

# **Public Meeting for 729, 735, and 743 Quaker Road Maplewood Estates**

Draft Plan of Subdivision and Zoning By-law Amendment

26T19-02-2024 & AM-04-2024

July 17, 2024

# Location & Purpose

## **Location:**

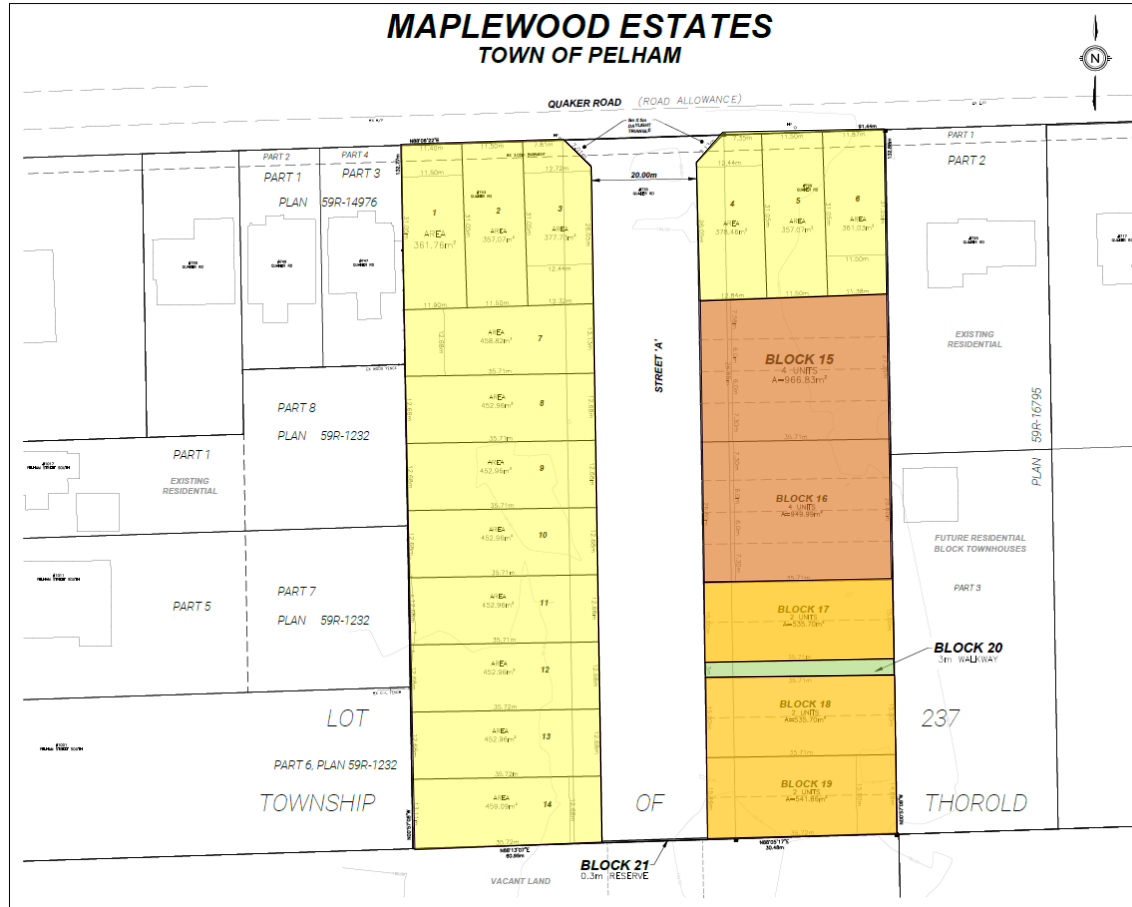
South side of Quaker Road, east of Pelham Street

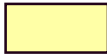


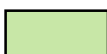
## **Purpose:**

- The proposed draft plan of subdivision would create:
  - 14 Lots (Lots 1-14) for Single Detached Dwellings;
  - 2 Blocks (Blocks 15-16) for eight (8) Street Townhouse Dwellings;
  - 3 Blocks (Blocks 17-19) for six (6) Semi-Detached Dwellings;
  - 1 Block (Block 20) for a future pedestrian walkway;
  - 1 Block (Block 21) for a 0.3m reserve; and,
  - 0.267 hectares for future roadways (Street 'A').
- The requested Zoning By-law Amendment would rezone the lands from the Residential Development (RD) zone to a site-specific R2 (Residential Two), a site specific RM1 (Residential Multiple 1) zone, and site-specific OS (Open Space) zones.
- Quaker Road Reconstruction Project is currently underway.



# Draft Plan of Subdivision



-  14 Lots for single detached dwellings
-  3 Blocks for 6 semi-detached dwellings
-  2 Blocks for 8 street townhouses
-  1 Block (Block 20) for a future pedestrian walkway

**Total of 28 units**

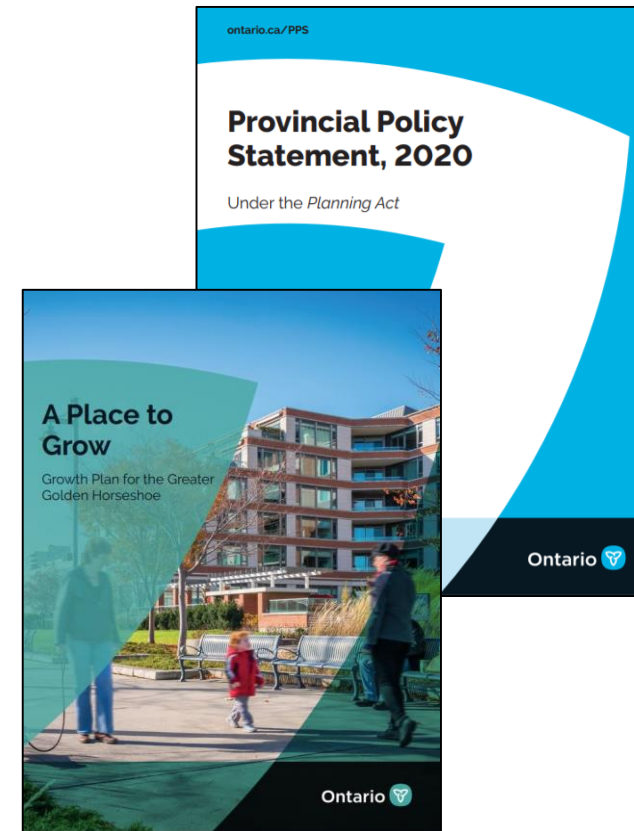
# Provincial Policies & Plans

*Provincial Policy Statement, 2020*

- Settlement Area

*Growth Plan for the Greater Golden Horseshoe, 2019*

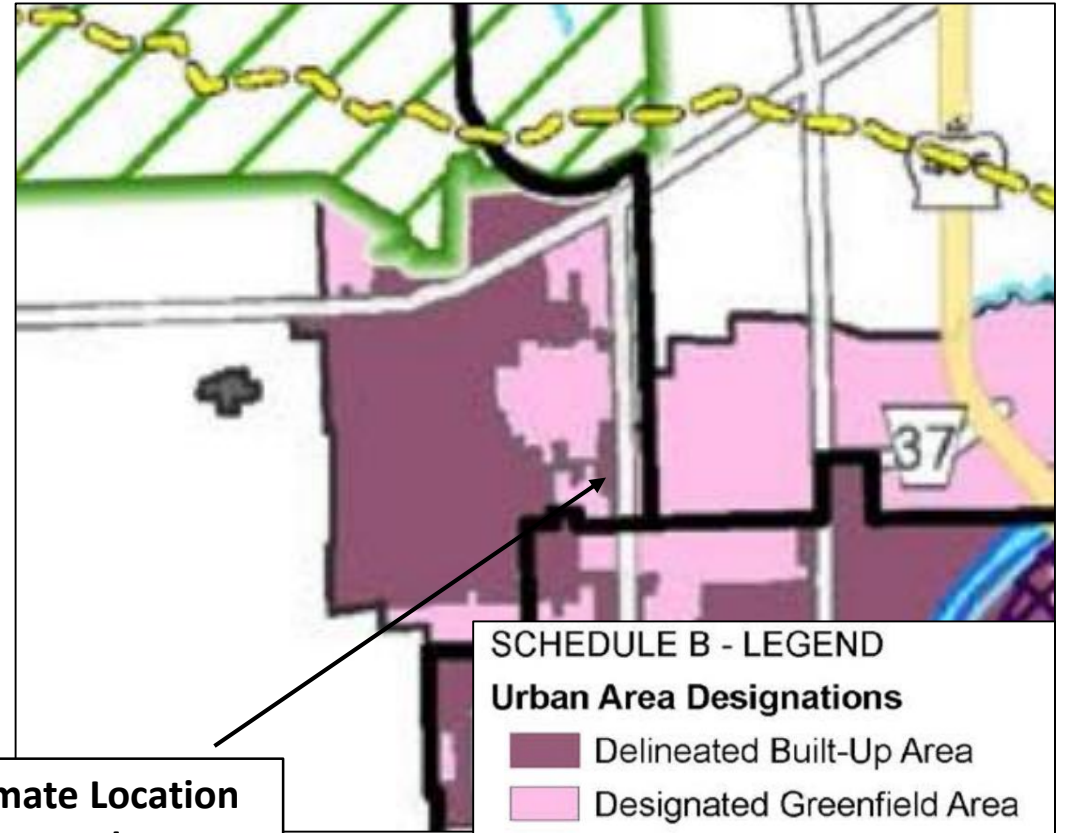
- Delineated Built-up Area



# Niagara Region Official Plan

## *Delineated Built-up Area*

- Requires a range and mix of densities, lot/unit sizes and housing types to be planned to meet housing needs at all stages of life.
- 25% of all new residential units in the Town annually to be located in this area.
- Residential development encouraged to incorporate sustainability into design and construction.

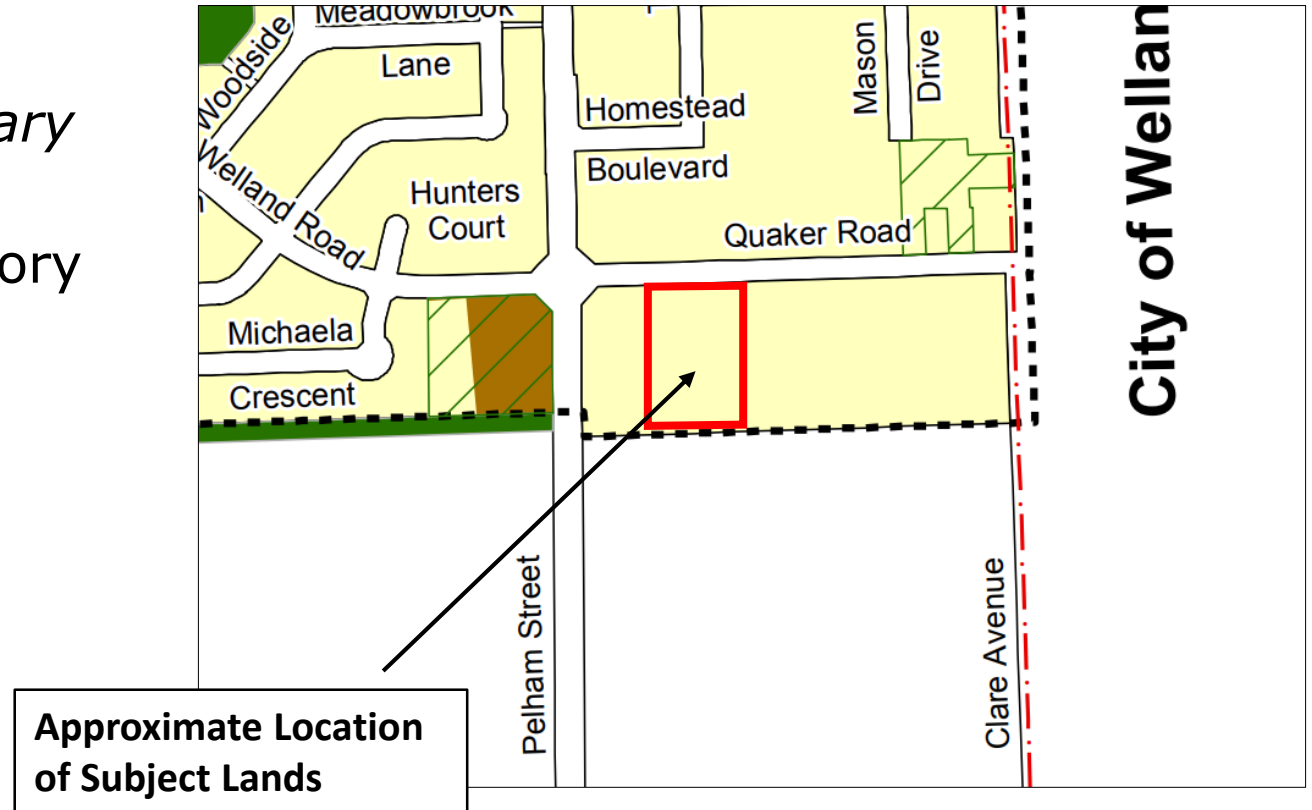


Approximate Location  
of Subject Lands

# Town Official Plan

## *Urban Living Area / Built Boundary*

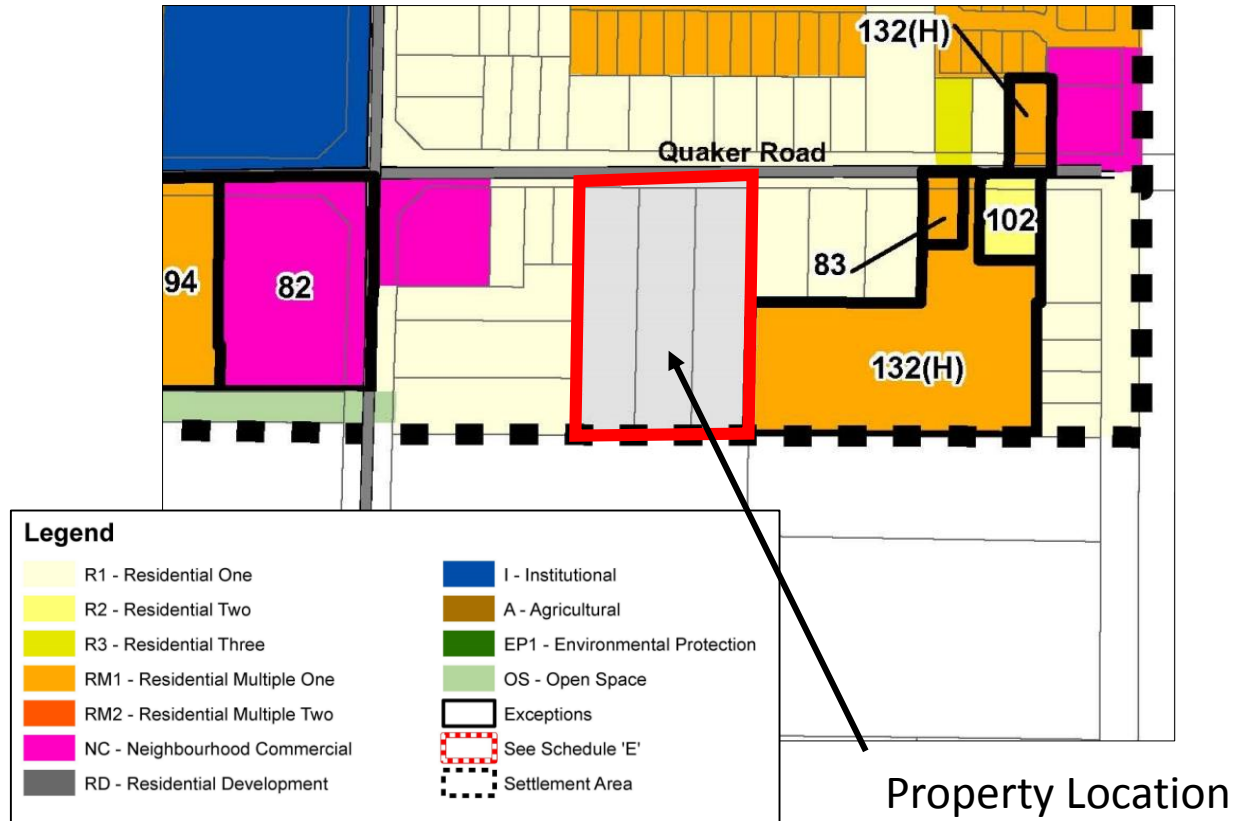
Permits single-detached, accessory apartments, semi-detached, townhouses, multiple and apartment dwellings, bed and breakfast, home occupations, institutional and neighbourhood commercial uses





# Zoning By-law 4481 (2022)


- Currently zoned Residential Development (RD)
- Requesting change to site specific R2 (Residential Two), site specific RM1 (Residential Multiple 1), and site-specific OS (Open Space) zones.



# Requested Site Specific R2 Zone

Requirement	Standard R2 Requirement	Requested R2 Requirement
Minimum Lot Frontage	12.0 metres	11.4 metres
Minimum Lot Area	360 square metres	350 square metres



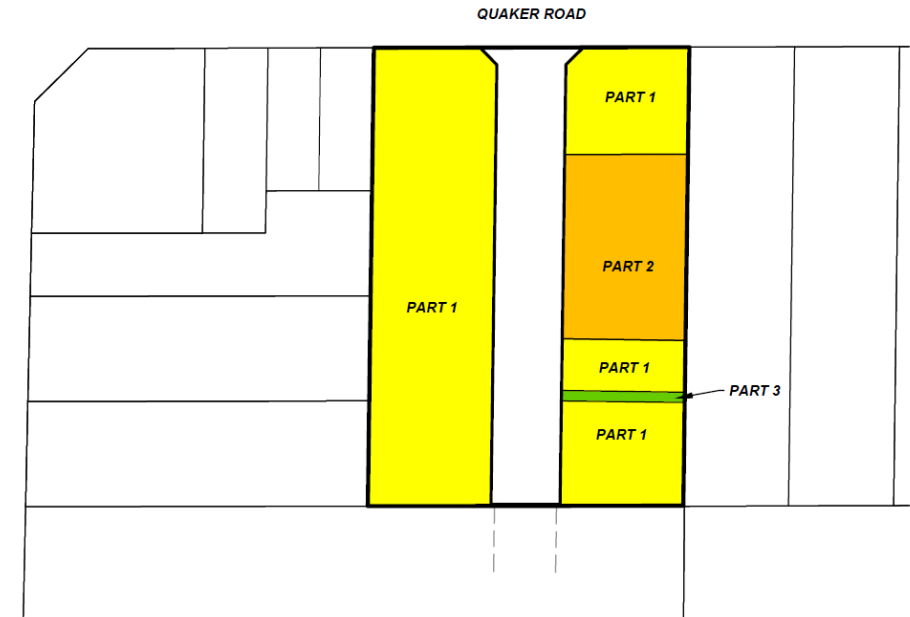
 PART 1 - FROM RESIDENTIAL DEVELOPMENT (RD) ZONE TO RESIDENTIAL TWO ZONE (R2) SITE SPECIFIC ZONE






# Requested Site Specific RM1 Zone

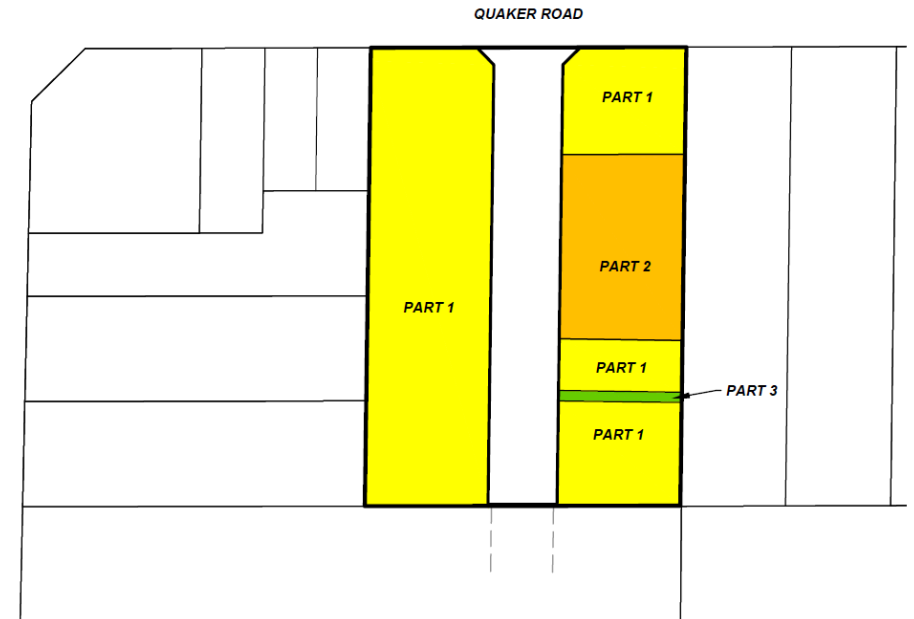
Zone Requirement	Standard RM1 Requirement	Requested RM1 Requirement
Minimum Lot Frontage	6.0 m per dwelling unit, except in the case of an interior lot containing a dwelling attached on one side only, the minimum lot frontage required shall be 8.0 m	7.3 metres in the case of an interior lot containing a dwelling attached on one side only.
Minimum Lot Area	230 m <sup>2</sup> per unit	200 m <sup>2</sup> per unit
Landscape Strip	A landscape strip of 1.5m minimum in width shall be provided where the boundary of a RM1 Zone abuts an R1, R2 or R3 Zone	1.2 metres




 PART 2 - FROM RESIDENTIAL DEVELOPMENT (RD) ZONE TO RESIDENTIAL MULTIPLE ONE (RM1) SITE SPECIFIC ZONE

# Requested Site Specific OS Zone

Zone Requirement	Standard OS Requirement	Requested OS Requirement
Minimum Lot Frontage	15.0 metres	3.0 metres



 PART 3 - FROM RESIDENTIAL DEVELOPMENT (RD) ZONE TO OPEN SPACE (OS) SITE SPECIFIC ZONE

# Comments

## *Town Community Planning and Development*

- Provide a revised draft plan to reflect a temporary turnaround/cul-de-sac.

## *Town Public Works*

- Town staff will require a comprehensive lot grading and drainage plan demonstrating that storm water runoff will not negatively impact nor rely upon neighboring properties, to the satisfaction of the Director of Public Works or his designate.
- Servicing plan will be required completed with plan and profile.
- *Per to Planning Justification Report, The site requires a temporary turn around access over Blocks 18 and 19 as the lands to the south where Street 'A' is to extend, have yet to be developed. **The temporary turn around access will be in place until such time as the permanent connection to the lands to the south are developed.***
- All proposed lots 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. Associated Costs to be borne by the developer for the future construction of water, sanitary and storm infrastructure on 'Street A'. Please be advised, new lots shall be serviced with a 125mm sanitary and storm laterals and 25mm water lateral in accordance with Town of Pelham Engineering Standards.
- Conditional Draft Plan of Subdivision approval is required to the satisfaction of the Director of Public Works or his designate in order to include the proposed services as part of the Quaker Road Reconstruction Project. The Developer will be responsible for any cost associated to the works.

# Comments

## *Department of Fire & By-law Services*

- *None to date.*

## *Niagara Region Growth Strategy and Economic Development Department*

- The proposal is generally consistent with the Provincial Policy Statement and conforms to Provincial and Regional policies relating to development within the Urban Area. As such, Regional Growth Strategy and Economic Development staff do not object to the applications, in principle, provided the proposed servicing can be coordinated with the current reconstruction works on Quaker Road.
- Included conditions of draft plan approval

## *Hydro One*

- *None to date.*

## *Canada Post*

- *None to date.*

## *Bell Canada*

- *No objection. Included standard conditions of approval.*

## *Enbridge Gas Inc.*

- *No objections.*

## *Niagara Peninsula Conservation Authority*

- *No NPCA interests in applications.*

# Technical Reports

- Draft Plan of Subdivision drawing prepared by Upper Canada Consultants and signed by Suda & Maleszyk Surveying Inc.
- Planning Justification Report prepared by Upper Canada Consultants
- Functional Servicing Report prepared by Upper Canada Consultants
- Archaeological Assessment prepared by Detritus Consulting

Reports are available for viewing at: <https://engagingpelham.ca/>

# 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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