

This is not holding up the approval  
Repeal By Law - 1322 - Clark's changes  
in the governing report  
and I can't do copy of plan, American  
A. adopting By-Laws

# 1989-90 PRIDE PROGRAM

## TOWN OF PELHAM

THE CORPORATION OF THE  
T O W N   O F   P E L H A M

BY-LAW NO. 1321 (1990)

Being a by-law to designate the Fonthill  
Community as a Community Improvement  
Project Area.

WHEREAS the Town of Pelham has an Official Plan in  
effect that contains provisions relating to community  
improvement;

AND WHEREAS Section 28 (2) of the Planning Act  
indicates that where there is an Official Plan in effect in  
a municipality that contains provisions relating to  
community improvement, the Council of the municipality may,  
by by-law, designate the whole or any part of an area  
covered by such an Official Plan as a "Community Improvement  
Area";

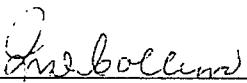
AND WHEREAS the Council of the Corporation of the  
Town of Pelham deems it in the interest of the municipality  
to designate an area covered by the Official Plan as a  
"Community Improvement Project Area";

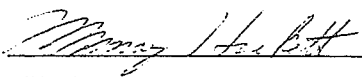
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF  
THE TOWN OF PELHAM ENACTS AS FOLLOWS:

(1) Lands shown on the attached Schedule "A" are  
hereby designated as a "Community Improvement Project  
Area."

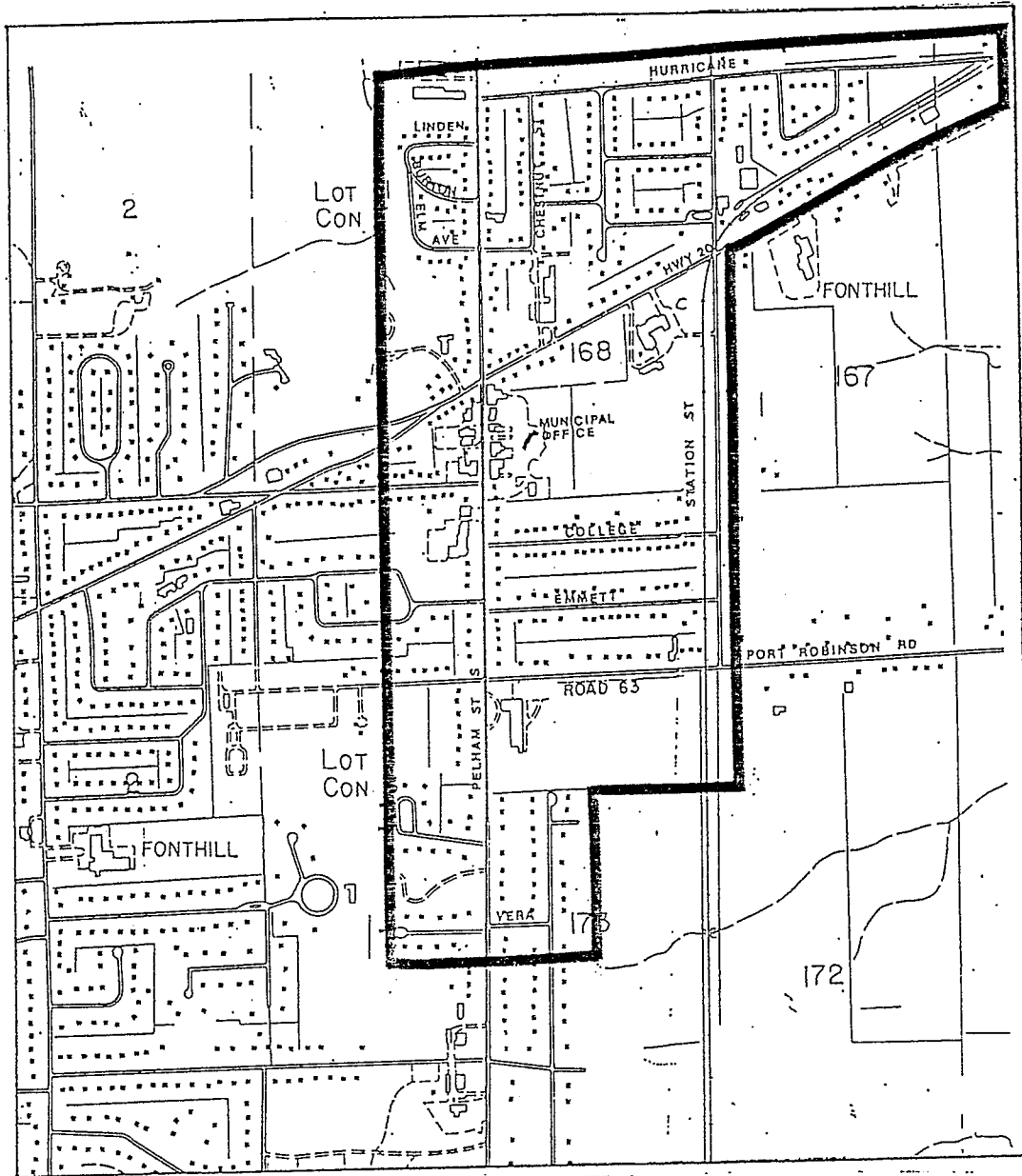
(2) That this by-law shall take effect on the date  
that it is passed by the Council of the Corporation of the  
Town of Pelham.

READ A FIRST, SECOND AND THIRD TIME  
AND FINALLY PASSED BY COUNCIL THIS  
19th. DAY OF FEBRUARY, 1990 A.D.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

SCHEDULE 'A'



1321  
SCHEDULE A TO BY-LAW  
DESIGNATING A COMMUNITY  
IMPROVEMENT PROJECT AREA  
PURSUANT TO S.28(2) OF THE  
PLANNING ACT 1983

— COMMUNITY IMPROVEMENT  
PROJECT AREA

*M. J. H. H. H.* CLERK *R. J. H. H. H.* MAYOR

THE CORPORATION OF THE  
T O W N   O F   P E L H A M

BY-LAW NO. 1322 (1990)

Being a by-law to adopt a "Community Improvement Plan" for the Town of Pelham Community Improvement Project Area.

WHEREAS the Council of the Corporation of the Town of Pelham has designated the Fonthill Community as a Community Improvement Project Area by By-law #1321 (1990) passed pursuant to Section 28 (2) of the Planning Act on the 19th. day of February, 1990;

AND WHEREAS the Community Improvement Plan for the Fonthill Area; conforms to the Official Plan of the Town of Pelham;

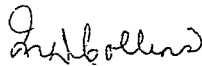
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM, pursuant to Section 28 (4) of the Planning Act, S.O. 1983, enacts as follows:

(1) The Community Improvement Plan for the Fonthill Area consisting of the attached maps and schedules and explanatory text, is hereby adopted; however, the Appendices do not form part of the Plan.

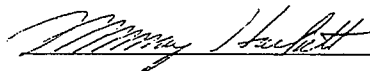
(2) That the Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Community Improvement Plan.

(3) This by-law shall come into force and take effect on the date of approval by the Minister of Municipal Affairs.

READ A FIRST, SECOND AND THIRD TIME  
AND FINALLY PASSED BY COUNCIL THIS  
19th. DAY OF FEBRUARY, 1990 A.D.



MAYOR



CLERK

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8.0 <i>Changing the Plan</i>	

(8101081)

LIST OF SCHEDULES

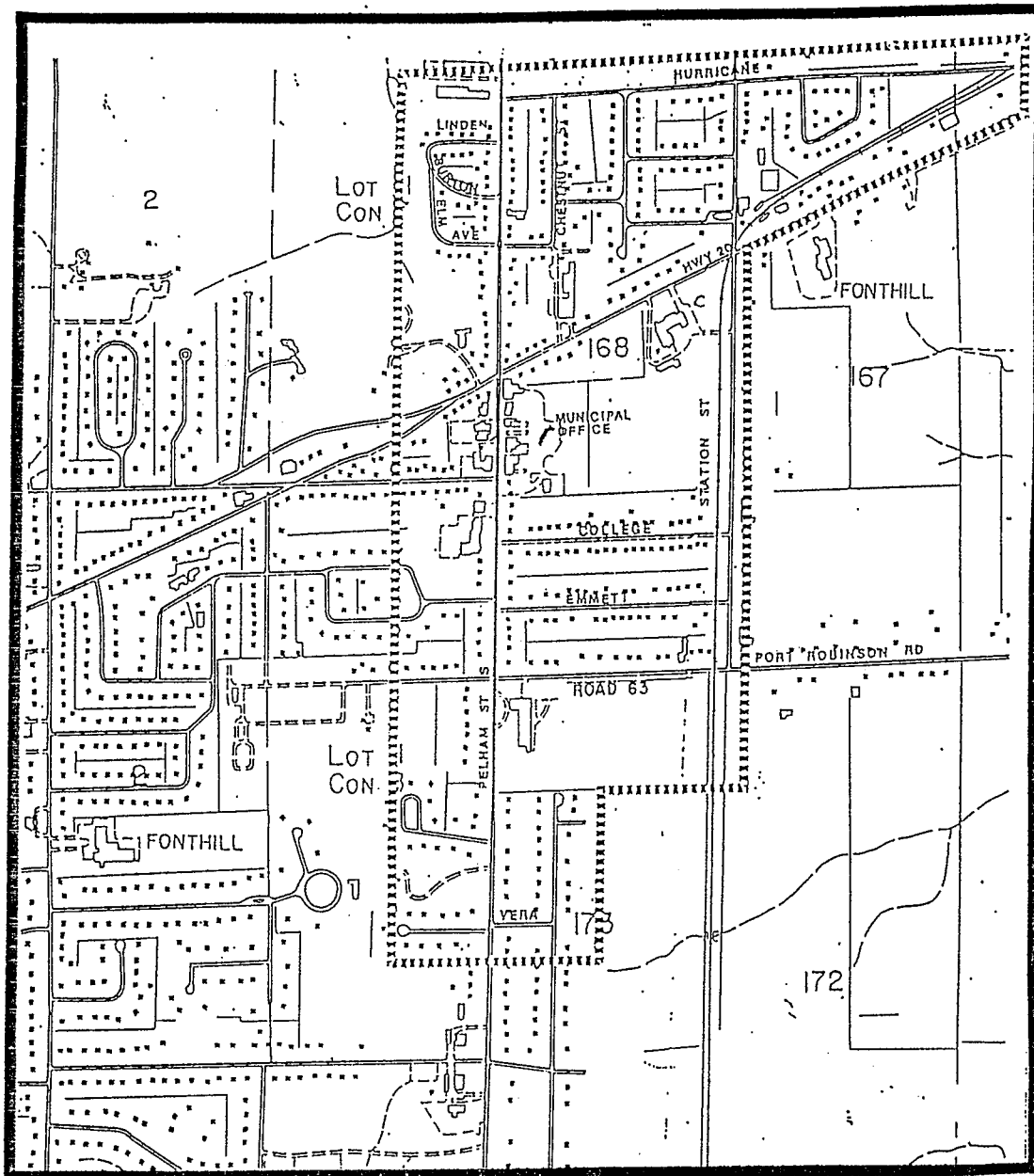
- ✓ Schedule A      Community Improvement Project Area, Municipal Context
- ✓ Schedule B      Fonthill Community Improvement Project Area
- ~~Schedule C      Project Components~~
- ~~Schedule D      Project Cost Estimates~~

LIST OF APPENDICES

- I      Community Improvement Area, Designating By-law
- II      Notice and Minutes of Public Meetings held September 20, 1989 and January 23, 1990
- III      Project Components
- IV      Project Cost Estimates

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# COMMUNITY IMPROVEMENT PROJECT AREA



----- COMMUNITY IMPROVEMENT PROJECT AREA

The present traffic configuration in Pelham Town Square is not in the community's best interest. The recent growth in the Town has created considerable traffic congestion in and around the core area, particularly during peak hours. The municipal office, medical building, Fonthill Shopping Centre, and numerous commercial and institutional facilities in the immediate vicinity (library, post-office, seniors apartments, etc.) have only two access points out of the immediate area; the access to Fonthill Shopping Centre at Highway 20 and the access off of South Pelham Street. The future expansion of Fonthill Shopping Centre will further aggravate an already congested traffic situation.

The Town's municipal housing policy statement identifies the need for more medium to high density housing in the Municipality. The high percentage of seniors within the municipality and the future trends to a population with a significant seniors component, emphasizes the need for housing types other than single dwellings as part of the municipality's housing stock. The existing stock is almost exclusively single dwellings. Alternative housing types are desirable within the municipality to meet the varied needs of the community. Incentives to encourage affordable housing options in the community are required, particularly in light of the provincial policy statement addressing that issue.

## 2.0 COMMUNITY IMPROVEMENT PROJECT AREA

The Town of Pelham Official Plan designates the Fonthill urban area as a community improvement area; however, Section 28(2) of the Planning Act indicates that the area must be designated, by By-law, as "community improvement project area" before improvements to the area can be undertaken by the Town.

The boundaries of the "community improvement project area" are identified on Schedule "B" of this Plan.

Improvements will not be undertaken in the entire project area. The improvements that form part of this Plan are the most pressing. As funds become available further improvements will be made in the project area to upgrade services and facilities.

Appendix I to this plan contains the by-law designating the community improvement project area pursuant to Section 28(2) of the Planning Act.

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- viii) Buildings in need of physical improvements and/or repairs
- ix) Social and recreational facilities in need of upgrading (arenas, swimming pools, etc.)
- x) Inadequate parking in commercial areas

#### Methods of Implementation

The official plan states that the goals and objectives of community improvement plans will be implemented through the establishment, by by-law, of community improvement project areas and community improvement plans. Council will also ensure that the benefits of community improvement are maximized by:

- i) Supporting the establishment of a business improvement area
- ii) Refining zoning controls to maximize business opportunities
- iii) Using site plan control to co-ordinate development
- iv) Enforcing of the Town's property standards by-law
- v) Maximizing the use of government funds and programs to effect community improvement
- vi) Encouraging rehabilitation and reuse of existing buildings
- vii) Assisting new development with land acquisition
- viii) Preserving historical structures
- ix) Encouraging the infilling of vacant lots

#### 4.0 PROJECT ELEMENTS

~~Schedule C~~ *Appendix III* illustrates the improvement projects proposed in this plan.

#### 4.1 Watermains

Improvements to the Hurricane Road watermain between Chestnut Street and North Pelham Street and the Vera Street watermain running between South Pelham Street and Stella Street are proposed. Specifically, the improvement proposed is a "looping" design on Vera Street and Hurricane Road that would alleviate inadequate water flows and pressure. The proposed improvement of this system would also upgrade firefighting capability in the area and permit redevelopment in the area that is currently restricted due to inadequate water pressure in the area.

#### 4.2 Fire Hydrants

The replacement of fire hydrants is proposed <sup>as identified</sup> ~~to comply with the following schedule on Appendix III~~

Chestnut Street	<del>1 unit</del>
Pelham Street	8 units
Linden Avenue	1 unit
Burton Avenue	1 unit
Elm Avenue	<del>1 unit</del>

*Calendar  
Plans if scheduled  
Hamilton  
St. Rita Paul Chapman*

*Check at all intersections*  
As alluded to earlier, the replacement of these units will alleviate the concerns of area residents regarding the adequacy of fire protection services in their area.

#### 4.3 Sidewalks

The provision of sidewalks is recommended for <sup>certain sections of</sup> ~~these areas:~~

- ~~i) Hurricane Road: from Chestnut Street to Pelham Street~~
- ~~ii) Hurricane Road: from Station Street east (approximately 1,250')~~

The provision of these sidewalks will increase the level of safety on roads experiencing increasing levels of vehicular traffic. These sidewalks will reduce the need for pedestrians to use the roadway due to the abrupt end of sidewalks in these areas.

#### 4.4 Pelham Town Square Extension to Station St.

The extension of Pelham Town Square to Station Street is one of the key elements of this plan. Road construction and street lighting are the key features of this component of the plan. Also additional lighting to serve the library parking lot is included as part of this component

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## 5.0 PROJECT IMPLEMENTATION AND CASH FLOW

The ~~total~~<sup>maximum</sup> allocation from the Ministry of Municipal Affairs to implement this plan will be \$100,000, to be matched by the municipality, for a total program cost of \$200,000. The timing of expenditures will meet the program criteria of spending a minimum of one-third of the program costs in each of the three implementation years as follows:

\$67,000 prior to December 31, 1990  
 \$67,000 prior to December 31, 1991  
 \$66,000 prior to December 31, 1992

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\$200,000 total expenditure by December 31, 1992

~~over 200,000 dollars plan~~

## 6.0 PRELIMINARY COSTING ESTIMATES

The cost estimates for the proposed improvements are itemized in ~~Schedule B. Appendix IV~~

## 7.0 ALTERNATIVE PROJECTS

In the event that the projects proposed in this plan come in under budget and dollars remain available within the \$200,000 total program cost, other projects within the community improvement project area will be considered for implementation.

A recreational corridor developed from an abandoned railway was considered at the original PRIDE application stage; however, this project received low priority relative to other projects. If possible, this recreational corridor stretching south from Highway 20 along Station Street will be initiated if dollars permit. The inclusion of this project within the PRIDE program would be by amendment to his plan.

8.0

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