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**Subject:** 2248 Centre Street: Proposed Official Plan Amendment and Zoning By-law Amendment (D09-02-2023 & D14-04-2023)

**Report to:** Thorold City Council

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## Recommendations

1. That Development Services Report DS-34-2023 **BE RECEIVED**

## Key Facts

- The purpose of this report is to provide information to Council regarding the proposed development for the subject lands, in order to accompany the scheduled public meeting for the project.
- An application for an Official Plan Amendment and Zoning By-law Amendment was submitted by Emereld Development Group on behalf of Lally Holdings Ltd. for the lands municipally known as 2248 Centre Street.
- The intent of the application is to facilitate the redevelopment of the subject lands for 15 townhouse dwelling units, as well as parking, open space and stormwater management infrastructure.
- A related Draft Plan of Vacant Land Condominium application is also being reviewed and processed by City Planning staff.
- Supporting studies have been submitted with the application package, including a Planning Justification Report, Functional Servicing / Stormwater Management Report, Noise and Vibration Study, Environmental Site Assessment, Draft Plan of Condominium, and proposed Site Plan.
- Public and agency circulation of the application has occurred.
- Once all agency and public comments have been received, City Planning Staff recommend preparing a Recommendation Report for consideration at a future Council meeting.

## **Budgetary Status**

There is no budgetary impact resulting from this report.

## **Analysis**

### Site context and description

The subject lands are located within Allanburg, on the east side of Centre Street, between Henderson Street and Barron Road. The lands are presently vacant and are the site of a former industrial use. A rail line is located immediately to the east, and hydro corridors are located to the north and south of the subject lands. The Welland Canal is located further to the west, across Centre Street.

The subject lands have an area of 0.774 hectares and are irregular in shape. The lands are municipally known as 2248 Centre Street, and legally described as Lot 53 and Part of Lot 52, Registered Plan No. M-28, City of Thorold. **Figure 1** depicts the site context.

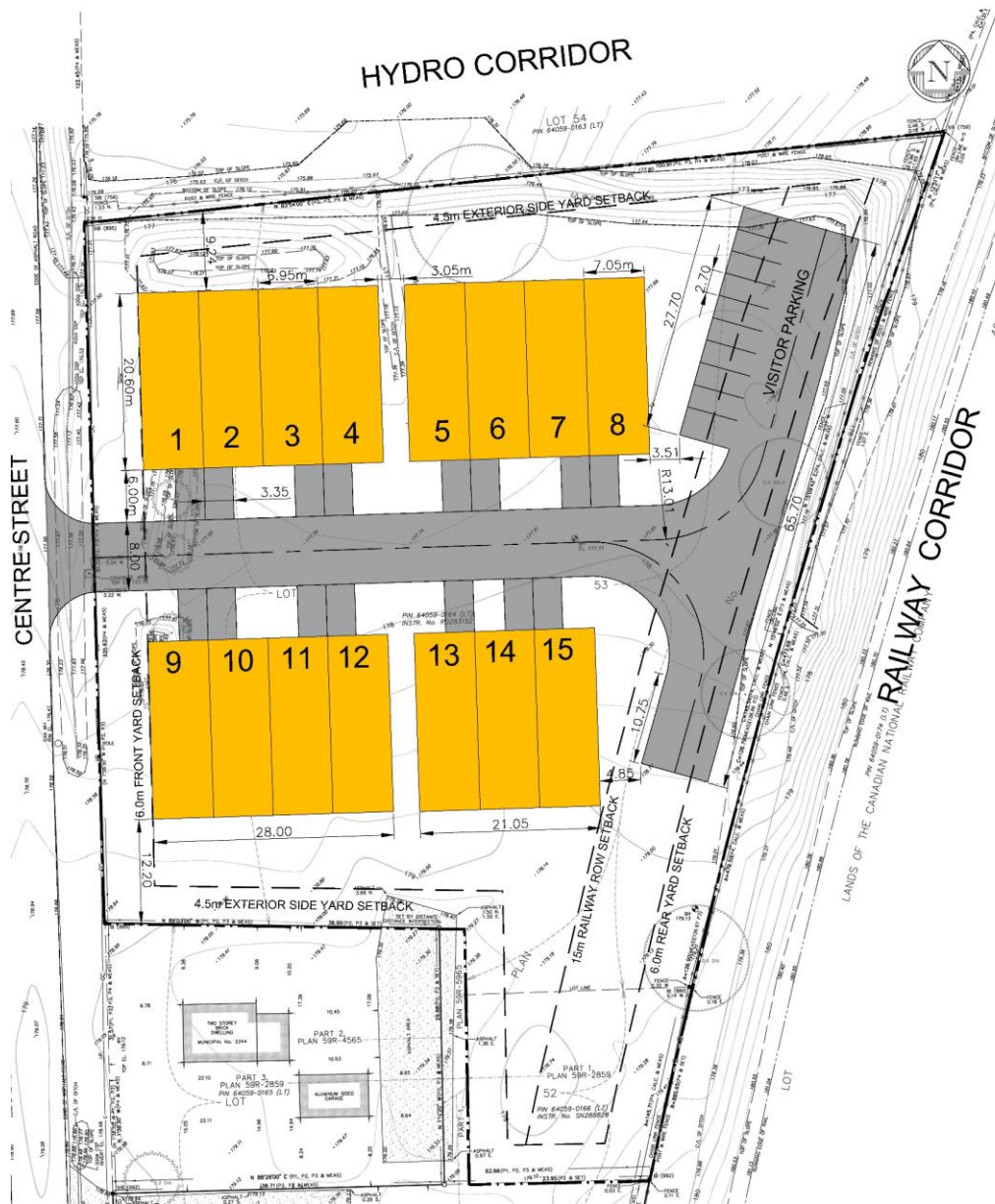


**Figure 1** – site context (source: applicant)

Purpose of applications

The purpose of the application is to facilitate the development of the subject lands for a condominium development containing 15 townhouse units located on a private street.

**Figure 2** below depicts the proposed development concept.



**Figure 2 – Excerpt from Site Plan concept submitted with application (source: applicant)**

In order to facilitate the proposed development, an Official Plan Amendment and Zoning By-law Amendment have been applied for. The amendments would add site-specific policies and regulations to recognize the proposed density increase and built form. The Official Plan Amendment and Zoning By-law Amendment applications were also accompanied by a Draft Plan of Condominium application, which is also being processed by City staff in conjunction with the other applications.

### Conclusion

Following receipt of comments from the Statutory Public Meeting and final agency circulation, it is recommended that Planning Staff prepare and present a Recommendation Report regarding this application at a future Council Meeting.

### **Impact on the Environment, Climate Change**

There are no known environmental or climate change related impacts to this Report.

### **Alternatives Reviewed**

N/A

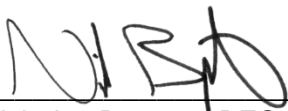
### **Relationship to Strategic Plan**

- Vibrant, Inclusive Neighbourhoods

### **Other Pertinent Reports**

N/A

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