

**Engineering Department  
Committee of Adjustment Report**

**For**

**A16-2023P  
105 Welland Road**

**July 4, 2023**

Town staff have reviewed the following documentation for the purpose of **A16-2023P – 105 Welland Road** consent application for:

Application is made for relief, to construct a 6-storey residential apartment dwelling, inclusive of exterior surface parking, interior garage, and underground parking, from:

**Section 4.1.4.8 “Parking Area Location on Lot: Apartment Dwelling”** – to permit a parking area in a front yard 3.0m to a street line and 1.9m to a side or rear lot line (westerly lot line), whereas the minimum setback required is 7.5m to a street line and 3.0m to a side or rear lot line; and

**Section 4.3.1(a) “Minimum Bicycle Parking Requirements”** – to permit a minimum bicycle parking ratio of 0.25 short-term bicycle parking spaces per unit (12 spaces) whereas the by-law requires a minimum of 0.8 short-term bicycle parking spaces per unit (35 spaces); and

**Section 9.2.3 “Minimum Lot Area”** – to permit a minimum lot area of 80 m<sup>2</sup> per dwelling unit whereas the by-law requires a minimum lot area of 150 m<sup>2</sup> per dwelling unit; and

**Section 9.2.3 “Minimum Side Yard”** – to permit a minimum side yard setback of 3m to the easterly lot line whereas the by-law requires a minimum side yard setback of 6m; and

**Section 9.2.3 “Maximum Building Height”** – to permit a maximum building height of 21.0m whereas the by-law permits a maximum building height of 15m.

Part 1 is to be retained for continued institutional use of Concordia Lutheran Church.

The following information was submitted as part of the application for consideration:

- 2266-SP – 105 Welland Road Preliminary Site Plan prepared by Upper Canada Consultants, dated August 12, 2022;
- 21-163 – Legal Survey prepared by Suda & Maleszyk Surveying Inc, dated September 8, 2022
- Planning Brief–105 Welland Road prepared by Upper Canada Consultants, dated June 2023; and
- Niagara Innovative Living Proposed 6 Storey Residential Building prepared by Raimondo and Associates, dated August 19, 2022
- Landscape Plan Church prepared by adesso design inc, dated April 24, 2023,

This full report contains following comments to be read in conjunction with Site Plan Application (SP-02-2023P) – 105 Welland Road.

### **Introduction:**

This application pertains to lands known municipally as 105 Welland Road (part 2) in the Town of Pelham, within the Regional Municipality of Niagara. The subject lands are currently home to the Concordia Lutheran Church.

The property has 83.9 metres of frontage on Welland Road and 71.34 metres of frontage on Pelham Street. It abuts single detached homes along Woodside Square to the north, townhouse dwelling units to the West, and a commercial gas station to the south.

Site Plan Application -SP-02-2023P – 105 Welland Road was submitted back in 2023 is a proposed development at the western portion of the property (Part 2) with a 6-storey apartment building containing a total of 48 dwelling units. The development includes a total of 61 parking spaces, a majority of which are located in the 2-floor parking garage within the building, with the remaining spaces provided as surface parking.

This full report contains following comments in conjunction with Site Plan Application (SP-02-2023P) – 105 Welland Road and shall be addressed to the satisfaction of the Director of Public Works. Note that further comments to be forthcoming on subsequent submissions.

**Analysis:****Stormwater Management**

Per Public Works comments on SP-02-2023 Site Plan Application -105 Welland Road, staff request clarification on stormwater management for the entire developments. Analysis of the entire stormwater system of 105 Welland Road (Part 1) should be included in the calculations as part of the proposed Part 2 development.

Town staff require the use of stormwater quantity controls on site to ensure post-development flows from the property are limited to the pre - development flow rate in accordance with Town standards for the 5-year storm. There will be a stormwater management quality controls in place to treat stormwater runoff to a Normal standard prior to discharge from the site.

Please note that, as per The Town's Design Manual, Section 3.2.1 Minor and Major Systems, the major system shall convey the Town of Pelham's 100 year design storm overland within the right-of-way leading to the watersheds major outlet. Relief shall be provided in low points to prevent the depth of ponding at centre line from:

- 0.3m maximum on roads determined to be emergency access
- 0.2m maximum on local roads
- 0.15m maximum on collector roads
- 0.1m maximum on arterial roads
- Town staff require the use of stormwater quantity controls on site to ensure post-development flows from the property are limited to the pre-development flow rate in accordance with Town standards for the 5-year storm.
- Public Works staff request that there are stormwater management quality controls in place to treat stormwater runoff to a Normal standard prior to discharge from the site.
- An overall comprehensive detailed stormwater management report is required

- The town engineering standards should be used to calculate rainfall intensity as well as runoff coefficients.
- Pre-Development runoff values are required in the stormwater management report

An oil grit separator will be required in this development.

### **Site Servicing Plan**

Public Works note that the site (part 1) is currently serviced with 1 sanitary and 1 water service connection.

Part 2 is to be individually serviced with its own sanitary and water connections. This work is to be done by the owner, at the owner's expense, and will require a Temporary Works Permit. Should there be an intention to sever the lot in the future, the sanitary and water services for each unit will need to be contained in their respective lots. Should these services cross property lines, Public Works will not support the consent to sever.

### **General Comments**

Applicant should confirm that no existing utilities shall cross property line, relocation shall be the applicant's responsibility.

A Construction of new or modification of existing driveways requires a Driveway Entrance Permit. This permit is obtained through the Public Works Department. All associated costs with this permit are the responsibility of the owner.

### **Conclusion:**

### **Public Works offer the following comments:**

- *Section 4.1.4.8 "Parking Area Location on Lot: Apartment Dwelling" – to permit a parking area in a front yard 3.0m to a street line and 1.9m to a side or rear lot line (westerly lot line), whereas the minimum setback required is 7.5m to a street line and 3.0m to a side or rear lot line;*

The accessible parking stalls should be relocated as the proposed location will potentially impact/restrict vehicular access to the development due to the nature of the usage. There is also a safety concern for the users of the accessible parking stalls crossing the **ONLY** access road to the development at the entrance from Welland Road.

- *Section 9.2.3 "Minimum Side Yard" – to permit a minimum side yard setback of 3m to the easterly lot line whereas the by-law requires a minimum side yard setback of 6m;*

There will be a drainage swale required long the eastern property line for drainage purposes, the minimum width requirement for a swale is 2m and will be needed to ensure that the stormwater run-off doesn't impact the adjacent property. There will also be a requirement for building maintenance along the east face of the building that will require an access platform. Reducing the side yard setback will restrict/remove any safe working areas to place equipment.

- That the applicant confirm that no existing utilities currently cross the proposed new property line. Should any services cross this new property line, the applicant will be responsible for costs associated with their relocation and/or removal.
- A Construction of new or modification of existing driveways requires a Driveway Entrance Permit. This permit is obtained through the Public Works Department. All associated costs with this permit are the responsibility of the owner.

**Public Works offer the following conditions:**

- Part 2 is to be individually serviced with its own sanitary and water connections. This work is to be done by the owner, at the owner's expense, and will require a Temporary Works Permit. Should there be an intention to sever the lot in the future, the sanitary and water services for each unit will need to be contained in their respective lots. Should these services cross property lines, Public Works will not support the consent to sever.