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Via E-mail to: david.shultz@portcolborne.ca

To: David Shultz, MCIP, RPP
Senior Development Planner
City of Port Colborne
66 Charlotte Street
Port Colborne ON L3K 3C8

**Re: Request for Two Year Extension to Draft Plan of Subdivision Approval
Rosedale Subdivision – 26T-87018 (East Side of Highway 58)**

We are writing to request an extension to Draft Plan Approval for the Rosedale Subdivision on behalf of our client Ralph Rotella. As you are aware, Upper Canada Consultants has been actively working on securing the necessary approvals to develop housing on the Rosedale Site for many years and this effort has been more focused in recent times due to favourable market conditions.

Why the site has not developed

Market conditions have not been favourable to subdivision development in Port Colborne until recently. Simply put, the value of land was not high enough to justify the development and servicing costs required to bring housing online in this area. Servicing costs are much higher in this area than in other parts of the Region due to the requirement to install services and basements in bedrock. This made it prohibitively expensive to develop here until the surge in land and housing prices experienced recently.

The rules regarding road connections to Highway 58 have changed over time. The Ministry of Transportation will no longer permit the road connection to Highway 58 in the approved Rosedale Plan. Accordingly, there is a need for an alternative second road connection for the Rosedale Subdivision. This creates an interdependency with the Meadow Heights Subdivision immediately to the east that requires Meadow Heights to be developed before Rosedale in order to secure a second road connection. Meadow Heights subdivision is fully approved and registered. Meadow Heights includes an extension of Meadowlark Drive that once fully built will provide a second access to the Rosedale Subdivision. As development within Meadow Heights progresses along Meadowlark Drive towards Rosedale Subdivision, the possibility of development in Rosedale Subdivision becomes more imminent.

The lands north of the Meadow Heights Subdivision were previously owned by the City. The approved sanitary sewer and stormwater outlet for a portion of Meadow Heights and the Rosedale Subdivision cross these lands. Unfortunately, when the City sold the lands, they did not grant an easement for the approved municipal infrastructure. This has created a complication for the development of the Rosedale Subdivision and a portion of the Meadow Heights Subdivision.

What has been done to advance the development

Considerable work has been done over the years to advance the Rosedale Subdivision towards registration and to clear conditions of Draft Plan Approval. This has been done at a considerable



expense to the owner. This work has included detailed civil design for the sanitary and storm systems, Archaeological Assessments, Noise Assessment and a Transportation Assessment. The owner has also cleared the site in preparation of the additional archaeological assessment that is required.

Due to changes to Provincial, Regional and Port Colborne policy over the years as well as the sale of the lands where the sewer outlet is located, these studies and the design of the subdivision need to be updated. Mr. Rotella has retained UCC to coordinate the work necessary as well as to resolve the servicing issue created by the sale of the lands north of the Meadow Heights Subdivision.

As part of preparation for this Draft Plan extension, UCC and Mr. Rotella have met with City Planning and Engineering Staff on two occasions and the Region of Niagara Staff once to determine what is required to advance our request for Draft Plan extension. Planning Staff requested this explanatory letter that describes what has been done to clear draft plan conditions and what will be done moving forward. The Region indicated that only minor changes to their draft plan conditions would be required to update Ministry names and responsibilities.

The plan to get houses built in the Rosedale Subdivision

A significant amount of work is required in order to get houses built in the Rosedale Subdivision. This includes a significant amount of archaeological work including Stage 3 Assessments and possibly Stage 4 assessments on multiple sites. An updated Noise and Land Use Compatibility Study will also be required to address the industry to the north and the highway to the west. A traffic impact study will also be required to address the modified transportation network in the plan. Lastly, we will need to resolve the servicing issue created by the City's sale of their lands to Van John Paving and undertake detailed civil design.

While the aforementioned studies and work are all necessary to address existing conditions or approval, our intention is to amend the Rosedale Subdivision to bring it into conformity with modern development standards and increase the affordability of the houses that will be built within it. The modernized plan will address any special requirements identified through the detailed studies and will be modified to increase density and affordability. In order to implement the modified plan, applications will be made to the City for a redline revision to the Draft Plan of Subdivision and a Zoning By-law Amendment. UCC is already working on a modified development plan and anticipates applying for preconsultation on that plan and associated development approvals necessary to implement it in early 2023.

Our Request

We request a 2 year extension to the Draft Plan Approval for the Rosedale Subdivision. The extension will provide us with two things: firstly, it will provide us with the time necessary to undertake the specialized studies, modifications to the development plan, functional engineering and to negotiate the servicing connections necessary to implement the plan. Secondly, it will provide the owner with the confidence and assurance necessary to expend the significant money necessary to undertake this work. Our intention is to modify the draft plan and obtain the necessary associated approvals to achieve the following:



- Improve the affordability of the units within the subdivision;
- Increase housing density within the subdivision;
- Remove the access to Highway 58 and reconfigure the road network within the subdivision;
- Remove the commercial block from the subdivision as it is no longer practical with the removal of the connection to Highway 58;
- Revise the configuration of the multi-unit block to bring it into conformity with modern development standards, and;
- Incorporate functional engineering considerations, including stormwater management infrastructure and sewer outlets.

It is very important to Mr. Rotella that the Rosedale Plan retains Draft Plan Approval as it moves forward through the redline revision process. We would appreciate a two year extension to the draft plan approval to ensure that there is no interruption as we move forward with the modernization and improvement to the Rosedale Subdivision plan.

We look forward to working collaboratively working with City Staff to bring this Draft Approved plan to fruition. We thank you for your time and consideration of this request and look forward to making a presentation to Council at their December 13, 2022 meeting.

Yours very truly,

Matt Kernahan, MCIP, RPP
Planning Manager
Upper Canada Consultants

CC: Ralph Rotella, Owner
Martin Heikoop, UCC