



RIVER ESTATES PHASE 2: Blocks 44-46

MINOR VARIANCE APPLICATIONS

The site plan illustrates the layout of Tokar Lane, featuring several blocks of proposed housing. A red box highlights Blocks 43, 44, 45, and 46, which are located along Tokar Lane and Summersides Boulevard. These blocks consist of proposed 2-storey townhouses and detached garages. Block 43 has two detached garages, Block 44 has two, Block 45 has two, and Block 46 has two. The plan also shows Blocks 39, 40, 41, and 42, which are located along Tokar Lane and Summersides Boulevard. These blocks consist of proposed bungalow townhouses and detached garages. Block 39 has two detached garages, Block 40 has two, Block 41 has two, and Block 42 has two. The plan also shows Tokar Lane, Summersides Boulevard, and Klager Avenue. The plan includes a scale bar and a north arrow.



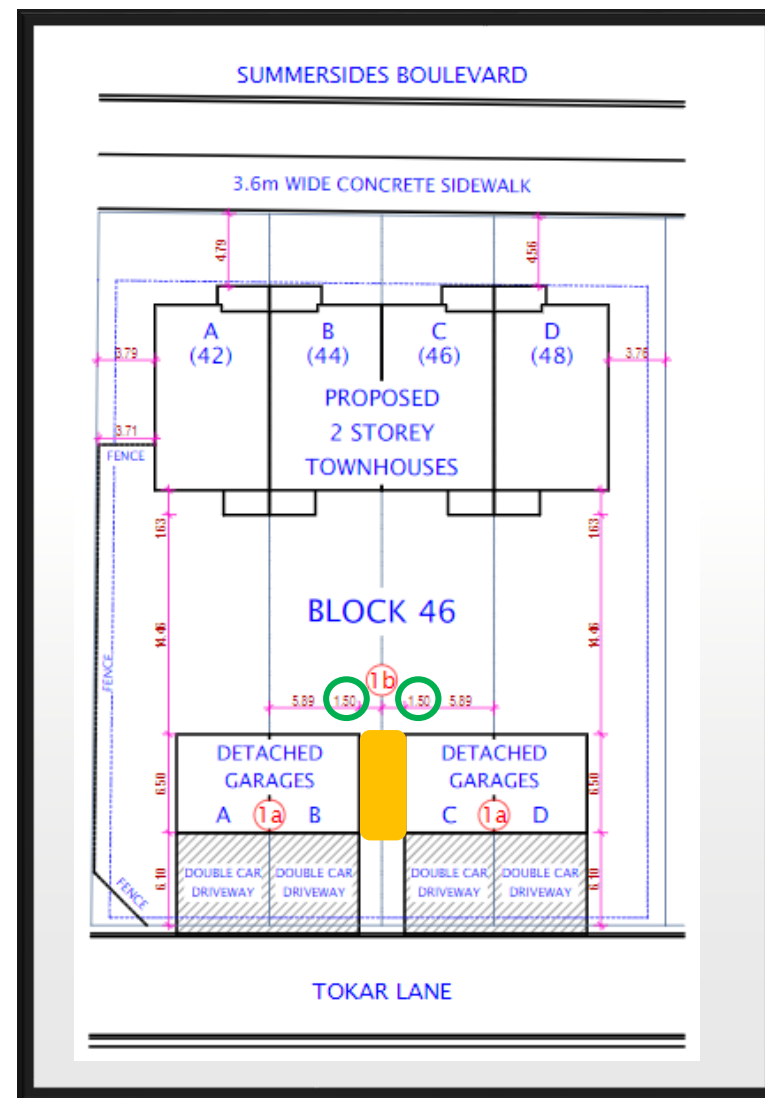
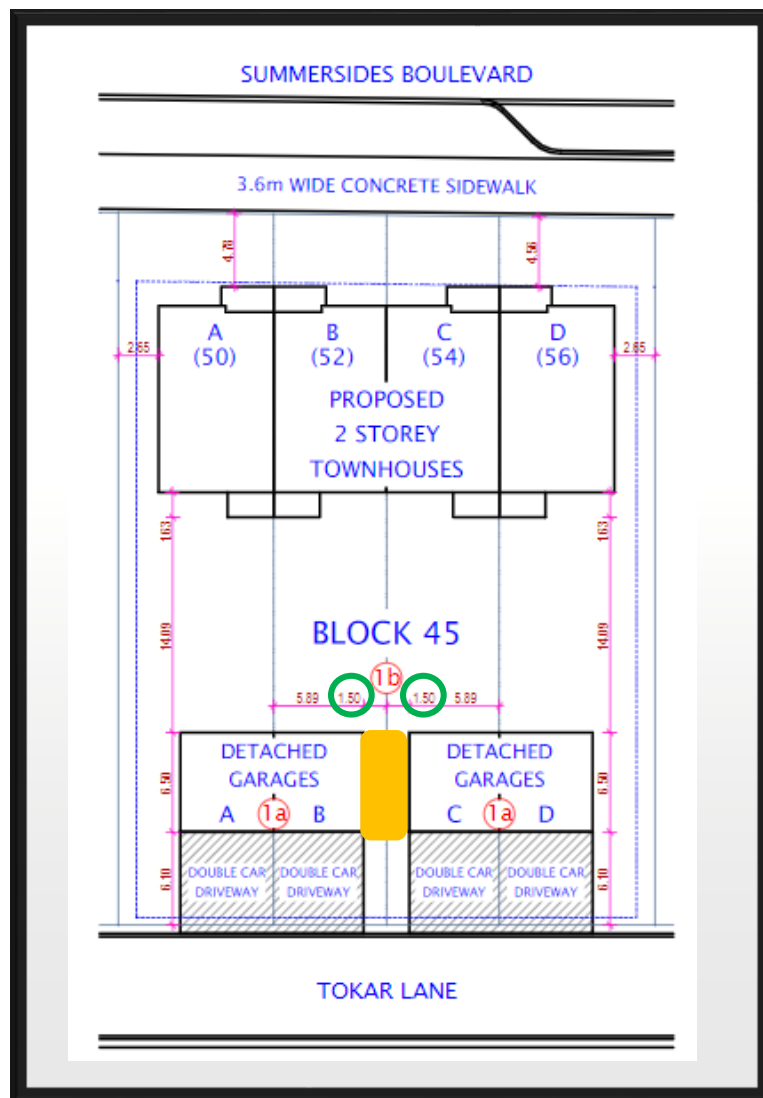
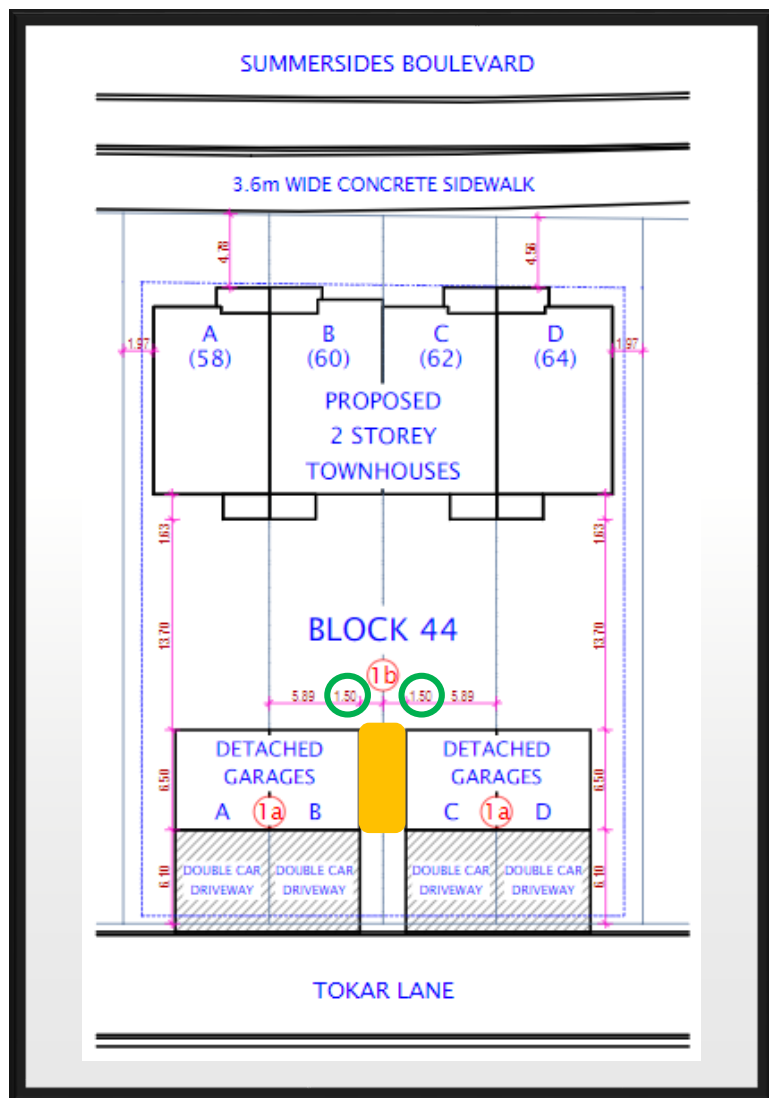
SUMMERSIDES BOULEVARD: STREETSCAPE PLAN

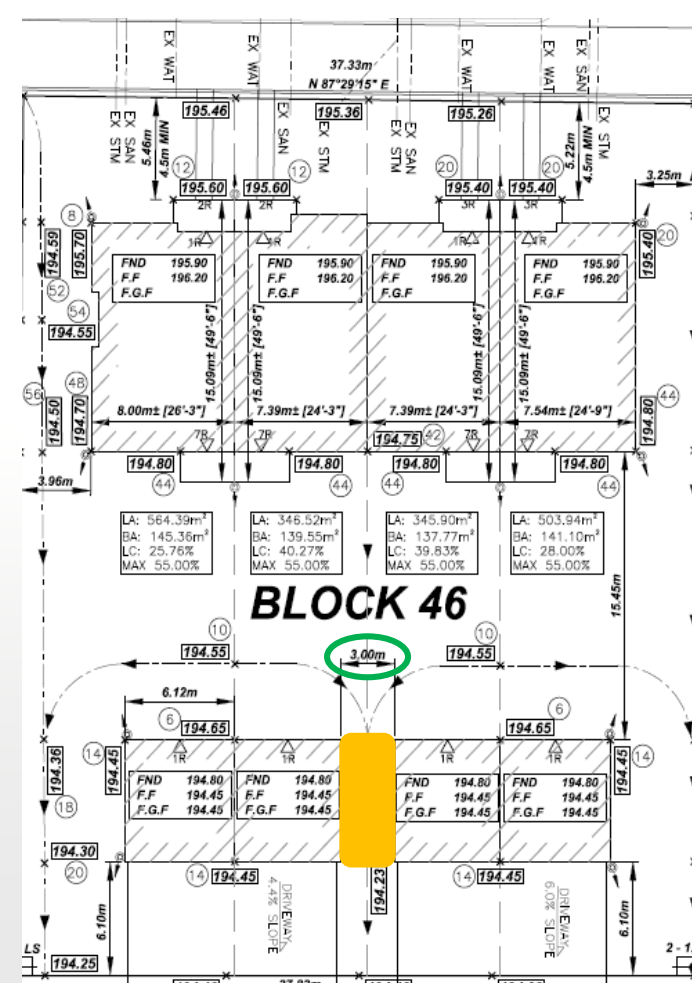
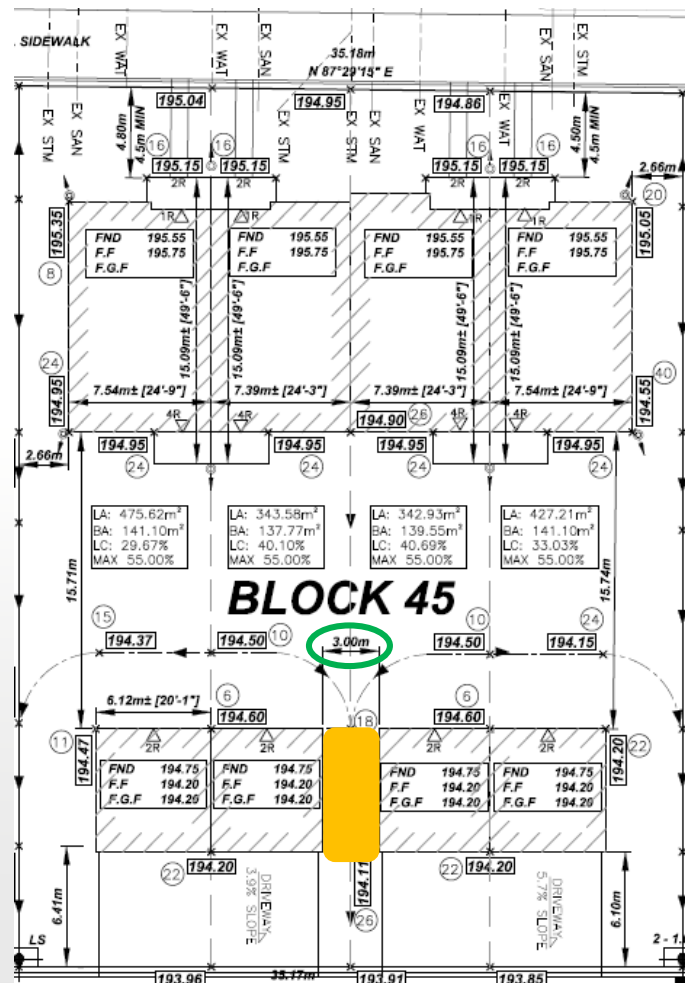
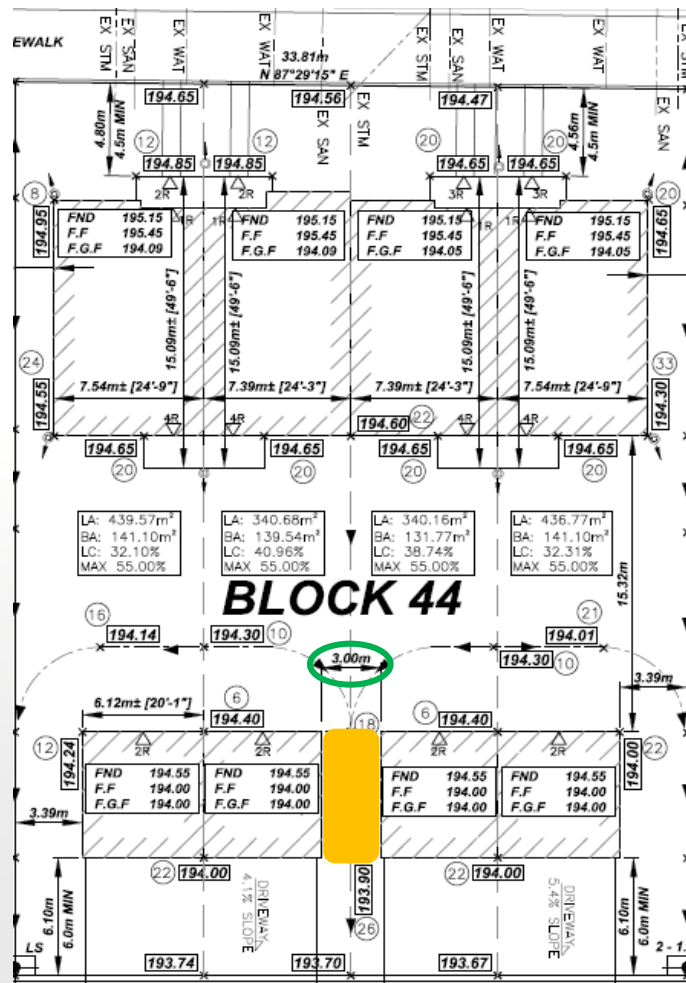


Why Minor Variances?

Identical to previously approved variances for Block 43: March 3, 2020

- 1. Removal of requirement for masonry wall within garages along the lot line;**
 - An alternative fire separation is preferred as allowed by the Building Code, while still achieving all objectives of the masonry wall;
- 2. Reduction in the interior side yard setback from 2.45m garages to 1.5m;**
 - Aimed to provide rear access and extra parking for residents and provide rear yard drainage as per the UCC Report and Grading Plans;
- 3. Increase in accessory structure coverage for 68 and 70 Summersides Boulevard from 10% to 13%;**
 - Provides two parking spaces in the garage and two driveway parking spaces to avoid overcrowding laneways.









June 25, 2020
File: 17131

Memorandum

Re: Stormwater Management
42-64 Summersides Boulevard (Blocks 44, 45 & 46), River Estates (Phase 2), Fonthill

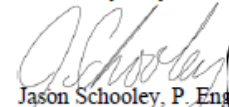
Further to the comments provided by the Town of Pelham Public Work Department - Engineering, dated February 25, 2020, and our review of the preliminary Site and Grading Plans prepared by our offices for this block, we offer the following for your consideration.

1. The proposed back to front drainage that has been designed for the detached garages will be provided with a drainage apron swale system to direct stormwater from the proposed rear of the townhouse dwelling and away from detached garage. The drainage apron swale will direct stormwater around the proposed detached garage and out to Tokar Lane.
2. The subdivision Grading Plan for River Estates (Phase 2) did not show the proposed drainage patterns specifically, as the type of building style was not confirmed at the time of the design for these residential blocks of land.
3. The proposed drainage style for the detached garages is a very typical type of lot grading for building lots that have back to front drainage. This type of lot drainage is very common and effective in current major neighbourhoods in Thorold, Niagara Falls, and the GTA of Ontario.
4. We confirm that the stormwater from heavy storm events will be adequately conveyed from the drainage apron to the side yard swales or sides of each proposed detached garage, without impacting the proposed detached garages.

In conclusion, we confirm that the proposed drainage design as presented above will not impact the drainage patterns in this development and the detached garages will also not be impacted by stormwater from the Site and Grading Plans prepared.

Should you have any questions or concerns regarding the information provided, please do not hesitate to contact our office.

Yours very truly,

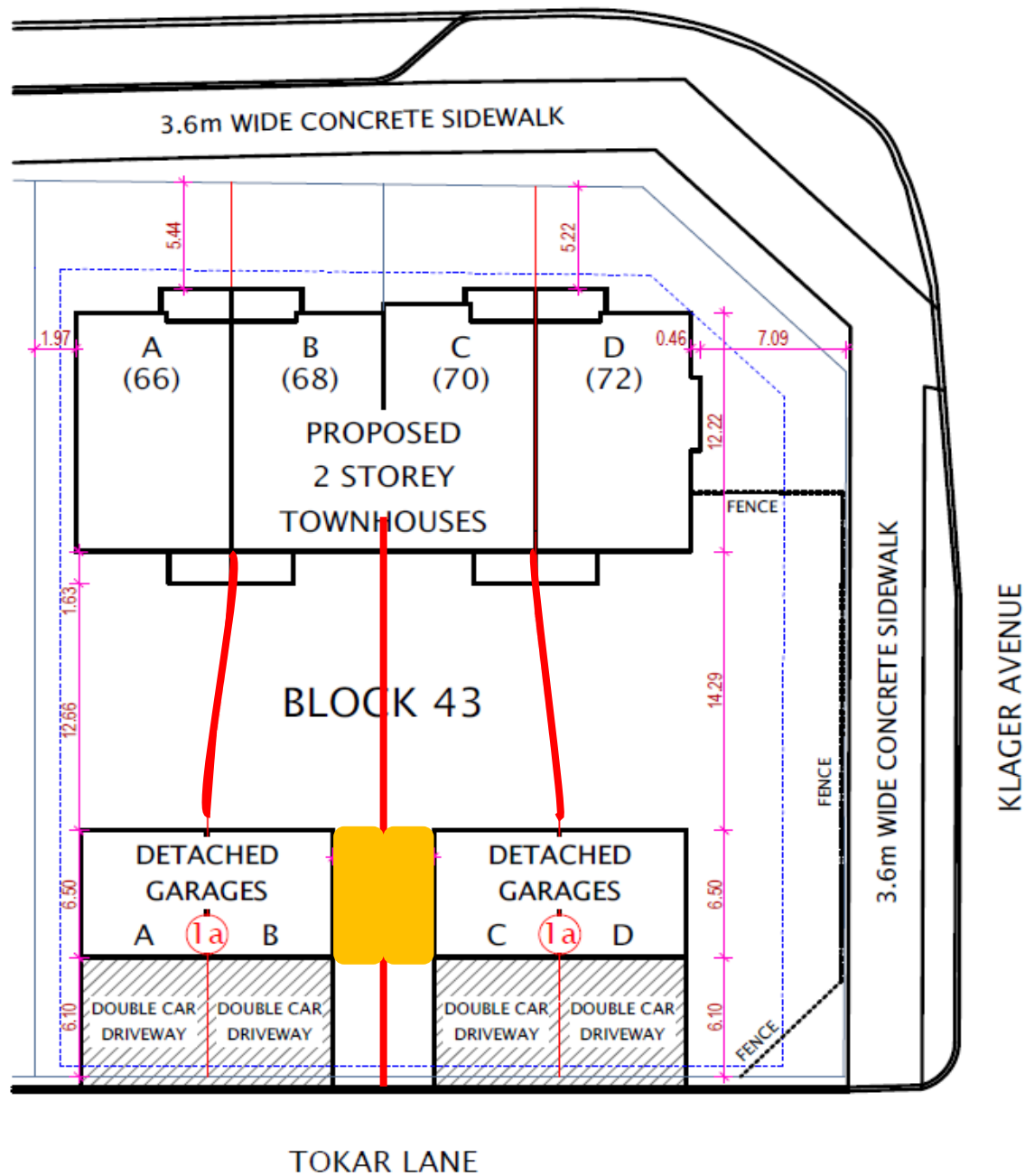

Jason Schooley, P. Eng.

Encl.



SUMMERSIDES BOULEVARD

3.6m WIDE CONCRETE SIDEWALK



TOKAR LANE



FRONT ELELVATION

LANDSCAPE ENHANCED FRONTAGES: TWO-STOREY TOWNHOUSES

