

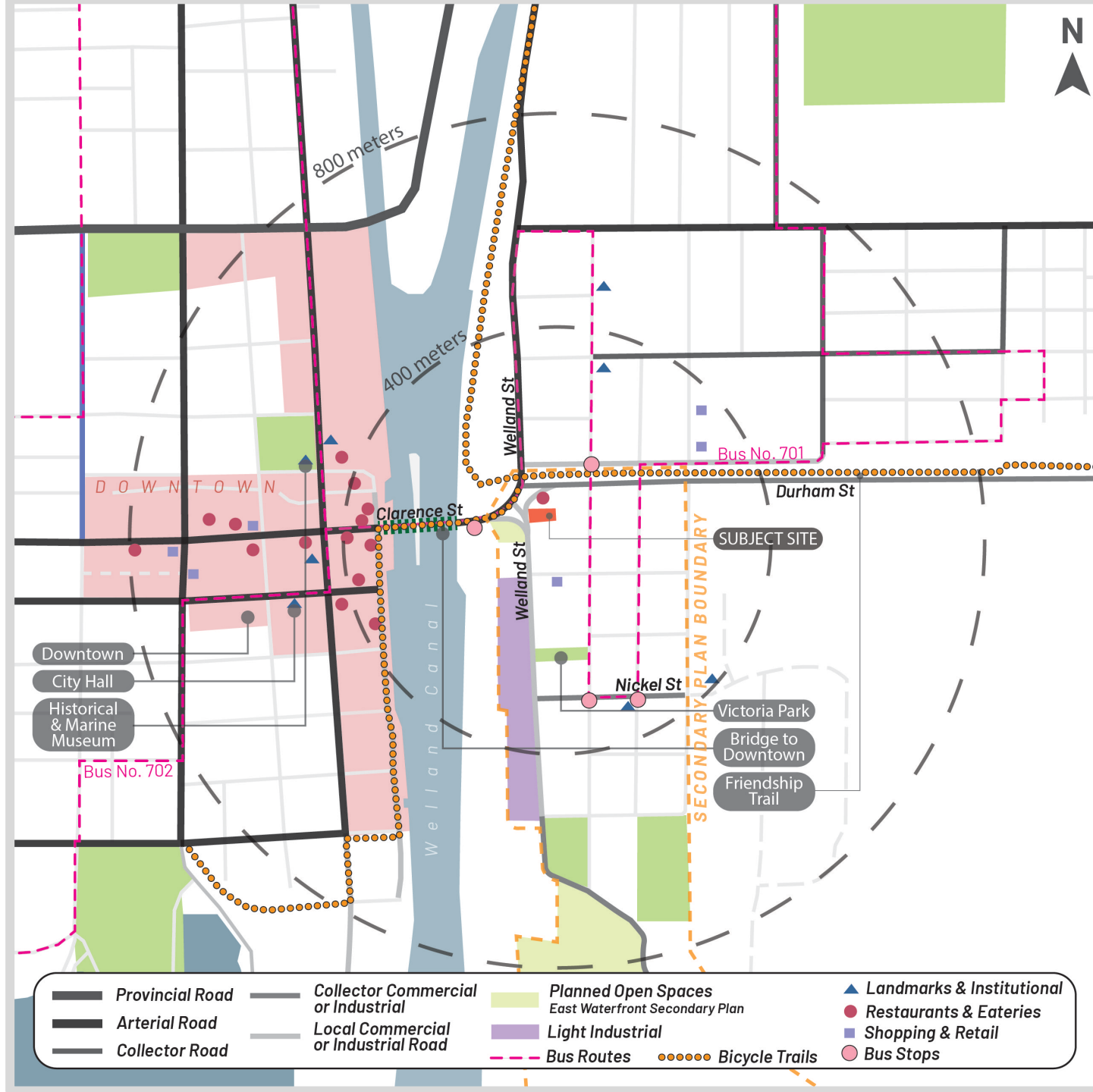
235-241 Welland Street

City of Port Colborne

- Urban Design Guidelines

Site Context

- **North:** Restaurant use; The Friendship Trail
- **South:** Residential uses; Light industrial uses
- **East:** Residential uses;
- **West:** Welland Canal; Downtown Port Colborne



Vision & Guiding Principles

Mixed Use Areas

- Permits small-scale commercial uses, townhouses and apartment buildings.
- Encourages mixed-use buildings.
- Requires building to address and frame the street, with parking located at the side or rear.

Clarence/Welland/Durham Intersection

- Safe and inviting to pedestrians and cyclists
- Create attractive gateway to East Village



Design Priorities

Site location acts as a gateway to East Village. New development are required to provide high-quality design to:

- Create a visual anchor.
- Animate surrounding pedestrian areas
- Enhance Welland St streetscape and provide connections to other public uses.
- Be context sensitive to nearby residential and industrial uses.



Official Plan and Zoning

Official Plan Designation

Mixed Use Area (East Waterfront Secondary Plan)

- Intended for small-scale commercial uses, townhouses and apartment buildings of 2-5 stories
- Minimum 2 stories; commercial uses on the ground floor and residential units on upper floors

Zoning By-law

Downtown Commercial

- Zoning permits commercial, residential and mixed use



Key Components

01

Site Organization and Design

Active Transportation Friendly Design | Public Realm Interface | Access & Parking | Landscaping | Lighting | Climate Responsive Design | Contextual Considerations

02

Mixed-use & Residential Building Design

Setbacks | Height | Architectural Features & Façade Treatments | Amenity Spaces | Utilities

03

Commercial Building Design

Height | Signage | Contextual Considerations | Parking & Servicing Areas



Site Organization and Design Key Elements

01

Site Organization and Design

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Considerations



Mixed Use & Residential Building Design – Key Elements

02

Mixed-use & Residential Building Design

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Commercial Building Design Key Elements

03

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| Parking & Servicing Areas



Placemaking

