



Subject: 235-241 Welland Street Draft Design Guidelines

To: Council

From: Chief Administrative Office

Report Number: 2021-270

Meeting Date: October 25, 2021

Recommendation:

That Chief Administrative Office Report 2021-270 be received;

That the design guidelines outlined in Appendix A be approved for 235-241 Welland Street; and

That Council direct the Economic Development Officer to issue the Request for Proposal (RFP) regarding the sale and redevelopment of 235-241 Welland Street.

Purpose:

The purpose of this report is to present draft design guidelines prepared by NPG Planning Solutions for 235-241 Welland Street.

Background:

235-241 Welland Street is a City owned property that can be marketed for sale. Council has directed staff to have design guidelines prepared for the property and include in an RFP document to manage the development of this property.

NPG Planning Solutions was engaged to develop these guidelines in conjunction with City staff in the Planning Department and Economic Development & Tourism Services.

Financial Implications:

The cost of this Consultant's Report is estimated at \$13,000 and was funded from the Economic Development Reserve account. This will be replenished from the sale proceeds.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Attracting Business Investment and Tourists to Port Colborne
 - Governance: Communications, Engagement, and Decision-Making
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Conclusion:

Council deemed it is desirable for the City to establish guidelines for usage and design standards for 235-241 Welland Street. These guidelines, upon approval will be included in an RFP document that will be inviting development proposals. 235-241 Welland Street is a gateway location within the downtown area and the City's East Village where revitalization and renewal is a strategic focus.

Appendices:

- a. NPG Planning Solutions Presentation

Respectfully submitted,

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Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.