



Supplemental Report: Park Place South Draft Plan of Subdivision and Zoning By-law Amendment Application

Recommendation:

BE IT RESOLVED THAT Council receives Report #2021-0089 “Supplemental Report: Park Place South Draft Plan of Subdivision and Zoning By-law Amendment Application” for information as it pertains to File Nos. 26T19-02-20 & AM-08-20;

AND THAT Council rescind the motion to reconfigure Blocks 35-39 to allow 4 units vs. 8 units with a minimum 3m side yard as approved on March 22, 2021;

AND THAT Council directs Planning staff to prepare the by-law for approval of the Zoning By-law amendment as proposed in Report #2021-0052 presented to Council on March 22, 2021 for Council’s consideration at the next meeting;

AND THAT Council approve the Draft Plan of Subdivision and conditions draft plan approval as contained Appendix A and B in Report #2021-0052 presented to Council on March 22, 2021.

Executive Summary:

Preparation of this report was directed by Council at the April 6, 2021 meeting in order to provide additional information to Council respecting the applications for Draft Plan of Subdivision and Zoning By-law Amendment for Park Place South.

Location:

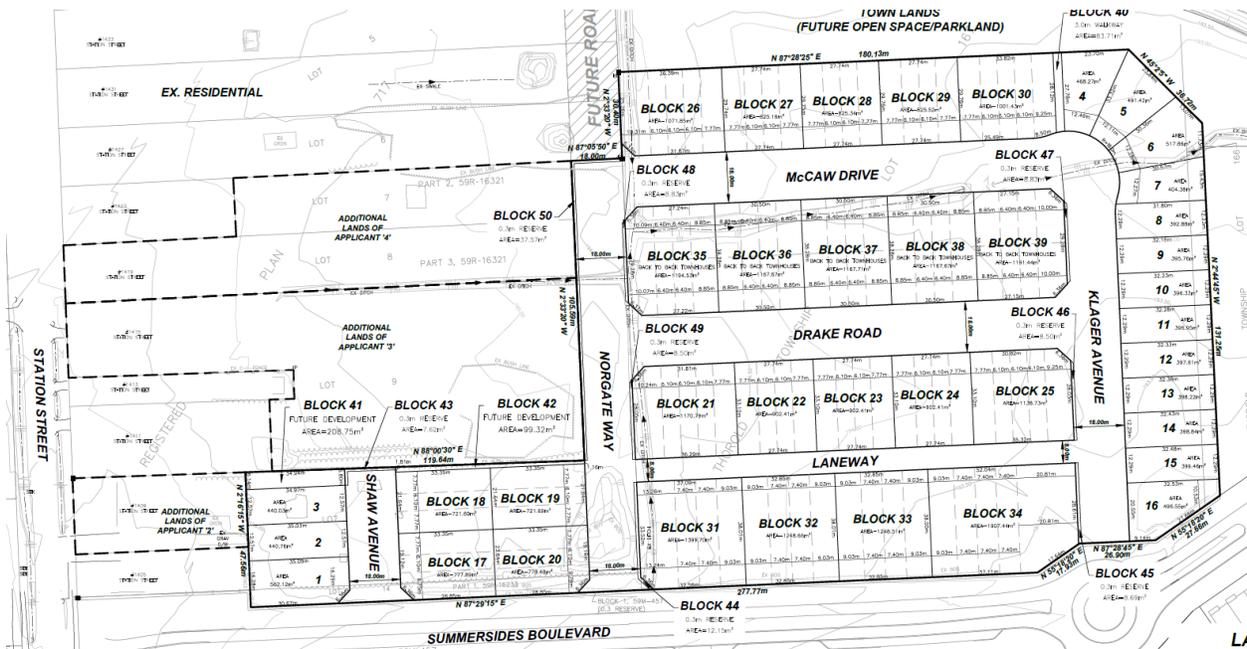
The property is located on the north side of Summersides Boulevard east of Station Street, legally described as Part of Lots 7, 8, 9, 13 & 14, Registered Plan 717, Part of Thorold Township; Lot 166 & 167, Geographic Township of Thorold, in the Town of Pelham, Regional Municipality of Niagara (refer to Figure 1).

Figure 1: Location of the Property



The draft plan application being considered by Council consists of 16 single detached residential lots (0.7 ha), 14 blocks for 2-storey townhouses (1.257 ha), 4 blocks for rear lane townhouses (0.580 ha), 5 blocks for back-to-back townhouses (0.589 ha) and associated public streets (1.301 ha) and walkway (0.008 ha) (refer to Figure 2).

Figure 2: Draft Plan



Project Description and Purpose:

On March 22, 2021, Council received a Report #2021-0052 which recommended that the applications be approved as proposed. Council approved the draft plan subject to the blocks designated for back-to-back townhouses being reduced to 4 units from 8 units with a minimum 3m side yard. This change was made as a result of Council’s concerns that the interior back-to-back townhouse units would not permit adequate outdoor amenity space, that the interior units would be dark and not allow for proper emergency ingress/egress with only one exterior door and windows only on the front elevation.

At the April 6, 2021 meeting, Council received a letter from Mountainview Building Group (the developer) providing additional information regarding the back-to-back townhouse dwellings and requesting that Council reconsider the decision to make changes to the draft plan of subdivision and the requested Zoning By-law

amendment and that the changes be referred back to Town staff for a further report. Council approved the request which has resulted in the subject report and indicated that they had a better understanding of the back-to-back townhouses built form.

The additional information provided by the developer included a rendering showing conceptual front building elevations for the back-to-back townhouse dwellings (Figure 3).

Figure 3: Back-to-Back Townhouse Front Building Elevations



BACK to BACKS

RENDERING IS AN ARTIST'S CONCEPT.
SIZES AND SPECIFICATIONS ARE SUBJECT
TO CHANGE WITHOUT NOTICE. E. & O. E.

The letter from Mountainview Building Group also indicated that back-to-back townhouse units are intended to be an attractive apartment / townhome lifestyle

with an affordable price-point for first time home buyers or for people who wish to downsize and for those who wish to reside in a walkable area. Back-to-back style townhouses provide for apartment style living but with the convenience of a private entry, attached garage and additional driveway parking. The developer also provided conceptual floor plans for the back-to-back townhouse dwellings (Appendix A).

Policy Review:*Town of Pelham Official Plan, 2014*

Back-to-back townhouse units are divided vertically from each other by common side walls and common rear walls. Those proposed on Blocks 35-39 of the Park Place South Draft Plan of Subdivision were intended to be 8 units per block with 4 fronting on both the future McCaw Drive and Drake Road for a total of 40 units.

As discussed in Report #2021-0052 (appended in Appendix B), Appendix D to the Town of Pelham Official Plan contains the Development Yield/Density Calculations for East Fonthill. The expected density yield for the medium density designation was approximately 70 persons per gross hectare. Using the net density assumptions by unit type in Appendix D, the proposed subdivision resulted in a density of approximately 68.8 persons per gross hectare which for all intents and purposes achieves the medium density target of 70 persons per gross hectare. Reducing the number of back-to-back townhouse units to 20 from 40 will reduce the density of the subdivision to 66 persons per gross hectare.

Based on this information, the draft plan as proposed by the developer is more in conformity with the medium density target and development yield/density calculations contained in Appendix D to the Official Plan.

Provincial Policy Statement, 2020

Policy 1.4.3(b) requires planning authorities to provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents; promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; establishing development standards for

residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The inclusion of back-to-back townhouses in the draft plan of subdivision will facilitate a new housing option in Pelham that will meet the needs of current and future residents that are currently not being provided for. There really are no freehold housing options that allow for apartment style living with an attached garage at this time in the Town. Further, allowing 40 units instead of 20 makes more efficient use of the land and infrastructure and minimizes the cost of housing.

The Provincial Policy Statement (PPS) defines affordable in the case of ownership housing, as the least expensive of: 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

Affordable Housing Definition

Canada Mortgage and Housing Corporation (CMHC) indicates that housing is considered affordable if it costs less than 30% of a household's before-tax income, this is similar to the definition of 'affordable' from the Provincial Policy Statement (PPS) which is somewhat more nuanced and is the following:

- a) *"In the case of ownership housing, the least expensive of:*
 - 1. *Housing for which the purchase price result in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or*
 - 2. *Hosing for which the purchase price is at least 10 percent below the average price of a resale unit in the regional market area;*
- b) *In the case of rental housing, the least expensive of:*
 - 1. *A unit for which the rent does not exceed a gross annual household income for low and moderate income households; or*
 - 2. *A unit for which the rent is at or below the average market rent of a unit in the regional market area."*

With respect to housing affordability, the proposed back-to-back townhouse dwellings are unlikely to meet the PPS and CMHC criteria. However, they will provide an opportunity for home ownership at a lower cost in Pelham than the

current available housing types provide. This may provide an opportunity for a first time home buyer to enter the market and build equity.

Staff Comments:

Council requested clarification about where residents of the back-to-back townhouses would store their garbage and recycling bins, have access to outdoor amenity space and use barbeques. Based on the conceptual front elevation plan (Figure 3) and floor plans (Appendix A), future residents will be able to store their garbage/ recycling bins and barbeques in the attached garage. The barbeques could be moved into the driveway when in use. Each townhouse will have a front yard as well as a second floor covered balcony for private outdoor amenity space. The units are to be located in very close proximity to the future Town owned park which provides further outdoor amenity space.

The conceptual floor plans show windows and patio doors on the front elevations for the interior units to ensure the units have daylight. All construction will be required to comply with the Ontario Building and Fire Codes to ensure safe ingress and egress and meet the requirements for fire separation between the units.

With consideration given to the discussion above and the information provided by Mountainview Building Group, the recommendations from Report#2021-0052 (in Appendix B) continue to apply to the applications.

Alternatives:

Council could ratify its former decision on the applications made on March 22, 2021 reducing the back-to-back townhouse dwellings to blocks of 4 from blocks of 8 and requiring a minimum 3 metre side yard.

Council could approve the draft plan of subdivision and zoning by-law amendment subject to additional changes.

Council could refuse to grant approval of the draft plan of subdivision and zoning by-law amendments applications.

Attachments:

Appendix A Conceptual Floor Plans for Back-to-Back Townhouse Units
Appendix B Report #2021-0052



Community Planning & Development Department – Planning Application Report
May 3, 2021

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