



Subject: Proposed Zoning By-law Amendment (D14-05-2023) - 2008 Port Robinson Road

Report to: Thorold City Council

Recommendations

1. That Development Services Report DS 44-2023 **BE RECEIVED** for information.

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 application.
- An application for a Zoning By-law Amendment was submitted by South Coast Consulting on behalf of Rajeev Sharma for the lands municipally known as 2008 Port Robinson Road.
- The intent of the application is to facilitate the redevelopment of the subject lands with a four (4) storey mixed use commercial and residential building, as well as parking and open space areas.
- Supporting studies have been submitted with the application package, including a Planning Justification Report, Archaeological Assessment, Environmental Site Assessment, Functional Servicing and Stormwater Report, 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 at the northwest corner of the intersection of Port Robinson Road and Kottmeier Road. The lands are currently occupied by a single-storey concrete block building and associated parking area, and was previously utilized for an automotive business. The surrounding land uses are comprised of the Empire subdivision to the south, Highway 406 to the west, and the Welland Canal located further to the east.

The subject lands have an area of 2,783 square metres and are generally rectangular in shape. The lands are municipally known as 2008 Port Robinson Road. **Figure 1** depicts the site context.

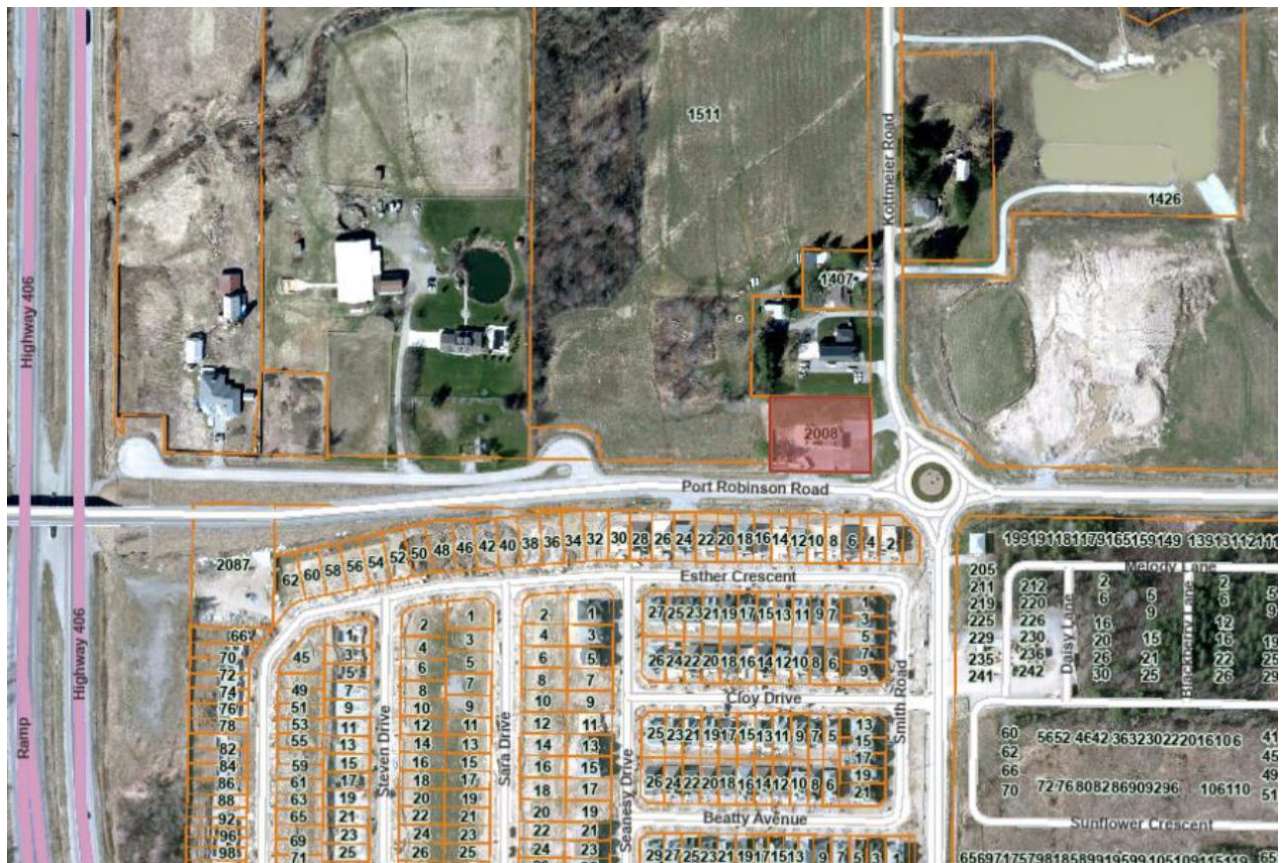


Figure 1 – site context (source: applicant)

Purpose of applications

The purpose of the application is to facilitate the development of the subject lands for a four (4) storey mixed use building. The first storey will be commercial space, with the 2nd

through 4th storeys containing a total of twenty-four (24) residential units and twenty (20) underground parking spaces. Access to the proposed development will be provided from both Kottmeier Road and Port Robinson Road. **Figure 2** below depicts the proposed site plan concept.

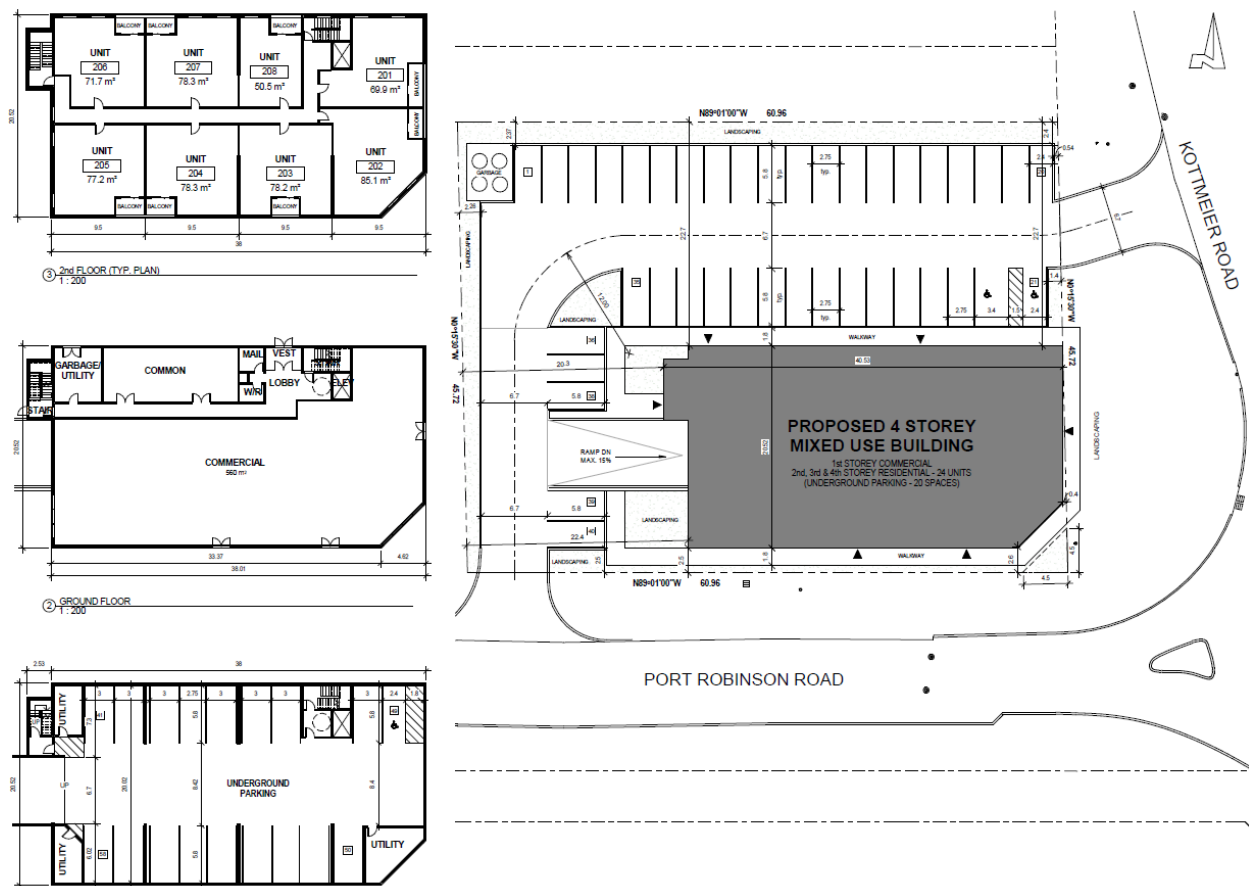


Figure 2 – Excerpt from Site Plan concept submitted with application (source: applicant)

In order to facilitate the proposed development, a Zoning By-law Amendment has been applied for. The Zoning By-law Amendment application proposes to amend the City of Thorold's Comprehensive Zoning By-law 2140 (97), as amended, to rezone the property from Neighbourhood Commercial Zone Site Specific – NC (H)-16 to Neighbourhood Commercial Zone Site Specific – NC-xx, to permit an increase to the number of permitted residential units and storeys. Furthermore, a Zoning By-law Amendment is also required to amend the City of Thorold's Comprehensive Zoning By-law (60) 2019, as amended, to rezone the property from Future Development 'FD' to Neighbourhood Commercial Zone – 'C4'.

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

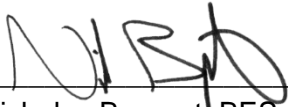
Relationship to Strategic Plan

- Vibrant, Inclusive Neighbourhoods

Other Pertinent Reports

N/A

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