

From: [Municipal Planning](#)
To: [Caitlin Kovacs](#)
Subject: RE: 523, 529, 535, 537 Thorold Road, Welland - Notice of Complete Application and Public Hearing - Files 2023-03 and OPA No. 44
Date: May 30, 2023 9:53:09 AM

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Thank you for your circulation.

Enbridge Gas does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Jasleen Kaur

Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Caitlin Kovacs <caitlin.kovacs@welland.ca>
Sent: Thursday, May 11, 2023 9:22 AM
Subject: [External] 523, 529, 535, 537 Thorold Road, Welland - Notice of Complete Application and Public Hearing - Files 2023-03 and OPA No. 44

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Good morning,

Complete applications for Zoning By-law Amendment and Official Plan Amendment have been submitted for 523, 529, 535 and 537 Thorold Road, file numbers. 2023-03 and OPA No. 44. Please see the attached Notices of Public Meeting and site plan.

Best regards,

Taylor Meadows

From: Taran Lennard <tlennard@npca.ca>
Sent: June 16, 2023 2:58 PM
To: Taylor Meadows; Caitlin Kovacs
Subject: RE: Floodplain Review: 523, 529, 535, 537 Thorold Road (File No(s). OPA No. 44 & 2023-03)

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Hi Taylor & Caitlin,

It appears from the drawing that was provided that the applicant only took the NPCA's GIS layer to plot. We'll need to see the detailed survey that shows the floodplain elevation of 180.72m and where that exactly falls in relation to the proposal. NPCA's mapping can certainly be used as a starting point screening tool, but ultimately the accurate location of the floodplain would need to be confirmed with this elevation.

As advised in my previous email, the NPCA is actually undertaking floodplain mapping in 2024 for this section of Draper's Creek. The applicant is welcome to get involved on our floodplain mapping portal, found at the following link: <https://getinvolved.npca.ca/coyle-creek-drapers-creek-floodplain>

Much appreciated. Thank you.

Taran Lennard
Watershed Planner II
Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor | Welland, ON L3C 3W2
Tel: 905-788-3135 | extension 277
email: tlennard@npca.ca

The NPCA is updating our Planning and Permitting Policies! To find out more visit [Get Involved with NPCA](#)

[NPCA Watershed Explorer](#)

Due to the COVID-19 pandemic, the NPCA has taken measures to protect staff and public while providing continuity of services. The NPCA main office is open by appointment only with limited staff, please refer to the [Staff Directory](#) and reach out to the staff member you wish to speak or meet with directly.

Updates regarding NPCA operations and activities can be found at [Get Involved NPCA Portal](#), or on social media at facebook.com/NPCAOntario & twitter.com/NPCA_Ontario.

For more information on Permits, Planning and Forestry please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

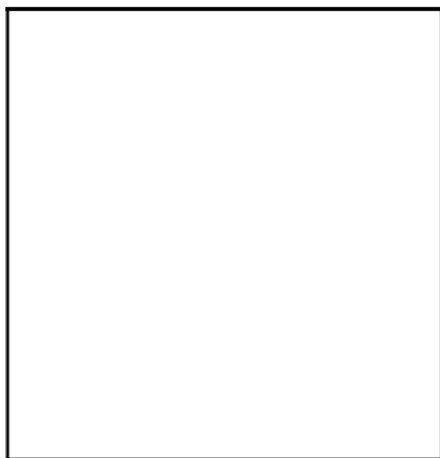
To send NPCA staff information regarding a potential violation of Ontario Regulation 155/06 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

From: Taylor Meadows <taylor.meadows@welland.ca>
Sent: Thursday, June 15, 2023 9:20 AM
To: Meagan Doan <mdoan@npca.ca>
Cc: Caitlin Kovacs <caitlin.kovacs@welland.ca>
Subject: 523, 529, 535, 537 Thorold Road (File No(s). OPA No. 44 & 2023-03)

Hi Meagan,

The applicant has provided the attached information to address a previous request from the CA in reference to the above files.

Regards,



Taylor Meadows
Planning Supervisor - Development
Planning Division
60 East Main Street, Welland, Ontario L3B 3X4

- Phone: 905-735-1700 x2246
- welland.ca
- engagewelland.ca



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From: [Taran Lennard](#)
To: [Caitlin Kovacs](#)
Subject: RE: 523, 529, 535, 537 Thorold Road, Welland - Notice of Complete Application and Public Hearing - Files 2023-03 and OPA No. 44
Date: May 12, 2023 3:30:22 PM

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Hi Caitlin,

Thank you for the heads up on this application.

Kind reminder for your public meeting of the NPCA's pre-consultation comments with respect to the floodplain that may encroach on this land (the western section around lot # 537). The floodplain, although may end up completely off these lands, should be confirmed through a topo survey. Keep in mind that NPCA's Policies would not be permissive of works within the floodplain, and the floodplain lands would need to be zoned a hazard.

Have yourself a nice weekend ahead. Thank you!

Taran Lennard
Watershed Planner II

Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor | Welland, ON L3C 3W2
Tel: 905-788-3135 | extension 277
email: tlennard@npca.ca

The NPCA is updating our Planning and Permitting Policies! To find out more visit [Get Involved with NPCA](#)

[NPCA Watershed Explorer](#)

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To send NPCA staff information regarding a potential violation of Ontario Regulation 155/06 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

From: Caitlin Kovacs <caitlin.kovacs@welland.ca>
Sent: Thursday, May 11, 2023 9:21 AM
Subject: 523, 529, 535, 537 Thorold Road, Welland - Notice of Complete Application and Public Hearing - Files 2023-03 and OPA No. 44

Good morning,

Complete applications for Zoning By-law Amendment and Official Plan Amendment have been submitted for 523, 529, 535 and 537 Thorold Road, file numbers. 2023-03 and OPA No. 44. Please see the attached Notices of Public Meeting and site plan.

Best regards,



Caitlin Kovacs
Development Planner
Planning and Development Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2131
www.welland.ca



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MEMORANDUM

Infrastructure Services Engineering Division

TO: Caitlin Kovacs,
Development Planner

FROM: Matteo Ramundo, C.Tech
Development Technician

CC: Livia McEachern, P.Eng.
Manager of Engineering

Jim Harnum
Project Manager – Development

DATE: June 7, 2023

SUBJECT: 523-537 Thorold Road – Official Plan and Zoning By-Law
Amendment

A complete application for Official Plan and Zoning By-Law Amendment was submitted by the Biglieri Group Ltd. and circulated for review. Engineering have reviewed this application for any anticipated concerns related to proposed servicing and stormwater management.

The following documents were reviewed:

- General Notes and Typical Details, dated March 31, 2023, prepared by Hallex Engineering;
- Site Services Plan, dated March 31, 2023, prepared by Hallex Engineering;
- Site Drainage Plan, dated March 31, 2023, prepared by Hallex Engineering;
- Site Plan, dated December 2022, prepared by ACK Architects;
- Functional Servicing Brief, dated March 31, 2023, prepared by Hallex Engineering; and
- Stormwater Management Brief, dated March 31, 2023, prepared by Hallex Engineering.

After review, Engineering has the following comments for information:

1. The required road widening should be shown on all plans going forward including the servicing and grading plans.

2. A crossing chart is to be provided for all the services to ensure the spacing requirements are being met.
3. A landscape plan is to be submitted for review and approval at the site plan submission.
4. A cost estimate will need to be submitted for review and approval at the site plan stage.
5. Please ensure that elevations are provided at 15m increments within swales. This would include the flat bottom swale at the rear yard of the subject property.
6. Please confirm the code or standard that the ramp to the underground parking is designed to. Note that transitional slopes are expected at both the top and bottom of parking garage ramps. Please review and provide additional context.
7. Proposed grades are to be provided at the corners of every building.
8. More information will need to be provided with respect to the overland flow on site. Currently there is only one arrow indicating where the overland flow is going to be directed which does not provide enough information for the rest of the site.
9. There appears to be a portion of the east property line that allows for runoff to flow towards the neighbouring property. Please ensure that all stormwater runoff from the site is captured on site and does not negatively impact adjacent properties.
10. There are lot grading arrows around the site which do not specify what the slopes of these areas are. Please ensure that all grading arrows include the slope.
11. The City will be running our sanitary and water models for the proposed development at the site plan stage. The cost of running the model will be the responsibility of the applicant and the fees (\$1500.00 +hst per model run) must be paid prior to the City submitting to our modelling consultant.
12. Dependent on the results of the hydrant test and FUS calculations, a water analysis will be required. This will be determined at the time that all the required information becomes available.
13. The current fire flows reference the fire underwriters survey from 1999. Please note there is a 2020 update of the fire underwriters survey which is to be used for fire flow calculations.
14. Hydrant tests will need to be performed and the results submitted at the site plan stage.
15. A water meter chamber will be required at the property line for the development.
16. Separate services for domestic and fire flow will not be supported unless this takes place on private property beyond the water meter chamber.
17. Design sheets should be provided for the proposed sanitary services on site.
18. Please ensure that the minimum pipe cover for sanitary sewers (2.5m) is being met for infrastructure within the city's right-of-way.
19. There appears to be a conflict with the sanitary and storm sewer design crossing near manhole 3. Please review and revise accordingly.

20. Please note that in the post-development scenario, all catchments above underground parking is required to have a runoff coefficient of 0.9.
21. Note that the ETV Particle Size Distribution is required when sizing OGS units per the Niagara Region Stormwater Management Design Guidelines
22. Please note that stormwater is required to be controlled from 5-year post-development to 2-year pre-development flows.
23. The existing grades on the drawing are not legible. Please provide a topographic survey displaying existing conditions with the next submission. Note that the pre-development drainage drawing is required to display any external flows to the subject property as well as any existing flows not conveyed to the storm sewer system (existing uncontrolled flows to external, if applicable).

Growth Strategy and Economic Development

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free:1-800-263-7215

Via Email Only

June 6, 2023

Region File: D.10.11.OPA-23-0023
D.18.11.ZA-23-0046

Taylor Meadows
Planning Supervisor - Development
City of Welland
60 East Main Street
Welland, ON, L3B 3X4

Dear Mr. Meadows:

**Re: Regional and Provincial Comments
Proposed Official Plan Amendment and Zoning By-law Amendment
City Files: OPA 44 and 2023-03
Owner/Applicant: 1000154427 Ontario Inc.
Agent: The Biglieri Group Ltd.
523, 529, 535, 537 Thorold Road
City of Welland**

Regional staff has reviewed the above-noted proposed Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) applications for lands municipally known as 523, 529, 535, and 537 Thorold Road (“subject lands”) in the City of Welland.

The OPA application is required to re-designate the lands from the existing ‘Low Density Residential’ and ‘Core Natural Heritage’ designations to ‘Special Policy High Density Residential’ to permit four (4) mid-rise condominium apartment buildings ranging from four (4) to nine (9) storeys in height. The ZBA application is required to rezone the lands from the existing ‘Residential Low Density 1 – RL1’ and ‘Environmental Protection Overlay-EP’ to ‘Site Specific Residential High Density’ in the City’s Zoning By-law 2017-117. The purpose of these amendments is to permit the construction of a total 250 apartment units and 260 parking spaces. Staff note that a Draft Plan of Condominium approval and a Site Plan Agreement is required prior to development, which will be submitted at a later date.

The pre-consultation meeting for the proposal was held on August 18, 2022 with the agent and staff from the City and Region in attendance. The following comments are

provided from a Provincial and Regional perspective to assist City Council with consideration of the applications.

Provincial and Regional Policies

The subject lands are located within the 'Settlement Area' under the *Provincial Policy Statement, 2020* ("PPS"), the 'Delineated Built-up Area' within *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation* ("Growth Plan"), and designated 'Delineated Built-up Area' in the *Niagara Official Plan, 2022* ("NOP").

The PPS, Growth Plan, and NOP direct development to take place in urban areas to support intensified development where appropriate servicing and infrastructure exists. Both Provincial and Regional policy place an emphasis on intensification and infill to foster the development of complete communities that have a mix of diverse land uses and housing choices, improve social equity and quality of life, expand access to multiple forms of transportation, and provide spaces that are vibrant and resilient in their design. A full range of residential uses are permitted generally within the Delineated Built-Up Area designation, subject to the availability of adequate municipal services and infrastructure and other policies relative to land use compatibility and environmental conservation. Within urban areas, forecasted population growth is to be accommodated primarily through intensification in Built-Up Areas. The intensification target identified with Table 2-2 of the NOP for the City of Welland is 75%.

Staff has reviewed the Planning Rationale Report ("PRR") prepared and submitted by the Biglieri Group (dated April 2023), and find it to be acceptable. Staff acknowledge that the proposal will support the City in achieving its 75% intensification target as set out in the NOP and will provide apartment units to help diversify the housing stock in the area, which is supported by Provincial and Regional policies. The subject lands provide access to six local bus stops that connect to GO Transit services, with commercial, medical, institutional and recreational facilities in close proximity to the site. The PRR identifies that the proposal includes age-friendly units, which will be designed to accommodate walkers, wheel chairs and other mobility devices throughout the units.

The PRR also states that there is an opportunity for the applicant to work with Niagara Regional Housing for affordable units within the development. The Region would like to work with the applicant to discuss these opportunities. Please reach out to the following contacts to discuss:

Donna Woiceshyn, Director of Housing Services:
donna.woiceshyn@niagararegion.ca

Cameron Banach, Manager of Housing Operations:
Cameron.Banach@niagararegion.ca

With respect to land use compatibility, Section 2.2.1.1 of the NOP encourages a mix and range of housing options that considers the character of established residential neighborhoods. City staff should be satisfied that the interface of the established residential uses has been addressed in the site design.

Core Natural Heritage System

The subject property was mapped as being impacted by portions of the Region's Core Natural Heritage System ("CNHS"), consisting of EPA: Regional Local Amendments: Provincially Significant Woodland, Hazard Land, Rare and Endangered Species. Based on aerial imagery available to the Region, it also appeared that there were potential woodlands or wetlands located on and adjacent to the subject property.

Environmental Planning staff visited the property on September 8th, 2022, and noted that the majority of the subject properties had been extensively cleared of vegetation. Any remaining trees were sparsely populated with no understory. As such, staff confirmed that an Environmental Impact Study (EIS) was not required in support of the development applications. Staff offer no objection to the proposed OPA or ZBA in this regard.

Transportation

Regional Transportation planning staff have reviewed the Transportation Impact Study prepared by Paradigm Transportation Solutions Limited, dated November 2022, and have no comments on the report.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are met:

- Garbage: 24 bags/cans per building collected every-other-week;
- Recycling: weekly blue/grey boxes or carts (unlimited);
- Organics: weekly green bins or carts (unlimited).
- Curbside Collection Only on Thorold Road

The Site Plan drawings show underground garbage collection, Regional collection vehicles are not allowed to enter covered areas, therefore collection will be responsibility of the owner through a private contractor. Units fronting on Thorold Road, remain eligible for Regional curbside collection of garbage, recycling and organic material assuming that all units have a primary exterior door directly accessing ground

level that is visible from the collection point, as required by Niagara Region's Waste Collection By-law.

Future draft plan/ site plan submissions are to include the intention for collection of the site so Regional comments and conditions can be included within the Site Plan Agreement.

Stormwater Management

The preliminary stormwater management plan proposes the development stormwater be mainly directed south to Draper's Creek tributary at Maple Park. The Niagara Region will require a stormwater management (SWM) report at the Draft Plan/Site Plan stage. The following comments are provided for information purposes to assist the applicant with the preparation of a detailed site plan:

- Stormwater runoff be captured and treated to an Enhanced protection level (i.e. 80% long-term suspended solids removal) prior to discharge from the site.
- Post-development peak flow be controlled to pre-development flow level for all design storms, i.e. 2-year up to and including 100-year storm, prior to discharge to the creek.
- Low Impact Development techniques be part of SWM plan to mitigate development impact. Infiltration of pre-treated storm water via underground storage facility would be a feasible alternative.

Prior to construction, the Region will require the servicing/grading, and construction sediment & erosion control plans be circulated to this office for review and approval.

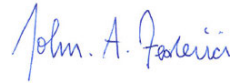
Conclusion

In conclusion, Regional staff has no objection to the proposed Local Official Plan Amendment and Zoning By-law Amendment. Regional staff is satisfied that the proposal is consistent with the PPS and conforms to Provincial and Regional plans.

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.

Should you have any questions related to the above comments, please contact me at john.federici@niagararegion.ca or Pat Busnello, Manager of Development Planning at pat.busnello@niagararegion.ca.

Kind regards,



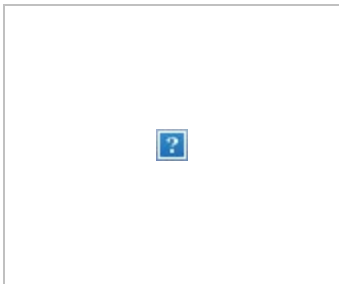
John Federici, M.PL
Senior Planner

cc: Pat Busnello, MCIP, RPP, Manager of Development Planning, Niagara Region
Susan Dunsmore, P.Eng., Manager of Development Engineering, Niagara
Region
Adam Boudens, MSc, Senior Environmental Planner/Ecologist, Niagara Region

From: [Ali Khan](#)
To: [Caitlin Kovacs](#)
Subject: RE: 523, 529, 535, 537 Thorold Road - OPA/ZBA Application
Date: April 25, 2023 7:23:26 PM

Caitlin,

Applicant should implement recommendations outlined in TIS submitted. Applicant should carry out lighting analysis to determine if additional light is warranted at Thorold road and Proposed driveway . All lighting onsite be designed/installed so that there is no light trespassing onto adjoining properties.



Muhammad Ali Khan, M.A.Sc; P.Eng.
Manager, Traffic/Parking/ Bylaws
Planning and Development Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2202 **Fax:** (905)735-7184
www.welland.ca



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From: Caitlin Kovacs <caitlin.kovacs@welland.ca>
Sent: Tuesday, April 25, 2023 4:56 PM
To: Adam Eckhart <adam.eckhart@welland.ca>; Ali Khan <ali.khan@welland.ca>; Brad Taylor <brad.taylor@welland.ca>; Dave Steven <dave.steven@welland.ca>; Jack Tosta <jack.tosta@welland.ca>; James Sticca <james.sticca@welland.ca>; Jim Harnum <jim.harnum@welland.ca>; Leo Grellette <leo.grellette@welland.ca>; Livia McEachern <livia.mceachern@welland.ca>; Matteo Ramundo <matteo.ramundo@welland.ca>
Cc: Taylor Meadows <taylor.meadows@welland.ca>
Subject: 523, 529, 535, 537 Thorold Road - OPA/ZBA Application

Good afternoon All,

An Official Plan Amendment application and Zoning By-law Amendment application for 527, 529, 535, 537 Thorold Road has been made. Details have been linked below. Please return comments, if any, no later than June 9, 2023.

<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:27e189c3-3284-4d8d-8048-e2589bc85a54>

From: [Zachary Sherwood](#)
To: [Caitlin Kovacs](#)
Subject: RE: 523, 529, 535, 537 Thorold Road, Welland - Notice of Complete Application and Public Hearing - Files 2023-03 and OPA No. 44
Date: May 29, 2023 11:54:57 AM
Attachments: [image001.png](#)

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Hi Caitlin,

See comment below from Welland Hydro:

- 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 subdividers 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-electrical-services-request-form/>
- Contact WHESC's Engineering Department if you have any further questions or concerns.

Zach Sherwood
Assets & Engineering Supervisor

Welland Hydro Electric System Corp.
950 East Main St, Welland, ON L3B 5P6
Ph: 905-732-1381 Ext 238 | Fax: 905-732-0123
Email: zsherwood@wellandhydro.com



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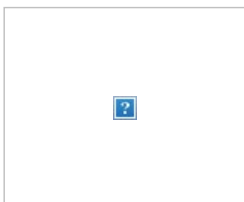
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From: Caitlin Kovacs <caitlin.kovacs@welland.ca>
Sent: Thursday, May 11, 2023 9:22 AM
Subject: 523, 529, 535, 537 Thorold Road, Welland - Notice of Complete Application and Public Hearing - Files 2023-03 and OPA No. 44

Good morning,

Complete applications for Zoning By-law Amendment and Official Plan Amendment have been submitted for 523, 529, 535 and 537 Thorold Road, file numbers. 2023-03 and OPA No. 44. Please see the attached Notices of Public Meeting and site plan.

Best regards,



Caitlin Kovacs
Development Planner
Planning and Development Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2131
www.welland.ca



Growth Strategy and Economic Development

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free:1-800-263-7215

Via Email Only

November 13, 2023

Region File: D.10.11.OPA-23-0023
D.18.11.ZA-23-0046

Taylor Meadows
Planning Supervisor - Development
City of Welland
60 East Main Street
Welland, ON, L3B 3X4

Dear Mr. Meadows:

**Re: Regional and Provincial Comments
Proposed Official Plan Amendment and Zoning By-law Amendment – 2nd
Submission
City Files: OPA 44 and 2023-03
Owner/Applicant: 1000154427 Ontario Inc.
Agent: The Biglieri Group Ltd.
523, 529, 535, 537 Thorold Road
City of Welland**

Regional staff has reviewed the above-noted proposed 2nd submission Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) applications for lands municipally known as 523, 529, 535, and 537 Thorold Road (“subject lands”) in the City of Welland.

The OPA application is required to re-designate the lands from the existing ‘Low Density Residential’ and ‘Core Natural Heritage’ designations to ‘Special Policy High Density Residential’ to permit four (4) mid-rise condominium apartment buildings ranging from four (4) to nine (9) storeys in height. The ZBA application is required to rezone the lands from the existing ‘Residential Low Density 1 – RL1’ and ‘Environmental Protection Overlay-EP’ to ‘Site Specific Residential High Density’ in the City’s Zoning By-law 2017-117. The purpose of these amendments is to permit the construction of a total 250 apartment units and 260 parking spaces. Staff note that a Draft Plan of Condominium approval and a Site Plan Agreement is required prior to development, which will be submitted at a later date.

The pre-consultation meeting for the proposal was held on August 18, 2022 with the agent and staff from the City and Region in attendance. The following comments are provided from a Provincial and Regional perspective to assist City Council with consideration of the applications.

Provincial and Regional Policies

Regional comments dated June 6th, 2023 provided on the first Official Plan Amendment and Zoning By-Law Amendment application remain applicable. Refer to the previous comments attached for reference.

Core Natural Heritage System

Regional comments dated June 6th, 2023 provided on the first Official Plan Amendment and Zoning By-Law Amendment application remain applicable.

Transportation

Regional comments dated June 6th, 2023 provided on the first Official Plan Amendment and Zoning By-Law Amendment application remain applicable.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are met:

- Garbage: 24 bags/cans per building collected every-other-week;
- Recycling: weekly blue/grey boxes or carts (unlimited);
- Organics: weekly green bins or carts (unlimited).
- Curbside Collection Only on Thorold Road

Regional staff have reviewed the submitted site plan prepared by A.C.K architects studio Inc, dated December 2022. Region staff note there is a proposed waste pick-up areas shown on the site plan drawing. If enhanced collection is the intention for the site, the applicant is to confirm with City staff if the site will be approved. If the site is not approved by the City and the site cannot meet the above curb side limits for waste collection, then waste collection will be the responsibility of the owner through a private contractor.

As required by Niagara Region's Waste Collection By-law, units fronting onto Thorold Road remain eligible for Regional curbside collection of garbage, recycling and organic

material, assuming that all units have a primary exterior door directly accessing the ground level that is visible from the collection point.

As of Jan. 1, 2024, Circular Materials Ontario will take over the delivery of residential Blue / Grey Box recycling collection services currently administered by Niagara Region. The most up to date information can be found on the Region's website using the following link: <https://niagararegion.ca/projects/blue-box-transition/default.aspx>

Stormwater Management

The submitted 'Storm Water Management Design Brief', dated October 2023 by Hallex Engineering Ltd., proposes installation of new storm sewers with water quality and quantity control prior to discharge to the creek in Maple Park. Based on staff's review of the submitted materials, the following comments are required to be addressed at the stage of Site Plan/Draft Plan application:

- Confirm the Time of Concentration (i.e., Tc) that is used in existing peak flow calculation.
- Revisit the location of oil/grit separator (OGS) to confirm its accessibility for maintenance, and feasibility of relation to the parking area, i.e., the upstream of the proposed water detention facility, in order to infiltrate pre-treated stormwater onsite.
- Outline the Low Impact Development (LID) SWM best practices to be implemented. The chamber detention facility may be used to infiltrate pre-treated storm water.
- Details of water quality treatment for west parking area are required. There is an opportunity to incorporate LID SWM practice.
- The outlet swale is within the City park to connect with the Creek. The swale sizing may be required at the discretion of City staff to ensure the site's outflow to be adequately accommodated without erosion. A design to facilitate overland sheet flow to the creek is recommended.

The comments above can be addressed through future site plan submissions.

Conclusion

In conclusion, Regional staff has no objection to the proposed Local Official Plan Amendment and Zoning By-law Amendment. Regional staff is satisfied that the proposal is consistent with the PPS and conforms to Provincial and Regional plans.

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.

Should you have any questions related to the above comments, please contact me at Connor.Wilson@niagararegion.ca or Pat Busnello, Manager of Development Planning at pat.busnello@niagararegion.ca.

Regards,



Connor Wilson
Development Planner

cc: Pat Busnello, MCIP, RPP, Manager of Development Planning, Niagara Region
Susan Dunsmore, P.Eng., Manager of Development Engineering, Niagara Region
Adam Boudens, MSc, Senior Environmental Planner/Ecologist, Niagara Region

MEMORANDUM

Infrastructure Services Engineering Division

TO: Caitlin Kovacs,
Development Planner

FROM: Joe Thompson, C.Tech, rcji
Development Technician

CC: Livia McEachern, P.Eng.
Manager of Engineering

Jim Harnum
Project Manager – Development

DATE: November 9, 2023

SUBJECT: 523-537 Thorold Road – Official Plan and Zoning By-Law
Amendment Second Submission

A complete application for Official Plan and Zoning By-Law Amendment was submitted by the Biglieri Group Ltd. and circulated for review. Engineering have reviewed this application for any anticipated concerns related to proposed servicing and stormwater management.

The following documents were reviewed:

- General Notes and Typical Details, dated October 03, 2023, prepared by Hallex Engineering;
- Site Services Plan, dated October 03, 2023, prepared by Hallex Engineering;
- Site Drainage Plan, dated October 03, 2023, prepared by Hallex Engineering;
- Site Plan, dated December 2022, prepared by ACK Architects;
- Functional Servicing Brief, dated October 03, 2023, prepared by Hallex Engineering; and
- Stormwater Management Brief, dated October 03, 2023, prepared by Hallex Engineering.

After review, Engineering has the following comment on the official plan and zoning bylaw amendment application:

1. Please note that updated Sanitary calculations have not been provided following the City of Welland's standards section 9.2.1 Design Flows. Based on the OBC calculations, sanitary modelling will be required to confirm capacity in the receiving system. Please provide correct sanitary calculations and reach out to the Engineering Department to initiate the required sanitary modelling. Additionally, the applicant is advised that without an updated hydrant flow test, fire flows for the development can not be confirmed and may need to be modelled at a later date upon receipt of the hydrant flow test.

Engineering has the following preliminary comments for information to be addressed at site plan stage:

1. Proposed grades are to be provided at the corners of every building.
2. The required road widening should be clearly shown on all plans going forward including the servicing and grading plans. This includes leaders, annotation, and legend entry.
3. A crossing chart is to be provided for all the services to ensure the spacing requirements are being met.
4. A landscape plan is to be submitted for review and approval.
5. A cost estimate will need to be submitted for review and approval.
6. Please ensure that elevations are provided at 15m increments within swales. This would include the flat bottom swale at the rear yard of the subject property.
7. Please confirm the code or standard that the ramp to the underground parking is designed to. Note that transitional slopes are expected at both the top and bottom of parking garage ramps. Please review and provide additional context.
8. There appears to be a portion of the east property line that allows for runoff to flow towards the neighbouring property. Please ensure that all stormwater runoff from the site is captured on site and does not negatively impact adjacent properties.
9. There are surface flow arrows around the site which do not specify slopes. Please ensure that all grading arrows include the slope.
10. Hydrant flow tests will need to be performed and the results shown in the functional servicing report.
11. The City will be running our sanitary and water models for the proposed development. The cost of running the model will be the responsibility of the applicant and the fees (\$1500.00 +hst per model run) must be paid prior to the City submitting to our modelling consultant.
12. The current fire flows reference the fire underwriters survey from 1999. Please note there is a 2020 update of the fire underwriters survey which is to be used for fire flow calculations.
13. A water meter chamber will be required at the property line for the development. Separate services for domestic and fire flow will not be permitted unless supply lines are split after the meter chamber.

14. The OBC method of calculating sanitary flows does not meet City of Welland Standards section 9.2.1 Design Flows. Please provide appropriate sanitary flow calculations and design sheets.
15. Please ensure that the minimum pipe cover for sanitary sewers (2.5m) is being met for infrastructure within the city's right-of-way.
16. There appears to be a conflict with the sanitary and storm sewer design crossing near manhole 3. Please review and revise accordingly.
17. Please note that in the post-development scenario, all catchments above underground parking is required to have a runoff coefficient of 0.9.
18. Note that the ETV Particle Size Distribution is required when sizing OGS units per the Niagara Region Stormwater Management Design Guidelines
19. Please note that stormwater is required to be controlled from 5-year post-development to 2-year pre-development flows.
20. Note that the pre-development drainage drawing is required to display any external flows to the subject property as well as any existing flows not conveyed to the storm sewer system (existing uncontrolled flows to external, if applicable).

From: [CARRIGAN, Andrew](#)
To: [Caitlin Kovacs](#)
Subject: RE: 523, 527, 535, 537 Thorold Road, Welland - Revised Circulation
Date: November 2, 2023 8:49:32 AM

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Good Morning,

CPC has no comments regarding these revisions.

Andrew Carrigan | Delivery Services Officer | Canada Post | Delivery Planning | 955 Highbury Ave, London, ON N5Y 1A3 | 226-268-5914

 Please consider the environment before printing this email.

From: Caitlin Kovacs <caitlin.kovacs@welland.ca>
Sent: October-13-23 12:13 PM
Subject: 523, 527, 535, 537 Thorold Road, Welland - Revised Circulation

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Good afternoon,

A revised submission has been made for 523-537 Thorold Road for their applications for Official Plan Amendment (OPA No. 44) and Zoning By-law Amendment (2023-03).

The revisions are detailed in the letter from the agent and in short includes the following:

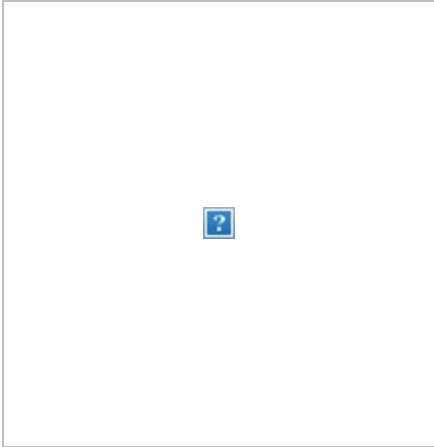
- A reduction in height from 9 storeys to 8 storeys for buildings 3 and 4
- A change in parking layout and inclusion of loading spaces
- Relocation of the entrance to the underground parking
- Provisions for the floodplain on site
- Provisions for additional zoning requirements such as landscape strips, bicycle parking, snow storage etc.

The relevant documents can be access via the link below.

<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:4eaefb34-2823-48c9-8037->

[1c77bf7baed2](#)

Best regards,



Caitlin Kovacs

Development Planner

Planning and Development Services

60 East Main Street, Welland, Ontario

L3B 3X4

Phone: 905-735-1700 x2131

[welland.ca](#)

[engagewelland.ca](#)



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From: [Tanya Korolow](#)
To: [Caitlin Kovacs](#)
Subject: RE: 523, 527, 535, 537 Thorold Road, Welland - Revised Circulation
Date: October 24, 2023 4:47:34 PM

Hello Caitlin,

I've reviewed the site plan and have the same comment I had during Pre-Consultation on August 18, 2022. Buildings 3 and 4 do not have fire department access routes that conform to OBC requirements (Articles 3.2.5.5. and 3.2.5.6.).

I realize the design can change when it is time for a permit, but I thought you might want to be aware that my previous comment wasn't addressed with the latest revisions.

Thanks,



Tanya Korolow
Chief Fire Prevention Officer
Welland Fire and Emergency Services
400 East Main Street, Welland, Ontario L3B 3X5
 Phone: 905-735-1700 x2408
 [welland.ca](#)
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From: Caitlin Kovacs <caitlin.kovacs@welland.ca>
Sent: October 13, 2023 12:13 PM
Subject: 523, 527, 535, 537 Thorold Road, Welland - Revised Circulation

Good afternoon,

A revised submission has been made for 523-537 Thorold Road for their applications for Official Plan Amendment (OPA No. 44) and Zoning By-law Amendment (2023-03).

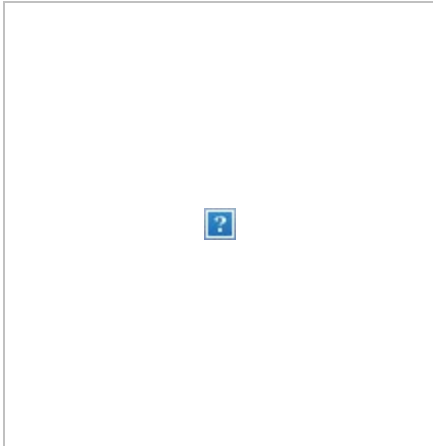
The revisions are detailed in the letter from the agent and in short includes the following:

- A reduction in height from 9 storeys to 8 storeys for buildings 3 and 4
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<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:4eaefb34-2823-48c9-8037-1c77bf7baed2>

Best regards,



Caitlin Kovacs

Development Planner

Planning and Development Services

60 East Main Street, Welland, Ontario

L3B 3X4

Phone: 905-735-1700 x2131

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From: [Tanya Korolow](#)
To: [Caitlin Kovacs](#)
Subject: RE: 523, 527, 535, 537 Thorold Road, Welland - Revised Circulation
Date: October 30, 2023 4:46:33 PM

Hi Caitlin,

Thank you. The access route appears acceptable now.



Tanya Korolow
Chief Fire Prevention Officer
Welland Fire and Emergency Services
400 East Main Street, Welland, Ontario L3B 3X5
 Phone: 905-735-1700 x2408
 [welland.ca](#)
 [engagewelland.ca](#)

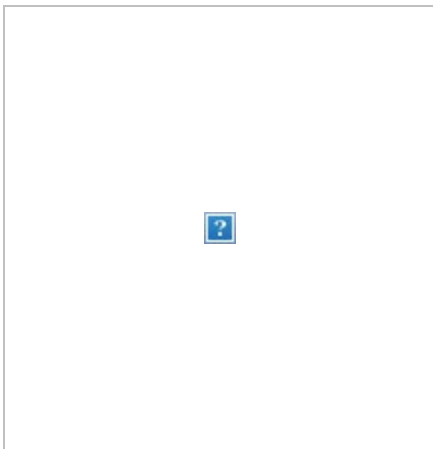
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From: Caitlin Kovacs <caitlin.kovacs@welland.ca>
Sent: October 27, 2023 9:21 AM
To: Tanya Korolow <tanya.korolow@welland.ca>
Subject: RE: 523, 527, 535, 537 Thorold Road, Welland - Revised Circulation

Good morning Tanya,

The applicant has provided this revised site plan drawing.

Thank you,



Caitlin Kovacs
Development Planner
Planning and Development Services
60 East Main Street, Welland, Ontario
L3B 3X4
 Phone: 905-735-1700 x2131
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From: Tanya Korolow <tanya.korolow@welland.ca>
Sent: Tuesday, October 24, 2023 4:48 PM
To: Caitlin Kovacs <caitlin.kovacs@welland.ca>
Subject: RE: 523, 527, 535, 537 Thorold Road, Welland - Revised Circulation

Hello Caitlin,

I've reviewed the site plan and have the same comment I had during Pre-Consultation on August 18, 2022. Buildings 3 and 4 do not have fire department access routes that conform to OBC requirements (Articles 3.2.5.5. and 3.2.5.6.).

I realize the design can change when it is time for a permit, but I thought you might want to be aware that my previous comment wasn't addressed with the latest revisions.

Thanks,



Tanya Korolow
Chief Fire Prevention Officer
Welland Fire and Emergency Services
400 East Main Street, Welland, Ontario L3B 3X5
 Phone: 905-735-1700 x2408
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From: Caitlin Kovacs <caitlin.kovacs@welland.ca>
Sent: October 13, 2023 12:13 PM
Subject: 523, 527, 535, 537 Thorold Road, Welland - Revised Circulation

Good afternoon,

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The revisions are detailed in the letter from the agent and in short includes the following:

- A reduction in height from 9 storeys to 8 storeys for buildings 3 and 4
- A change in parking layout and inclusion of loading spaces

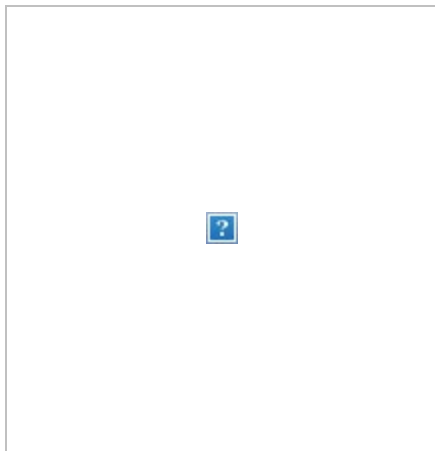
Relocation of the entrance to the underground parking

- Provisions for the floodplain on site
- Provisions for additional zoning requirements such as landscape strips, bicycle parking, snow storage etc.

The relevant documents can be access via the link below.

<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:4eaefb34-2823-48c9-8037-1c77bf7baed2>

Best regards,



Caitlin Kovacs

Development Planner

Planning and Development Services

60 East Main Street, Welland, Ontario

L3B 3X4

Phone: 905-735-1700 x2131

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From: [Taran Lennard](#)
To: [Caitlin Kovacs](#)
Subject: RE: 523, 527, 535, 537 Thorold Road, Welland - Revised Circulation
Date: November 8, 2023 3:25:49 PM
Attachments: [image001.png](#)

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Hi Caitlin,

Yes, I can kindly confirm that the applicant has paid the required fees to NPCA.

Additionally, I can provide you the NPCA's review comments on the provided information at this time.

The NPCA will require confirmation on the volume of proposed to alter the floodplain limits on the property. The NPCA has reviewed the attached Grading Plan (dated Oct 3, 2023), as well as the Floodplain Review Letter (dated Sept 8, 2023) both completed by Hallex Engineering. While Staff do not offer objections in principle, at a high level, staff will advise that a volume of fill above 50 m3 will require a cut/fill in accordance to Policy 6.2.11. This cut/fill permit should be applied for prior to zoning approvals on the lands, so that the most accurate floodplain limits be identified, and zoned appropriately, so that no additional zoning changes will be needed.

The NPCA will require that the new floodplain limit be zoned as a Hazard, or similar Municipal Environmental Protection Zone. As an advisory note to the City of Welland, typically the NPCA understands that Hazard Zones prohibit development in its entirety. As the NPCA has reviewed the applicable plans and Floodplain Memos, the NPCA advises that the floodplain is confined to a small section of the parking area (approximately six parking spaces), and, this parking area does meet the intent of NPCA Policy where there is less than 0.3m of ponding. Therefore, safe access is maintained. The NPCA would be satisfied with the City of Welland implementing a special provision to this specific hazard zone that will permit the parking area be constructed. Please circulate this provision wording to NPCA once prepared.

Further, the NPCA will advise that there is no section of any building within the floodplain limits, and therefore this proposal can, in theory, meet NPCA Policy upon confirmation of the fill required to alter the floodplain, and that applicable permits be applied for when necessary.

As such, the NPCA is not yet in a position to support, but will advise that at a high level once these concerns are addressed, Staff do see a route forward on this application.

Thank you.

Taran Lennard

From: [Taran Lennard](#)
To: [Caitlin Kovacs](#)
Subject: NPCA Review: 523, 527, 535, 537 Thorold Road, Welland - Revised Circulation
Date: November 30, 2023 9:41:27 AM
Attachments: [image001.png](#)

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Hi Caitlin,

Thank you for the details. The NPCA's key element of this one is that the 'revised' floodplain be zoned a hazard; so I've no objection to your preferred route per your zoning schedule.

I also appreciate you checking into the exact wording of your Hazard overlay. As we discussed on our call, the parking area will be in the floodplain, which the applicant has provided satisfactory proof that safe egress exists in the event of a flood. The NPCA, at a high-level, can support this proposal. Provided the wording in your zoning works (and it appears it does). The NPCA does not offer objections. We will continue to review at future applications to ensure ongoing compliance with our Policies, but at this time the NPCA can entertain support of this application.

As a note, an NPCA works permit will eventually be required for the alterations to the floodplain and build out.

Thank you.



Taran Lennard
Watershed Planner II

Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor | Welland, ON L3C 3W2

905.788.3135 x277
www.npca.ca
tlennard@npca.ca

For more information on Permits & Planning, please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 155/06 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

From: [Zachary Sherwood](#)
To: [Caitlin Kovacs](#)
Subject: RE: 523, 527, 535, 537 Thorold Road, Welland - Revised Circulation
Date: October 13, 2023 12:57:53 PM
Attachments: [image001.png](#)

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Hi Caitlin,

No further comments from Welland Hydro at this present time.

Zach Sherwood
Assets & Engineering Supervisor

Welland Hydro Electric System Corp.
950 East Main St, Welland, ON L3B 5P6
Ph: 905-732-1381 Ext 238 | Fax: 905-732-0123
Email: zsherwood@wellandhydro.com



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From: Caitlin Kovacs <caitlin.kovacs@welland.ca>
Sent: Friday, October 13, 2023 12:13 PM
Subject: 523, 527, 535, 537 Thorold Road, Welland - Revised Circulation

Good afternoon,

A revised submission has been made for 523-537 Thorold Road for their applications for Official Plan Amendment (OPA No. 44) and Zoning By-law Amendment (2023-03).

The revisions are detailed in the letter from the agent and in short includes the following:

- A reduction in height from 9 storeys to 8 storeys for buildings 3 and 4
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- Provisions for the floodplain on site
- Provisions for additional zoning requirements such as landscape strips, bicycle parking, snow storage etc.

The relevant documents can be access via the link below.

<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:4eaefb34-2823-48c9-8037-1c77bf7baed2>

Best regards,

Caitlin Kovacs
Development Planner
Planning and Development Services
60 East Main Street, Welland, Ontario L3B 3X4
 Phone: 905-735-1700 x2131
 welland.ca
 engagewelland.ca



From: [REDACTED]
To: [Caitlin Kovacs](#)
Cc: [REDACTED]
Subject: Official objection
Date: June 4, 2023 9:38:46 AM

WARNING: This email originated from an external sender. Official email from City of Welland email accounts will not begin with this warning! Please do not click links or open attachments unless you are sure they are safe! Since I didn't receive a reply from my last email, this is my official objection to the proposed development on Thorold road and changing zoning from low to ultra high.

Many concerns, including the capacity of Gordon public school which is already at max capacity including portables.

Rezoning for ultra-high density would undermine the city's planning process and unnecessarily/negatively damage the neighborhood. In fact, somehow, through poor communication of intentions during the process leading up to the sale of the homes and the developer's application for rezoning, several of the homeowners (perhaps via persuasion or pressure from the developer) chose to have a significant section of the existing forest clear cut and a pond filled in on their properties—all before any of the rezoning application was completed. When these events happen, it feels as though the city isn't on duty, that the city isn't looking out for its valuable assets and interests. This is all documented via drone footage.

The rezoning proposal could strain existing infrastructure. The increased population density would lead to higher demands for utilities, such as water, storm sewer, and sanitary sewage systems. The existing infrastructure may not have the capacity to support such a significant increase in population, resulting in potential service disruptions, increased maintenance costs, and decreased quality of life for residents.

During the lengthy development phase, the negative effects of drilling and excavation required for construction could also have significant impacts on nearby homes, including damage to foundations and other structural elements. The negative effects of drilling and excavating on existing homes could have legal implications as well. Homeowners affected by the construction activities may have grounds to seek legal recourse for damage to their properties; these costs could impact the city; it may, in fact, be in Welland's interest to spend money up-front on legal fees to ensure that rezoning is held to medium-density to avoid lawsuits down the road. Moreover, the proposed development could lead to increased water pollution, as stormwater runoff from the construction site and increased impervious surfaces would flow into the local Watershed.

Behind 529 , 535 and 537 Thorold rd, There is a dense ground cover of vegetation. A large number of various birds. One may be a King Rail bird which is a protected bird in Canada. Part of the area is core heritage. The developer published the following which I can not see as being true? The subject property is impacted by the Region's Core Natural Heritage System, consisting of the Welland River West Provincially Significant Wetland Complex, Significant Valleylands and) Fish Habitat. Per Section 3.1 of the Regional OP, an Environmental Impact Study (EIS) is required in support of site alteration and/or development proposed within 120m of a Provincially Significant Wetland, 50 m of Significant Valleyland and 30 m of Fish Habitat (Policy 3.1.5.7.1). The EIS must demonstrate that there will be no significant negative impact on the features or their ecological function. Per Niagara Region staff, the Subject Site was extensively cleared of vegetation. All remaining trees were sparsely populated with no understory. Regional environmental planning staff confirmed that an EIS was not necessary.

The trees are thick. Only 529 Thorold has been clear cut. There is video footage of natural ponds being filled in. I thought it was illegal to bring in that much fill to a site without a permit?

Also, we look forward to joining the hearing with oral submissions June 20th.

Regards,

[REDACTED]

[Redacted]

[Redacted]

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[Redacted]

Hello fellow neighbour,

Are you aware that there is a plan to put up two 9 story apartment buildings in our neighbourhood?

The proposed development would remove the single family homes located at 523, 529, 535 and 537 Thorold Road and replace them with 250 residential units consisting of two 4 storey buildings and two 9 storey high rise apartment buildings! The site will stretch from Thorold Rd to Maple park.

With 250 residential units, we are looking at between 700 – 1000 more people living in our old established neighbourhood.

As many people as possible need to attend the Statutory Public Hearing held **by Council at 7:00 P.M., TUESDAY JUNE 20, 2023 to object to this.** To participate virtually, please contact the City Clerk, Tara Stephens at clerk@welland.ca no later than 12:00 P.M. on JUNE 16, 2023

Why object?

- 260 parking spaces will simply not be enough. The surrounding streets and buildings will now have to put up with the new residents and their guests trying to find a parking spot where ever they can.
- High rise buildings do not fit into the neighbourhood.
- The view from the park and many homes will be negatively affected by these buildings.
- We don't need or want the massive increase in traffic and noise on Thorold Rd.
- In time this development may lead to the city expropriating land from the residents who already live on Thorold Rd to widen the road and accommodate the increased traffic.
- This is bad for animals and birds. Some 25 million birds are killed yearly in Canada from collisions with buildings! See <https://storymaps.arcgis.com/stories/25328cfaded4444aaf01cb09c90705a3>
- Part of the development will be on the Region's Core Natural Heritage System and will negatively affect the wildlife.

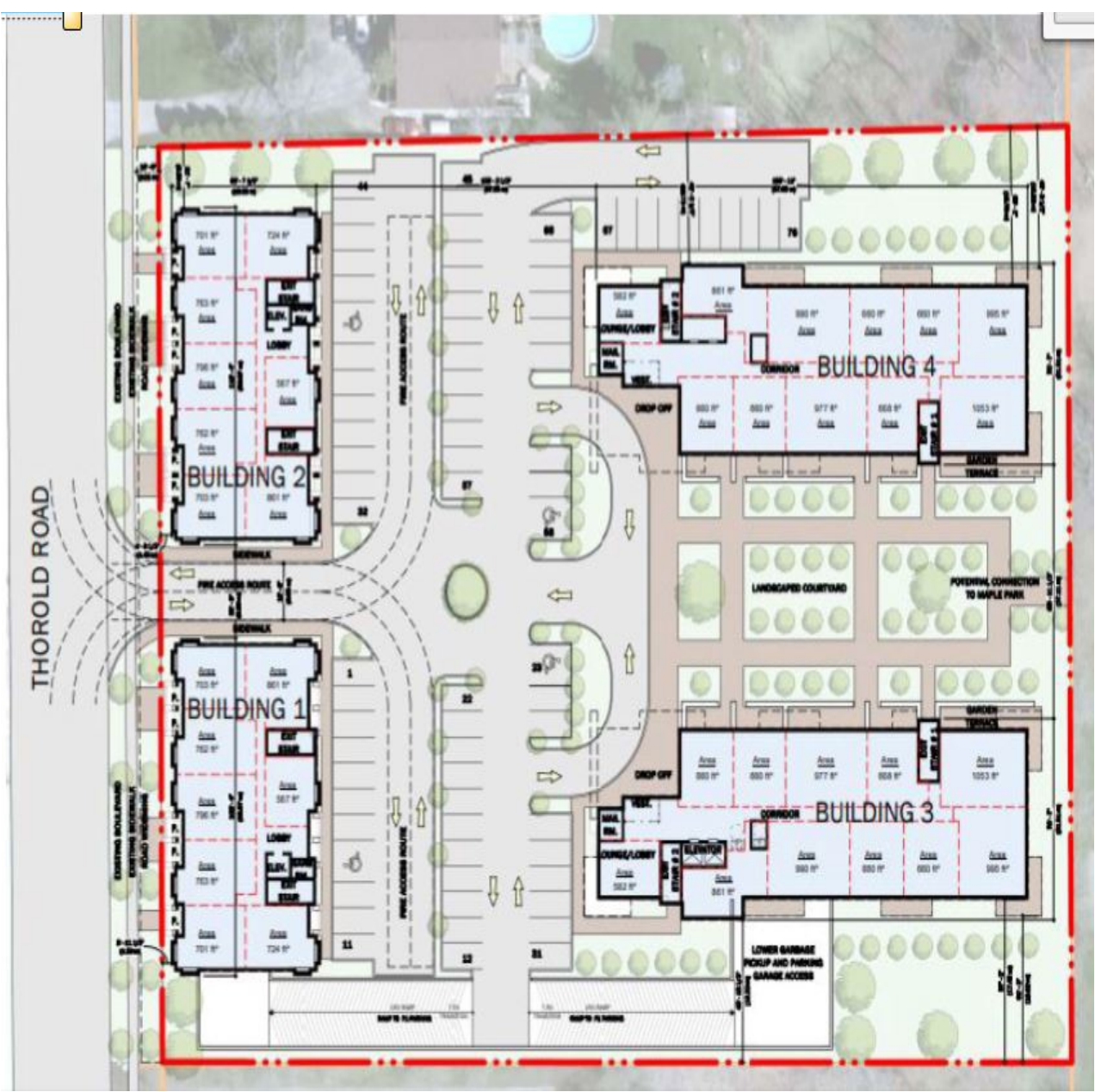
The proposed zoning change is not consistent with surrounding uses There is more appropriate and sufficient land elsewhere for high density residential use without destroying the old neighbourhoods. The fact the applicant wants to develop a specific piece of property does not justify a zone change! In my opinion the only acceptable change to the zoning would be from a low density to a medium density where the Core Natural Heritage is left intact. For Welland, High-Density Residential designation means no more then 125 units per net hectare. This developer not only wants to change the zoning from low density to high density, but they also are applying for a site-specific amendment that would allow 207 units per net hectare which is 40% higher then high density zoning even permits in Welland!

Please contact your Councillors and let them know where you stand.

Thank you



Please see the drawing on the other side.



OPA No.44 & ZBA 2023-03



Taylor Meadows

From: [REDACTED]
Sent: May 21, 2023 2:03 PM
To: Caitlin Kovacs; devserv
Subject: FILE NO. 2023-03 and FILE NO. OPA No. 44

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Hello Caitlin. I would like to officially object to the zoning changes and development FILE NO. 2023-03 and FILE NO. OPA No. 44 .

I would like to make the following statement to the council.

The proposed development would remove the single family homes located at 523, 529, 535 and 537 Thorold Road and replace them with 250 residential units consisting of two 4 storey buildings and two 9 storey high rise apartment buildings! The site will stretch from Thorold Rd to Maple park.

With 250 residential units, we are looking at between 700 – 1000 more people living in our old established neighbourhood.

- 260 parking spaces will simply not be enough. The surrounding streets and buildings will now have to put up with the new residents and their guests trying to find a parking spot wherever they can.
- High rise buildings do not fit into the fabric of the neighbourhood.
- The view from the park and many homes will be negatively affected by these buildings. The community has not been shown a shadow study of the proposed development either.
- We don't need or want the massive increase in traffic and noise on Thorold Rd.
- In time this development may lead to the city expropriating land from the residents who already live on Thorold Rd to widen the road and accommodate the increased traffic.
- I believe this development will negatively affect the property value of my own property as well as other residents who are close to the site. In my opinion the saleability of the homes near the site will enjoy a smaller group of interested purchasers. In my opinion the only possible increase in value for those close to the site would be from a much smaller group of interested developers and less from purchasers looking for single family homes.
- This development would be bad for animals and birds. Some 25 million birds are killed yearly in Canada from collisions with buildings! See <https://storymaps.arcgis.com/stories/25328cfaded4444aaf01cb09c90705a3>
- Inspecting the sight I was able to see nesting birds, a rich undergrowth on the ground. There are several areas of standing water. There is good tree coverage on the lots that have not been clear cut yet at 535 and 537 Thorold Rd. Based on my visit to the site I believe there is significant wildlife habitat using this space.
- Part of the development will be on the Region's Core Natural Heritage System and will negatively affect the wildlife.

The proposed zoning change is not consistent with the surrounding area. There is more appropriate and sufficient land elsewhere for high density residential use without destroying the old neighbourhoods. The fact the applicant wants to develop a specific piece of property does not justify a zone change!

In my opinion the only acceptable change to the zoning would be from a low density to a medium density where the Core Natural Heritage is left intact. For Welland, High-Density Residential designation means no more than 125 units per net hectare. This developer not only wants to change the zoning from low density to high density, but they also are applying for a site-specific amendment that would allow 207 units per net hectare which is 40% higher than high density zoning even permits in Welland!


As of May 21, 2023 161 residents have signed the online petition at: https://www.change.org/p/stop-the-zoining-change-to-523-529-535-and-537-thorold-road?recruiter=1060686717&recruited_by_id=d4193620-6cf9-11ea-8a6a-cf9ae9aefbf7&utm_source=share_petition&utm_campaign=share_for_starters_page&utm_medium=copylink

I am also attaching the file labeled as petition_signatures_jobs_36298234_20230521174239

This file contains 161 signatures from residences. I am asking the council to consider those names on the petition as officially registering their objection to the proposal and that the petition names be considered as submitting a written submission and as such affording those named to appeal any decision going forward.

Thank you.



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Attention:

Frank Campion, Mayor
Welland City Councilors
Caitlin Kovacs, Planning and Development Services
City of Welland Staff and other interested parties

Please consider the following written submission in the process of your review of the Application to Amend Zoning By-law 2017-117 (File No. 2023-03)

Alternative to High Density Residential Zoning Proposal for Thorold Road

The proposal to rezone the properties at 523, 529, 535, and 537 Thorold Rd in Welland, Ontario, from low density residential/core heritage/environmental protection overlay to high density residential should not be approved due to its potentially adverse environmental impacts, strain on infrastructure, potential loss of green space, negative effects on the existing community, and the need to preserve existing trees. I understand that our city needs to allow for higher density developments to increase the available of quality and affordable housing within our borders. I support this need. That said, I believe it's important that choosing levels of density and types of development should be based on careful consideration of environmental impacts, effects on current neighbourhoods, aesthetics, and long-term sustainability.

Welland has recently ranked highly in magazine article discussions (e.g. Macleans) and surveys about quality cities to live in. Let's do everything we can to maintain and increase our reputation as a truly desirable city—one that follows well-thought-out development and sustainability practices that take into account the need for quality job opportunities, safe and comfortable neighbourhoods, a protected urban forest, and a variety of recreational services and opportunities.

The current zoning designation of low density residential/environmental protection overlay accurately reflects the intended purpose of the area. Rezoning for ultra-high density would undermine the city's planning process and unnecessarily/negatively damage the neighborhood. In fact, somehow, through poor communication of intentions during the process leading up to the sale of the homes and the developer's application for rezoning, several of the homeowners (perhaps via persuasion or pressure from the developer) chose to have a significant section of the existing forest clear cut and a pond filled in on their properties—all before any of the rezoning application was completed. When these events happen, it feels as though the city isn't on duty, that the city isn't looking out for its valuable assets and interests. This worries me. The

proposal could have additional environmental consequences, potentially damaging critical habitats in Maple Park and surrounding green space. Please do everything within your jurisdiction to ensure that proper environmental procedures and assessments are carried out in the process of any rezoning and development.

Furthermore, the rezoning proposal could strain existing infrastructure. The increased population density would lead to higher demands for utilities, such as water, storm sewer, and sanitary sewage systems. The existing infrastructure may not have the capacity to support such a significant increase in population, resulting in potential service disruptions, increased maintenance costs, and decreased quality of life for residents. The city of Welland has labelled Thorold Rd. as a street to be widened in the future. The street has already been widened within the past two decades, and it currently serves the neighbourhood well. Having it widened again in the future would create additional disruption for the neighbourhood (after the already significant disruption associated with a high density housing development). Were the area rezoned to medium density, the city wouldn't have to spend money on further widening the street, which also would unnecessarily encroach on the frontage of existing homes. If, in the future, Thorold Rd. would have to be widened again, I would ask the city to insist that any new development be set back sufficiently from the south side of Thorold Rd. (whose sidewalk is further away from existing homes and whose boulevard offers more space for street widening). Widening on the north side would infringe unnecessarily on the front yards of existing, established homes.

During the lengthy development phase, the negative effects of drilling and excavation required for construction could also have significant impacts on nearby homes, including damage to foundations and other structural elements. The negative effects of drilling and excavating on existing homes could have legal implications as well. Homeowners affected by the construction activities may have grounds to seek legal recourse for damage to their properties; these costs could impact the city; it may, in fact, be in Welland's interest to spend money up-front on legal fees to ensure that rezoning is held to medium-density to avoid lawsuits down the road. Moreover, the proposed development could lead to increased water pollution, as stormwater runoff from the construction site and increased impervious surfaces would flow into the local watershed.

Fortunately, there are alternative locations within Welland that would be more suitable for high density residential development. The City of Guelph in Ontario provides an excellent example of a balanced approach to development. By designating appropriate areas for high density residential projects, such as former industrial sites or underutilized areas, Guelph has successfully met housing demands while preserving the character of established communities and protecting environmentally sensitive areas. I've looked at new developments in the Niagara Region (for example the mix of single-family homes, duplexes, town homes, and apartments along Rice Road near highway 20). The apartments do not exceed 5-stories, which is

appropriate for the area. Over the past month, I've paid close attention to higher density developments that include a mix of homes, townhouses, and apartments. The general rule is that apartments don't exceed 5-storeys. The same should hold true for the Thorold Rd. area. The existing 3 and 5-storey apartments at the corner of Thorold Rd. and Clare Ave. are appropriate for the neighbourhood. Allowing very tall, 9-storey buildings would negatively affect the aesthetic of the neighbourhood, existing sight lines, and residential privacy.

Furthermore, it is crucial to encourage developers to preserve as many existing trees as possible during the construction process. It's unfortunate that many mature trees were destroyed during the transition of private to commercial ownership of the lands in question. Let's hope that incidents like this do not occur with future developments in Welland. The preservation of trees not only contributes to the overall aesthetic of the community but also provides numerous environmental benefits, such as improving air quality, reducing noise pollution, and mitigating the heat island effect. Several cities in Ontario, such as Toronto and Hamilton, have implemented tree preservation policies that require developers to retain a certain percentage of existing trees on their development sites. These policies promote sustainable development and enhance the overall livability of the community. We need policies such as these for Welland.

By rejecting the proposed rezoning application and adopting a strategic, middle-ground approach—the city of Welland can ensure compliance with its city planning visions, protect critical habitats and watersheds, preserve the quality of life for existing homeowners, provide affordable housing options for families, increase housing density, and maintain the natural beauty and environmental benefits of the area. This approach promotes sustainable growth and reflects the best practices followed by cities like Guelph, Toronto, and Hamilton

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Caitlin Kovacs](#)
Subject: zoning change to 523, 529, 535, and 537 Thorold Road.
Date: June 5, 2023 1:04:18 PM

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To whom it may concern,

I would like to formally state my objection to the zoning change to 523, 529, 535, and 537 Thorold Road. I believe this will create even more traffic on an already busy road. I also think that Gordon Public school can't handle an influx of children as they are at capacity and have portables already. I don't want my child to have to bus out to another school that is further away. I don't believe we need a high rise building. I do believe we need more housing but it doesn't have to be nine stories high ruining also the aesthetic of this neighborhood and affecting the environment when it is heritage land.

Thank you for your time
[REDACTED]
[REDACTED]

This email has been scanned for spam and viruses by Proofpoint Essentials. Visit the following link to report this email as spam:

[REDACTED]

From: [REDACTED]
To: [Caitlin Kovacs](#)
Subject: Zoning change for Thorold road, Welland
Date: June 5, 2023 1:02:12 PM

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I am just informing you that I am against the zoning change for the proposed apartment and complex. I feel the zoning that is in place is sufficient for that area. I realize the need for housing. But I feel this is going over the top.

[REDACTED]

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[REDACTED]

From: [REDACTED]
To: [Caitlin Kovacs](#)
Subject: Rezoning of thorold rd
Date: June 5, 2023 11:49:00 AM

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Hello Caitlin. This is [REDACTED]. Reaching out to you to officially object to the rezoning of 523 529 535 537 Thorold Rd. To rezone from our now, low density/core heritage to high density + 40%! Seems like it should be laughable that this could even be an option for consideration. There are many issues that come into play here. Schooling: is there even room for this many new children in our over populated school system on this side of town? Traffic: it's already a very busy road, especially during rush hours and school times. Illegal parking will be happening which is not only a nuisance but will impede snow removal come winter. 260 spots on site is just not near enough for the similar number of units. This is not a neighborhood where high rises should be implemented, it's an invasion of privacy for me and my family personally, as there will be hundreds of eyes staring down on my private property. This will negatively affect my homes value as well as sell ability. I strongly disagree with this zone change!

[REDACTED]

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[REDACTED]

Taylor Meadows

From: [REDACTED]
Sent: June 5, 2023 12:14 PM
To: Taylor Meadows
Subject: Fw: 523, 529, 535, and 537 THOROLD ROAD ZONING CHANGES

Follow Up Flag: Follow up
Flag Status: Flagged

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I've been informed Caitlin Kovac is now on vacation. I emailed her before "dead line" I am passing this onto you since I would like some answers. I want to do what I can to save the rest of the mature trees left on the property. Please read my statement below opposing such a massive development in a low density and heritage zone.

[REDACTED]

Begin forwarded message:

On Monday, June 5, 2023, 8:19 AM, [REDACTED]

My name is Rachel Brooker, current resident of 570 south Pelham Road Welland Ontario. My voice deserves to be heard. I am 100 % against the new zoning changes being made. It's absolutely ludicrous that the city is even allowing this to even happen. To have 2 nine story building plus party areas on the roof top and 2 four story buildings is over the top development for the area. This will stand out like a sore thumb. Invade everyone's privacy. This neighbourhood is heritage and low density, the purposed developed is a monstrosity. We currently have issues with new subdivisions all over the place off Webber. Traffic is becoming a nightmare, there is currently not enough room for children at the elementary school down the road. My question to you is why are you allowing this build in this area? Other suggested builds in the city have been stopped and told to make changes. This building should match the other apartment buildings on the same road. Why are we allowing them to build 3x the size of the other apartment buildings. This makes 0 sense for this area. Just from the simple act of two of the neighbours clearing their trees and filling in the pond has already negative impact on wild life around me. We use to see foxes, ducks, rabbits and herons frequently. This already has dwindled greatly. You remove more trees and start all this developments all these animals will be forced out. This development is better suited for another part of the city or this developer needs to accommodate their build to the zoning laws. There is a reason for zoning laws they should not be able to change them this drastically. We are all tax payers to the city and we should have a say in what happens here. This side of the city will no long have quiet nights once you add a party roof top for more than a 1000 people. Again I can not express enough, I am against this development.

Furthermore I am positive if this was happening in your backyard you would also be against this development.

I feel strongly about this and will be looking into appealing this.

Thank you for hearing me, [REDACTED]. Current neighbour.

[REDACTED]

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