



# Community Co-Design

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## Redevelopment of Pelham Arena Site

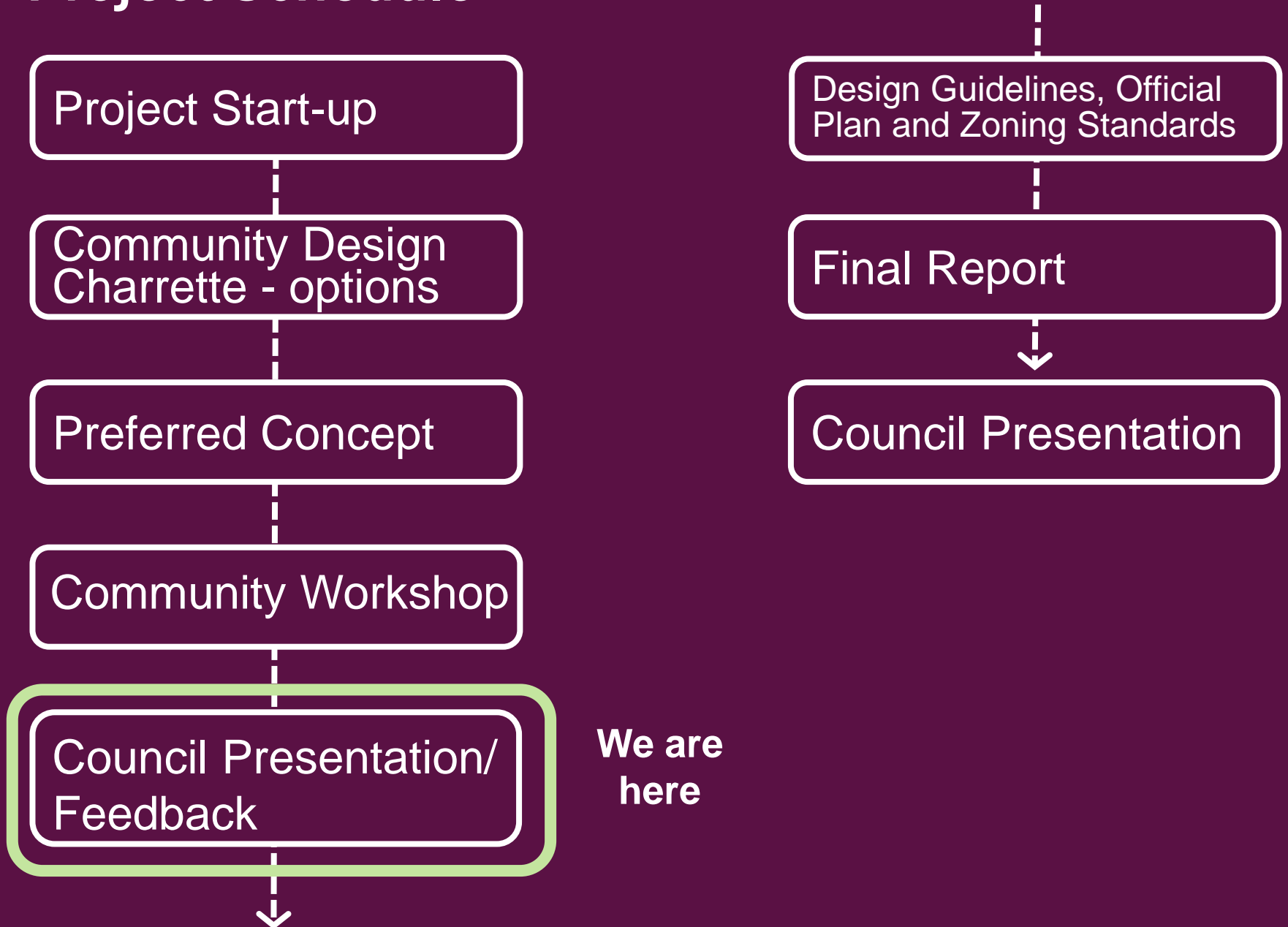


### **Council Briefing**

The Planning Partnership

**October 10, 2017**

# Project Schedule



## Terms of Reference: Project Goals

“Engage the community...to collaboratively develop a vision for the future land use of the Pelham Arena”

“Establish appropriate land use and design guidelines”

“Determine how much of the Pelham Arena should be retained for public open space/recreational use”

“Determine how much of the Pelham Arena lands may be suitable for redevelopment of other use(s)”

“Determine appropriate design guidelines, official plan designation and zoning standards for the lands”



# Context

Study site	3.36ha
Stormwater management facility	0.5ha
Welland Road property	0.1ha

The site has approximately 83m (272 feet) of frontage on Haist St.



# Key Themes

## What we heard at Workshop 1



**Keep as much greenspace as possible**



**Provide trail connections**



**Development must be consistent with the surrounding community**



**Minimize impacts on existing residential uses**



**Build on and improve existing parkland facilities**

# Variables of the exploration of options

Two design sessions, three design groups, three design leads



Single detached houses



Park Location



Road access points



Housing on arena / parking footprint only



Townhouses



Apartments



Mixed Housing





# Workshop Concepts



## Single detached houses

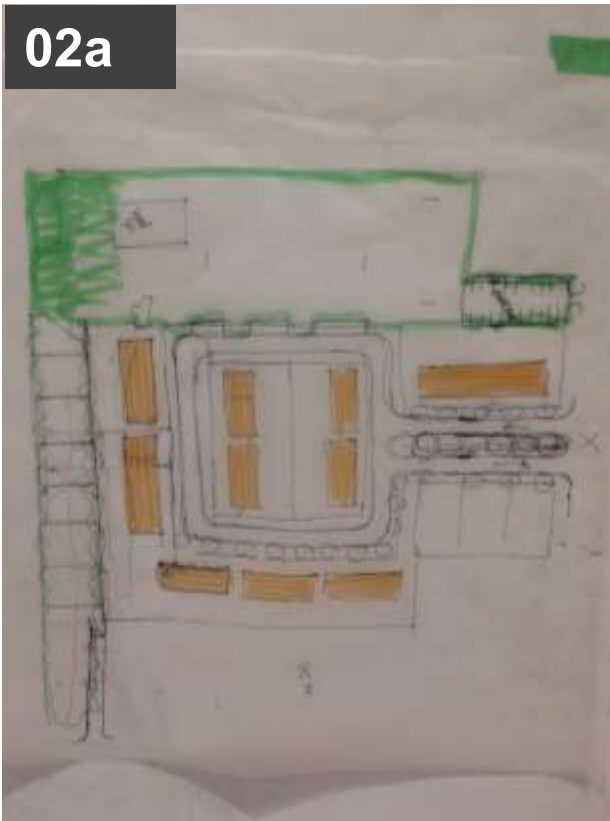


# Workshop Concepts



## Townhouses

02a



02b



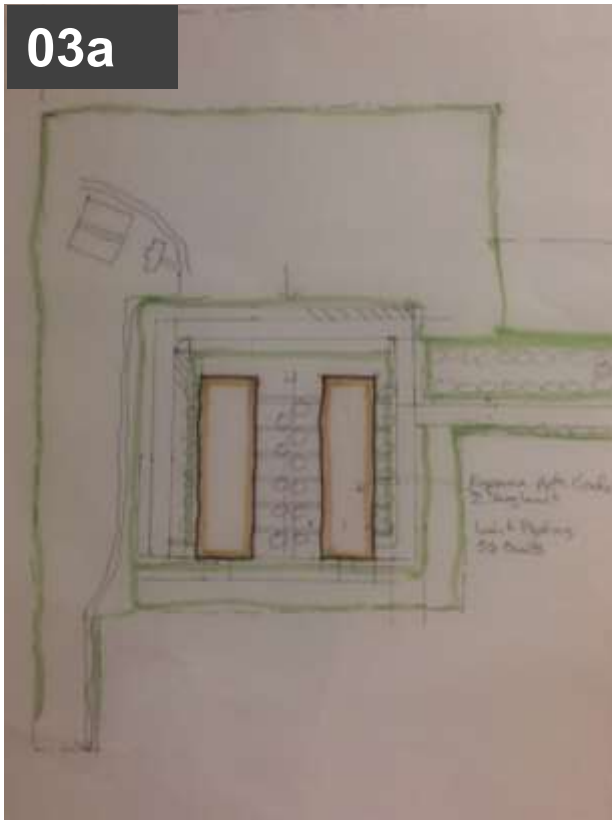


# Workshop Concepts



## Apartments

03a



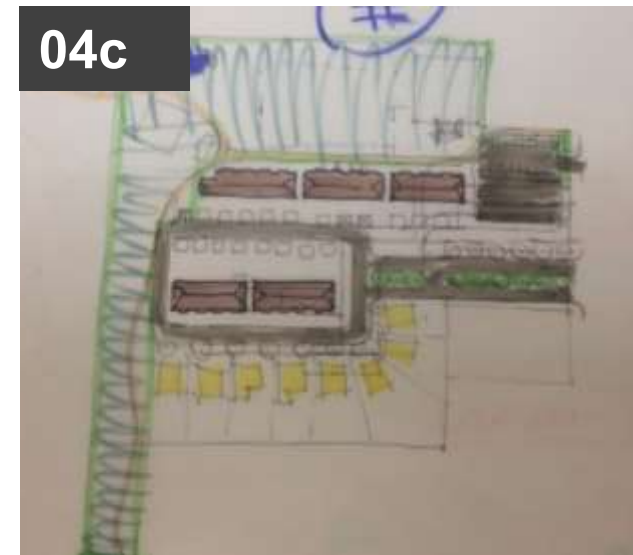
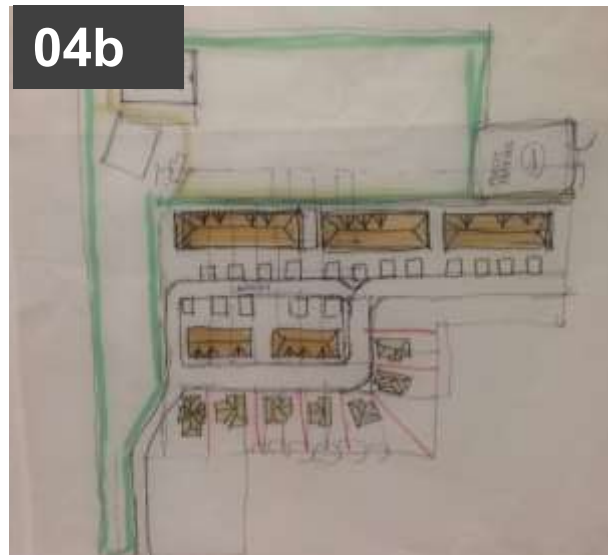
03b



# Workshop Concepts



## Mixed Housing (Townhouses & Single Detached)

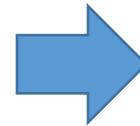


## Goal of preparing explorations

- To represent *different* scenarios
- To incorporate ideas from the interviews, visioning workshop and table group discussions – 12 concepts to 5 explorations
- Explorations meant to test ideas, find the best of each

## Design is an iterative process

- Table 2 ideas didn't necessarily all end up in Exploration 2
- Common themes were consolidated





# Exploration 01

Single detached houses





# Exploration 02

## Central park





# Exploration 03

Rear-laneway townhouses & single detached houses





# Exploration 04

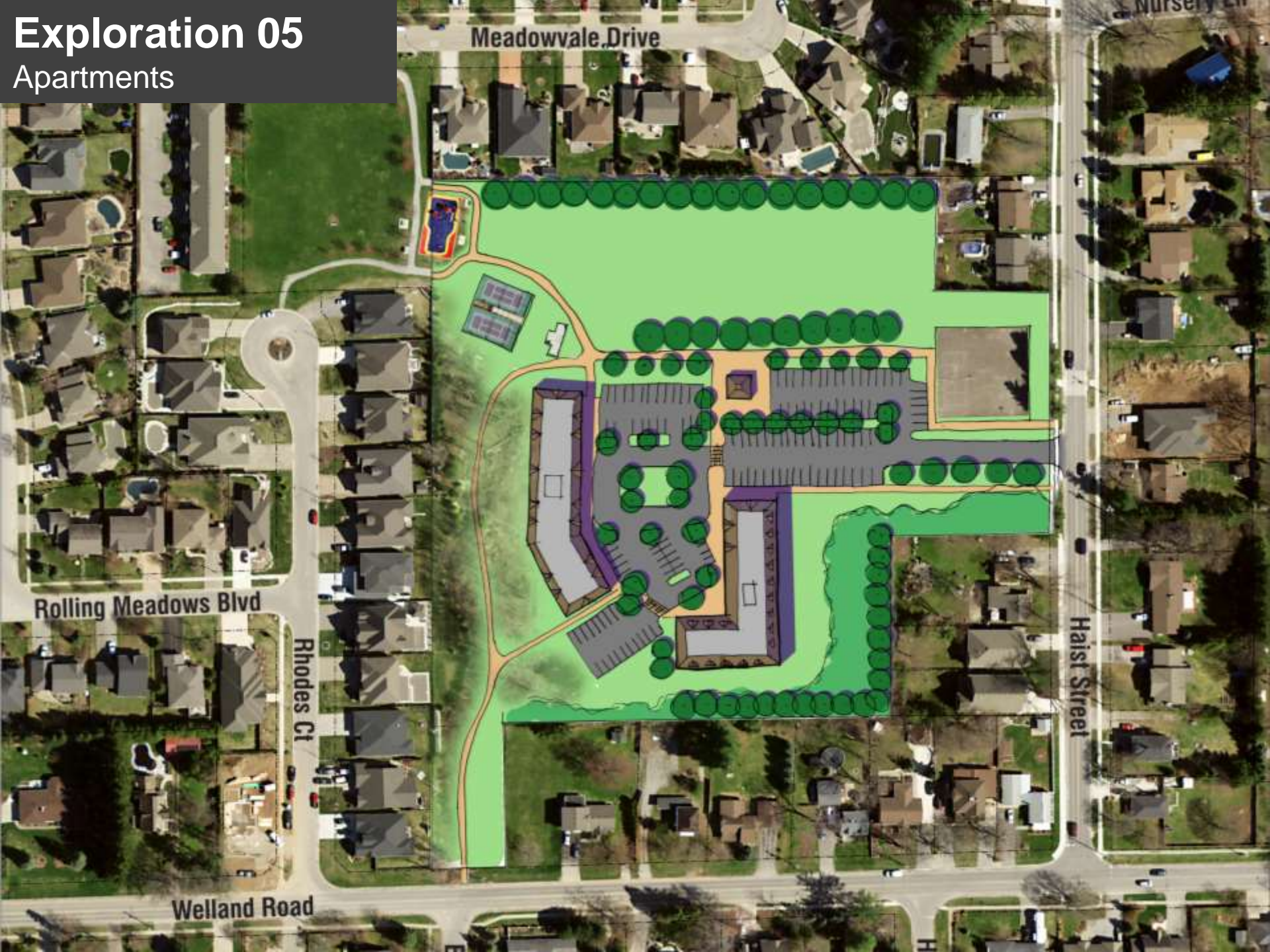
Front driveway townhouses





# Exploration 05

## Apartments





# Options for Public Survey



## Inputs for Evaluation



## Emerging Preferred Plan





# Inputs for Evaluation

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## Public Survey

- Town's Policy Documents
- Land Use Compatibility

## The Planning Partnership

- Community Benefits
- Compatibility of Buildings
- Connectivity (trails, roads)

## Town Staff

- Natural Features
- Servicing and Emergency Services
- Revenue

## Council

# Public Input - Online Survey

Distribution

Online survey through the Town of Pelham

Submission Period

August 1 – August 24, 2017

Response

**120** respondents

## Opinion Based Survey

- Findings of this survey are qualitative
- Findings provided are from an opinion based survey
- Information collected from this survey is an additional opportunity to provide input
- Survey has no statistical significance due to sample size

# Survey Results

## Exploration 01

Single detached houses

“...glad to see that a lot of green space is retained and that there will be a walking trail added...”

“...concerned about removal of trees abutting our property...”

“...fits within the existing community...”



Exploration 1		I love it	It's okay	I don't like it
①	Configuration of the single detached houses	37	43	32
②	Configuration of the public road with two connections to Haist Street	37	45	30
③	Green space/soccer fields remain in existing location	84	22	07
④	Location of trails and walkways	58	35	16
⑤	Location and amount of on-street and single row parking (32 spaces) for park	40	42	27
⑥	Partially retained wooded area	54	35	21
⑦	Fonthill Platform Tennis Club remains in its existing location	67	28	14
⑧	Proposed multi-surface court	47	47	17
⑨	Proposed decorative paving	28	50	28
⑩	The playground remains in its existing location	82	23	05



# Survey Results

## Exploration 02

### Central Park

*“This plan splits the two park areas...”*

*Trail crosses the streets twice*

*“...single-loaded road undervalues the revenue that might be generated...”*



Exploration 2		I love it	It's okay	I don't like it
①	Configuration of single detached houses along the perimeter of the site	09	24	68
②	Townhouses fronting the park with rear laneway	08	21	70
③	Configuration of the public road with two connections to Haist Street	20	42	37
④	Green space/soccer fields relocated to the centre of the site	09	17	73
⑤	Location of trails and walkways	16	35	48
⑥	On-street parking for the park (42 spaces)	10	25	61
⑦	Wooded area is removed	01	03	93
⑧	Fonthill Platform Tennis Club relocates to the centre of the site	04	22	68
⑨	Proposed splash pad	35	29	32
⑩	The playground remains in its existing location	61	24	11

# Survey Results

## Exploration 03

Rear-laneway townhouses & single detached houses

*“Would like to see parking closer to the park...”*

*“Where is the multi-sport surface?”*

*“This is the most pleasing design...”*



Exploration 3		I love it	It's okay	I don't like it
①	Configuration of single detached houses along loop road	21	43	35
②	Configuration of townhouses facing park with rear laneway	16	31	52
③	Configuration of the public road with boulevard style connection to Haist Street	26	40	31
④	Green space/soccer fields remain in existing location	67	19	11
⑤	Location of trails and walkways	44	36	16
⑥	Location and amount of parking (26 spaces) for park	15	36	46
⑦	Wooded area is retained	75	13	08
⑧	Fonthill Platform Tennis Club remains in its existing location	53	27	15
⑨	Proposed splash pad	48	26	20
⑩	Proposed decorative paving	21	43	28
⑪	The playground remains in its existing location	64	22	07



# Survey Results

## Exploration 04

Front driveway townhouses

*“Single detached keeps integrity of existing houses and neighbourhood...”*

*“Prefer to see single family homes mixed in, not just towns”*

*“Not enough parking for townhouses or activities...”*



Exploration 4		I love it	It's okay	I don't like it
①	Configuration of townhouses with front access driveways	10	27	63
②	Configuration of the public road with boulevard style connection to Haist Street	21	45	35
③	Green space/soccer fields remain in existing location	69	24	08
④	Location of trails and walkways	47	30	22
⑤	Location and amount of off-street parking (26 spaces) for park parking lot and on-street parking (39 spaces)	19	42	38
⑥	Wooded area is retained	78	13	09
⑦	Fonthill Platform Tennis Club remains in its existing location	60	24	17
⑧	Proposed multi-surface court	38	43	20
⑨	The playground remains in its existing location	71	21	08



# Survey Results

## Exploration 05

### Apartments

*“This is not compatible use with existing conditions...”*

*“Much better idea as there are few apartments in town”*

*“One parking spot per unit is not sufficient for the area”*



Exploration 5		I love it	It's okay	I don't like it
①	Configuration of 4 storey apartments	06	09	83
②	Configuration of the driveway with one connection to Haist Street	09	31	60
③	Green space/soccer fields remain in existing location	63	23	14
④	Location of trails and walkways	43	32	25
⑤	Location and amount of parking for the park (36 spaces)	15	40	44
⑥	Location and amount of parking for the apartments (106 spaces - 1 per unit)	05	18	74
⑦	Wooded area is retained	75	12	12
⑧	Fonthill Platform Tennis Club remains in its existing location	57	25	18
⑨	Proposed park pavilion building	16	35	47
⑩	Existing multi-surface court remains	31	40	28
⑪	The playground remains in its existing location	71	19	09

# The Planning Partnership's Analysis



Exploration 1		
Housing	Open Space	Circulation
<ul style="list-style-type: none"> <li>• <b>All single detached</b> most similar to adjacent houses</li> <li>• <b>Variety of lot widths</b> creates interest along streetscape, mimics neighbourhood</li> <li>• Very <b>shallow lot depths in centre</b> block difficult to build</li> <li>• <b>Positive frontage</b> to all streets</li> </ul>	<ul style="list-style-type: none"> <li>• Existing active <b>parks maintained</b></li> <li>• Partial <b>encroachment to wooded area</b> still meets Conservation Authority's suggested standards</li> <li>• <b>Positive frontage to park, reverse frontage to wooded area</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>2 exits</b> to Haist Street are <b>closely spaced</b></li> <li>• Parking for park <b>requires alternate right of way design</b></li> <li>• Ability to create <b>connected pedestrian network</b></li> </ul>



# The Planning Partnership's Analysis



## Exploration 2

Housing	Open Space	Circulation
<ul style="list-style-type: none"> <li>Substantially <b>single detached</b> similar to adjacent houses</li> <li><b>1 block of townhouses</b> fronting onto park (lane access)</li> <li><b>Conventional lot depths</b>, likely marketable to builders</li> </ul>	<ul style="list-style-type: none"> <li><b>Park/trail network</b> is more <b>fragmented</b></li> <li><b>Limited space for a multi surface court</b>, but space for <b>small splash area</b></li> <li>Central park <b>does not result in a larger children's soccer field</b></li> <li>Significant <b>removal of wooded area</b></li> <li><b>Positive frontage to park</b> on all sides</li> </ul>	<ul style="list-style-type: none"> <li><b>2 exits</b> to Haist Street are <b>closely spaced</b></li> <li><b>All parking for park is on-street</b></li> <li><b>Pedestrian network</b> requires road crossing</li> </ul>

# The Planning Partnership's Analysis



## Exploration 3

Housing	Open Space	Circulation
<ul style="list-style-type: none"> <li>Mix of single detached and townhouses <b>provides variety</b></li> <li><b>Townhouses are rear laneway</b>, create positive frontages</li> <li><b>Massing is compatible</b> with neighbourhood</li> <li><b>Main entrance</b> road from Haist <b>has rear garages</b> facing it</li> <li><b>Positive frontage to park</b></li> </ul>	<ul style="list-style-type: none"> <li>Existing active <b>parks maintained</b></li> <li>Substantial <b>retention of wooded area</b></li> <li><b>Wooded area accessible</b> to internal road network</li> <li><b>Positive frontage to park</b></li> </ul>	<ul style="list-style-type: none"> <li><b>1 exit</b> to Haist Street: <b>long boulevard condition</b></li> <li><b>Best trail location</b> within wooded area</li> <li>Ability to create <b>connected pedestrian network</b></li> <li><b>Small parking lot for park</b> and <b>limited on-street parking</b></li> </ul>



# The Planning Partnership's Analysis



## Exploration 4

Housing	Open Space	Circulation
<ul style="list-style-type: none"> <li>• All front-drive townhouses in straight/aligned blocks: <b>little variety, least favoured streetscape</b></li> <li>• <b>Conventional lot depths</b>, homogeneity may be less marketable</li> <li>• <b>Townhouse relationship to existing homes</b> on Welland Road at rear</li> </ul>	<ul style="list-style-type: none"> <li>• Existing active <b>parks maintained</b></li> <li>• <b>Wooded area retained</b></li> <li>• <b>Positive frontage to park and wooded area</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>1 exit</b> to Haist Street: <b>shorter boulevard condition</b></li> <li>• <b>Could be condominium roads</b> to save space</li> </ul>

# The Planning Partnership's Analysis



Exploration 5  
Apartments

## Exploration 5

Housing	Open Space	Circulation
<ul style="list-style-type: none"> <li>2 low-rise apartments <b>provide housing variety</b> at neighbourhood scale</li> <li>Massing of buildings adjacent to wooded area and within former arena footprint could be <b>compatible with existing conditions</b></li> </ul>	<ul style="list-style-type: none"> <li>Existing active <b>parks maintained</b></li> <li>Substantial <b>retention of wooded area</b>, somewhat hidden behind apartment</li> <li><b>Park area has greatest visibility</b> from Haist Street</li> </ul>	<ul style="list-style-type: none"> <li><b>1 exit</b> to Haist street – single driveway, no second exit</li> <li><b>Parking for park could be shared</b> with apartment residents</li> <li><b>May need more parking</b> depending on market demands</li> </ul>



## **Town Staff Comments**

- **30 parking spaces for soccer, park and tennis**
- **Existing soccer fields to remain as practice facilities in the near term**
- **In the long term will transition to passive play area**
- **Interest in exploring a splash pad**
- **Desire to have a mix of housing types, affordability and housing that accommodates ageing in place**
- **12m lot frontages for single detached**
- **18m+ road right of way desired for public road**

# Key Directions for the Emerging Preferred Plan



**No change in location of park**



**No change in location of playground equipment**



**No change in location of Platform Tennis**



**Maintain wooded area at west edge of site**





# Key Directions for the Emerging Preferred Plan

Restoration of the natural area, buffering

Trail connection as part of the  
Town's trail network

Private property encroachments need to be  
addressed in re-establishing public space  
boundary



# Key Directions for the Emerging Preferred Plan

**Infill residential  
development in the area  
of the Arena building,  
parking and on site  
storage area**





# Emerging Preferred Plan







**Rear lane access houses face directly onto park**









Rear lane access houses face park





**Rear lane access houses along street**





Centre boulevard on park entrance road



# Public Response to Emerging Preferred Plan

## Open Space

- Like that the wooded area and park area are maintained
- Need to add planting to control lights from shining on properties
- Need to fix poor drainage
- Should be able to see park from Haist (remove homes)
- Like the multi-sport court

## Housing

- Need larger lots, fewer townhomes – too much housing
- Like the combination of townhomes and singles
- No apartments
- Like the images of the townhouses
- Enforce building guidelines to ensure quality

# Public Response to Emerging Preferred Plan

## **Circulation**

- Need more parking
- Need visitor parking for townhouses
- Will increase traffic on Haist Street

## **General Comments**

- Like the plan (6)
- Don't see public inputs considered (1)



# Preferred Plan is recommended because:

- Revenue potential for Town
- Responds to community desires by maintaining green areas, playground, platform tennis and wooded area
- Creates a connected trail system
- Provides two points of entrance (emergency services)
- Creates positive frontage to the park – increases safety through overlook
- Lane-based townhouses have potential to be attractive, marketable
- Balances a diversity of interests: development potential, green space, community compatibility, parking

# Next Steps

