

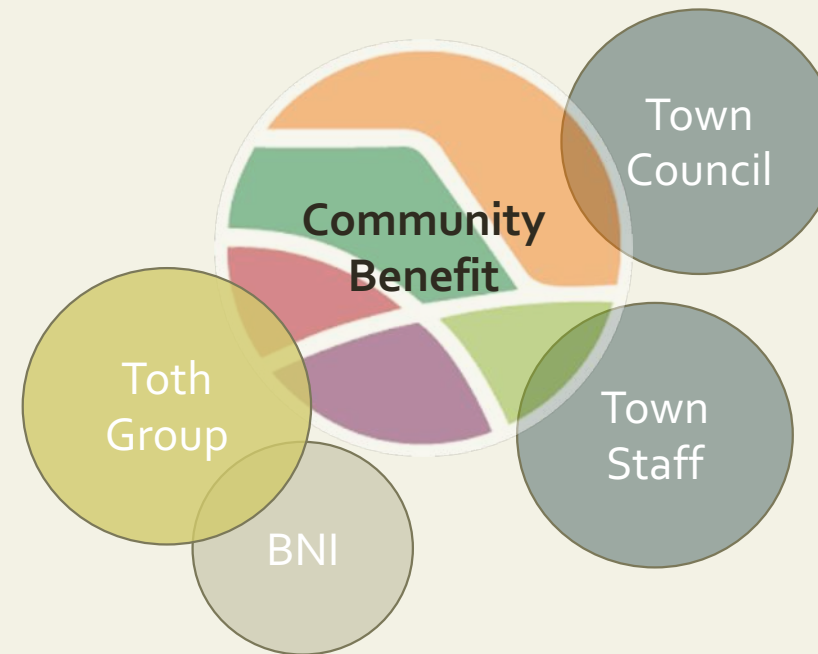
SUMMERSIDES MEWS

FONTHILL, PELHAM



TEAM

- Toth Group
- Better Neighbourhoods
- Town Staff
- Town Council



4750 Huron St Niagara Falls

Project by Toth Group
Completed 2016



555 King St Port Colborne

Project by Toth Group
Completed 2019



Town of Pelham Council Hearing, April 6th 2020



Aspen Common

125 Rykert St.
St. Catharines

Project by Toth Group
with Better Neighbourhoods

(under construction)



Village on the Twelve

St. Catharines

Project by
Better Neighbourhoods Inc.

Phase 1 through 5 complete
Phase 6 now under construction



PLANNING PROCESS



PROPOSED DEVELOPMENT

- Diverse housing options
- Sense of place
- Traditional urban design
- Enhanced streetscape along neighbourhood entrance



PROPOSED DEVELOPMENT



SUMMERSIDES BOULEVARD

THE PARKING EQUATION

Town Zoning Requirement

Number of Units

Transit Access & Neighbourhood Walkability

Market Expectations & Future Needs

Existing Supply

Visitors

Site Functionality

PARKING PROVISION



ZONING REQUIREMENT

Minimum 1 stall/dwelling =	41
Maximum 1.25 stalls/ dwelling =	51

PARKING PROVIDED

Block A:	24
Block B:	12
Unit C:	7
Block D/E:	18
TOTAL ON-SITE PARKING:	61
Public Curbside Stalls:	17
TOTAL PARKING PROVIDED	78

COMMUNITY BENEFITS



**30 FAMILIES READY
TO MOVE TO
PELHAM**



**DIVERSE HOUSING
OPTIONS**



**AWARD WINNING
DEVELOPMENT IN
PELHAM**



**TOWN SALE
OF LAND**



**INCREASED TAX
ASSESSMENT**



**20 MORE ON-SITE
STALLS
THAN REQUIRED**



**MECHANISMS TO
GOVERN ILLEGAL
PARKING**



**17 ADDITIONAL
PUBLIC ON-STREET
PARKING STALLS**

We are ready
to put the
shovel in the
ground

