

Public Meeting Delegation – 242-246 West Side Road

November 4, 2024

To: The City of Port Colborne and the Developer

Re: The Proposed Official Plan and Zoning By-Law Amendment for 242-246 West Side Road

I am writing to comment on and express my concern about the proposed Official Plan Amendment to allow an apartment complex at 242-246 Westside Road.

My property (9 Woodside Drive) is directly across the Road Allowance (Parkside) from the proposed parking lot for the apartments. Although the development proposal states that there is no “localized flooding or marsh/bog area within 30 metres of the property”, the City and developer should be aware that the wooded area of my property (back quarter acre) partially floods with the Spring runoff each year. Following concerns about this drainage problem (raised by a neighbour and myself), the City did partially excavate a ditch along the Parkside Road Allowance last Fall. Nonetheless, the back lot of my property once again experienced some flooding this Spring. I am very concerned that the large paved property on the land directly adjacent to mine will exacerbate this problem and damage the current (and planned) trees and shrubs on my property.

In addition, we need to recognize that this area is home to many birds, squirrels and other wildlife and that every effort needs to be made to protect them and their existing habitat should development go ahead.

Finally, I notice that the parking standards for seniors’ buildings is being used by the developer, although it is still very unclear that this will be a predominantly seniors’ apartment building. Insufficient parking for residents and their guests would very likely result in overflow onto the neighbouring residential streets and further impact the character of our neighbourhood.

Thank you for considering and addressing my concerns.

Yours sincerely,
Anne Lessard
9 Woodside Drive
Port Colborne