

Information Report Regarding an Application for Zoning By-law Amendment Part 13, Plan 59R-16039, Saffron Meadows Phase 2 Subdivision (File No. AM-13-2018)

Executive Summary:

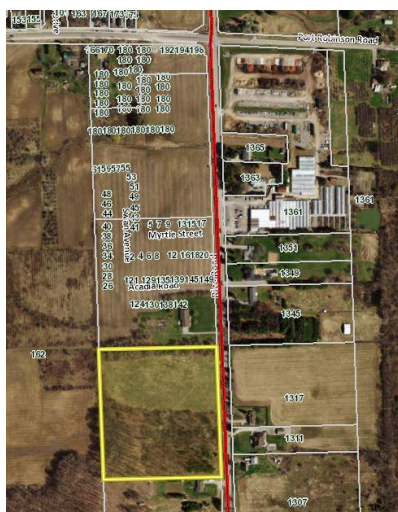
The purpose of this report is provide Council and the public with information regarding an application for Zoning By-law Amendment for property located south of Acacia Road west of Rice Road and legally described as Part 13, Plan 59R-16039. The lands are part of Phase 2 of the Saffron Meadows Subdivision.

The applicant seeks approval to rezone from 'R2-266 (H)' to 'RM1-269 (H)' and from 'RM1-266 (H)' to 'R2-266 (H)' to permit the realignment of future internal roadway.

Location:

The property is located on the south side of Acacia Road (under construction as part of Saffron Meadows Phase 1 Subdivision) west of Rice Road. The surrounding land uses include future single detached residences to the north, single detached and agricultural uses to the east, agricultural uses to the west and residential uses and a wetland to the south.

Figure 1 – Location Map

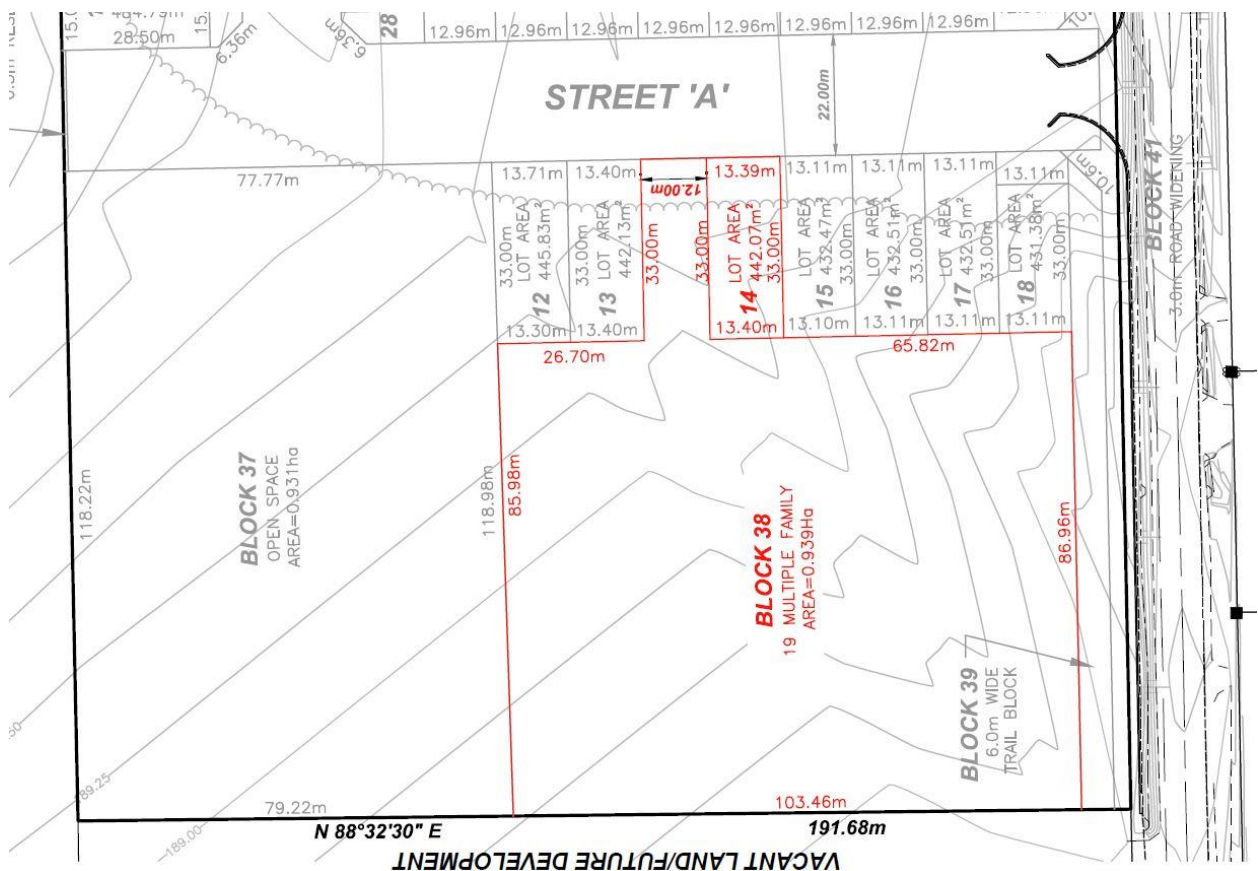


Information Report Regarding an Application for Zoning By-law Amendment
Part 13, Plan 59R-16039 (File No. AM-13-18)
Monday, January 14, 2019

Project Description and Purpose:

The application will permit the realignment of the future internal roadway to 19 block townhouses in the Saffron Meadows Phase 2 Subdivision. The block townhouses will be subject to future applications for Site Plan Approval and Draft Plan of Condominium.

Figure 2: Future Internal Roadway Realignment



The Zoning By-law amendment proposes to change the zoning from 'R2-266 (H)' to 'RM1-269 (H)' and from 'RM1-266 (H)' to 'R2-266 (H)'. The proposed change will permit the use of Lot 14 on Figure 2 for a future single detached dwelling and the future internal roadway providing access to Block 38 to be used for the block townhouse use.

Information Report Regarding an Application for Zoning By-law Amendment
Part 13, Plan 59R-16039 (File No. AM-13-18)
Monday, January 14, 2019

Phase 1 of the Saffron Meadows Plan of Subdivision received final approval from Council on May 7, 2018. It is anticipated that Council will consider a request for final approval of Phase 2 of the Saffron Meadows Plan of Subdivision early in 2019.

Policy Review:

Planning Act

The *Planning Act*, R.S.O. 1990 provides that decisions of Council in respect to planning matters shall be consistent with provincial policy statements that are in effect as of the date of Council's decision and shall conform with provincial plans that are in effect. Section 50 of the *Planning Act* gives Council the authority to make decisions respecting the subdivision of land.

Provincial Policy Statement, 2014

The Provincial Policy Statement, 2014 (PPS) provides guidance for managing and directing land use to achieve efficient and resilient development and land use patterns. Policy 1.1.1 states that healthy, livable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities and mix of residential (including second units, affordable housing and housing for older persons), employment, institutional, recreation, park and open space, and other uses to meet long-term needs; promote cost-effective development patterns and standards to minimize land consumption and servicing costs; avoid development that may cause environmental or public health and safety concerns; and ensure the necessary infrastructure and public service facilities are available to meet current and projected needs.

The subject parcels are designated as being within a Settlement Area according to the Provincial Policy Statement, 2014 (PPS, 2014). Policy 1.1.3.1 states that settlement areas will be the focus of growth and development and their vitality and regeneration shall be promoted.

Policy 1.1.3.2 provides that within settlement areas land use patterns shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for the infrastructure and public service facilities which are planned or available, minimize negative impacts on air quality and climate change and promote energy efficiency; support active transportation, and are transit supportive.

Information Report Regarding an Application for Zoning By-law Amendment
Part 13, Plan 59R-16039 (File No. AM-13-18)
Monday, January 14, 2019

Policy 1.1.3.3 also provides that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. Policy 1.4.1 states that to provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area, planning authorities shall maintain a minimum 10 year supply of land to accommodate residential growth through intensification and redevelopment, and if necessary, lands which are designated and available for residential development.

Greenbelt Plan, 2017

The subject parcels are located in an identified settlement area that is outside of the Greenbelt Plan Area; therefore, the policies of the Greenbelt Plan do not apply.

Niagara Escarpment Plan, 2017

The subject parcels are not located in the Niagara Escarpment Plan Area; therefore, the Niagara Escarpment Plan policies do not apply.

The Growth Plan for the Greater Golden Horseshoe, 2017

The guiding principles of the Growth Plan for the Greater Golden Horseshoe, 2017 is to support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout their lifetime; prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability; support a range and mix of housing options, including second units and affordable housing to serve all sizes, incomes and ages of households; provide different approaches to manage growth that recognizes the diversity of communities in the GGH (Greater Golden Horseshoe); protect and enhance natural heritage, hydrologic and landform systems features and functions and integrate climate change considerations into planning and managing growth.

The property is located within the built up area. Policy 2.2.1.2 states that population growth will be accommodated by: directing the majority portion of growth to the built-up areas that have existing or planned municipal water and wastewater systems and can support the achievement of complete communities. Policy 2.2.2.4 indicates that municipalities will develop a strategy to achieve minimum intensification targets; identify the appropriate type and scale of development and transition of built form to adjacent areas; ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities and be implemented through official plan

Information Report Regarding an Application for Zoning By-law Amendment
Part 13, Plan 59R-16039 (File No. AM-13-18)
Monday, January 14, 2019

policies and designations, updated zoning and other supporting documents. Policy 2.2.2 encourages intensification generally within the built-up area.

Regional Official Plan, consolidated August 2015

The Region of Niagara identifies this property as Built-up Area. It is an objective of the Regional Official Plan that intensification be directed to built up areas and establishes an intensification target of 15% for the total annual development in Pelham. The Region also supports the inclusion of urban design analysis and guidelines for various types of plans and development projects.

Policy 11.A.1 encourages the provision of a variety of housing types within urban communities and neighbourhoods to serve a variety of people as they age through the life cycle.

Policy 11.A.2 states the Region encourages the development of attractive, well designed residential development that: provides for active transportation; de-emphasizes garages; emphasizes the entrance and point of access to neighbourhoods; is accessible to all persons; incorporates the principles of sustainability in building design; provides functional design solutions for waste collection and recycling; provides an attractive, interconnected and active transportation friendly streetscape; contributes to a sense of safety within the public realm; balances the need for private and public space; creates or enhances an aesthetically pleasing and functional neighbourhood; and, encourages a variety of connections between land uses based on diverse transportation modes, allowing people to move freely between the places where they live, work and play.

Town of Pelham Official Plan, 2014

The property is located within the Urban Settlement area of Fonthill and is designated Urban Living Area/Built Boundary in the Town of Pelham Official Plan. Permitted uses in the Urban Living Area are single detached residential dwelling units, accessory apartments in single detached dwellings, semi-detached, townhouse, multiple and apartment dwellings, home occupations, bed and breakfast establishments in single detached dwellings, private home day care and complementary uses such as residential care facilities, daycare centres, institutional uses and convenience commercial uses.

Policy B.1.13 requires the Town to accommodate at least 15% of projected housing growth within the existing building boundaries of Fonthill and Fenwick.

Information Report Regarding an Application for Zoning By-law Amendment
Part 13, Plan 59R-16039 (File No. AM-13-18)
Monday, January 14, 2019

Policy B1.1.5 requires that when considering a Zoning By-law amendment to permit a townhouse development, Council shall be satisfied that the proposal:

- a) Respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;
- b) Can be easily integrated with surrounding land uses;
- c) Will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads; and
- d) Is located on a site that has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site.

Zoning By-law 1136 (1987), as amended

The property is zoned 'R2-266 (H)' and 'RM1-269 (H)'. The 'R2-266 (H)' zone permits one single detached dwelling per lot and uses, buildings and structures accessory thereto subject to special regulations. The 'RM1-269 (H)' zone permits block townhouses and uses, buildings and structures accessory thereto subject to special regulations. The uses permitted in the 'R2-266 (H)' and 'RM1-269' zones cannot occur until the holding provision subject to endangered species concerns being addressed to the satisfaction of the Ministry of Natural Resources and Forestry.

The proposed zoning change will retain the holding provision until Council considers a request for its removal at a later date.

Agency Comments:

On December 17, 2018, a notice was circulated to required commenting agencies and Town departments. To date the following comments have been received (Appendix A):

Niagara Region

- No objection.

Fire & By-law Services

- No comments.

Building

- No comment.

Information Report Regarding an Application for Zoning By-law Amendment
Part 13, Plan 59R-16039 (File No. AM-13-18)
Monday, January 14, 2019

Enbridge

- No objection.

Public Comments:

On December 17, 2018, a public meeting notice was circulated to all property owners within 120 metres of the property. In addition, a public meeting notice sign was posted on the property.

No public comments have been received as of the date of writing of this report.

Staff Comments:

The purpose of this report is to provide Council and the public with information regarding the application for zoning by-law amendment, the applicable policies and comments received.

Following the public meeting and once all comments are received on the application, staff will prepare a recommendation report for Council's consideration.

Prepared by: Shannon Larocque, MCIP, RPP, Senior Planner

Reviewed by: Barbara Wiens, MCIP, RPP, Director of Community Planning and Development

Alternatives:

Council could choose not to direct Planning Staff to prepare the Recommendation Report

Attachments:

Appendix A Agency Comments

Recommendation:

BE IT RESOLVED THAT Council receive this Department of Community Planning and Development Report for information as it pertains to File No. AM-13-18 regarding Part 13, Plan 59R-16039;

AND THAT Council direct Planning staff to prepare the Recommendation Report on this application for consideration.