

**From:** [Niagara Region Website](#)  
**To:** [Clerks](#)  
**Subject:** Online Form - Request to Speak at a Standing Committee or Regional Council  
**Date:** July 10, 2024 11:20:48 AM

**Request to Speak at a Standing Committee or Regional Council**

To reply, copy the email address from below and put into 'To'. (if resident entered their email address)

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standing committee  
Planning and Economic Development Committee

Presentation Topic  
Smart Growth Program Extension Request for 75 Ormond Street, Thorold

Presentation includes slides  
Yes

Previously presented topic  
No

Presentation Details

In working with Katie Young, Senior Planner, it has been brought to our attention that the Smart Growth Program is expiring on October 1, 2024. We have been working with the City of Thorold to get planning approvals for a 275-unit mixed use residential and commercial building at 75 Ormond Street. In a letter to the applicant dated June 27th, 2024, Region of Niagara staff note that 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. The letter also notes that applicant may not remain eligible for the program given the impending end of the program by October 1, 2024. In meetings with staff, to be eligible for the program, a building permit is required to be made prior to the end of the program. Due to delays from the local municipality approval authority, the planning application has yet to receive approvals. City of Thorold planning staff are recommending approval of the applications and it is expected the application will be heard by Thorold City Council on August 13, 2024. Given the delays in processing the application by the City of Thorold, we will no longer be able to meet the October 1st, 2024 Smart Growth Program deadline. The Smart Growth Brownfield Program will greatly contribute to the viability of our development, which will in turn revitalize an under-utilized urban area. This initiative is key to fostering sustainable growth by rehabilitating contaminated sites, promoting economic revitalization, and reducing urban sprawl. We would like to ask the Planning & Economic Development Committee to recommend to Regional Council that the Smart Growth program be extended for a period of 1 year so that the 75 Ormond Street development can participate in the program. Please don't hesitate to contact me if you require any additional information, Dayna

Video Consent  
Yes

