

## **Appendix 1: Current Major Development Applications**

Planning and Development Services Staff participated in the review of a number of major development applications in 2020. A summary of some of these major development applications are provided in the table below.

### **Glossary of Acronyms:**

“LOPA” means Local Official Plan Amendment.

“LPAT” means Local Planning Appeal Tribunal.

“PEDC” means the Region’s Planning and Economic Development Committee.

“RFP” means Request for Proposal.

“ROPA” means Regional Official Plan Amendment.

“SPA” means Site Plan Approval.

“ZBA” means Zoning By-law Amendment.

<b>Municipality</b>	<b>Application</b>	<b>Developer</b>	<b>Details</b>	<b>Status</b>
<b>Fort Erie</b>	<b>7 Central Avenue</b> <u>Type:</u> SPA.	Compass Land Developments Ltd.	Application is for a 12-storey mixed use building with 217 residential units and 657m <sup>2</sup> commercial space.	<ul style="list-style-type: none"> <li>• LOPA and ZBA approved.</li> <li>• Site plan is in progress.</li> </ul>
<b>Grimsby</b>	<b>Fifth Wheel redevelopment</b> <u>Type:</u> LOPA, ZBA, and Draft Plan of Subdivision.	Losani Homes.	Application is for 6 mixed use buildings with a total of 1,240 residential units and 46,000 ft <sup>2</sup> of employment space; 36 townhouse units; 19,500 ft <sup>2</sup> of commercial space; and 2.25 hectares of parkland and open space.	<ul style="list-style-type: none"> <li>• Applications were approved by the Town on December 7, 2020.</li> <li>• No appeals received - decision final.</li> </ul>
<b>Grimsby</b>	<b>West Lincoln Memorial Hospital</b>	Hamilton Health Sciences.	Application relates to the comprehensive redevelopment of the existing hospital.	<ul style="list-style-type: none"> <li>• Regional comments were provided for Phase 1 of Site Plan.</li> </ul>

Municipality	Application	Developer	Details	Status
	<u>Type:</u> SPA.			
<b>Grimsby</b>	<b>141-149 Main Street East</b> <u>Type:</u> LOPA and ZBA.	Losani Homes.	Application relates to the redevelopment of the Cole's property for a 6-7 storey mixed use building, including commercial space on the ground floor and 215 residential dwelling units with a total of 254 parking spaces (225 underground spaces and 29 surface spaces).	<ul style="list-style-type: none"> <li>Regional comments were provided for the initial application submission (February 2021).</li> </ul>
<b>Grimsby</b>	<b>Century Condos 6 Doran &amp; 21-23 Main Street</b> <u>Type:</u> LOPA and ZBA.	DeSantis Homes.	Application is for a 4-storey mixed use building with 92 residential units with 2 commercial units totaling of 463m <sup>2</sup> on the first floor.	<ul style="list-style-type: none"> <li>Appealed for non-decision (settlement pending).</li> <li>A comprehensive public Urban Design Charrette with Town, Region and Applicant was completed earlier this year.</li> <li>Site plan is in progress.</li> </ul>
<b>Grimsby</b>	<b>133 Main Street east</b> <u>Type:</u> LOPA and ZBA.	Burgess Heritage Group Inc.	<p>Application is for a new 5-storey mixed use commercial and residential apartment building consisting of 148 residential units and 305 m<sup>2</sup> of ground-floor commercial area.</p> <p>The property designated under the Part IV Section 29 of the <i>Ontario Heritage Act</i>.</p>	<ul style="list-style-type: none"> <li>Application was appealed for non-decision.</li> <li>LPAT hearing to be scheduled shortly.</li> </ul>

Municipality	Application	Developer	Details	Status
<b>Grimsby</b>	<b>4 Windward Drive (Casablanca Inn)</b> <u>Type:</u> LOPA and ZBA.	TRG Casablanca Inc.	<p>Application is for a 19-storey apartment building with 212 residential units, ground floor retail / restaurant commercial space, and a new hotel with conference and banquet facilities.</p> <p>Additionally, the existing hotel will be demolished and a new 12-storey apartment building with 208 residential units and ground floor retail commercial space will be constructed.</p> <p>The site will feature approximately 1,500 m<sup>2</sup> outdoor park area and will have a total of 909 parking spaces contained within 3 levels of underground parking.</p>	<ul style="list-style-type: none"> <li>• The statutory Public Meeting has been held.</li> <li>• Regional comments were provided in March 2021 on the application's resubmission with respect to design/wind.</li> <li>• Application is still in progress at this time.</li> </ul>
<b>Lincoln</b>	<b>3221 North Service Road</b> <u>Type:</u> ZBA.	LJM Developments. A.J. Clarke & Associates Ltd.	<p>Currently, the application is proposing 2 residential towers (25 and 28 storeys, respectively) that share a common 6-storey podium for a total of 510 residential units.</p> <p>The site is located outside of and abuts the Prudhommes Secondary Plan Area.</p>	<ul style="list-style-type: none"> <li>• The Region, Town, and Applicant are in the process of refining site and building design elements.</li> <li>• Regional comments on the 2<sup>nd</sup> submission were provided April 23, 2021.</li> <li>• A public urban design charrette is planned to be scheduled for spring / summer 2021.</li> </ul>

Municipality	Application	Developer	Details	Status
Lincoln	<b>Prudhommes Landing Site Redevelopment</b>  <u>Type:</u> ZBA and Draft Plan of Subdivision	FBH Ontario Inc.	Application is for approximately 1,173 residential units (consisting of a variety of single-detached, semi-detached, townhouse and apartment units), 3.92 hectares of open space, and 3.88 hectares of natural area within the Prudhommes Secondary Plan Area.	<ul style="list-style-type: none"> <li>The Town has approved the Draft Plan of Subdivision.</li> </ul>
Niagara Falls	<b>New South Niagara Hospital</b>  <u>Type:</u> SPA.	Niagara Health System.	Application relates to the Campus Planning for new Niagara South Hospital site.	<ul style="list-style-type: none"> <li>Campus Plan was finalized in September 2019.</li> <li>Project was incorporated into Ministry of Health Functional Program Submission.</li> <li>Stage 1 of the Site Plan has been completed for issuance of RFP.</li> </ul>
Niagara Falls	<b>Riverfront Residential Community</b>  <u>Type:</u> ZBA and Draft Plan of Subdivision.	GR (CAN) Investments Ltd.	Application is for an estimated total of 1,045 residential units (consisting of single-detached, semi-detached, townhouse and apartment units), 1.86 hectares of parkland and open space, and 17 hectares of natural area.  Regional conditions of approval include servicing, natural heritage	<ul style="list-style-type: none"> <li>Draft Plan and ZBA approved by City; ZBA appealed to LPAT.</li> <li>Developer proceeding to address conditions of draft approval for first phase.</li> </ul>

Municipality	Application	Developer	Details	Status
			requirements, site remediation, etc.	
Niagara Falls	<b>Splendour Residential Development</b> <u>Type:</u> LOPA, ZBA and Draft Plan of Subdivision.	Cobas Developments Inc.	Application is for 104 single-detached dwellings, 16 semi-detached dwellings, 148 townhouses, and 1 block for a future school(s) site.	<ul style="list-style-type: none"> <li>City has approved the Draft Plan of Subdivision.</li> </ul>
Niagara-on-the-Lake	<b>Settler's Landing (Phase 2)</b> <u>Type:</u> ZBA and Draft Plan of Subdivision	Settler's Landing Estates Ltd.	Application is for 53 single-detached dwellings on a 4.1 hectare site.	<ul style="list-style-type: none"> <li>Regional comments were provided on December 23, 2020.</li> <li>Application has been Draft Approved by the Town and applicant is currently clearing conditions of Draft Approval.</li> </ul>
Pelham	<b>Forest Park Subdivision</b> <u>Type:</u> ZBA and Draft Plan of Subdivision	Sterling Realty (Niagara) Inc. Upper Canada Consultants.	Application is for the creation 77 lots for single-detached dwellings, 8 blocks for 86 street townhouse dwellings, 1 block for 280 multi-family residential units, 1 block for a park, 1 block for a stormwater management pond, 1 block for a relocated watercourse, and associated roadways on a 17.03 hectare property.	<ul style="list-style-type: none"> <li>Application is in progress.</li> <li>Regional comments were provided for the 1<sup>st</sup> application submission on December 22, 2020.</li> </ul>
Pelham	<b>North Side of Summersides Boulevard and 1409,</b>	Mountainview Homes (Niagara) Ltd.	Application is for the creation of 13 lots for single-detached dwellings, 7 blocks for 30 rear lane townhouse units, 10 blocks for 44 street townhouse units, 5 blocks	<ul style="list-style-type: none"> <li>Regional comments were provided on October 1, 2020.</li> </ul>

Municipality	Application	Developer	Details	Status
	<b>1411, 1413, 1415 and 1419 Station Street</b> <u>Type:</u> ZBA and Draft Plan of Subdivision	Upper Canada Consultants.	for 40 back-to-back townhouse units, and 1 block for a pedestrian walkway on a 4.46 hectare property.	<ul style="list-style-type: none"> <li>Town hosted a statutory Public Meeting on November 23, 2020.</li> <li>Application is in progress.</li> </ul>
Port Colborne	<b>118 West Street</b> <u>Type:</u> SPA.	Raimondo + Associates Architects Inc.  Rankin Construction Inc.  Southport Condos Inc.	Application is for a 9-storey mixed use building consisting of 74 residential units and 421m <sup>2</sup> of ground floor commercial space.	<ul style="list-style-type: none"> <li>Application is in progress.</li> <li>Regional comments were provided on November 10, 2020 for the 2<sup>nd</sup> application submission.</li> </ul>
St. Catharines	<b>Linhaven Long Term Care Facility Redevelopment (403 Ontario Street)</b> <u>Type:</u> LOPA, ZBA, Draft Plan of Subdivision, and SPA.	Regional Municipality of Niagara.	Application is to construct a 5-storey 256-bed long term care facility to replace the existing Linhaven Long Term Care facility.  The existing Alzheimer Society of Niagara building will remain on-site. The development will be located adjacent to the existing Hospice Niagara building along Ontario Street and will include two interior courtyards that feature outdoor dining areas, landscaping, fitness stations, and shade structures. Site parking will be located at the rear of the site.  The building will offer interior cafes, an auditorium, gym, library,	<ul style="list-style-type: none"> <li>Site plan is in progress.</li> <li>Regional comments were provided on the April 27, 2021 relating to the 4<sup>th</sup> application submission.</li> <li>There are no outstanding Regional requirements at this time.</li> </ul>

Municipality	Application	Developer	Details	Status
			and chapel, and dining areas on every floor.	
Thorold	<b>Canada Summer Games Complex</b> <u>Type:</u> SPA.	Games Operations, 2021 Canada Summer Games.	Application relates to the Canada Summer Games Building and Playing Fields.	<ul style="list-style-type: none"> <li>• Site plan has been approved.</li> <li>• Construction is in progress.</li> </ul>
Thorold	<b>Artisan Ridge Phase 2</b> <u>Type:</u> Draft Plan of Subdivision	LANDx Developments.	Application consists of 123 single-detached and 40 townhouses and is a phase of the larger Artisan Ridge Subdivision.	<ul style="list-style-type: none"> <li>• Draft Plan of Subdivision has been approved by City.</li> </ul>
Thorold	<b>Legacy Port Robinson Estates (Phases 2 &amp; 3)</b> <u>Type:</u> ZBA and Draft Plan of Subdivision.	Armstrong Planning. Legacy Communities. JTG Holdings Ltd. Maple Hill Developments Inc.	Application is for a total of 733 dwelling units that consists of 347 townhouse units, 80 semi-detached units, and 306 single-detached units.	<ul style="list-style-type: none"> <li>• Draft Plan of Subdivision and Zoning By-law Amendment Approved</li> </ul>
Welland	<b>Hunter's Pointe Golf Course Redevelopment</b> <u>Type:</u> LOPA, ZBA, and Draft Plan of Subdivision.	2599587 Ontario Ltd.	Application is for 735 single-detached dwellings, 250 townhouses, 170 residential units and 60,000 ft <sup>2</sup> of commercial space within proposed mixed use buildings.	<ul style="list-style-type: none"> <li>• The application was approved by the City and has been appealed.</li> <li>• LPAT hearing to be scheduled shortly.</li> </ul>
Welland	<b>John Deere – Dain West Subdivision</b>	Empire Homes.	Application is for a mixed use subdivision that allows for a maximum development of 870 residential dwelling units (consisting of detached, semi-	<ul style="list-style-type: none"> <li>• Regional comments were sent April 26, 2021.</li> </ul>

Municipality	Application	Developer	Details	Status
	<u>Type:</u> ROPA, LOPA, ZBA, and Draft Plan of Subdivision.		detached and townhouse dwellings), a 4 hectare mixed-use employment block, a stormwater management pond, an elementary school, parks and open space on approximately 74 hectares of land.	<ul style="list-style-type: none"> <li>• Application was approved by City Council May 4, 2021.</li> <li>• LOPA 30 and ROPA 19 to be considered by PEDC on June 16, 2021.</li> </ul>
<b>West Lincoln</b>	<b>Northwest Corner of South Grimsby Road 5 and Regional Road 20 (South of CP Rail Line)</b>  <u>Type:</u> ZBA and Draft Plan of Subdivision	Marz Homes (Smithville West) Inc.  IBI Group.	Application is for approximately 224 residential units and a recreational trail on a 10.29 hectare property.	<ul style="list-style-type: none"> <li>• Application is in progress.</li> <li>• Regional comments were provided December 4, 2020 on the 1<sup>st</sup> submission of the application.</li> </ul>
<b>West Lincoln</b>	<b>Station Meadows West</b>  <u>Type:</u> ZBA and Draft Plan of Subdivision	P. Budd Developments	Application is for 68 lots of single-detached dwellings, 28 blocks for 163 freehold townhouse dwelling units, 3 blocks for 164 condominium townhouse dwelling units, 1 block for park space, and a multi-use trail block on a 14.84 hectare property.	<ul style="list-style-type: none"> <li>• Application is in progress.</li> <li>• Regional comments were provided for the 3<sup>rd</sup> ZBA and Draft Plan of Subdivision submission on May 4, 2021.</li> </ul>