

475-635 Canal Bank St, Welland ROPA 19, LOPA 30

PDS-27 2021

Planning and Economic Development Committee

Lindsay Earl, MCIP, RPP

Senior Development Planner

Recommendation Report

475-635 Canal Bank Street, Welland

ROPA 19



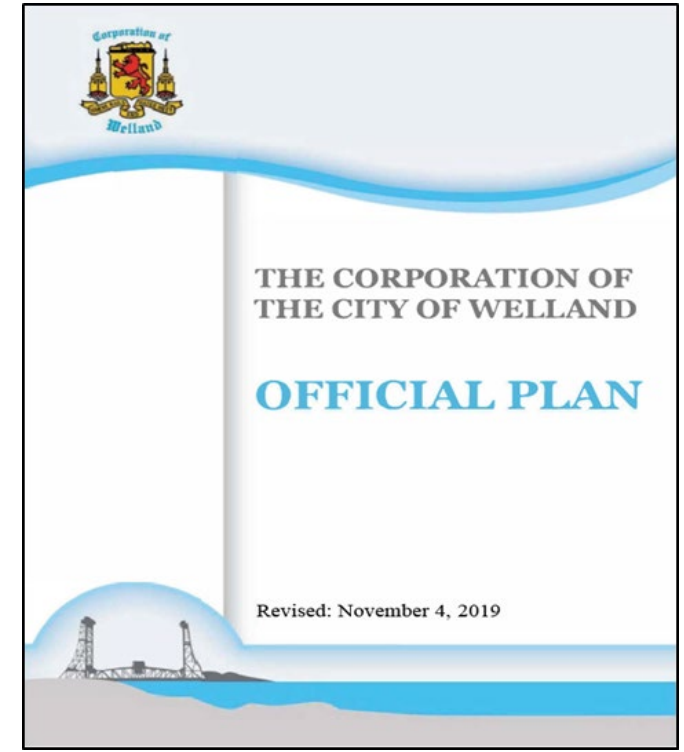
Presented by:

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Associated report:
PDS 27-2021

June 16, 2021

LOPA 30

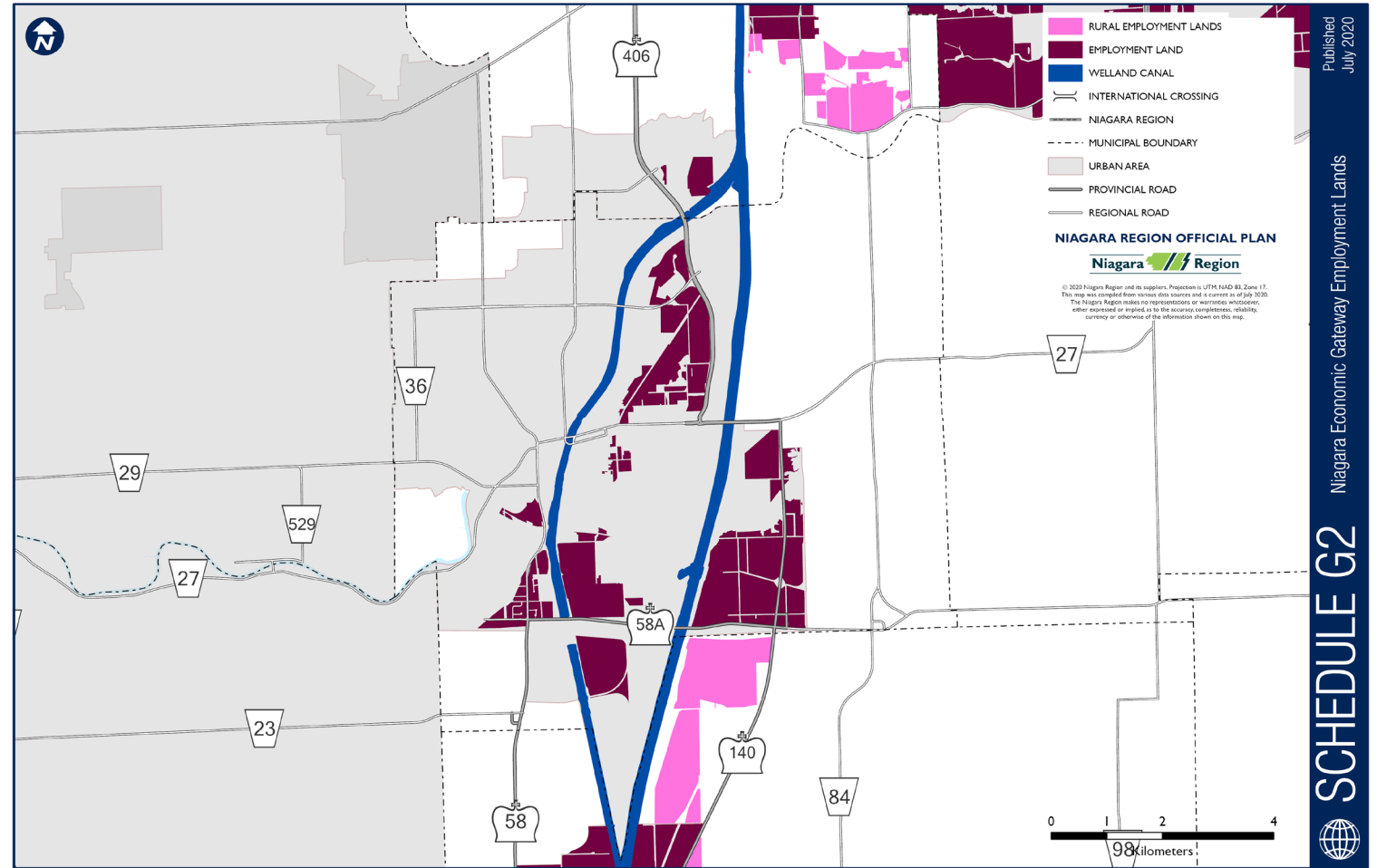


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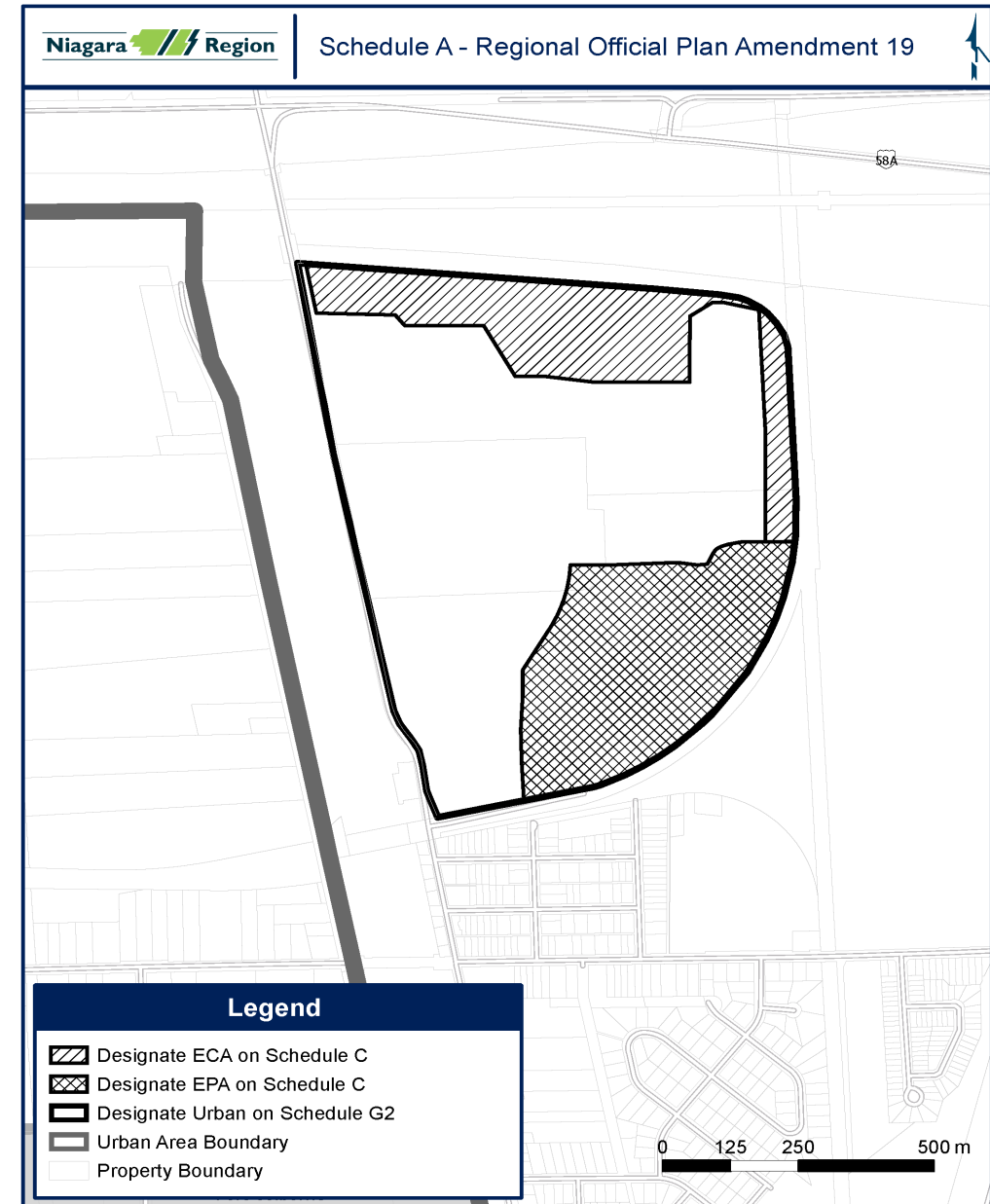
Purpose of ROPA 19

- 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



Purpose of LOPA 30

- The amendment will change the designation of the property in the City of Welland's Official Plan from the existing Special Policy Area #4, General Industrial and Core Natural Heritage to Special Exception Area Low Density Residential, Community Commercial Corridor, Open Space and Recreation and Core Natural Heritage.
- The purpose of the Amendment in the Low Density Residential Special Exception designation is to allow for a maximum density of 54 units per net hectare. The Community Commercial Corridor will allow, in addition to the uses permitted in this designation: supermarket, retail centre, retirement home, hotel, assembly hall, research and development establishment, art gallery, commercial parking lot, parking structure or garage, and street townhouses.

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

Additional Supporting Information

- Planning Rationale Report-Addendum
- Revised Final Report-Employment Area Market Review and Lands Needs Study
- Revised Urban & Architectural Design Guidelines
- Environmental Impact Study (EIS) Addendum
- Response Matrix to Preliminary Regional Comments
- Revised Draft Plan of Subdivision

This technical information was used to evaluate the applications.

Recommendation for ROPA 19 & LOPA 30

- ✓ All public and agency comments considered
- ✓ The Amendments are consistent with and conforms with Provincial Policy
- ✓ Represents Good Planning

Next steps

- Council to approve ROPA 19 and LOPA 30
- Appeal period
- Amendments become final