



PDS-C 24-2024

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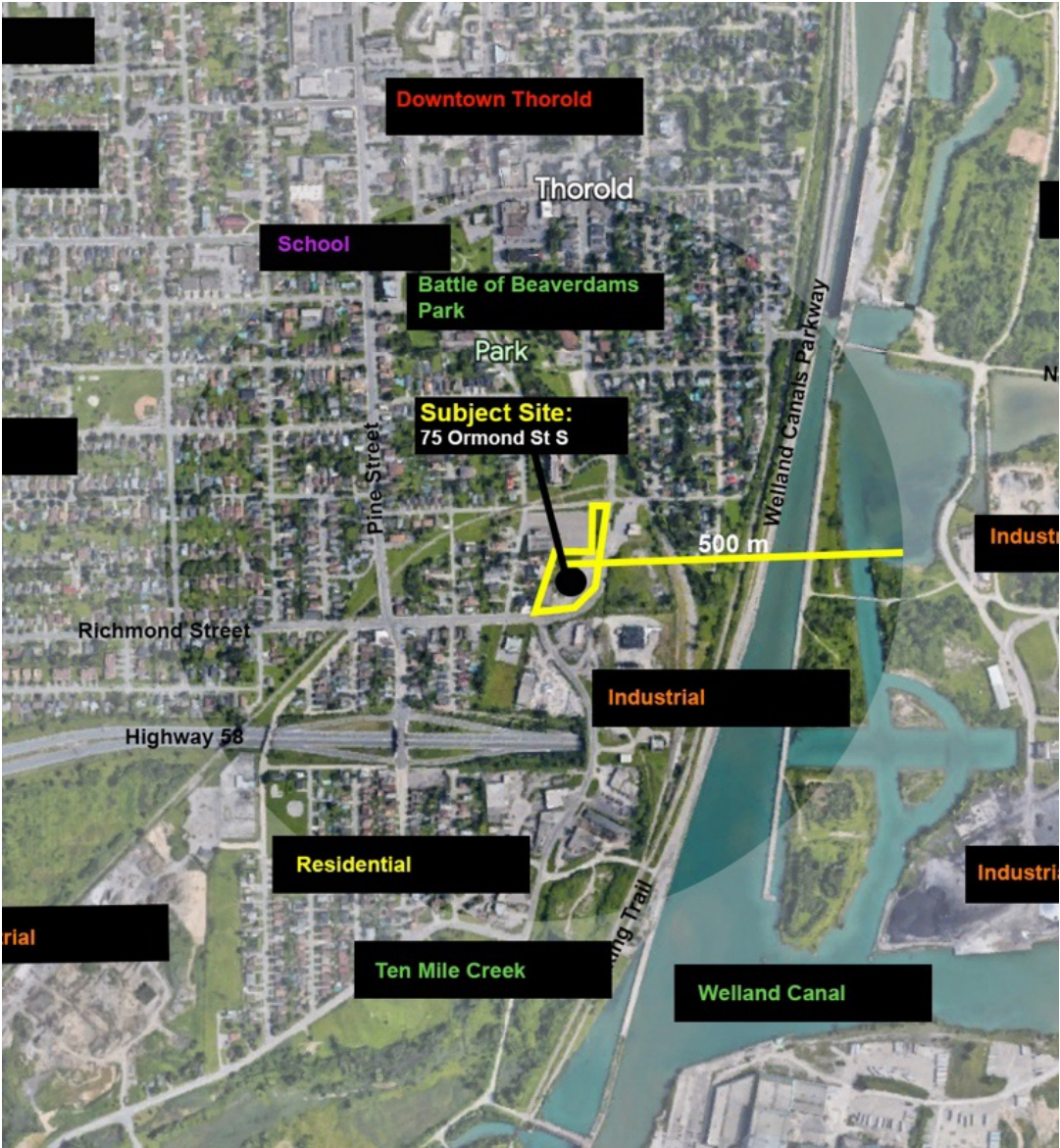
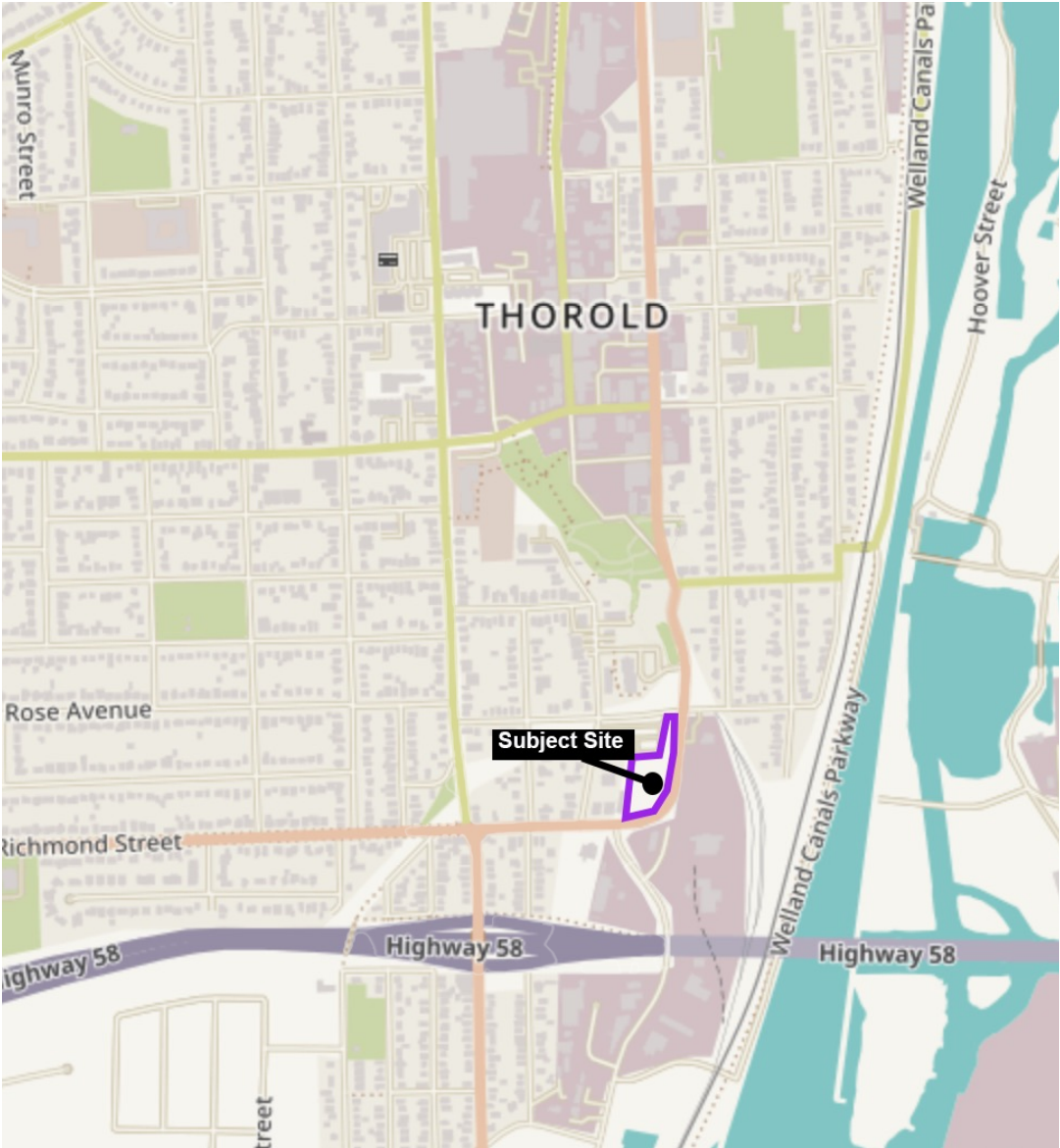
EVERTRUST  
DEVELOPMENT GROUP CANADA INC.



**75 Ormond Street S, Thorold, Ontario**

**Smart Growth Program Extension Request**











# Proposal /

Dimension	Site Stats
Number of storeys	9 storeys in main building 15 storeys tower portion at north part of site
Building breakdown	Floors 1 – 9, 242 units Floors 10 – 15, 30 units
Total units	273 residential units 104.72 m2 of commercial
Residential Unit Types	30.55% (84 units) - 1 bedroom 54.18% (149 units) - 2 bedroom 10.18% (28 units) - 3+ bedroom 4.36% (12 units) - 4 bedroom
Amenity area + soft landscape	At grade interior courtyard + rooftop on Building B
Total parking spaces	305 total spaces [38 above grade, 267 below grade in three (3) levels of underground parking] 300 parking spaces for residential (1 per unit, 20 visitor parking spaces, 7 additional spaces for residents with more than 1 vehicle) 5 parking spaces for commercial
Bicycle parking spaces	145 total [120 indoor secured, 25 outdoor]

# About the Smart Growth Program /

Initiated in 2003, the Smarter Niagara Incentives Program is a key tool in promoting well designed, energy efficient and sustainable development across Niagara. It provides grants and/or loans for qualifying redevelopment and building improvements that incorporate Smart Growth Design Principles within specific Community Improvement Project Areas.

Smarter Niagara Incentives Program includes a Development Charge Reduction Program that provides major financial incentive to encourage development and redevelopment in designated exemption areas as well as brownfield sites. The amount of the development charge reduction is tied to:

- a. **Location** (i.e. development located within a Designated Exemption Area of the Development Charges By-law) and type (i.e. residential, commercial, employment, etc.) of the proposed project
- b. The development **meeting the appropriate number of Smart Growth Design Criteria**

# Preliminary Assessment of 75 Ormond Street Development /

The total payable Development Charges for the development would be approximately \$3,804,500.00 which would put the estimate value of the Smart Growth Grant at \$1,902,000.

## Growth Strategy and Economic Development

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7  
905-980-6000 Toll-free: 1-800-263-7215

### Via Email Only

June 27, 2024

Region File: PLGI202400725

Dayna Edwards, MCIP, RPP, M.PI  
209 King Street East  
Kitchener, ON  
N2G 2L3

To whom it may concern:

**Re: Preliminary Assessment  
Smart Growth Regional Development Charge Reduction Program  
Applicant: Dayna Edwards  
75 Ormond Street South  
City of Thorold**

Staff of the Regional Growth Strategy and Economic Development Department has prepared this preliminary assessment under the Smart Growth Regional Development Charges (RDC) Reduction Program for 75 Ormond Street South (subject land) in the City of Thorold. The Smart Growth Program offers a grant rebate of 50% of RDCs paid for projects located within a [Designated Exemption Area](#) (DEA) or a brownfield within an urban area for developments that meet smart growth design criteria or LEED certification. Staff advise that given the date of this preliminary assessment, the applicant may not remain eligible for the program given the impending end of the program by **October 1, 2024. Please see 'Eligibility under the Transition Program' for more detail.**

The subject property is located within a DEA. Furthermore, based on the Phase 2 Environmental Site Assessment, prepared by Hallex Environmental Ltd (dated March 14, 2023) it appears that site remediation is required, and therefore the project would be eligible under the brownfield category. Regional staff would require the filed Record of Site Condition (RSC) that demonstrates remediation was required and acknowledgement from the Ministry of the Environment, Conservation and Parks (MECP) of the filed RSC through the formal assessment.

# Smart Growth Urban Design Criteria /



Meets minimum density requirement



Parking is located at the rear or side of the building and/or underground



Parking visible from the street is screened with landscaping



Buildings are oriented to the streets with ground floor windows and doors that open onto the streets



Providing street tree and landscaping planting on site



Public and private streets include traffic calming features



Sidewalks are installed along those property lines that abut a public and private street and connect to existing or planned sidewalks



Safe off-street trails/walkways are provided where needed to minimize travel distances



The development provides an appropriate number of bicycle parking, storage facilities for apartment units that exceeds the minimum zoning bylaw requirements

# Planning Process Project Timeline /

- Pre-Consultation Meetings with Staff – July 19, 2023 PPS-C 24-2024
- December 22, 2023 – Official Plan & Zoning By-law Amendment Application submitted to City of Thorold
- January 27, 2024 – Application deemed complete
- February 15, 2024 – Applicant-led Community Open House
- February 27, 2024 – Statutory Public Meeting
- **No public comments or concern**
- May 26, 2024 – 120 day *Planning Act* timeline has lapsed
- April, May, June, July & August – unable to be heard at Council as a result of staffing issues or full agendas

**If planning approval had been granted with the 120-day review timeline (or the timeline quoted by staff), it would have been possible to meet the October 1, 2024 Smart Growth Program deadline.**



# Conclusion /

- We believe this project is deserving of your support as it will provide 273 units that will contribute to a growing Downtown Thorold economy. The project will not require the expansion of, or the addition of, new services and infrastructure and will make use of what is currently in place and underused. The project will remediate a contaminated Brownfield site and will contribute to the future tax base of the City of Thorold.
- In order to ensure this development can proceed on time and on-budget, the Smart Growth grant of ~\$1.9M is critical to the success and viability of this project.
- **Today, we are asking the Planning & Development Committee to direct staff to review the extension of the Smart Growth Program, particularly as it relates to the proposed development, for a period of at least a year in order for site plan approval/building permit to be achieved.**
- **Following this, in advance of the October 1<sup>st</sup> deadline, we would like Council to consider extending the grant deadline for this development.**

# Thank You / Questions?

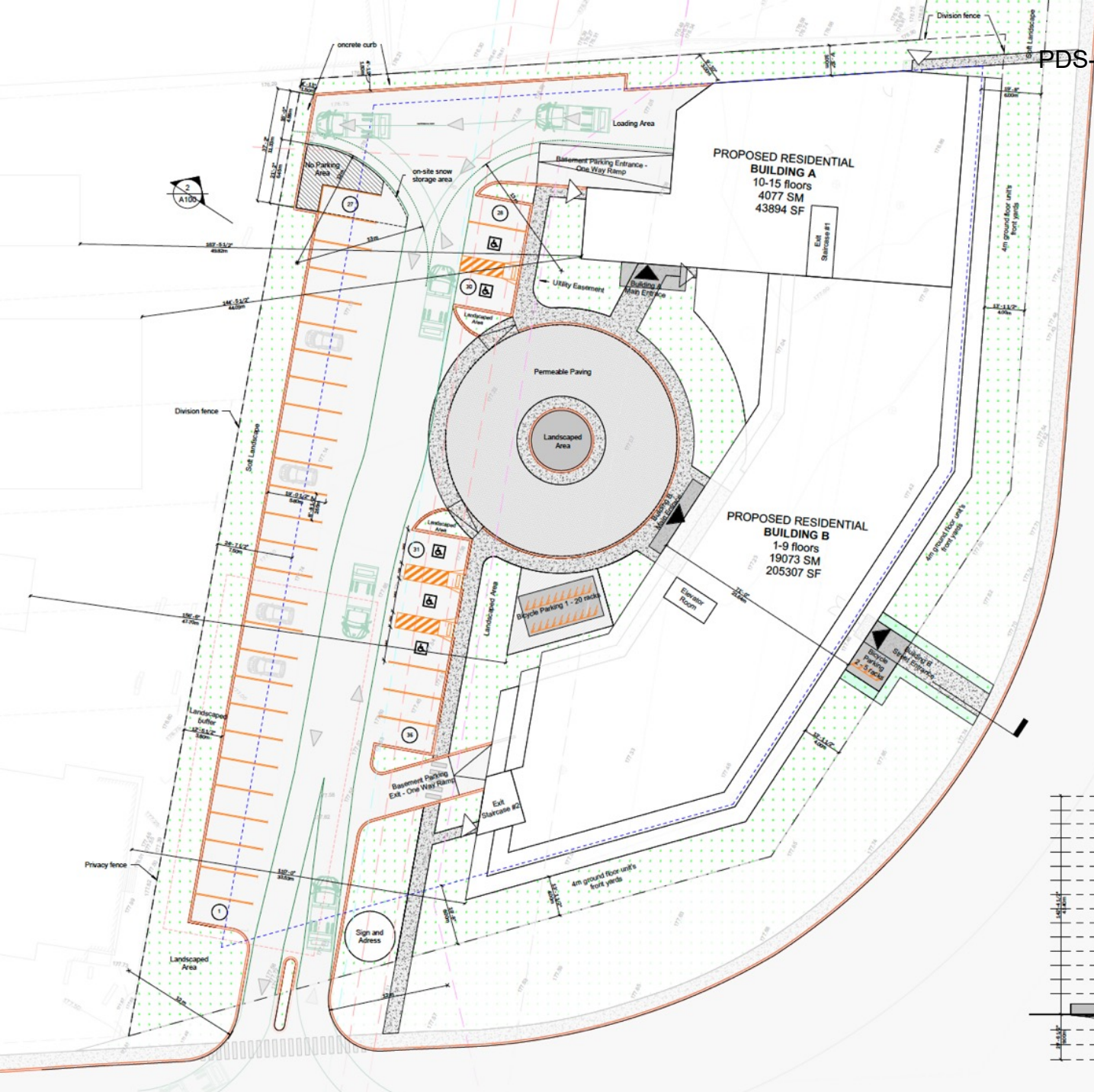




# Site Plan /



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ZONING CRITERIA		AREA 15
SITE AREA		73917.26
GFA		249541.00
FLOOR SPACE INDEX - FSI		3.37
LOT COVERAGE - LC		28171.47
SOFTLANDSCAPE %		28220.65
BIKE PARKING		
SHORT TERM - OUTDOOR		25
LONG TERM - INDOOR		120
BUILDING HEIGHT		
BUILDING A		43.40 M
BUILDING B		26.60 M
TOTAL NUMBER OF UNITS		275
UNIT MIX - %		
1 BED		31.27%
2 BED		54.18%
3 BED		10.18%
4 BED		4.36%
CAR PARKING		
REQUIRED		1:1.25
PROVIDED		303
SURFACE PARKING		36
B/O PARKING PARKING - 3 LEVELS		267
HANDICAPPED STALLS TOTAL		6

APARTMENT TYPE COUNT	
Name	Count
1 BED APARTMENT	86
2 BED APARTMENT	149
3 BED APARTMENT	28
4 BED APARTMENT	12
	275

