

Public Meeting for 15 Highway 20 East

Official Plan and Zoning By-law Amendment Applications

OP-AM-01-2022 & AM-03-2021

June 13, 2022



Location & Purpose

Location:

north side of Highway 20 east of Pelham Street and south of Kinsman Court

Purpose:

- The Official Plan amendment would amend Policy B1.3.4.3(b) by increasing the maximum building height in the Downtown Transitional Area from 2 storeys to 4 storeys (14.5 metres) without a step back to permit the development of the property for a 4 storey residential apartment building containing 24 units.
- The Zoning By-law Amendment would rezone the lands from the GC (General Commercial) zone to a site-specific RM2 (Residential Multiple 2) zone to permit the apartment dwelling as shown on the proposed site plan.



Proposed Site Plan



Conceptual Building Elevations



FRONT (SOUTH) ELEVATION COLOR SCHEME

1/2" = 1'-0"



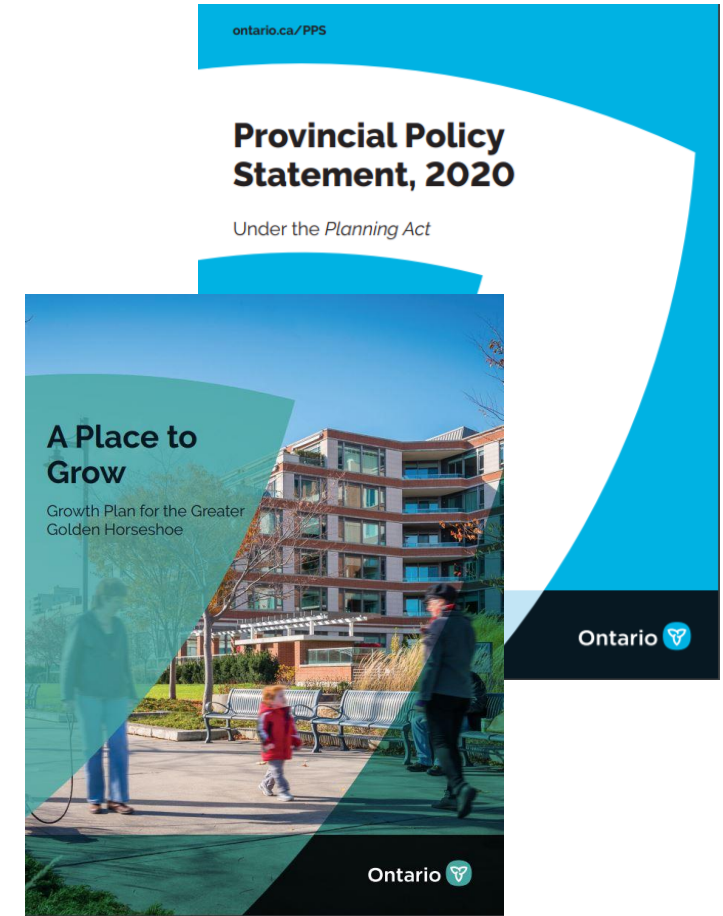
Provincial Policies & Plans

Provincial Policy Statement, 2020

- Settlement Area

Growth Plan for the Greater Golden Horseshoe, 2019

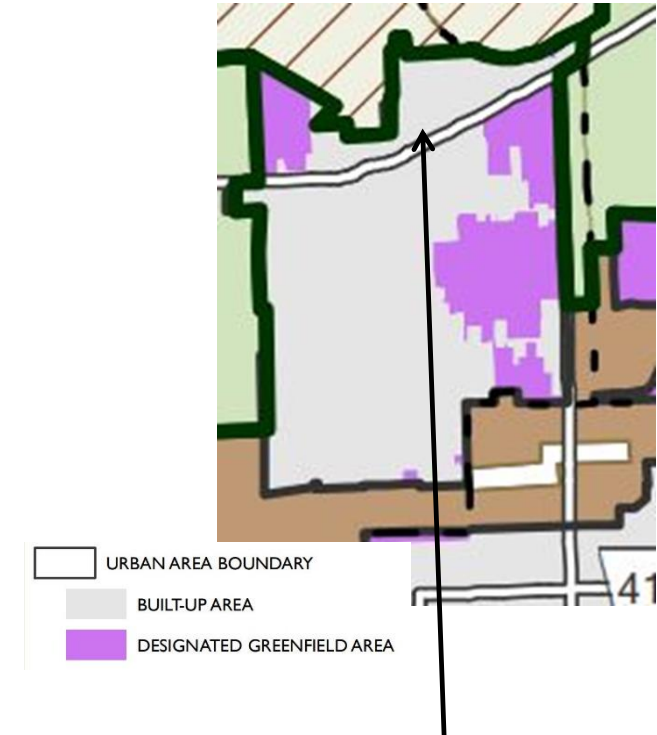
- Delineated Built-up Area



Niagara Region Official Plan

Urban Area Built-up Area

- Intensification target of 15% for the total annual development in Pelham.
- Encourages variety of housing types within urban communities and neighbourhoods to serve a variety of people as they age through their life cycle.

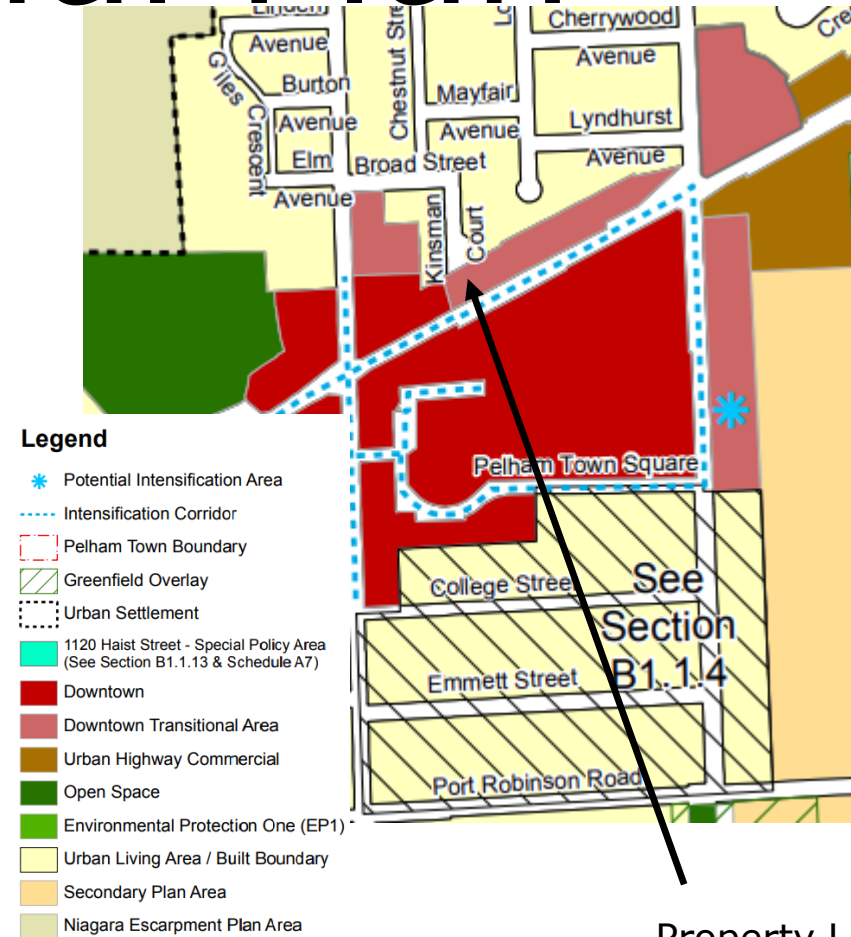


Approximate Location of Property

Town Official Plan

Downtown Transitional Area

- Permits residential uses; professional offices and clinics providing health services; inns and bed and breakfasts; studios and home occupations; and, small-scale restaurants, retail uses and personal service shops.
- Maximum building height 2 storeys.
- Building encouraged within 1 metre of the front lot line.
- Adherence to urban design guidelines for Downtown Fonthill and Fenwick.



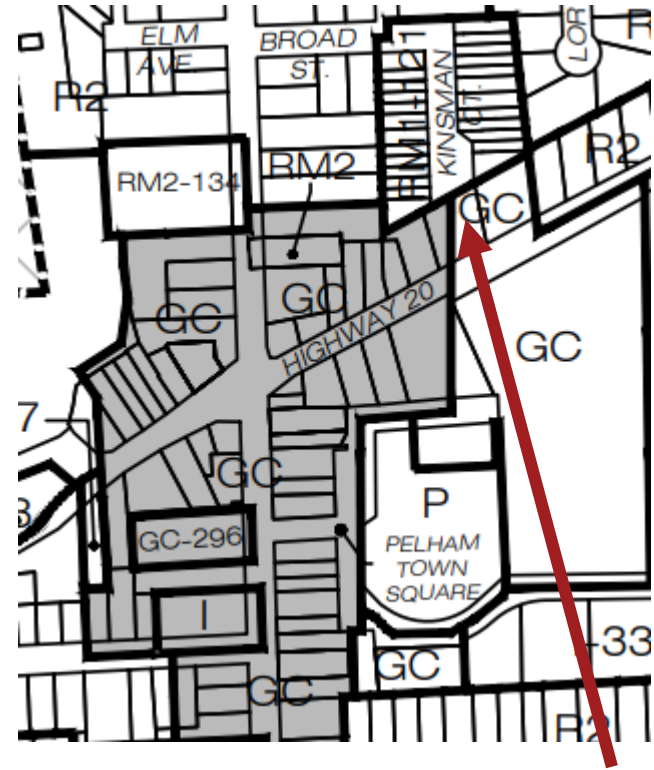
Requested Official Plan Amendment

- The Official Plan amendment would amend Policy B1.3.4.3(b) by increasing the maximum building height in the Downtown Transitional Area from 2 storeys to 4 storeys (14.5 metres) without a step back to permit the development of the property for a 4 storey residential apartment building containing 24 units.



Zoning By-law 1136 (1987)

- GC (General Commercial)
- Requesting site specific RM2 (Residential Multiple 2) to allow the 4 storey 24 unit apartment dwelling use.



Property Location

Requested Site Specific RM2 Zone

| 17.2 Zone Requirement | Standard RM2 Requirement | Requested RM2 Requirement |
|---------------------------------------|--|------------------------------------|
| (a) Minimum Lot Area | 150 m ² per dwelling unit | 59m ² per dwelling unit |
| (b) Minimum Lot Frontage | 30 m | No change |
| (c) Minimum Lot Depth | 38 m | No change |
| (d) Maximum Density | 65 units per hectare | 170 units per hectare |
| (e) Maximum Lot Coverage | 30 percent | 48 percent |
| (f) Minimum Front Yard | one-half the height of the building or 7.5 m, whichever is the greater | 0 metres |
| (g) Minimum Rear Yard | one-half the height of the building or 12 m, whichever is the greater | No change |
| (h) Minimum Interior Side Yard | one-half the height of the building or 6 m, whichever is the greater | 0.9 west 1.2 east |

Requested Site Specific RM2 Zone

| 17.2 Zone Requirement | Standard RM2 Requirement | Requested RM2 Requirement |
|---|--|--------------------------------------|
| (i) Minimum Exterior Side Yard | one-half the height of the building or 7 m, whichever is the greater | Not applicable |
| (j) Minimum Landscaped Area | 35 percent | 20 percent |
| (k) Maximum Building Height | 5 storeys | 4 storeys (14.5 metres) |
| (l) Minimum Floor Area per Dwelling Unit: | (i) Bachelor 42 m ² (ii) One bedroom 56 m ² plus 9 m ² for each additional bedroom | No change |
| (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 bedroom units in one location for recreational use for the residents of the development. | 1.5 m ² per dwelling unit |
| (i) Minimum Exterior Side Yard | one-half the height of the building or 7 m, whichever is the greater | Not applicable |
| (j) Minimum Landscaped Area | 35 percent | 20 percent |
| (k) Maximum Building Height | 5 storeys | 4 storeys (14.5 metres) |

Requested Site Specific RM2 Zone

| 6.0 General Provisions | Standard Requirement | Requested Requirement |
|---|--|--|
| 6.16(a) Parking Requirements | 1.5 spaces per unit | 1.1 spaces per unit |
| 6.16(d) Ingress and Egress | 7.5 metre width for ingress and egress (two-way traffic) | 7.0 metre width for ingress and egress (two-way traffic) |
| 6.16(i) Parking Area Location | 7.5 m to street line; 3.0 m to side or rear lot line | 0 metres from the south property line 0 metres from the west property line 1.4 metres from the north property line |
| 6.16(j) Dimensions of Parking Spaces | 3 m where abutting a column | 2.6 metres where abutting a column |
| 6.16(k) Planting Strips | No requirement for this property/development | 1.4 metre planting strip provided along the north lot line |

Comments

Agency

Niagara Region Planning and Development Services

Regional Planning and Development Services staff is satisfied that the proposed local Official Plan Amendment and Zoning By-law Amendment applications are consistent with the PPS and conform to the Growth Plan and ROP, subject to any local compatibility concerns and requirements.

Public Works

Provided no objection to the applications for Official Plan and Zoning By-law amendment and technical comments for site plan approval application.

Enbridge Gas Inc.

No objection. Request standard conditions.

Hydro One

No comments or concerns.

Public

A. Morgan

concerned about traffic safety and building height and setback are not appropriate.

B. & S. Law

concerned about drainage, loss of trees, road noise, scale of development, snow piling area.

R. & M. Blakely

Opposed to application, concerned about impact on property value, loss of light, lack of fit with area, traffic impacts and disruption and impact of waste collection.

B. McInernery on behalf of residents on Kinsman Court

Support application subject to a number of considerations including maintain fencing, restriction on visitor parking, 4 storey maximum building height, gate at proposed waste collection driveway, work with arbourist, develop a plan for snow removal and minimize driveway impact on 24 and 26 Kinsman Court

Technical Reports

Planning Justification Report prepared NPG Planning Solutions Inc. dated May 26, 2021

Addendum to Planning Justification Report with Angular Plane Analysis prepared by NPG Planning Solutions Inc. dated April 7, 2022

Shadow Study prepared by ACK Architects dated September 2018 revised to March 30, 2022

Parking Analysis prepared by Paradigm Transportation Solutions Limited dated October 29, 2021

Functional Servicing Design Brief prepared by Hallex Engineering Ltd. dated August 28, 2020

Stage 1-2 Archaeological Assessment prepared by Detritus Consulting Ltd. dated July 9, 2020

Record of Site Condition under Part XV.1 of the Environmental Protection Act submitted May 17, 2016

Environmental Noise Feasibility Assessment prepared by RJ Burnside and Associates Limited dated July 2020

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

Shadow Impact Analysis



DEC 21 9AM
1" = 80.0'



DEC 21 12PM
1" = 80.0'



DEC 21 3PM
1" = 80.0'



MARCH 20 9AM
1" = 80.0'



MARCH 20 12PM
1" = 80.0'



MARCH 20 3PM
1" = 80.0'

Shadow Impact Analysis



JUNE 21 9AM
1" = 80'-0"



JUNE 21 12PM
1" = 80'-0"



JUNE 21 3PM
1" = 80'-0"



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

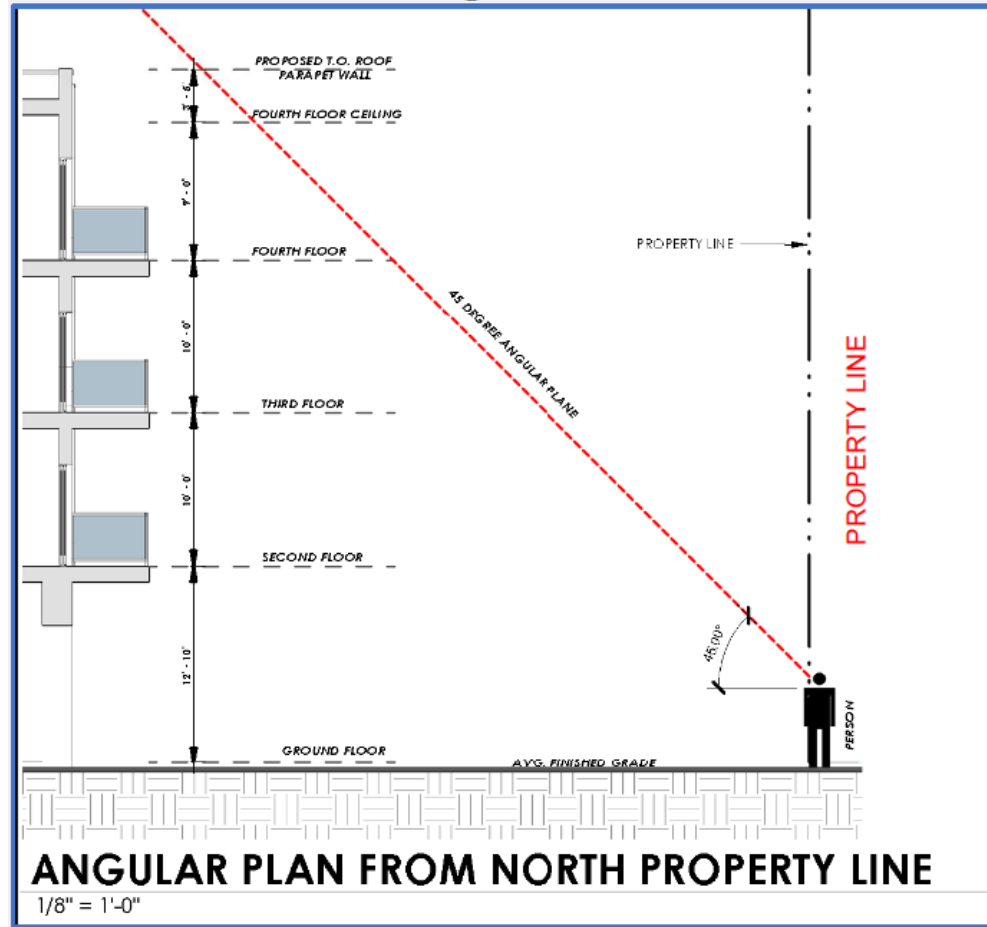


SEPT 22 12PM
1" = 80'-0"



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

Urban Plane Analysis



Conclusion

No decisions or recommendations concerning these applications have been or will be made at this meeting.

Following review of comments received, a recommendation report will be prepared for Council's decision at a later date.

Please ensure you provide your contact information as soon as possible if you wish to receive future notices.

Questions & Comments

Shannon Larocque, Senior Planner

905-892-2607 x319

slarocque@pelham.ca