

Planning Justification Report

For

368 Aqueduct Street & 155 Gadsby Ave

Part of Township Lot 239 Thorold,

City of Welland

Regional Municipality of Niagara

Prepared by:

Joseph M. Tomaino, MCIP, RPP

127 Aqueduct Street

Welland, Ontario

L3C 1B9

Prepared for:

Lucchetta Builders Inc.

&

Lucas Lucchetta

July 20, 2022

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1.0 INTRODUCTION AND REQUIRED PLANNING APPROVALS

Lucchetta Builders Inc. and Lucas Lucchetta owners of the subject lands would like to proceed with the redevelopment of the subject property to accommodate a 3 storey 24 unit condominium apartment building (Block A) and a residential building lot (Block C). The official plan designates the lands of Block 'A' as Low Density Residential and Open Space & Recreation, which does not permit medium density residential uses. The lands of the proposed single residential lot are designated Open Space & Recreation, which does not permit residential uses. **(Development Plan-Appendix 1)**

Therefore, an official plan amendment would be required to recognize the medium and low density residential uses for the property. The lands shown as Block B (Development Plan-Appendix 1) are to be redesignated Core Natural Heritage.

The City of Welland Zoning By-law 2017-117, zones the lands of Block 'A' Residential Low Density 1 –RL1 Zone and Open Space & Recreation O1 Zone. The RL1 and O1 Zones do not permit apartment buildings. The lands of Block "C" (single residential lot) are zoned Open Space & Recreation, which doesn't permit residential dwellings.

Therefore, a zoning by-law amendment would be required to permit the proposed 24-unit condominium apartment building and the residential building lot. The lands shown as Block B are to be rezoned to Environmental Protection Overlay.

The report demonstrates that the proposal is keeping with Provincial and Municipal land use planning policies. The subject proposal would be compatible with the surrounding land uses and implements the vision for the City of Welland.

Lucchetta Builders Inc. and Lucas Lucchetta retained Joseph M. Tomaino in March 2022 to prepare a planning justification report for the subject development.

The Appendixes contain some additional information specifically the notes from the pre-consultation meeting held on June 6, 2019. **(Appendix 3)** An additional pre-consultation meeting was held on March 16, 2022.

2.0 DESCRIPTION OF THE SUBJECT LANDS AND SURROUNDING LAND USES

The subject lands are comprised of two properties, 368 Aqueduct Street and 155 Gadsby Avenue with having frontage on both streets. The parcel is approximately 152 metres by 47.5metres and approximately .63 hectares. The lands are relatively flat and is on a local municipal road with full municipal services. The lands are legally described as Part of Township lot 239, Geographic Township of Thorold, City of Welland, Regional Municipality of Niagara. Development Plan **(Appendix 1)** attached to this submission.

The subject lands are located within the urban built-up area of the City of Welland. The lands are surrounded by various urban land uses as follows:

North- Residential and Park

East- Residential

South- Residential

West-Residential

The proposed development is compatible with the surrounding land uses.

3.0 DESCRIPTION OF THE PROPOSAL

With reference to Appendix 3, a site plan with floor plan layouts has been prepared by Jason Pizzicarola Design-Architects Inc. for the 3 storey 24 unit condominium apartment building. The scale of the building has been limited to 3 storeys as to not cause and significant issues with casting of shadows and obstruction of views for adjacent lots. The overall development foot print has been scaled back from previous development proposals to 21% of the lot area. The lot area does not include the additional lands of 1603 .46 sq. m of the woodland feature to be conveyed to the City of Welland. In addition 53% of the lot area is landscaped with the majority of the landscaped area surrounding the perimeter of the woodland feature.

Within the 24 units, 21 are 2 bedroom units and approximately 1100 sq. ft. in size and 3-1 bedroom units approximately 700 sq. ft. in size. The proposed scale of the building and size of units provides an additional type of housing that is needed in the City of Welland.

With reference to Appendix 1, Block B the woodland feature is to be conveyed to the City of Welland and to be included as part of the existing Aqueduct Street Park. The remaining Block C of Appendix 1 is to be developed as one single detached residential lot fronting onto Gadsby Ave.

Further to recent planning applications submitted for the subject property and public input received regarding previous applications, the subject application has been revised to address public input. The building foot print has been drastically reduced providing additional open space. The woodland feature is to be protected & enhanced and conveyed to the City of Welland.

4.0 REVIEW OF PLANNING POLICY FRAMEWORK

The subject lands are within a settlement area under the Provincial Policy Statement (2020) (“PPS”) and the Built Up area under the 2019 Places to Grow, for the Greater Golden Horseshoe (Growth Plan). According to the Region of Niagara Official Plan, the lands are within the Urban Area and the Built-Up Area for the City of Welland. A full range of residential, commercial, and industrial uses are permitted generally within the Urban Areas, subject to the availability of adequate municipal services and infrastructure.

The PPS provides broad policy direction on matters of provincial interest related to land use planning and development. The policies that directly apply to the proposed development of the subject lands include:

“1.1.1 Healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential (including second unites, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems , and public service facilities are or will be available to meet current and projected needs; and*
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate”*

The development of the subject lands for residential purposes will provide another form of housing to meet the long-term needs of future residents. In addition, the form and scale of development provides a cost-effective pattern of development minimizing land consumption and servicing costs as it takes advantage of existing services.

Section 1.1.3.1 of the PPS states:

“Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted”

The subject lands are located within the built up area of the City of Welland. The proposed development contributes growth to the City of Welland settlement area.

Section 1.1.3.2 of the PPS is also of particular relevance as it states:

“Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:*

1. *efficiently use land and resources;*
 2. *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for the unjustified and/or uneconomical expansion;*
 3. *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
 4. *support active transportation;*
 5. *are transit-supportive, where transit is planned, exists or may be developed; and*
 6. *are freight-supportive; and*
- b) *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.”*

The proposed development for residential purposes utilizes the existing municipal and regional infrastructure currently in place to service the subject lands. The subject lands are an underutilized land parcel of land within the settlement area. The proposed development provides intensification within the City of Welland settlement area.

Further, with respect to housing, Section 1.4.3 of the PPS states that Planning Authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents.

Section 1.6.6.2 of the PPS outlines the preferred method of servicing for new development and states:

“Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within the settlement areas on exiting municipal sewage services and municipal water services should be promoted wherever feasible.”

The proposed development will be serviced by water and sanitary services that are currently available in close proximity to the subject lands.

Based on the above-mentioned policies, the proposed Official Plan and Zoning By-law Amendment Applications are consistent with the policies of the PPS (2020).

The subject land is located within the Built-Up Area under the 2019 Places to Grow, for the Greater Horseshoe (Growth Plan). The proposed development provides growth within the built-up area of the City of Welland, through intensification of an underutilized parcel of land. The development will make efficient use of exiting municipal water and wastewater systems.

Provincial policy requires a minimum of 40% of all new residential development occurring annually to be located within the designated “Built-up Areas as part of each municipality’s intensification target. The proposed development contributes to the City’s intensification target by providing growth within the built up area of the City.

Based on the above-mentioned policies, the proposed Official Plan and Zoning By-law Amendment Applications conform to the objectives and policies in the Provincial Growth Plan.

The subject lands are within the Urban Area of the Niagara Regional Official Plan. A full range of residential, commercial, and industrial uses are permitted generally within the Urban Areas, subject to the availability of adequate municipal services and infrastructure. The Regional Official plan promotes higher density in Urban Areas and supports growth that contributes to the overall goal of providing a sufficient supply of housing that is affordable, accessible, and suited to the needs of a variety of households and income groups in Niagara. The subject lands are serviced by full municipal services.

Based on the above-mentioned policies, the proposed Official Plan and Zoning By-law Amendment Applications conform with the policies of the Regional Official Plan.

The City of Welland Official Plans designates the subject lands of Block A in Appendix 1 as Low Density Residential and Open Space & Recreation. The proposed use of the property for a low rise apartment is not a permitted use, and therefore, an Official Plan Amendment is required. The subject lands of Block C, Appendix 1 are designated Open Space & Recreation and a single detached residential lot is not a permitted use and therefore an Official Plan Amendment is required. The request is being made to redesignate the property to Medium Residential for Block A (Appendix 1) and Low Density Residential for Block C (Appendix 1).

Block B, Appendix 1 is designated Low Density Residential and Open Space & Recreation and we are requesting that these lands be redesignated Core Natural Heritage to recognize the woodland feature.

An Official Plan Amendment application is included as part of the submission materials.

The Official Plan for the City of Welland also contains policies related to infill intensification within existing residential areas. Section 4.2.3.6 of the Official Plan encourages infill development throughout the City's Built-Up Area. The proposal also addresses the criteria contained within this Section as follows:

- i. Land Use and neighbourhood character compatibility-* The subject lands are intended to be developed with a mix of residential uses, including a single detached lot and 3 storey 24 unit condominium apartment building.
- ii. Lot Pattern and configuration-* The subject single detached residential lot is similar in size and shape to the other lots along Gadsby Ave.
- iii. Accessibility-*the development will have frontage on a public road.
- iv. Parking-*The minimum parking requirements will be met and exceeded.
- v. The potential for additional traffic and traffic maneuverability-*The proposed development will have a minimal increase in traffic and will not impact traffic maneuverability.
- vi. The potential for transit ridership-*An increase in density will create a demand for transit services.
- vii. Natural and built heritage conservation/protection-*The natural areas are to be protected.
- viii. The available capacity of municipal infrastructure; and -*Municipal infrastructure is available and there is capacity to support this development.
- ix. Residential intensification targets identified in the plan-* The proposed development will assist the City in achieving a goal of 60% of new residential development within the built up area.

It is my opinion the proposed development supports the policy objectives of the City of Welland’s Official Plan.

5.0 CURRENT ZONING

The City of Welland Zoning By-law 2017-117, zones the property Residential Low Density 1 –RL1 Zone and Open Space & Recreation O1 Zone. The proposed development does not comply with the existing zoning and therefore an application to amend the current zoning by-law is required.

6.0 ZONING BY-LAW AMENDMENT

To facilitate the proposed 3 storey 24 unit condominium apartment building (Block A) a zoning by-law amendment is required to rezone the lands from RL1 and O1 to a RM Zone. Will require a RM site specific zoning to recognize the lot frontage of 16.27 m and to limit the height of the building to 3 storeys/11m for 24 residential apartment units.

The following chart details the proposed site specific RM zoning regulations:

Zoning By Section	Zoning By Law Provisions RM	Proposed
Parking-Minimum Number of Spaces Required	1 space/unit= 24	26 (including barrier free spaces)
10-50 standard spaces require 1 B.F Space	1 B.F Space	2 barrier free spaces
Lot Frontage	45 m	16.27 m-site specific
Interior Side Yard (south)	3 m	4.78 m
Interior Side Yard (north)	3 m	22.12 m
Building Height (Max)	20 m (6 storeys)	11 m (3 storeys)-site specific
Required Lot Area	780 sq. m	4259 sq. m
Lot Coverage	55 %	21 % (869 sq.m)
Maximum # of units		24 units-site specific
Landscaped Area	20%	53.4 %

To facilitate the development of the residential lot (Block C) a zoning by-law amendment is requested to rezone the lands from O1 to RL2-site specific. The requested site specific zoning is to allow a rear yard of 5 meters for the proposed single detached dwelling.

A Zoning By-law amendment application is included as part of the submission materials.

7.0 PLAN OF CONDOMINIUM

Once the Official Plan and Zoning By-law amendments for the lands is approved, the development will be subject to plan of condominium application. The draft plan of condominium application is being submitted concurrently with the Official Plan and Zoning By-Law Amendment applications. Draft Plan of Condominium Application (**Appendix 2**) attached to this submission.

8.0 SUPPORTING STUDIES

Several supporting studies were completed on behalf of Lucchetta Builders Inc. A Site Serving Design Brief was prepared by Rusit & Associates on November 28, 2019. A Scoped Environmental Impact Study was prepared by 8Trees Incorporated on February 10, 2021 and an Addendum to the Scoped EIS Report was prepared on January 5, 2022. In addition 8Trees Incorporated prepared a Woodland Management Report dated July 18/2022.

All four supporting studies are included as part of the submission materials.

Scoped Environmental Impact Study and EIS Addendum prepared by 8Trees Incorporated

The Scope EIS Report recommends designating the Aqueduct Park portion of the woodland, as Environmental Protection (EP) due to the presence of WWA and Species at Risk bats. Given the habitat use by Little Brown Bat within the Subject Lands and presence of mature oak trees, the lands should be designated as Environmental Conservation (EC), to protect the eastern portion of the woods.

The proposed development recognizes the constraint areas identified in the scoped EIS, labeled as Block B. The lands should be designated Environmental Conservation. The Scoped EIS and the EIS Addendum identifies the need for positive land stewardship actions to sustain the woodland functions into the future. Although a few edge trees will be removed, the impact of their loss is minimal and can be mitigated by enhancing the quality of the remaining woodland feature and planting younger native tree species within the woodland edge habitat and around the development perimeter.

In a broader context actions are recommended around and within the entire remaining woodland feature on both private and public lands. These enhancement opportunities are summarized in the attached Woodland Management Report. (**Appendix 8**)

9.0 PLANNING ANALYSIS AND CONCLUSION

As discussed in the above sections, the proposed development is consistent with the objectives and intent of the Provincial Policy Statement (2020), 2019 Places to Grow, for the Greater Horseshoe (Growth Plan), Regional Official Plan and the City of Welland Official Plan. The proposed development is a form of residential intensification promoted by the Province and will aid the City of Welland in achieving the 60% intensification target for the Built-Up Area. The proposed development provides infill development within the built-up area and takes advantage of the existing infrastructure while providing a density and compact built-form that is land efficient and contributes to the growth of the area.

The proposed built-form is compact, appropriately massed while providing an appropriate built-form scaled to the surrounding neighbourhood.

The proposed development protects the lands identified in the scoped EIS report.

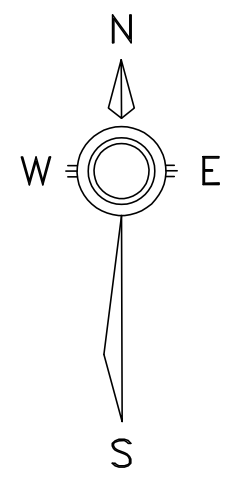
Given the above, it is my opinion that the Official Plan and Zoning By-law amendments represents good planning.

Joseph M. Tomaino

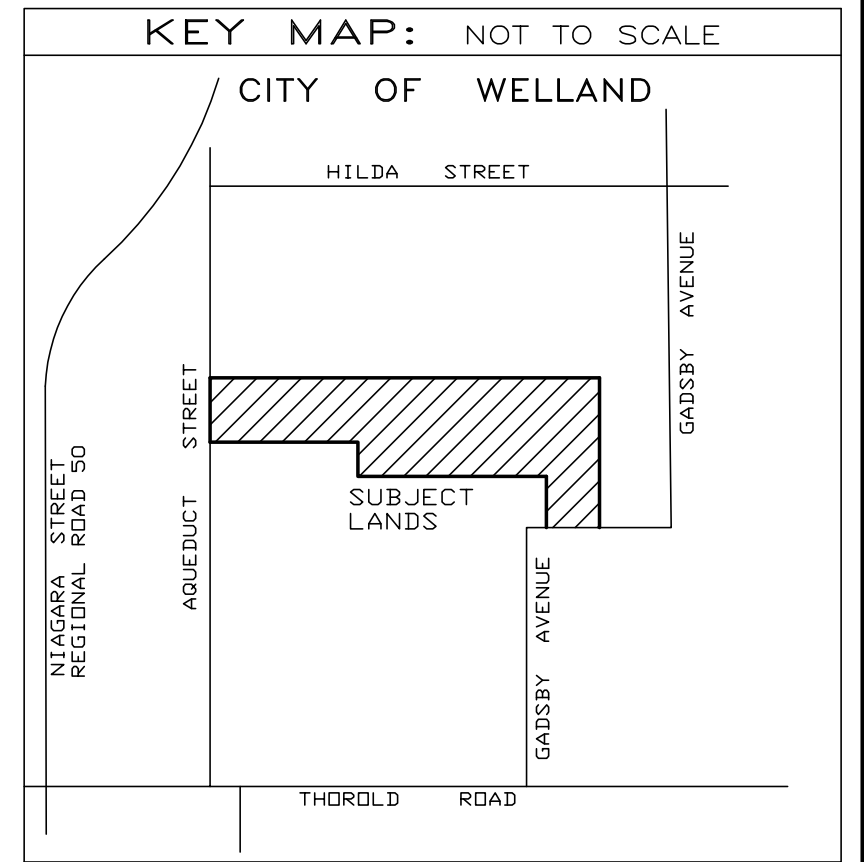
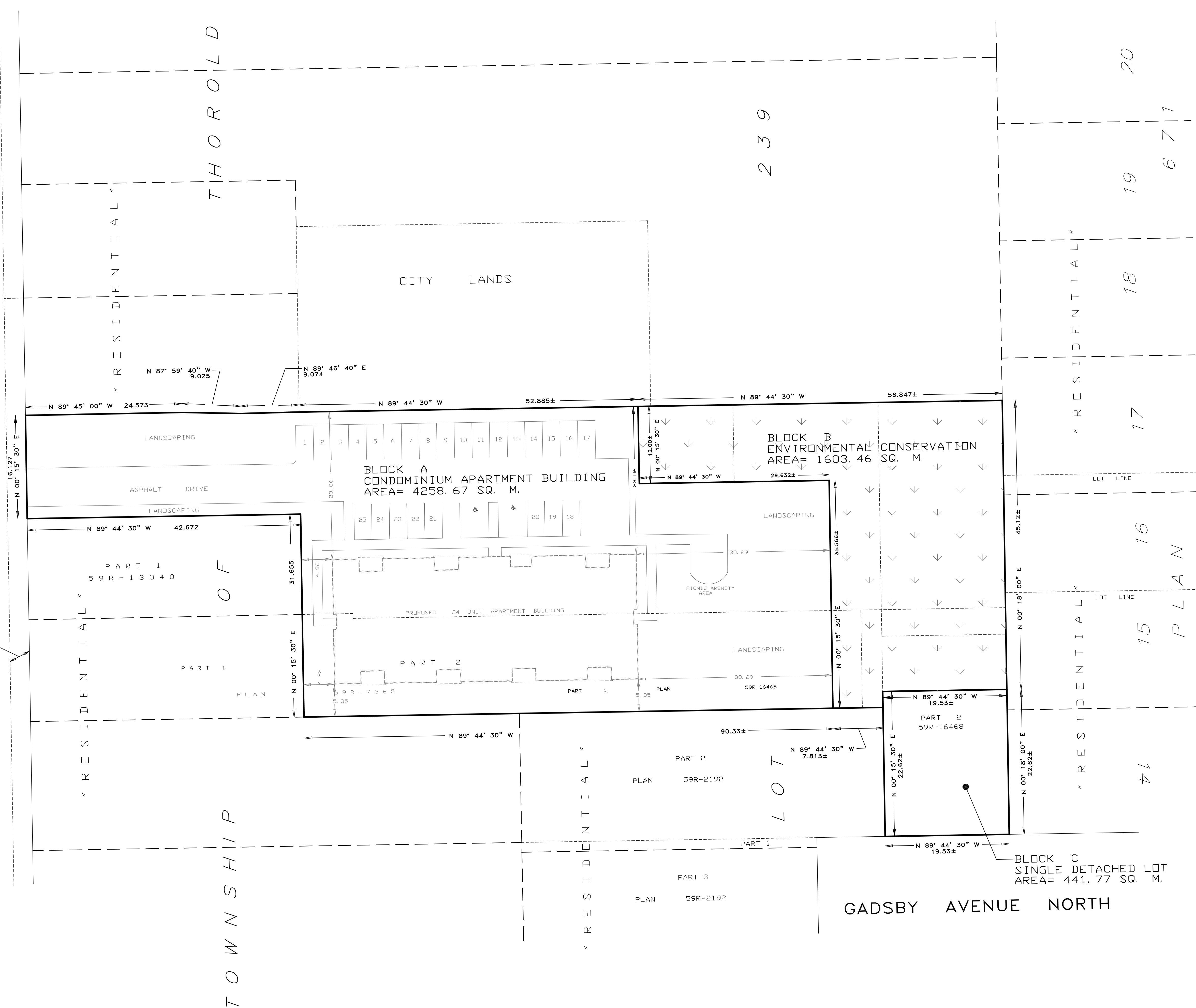
Joseph M. Tomaino MCIP, RPP

APPENDIX 1

Development Plan-Suda & Maleszyk Surveying Inc.



DEPOSIT PLAN 297
STREET
 (ROAD ALLOWANCE BETWEEN LOTS 239 AND 240)
 ROAD WIDENED BY PART 1, PLAN 232889



DEVELOPMENT PLAN
 PART OF LOT 239
 GEOGRAPHIC TOWNSHIP OF THOROLD
 IN THE
 CITY OF WELLAND
 REGIONAL MUNICIPALITY OF NIAGARA



20
19
18
17
16
15
14
 " RESIDENTIAL "

T H O R O L D

T O W N S H I P

239

L O T

METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

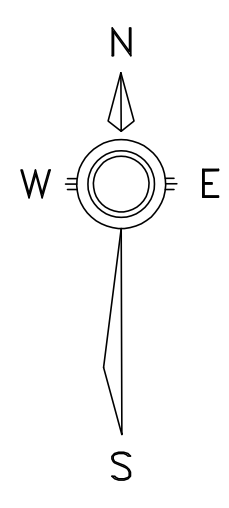
NOTE
 THIS IS NOT A PLAN OF SURVEY

SUDA & MALESZYK SURVEYING INC.
 ONTARIO LAND SURVEYORS
 26 EAST MAIN STREET, WELLAND, ONTARIO, L3B 3W3
 TEL: (905) 732-7651

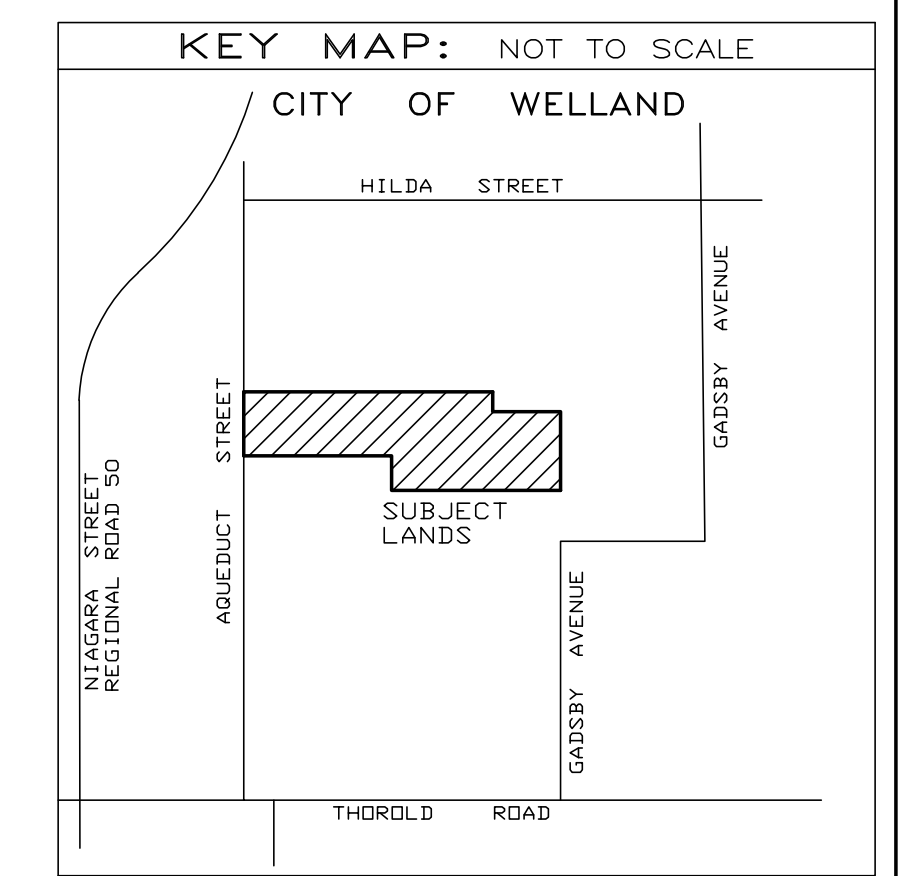
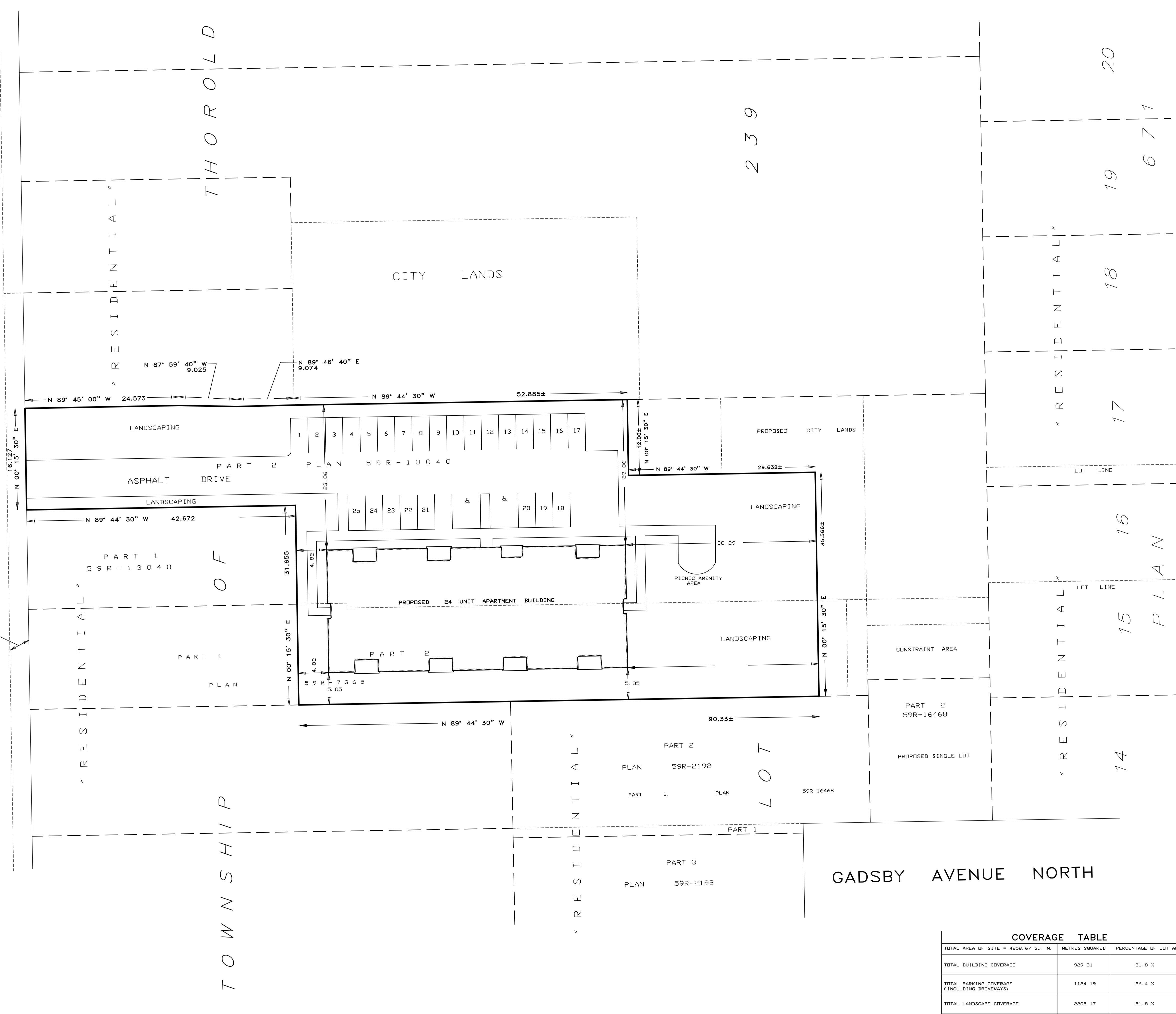
FILE NO: 20-170-1 JOB NO: 6237-1

APPENDIX 2

Draft Plan of Condominium –Suda & Maleszyk Surveying Inc.



DEPOSIT PLAN 297
STREET
 (ROAD ALLOWANCE BETWEEN LOTS 239 AND 240)
 ROAD WIDENED BY PART 1, PLAN 232889



AQUEDUCT ROAD CONDOMINIUM
 DRAFT PLAN OF CONDOMINIUM OF
 PART OF LOT 239
 GEOGRAPHIC TOWNSHIP OF THOROLD
 IN THE
 CITY OF WELLAND
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE: 1 : 300
 10 8 6 4 2 0 5 10 15 20 METRES

E1 - DENOTES EXCLUSIVE USE AREA AND THE UNIT IT IS ASSIGNED

LAND USE ANALYSIS
 DENOTES BOUNDARY OF SITE
 4258.67 SQ. M. - AREA OF SITE
 24 UNITS
 TOTAL NUMBER OF PROPOSED PARKING SPACES=25
 PARKING SPACES PER UNIT - 1
 DENSITY = 56.4 UNITS PER HECTARE

SECTION 51 (17) , PLANNING ACT
ADDITIONAL INFORMATION
 A) AS SHOWN ON DRAFT PLAN
 B) AS SHOWN ON DRAFT PLAN
 C) AS SHOWN ON DRAFT PLAN
 D) CONDOMINIUM WITH A TOTAL OF 10 RESIDENTIAL UNITS
 E) AS SHOWN ON DRAFT PLAN
 F) AS SHOWN ON DRAFT PLAN
 G) AS SHOWN ON DRAFT PLAN
 H) MUNICIPAL WATER IS AVAILABLE
 I) CLAY
 J) LAND GENERALLY FLAT
 K) SANITARY AND STORM SEWERS, WATER, HYDRO, TELEPHONE, GARBAGE COLLECTION, GAS, FIRE PROTECTION & SCHOOLS
 L) NONE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN

PHILIP S. SUDA _____ DATE _____
 ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE
 I, WALTER LUCCHETTA BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE PHILIP S. SUDA OF SUDA & MALESZYK SURVEYING INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF CONDOMINIUM TO THE CORPORATION OF THE CITY OF ST. WELLAND FOR APPROVAL.

WALTER LUCCHETTA _____ DATE _____
 I HAVE THE AUTHORITY TO BIND THE CORPORATION
 LUCCHETTA BUILDERS INC.

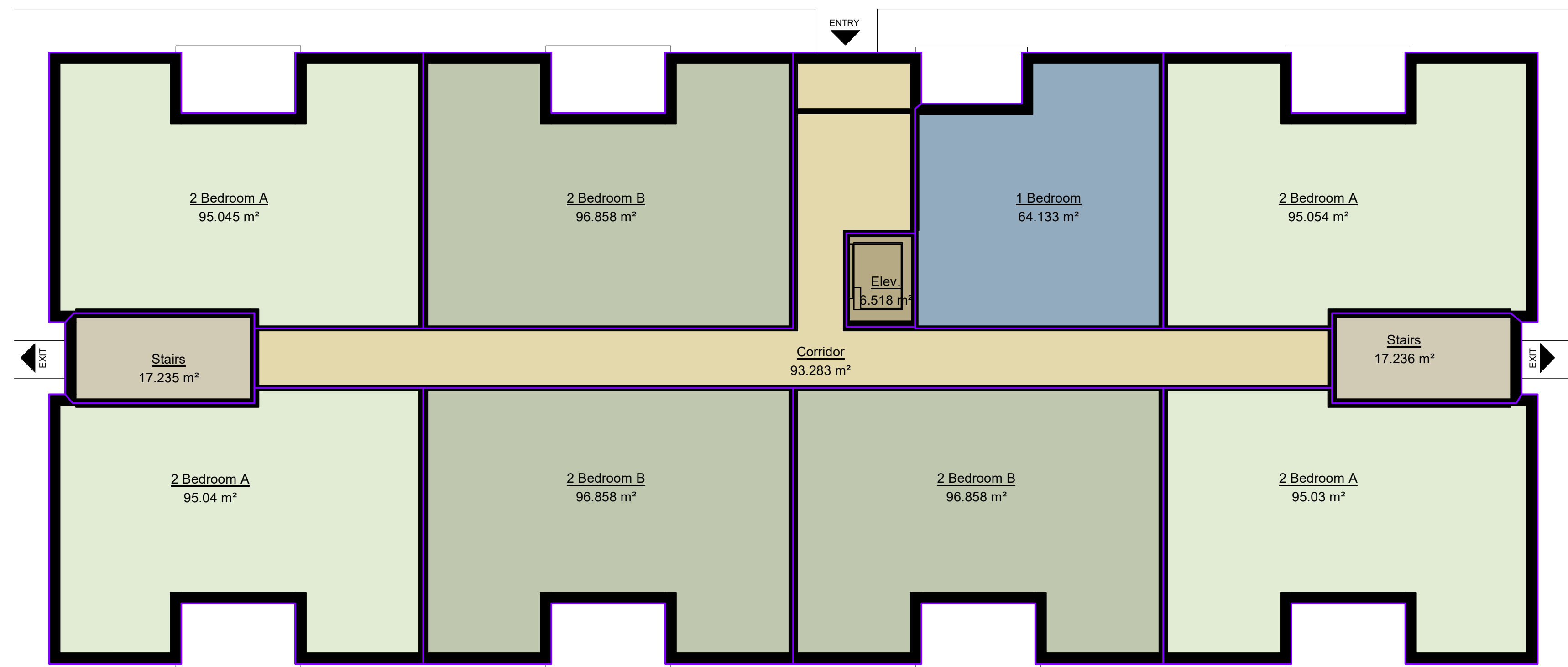
METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

COVERAGE TABLE		
TOTAL AREA OF SITE = 4258.67 SQ. M.	METRES SQUARED	PERCENTAGE OF LOT AREA
TOTAL BUILDING COVERAGE	989.31	23.2 %
TOTAL PARKING COVERAGE (INCLUDING DRIVEWAYS)	1124.19	26.4 %
TOTAL LANDSCAPE COVERAGE	2205.17	51.8 %

SUDA & MALESZYK SURVEYING INC.
 ONTARIO LAND SURVEYORS
 26 EAST MAIN STREET, WELLAND, ONTARIO, L3B 3W3
 TEL: (905) 732-7651
 FILE NO: 20-170 JOB NO: 6237_REV2

APPENDIX 3

Site Plan-Jason Pizzacarola Design-Architect Inc.



① 1st FLOOR
1: 100



② 2nd and 3rd FLOOR
1: 100

JASON PIZZICAROLA DESIGN - ARCHITECTS INC
 209 RIDGE ROAD N
 RIDGEWAY, ONTARIO, L0S 1N0
 T: 905-894-6300
 F: 905-894-9400
 e-mail: jpizzicarola@jpdesign.ca
 CERTIFICATE OF PRACTICE : # 4053

N
W E S

Lucchetta Builders

368 Aqueduct Street

No.	Description	Date

Concept

SHEET TITLE:
FLOOR PLANS

DRAWN BY: *Author* DATE: 2022-05-25
7:54:21 PM

SCALE: 1: 100 JOB #: Project Number

SHEET NO: **A102 B**

© DrawProject/368 Aqueduct/Drawings/Revit/368 Aqueduct Site B.rvt

APPENDIX 4

Pre-Consultation Notes, November 7, 2019



Pre-consultation Meeting Form

City of Welland
Region of Niagara
Niagara Peninsula Conservation Authority

Persons intending to make an application for a proposed development are required to consult with planning staff prior to submitting an application. A pre-consultation meeting will identify what is required to be submitted for a complete application and will provide the opportunity to discuss:

- the nature of the application;
- development and planning issues;
- fees;
- the need for information and/or reports to be submitted with the application;
- the planning approval process;
- other matters, as determined.

Pre-Consultation Meeting Date: NOVEMBER 7, 2019

Site Address: 155 GADSBY AVE & 368 AQUEDUCT Approximate Land Area (metric): 6345m²

Site Legal Description: PT LT 239 ; PT 2 59R-13090

Owner Contact Information:

Name of Owner: LUCCHETTA BUILDERS INC
Phone Number: _____ Email: _____

Principal Contact: WALTER LUCCHETTA & FRANK IERFINO & LUCAS LUCCHETTA
Phone Number: _____ Email: frankierfino@gmail.com
lucas.lucchetto@colliers.com

Application Type:

- | | | |
|-------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Regional Official Plan Amendment | <input checked="" type="checkbox"/> Draft Plan of Condominium | <input checked="" type="checkbox"/> Zoning By-law |
| <input checked="" type="checkbox"/> Local Official Plan Amendment | <input type="checkbox"/> Vacant Land & Common Element | <input type="checkbox"/> Other |
| <input type="checkbox"/> Draft Plan of Subdivision | <input type="checkbox"/> Conversion | |
| <input checked="" type="checkbox"/> Consent (Land Severance) | <input type="checkbox"/> Other | |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Minor Variance | |

Local Municipal Contact: Rachelle Larocque Phone: 905-735-1700 x2310 Email: rachelle.larocque@welland.ca

1. Brief description of proposed development:

LOOKING TO DEVELOP THE SITE WITH A 12 UNIT PLAN OF
CONDOMINIUM FRONTING ONTO AQUEDUCT STREET & A SINGLE LOT FRONTING
ONTO GADSBY AVE.

2. Check All Applicable: Brownfield Greenfield Built-up Local CIP Area

3. Development Charges: Regional Local By-law 2014-75 NCDSD

4. Existing Regional Policy Plan Designation: URBAN AREA

Conformity with Regional Policy Plan land use designations and policies? : yes no unknown

If 'No', what is the nature of the amendment needed? _____

5. Existing Local Official Plan Designation: LOW DENSITY RESIDENTIAL + PARKS, OPEN SPACE & RECREATION

Conformity with Official Plan land use designations and policies? Yes No

If 'No', what is the nature of the amendment needed? WILL NEED TO REDESIGNATE THE PORTION OF THE PROPERTY DESIGNATED OPEN SPACE TO RESIDENTIAL

6. Existing Zoning: RL1 & O1

Conformity with existing zoning?: Yes No

If 'No', what is the proposed zoning: REZONE O1 AREA TO RESIDENTIAL

7. Is Site Plan approval required? Yes No

8. Fees Required at time of Submission of the Application

Application	Local Planning Department	Region of Niagara	Niagara Peninsula Conservation Authority	Other Fees
Regional Policy Plan Amendment				
Local Official Plan Amendment	\$ 4,958.00	\$ 5075		
Zoning By-law Amendment		\$ 1270		
Plan of subdivision				
Plan of Condominium	\$ 7,130.00	\$ 5075 BASE +	\$ 1120/ha	
Consent				
Site Plan Control or Amendment	\$ 2,331.00			
Other		\$ 610 SWM		
Other		\$ 1100 EIS		
TOTAL				

2019 FEB WILL INCREASE JANUARY 1, 2020 * 2019 Fees subject to change

Notes on Fees:

- Notwithstanding the fees noted above, all fees are payable based upon the rate in the fee schedule by-law in effect on the date the application is received.
- Further fees may be required at a later date as per the fee schedule by-law.
- Separate cheques shall be made payable to the appropriate agency.

9. Additional Agencies to be contacted:

- HYDRO PIPELINES MTO OTHER _____

10. Additional Comments:

- CONTACT NPCA TO HAVE AN ON-SITE VISIT TO CONFIRM NO SIGNIFICANT SPECIES / SCREENING
- REGION WOULD LIKE AN ENVIRONMENTAL CONSTRAINTS ANALYSIS
- WILL NEED TO PROVIDE HAMMER-HEAD OR TURNAROUND FOR FIRE & WASTE COLLECTION - MAY NEED WASTE COLLECTION PADS
- IDENTIFY CLOSEST HYDRANT & CONFIRM WATER SUPPLY FOR FIRE FIGHTING PURPOSES
- STORMWATER MANAGEMENT WILL BE REQUIRED
- SITE SERVICING THROUGH BUILDING PERMIT
- DC'S APPLICABLE AT BUILDING PERMIT
- PARKLAND CASH-IN-LIEU AT TIME OF BUILDING PERMIT @ 5% VALUE OF LANDS DAY BEFORE BUILDING PERMIT ISSUED
- GEOTECHNICAL
- FENCING ALONG NORTHERN PROPERTY LINE ON PRIVATE PROPERTY
- FULL ENGINEERING SUBMISSION AT SITE PLAN
- STREET LIGHT @ NEW ENTRANCE ON AQUEDUCT AS PER CITY STANDARDS
- SERVICING BRIEF @ TIME OF SUBMISSION

11. Site Visit: _____

12. Incentive Programs:

13. Required Information and Studies to be submitted with the Application(s). Studies identified with an asterisk* will likely require a peer review at the cost of the developer.

Local	Region	NPCA	Reports, Studies, Plans (See Notes for additional details)	No. of Copies		Notes
				Elect Digital	Paper	
✓	✓		Planning Justification Report			
✓	✓		Conceptual Site Plan, Subdivision Plan			
			Draft Regional Policy Plan Amendment			
✓			Draft Local Official Plan Amendment			
			Land Use/Market Needs*			
			Urban Design/Landscape Plans			
			Archaeology Assessment			
			Cultural Heritage Impact Assessment*			
			Environmental Impact Study			
			Environmental Planning Study/ Sub-Watershed Study			
			Tree Inventory Preservation Plan			
			Floodplain and Hazard Lands Boundary Plan			
✓			Geotechnical			
			Environmental Site Assessment			
			Air Quality/Noise & Vibration Study*			
			Agricultural Impact Assessment			
			Farm Operation and Ownership			
			Minimum Distance Separation I & II			
			Mineral Aggregate Resources			
✓			Municipal Servicing Study			
			Phasing Plan			
			Sensitive Land Use Report			
			Slope Stability Report			
✓	✓		Stormwater Management Plan			
			Transportation Impact Study/Parking Impact Analysis			
			Hydrogeological Study and Private Servicing Plans*			
			Soil report			
			Financial Impact Assessment*			
			Shadow Analysis			
			Risk Management Study			
			Gas Well Study/Gas Migration Study			
			Wind Study*			
			Other*			

Building Staff

Ali Khan

Traffic, By-laws & Parking

Infrastructure & Dev. Services (sig)

[Signature]

Traffic, By-laws & Parking (sig)

Date

Nov 07, 2019

Date

Fire Services

Lindsay Fall

Regional Staff

Fire & Emergency Services (sig)

[Signature]

Regional Staff (signature)

Date

Nov 7/19

Date

Regional Staff

Regional Staff (signature)

Date

NPCA Staff

NPCA Staff (signature)

Date

Agent

Lucas Lucchetta

Owner

Frank Irfino

Other

Agent (signature)

[Signature]

Owner (signature)

[Signature]

Other (signature)

Date

Nov 7/19

Date

Nov 7/19

Date

Other

Other (signature)

Date

APPENDIX 5

Servicing Design Brief - Rusit & Associates

Servicing Design Brief

**12 Townhouse Units and 1 Semi Development
368 Aqueduct Street and 155 Gadsby Ave.
Welland, Ontario**

Submitted on behalf of Lucchetta Builders Inc.

*Prepared by: Rusit & Associates Ltd
Municipal Engineers
25 Meadowvale Drive Unit 6
Fonthill, ON
289-607-0018
www.rusit.ca*

*File # 19-06
November 28, 2019*

12 Townhouse Units and 1 Semi Development Servicing Design Brief

Contents

1.0 Introduction	2
2.0 Background	2
3.0 Water Supply and Distribution	3
4.0 Sanitary Sewerage	4
5.0 Drainage and Stormwater	5
6.0 Roadway	5

Appendices

- Appendix A – Watermain/Fire Hydrant Plan*
- Appendix B – Storm Sewer Minor System Design/Drainage Plan*
- Appendix C - Sanitary Sewer Plan*
- Appendix D – Preliminary Grading Plan*

1.0 Introduction

This Servicing Design Brief is submitted for Zoning By-Law and Official Plan Amendment for review and approval by the City of Welland, Niagara Region, Niagara Peninsula Conservation Authority and other applicable agencies and utilities pursuant to the conditions of approval for 12 townhouse units and one semi unit residential development at 368 Aqueduct Street and 155 Gadsby Ave.

2.0 Background

The Townhouse Units Development proposal contemplates two parcels of land into 12 Townhouse units and one Semi unit. The plan contemplates new semi fronting Gadsby Ave. and 12 townhouse new units fronting behind the single. The subject site is located in the City of Welland urban area, on the east side of aqueduct Street and north of Gadsby Ave.. The parcel on Aqueduct Street has approximate frontage and depth of 16m and 168m respectively, totaling 0.63 hectares. The parcel on Gadsby has approximate frontage of 21m and depth of 39m, totaling 0.08 hectares.

The plans indicate the subject property shown in Appendix A, B, C & D.

3.0 Water Supply and Distribution

Domestic water is proposed to be supplied through a 150mm watermain on the new private road with 20 mm copper services for Townhouses and existing water service/proposed water service for Semi from Gadsby Ave.. New watermain is proposed to connect to the existing 150mm diameter PVC watermain on Aqueduct Street. Location for the proposed watermain and individual unit water services are shown on Watermain/Fire Hydrant Plan in Appendix A.

One municipal hydrant currently exists near the development. One new hydrant is proposed within the right-of-way of private road. Given the one proposed and one existing hydrant location, all units will have hydrant coverage such that all principal entrances and greater than 50% of the building perimeter will be within a 90m hydrant distance per OBC requirements.

The network pressure information received verbally from the City of Welland there may be sufficient capacity existing for domestic and fire-fighting purposes for this development. Fire Flow and Pressure tests will be completed at the nearest existing hydrants at site plan stage to verify sufficient capacity exists for development.

Design parameters for water supply and distribution are outlined in the table below:

No. of Dwelling Units	14 [12 townhouse units &, 1 semi unit]
Population Density	2.55 persons/unit
Total Design Population	36 persons
Per capita demand	450 L•cap/day
Fire Flow Min. Residual Pressure	20 psi (14.1 m head)
Max-Day Minimum Residual Pressure	40 psi (28.2 m head)
Hazen-Williams 'C'	110 for 150 mm diameter
Design Pipe Specification	PVC, CIOD, DR-18, CL235

4.0 Sanitary Sewerage

The development's sanitary sewage collection system will cater for peak domestic flows and potential infiltration for the proposed units. The proposed sanitary sewer outlet is the existing 250mm existing sanitary sewer on Aqueduct Street for the Townhouses existing 135mm sanitary service for Semi on Gadsby Ave..

The subject development will be serviced by a 200mm diameter DR-35 PVC pipe, minimum 2.4m finished cover, extending through the private roadway, with individual 135mm diameter DR-28 laterals for each townhouse unit. The capacity of the 200mm pipe at 1.0% is about 55 l/s. See Appendix C for sanitary sewer plan SS-1.

Key design data for sanitary sewage servicing is as follows:

No. of Dwelling Units	14 [12 townhouse units &, 1 semi unit]
Population Density (2016)	2.55 persons/unit
Sanitary Design Population	36 persons
Mean Sewage Flow	300 L•cap/day
Sewage shed Area (total)	0.5ha .
Manning's 'n'	0.013
Infiltration Rate	0.100 L/ha•s
Peaking Factor Formula	Babbitt

An appropriate level of occupancy for this development can be taken from the Region of Niagara 2016 forecast at 2.55persons/unit.

The peak sewage flow for this development is approximately $((36 \times 300 \text{ L/day}) + (0.63\text{ha} \times 0.100\text{L/ha}\cdot\text{s})) \times 4 = 0.75 \text{ l/s}$

5.0 Drainage and Stormwater Management

The design sheet for the minor system and accompanying drainage area plan SSD1 are attached in Appendix B. The design of the minor storm sewer system to accept 5-year return period flows and will be oversized to accept up to 100-year return period flows for the development and drain to pre-development flows into existing 525mm storm sewer on Aqueduct Street.

Overland flow will reach public roads or valley lands without threat to residences. Generally split drainage has been employed with grassed swales along the site boundary to capture surface runoff. House foundation drainage will be discharged at grade and directed to rear yard swales typically.

The storm sewer will have an oil grit separator Stormceptor STC or equivalent at the end of the pipe before it discharges into the receiving watercourse for water quality purposes.

6.0 Roadway

The proposed private roadway for development is shown on SS1 plan. The pavement width for the private road will be 6.0m. The design of the roadway will meet the City of Welland standards.

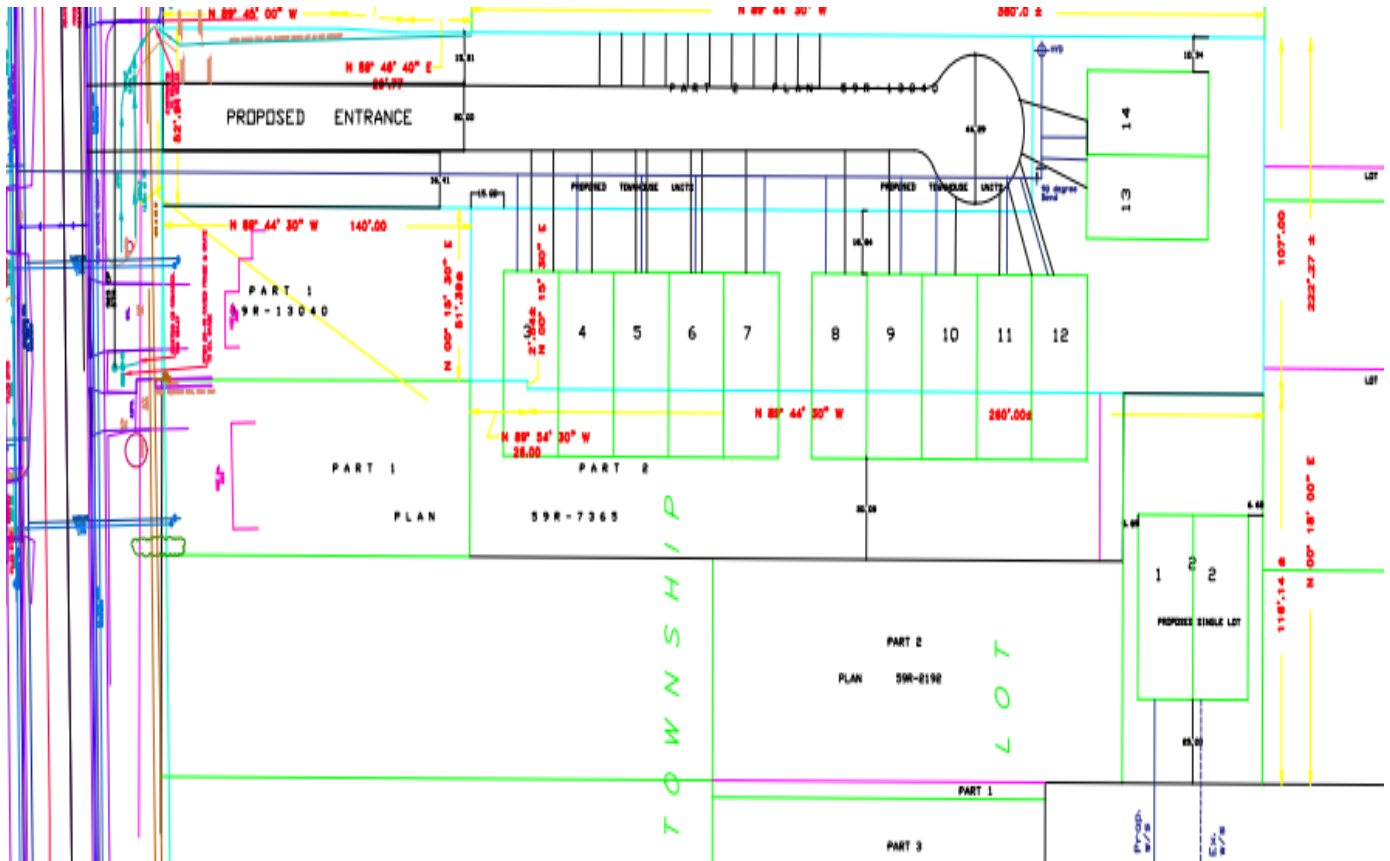
Report prepared by:

Frank Ierfino, P. Eng.
Senior Municipal Engineer

Servicing Design Brief

12 Townhouse Units and 1 Semi Development
368 Aqueduct and 155 Gadsby Ave.
Welland, Ontario

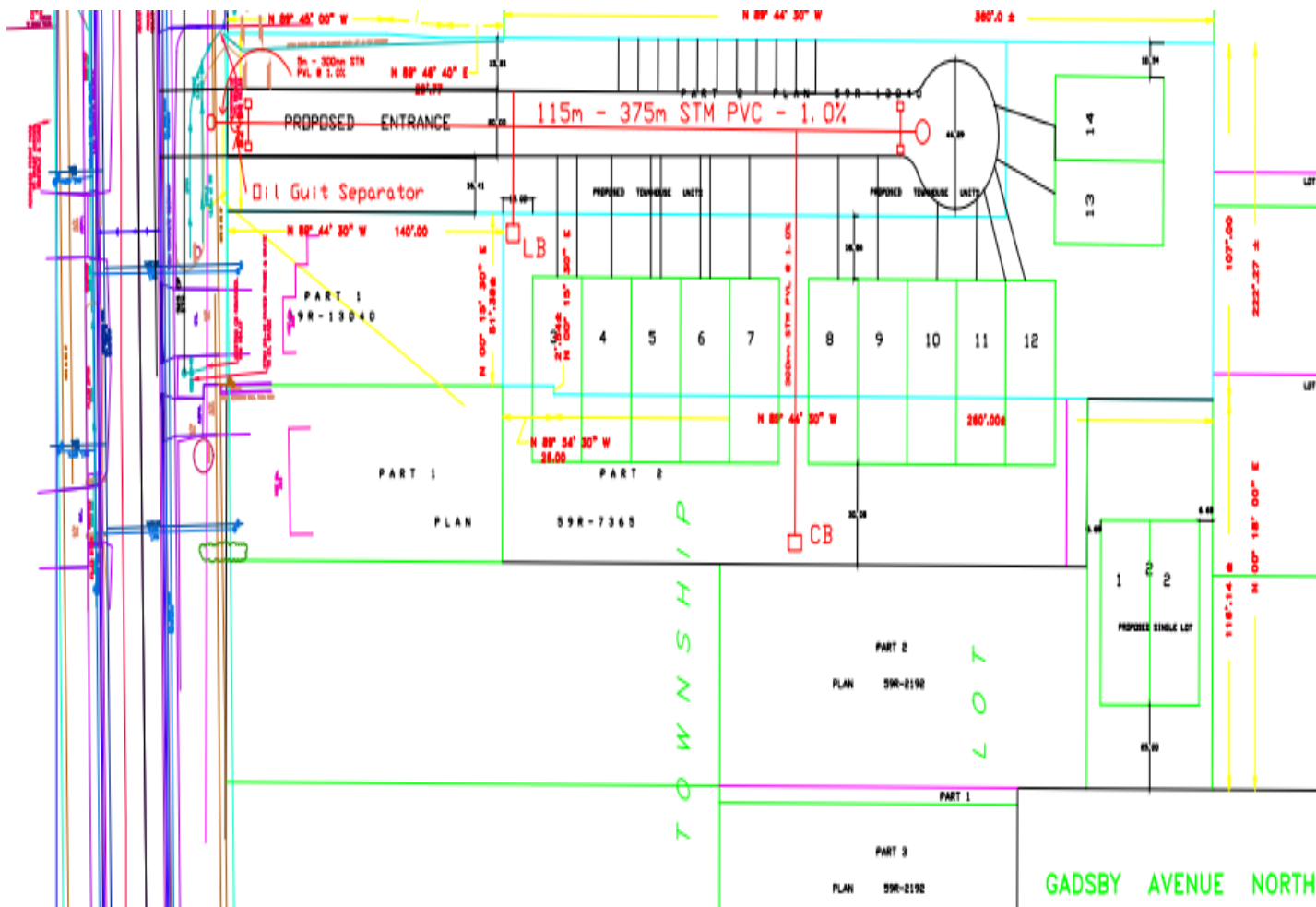
APPENDIX A Watermain/Fire Hydrant Plan



Servicing Design Brief

12 Townhouse Units and 1 Semi Development
368 Aqueduct and 155 Gadsby Ave.
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APPENDIX B Storm Sewer Drainage Plan



Servicing Design Brief

12 Townhouse Units and 1 Semi Development 368 Aqueduct and 155 Gadsby Ave. Welland, Ontario

STORM SEWER DESIGN COMPUTATION SHEET

PROJECT:	12 Townhouse Units Development 368 Aqueduct Street	FILE #:	19-06	DATE: 28-Nov.-19	COMPUTED BY: FTI	CHECKED BY: FTI
DRAINAGE AREA PLAN:	SSD1	REV #:	0	OUTFALL: Existing 525 Storm Sewer		

RETURN PERIOD: 5 yr. RAINFALL INTENSITY CURVE: Yarnell MANNING'S 'n': 0.011

RUN-OFF COEFFICIENTS

PARK, OPEN SPACE: 0.20 SINGLE FAMILY RES.: 0.40 SEMI-DETACH. RES.: 0.50 TOWNHOUSE HOUSING RES.: 0.65 HIGH DENSITY RES.: 0.80

ROAD RIGHT-OF-WAY: 0.55 INDUSTRIAL: 0.85 COMMERCIAL: 0.90 PARKING LOTS, ROOF AREAS: 0.90

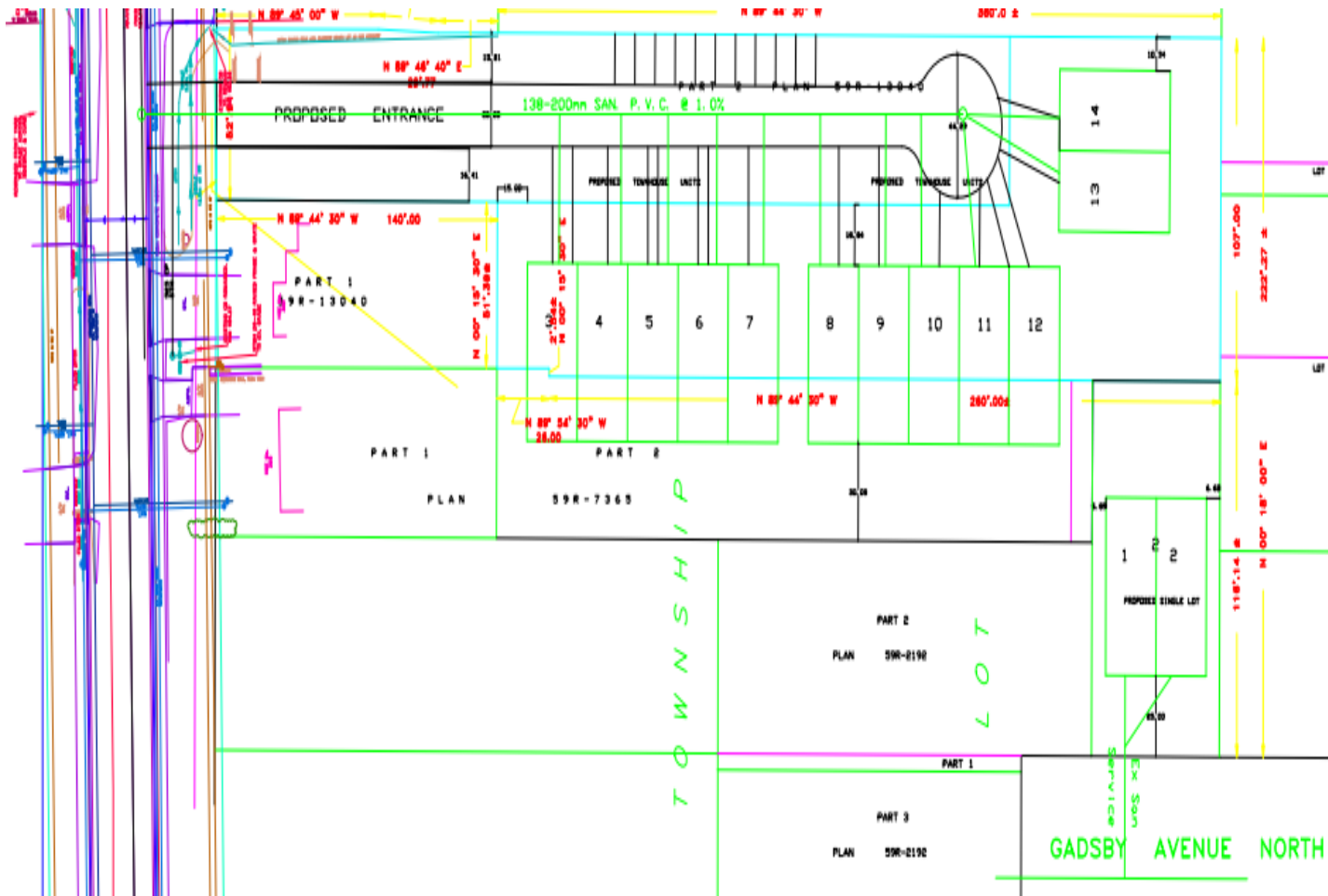
RUN-OFF							DESIGN						DRAINAGE FROM TO AREA #	
AREA (ha)	RUN-OFF COEFF.	A x R INCR.	T of C ACCUM.	I (min)	FLOW (mm/s)	FLOW (cms)	PIPE Ø (mm)	SLOPE (%)	CAP. (cms)	VEL. (m/s)	LENGTH (m)	TIME (min)		
0.63	0.65	0.41	0.41	10	0.025	0.029	375	0.100	.10	1.0	115	1.83	1	1 OGS
0.00	0.65	0.41	0.41	11.8	0.022	0.027	300	0.100	.08	0.8	5.0	0.10	2	OGS ex. sewer

Stm Design Sheet

Notes: 1) The proposed grades for stm. sheet are an assumption. Detail design of storm sewer at site plan stage will provide accurate proposed grades.

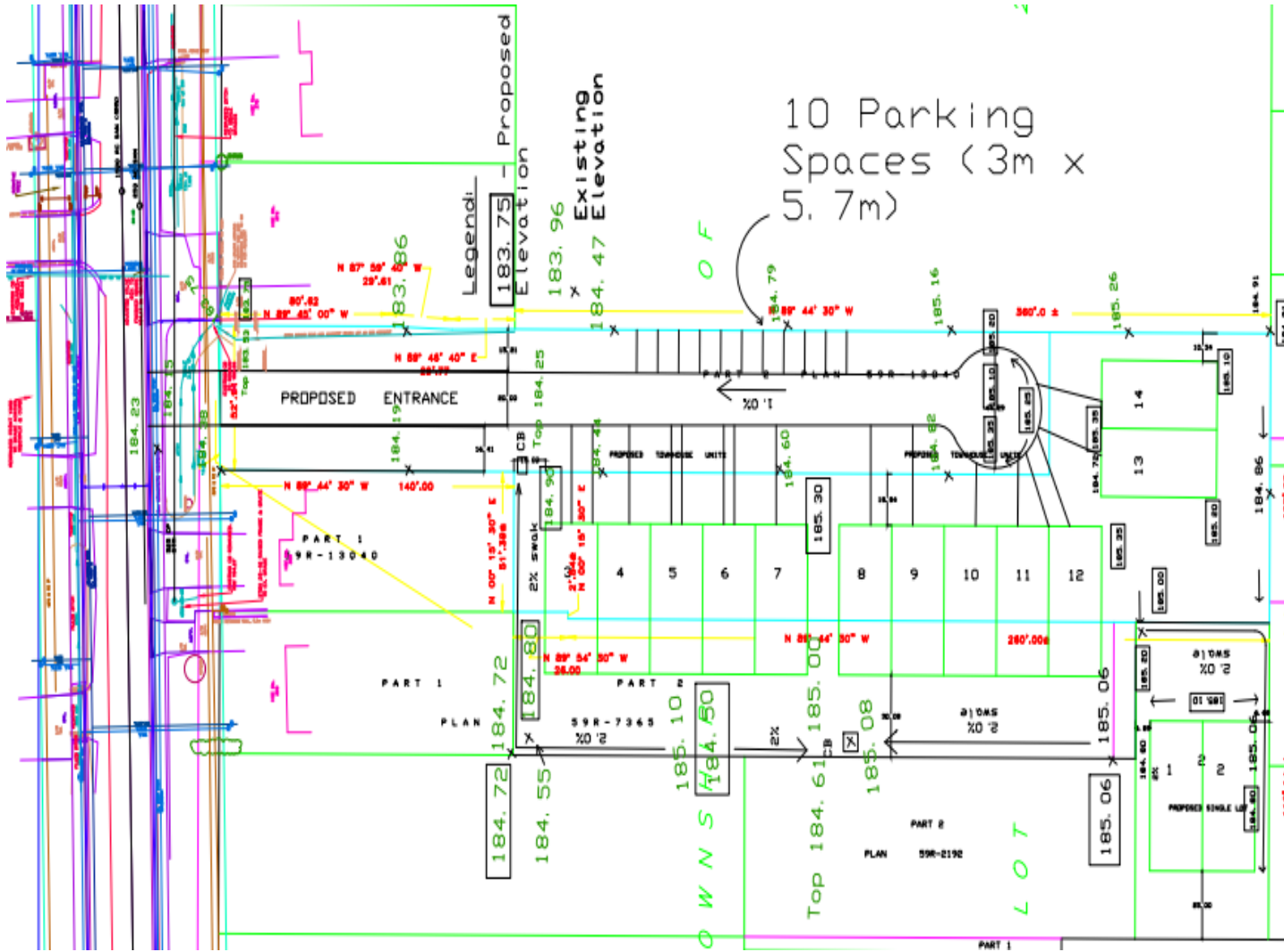
Servicing Design Brief
12 Townhouse Units and 1 Semi Development
368 Aqueduct and 155 Gadsby Ave.
Welland, Ontario

APPENDIX C Sanitary Sewer Plan



Servicing Design Brief
12 Townhouse Units and 1 Semi Development
368 Aqueduct and 155 Gadsby Ave.
Welland, Ontario

APPENDIX D Preliminary Grading Plan



APPENDIX 6

Scoped Environmental Study - 8Tress Inc. February 10, 2021

APPENDIX 7

EIS Addendum - 8Trees Inc. January 5, 2022

APPENDIX 8

Woodland Management Plan and Landscape Plan – 8Trees Inc. July 16, 2022



11 Berkwood Place
Fonthill, Ontario, L0S 1E2

Website: www.8trees.ca

July 18, 2022

City of Welland
Development and Building Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Attention Ms. Rachelle Larocque Manager of Planning

Dear Rachelle

Re: Proposed development at 368 Aqueduct Rd. City of Welland

I have reviewed the revised site plan changes with respect to the development application at 368 Aqueduct Rd. (attached). We fully support the changes Lucchetta Builders have proposed for this development. The development revisions make good use of non-sensitive lands for housing and helps meet the City's goals for urban intensification while still maintaining natural amenities into the future.

In our original EIS and in our EIS amendment report we identified the need for positive land stewardship actions to sustain the woodland functions into the future. Although a few edge trees will be removed, our estimate is 10-22 (all sizes), the impact of their loss to the woodland is minimal and can be mitigated by enhancing the quality of the remaining woodland feature and planting younger native tree species within the woodland edge habitat and around the development perimeter.

In broader context enhancement actions are recommended around and within the entire remaining woodland feature on both private and public lands. Therefore, we summarized the enhancement opportunities for the woodland in our Woodland Management Report (attached).

Let me know if you have any further questions or concerns.

Sincerely,

Anne Yagi MSc., EP, CERP
President 8Trees Inc.

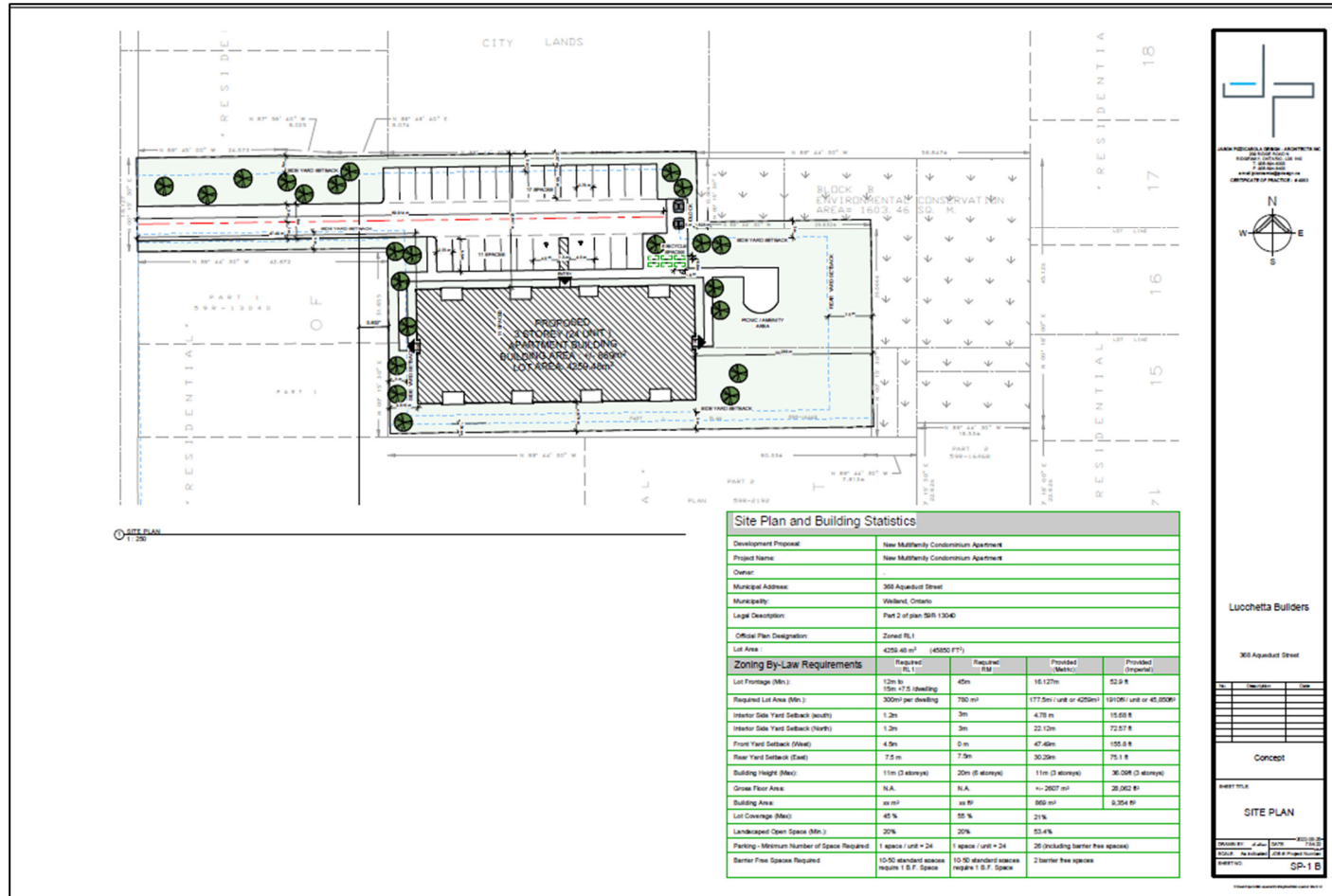
cc Lucas Lucchetta (Lucchetta Home Builders)

Att.



11 Berkwood Place
Fonthill, Ontario, L0S 1E2

Website: www.8trees.ca



Site Plan Proposal for 368 Aqueduct Rd. City of Welland. See concept plan for woodland which includes a footpath trail and several enhancements to improve woodland quality.



Overlay of the Development Plan Area and Woodland Management Area. A footpath (arrow) is planned to meander through the woods with benches added for passive use. See Woodland Management Plan for more details. The approximate extent is shown.

Woodland Management Plan
for the Condominium development project at
368 Aqueduct St, City of Welland

Prepared by Anne Yagi MSc., EP, CERP
President 8Trees Inc.

July 16, 2022

Management Plan Summary

A mature woodland feature is to be enhanced for the local community as part of a condo development project located at 368 Aqueduct St., City of Welland. The woodland feature is contiguous with the City of Welland's Aqueduct Park Woodland. Several ecological and social enhancements are proposed to help sustain the woodland feature over time.

A woodland management plan is proposed that generally follows the recommendations outlined in the Environmental Impact Study Reports (8Trees, 2021 and 2022).

The primary objectives are to improve the overall quality of the woodland feature as follows.

- Remove garbage and take to recycling or landfill
- Remove extraneous organic matter, soil dumping and take to local compost facility,
- Remove hazardous and invasive trees and shrubs,
- Control the occurrence and spread of poison ivy to improve biodiversity of the native woodland ground flora,
- Control woodland area lost from adjacent land encroachment
- Replace mowed lawn under former woodland trees with forest ground flora and trees
- Plant native trees, shrubs, and groundcover to improve biodiversity and reduce climate change effects on biodiversity,
- Add wildlife habitat features such as cover objects, logs, bird nesting and bat roosting boxes,
- Correct extraneous stormwater additions into the vernal pool at Gadsby Rd., to ensure vernal pool functions are sustained.
- Add a woodland pathway with benches to control public access and reduce impacts to ground flora caused by trampling,
- Woodland Stewardship Pamphlet provided to the local community, outlining the amenities of the woodland and how they can help protect, monitor and manage the feature over time (To Be Developed).

Existing Conditions of Woodland

The woodland that lies between Hilda St and Gadsby Rd. in the City of Welland is presently 0.468 ha. The remaining northern portion is owned by the City of Welland (Aqueduct Park), and the remaining southern portion is privately owned. During our biological surveys we confirmed the presence of species at risk bats roosting within the tall oak trees of Aqueduct Park and we verified the presence of Schreiber's Aster (S2) within the ground flora of the park. White Wood Aster (threatened)

was identified in 2018 near the northern portion of the woodland, however it was not found during any recent surveys. Changes to the woodland may have affected the continual presence of this species. The woodland has recently been reduced in half by area, following housing developments along Hilda Street and the conversion of the understory into mowed lawn. Within the subject lands, a Little Brown Myotis (endangered) was identified flying over the vernal pool feature. Therefore, the vernal pool was characterized and protected within the woodland. The current state of the mature woodland is impacted (8Trees, 2021 and 2022).

Suggested Opportunities

The proposed development plan offers an opportunity to enhance the woodland feature, ameliorate issues of indiscriminate dumping of inorganic and organic waste, trampling of sensitive ground flora, the removal of hazardous trees, inhibit land encroachment, and to cease mowing of the woodland ground to improve passive public use and overall biodiversity.

Proposed Woodland Concept

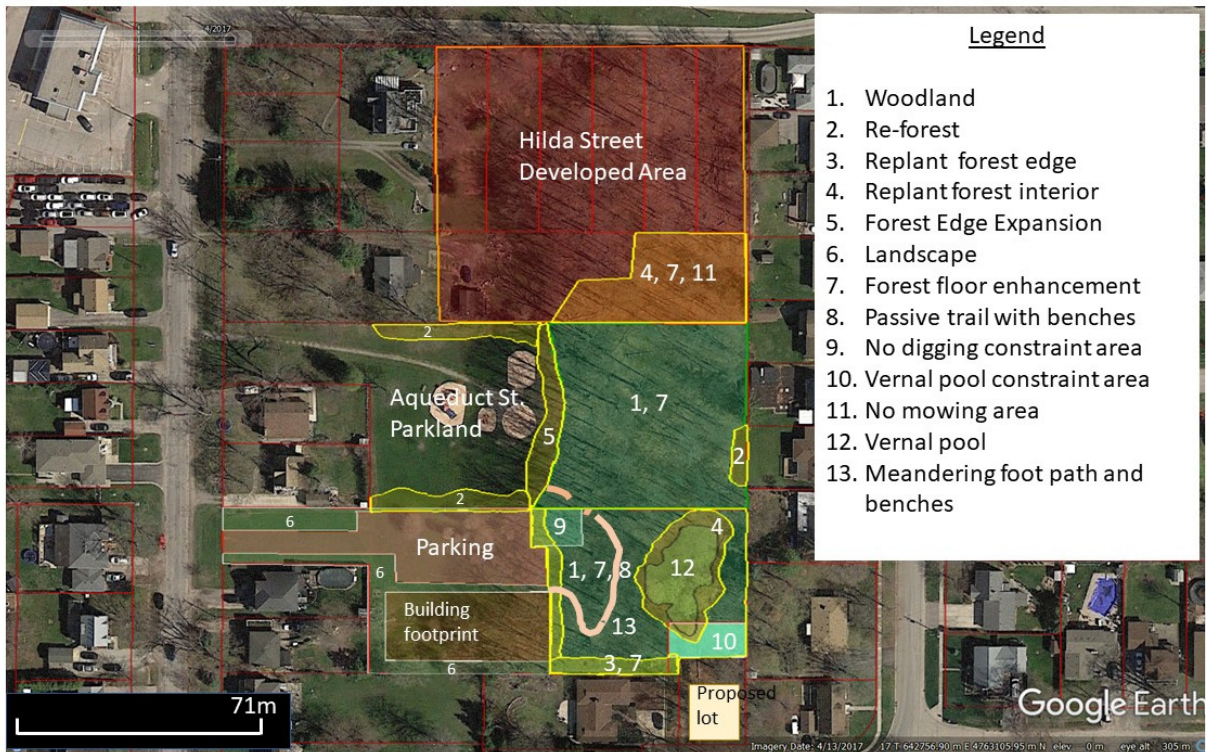


Figure 1. Suggested Stewardship Actions needed to ameliorate impacts to the woodland feature and functions

Suggested Methods

There are several ways to accomplish the suggested improvements to the woodland feature. However, the respective landowners must be a willing partner. Most people may not understand that their actions have caused an impact to a natural feature or the ecological functions of that feature.

Often the action is corrected passively once the cause-effect linkage is better understood. A good example of this is the action of clearing of trees and shrubs along a waterway to improve the aesthetics or the view of the waterway which in turn causes excessive erosion of the banks and a deterioration of water quality and habitat for fish within the waterway. Understanding that actions have consequences is the first step toward being a good land steward.

A community woodland group can be formed to assist with organizing waste clean up, edge plantings, construction and placement of bird nest boxes, bat boxes, and other habitat features. Another approach is to form a volunteer working group or to enlist interns and students from various environmental programs at Brock University, Niagara College that are required to complete environmental work terms. The cost of materials can be donated by the City of Welland, Conservation Authority, Local developers, and businesses.

A suitable reference site to biologically monitor the relative enhancement successes is Woodlawn Park, on Woodlawn Rd. City of Welland.

The following chart addresses how we can correct the impact and help a natural area become more resilient to change. This list includes some suggestions to improve the woodland and can be expanded over time.

Impact	Why a concern	How to Fix	Who
Dumping of extraneous organic and inorganic waste	Covers up natural seed bank, suppresses ground flora growth, increases nutrients, herbicides, pesticides, exotic, and invasive species, and increases risk of disease	Clean up by hand and take to local recycling and landfill facility	All landowners and Community Action or Student Volunteer work force
Discharging excessive urban stormwater into woodland	Causes unnatural high-water levels over upland tree roots causing root rot and formation of hazardous trees	Match ground level grades across finished and unfinished lots (i.e., Gadsby Rd.). Re-grade vernal pool edge Use rain barrels, and remove drainage pipe flow from direct discharge to woodland and allow overflow to disperse across the lawn	All landowners
Removal of ground flora and replacement with mowed lawns	Once forest floor is gone, feature is no longer a natural woodland, loss biodiversity, soil biome, habitat and decline in the natural resiliency to change	Remove grass sod and allow forest floor to re-naturalize as seed bank is likely present or replant with suitable native species	Adjacent landowners
Trampling of sensitive ground flora	Decline in biodiversity	Build foot path through wood to define a path for people to use. Add benches	Subject Lands and City of Welland

Impact	Why a concern	How to Fix	Who
Replanting woodland edge community	The woodland tree age is older younger trees are more adaptable to change than older trees.	Replant with native trees and shrubs	All landowners
Forest Edge Expansion	Allows for naturalization of all forest species from within the woods using natural seed bank.	Remove sod edge, lightly apply mulch to improve carbon content and reduce nutrients to limit invasive species, can also apply native seeds or replant	City of Welland
Re-forest	To expand the forest feature quickly and increase aesthetics and habitat	Replant with mixture of native trees and ground flora	City of Welland, Subject lands and Adjacent landowners
Landscape	To increase aesthetics around new development feature and connectivity	Use native trees and shrubs and mulch.	Subject Lands
Forest Floor Enhancement	To increase biodiversity of the ground flora	Control Poison Ivy and invasive plant species, replant with native species or allow to naturalize	Subject Lands
Remove hazardous trees	Trees falling on adjacent homes causing damage	Check with arborist or forester first, cut down, re-use logs within feature for benches and habitat, replant younger more resilient trees, add habitat features for birds and bats to replace cavities lost.	Subject Lands

Glossary of Terms

Woodland

A woodland is a forested ecological feature. A woodland includes the interrelationships between flora, fauna, forest floor, soil micro biome, seed bank and the subterranean environment.

The Forestry Act (R.S.O. 1990) defines woodlands by the number of trees per hectare and their size as measured by their diameter at breast height (dbh).

“woodlands” means land with at least,

(a) 1,000 trees, of any size, per hectare,

(b) 750 trees, measuring over five centimetres in diameter, per hectare,

(c) 500 trees, measuring over 12 centimetres in diameter, per hectare, or

(d) 250 trees, measuring over 20 centimetres in diameter, per hectare,

but does not include a cultivated fruit or nut orchard or a plantation established for the purpose of producing Christmas trees.

The Ecological Land Classification System defines a woodland as “ any treed area with tree cover > 10%.”

Woodland Stewardship

Woodland or land stewardship means to care for and conserve the land. The land is connected to the health and well being of all people and all animals. As stewards of the land, we acknowledge a shared responsibility for the land’s future and to use the land sustainably. Stewardship is also about community and about working together to improve and heal the land.

Ecological Restoration

Ecological restoration is a scientific term that relates the quality of similar lands together within the context of today’s environmental stressors such as climate, physical, biological, and chemical factors. Ecological restoration is not about going backward to a historic time frame because the environment of today is not the same as a historic period. Ecological restoration and Woodland Stewardship often have similar objectives. However, ecological restoration uses local areas as a point of reference to help define realistic ecological goals.

Landscape Plan

