

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



PROPOSED LAND USE

RESIDENTIAL

RESIDENTIAL*

*through lot

COMMERCIAL

SCHOOL

GREEN SPACE

SWM POND

Total Area 74.729 ha

Residential Lands	22.67 ha
Parks	4.27 ha
Open Space	26.52 ha
School Block	2.33 ha
Commercial	4.06 ha

GREEN SPACE 23.5% of all Lands

TRAILS

OPEN SPACE

PARKS

SWM POND



PROPOSED DRAFT PLAN OF SUBDIVISION

475-635 Canal Bank Street, Dain City Welland

285,000sqft 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



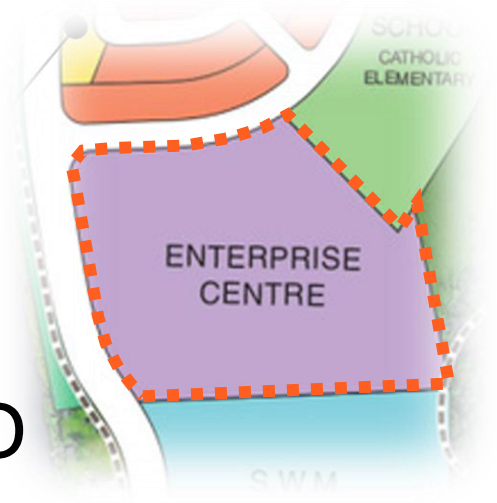
BUILDING D

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

- 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

THANK YOU

475-635 Canal Bank Street, Welland ON

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