

Public Meeting for Bauer Landing

Zoning By-law Amendment Application

AM-07-2024

October 9, 2024

Location & Purpose

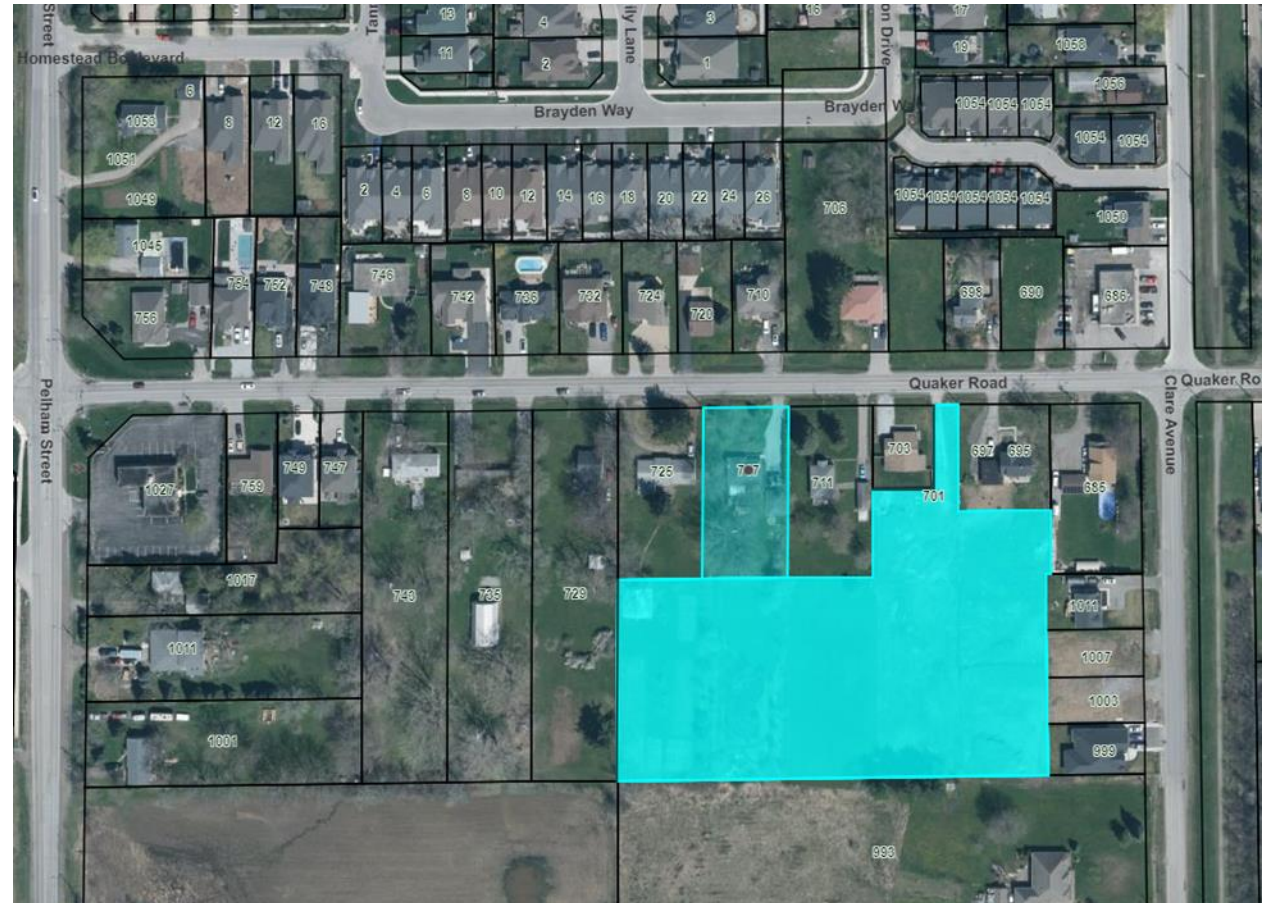
Location:

701 & 717 Quaker Road

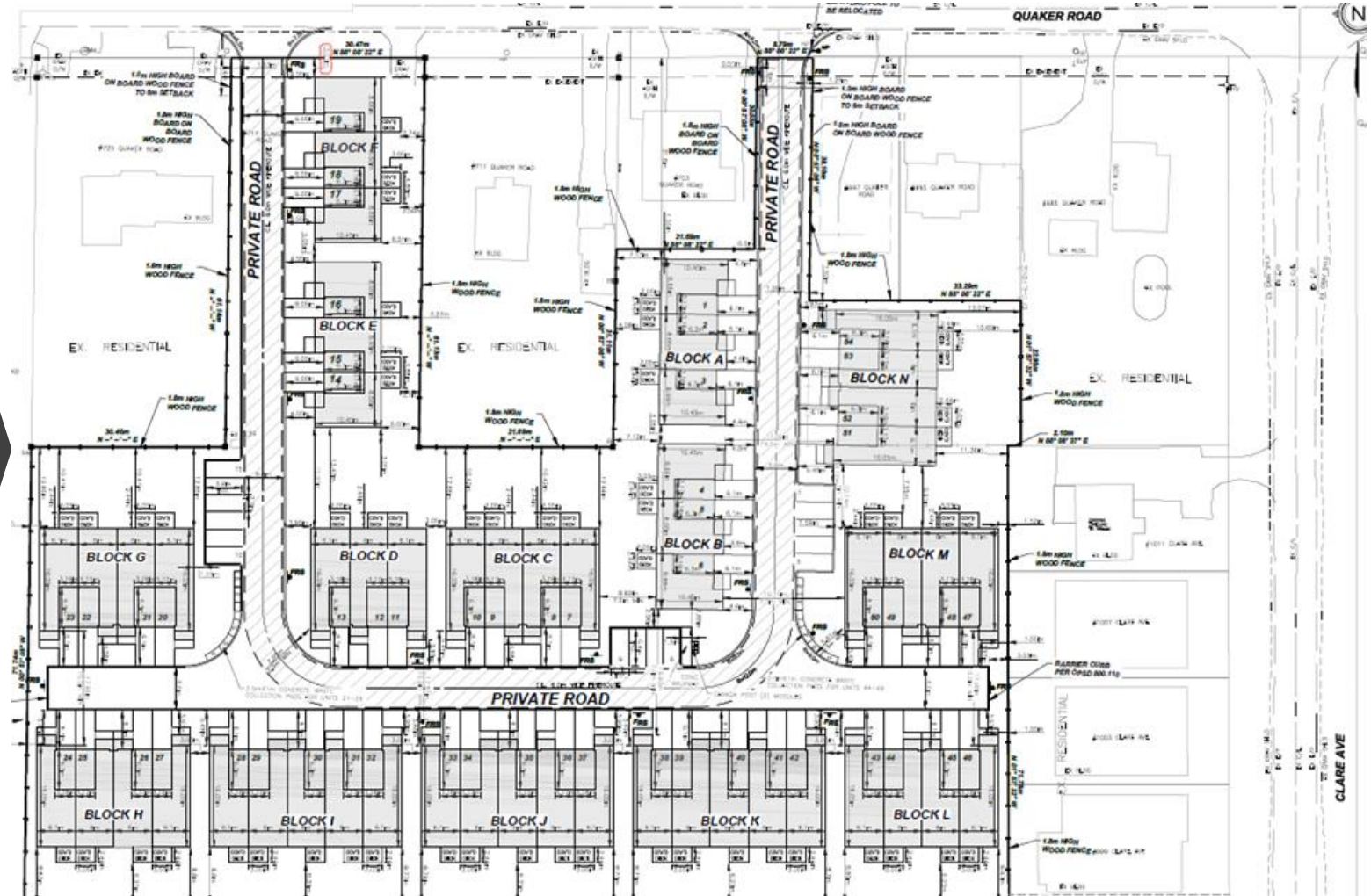
South side of Quaker Road west of
Clare Avenue and east of Pelham
Street

Purpose:

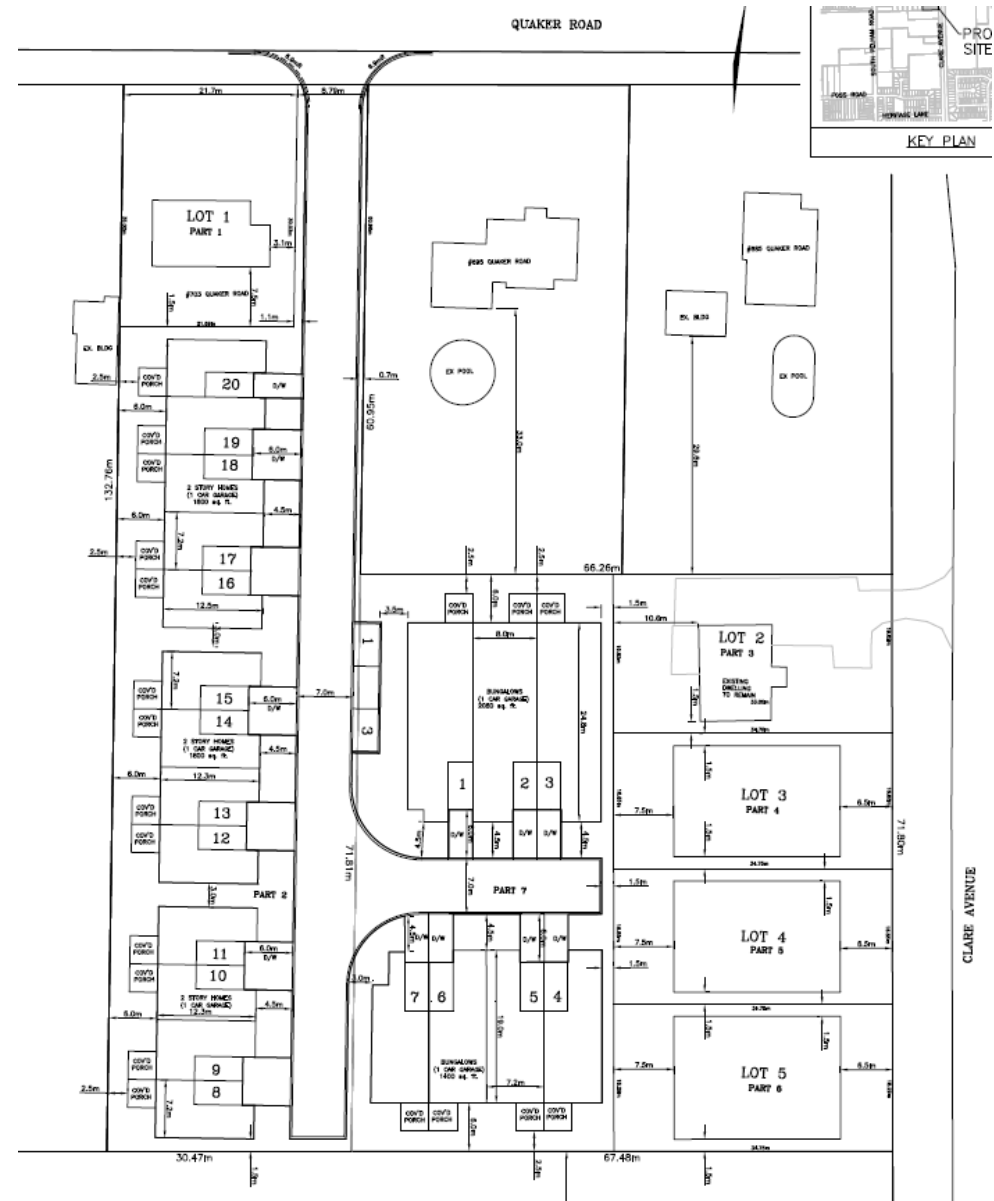
Zoning By-law Amendment - rezone
the lands from the Residential
Multiple 1 (RM1-133(H)) and
Residential 1 (R1) zones to an
amended Residential Multiple (RM1-
133(H)) zone to permit 54 block
townhouses



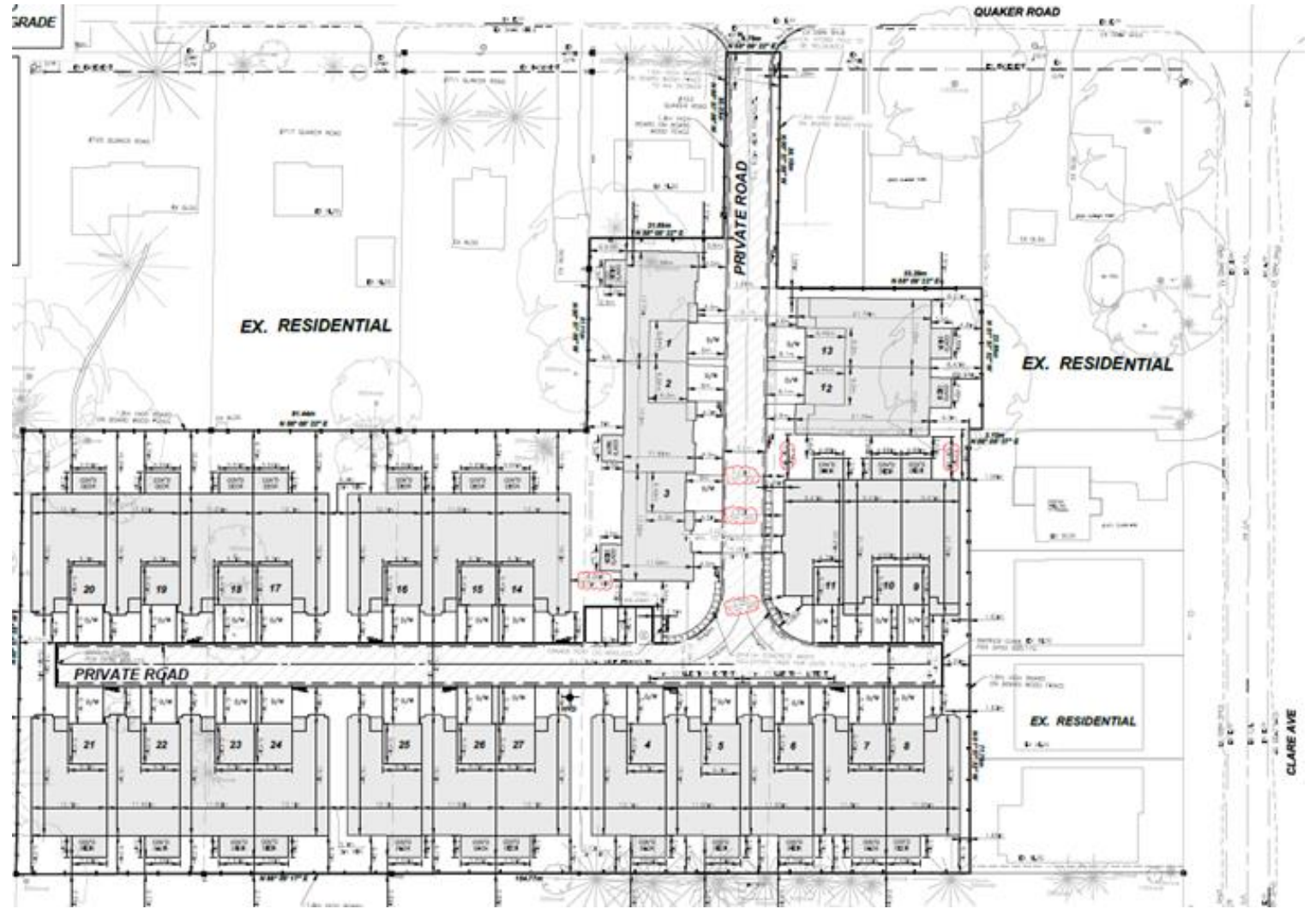
Proposed Site Plan



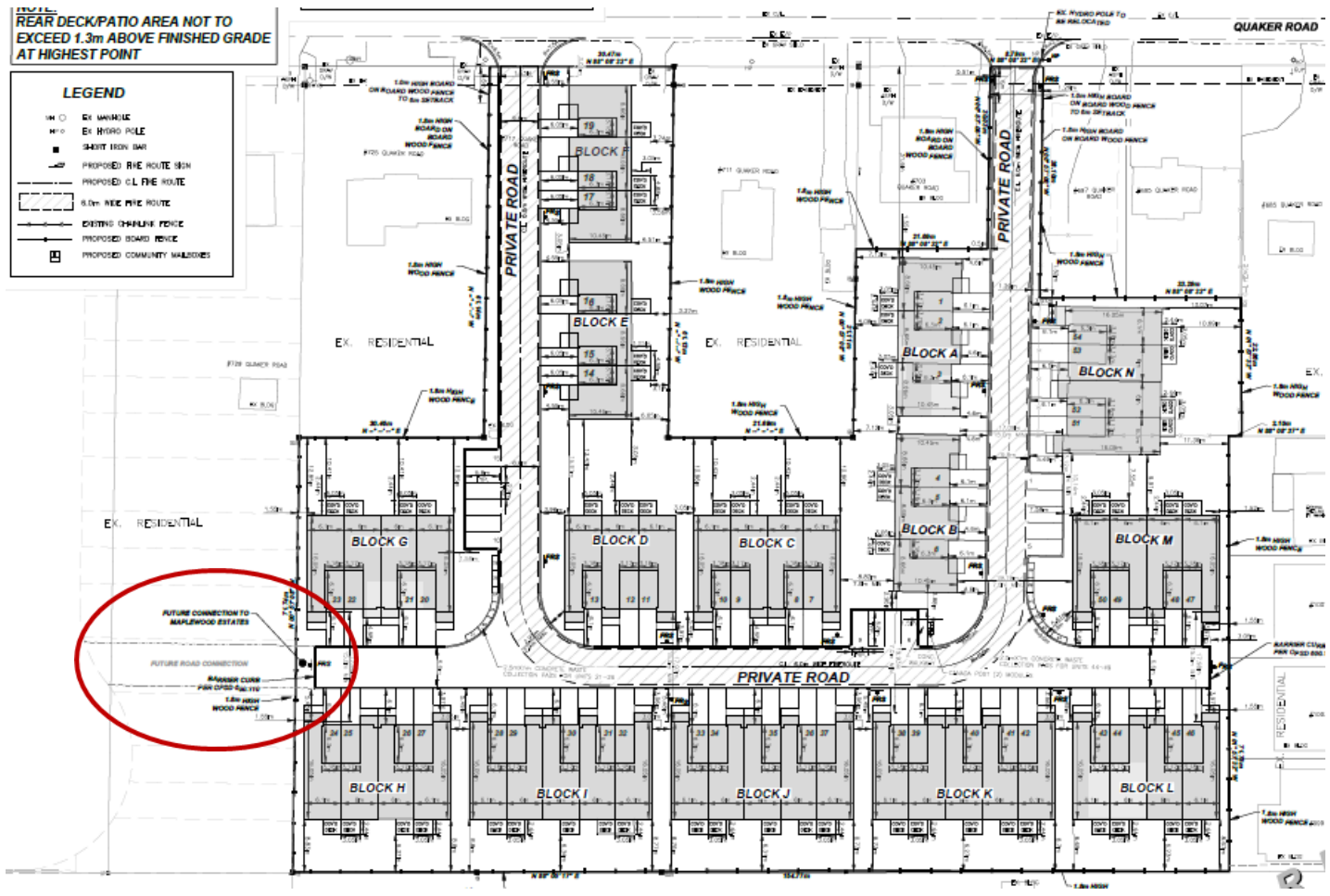
Bauer Landing 2017 Approval

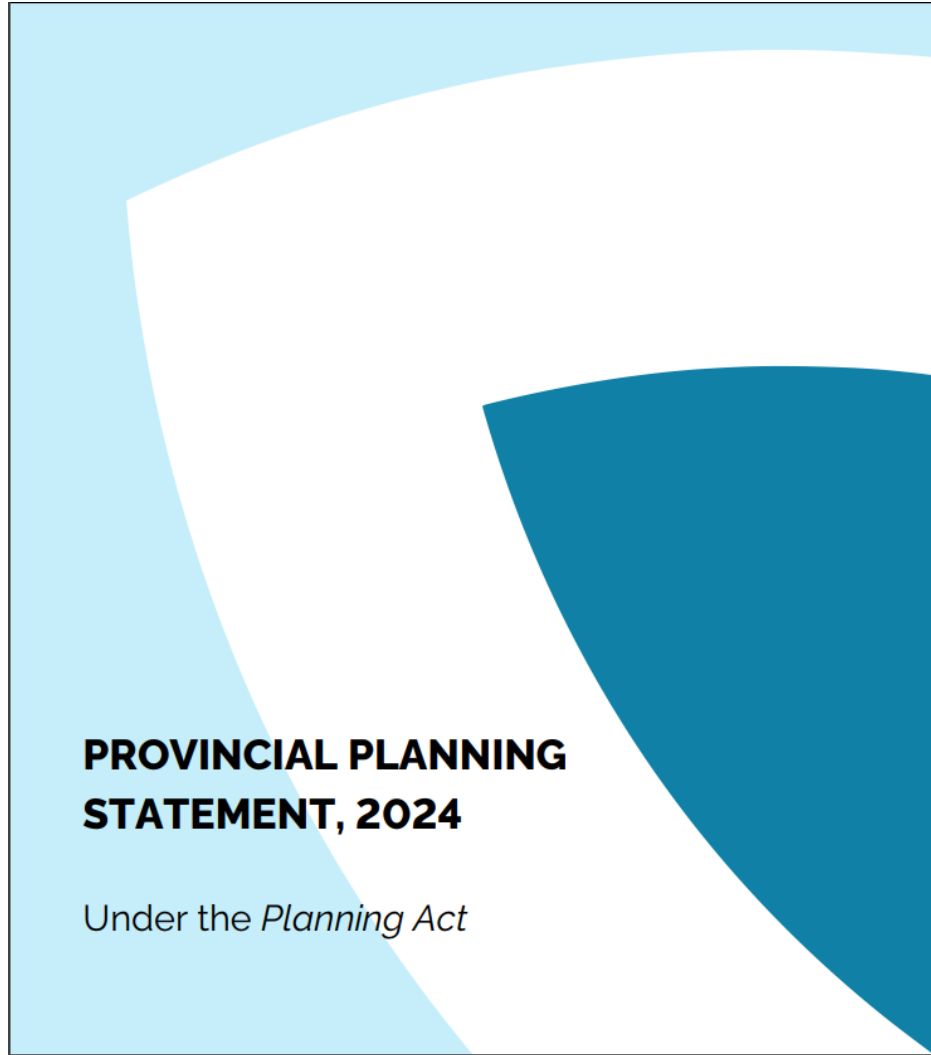


Bauer Landing 2022 Approval



Connectivity





Provincial Policies

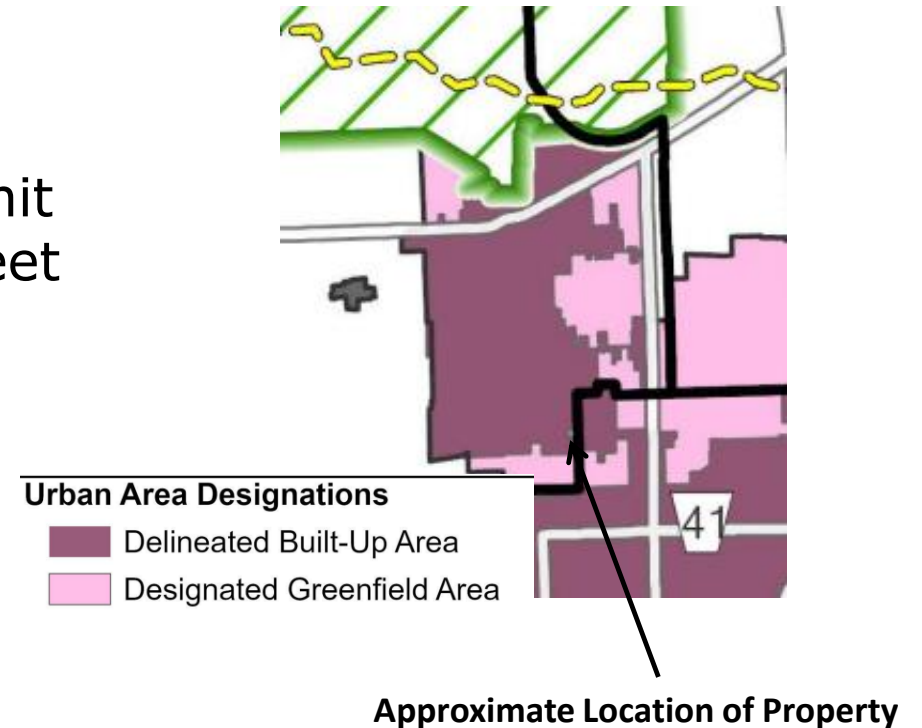
Provincial Planning Statement, 2024

- Comes into force on October 20, 2024.
- Settlement areas shall be the focus of growth and development (2.3.1).
- Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned infrastructure and public service facilities;
 - c) support active transportation;
 - d) are transit-supportive, as appropriate; and
 - e) are freight-supportive.

Niagara Region Official Plan (2022)

Delineated Built-up Area

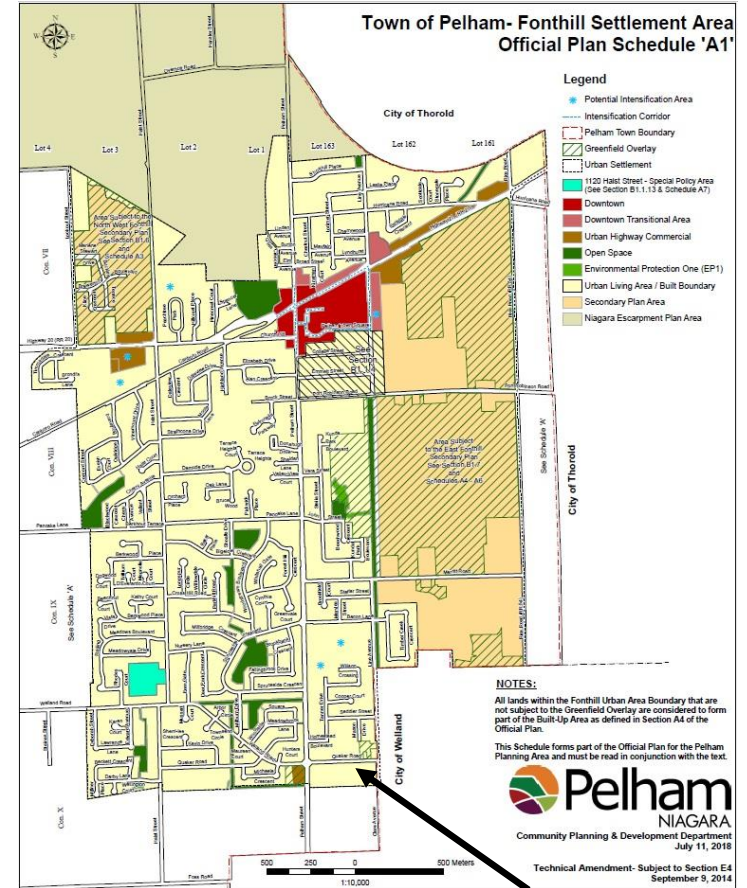
- Requires a range and mix of densities, lot/unit sizes and housing types to be planned to meet housing needs at all stages of life.
- 25% of all new residential units in the Town annually to be located in this area.
- Residential development encouraged to incorporate sustainability into design and construction.



Town Official Plan

Urban Living Area / Built Boundary

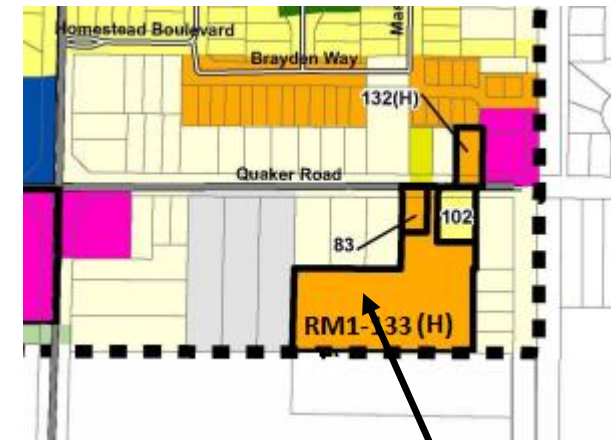
Permits single-detached, accessory apartments, semi-detached, townhouses, multiple and apartment dwellings, bed and breakfast, home occupations, institutional and neighbourhood commercial uses



Property Location

Zoning By-law 4481 (2022)

- Currently zoned Residential One (R1) and Residential Multiple One-133(Holding) – (RM1-133 (H)).
- R1 does not permit block townhouse dwellings.
- RM1-133 permits block townhouse dwellings.
- Requested zoning change to permit block townhouse uses as shown on the proposed site plan.
- Holding symbol to remain in place until Condominium and Site Plan Agreements addressing servicing and drainage are in place.



Legend

R1 - Residential One	I - Institutional
R2 - Residential Two	A - Agricultural
R3 - Residential Three	EP1 - Environmental Protection
RM1 - Residential Multiple One	OS - Open Space
RM2 - Residential Multiple Two	Exceptions
NC - Neighbourhood Commercial	See Schedule 'E'
RD - Residential Development	Settlement Area

Property Location

Requested RM1 Zone Regulations

Provision	RM1 Requirement	RM1-133 Requirement	Requested
6.4.1 Permitted Uses	Triplex dwellings, semi-detached dwellings, duplex dwellings, fourplex dwelling, boarding house dwellings, converted dwellings, street townhouse dwellings, block townhouse dwellings, home occupation, second dwelling units and uses, buildings and structures accessory to the foregoing permitted uses	Block townhouses only	Block Townhouses
Section 16.4 – Zone Requirements for Block Townhouse Dwellings			
Minimum Lot Frontage	30m	8.79m	8.79m

Requested RM1 Zone Regulations

Provision	RM1 Requirement	RM1-133 Requirement	Requested
Minimum Front Yard	3.0m	Minimum setback from Quaker Road: 30m	3.05m
Maximum Front Yard	6.0m	None	
Minimum Side Yard	1.2m 7.5m where the rear of the building faces the side yard 7.5m abutting a street line	1.5m 6.0m where the rear of the building faces a side yard (Amenity Area)	1.52m 6.05m where the rear of the building faces a side yard (Unit 14)
Minimum Rear Yard	7.5m	6.0m to back of dwelling unit 1.5m to side of dwelling unit	8.67m to the back of a dwelling unit
Minimum Setback from an Internal Road	3.0m 6.0m to a garage	2.9m to a dwelling 6.0m to a garage	2.95m to a dwelling (Unit 13) 6.1m to a garage

Requested RM1 Zone Regulations

Provision	RM1 Requirement	RM1-133 Requirement	Requested
Landscape Strip	A landscape strip of 1.5m minimum in width shall be provided where the boundary of a RM1 Zone abuts a R1, R2, or R3 Zone.	<p>A planting strip of 0.5m minimum in width shall be provided along the eastern property line of 703 Quaker Road</p> <p>A planting strip of 1.2m minimum in width shall be provided along the western property line of 695 Quaker Road</p>	<p>1.52m from an R2 Zone</p> <p>0.5m landscape strip provided along the eastern property line of 703 Quaker Road</p> <p>1.29m landscape strip provided along the western property line of 695 Quaker Road</p>

Agency Comments

District School Board of Niagara:

No objections.

Enbridge Gas:

No objection.

Town Public Works:

Outlined requirements for access, lot grading and drainage plan, servicing plan and stormwater management report as part of future site plan approval applications.

Advised that all costs for servicing the development will be the responsibility of the Developer and that servicing must be coordinated with the Quaker Road reconstruction project.

Public Comments

Technical Reports

- *Functional Servicing Report prepared by Upper Canada Consultants Engineers/Planners dated March 2024*
- *Planning Justification Report prepared by Upper Canada Consultants Engineers/Planners dated July 2024*
- *Stage 1 & 2 Archaeological Assessment for 701 Quaker Road prepared by Detritus Consulting Ltd. dated June 3, 2021*
- *Ministry of Heritage, Sport, Tourism and Culture Industries Acknowledgement Letter dated September 1, 2021*
- *Stage 1-2 Archaeological Assessment for 717 Quaker Road prepared by Detritus Consulting Ltd. dated February 8, 2024*

Reports are available for viewing at www.pelham.ca/bauer-landing

Conclusion

No decision or recommendation concerning this application 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

Shannon Larocque, Manager of Planning

905-980-6661

slarocque@pelham.ca