



788-792 WELLAND ROAD

FENWICK, TOWN OF PELHAM

MINOR VARIANCE APPLICATION

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**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

Site Context



Site of the former
Fenwick Firehall

Proximate to Fenwick's
Existing Commercial
Area

OP Designation –
Urban Living area

Site Specific
Neighbourhood
Commercial (NC)
Zoning

Previous Proposal



Mixed Commercial-Residential Development

Four new commercial storefronts along Welland Road with 4 second-floor apartments

Former firehall building converted into 6 residences

At-grade surface parking area (32 spaces) behind the building

Site-specific Zoning was approved for this development

Site Plan Approval submissions made to Town

Current Proposal



Second residential floor (7 units) added to former firehall building

Previous massing, built-form and site layout maintained

Additional dwelling units trigger need for variances

Remains subject to Site Plan Approval



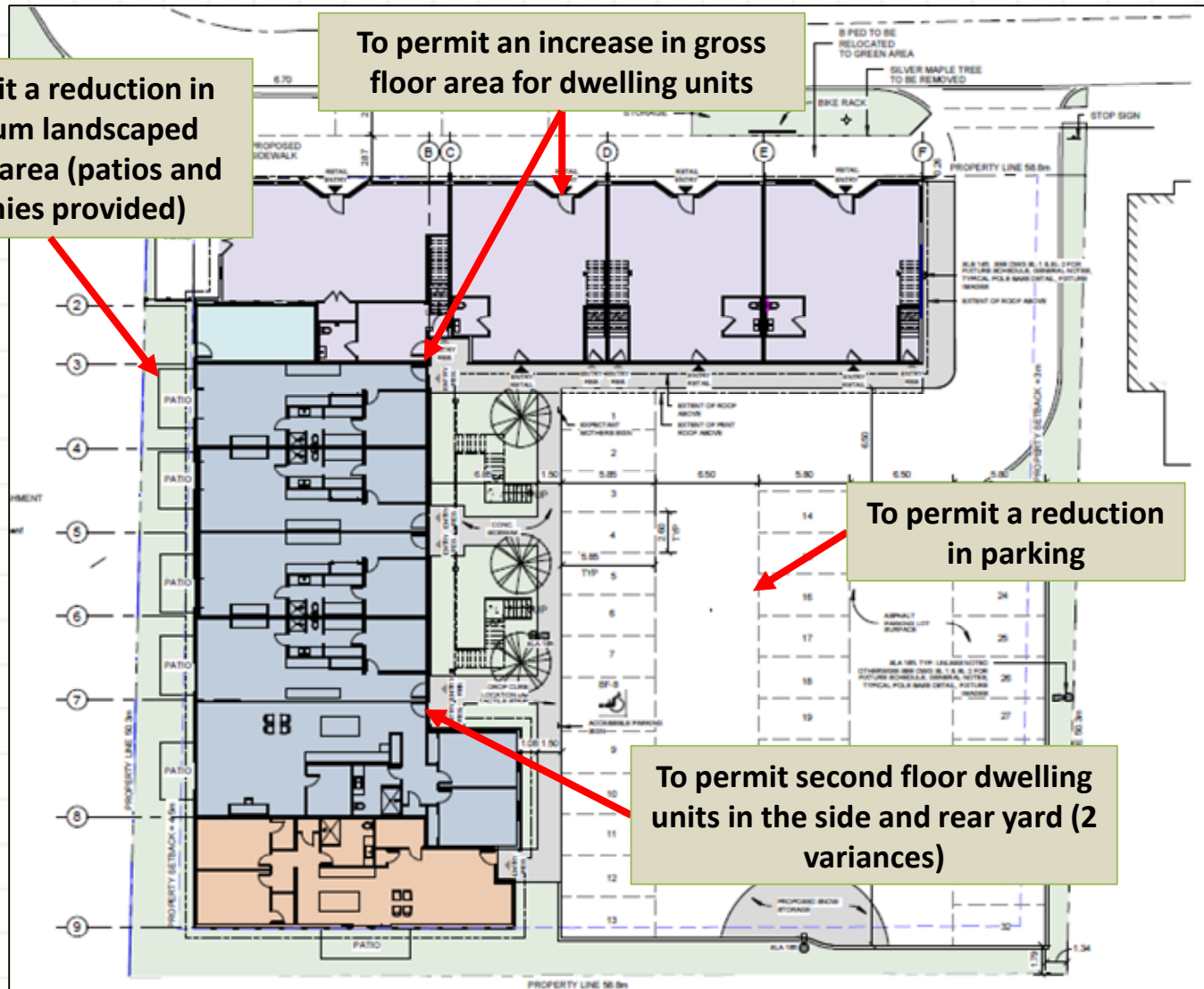
Requested Variances

To permit a reduction in minimum landscaped amenity area (patios and balconies provided)

To permit an increase in gross floor area for dwelling units

To permit a reduction in parking

To permit second floor dwelling units in the side and rear yard (2 variances)



4 Tests

Test	Analysis
Maintains the general Intent and Purpose of the Official Plan.	<ul style="list-style-type: none">• Proposed uses are permitted under the Official Plan• Proposal provides mixed-use development that supports the long-term viability of Fenwick's Downtown area.
Maintains the general Intent and Purpose of the Zoning By-law.	<ul style="list-style-type: none">• Site-specific Zoning approved for the previous development proposal.• Current proposal maintains the layout, massing and functionality of previous proposal.
Desirable for the appropriate use and development of the lands.	<ul style="list-style-type: none">• Variances facilitate efficient mixed-use development of an underutilized parcel in Fenwick's downtown area.• Parking study completed which confirms proposed parking supply is adequate
Minor in nature.	<ul style="list-style-type: none">• No negative impacts resulting from variances.

Thank You – Questions?

