

ARMSTRONG

Planning & Project Management

July 24, 2023

Corporation of City of Thorold
3540 Schmon Parkway
Thorold, ON L2V 4A7

ATTN: Tara O'Toole, Manager of Planning

**RE: Comments on Behalf of Empire Communities
2008 Port Robinson Road
D14-05-2023**

Ms. O'Toole,

We are the planning agents on behalf of 2524964 Ontario Inc. ("Empire Communities"), the developer of the abutting Legacy Subdivision. The multi-phased development is located on all four quadrants surrounding the Port Robinson Road/Kottmeier Road intersection.

To-date, the "Area 1" lands have been built out and largely occupied. "Areas 2 and 3" were draft plan-approved in 2021 (D12-01-2020). The "Area 2" lands have been registered, with home construction ongoing. We intend to register the "Area 3" lands in late 2023. We have also just submitted an application for a Zoning By-law amendment and Draft Plan of Subdivision on the Legacy Area 4 lands on July 13, 2023.

The proponent seeking to develop a four-storey mixed use building is located at 2008 Port Robinson Road is located immediately to the east of the Legacy Area 4 Lands. Currently, the proponent's lands have a septic easement with the Legacy Area 4 lands. The existing mechanic shop on the proponent's lands can connect to the new sanitary service now available, removing the need for the septic system and easement.

As part of the ongoing development of Legacy Subdivision, certain works have, or will be, constructed that benefit the proponent of the subject development applications. This includes but is not limited to, the construction of the stormwater management pond located east of the subject lands. We have also upgraded servicing in the neighbourhood including sanitary, storm, and water main service capacity upgrades.

Should the application be approved, we kindly request that a draft plan condition be inserted obligating the proponent to enter into a cost-share agreement with Empire Communities.

Should you have any questions, please feel free to contact me at 416-444-3300 ext. 3005 or Alexander@armstrongplan.ca.

Yours truly,



Alexander Hardy
Planner, Project Manager
Armstrong Planning and Project Management