

Planning Justification Report

Official Plan & Zoning By-law Amendments

524 & 528 Quaker Road

City of Welland

October, 2025

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1.0 - INTRODUCTION

Upper Canada Consultants has been retained by Mancini Developments & Covello Developments Inc. to prepare a Planning Justification Report for Official Plan and Zoning By-law Amendments made for the lands municipally addressed as 524 & 528 Quaker Road in the City of Welland, Regional Municipality of Niagara.

The need for a Planning Justification Report was identified through the pre-consultation meeting held on January 23, 2025. A copy of the pre-consultation notes is attached as **Appendix II** of this report.

The intent of this Planning Justification Report is to provide a detailed description of the proposal and to demonstrate how the applications comply with the *Planning Act*, are consistent with the relevant policies of the Provincial Planning Statement, and conform with the relevant policies of the Niagara Official Plan, the City of Welland Official Plan and the City of Welland Zoning By-law.

2.0 - SITE CONTEXT

The subject lands are municipally addressed as 524 & 528 Quaker Road in the City of Welland, Region of Niagara. These lands are described legally as PT TWP LOT 175. These lands will be referred to as the “subject lands” in this Planning Justification Report.

The subject lands are rectangular in shape with a lot area of 0.49 hectares. The subject lands feature a frontage of 51.82 metres front onto Quaker Road, a municipal arterial road. The subject lands are currently zoned as Rural Residential and contain detached dwellings. 524 Quaker Road is designated as Mixed Use under the City of Welland Northwest Welland Secondary Plan, and 528 Quaker Road is designated as Low Density Established Residential. **Figure 1** below shows an aerial image of the subject lands and is illustrative to the use of the subject lands.



Figure 1 – Aerial View of Subject Lands

Northwest Welland Secondary Plan Area (NWSP)

The Subject Lands are located within the Northwest Welland Secondary Plan Area; lands within the Northwest Welland Secondary Plan Area are generally described as the Northwest Welland Expansion Lands. This geographic area measures approximately 190 hectares in area, and is located within the City of Welland's Urban Area. The lands are predominantly designated for greenfield development, with some built-up area in the western part of the plan.

These lands are generally situated between Clare Avenue / Line Road and the Pelham Municipal Boundary to the west, the Thorold Municipal Boundary to the north, commercially zoned lots along Niagara Street to the east, and Quaker Road and existing residential development to the south.

A map showing the visual extent of the NWSP Area, including the subject lands is included below as **Figure 2**.

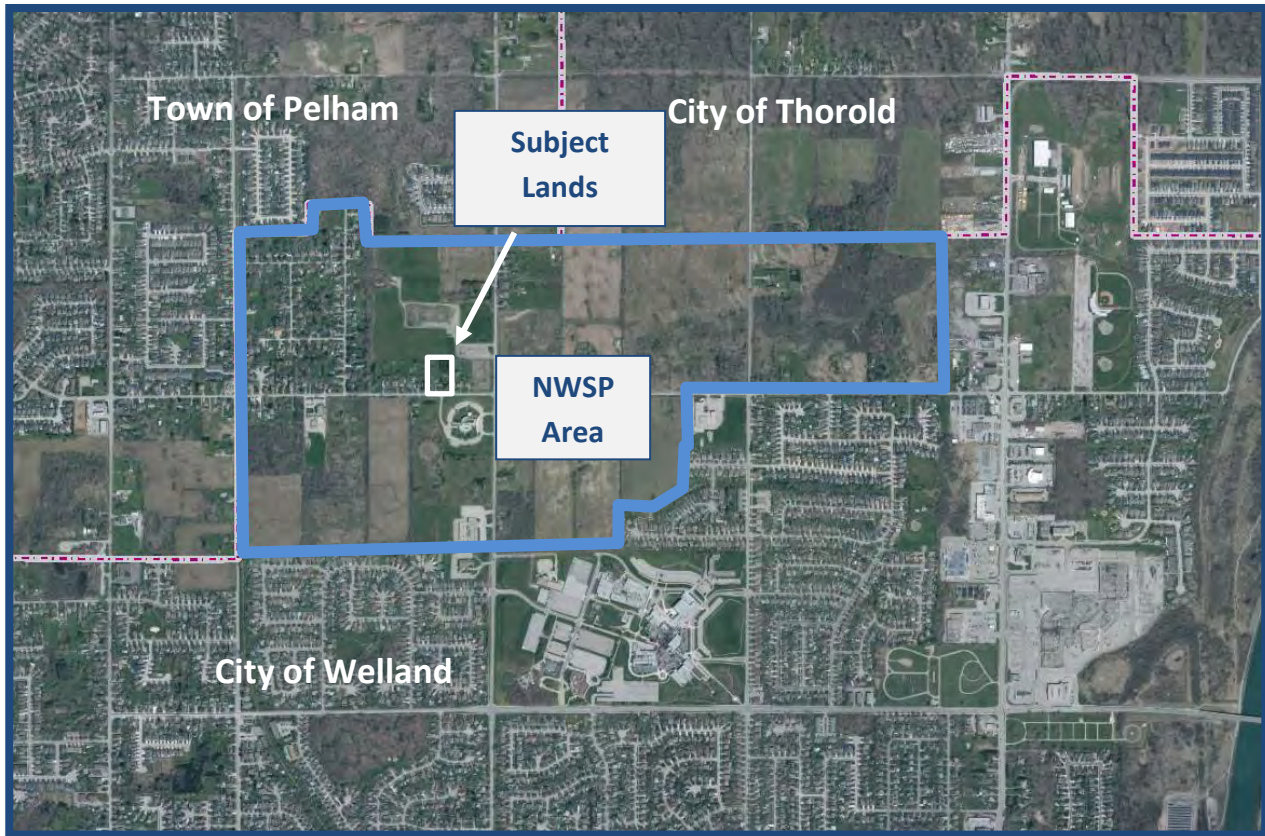


Figure 2 – Northwest Welland Secondary Plan Area

The NWSP is well serviced by Regional and Local roads including Quaker Road which runs east west through the area. Line Avenue/Clare Avenue, Rice Road and 1st Avenue all run north-south through the area.

Municipal sanitary sewers and water services (with capacity to accommodate the proposed development) are located at the boundary of the NWSP area and will be extended within the development at the developers' cost to service the development.

As shown in **Figure 2**, the subject lands are on within the eastern portion of this Secondary Plan Area.

The surrounding lands contain the following uses:

North:	Vacant lands to be developed with Low and Medium Density Residential
East:	Rural Residential, Proposed Mixed Use
South:	Health and Wellness, Community Institutional
West:	Low Density Residential

North of the subject lands is a vacant lot designated for residential land development. East of the subject lands is Rural Residential lots containing single family detached dwellings and lands designated for Mixed Use. South of the subject land is the Niagara District Catholic School Board. West of the subject lands contains rural residential lots with single family dwelling units and a low density residential neighbourhood with single family detached dwelling units.

3.0 - PROPOSAL

This application proposes to re-zone the subject property. The goal is to bring it into conformity with the Northwest Welland Secondary Plan's "Mixed Use" designation, which would then allow for the construction of a five-storey mixed-use apartment building. This building would feature one to three commercial units on the first floor and 68 residential dwelling units. The building will have a total area of 1341 meters squared. The first-floor commercial units will have a total area of 330.07 meters squared. There will be 55 surface parking spaces available, including 2 accessible parking spaces and 32 underground parking spaces. Refer to the concept plan and conceptual elevations from **Appendix I** and **Appendix III** which is included as **Figure 3** and **4** below.

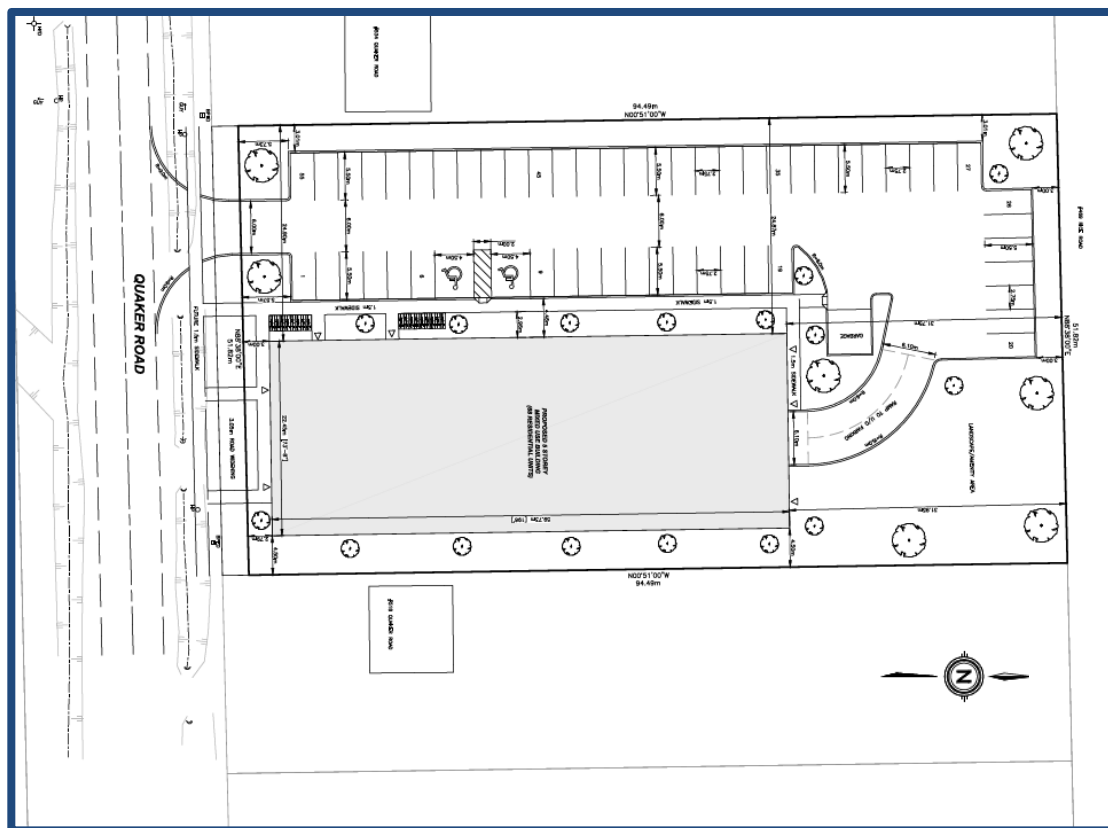


Figure 3 – Site Plan



Figure 4 – Concept Elevations

The ground floor of the proposed mixed-use apartment building will contain 1-3 commercial units, 1 Amenity room, and 8 one-bedroom units. The remaining floors will contain 10 one-bedroom units, and 5 two-bedroom units, for a total of 15 residential units per floor. In total, there will be 68 units for the proposed development. **Figure 5** shows excerpts from **Appendix III** which shows the proposed architectural floor plans for the development. **Figure 6** displays the underground parking configuration.



Figure 5 – Architectural Floor Plans

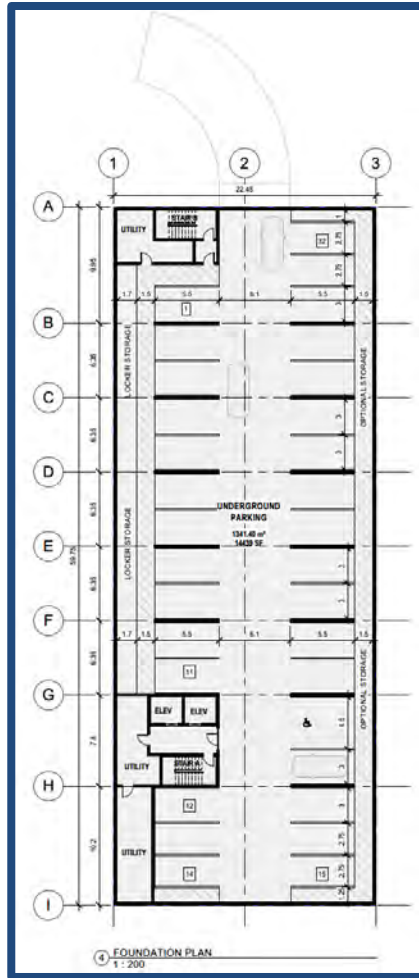


Figure 6 – Foundation Plan

4.0 – REQUIRED APPLICATIONS

The following *Planning Act* applications are required to facilitate the proposed development:

4.1 – OFFICIAL PLAN AMENDMENT

An Official Plan Amendment has been submitted to designate a portion of the lands known as 528 Quaker Road to the “Mixed Use” designation;

The Draft Official Plan Amendment is included as **Appendix III** to this report.

4.2 – ZONING BY-LAW AMENDMENT

Section 34 of the *Planning Act* grants municipal councils the authority to pass Zoning By-laws to regulate the use of the land within a municipality. Amendments to such By-laws are permitted pursuant to Section 34(10) of the *Planning Act*.

The submitted Zoning By-law Amendment seeks to re-zone the subject property from Rural Residential (RR) Zone to Community Commercial Corridor (CC2) Zone. This Zone will support the proposed 5-storey mixed use apartment dwelling on the site. Refer to section 6.7 of this Planning Report for more details about the City of Welland Zoning By-law.

The Draft Zoning By-law Amendment is included as **Appendix IV** to this report.

5.0 – SUPPORTING STUDIES AND REPORTS

A summary of key findings of the reports and studies which have been submitted for the subject applications is provided below. The original reports should be consulted for complete information.

5.1 – ARCHAEOLOGICAL ASSESSMENT

ACC were retained on behalf of the applicant to conduct a Stage 1-2 archaeological assessment. The Stage 1 phase indicated that 0.4 ha of the subject property retained archaeological potential and was recommended for Stage 2 Assessment. The entirety of this area consists of lawn space and was assessed by test pit survey at 5 m intervals. No artifacts or other archaeological resources were identified during the Stage 2 archaeological assessment. Based on the results of the Stage 2, no further archaeological assessment of the Study Area was recommended. The site was subsequently submitted to the Ministry of Citizenship and Multiculturalism and entered into the Ontario Public Register of Archaeological Reports.

5.2 – STORMWATER MANAGEMENT REPORT

Upper Canada Consultants was retained by Mancini Developments & Covello Developments Inc. to prepare a stormwater management report. The stormwater management report details the specifications for the proposed development. These include that 5-year quantity controls are required, and that 100-year controls are not considered necessary. Based on this report, there is adequate stormwater capacity for the proposed development.

5.3 – FUNCTIONAL SERVICING REPORT

Upper Canada Consultants was retained by Mancini Developments & Covello Developments Inc. to prepare a functional servicing report in conjunction with the applications for the proposed

mixed-use residential condominium development located at 524 & 528 Quaker Road in the City of Welland.

The objectives of the report are listed below:

1. Identify domestic and fire protection water servicing needs for the site;
2. Identify sanitary servicing needs for the site; and,
3. Identify stormwater management needs for the site.

Based on the comments and design calculations provide for the subject lands within the report, the following summaries and recommendations were made:

1. The existing municipal watermain system is expected to have adequate capacity to provide both domestic and fire protection water supply for the subject lands.
2. The receiving 300mm diameter municipal sanitary sewer, and 750mm diameter regional trunk sewer are expected to have adequate capacity to service the subject lands.
3. Detailed calculations, conclusion and recommendations regarding stormwater management can be found in Stormwater Management Plan in Appendix C.

Therefore, based on the above and the accompanying calculations, there exists adequate municipal infrastructure for this development.

6.0 - POLICY REVIEW

Applications within the City of Welland are subject to the *Planning Act*, the 2024 Provincial Planning Statement, the 2022 Region of Niagara Official Plan, the 2019 City of Welland Official Plan, and the City of Welland Zoning By-law no. 2017-117.

6.1 - PLANNING ACT

The *Planning Act* prescribes the regulations for land use planning to be used by all of Ontario. The *Planning Act* outlines matters of provincial interest that planning authorities must have regard for when developing land.

SECTION 2 – PROVINCIAL INTERESTS

Section 2 of the *Planning Act* outlines the matters of Provincial interest which planning authorities must have regard for when considering planning applications. These matters include the following:

- a) *the protection of ecological systems, including natural areas, features and functions;*
- b) *the protection of agricultural resources of the province;*

- c) *the conservation and management of natural resources and the mineral recourse base;*
- d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- e) *the supply, efficient use and conservation of energy and water;*
- f) *the adequate provision and efficient use of communication, transportation, sewage and water services and water management systems;*
- g) *the minimization of water;*
- h) *the orderly development of safe and healthy communities;*
- i) *the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- j) *the adequate provision of a full range of housing, including affordable housing;*
- k) *the adequate provision of employment opportunities;*
- l) *the protection of the financial and economic well-being of the province and its municipalities;*
- m) *the co-ordination of planning activities of public bodies;*
- n) *the resolution of planning conflicts involving public and private interests;*
- o) *the protection of public health and safety;*
- p) *the appropriate location of growth and development;*
- q) *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- r) *the promotion of built form that,*
 - i) *is well designed*
 - ii) *Encourages a sense of place, and*
 - iii) *Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant*
- s) *The mitigation of greenhouse gas emissions and adaptation to a changing climate.*

The proposed application has regard for d), f), h), j), k) p) and r) of the *Planning Act* as follows:

- d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

ACC prepared a Stage 1 & 2 Archaeological Assessment, which found that the subject site exhibited no potential for archaeological findings. The subject development will therefore have no negative impact on the preservation of areas of archaeological interest.

- f) *the adequate provision and efficient use of communication, transportation, sewage and water services and water management systems;*

The subject lands are accessible by a municipal road (Quaker Road) and have access to municipal watermain, sanitary sewer and storm sewer. As outlined in the Functional Servicing Design Brief prepared by Upper Canada Consultants., the development will efficiently use these existing municipal services to support the development.

h) the orderly development of safe and healthy communities;

The orderly development of safe and healthy communities is achieved through the development of the subject lands with a mix of commercial and residential apartment dwellings. The proposed development can be supported by existing municipal services, proximate public transportation, arterial roadways and highways. The site design and building layout also ensures the orderly development of the site and provides for safe access to the property for both pedestrian and vehicular movements.

j) the adequate provision of a full range of housing, including affordable housing;

The application proposes 68 new residential apartment dwelling units on the subject lands. Currently, the property is occupied by 2 single detached dwellings. The surrounding area is predominantly mixed, with single-detached, institutional and agricultural. The introduction of mixed-use apartment dwellings will add variety to the housing choices in the immediate area. Generally, apartment dwelling units at this higher rate of supply can be more affordable than detached dwellings, and when supply of housing is increased, it allows for better affordability in the market.

k) the adequate provision of employment opportunities;

The proposed commercial use creates the opportunity to generate employment on site. This will be an increase over the current employment yield.

p) the appropriate location of growth and development;

The subject lands are within the Urban Area of the Region of Niagara and part of the Northwest Secondary Plan Area. The use of a mixed-use apartment building within these areas is appropriate and the support of this development will provide housing options for this growing area. Therefore, the application has regard for the appropriate location of growth and development.

r) the promotion of built form that,

iv) is well designed

v) Encourages a sense of place, and

vi) *Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant*

The proposed building is oriented towards Quaker Road, which establishes a prominent corner presence and enhances the streetscape. Its contemporary design features clean lines, a, extensive glazing, and balconies. Commercial spaces will activate the Quaker Road and Rice Road area, establishing a distinct character for the street. Currently, there is a very limited amount of commercial uses in the area. This enhanced corner presence will cultivate a strong sense of place and define the emerging neighborhood.

For these reasons, the submitted application has regard for matters of provincial interest consistent with the *Planning Act*.

6.2 - 2024 PROVINCIAL PLANNING STATEMENT

The Provincial Planning Statement (PPS) provides policy direction on the matters of Provincial interest delineated under Section 2 of the *Planning Act (R.S.O. 1990)*, and sets the policy framework for regulating the development and use of land. The *Planning Act* states that all planning decisions are required to be consistent with the Provincial Planning Statement.

CHAPTER 2 – BUILDING HOMES, SUSTAINING STRONG AND COMPETITIVE COMMUNITIES

Chapter 2 of the PPS establishes the framework for growth and development in the province.

Planning for People and Homes (PPS 2.1)

Section 2.1 of the PPS provides guidance for population forecasts, and requires municipalities and planning authorities to provide sufficient land to accommodate an appropriate range and mix of land uses to meet project needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. To provide for this appropriate and mix of housing options and densities, planning authorities are to maintain at all times the ability to accommodate residential growth for a minimum of 15 years lands which are designated and available for residential development, and maintain at all times land with servicing capacity for area where new development is to occur that is sufficient to provide a three-year supply of residential units through lands suitable zoned, including units in draft approved or registered plans.

The applications are consistent with the direction of Section 2.1 of the PPS as they facilitate the development of additional housing opportunities on serviced urban lands within a Secondary Plan Area that is anticipated and planned for growth and development.

Housing (PPS 2.2)

Section 2.2 of the PPS requires municipalities and planning authorities to provide for an appropriate range and mix of housing options and densities required to meet projected market-based and affordable housing needs of current and future residents of the regional market area. This is to be achieved through permitting all housing options, all types of residential intensification, and directing developments to areas with appropriate levels of infrastructure and public service facilities that are, or will be, available to support current and projected needs.

Tables 2-1 and 2-2 of the Niagara Official Plan forecasts that the City of Welland will have a population of 83,000 people by 2051, and require 10,440 units – or a 75% intensification rate. This anticipated growth must be supported by an increase in housing supply and a range and mix of dwelling forms of different affordability ranges.

The applications specifically facilitate the development of sixty-eight (68) new residential dwellings within the City of Welland. These units will consist of apartment units, and support the growth of housing opportunities as prescribed by the PPS, as well as the Regional and local Official Plan.

Policy 2.2 discusses how planning authorities shall provide housing and Policy 2.3.1 discusses general requirements for settlement areas within the province. These sections outline how settlement areas should be used for growth and development and state the following:

2.2) Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by supporting the following:

c) promoting densities for new housing which efficiently use land, resources infrastructure and public service facilities, and support the use of active transportation;

2.3.1.2) Land use patterns within settlement areas should be based on densities and a mix of land uses which:

a) Efficiently use land and resources;

2.3.1.3) Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including planning for a range and mix of housing options and privatizing planning and investment in the necessary infrastructure and public service facilities.

The proposed development aligns with current policies by diversifying housing options for both current and future residents within the surrounding area. Located within the Urban Area of the Region of Niagara, it represents an appropriate site for growth and development. This project

fosters complete communities by offering a range of housing types and options, with the mixed-use apartment building addressing both residential and commercial needs. Therefore, the submitted application is consistent with the Provincial Planning Statement's matters of provincial interest.

6.3 – REGION OF NIAGARA OFFICIAL PLAN (2022)

As of March 31, 2024, the Niagara Official Plan became an official plan of the City of Welland and is in effect. The Niagara Official Plan provides a comprehensive and long-range planning vision for the Regional Municipality of Niagara to the year 2051. The Plan's focus is primarily on implementing the Provincial Policy Statement and other Provincial Plans and Guidelines, and providing regional-level land use planning direction on growth, the natural environment, infrastructure and other attributes or circumstances unique to Niagara.

The Niagara Official Plan (NOP) contains the Regional level growth policy direction for Niagara Region and the twelve (12) local municipalities inclusive of population and employment forecasts, intensification targets and specific locations and methods for development.

Per Schedule B of the Niagara Official Plan (Regional Structure), the subject lands are located within the Urban Area Boundary of the City of Welland and within the Delineated Built-up Area.

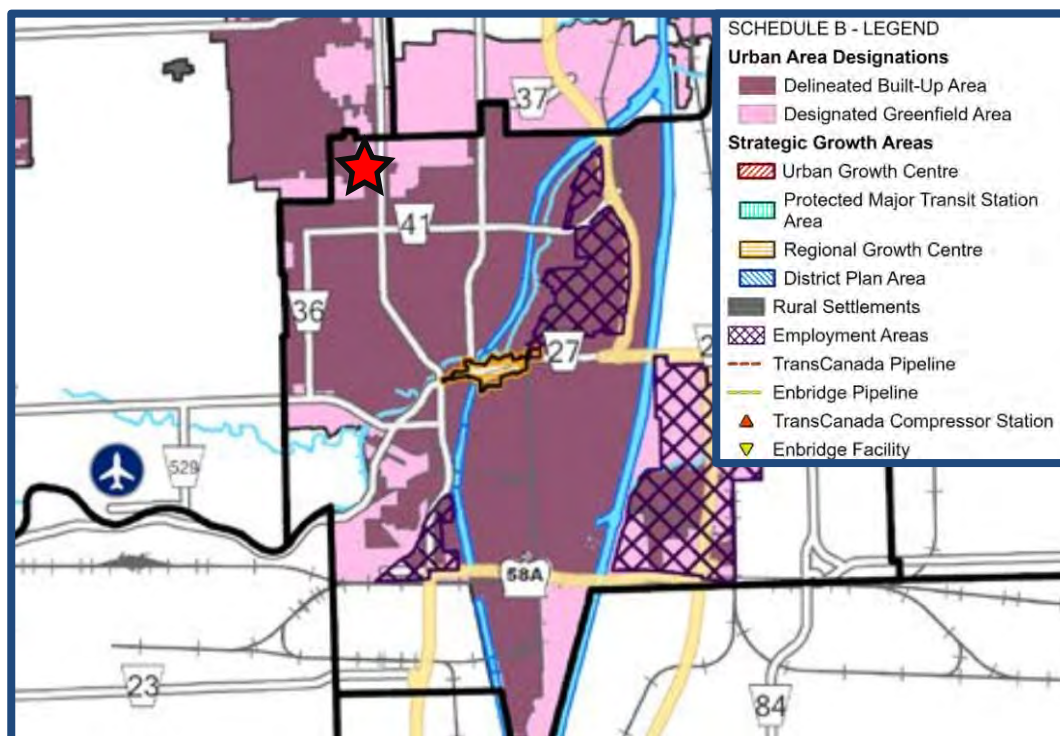


Figure 7 – Niagara Official Plan Schedule B – Regional Structure

The approximate geographic location of the subject lands is visually demonstrated in **Figure 7** with a Red Star.

POLICY 2.2.1 – MANAGING URBAN GROWTH

Policy 2.2.1. in the NOP discusses planning tools and responsibilities when it comes to managing urban growth, Policy 2.2.1.1 states the following:

Development in urban areas will integrate land use planning and infrastructure planning to responsibly manage forecasted growth and to support:

- b. a compact built form, a vibrant public realm, and a mix of land uses, including residential uses, employment uses, recreational uses and public service facilities, to support the creation of complete communities.*
- c. a diverse range and mix of housing types, unit sizes, and densities to accommodate current and future market-based and affordable housing needs.*
 - i. the development of a mix of residential built forms in appropriate locations, such as local growth centres, to ensure compatibility with establishes residential areas.*

The proposed applications will conform to the policies listed above, the apartment building will increase the density of the surrounding area and support the creation of complete communities by increasing the type of units offered in this residential neighbourhood. The addition of the 3 commercial units within the area will help provide employment for the increase of residents in the area, establishing a more complete community.

SECTION 2.3 – HOUSING

Policy 2.3 of the NOP discusses the provision and supply of housing. A diverse housing stock with a range of tenures, sizes, types and supports should be made available to meet the needs of the community. The objectives of this section are as follows:

- a. provide a mix of housing options to address current and future needs*
- b. provide more affordable and attainable housing options within our communities*
- c. plan to achieve affordable housing targets through land use and financial incentive tools*

The proposed applications will conform to the policies listed above, the apartment building will provide a larger range and mix of housing and unit types addressing the needs of the current and future residents. By adding more housing to this region, the housing in this area will become more attainable and affordable helping the City to achieve affordable housing targets.

For these reasons, the submitted applications are consistent with the Niagara Official Plan.

6.4 – CITY OF WELLAND OFFICIAL PLAN (2019)

The City of Welland Official Plan contains land use policies which implement the City's long-term growth management goals. The intent of the Official Plan is to guide land use and development in the City of Welland as to ensure orderly and efficient growth to meet Provincial and Regional growth targets while maintaining and protecting natural heritage and agricultural lands. The subject lands are within the Northwest Secondary Plan and designated as Mixed Use Residential within this plan as per Schedule G. An excerpt of this plan is shown in **Figure 7** below.



Figure 7 – excerpt from Schedule G – Northwest Welland Secondary Plan

THE NORTHWEST SECONDARY PLAN (NWSP)

The vision and goals for the Northwest Area of Welland is listed in section 7.3.1.5 of the Northwest Secondary Plan (NWSP). Following section 7.3.1.5, the NWSP discusses the planning function and permitted uses of each designation. The requirements for Mixed-use designation are listed below.

7.3.1.5) Overtime, Northwest Welland is envisioned to evolve into a complete community that will accommodate future growth and development in the City in a manner that respects the existing character and built form of the area, as well as the natural environment.

The intended function of the Mixed-Use designation located at the corner of Quaker Road and Rice Road is to create a central mixed-use node that will provide a variety of retail opportunities to serve the needs of local resident living in close proximity to the area in a pedestrian and transit-oriented manner. The function of the Mixed-Use designation is also to provide opportunities for a range of higher density residential housing.

The development of one or more privately-owned publicly accessible urban squares is encouraged at the intersection of Quaker Road and Rice Road. This space is envisioned to provide an internal focal point for the area and function as a public gathering space servicing the immediate neighbourhood and any visitors to the area.

The proposed re-zoning implements the NWWSP, and thereby supports the goals and requirements outlined within the plan. The development of a mixed-use apartment building will support the items stated above by furthering the cities goal of creating complete communities. The proposed development will provide up to three commercial units and 68 residential units, this development will provide for the future growth that is to occur within the Northwest Area of Welland.

The proposal will support the intended function of a mixed-use designation as the commercial units will provide for the retail needs of the local residents and provide small employment opportunities for residents in the area.

6.5 CITY OF WELLAND URBAN DESIGN GUIDELINES

The subject application has regard for the following City of Welland Urban Design Guideline principles:

- Establish Appropriate Built Form & Architecture
- Cultivate Identity & Sense of Place

Establish Appropriate Built Form & Architecture

The Guidelines support establishing appropriate built form and architecture through smooth height transitions, a mix of densities that concentrates higher densities near major intersections, while aligning with local market demands and existing urban fabric.

The development meets the Guidelines, as the proposed housing is at an appropriate scale for the area, with the building situated towards the intersection of Rice and Quaker, and more low-density housing within the interior of the plan area. The scale is similar to established residential areas on the south side of Quaker Road.

Cultivate Identity & Sense of Place

The Guidelines encourage the expansion of physical elements that contribute to a stronger sense of place throughout the city.

The development aligns with the guidelines by implementing the NWWSP designation to create a Mixed-Use node, which establishes a focal point at the intersection of Rice and Quaker, and enhances the character of the surrounding neighborhoods, creating an enhanced sense of place.

6.6 NORTHWEST WELLAND URBAN DESIGN GUIDELINES

The Northwest Welland Urban Design Guidelines are intended to support the vision and objectives of the Secondary Plan included within the Welland Official Plan. They are also intended to provide further direction to help guide design and development within Northwest Welland. The guidelines are an addendum to the City of Welland's existing city-wide Urban Design Guidelines dated August 2014 (the City-wide Guidelines). They are intended to be read in conjunction with the Citywide Guidelines and provide further design direction specific to areas within the Secondary Plan to establish a design framework that encourages the creation of a successful and sustainable urban community.

Mixed-Use Residential: Provides Design Direction for Mixed-Use Areas

The intent of the Mixed-Use designation is to encourage new residential development that provides a variety of retail opportunities and residential housing options to help achieve a balanced community. This designation is meant to support a mix of building types including mixed-use and higher density developments to enhance street-related activity, and support walkability and transit.

The Guidelines encourage that mixed-use buildings shall be located close to the intersection of Quaker Road and Rice Road, that they should be oriented towards the road to create a strong street edge and comfortable public realm for pedestrians, and that they include articulation in the facade.

The development aligns with the Mixed-Use guidelines by proposing an appropriately scaled mixed-use building at the Rice Road and Quaker Road intersection. Its proposed uses will enhance street life and animate the corner, and help achieve a complete community.

6.7 – CITY OF WELLAND ZONING BY-LAW NO. 2017-117

EXISTING ZONING

Schedule A Map B2 of the City of Welland Zoning By-law identifies the subject land as Rural Residential (RR) Zone. **Figure 8** below displays an excerpt of Map B2 and is illustrative to the zoning of the subject lands and the zoning of the surrounding lands.

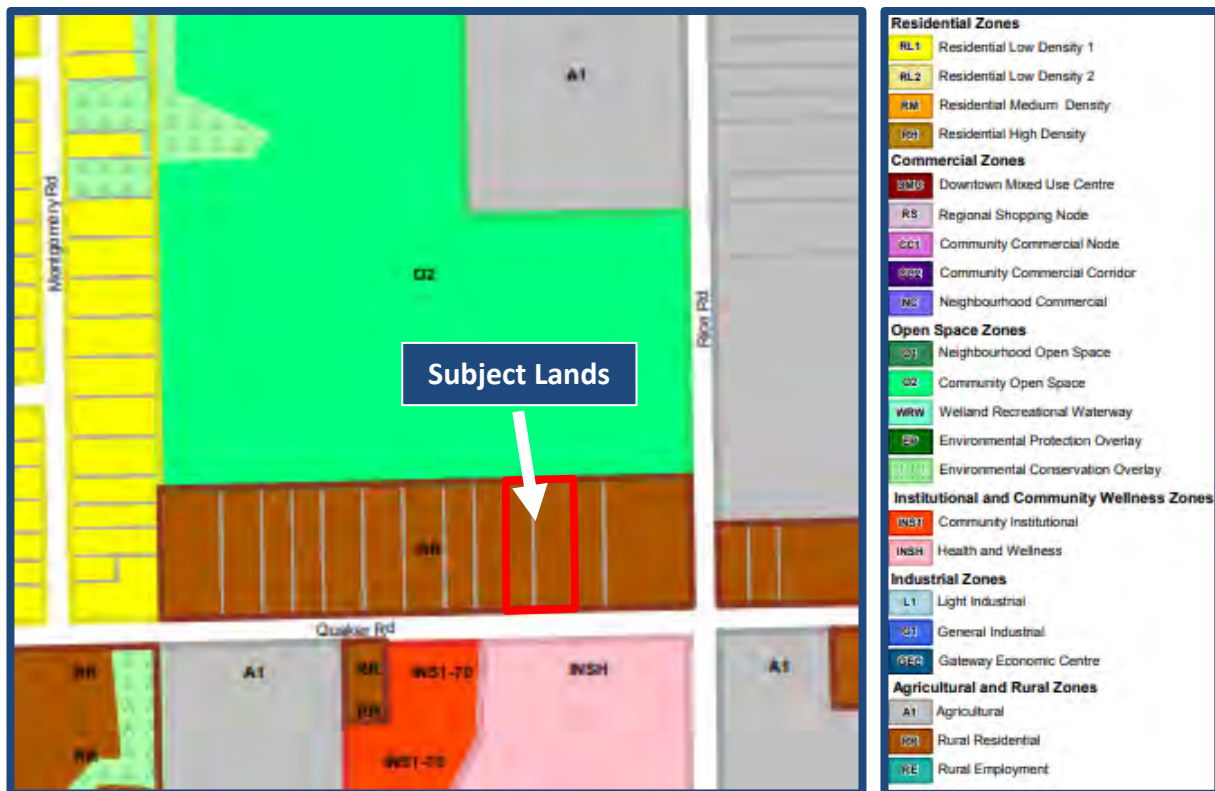


Figure 8 – excerpt from Schedule A Map B2 – City of Welland Zoning By-law

6.7.1 – PROPOSED ZONING BY-LAW AMENDMENT

The submitted Zoning By-law Amendment seeks to re-zone the subject property from Rural Residential (RR) Zone to the proposed Community Commercial Corridor (CC2) Zone. This Zone will support the proposed 5-storey mixed use apartment dwelling on the site, refer to section 6.7 of this Planning Report for more details about the City of Welland Zoning By-law, and brings zoning into alignment with the NWWSP “Mixed-Use” designation.

The table below shows the requirements for Mixed-Use Apartment Buildings zoned as Commercial Corridor (CC2) Zone as laid out in the City of Welland Zoning By-law. The table compares the provided required measurements from **Appendix I** of this Planning Report to the permitted required measurements in the Zoning By-law.

524 & 528 Quaker – Provisions for Commercial Corridor 2 (CC2)

Section 8.2: Permitted Uses			
Permitted Uses		Proposed Uses	
Residential: Block Townhouse, Boarding or Lodging House, Apartment Dwelling, Multiple Dwelling, Dwelling Units Above Permitted Uses, Group Home. Commercial: Custom Workshop, Drive-Through Establishment, Educational Establishment, Emergency Service, Financial Establishment, Food Production Facility, Funeral Home, Garden Center, Grocery Store, Health Related Retail Use, Home And Auto Sales And Supply Establishment, Home Furnishing Establishment, Home Improvement Establishment, Light Equipment/Machinery Sales, Rental And Service Establishment, Mini Storage, Motor Vehicle Sales Dealership/Service Station/Repair Shop/Washing Establishment, Outdoor Display And Sales Area, Parking Lot, Parking Structure Or Garage, Pet Care Establishment, Pet Shop, Place Of Entertainment, Private Club, Repair Shot, Restaurant, Retail Establishment, Sample Or Showroom, Commercial School, Seasonal Outdoor Use, Service Commercial Establishment, Veterinary Clinic.		No change	
Section 8.3: Regulations for Apartment Buildings in CC2 Zone			
Provisions (Apartment Building)	By-law 2017 - 117	Provided	Proposed
Minimum Lot Area	NA	4896 m2	No Change
Minimum Lot Frontage	NA	51.82	No Change
Minimum Front Yard	0 m	3.0 m	No Change
Maximum Front Yard	3 m	3.0 m	No Change
Minimum Interior Side Yard	0 m or 4.50 m for any lot abutting a residential or institutional zone.	3 m	No Change
Minimum Exterior Side Yard	3 m	n/a	No Change
Minimum Rear Yard	3 m	31.95 m	No Change
Maximum Building Height	24.00 m or 8 storeys	15 or 5 storeys	No Change
Maximum Gross Floor Area	NA	330.07 sqm	No Change
Minimum Landscape Area	15%	37.96 %	No Change
Maximum Lot Coverage	50%	27.35 %	No Change

6.4.1 Required Parking			
Provisions	By-law 2017-117	Provided	Proposed
Apartment Dwelling Requirements	1 space per unit (68 spaces)	87 spaces	No Change
Commercial Requirements	1 space per 30 sqm of gross floor area (11 spaces)	11spaces	No Change
Barrier Free Parking	50-100 spaces: 2 spaces	3 spaces	No Change

6.7.1 Bicycle Parking Spaces			
Provisions	By-law 2017-117	Provided	Proposed
Apartment Dwelling	0.25 spaces per dwelling (15 spaces)	17 spaces	No Change
Office, Retail Use (Less than 3000 sqm of gross floor area)	1 space per 1000 sqm of gross floor area (0.29 spaces)	0 spaces	No Change

7.0 - SUMMARY AND CONCLUSION

The application is proposing to develop a mixed-use apartment dwelling containing one to three commercial units and 68 residential units on the lands municipally known as 524 & 528 Quaker Road. As determined through the pre-consultation meeting, the development requires applications for an Official Plan and Zoning By-law Amendment to proceed.

The proposed development is permitted under the *Planning Act*, the Provincial Planning Statement, the Region of Niagara Official Plan, the City of Welland Official Plan and City of Welland Zoning By-law.

The application has been submitted with an Archeological Assessment, a Stormwater Management Plan and a Functional Servicing Report as required within the pre-consultation notes. A copy of the pre-consultation notes is attached within **Appendix II** of this Planning Justification Report.

Based on the above analysis, the proposed development represents good planning as it is consistent with the *Planning Act*, the Provincial Planning Statement, the Region of Niagara Official Plan, the City of Welland Official Plan and the City of Welland Zoning By-law and should therefore be supported.

Prepared by:

A handwritten signature in black ink, appearing to read 'J. Tomaino', written in a cursive style.

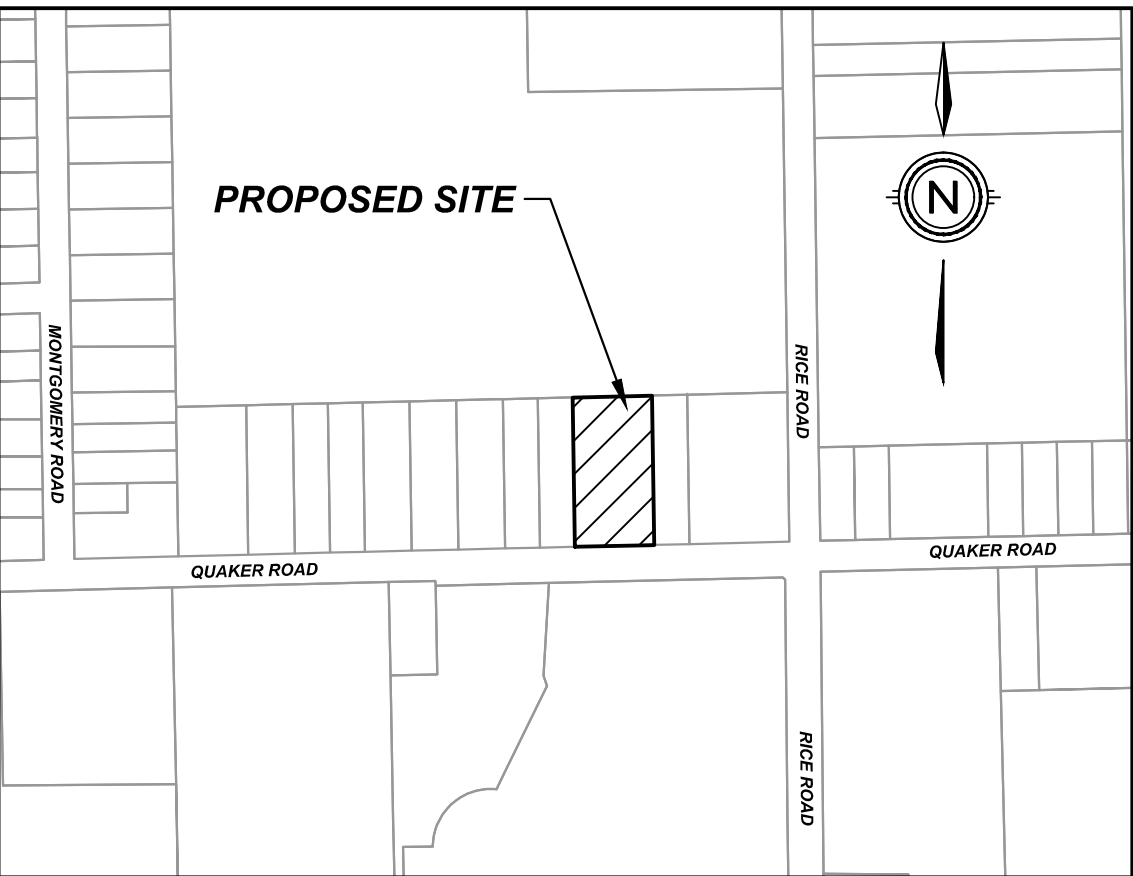
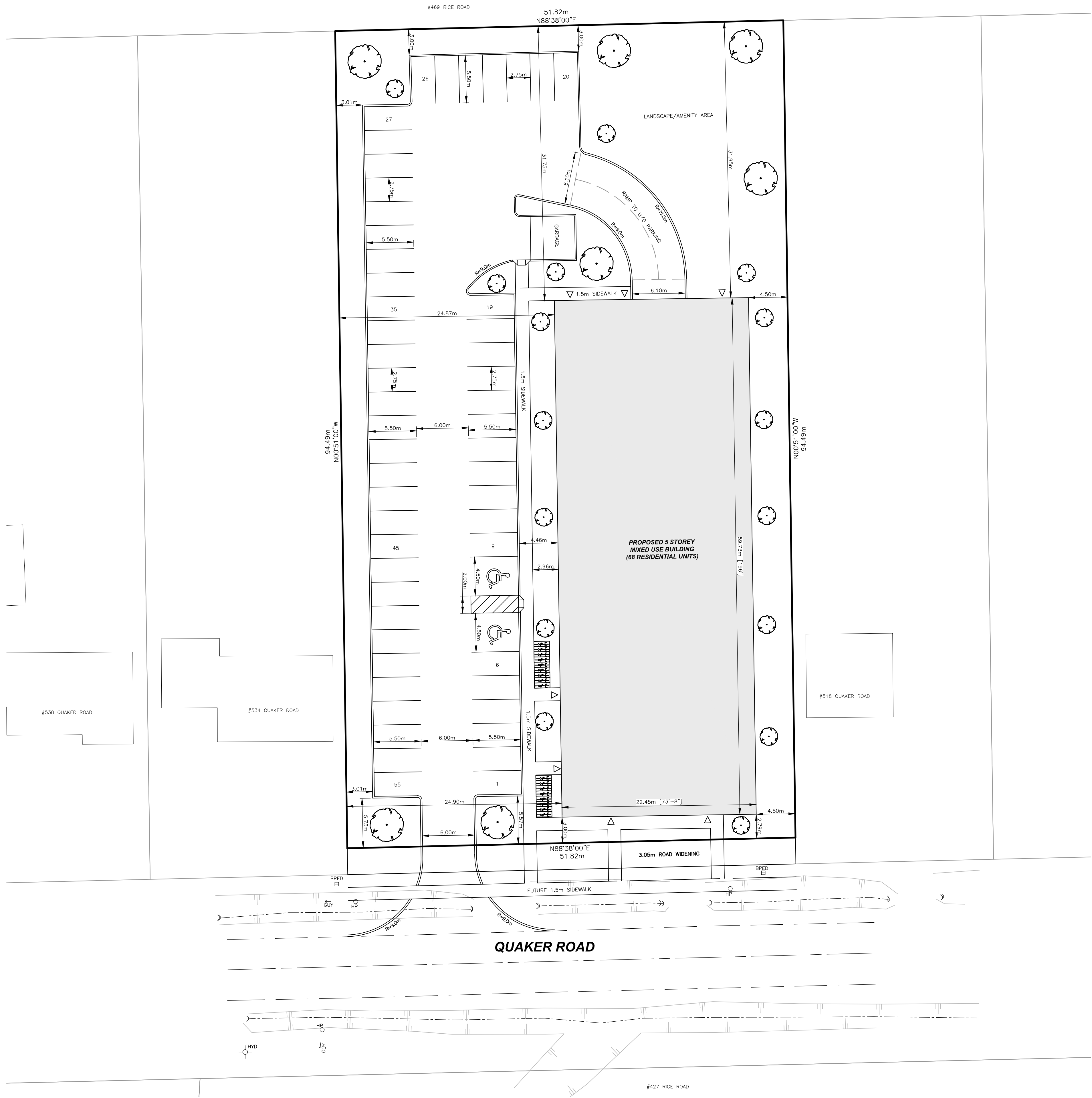
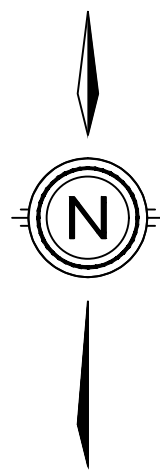
Joseph M. Tomaino, MCIP., RPP
Senior Planner
Upper Canada Consultants

Appendix I

Conceptual Site Plan



524 & 528 QUAKER ROAD
CITY OF WELLAND



KEY PLAN
N.T.S.

LEGAL DESCRIPTION

LOT #
MUNICIPALITY
REGION

SITE STATISTICS		
AREA	ha	% COVERAGE
BUILDING (68 UNITS)	0.134	27.35
ROADWAY/PARKING	0.170	34.69
LANDSCAPE	0.186	37.96
TOTAL	0.490	100.00
DENSITY		138.77 un/ha
PARKING STATISTICS:		
REQUIRED SPACES – 1 SPACES PER UNIT (RESIDENTIAL) 68 X 1 = 68		
REQUIRED SPACES – 1 SPACE PER 30m² 330.07 / 30 = 11		
ACCESSIBLE REQUIRED – 50–100 SPACES = 2		
TOTAL SPACES PROVIDED = 87 SPACES (INCLUDES 3 ACCESSIBLE)		
BICYCLE PARKING REQUIRED – 0.25 PER UNIT (RESIDENTIAL) 68 X 0.25 = 17		
LOADING SPACES REQUIRED – 1 – 0 PROVIDED		

ZONING MATRIX - CC2

PROVISION APARTMENT DWELLING & COMMERCIAL	REQUIRED	PROVIDED
MINIMUM LOT AREA	N/A	4896.27m²
MINIMUM LOT FRONTAGE	N/A	51.82m
MINIMUM FRONT YARD MAXIMUM FRONT YARD	0m 3m	3m
MINIMUM INTERIOR SIDE YARD	0m OR 4.5m ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE	4.5m
MINIMUM EXTERIOR SIDE YARD	3m	N/A
MINIMUM REAR YARD	3m	31.75m
MAXIMUM BUILDING HEIGHT	24m (8 STOREYS)	5 STOREYS
MAXIMUM LOT COVERAGE	50%	27.35%
MINIMUM LANDSCAPE AREA	15%	37.96%
MAXIMUM GROSS FLOOR AREA	N/A	4896.27m²



DRAWING TITLE SITE PLAN	DRAFTING	TA
	DATE	OCTOBER 17, 2025
	PRINTED	OCTOBER 17, 2025
	SCALE	1:250
	DWG No.	REV
	23163-SP	0

Appendix II

Pre-Consultation Notes





City of Welland Pre-consultation Meeting Form

Date: Thursday, January 23, 2025

Persons intending to make an application for a proposed development are 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 proposal;
- the planning approval process;
- any information and/or reports to be submitted with the application;
- fees, development charges, and potential community improvement plans; and
- other matters, as determined.

City Contact: Taylor Meadows, (905) 735-1700 ext. 2246, taylor.meadows@welland.ca

1. Attendance:

City: Taylor Meadows, Caitlin Kovacs, Paige Fournier, Tyler Galloway, Michael Greenlee, Jennifer McRae, Joe Thompson. Tanya Korolow

Agency: Tanya Hill (SNGR), Abby Lee (MCFN), Alex Boekestyn (Niagara Region), Zachery Sherwood (WHESC)

Owner/Agent: Ethan Laman, Tony Mancini

2. Contact Information:

Principal Contact: ☐ Owner ☒ Agent

Owner: Mancini Developments Inc. & Covello Developments Inc.
Phone: 289-821-2441 Email: tmancini@hotmail.com

Agent: Upper Canada Consultants c/o Joseph Tomaino
Phone: 905-688-9400 Email: joe@ucc.com

3. Site Details:

Site Address: 524 & 528 Quaker Road

Approximate Land Area (metric): 0.5 ha

Site Legal Description: Part Township Lot 175

☐ Brownfield ☒ Greenfield ☐ Built-up ☐ Other

4. Community Improvement Plans:

Potentially eligible plans:

☐ Brownfield ☐ Gateway ☐ Downtown ☐ Affordable Housing

Contact for more details: CIPS@welland.ca

5. Project Details:

Brief description of the proposal: Demolish the existing dwellings and develop the lands with a 7 storey mixed use building, with commercial at grade, amenity areas, dwelling units and parking at grade and underground.

Existing Regional Official Plan designation: Delineated Built-up Area

Conformity with Regional Official Plan designation and policies? ☒ Yes ☐ No

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

Existing Local Official Plan designation: Mixed Use (NWSP) and Low Density Residential

Conformity with Local Official Plan designation and policies? ☐ Yes ☒ No

If 'No' what is the nature of the amendment needed? Amendment needed to permit mixed use development on 528 Quaker.

Existing zoning: Rural Residential

Conformity with existing zoning? ☐ Yes ☒ No

If 'No' what is the nature of the amendment needed? Amendment needed to permit mixed use development on both sites.

Is Site Plan Control required? ☒ Yes ☐ No

6. Applications and Fees (2025):

	Application Type	City Fee	Region of Niagara Fee	Conservation Authority Fee	Notes:
	Regional Official Plan Amendment				
<input checked="" type="checkbox"/>	City Official Plan Amendment	\$10,137 or \$14,905 if concurrent with Zoning By-law Amendment			
<input checked="" type="checkbox"/>	Zoning By-law Amendment	\$10,137 or \$14,905 if concurrent with Official Plan Amendment	\$1,485		
	Plan of Subdivision				
<input checked="" type="checkbox"/>	Plan of Condominium	\$17,841	\$5,691 + \$1,915 per hectare		
<input checked="" type="checkbox"/>	Site Plan Approval	\$9,672	\$1,458		
	Consent				
	Minor Variance				
	Part Lot Control By-law				
	Other				
	Total:				

Development Charges ☒ Local ☒ Regional ☒ NCDSB

Parkland Dedication ☒ Yes ☐ No

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.

7. Additional Agencies to be Contacted:

	Agency	Notes
X	Hydro	
	Pipelines	
	Ministry of Transportation	If circulated upload submission to the Highway Corridor Management System via Land Development Portal
	Propane Operator(s)	
	Railway(s)	

8. Additional Comments:

*Niagara Region comments will be provided separately.

Planning Division

- Application for Official Plan Amendment and Zoning By-law Amendment will be required to facilitate the proposed use. These applications can be submitted concurrently.
 - o 528 Quaker Road is currently designated Low Density Residential and zoned Rural Residential-RR
 - o 524 Quaker Road is currently designated Mixed Use and zoned Rural Residential – RR
- The proposal will be subject to Site Plan Approval. Application for Site Plan Approval can be made once the appropriate designation and zoning are in place.
- If the intention is to condominiumize the development, an application for condominium exemption can be made after the Site Plan Agreement has been executed.
- A 3.5m road widening will be required along Quaker Road

Engineering Division

- A storm water management report is required, demonstrating that stormwater flows can be controlled from 5-year post to 2-year pre-development levels and 100-year post to 100-year pre-development levels. Stormwater flows must also be treated to an enhanced level of protection (80% TSS removal per ETV criteria) up to and including the 100-year storm.
- A Functional Servicing report is required, identifying maximum day water demands, required fire flow, and sanitary flows from the site, as well as the impact these will have on existing infrastructure. Note that the latest Conceptual Servicing Design Report for the Northwest Welland Secondary Plan area includes a new storm sewer on Quaker Road, as well as watermain upgrades in this area, which should be referenced in the FSR for this site.
- Full SPA drawings including Site Plan, Site Servicing, Site Grading, Landscaping, and Sediment and Erosion Control will be required for review and approval.

- Sanitary and water modelling are required for this development. Using the functional servicing report for the development, the City will have the modelling completed at the applicant's expense. The 2025 cost based on the number of units is \$5,000 plus HST (\$2,500 for water and \$2,500 for sanitary) per the City's fee bylaw. The modelling will be initiated once the fee is received and the necessary design information provided.

Building Division

- Planning approvals required prior to Building Permit Applications.
- For Building Permit submission requirements, contact Building Division regarding Application Forms, design requirements and fees erwin.pasigan@welland.ca brian.mykytuik@welland.ca Building Services Technicians
- Demolition Permit required to remove existing buildings on site.
- Separate Site Servicing Permit (underground water, sanitary, storm) may be considered
- Geotechnical report/subsurface investigation completed by a Professional Engineer is required. Their recommendations for building design to be incorporated and referenced in the Structural drawings. Include slope stability considerations as applicable.
- Confirm stormwater management/grading approvals and capacity of existing infrastructure through Engineering Division.
- Site servicing within the road allowance must be approved by the City with the issuance of a Site Servicing Road Occupancy Permit (ROP).
- Obtain approval from the City of Welland Engineering Division for the connection to the potable water system supplied with water from the drinking water system in accordance with Sentence 7.6.2.1 (3.1) Division B of the 2024 Ontario Building Code, and;
- Obtain approval from the City of Welland Engineering Division for the connection of the Sanitary drainage system to the Public Sanitary Sewer including the connection of the Storm drainage system to the public storm sewage works in accordance with Sentences 7.1.2.1 (1), 7.1.2.2 (1) Div. B of the 2024 Ontario Building Code (Required prior to Building Permit issuance)
- Development Charges are applicable and will be calculated during a Permit Application Review. If the owner wishes to estimate the fee at this stage of the development process, prior to building permit review process, please review the requirements in the respective Development Charges By-laws.
- Cash-in-lieu of parkland dedication fees to be collected at the time of Building Permit issuance – To be determined by current rates or appraisal obtained by the City of Welland. Contact Nicolas.Aiello@welland.ca, Policy Planning Supervisor
- Further technical comments will be provided through Site Plan circulation phase. Ontario Building Code Matrix is to be provided on the Site Plan Drawing for each building indicating use and building classification(s), building area, number of stories, type of construction, occupant load, presence of firewalls, number of residential units, designation of fire access route, location of nearest fire hydrants, spatial separation etc.

Fire Division

- Fire access route not identified on the drawing and must comply with OBC, Division B, Article 3.2.5.5.
- Sprinkler system will be required. Location of the fire department connection must comply with OBC, Division B, Article 3.2.5.16. Parks Division

Welland Hydro

- Expansion of the existing electrical infrastructure located on Rice Road; South of Quaker Rd will be required to service the proposed Development. Costing associated with the noted expansion are the responsibility of the Developer.
- The proposed development must meet the clearance requirements of section 3.1.19.1 “Clearance to Buildings” of the Ontario Building Code (OBC). See link below for further information.
 - o https://wellandhydro.com/wp-content/uploads/2022/06/WH_Clearances-to-Overhead-Electrical-Infrastructure.pdf
- Electrical distribution designs are to be completed by the Developers’ Consultant and submitted Welland Hydro-Electric System Corp (WHESC) for review and approval.
- The Developers’ consultant is to provide WHESC with a load calculation summary to assist with determining servicing requirements.
- The design shall include adequate clearance to facilitate the installation of padmounted transformer(s) as per CSA 22.3 No. 7-20 Section 10.
- WHESC’s demarcation point to be the secondary terminals of the padmounted transformer. Secondary infrastructure supplying the Development is to be Customer owned.
- Metering is to be grouping a single location. WHESC to be provided unimpeded access to metering location, via an exterior door directly to the metering room. A copy of the keys for the electrical room must be provided to WHESC prior to energization.
- Associated costs to provided WHESC’s portion of servicing will be estimated once review and approval of the provided design package has been completed.
- If easement(s) are required by WHESC to service this development, existing adjacent properties or any future adjacent developments, the applicant shall provide at their expense all necessary registered easements.
- Please complete WHESC’s new service application via the link included below.
 - o <https://wellandhydro.com/accounts-billing/subdivision-electrical-servicing-request-form/>
- Arrange for disconnection and removal of existing hydro services prior to demolition of any structures within the noted lands. Please complete WHESC’s removal of electrical service request form via the link included below.
 - o <https://wellandhydro.com/accounts-billing/remove-electrical-services-request-form/%EF%82%B7>
- Contact WHESC’s Engineering department if you have any further questions or concerns.

Niagara Peninsula Conservation Authority

- Based on the NPCA current mapping, the subject properties do not contain NPCA Regulated Areas. As such, the NPCA has no objection to the proposal and will not require circulation of a review fee.

Mississaugas of the Credit First Nation

- MCFN Department of Consultation and Accommodation (DOCA) requires that we be in receipt of all Environmental Study reports and that a Stage 1 Archaeological Study be conducted on the site to determine its archaeological potential and further that the Stage 1 report be submitted to MCFN DOCA for review. If it is determined that a Stage 2 is required, MCFN DOCA is expected to be involved in the field study with MCFN Field Liaison Representation (FLR) on-site participation. This study will be at the cost of the proponent.

- Contact Abby Lee, abby.laforme@mncfn.ca

Six Nations of the Grand River

- SNGR Requests any environmental studies and Archeological Assessments be circulated to Six Nations. If a Stage 2 Archeological Assessment is warranted SNGR requests participation. Contact Tany Hill, tanyahill-montour@sixnations.ca

9. Submission Checklist:

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. **Please ensure all digital copies are provided as an Accessible Document.**

Local	Region	NPCA	Reports, Studies, Plans (<i>See Notes for additional details</i>)	Notes
			Agricultural Impact Assessment	
			Air Quality/Odour/Noise & Vibration Study*	
	X		Archaeology Assessment	
			Cultural/Built Heritage Impact Assessment*	
X			Draft Local Official Plan Amendment	
			Draft Plan of Subdivision/Condominium	
			Draft Regional Policy Plan Amendment	
X			Draft Zoning By-law Amendment	
			Environmental Impact Study	
			Environmental Planning Study/ Sub-Watershed Study	
			Environmental Site Assessment	
			Farm Operation and Ownership	
			Financial Impact Assessment*	
			Floodplain and Hazard Lands Boundary Plan	
X			Functional Servicing Report	
			Gas Well Study/Gas Migration Study	
X			Geotechnical Report/Slope Stability Report	
			Hydrogeological Study and Private Servicing Plans*	
			Land Use Compatibility Study/Market Needs*	
			Mineral Aggregate Resources	
			Minimum Distance Separation I & II	
			Phasing Plan	
X	X		Planning Justification Report	
			Risk Management Study	
X			Sediment and Erosion Control Plan	
			Sensitive Land Use Report	
X			Servicing and Grading Plans	
			Shadow Analysis	
X			Site Plan/Site Survey/Consent Sketch	
			Social Impact Assessment	
			Soil Report	

X		Stormwater Management Report	
		Tree Inventory Preservation Plan	
		Transportation Impact Study/Parking Impact Analysis	
X		Urban Design/Landscape Plans	
		Visual Impact Assessment	
		Wind Study*	
		Other*	

Notes:

1. The purpose of this document is to identify the information required to commence processing and evaluating an application as set out in the Planning Act. This pre-consultation process is designed to proceed based on the mutual agreement of the parties as shown by the signatures below.
2. Pre-consultation does not imply or suggest any decision whatsoever on behalf of staff or the City to either support or refuse the application.
3. The applicant should be aware that the information provided is accurate as of the date of the pre-consultation meeting. Should an application not be submitted in the near future, and should other policies, by-laws or procedures be approved by the Province, City, Region or other agencies prior to the submission of a formal application, the applicant will be subject to any new policies, by-laws or procedures that are in effect at the time of the submission of a formal application.
4. If an application is not submitted within 1 year, it is advisable that the applicant confirm with the City the directives of the original pre-consultation meeting.
5. Any application submitted without the information identified in this Pre-consultation Document will be deemed incomplete and not processed. Alternately, staff may recommend refusal of the application based upon insufficient information to properly evaluate the application.
6. The applicant acknowledges that the City and Region considers the application forms and all supporting materials including studies and drawings, filed with any application to be public information and to form part of the public record. With the filing of an application, the applicant consents and hereby confirms that the consent of the authors of all supporting reports have been obtained, to permit the City and Region to release the application and any supporting materials either for its own use in processing the application, or at the request of a third party, without further notification to, or permission from, the applicant.
7. It is hereby understood that during the review of the application additional studies or information may be required as a result of issues arising during the processing of the application or the review of the submitted studies.
8. If the City or Region does not have sufficient expertise to review and determine that a study is acceptable, the City may require a peer review. The cost of the peer review shall be paid for by the applicant. The Terms of Reference for a peer review is determined by the City or Region.
9. Some studies may require NPCA review and clearance/approval. In this instance, the NPCA review fee shall be paid by the applicant.
10. All plans and statistics must be submitted in metric.

10. Signatures:

Taylor Meadows _____ Planning Staff	_____ Planning & Dev. Services (sig)	23-01-2025 _____ Date
Caitlin Kovacs _____ Planning Staff	_____ Planning & Dev. Services (sig)	23-01-2025 _____ Date
Jennifer McRae _____ Building Staff	_____ Planning & Dev. Services (sig)	23-01-2025 _____ Date
Joe Thompson _____ Engineering Staff	_____ Infrastructure Services (sig)	23-01-2025 _____ Date
----- _____ Transportation Staff	_____ Infrastructure Services (sig)	_____ Date
Tanya Korolow _____ Fire Services Staff	_____ Welland Fire & Emergency Services (sig)	23-01-2025 _____ Date
----- _____ Parks & Forestry Staff	_____ Community Services (sig)	_____ Date
Alex Bokeestyn _____ Regional Staff	_____ Niagara Region (sig)	23-01-2025 _____ Date
Paige Pearson _____ Conservation Staff	_____ Niagara Peninsula Cons. Authority (sig)	23-01-2025 _____ Date
Zachery Sherwood _____ Hydro Staff	_____ Welland Hydro Electric System Corp. (sig)	23-01-2025 _____ Date
Tony Mancini _____ Owner	_____ Owner (sig)	23-01-2025 _____ Date
Ethan Laman _____ Agent	_____ Agent (sig)	23-01-2025 _____ Date
Abby Lee (MCFN) _____ Other	_____ Other (sig)	23-01-2025 _____ Date
Tanya Hill (SNGR) _____ Other	_____ Other (sig)	23-01-2025 _____ Date

Niagara Region – Growth Management and Planning

Pre-Consultation Notes

524 and 528 Quaker Road, City of Welland

January 23, 2025

Attendants: Ethan Laman (Agent), Tony Mancini (Owner), Taylor Meadows (City of Welland), Joe Thompson (City of Welland), Paige Fournier (City of Welland), Laura Illingworth (City of Welland), Michael Greenlee (City of Welland), Tyler Galloway (City of Welland), Caitlin Kovac (City of Welland), Zack Sherwood (City of Welland), Abby Lee (MCFN), Tanya Hill (Six Nations), Alex Boekestyn (Region)

Proposal Description: The subject lands are designated Mixed Use in the City of Welland Official Plan, are located within the Northwest Welland Secondary Plan Area, and are zoned Rural Residential in Comprehensive Zoning By-law 2017-117, as amended. The proposal seeks to develop the lands with a 7-storey mixed use building containing 68 apartment units and three (3) commercial units. The proposal also includes 88 parking spaces, 31 of which are provided underground. Application for Zoning By-law Amendment, Draft Plan of Condominium and Site Plan Approval to be submitted.

Applicant: Upper Canada Consultants c/o Ethan Laman

Application Type:

- Zoning By-law Amendment Application
- Draft Plan of Condominium
- Site Plan Approval

Site Designation:

Provincial Planning Statement (PPS) – Settlement Area

Niagara Official Plan (NOP) – Delineated Built-up Area

Northwest Welland Secondary Plan

Planning Comments

- The subject lands are designated as Settlement Area within the Provincial Planning Statement (PPS) and are designated as Delineated Built-Up Area within the Niagara Official Plan (NOP).
- Both the PPS and NOP direct development to take place in urban areas to support intensified development where appropriate servicing and infrastructure exists.
- Regional staff request that a Planning Justification Report be submitted as a part of the Zoning By-law Amendment Application to demonstrate how the proposal meets Provincial and Regional policies.

Archaeological Potential

- The PPS and NOP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, section 4.6.2 of the PPS and policy 6.4.2.1 of the NOP state that development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved.

Niagara Region – Growth Management and Planning

Pre-Consultation Notes

524 and 528 Quaker Road, City of Welland

January 23, 2025

- The subject property is located within the Niagara Region's mapped Area of Archaeological Potential on Schedule K of the NOP, indicating there is high potential for the discovery of archaeological resources.
- Additionally, the Northwest Welland Secondary Plan requires a Stage 2 Archaeological Assessment be submitted for review.
- As such a Stage 2 Archaeological Assessment (at a minimum) will be required, along with the appropriate acknowledgement letters from the Ministry of citizenship and Multiculturalism.
- Further information regarding the Niagara Region's Archaeological Management Plan can be found here: <https://www.niagararegion.ca/projects/archaeological-management-plan/default.aspx>

Environmental Comments

- The subject parcel is outside the Region's Natural Environment System and as such Environmental Planning offers no requirements.

Services

- Sanitary: 600 D CON (Regional) – Quaker Road

Regional Gravity main

- Region staff wish to advise the applicant that there is an existing 600 mm diameter Regional gravity main on Quaker Road at subject property.
- The Regional main is not to be damaged or disturbed during any future construction works for the proposed development. Any crossings of the Regional mains with servicing will require plan and profiles to be submitted to the Region for review and approval.
- No connections permitted to Regional mains.
 - Connection to Regional main not permitted if Local servicing is available.

Waste Collection (Low Density Residential)

- Green – no limit (weekly)
- Waste – 2 bag/can limit per unit to a max. of 8 bags/cans per building (bi-weekly)
- Curbside collection only

Regional staff have reviewed the provided concept option 1 (Dwg No. 23163) and acknowledge the proposed waste collection area. The applicant is advised that this method of waste storage is not eligible for Regional collection and 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/>

Niagara Region – Growth Management and Planning

Pre-Consultation Notes

524 and 528 Quaker Road, City of Welland

January 23, 2025

Stormwater Management

The development SWM plan will be subject to the satisfaction of City staff to ensure the Northwest Welland Secondary Plan SWM Implementation Plan to be adequately addressed.

Survey Evidence

- Survey Evidence adjacent to Regional road allowances is not to be damaged or removed during the development of the property. Regional staff request that any future agreements entered into for this development include a clause that requires the owner to obtain a certificate from an Ontario Land Surveyor stating that all existing and new evidence is in place at the completion of said development.

Required Studies:

- Stage 2 Archaeological Assessment (at a minimum) and Ministry Letter of Acknowledgement
- Planning Justification Report

Required Fees

The Region's 2025 Fee Schedule is available at:

https://www.niagararegion.ca/business/fpr/forms_fees.aspx

The following fees are applicable until March 31, 2025.

- As of March 31st, 2025, fees required will be \$1325 Major Engineering Infrastructure Review

Development Application Review Type	Fee Amount
Zoning By-law Amendment	\$1,485
Site Plan	\$1,485
Draft Plan of Condo	\$5,691 + \$1,915 (per hectare)



January 23, 2025

Taylor Meadows
Manager of Development Planning
City of Welland

RE: 524 & 528 Quaker Road, Welland

Dear Taylor,

The Mississaugas of the Credit First Nation (MCFN), Department of Consultation and Accommodation (DOCA) submit the following comments:

The Mississaugas of the Credit First Nation hereby notifies you that we are the Treaty Holders of the land on which the development of a 7-storey mixed-use building will be taking place. This project is located on the Between the Lakes Treaty No. 3, of 1792.

Therefore, the MCFN Department of Consultation and Accommodation (DOCA) requires that we be in receipt of all Environmental Study reports and that a Stage 1 Archaeological Study be conducted on the site to determine its archaeological potential and further that the Stage 1 report be submitted to MCFN DOCA for review. If it is determined that a Stage 2 is required, MCFN DOCA is expected to be involved in the field study with MCFN Field Liaison Representation (FLR) on-site participation. This study will be at the cost of the proponent.

Thank you

Abby (LaForme) Lee (she/her)
MCFN DOCA, Consultation Coordinator
Abby.LaForme@mncfn.ca
Office # - 905-768-4260 Ext: 1602

Cc: Megan DeVries, Consultation Manager, MCFN DOCA- Megan.DeVries@mncfn.ca



Mississaugas of the Credit First Nation
2789 Mississauga Road, Hagersville, Ontario N0A 1H0



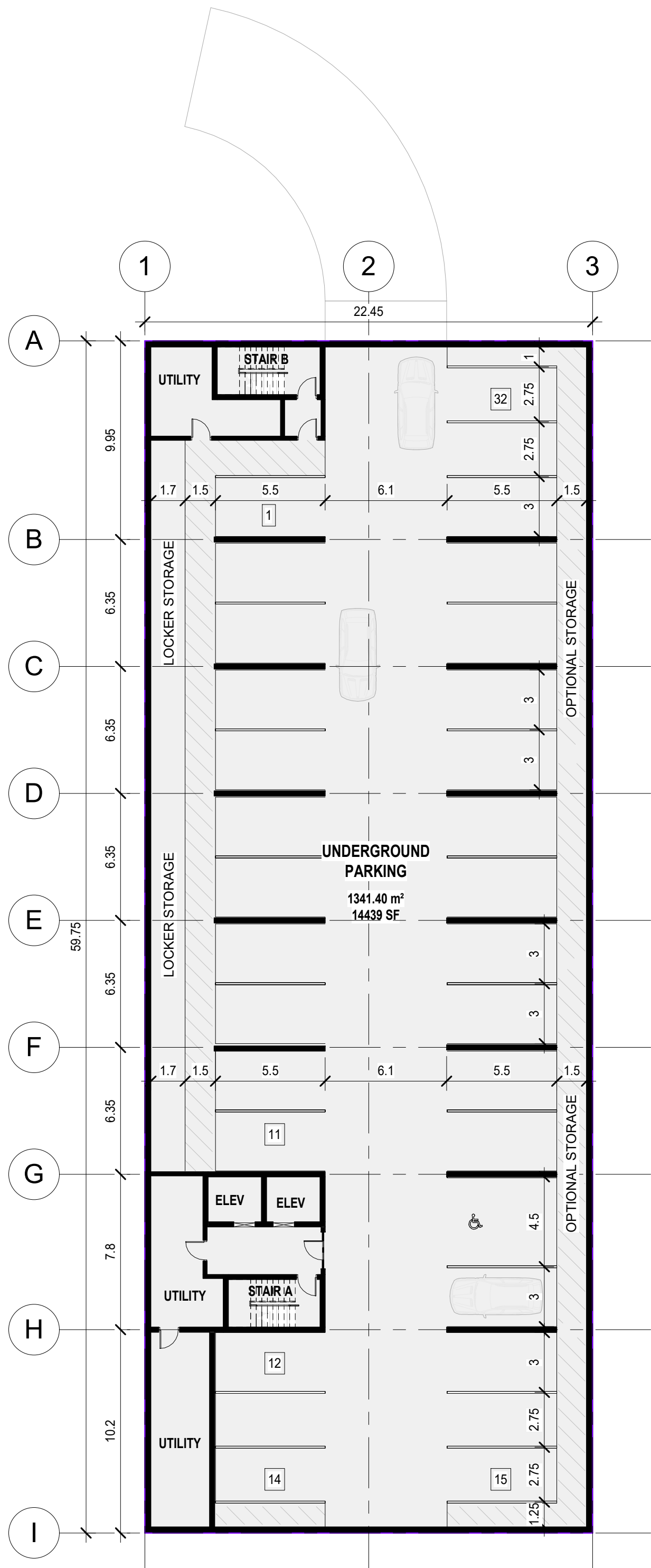
Phone: (905) 768-1133
Fax: (905) 768-1225



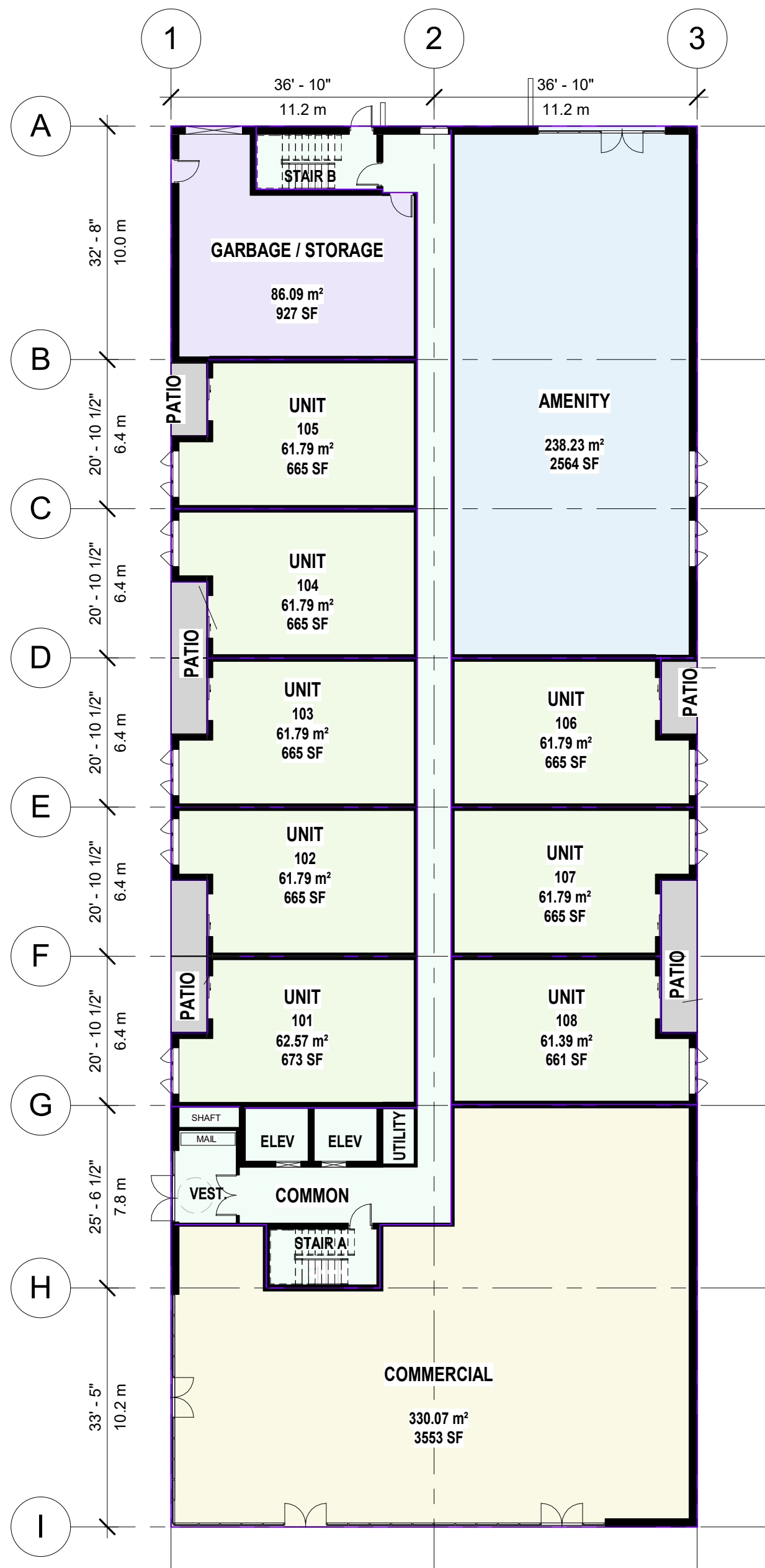
Appendix III

Architectural Elevations

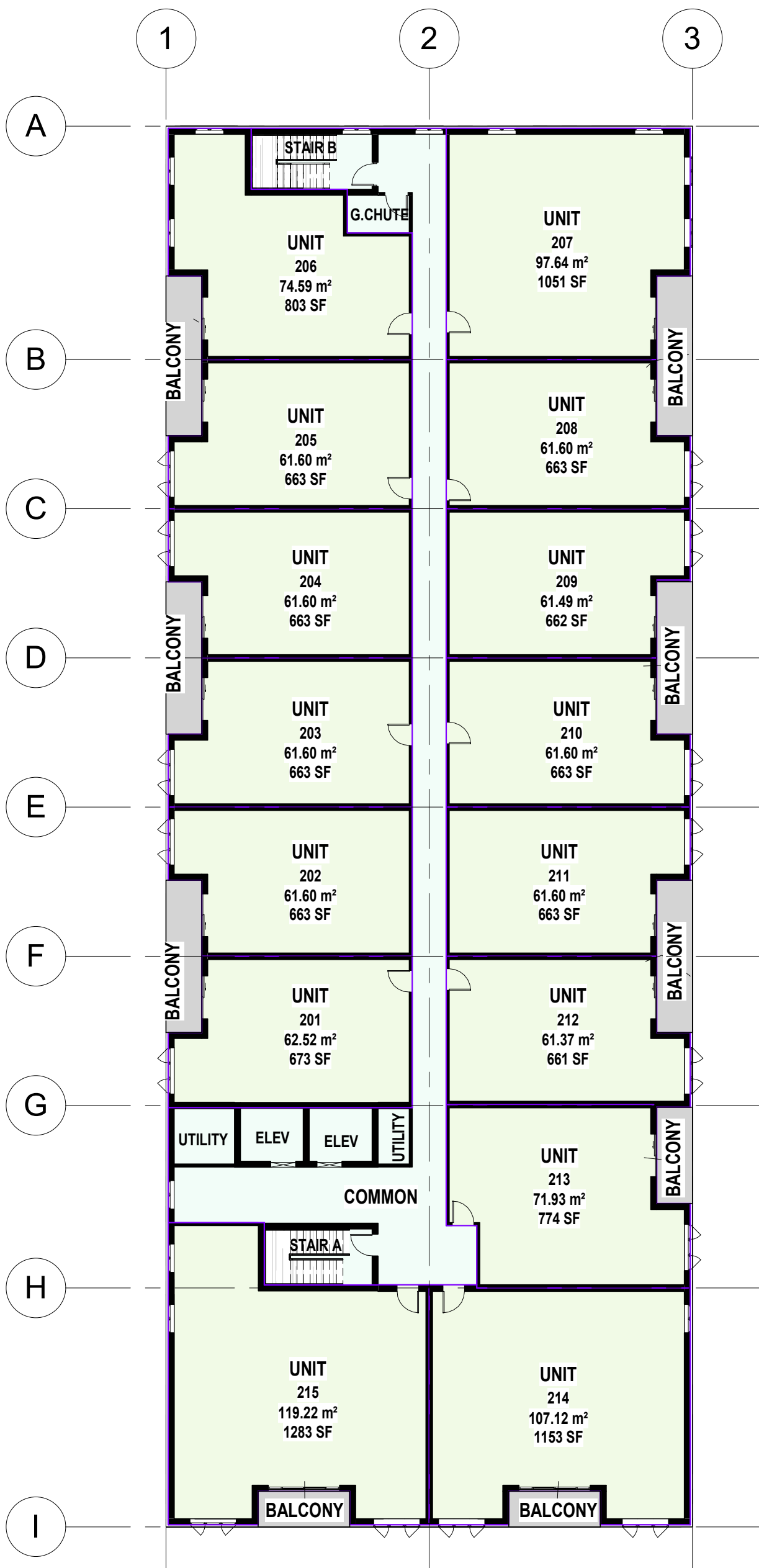




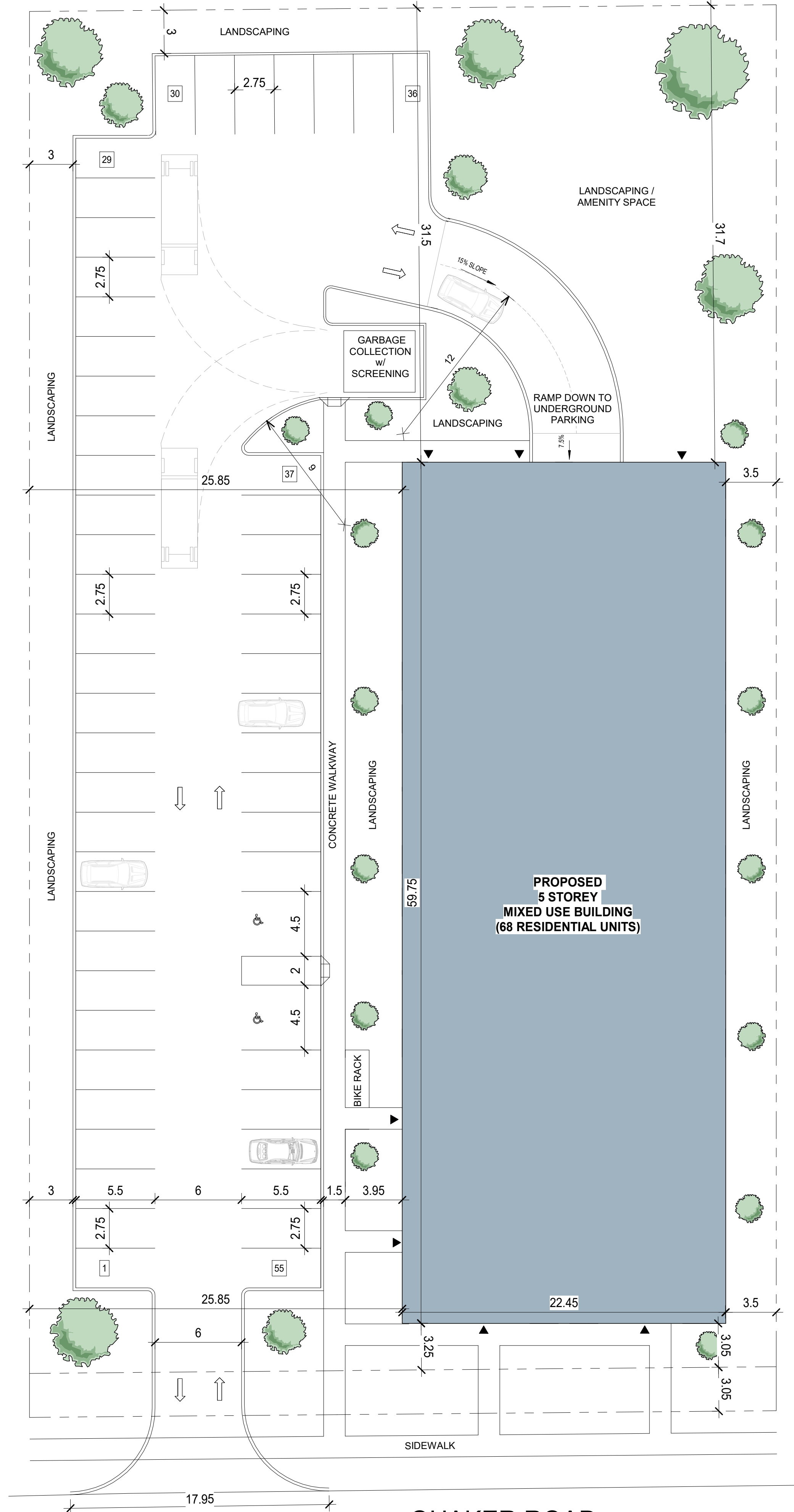
④ FOUNDATION PLAN
1 : 200



③ FIRST FLOOR
1 : 200



② SECOND - FIFTH FLOOR
1 : 200



① SITE
1 : 200



JASON PIZZICCOLA DESIGN - ARCHITECTS INC.
209 RIDGE ROAD N
RIDGEWAY, ONTARIO, L0S 1N0
T. 905-894-8300
e-mail jppizziccola@jpdesign.ca
CERTIFICATE OF PRACTICE : # 4053

RESIDENTIAL UNIT COUNT

FLOOR	UNIT COUNT
1st FLOOR	8
2nd FLOOR	15
3rd FLOOR	15
4th FLOOR	15
5th FLOOR	15
TOTAL	68

REQ'D PARKING:
1 PER APARTMENT UNIT = 68
1 PER 30m² COMMERCIAL = 11

TOTAL REQ'D PARKING = 79
TOTAL PROPOSED PARKING = 87

LOT AREA = 4896 m²
BUILDING AREA = 1341 m²
LOT COVERAGE = 27.4 %

PROPOSED 5
STOREY MIXED USE
BUILDING

524 & 528 QUAKER ROAD,
WELLAND, ON

No.	Description	Date

CONCEPT

SHEET TITLE:

SITE PLAN

DRAWN BY: DATE: 10/10/25

SCALE: 1 : 200 JOB #: 02

SHEET NO.: SP-1



① NORTH ELEVATION (REAR)
1 : 100



② SOUTH ELEVATION (FRONT)
1 : 100



⑤ 3D View 1



⑥ 3D View 2



④ WEST ELEVATION (LEFT)
1 : 100



③ EAST ELEVATION (RIGHT)
1 : 100



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e-mail: jpizziccola@jpdesign.ca
CERTIFICATE OF PRACTICE : # 4053

PROPOSED 5 STOREY MIXED USE BUILDING

524 & 528 QUAKER ROAD,
WELLAND, ON

No.	Description	Date

CONCEPT

SHEET TITLE:

ELEVATIONS

DRAWN BY: WJP DATE: 10/10/25
SCALE: 1 : 100 JOB #: 02
SHEET NO: A103

Appendix IV
Zoning By-law Amendment

THE CORPORATION OF THE CITY OF WELLAND

BY-LAW NUMBER 2025-

BEING A BY-LAW TO AMEND CITY OF WELLAND ZONING BY-LAW

2017-117 (FILE NO.) 524 & 528 QUAKER ROAD

WHEREAS the Council of the Corporation of the City of Welland adopted By-law 2017-117 on the 17 day of October, 2017;

AND WHEREAS Subsection 1 of Section 34 of The Planning Act R.S.O. 1990, Chapter P.13 provides that local Councils may pass Zoning By-laws;

AND WHEREAS the Council of the Corporation of the City of Welland deems it Expedient to amend said Zoning By-law 2017-117.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY
OF WELLAND ENACTS AS FOLLOWS:**

That Schedule "A" to By-law 2017-117 be and the same is hereby amended as follows:

1. The Lands that are the subject of and affected by the provisions of this by-law are described in Schedule A of this by-law and shall be referred as the "Lands". Schedule A is a part of this by-law.
2. The purpose of this by-law is to amend the provisions of By-law No. 2017-117, to permit the use of the Lands in a manner that would otherwise be prohibited by that by-law. In the case of any conflict between a specific provision of this by-law and any existing provision of By-law No. 2017-117, the provisions of this by-law are to prevail.
3. That the "Lands" on Schedule 1 to this by-law shown as the "Subject Lands" are hereby rezoned from "Rural Residential" (RR) to "Community Commercial Corridor" (CC2).
4. All other applicable regulations set out in By-law 2017-117 as amended, shall apply.

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS ____ DAY OF _____, 2025.

MAYOR

CLERK



LEGEND



PART 1 - FROM RURAL RESIDENTIAL (RR) TO COMMUNITY COMMERCIAL CORRIDOR (CC2)

524 & 528 QUAKER ROAD
SCHEDULE 'A' TO ZONING BY-LAW AMENDMENT No. ____

MAYOR: _____

CLERK: _____



Appendix V
Official Plan Amendment



AMENDMENT NO. XX
to the
OFFICIAL PLAN
of the
CORPORATION OF THE CITY OF WELLAND

THE CORPORATION OF THE CITY OF WELLAND
BY-LAW NUMBER 2025- .
A BY-LAW TO AUTHORIZE THE ADOPTION
OF OFFICIAL PLAN AMENDMENT NO. XX

WHEREAS the Official Plan of the Corporation of the City of Welland was adopted by the City of Welland on May 4, 2010.

AND WHEREAS the Regional Municipality of Niagara gave partial approval to the Official Plan on October 21, 2011.

AND WHEREAS the Ontario Municipal Board gave partial approval to the Official Plan on June 24, 2014.

AND WHEREAS the Council of the Corporation of the City of Welland deems it expedient to amend the
Official Plan.

AND WHEREAS the Regional Municipality of Niagara is the approval authority for Amendments to the Official Plan of the Corporation of the City of Welland.

AND WHEREAS the Regional Municipality of Niagara has exempted Official Plan Amendment No. XX to the Official Plan of the Corporation of the City of Welland from approval in accordance with the Memorandum of Understanding between the Regional Municipality of Niagara and the Corporation of the City of Welland.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WELLAND ENACTS AS FOLLOWS:

1. That the Corporation of the City of Welland hereby adopts and approves Official Plan Amendment No. XX for the Corporation of the City of Welland.
2. That Staff is hereby authorized and directed to give Notice of Council's adoption of Amendment No. XX to the Official Plan of the Corporation of the City of Welland in accordance with Section 17(23) of the Planning Act.

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS XX DAY OF MONTH 2024.

MAYOR
CLERK

**Amendment No. XX
to the
Official Plan
of the
Corporation of the City of Welland**

This Amendment to the Official Plan for the City of Welland, which was adopted by the Council of the Corporation of the City of Welland on and to which no appeal was filed, came into effect on pursuant to Section 17 and 21 of the Planning Act, R.S.O.1990, Chapter P.13, as amended.

Date: Month Day, 2025

GRANT MUNDAY, B.A.A., MCIP, RPP
DIRECTOR
PLANNING AND DEVELOPMENT SERVICES
THE CORPORATION OF THE CITY OF WELLAND

PART "A" - THE PREAMBLE (This does not constitute part of the Amendment)

TITLE AND COMPONENTS

This document, when approved in accordance with Sections 17 and 21 of the *Planning Act*, 1990, shall be known as Amendment No. XX to the Official Plan of the Corporation of the City of Welland.

Part "A", the Preamble, does not constitute part of this Amendment.

Part "B", the Amendment, consisting of the following map (designated Schedule "A") constitutes Amendment No. XX to the Official Plan of the Corporation of the City of Welland.

PURPOSE OF THIS AMENDMENT

The purpose of Official Plan Amendment No. XX is to designate the “Low Density Established Residential” to “Mixed Use” on lands shown on the attached Schedule “A”. The proposed amendment allows for the development of the subject lands.

LOCATION OF THIS AMENDMENT

The lands subject to this Amendment are located at PART OF 175, GEOGRAPHIC TOWNSHIP OF THOROLD, in the City of Welland, Regional Municipality of Niagara, municipally known as 5524 & 528 Quaker Road, Welland.

BASIS OF THIS AMENDMENT

The subject lands are within the urban area boundary for the City of Welland and currently designated Mixed Use and Low Density Established Residential. A proposal has been put forth to redevelop the lands to permit the construction of five storey mixed use building with three commercial units and 68 apartment units.

The amendment proposes to amend the designation from “Residential Low-Density Established Residential” to “Mixed Use”.

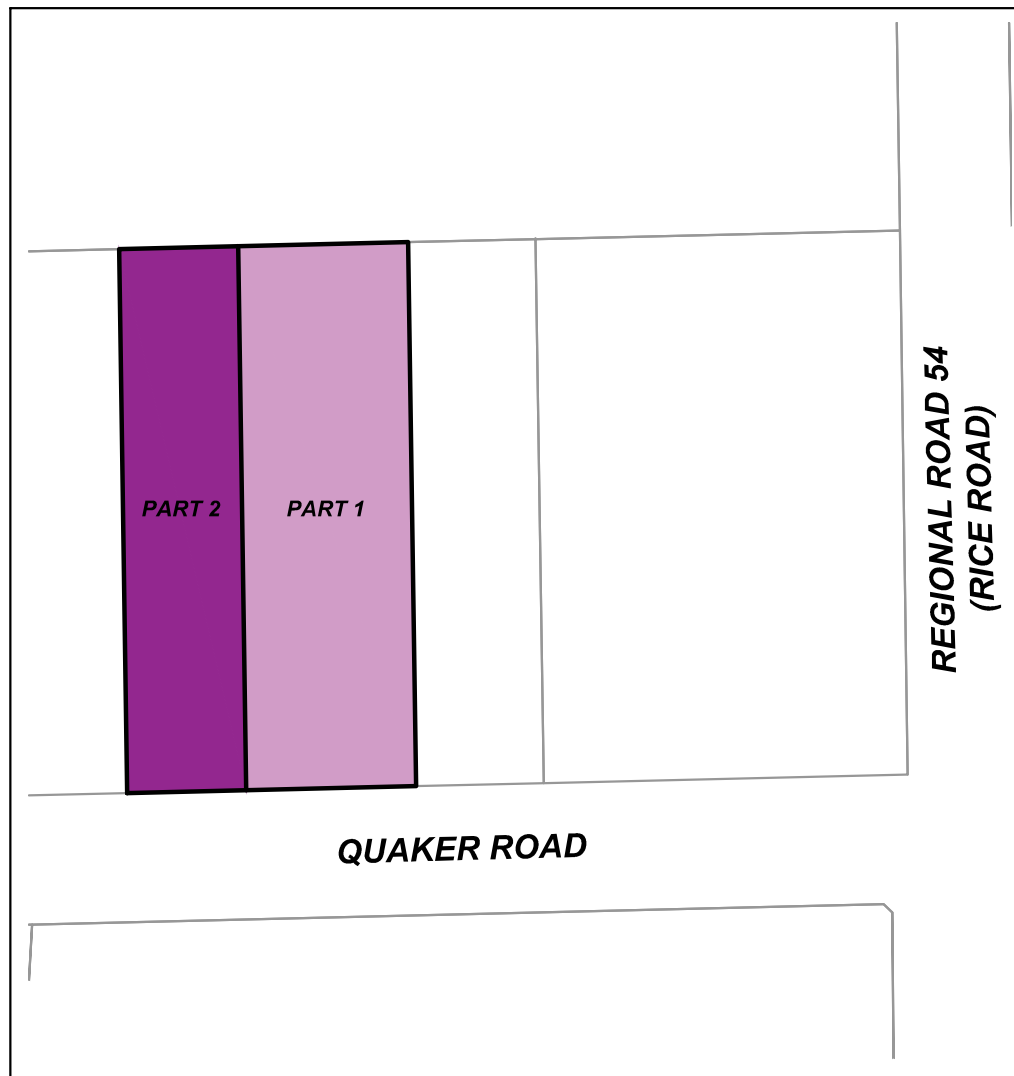
PART "B" - THE AMENDMENT

All of this part of the document entitled "Part "B" - "The Amendment" consisting of the following policies and attached maps designated as Schedule "A" Amendment No. XX to the Official Plan of the Corporation of the City of Welland. The Official Plan for the City of Welland is hereby amended as follows:

MAP CHANGES

The subject lands described as 524 & 528 Quaker Road on the attached Schedule A are hereby re-designated as follows:

1. The subject lands described as Part 1 on the attached Schedule "A" are hereby designated to Remain "Mixed Use."
2. The subject lands described as Part 2 on the attached Schedule "A" are hereby designated from "Low Density Established Residential" to "Mixed Use."



LEGEND



PART 1 - TO REMAIN MIXED USE



PART 2 - FROM LOW DENSITY ESTABLISHED RESIDENTIAL TO MIXED USE

524 & 258 QUAKER ROAD
SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT No. ____

MAYOR: _____

CLERK: _____

