

Regular Council AGENDA

Doors will be open to the public at 5:15 p.m.

If you require any accommodations for a disability in order to attend and participate in meetings or events, please contact the Office of the Clerk at 905-892-2607 ext. 315 or 320. All cell phones, pagers, radios, etc. shall be switched off, set to non-audible, or muted upon entry to the Council Chamber. Taping and/or recording of meetings shall only be permitted in accordance with the Procedure By-law and rules of decorum apply to observers.

Regular Meeting of Council Addendum

C-15/2019 - Regular Council

Monday, September 16, 2019

5:30 PM

Town of Pelham Municipal Office - Council Chambers

20 Pelham Town Square, Fonthill

Pages

9. Consent Agenda Items to be Considered in Block

9.4 Action Correspondence of a Routine Nature

9.4.3 Action Correspondence of Routine Nature - Request to Add as Addendum

2 - 3

Correspondence from the Quartek Group re 155 Port
Robinson Road

Date: 9 September 2019
Project No: 18082

Address: Town of Pelham
20 Pelham Town Square
P.O. Box 400
Fonthill, ON L0S 1E0

Attn: Nancy Bozzato, Town Clerk

**Re: Addendum to Council Agenda for September 16, 2019
Draft Plan of Subdivision (Martin's Nest-155 Port Robinson Road) and Zoning By-law Amendment Applications (File Nos. 26T19-01-2019 & AM-02-19)**

Dear Mayor and Members of Council,

I am currently the Acting Agent/Consultant working on behalf of the Owners Mr. and Mrs. Ashcroft for the property located at 155 Port Robinson Road and unfortunately, I was unable to attend the meeting on September 3rd due to a conflict in my schedule.

I reviewed the video feed from the September 3rd Policy and Priority Meeting for agenda item 4.4 for the Recommendation Report for the Draft Plan of Subdivision (Martin's Nest) and Zoning By-law Amendment Application (File Nos. 26T19-01-2019 & AM-02-19). I would like to provide some clarification and respond to the proposed amendment to the front yard setback from the requested 6 metres to the Committee's recommended 7.5 metres.

As the Director of Planning indicated, the current zoning of the site is Agricultural (A) of which the by-law is 32 years of out date and not consistent with the Town's Official Plan policies particularly those that relate to residential intensification especially in the East Fonthill Area. This site is located in the urban boundary with the focus of providing more medium to high density residential uses versus the low density residential uses.

This proposal is to change the A zone to the Residential Multiple Zone (RM1) and to modify the front yards and exterior side yard to accommodate the six townhouse units.

The principal reasons for the proposed 6 metre front yard instead of the 7.5 metre as recommended by Committee is:

1. The 6 metre front yard will provide sufficient space to accommodate a vehicle in the driveway and allow for enough space for landscaping.



This type of development attracts buyers of different lifestyles (e.g., retired, first home buyers) where the preference is to have more space in the rear yard for amenity/outdoor area versus the bigger yards to spend time and money on maintenance.

Furthermore, the intent for a smaller front yard is to bring the house closer to the street and making it an inviting neighbourhood where people walking along the sidewalk can say hello easily than those of the larger front yards with houses set back from the street. It is a compact built form that is consistent with the provincial and regional plans.

2. This proposal will be consistent with the now constructed houses across the street and north of this site along Lametti Drive and within the neighbourhood block (River Estates and Saffron Meadows). Actually, this proposal has a proposed front yard that is 1 metre greater than Saffron Meadow townhouse blocks facing Port Robinson Road, which was approved by Council.
3. This proposal is consistent and conforms with the East Fonthill Urban Design Guidelines.
4. The RMI zone regulations contained in the 1987 Zoning By-law is out of date and the regulations are not consistent with the Town's Official Plan policies and does not fit within the context of compact built form.
5. If the 7.5 metre front yard was to be approved as amended by Committee, this would require a reduced rear yard leaving less amenity and backyard private space and/or the dwelling sizes would have to be reduced making these units less attractive to buyers and would not meet the market demands for what is selling in the Town right now which poses a threat to this development being successful.

I kindly request that this correspondence be added as an addendum to the September 16th Council Meeting. I will be in the gallery at the meeting if Council would require any clarification or has any questions.

Please do not hesitate to contact me for additional information.

Thank you,

A handwritten signature in black ink, appearing to read 'Susan Smyth', written over the printed name.

Susan Smyth
Planner

Cc: Mike and Melissa Ashcroft