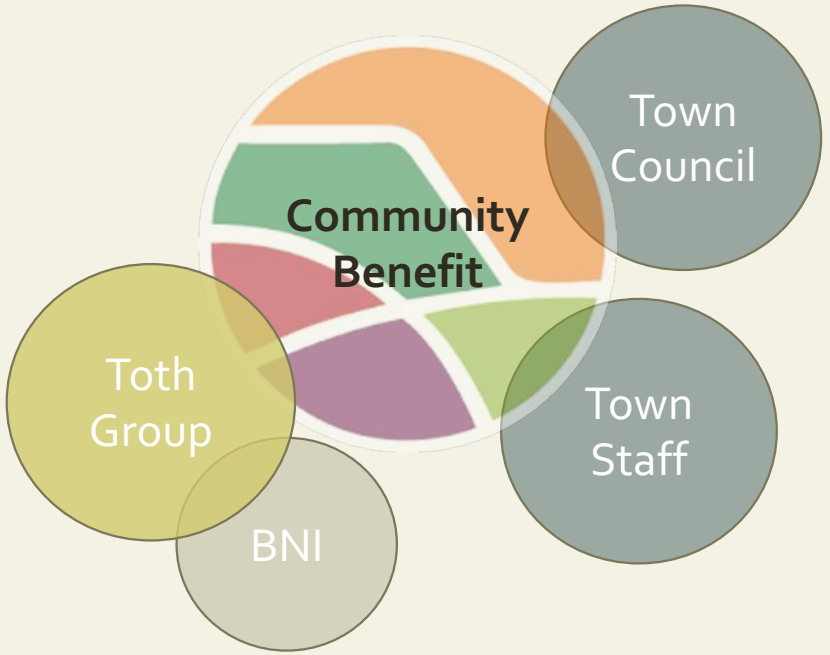
SUMMERSIDES MEWS

FONTHILL, PELHAM

Town of Pelham Council Hearing, April 6th 2020

TEAM

- Toth Group
- Better Neighbourhoods
- Town Staff
- Town Council



4750 Huron St Niagara Falls

Project by Toth Group
Completed 2016

555 King St Port Colborne

Project by Toth Group
Completed 2019

Aspen Common

125 Rykert St.
St. Catharines

Project by Toth Group
with Better Neighbourhoods

(under construction)

Village on the Twelve

St. Catharines

Project by
Better Neighbourhoods Inc.

Phase 1 through 5 complete
Phase 6 now under construction

better neighbourhoods
DEVELOPMENT CONSULTANTS

PLANNING PROCESS

18 months of work

$355,000 invested

PROPOSED DEVELOPMENT

- Diverse housing options
- Sense of place
- Traditional urban design
- Enhanced streetscape along neighbourhood entrance

PROPOSED DEVELOPMENT

THE PARKING EQUATION

- Town Zoning Requirement
- Number of Units
- Transit Access & Neighbourhood Walkability
- Market Expectations & Future Needs
- Existing Supply
- Visitors
- Site Functionality

PARKING PROVISION

ZONING REQUIREMENT	
Minimum 1 stall/dwelling =	41
Maximum 1.25 stalls/ dwelling =	51

PARKING PROVIDED	
Block A:	24
Block B:	12
Unit C:	7
Block D/E:	18
TOTAL ON-SITE PARKING:	**61**
Public Curbside Stalls:	17
TOTAL PARKING PROVIDED	**78**

COMMUNITY BENEFITS

30 FAMILIES READY TO MOVE TO PELHAM

DIVERSE HOUSING OPTIONS

AWARD WINNING DEVELOPMENT IN PELHAM

TOWN SALE OF LAND

INCREASED TAX ASSESSMENT

20 MORE ON-SITE STALLS THAN REQUIRED

MECHANISMS TO GOVERN ILLEGAL PARKING

17 ADDITIONAL PUBLIC ON-STREET PARKING STALLS

We are ready to put the shovel in the ground