

SPECIAL COUNCIL MEETING
PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION

REPORT P&B-2025-18
April 29, 2025

SUBJECT: Application for Draft Plan of Subdivision (26T-14-25003)
by Upper Canada Consultants on behalf of Habitat for
Humanity Niagara for 54 Plymouth Road

AUTHOR: Taylor Meadows, CPT, BURPI, RPP, MCIP
Manager of Development Planning

**APPROVING
MANAGER:** Michael Greenlee, RPP, MCIP
Manager of Planning

**APPROVING
DIRECTOR:** Grant Munday, B.A.A., RPP, MCIP
Director of Planning and Development Services

RECOMMENDATION:

That the Council of the City of Welland approves Report P&B 2025-18 regarding application for approval of Draft Plan of Subdivision (File No. 26T-14-25003) subject to the Schedule of Conditions attached in Appendix IV.

RELATIONSHIP TO STRATEGIC PLAN

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.

EXECUTIVE SUMMARY:

Application for Draft Plan of Subdivision has been submitted for approval by Habitat for Humanity Niagara. The proposal is to create six (6) lots for the development of residential townhomes. The application has been circulated and reviewed by external agencies and internal divisions. The purpose of this report is to provide a recommendation in reference to the submitted application based on relevant planning policy and technical considerations.

BACKGROUND:

On December 24, 2024, an application for Draft Plan of Subdivision was submitted.

On January 22, 2025, the application was deemed complete.

The purpose of the application is to create six (6) lots for residential purposes. The lots are planned to accommodate six (6) townhouse dwellings.

Proposal

The request for Draft Plan of Subdivision is to create six (6) lots for the purpose accommodating affordable ownership townhouse dwellings. The property is currently designated as Institutional in the City's Official Plan and zoned Community Institutional – INS1 in Zoning By-law 2017-117, as amended.

Site

The vacant property is located on the southeast corner of Plymouth Road and First Street. The lands are north of St. Mary Catholic School and west of Plymouth Public School.

Surrounding Land Uses

The subject lands are located adjacent to several different land uses. The neighbourhood includes a mix of residential uses including, single detached, semi-detached, townhouse and apartment dwellings. Two (2) schools are located in close proximity to the property. Welland County General Hospital is within walking distance of the subject lands. A variety of other uses are present in the nearby area; such as, commercial businesses, retirement homes, arenas, etc.

DISCUSSION:

The application for Draft Plan of Subdivision was circulated to internal divisions and external agencies for technical review and comments (see Appendix III). report.

At the time of writing this report, no written correspondence in reference to the submitted application has been received.

Section 51 (24) of the *Planning Act* requires that all proposals for Plan of Subdivision shall have regard to health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality to:

The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

- No significant ecological systems exist on the property.
- The lands are not currently zoned or designated for agricultural uses.

- There are no natural resources on this property.
- An archaeological has been completed and will be subject to acceptance by the Ministry of Citizenship and Multiculturalism (MCM).
- The proposal does not include any information regarding energy and water conservation methods that will be implemented at the time of construction. The construction of the homes will be required to meet the Ontario Building Code (OBC) which contains energy efficiency requirements.
- The property is within the City's Urban Area and is supplied by existing servicing. There are no capacity issues that are created as a result of this development
- The property is being serviced by Regional Waste Collection.
- The property is within the Urban Boundary and will not require an expansion to the Urban Area.
- It is the responsibility of the individual property owners to incorporate any accessibility measures into the house designs
- District School Board of Niagara (DSBN) planning staff have offered no objections to the application.
- The development is expected to provide affordable housing units as it is proposed by a well-known affordable housing provider – Habitat for Humanity.
- As the development is entirely residential, there are no employment opportunities that will be created. The City's

Zoning By-law does permit home occupations, and therefore, there may be home based businesses that will be established in the neighbourhood. Additionally, work-from-home opportunities may be utilized.

- Development of the lands will lead to an increase in tax revenues to the City, which will contribute to the overall financial benefit of the City.
- All relevant agencies have been circulated the application and their comments have been included, where appropriate.
- No known public or private conflicts exist with the subject lands
- No known risks to public health and safety have been identified.
- The property is within the City's urban boundary and built boundary. The development of these lands will utilize undeveloped lands within the City's urban boundary and represent an infilling opportunity.
- The subject lands are located within walking distance or on several transit lines (505, 506). The property is also located in close proximity to the Downtown Bus Terminal. Sidewalks are available and provide connection to several amenities in the nearby area.
- The proposal seeks to create six (6) townhouse dwellings. The existing neighbourhood includes a mix of uses and residential typologies. The

	<p>proposed residential development will be consistent with the character of the area and is considered to be compatible with the uses in the vicinity as well as the future vision of the community.</p> <ul style="list-style-type: none"> - The development is not anticipated to create adverse impacts on a changing climate.
<p>Whether the proposed subdivision is premature or in the public interest;</p>	<ul style="list-style-type: none"> - The subject lands are accessible by the municipal road network and can connect to municipal infrastructure. The lands are within the Urban Boundary of the City of Welland and are designated as Institutional which permits a variety of residential uses. The development of these lands is appropriate, and the required studies have been completed to ensure all required measures are taken and no negative impacts on natural or cultural heritage features occur.
<p>Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</p>	<ul style="list-style-type: none"> - The proposed plan of subdivision is consistent with the surrounding development. The development meets the intent and purpose of the Official Plan.
<p>The suitability of the land for the purposes for which it is to be subdivided;</p>	<ul style="list-style-type: none"> - The lands are within the Urban Boundary and have access to services. The proposed lots are outside of any environmental or culturally constrained areas.
<p>The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highways system in the vicinity and the adequacy of them;</p>	<ul style="list-style-type: none"> - The lands are accessible via First Street to the north and Plymouth Road to the west. The proposed development anticipates the construction of the townhouse dwellings to front onto First Street. Both First Street and Plymouth Road are

	maintained by the City of Welland. All roads are considered to be able to accommodate the traffic that will be created by a six (6) unit residential development.
The dimensions and shapes of the proposed lots;	- The proposed lots are consistent with similar uses in the area. The lots meet the minimum size and frontage requirements of the City's Zoning By-law 2017-117, as amended.
The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	- No restrictions are proposed for the land to be subdivided or the buildings proposed to be erected on it.
Conservation of natural resources and flood control;	- No known natural resources exist on the property. A Functional Servicing Report and Stormwater Management Plan have been prepared and will be further reviewed by the Engineering Division for approval prior to registration of a Subdivision Agreement.
The adequacy of utilities and municipal services;	- There is capacity in the existing municipal infrastructure to accommodate this development.
The adequacy of school sites;	- The school sites within the City can accommodate the additional students.
The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	- The development will not provide any land within the proposed subdivision that is to be conveyed or dedicated for public purposes. The development is subject to a cash-in-lieu of parkland in

accordance with the Planning Act and City policies.

The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

- Energy conservation measures have not been outlined in the plan that has been submitted. The Ontario Building Code includes requirements for energy conservation, which are incorporated at the time of Building Permit.

The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.

- As the property is being developed through a Plan of Subdivision and the plan is to facilitate street townhouse dwellings under ten (10) total units, Site Plan Control would not apply to this development as proposed.

Provincial Planning Statement (PPS)

The Provincial Planning Statement, 2024 (PPS) provides policy direction for all land use planning within the province. All land uses decisions must be consistent with the policies in this document. The PPS encourages development to occur in an orderly and efficient manner which takes advantage of existing municipal infrastructure. It encourages developments to include a range of housing types and provide options for all residents. The PPS also encourages developments to promote active transportation, as well as ensuring developments have access to recreational and employment opportunities.

The proposed development is located within an area that has municipal infrastructure (water, sanitary, storm, etc.) and is within a reasonable distance to commercial, recreational and institutional uses. The residential use will provide continuity of the existing residential development in the adjacent area to the south, west, and north.

Staff is of the opinion that the proposed Draft Plan of Subdivision is consistent with the policies of the PPS.

Official Plan – Niagara Region

The subject lands are designated 'Urban (Built-Up) Area' in the Niagara Official Plan, 2022 (NOP). A full range of residential, commercial and industrial uses are generally permitted within the urban area designation, subject to the availability of adequate municipal services and infrastructure. The NOP promotes development within the Urban Area that contributes to the overall goal of providing a sufficient supply of housing that is affordable, accessible and suited to the needs of a variety of households and income groups in Niagara.

Official Plan- Welland

The property is designated as Institutional in the City's Official Plan. This designation allows a range of residential uses. The City's Official Plan also includes a list (Section 4.2.4.6) of items that should be examined when reviewing applications for development in existing neighbourhoods. The appropriate considerations are provided below:

Land use and neighbourhood character compatibility;	<ul style="list-style-type: none">• The surrounding neighbourhood includes existing residential uses and lands for future residential development.. The proposal is considered to be in keeping with the character of the neighbourhood and compatible with adjacent development.
Lot pattern and configuration;	<ul style="list-style-type: none">• The proposed lots are generally consistent in size with similar land uses in the area.
Accessibility;	<ul style="list-style-type: none">• The lots will be accessed via public Right-of-Ways. Any additional accessibility measures will be at the discretion of the individual home owners.
Parking requirements;	<ul style="list-style-type: none">• The Zoning By-law requires that one parking space be provided for every dwelling unit. The proposed development will meet the required parking requirements.
The potential for additional traffic and traffic manoeuvrability;	<ul style="list-style-type: none">• The proposed creation of 6 new residential lots fronting onto a public right-of-way is not expected to adversely impact traffic movement in the area.
The potential for transit ridership;	<ul style="list-style-type: none">• There are currently two transit lines in the nearby area – Line 505 and 506.
Natural (including natural hazards) and built heritage conservations/protection; The available capacity of municipal infrastructure; and,	<ul style="list-style-type: none">• No known natural features exist on the lands. The lands do not include any built heritage.• As a condition of approval, the City's Engineering Division has requested satisfactory drawings and information to confirm acceptable capacity.

Residential intensification targets identified in this Plan.

- This proposed development contributes to intensification within the City.

Zoning By-law

The subject lands are Zoned Community Institutional – INS1 in Zoning By-law 2017-117, as amended. The INS1 Zone permits several residential uses; including, townhouse dwellings.

The property has received approval for several minor variances granted by the Committee of Adjustment. The By-law variances addressed minimum lot frontage, coverage and location of required parking. The proposed development will conform to Zoning By-law 2017-117, as amended and where minor variances have been approved.

The proposed development is considered to meet the general intent and purpose of the City's Zoning By-law 2017-117, as amended.

Staff Assessment

The proposed application for Draft Plan of Subdivision to develop the lands with six (6) residential lots is considered to represent good planning, as noted:

1. It is consistent with provincial and local planning policies related to intensification and the efficient use of land/resources within the urban area;
2. The plan provides additional housing stock that contributes with new missing middle housing and an added diverse supply of residential development;
3. The proposal is considered to be an organized and logical development that is compatible with neighbouring areas; and,
4. The site is located with access to existing amenities, resources and transit opportunities.

Municipal Housing Pledge

On June 16, 2023, the Minister of Municipal Affairs and Housing requested that the City of Welland demonstrate its commitment to accelerate the City's housing supply by developing a Municipal Housing Pledge.

On June 27, 2023, Council approved a housing pledge consisting of 12,257 new dwelling unit starts by 2031 for the purposes of accessing the Building Homes Faster Fund.

On August 22, 2023, the Ministry of Municipal Affairs and Housing confirmed that the City of Welland would need to complete a minimum target of 4,300 dwelling units by 2031. The City remains committed to well-planned growth and development that will reach its pledge of 12,257 dwelling units by 2031. The proposed development will contribute by creating 6 units of affordable ownership housing.

FINANCIAL:

Any costs associated with the development of the subject lands will be the responsibility of the owner.

ATTACHMENT:

- Appendix I - Key Map
- Appendix II - Draft Plan of Subdivision
- Appendix III - Relevant Correspondence
- Appendix IV - Draft Plan of Subdivision Conditions