

COUNCIL
PLANNING AND DEVELOPMENT SERVICES

REPORT P&B-2023-57
December 12, 2023

SUBJECT: P&B 2023-57 APPLICATION FOR OFFICIAL PLAN AMENDMENT (OPA NO. 44) AND ZONING BY-LAW AMENDMENT (2023-03) SUBMITTED BY THE BIGLIERI GROUP ON BEHALF OF 1000154427 ONTARIO INC. FOR LANDS LOCATED ON THE SOUTH SIDE OF THOROLD ROAD, EAST OF SOUTH PELHAM ROAD AND

**AUTHOR: CAITLIN KOVACS, B.URPI
DEVELOPMENT PLANNER**

**APPROVING SUPERVISOR: TAYLOR MEADOWS, B.URPI
PLANNING SUPERVISOR - DEVELOPMENT**

**APPROVING DIRECTOR: GRANT MUNDAY, B.A.A., MCIP, RPP
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves application for Official Plan Amendment (OPA No. 44) to redesignate the lands on the south side of Thorold Road, east of South Pelham Road, west of Clare Avenue, more specifically described as Firstly: Part Township Lot 254 Thorold as in TH14883, Except BB62660; Part Township Lot 254 Thorold, Parts 1 & 2 Plan 59R4112, Part Township Lot 254 Thorold As In RO706284; Secondly: Part Township Lot 254 Thorold As In RO423511; City of Welland. Municipally known as 523, 529, 535, 537 Thorold Road from Low Density Residential to Special Policy High Density Residential; and,

THAT THE COUNCIL OF THE CITY OF WELLAND approves application for Zoning By-law Amendment (2023-03) to rezone the lands on the south side of Thorold Road, east of South Pelham Road, west of Clare Avenue, more specifically described as Firstly: Part Township Lot 254 Thorold as in TH14883, Except BB62660; Part Township Lot 254 Thorold, Parts 1 & 2 Plan 59R4112, Part Township Lot 254 Thorold As In RO706284; Secondly: Part Township Lot 254 Thorold As In RO423511; City of Welland. Municipally known as 523, 529, 535, and 537 Thorold Road from Residential Low Density 1 – RL1 to Residential High Density Site-Specific Holding – H-RH-125 and Hazard Overlay – HA; and further,

THAT no additional meetings under the Planning Act are required as the amendments to the original application are minor, in accordance with Section 34(17) of the Planning Act.

RELATIONSHIP TO STRATEGIC PLAN

This recommendation is aligned to Council's strategic priority of ensuring "**Economic Growth**" for creating a diverse economy through partnerships and emerging markets to ensure sustainable growth and quality employment. The proposed development is anticipated to provide economic investment through the construction of the development as well as short-term and long-term employment opportunities related to the buildings.

This recommendation is aligned to Council's strategic priority of ensuring "**Health and Wellbeing**" to promote personal health and well-being by offering an abundance of activities that meet the diverse needs and interests all while, advocating for improved health care throughout the city, and supporting the need for safety and security. The proposed development aligns with this strategic priority as it is located in proximity to healthcare, recreational and park areas, and it is anticipated to provide accessible and age friendly dwelling units.

This recommendation is aligned to Council's strategic priority of ensuring "**Environmental Stewardship**" to protect the ecosystems through a responsible approach to minimize the impact on the environment through supportive decision-making, professional processes, incentives, policies, and operational practices. The proposed development aligns with this strategic priority as the design of the site underwent several revisions to ensure that the adjacent natural areas were properly protected, and the required mitigation measures were included.

This recommendation is aligned to Council's strategic priority of ensuring "**Liveability**" by creating a sense of belonging while enhancing mobility by improving access to recreation and community events, ensuring adequate housing options, encouraging job growth, and improving ways to efficiently move people throughout the city. The proposed development aligns with this strategic priority as it is anticipated to provide a wide range of dwelling unit types, included accessible and barrier free dwelling units, it is located in proximity to transit routes, active transportation corridors, and recreational spaces.

BACKGROUND:

Applications for Official Plan Amendment and Zoning By-law Amendment were submitted by The Biglieri Group on behalf of 1000154427 Ontario Inc. on April 13, 2023. The applications were deemed complete on April 26, 2023.

A resubmission was made on October 13, 2023, to reflect the comments received from commenting agencies. With reference to Appendix V, the revisions made to the original plans include:

- A reduction in the heights of Building 3 and Building 4 from nine (9) storeys each to eight (8) storeys each;
- A reduction from 250 units to 228 units as a result of the height reduction;
- The footprint of the rooftop terrace was modified to orient the terraces towards the internal courtyard to provide an increased level of privacy to the adjacent exterior properties;
- The accommodation of the regulated floodplain to the south-west of the site. This accommodation resulted in the modification of parking and access for Building 3 and Building 4 being:
 - o A reduction in overall provided parking from 260 parking spaces to 242 parking spaces.
 - o The relocation of the access point to the underground parking for Building 3 and Building 4.
 - o The relocation of the at-grade parking in proximity to Building 3 and Building 4;
- The inclusion of a 1.5 metre planting strip and anticipated privacy fencing along the property lines to provide an increased level of privacy for the adjacent properties;
- The inclusion of loading zones for all four proposed buildings;
- The inclusion of all required bicycle parking; and
- The inclusion of snow storage areas.

The adjustments to the proposed development provide additional privacy, add mitigation and protection measures for the adjacent regulated natural features, and accommodate a more comprehensive plan. The revised application was recirculated to the appropriate commenting agencies. The revisions are considered minor in nature as they overall result in a reduction to the proposed development.

COMMENTS AND ANALYSIS:

The Proposal

Application for Official Plan Amendment (OPA No. 44) and Zoning By-law Amendment (2023-03) have been made to permit the proposed residential development. With reference to Appendix V, the proposed development includes four (4) residential buildings, Building 1 and Building 2 are both four (4) storey buildings and both contain five (5) two-storey townhouses facing Thorold Road and twenty (20) apartment dwelling units behind the townhouse units. Building 3 and Building 4 are both eight (8) storey buildings and both contain 89 apartment dwelling units. The proposed development also includes 242 vehicle parking spaces (67 at grade and 175 below grade), four (4) loading spaces, 62 bicycle parking spaces, and an internal landscaped courtyard.

The purpose of the Official Plan Amendment is to permit the desired built form of high-rise buildings that are eight (8) storeys with a Special Policy to permit a density rate of 190 units per hectare whereas the High Density Residential designation currently has a maximum density rate of 125 units per hectare. The Zoning By-law Amendment is requesting the Holding Residential High Density Site-Specific - H-RH-125 zone to permit the desired built form of an eight (8) storey apartment building with a site-specific request with the following provisions:

- That the maximum building height be 33 metres whereas 32 metres is required; and
- That the minimum dimensions of a loading spaces be 5.5 metres in width and 5.5 metres in length whereas 3.5 metres in width and 12.0 metres in length is required.

The requested H-RH-125 zone is subject to a Holding (H) Symbol. A Holding (H) Symbol may be applied to lands where further conditions must be satisfied prior to development. The Holding (H) Symbol being imposed on the subject lands is for the requirement that sanitary and water modelling be completed. To lift the Holding (H) Symbol an authorizing by-law must be passed by Welland City Council at such a time when the requirements of the Holding (H) Symbol are satisfied.

The Zoning By-law Amendment is also intended to zone the floodplain areas on the subject site as Hazard Overlay - HA. The purpose of the Hazard Overlay zone is to regulate any development within the recognized flood plain area and any potential development will be required to obtain future approvals from the Niagara Peninsula Conservation Authority.

The Site

With reference to Appendix I, the subject lands are rectangular in shape and is comprised of several adjacent properties being all of 523, 529, 535, and 537 Thorold Road. The subject lands currently contain low density residential

dwellings. The total site is approximately 1.2 hectares in size. The subject lands are located on the south side of Thorold Road, east of South Pelham Road, west of Clare Avenue, and north of Maple Park.

Surrounding Land Uses

The surrounding land uses to the north include low density residential, commercial, and recreational uses, to the east low density residential and medium density residential, to the south are open space and recreational uses (Maple Park), and to the west are commercial uses, notably several commercial plazas surrounding the intersection of Thorold Road and South Pelham Road.

Development and Agency Comments Received

City of Welland Infrastructure
Services Department,
Engineering Division
(November 9, 2023)

- The Engineering Division requests to conduct the appropriate modelling to confirm the anticipated sanitary and water flows for the proposed development. This requirement will be initiated via a Holding (H) Symbol on the proposed zone. The Holding (H) Symbol requires that the modelling be completed, at the cost of the proponent, before the site may be developed.
- Further Engineering review will occur via the Site Plan Control process.

City of Welland Planning and
Development Services –
Traffic, Parking, and By-laws
Division
(April 25, 2023)

- The applicant should implement the recommendations outlined in the submitted Traffic Impact Study.
- The applicant should undertake a lighting analysis to determine if additional lighting is required for the proposed driveway onto Thorold Road.
- All lighting shall be designed and installed so as there is no light trespassing onto adjacent properties.
- Additional review of studies and plans will occur via the Site Plan Control process.

City of Welland Fire and
Emergency Services

- The fire access routes appear to conform to the Ontario Building Code requirements.
- Further review of the fire access routes, and fire prevention items will occur via the Site Plan Control process.

Niagara Peninsula
Conservation Authority
(May 12, 2023)

- Niagara Peninsula Conservation Authority staff request that the location of the potential flood plain be confirmed through a topographic survey.

Niagara Peninsula
Conservation Authority
(November 8, 2023)

- The Niagara Peninsula Conservation Authority has reviewed the submitted topographic survey and plans and requests that the flood plain be zoned as a hazard overlay.
- Further review of the flood plain protection and mitigation measures will occur via the Site Plan Control process.

Region of Niagara Growth
Strategy and Economic
Development
(June 6, 2023)

- Overall, Regional staff have no objection to the proposed Official Plan Amendment and Zoning By-law Amendment from a Provincial and Regional perspective, subject to the conditions provided and provide the following comments:
- In accordance with NOP policy 7.4.1.6 the Local Official Plan Amendment is exempt from Regional approval as the amendment is consistent with and conforms to Provincial and Regional policies and plans.
- The proposed development is eligible to receive Regional waste collection should it meet the Regional standards. Currently the site plan show waste collection sites in the underground parking areas, Regional collection vehicles are not permitted to enter covered areas. As such with the current proposal it would be the responsibility of the owner to engage private waste collection.
- Regional Environmental Planning Staff visited the property on September 8, 2022, and noted that the majority of the subject

lands had been cleared of vegetation. As such, Regional Staff confirm that an Environmental Impact Study was not required as part of the development applications.

Region of Niagara Growth
Strategy and Economic
Development
(June 6, 2023)

- Regional Staff have reviewed the resubmission and have no objections to the proposed Official Plan Amendment or proposed Zoning By-law Amendment.
- Regional Staff continue to be satisfied that the proposal is consistent with the Provincial Policy Statement and conforms to Provincial and Regional policies.

Enbridge
(May 30, 2023)

- Enbridge does not object to the proposed application.

Welland Hydro Electrical
System Corp.
(May 29, 2023)

- Electrical distribution design and drawings to be completed by the Developers' Consultant and submitted Welland Hydro Electric System Corp
- (WHESC) for review and approval. Design to follow WHESC's Private Land Condominium Design Guideline.
- Developer to enter into a subdivider agreement with WHESC.
- WHESC to be provided a load calculation summary from the Developer to assist with determining servicing requirements.
- The primary distribution infrastructure installed within private lands shall be concrete encased throughout.
- WHESC's demarcation point to be the secondary terminal of the padmount transformer.
- The proposed development must meet the clearance requirements of Section 3.1.19.1 "Clearance to Buildings" of the Ontario Building Code.
- The existing hydro infrastructure along Thorold Road will require an upgrade in order to facilitate servicing.

- If easement(s) are required by WHESC to service this development or any future adjacent developments, the applicant shall provide at their expense all necessary registered easements.
- Individual hydro meters shall be grouped in a single location. WHESC to be provided unimpeded access to metering location, via an exterior door directly to the metering room. A copy of the keys for the electrical room must be provided to WHESC prior to energization.
- Arrange for disconnection and removal of the hydro service supplying the existing dwellings prior to demolition. Please completed WHESC's removal of electrical service request form via the link included below. <https://wellandhydro.com/accounts-billing/remove-electricalservices-request-form/>
- Contact WHESCs Engineering Department if you have any further questions or concerns.
- No further comments were submitted for the recirculation.

Public Comments Received

A Virtual/In-Person Public Information Meeting was held on May 24, 2023, to gain public input regarding the proposed applications. Four members of the public participated at the Public Information Meeting. Their comments considered the following:

- The construction of underground garages may cause foundation damage to adjacent homes;
- Concern for the environment and wildlife that live on the property and nearby to the property, specifically birdlife; and
- Concern that local schools do not have adequate capacity to accept any potential new students as a result of the development.

The Statutory Public Meeting under the Planning Act was held on June 20, 2023. The Public Meeting provided an opportunity for the Applicant to make a presentation regarding the Official Plan Amendment and Zoning By-law Amendment Applications and proposal, for interested parties to make comment and/or raise concerns, and for Council Members to inquire about the Applications.

Five (5) members of the public made oral comments including the following concerns:

- Concern about the density and heights of the proposed development;
- Concern regarding the local infrastructure and sewer/sanitary capacity to accommodate the proposed development;
- Concern about the amount of parking to be provided;
- Concern regarding the proximity of adjacent single-detached dwellings; and
- Concern with the environmental assessment of the site and protection of environmental features.

Planning Analysis

Provincial Policy

The Provincial Policy Statement (PPS) provides policy direction for land use within Ontario. All land use decisions within Ontario must be consistent with the policies of the PPS. The PPS encourages development to include a range of housing types that can provide housing options which accommodate a range of residents; to promote active transportation; to have access to employment and recreation; and to occur in an orderly and efficient manner. The proposed development is found to be consistent with the PPS as provides the following:

- different housing types, including accessible and age friendly housing;
- bicycle parking and active transportation infrastructure;
- located near to existing commercial uses that provide a range of amenities, services, healthcare and potential employment opportunities; and
- located in proximity to existing recreational areas and open space; and the proposed development is within the urban boundary.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) is a Provincial plan that provides framework for implementing Ontario's vision for stronger and prosperous communities. All planning decisions within Ontario must be consistent with the Growth Plan. The Growth Plan encourages development based on the principles of supporting the achievement of complete communities; prioritizing intensification; supporting a range and mix of housing options; and protecting natural heritage.

The Growth Plan identifies the subject lands as part of the Delineated Built-Up Area. Section 2.2.2 of the Growth Plan considers how growth and development are to be managed and directed. The policies applicable to the proposed development should be reviewed:

Section 2.2.2 (1) (a) A minimum of 60 percent of all residential development occurring annually within each of the cities of Barrie, Brantford, Guelph, Hamilton, Orillia, and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo, and York will be within the Delineated Built-up Area.

Section 2.2.2 (3) All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout Delineated Built-up Areas, which will:

- a) Identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;
- b) Identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;

- The Niagara Region has identified the minimum intensification target for Welland to be 75 percent, this means that 75 percent of all new development shall be within the Delineated Built-up Area.
- The proposed development is within the Delineated Built-up Area and will support the City in supporting and satisfying the minimum targets for Delineated Built-up Areas.
- The subject lands are within the Delineated Built-up Area and are considered to be an intensification in the residential use of the site.
- The subject lands are located in proximity to public services and other amenities and can contribute to the overall development of complete communities with the city.
- The proposed development aligns with the intention of the requested high density residential designation. It will be located in proximity to commercial uses and nodes, healthcare services and amenities, recreational areas, and open space. The proposed development uses the scaling of the buildings to provide a transition to the surrounding built forms. The architecture of the townhouses provides a pedestrian level street interface that is comparable to other traditional townhouse developments. Mitigation measures have been employed to protect the privacy of adjacent lots,

- prevent light trespassing, and limit noise pollution.
 - The proposed development is located in proximity to local amenities, transit lines, and active transportation infrastructure and will support the development of complete communities.
- c) Encourage intensification generally throughout the Delineated Built-up Area;
 - The subject lands are identified as being part of the Delineated Built-up Area in the Growth Plan and the Niagara Official Plan, and as being part of the Built-Up Area in the City of Welland Official Plan.
- d) Ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;
 - The proposed development requires an Official Plan Amendment and Zoning By-law Amendment to achieve the desired built form and density.
 - Overall, the proposed development is consistent with the general intent and purposes of the City of Welland Official Plan and Zoning By-law 2017-117.
- e) Prioritize planning and investment in infrastructure and public services facilities that will support intensification; and
 - Public infrastructure and services are in proximity to the subject lands and are anticipated to have the capacity to accommodate the proposed development. Further review of servicing will occur via the Site Plan Control process.
- f) Be implemented through Official Plan policies and designations, updated zoning, and other supporting documents.
 - The requested Official Plan Amendment and Zoning By-law Amendment will permit the proposed development; which supports the efficient use of land and public

infrastructure that is located within the Delineated Built-up Area.

The proposed development is consistent with Provincial policy and conforms to Provincial plans as it is located within the Delineated Built-Up Area; it contributes to a range of different housing types within the City and has the potential for different tenure types; it is anticipated to provide accessible and age friendly housing; it is anticipated to contain attainable housing; it contributes to the development of a complete community; supports active transportation and accessibility; and supports transit use.

The requested Official Plan Amendment and Zoning By-law Amendment are found to be consistent with Provincial policy and conform to Provincial plans. The purpose of the Official Plan Amendment is to permit and encourage new compact residential growth that will contribute to the City's intensification targets. Compact residential growth will include the following benefits:

- use available public services;
- make efficient use of existing infrastructure;
- the provision of attainable housing;
- the provision of accessible and age friendly dwelling units;
- promote active transportation; and
- encourage public transit use.

Niagara Regional Official Plan

The Niagara Official Plan (NOP) should be used by the Local Area Municipalities when assessing potential developments and making planning decisions. The NOP identifies the subject lands as being within the Delineated Built-up Area and within the Urban Area of Welland. A variety of land uses, including commercial, industrial, and residential are permitted within Urban Areas. Any proposed development within the Urban Area should be able to access existing municipal infrastructure and contribute to the goal of providing housing that is affordable and accessible to a range of households in the Niagara Region. The proposed development aligns with the intent and direction of the NOP.

City of Welland Official Plan

The subject lands are currently designated as Low Density Residential in the City of Welland Official Plan. The proposed Official Plan Amendment seeks to redesignate the lands to Special Policy High Density Residential. The intention of the redesignation to Special Policy High Density Residential is to permit the desired built form for the proposed development, being both medium-rise and high-rise apartment dwellings with recreational amenities on-site in the form of an internal courtyard. The Special Policy is being requested to permit a density maximum of 190 units per hectare for the proposed development. The proposed

development includes four (4) residential buildings, Building 1 and Building 2 are both four (4) storey buildings and both contain five (5) townhouses facing Thorold Road and twenty (20) apartment dwelling units behind the townhouse units. Building 3 and Building 4 are both eight (8) storey buildings and both contain 89 apartment dwelling units. The proposed development also includes 242 vehicle parking spaces (67 at grade and 175 below grade), four (4) loading spaces, 62 bicycle parking spaces, and an internal landscaped courtyard.

The High Density Residential designation permits medium-rise and high-rise apartment dwellings that are generally up to eight (8) storeys in height, accessory recreational facilities, and minor neighbourhood convenience or personal services at the ground floor level; no such services or commercial are being proposed with this development. The casting of shadows or the obstruction of views are to be managed and potential negative impacts minimized. The design of buildings in the High Density Residential designation is encouraged to include covered front entrances, architectural articulation, landscaping in all yards, parking located underground or in areas that are not the front yard and at grade parking should include landscaping throughout the parking area. The City of Welland Official Plan encourages high density residential land uses to be located along existing transit corridors.

The proposed development aligns with the intentions and objectives of the High Density Residential designation. The proposed development is anticipated to be eight (8) storeys, with several privacy enhancing measures to be implemented. These measures include:

- landscaping buffers being provided along the lot lines in addition to the proposed privacy fencing along the lot lines;
- the orientation of the roof top terraces to face the internal courtyard;
- the reorientation of at grade parking to limit pedestrian activity around the adjacent residential lots;
- the proposed location of snow storage areas are located away from the adjacent residential sites to minimize the amount of noise pollution from any potential winter weather management equipment;
- incorporates landscaping along all lot lines and frequently throughout the site including a large internal courtyard;
- proposed buildings include a high level of articulation and architectural interest;
- the scale of the buildings is stepped back from the road and the townhouses provided a pedestrian level scale interface with Thorold Road; and
- parking is provided at grade and the majority of spaces below grade.

When reviewing applications for infilling and intensification, the City of Welland's Official Plan identifies that the following criteria (Section 4.2.3.6) should be reviewed:

Land use and neighbourhood character compatibility;

- The subject lands are located near the major intersection of South Pelham Road and Thorold Road; which has commercial uses located on all four corners and serves an extensive range of needs including groceries, healthcare, recreation, and personal services. To the south of the site is Maple Park which can provide ample recreation space for the future residents of the proposed development. The remainder of the surrounding areas is comprised of low and medium density residential uses.
- The proposed development would be in close proximity to amenities which would be anticipated to promote active transportation and the development of complete communities.
- Staff find that the proposed development is compatible with the surrounding neighbourhood.

Lot pattern and configuration;

- The proposed development is anticipated to be consistent with similar medium-rise and high-rise residential lots and configuration in the adjacent areas and in Welland.

Accessibility;

- The proposed development is anticipated to provide paved sidewalks throughout the development which connect to Thorold Road.
- Accessibly and age-friendly units are anticipated to be provided within the proposed development.
- Any other accessibility features incorporated into the individual

dwellings will be at the discretion of the individual property owners.

Parking requirements;

- The proposed development is anticipated to provide 242 parking spaces of which six (6) will be barrier free spaces. The parking will be located both at grade and below grade. With 67 spaces being provided at grade and 175 spaces below grade.
- The proposed development is anticipated to provide 62 bicycle parking spaces.
- Parking requirements of the City's Zoning By-law 2017-117 are considered to be satisfied.

The potential for additional traffic and traffic manoeuvrability;

- The Traffic Division has advised that the recommendations of the submitted Traffic Impact Study should be implemented.
- Further review of the traffic impacts will occur via the Site Plan Control process.

The potential for transit ridership;

- The proposed development is located within walking distance of two transit routes. Route 502 Rice Road has bus stops located at the nearby intersections of Bridlewood Drive and Thorold Road, and Rice Road and Thorold Road. Route 504 Fitch has bus stops located at the nearby intersections of South Pelham Road and Thorold Road, and Clare Avenue and Thorold Road.
- The proposal may aid in increasing transit ridership.

Natural (including natural hazards) and built heritage conservations/ protection;

- The proposed development has implemented the required protection and mitigation measures related to the nearby flood plain. The applicants have worked with the Niagara

Peninsula Conservation Authority to ensure the flood plain is preserved.

- Further review of the natural environmental features will occur via the Site Plan Control process.

The available capacity of municipal infrastructure; and

- The proposed development is anticipated to be able to connect to municipal infrastructure. The proposed development will be required to undergo modelling to confirm capacity as part of the Holding (H) Provision. Further review of the proposed servicing and servicing needs will occur via the Site Plan Control process.

Residential intensification identified in this Plan.

- The proposed development will assist the City in achieving the target of 75% of all new residential development being within the Built-Up Area.

The proposed development is consistent with the City of Welland Official Plan policies for residential development, infill, and intensification. The proposal meets the general intent of the requested High Density Residential designation. The proposed development supports the City's intensification targets, is anticipated to increase transit ridership and active transportation, contribute to the development of complete communities, and contributes to the overall mixed-use character of the area.

City of Welland Zoning By-law 2017-117

The subject lands are currently zoned Residential Low Density 1 – RL1. The requested Zoning By-law Amendment seeks to rezone the subject lands from Residential Low Density 1 – RL1 to Residential High Density Site-Specific Holding – H-RH-125. The site-specific provisions include:

- That the maximum building height be 33 metres whereas 32 metres is required; and
- That the minimum dimensions of a loading spaces be 5.5 metres in width and 5.5 metres in length whereas 3.5 metres in width and 12.0 metres in length is required.

The requested H-RH-125 zone is subject to a Holding (H) Symbol. A Holding (H) Symbol may be applied to lands in development situations where further conditions must be satisfied for a proposal before the targeted zone may be developed. The

purpose of a holding provision is to ensure the orderly development of a site and areas. The Holding (H) Symbol being included on the subject lands is the requirement that sanitary and water modelling be completed. To lift the Holding (H) Symbol an authorizing by-law must be passed by Welland City Council at such a time when the requirements of the Holding (H) Symbol are satisfied.

The Residential High Density – RH zone aligns with the intentions of the High Density Residential designation in the City of Welland Official Plan and permits high density residential uses, and complementary small-scale commercial and service uses. The zoning provisions of the RH zone require a minimum landscaped area of 15 percent of the total site area, a maximum lot coverage for roofed buildings to be 55 percent of the total site area, and a maximum building height of eight (8) storeys to a measured height of 32 metres.

The proposed development meets the intentions of Zoning By-law 2017-117 as it provides landscaped areas on 31.8 percent of the site area, a roofed coverage of 33.1 percent of the site area, and maintains the eight (8) storey building height with a site-specific request to permit a measured height of 33 metres where 32 metres is permitted. The proposed development is anticipated to include loading spaces for all four buildings. The proposed loading spaces vary in dimension size; Building 1 and Building 2 have a proposed loading space of 5.5 metres by 5.5 metres, Building 3 has a proposed loading space of 4.96 metres by 10.40 metres, and Building 4 has a proposed loading space of 6.41 metres by 6.72 metres. The proposed loading spaces are of an adequate size to accommodate a standard sized moving truck or other small moving van that are commonly used for apartment dwellings.

The proposed amendments can be supported by Staff as they are intended to promote and encourage the desired growth and development that the local, regional, and Provincial policies and plans desire. The location of the property is within walking distance of transportation corridors, transit lines, and active transportation routes. Staff are of the opinion that the proposed amendments to the Zoning By-law are appropriate and can be supported.

Municipal Housing Pledge

On June 16, 2023, the Minister of Municipal Affairs and Housing asked the City of Welland to demonstrate its commitment to accelerate housing supply by developing a Municipal Housing Pledge. At its meeting of June 27, 2023, Welland City Council approved a housing pledge of 12,257 new dwelling unit starts by 2031 in the City of Welland for the purposes of accessing the Housing Accelerator Fund program. The intention of the Housing Accelerator Fund program is to support local initiatives that remove barriers to housing supply and accelerate the growth and development of complete communities that are affordable, inclusive, equitable,

and diverse. On August 22, 2023, it was confirmed by the Ministry of Municipal Affairs and Housing that the City of Welland would need to complete a minimum target of 4,300 dwelling units by 2031. The City remains committed to the growth and development of its communities and is striving to reach its pledge of 12,257 dwelling unit starts by 2031. The proposed development will aid in the City reaching its Municipal Housing Pledge by contributing an anticipated 228 dwelling units.

FINANCIAL CONSIDERATION:

All costs associated with the development of the property will be the responsibility of the developer.

OTHER DEPARTMENT IMPLICATIONS:

All comments from City Departments and other agencies have been provided.

SUMMARY AND CONCLUSION:

The proposed application for Official Plan Amendment and Zoning By-law Amendment to permit the development of 228 residential dwelling units represents good planning because:

1. It is consistent with Provincial, Regional, and City policies that encourage intensification within the identified built-up area;
2. It will support the City's Municipal Housing Pledge and Target;
3. It contributes to the creation of complete communities;
4. It supports active transportation and transit usage; and,
5. It will directly contribute to the City's intensification targets.

ATTACHMENTS:

- Appendix I - Key Map
- Appendix II - Aerial Photo of Subject Lands
- Appendix III - Draft Official Plan Amendment
- Appendix IV - Draft Zoning By-law Amendment
- Appendix V - Conceptual Site Plan
- Appendix VI - Relevant Correspondence