

BAUER LANDING CONDOMINIUM

TOWN OF PELHAM

DRAFT PLAN OF VACANT LAND CONDOMINIUM AND ZONING BY-LAW AMENDMENT

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Previous Planning Approvals



1.

• 2017 - Lands consolidated from 703 Quaker Road and 1011 Clare Avenue to form 701 Quaker Road, and zoned to permit a 20-unit condominium development called "Bauer Landing".

2.

• 2019 – Lands from 711 and 717 Quaker Road added to 701 Quaker Road

3.

• 2020 – Lands from 725 Quaker Road added to Quaker Road.

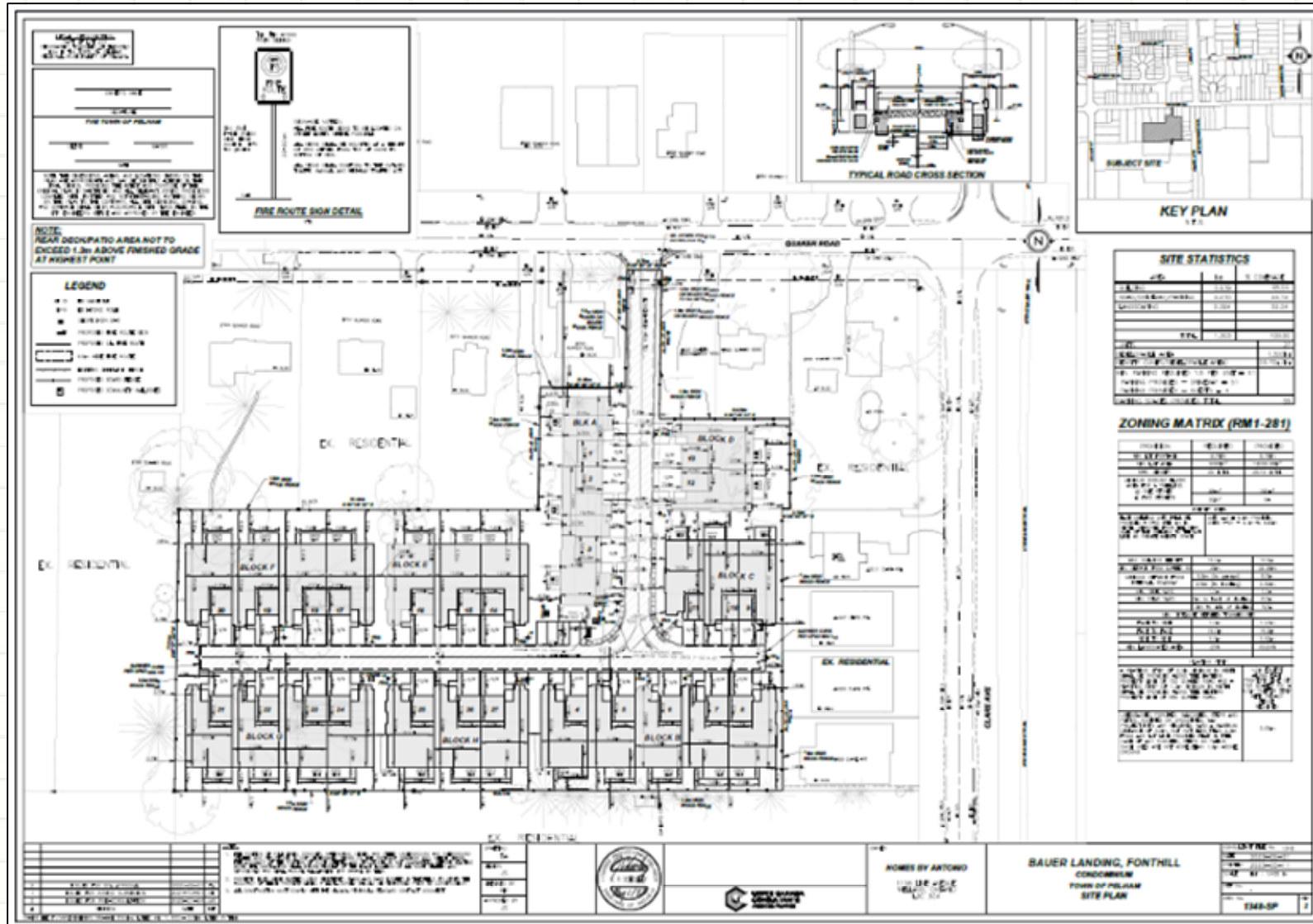
4.

• 2021/2022 – Lands from 695 Quaker Road added to 701 Quaker Road. Draft Plan of Vacant Land Condominium and Zoning By-law amendment to permit changes to the Bauer Landing Condominium to include 27 block townhouse dwellings and a private roadway

5.

• 2024 – Remainder of 717 Quaker Road added to the development lands. Subject applications propose additional changes to the Bauer Landing Condominium

Previously Approved Development

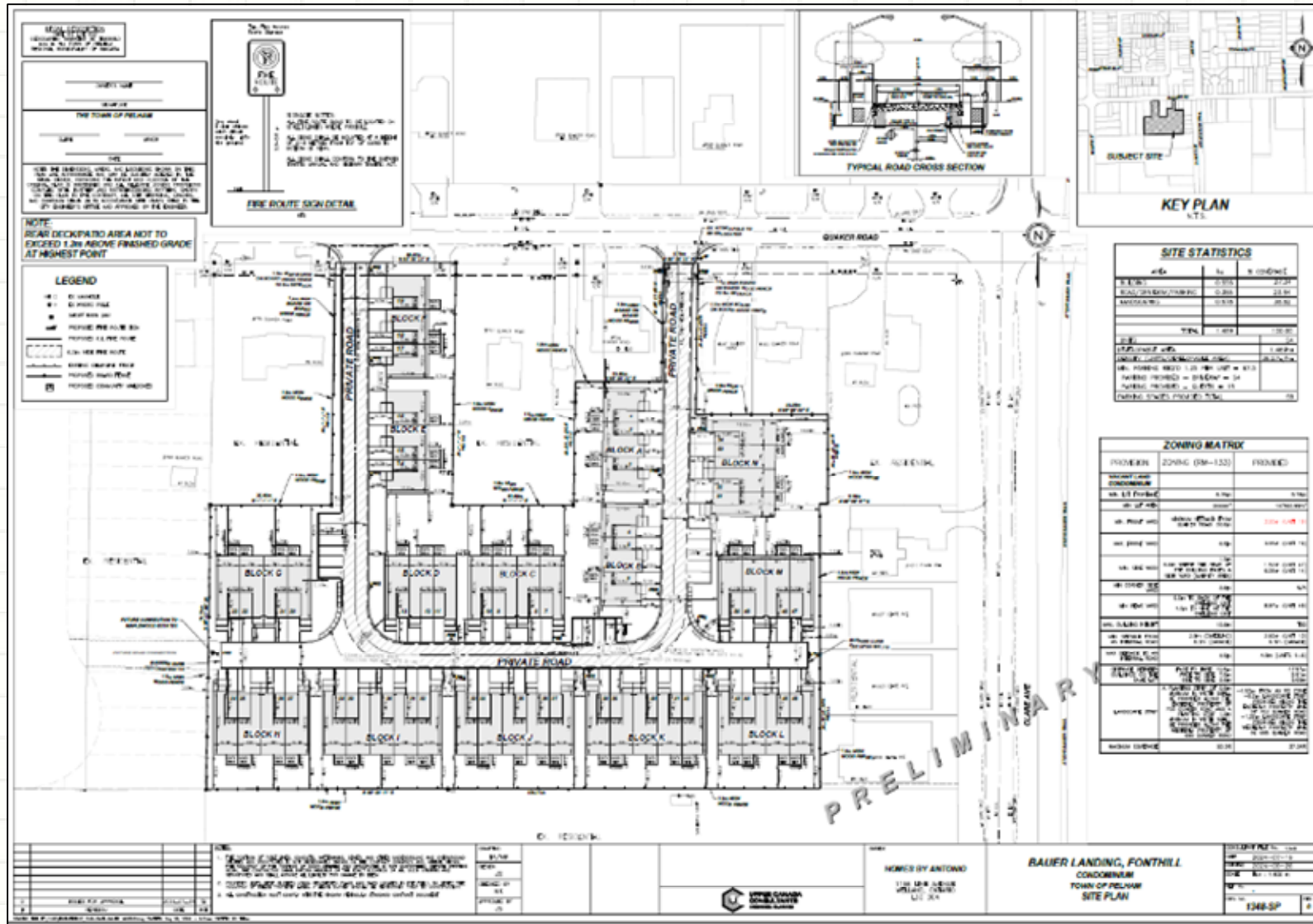


Vacant Land Condominium with private road

27 dwelling units

Draft Plan of Subdivision and Site-specific Zoning approved by Council in 2022.

Current Proposal



Incorporates 717 Quaker Road lands

54 townhouses

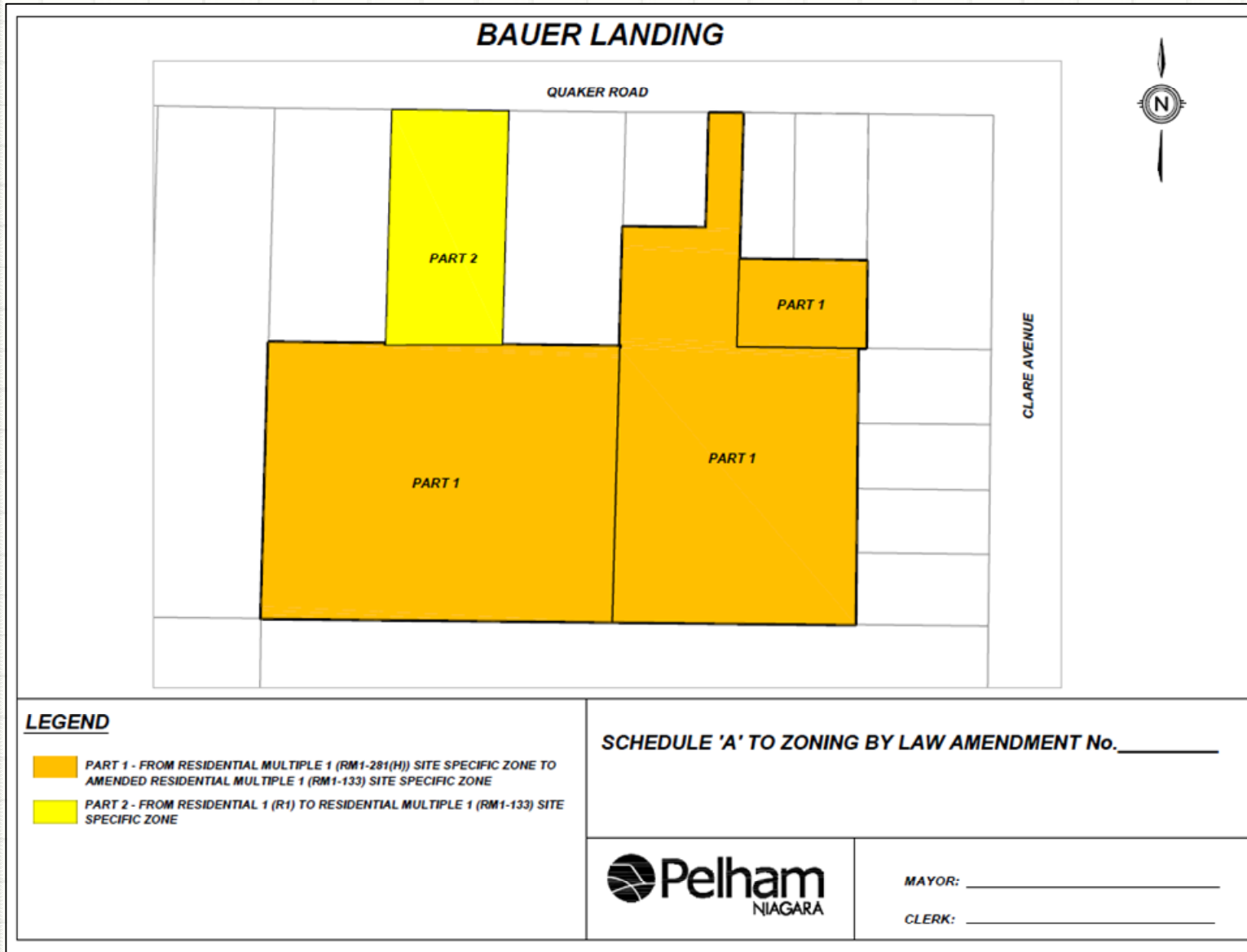
Smaller dwelling units than previous development proposal

Second connection to Quaker Road

Maintains ability to connect to future development to the west

Subject to Draft Plan of Vacant Land Condominium, Zoning By-law Amendment and future Site Plan approvals

Proposed Zoning By-law Amendment



Technical modifications to the existing Site-specific Residential 1 Zoning

Removal of minimum setback to Quaker Road

Addition of a minimum side yard provision to rear wall

Site-specific Zoning expanded to include 717 Quaker Road lands.

