



June 5, 2025

Taylor Meadows

Planning Division
City of Welland
60 East Main Street
Welland, ON, L3B 3X4

Dear Taylor,

RE: Applications for Official Plan and Zoning By-law Amendments
111 Victoria Street, Welland
TBG Project No. 23085

On behalf of our client, 111 Victoria Street Inc. ("Owner" / "Applicant"), we are pleased to submit the enclosed Official Plan Amendment ("OPA") and Zoning By-Law Amendment ("ZBA") applications, for the property municipally known as 111 Victoria Street, City of Welland (the "Subject Site" or "Site").

The proposal seeks to redevelop this vacant site with a 4-storey, purpose-built rental apartment building known as Vaughan Seed Flats, introducing 35 residential units in a mix of studio, one-bedroom, and two-bedroom formats. The development pays tribute to the former Vaughan Seed Company that historically occupied the site. With a total of 23 parking spaces (including EV and accessible spaces), bicycle parking, and amenity areas, the building is designed to complement the surrounding low-rise residential neighbourhood through its articulated massing, stepped façades, and heritage-referencing design.

To facilitate the proposal, the submitted OPA proposes to redesignate the site from *Light Industrial* to *Medium Density Residential* in both the current and draft New Welland Official Plan, including site-specific exceptions for increased density and the 4-storey height.

The accompanying ZBA proposes rezone the site from "L1" (Light Industrial) to "RM-XX" (Residential Medium Density), also with site-specific provisions. Together, the OPA and ZBA will enable residential use on the site and allow for the building form and density proposed. A future Site Plan Application ("SPA") will address detailed design matters and the Record of Site Condition (RSC) requirement.

The Owner has committed to an enhanced public consultation strategy for the proposal that combines full compliance with Planning Act requirements with additional outreach efforts to promote transparency and community engagement. Beyond statutory notices and signage, the proponent has already conducted a pre-application consultation meeting and has met with local Councillors including the Mayor and Ward 3 and 5 Councillors. A virtual Public Open House will be held within 30 days of application submission, offering an early opportunity for public input

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prior to the statutory public meeting. To further support neighbourhood awareness, the proponent will hand-deliver notices to nearby residents, ensuring those most directly affected are invited to participate.

In support of a complete applications for the OPA and ZBA, and in keeping with the list of submission requirements identified during the pre-application consultation meeting, we are pleased to enclose the following:

Report/Document Title	Consultant	Date
Application Forms	The Biglieri Group	June 5 th , 2025
Planning and Urban Design Rationale Report		
Draft Official Plan Amendment (In-Force Official Plan)		
Draft Official Plan Amendment (Draft New Official Plan)		
Draft Zoning By-Law Amendment		
Registered Deed		May 1 st , 2024
Functional Servicing Report	Upper Canada Consultants	February 2025
Site Servicing and Grading/Drainage Plan, which includes the Erosion & Sediment Control Plan		May 23 rd , 2025
Storm Drainage Area Plan		
Site Plan		
Vaughan Seed Flats Architectural Design Set, which includes artistic site plan, elevation plans, floor plans, angular plane plans, conceptual landscaping, and renderings.	Matthew Schmid Architecture	March 21 st , 2025
Survey	Chambers & Associates	April 16 th , 2024
Phase 1 Environmental Site Assessment	Soil-Mat Engineers & Consultants Ltd.	May 25 th , 2023
Preliminary Phase 2 Environmental Site Assessment		December 4 th , 2023
Supplemental Phase 2 Environmental Site Assessment		November 29 th , 2024
Geotechnical Investigation		January 14 th , 2025
Land Use Compatibility Study (Air & Noise)	Sonair Environmental	December 31 st , 2024
Stage 1 & 2 Archaeological Assessment	Archaeological Consultants Canada	August 8 th , 2024
Stage 1 & 2 Archaeological Assessment - Record of Indigenous Engagement		
Ministry Acceptance of Archaeological Assessments		October 11 th , 2024

The Owner is seeking to defer the Record of Site Condition (“RSC”) to a later stage in the process such as site plan or building permits. Deferring the RSC to the site plan stage is a reasonable and appropriate approach for advancing planning permissions where no Holding (“H”) provision is in place. This is because the Site Plan Control process provides a legally binding mechanism—through the Site Plan Agreement—by which the City can require the RSC to be filed and acknowledged by the Ministry of the Environment, Conservation and Parks (MECP) prior to the issuance of any building permits. Since the RSC process is still ongoing and may not align with the timing of the Official Plan Amendment and Zoning By-law Amendment approvals, deferring it allows the planning applications to proceed in parallel without delaying the overall redevelopment timeline. This approach maintains public and environmental safeguards while allowing the City and Owner to formalize the RSC requirement through enforceable conditions at the detailed design stage.

The detailed landscape plan and photometric (lighting) plan are being deferred to the Site Plan stage, where design matters such as site layout, lighting, planting details, and other technical components are more appropriately addressed. This is standard practice, as the Site Plan Control process is intended to secure the final design and functional elements of a development through a binding agreement, ensuring that all landscaping and lighting requirements are reviewed and approved by City staff prior to construction.

The required applications fees will be provided under separate cover by the Owner and should be provided shortly.

We trust that the enclosed makes for a complete application, and kindly request that you proceed to deem the application complete. Should you have any questions please feel free to contact the undersigned or Jacob Wright (Planner - he/him) at jwright@thebiglierigroup.com or (416) 693-9155 ext. 238.

Respectfully submitted,
The Biglieri Group Ltd.

A handwritten signature in black ink, appearing to read 'Evan Sugden', with a long horizontal flourish extending to the right.

Evan Sugden, HBASc, MA, CAHP, RPP, MCIP
Senior Associate

A handwritten signature in black ink, appearing to read 'Jacob Wright', with a long horizontal flourish extending to the right.

Jacob Wright, BA, MA
Planner