

Town of Pelham (2022) Comprehensive Zoning By-law Better Neighbourhoods Comments

Section 3 – General Provisions

- Section 3.30 b) is confusing as it states only one (1) SDU is permitted per lot?
- Section 4.1 (Parking Spaces)
 - Required 1.25 stalls / SDU conflicts with Section 3.30.
 - Recommend minimum 1.0 stall / unit.
 - Recommend ‘Other Permitted Residential’ require 1.0 stall / unit.
 - Recommend minimum commercial / institutional parking stall requirements be reduced broadly.

Section 6 – Residential Zones

Broad Comments:

- Supports the introduction of *Maximum Front Yard* setbacks, reductions of *Minimum Lot Areas / Frontages, Yard Setbacks*, increases of *Maximum Lot Coverages* & removal of *Minimum GFAs*.
- Recommend *Minimum Attached Garage Setback* of 6 m (Front & Corner Yards).
- Recommend up-zoning all lands adjacent to arterial / collector roads & busy streets like Station Street / Line Avenue, as well as lands in close proximity to Downtown. Nodes & corridors should play a more essential role in helping support the Town’s intensification, walkability & transit goals.
- Recommend reduced *Minimum Lot Frontage & Lot Area* provisions for rear-loaded (garage) development, specifically townhouses. (I.e., Welland requires townhouses have 6 m lot frontages is front-loaded garages, or 5 m where garage access is from rear lane.)
 - This is well principled and justified from an urban design, safety, & streetscape perspective.

Section 6.1 – R1 Zone

- Too pervasive throughout Fonthill & Fenwick which negatively restricts future intensification opportunities & raising the price of housing.
 - Recommend semi-detached be permitted use.
- Recommend smaller frontages, (I.e., 14 m).
- Recommend smaller lot areas, (I.e., 400 m²).

Section 6.2 – R2 Zone

Single Detached

- Recommend ‘*Duplex*’ provisions be included.
- Recommend smaller frontages, (I.e., 11 m).
- Recommend smaller lot areas, (I.e., 275 m²).
- Recommend *Minimum Rear Yard Setback* of 6 m.

Section 6.2 & 6.3 – R2 & R3 Zone

Semi-Detached

- Recommend 150 – 180 m² lot areas.
- Recommend *Minimum Rear Yard Setback* of 6 m.

- Clarification re: *Minimum Side Yard* on common wall is redundant per *Definition*.

Duplex

- Recommend complete removal as there is no discernable difference between a duplex dwelling's functional needs and that of an SDU other than that the *maximum floor area* is not restricted. The increased lot area is unnecessary and burdensome.

Section 6.3 – R3 Zone

- Recommend more land be up-zoned to R3.
 - Very little R3 zoned land exists in Fonthill and almost none exists in Fenwick.

Triplex

- Recommend 12 m frontages.
- Supports reduced *Minimum Lot Areas*.
- Recommend *Minimum Rear Yard Setback* of 6 m.
- Clarification re: *Minimum Side Yard* on common wall is redundant per *Definition*.

Section 6.4 – RM1 Zone

- Supports continued list of permitted uses.
- Recommend 12 m frontages for triplex & fourplex.
- Recommend *Minimum Rear Yard Setback* of 6 m.
- Recommend removal of *Landscape Strip* provision entirely as these forms of multi-unit residences are highly compatible with lower density housing forms.

Section 6.5 – RM2 Zone

- Recommend reduced *Minimum Lot Frontage*.
- Recommend removal of redundant *Maximum Density*.
 - *Minimum Parking* standards & *Minimum Lot Area* fundamentally already limit density.

Section 7 – Greenfield Residential Zones

Section 7.1 – GF-R1 Zone

Section 7.1.5 – (semi-detached w/ attached garage) (front-loaded)

- Recommend these be re-titled as 'front-loaded' or 'front-accessed' instead of 'attached garage'.
- Recommend increased *Minimum Lot Frontage* to 12 m to avoid excessive paving & front yard parking.

Section 7.1.6 – (semi-detached w/ rear lane)

- Are these combined for the pair of semis, (so 4.5 m / unit)?
 - If so, recommend *Minimum Lot Frontage* of 10 m (5 m / unit).
- Recommend increased *Minimum Rear Yard Setback* to 12 m.

Section 7.1.7 – (Duplex & Triplex w/ attached garage) (front-loaded)

- Recommend these be re-titled as ‘front-loaded’ or ‘front-accessed’ instead of ‘attached garage’.
- Photo on left is confusing, resembles semi-detached form.

Section 7.2 – GF-R2 Zone

Section 7.2.3 – (street townhouse w/ attached garage) (front-loaded)

- Recommend these be re-titled as ‘front-loaded’ or ‘front-accessed’ instead of ‘attached garage’.
- 5-storey heights for townhouses?

Section 7.2.4 – (street townhouse w/ rear lane)

- Recommend *Minimum Lot Frontage* of 5.5 m and 8.2 m for end units.
- 5-storey heights for townhouses?
- Why is garage height taller in just this zone class?

Section 7.3 – GF-R3 Zone

Section 7.3.1 – (Permitted Uses)

- Recommend *Triplex & Fourplexes* be permitted uses.

Section 7.3.4 – (Apartments)

- Recommend *Minimum Lot Frontage* of 15 m.
- Recommend larger *Minimum Rear Yard Setback*.

Section 8 – Commercial Zones

- ‘Mixed-use’ (Commercial-residential) should be permitted in the VC & DC Zone.
 - It is not identified as a permitted use but standalone residential and standalone commercial uses are.
- Recommend *Minimum First Floor Window Height* of 0.3 – 0.6 m.
- Recommend replacement of *Angular Plane* provision with increased yard setbacks above the 3rd floor.
 - Angular planes & step-backs are more expensive & challenging to build. Other municipalities are moving away from these ‘wedding cake’ style building forms.
- Re: NC Zone
 - Recommend *Minimum Landscaped Amenity Area* be reduced or replaced with an *Amenity Area* provision that includes balconies / patios.