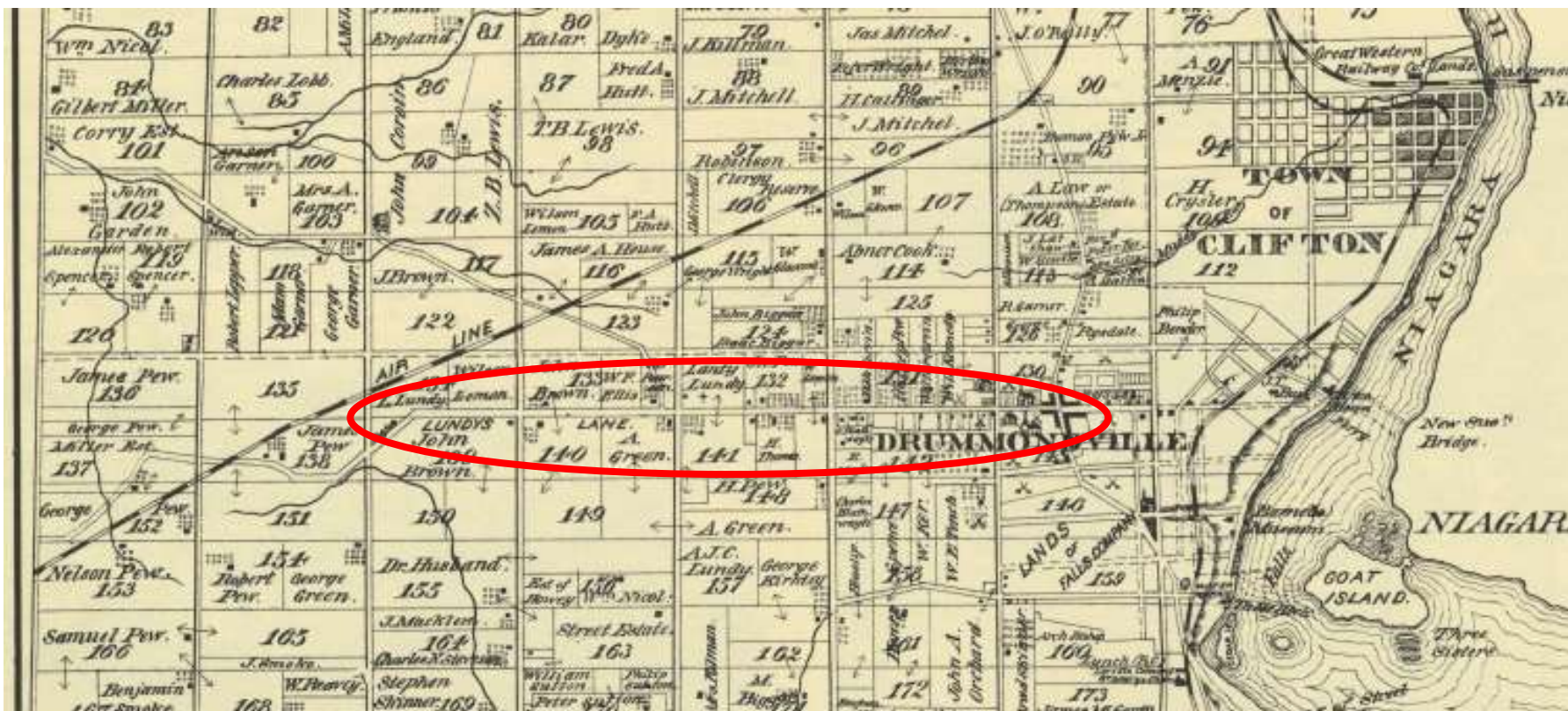
CITY OF NIAGARA FALLS
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CONTROL STUDY



Lundy's Lane

- In 1780, 50 acres of land in Stamford Township was deeded by the Crown to William F. Lundy, a Loyalist.

HISTORY



In 1803, the road, which followed a First Nations trail, was declared a public road.

HISTORY



- Site of the Battle of Lundy's Lane
- East end of Lundy's Lane at Main Street was the site of commercial development which became the Town of Drummondville.

COMMERCIAL EVOLUTION

CITY OF NIAGARA FALLS
BOARDING HOUSE INTERIM
CONTROL STUDY



COMMERCIAL EVOLUTION



THE A-1 MOTEL, TAKEN ABOUT 1960. One of the first motels on Lundy's Lane, the A-1 was built in 1949 by the Tothfalusi family just outside of Niagara Falls city limits. The City of Niagara Falls had imposed a suspension on motel development in the late 1940s which resulted in a construction boom in Stamford Township, particularly along Lundy's Lane. During the mid-1940s, the Tothfalusi family allowed tourists to park their cars and pitch tents in their orchard, sometimes accommodating up to 100 groups of visitors a night. They built tourist cabins in 1947 and two years later built their motel. The A-1 was considered very modern at the time and featured such luxuries as bathtubs, showers, air conditioning, and radios. The motel is still in business today.

Again — as for the past 2 years
Motorola TV
give you a really complete

Warranty
on everything
FULL ONE YEAR WARRANTY
on all parts-wall tubes
and picture tube

Motorola's Warranty
Saves you Money!

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COMMERCIAL EVOLUTION

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CONTROL STUDY



CARRIER



The new size airflows better in homes in your window. The new Carrier Aircools airflows behind the wall. You can see how thick cases it takes. And it's new. More aluminum and steel. Like to bring you perfect comfort on the hottest days. The new Carrier has the temperature when you want it. To stay cool and well satisfied, see the new Carrier now. It's built by the people who have all quality built.

Carrier

WM. A. SCOTT AND COMPANY
BY PATENT APPLICANT

The Review Magazine (NYS. DESIGN), June 8, 1954



LUNDY'S LANE MOTEL

THE LUNDY'S LANE MOTEL, as it appeared around 1960. Located on Lundy's Lane near the QEW, the Lundy's Lane Motel and Restaurant were advertised as the most modern and largest in Niagara Falls where, as noted in their promotional material, "excellent meals are served at all times for the convenience of the Tourist."

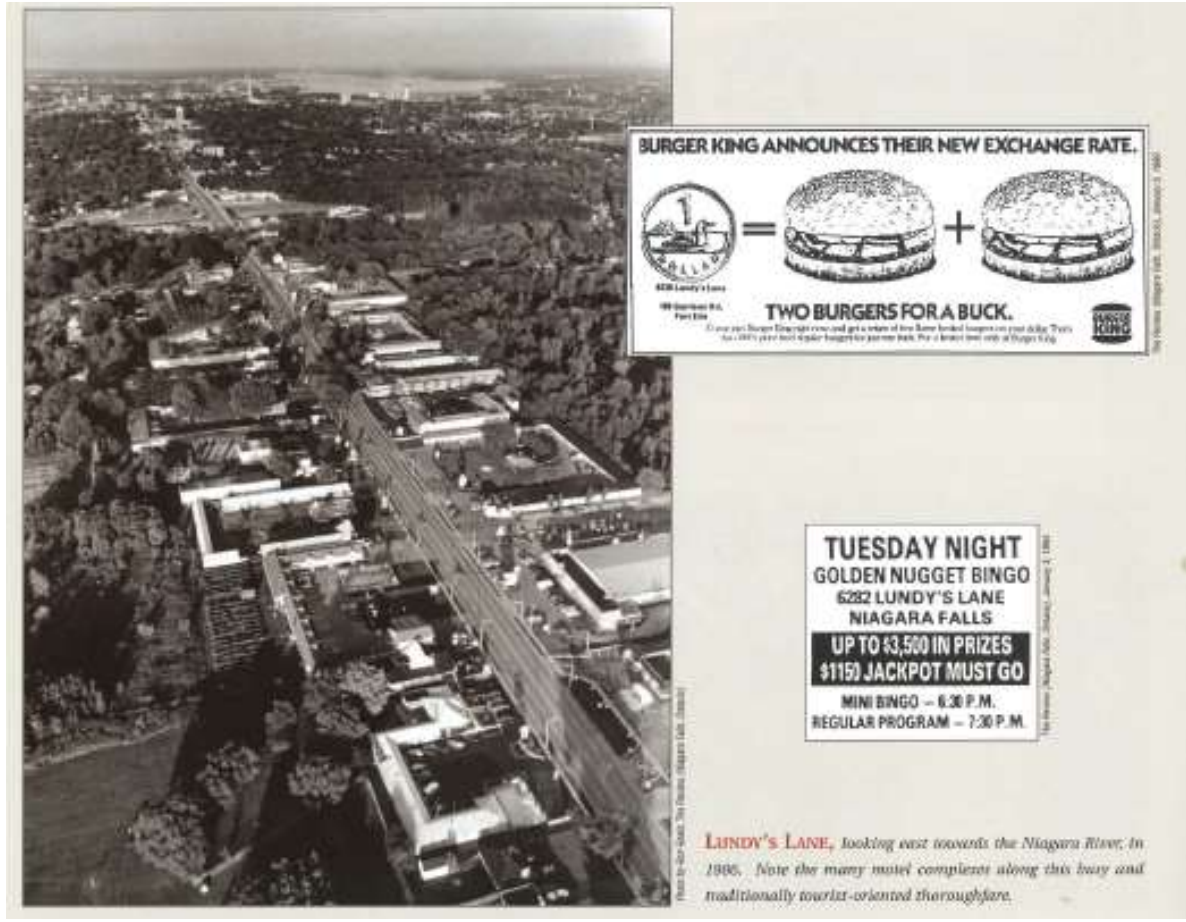


LUNDY'S LANE MOTEL

MANY ORCHARDS AND FARMS were developed into campgrounds and motels after World War Two. One of these new accommodations Orchard Grove Motel and Camping was located at 4123 Lundy's Lane. This postcard of the property from about 1960 promoted "modern accommodation with single and family units, tubs and showers, free TV, shady spacious grounds. Forty acre trailer and tent camping ground with tubs and showers. Playground and swimming pool, wading pool with city water and sewers. Owner and Management: Velma and Maurice Foreman."

COMMERCIAL EVOLUTION

CITY OF NIAGARA FALLS
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CONTROL STUDY



The Current Development Pattern and Context

Placeholder: Revised Map

EXISTING CONTEXT

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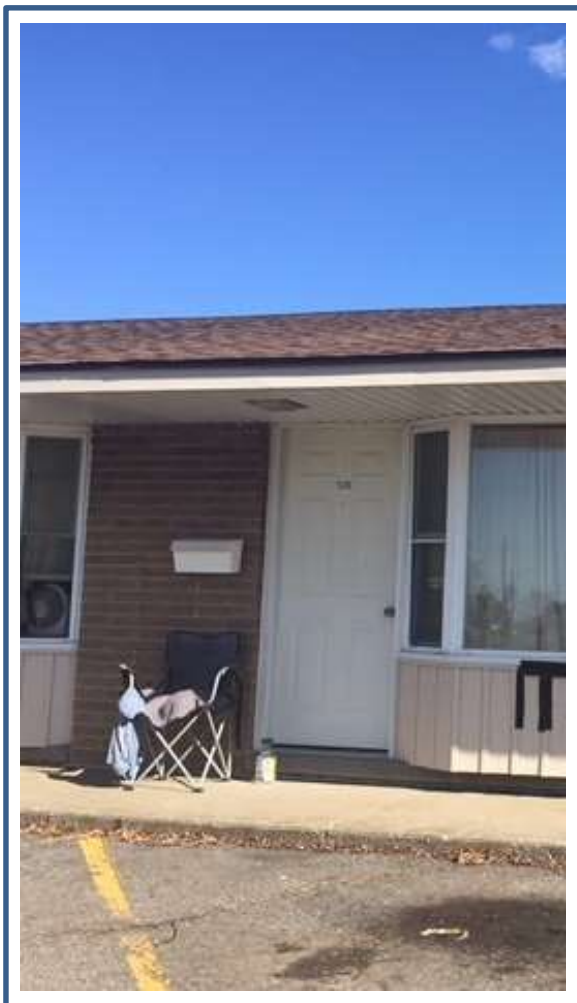
EXISTING CONTEXT

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EXISTING CONTEXT

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MINOR VARIANCE

Continental Inn



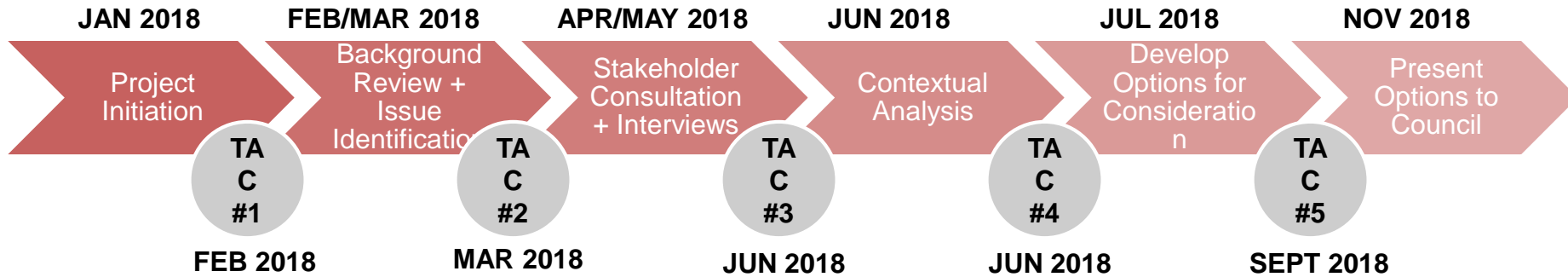
Carriage House



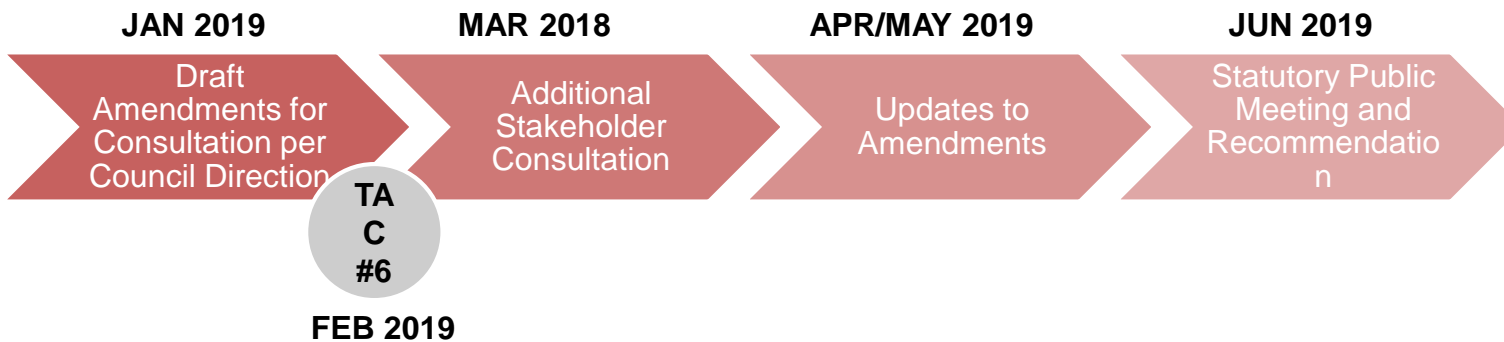
STUDY PROCESS

CITY OF NIAGARA FALLS
BOARDING HOUSE INTERIM
CONTROL STUDY

2018



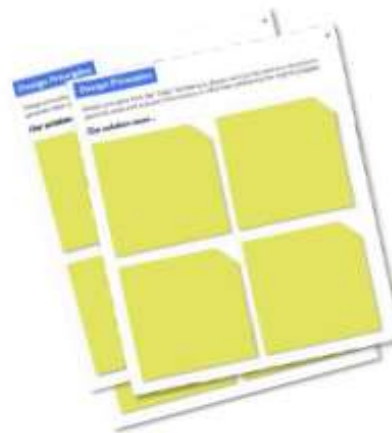
2019



TECHNICAL ADVISORY COMMITTEE

CITY OF NIAGARA FALLS
BOARDING HOUSE INTERIM
CONTROL STUDY

- City Councillor
- Police
- Fire
- City Planning
- Regional Policy Planning
- City By-law Enforcement
- Chief Building Official
- Regional Community Services
- Local Business Representatives (Lundy's Lane Business Improvement

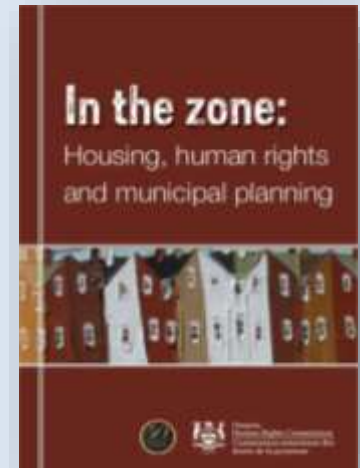


TECHNICAL ADVISORY COMMITTEE SOLUTIONS DEVELOPMENT WORKSHOP



LITERATURE REVIEW AND BEST PRACTICES

- Provincial Legislation – PPS, Growth Plan, Building Code, Human Rights Code
- Regional and Local policy and regulations – Regional Official Plan, Regional Housing and Homelessness Action Plan, City of Niagara Falls Official Plan
- Best practice approaches
 - National
 - Vancouver
 - Edmonton
 - International
 - Los Angeles
 - Florida
 - Provincial
 - London
 - Ottawa
 - Oshawa



Council looks to temporarily halt boarding houses

NEWS Mar 29, 2017 Niagara Falls Review



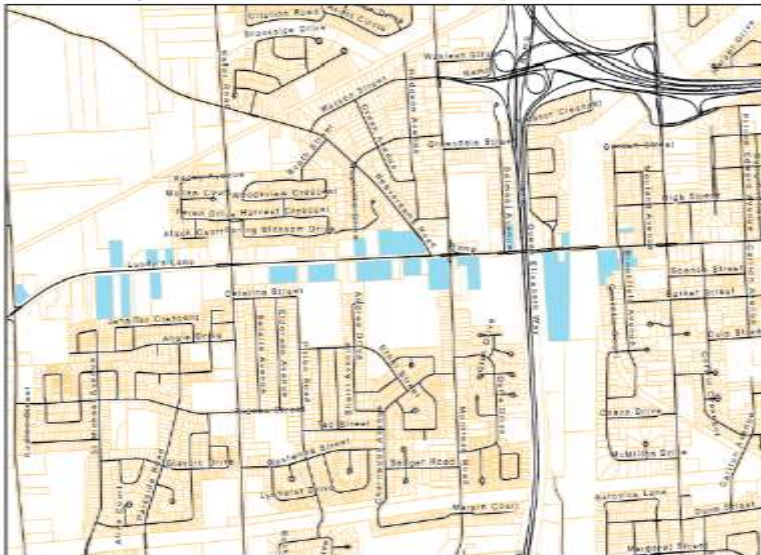
An application to the Niagara Falls committee of adjustment for a variance to a bylaw to allow a boarding-house designation at the Continental Inn on Ferry Street was approved, while a similar request for the Carriage House on Lundy's Lane has been deferred. (HARLEY DAVIDSON/SPECIAL TO NIAGARA FALLS REVIEW/POSTMEDIA NETWORK)

- Visual inventory of buildings
- Local economic factors
- Local real estate/development trends

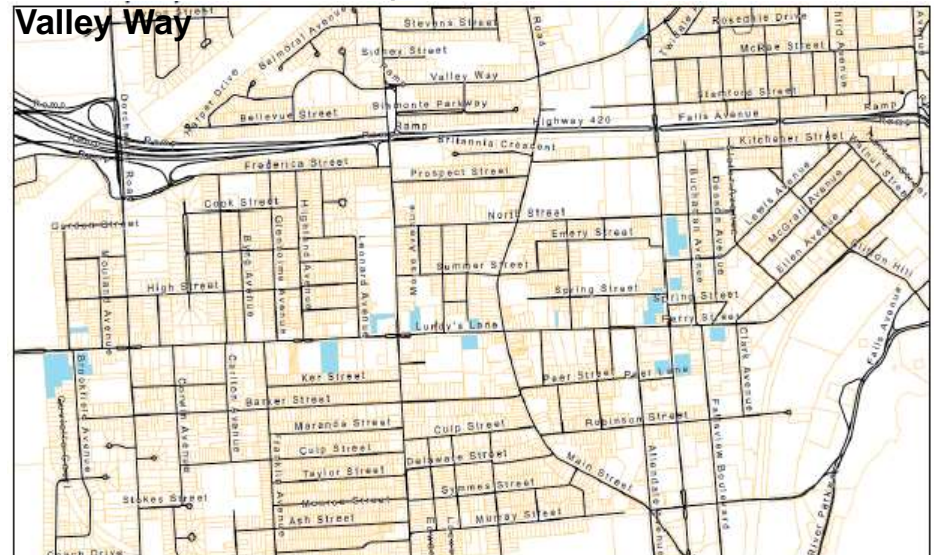
INVENTORIED PROPERTIES

CITY OF NIAGARA FALLS
TOWN HALL INTERIM
CONTROL STUDY

Lundy's Lane (Garner Road to Brookfield Avenue)



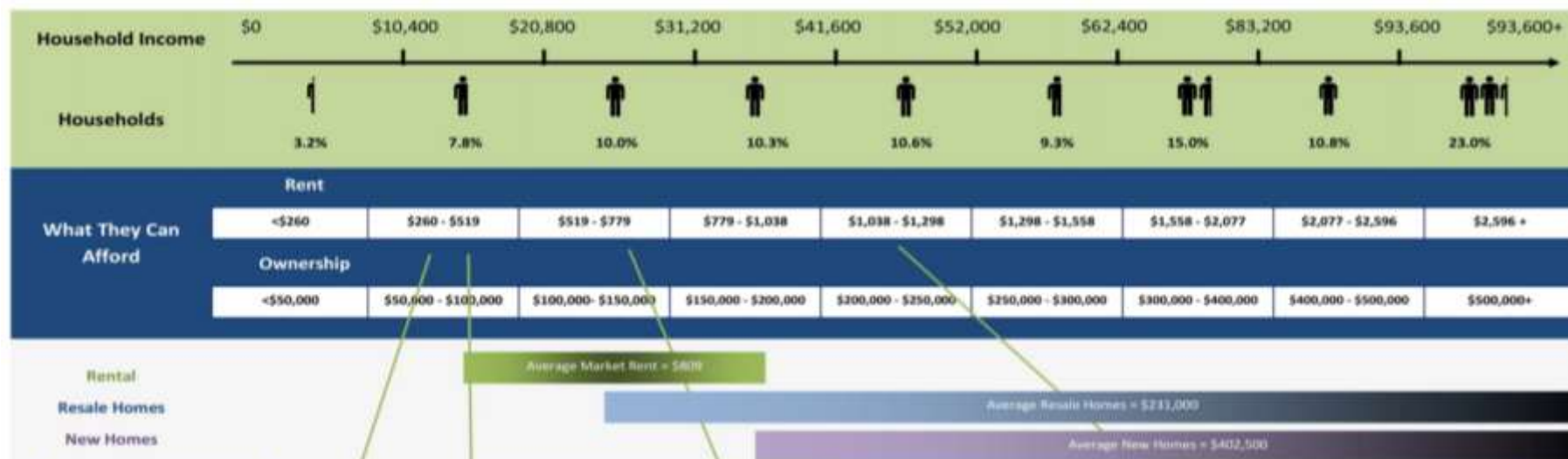
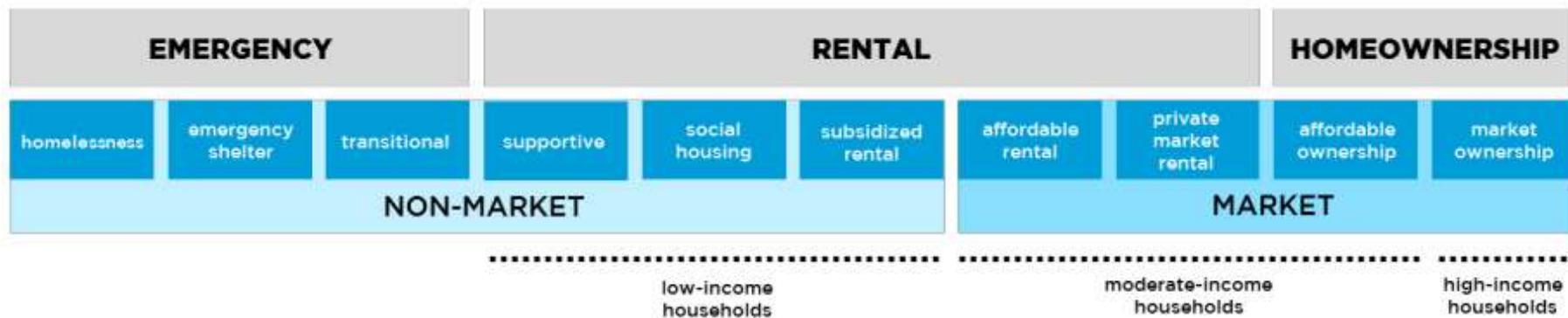
Lundy's Lane/ Ferry Street (Brookfield Avenue to Fallsview Boulevard), Drummond Road, Valley Way



Other areas included in inventory:

- McLeod Road at Drummond Road
- Chippawa
- Mountain Road and Mewburn Road
- Niagara River Parkway

CONTEXT AND KEY FINDINGS



A single person on OW receives \$376 for shelter costs. This is far less than the average rent for a 1-bedroom apartment, which is \$718.

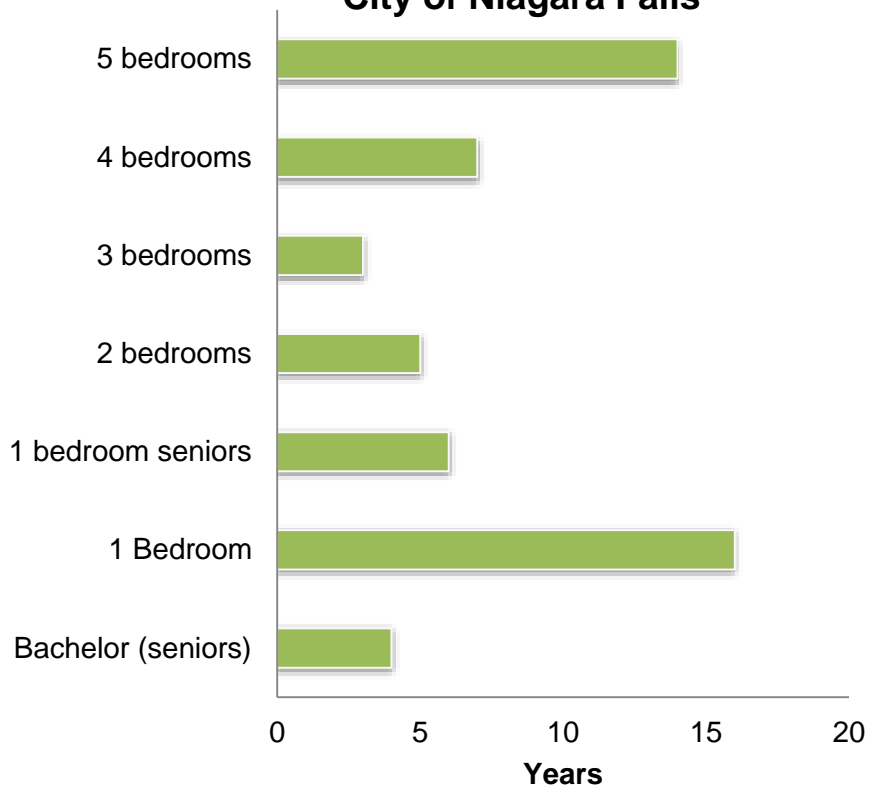
An individual working full-time and earning minimum wage would only be able to afford a monthly rent of \$468, which is less than the average rent for a 1-bedroom unit of \$718.

A family of six receives a shelter allowance of \$777 per month. The average rent for a 3-bedroom unit in Niagara is \$953, which means the family will have to find \$176 every month from other sources.

An individual working full-time in Niagara earns approximately \$48,500 annually which allows them to afford to spend \$1,213 per month on housing costs.

BACKGROUND FACTS

**Niagara Regional Housing Wait Times,
City of Niagara Falls**



2.2%

Vacancy Rate

0%	1.8%	2.7%	0%
Bachelor	One Bedroom	Two Bedroom	Three Bedroom

Average Rent (October 2017)

Bachelor	\$599.00
1 Bedroom	\$811.00
2 Bedroom	\$966.00
3 Bedroom+	\$1133.00

STAKEHOLDER INTERVIEWS

CITY OF NIAGARA FALLS
BOARDING HOUSE INTERIM
CONTROL STUDY

- Motel Owners
- Boarding House Operator
- Residents/ Occupants
- Community Organizations
- Local Business Representatives
- Niagara Region Community Services
- Niagara College Student Services
- Online Survey for the Public



ISSUE IDENTIFICATION

- There is a housing crisis in the City of Niagara Falls
- Motels are currently primarily used for permanent housing
- Prohibiting the use will exacerbate the housing crisis and increase street homelessness
- Concern with impacts on adjacent businesses
- Compliance with building and fire codes
- Implications of giving 'Boarding House status' to motels on the tax base and property values

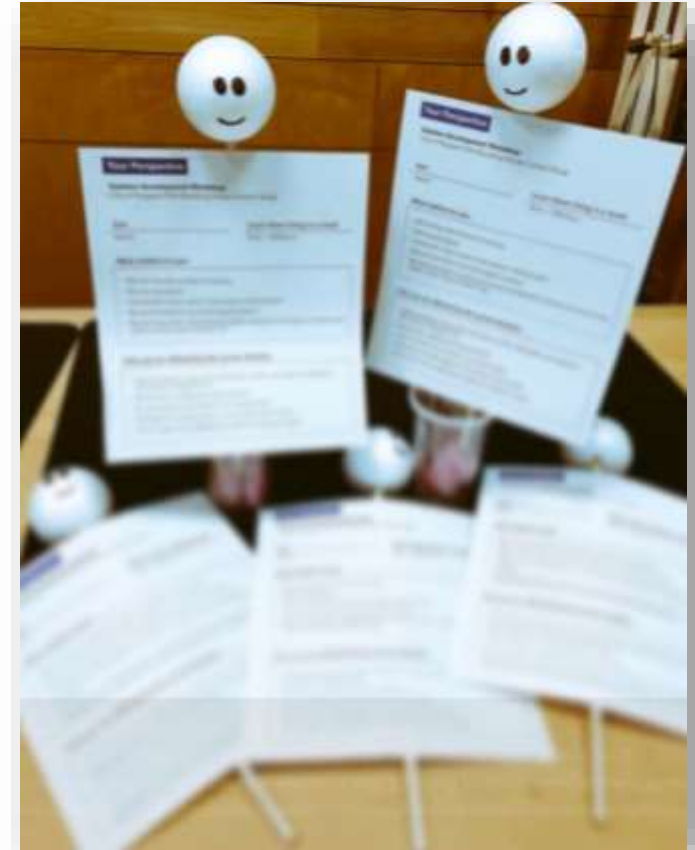


IDENTIFYING PRIORITIES & BUILDING CONSENSUS

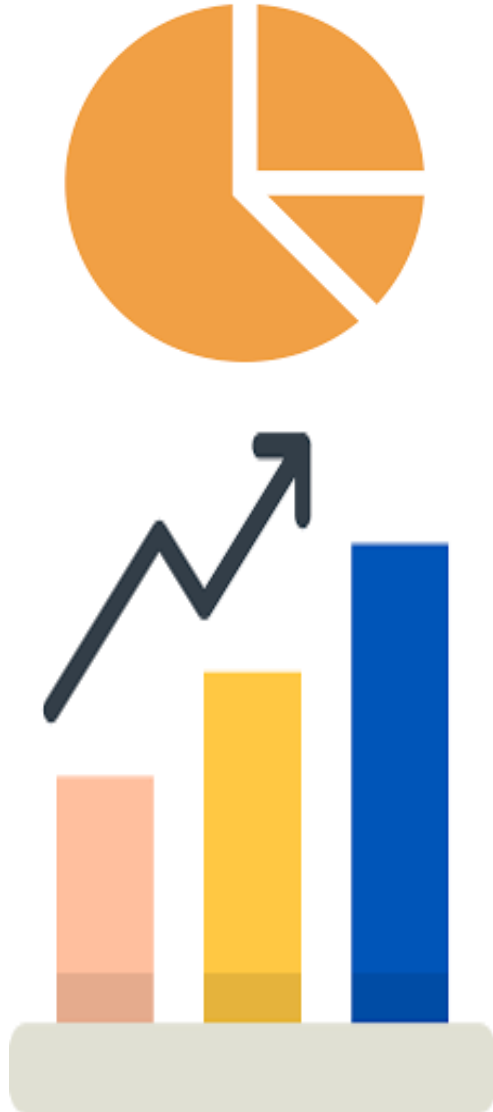
CITY OF NIAGARA FALLS
BOARDING HOUSE INTERIM
CONTROL STUDY

Our solution must...

- Not be temporary in nature;
- Enable owners to better control units;
- Provide education and awareness with respect to legal rights and responsibilities under the *Residential Tenancies Act, Innkeepers Act, Human Rights Code and other applicable law*;
- Address issues of compatibility;
- Enforce design standards in business areas;
- Provide safety for residents, operators, public fire, building and property standards;
- Be guided by a collaborative approach and work toward building better



FINDINGS



- Findings from stakeholder interviews
- Examples provide a range of options and approaches that could be considered for regulating and permitting traditional boarding houses and residential motel conversions
 - Ontario- Licensing for Rooming, Boarding and Lodging Houses; introducing apartment motel use in some jurisdictions
 - Provincially- Single Room Accommodation Demolition and Conversion Control
 - United States
 - Florida- increased funding for by-law enforcement on “problem properties”; public private partnerships and retrofits; “Hospitality Helps” program funded by local Hoteliers, business owners, property management companies, and government agencies
 - Los Angeles- Interim Residential Motel, Residential Motel Demolition and Conversion Control

FINDINGS

- The use has assisted in filling a gap along the housing continuum by providing long-term stay and accommodation for many in the community
- The use is currently serving a need in the City and is doing so in the absence of any clear policy direction and regulation
- Continuing to permit motel operations to function and operate as long-term stay without appropriate regulations or the legalization of the use is not a viable option
- Prohibiting the use is not a viable option
- Introducing a framework within which



- 4 Options considered with recommended option to permit conversion in whole, or in part within existing motels
- Official Plan Amendment
- Zoning By-Law Amendment
- Licensing By-Law

Definitions

Placeholder for final definitions graphic

High Level Summary

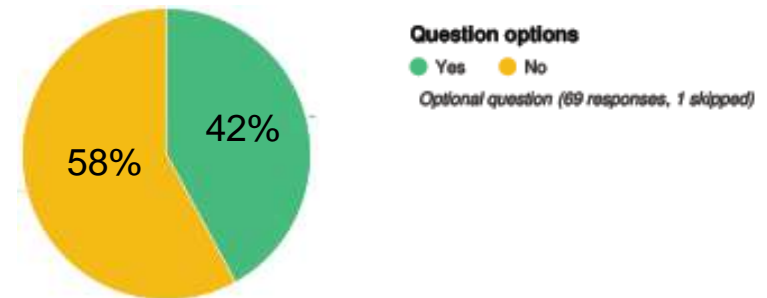
- Permitted within the Urban Area on lands designated Commercial and Tourist Commercial
- Existing hotel/motel establishments permitted to provide residential accommodation in the form of a SRO Building with SRO Units
- SRO Units shall not be considered residential dwelling units for the purposes of calculating residential density
- SRO Buildings and SRO Units shall be regulated through Zoning and Licensing By-law requirements

CHALLENGES/ LESSONS LEARNED

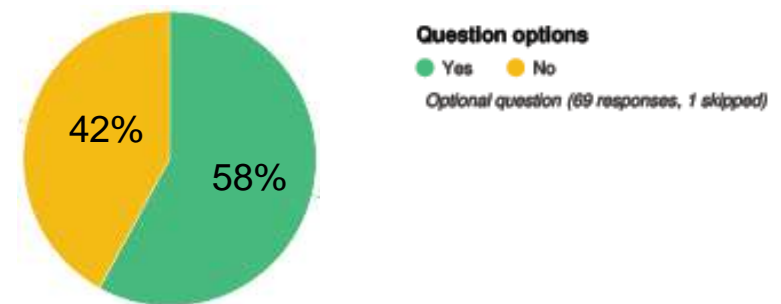
- Complexity of the Issue
 - Diversity of the buildings
 - Sensitivity, ethics, privacy
 - Police/ Fire
 - Other services (clothing, food banks)

Survey Responses

Q3: Do you support legalizing SROs in all commercial zones?



Q6: Do you believe that tourist operations (hotel/motel) can co-exist in the same building as permanent (SRO) residents?



CHALLENGES/ LESSONS LEARNED

CITY OF NIAGARA FALLS
BOARDING HOUSE INTERIM
CONTROL STUDY

- Balancing land use interests
 - Business Improvement Area Members
 - Community Organizations
 - Operators
 - Surrounding local businesses
 - Tourist interests
 - Future redevelopment



CHALLENGES/ LESSONS LEARNED

CITY OF NIAGARA FALLS
BOARDING HOUSE INTERIM
CONTROL STUDY

- Importance of the Social Lens
 - Ontario Human Rights Code
 - Services and support
 - Broader context and issues

Shelter and salvation

Falls motel helps keep people off the streets

COMMUNITY Aug 07, 2013 by [Richard Hutton](#) Niagara This Week - Niagara Falls



2019 Edition

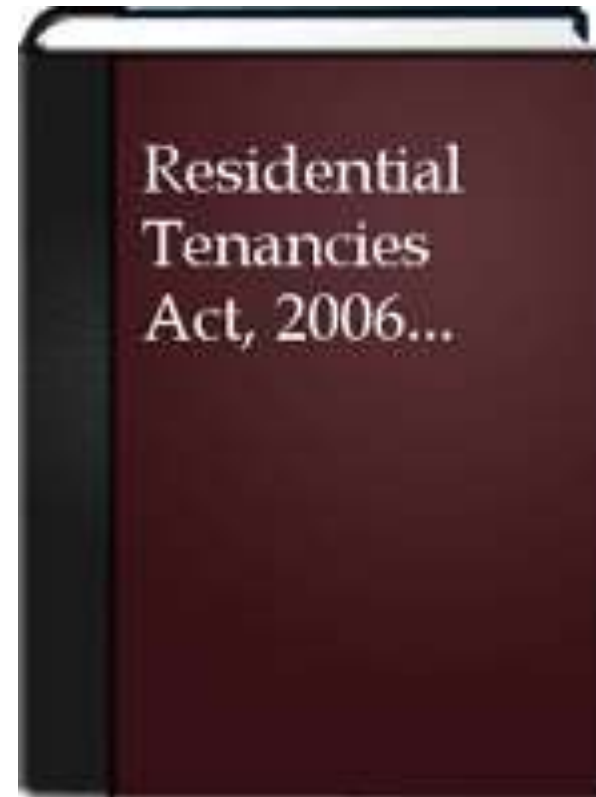
Canadian Human Rights Act:
Quick Reference

Jamie Knight, LL.B.
Laura Karabulut, LL.B.
Anthony Panarol, J.D.
Hina Saadat, J.D.

THOMSON REUTERS

LEARNED

- Legal Issues
 - Residential Tenancies Act



CHALLENGES/ LESSONS LEARNED

CITY OF NIAGARA FALLS
BOARDING HOUSE INTERIM
CONTROL STUDY

- Community Consultation
 - Council expectations and additional reach (all BIAs, the broader public)



CHALLENGES/ LESSONS LEARNED

CITY OF NIAGARA FALLS
BOARDING HOUSE INTERIM
CONTROL STUDY

- Physical Realities
 - Balancing realities of conditions and construction costs



Source: Motel (2017)

CHALLENGES/ LESSONS LEARNED

CITY OF NIAGARA FALLS
BOARDING HOUSE INTERIM
CONTROL STUDY

- Enforcement and Managing Expectations
 - Licensing
 - Avoid overreach
 - Cannot people zone

The high cost of affordable housing

Brian Peters wants to provide it but says bad tenants, government rules mean 'cards are stacked' against landlords

NEWS Sep 13, 2018 by Gord Howard The Niagara Falls Review



Brian Peters is converting the Carriage House on Lundy's Lane to apartments, providing affordable homes to low-income people. - Bob Tymczyszyn, The St. Catharines Standard

Affordable housing must be Niagara Falls priority: Agencies

Falls council to be pressed to find long-term solution to 'crisis' in accommodation

NEWS Dec 16, 2018 by Gord Howard The Niagara Falls Review



City council is being asked to find a long-term solution to the lack of affordable housing in Niagara Falls. One option could be the creation of so-called tiny homes, like this one built by high school students in Hamilton. - Cathie Conard, The Hamilton Spectator

KEY TAKEAWAYS

- ✓ Importance of a TAC
- ✓ In-depth Research
- ✓ Best Practices
- ✓ Implementation
- ✓ Monitoring

