

# 15 Hwy 20 East

**Town of Pelham**

June 13, 2022

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Application for Official Plan & Zoning By-law Amendment  
For Aiva Development and Real Estate Ltd.

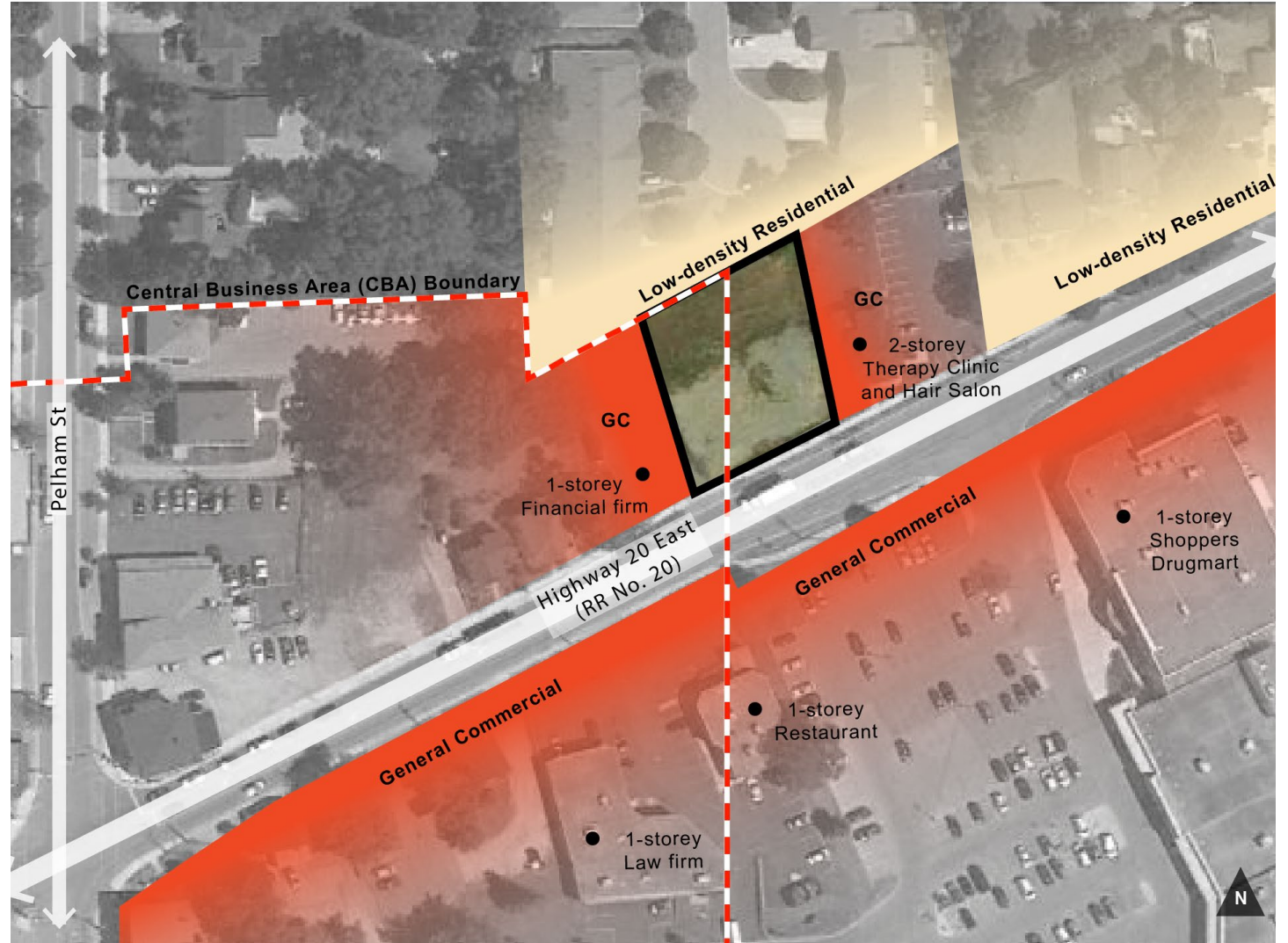
Prepared by:

**NPG**  **PLANNING SOLUTIONS**

# Subject Lands & Surrounding Land Uses

**Lot Area:** 0.142 ha

**Frontage:** 36 m (on Highway 20 East)



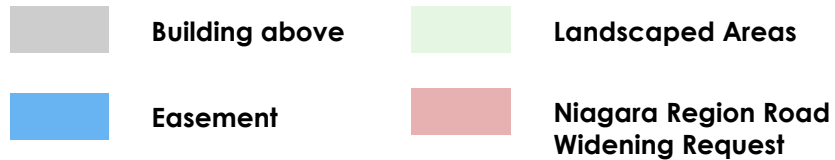
# Proposed Development

## Units: 24 apartment units

- Density: 170 units per hectare
- 1 bedroom: 18 units (563 – 735 sqft)
- 2 bedroom: 6 units (909 – 981 sqft)

## Total Parking: 28 spaces

- Parking rate: 1.16 spaces/unit
- Parking for Residents: 24
- Parking for Visitor: 4



# Building Elevation



FRONT (SOUTH) ELEVATION COLOR SCHEME

The renderings and colours presented are preliminary and are for built form context only.

# Permitted Height from Policy & Zoning Context

## Town of Pelham Official Plan

Downtown Transitional Area designation

- Permits maximum of 2 storeys

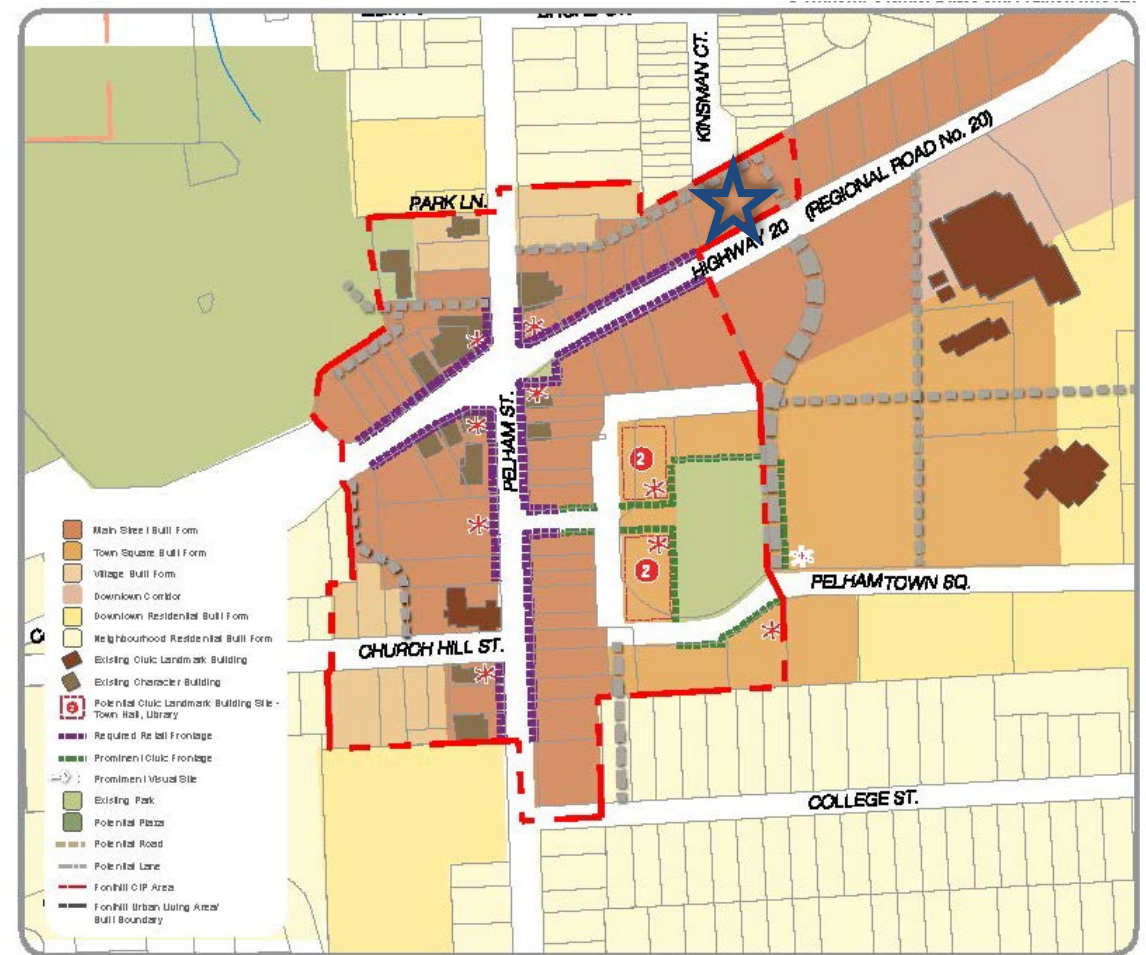
## Downtown Master Plan for Fonthill and Fenwick 2014

Main Street Built Form designation

- Permits maximum of 3 storeys

## Previous Minor Variance Application

- Permits a mixed-use development
- Allows a maximum building height of 13 metres.



# Shadow Analysis

SPRING



MARCH 20 9 AM  
1" = 80'-0"



MARCH 20 12 PM  
1" = 80'-0"



MARCH 20 3 PM  
1" = 80'-0"

FALL



SEPT 22 9 AM  
1" = 80'-0"

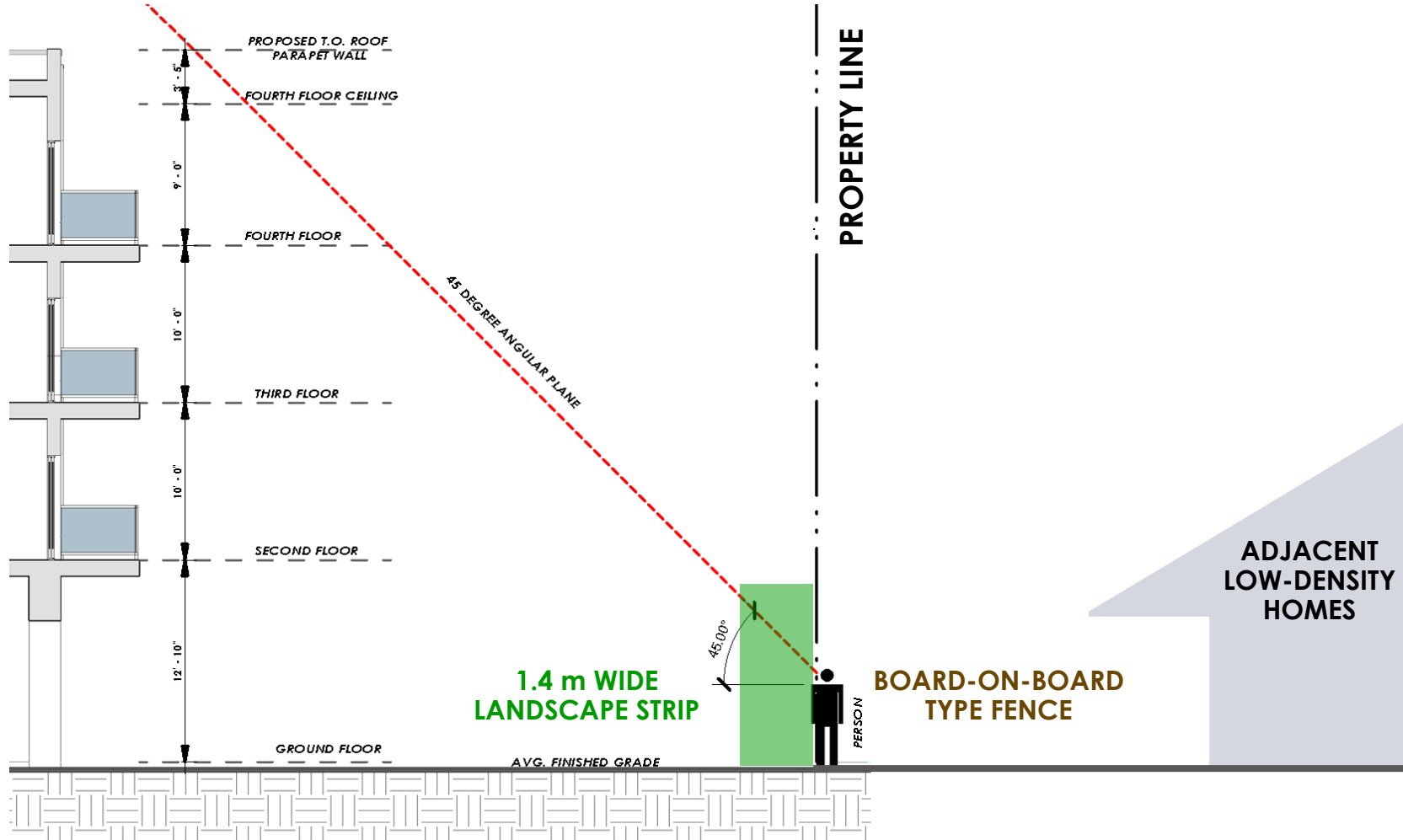


SEPT 22 12 PM  
1" = 80'-0"



SEPT 22 3 PM  
1" = 80'-0"

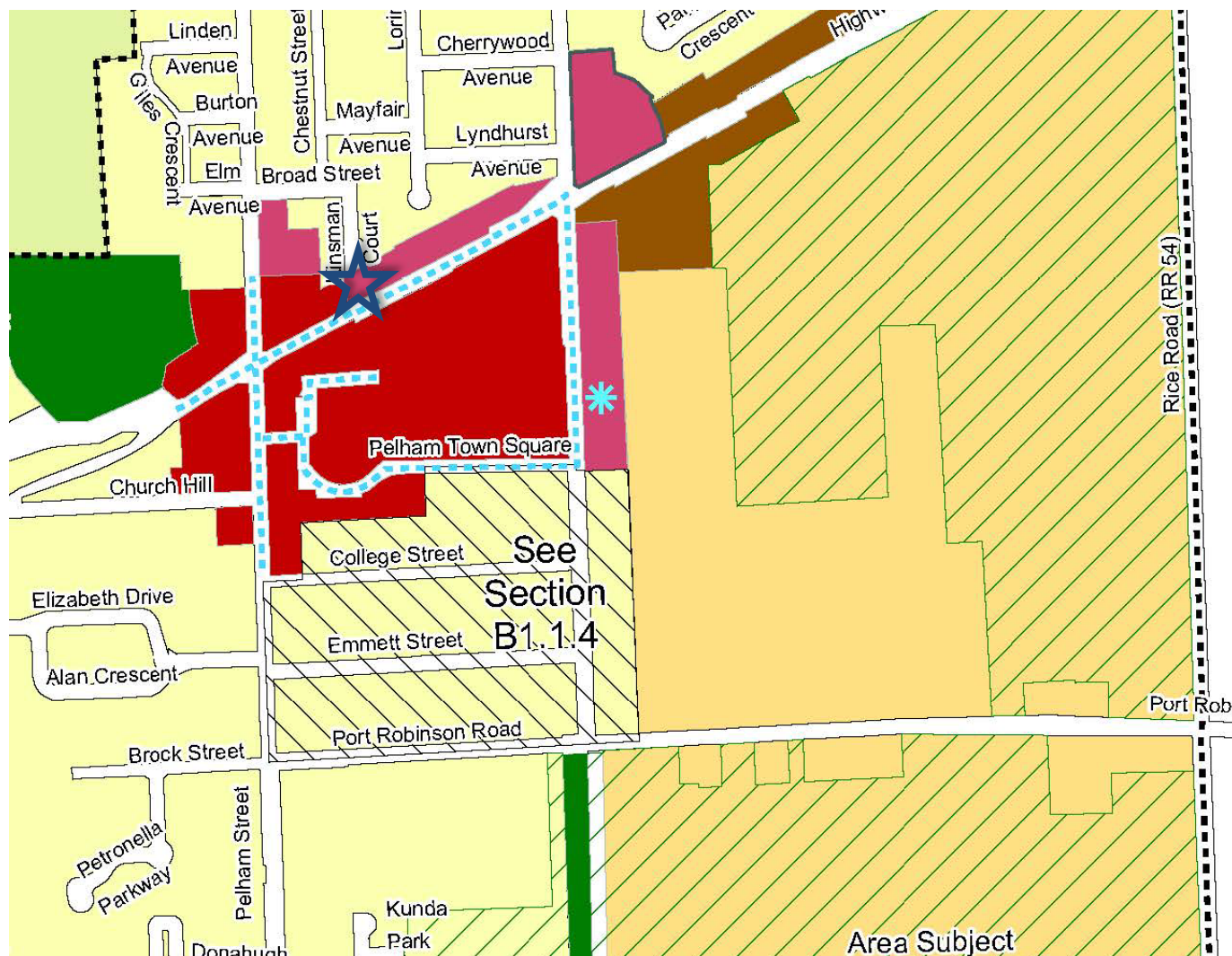
# Northern Interface



**ANGULAR PLAN FROM NORTH PROPERTY LINE**

1/8" = 1'-0"

# Official Plan Amendment



## Proposed Amendment

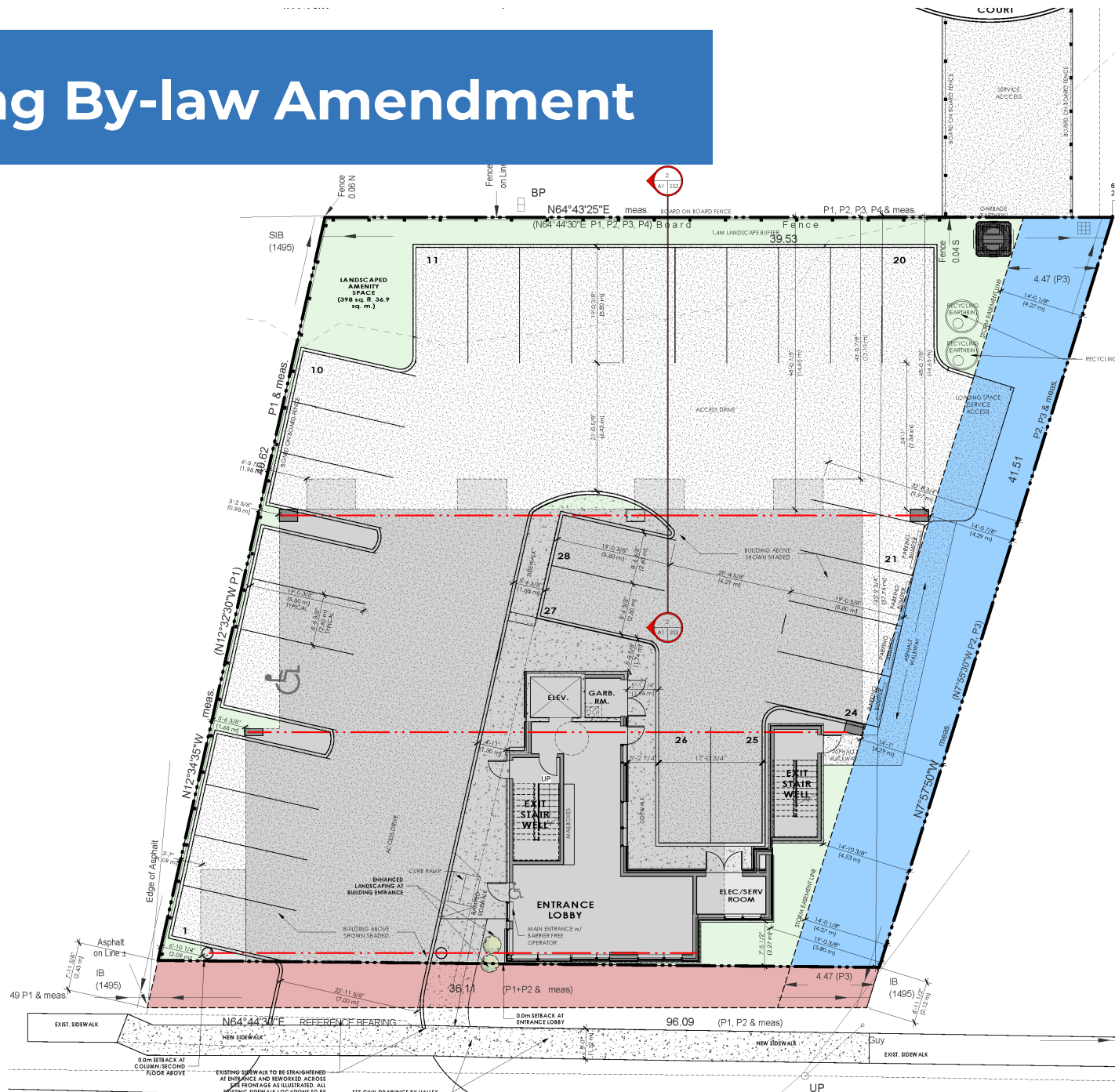
- Proposed height: 14.27 m (4 storeys)

## Supportable, as the development:

- Aligns with the intent and purpose of the Downtown Transitional Area
- Does not impact adjacent uses
- Principally aligns with the previously approved Minor Variance application



# Zoning By-law Amendment



**Existing zone:** General Commercial (GC) Zone

**Proposed zone:** Residential Multiple 2 (R2) Zone

## Min Lot Area

Provided: 59 sqm per dwelling unit  
(Required: 150 sqm per dwelling unit)

## Maximum Density

Provided: 170 uph (Allowed: 65 uph)

## Max Lot Coverage

Provided: 48% (Allowed: 30%)

## Min Floor Area Per Unit

1 bedroom: 52 sqm (Required: 56 sqm)

## Maximum Building Height

14.5 m (Required: 13 m)

# Zoning By-law Amendment

## Width of planting strip

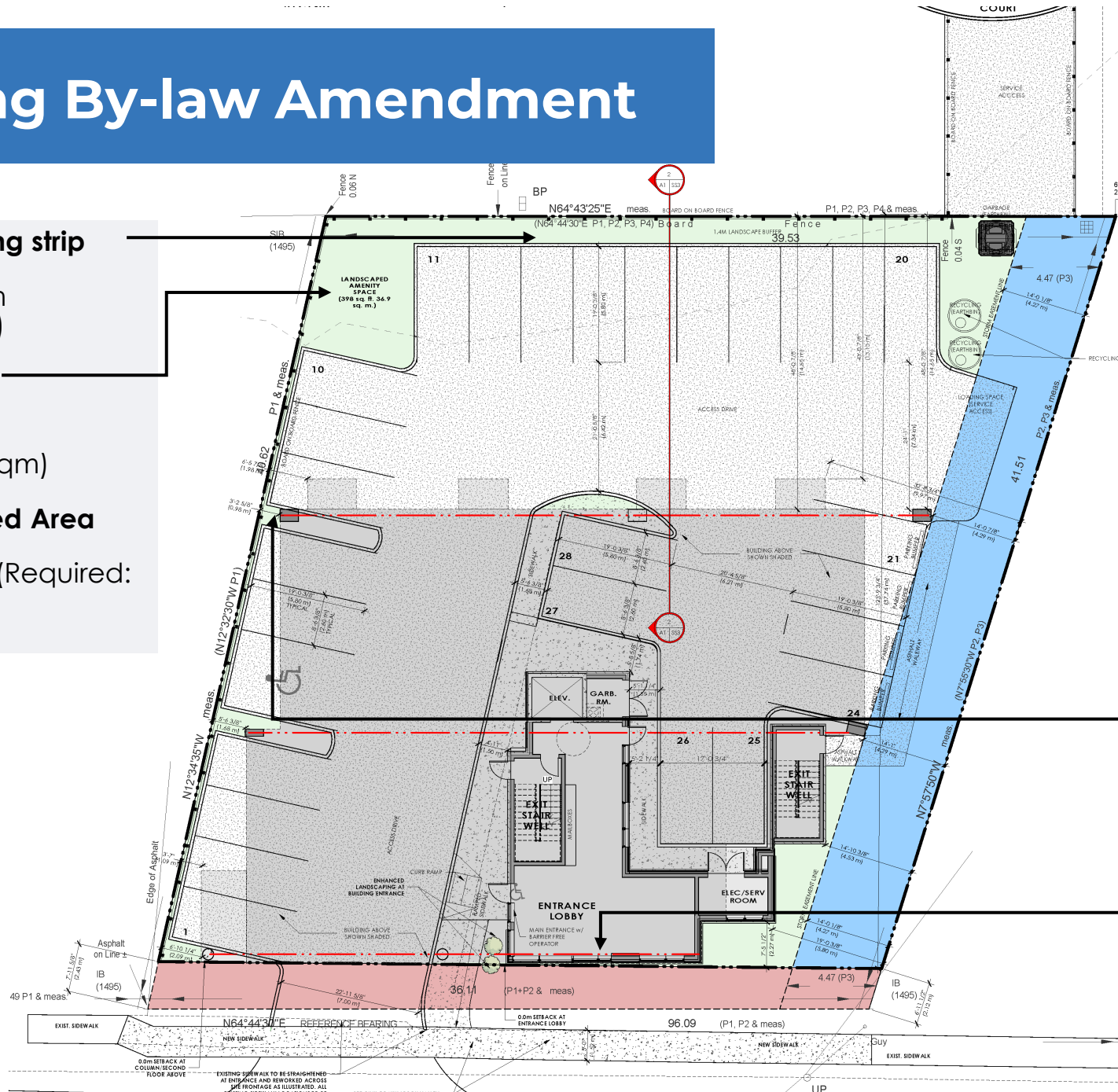
Provided: 1.4 m  
(Required: 3 m)

## Amenity Area

Provided: 36 m<sup>2</sup>  
(Required: 75 sqm)

## Min Landscaped Area

Provided: 20% (Required: 35%)



**Existing zone:** General Commercial (GC) Zone

**Proposed zone:** Residential Multiple 2 (R2) Zone

## Min Interior Side Yard

Provided: 0.9 m  
(Required: 7.2 m)

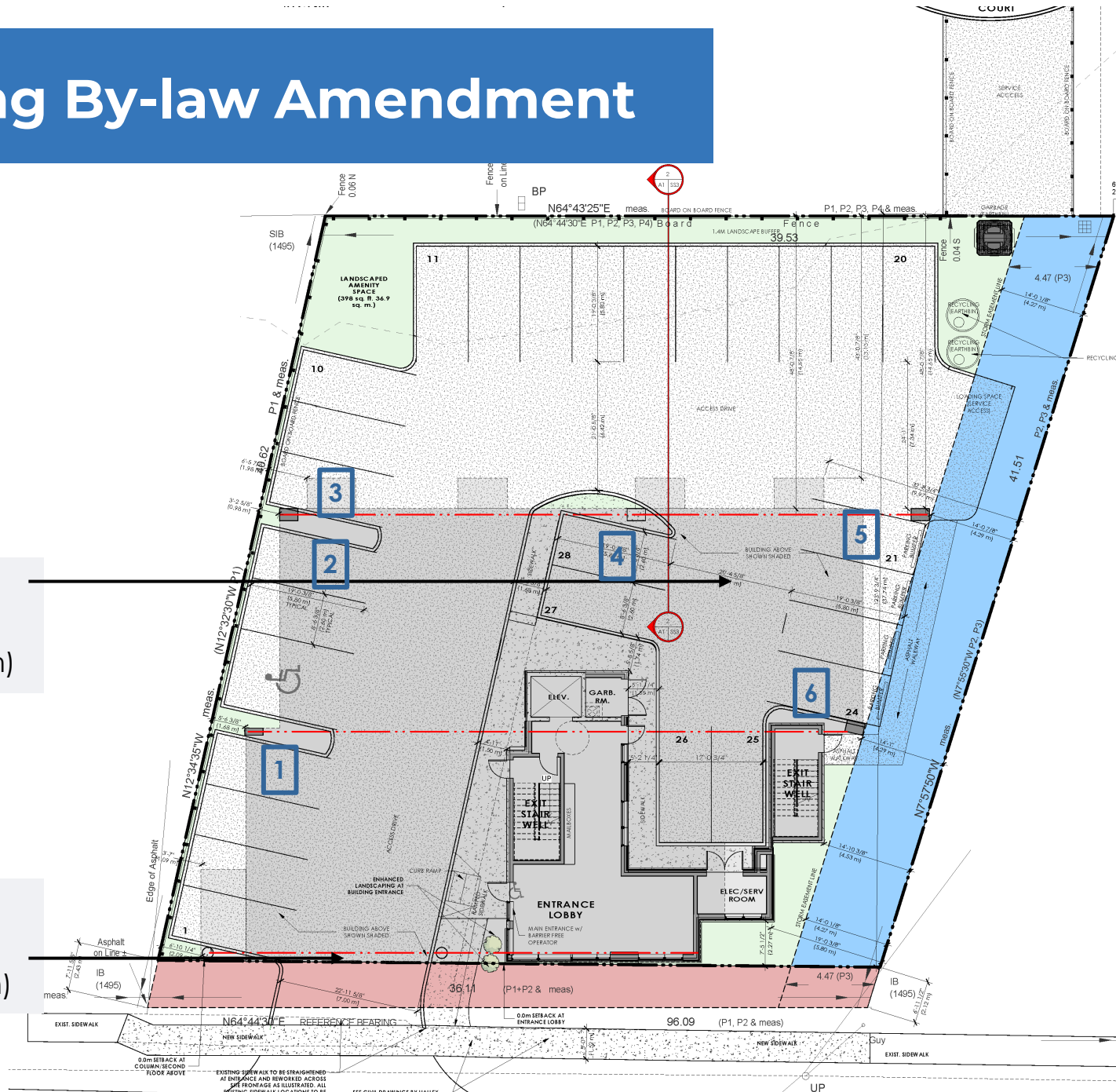
## Min Front Yard

Provided: 0  
(Required: 7.5 m)

# Zoning By-law Amendment

**Aisle width**  
 Provided: 6.2 m  
 (Required: 7.6 m)

**Ingress Egress**  
 Provided: 7 m  
 (Required: 7.5 m)



**Existing zone:** General Commercial (GC) Zone

**Proposed zone:** Residential Multiple 2 (R2) Zone

## Parking Requirement

Provided: 28 spaces (Required: 36 spaces)

## Parking Area Location

Front yard: 0 m (Required: 7.5 m)

Side yard: 0 m (Required: 3 m)

Rear yard: 1.4 m (Required: 3 m)

## Parking space abutting a structure

Provided 2.6 m (Required: 3 m)

\*Affected 6 spaces labelled on the plan

# Supporting Studies

**The Official Plan & Zoning By-Law Amendment Application was accompanied by supporting studies:**

- Functional Servicing & Stormwater Management Report
- Archaeological Assessment
- Noise Study
- Parking Study
- Shadow Study

- ✓ Is consistent with the PPS and conforms with the Growth Plan, the NROP, and the Town of Pelham Official Plan.
- ✓ Creates new housing with a range of housing sizes and types within the Highway 20 Intensification Corridor.
- ✓ Provides “eyes on the street” benefits, enhances streetscape and public-realm experience along Highway 20 E.
- ✓ Appropriately distanced from the low-density residences
- ✓ Make efficient use of the existing municipal services and infrastructure.

