

SC-25/2017

October 10, 2017

6:30 pm

Town of Pelham Municipal Office - Council Chambers

20 Pelham Town Square, Fonthill

Pages

1. Call to Order and Declaration of Quorum
2. Approval of the Agenda
3. Disclosure of Pecuniary Interest and General Nature Thereof
4. Community Co-Design - Redevelopment of Pelham Arena Site 1
5. Confirming By-law 44
6. Adjournment



Community Co-Design

Redevelopment of Pelham Arena Site

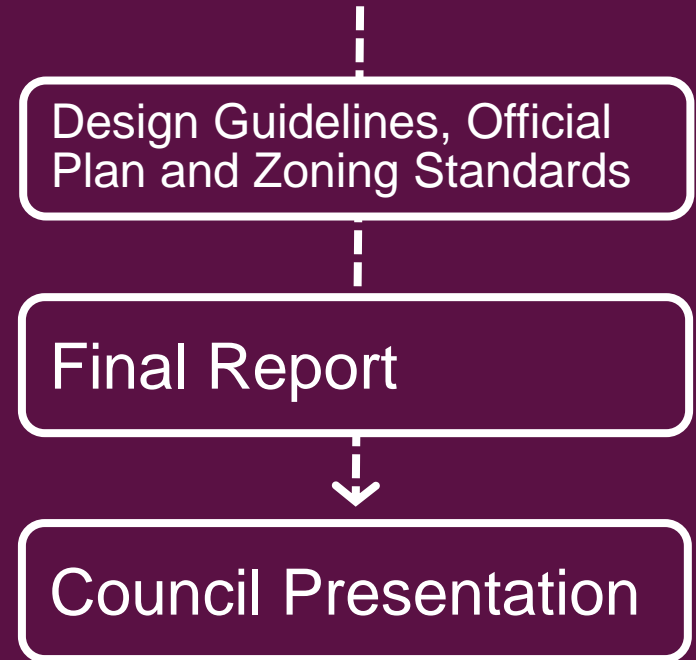
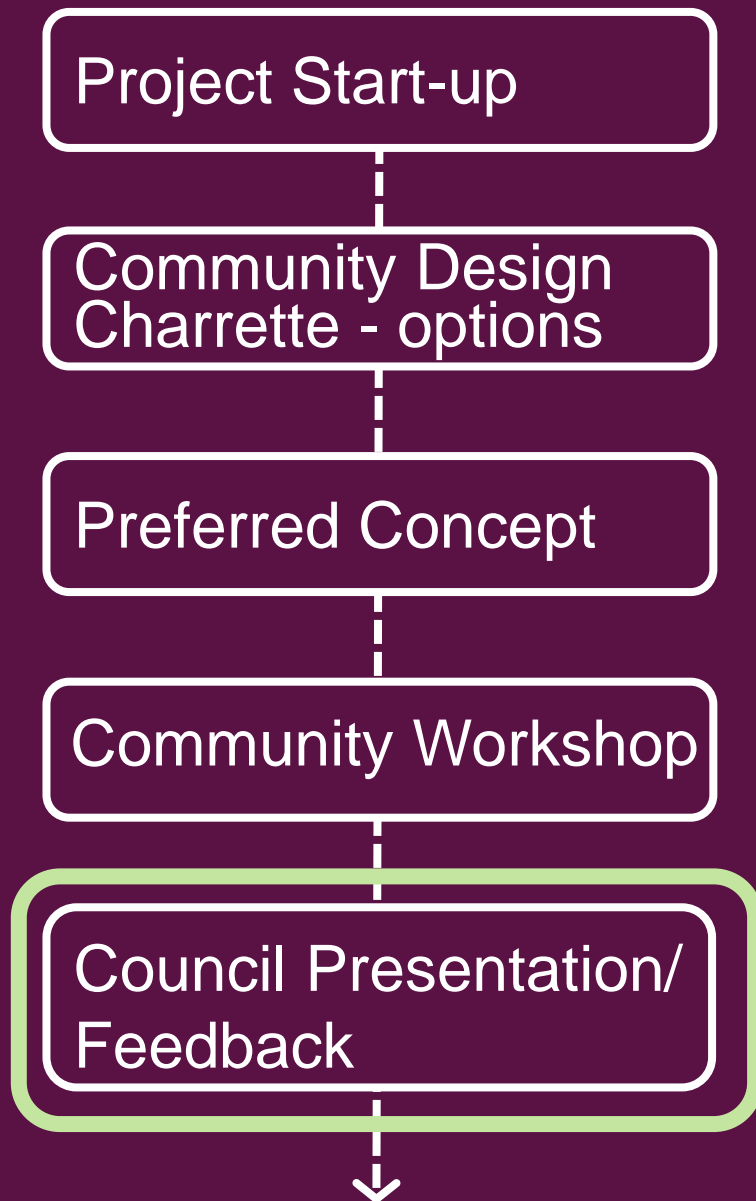


Council Briefing

The Planning Partnership

October 10, 2017

Project Schedule



We are here

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



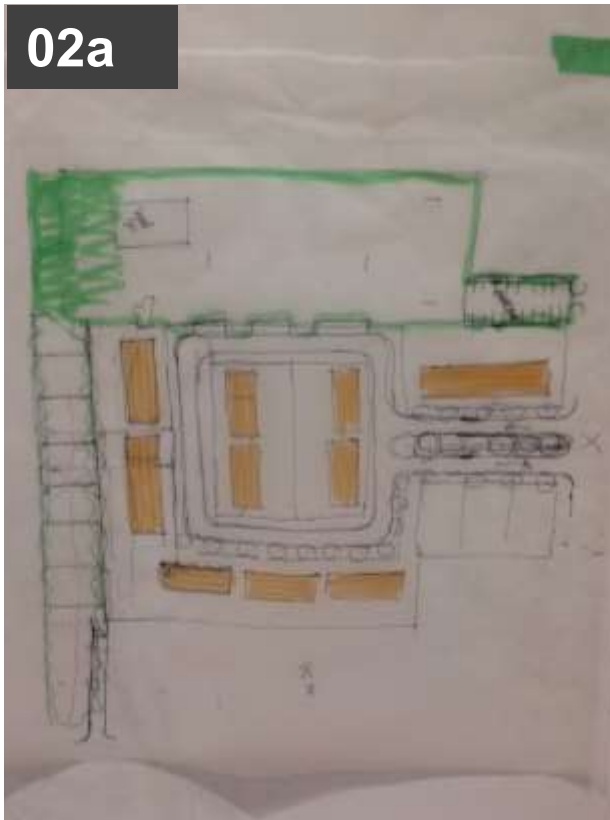
Single detached houses



Workshop Concepts



Townhouses

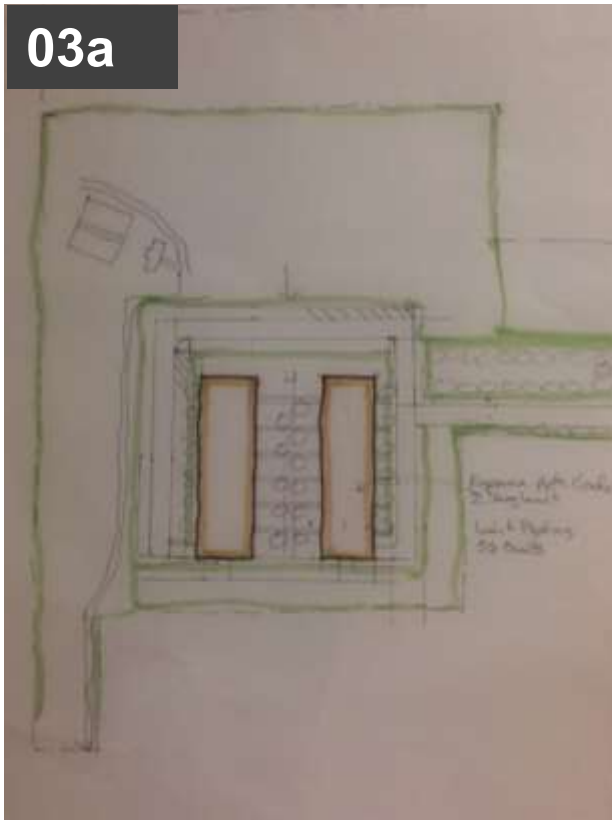


Workshop Concepts



Apartments

03a



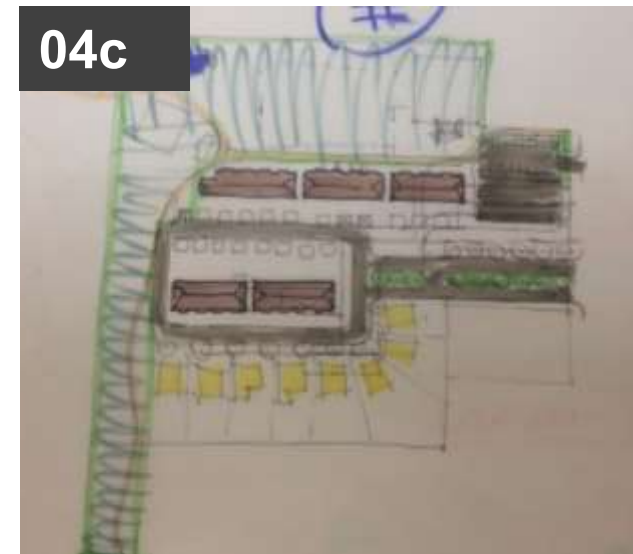
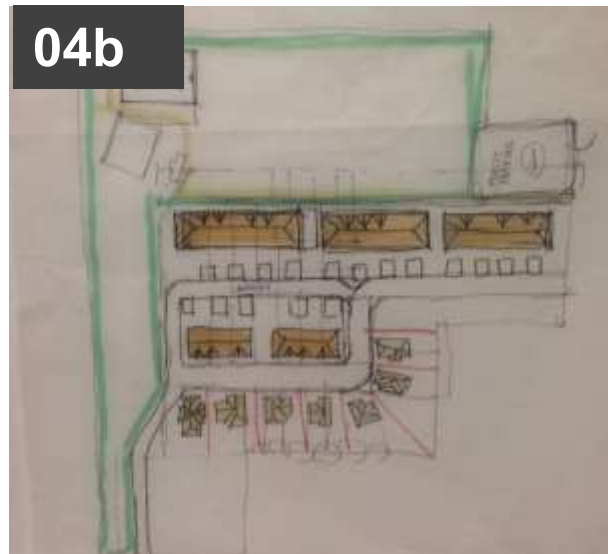
03b



Workshop Concepts



Mixed Housing (Townhouses & Single Detached)



Goal of preparing explorations

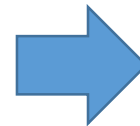
- To represent *different* scenarios
- To incorporate ideas from the interviews, visioning workshop and table group discussions – 12 concepts to 5 explorations
- Explorations meant to test ideas, find the best of each

Design is an iterative process

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



11



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

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

The Planning Partnership's Analysis



Exploration 2
Central park

Exploration 2

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

The Planning Partnership's Analysis



Exploration 3		
Housing	Open Space	Circulation
<ul style="list-style-type: none"> Mix of single detached and townhouses provides variety Townhouses are rear laneway, create positive frontages Massing is compatible with neighbourhood Main entrance road from Haist has rear garages facing it Positive frontage to park 	<ul style="list-style-type: none"> Existing active parks maintained Substantial retention of wooded area Wooded area accessible to internal road network Positive frontage to park 	<ul style="list-style-type: none"> 1 exit to Haist Street: long boulevard condition Best trail location within wooded area Ability to create connected pedestrian network Small parking lot for park and limited on-street parking

The Planning Partnership's Analysis



Exploration 4

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

The Planning Partnership's Analysis



Exploration 5
Apartments

Exploration 5

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

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



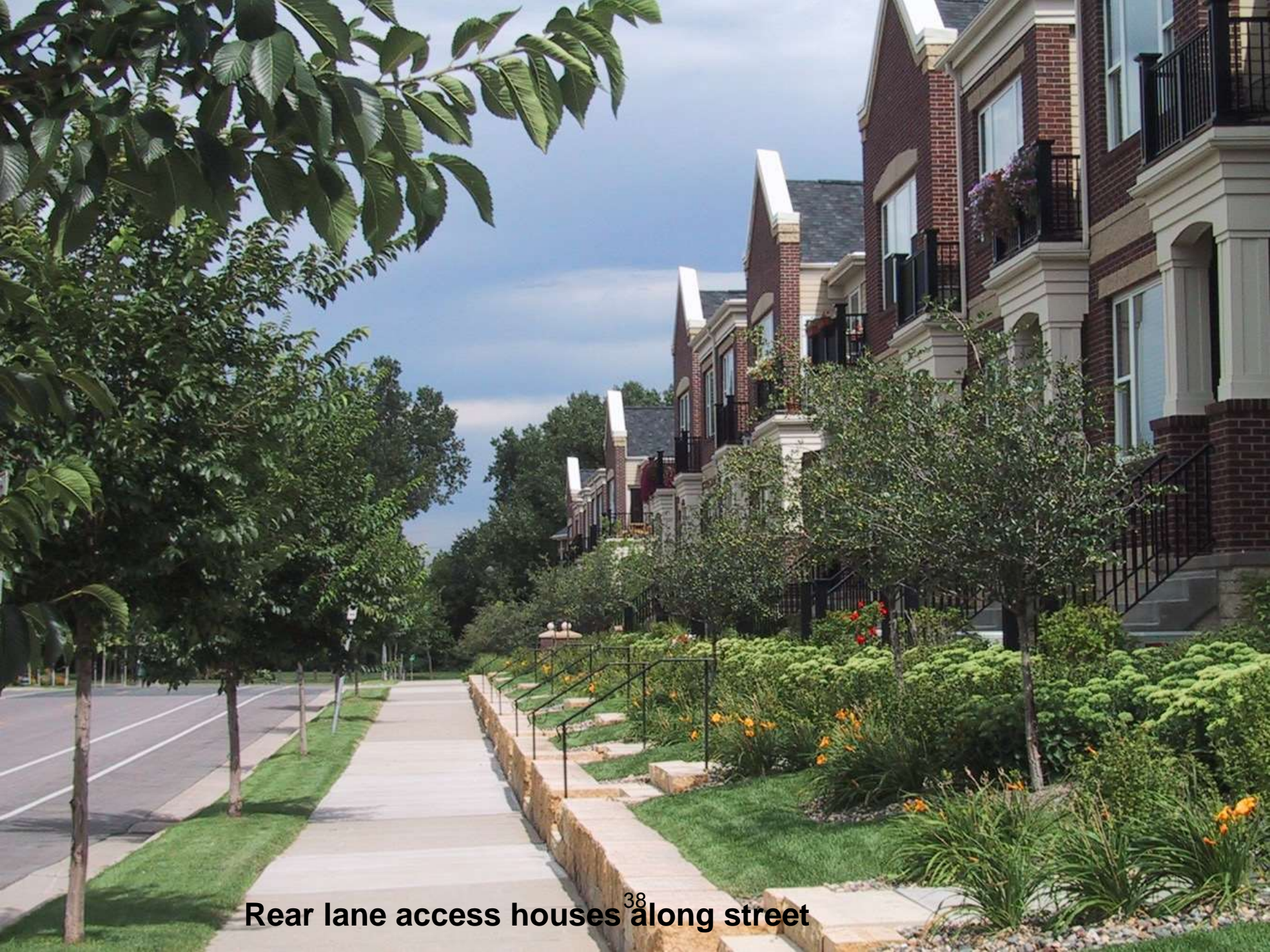


Rear lane access houses face directly onto park





Rear lane access houses face park



Rear lane access houses³⁸ along street



Centre boulevard on park entrance road 39

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

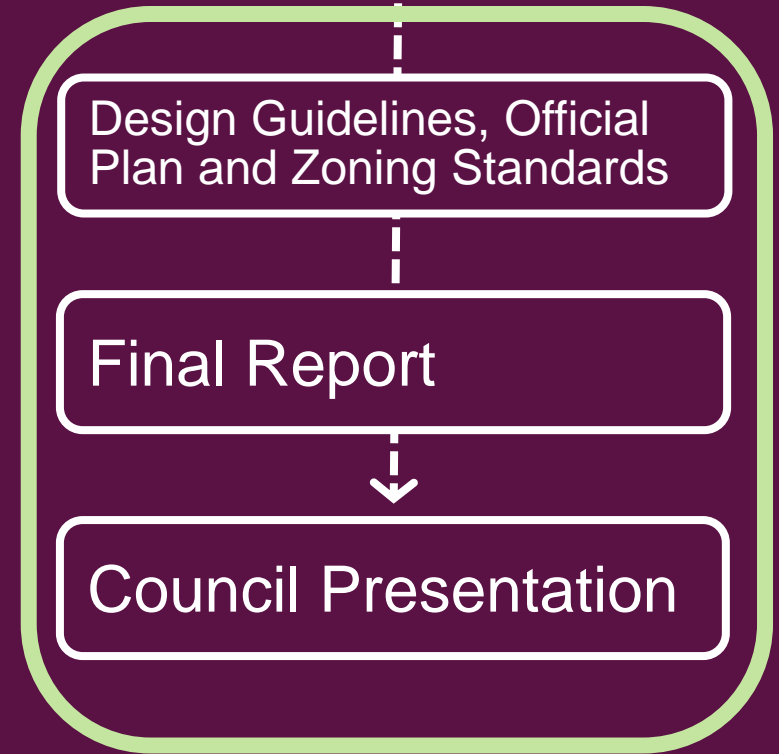
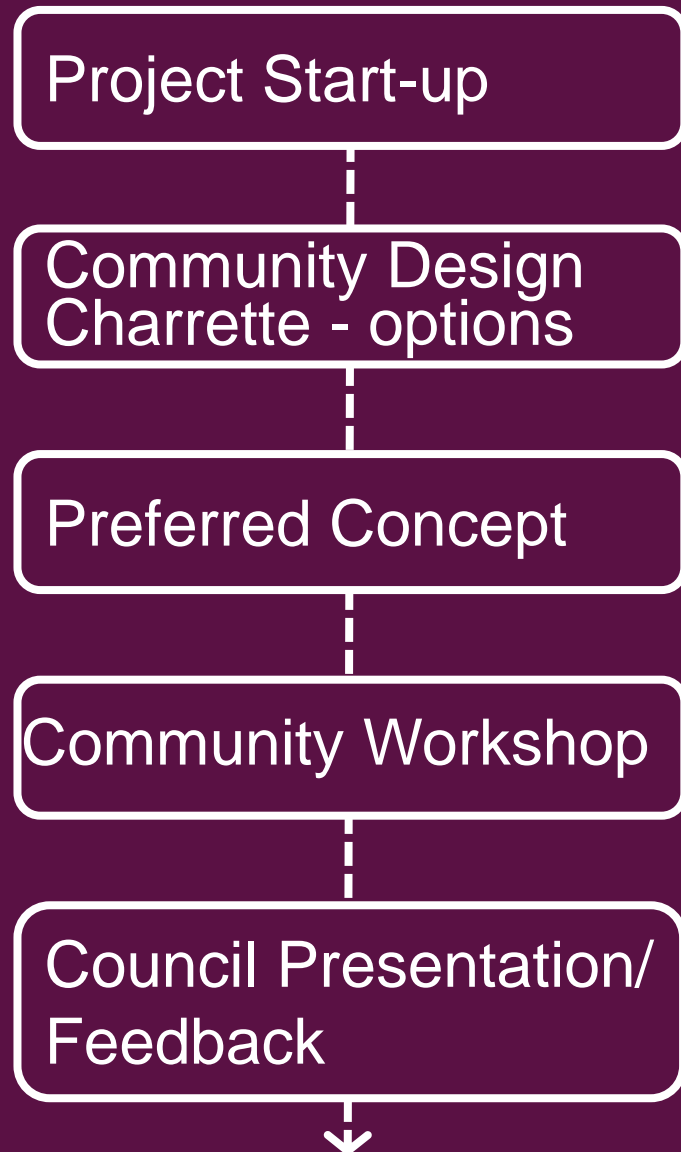
General Comments

- 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



THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW #3927(2017)

Being a by-law to adopt, ratify and confirm the actions of the Council at
its special meeting held on the 10th day of October, 2017.

WHEREAS Section 5 (3) of the Municipal Act, S.O. 2001, Chapter M.25, as amended, provides that, except if otherwise authorized, the powers of Council shall be exercised by by-law;

AND WHEREAS it is deemed desirable and expedient that the actions of the Council as herein set forth be adopted, ratified and confirmed by by-law;

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

- (1) (a) The actions of the Council at its meeting held on the 10th day of October, 2017, including all resolutions or motions approved, are hereby adopted, ratified and confirmed as if they were expressly embodied in this by-law.
 (b) The above-mentioned actions shall not include:
 - (I) any actions required by law to be taken by resolution, or
 - (II) any actions for which prior Ontario Municipal Board approval is required, until such approval is obtained.
- (2) The Mayor and proper officials of the Corporation of the Town of Pelham are hereby authorized and directed to do all things necessary to give effect to the above-mentioned actions and to obtain approvals where required.
- (3) Unless otherwise provided, the Mayor and Clerk are hereby authorized and directed to execute and the Clerk to affix the seal of the Corporation of the Town of Pelham to all documents necessary to give effect to the above-mentioned actions.
- (4) THAT this by-law shall come into force on the day upon which it is passed.

READ, ENACTED, SIGNED AND SEALED
THIS 10th DAY OF OCTOBER, 2017 A.D.

MAYOR DAVE AUGUSTYN

TOWN CLERK, NANCY J. BOZZATO