

Subject: Residential Development Monitoring Report**Recommendation:**

BE IT RESOLVED THAT Council receive Report #2021-047 for information.

Background:

The Town's Official Plan has policies with respect to monitoring housing development in the urban areas. Monitoring housing development is important in order to be able to evaluate if growth and intensification targets are being met and whether the objectives of providing housing diversity are being met.

Analysis:

The Town's Official Plan divides the urban areas of Fonthill and Fenwick into two classifications, Greenfield Area and Built Boundary Area. These two classifications are consistent with the provincial classifications established in the Growth Plan for the Greater Golden Horseshoe in 2006. The Greenfield Area is where the majority of new development will take place on previously undeveloped lands and are to be developed to achieve the overall density target of 50 persons and jobs/hectare. The Built Boundary area is representative of the existing built area and is the area where infill and intensification is to take place on either vacant or underutilized lands.

The Growth Plan for the Greater Golden Horseshoe 2006 identified a minimum intensification target of 40% in the Built Boundary, meaning 40% of all development is to take place in the Built Boundary over the planning period. The Region of Niagara is responsible for allocating the distribution of the 40% intensification across the Region and accordingly the Regional Official Plan currently has a minimum intensification target of 15% for the Town of Pelham as opposed to 40% for all municipalities. The Town's Official Plan mirrors the Region of Niagara Official Plan and also provides that a minimum intensification target of 15% of all development should be infill or intensification. This represents 300 dwelling units. It is important to note, that this is a minimum target, not a maximum target and the target can be exceeded. The objectives of the intensification target are to minimize

sprawl, support transit supportive development, contribute to housing diversity and choice, use existing urban land and infrastructure efficiently and contribute positively to a thriving and vibrant community.

It is also noted that the Growth Plan for the Greater Golden Horseshoe was updated by the Province in 2017 and it now provides that a minimum of 50% of all residential development that occurs annually in Niagara will be in the built up area. The Region of Niagara is currently updating its Official Plan to bring it in conformity with the Provincial Plan and we anticipate that the infill and intensification targets for Pelham will change with the adoption of a new Niagara Official Plan in 2022. Based on the foregoing, it is likely that Pelham's minimum intensification target will be increased beyond 15%.

The following tables provide a summary of the residential lots/units and housing type that have been approved since the Town Official Plan was adopted in both the Greenfield and Built Boundary areas.

Table 1– Greenfield Area Subdivision Development Approved

Year	Project Name	Type of Lot/Units	Total Units
June 2013	Weiland Heights	Single Detached	44
		Townhouse	43
July 2013	The Woodlands Phase 1	Single Detached	2
Dec. 2013	Residences at Lookout	Single Detached	122
Nov. 2014	Rosewood Estates	Single Detached	55
Dec. 2016	River Estates Phase 1	Single Detached	124
		Townhouse	4
		Apartment	142
May 2017	The Woodlands Phase 2	Single Detached	18
July 2018	Saffron Meadows Phase 1	Single Detached	44
		Townhouse	78
July 2019	River Estates Phase 2	Single Detached	38
		Townhouse	44
May 2020	Saffron Meadows Phase 2	Single Detached	28
		Townhouse	57

Year	Project Name	Type of Lot/Units	Total Units
Total Units to Date			843

Table 2 – Greenfield Area Site Plans Approved

Year	Project	Type of Unit	Total Units
2018	120 Summersides Blvd. – Mountainview Homes	3 apartment buildings	189 *Note 142 units counted in River Estates Phase 1 Additional 47 units
2018	180 Port Robinson Road – Saffron Common	Townhouse	51 *Note already counted in Saffron Meadows Phase 1 subdivision
2018	80 Meridian Way – Parkhill Properties Inc.	Apartment building	96
2019	100 Welland Road	10 Townhouse and 2 Semi Detached	14
2020	Summersides Blvd – Summersides Mews	36 Townhouse and a 5 unit apartment building	41
Total Units to Date			198

Based on these two tables, the total amount units that have been approved in the Greenfield area is 1041 since the Official Plan was adopted (Table 1+2).

In the Built Boundary, the following developments have been approved for residential use. The Built Boundary Area includes the Downtown, Downtown Transitional Area in addition to the residential area in the Urban Living designation.

Table 3 – Built Boundary Subdivision Development Approved

Year	Project Name	Type of Lot/Units	Total Units
April 2014	Rittenhouse Estates	Single Detached	10
		Townhouse	6
May 2014	Ryan's Grove	Single Detached	11

Year	Project Name	Type of Lot/Units	Total Units
Total Units to Date	27		

Table 4 – Built Boundary Area Lots Created by Consent

Year	Address	Lots
2013	749 Quaker Road	1
	1119 Garner Rod	1
2014	6 Bacon Lane	1
2015	690 Canboro Road	2
2016	55 Bacon Lane	1
	752 Quaker Road	2
	691 Canboro Road	2
	36 Stella Street	1
2017	1153 Maple Street	1
	162 Canboro Road	1
	1011 Clare Avenue	3
	1053 Pelham Street	3
	1613 Lookout Street	3
	1611 Lookout Street	2
	62 Bacon Lane	5
2018	1017 Church Street	1
2019	36 Stella Street	1
2020	690 Quaker Road	1
Total Lots to Date	32	

It is noted that all the lots created by consent were all for single detached residential use.

Table 5 – Built Boundary Site Plans Approved

Year	Project	Type of Unit	Total Units
2014	1518 Pelham Street (Downtown)	Mixed Use Commercial and Apt.	8
2014	15 Hwy 20 E (Downtown)	Mixed Use Commercial and Apt.	14
2016	1135 Haist Street – Davis Heights (Built Boundary)	Townhouse	36
2016	1145 Pelham Street (Built Boundary)	Mixed Use Commercial and Apt.	20

Year	Project	Type of Unit	Total Units
2016	1421 Pelham Street (Downtown)	Mixed Use Commercial and Apt.	4
2016	1423 Pelham Street (Downtown)	Mixed Use Commercial and Apt	5
2018	105 Hwy 20 E – Lumber Yard (Downtown Transitional)	Mixed use Commercial and 82 Apt and 23 Townhouse	105
2018	163 Port Robinson Road (Built Boundary)	Apt	12
2018	105 Baxter Lane (Built Boundary)	76 unit Seniors Residence	76
2019	1 Hwy 20 W (Downtown)	Mixed Use Commercial and Apt	1
2020	190 Canboro Road (Built Boundary)	Townhouse	14
Total Units to Date			295

Within the Built Boundary Area there was a total of 354 units approved. (Tables 3+4+5)

The total Greenfield Area and Built Boundary units that have been approved since the Official Plan was adopted is 1395 units, with the Built Boundary approved units representing infill and intensification at 25.3% of the total units which is above the 15% intensification target. However, if one considers the number of infill and intensification units that have actually been constructed, the number is significantly lower at 119 units, which represents only 8.5% of the total number of approved units, which is below the infill and intensification target.

When considering the various types of residential units that have been approved they consist of the following.

Table 6 – Approved Housing by Unit Type

Unit Type	Greenfield Area	Built Boundary	Total	Percentage
Single Detached	475	53	528	37.8%
Semi Detached	4	-	4	0.3%
Townhouse	272	79	351	25.2%
Apartment	290	146	436	31.3%
Seniors' Residence	-	76	76	5.4%
Total	1041	354	1395	100%

With respect to housing diversity, ground-oriented development consisting of single detached, semi-detached and townhouse dwelling units comprise the majority of housing built form approved representing 63.3% when compared with apartments and seniors' residences which represent 36.7% of all the housing units that been approved.

Financial Considerations:

In-fill development in the build-up areas of Fenwick and Fonthill tends to provide more long-term financial benefits to both residents and the municipality. Typically (although not always) the developments occur on existing municipal roads that are already serviced. This can mean less initial cost, but also results in a greater number of persons utilizing shared infrastructure so that future costs are shared amongst a larger number of people.

Alternatives Reviewed:

No alternatives were reviewed

Strategic Plan Relationship: Build Strong Communities and Cultural Assets

Achieving growth and intensification targets helps to build strong and resilient communities and ensures that urban land is used wisely, minimizes sprawl and minimizes the potential for urban expansions into agricultural areas. Providing housing choice and diversity also contributes to building strong communities for all income levels.

Consultation:

n/a

Other Pertinent Reports/Attachments:

n/a

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