



**Subject: Recommendation Report for Site Plan Control Application
D11-01-22, North Side of Killaly Street East**

To: Council

From: Development and Legislative Services Department

Report Number: 2022-68

Meeting Date: April 12, 2022

Recommendation:

That Development and Legislative Services Department Report 2022-68 be received;

That Council approve the Site Plan Control Application from 1338277 Ontario Inc. for the property known Part of Lot 27, Concession 2, being Part 1 on Plan 59R-1871, on the north side of Killaly Street East; and

That the Mayor and Clerk be authorized to sign and execute the Site Plan Agreement between the City and 1338277 Ontario Inc. for the property known Part of Lot 27, Concession 2, being Part 1 on Plan 59R-1871, on the north side of Killaly Street East, subject to technical review and approval by the Director of Public Works.

Purpose:

The purpose of this report is to obtain Council approval to enter into a site plan agreement with 1338277 Ontario Inc. for the property known as Part of Lot 27, Concession 2, being Part 1 on Plan 59R-1871, on the north side of Killaly Street East, formerly in the Township of Humberstone, now in the City of Port Colborne.

Background:

At its January 25, 2021 meeting, City Council unanimously approved the following motion:

That the Director of Planning & Development be directed to make applications to amend the Official Plan and Zoning By-law for City and private property located at the northwest corner of Welland and Killaly Street East; and

That all costs be absorbed by the City (being the costs of the Official Plan and Zoning By-law Amendments).

On May 25, 2021, Council approved By-laws 6894/42/21 and 6895/43/21, being amendments to the Official Plan and Zoning By-law, respectively. The amendments changed the Official Plan designation from Urban Residential to Industrial/Employment. The Zoning By-law Amendment rezoned the property from Residential Development (RD) to LI-62, being a special provision of the Light Industrial (LI) zone. As part of this approval, Council resolved to retain the approval authority for this Site Plan Control application from Planning staff. Due to this request, the approval of the site plan application discussed in this report lies with Council, rather than staff's delegated authority.

In late December 2021, staff received a complete site plan control application for a proposed 4,786 m² warehouse on the subject lands. Staff have had a chance to review the subject application and offer comments in return on the submissions.

Discussion:

The review of the subject application has been ongoing since the application receipt. Most of the comments from internal and external commenting agencies/departments have been addressed in the recent submission. The remaining department still completing their review is the Public Works Department. The extent of their review remaining is with respect to the site servicing, grading and stormwater management plans. It is unlikely that the comments and changes to these plans requested from the Public Works Department will have any impact to the physical attributes of the site's design.

Planning staff are seeking Council's approval of the site plan, except for any minor changes that may be required following the completion of Public Works' review. Staff estimate that having Council approve the application at this stage will save, at minimum, four to six weeks in the application process. Staff will ensure that the final site plan submission, pending the final comments from Public Works, will match the Council approved site plan.

Staff have prepared the draft site plan agreement (Appendix A). The applicable commenting agencies and internal departments have been involved

Internal Consultations:

The applicable commenting agencies and internal departments have been thoroughly involved in the site plan review process to date.

Financial Implications:

There are no financial implications.

Public Engagement:

The public has been involved in the former applications on this property and have been notified of this report on the agenda. The public is welcome to comment on the proposed site plan.

Strategic Plan Alignment:

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

- Service and Simplicity - Quality and Innovative Delivery of Customer Services
 - People: Supporting and Investing in Human Capital
 - Governance: Communications, Engagement, and Decision-Making
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Conclusion:

Planning staff have reviewed this application throughout the Site Plan Control process. Staff are of the opinion that the site design is in a position to be approved by Council, pending final minor corrections to engineering characteristics. Staff are seeking Council's approval of the site design, and authorization for the Mayor and City Clerk to execute the final site plan agreement, upon the completion of Public Works' review and any minor changes following this meeting.

Appendices:

- a. Draft Site Plan Agreement
- b. Proposed Site Plan
- c. Proposed Landscape Plan
- d. Proposed Building Elevations

Respectfully submitted,

David Schulz, BURPI
Senior Planner

(905) 835-2900 x202
david.schulz@portcolborne.ca

Report Approval:

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