

# City of St. Catharines Amendment No. 26, as modified

## Regional Planning and Economic Development Committee

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**IBI GROUP**  
**NPG PLANNING SOLUTIONS**

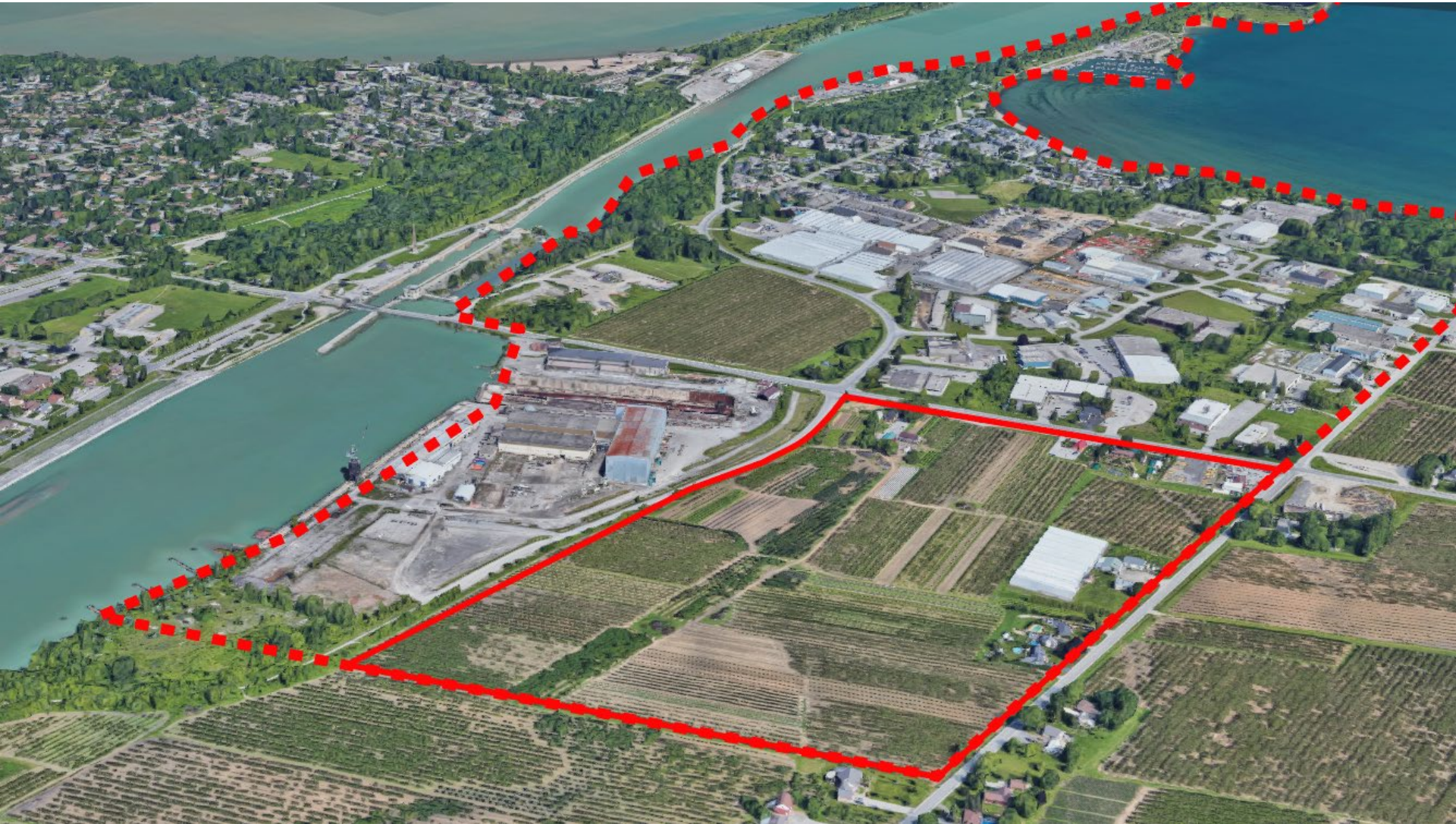
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Port Weller East, St. Catharines ON  
March 10, 2021

## Timberlee Glen Developments

- Active throughout Niagara Region since 1989
- Thorhold:
  - Kottemeir Road – Builder was Empire Communities
- Grimsby:
  - Orchardview Plaza
  - Sidare Court: Builder was Home by DeSantis
  - Casablanca Interchange: Several prominent area builders
  - Bedford Park Estates: Builder was Phelps Homes
- West Lincoln:
  - Olde Towne Gateway Estates: Builder was Marz Homes
  - Dunloe Subdivision: Under design
  - Large urban expansion within NW Smithville
- Niagara-on-the-Lake:
  - Paxton Lane: Under design
- Lincoln:
  - Stadelbauer Drive
  - Campden Heights: Under design

Introducing: Timberlee Glen Developments



## Port Weller East





Lot Area: 185,149 sq. m  
(18.5 ha)

Frontage on Lakeshore  
Road: +/- 197 m

Lot Depth: +/- 590 m

### Road Classifications:

- Lakeshore Road – Regional Arterial
- Seaway Haulage Road – Local Road
- Read Road – Local Road

## Port Weller East

## Where Are We Today?

- The City of St. Catharines conducted a Land Needs Assessment finding that there are 30 ha of surplus vacant employment lands.
- The Port Weller East Lands:
  - Have been underutilized for employment purposes and farmed for many years;
  - Are remote and lack of access to the 400-series highway;
  - Are located along the Greater Niagara Circle Route and Related Trails, Regional Wine Route, and Strategic Cycling Network; and,
  - Are a gateway entrance to and from Niagara-on-the-Lake.

## Where Are We Today?

Introducing...

# “Port Weller Estates”

## Port Weller Estates



## Proposed Development – Land Use Plan

## Land Use Breakdown:

Low Density – 4.63 ha  
Medium Density – 4.11 ha  
Mid-Rise – 1.34 ha  
Mixed-Use – 0.74 ha  
Assisted Living – 0.95 ha  
Open Space/ Park – 2.34 ha  
Commercial – 1,155 sq. m



## Supporting Studies

- Archaeological Assessment, prepared by Parslow Heritage Consultancy Inc.
- Planning Justification Report, prepared by IBI Group
- Functional Servicing Report, prepared by IBI Group
- Preliminary Transportation Analysis, prepared by IBI Group
- Land Needs Assessment, prepared by the City of St. Catharines
- Land Use Feasibility Assessment, prepared by RWDI
- Phase II ESA, prepared by Terraprobe



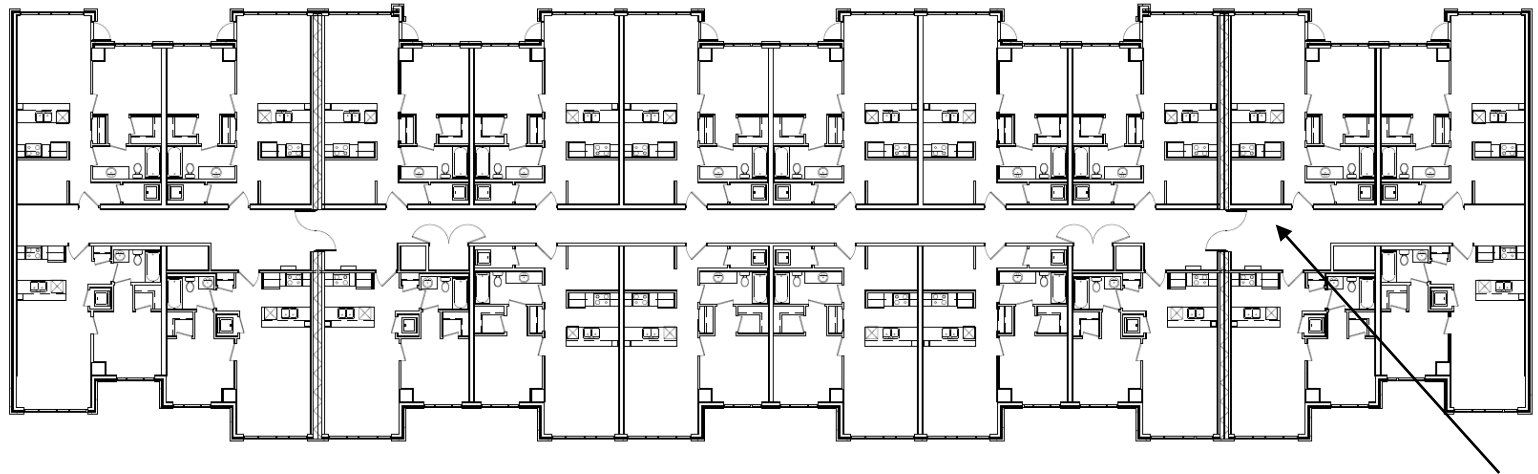
## Concept Plan Rendering



**Land use  
compatibility is  
addressed through  
urban design**

Concept Plan Rendering

# Conventional Building



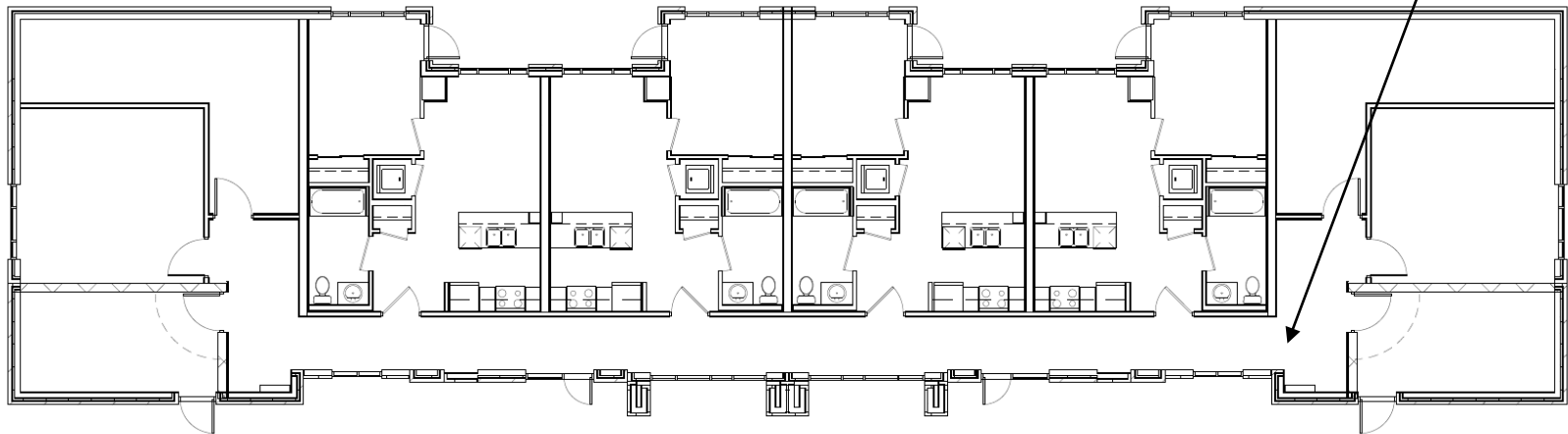
Hallway

## Proposed Development – Land Use Compatibility



# Single Loaded Building

Hallway



Noise Source

Proposed Development – Land Use  
Compatibility



**Precedent: Waterview  
Condominiums, Grimsby**



**Proposed Development – Land Use  
Compatibility**

## Compatibility with Heddle Shipyards

- Separation distances
- Urban design
- NPC 300
- Noise mitigation upon the dwellings

**Similar approach as we used in Niagara Falls between Salit Steel and Land Ridge Developments**

## Proposed Mix and Range of Housing Options:

- Single Detached – 65 units
- Semi-Detached – 84 units
- Street Townhouses – 58 units
- Condo Townhouses – 35 units
- Back-to-back Townhouses – 98 units
- Apartments – 475 units
- Seniors Living – 126 units
- Assisted Living – 140 units

**Total – 1,081 units**



Complete Communities – Mix and Range of Housing Options



## Affordable Housing Experience:

- Bedford Park Estates, Grimsby



## Application to Port Weller East Lands:

- Memorandum of Understanding with Niagara Habitat for Humanity - Donation of 10 Townhouse Lots
- Donation proposed to Niagara Regional Housing for apartment block

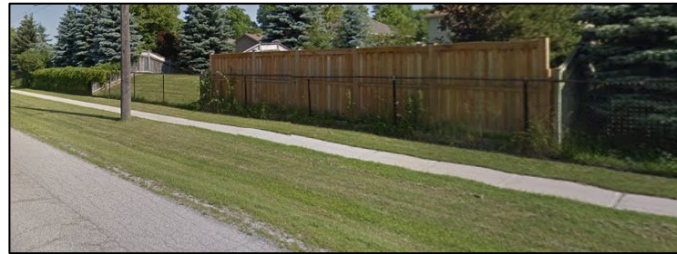


Affordable Housing

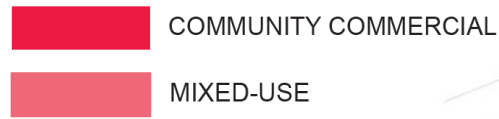


# Open Spaces, Park and Trail Connections Proposed:

Open Space – 1.36 ha  
Park – 0.98 ha

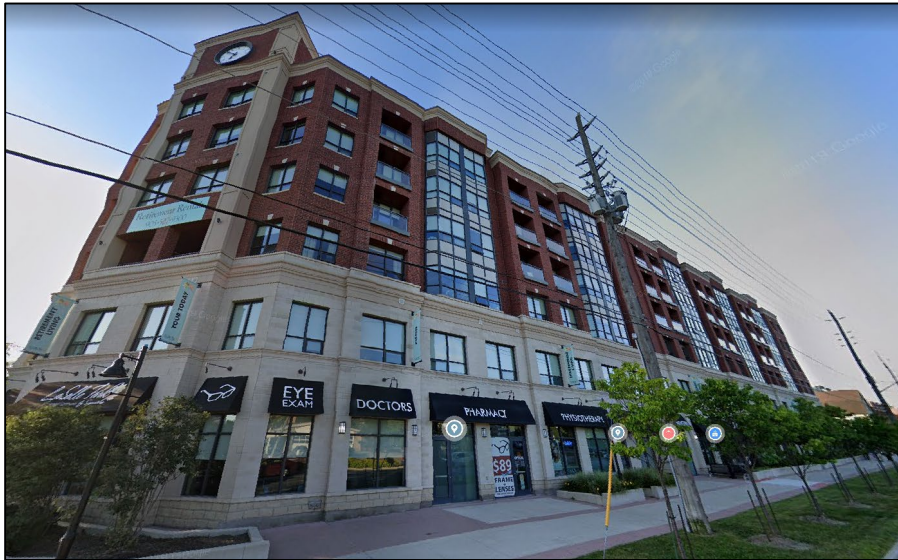


## Open Spaces & Trails



## Proposed Mixed-Use – 0.74 ha

- Ground Floor Commercial – 1,155 sq. m
- Residential Apartment Units – 230 units



## Commercial & Apartments – Lakeshore Road



## Key Takeaways from City of St. Catharines Land Needs Assessment:

- 433 population / office jobs and 851 employment land employment jobs are allocated to the 26.8 ha of vacant employment lands in Port Weller
- A changing employment environment
- The emerging trend = more offices, more services, and more population-related employment
- Knowledge-based focus on hospital and Brock University

Key Takeaways from LNA prepared by  
Hemson Consulting Ltd.



## What Do We Ask Of Council?

1. Deferral
2. Consider re-distributing 851 employment land jobs and 433 population employment jobs to other municipalities in the Niagara Region with Employment Land Needs or (Excess) (ha) greater than 26.8.

## Why?

- City of St. Catharines LNA does not contemplate potential changes to the Regional LNA
- Port Weller will not develop for employment purposes
- Although the GM Lands are suitable for employment conversion, so is Port Weller

## What Do We Ask Of Council?

**Thank you.**  
**Questions?**

