



**City of Thorold
Public Works Department
905-227-3535**

To: 1834583 Ontario Inc.
From: Haesun Jung, Engineering Technician I
Subject: 46 & 48 St David St W – Engineering Comments
Date: April 17, 2024

Engineering reviewed the submitted drawings and have provided the following comments:

- Please provide updated FSR with the next submission as per requested comments.
- Please include an Excel version of the storm and sanitary design sheets during resubmission.
- Please provide rational as to why a 2 year storm event was not designed for.
- Please provide a design solution to reduce the flow from the proposed development to the existing (i.e.; PROP. MH TO EX MH) to reduce the flow being conveyed to EX MH to EX MH to account for future developments in the area.
- Please provide a servicing plan with next submission. Servicing plan should include all existing services on site and proposed stormwater management plan.
- Complete flow test of fire hydrant to ensure adequate pressure for fire protection.
- The City's preference will be to install sanitary manhole at property line. Similarly, the City's preference will be to install the sanitary cleanout (CO) inside the building.
- Please identify the fire route on the next submission.
- Reinstate the curb at 48 St. David St. W after the existing driveway is removed.
- Please provide grading plan with the next submission.

Should you have any question, please feel free to contact the undersigned.

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c.c. Ugo Obiako, M.Eng.; C.E.T., P. Eng.
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Growth Strategy and Economic Development

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free:1-800-263-7215

Via Email Only

April 17, 2024

File Number: PLZBA202400201

Ashley D'Amico

Development Coordinator

City of Thorold

P.O. Box 1044, 3540 Schmon Parkway

Thorold, ON L2V 4A7

Dear Ms. D'Amico:

Re: Regional and Provincial Comments
Application Type: Zoning By-Law Amendment
City File Number: D14-02-2024
Applicant: 1834583 ONTARIO INC
Location: 48 St David Street West; 46 St David Street West;
Municipality Name: City of Thorold

Staff of the Regional Growth Strategy and Economic Development Department has reviewed the Zoning By-law Amendment Application for 46 and 48 St. David Street West located in the City of Thorold. The Applicant is proposing to rezone the lands to permit the development of an apartment containing 17 dwelling units.

The Zoning By-law Amendment application is required to rezone the subject property from 'Residential First Density C' ("R1C") to 'Site Specific Residential Fourth Density R4A Zone' ("R4A-XX") in Comprehensive Zoning By-law 2140 (97) and 'Single Detached, Duplex' ("R1C") to 'Site Specific Apartment and Long Term Care Facility' ("R4A-XX") in New Comprehensive Zoning By-law (60) 2019.

A pre-consultation meeting was held on May 17, 2023 with the applicant and City and Regional staff in attendance. The following comments are provided to assist the City of Thorold with their review of the proposed Zoning By-law Amendment Application.

Provincial and Regional Policies

The Provincial Policy Statement ("PPS") identifies the subject lands within a Settlement Area, while A Place to Grow: Growth Plan for the Greater Golden Horseshoe ("Growth Plan") and the Niagara Official Plan ("NOP") designate the site as Delineated Built-up Area. The PPS, Growth Plan and NOP contain policies that direct the majority of growth

and development to Settlement Areas, support intensification, and provide for an appropriate range of housing types and densities required to meet the social and physical well-being of current and future residents. The NOP permits a full range of residential, commercial, and industrial uses within the Urban Area, subject to the availability of adequate municipal services and infrastructure.

Further, Chapter 2 of the NOP states that a minimum of 60 percent of all residential development occurring annually across the Niagara Region will be within Delineated Built-up Areas. Accordingly, the NOP sets out a minimum residential intensification target of 25 percent for the City of Thorold. Additionally, the NOP states that development in urban areas will support opportunities for transit-supportive development and opportunities for the integration of gentle density that considers the character of residential neighbourhoods. As local compatibility and integration of development with existing residential land uses is primarily a matter of local responsibility, the City should be satisfied with respect to integration of the proposed development with the local context.

Regional staff has reviewed the Planning Justification Report prepared by Upper Canada Consultants (dated March 2024) and is generally supportive of the proposed development. As such staff is satisfied that the proposed development is consistent with the PSS and conforms to the Growth Plan and NOP, subject to the comments below.

Archaeological Potential

The PPS and NOP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, Section 2.6.2 of the PPS and Policy 6.4.2.1 of the NOP state that development and site alteration is not permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

During the pre-consultation meeting held on May 17, 2023, Regional staff required that a Stage 1-2 Archaeological Assessment be completed as the site exhibits the potential for the discovery of archaeological resources.

Regional staff has reviewed a Stage 1-2 Archaeological Assessment (dated October 19, 2023) completed by Amick Consultants Limited. As a result of the Stage 1-2 archaeological assessment, no archaeological resources were encountered, subsequently, no further archaeological assessment of the study area is warranted. Regional staff has not yet received the associated letter of acknowledgement from the Ministry of Citizenship and Multiculturalism. Staff will require that a copy is provided at the time of Site Plan approval.

Regional staff, however, notes that notwithstanding the results and recommendations presented in the assessment reports, no archaeological assessment can necessarily predict, account for, or identify every form of isolated or deeply buried archaeological deposit. Staff will provide a standard warning clause at the time of the Site Plan

Application to be included in the Site Plan Agreement.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside collection provided that the owner bring the containers to the curbside on the designated pick up day, and that the following limits are not exceeded (based on current waste collection contract):

Multi Residential

- Green – no limit (weekly)
- Waste – 2 bag/can limit per unit to a max of 24 bag/cans per building (bi-weekly)
- Curbside collection only

Region staff have reviewed the submitted site plan (2334-SP) and acknowledge that the development is proposing to utilize in-ground Molok waste containers. The Applicant is advised that this method of waste storage is not eligible for Regional collection. As such, waste collection for the subject property will be the responsibility of the owner through a private waste collection contractor and not the Niagara Region.

Circular Materials Ontario are responsible for the delivery of residential Blue / Grey Box recycling collection services. The most up to date information regarding recycling can be found using the following link: <https://www.circularmaterials.ca/resident-communities/niagara-region/>

Conclusion

In conclusion, Regional staff does not object to the proposed Zoning By-law Amendment Application as the proposal is consistent with the PPS and conforms to Provincial and Regional policies. The Applicant is advised that the future Site Plan Application should address the Region's comments and requirements as outlined in this letter.

Please send copies of the staff report and notice of the City's decision on these applications. If you have any questions related to the above comments, please contact me at alex.boekestyn@niagararegion.ca

Kind regards,



Alex Boekestyn M.Sc.
Development Planner

PLZBA202400201.

April 17, 2024

cc: Jake McGowan, Development Engineering Technician, Niagara Region
Pat Busnello, MCIP, RPP, Manager of Development Planning