

475-635 Canal Bank Street

Proposed Regional Official Plan Amendment,
Official Plan Amendment,
Zoning By-law Amendment &
Draft Plan of Subdivision

For: 555 Canal Bank Developments GP Inc.
Agent: Armstrong Planning & Project Management
c/o Amanda Kosloski

475, 555 & 635 Canal Bank St. Dain City, Welland

- +/-74 hectares with frontage on Canal Bank Street
- Former John Deere Manufacturing Plant lands
(plant closed in 2009)



SITE CONTEXT

475-635 Canal Bank Street, Dain City Welland

Source: Google Maps and Armstrong Planning & Project Management

Total Area **74.729ha**

Residential Lands **22.67ha**

5.5m Townhouse 202 units

8.0m Through Lot 60 units

8.0m Detached 554 units

10.0m Detached 54 units

TOTAL 870 units

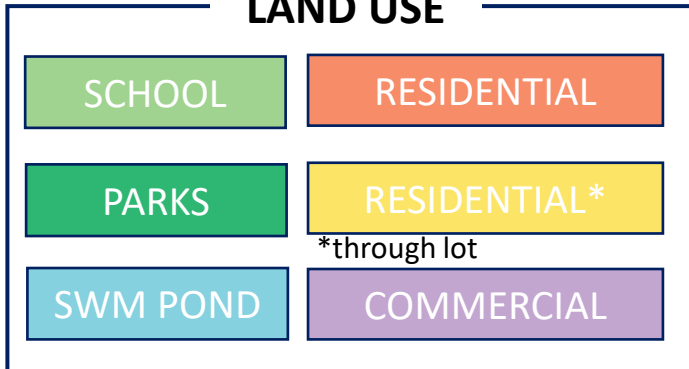
Parks **4.27ha**

Open Space **26.52ha**

School Block **2.33 ha**

Commercial **4.06ha**

LAND USE



PROPOSED DRAFT PLAN OF SUBDIVISION

475-635 Canal Bank Street, Dain City Welland

- 23.5% of Subdivision Lands
- 2 New Parks
 - Canal Bank Park
 - Linear Park
- +/- 4.0 km of New Trails
- Elementary School (5.0ac)
(Niagara District School Board)



TRAILS

OPEN SPACE

PARKS

SWM POND



PARKS, TRAILS and OPEN SPACE

475-635 Canal Bank Street, Dain City Welland

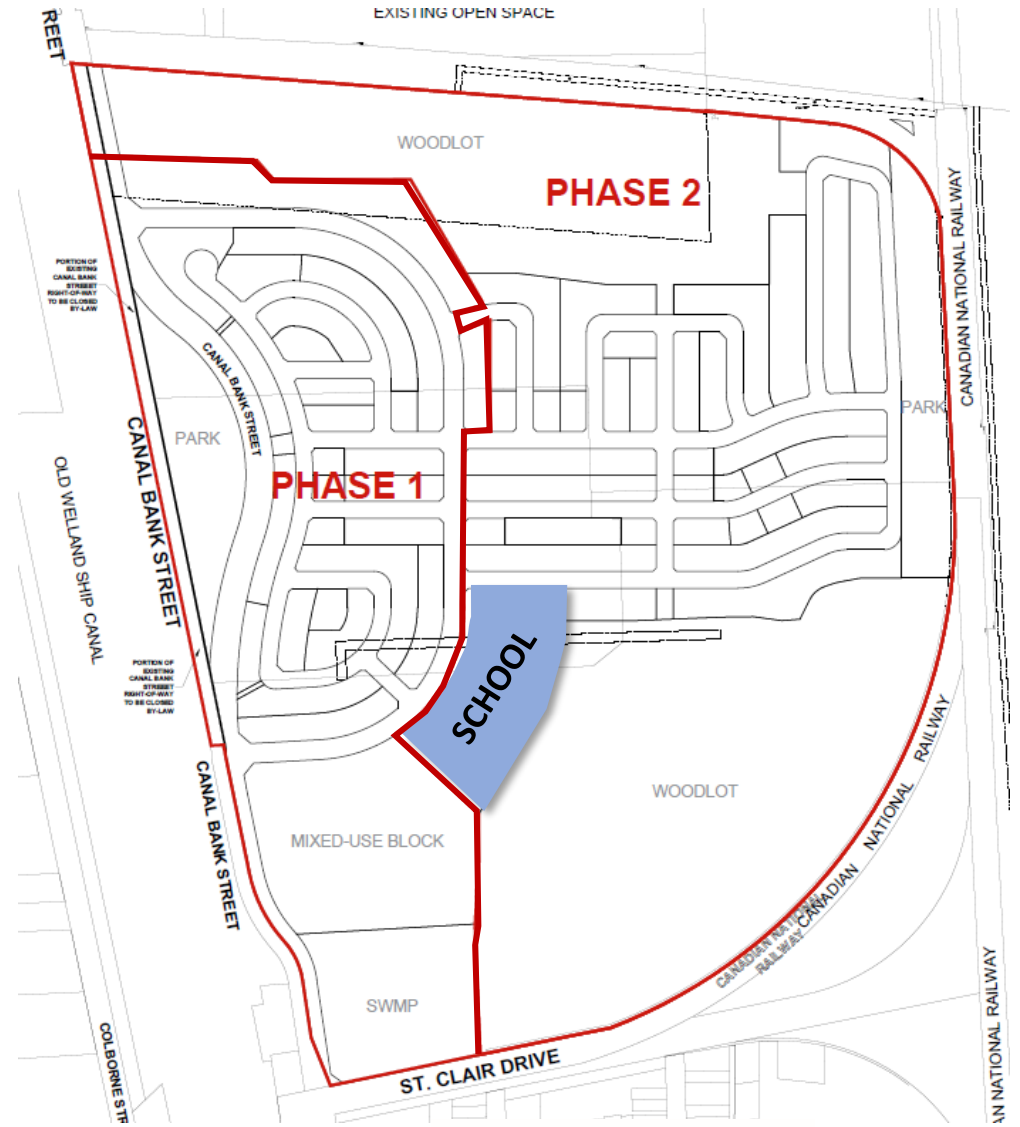
Source: Armstrong Planning & Project Management

WITH SCHOOL

PRODUCT	PHASE 1	PHASE 2	TOTAL
6.1m Townhouse	51	141	192
8.2m Through lot	45	64	109
8.2m Detached	60	0	60
9.1m Detached	77	80	157
10.1m Detached	35	44	79
10.4m Detached	69	72	141
11.0m Detached	6	31	37
TOTAL	343	432	775

WITHOUT SCHOOL

PRODUCT	PHASE 1	PHASE 2	TOTAL
6.1m Townhouse	51	141	192
8.2m Through lot	48	64	112
8.2m Detached	60	0	60
9.1m Detached	77	80	157
10.1m Detached	45	72	117
10.4m Detached	69	72	141
11.0m Detached	6	45	51
TOTAL	356	474	830



PROPOSED PHASING PLAN - LOTTED

475-635 Canal Bank Street, Dain City Welland

**280,000sqft of
Employment Opportunity
in a 4.0ha
MIXEDUSE
BLOCK**

BUILDING C

Bank & Related Uses



BUILDING B

Grab & Go Retail
Restaurants, Professional
Offices



BUILDING A

Destination Retail, Daycare,
Professional Offices



BUILDING D

Medical Offices &
Commercial Schools



BUILDING E

Animal Care, Employment
& Ancillary

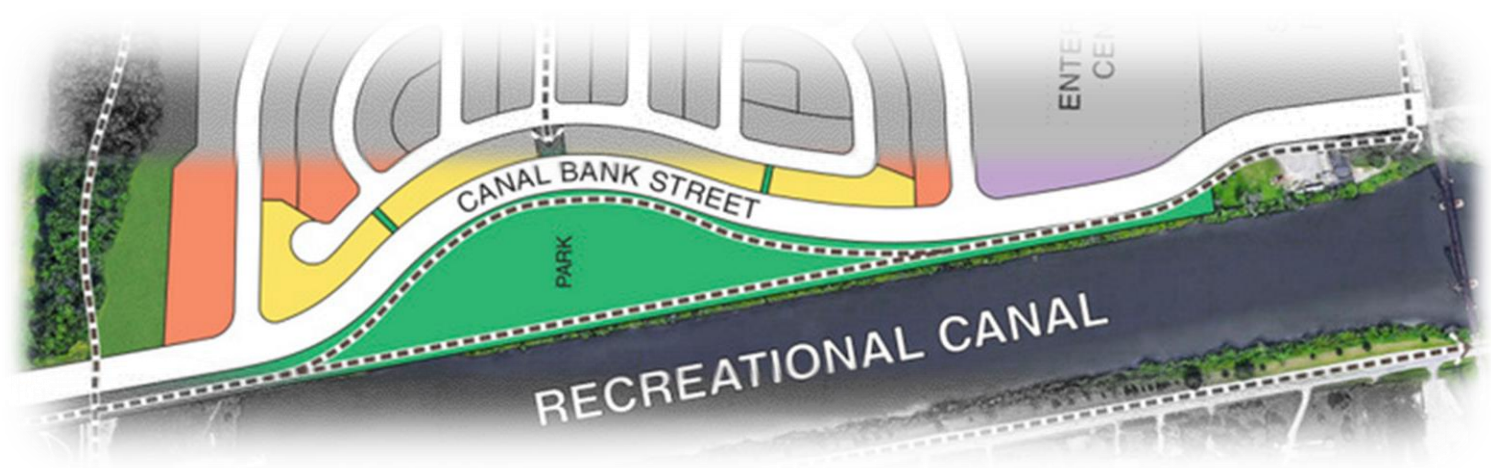
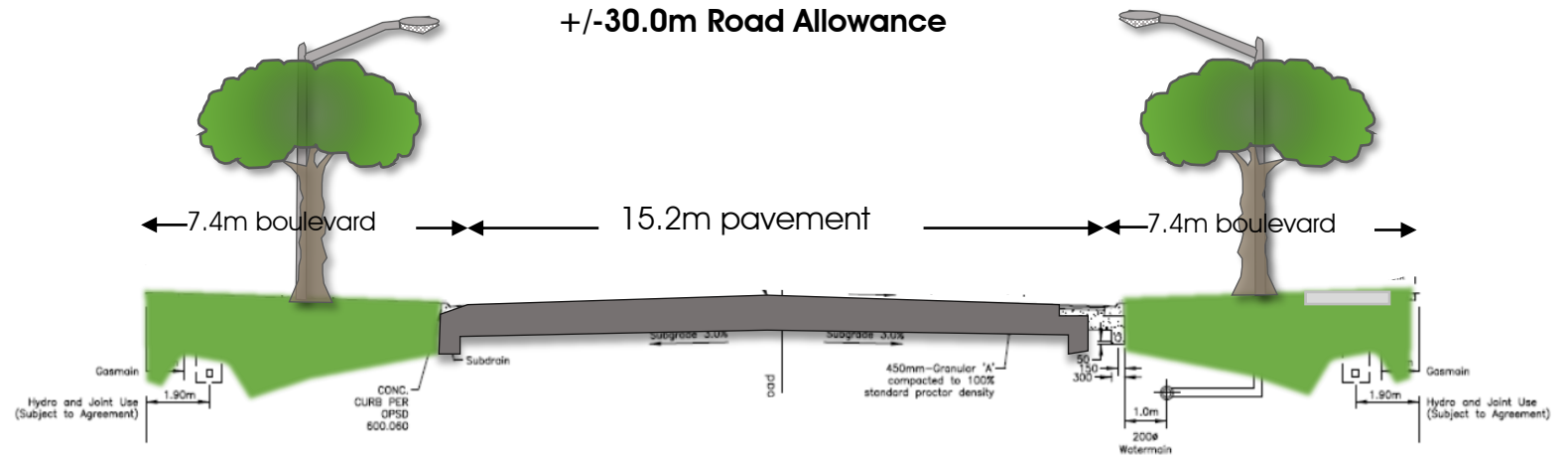


MIXED-USE (COMMERCIAL, RETAIL, SERVICE, JOBS) BLOCK

475-635 Canal Bank Street, Dain City Welland

- Realignment and widening of approximately 1.5km of Canal Bank Street including:

- Add new Curb & gutter;
- Add Sidewalks;
- Replace existing watermain;
- Add new sanitary sewer;
- Add new storm sewer;
- Demolish and remove old road;
- Utility relocation; and
- Add new street lighting.



CANAL BANK STREET REALIGNMENT

475-635 Canal Bank Street, Dain City Welland

- Brownfield **Remediation**;
- New **jobs** and local opportunity for employment;
- New **parks, trails** and **open space**;
 - Contribution to the City's Canal Walkway Plan
 - Including connection to the Flatwater centre and new Sports Park;
- **Local road improvements**:
 - Canal Bank Street realignment and widening
- New **elementary school**;

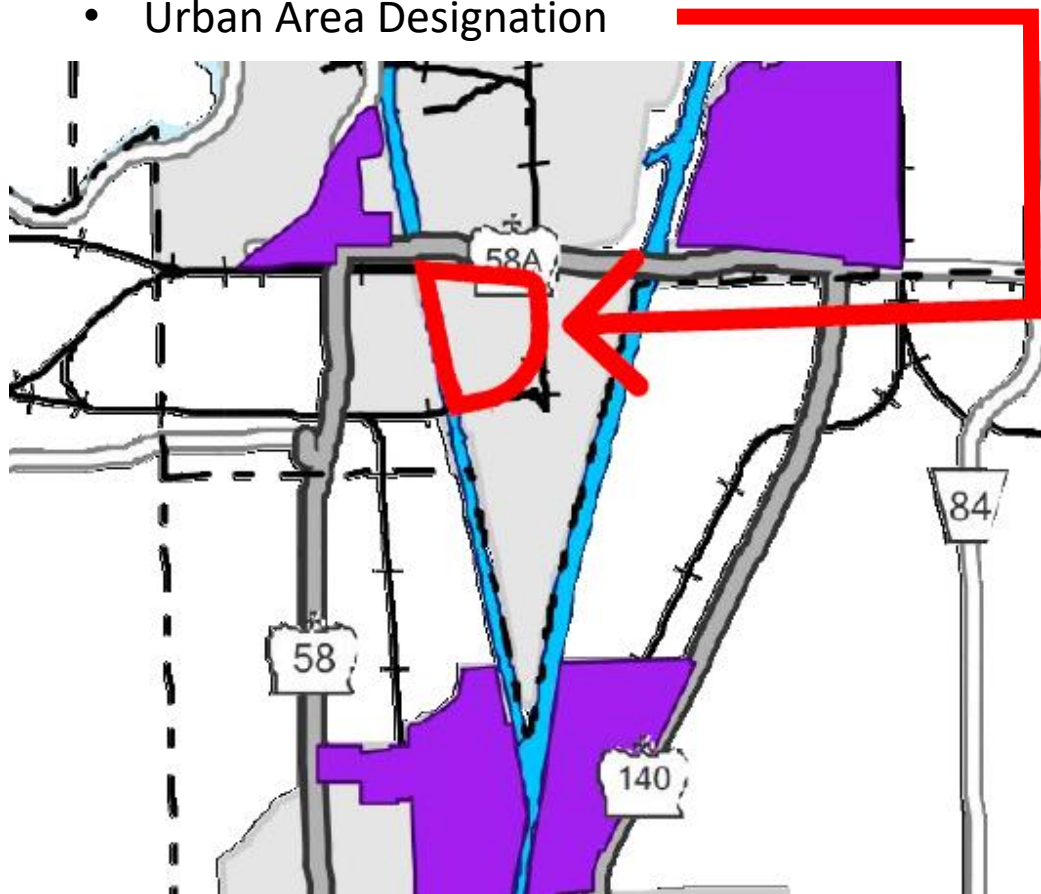


BENEFITS TO THE COMMUNITY

475-635 Canal Bank Street, Dain City Welland

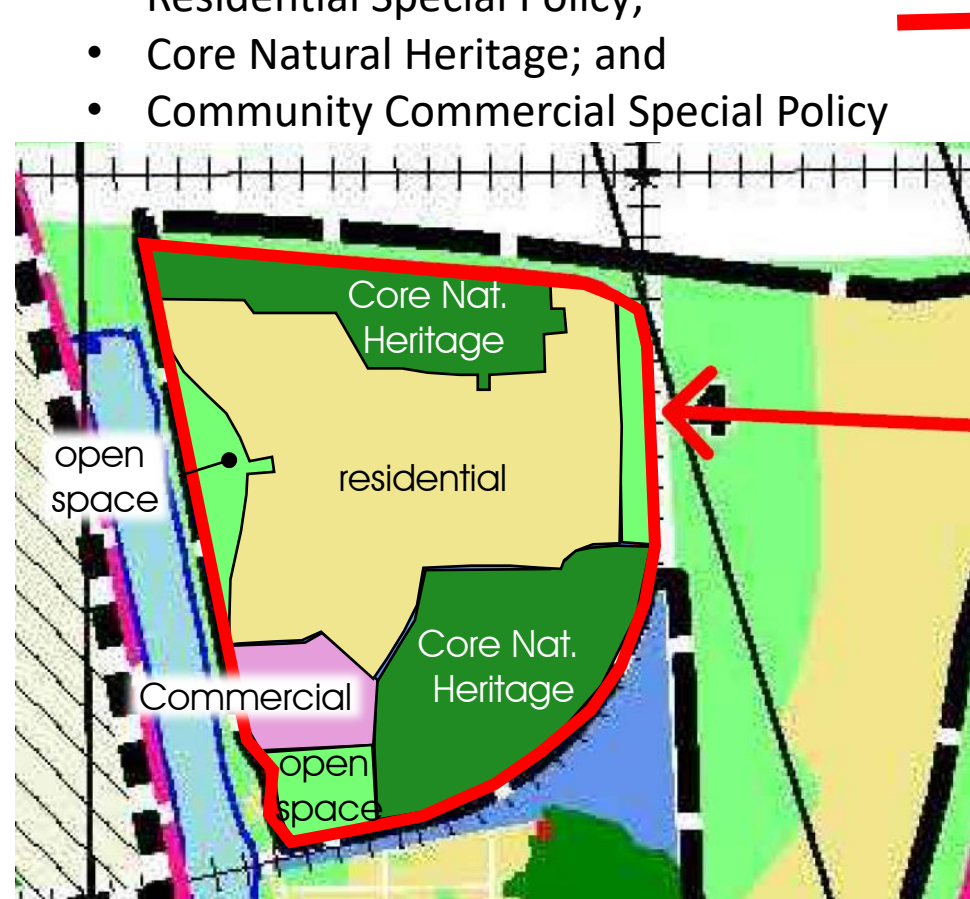
PROPOSED REGIONAL OFFICIAL PLAN LAND USE DESIGNATION MAP

- Remove Employment Designation
- ADD:
 - Urban Area Designation



PROPOSED OFFICIAL PLAN LAND USE DESIGNATION MAP

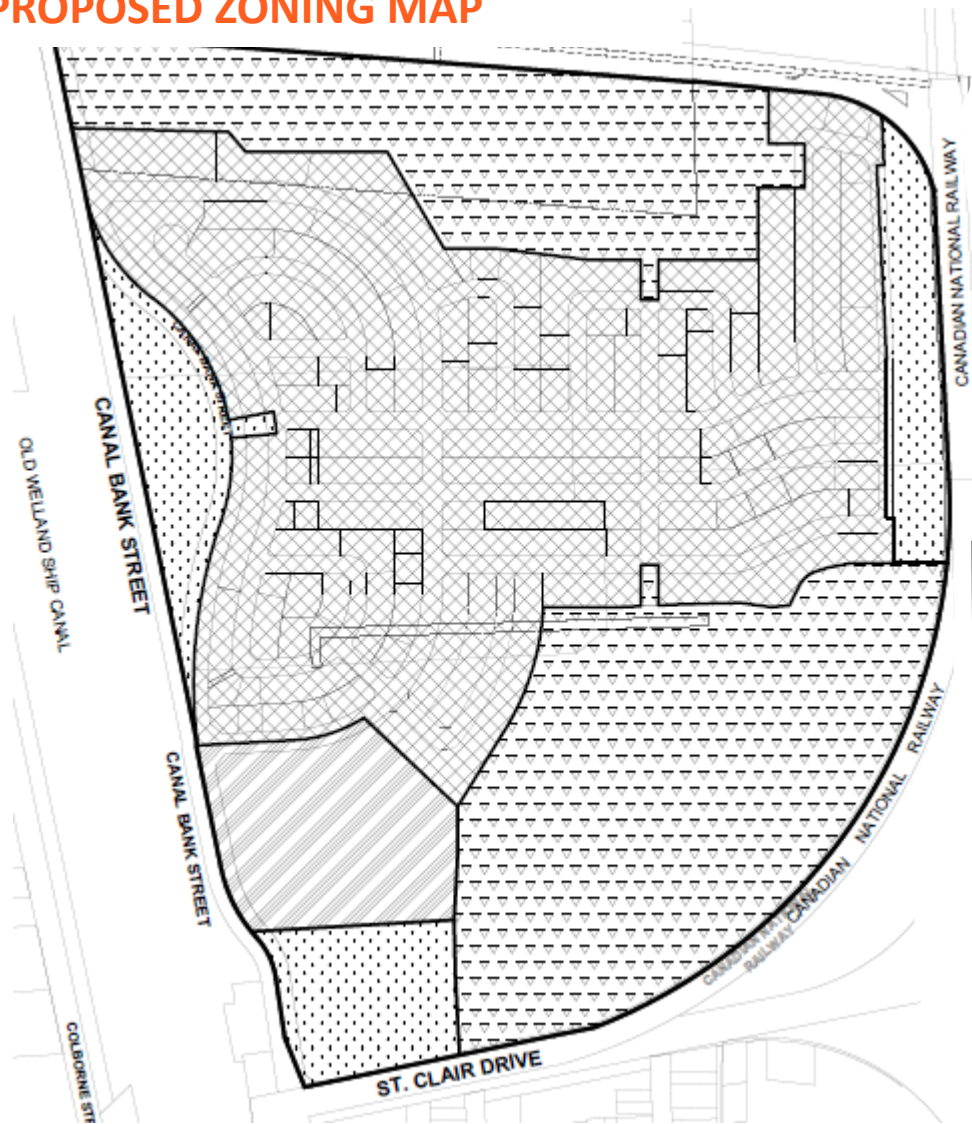
- REMOVE: General Industrial Designation
- ADD:
 - Residential Special Policy;
 - Core Natural Heritage; and
 - Community Commercial Special Policy



PROPOSED AMENDMENTS – Official Plan (Regional + Municipal)

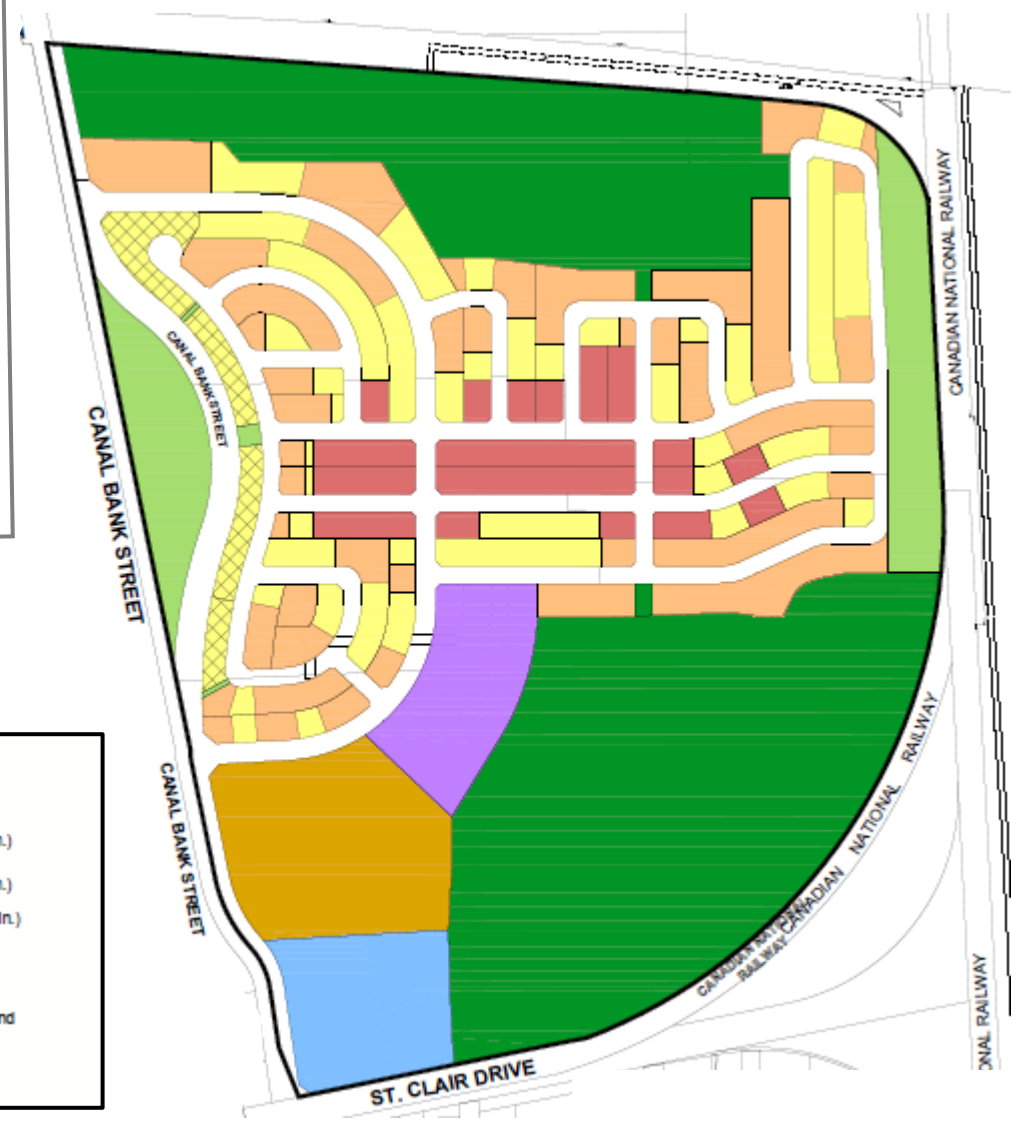
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PROPOSED ZONING MAP



- Change To RL2-XX
- Change To OS-1 (Open Space)
- Change To OS-2 (Park Blocks and SWM Pond)
- Change To CC2-XX (Mixed use)

- Legend:**
- RL2-XX-Townhouse or Semi-Deached Homes (5.5 m Min.)
 - RL2-XX Detached Homes (8.0 m Min.) Through - Lot
 - RL2-XX Detached Homes (8.0 m Min.)
 - RL2-XX Detached Homes (10.0 m Min.)
 - OS-2- Park + Walkways
 - OS-1- Open Space
 - OS-2- Storm Water Management Pond
 - CC2-XX- Mixed Use
 - INS-1- Elementary School



PROPOSED AMENDMENTS - ZONING

475-635 Canal Bank Street, Dain City Welland

THANK YOU

475-635 Canal Bank Street, Welland ON

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