



**Community Planning & Development Department
Planning Application Report**

January 24, 2022

**Subject: Recommendation for Zoning By-law Amendment – North Side of
Pancake Lane**

Recommendation:

**BE IT RESOLVED THAT Council receives Report #2022-19 –
Recommendation for Zoning By-Law Amendment –North Side of
Pancake Land, for information as it pertains to File No. AM-07-2020;**

**AND THAT Council directs Planning staff to prepare the necessary
Zoning By-law amendment for consideration.**

Executive Summary:

The purpose of this report is to provide Council with a recommendation regarding the application to amend the Zoning By-law for property located on the north side of Pancake Lane.

Location:

The property is located on the north side of Pancake Lane west of Pelham Street and east of Woodstream Boulevard (Figure 1). The subject property was formerly part of 1 Pancake Lane which is located west of the property and contains a church and manse. A mix of uses exist adjacent to the property including single detached residential uses to the north, an apartment dwelling and single detached residential use to the east, an apartment dwelling and commercial building to the south and the church with its manse abut to the west.

Community Planning & Development Department Planning Application Report

January 24, 2022



Figure 1: Aerial image showing property location

Project Description and Purpose:

The applicant seeks approval to rezone the property from I (Institutional) to a site-specific RM2 (Residential Multiple 2) zone to allow the construction of a four storey apartment dwelling containing 40 units (Figure 2).

Community Planning & Development Department Planning Application Report

January 24, 2022

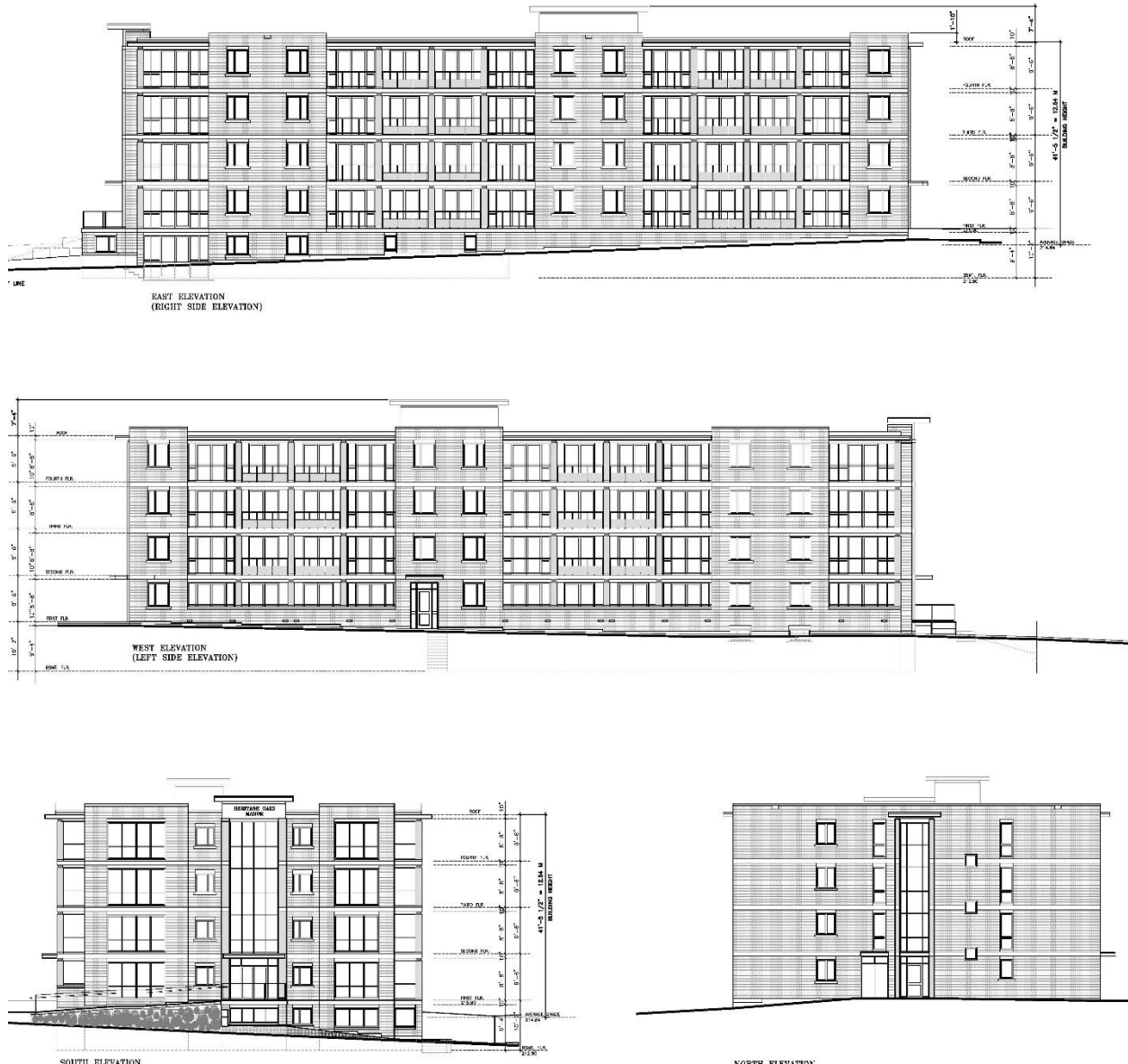


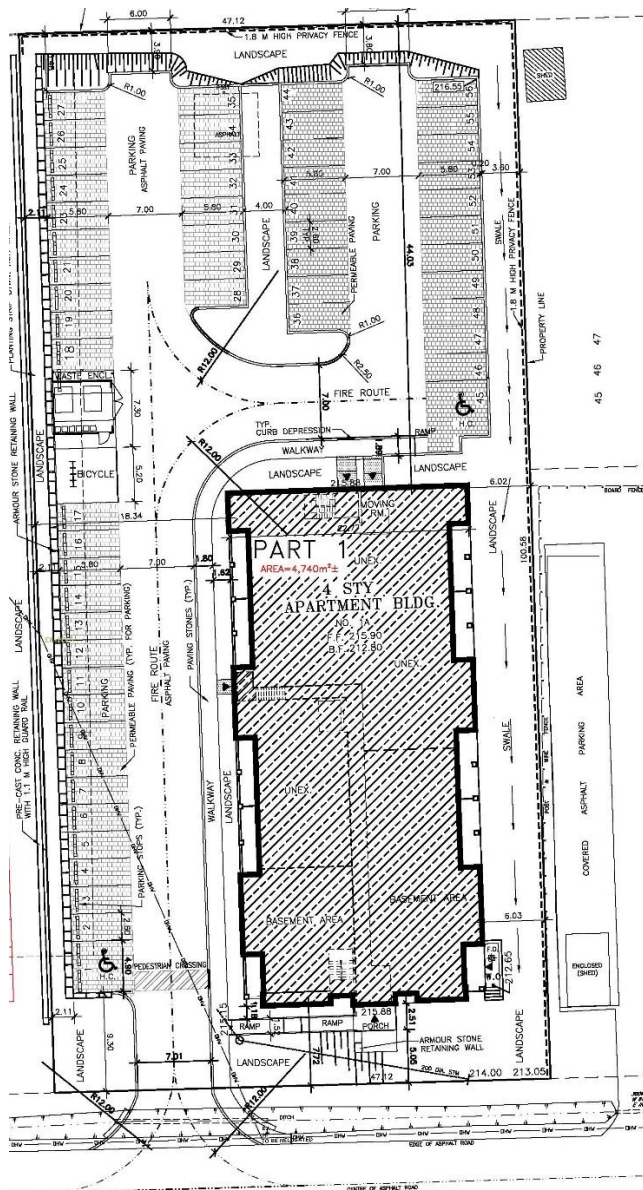
Figure 2: Proposed Building Elevations

The requested zoning change will also allow a site specific lot area per dwelling unit of 118 m² per unit, a maximum density of 85 units per hectare, a maximum lot coverage of 30%, a minimum interior side yard of 6 metres, a minimum landscaped area of 31.89%, a maximum building height of 4 storeys, 56 parking spaces, 60m²

Community Planning & Development Department Planning Application Report

January 24, 2022

of common amenity area / 7.5m² per unit of private amenity area, a 2.5 metre front porch encroachment into the front yard and a 7.0 metre wide ingress/egress and drive aisle. These site specific regulations will permit the site to develop as shown on the proposed site plan (Figure 3).



PANCAKE 20.12 WIDE LANE
ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9



Community Planning & Development Department Planning Application Report

January 24, 2022

Figure 3: Proposed Site Plan

If the requested zoning by-law amendment is approved, the applicant would proceed with a site plan application next and approval of a Site Plan Agreement would be required prior to receiving a building permit.

The building is expected to contain 10 one bedroom units and 30 two bedroom units. The units will have balconies and access to common indoor amenity space (common room, games room, etc).

Policy Review:

Planning Act

Section 3 of the *Planning Act* requires that, in exercising any authority that affects a planning matter, the decision of planning authorities "shall be consistent with the policy statements" issued under the Act and "shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be".

Section 34 of the Act allows for consideration of amendments to the zoning by-law.

Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS), 2020 supports the efficient use of lands and development patterns that support sustainability by promoting livable, healthy and resilient communities, protecting the environment, public health and safety and facilitating economic growth. The subject lands are considered to be within a Settlement Area. Settlement areas are to be the focus for growth and development and their vitality and regeneration shall be promoted.

Policy 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and mix of land uses that efficiently use land and resources, are appropriate for and efficiently use infrastructure and public service facilities, minimize negative impacts to air quality and climate change and promote energy efficiency, prepare for the impacts of a changing climate, support active transportation and are transit and freight supportive.



Community Planning & Development Department Planning Application Report

January 24, 2022

Policy 1.1.3.3 provides for the promotion of intensification and redevelopment accommodating a significant supply and range of housing options where it can be accommodated taking into account the building stock, availability of existing and planned infrastructure and public service facilities required to accommodate the needs of the development.

The requested zoning by-law amendment will allow for intensification and the addition of apartment dwellings to the range of housing options in the Town. The development can be accommodated by existing and planned infrastructure and public service facilities. The proposed development density will efficiently use land and infrastructure, be constructed in accordance with the energy efficiency requirements in the Ontario Building Code and encourage active transportation through the provision of indoor and outdoor bicycle parking and implementation of a transportation demand management program.

Greenbelt Plan, 2017

The subject parcel is located in an identified settlement area that is outside of the Greenbelt Plan Area; therefore, the policies of the Greenbelt Plan do not apply.

Niagara Escarpment Plan, 2017

The subject parcel is not located in the Niagara Escarpment Plan Area; therefore, the Niagara Escarpment Plan policies do not apply.

Growth Plan for the Greater Golden Horseshoe, 2019

The subject parcel is identified as being within a Delineated Built-up Area according to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan policies aim to build stronger, prosperous communities by directing growth to built-up areas, promoting transit-supportive densities and a healthy mix of residential and employment land uses, preserving employment areas, planning for community infrastructure, and supporting the conservation and protection of natural systems, prime agricultural areas, and cultural heritage.



**Community Planning & Development Department
Planning Application Report**

January 24, 2022

Policy 2.2.2.1(a) requires a minimum of 50 percent of all new residential development to occur within the delineated built-up area.

Policy 2.2.2.3(b) encourages intensification generally throughout the built-up area and investment in services that will support intensification.

The requested zoning by-law amendment will contribute toward the minimum 50 percent target for new residential development and result in intensification in the delineated built-up area.

Regional Official Plan, consolidated August 2015

The Region of Niagara identifies this property as Built-up Area. It is an objective of the Regional Official Plan that intensification be directed to built-up areas and the Plan establishes a minimum intensification target of 15% for the total annual development in Pelham.

The Region also supports the inclusion of urban design analysis and guidelines for various types of plans and development projects.

Policy 11.A.1 encourages the provision of a variety of housing types within urban communities and neighbourhoods to serve a variety of people as they age through their life cycle.

Policy 11.A.2 states the Region encourages the development of attractive, well designed residential development that: provides for active transportation; de-emphasizes garages; emphasizes the entrance and point of access to neighbourhoods; is accessible to all persons; incorporates the principles of sustainability in building design; provides functional design solutions for waste collection and recycling; provides an attractive, interconnected and active transportation friendly streetscape; contributes to a sense of safety within the public realm; balances the need for private and public space; creates or enhances an aesthetically pleasing and functional neighbourhood; and, encourages a variety of connections between land uses based on diverse transportation modes, allowing people to move freely between the places where they live, work and play.



Community Planning & Development Department Planning Application Report

January 24, 2022

The proposed development will contribute to achieving the 15% minimum intensification target for the Town of Pelham. The apartment dwellings will provide additional housing types that can serve people throughout their lifecycle. The proposed development will allow for active transportation, be designed to meet accessibility (some accessible units and an elevator) and energy efficiency requirements and to allow for waste collection and recycling. The building is proposed to be located close to Pancake Lane with parking area beside and behind the building for an aesthetically pleasing and functional neighbourhood. The proposed development tries to balance the need for public and private space with balconies, access to indoor amenity space (common room, games room, etc) as well as landscaped areas on the property. Pelham Street is scheduled for urbanization in 2024, which will include the addition of sidewalks and infrastructure for active transportation helping to facilitate connections to the proposed development with diverse transportation modes.

Pelham Official Plan (2014)

The lands are designated Urban Living/Built Boundary in the Town's Official Plan. The permitted uses in this designation are a full range of residential uses including apartment dwellings.

Policy B1.1.3 requires the Town to accommodate at least 15% of projected housing growth within the existing built boundaries of Fonthill and Fenwick. Further, Policy B1.1.3 (a) permits intensification on sites abutting collector roads. Pancake Lane is identified as a collector road according to Schedule C to the Town of Pelham Official Plan.

As stated previously, the requested zoning by-law amendment will contribute toward the 15% intensification rate for Fenwick and Fonthill along a collector road.

Policy B1.1.3 (b) states that residential intensification and redevelopment proposals are encouraged to achieve a unit density and housing type in keeping with the character of the density of the neighbourhood where it is proposed;

The unit density and housing type is varied in the surrounding neighbourhood. The property is surrounded by uses ranging from single detached dwellings to apartment dwellings as well as institutional (church) and commercial (funeral home



Community Planning & Development Department
Planning Application Report

January 24, 2022

and tattoo shop) uses. As a result, the housing type is in keeping with the surrounding neighbourhood.

The property to the south east (1298 Pelham Street) received approval of a minor variance in 2015 to permit a second apartment dwelling on the property. Both that property and the property directly east (1302 Pelham Street) of the subject property are zoned RM2 (Residential Multiple 2) with a maximum permitted density of 150m² per unit. The requested zoning change would apply the same zoning with less density (118 m² per unit) on the subject property. The property directly south of the property (2 Pancake Lane) is zoned NC (Neighbourhood Commercial) which does not have a maximum density for residential uses. The church property (1 Pancake Lane) is zoned I (Institutional) which permits senior citizens homes and does not have maximum density. Based on this information, the requested zoning by-law amendment is in keeping with the current zoning regulations for the majority of and comparable abutting properties.

The existing density of the adjacent apartment dwelling (approved) is estimated at 59 units per hectare with 65 units per hectare permitted as of right by the RM2 zone. The owner of 2 Pancake Lane has expressed interest in redeveloping the property in future which will further increase the neighbourhood density. The permitted density (65 units per hectare) in the RM2 zone would yield 31 units on the subject property. However, given the site layout and building design, an additional 9 units (85 units per hectare) can be accommodated without significant change to building design/layout or impacts to neighbouring properties thereby respecting the character of the density of the neighbourhood.

Policy B1.1.3(f) encourages affordable housing in intensification areas.

The proposed development will consist of 10 one bedroom units and 30 two bedroom units which will provide more housing options at different levels of affordability in the Town.

Policy B1.1.5 requires that when considering a zoning by-law amendment application to permit an apartment development, Council shall be satisfied that the proposal: respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing; can be easily integrated with surrounding land uses; will not cause or create traffic hazards or an unacceptable level of congestion on



Community Planning & Development Department
Planning Application Report

January 24, 2022

surrounding roads; and is located on a site that has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site.

The height, bulk and massing of the proposed building is similar to the neighbouring apartment dwellings and the church building. The existing apartment dwellings are between two and three storeys in height due to the bottom floor being partially above grade (5 storeys permitted). Similarly, the church appears to be just over two storeys due to the basement being partially above grade and the high pitched roof (10.5 metres permitted). The proposed four storey apartment dwelling will be separated from the abutting buildings by more than 20 metres which will include landscaping and trees to soften the appearance of the additional storey in comparison with the existing buildings. Further, the elevation of Pancake Lane increases to the west, resulting in the proposed four storey building appearing to be located at the base of the hill. This has the effect of making the building appear not as tall.

In addition, the proposed building is to be located close to Pancake Lane to avoid incompatibility and privacy concerns with the single detached residential uses to the north and north east. Fencing and landscaping will be provided to protect from headlights in the parking area. Privacy concerns relating to overlook for residents living in the apartment to the east are expected to be minimal as the building is separated by the carport and driveway and there are no outdoor amenity areas existing at grade.

The applicant provided a Traffic Impact Assessment prepared by a Traffic Engineer, which concluded that the development would not create traffic hazards or unacceptable levels of congestion on Pancake Lane. Further, the Town has undertaken further analysis of the intersection of Pancake Lane with Pelham Street and has incorporated upgrades into the Pelham Street road reconstruction. Full urbanization of Pancake Lane is planned for 2024. Based on this information, Town Public Works staff have indicated that they have no concerns with the development relating to traffic or congestion.

The proposed development incorporates parking, indoor and outdoor amenity spaces for future residents as well as landscaping and buffering. The site plan shows one parking space per unit (40), sixteen parking spaces for visitors, 10

**Community Planning & Development Department
 Planning Application Report**

January 24, 2022

outdoor bicycle parking spaces and 20 indoor bicycle parking spaces as supported by the Parking Study. Residents will have balconies, access to indoor amenity space and some outdoor landscaped areas at grade. Landscaping and buffering details (seating area, fencing, plantings, etc.) will be reviewed as part of a future site plan application should the requested zoning by-law amendment be approved.

Based on this discussion, Planning staff are of the opinion the application conforms to Policy B1.1.5 and the Town's Official Plan.

Pelham Zoning By-law Number 1136 (1987)

The property is zoned I (Institutional). Permitted uses in the I zone are churches, cemeteries, day nurseries, public or private clubs, any public use, nursing homes, senior citizens homes, and schools; and uses, buildings and structures accessory to the foregoing permitted uses. It is noted that a senior citizens home which is permitted in the Institutional Zone is defined in the Zoning By-law as an apartment style building containing self-contained living quarters administered by a non-profit organization or Provincial housing authority and the maximum building height of for permitted institutional uses is 10.5m or 3 stories.

The requested zoning by-law amendment would change the zoning of the property from I (Institutional) to a site specific RM2 (Residential Multiple 2) to permit the apartment dwelling use. The site specific regulations requested are detailed in Table 1.

Table 1: Requested Site Specific Zoning Regulations

Zoning Regulation	General Provisions	Requested Site Specific Zone
6.16(i)(a) Parking Requirements	1.5 spaces/unit = 60 spaces	56 spaces
6.16(d)(i) Ingress and Egress	Ingress and egress, to and from the required parking spaces and areas, shall be provided by means of unobstructed driveways or passageways at least	Minimum width of 7.0 m in perpendicular width where two-way traffic is permitted.

Community Planning & Development Department Planning Application Report

January 24, 2022

Zoning Regulation	General Provisions	Requested Site Specific Zone
	3.0 m wide, where only one-way traffic is permitted, and have a minimum width of 7.5 m, but not more than 9.0 m in perpendicular width where two-way traffic is permitted.	
6.16(i)(i) Parking Area Location on Lot	no part of any parking area, other than a driveway, is located no closer than 3.0 m to any side lot line or rear lot line.	no part of any parking area, other than a driveway, is located no closer than 2.0 m to the west side lot line.
6.35 Yard Encroachments (c) Unenclosed Porches, Balconies, Steps and Patios	may project into any required yard a maximum distance of 1.5 m provided that, in the case of porches, steps or patios, such uses are not more than 1.3 m above ground.	may project into any required yard a maximum distance of 2.5 m provided that, in the case of porches, steps or patios, such uses are not more than 1.3 m above ground.
Zoning Regulation	Residential Multiple 2 (RM2)	Requested Site Specific Zone
17.2(a) Minimum Lot Area	150 m ² per dwelling unit	118m ² per dwelling unit
17.2(b) Maximum Density	65 units per hectare	85 units per hectare
17.2(h) Minimum Interior Side Yard	one-half the height of the building or 6 m, whichever is the greater	6m
17.2(j) Minimum Landscaped Area	35%	31.89%
17.2(k) Maximum Building Height	5 storeys	4 storeys
17.2(m) Amenity Area	2.5 m ² of area for each one-bedroom unit and at least 5 m ² of area for each two or more	60m ² total for the building in one location (indoor)



**Community Planning & Development Department
Planning Application Report**

January 24, 2022

Zoning Regulation	General Provisions	Requested Site Specific Zone
	bedroom units (175m ²) in one location	7.5m ² /unit private amenity area (balconies)

The requested zoning regulations would allow the site to be developed as shown on the site and elevation plans. Based on the discussion above, the zoning is appropriate and incorporates good planning principles.

Submitted Reports:

The applicant provided copies of the following reports in support of the applications:

*Stage 1-2 Archaeological Assessment prepared Amick Consultants Limited
Archaeology*

The assessment documented archaeological resources on the site. concluded that no further archaeological assessment of the study area is warranted; The Ministry of Heritage, Sport, Tourism and Culture Industries has provided a clearance letter.

Functional Servicing Report prepared by Skira and Associated Limited

The report summarizes the servicing for the site and concludes that adequate municipal services exist to service the development. Further details regarding servicing will be reviewed by Town Public Works staff as part of a future application for site plan approval.

Soil Investigation Report prepared by Soil Engineers Limited

The report makes recommendations for construction of the foundation, sidewalks and underground parking based on the soil and groundwater conditions present.

Phase One Environmental Site Assessment prepared by Soil Engineers Limited

The Phase One Environmental Site Assessment concluded that there was low potential for environmental concern from the site's past uses and that the site is



**Community Planning & Development Department
Planning Application Report**

January 24, 2022

suitable for the development. It recommends no further environmental investigation.

Parking Study by Paradigm Transportation Solutions Limited

The study recommends that 40 parking spaces be provided for residents and 16 spaces for visitors; that 10 outdoor bicycle parking spaces and 20 indoor bicycle parking spaces be provided; and that the applicant implement a transportation design management program over the next 3-5 years which includes a coordinator, education and marketing director and a travel choice information board.

Site Circulation Assessment by Paradigm Transportation Solutions Limited

The assessment concludes that no problems are anticipated with the site circulation of the fire truck, garbage collection truck, or passenger car design vehicles.

Traffic Impact Assessment by Paradigm Transportation Solutions Limited

The assessment concludes that the site driveway connection to Pancake Lane will operate within acceptable levels of service during the AM and PM peak hours; no remedial measures are required to mitigate the site impacts; and the town should monitor traffic operations at the intersection of Pelham Street and Pancake Lane/John Street and complete a traffic signal warrant, should side-street delays continue to increase.

Planning Justification Report & Addendum Report prepared by Ruth Victor and Associates

The report concludes that the application is appropriate for the subject lands and represents good planning and assists in providing for the creation of a complete community.

Digital copies of the reports are available by contacting the Planning Division.

Agency Comments:



Community Planning & Development Department Planning Application Report

January 24, 2022

Agencies were circulated for review and comment on the application prior to scheduling the public meeting. The following comments (Appendix A) were received:

Enbridge Gas Inc.: No objection.

Canada Post Corporation: No comments or conditions.

Fire & By-law Services: No comment.

Public Works: Technical comments regarding the Engineering reports and plans. Requested Traffic Impact Study.

Building Division: A building permit is required.

Niagara Region: No objection from a Provincial and Regional perspective. Provided technical comments to inform a future site plan application submission.

Public Comments:

On November 20, 2020 a public meeting notice was circulated to all property owners within 120 metres of the property's boundaries and a public notice sign was posted facing Pancake Lane. A public meeting was held on December 14, 2020. The following comments were provided in writing or verbally at the public meeting (full comments received by Council as part of December 14, 2020 agenda):

John Abbott

Concerned that the building design is out of character with residential uses to the north and west, will result in traffic impacts on Pancake Lane and that the access is unsafe in the event of an emergency. Urges Council to reject the development as proposed.

Shelley Wilson

Concerned about the impact on traffic at the intersection of Pelham Street and Pancake Lane and that the scale of the development is not in keeping with the character of the community.

Samuel Knight



Community Planning & Development Department Planning Application Report

January 24, 2022

Concerned about traffic impacts and safety on Pancake Lane and resulting congestion at the intersection with Pelham Street, negative impacts on property values and the aesthetic of the community.

Richard Atamanyk

Believes the property should remain Institutional zoning. Is concerned about impacts on view and privacy as well as issues during construction for apartment building to the east, impact on wildlife and wind patterns, will cause shadowing impacts, is not physically compatible with the surrounding neighbourhood, will worsen traffic issues including with buses, will result in flooding and additional safety issues on the road in the winter. Further concerns regarding the location and adequacy of utilities and stormwater drainage. Requested clarification on the Provincial Policy Statement policies regarding infrastructure.

Quartek Group on behalf of Marjorie Russell, Edward and Francis Russell, and Real Bergevin

Concerned about potential impacts including: a loss of privacy resulting in and infringement of our ability to enjoy the use of property; traffic impacts; excessive density; and excessive lot coverage; requests a shadow impact study and property impact assessment. Feels the proposal does not represent good planning.

Staff Comments:

The applicant provided some additional information to address some of the concerns raised by members of the public. The information is attached to this report as Appendix A.

Residents provided a number of comments and concerns respecting the requested zoning by-law amendment applications which are addressed below.

With respect to the building design, the building is a rectangular brick building which is consistent with the existing abutting apartment buildings. While some architectural design features have been updated to reflect modern design principles (more glass, parapets), the symmetrical placement of openings and use of masonry is still consistent with classic architectural styles. The low density residential uses are also separated from the proposed building: to the west by the proposed parking area, church parking lot, church building and woodlot; to the north and north east due to



**Community Planning & Development Department
Planning Application Report**

January 24, 2022

the proposed building placement at the south end of the lot with the parking area and landscaped open space located closest to the low density residential uses. Privacy fencing, landscaping and requirements for any parking lot lighting to be directed down would be included in a future site plan agreement if approved. Mature vegetation and accessory buildings (sheds, etc) exist on the low density residential properties which will provide a further buffer to the residential uses.

With respect to the concerns about traffic congestion, the applicant provided a Traffic Impact Assessment prepared by a Traffic Engineer, which concluded that the development would not create traffic hazards or unacceptable levels of congestion on Pancake Lane. Further, the Town has undertaken further analysis of the intersection of Pancake Lane with Pelham Street and has incorporated upgrades into the Pelham Street road reconstruction. Further improvements to Pancake Lane are planned for 2024. Based on this information, Town Public Works staff have indicated that they have no concerns with the development relating to traffic or congestion.

With respect to the concerns about the safety of the access to the development, the applicant provided a Site Circulation Assessment which concludes that no problems are anticipated with the site circulation of the fire truck, garbage collection truck, or passenger car design vehicles. Further, no concerns have been raised by Fire and Emergency Services, Public Works or Niagara Region with respect to the proposed access.

In response to the concerns that the scale of the development is not in keeping with the character of the community, the height, bulk and massing of the proposed building is similar to the neighbouring apartment dwellings and the church building. The existing apartment dwellings are between two and three storeys in height due to the bottom floor being partially above grade (5 storeys permitted). Similarly, the church appears to be just over two storeys due to the basement being partially above grade and the high pitched roof (10.5 metres permitted). The proposed four storey apartment dwelling will be separated from the abutting buildings by more than 22 metres which will include landscaping and trees to soften the appearance of the additional storey in comparison with the existing buildings. Further, the elevation of Pancake Lane increases to the west, resulting in the proposed four storey building appearing to be located at the base of the hill. This has the effect of making the building appear not as tall.



Community Planning & Development Department Planning Application Report

January 24, 2022

Regarding negative impacts to property values, typically new development in a neighbourhood is an indication that it is a desirable place to live and invest. The proposed development is not anticipated to reduce property values as no negative impacts are anticipated to adjacent properties. Further, planning decisions must be made respecting housing types and not tenancy so the issue of ownership versus rental cannot weigh into decision making. Finally, additional rental housing units are needed in the Region to provide opportunities for more affordable housing which is considered to be in the public interest.

In terms of the aesthetic of the community being negatively impacted, while the Town is primarily made up of low density residential uses, other housing types do exist throughout the Town. The inclusion of a variety of housing types adds visual interest and signifies the transition over time toward a complete community as well as changing societal needs. The presence of a variety of architectural styles that reflect different eras (rather than all one type), can further enrich the character of a community.

As discussed under the policy analysis for the Official Plan and above with respect to the building design, privacy impacts on the residential uses to the east and north are not anticipated due to the proposed building location at the south end of the lot with separation from the lot lines, the existing building and outdoor amenity area locations on abutting properties and the requirements for adequate fencing and landscaping.

Concerns were raised about impacts to the apartment building to the east during construction. The developer will be required to follow industry best practices for residential areas and work in compliance with the Town's noise by-law to minimize disruption and impacts during construction. This is a standard requirement for any property owner completing construction on their property in the Town.

Regarding impacts on wildlife, the proposed development will take place more than 50 metres from woodland to the west and therefore no negative impacts are anticipated to the woodland feature. The animals noted are regularly found in urban areas and are expected to adapt and still be present. While the view of the woodland from the existing apartment building to the east will be impeded, views are not considered to be protected.



**Community Planning & Development Department
Planning Application Report**

January 24, 2022

The applicant provided some assessment with respect to changes to wind patterns. The low wide design of the building is anticipated to have the least impact on wind patterns allowing for the most amount of wind to pass over and around the building.

The building will be separated by greater than 22 metres from the existing apartment building to the east and even greater from the low density residential uses to the north and north east. The 12.64 metre building height is not considered to be an excessively high building given that a standard single detached residential dwelling is permitted to be 10.5 metres in height. Shadowing impacts resulting from the proposed building are not expected to be adverse.

Concerns regarding flooding and safety issues on the road in the winter have been investigated and addressed by Town Public Works as part of the reconstruction of Pelham Street and will be further addressed as part of the urbanization of Pancake Lane in 2024. The location and adequacy of utilities and stormwater drainage will be further reviewed as part of a future application for site plan approval subject to approval of the zoning by-law amendment. At that time, the application would be circulated to utilities for commenting and to identify any required relocations or upgrades. A proposed lot grading plan would also be provided for review by Town Public Works staff to ensure that no flooding would occur on neighbouring properties or roadways.

A resident requested clarification regarding the Provincial Policy Statement policies pertaining to infrastructure. The Provincial Policy Statement, 2020 promotes intensification and redevelopment where it can be accommodated by the availability of existing and planned infrastructure and public service facilities required to accommodate the needs of the development (among other considerations outlined above).

Discussion regarding the proposed density is included under the Official Plan policy analysis. While the requested density represents a moderate increase to what currently exists on surrounding properties, the additional units can be accommodated without significant change to building design/layout or impacts to neighbouring properties thereby respecting the character of the density of the neighbourhood.

The proposed development will represent 23.33% lot coverage. Standard residential zones for single detached dwellings in the Town permit 40 – 50% lot coverage as of



Community Planning & Development Department Planning Application Report

January 24, 2022

right. Further, the site layout demonstrates appropriate parking, landscaping and building setbacks. As a result, the proposed lot coverage is not considered excessive.

Based on the analysis and discussion in this report, it is Planning staff's opinion that the requested zoning by-law amendment is appropriate for the site, conforms to Provincial and local plans and policies and represents good planning. Therefore, it is recommended that Council approved the Zoning By-law amendment application.

Alternatives:

Council could choose not to approve the zoning change.

Council choose to approve the zoning change with modifications.

Attachments:

Appendix A Letter from Niagara Planning Group

Prepared and Recommended

Shannon Larocque, MCIP, RPP
Senior Planner

Barbara Wiens, MCIP, RPP
Director of Community Planning and Development

Reviewed and Submitted by:

David Cribbs, BA, MA, JD, MPA
Chief Administrative Officer