
1120 Haist Street - Pelham Arena Community Co-Design Recommendation Report

February 5, 2018

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Executive Summary:

In May, 2017 the Town retained the services of The Planning Partnership to undertake a community design charrette process to determine appropriate redevelopment opportunities for the existing Pelham Arena lands. This report reviews the process undertaken, the development options considered, and the preferred plan as well proposed Official Plan and Zoning By-law amendments and urban design guidelines to implement the preferred plan.

Location:

The Pelham Arena lands are located at 1120 Haist Street in the southwest quadrant of the urban area of Fonthill. The Pelham Arena lands are 3.36 ha in area with approximately 82m frontage on Haist Street.

Located on the site are the following buildings and structures, and facilities:

- the existing Pelham Arena building
- two portable buildings
- an asphalt parking area containing 193 parking space and driveway access from Haist Street
- a Public Works equipment compound
- a Quonset hut
- 2 soccer pitches that currently do not meet regulation size requirements
- a paved outdoor play area containing a tennis court and basketball court
- the Platform Tennis Club building and associated 2 courts
- playground equipment that is also partially located on the adjacent Town owned lands that contain a stormwater management facility
- asphalt pathway
- wooded area and small unnamed storm channel along the west side of the property line.

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Adjacent to the Pelham Arena lands are two other parcels that the Town owns highlighted in yellow on the location map below, including a stormwater management facility fronting on Meadowvale Drive at the north west corner and a vacant lot at the south west corner fronting on Welland Road.

Location Map



Project Description and Purpose:

The purpose of the Pelham Arena Community Co-Design was to engage the public in helping to determine how much land should be retained for public open space and recreational use, how much land could be potentially redeveloped and what would be the appropriate type of redevelopment

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leading to a preferred development plan. Based on the outcome of the public and agency consultation process, a preferred development plan was developed and from that preferred development plan, consultants identified an appropriate land use designation, zone standards and urban design guidelines to implement the preferred plan.

Public Consultation Process

The consultants hosted a 2-day community design charrette process in June, 2017 referred to as Community Co-design Workshops which included one-on-one meetings with residents and user groups to explore various visions for the site and a collaborative development of ideas and themes, a walkabout of the site with the public to understand first hand opportunities and constraints of the site and the physical geography of the site, and an afternoon and evening workshop sessions with urban designers and planners where a number of design options were explored with the public. The various design options explored a wide range of ideas and potential uses to ensure there was consideration and thought given to all possibilities. These sessions pushed a number of the public to considering options that they were not comfortable with and some members of the public had difficulty participating. Generally though, participants worked in small groups and were free to explore variables of other groups and each option was presented and discussed with the group as a whole at the end of each session. In total there were 12 different options generated over the afternoon and evening workshops. It is noted that some of residents did not support any change to the site.

From the 12 options generated during the 2 workshops, 5 different explorations were created. The explorations consolidated the best ideas from the 12 options and represented the ideas from the Community Co-design Workshops. Each of the 5 explorations was evaluated by the public through the use of PlaceSpeak on-line engagement tool.

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Exploration 1 – Single Detached Dwellings



Exploration 2 – Central Park



**Exploration 3 – Rear Laneway Townhouse
and Single Detached Dwellings**



Exploration 4 – Front Driveway Townhouses



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Exploration 5 - Apartments



The results of the PlaceSpeak survey evaluating the 5 explorations are included in the consultant's recommendation report. The survey ran for just over 3 weeks and 120 responses were received from the public. In general, the community was supportive of maintaining the existing open space elements including the soccer fields, playground, wooded area, and platform tennis facilities as part of the redevelopment plan. The public was not open to having apartments developed on the site and in general felt single detached dwelling or a mix of single detached and townhouse units were more appropriate.

Following the PlaceSpeak survey, the consultant team also sought input from Town staff, the Niagara Peninsula Conservation Authority, and they conducted their own evaluation of the 5 explorations. The result of the agency and staff input together with the public input led to the development of a preferred plan. The key directions of the preferred plan were as follows:

- no change to the location of the open space/soccer field area
- no change to location of the playground equipment
- no change to the location of the platform tennis facilities
- maintain the wooded area at the west edge of the site

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- infill residential development confined to the balance of the land including where the arena building, parking and works yard are located

The preferred plan consists of 13 single detached dwellings with 3 units fronting on Haist Street and 10 units fronting on an internal roadway and 28 rear lane access townhouse units with 12 units fronting on the open space area associated with the soccer fields and 16 units fronting on the internal roadway and facing the proposed single detached dwelling units. Two parking areas consisting of 16 parking spaces each along with an internal pathway/sidewalk system is proposed. The preferred plan also maintains the existing open play areas of the soccer fields, the existing playground equipment and the platform tennis facilities. An area for a multi-purpose pad or splash pad has been identified east of the existing playground. A walkway connection from Welland Road alongside the wooded area is also proposed and will link with the Steve Bauer Trail on the south side of Welland Road. In addition, internal sidewalks will also be provided in the development.

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Preferred Plan



The preferred plan was presented to the community at an afternoon and evening session on September 12, 2017 and a variety of comments were received. Overall, the public were generally

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accepting of the preferred plan, however it is acknowledged that some residents did feel strongly that there should be no development on the Pelham Arena site. Some residents did indicate that they were pleased with the plan.

The preferred plan and a review of the consultation process undertaken were also presented to Council in October, 2017 for Council's feedback and input.

Policy Review:

Planning Act, R.S.O 1990

The *Planning Act, R.S.O. 1990* provides that decisions of Council in respect to planning matters shall be consistent with provincial policy statements that are in effect as of the date of Council's decision and shall conform with provincial plans that are in effect. Section 17 and 34 of the *Planning Act* provide the process for consideration of Official Plan and Zoning By-law amendments.

Provincial Policy Statement 2014

The Provincial Policy Statement, 2014 (PPS) provides guidance with regards to managing and directing land use to achieve efficient and resilient development and land use patterns. Policy 1.1.1 states that healthy, livable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities and mix of residential (including second units, affordable housing and housing for older persons), employment, institutional, recreation, park and open space, and other uses to meet long-term needs; promote cost-effective development patterns and standards to minimize land consumption and servicing costs; avoid development that may cause environmental or public health and safety concerns; and ensure the necessary infrastructure and public service facilities are available to meet current and projected needs.

Policy 1.1.3.1 states that settlement areas will be the focus of growth and development and their vitality and regeneration shall be promoted.

Policy 1.1.3.2 provides that within settlement areas land use patterns shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for the infrastructure and

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public service facilities which are planned or available, minimize negative impacts on air quality and climate change and promote energy efficiency; support active transportation, and are transit supportive.

Policy 1.1.3.3 also provides that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment.

Policy 1.4.1 states that to provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area, planning authorities shall maintain a minimum 10 year supply of land to accommodate residential growth through intensification and redevelopment, and if necessary, lands which are designated and available for residential development.

Growth Plan for the Greater Golden Horseshoe, 2017

The guiding principles of the Growth Plan for the Greater Golden Horseshoe, 2017 is to support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout their lifetime; prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability; support a range and mix of housing options, including second units and affordable housing to serve all sizes, incomes and ages of households; provide different approaches to manage growth that recognizes the diversity of communities in the GGH; protect and enhance natural heritage, hydrologic and landform systems features and functions and integrate climate change considerations into planning and managing growth.

It is the policy of the Growth Plan for the Greater Golden Horseshoe, 2017 that the vast majority of growth will be directed to settlement areas and built up areas are the focus of residential intensification.

Region of Niagara Official Plan

The Region of Niagara identifies this area of Pelham as being within a built up area. It is an objective of the Regional Official Plan that intensification should be directed to built up areas across the Region

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and establishes an intensification target of 15% for the total annual development for Pelham. The Region also supports the inclusion of urban design analysis and guidelines for various types of plans and development projects.

Town Official Plan

The lands are located in the urban area of Fonthill and designated Open Space in the Town Official Plan. The permitted uses for urban lands designated Open Space include buildings and structures utilized for recreational purposes such as arenas, swimming pools and gymnasiums. An Official Plan amendment to change the designation of a portion of the lands from Open Space to Urban Living Built Boundary is required to implement the preferred plan.

Town Zoning By-law 1186(1987)

The lands are zoned Public (P) Zone which permits municipal, government or public use such as an auditorium, arena, a community hall, a fire hall, a hospital, a police station and a library and uses and buildings accessory to a permitted use. A Zoning By-law amendment to rezone a portion of the lands from the Public (P) Zone to site specific residential zones to permit single detached and townhouse dwelling units is required to implement the preferred plan.

Submitted Reports:

The consultants have submitted their final recommendations report which includes recommendations for an Official Plan amendment, proposed zone standards and urban design guidelines to implement the preferred plan. The consultants' report is attached for the Council's information.

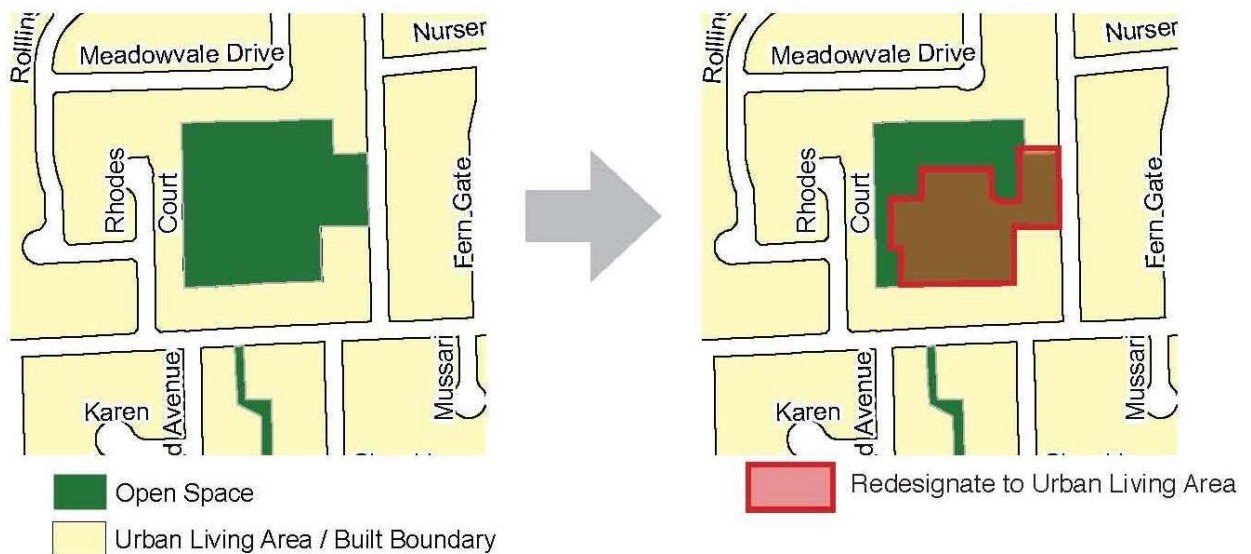
The consultants recommend that approximately 1.95ha (4.8 acres) of area be redesignated from the current Open Space designation to the Urban Living Area designation. That portion of the property containing the soccer fields, playground equipment, platform tennis facilities, wooded area and the two proposed parking areas would remain in the Open Space designation and represents approximately 1.41ha (3.49 acres).

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Proposed Area Subject to Official Plan Amendment:

Approximately 1.95 ha (4.8 acres) of land is proposed to be redesignated to Urban Living Area to permit low density residential development with a mix of single detached and townhouse dwelling units. The proposed urban design guidelines would be incorporated as part of the Official Plan amendment.



Proposed Zoning By-law Amendment

The same area that would be subject to the Official Plan amendment would also be subject to a Zoning By-law amendment to site specific zones for single detached residential use and townhouse use.

The recommended Zoning standards for the single detached lots with a minimum frontage of 12m (40 feet) and a depth of 32m (105 feet). The maximum building height should be what the current zoning by-law provides for which is 10.5m (34.45 feet). The front yard setback should be 4.5m and 6.0m to the front face of the garage; the rear yard setback should be 7.5m (25 feet) except where the property backs onto existing residential use the setback should be 10.0m (32 feet); the interior

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side yard setback should be 1.2m (4 feet); and exterior side yard setback of 3.0m (10 feet). Porches are to have a minimum depth of 2.0m (6.5 feet). These are very similar standards that have been approved by Council in the past for other developments.

The recommended Zoning standards for the proposed townhouse units include a minimum lot frontage of 6.0m (18 feet) for interior units and 7.2m (24 feet) and 9.0m (29 feet) for exterior or end units; a minimum lot depth of 32m (105 feet); a maximum building height of 10.5m (34.45 feet); an interior side yard setback of 1.2m (4 feet) and exterior side yard setback of 3.0m (10 feet). Garages shall be paired and setback 2.75m (9 feet) from the side lot line and 0.5m (1.64 feet) from the rear lot line with a maximum height of 7m or 2 storeys. Porches are to have a minimum depth of 2.0m (6.5 feet).

Agency Comments:

The Niagara Peninsula Conservation Authority was consulted during the process with regards the 5 explorations as it relates to the location of the pedestrian connection from Welland Road alongside the watercourse and wooded area. Generally, the Conservation Authority preferred to have the pedestrian walkway alongside the wooded area and not within it. Opportunities for enhancing the natural landscaping along the watercourse should also be explored.

In addition, Town staff noted that there was some encroachment on the Town owned lands from a number of property owners on Rhodes Court and staff indicated that these encroachments should be addressed.

Staff Comments:

Throughout the process, the explorations and preferred plan were reviewed by Town staff and SMT for review and feedback with the consultants. The feedback from Town staff was incorporated into the preferred plan with respect to the road right-of-way width, number of parking spaces required for the playing fields and platform tennis, proposed parkland size and facilities, mix of uses, proposed density and neighbourhood context, pedestrian connectivity, access, servicing requirements, and stormwater management. Overall the preferred plan is supported by staff and there were no objections brought forward by staff.

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Should Council approve the recommendations in this report the next step would to proceed with the formal Official Plan and Zoning By-law amendment approval process. That approval process provides further opportunity for public, agency and Town staff consultation including a public meeting before Council, prior to any final decision being made by Council.

Prepared by: Barbara Wiens, MCIP, RPP, Director of Community Planning and Development

Alternatives:

Council may choose to not redevelop the 1120 Haist Street, Pelham Arena lands.

Recommendation:

BE IT RESOLVED THAT Council receive this Community Planning and Development Report with regards to the 1120 Haist Street, Pelham Arena Community Co-Design and the recommendations therein be approved, as follows;

THAT Council proceed with undertaking an Official Plan and Zoning By-law Amendments and preparation of Urban Design Guidelines to implement the preferred plan for the proposed redevelopment of 1120 Haist Street, Pelham Arena lands and

THAT staff be directed to initiate the planning approval process for the preparation of Official Plan and Zoning By-law Amendments and the Urban Design Guidelines for the preferred plan for the proposed redevelopment of 1120 Haist Street, Pelham Arena lands.