



Vibrant • Creative • Caring

1120 Haist Street

How We Got Here

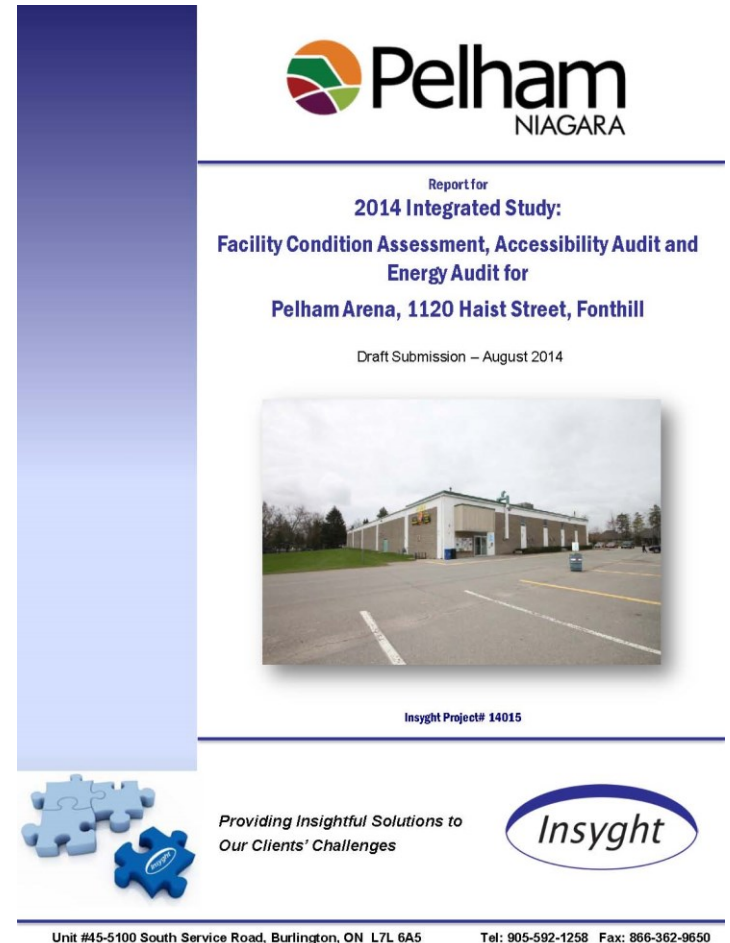


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pelham.ca

Facilities Assessment Report

- Facility Condition Assessment, Accessibility Audit and Energy Audit conducted in 2014 by Insyght Engineering Inc.
- Overall facility is in poor condition and requires significant repair. Several components are not compliant with many building, accessibility, or electrical codes



Facilities Assessment Report

- It was estimated that over \$2million in repairs required, this did not include elevators or improvements to any exterior features
- Approximately \$912,000 was considered to be repairs that were critical



Condition Assessment Report

- Condition Assessment Report for Pelham Arena completed in July 2014 by AECOM
- Recommended that the arena be scheduled for replacement within 5 years

AECOM

LeisurePlan International Inc.
Condition Assessment
Pelham Arena
Final Report

Report



Community Planning & Development

Community Centre

- Architectural Design Advisory Committee established in Summer 2014
- Petroff Architects retained by Town in Fall of 2014
- Council approval of 2016 Capital Budget included \$37 million for new community centre
- September 2016 Council approves site plan for new community centre
- Construction of new community centre commences late fall 2016



1120 Haist Street

- Council approval of capital budget in February 2017 included community design charrette for 1120 Haist Street
- April 2017 Council approves terms of reference for community design charrette and there is a proposal call
- May 2017 consultants retained to undertake community design charrette



Community Design Charrette

- Two day community design charrette scheduled for June 26, 27, 2017 at 1120 Haist Street
 - ✓ one on one meetings with the consultant
 - ✓ 1 hour small group meetings
 - ✓ walk-shop of the site
 - ✓ afternoon and evening workshops
 - ✓ afternoon and evening design sessions
 - ✓ met with Senior Management Team
 - ✓ discussions with NPCA



Community Design Charrette



Old Pelham Arena - Design Charette Mailing List



April 2017

- Notice to participate in the community design charrette was sent by mail to 650+ properties
- Notice was sent to 28 community groups and organizations by email
- Notice was posted on Town website and social media
- Notice was published The Voice of Pelham



Community Planning & Development

Key Themes from First Day

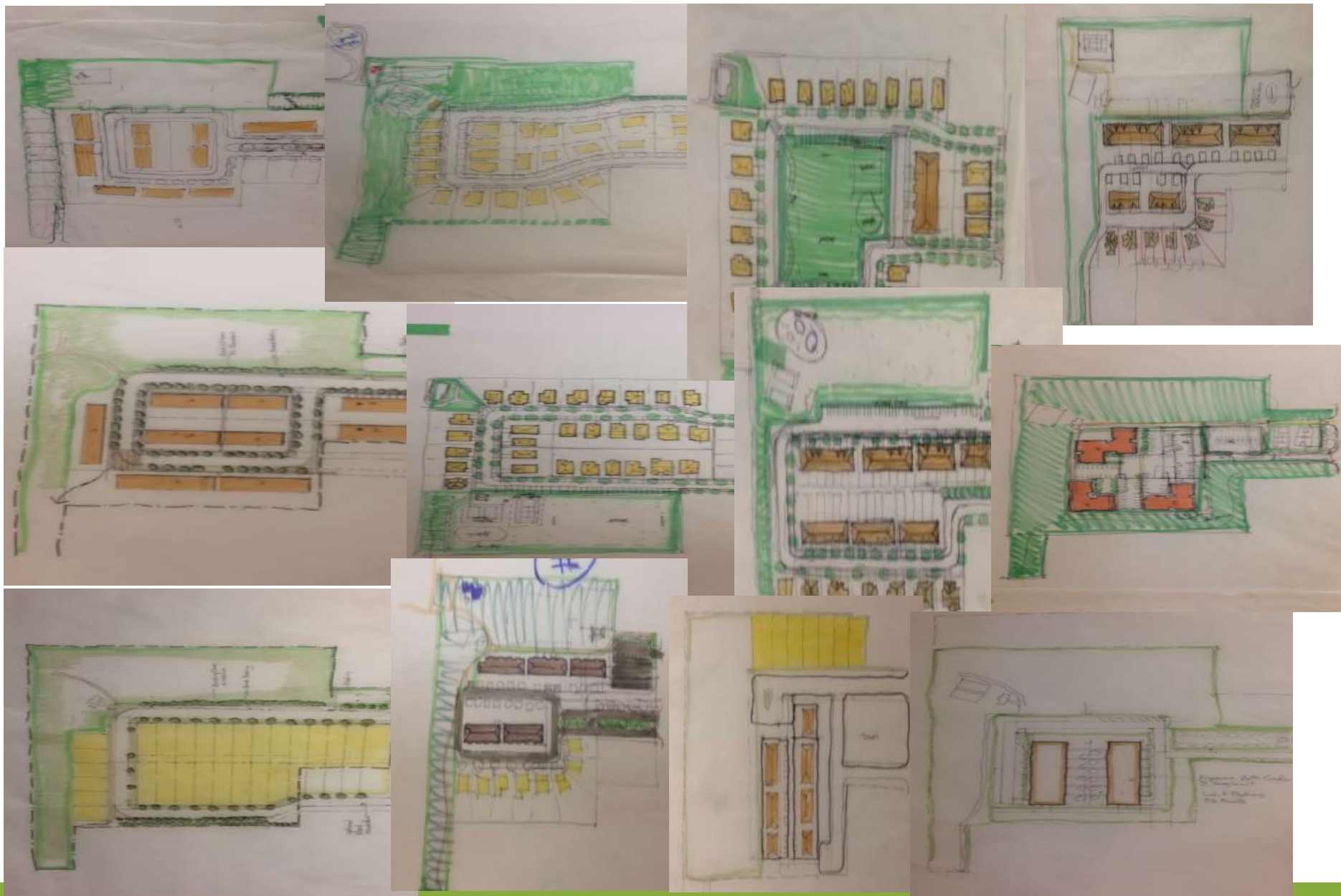
- Keep as much greenspace as possible
- Provide trail connections
- Development must be consistent with the surrounding community
- Minimize impacts on existing residential uses
- Build on and improve existing parkland



12 Concepts Developed on Second Day

- 12 Concepts were developed:
 - ✓ Single detached houses - 3
 - ✓ Mixed housing - 5
 - ✓ Townhouses - 2
 - ✓ Apartments - 2





Community Planning & Development

“What We Heard”

- In July, 2017 the Consultants produced a “What We Heard” document that summarized the feedback received at the 2-day community charrette
- Document was posted on the Town website



12 Concepts to 5 Explorations

- Consultants took the 12 concepts from the two design workshop along with information that they heard on the first day of charrette and refined the 12 concepts down to 5 explorations





Community Planning & Development

Community On-line Survey

- Online community survey of the 5 explorations held in August 1-24, 2016
 - ✓ A series of questions were posed for each exploration
 - ✓ Responded with 'I love it' 'It's okay' or 'I don't like it'
 - ✓ 120 responses to the on-line survey



Survey Results

Exploration 01

Single detached houses

“...glad to see that a lot of green space is retained and that there will be a walking trail added...”

“...concerned about removal of trees abutting our property...”

“...fits within the existing community...”



| Exploration 1 | | I love it | It's okay | I don't like it |
|---------------|------------------------------------------------------------------------------|-----------|-----------|-----------------|
| ① | Configuration of the single detached houses | 37 | 43 | 32 |
| ② | Configuration of the public road with two connections to Haist Street | 37 | 45 | 30 |
| ③ | Green space/soccer fields remain in existing location | 84 | 22 | 07 |
| ④ | Location of trails and walkways | 58 | 35 | 16 |
| ⑤ | Location and amount of on-street and single row parking (32 spaces) for park | 40 | 42 | 27 |
| ⑥ | Partially retained wooded area | 54 | 35 | 21 |
| ⑦ | Pelham Platform Tennis Club remains in its existing location | 67 | 28 | 14 |
| ⑧ | Proposed multi-surface court | 47 | 47 | 17 |
| ⑨ | Proposed decorative paving | 28 | 50 | 28 |
| ⑩ | The playground remains in its existing location | 82 | 23 | 05 |

Survey Results

Exploration 02

Central Park

“This plan splits the two park areas...”

“Trail crosses the streets twice”

“...single-loaded road undervalues the revenue that might be generated...”



| Exploration 2 | I love it | It's okay | I don't like it |
|---------------------------------------------------------------------------|-----------|-----------|-----------------|
| ① Configuration of single detached houses along the perimeter of the site | 09 | 24 | 68 |
| ② Townhouses fronting the park with rear laneway | 08 | 21 | 70 |
| ③ Configuration of the public road with two connections to Haist Street | 20 | 42 | 37 |
| ④ Green space/soccer fields relocated to the centre of the site | 09 | 17 | 73 |
| ⑤ Location of trails and walkways | 16 | 35 | 48 |
| ⑥ On-street parking for the park (42 spaces) | 10 | 25 | 61 |
| ⑦ Wooded area is removed | 01 | 03 | 93 |
| ⑧ Pelham PlFonthill tennis Club relocates to the centre of the site | 04 | 22 | 68 |
| ⑨ Proposed splash pad | 35 | 29 | 32 |
| ⑩ The playground remains in its existing location | 61 | 24 | 11 |

Survey Results

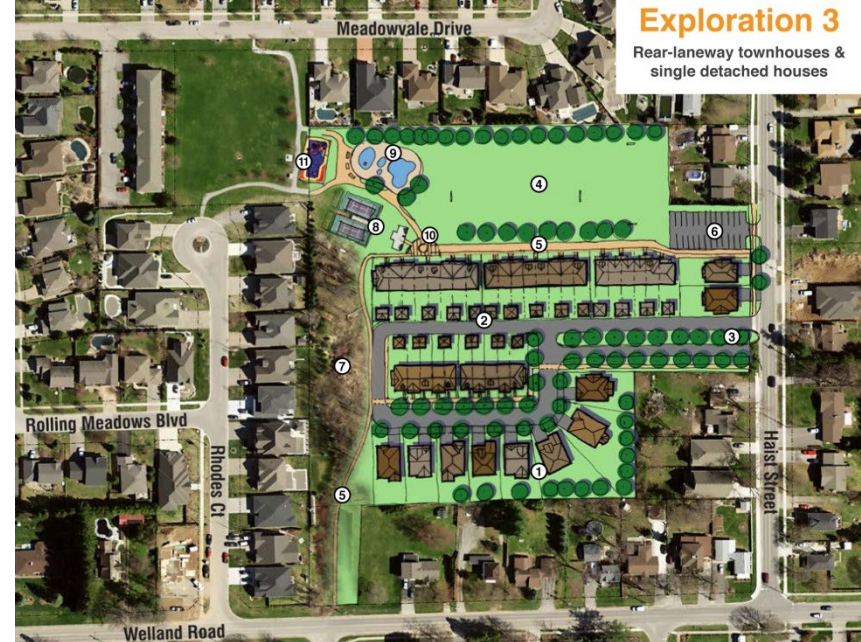
Exploration 03

Rear-laneway townhouses & single detached houses

“Would like to see parking closer to the park...”

“Where is the multi-sport surface?”

“This is the most pleasing design...”



| Exploration 3 | I love it | It's okay | I don't like it |
|------------------------------------------------------------------------------------|-----------|-----------|-----------------|
| ① Configuration of single detached houses along loop road | 21 | 43 | 35 |
| ② Configuration of townhouses facing park with rear laneway | 16 | 31 | 52 |
| ③ Configuration of the public road with boulevard style connection to Haist Street | 26 | 40 | 31 |
| ④ Green space/soccer fields remain in existing location | 67 | 19 | 11 |
| ⑤ Location of trails and walkways | 44 | 36 | 16 |
| ⑥ Location and amount of parking (26 spaces) for park | 15 | 36 | 46 |
| ⑦ Wooded area is retained | 75 | 13 | 08 |
| ⑧ Pelham Platform TennFonthill remains in its existing location | 53 | 27 | 15 |
| ⑨ Proposed splash pad | 48 | 26 | 20 |
| ⑩ Proposed decorative paving | 21 | 43 | 28 |
| ⑪ The playground remains in its existing location | 64 | 22 | 07 |

Survey Results

Exploration 04

Front driveway townhouses

“Single detached keeps integrity of existing houses and neighbourhood...”

“Prefer to see single family homes mixed in, not just towns”

“Not enough parking for townhouses or activities...”



| Exploration 4 | | I love it | It's okay | I don't like it |
|---------------|--------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------------|
| ① | Configuration of townhouses with front access driveways | 10 | 27 | 63 |
| ② | Configuration of the public road with boulevard style connection to Haist Street | 21 | 45 | 35 |
| ③ | Green space/soccer fields remain in existing location | 69 | 24 | 08 |
| ④ | Location of trails and walkways | 47 | 30 | 22 |
| ⑤ | Location and amount of off-street parking (26 spaces) for park parking lot and on-street parking (39 spaces) | 19 | 42 | 38 |
| ⑥ | Wooded area is retained | 78 | 13 | 09 |
| ⑦ | Pelham Fonthill Fountains Tennis Club remains in its existing location | 60 | 24 | 17 |
| ⑧ | Proposed multi-surface court | 38 | 43 | 20 |
| ⑨ | The playground remains in its existing location | 71 | 21 | 08 |

Survey Results

Exploration 05

Apartments

“This is not compatible use with existing conditions...”

“Much better idea as there are few apartments in town”

“One parking spot per unit is not sufficient for the area”



| Exploration 5 | | I love it | It's okay | I don't like it |
|---------------|-----------------------------------------------------------------------------|-----------|-----------|-----------------|
| ① | Configuration of 4 storey apartments | 06 | 09 | 83 |
| ② | Configuration of the driveway with one connection to Haist Street | 09 | 31 | 60 |
| ③ | Green space/soccer fields remain in existing location | 63 | 23 | 14 |
| ④ | Location of trails and walkways | 43 | 32 | 25 |
| ⑤ | Location and amount of parking for the park (36 spaces) | 15 | 40 | 44 |
| ⑥ | Location and amount of parking for the apartments (106 spaces - 1 per unit) | 05 | 18 | 74 |
| ⑦ | Wooded area is retained | 75 | 12 | 12 |
| ⑧ | Pelham Platform Fonthill lub remains in its existing location | 57 | 25 | 18 |
| ⑨ | Proposed park pavilion building | 16 | 35 | 47 |
| ⑩ | Existing multi-surface court remains | 31 | 40 | 28 |
| ⑪ | The playground remains in its existing location | 71 | 19 | 09 |

Inputs for Evaluation

Public Survey

- Town's Policy Documents
- Land Use Compatibility

Consultant's Analysis

- Community Benefits
- Compatibility of Buildings
- Connectivity (trails, roads)

Town Staff

- Natural Features
- Servicing and Emergency Services

Council

- Revenue



Key Directions for the Emerging Preferred Plan



No change in location of park



No change in location of playground equipment



No change in location of Platform Tennis



Maintain wooded area at west edge of site



Community Planning & Development

Key Directions for the Emerging Preferred Plan

- Restoration of the natural area, buffering
- Trail connection as part of the Town's trail network
- Private property encroachments need to be addressed in re-establishing public space boundary



Key Directions for the Emerging Preferred Plan

- Infill residential development in the area of the Arena building, parking and on site storage area
- Single detached residential adjacent to single detached residential



Emerging Preferred Plan



Community Planning & Development

Presentation Back to the Public

- Two workshop sessions were held on September 13, 2017 between 4-6 pm and 6:30 -8:30 pm
 - ✓ reported back to the community the results of the on-line survey and present the preferred plan
 - ✓ received input from the community on the preferred plan





Rear lane access houses face directly onto park





Rear lane access houses along street



Centre boulevard on park entrance road

Public Response to Emerging Preferred Plan

Open Space

- Like that the wooded area and park area are maintained
- Need to add planting to control lights from shining on properties
- Need to fix poor drainage
- Should be able to see park from Haist (remove homes)
- Like the multi-sport court

Housing

- Need larger lots, fewer townhomes – too much housing
- Like the combination of townhomes and singles
- No apartments
- Like the images of the townhouses
- Enforce building guidelines to ensure quality



Public Response to Emerging Preferred Plan

Circulation

- Need more parking
- Need visitor parking for townhouses
- Will increase traffic on Haist Street

General Comments

- Like the plan (6)
- Don't see public inputs considered (1)



Presentation to Council

- October 10, 2017 all of the information was presented to Council
- Preferred Plan was recommended by the consultants because:
 - ✓ Revenue potential for Town
 - ✓ Responds to community desires by maintaining green areas, playground, platform tennis and wooded area
 - ✓ Creates a connected trail system
 - ✓ Provides two points of entrance (emergency services)
 - ✓ Creates positive frontage to the park – increases safety through overlook
 - ✓ Lane-based townhouses have potential to be attractive, marketable
 - ✓ Balances a diversity of interests: development potential, green space, community compatibility, parking



Next Steps

- Preparation of final report
- Prepare design guidelines
- Prepare official plan amendment
- Prepare zoning standards



Council Consideration of Charrette Results

- Final Consultant Report with urban design guidelines, official plan amendment and zoning requirements was considered by Council on February 5, 2018
- Council directed staff to proceed with the planning approval process for the preparation of the official plan amendment and zoning by-law amendment



Official Plan and Zoning By-law Amendment

- Staff prepared draft Official Plan amendment and zoning by-law amendment and circulated to agencies for review and comment
- Public meeting to consider the amendment documents held April 9, 2018
- Presentation made by staff on the proposed official plan and zoning by-law amendments
- Council received the information report



Council Consideration of Official Plan and Zoning By-law Amendment

- On June 4, 2018 the recommendation report by staff was presented to Committee of the Whole
- On June 18, 2018 Council adopted the Official Plan and Zoning By-law amendments
- Public Notice of adoption was given
- No appeals were received



- June 18, 2018 Council approves By-law 4010 (2018) which declares Parts 1-4 of 59R-16183 surplus



Consultation Process

- Number of meetings with public
 - ✓ 20 one-on-one meetings
 - ✓ 1 meeting with representatives of a group
 - ✓ 7 public workshop session – afternoon and evening
 - ✓ 3 week on-line engagement
 - ✓ 1 formal public meeting



Consultation Process with Council

- Number of meetings with Council
 - ✓ 5 open meetings with Council
 - Council receives presentation by Consultant
 - Council receives final report
 - Public Meeting
 - Council receives information report
 - Council receives recommendation report
 - Council adopts OPA and ZBA
 - ✓ Project started in April 2017 and completed in June 2018

