

Public Meeting for Tanner Extension

Draft Plan of Subdivision and Zoning By-law Amendment Applications

26T19-02-2021 & AM-07-2021

July 11, 2022

Location & Purpose

Location:

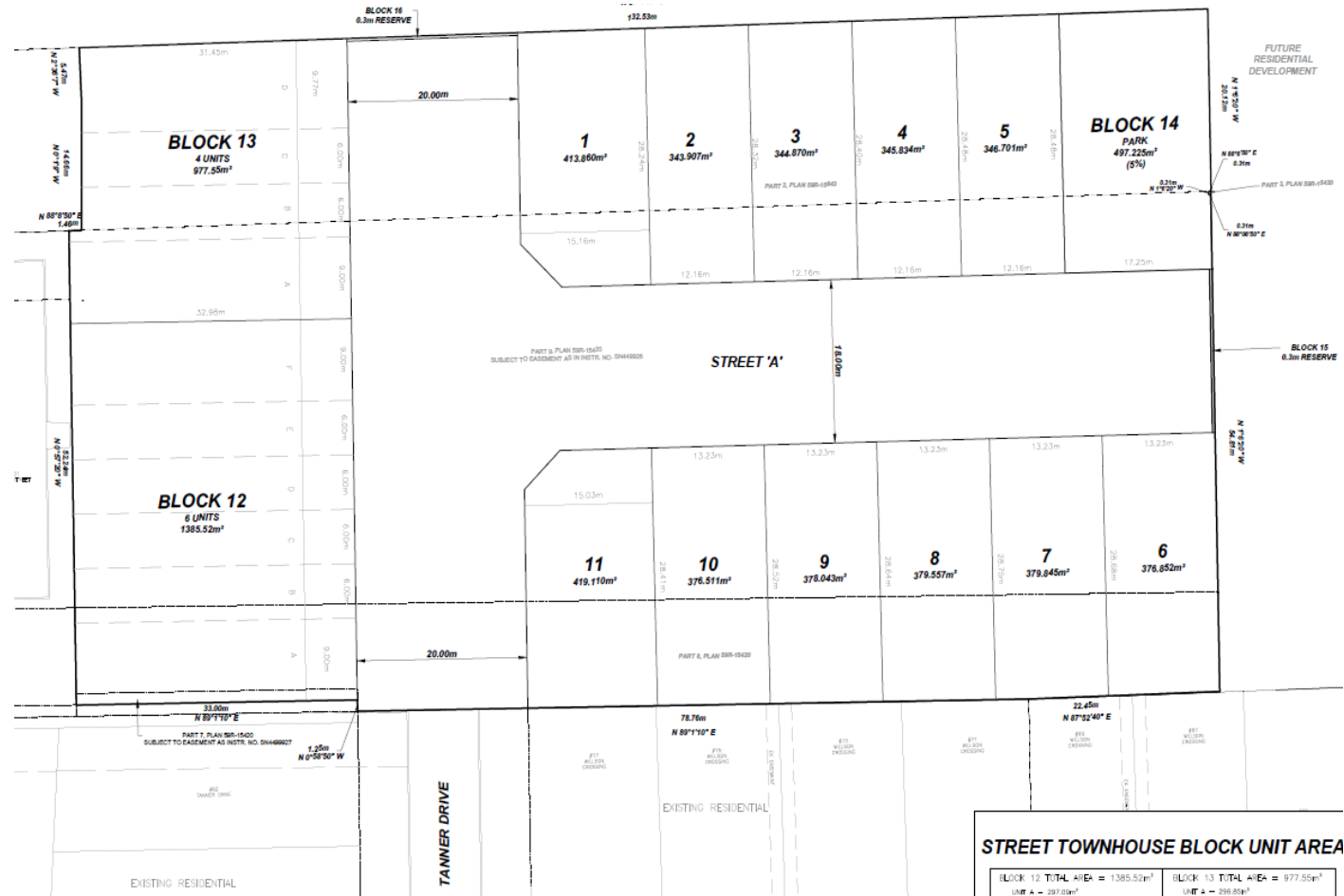
North side of Tanner Drive, east of Pelham Street and west of Line Avenue

Purpose:

- Create 11 lots for single detached dwellings, 2 blocks for 10 townhouse dwellings, 1 block for parkland and associated future roadways.
- Rezone to site specific Residential 2 (R2), Residential Multiple 1 (RM1) and Open Space (OS) zones to permit the use of the lots for the uses proposed in the subdivision.



Proposed Draft Plan of Subdivision



Lot 177 – Concept E



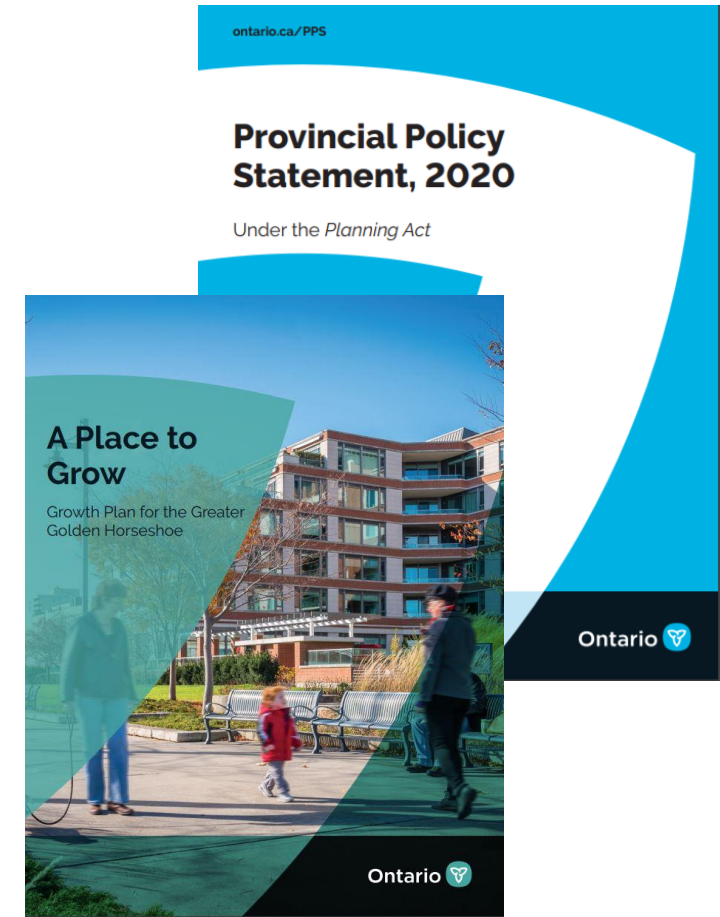
Provincial Policies & Plans

Provincial Policy Statement, 2020

- Settlement Area

Growth Plan for the Greater Golden Horseshoe, 2019

- Delineated Built-up Area

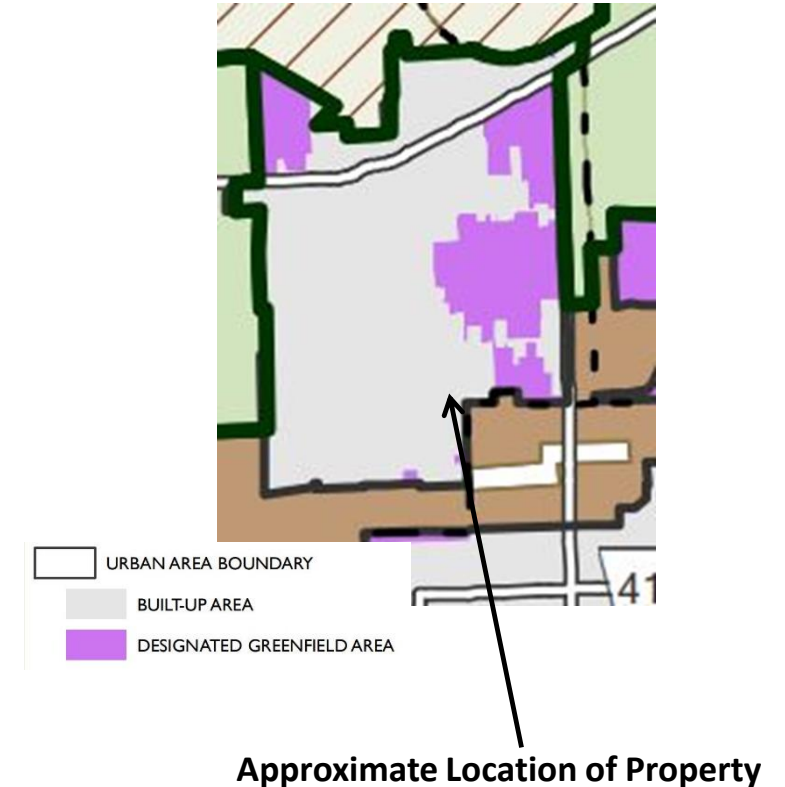


Niagara Region Official Plan

Urban Area

Designated Built-up Area

- Accommodate a range of land uses.
- Focus of residential and employment intensification and redevelopment within the Region over the long term (Policy 4.G.8.1).
- Minimum intensification target of 15% for the total annual development in Pelham.

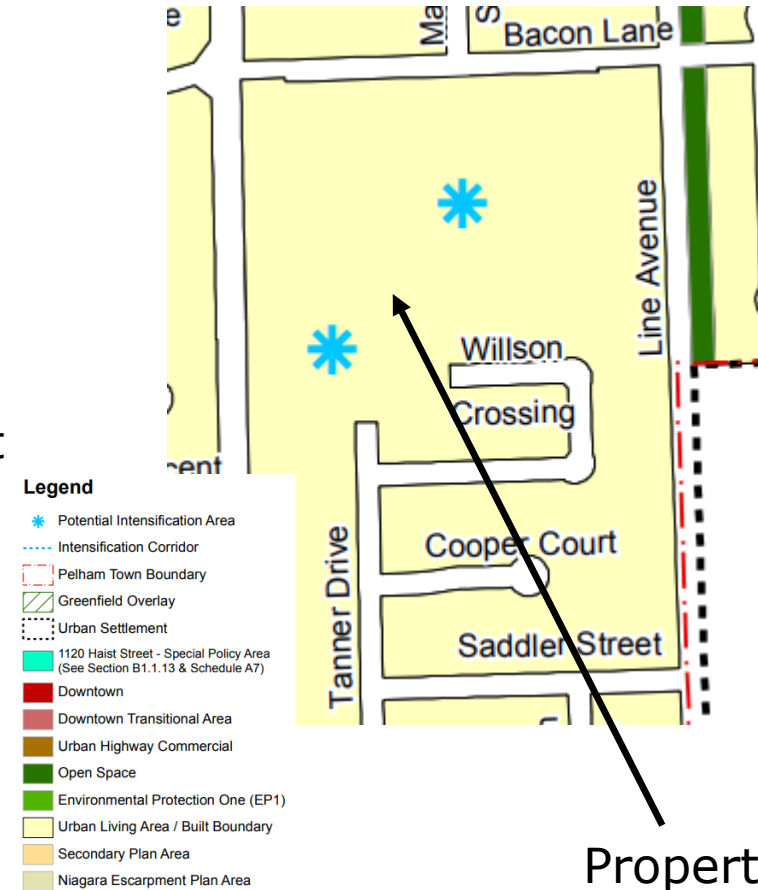


Town Official Plan

Urban Living Area / Built Boundary

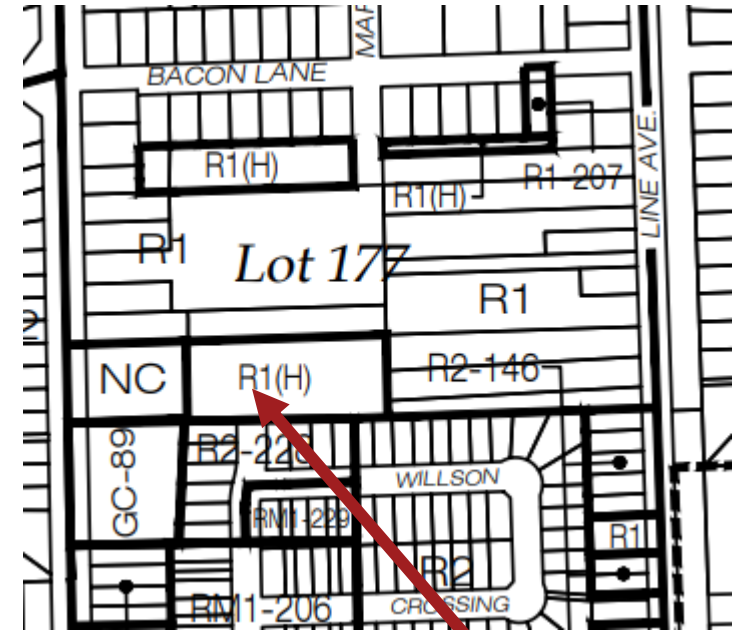
Potential Intensification Area

- Urban Living Area/Built Boundary supports all types of residential uses.
- Policies in B1.1.3 require intensification and redevelopment proposals to achieve a unit density that is in keeping with the character of the density of the neighbourhood.
- Policies in B1.1.11 for Lot 177 require mix of housing types to ensure affordability, acquisition of parkland, phased in and orderly development, interconnected roadways and active transportation linkages and environmental protection.



Zoning By-law 1136 (1987)

- R1(H) – (Residential One - Holding)
- requesting site specific R2 (Residential 2), RM1 (Residential Multiple 1) and OS (Open Space) to permit single detached dwellings, street townhouse and parkland subject to site specific regulations.



Property Location

Requested Site Specific R2 Zone

14.2 Zone Requirement	Standard R2 Requirement	Requested R2 Requirement
(a) Minimum Lot Area	360m ²	350m ²
(b) Minimum Lot Frontage	12 metres; 15 metres corner lot	No change
(c) Maximum Lot Coverage	50 percent	No change
(d) Minimum Front Yard	6.5 metres	4.0 metres building face; 6.0 metres garage
(e) Minimum Interior Side Yard	1.5 metres on one side and 3.0 metres on the other where no attached garage or carport or 1.5 metres on both sides where an attached garage or carport.	1.2 metres
(f) Minimum Exterior Side Yard	5 m from the side lot line or 15 m from the centre line of the road whichever is the greater	3 metres
(g) Minimum Rear Yard	7.5 metres	6 metres
(h) Maximum Height	10.5 metres	No change
(i) Minimum Ground Floor Area	(i) 93 m ² for one storey; (ii) 55 m ² for two storey	No change

Requested Site Specific RM1 Zone

16.3 Zone Requirements for Street Townhouses	Standard RM1 Requirement	Requested RM1 Requirement
(a) Minimum Lot Frontage	6 m per dwelling unit; 9 m interior lot containing a dwelling attached on one side only	No change
(b) Minimum Corner Lot Frontage	14 m	No change
(c) Minimum Lot Area	230 m ² (2,475.78 ft ²) per dwelling unit	188 m ² per interior unit
(d) Minimum Front Yard	7.5 metres	6 metres
(e) Minimum Exterior Side Yard	7.5 metres	3 metres
(f) Minimum Interior Side Yard	3 metres	1.5 metres
(g) Minimum Rear Yard	7.5 metres	6 metres
(h) Maximum Building Height	10.5 metres	No change
(i) Minimum Ground Floor Area	one storey 88 m ² ; two storeys 50 m ²	No change
(j) Planting Strips	1.5 metres where abutting R1 or R2 zone	Delete

Requested Site Specific OS Zone

26.2 Open Space Regulations	Standard OS Requirement	Requested OS Requirement
(a) Minimum Lot Area	0.8 ha	497 m ²

Comments

Niagara Region Planning & Development Services

No objection subject to conditions.

Bell Canada, Enbridge Gas, Hydro One & Canada Post

Requests standard conditions of approval.

Niagara Peninsula Conservation Authority

No comments or concerns.

Fire Services

Cul-de-sacs exceeding 90m in length shall provide an adequate turnaround facility. A development which has only one roadway as a access point and exceeds 90m in length shall have all units in the development sprinklered

Public Works No concerns noted.

Pelham Active Transportation Committee

Support the pedestrian pathways and linkages to other routes in that area, sidewalks that meet AODA requirements, with a minimum of a sidewalk on one side of the street and with a preference to have sidewalks on both sides of the street.

Brad & Donna Gautreau

Concerned that the draft plan is not consistent with Concept E, which was previously endorsed by Council. Does not want development proceeding in a manner that may affect the ability for the Town to acquire the desired parkland in this area.

Susan Turner

Believes development should not occur on these lands until an access to Bacon Lane is provided. Concerned that only access to main roads is Saddler Street and Homestead Boulevard, which could become blocked at times.

Technical Reports

- Environmental Impact Study prepared by Beacon Environmental dated November 2021
- Functional Servicing Report prepared by Upper Canada Consultants Engineers/Planners dated December 2021
- Geotechnical Report prepared by Soil-Mat Engineers & Consultants Ltd. dated September 17, 2021
- Phase One Environmental Site Assessment prepared by Soil-Mat Engineers & Consultants Ltd. dated October 5, 2021
- Phase Two Environmental Site Assessment prepared by Soil-Mat Engineers & Consultants Ltd. dated November 2, 2021
- Planning Justification Report prepared by Upper Canada Consultants Engineers/Planners dated December 2021

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

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

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