

## PART B - THE AMENDMENT

Section 1, Land Use, the Urban Residential Area policy subsection of the Official Plan for the Town of Pelham, is hereby amended by:

1. Existing policy 1.19.1 is amended by deleting the number "30" in the first line and replacing it with the number "15".
2. Existing policy 1.19.2 is amended by adding thereto the following after the second point:
  - "• The exterior design and layout of buildings and the integration of these uses with present and future land uses in the area;
  - Offsite impacts such as shadow and overlook."
3. Existing policy 1.19.2 is amended by adding the words "and the street network" after the word "areas" in the sixth point.
4. Existing policy 1.19.2 is amended by adding the word "and" after the word "provisions;" in the seventh point.
5. The following new policies be added:
  - 1.20.A.1 While large lot detached housing will continue to dominate the character and identity of Fonthill, an increasing demand for various housing types is recognized. In providing for these demands, housing types will not be mixed indiscriminantly, but will be arranged in a compatible form of building heights, groupings and densities according to the policies of this Section in order to reflect the spacious, open character and amenity associated with the existing neighbourhoods of Fonthill.
  - 1.20.A.2 The Town will require the preparation of secondary plans / neighbourhood plans for areas undergoing major redevelopment, where a development proposal would have the effect of substantially altering the pattern of land uses in a particular area, or for developing areas that require the effective coordination of land use and servicing.

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1.20.A.3 The Town, in the review of development applications and the provision of various housing types, shall ensure that lot sizes and dwelling types, sizes and tenure will be based not only on historic household growth for the Town but also the unmet housing needs as identified in the municipal housing statement.

1.20.A.4 Council shall endeavour, even though a limited area is available for development, to achieve the following housing mix:

Low density  
up to 15 u.p.h.  
(less than 7 u.p.a.)

70% single detached and semi-detached units

Medium density  
15 to 35 u.p.h.  
(7 to 14 u.p.a.)

20% multiple attached and low rise apartments

High density  
35 to 65 u.p.h.  
(15 to 27 u.p.a.)

10% high rise apartments

1.20.A.5 The Town will require that sufficient sites are available to ensure that at least 25% of all potential new housing units are affordable, as defined in the Provincial Housing Statement on Land Use Planning for Housing. Sites for affordable housing will include housing with direct ground access as well as apartments of varied styles and densities.

1.20.A.6 To provide the opportunity to create affordable housing, the Town will review subdivision/rezoning applications to assess how 25% of all new units can be affordable. These opportunities can be:

- a. Provided within the application itself;
- b. Provided in conjunction with other developments; or
- c. Provided in another part of the Town which is designated and zoned by the Municipality to permit affordable housing.

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- 1.20.A.7 Council will endeavour to increase the supply of housing through better use of existing resources, buildings and serviced sites to accommodate its housing needs. This is to be achieved by:
- a. Encouraging residential intensification through infilling and the provision of accessory apartments within existing dwellings in areas where such intensification will not have adverse consequences on the character of the area, and will be pursued by way of an amendment to the Town's Zoning By-law;
  - b. Maintaining the existing multiple unit pre-zoning of areas in accordance with the Town's Zoning By-law;
  - c. Encouraging residential units as an integral part of new commercial developments, and encouraging the introduction/maintenance of residential uses on the upper floors of commercial uses in the central business districts of Fonthill and Fenwick; and
  - d. Encouraging multiple unit redevelopment next to the central business district of Fonthill.
- 1.20.A.8 In the provision of a housing mix, varying lot sizes and tenure, the Town will consider applications for undersized single detached lots and semi-detached units providing the building designs and densities of proposals consider the character and identity of surrounding residential lands. To assist in this review, the developer will be required to provide a streetscape plan demonstrating how the proposal integrates with the neighbourhood.
- 1.20.A.9 Proposals for the conversion of non-residential structures to a residential use or conversion of an existing dwelling to a higher density through the provision of an accessory apartment(s) shall be subject to Site Plan Control and shall be assessed having regard to the following criteria:
- a. Compatibility of the proposed development with the character and land use of the surrounding area in terms of density, building mass, height, setbacks and lot coverage, and shall not detract from or alter the building form and/or character of the area;

- b. Suitable site location;
- c. Sufficient lot size and configuration to accommodate adequate parking, amenity areas and open space areas;
- d. Availability and adequacy of services;
- e. The building age and condition are capable of supporting the conversion, and Building Code requirements can be satisfied.

1.20.A.10 Proposals providing residential units in commercial developments shall be subject to the following criteria:

- a. Residential units shall be located on second and third floors.
- b. Access to residential units shall be separate and distinct from access to commercial units. Common access to residential and commercial units will be discouraged.
- c. Commercial parking, storage, loading and unloading areas shall be screened, landscaped and buffered to avoid an adverse impact upon residential uses.
- d. On-site amenities shall be provided for the residents.

1.20.A.11 Located within the Pelham urban area boundary there is not sufficient lands designated for residential purposes to accommodate the housing needs of Pelham for the next ten years. As a result:

- a. The Municipality will endeavour to maintain at least a continuous three year supply of a combination of draft approved and/or registered lots and blocks on plans of subdivisions;
- b. The Municipality will pursue urban area boundary expansion to ensure that there is at least a ten year supply of residentially designated lands at all times;

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- c. The Town will attempt to undertake a servicing program to accommodate Pelham's housing requirements over the next twenty years.
- 1.20.A.12 The Municipality will undertake a review of its engineering standards to determine whether some of these standards can be relaxed to reduce the cost of new housing.
- 1.20.A.13 The Municipality recognizes that through urban boundary expansion the Town of Pelham will be in a better position to address the issue of affordable housing.
- 1.20.A.14 Council, in the approval of plans of subdivision, shall ensure where feasible, that the affordable housing component be serviced as an integral part of the overall subdivision development.
- 1.20.A.15 When the servicing capacity for new development is limited, preference will be given to affordable housing projects.
- 1.20.A.16 The Town will review the status of all draft-approved subdivision plans which are inactive after two years and, where considered necessary to provide a supply of sites suitable for affordable housing, may require modifications to the plans.
- 1.20.A.17 The Town will attempt to decide on subdivision applications and will report within a two month period from the date of receiving any subdivision application from the Region. Comments on all subdivision applications will be forwarded to Regional Niagara within three months of receipt. Other planning requirements related to housing, such as official plan and zoning by-law amendments, site plans and condominium applications, shall be given high priority and dealt with as quickly as possible.
- 1.20.A.18 The Town will not support the conversion of rental accommodation to condominium ownership where, in its opinion, the proposal would adversely affect the supply of affordable rental housing. Proposals for condominium conversion shall be evaluated based upon:

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- a. The overall mix of residential housing types in the Town;
- b. The most current vacancy rate for rental accommodation in the Town; and
- c. The suitability of the development for conversion in terms of improving housing stock condition.

1.20.A.19 The Town will monitor residential activity on a regular basis and prepare an annual report which will assess housing trends and changes in the Town of Pelham marketplace, and if required, provide interim directions and policies. This report should contain the following information:

- a. Housing starts by type and tenure;
- b. Permits issued by dwelling type;
- c. Vacancy rates;
- d. Rent levels;
- e. Availability of land for residential development;
- f. Lot sales by price and location;
- h. Availability of funding for housing; and
- i. Assisted housing waiting lists.