

**GENERAL COMMITTEE**  
**PLANNING AND DEVELOPMENT SERVICES – PLANNING DIVISION**

**REPORT P&B-2025-17**  
**April 29, 2025**

**SUBJECT:** Hunters Pointe Redevelopment Subdivision - Request to Remove Condition (No. 92) of Draft Plan Approval for an Overpass

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**RECOMMENDATION:**

That the Council of the City of Welland receives for information Report P&B 2025-17 regarding request for removal of Draft Plan of Subdivision Condition #92.

**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:**

Request for modification of draft plan of subdivision condition has been received for the Hunters Pointe Redevelopment Subdivision. The proposal seeks to delete Condition #92 related to the construction of an overpass. A public meeting is being provided and comments are requested to address the request.

**BACKGROUND:**

On June 9, 2020 the Council of the City of Welland approved a draft plan of subdivision, official plan amendment and zoning by-law amendment for the lands municipally known as 289 Daimler Parkway, subject to conditions of draft plan

approval (see Appendix II). At the time of the approval, one condition was added by Council via motion as follows:

“That an overpass be constructed to the satisfaction of the Ministry of Transportation (MTO), Region of Niagara and the City of Welland, from Hunters Pointe Redevelopment to Oxford Drive, crossing the 406 at the sole expense of the developer; and further, that the overpass permits safe passage of both vehicular and pedestrian traffic, that the developer pay for road upgrades on Oxford Drive [sic] to Atlas Avenue, and that the overpass be completed no later than when the development commences its 600<sup>th</sup> unit.”

The decision of official plan amendment (OPA) and zoning by-law amendment (ZBA) was appealed to the Ontario Land Tribunal (OLT) by Highland Residents Association (HRA) and the adjacent developer. The OLT approved a modified OPA and ZBA with conditions of draft approval on June 13, 2022 with Minutes of Settlement.

Staff retained R.V. Anderson Associates Limited (R.V.) to conduct a traffic impact study for the Hunters Point and South Village Subdivisions. R.V. Anderson Associates Limited is a multidisciplinary engineering consulting firm that specializes in a range of areas including transportation planning. The web link to the TIS is attached as Appendix 4. The TIS provides the following conclusion:

*“If the proposed magnitude of developments is to be implemented by the 2051 horizon, undesirable operating conditions are expected in the form of significant congestion along the Daimler Parkway corridor and queue spillback blocking adjacent intersections. Therefore, it is recommended that an additional non-emergency access be provided for the lands east of Highway 406 to accommodate the development traffic demand. The additional access will add new transportation capacity to the roadway network allowing for diversion of traffic away from the Daimler Parkway corridor thus improving its operation under the future (2051) total traffic scenario. Additionally, there will be surplus capacity within the roadway system to consider the potential for increased densities if desired. This additional route choice will also reduce out of way travel and overall commute time for the traffic heading to the south and west.”*

## **DISCUSSION:**

A request for modification to draft plan of subdivision conditions was received in reference to the proposed deletion of Condition #92 (see Appendix II) of the Hunters Pointe Redevelopment Subdivision.

As per the Minutes of Settlement related to this approval, this matter is now being forwarded to receive comments at a public meeting. Following receipt of comments by members of the public and any commenting agencies, staff will prepare a recommendation report to be considered by Council at a later date.

**FINANCIAL:**

There are no financial implications as a result of this information report.

**ATTACHMENT:**

- Appendix 1 - Key Map
- Appendix 2 - Draft Plan of Subdivision Conditions
- Appendix 3 - Draft Plan of Subdivision
- Appendix 4 - <https://www.welland.ca/Media/notices/Npdf/TrafficImpactStudy-HuntersPointeRedevelopment.pdf>