



75 Ormond Street South Thorold, Ontario

Statutory Public Meeting
February 27, 2024



planning
+ design



EVERTRUST

DEVELOPMENT GROUP CANADA INC.



Downtown Thorold

Residential

School

School

Cemetery

Thorold

Battle of Beaverdams Park

Park

**Subject Site:
75 Ormond St S**

500 m

Industrial

Collier Road South

Residential

Pine Street

Welland Canals Parkway

New Cemetery Road

Old Thorold Stone Road

School

Richmond Street

Industrial

Highway 58

Thorold Stone Road

Residential

Industrial

Our Own

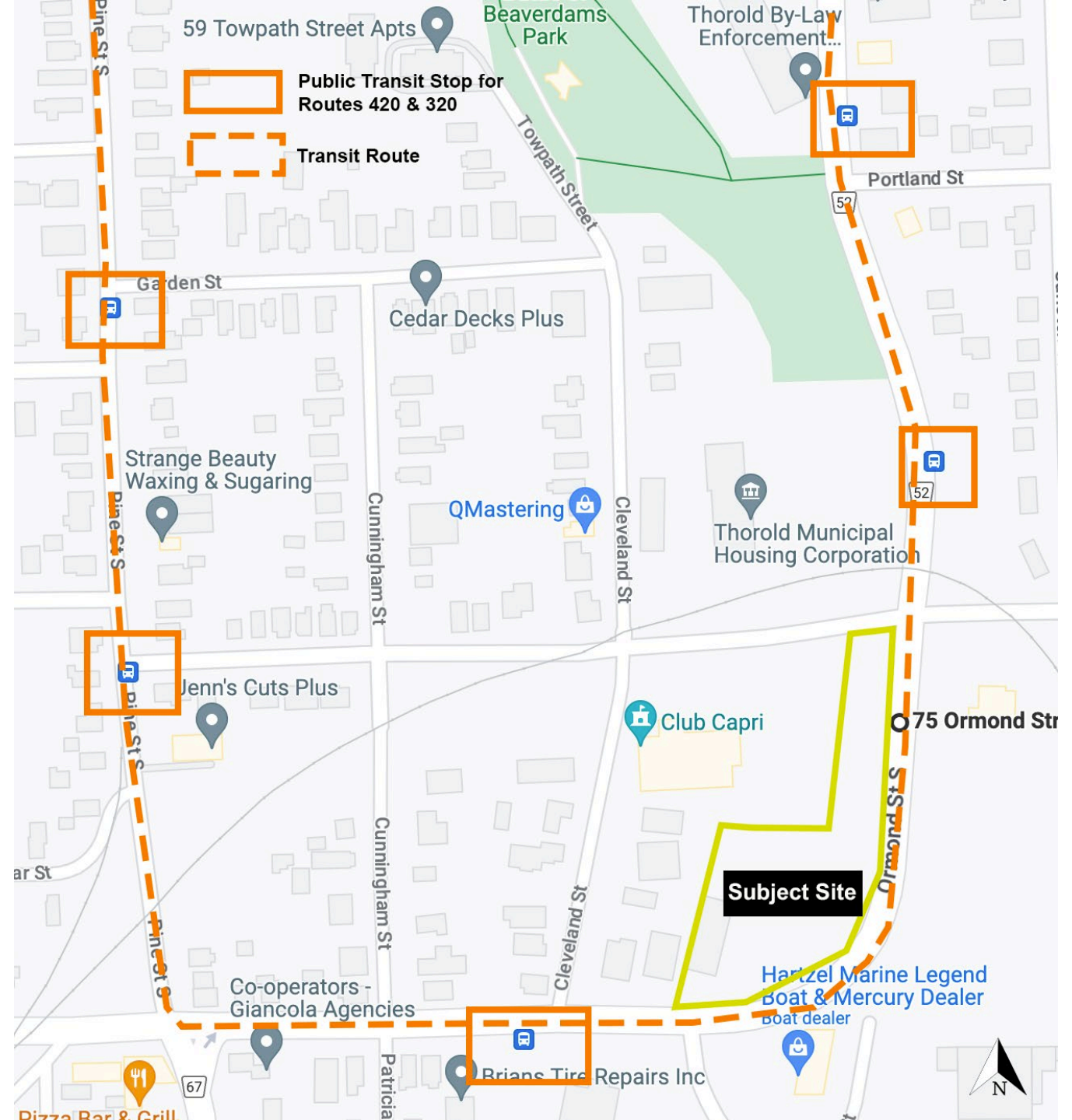
Industrial

Ten Mile Creek

Welland Canal



Site Location



Site Location



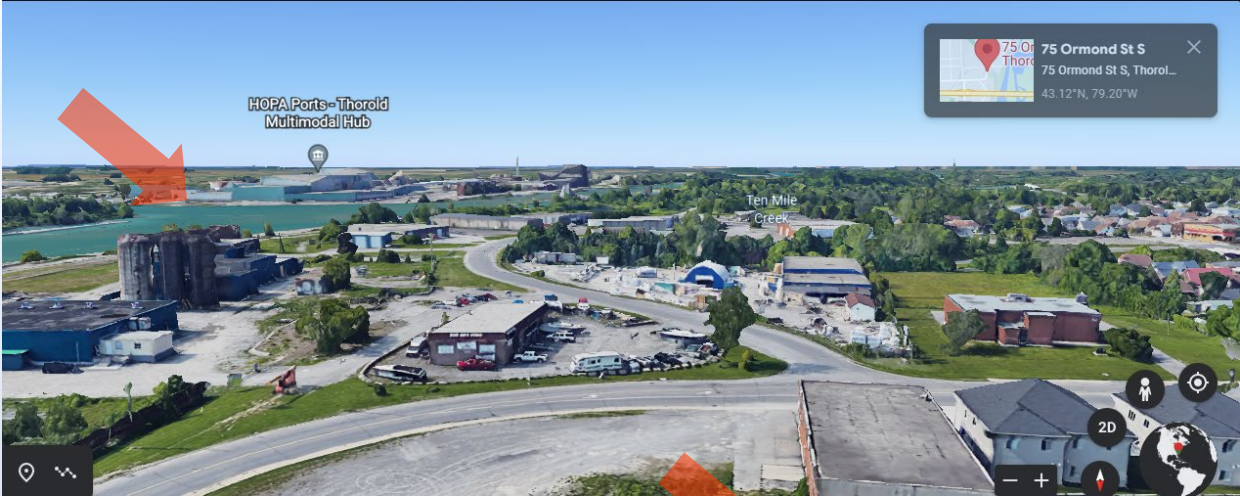
Site Location

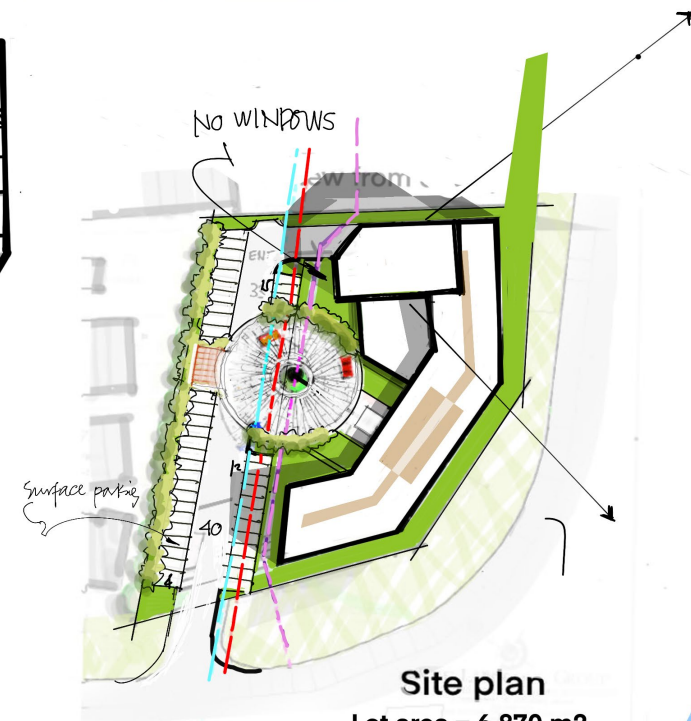
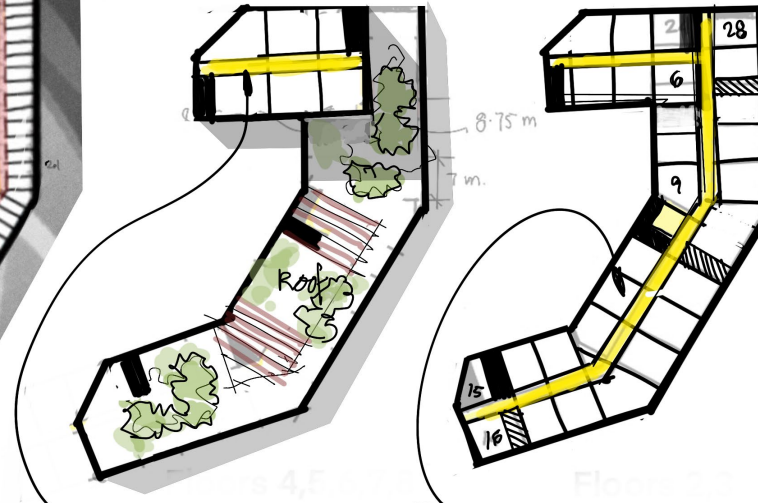
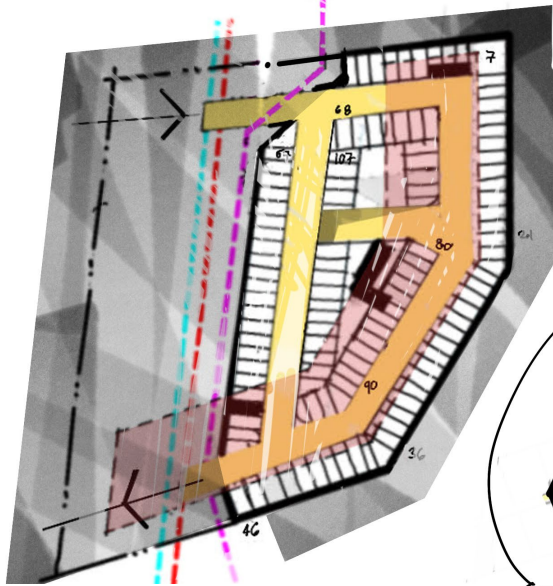
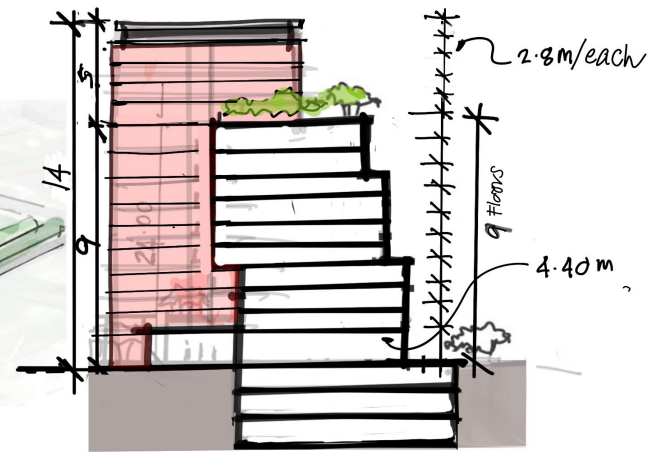
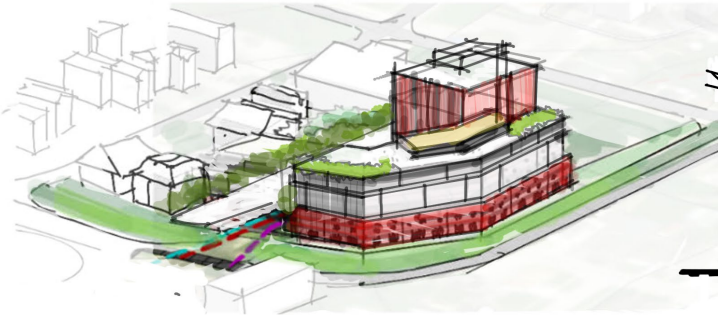


Site Location



Location & Context





CAR PARKING

| | |
|--------------------------------|--------|
| REQUIRED | 1:1.25 |
| PROVIDED | 303 |
| SURFACE PARKING | 36 |
| B/G PARKING PARKING - 3 LEVELS | 267 |
| HANDICAPPED STALLS TOTAL | 6 |

Floors 10-14

Floors 1-9

Site plan

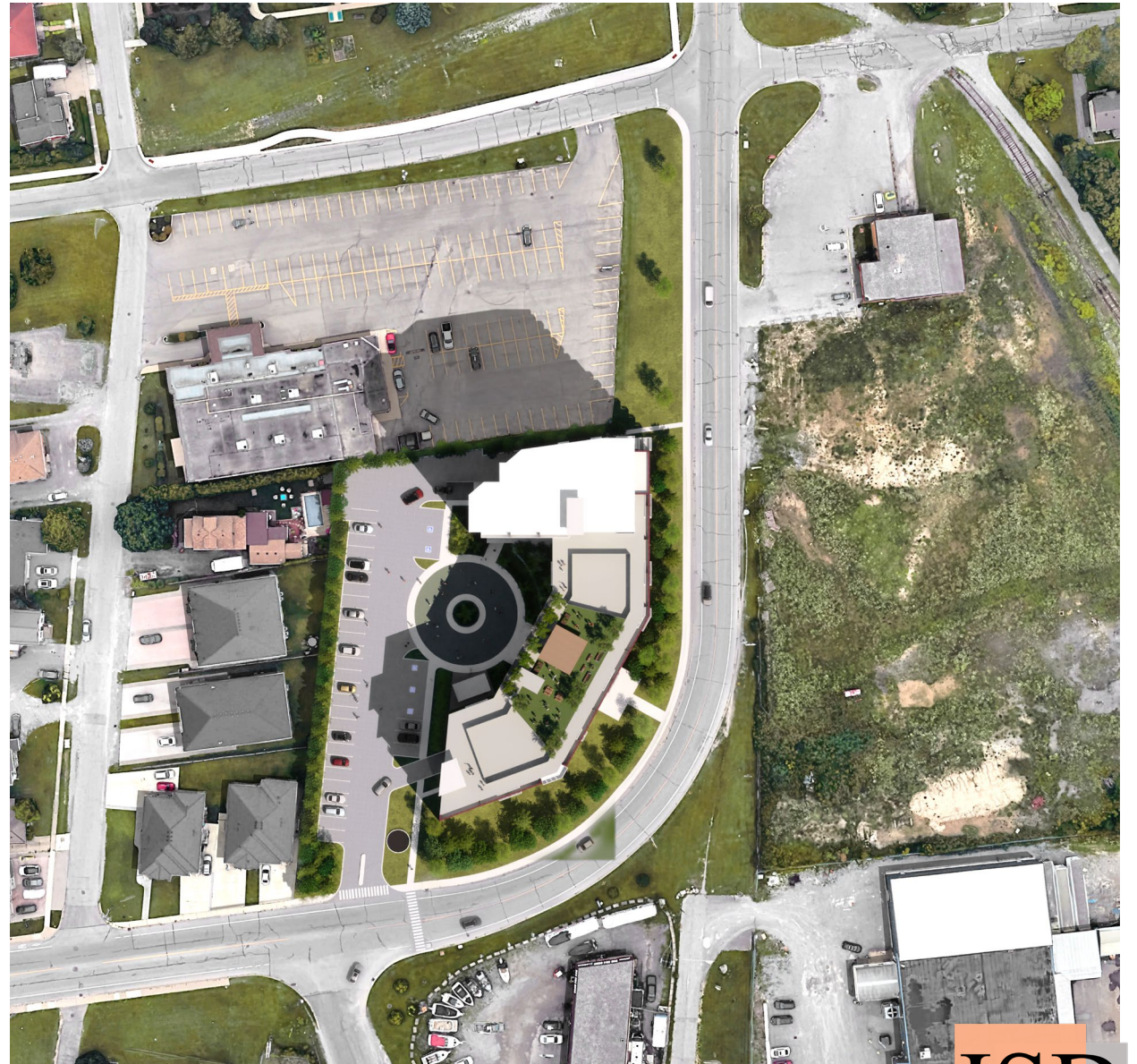
Lot area = 6,870 m²
 Lot coverage 35% allowable 40
 Softland scape = 28% required
 Gross floor area = 23,200 m²
 FSI = 3.38



75 Ormond St. South, Thorold, ON
Schematic Design - Option D-2, July 14 2023









NORTH ELEVATION
North /



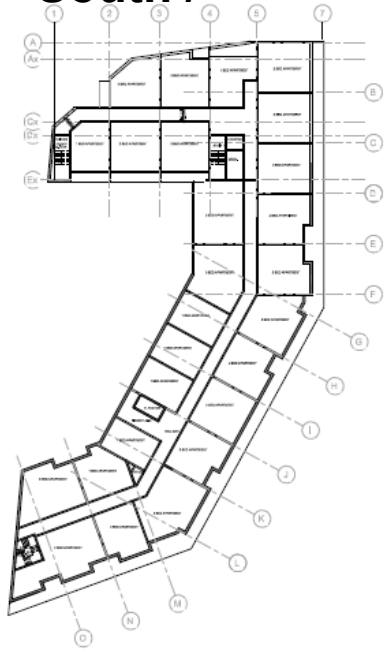
EAST ELEVATION
East /



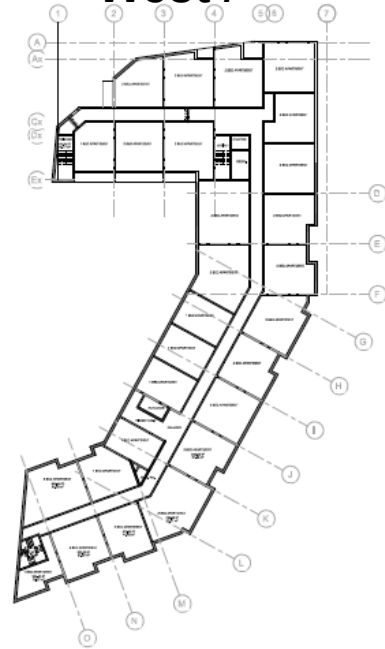
SOUTH ELEVATION
South /



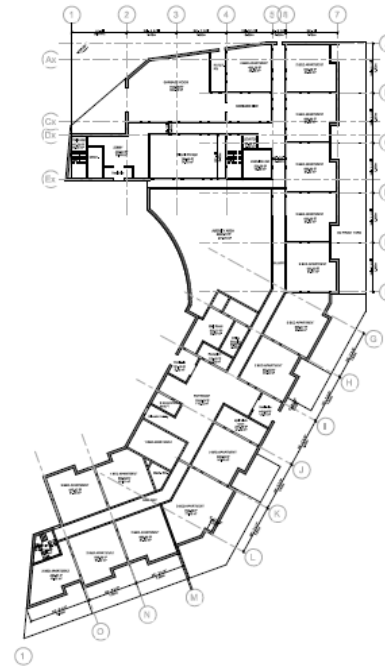
WEST ELEVATION
West /



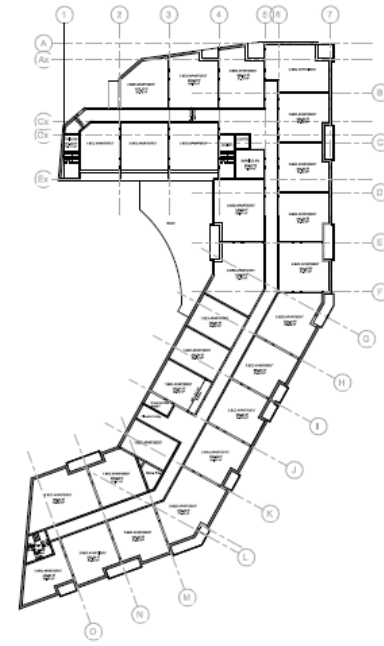
5TH FLOOR



4TH & 7TH FLOOR



1ST (GROUND) FLOOR



2ND, 3RD, 4TH FLOORS

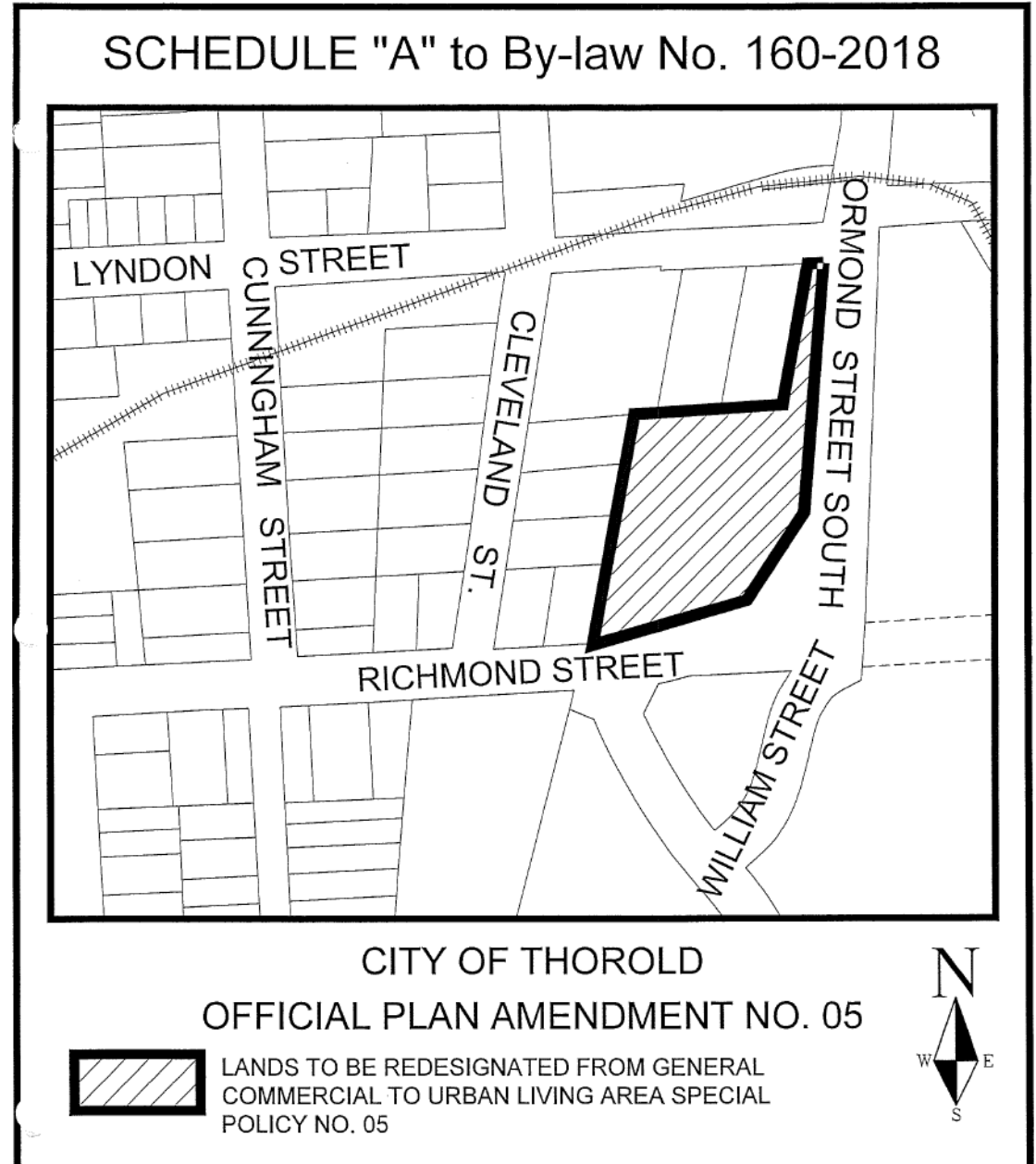
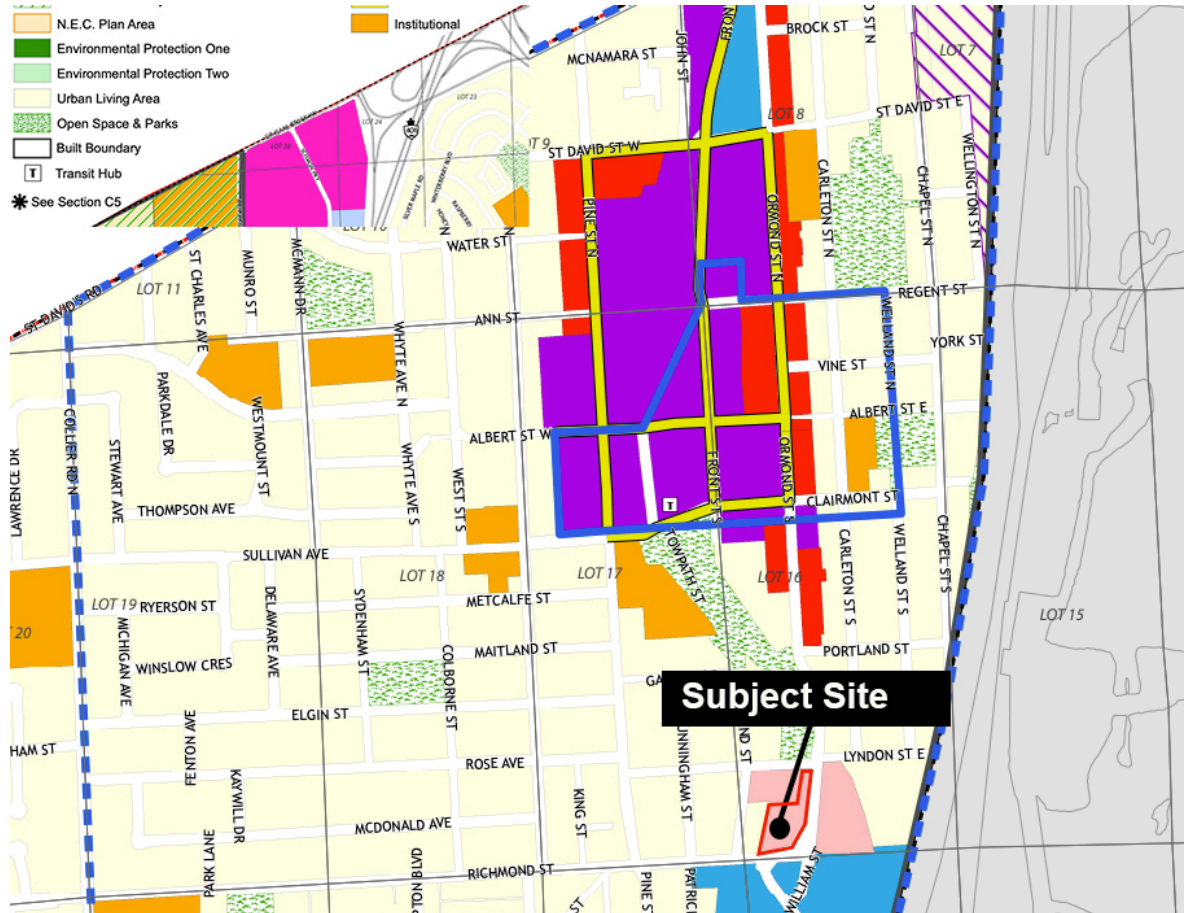


Policy Context Official Plan /

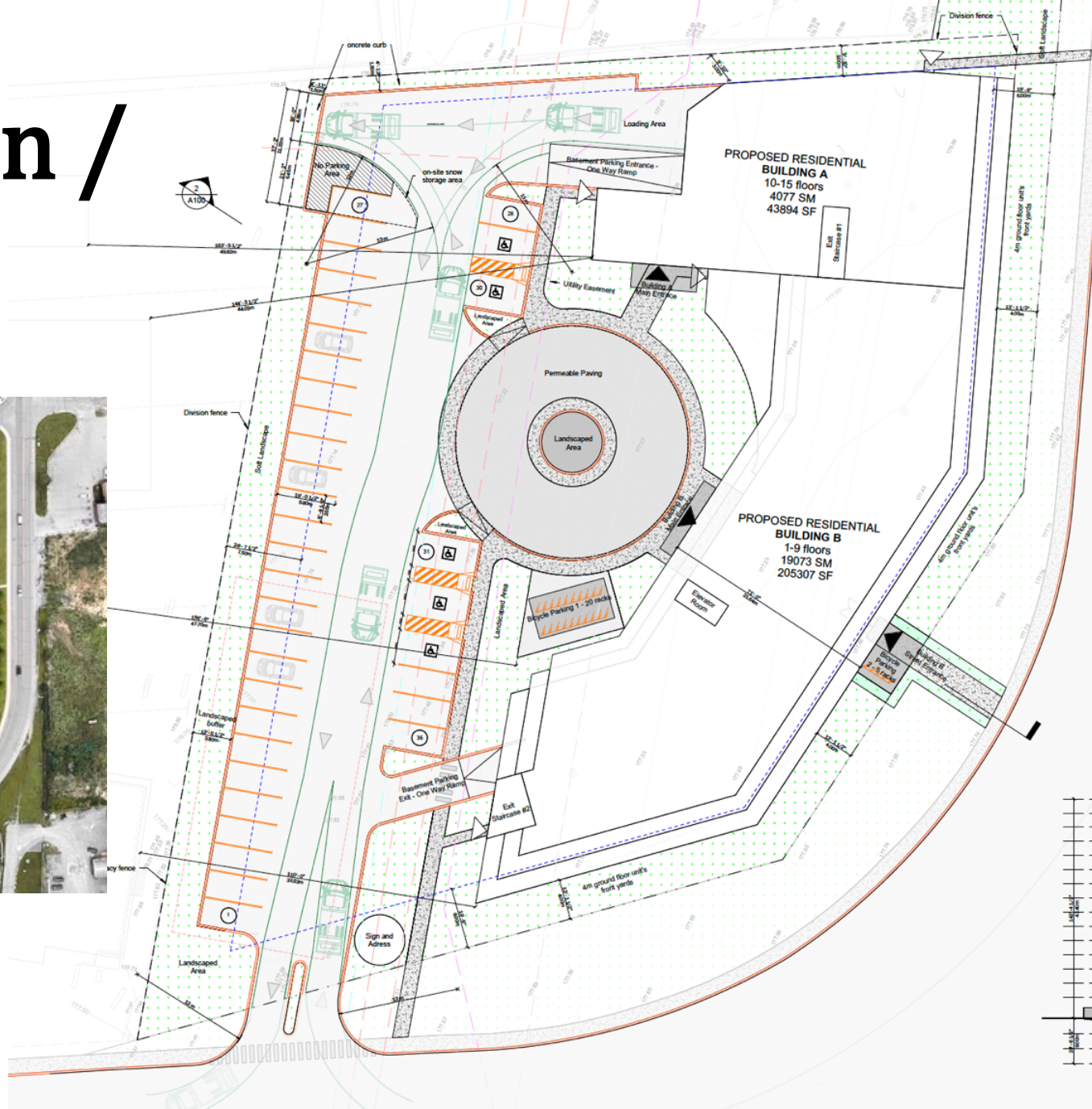
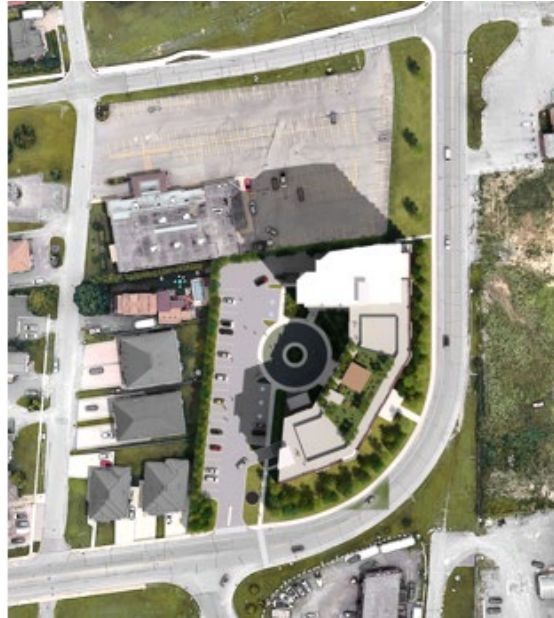
REGION OF NIAGARA, OFFICIAL PLAN (2022)

Designation: Built-Up Area

Q9 planning + design



Site Plan /



| ZONING CRITERIA | AREA (S.F.) | AREA (S.M.) | % |
|-------------------------|--------------|-------------|---------|
| SITE AREA | 73917.26 SF | 6887.14 SM | 100.00% |
| GFA | 249541.00 SF | 23183.11 SM | |
| FLOOR SPACE INDEX - FSI | | 3.38 | |
| LOT COVERAGE - LC | 28171.47 SF | 2431.47 SM | 35.41% |
| SOFTLANDSCAPE % | 28220.65 SF | 2435.98 SM | 35.47% |

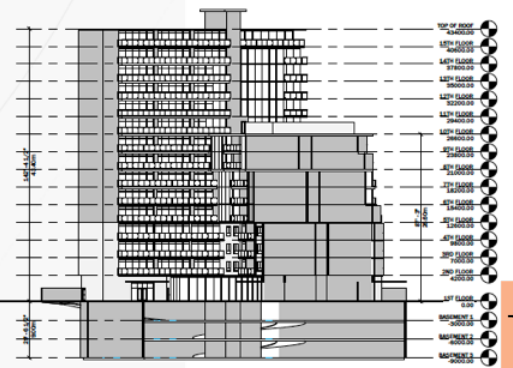
| BIKE PARKING | |
|----------------------|-----|
| SHORT TERM - OUTDOOR | 25 |
| LONG TERM - INDOOR | 120 |

| BUILDING HEIGHT | |
|-----------------|---------|
| BUILDING A | 43.40 M |
| BUILDING B | 28.60 M |

| TOTAL NUMBER OF UNITS | |
|-----------------------|--------|
| UNIT MIX - % | |
| 1 BED | 31.27% |
| 2 BED | 54.16% |
| 3 BED | 10.18% |
| 4 BED | 4.36% |

| CAR PARKING | |
|--------------------------------|--------|
| REQUIRED | 1:1.25 |
| PROVIDED | 303 |
| SURFACE PARKING | 39 |
| BIG 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 | 26 |
| 4 BED APARTMENT | 12 |
| | 275 |

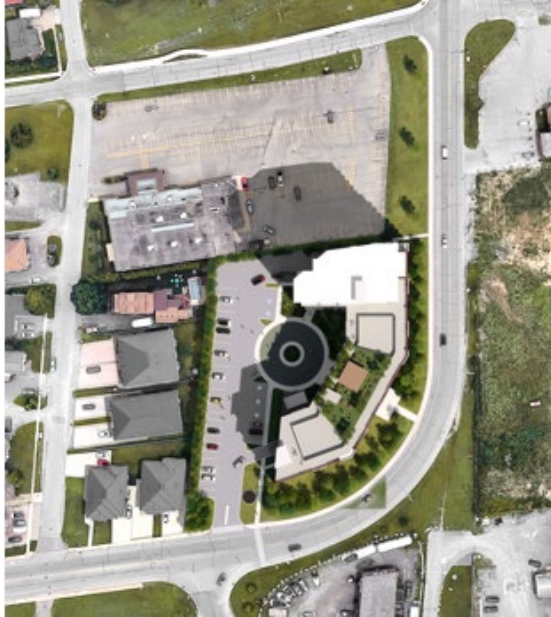


Site Statistics /

| Dimension | Building Statistics |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Number of storeys | 9 storeys in main building 15 storeys tower portion at north part of site |
| Building breakdown | Floors 1 – 9, 244 units Floors 10 – 15, 30 units |
| Total units | 275 units |
| Unit Types | 31.27% (86 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 | ~297 total spaces [36 above grade, 267 below grade in three (3) levels of underground parking] |
| Bicycle parking spaces | 145 total [120 indoor secured, 25 outdoor] |



Requested Planning Permissions /



What will be asking Council to approve:

Official Plan & Zoning By-law Amendment to permit the following:

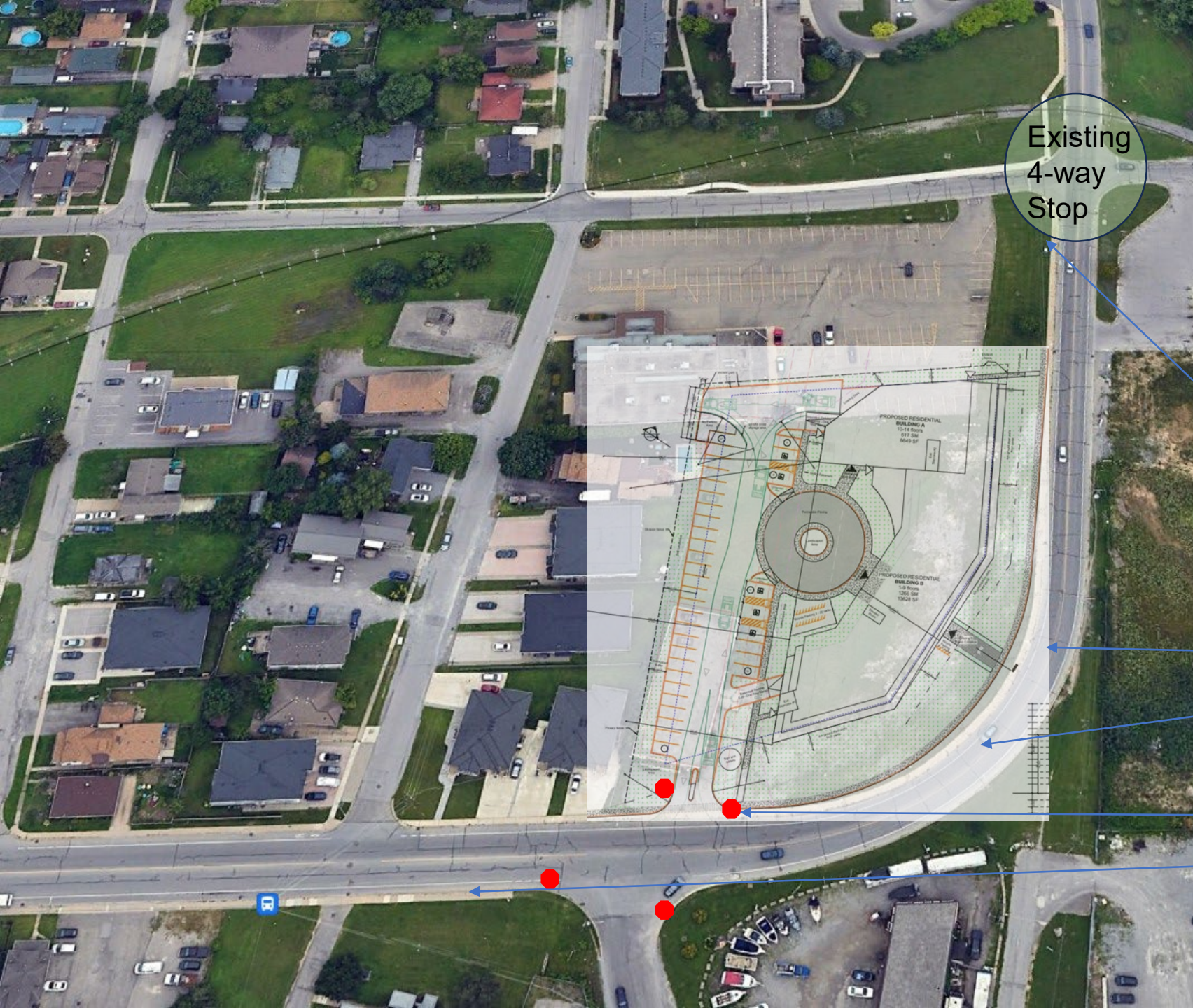
- [To permit a minimum lot area of 24.8 m² per dwelling unit;
- [To permit a maximum building height of 15 storeys / 43.40 m
- [To permit a maximum density of 399 units/ ha
- [To permit reduced minimum front and exterior side yard setback of 4.0 m
- [To permit an interior yard setback to the northerly adjacent property line of 3.0 m
- [To permit a parking rate of 1.08 parking spaces per unit

That the lands known municipally as 75 Ormond Street South be designated a Class 4 Noise Area pursuant to Publication NPC-300 (Ministry of Environment Conservation and Parks Change Class 4 Noise Area Classification (NPC-300)).

That the speed limit along Ormond Street be reduced to 40 km/hr.

Q9

planning
+ design



Existing
4-way
Stop

Community Safety First

- All-way stop control for turning vehicle and pedestrian crossing safety
- Lower Speed limit for improved driver responsiveness

Proposed 40km/h speed limit sign

85m Stopping Sight Distance 50km/h

65m Stopping Sight Distance 40km/h

Proposed All Way Stop Control

Proposed 40km/h speed limit sign

What is a Class 4 Noise Area /

The Class 4 Noise Area classification was introduced by the Ministry of Environment in 2013. It is intended to allow for residential infill and redevelopment in proximity to existing stationary sources of noise, such as industry, while still protecting residences from undue noise. The Class 4 Noise designation is designed to also allow industry to continue its operation without affecting its Environmental Compliance Approvals.

In addition to the Class 4 Classification, as part of the development we will be providing noise attenuating building design measures, air conditioning and registering a Class 4 warning clause on title.

Class 4 Designation

- NPC-300 Definition
 - For sites that would otherwise be a Class 1 or 2 area;
 - Intended for development with new noise-sensitive land use(s) that are not yet built;
 - In proximity to existing, lawfully-established stationary source(s); and
 - That has formal confirmation from the land use planning authority with the Class 4 area classification

Class 4 Sound Level Limits

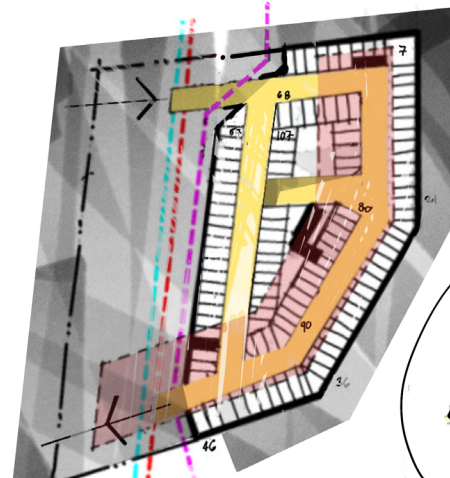
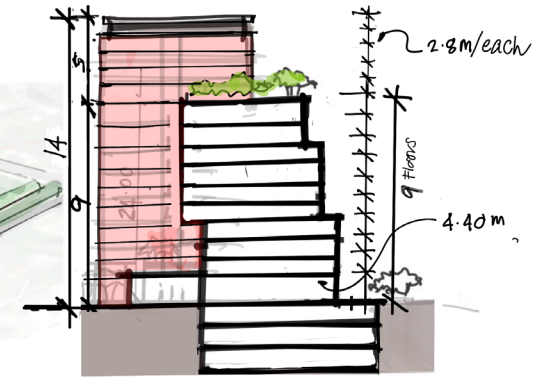
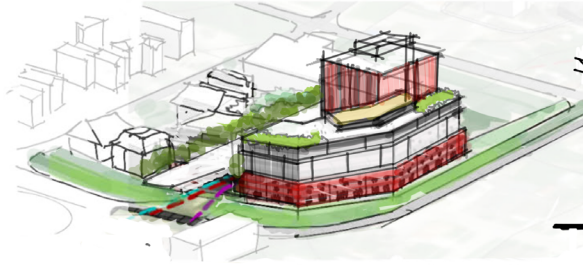
- Sound level Limit at the Façade
 - 60 dBA during the day and evening (07:00 to 23:00)
 - 55 dBA during the night (23:00 to 07:00)
- Sound Level Limit in the Outdoor Living Area (OLA)
 - 55 dBA during the day (07:00 to 23:00)

Class 4 Requirements at Development

- Air Conditioning
- Class 4 Warning Clause:

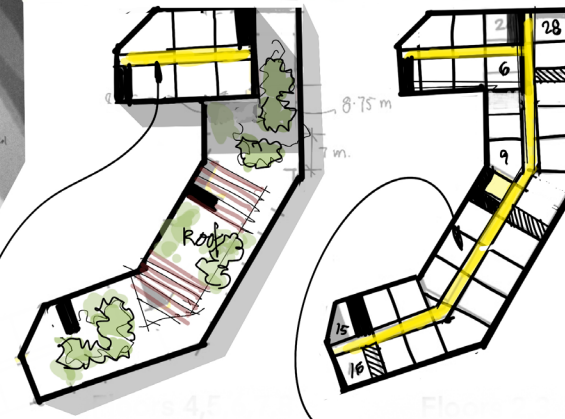
“Purchasers are advised that this development is a Class 4 receptor area/site under Ministry of the Environment, Conservation and Parks noise guideline NPC-300 and that it is assumed that windows and exterior doors are closed. This dwelling unit has been supplied with a ventilation system which will allow windows and exterior doors to remain closed. Notwithstanding any noise mitigation in the design of this development and individual dwellings, noise from the adjacent facilities may at times interfere with some activities of the dwelling occupants. In the event of such an occurrence, residents are advised to close the windows.”

Thank You/ Questions?



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10-14

Floors 1-9



Site plan

Lot area = 6,870 m²
 Lot coverage 35% allowable 40%
 Softland scape = 28% required 30%
 Gross floor area = 23,200 m²
 FSI = 3.38

ISD

75 Ormond St. South, Thorold, ON
Schematic Design - Option D-2, July 14 2023



Regional Service Easement /

Review of Spring and Fall Shadows (Equinoxes):

- The spring and fall equinoxes cast similar shadows and accordingly, this description will jointly speak to the findings of these shoulder seasons. The shadow begins to cast shade on the surrounding neighbourhood to the west beginning at sunrise around 7:51 am. The shadow moves away from the neighbourhood by 10:51 am. Between the hours of 10:00 am and 4:00 pm, there is approximately 5 hours of sun on the low-rise properties to the west. Given that properties experience shadows from approximately 8:00 am to 11:00 am (in the most impactful condition), there exists more than 50% of the day where the properties are not impacted by the proposed development from a shadowing perspective.
- With respect to the Ormond Street sidewalk and the proposed private at-grade amenity space, there exists shadows on the sidewalk from approximately 1:51pm - 4:51 pm (3 total hours). The building is only casting shadow on approximately 50% of the sidewalk along the site's frontage. Between the hours of 10:00 am - 4:00 pm, there will be more than 3 hours of sun on the public sidewalk and the proposed private amenity space.

Review of Summer Shadows (Solstice):

- The shadow begins to cast shade on the surrounding neighbourhood to the west beginning at sunrise around 6:51 am. The shadow moves away from the neighbourhood by 10:51 am. Between the hours of 10:00 am and 4:00 pm, there is approximately 5 hours of sun on the low-rise properties to the west. Given that properties experience shadows from approximately 7:00 am to 11:00 am (in the most impactful condition), there exists more than 50% of the day (between 10:00 am and 4:00 pm) where the properties are not impacted by the proposed development from a shadowing perspective.
- With respect to the Ormond Street sidewalk and the proposed private at-grade amenity space, there exists shadows on the sidewalk from approximately 1:51pm - 5:51 pm (4 total hours). Between the hours of 10:00 am - 4:00 pm, there will be more than 3 hours of sun on the public sidewalk and the proposed private amenity space.

Review of Winter (Solstice):

- The shadow begins to cast shade on the surrounding neighbourhood to the west beginning at sunrise around 8:51 am. The shadow moves away from the neighbourhood by 10:51 am. Between the hours of 10:00 am and 4:00 pm, there is approximately 5 hours of sun on the low-rise properties to the west. Given that properties experience shadows from approximately 9:00 am to 11:00 am (in the most impactful condition), there exists more than 50% of the day where the properties are not impacted by the proposed development from a shadowing perspective.
- With respect to the Ormond Street sidewalk and the proposed private at-grade amenity space, there exists shadows on the sidewalk from approximately 3:51 pm to sunset (~1 total hour). Between the hours of 10:00 am - 4:00 pm, there will be more than 3 hours of sun on the public sidewalk and the proposed private amenity space.