



July 29, 2022

Shannon Larocque
Senior Planner
Town of Pelham
20 Pelham Town Square
Fonthill, ON
L0S 1E0

Dear Shannon,

**ADDENDUM TO THE PLANNING JUSTIFICATION REPORT AND
ZONING BY-LAW AMENDMENT APPLICATION (File No.: AM-03-2021),
AIVA DEVELOPMENT AND REAL ESTATE LTD.
15 HIGHWAY 20 EAST, PELHAM**

We are pleased to submit this addendum (“Addendum 3”) in support of the application for a Zoning By-law Amendment for the above-noted property. The purpose of Addendum 3 is to identify the recent changes with regard to the Zoning By-law Amendment application for 15 Hwy 20 East in the Town of Pelham.

Two revised Zoning By-law Amendment submissions were made after our initial submission in May 2021: one in November 2021 and the other in April 2022. The most recent site plan demonstrates 24 dwelling units (at a density of 170 units per hectare) and 28 parking spaces (at a parking rate of 1.16 spaces/unit). A Parking Study was carried out by Paradigm Transportation Solutions Limited dated October 29, 2021, in support of the proposed parking rate.

A Public Meeting was held on June 13th, 2022, in which Council was most concerned about the proposed parking rate. Please consider this Addendum as a revision to the Zoning By-law Amendment application to reduce the number of dwelling units proposed, thereby reducing the density and increasing the parking ratio. The information in Addendum 3 should be read in conjunction with the previously submitted Planning Justification Report (“PJR”), prepared by NPG Planning Solutions Inc., dated May 2021 and the Addendum reports, dated November 2021 and April 2022. The changes



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addressed in this addendum do not impact the policy analysis nor the overall conclusion within the previously prepared PJR and Addendum reports.

Based on Council feedback, the following changes are being made:

CHANGES	PREVIOUS APPLICATION (NOV 2021/ APR 2022)	CURRENT APPLICATION (JUL 2022)
Total number of dwelling units	24	22
Proposed density due to the two (2) units removed	170 units per hectare	155 units per hectare
Parking rate with 28 spaces	1.16 spaces/unit (for 24 dwelling units)	1.27 spaces/unit (for 22 dwelling units)

Proposed Zoning By-law Amendment

A Draft Zoning By-law has been prepared and can be found in **Appendix 1 – Draft Zoning By-law Amendment** to this letter.

Table 3. Zoning Comparison Chart

REGULATIONS	RM2 ZONING REQUIREMENTS	PROVIDED	COMPLIANCE	COMMENTS
Permitted Uses	Apartment dwellings; uses, buildings and structures accessory to the foregoing permitted uses.	Apartment dwellings	Yes	-
Minimum Lot Area	150 sqm per dwelling unit (= 3,150 sqm)	1,420.1 sqm (1420.1/ 22 = 64.5 sqm per dwelling unit)	No	Proposed change increases the lot area per unit calculation. Please refer to the Addendum dated Nov 2021 for justification. Our explanation for supporting the reduced provision does not change.
Minimum Lot	30 m	36.11 m	Yes	-

REGULATIONS	RM2 ZONING REQUIREMENTS	PROVIDED	COMPLIANCE	COMMENTS
Frontage				
Minimum Lot Depth	38 m	37.74 m	Yes	-
Maximum Density	65 units per hectare	155 units per hectare	No	Proposed change decreases the density requirement. Please refer to the Addendum dated Nov 2021 for justification. Our explanation for supporting the increased provision does not change.
Maximum Lot Coverage	30% of lot area	47.76%	No	No changes made through this submission. Please refer to the PJR dated May 2021 for justification.
Minimum Front Yard	One-half the height of the building or 7.5 m, whichever is greater (Required = 7.5 m)	0 m	No	Please refer to the Addendum dated April 2022.
Minimum Rear Yard	One-half the height of the building or 12 m, whichever is greater (Required = 12 m)	14.65 m	Yes	-
Minimum Interior Side Yard	One-half the height of the building or 6 m, whichever is greater (Required = 7.2 m)	0.98 m (west lot line) 4.29 m (east lot line)	No	No changes made through this submission. Please refer to the PJR dated May 2021 for justification.
Minimum Exterior Side Yard	One-half the height of the building or 7 m, whichever is greater	N/A	N/A	-
Minimum Landscaped Area	35% of lot area	20.26%	No	No changes made through this submission. Please refer to the PJR dated May 2021 for justification.

REGULATIONS	RM2 ZONING REQUIREMENTS	PROVIDED	COMPLIANCE	COMMENTS
Maximum Building Height	5 storeys (Section 17.2 k))	14.27 m (4 storeys)	Yes	-
Minimum Floor Area per Dwelling Unit	Bachelor: 42 sqm	N/A	N/A	-
	One-bedroom: 56 sqm Two-bedroom: 65 sqm	One-bedroom: 52 sqm Two-bedroom: 84 sqm	No	No changes made through this submission. Please refer to the Addendum dated Nov 2021 for justification.
Amenity Area	An amenity area shall be provided of a size that will contain at least 2.5 m ² (26.91 ft ²) of area for each one-bedroom unit and at least 5 m ² (53.82 ft ²) of area for each two or more bedroom units in one location for recreational use for the residents of the development. (One bedroom: 2.5 sqm x 16 = 40 sqm Two bedrooms: 5 sqm x 6 = 30 sqm Required = 70 sqm or 3.1 sqm/ unit)	36.9 sqm (1.67 sqm/unit)	No	Please see below for justification.
Parking Requirement (Section 6.16 a)	1.0 parking space per dwelling unit, plus 1.0 parking space for every two dwelling units or part thereof for visitor parking (= 33 spaces)	28 spaces	No	Due to the decrease in unit count, the parking ratio increases to 1.27 spaces per unit. Please refer to the Addendum dated Nov 2021 for justification. Also to note that Council endorsed the new comprehensive zoning by-law that requires 1.25 spaces/unit for an

REGULATIONS	RM2 ZONING REQUIREMENTS	PROVIDED	COMPLIANCE	COMMENTS
				apartment use, as of July 25 th .
Ingress and Egress (Section 6.16(d)(i))	7.5 metre width for ingress and egress to and from the required parking spaces at the underground ramp where two-way traffic is permitted	7.0 m	No	No changes made through this submission. Please refer to the PJR dated April 2022 for justification.
Parking Area Location (Section 6.16(i))	All yards provided that no part of any parking area, other than a driveway, is located closer than 7.5 m to any street line and no closer than 3.0 m to any side lot line or rear lot line	0 m (front yard) 0 m (side yard); 1.4 m (rear yard)	No	No changes made through this submission. Please refer to the PJR dated April 2022 for justification.
Dimension of Parking Spaces (Schedule C)	Required aisle width for 2.6 m wide parking spaces is 7.6 metres	6.21 m (aisle adjacent to parking spaces #22 - 28)	No	No changes made through this submission. Please refer to the PJR dated April 2022 for justification.
Parking spaces abutting a structure (Section 6.16(j)(i))	3.0 metre width for a parking space abutting a column	2.6 m	No	No changes made through this submission. Please refer to the PJR dated April 2022 for justification.
Width of Planting Strip (Section 6.17(b))	3.0 metre planting strip	1.4 m	No	No changes made through this submission. Please refer to the PJR dated April 2022 for justification.

Amenity Area

For the purposes of calculating the required amenity area, the two units removed are assumed to be two-bedroom units. The following calculations were used:

- For one bedroom units: 2.5 sqm of amenity area x 16 units = 40 sqm
- For two bedroom units: 5 sqm of amenity area x 6 units = 30 sqm
- Required amenity area: 70 sqm or 3.18 sqm/ unit)

Due to the reduction in the number of units, the minimum required amenity area has been reduced to a total of 70 sqm (approximately 3.18 sqm per dwelling unit). The total proposed amenity area is to remain (at 36.9 sqm), offering approximately 1.67 square metres per unit. This ratio has increased as a result of the reduction in 2 dwelling units.

Notably, the proposed development offers balcony spaces for the majority of the unit as a form of a private amenity area. Since the zoning requirement is for the amenity area to be in “one location for recreational use for the residents of the development”, the provided balcony spaces have not been included in the amending zoning by-law calculations.

The overall reduction of minimum amenity area per unit continues to require relief and can be supported as it promotes the use of various municipal parks and open space in proximity to the Subject Lands. Reduced on-site amenity areas translates to lowered maintenance fees and an overall reduction in housing costs for future residents. The PJR submitted in May 2021 lists local parks within walkable distance from the site and has additional supporting analysis for the requested variance.

We trust the above is satisfactory, and should you require anything further or have any questions, please do not hesitate to contact the undersigned. We kindly request the application be brought forth to Council for final approval at your earliest convenience.



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Appendix 1 – Draft Zoning By-law Amendment

THE CORPORATION OF THE
TOWN OF PELHAM
BY-LAW NO. 1136 - XX
15 Highway 20 East - Roll No. 2732-020-003-14301

Being a by-law to amend Zoning By-law 1136 (1987), as amended, for land located along Highway 20 East (Regional Road 20) known as 15 Highway 20 from a General Commercial (GC) zone to a Site Specific Residential Multiple 2 (RM2-XX) zone.

WHEREAS Section 34 of the Planning Act, RSO 1990, as amended provides that the governing body of a municipal corporation may pass by-laws regulate the use of lands and the character, location and use of buildings and structure;

WHEREAS the Council of the Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS the Council of the Town of Pelham has deemed it to be in the public interest that such a by-law be enacted;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF PELHAM ENACTS AS FOLLOWS:

1. **THAT** Schedule 'A5' to Zoning By-law 1136 (1987), as amended, is further amended by the following exception:
General Commercial (GC) to Residential Multiple 2 Site-Specific (RM2-XX) Zone
2. **THAT** Section 30 – Exceptions of By-law 1136 (1987), as amended, is further amended by the following exception:
RM2 – XX
Notwithstanding Section 17 of the Residential Multiple 2 (RM2) zone the following site-specific regulations shall also apply:
Regulations:

(a) Minimum Lot Area	64 m ² per dwelling unit
(b) Maximum Density	155 units per hectare
(c) Maximum Lot Coverage	48 percent of the lot area
(d) Minimum Interior Side Yard	0.9 m along the west lot line 4.2 m along the east lot line
(e) Minimum Landscaped Area	20 percent of lot area
(f) Maximum Building Height	14.5 m
(g) Amenity Area	A minimum landscaped amenity area of 1.5 square metres shall be provided for each dwelling unit.

Notwithstanding Section 6 of the General Provisions (RM2) zone the following site-specific regulations shall also apply:

- | | |
|--|--|
| (h) Minimum Parking Requirement | 1.27 parking spaces per dwelling unit |
| (i) Minimum Width of Ingress and Egress | 7.0 metre width for ingress and egress to and from the required parking spaces where two-way traffic is permitted |
| (j) Drive Aisle Width | 6.20 metres |
| (k) Parking Area Location | 0 metres from the south property line
0 metres from the west property line
1.4 metres from the north property line |
| (l) Width of parking space abutting a column | 2.6 metres |
| (m) Width of planting strip | 1.4 metres |

3. **THAT** this By-law shall come into effect and force from and after the date of passing thereof, pursuant to Section 34 (21) and 34 (30) of the *Planning Act*, RSO 1990, as amended

Enacted, signed and sealed this XX day of MONTH, YEAR.

MAYOR MARVIN JUNKIN

CLERK HOLLY WILLFORD

SCHEDULE 1

