

Report Regarding Site Plan Control for 55 Wellspring Way (File No. SP-06-16)

Executive Summary:

The purpose of this report is to provide Council with information regarding site plan control under Section 41 of the Planning Act for Part Lots 161 and 166 and Part Closed Road Allowance between Lots 161 and 166, now Town of Pelham (depicted as Block 4 in the preliminary 59M plan), municipally known as 55 Wellspring Way, to facilitate the construction of the town owned Community Centre.

For Council's information, as the development is town owned a site plan agreement is not required; therefore, this report is provided for information and to obtain Council's approval of the site plan.

Location:

The subject parcel is located on the south side of Shaw Avenue, east of Wellspring Way (refer to Figure 1). The legal description of the subject parcel is Part Lots 161 and 166 and Part Closed Road Allowance between Lots 161 and 166, now Town of Pelham (depicted as Block 4 in the preliminary 59M plan). It is part of the Village of East Fonthill Subdivision.

Figure 1: Location of the Subject Parcel



Project Description and Purpose:

The Town proposes to construct a two (2) storey Community Centre (refer to Figures 2 and 3 and Appendix 1).

Figure 2: Site Plan

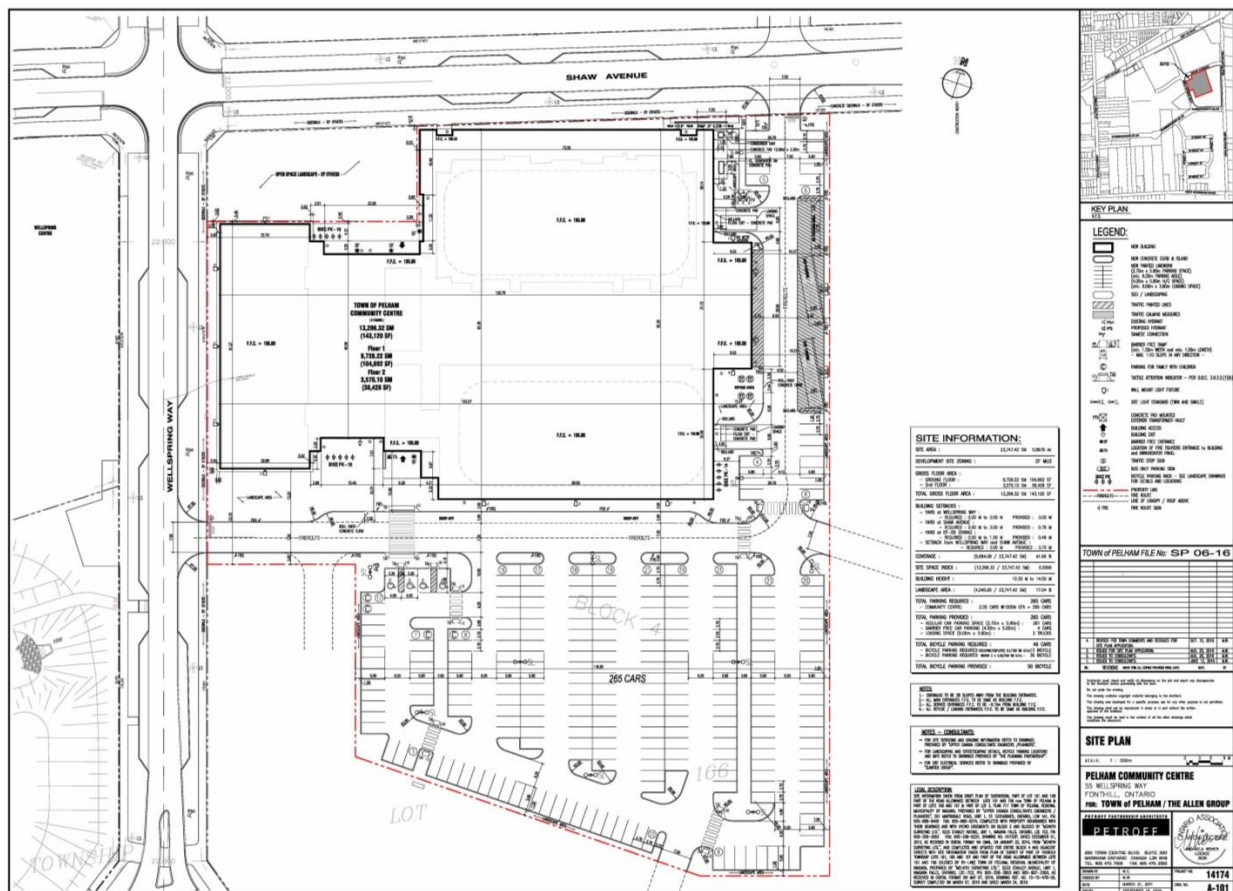
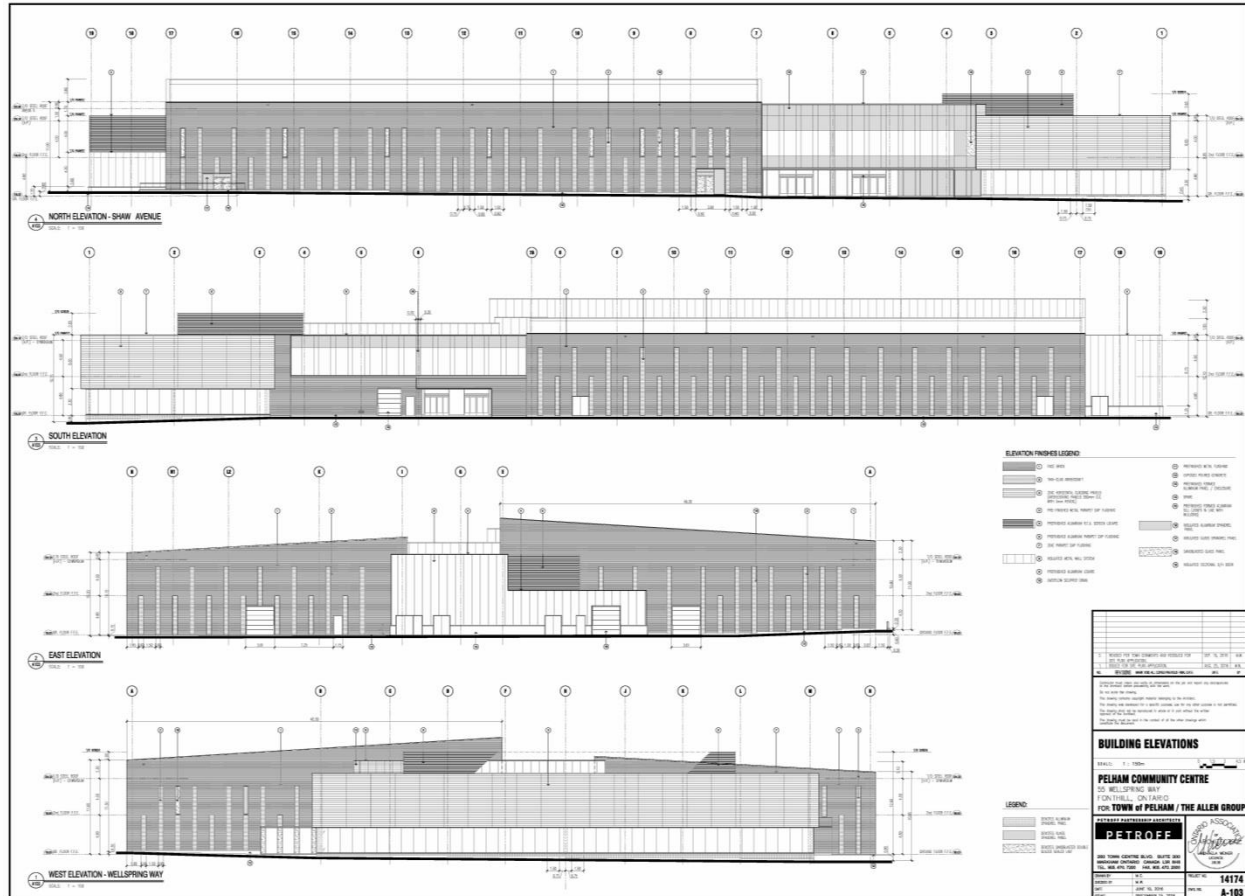


Figure 3: Elevations



Policy Review:

The Provincial Policy Statement, 2014, states that healthy, liveable, and safe communities are sustained by accommodating an appropriate range and mix of recreational uses to meet long term needs (Policy 1.1.1 b)). In addition, communities should plan and provide for a full range and equitable distribution of publicly-accessible built facilities and public spaces for recreation.

The subject parcel falls within a Designated Greenfield Area according to the Growth Plan for the Greater Golden Horseshoe, 2006.

New development within Designated Greenfield Areas will be planned, designated, zoned, and designed in a manner that contributes to creating a complete community that supports active transportation, provides a diverse mix of land uses, and has high quality public open space. The minimum density target required is not less than 50 residents and jobs combined per hectare for Designated Greenfield Areas.

Policy 2.2.2.1 h) encourages towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space, and easy access to local stores and services.

Policy 3.2.6.2 indicates that an appropriate range of community infrastructure should be planned to meet the needs resulting from population changes and to foster complete communities.

The proposed site plan will assist in the creation of a complete community as the new recreational use will be located adjacent to commercial development and the public square and is within walking distance to residential uses. The proposed development will offer a high quality public recreational building that is strengthened by the adjacent public square that will meet the needs of a diverse population. It will assist the Village of East Fonthill subdivision in meeting its minimum density target with the employment the facility will generate.

The subject parcel is designated as Urban Area- Designated Greenfield Areas according to the Regional Official Plan, 2014, consolidated.

Designated Greenfield Areas will be planned as compact, complete communities that accommodate a range of land uses and support transit and active transportation. The minimum combined gross density target of 50 people and jobs per hectare is required across all Designated Greenfield Areas.

Policy 11.B.3 indicates that community facilities should be co-located and sited in existing nodes and corridors to increase multi-modal transportation opportunities for accessing community services.

The proposed site plan will assist in the creation of a complete community as the facility will accommodate a range of recreational uses. The Village of East Fonthill subdivision supports transit and active transportation. The proposed development will assist the Village of East Fonthill subdivision in being able to meet its minimum density target as it will provide employment.

The proposed development will be located across from Wellspring Niagara, which offers programs to cancer patients, their families, and their caregivers. The co-location of the Community Centre with Wellspring Niagara will provide a nucleus of health and wellness in the Village of East Fonthill subdivision. In addition, the siting of the Community Centre on a node allows for the future development of transit along the corridor to encourage multi-modal transportation use by residents.

The subject parcel is designated as East Fonthill- Urban Highway Commercial according to the Town's Official Plan, 2014. Permitted uses in the East Fonthill- Urban Highway Commercial designation include: commercial, professional and/or government offices; cultural, recreational and entertainment uses; public and private institutional uses; parking and cycling facilities; parks and parkettes; etc.

Policy B1.7.8.4.2 a) indicates that, at build-out, the lands designated East Fonthill- Urban Highway Commercial are required to achieve a minimum density of 50 persons and jobs combined per gross hectare. Policy B1.7.8.4.2 b) notes that the minimum building height for any building within the East Fonthill- Urban Highway Commercial designation shall be 2 storeys, or 6.0 metres, whichever is greater; and, the maximum building height shall be 10 storeys, or 35 metres, whichever is less. Policy B1.7.9.4.2 e) states that development within the East Fonthill- Urban Highway Commercial designation shall only proceed on the basis of a Site Master Plan.

The proposed Community Centre is a permitted use in the East Fonthill- Urban Highway Commercial designation.

At build-out, it is expected that the Village of East Fonthill subdivision will achieve the required minimum density of 50 persons and jobs combined per gross hectare. The site plan elevations indicate that the minimum building height requirement is met.

For Council's information, Planning staff evaluated the elevations and landscape plans utilizing the East Fonthill Mixed Use Centre Site Master Plan, dated January 2015, prepared by The Planning Partnership.

In Planning staff's opinion, the elevations and landscape plans are consistent with the East Fonthill Mixed Use Centre Site Master Plan.

The subject parcel is zoned East Fonthill Mixed Use 3 (EF-MU3), according to By-law No. 1136 (1987), as amended. Permitted uses in the East Fonthill Mixed Use 3 (EF-MU3) zone include: a multi-use recreational facility, including cultural, recreational and entertainment uses; commercial, professional, medical and/or government offices; public and private institutional uses; parks and urban squares; public art installations; active transportation and transit facilities; etc.

The proposed Community Centre is a permitted use in the East Fonthill Mixed Use 3 (EF-MU3) zone. The elevations and site plan meet the development regulations for the East Fonthill Mixed Use 3 (EF-MU3) zone as stated in By-law No. 3543 (2014). The site plan meets the general provisions of By-law No. 1136 (1987), as amended.

Planning Act:

Section 41 (2) of the Planning Act states that where an official plan shows or describes a potential site plan control area, the Council of the local municipality may, by by-law, designate the whole or any part of such area as a site plan control area.

Policy E1.4 of the Town's Official Plan, 2014, designates all areas of the Town as proposed site plan control areas.

By-law No. 1118 (1987) designates all of the Town of Pelham as a site plan control area and exempts the certain land uses from site plan control. The proposed improvements to the subject parcel are not exempt from site plan control. Consequently, the proposed site plan for the construction of a two (2) storey Community Centre requires site plan control. However, as previously indicated, a site plan agreement is not required as the development will be Town owned.

Agency Comments:

For Council's information, the Community Centre site plan was circulated to internal departments for review and comment.

Public Comments:

For Council's information, site plan control is not a public process under the Planning Act as it is an agreement between the land owner and the Town; therefore, there are no notice requirements for site plan control applications.

Staff Comments:

The purpose of this report is to provide Council with information regarding site plan control to facilitate the construction of a two (2) storey Community Centre.

Planning and Public Works staff have reviewed the site plan to evaluate: the location of vehicular access points; the surface and location of walkways, driveways, and parking areas; the location, massing and conceptual design of the building including exterior design (i.e. character, scale, appearance); the location and type of lighting; the location and type of landscaping; the grade and elevation of the land; the location and type of garbage and recyclables storage; design elements such as bicycle parking facilities; design elements regard for accessibility for persons with disabilities; and, the type and location of storm, surface, and wastewater disposal facilities. Fire Services staff have reviewed the site plan to evaluate fire protection designs for the exterior of the site (an internal review will be done when plans are submitted at building permit stage).

Region of Niagara staff reviewed the site plan in regards to the proposed ingress/egress onto Regional Road 54 (Rice Road)-- the Region does not support any access onto Regional Road 54 (Rice Road) except at Shaw Avenue and Summersides Boulevard (refer to Appendix 2). The current site plan indicates access to Regional Road 54 (Rice Road) that based on the provided Regional comments will have to be eliminated.

Planning staff are of the opinion that the executed site plan will result in the appropriate development of a two (2) storey Community Centre on the subject land and represents good planning. Overall, the site will function well through the appropriate placement of the proposed building, parking areas and access, and will provide for good development on a collector mixed use 'main street'. The proposed development conforms to the Town's Zoning By-law and Official Plan policies.

Planning staff recommends that Council approve the site plan as it is consistent with PPS, 2014, conforms to Provincial plans and Regional and Local policies, and represents good planning.

Prepared by: Julie Hannah, MCIP, RPP, Planner

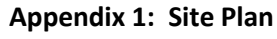
Reviewed by: Barbara Wiens, MCIP, RPP, Director of Community Planning and Development

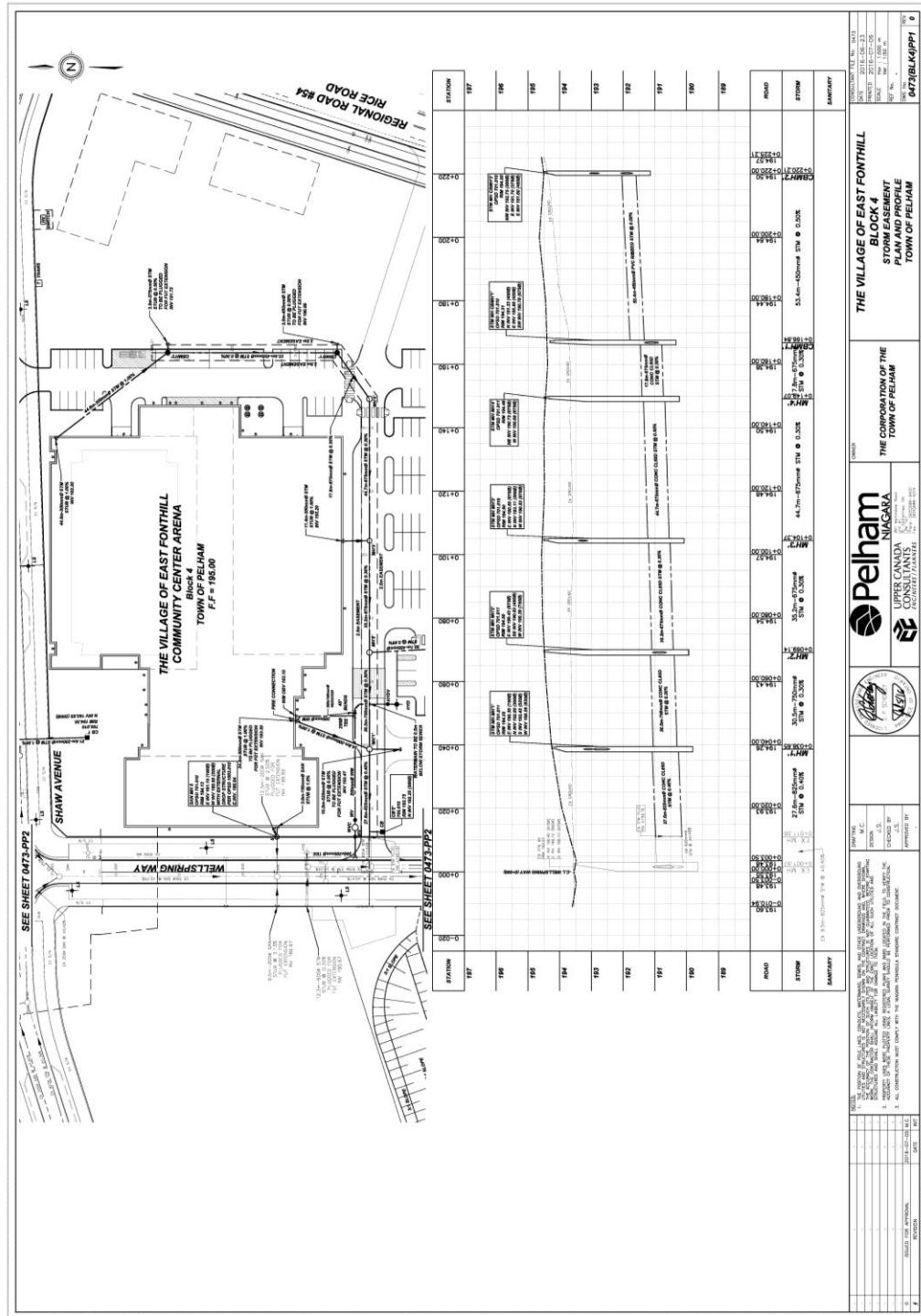
Alternatives:

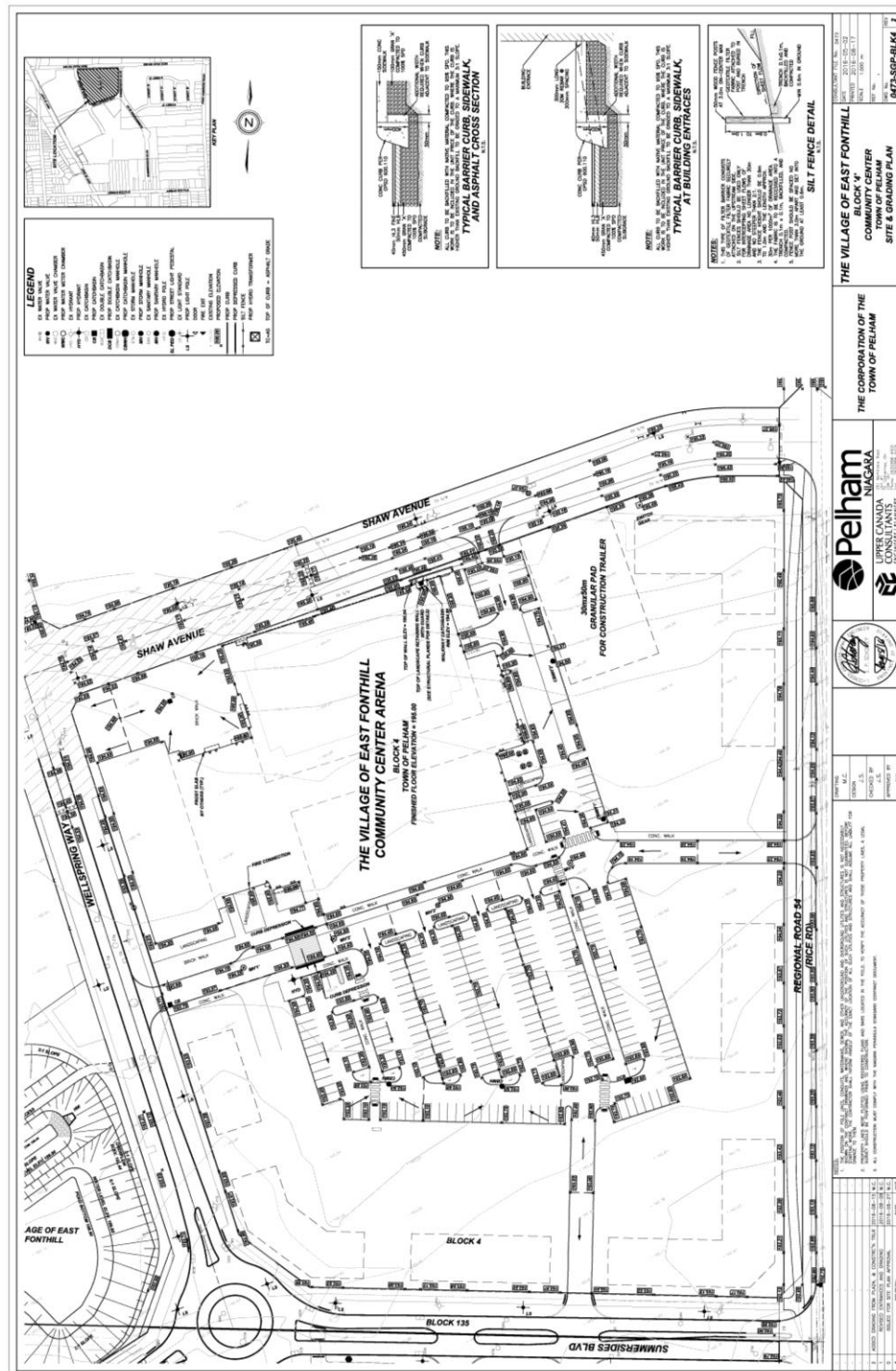
Council could direct staff to make alterations to the site plan.

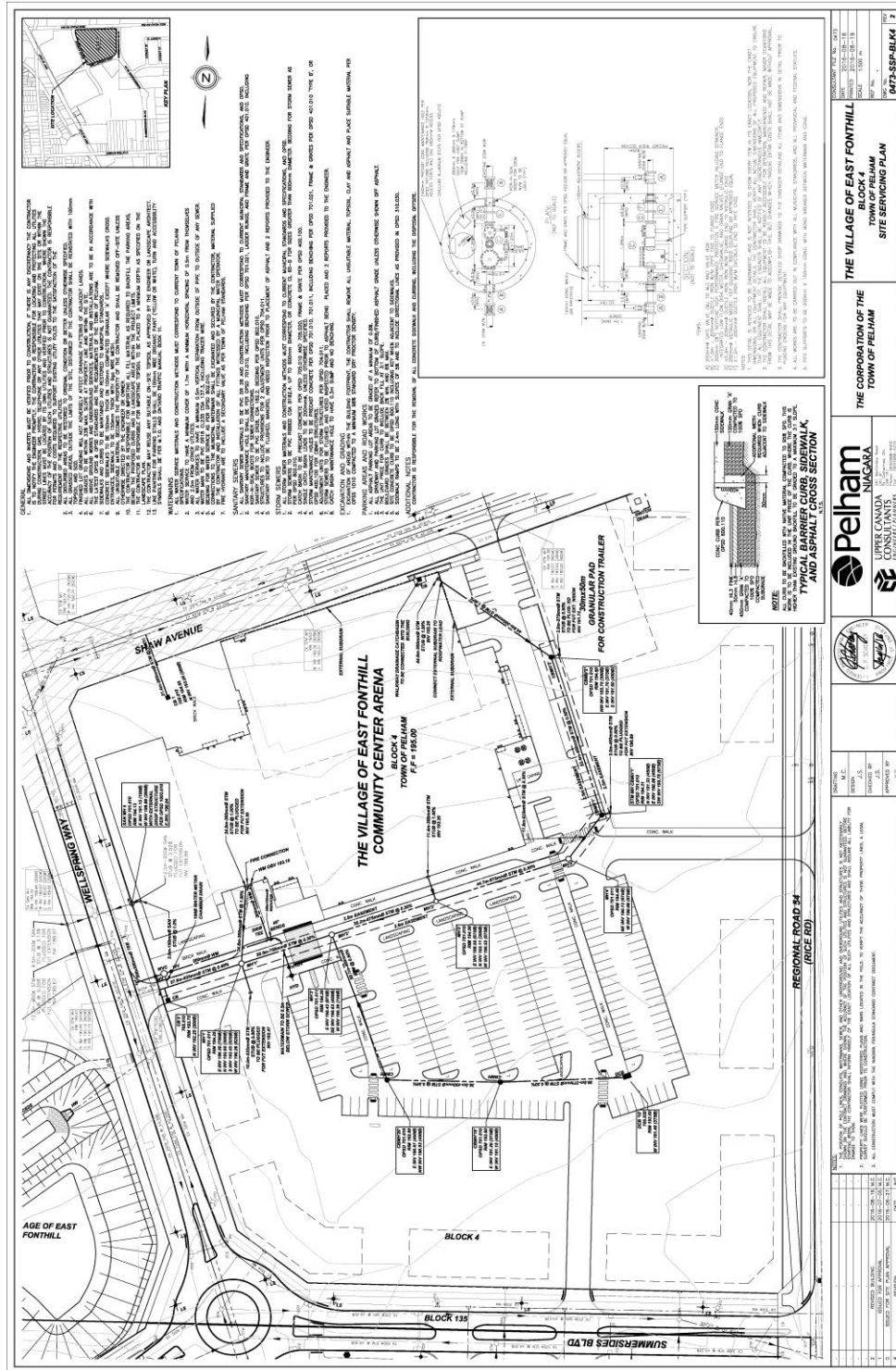
Recommendation:

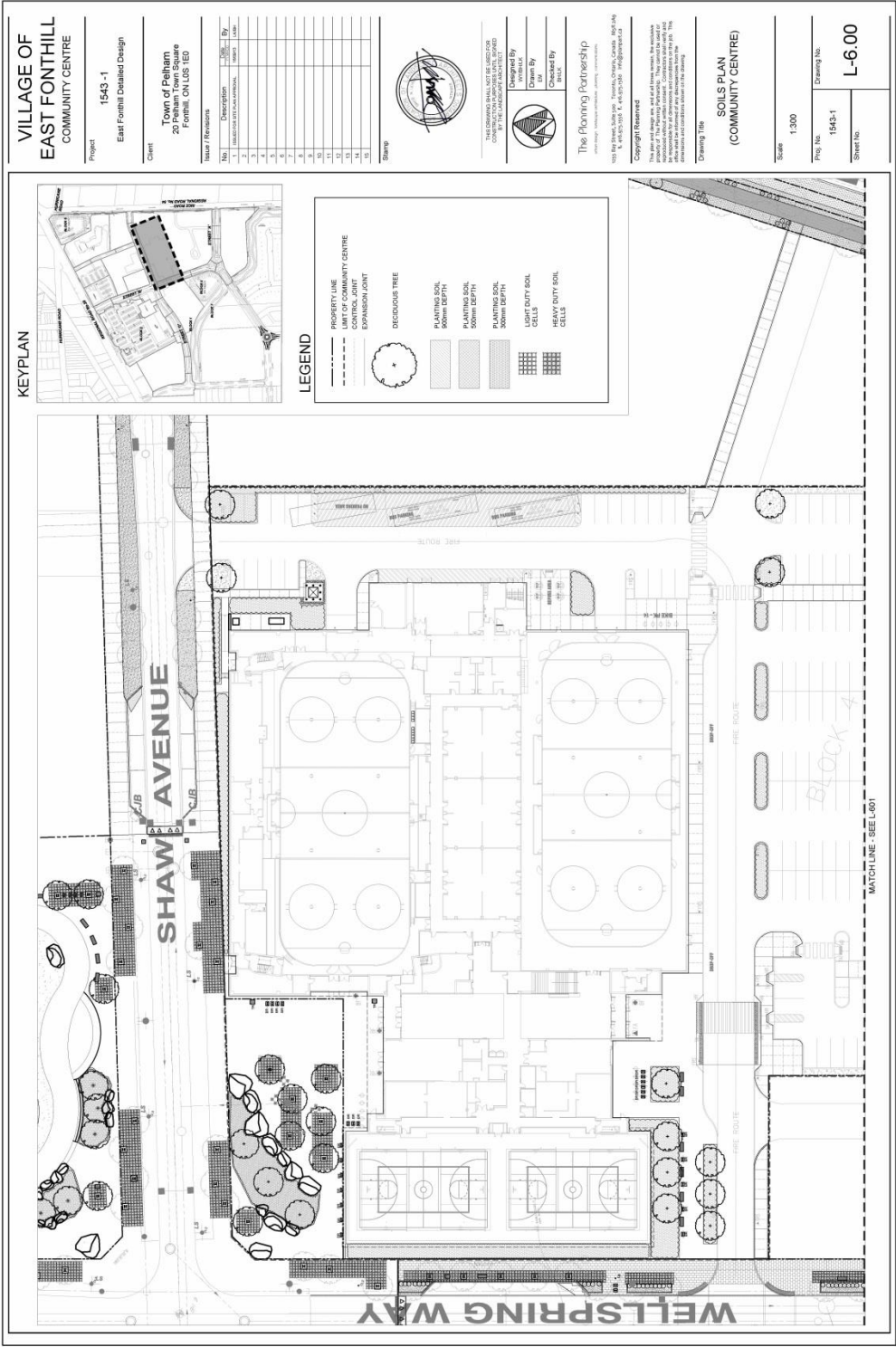
BE IT RESOLVED THAT, Council receive this Department of Community Planning and Development Report for information as it pertains to site plan control regarding File No. SP-06-16, municipally known as 55 Wellspring Way; **AND THAT**, Council approve the site plan.











Appendix 2: Region of Niagara Planning and Development Services Division Comments

From: Dunsmore, Susan [<mailto:Susan.Dunsmore@niagararegion.ca>]
Sent: September-13-16 2:57 PM
To: Adam Keane
Cc: Martin Heikoop; Tripp, Ron; Milne, Cam; Lambert, Phill; Dilwaria, Manoj
Subject: FW: Fonthill Community Centre request for entrance to Rice Road

Hello Adam,

In response to your email regarding the additional full access from the Town of Pelham's community centre site to Rice Road, we have discussed this with our transportation staff and can confirm that the Region is not supportive of the additional access.

Throughout the subdivision approval process, previous studies, meetings and discussions with Town, consultants staff and developer, it was consistently agreed that there would be no additional accesses onto Rice Road from this development as the proposed municipal streets A and C would provide the accesses to the various development blocks. This concept created the community square vision that was desired by the group. Based on these studies and discussion, the concept and vision for Rice Road which has two controlled intersection and related turning lanes was decided. The design process has started for this concept for Rice Road and budget has been allocated in the 2017/2018 for design and construction for the approved concept.

If you have any further questions or concerns please contact me at your convenience.

Susan M. Dunsmore, P. Eng.
Development Engineer
Planning and Development Services
Niagara Region
Phone: 905-980-6000 ext. 366 | Toll-free: 1-800-263-7215
www.niagararegion.ca

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Julie Hannah

From: Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>
Sent: Wednesday, September 14, 2016 3:56 PM
To: 'adam@ucc.com' (adam@ucc.com)
Cc: Julie Hannah; Wilson, Richard; Dilwaria, Manoj; Milne, Cam; Tripp, Ron; Lambert, Phill
Subject: Community Centre Entrance - Right in / Right out

Follow Up Flag: Follow up
Flag Status: Completed

Hello Adam,

In response to a voicemail that I received today from Julie at the Town of Pelham, we have reviewed the request to make a Right-in/Right-out entrance from the Community Centre to Rice Road with our transportation staff and the Region is not supportive of this additional access. This proposed access would introduce multiple conflict points between pedestrian/cyclists and vehicles thereby creating potential safety concerns between the traffic movements and the multi-use trail that has been identified in the urban design guidelines that were created for this development area along Rice Road. If you have any further questions or concerns please contact me at your convenience.

Thank you

Susan M. Dunsmore, P. Eng.
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