



Q9  
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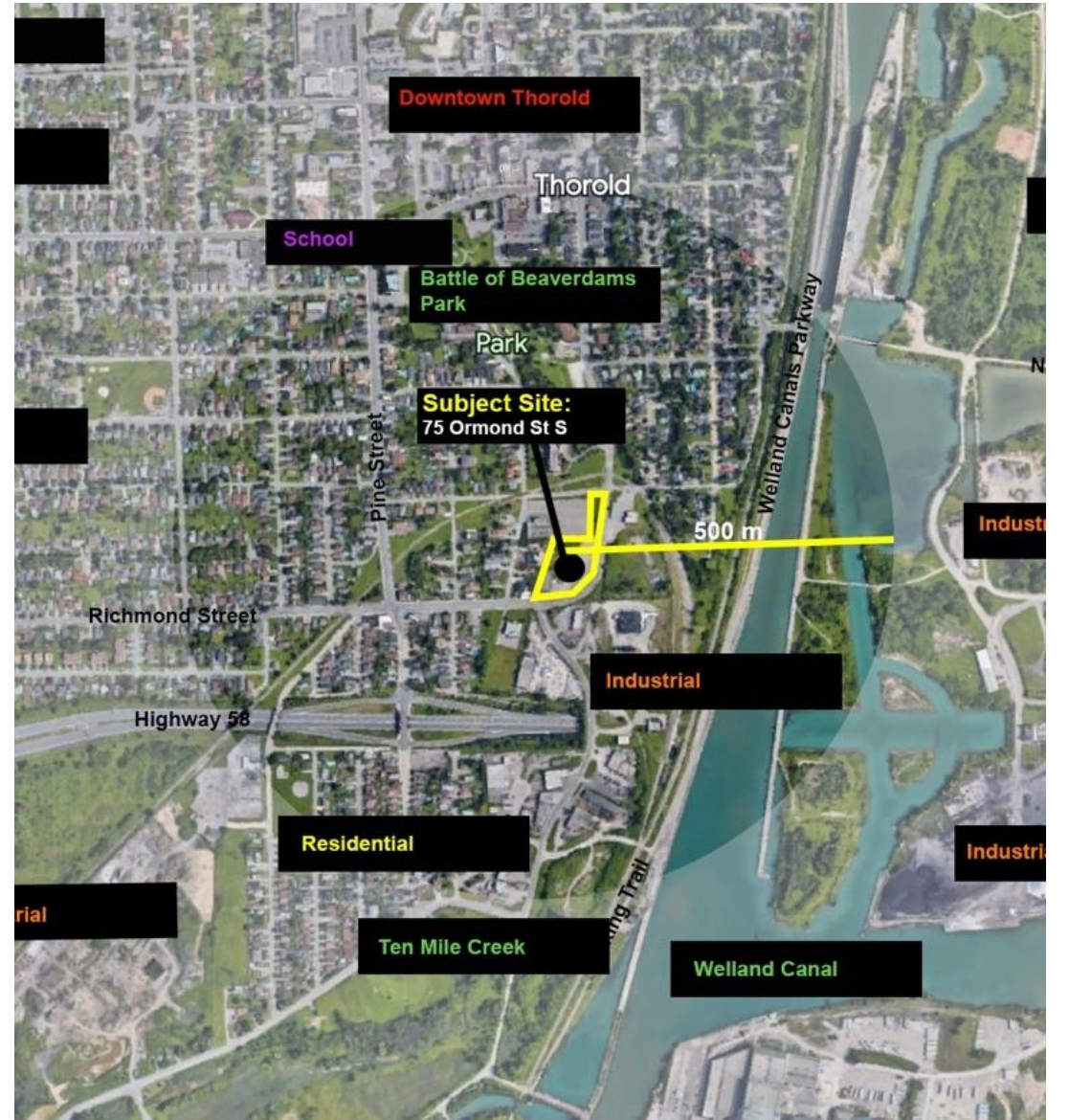
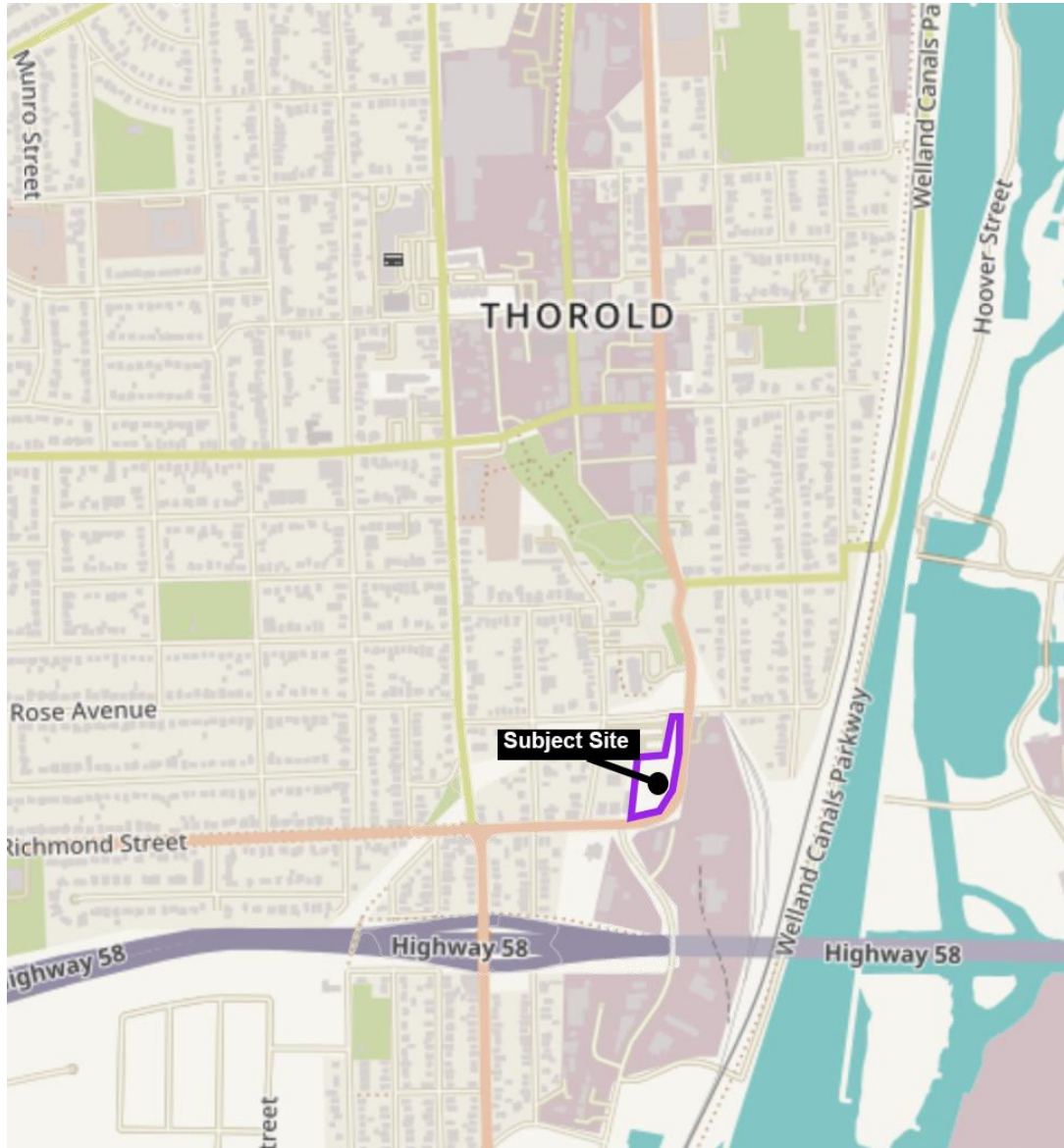
ISD  
ARCHITECTS

EVERTRUST  
DEVELOPMENT GROUP CANADA INC.



**75 Ormond Street S, Thorold, Ontario**

**Official Plan & Zoning By-law Amendment**



# What We Heard /

## Statutory Public Meeting February 27<sup>th</sup> 2024

Comment	How was comment addressed?
<b>Would there be an Affordable Housing component to the development?</b>	No affordable housing component was included as part of the development proposal, the Proponent is of the opinion that the development will provide a range of housing that will be attainable for a large segment of the community.
<b>Was a shade analysis completed? Any impacts on adjacent land uses?</b>	A shade analysis was prepared for the proposed development, it noted that there were no significant impacts on the adjacent properties.
<b>The proposal does not provide enough parking?</b>	The proposal has been modified to provide one parking space per unit. The proposal provides five (5) parking spaces for the newly introduced commercial space, which would comply with the provisions of the Zoning By-law. Twenty (20) parking spaces will be provided for visitor parking. Finally, ten (10) parking spaces remain, that can be allocated for residents that have more than one vehicle.
<b>Could the proposal include some ground floor commercial?</b>	The proposal was modified to include one-hundred and ten (110) m <sup>2</sup> of ground floor commercial space. This space is situated on the south west corner of the proposed development.
<b>The height of the building is too tall? A smaller structure with lesser units is more desirable.</b>	The proponent believes that the scale and size of the proposed structure was appropriate for the site and has not modified this element of the design. They are also of the opinion that the number of units that are provided are appropriate as it provides a mix of housing units.
<b>Noise – adjacent employment</b>	The adjacent employment use would benefit from the introduction of the Class 4 designation on the property. This would allow both the proposed Mixed-Use structure and the existing Employment use to exist without conflict. If the Class 4 designation is not approved it would require a significant redesign of the structure at the time of Site Plan Control.

# Updated Proposal /

Dimension	Original Proposal	Revised Proposal
Number of storeys	9 storeys in main building 15 storeys tower portion at north part of site	9 storeys in main building 15 storeys tower portion at north part of site
Building breakdown	Floors 1 – 9, <b>244 units</b> Floors 10 – 15, 30 units	Floors 1 – 9, <b>242 units</b> Floors 10 – 15, 30 units
Total units	<b>275 residential units</b>	<b>273 residential units</b> <b>105 m2 of commercial</b>
Residential Unit Types	<b>31.27% (86 units)</b> - 1 bedroom 54.18% (149 units) - 2 bedroom 10.18% (28 units) - 3+ bedroom 4.36% (12 units) - 4 bedroom	<b>30.55% (84 units)</b> - 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	At grade interior courtyard + rooftop on Building B
Total parking spaces	<b>297 total spaces</b> [36 above grade, 261 below grade in three (3) levels of underground parking] 297 parking spaces for residential	<b>305 total spaces</b> [38 above grade, 267 below grade in three (3) levels of underground parking] <b>300 parking spaces for residential (1 per unit, 20 visitor parking spaces, 7 additional spaces for residents with more than 1 vehicle)</b> <b>5 parking spaces for commercial</b>
Bicycle parking spaces	145 total [120 indoor secured, 25 outdoor]	145 total [120 indoor secured, 25 outdoor]



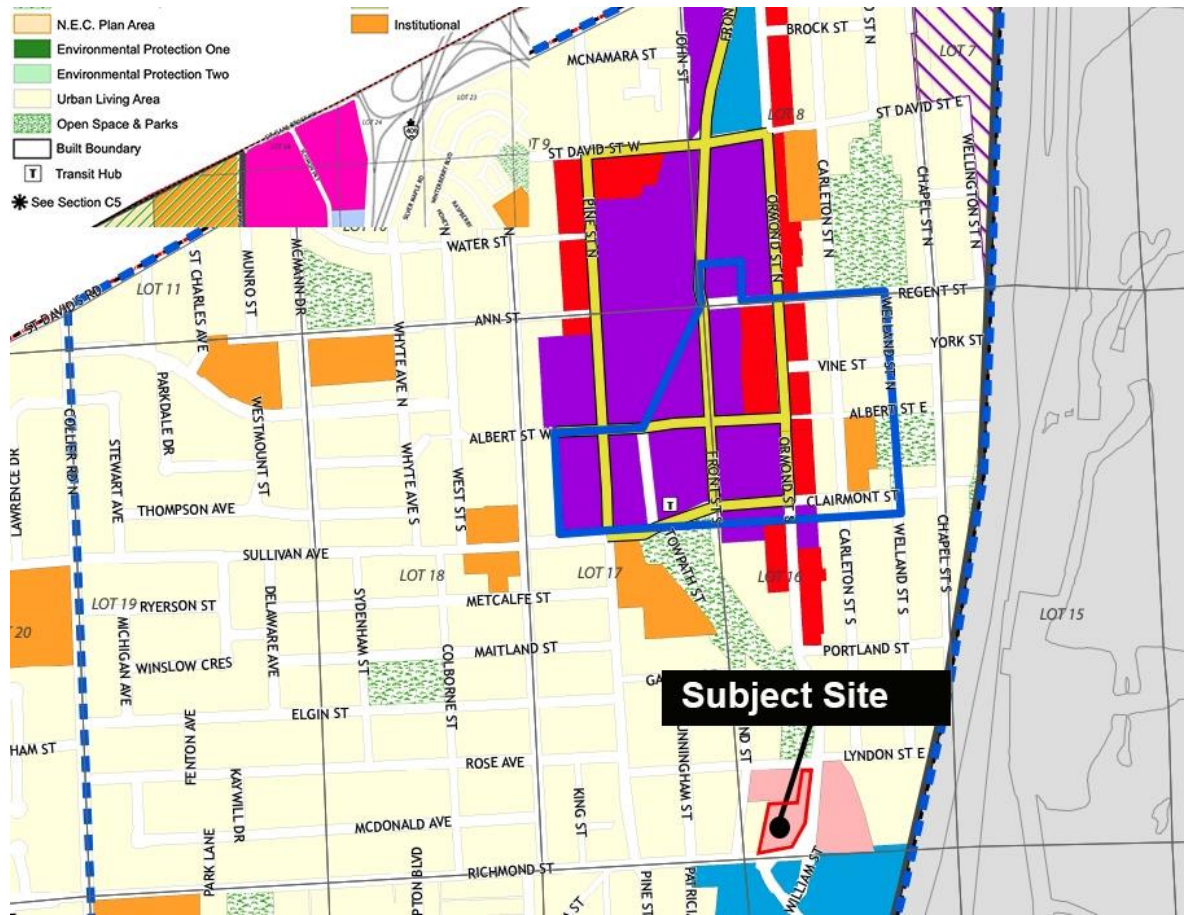
# Policy Context Official Plan /

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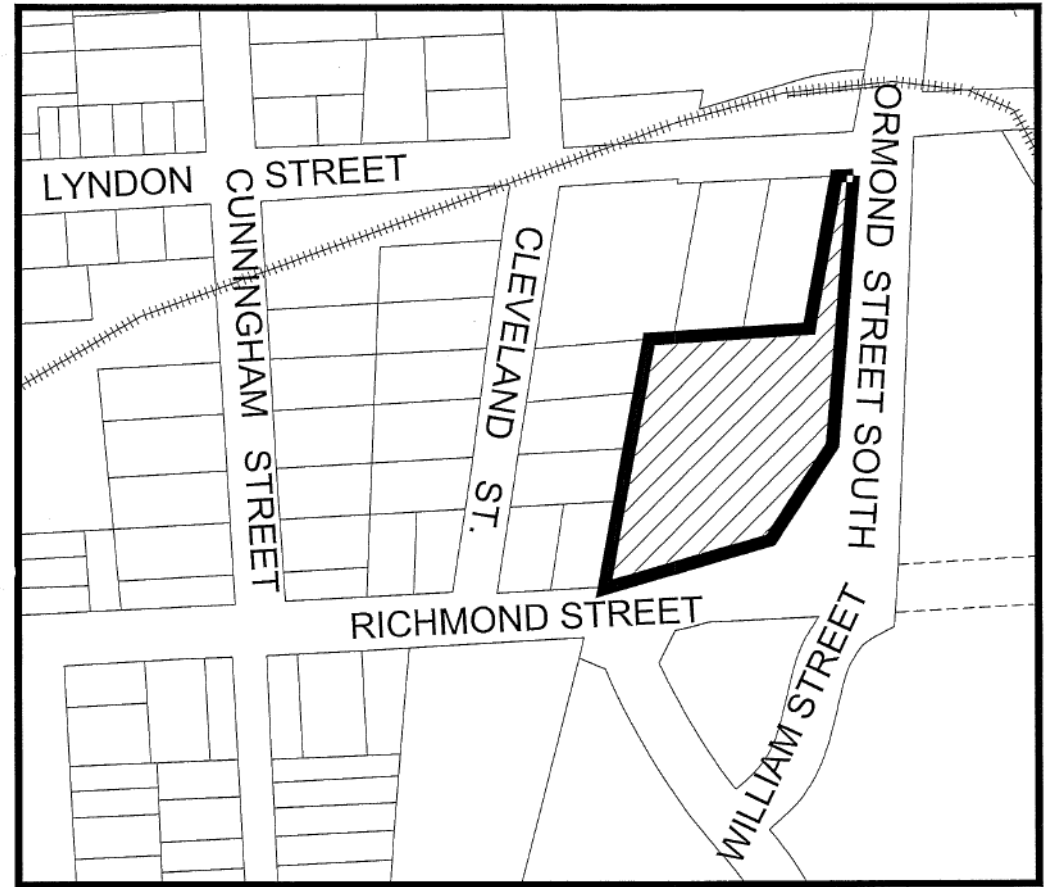
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REGION OF NIAGARA, OFFICIAL PLAN (2022)

Designation: Built-Up Area



SCHEDULE "A" to By-law No. 160-2018



CITY OF THOROLD

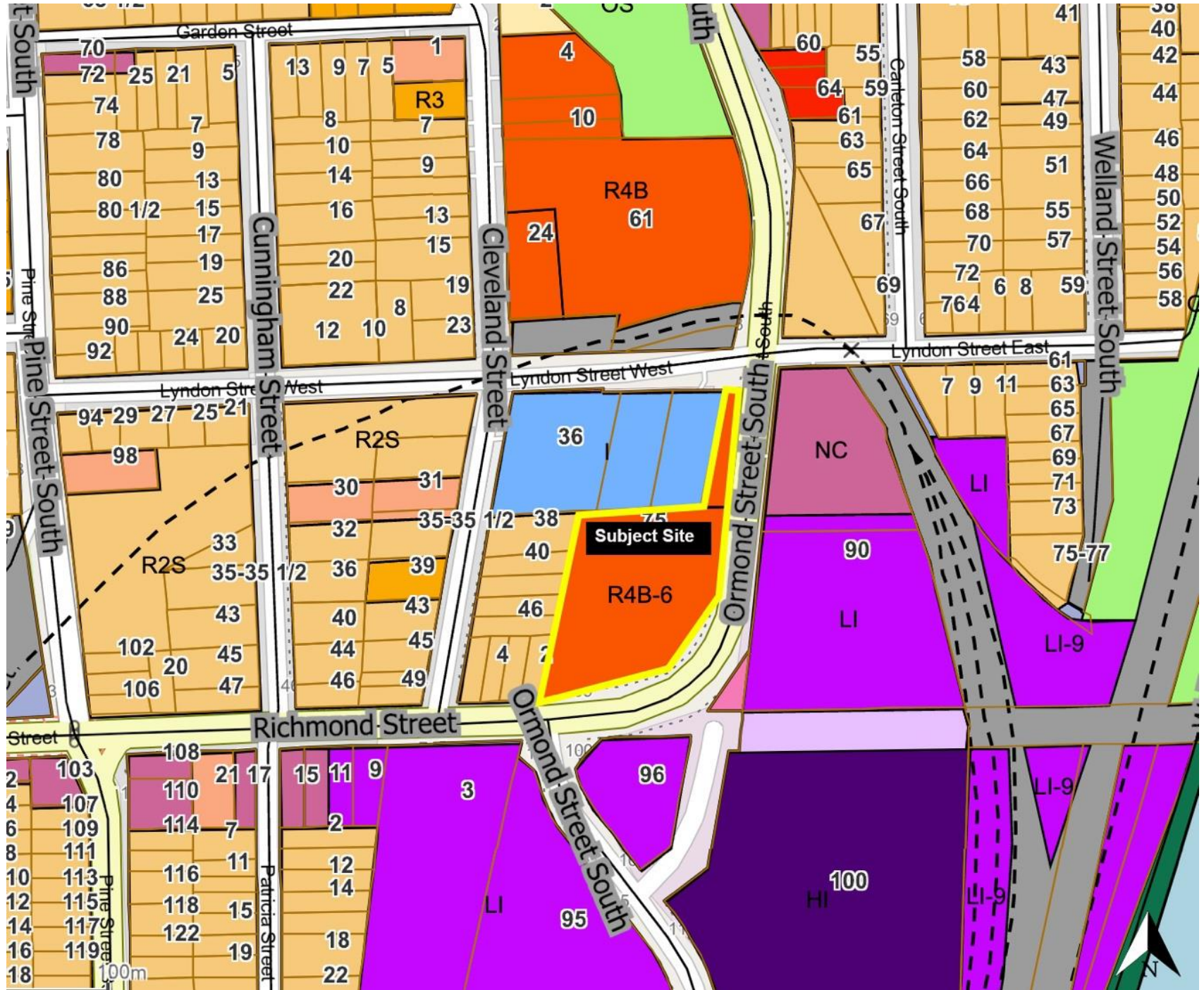
OFFICIAL PLAN AMENDMENT NO. 05



LANDS TO BE REDESIGNATED FROM GENERAL COMMERCIAL TO URBAN LIVING AREA SPECIAL POLICY NO. 05

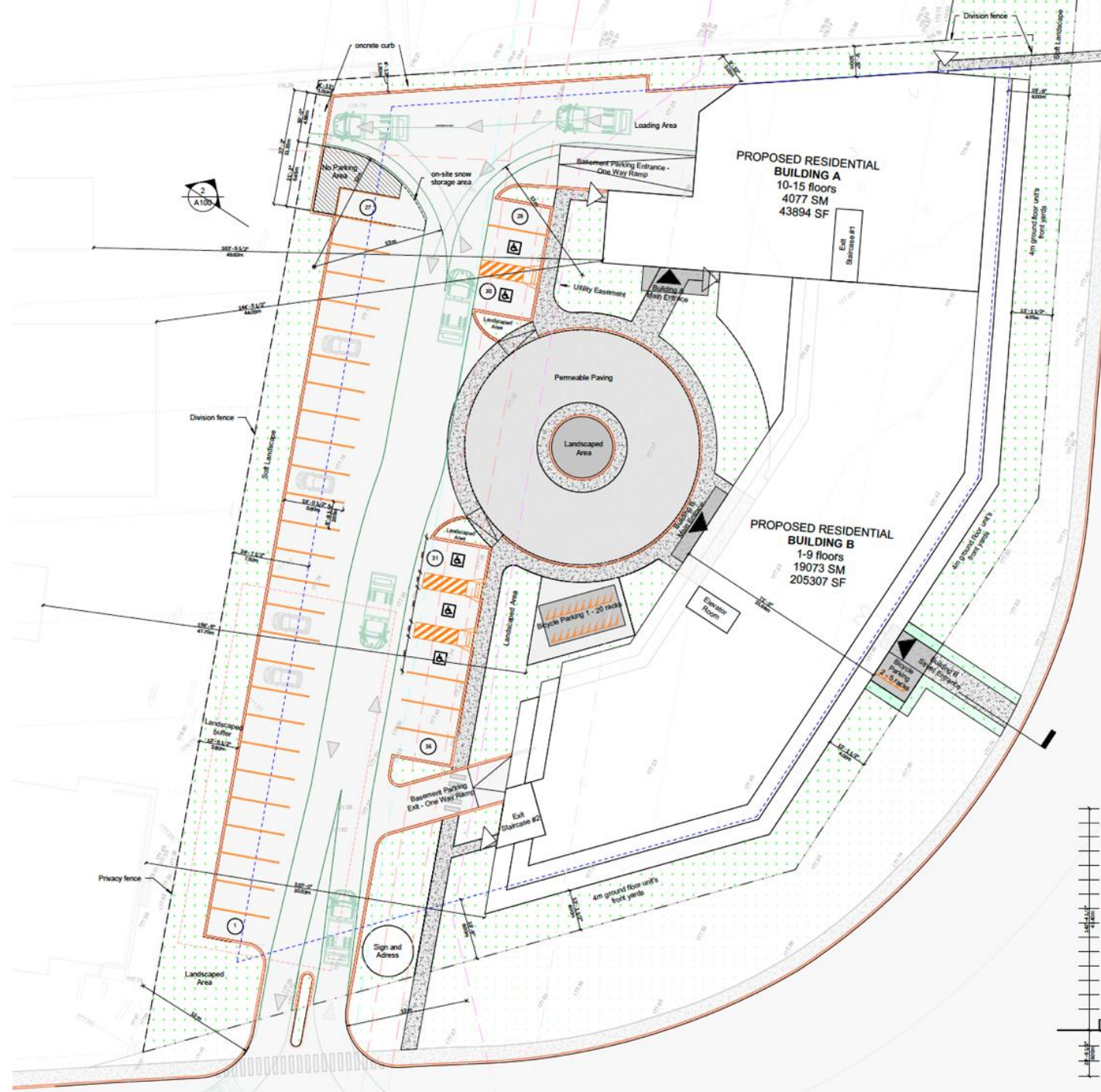


# Current Zoning /



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# Site Plan /



ZONING CRITERIA	AREA IS
SITE AREA	73917.26
GFA	249541.00
FLOOR SPECE INDEX - FSI	3.37
LOT COVERAGE - LC	28171.47
SOFTSLANDSCAPE %	28220.65

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

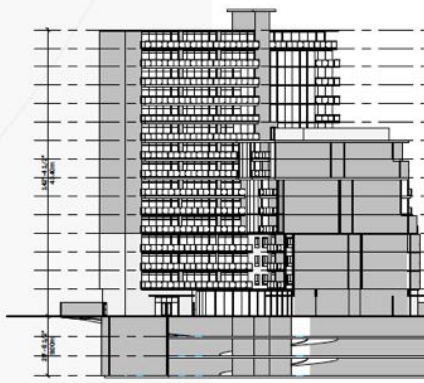
BUILDING HEIGHT	
BUILDING A	43.40 M
BUILDING B	26.60 M

TOTAL NUMBER OF UNITS	
UNIT MIX - %	
1 BED	31.27%
2 BED	54.15%
3 BED	10.15%
4 BED	4.36%

CAR PARKING	
REQUIRED	111.25
PROVIDED	303
SURFACE PARKING	38
BIQ 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	28
4 BED APARTMENT	12
	275





# Official Plan & Zoning Request /

**Official Plan Amendment:** Urban Living Area Special Policy Area: Notwithstanding Section B1.1.3.c), the maximum density of development on the subject lands shall be 400 units per hectare.

**Speed Limit Reduction:** a reduction in speed limit along the frontage of Richmond Street and Ormond Street South from 50 km/h to 40 km/h.

**Class 4 Noise Designation:** A Class 4 Noise Area pursuant to Publication NPC-300 (Ministry of the Environment, Conservation and Parks (MECP) Environmental Noise Guideline.

**Zoning By-law Amendment: R4B – 33:**

The subject lands are subject to the regulations of the R4B zone, and all other regulations of this By-Law, and with the following site-specific regulations:
<input type="checkbox"/> a total density of 400 units/hectare,
<input type="checkbox"/> Interior side yard setback - 3.0 metres;
<input type="checkbox"/> Front and exterior side yard (east) setback - 4.0 metres;
<input type="checkbox"/> Maximum height - fifteen (15) stories/fifty (50) metres;
<input type="checkbox"/> Parking rate (residential) - 1.08 spaces per residential unit;
<input type="checkbox"/> Parking rate (commercial) – 1 per 30 m <sup>2</sup> of convenience commercial space
<input type="checkbox"/> Parking space width of 2.6 metres for all on surface parking spaces and a parking space width of 2.5 metres for all underground parking spaces.
<input type="checkbox"/> To permit the following as convenience commercial uses in accordance with the location depicted on Appendix A to this By-law: clinic, commercial school, convenience store, day care, office, personal service shop, pharmacy, restaurant, retail store, tavern, veterinary clinic or residential unit.

# Conclusion /

- Tonight, we are asking for Council to Approve the OPA/ZBA for 75 Ormond. We believe this development should be supported by Council as it provides more housing to that will directly support a growing downtown and will utilize existing services and infrastructure.
- Our working relationship with staff on this project has been excellent. Staff are supportive of this proposal and their detailed staff report indicates support for what we have presented.
- The application was deemed complete in January and our 120 day timeline was up in May. We are therefore eligible for partial application fee refund which would be approximately \$10,108.00.
- If Council approves the development tonight, my client has committed to not requesting the fee refund.

# Excerpts from Staff Report /

- “This site provides an intensification project in close proximity to downtown which can help the city meet their intensification projections and take advantage of the existing bike lanes and public transit opportunities along Ormond Street South.”
- “The proposed development increases intensification by providing additional residential units to serve a wide range of different incomes and ages of households.”
- “The proposal promotes an efficient form of intensification for the city, which takes advantage of existing services along a transit route in close proximity to downtown.”
- “The proposed development would provide additional residential units which would establish a diverse mix of housing to meet the needs of both the current and future residents of the City of Thorold.”

# Thank You / Questions?

