

Statutory Public Meeting

March 10, 2021

ROPA 19: 475-635 Canal Bank Street, Welland

Presented by:

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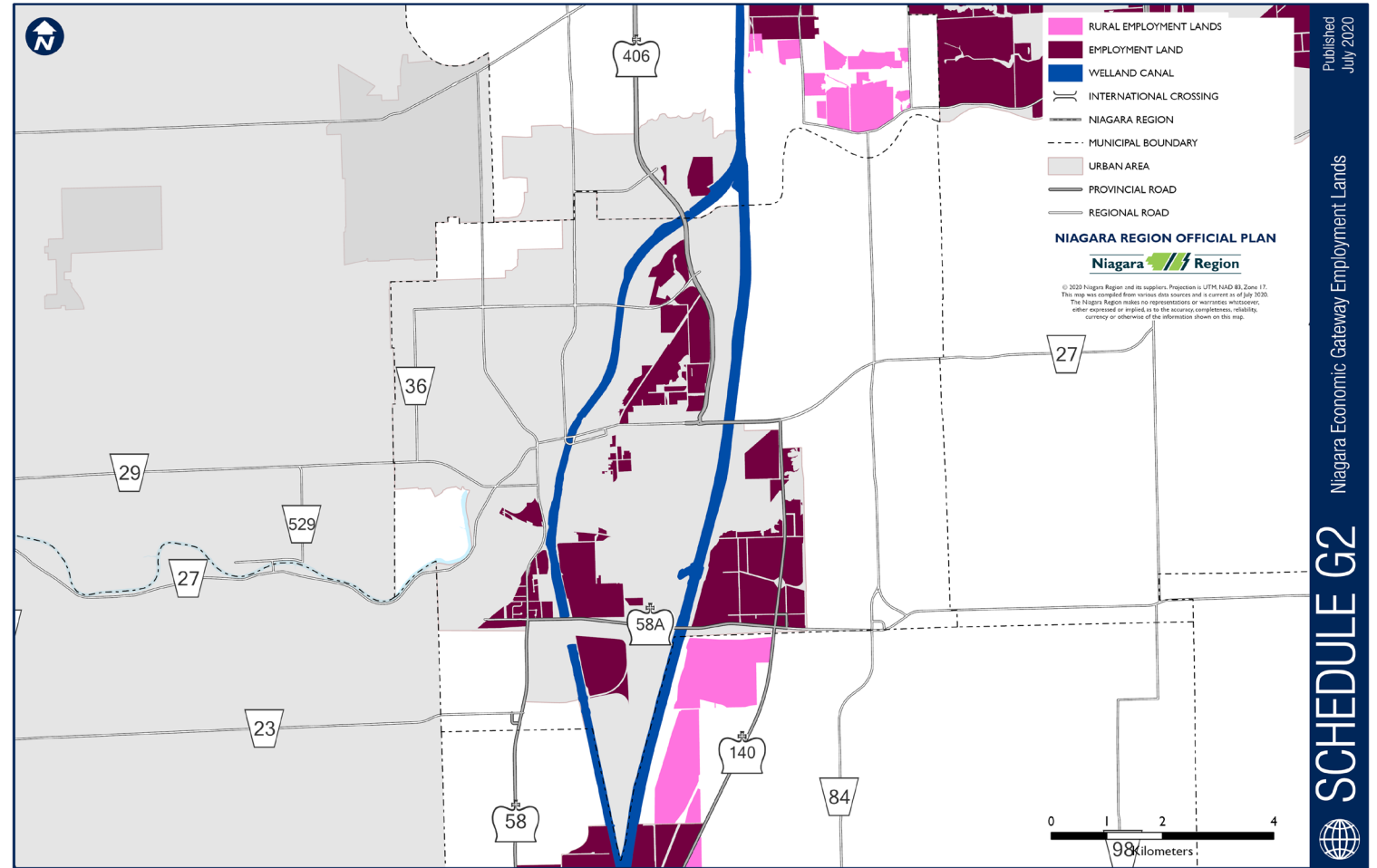
Associated report:
PDS 15-2021

475-635 Canal Bank Street, Welland



Purpose of ROPA 19

- ROPA 19 has been initiated by Armstrong Planning & Project Management on behalf of 555 Canal Bank Developments GP Inc. to remove the subject lands from the Gateway Economic Centre Designation on Schedule G2 in order to facilitate the change in land use from employment to residential



Purpose of ROPA 19 Continued

- The Amendment will also refine/delineate the boundaries of the “Environmental Conservation Area” and add “Environmental Protection Area” to the subject lands on Schedule C based on the Core Natural Heritage studies submitted in support of the application

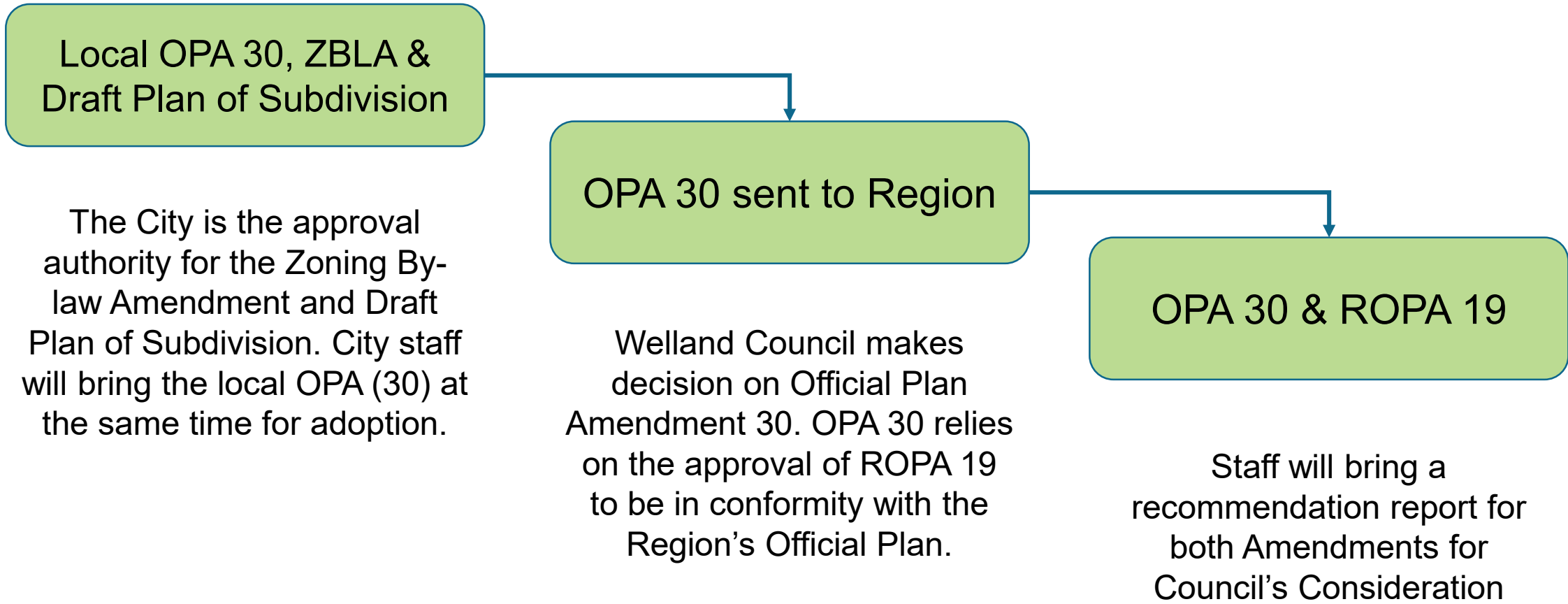


Supporting Information

- Planning Justification
- Land Use Compatibility – Air Quality Assessment
- Environmental Impact Study
- Phase 1 – Environmental Site Assessment
- Phase 2 – Environmental Site Assessment
- Preliminary Functional Servicing Report
- Preliminary Functional Servicing Drawings
- Preliminary City Water and Wastewater Servicing Capacity Assessment
- Geotechnical Investigation Report
- Hydrogeological Investigation
- Employment Land Needs Study Update
- Employment Area Market Review and Land Needs Study
- Mixed-use Block & Dain City Economic Cluster Concept
- Noise and Vibration Feasibility Study
- Stormwater Management Report
- Traffic Impact Study
- Proposed Urban Design & Architectural Control Guidelines
- Pre and Post – Development Site Specific Water Balance

This technical information will be used to evaluate the ROPA application.

Approval Process



Summary of Next Steps

- ✓ Collect comments from agencies and the public
- ✓ Review and address any issues
- ✓ City to consider local applications
- ✓ Prepare a recommendation report for ROPA 19 and local OPA 30 concurrently