



## City of Port Colborne Public Meeting Agenda

**Date:** Tuesday, April 7, 2026  
**Time:** 6:30 pm  
**Location:** Council Chambers, 3rd Floor, City Hall  
66 Charlotte Street, Port Colborne

**Pages**

1. **Call to Order**
2. **Adoption of Agenda**
3. **Disclosures of Interest**
4. **Statutory Public Meetings**

Statutory public meetings are held to present planning applications in a public forum as required by the Planning Act. Requests to delegate virtually will be accepted until 12:00 p.m. on the day of the meeting by contacting [deputyclerk@portcolborne.ca](mailto:deputyclerk@portcolborne.ca). To delegate in person, requests are appreciated, but not mandatory.

  - 4.1 Statutory Public Meeting Report for Proposed Site Specific Official Plan Amendment and Zoning By-law Amendment- 547 King Street- our files D09-01-26 and D14-01-26, 2026-56 1
    - a. Staff Presentation - 547 King Street 24
    - b. Presentation from Elevate Living Inc. 32
    - c. Delegations
5. **By-laws**
  - 5.1 By-law No. 7447/31/26 51

By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne
6. **Adjournment**



**Subject: Statutory Public Meeting Report for Proposed Site Specific Official Plan Amendment and Zoning By-law Amendment- 547 King Street- our files D09-01-26 and D14-01-26**

**To: Council**

**From: Development and Government Relations Department**

Report Number: 2026-56

Meeting Date: April 7, 2026

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**Recommendation:**

That Planning and Development Department Report 2026-56 be received for information; and

That Council direct staff to consider Council, agency, and community feedback received as part of this statutory public meeting, prior to bringing forward a subsequent staff report respecting the proposed Official Plan and Zoning By-law Amendment.

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**Purpose:**

The purpose of this report is to fulfill the public meeting requirements under the authority of the *Planning Act*. This report and statutory public meeting introduces a privately-initiated proposal for an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) that proposes site-specific provisions to facilitate the development of a three-storey, 30-unit apartment building for the lands located at 547 King Street.

The objective of this public meeting is to solicit comments from interested members of the community and public agencies on the applicant's proposed amendment. No decision regarding this application has been made at this time.

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**Background:**

On February 13, 2025, the City completed a pre-consultation meeting with The Biglieri Group on behalf of the owner Drew Toth, for the lands municipally known as 547 King Street, southeast of the intersection of King Street and Minto Street.

The City received a formal application for an OPA and ZBA on February 17, 2026, and deemed it complete on February 23, 2026. The materials submitted as part of this Application include:

- Planning Justification Report
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Stage 1 Archeological Assessment
- Stage 2 Archeological Assessment
- Architectural Drawing Set
- Conceptual Site Plan
- Heritage Impact Assessment
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment
- Functional Servicing Report
- Environmental Noise Feasibility Assessment
- Vibration Impact Study
- Parking Study
- Topographic Survey

Copies of relevant supporting materials have been made available on the City's Current Applications Webpage. No decision regarding the proposed amendments are being made at this time.

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## **Discussion:**

### **Site and Surrounding Area Description**

The subject lands are legally described as Part of Lots 9-10, Plan 769, City of Port Colborne and are municipally known as 547 King Street. They are located southeast of the intersection of King Street and Minto Street, on the east side of King Street, comprising a land area of 0.08 hectares, with frontage of approximately 19.53 metres along King Street.

A location map is included on the following page.

Lands adjacent to the subject lands include a mix of commercial and residential land uses, as outlined below:

North: two-storey apartment buildings, low-density residential (single-detached dwellings)

East: industrial lands, occupied by the Port Colborne Harbour Railway, St. Lawrence Seaway Lands, Welland Canal

South: city-owned laneway directly south and adjacent to the Subject Lands, low-density residential, three-storey apartment building

West: low-density residential, neighbourhood commercial to the northwest

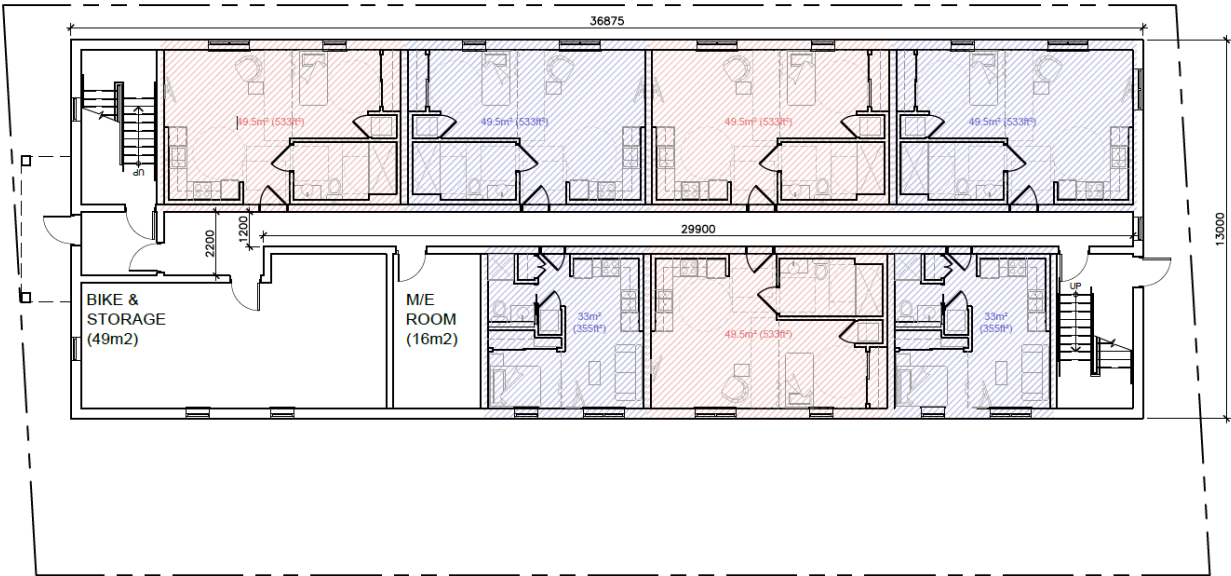
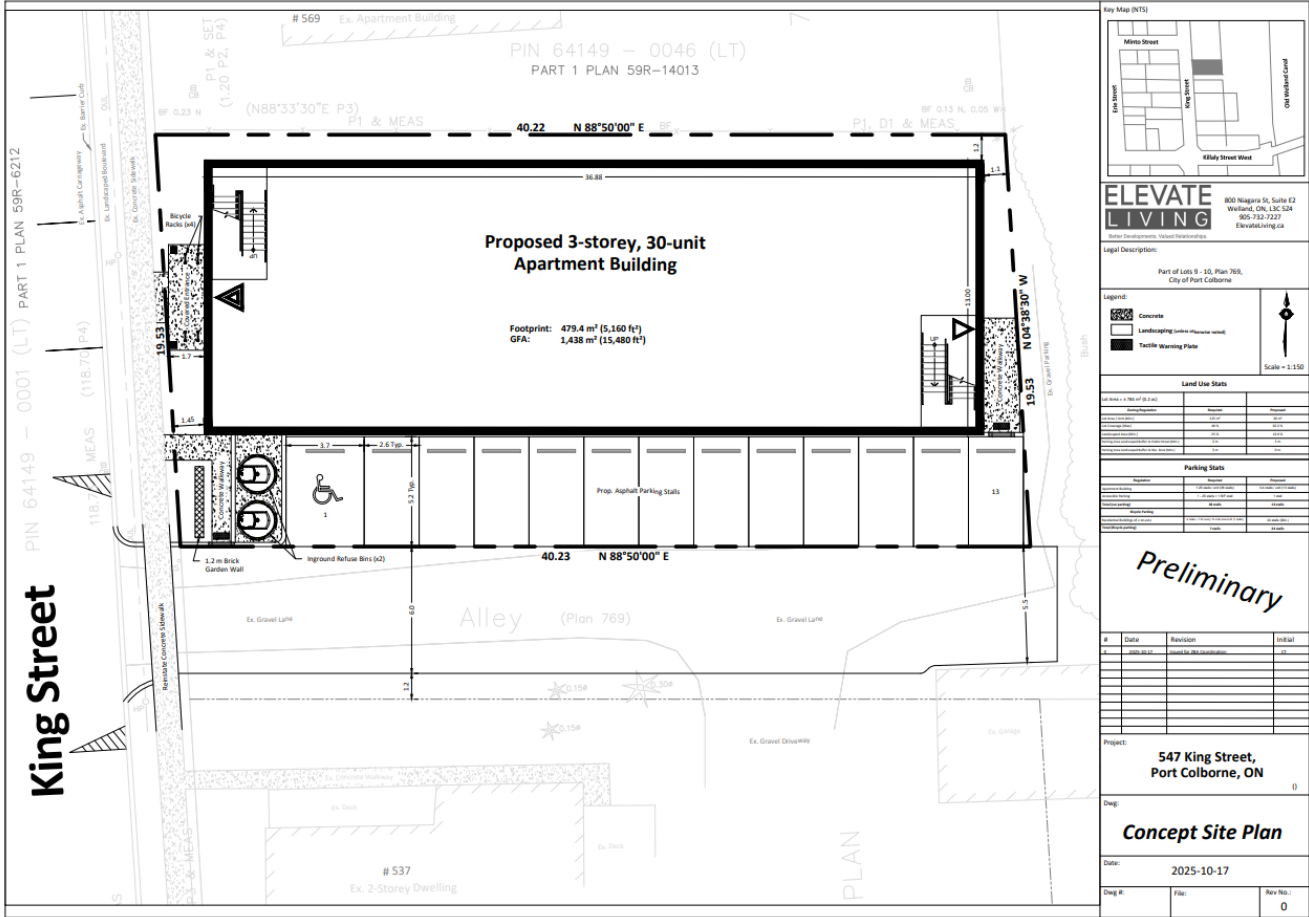


The following designations apply to the subject lands:

- Urban Residential, in accordance with Schedule A – City-Wide Land Use in the City of Port Colborne Official Plan;
- Delineated Built-Up Area in accordance with Schedule B, Regional Structure of the Niagara Official Plan;
- Second Density Residential (R2), in accordance with Schedule “A7” to By-law No. 6575/30/18, being the City of Port Colborne Zoning By-law; and,
- Non-designated property on the City of Port Colborne Heritage Register.

## Proposal

The applicant is proposing to develop a three-storey, purpose-built rental apartment building containing 30 studio units, ranging in size from 310 square feet to 463 square feet. The development includes 13 surface parking spaces, and 24 bicycle spaces. The conceptual site plan, along with the conceptual first floor plan which shows unit layouts, is provided on the following page. Larger size versions of the conceptual site plan and architectural package are included as **Appendix A**.



### **Proposed Official Plan Amendment**

The applicant is proposing to amend the Official Plan with site-specific policies to permit a density of 383 units per hectare whereas 100 units per hectare is permitted, and no ground related residential or commercial uses, whereas the Official Plan requires grade-related residential or commercial uses.

A copy of the applicant's proposed Draft Official Plan Amendment is attached to this report as **Appendix B**.

### **Proposed Zoning By-law Amendment**

The Subject Lands are currently zoned Second Density Residential (R2) which permits detached, duplex, and semi-detached dwellings. Apartment is not a permitted use in the R2 Zone. An amendment is required to rezone the subject site to allow for the development as proposed.

The Zoning By-law Amendment submitted by the applicant proposes to change the zoning of the subject lands from the existing Second Density Residential (R2) zone to a new site-specific Fourth Density Residential (R4-XX) zone.

The proposed site-specific exceptions being requested include:

- Reduced minimum lot area per unit;
- Reduced minimum front yard;
- Reduced minimum interior side yard;
- Reduced minimum rear yard;
- Increased maximum lot coverage;
- Reduced minimum landscaped area;
- Removal of minimum floor area of a unit requirement;
- Removal of landscaped buffer requirements where abutting certain zones;
- Revised encroachment provisions;
- Reduced parking requirements; and,
- Removal of loading space requirements.

A copy of the applicant's proposed Draft Zoning By-law Amendment is attached to this report as **Appendix C**.

The tables on the following pages provide excerpts of the various sections of the Zoning By-law that would apply, along with the current provision and proposed provision requested by the applicant. Those provisions where changes are required to facilitate the development as proposed by the applicant are highlighted in red text.

**Section 8.7 – Zone Requirements – Apartment Buildings; Apartment Buildings, Public; Boarding and Lodging House**

Element	Current Provision	Proposed Provision
Minimum lot frontage	18 metres	19.53 metres
Minimum lot area per unit	125 square metres	26 square metres
Minimum front yard	9 metres	1.4 metres
Minimum interior side yard	3 metres	1.2 metres
Minimum corner side yard	7.5 metres	N/A
Minimum rear yard	6 metres	1 metre
Maximum lot coverage	40 percent	65 percent
Maximum height	20 metres	11 metres
Minimum landscaped area	25 percent	10 percent
Minimum floor area for a unit	50 square metres	Not to apply

**Section 2.19 – Permitted Encroachments; 2.19.1 General Structures Minimum Setback from Front Lot Line- Height of Deck/ Platform**

Element	Current Provision	Proposed Provision
Height above the Ground Floor Level to 0.61 metres	3 metres	0 metres
Height above the Ground Floor Level more than 0.61 metres but less than 1.2 metres	3 metres	0 metres
Height above the Ground Floor Level 1.2 metres or greater	Required corner yard of principal building (7.5 metres)	0 metres

**Section 3.11 – Landscape Provisions for Parking Areas; 3.11.1 a) Landscape Buffer Provisions**

Element	Current Provision	Proposed Provision
Minimum Landscaped Buffer for a Lot Line Abutting a Public Road	3 metres	5 metres
Minimum Landscaped Buffer for a Lot Line Abutting a Residential, Institutional or Public and Park Zone	3 metres	0 metres

**Section 3.1.1 – Parking Space Requirements for Residential Uses**

Element	Required	Proposed Provision
Minimum Spaces Required per Unit (Apartment Building)	1.1 spaces/unit (33 spaces)	0.4 spaces/unit (13 spaces)

**Section 3.3 – Accessible Parking**

Provision	Required	Proposed Provision
Minimum Number of Accessible Parking Spaces	1-25 required spaces = 1 accessible space	1 accessible parking space

**Section 3.10 – Loading Spaces**

Requirement	Proposed Provision
Loading spaces shall be located entirely on the same lot as the building for which such loading spaces are required, and shall not encroach into any required driveways, parking areas or internal roads. Loading spaces shall be located in an interior side yard or rear yard and no closer any road than the building.	Not to apply
No loading space shall be located within a required yard that abuts a Residential Zone.	Not to apply
Access to loading spaces shall be by means of a driveway at least 3.5 metres in width, contained within the lot on which the loading spaces are located and leading to either an improved or unimproved road or lane not less than 7.5 metres in width.	Not to apply
A loading space shall be a minimum of 3.5 metres by 9 metres with a minimum clearance height of 4 metres.	Not to apply

**Next Steps**

The proposed amendments will be reviewed with consideration of applicable policies in the Provincial Planning Statement (2024), the Niagara Official Plan (2022), the City of Port Colborne Official Plan (2013), and the City of Port Colborne Comprehensive Zoning By-law 6575/30/18. A further policy review will follow when the recommendation report for this application returns to Council for a decision.

## **Internal Consultations:**

The applicant's draft OPA and ZBA were circulated to appropriate internal departments and to external agencies on February 25, 2026. Planning staff are continuing their review of the documents submitted, and a formal return of comments package will be provided to the applicant following the conclusion of the statutory public meeting.

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## **Financial Implications:**

There are no financial implications for the City at this time.

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## **Public Engagement:**

Notice of the Public Meeting was circulated in accordance with the requirements of the *Planning Act*. The Notice was mailed to property owners within a 120-metre radius of the Subject Lands on March 13, 2026. A sign was posted on the property on March 16, 2026. There have been no comments from the public received as of the date of preparing this report.

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## **Strategic Plan Alignment:**

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

- Welcoming, Livable, Healthy Community
  - Increased Housing Options
- 

## **Conclusion:**

This Statutory Public Meeting report has been prepared to allow all agency, public and councillor comments to be received and considered prior to a decision being made on the applicant's proposed Official Plan and Zoning By-law Amendment. Planning staff will prepare and present a recommendation report on this application at a future Council meeting.

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## **Appendices:**

- a. Applicant's Conceptual Site Plan and Architectural Drawings

- b. Applicant's Draft Official Plan Amendment
- c. Applicant's Draft Zoning By-law Amendment

Respectfully submitted,

Kelly Martel, MCIP, RPP  
Planning Manager  
905-228-8130  
[kelly.martel@portcolborne.ca](mailto:kelly.martel@portcolborne.ca)

**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.

PIN 64149 - 0001 (LT) PART 1 PLAN 59R-6212

King Street

# 569 Ex. Apartment Building

PIN 64149 - 0046 (LT)  
PART 1 PLAN 59R-14013

BF 0.23 N (N88°33'30"E P3)

P1 & MEAS

40.22 N 88°50'00" E

P1, D1 & MEAS

BF 0.13 N, 0.05 W

19.53

1.7

1.45

1.7

1.45

36.88

1.2

1.1

13.00

19.53

N 04°38'30" W

**Proposed 3-storey, 30-unit  
Apartment Building**

Footprint: 479.4 m<sup>2</sup> (5,160 ft<sup>2</sup>)  
GFA: 1,438 m<sup>2</sup> (15,480 ft<sup>2</sup>)

Bicycle Racks (x4)

Covered Entrance

Concrete Walkway

Concrete Walkway

1.2 m Brick Garden Wall

Inground Refuse Bins (x2)

40.23 N 88°50'00" E

Prop. Asphalt Parking Stalls

13

Reinstate Concrete Sidewalk

Ex. Gravel Lane

Alley (Plan 769)

Ex. Gravel Lane

Ex. Gravel Driveway

Ex. Garage

Ex. Concrete Walkway

Ex. Deck

Ex. Deck

# 537

Ex. 2-Storey Dwelling

PLAN

Key Map (NTS)



**ELEVATE LIVING**

800 Niagara St, Suite E2  
Welland, ON, L3C 5Z4  
905-732-7227  
ElevateLiving.ca

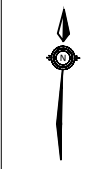
Better Developments. Valued Relationships.

Legal Description:

Part of Lots 9 - 10, Plan 769,  
City of Port Colborne

Legend:

- Concrete
- Landscaping (unless otherwise noted)
- Tactile Warning Plate



Land Use Stats

Land Use Stats		
Lot Area = ± 784 m <sup>2</sup> (0.2 ac)		
Zoning Regulation	Required	Proposed
Lot Area / Unit (Min.)	125 m <sup>2</sup>	26 m <sup>2</sup>
Lot Coverage (Max.)	40 %	62.3 %
Landscaped Area (Min.)	25 %	13.9 %
Parking Area Landscaped Buffer to Public Street (Min.)	3 m	5 m
Parking Area Landscaped Buffer to Res. Zone (Min.)	3 m	0 m

Parking Stats

Parking Stats		
Regulation	Required	Proposed
Apartment Building	1.25 stalls / unit (38 stalls)	0.4 stalls / unit (13 stalls)
Accessible Parking	1 - 25 stalls = 1 BF stall	1 stall
<b>Total (car parking)</b>	<b>38 stalls</b>	<b>13 stalls</b>
<b>Bicycle Parking</b>		
Residential Buildings of ≥ 10 units	4 stalls + 1 for every 10 units above 20 (7 stalls)	24 stalls (Min.)
<b>Total (Bicycle parking)</b>	<b>7 stalls</b>	<b>24 stalls</b>

Preliminary

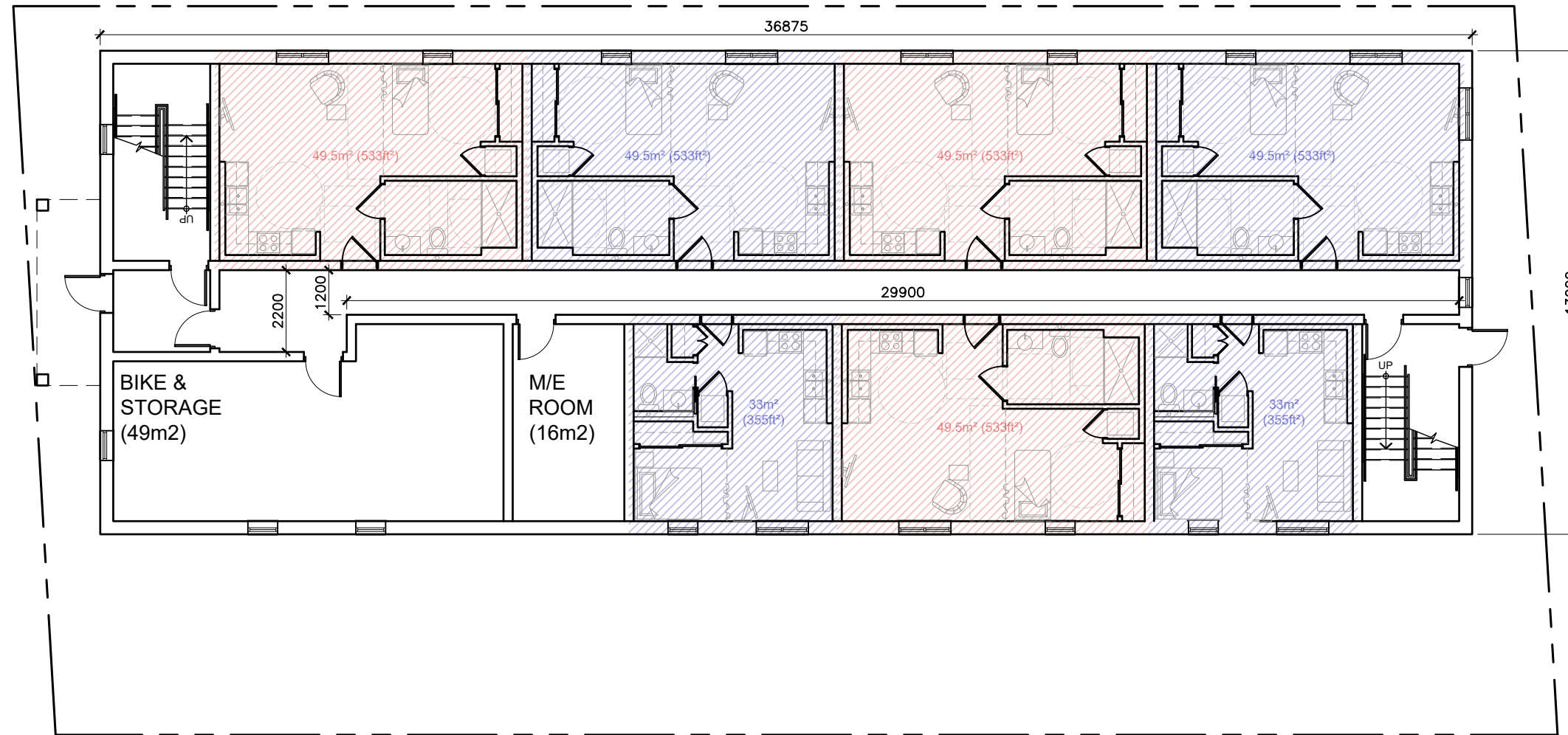
#	Date	Revision	Initial
0	2025-10-17	Issued for ZBA Coordination	CT

Project:  
**547 King Street,  
Port Colborne, ON**

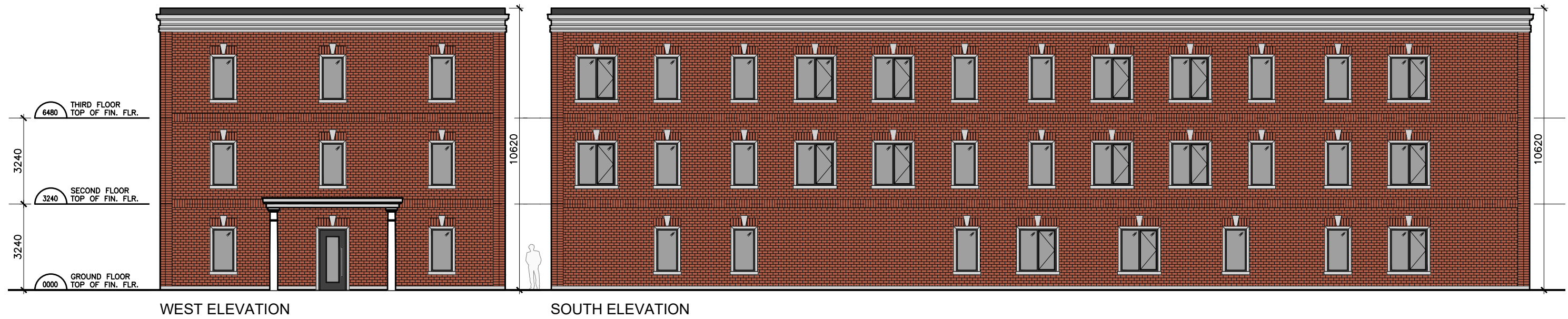
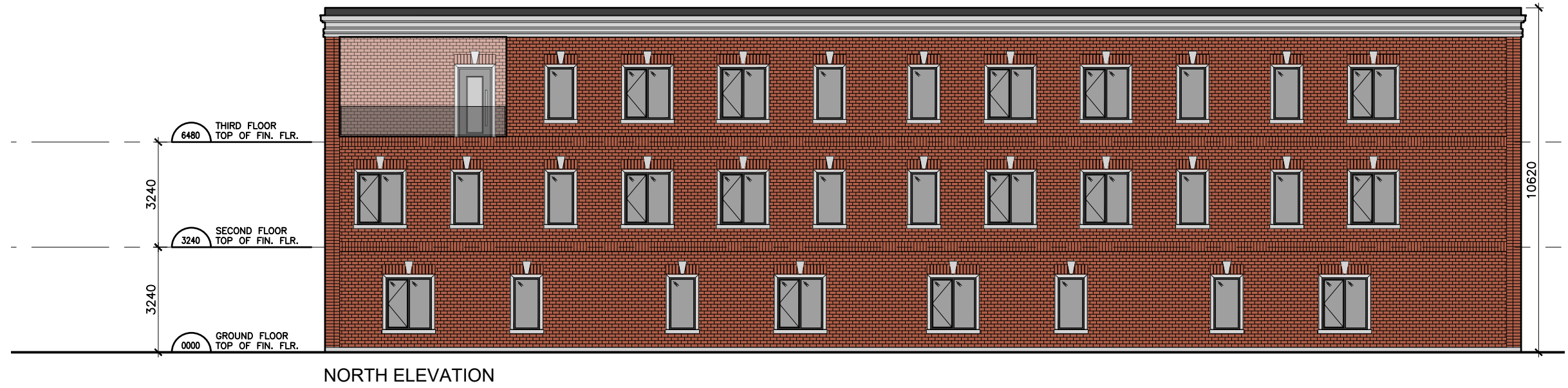
Dwg:  
**Concept Site Plan**

Date: 2025-10-17

Dwg #: File: Rev No.:  
0







The Corporation of the City of Port Colborne  
By-law no. \_\_\_\_\_

Being a by-law to adopt amendment no. X to the  
Official Plan for the City of Port Colborne

Whereas it is deemed expedient to further amend the Official Plan, heretofore adopted by Council for the City of Port Colborne Planning Area;

Therefore the Council of The Corporation of the City of Port Colborne under Section 17(22) of the Planning Act, hereby enacts as follows:

1. That Official Plan Amendment No. \_\_\_\_\_ to the Official Plan for the City of Port Colborne Planning Area, consisting of the attached map and explanatory text is hereby adopted.
2. That Schedule A is to be included, consisting of the attached map is hereby adopted.
3. That this By-law shall come into force and take effect on the day of passing thereof.

Enacted and passed this \_\_\_ day of \_\_\_\_\_, \_\_\_\_.

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William C Steele Mayor

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Amber LaPointe Clerk

**AMENDMENT NO. X**  
**TO THE**  
**OFFICIAL PLAN FOR THE**  
**PORT COLBORNE PLANNING AREA**

**AMENDMENT NO. X**  
**TO THE**  
**OFFICIAL PLAN FOR THE**  
**PORT COLBORNE PLANNING AREA**

This Amendment to the Official Plan for the City of Port Colborne, which has been adopted by the Council of the Corporation of the City of Port Colborne, is hereby approved in accordance with Sections 17 and 21 of the Planning Act R.S.O. 1990, c. P.13, as Amendment No. X to the Official Plan for the City of Port Colborne.

Date: \_\_\_\_\_

**AMENDMENT NO. X**  
**TO THE**  
**OFFICIAL PLAN FOR THE**  
**PORT COLBORNE PLANNING AREA**  
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The Statement of Components

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Implementation & Interpretation

## STATEMENT OF COMPONENTS

### PART A

The Preamble does not constitute part of this Amendment.

### PART B

The Amendment, consisting of the following map, constitutes Amendment **No. X** to the Official Plan for the Port Colborne Planning Area.

#### PART A - THE PREAMBLE

##### *Purpose*

The purpose of Official Plan Amendment **No. X** is for site specific amendments as required by the City of Port Colborne Official Plan for the development of the subject lands.

##### *Location*

The lands affected by this amendment are shown on **Schedule A** of this amendment. The lands are on the east side of King Street, just north of Killaly Street West, in the City of Port Colborne, in the Regional Municipality of Niagara, municipally known as 547 King Street.

##### *Basis*

Currently, the subject lands are designated as Urban Residential in the City of Port Colborne Official Plan. Applications have been made to initiate amendments to the City of Port Colborne's Official Plan and Zoning By-law as they relate to these lands to permit increased residential density for the use of the property.

It is intended to concurrently approve an Amendment to the City's Zoning By-law 6575/30/18, rezoning of the lands from the existing "R2 - Second Density Residential Zone" to R4 - Fourth Density Residential Zone with site-specific regulations.

#### PART B - THE AMENDMENT

##### **Introductory Statement**

All of this part of the document entitled Part B – The Amendment, consisting of the following text and map designated Schedule "A", constitutes Amendment No. XX to the Official Plan for the City of Port Colborne.

The Official Plan for the Port Colborne Planning Area is hereby amended as follows:

Lands shown on Schedule A permitted to be developed for apartment buildings at a density rate of 383 units per hectare and no requirement for ground-related residential or commercial uses.

##### **Details of the Amendment**

That lands shown on "Schedule A to Official Plan Amendment No. XX", shall be identified on Schedule A City Wide Land Use Map of the Official Plan for the Port Colborne Planning Area.

Notwithstanding Policy 3.2.1. c) of the Official Plan for the City of Port Colborne, the lands may be developed for apartment building subject to the following:

- i) Apartment building with a density of 383 units per hectare; and,
- lii) No ground related residential or commercial uses.

#### **IMPLEMENTATION AND INTERPRETATION**

The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Port Colborne Official Plan and an amendment to the City Zoning By-law to rezone the subject lands.

### SCHEDULE "A"



**LANDS SUBJECT TO SITE-SPECIFIC OFFICIAL PLAN  
AMENDMENT NO.XX**

The Corporation of the City of Port Colborne  
By-law no. \_\_\_\_\_

Being a by-law to amend Zoning By-law 6575/30/18 respecting the lands legally known as Part of Lot 9, Plan 769, Humberstone; Part of Lot 10, Plan 769, Humberstone, as in Registered Instrument Number RO359513; City of Port Colborne, on the east side of King Street, just north of Killaly Street West, in the City of Port Colborne, in the Regional Municipality of Niagara, municipally known as 547 King Street.

Whereas By-law 6575/30/18 is a by-law of The Corporation of the City of Port Colborne restricting the use of land and the location and use of buildings and structures; and

Whereas, the Council of The Corporation of the City of Port Colborne desires amend the said by-law. Now therefore, and pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, The Corporation of the City of Port Colborne enacts as follows:

1. This amendment shall apply to the lands described on Schedule “A” attached to and forming part of this by-law.
2. That the Zoning Map referenced as “Schedule A7” forming part of By-law 6575/30/18 is hereby amended by changing those lands described on Schedule R2 to R4-XX.
3. That Section 37 entitled “Special Provisions” of Zoning By-law 6575/30/18, is hereby further amended by adding the following:

R4-XX

Notwithstanding the provisions of the Fourth Density Residential (R4) zone, the following site-specific exceptions shall apply to an Apartment Building:

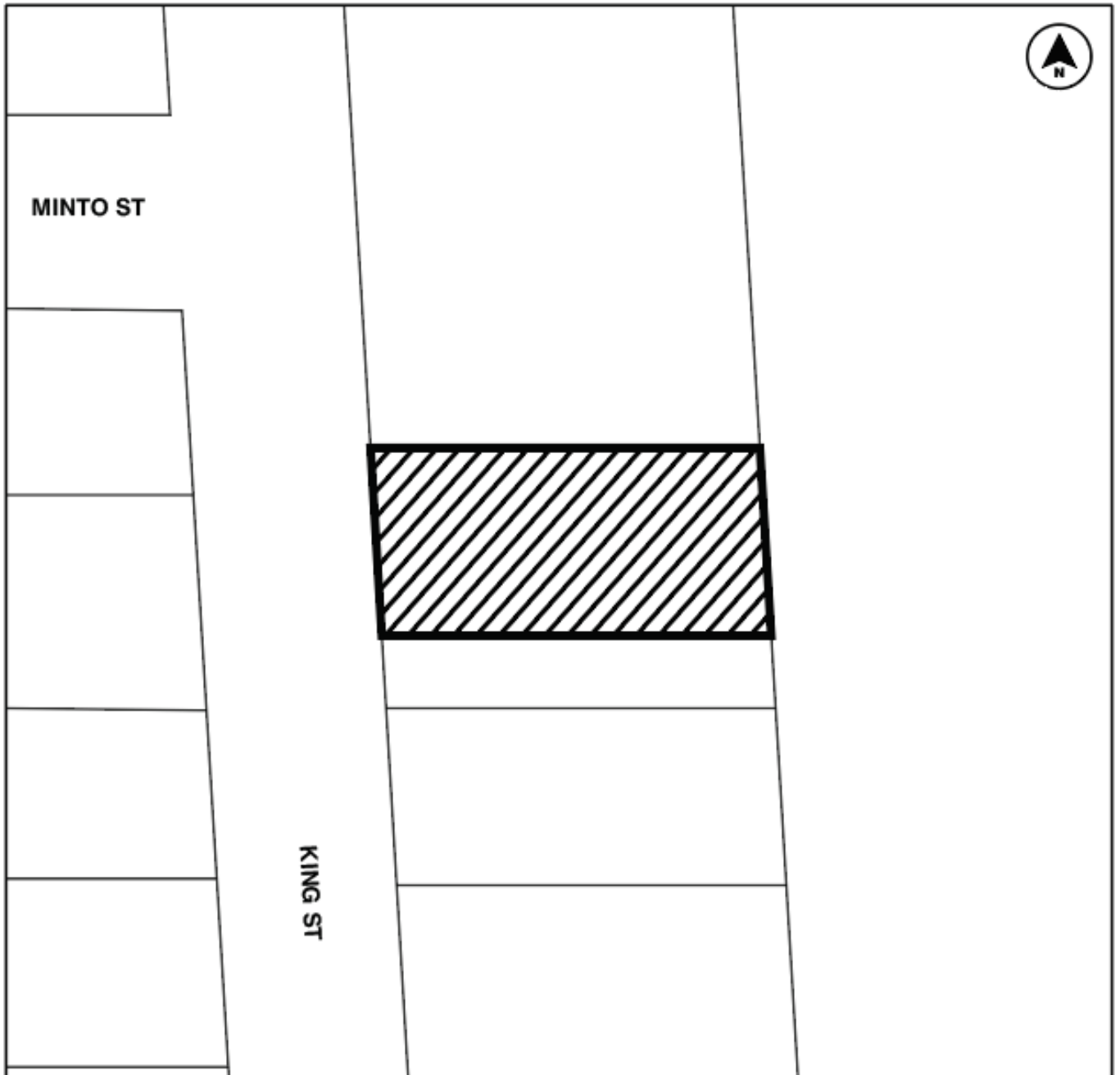
<b>Section 8.7 Apartment Buildings</b>	
Minimum Lot Area Per Unit	26 square metres
Minimum Front Yard	1.40 metres
Minimum Interior Side Yard Setback	1.20 metres
Minimum Corner Side Yard Setback	5.00 metres


Minimum Rear Yard	1.00 metres
Maximum Lot Coverage	65%
Minimum Landscaped Area	10%
<b>Section 3.11 Landscape Provisions for Parking Areas</b>	
Parking Area Landscaped Buffer to Residential Zone (Min.)	0 metres
<b>Section 3.1.1 Parking Space Requirements for Residential Uses</b>	
Minimum Parking Spaces (Apartment Building)	0.4 spaces / unit (13 stalls)
<b>2.19 Permitted Encroachments</b>	
Minimum setback from Front Lot Line – Height of Deck/Platform	
Ground Floor Level to 0.61 metres	0 metres
From 0.61 metres – 1.2 metres	0 metres
1.2 metres or greater	0 metres

4. The following provision does not apply:
  - a. Minimum Floor Area for a Unit; and,
  - b. Minimum Requirement Loading Spaces.
  
5. That this by-law shall come into force and take effect on the day that it is passed by Council, subject to the provisions of the Planning Act.
  
6. The City Clerk is hereby authorized and directed to proceed with the giving notice of the passing of this by-law, in accordance with the Planning Act.

That this by-law shall come into force and take effect on the day that it is passed by Council, subject to the provisions of the Planning Act.

Enacted and passed this \_\_\_\_\_ day of \_\_\_\_\_, 202X.



<p>This is Schedule "A" to By-law No _____ Passed _____, 202__</p>	<p> Lands Subject to By-law</p>
<p>_____ _____ _____ Mayor _____ Clerk</p>	<p>File No. Drawn by:  Not to scale</p>

# Statutory Public Meeting under the *Planning Act* Official Plan Amendment and Zoning By-law Amendment

## 547 King Street

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Applicant: The Biglieri Group (c/o Merve Kolcak)

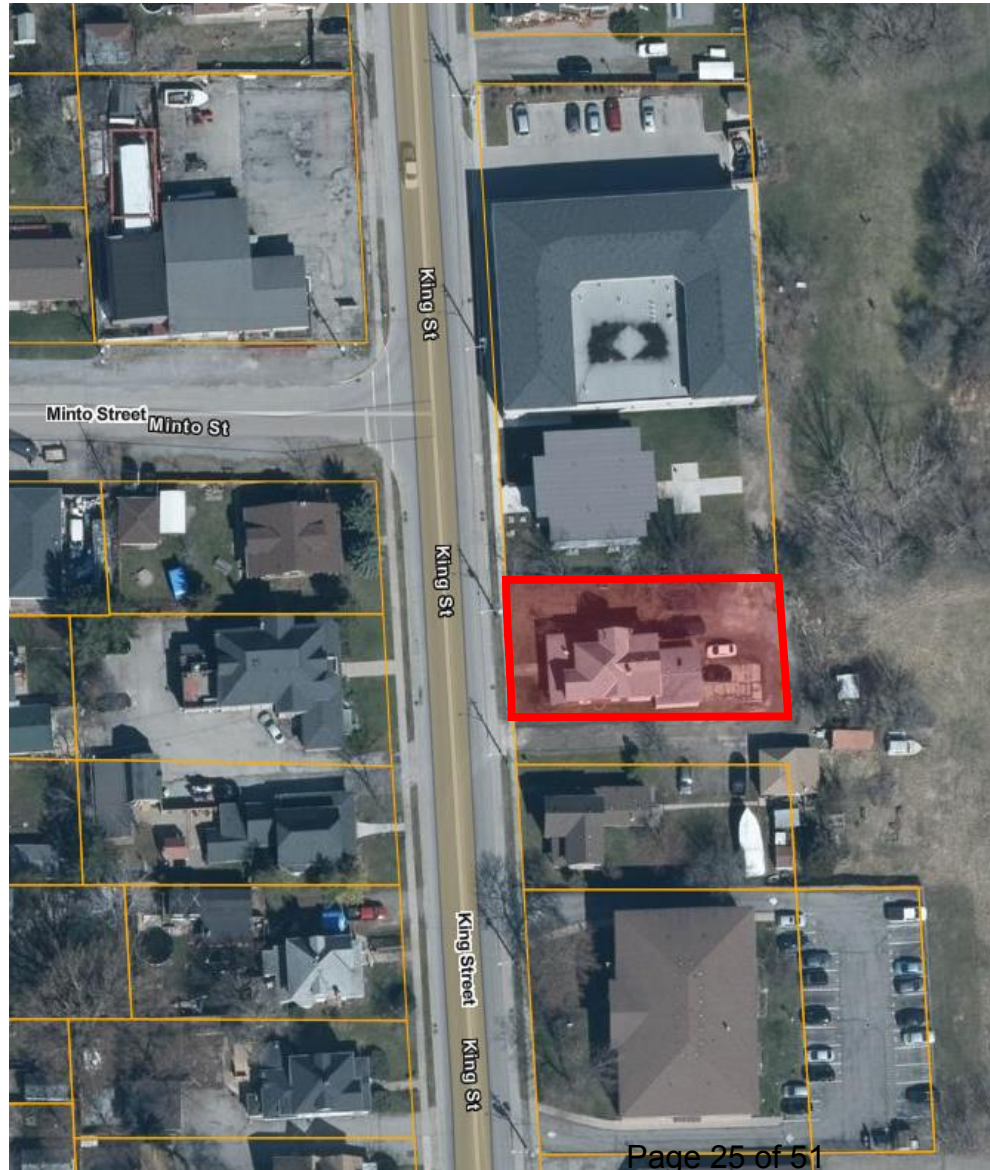
Owner: Drew Toth, Elevate Living

File Numbers: D09-01-26 & D14-01-26

April 7, 2026



# Overview of Development Site



## 547 King Street

- Site Area: 0.08 ha (~784 sqm)
- Frontage on King St: 19.53 metres
- Listed, non-designated Property on the City's Heritage Register



# Application Details

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## Requests

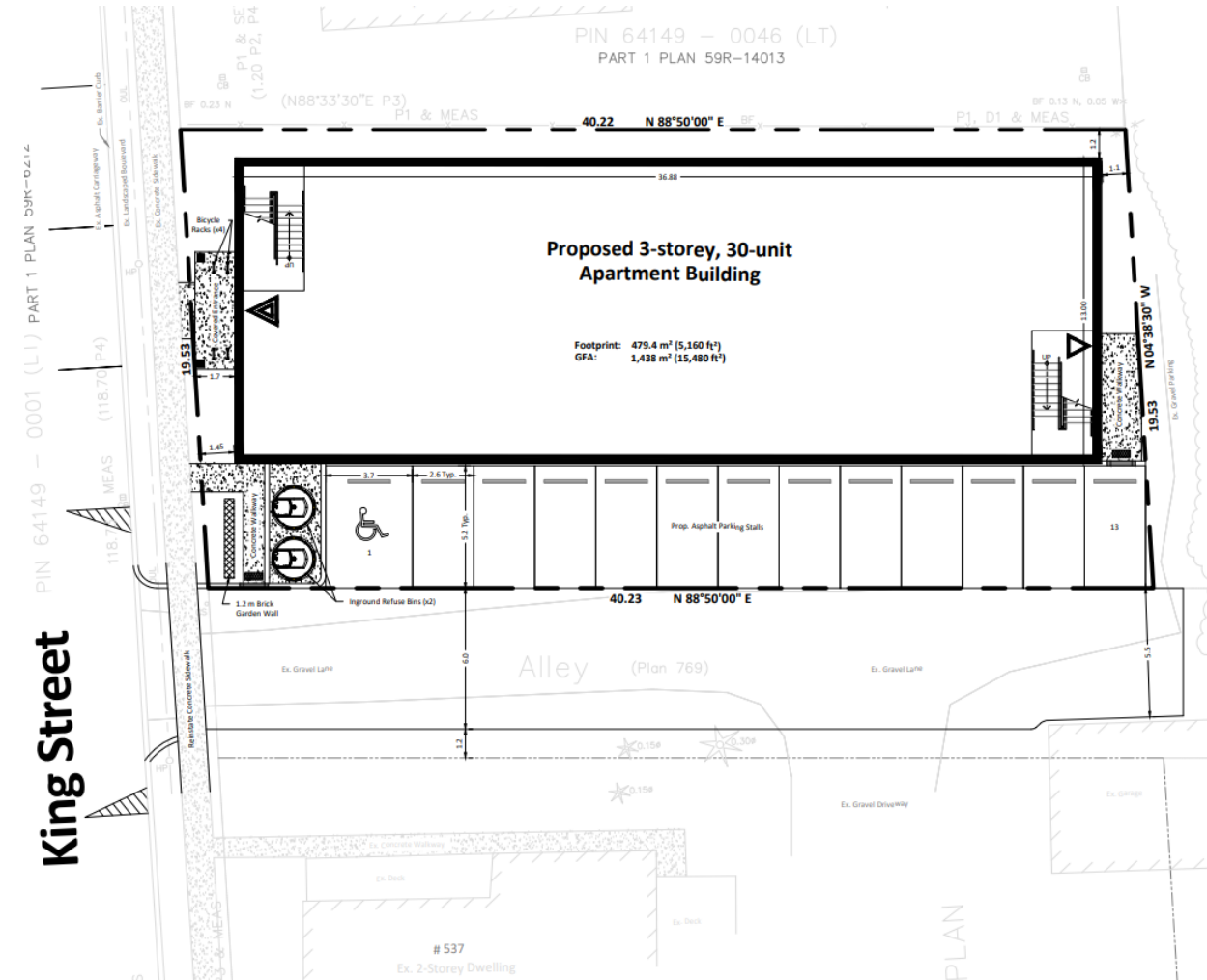
- Official Plan Amendment
- Zoning By-law Amendment

## Chronology

- Pre-Consultation Meeting: February 13, 2025
- Application Received: February 17, 2026
- Application Deemed Complete: February 23, 2026
- Materials added to Website: February 25, 2026
- Notice to Agencies: circulated via e-mail on February 25, 2026
- Notice to Neighbours: mailed on March 13, 2026
- Notice Sign on Property: March 16, 2026
- Statutory Public Meeting: April 7, 2026



# Proposed Development



- 3 Storey Apartment
- 30 residential units (bachelor/ studio)
- 1 balcony
- Density: 383 units per hectare
- Parking:
  - 13 car spaces (.43 spaces per unit)
  - 24 bicycle spaces (8 outdoor, 16 indoor)
- Adjacent lands not owned by the applicant proposed to function as primary vehicular access for the development.



PORT COLBORNE

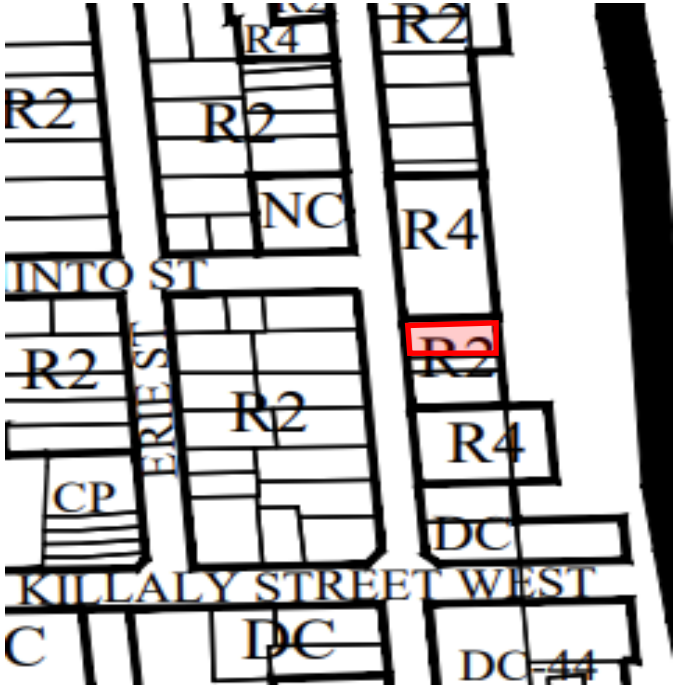
# Port Colborne Official Plan

	City of Port Colborne Official Plan	Requested Official Plan Amendment
Designation	Urban Residential, High Density Residential	Urban Residential, High Density Residential
Permitted Density	Maximum 100 units per hectare	Maximum 383 units per hectare
Additional Requirements	<ul style="list-style-type: none"> <li>• Have commercial or ground-oriented residential uses on the main floor</li> <li>• Consider the provisions of neighbourhood commercial within a lot, block or building having frontage on a collector or arterial road</li> <li>• Provide 150 square metres of neighbourhood commercial for every 100 housing units of residential development</li> </ul>	Not to apply



# Port Colborne Zoning By-law

Zoning By-law	
Zone	Second Density Residential (R2)
Permits	<ul style="list-style-type: none"> <li>Dwelling, Detached</li> <li>Dwelling, Duplex</li> <li>Dwelling, Semi-detached</li> <li>Uses, structures and buildings accessory thereto</li> </ul>



# Port Colborne Zoning By-law

## Requested Zoning By-law Amendment

Zone	Fourth Density Residential, with Special Provisions (R4-XX)
Permits	<ul style="list-style-type: none"> <li>• All forms of ground- related dwellings</li> <li>• Apartment building</li> <li>• Apartment building, public</li> <li>• Boarding or lodging house</li> <li>• Uses, structures and buildings accessory to</li> </ul>
Special Provisions Requested	<ul style="list-style-type: none"> <li>• Reduced minimum lot area per unit</li> <li>• Reduced minimum front yard</li> <li>• Reduced interior side yard</li> <li>• Reduced rear yard</li> <li>• Increased maximum lot coverage</li> <li>• Reduced minimum landscaped area</li> <li>• Reduced parking</li> <li>• Minimum floor area per unit not to apply</li> <li>• Reduced requirements for landscaped buffer</li> <li>• Requirements for encroachments for balcony not to apply</li> <li>• Requirements for loading spaces/ areas not to apply</li> </ul>



# Next Steps

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- No decision is being made tonight
  - Staff are available to answer questions
  - The applicant's agent and applicant are available to answer questions
- Following the conclusion of the Statutory Public Meeting, a return of comments package will be provided to the applicant
- Staff will continue to process the applications
- The proposed amendments will be reviewed with consideration of applicable policies in the Provincial Planning Statement (2024), the Niagara Official Plan (2022), the City of Port Colborne Official Plan (2013), and the City of Port Colborne Comprehensive Zoning By-law 6575/30/18.
- A recommendation will be brought forward at a future meeting of Council
- If any interested members of the public would like to receive further notices of this application, including any Notices of Passing, please contact:

Kelly Martel, Planning Manager ([kelly.martel@portcolborne.ca](mailto:kelly.martel@portcolborne.ca))

Charlotte Madden, City Clerk ([charlotte.madden@portcolborne.ca](mailto:charlotte.madden@portcolborne.ca))



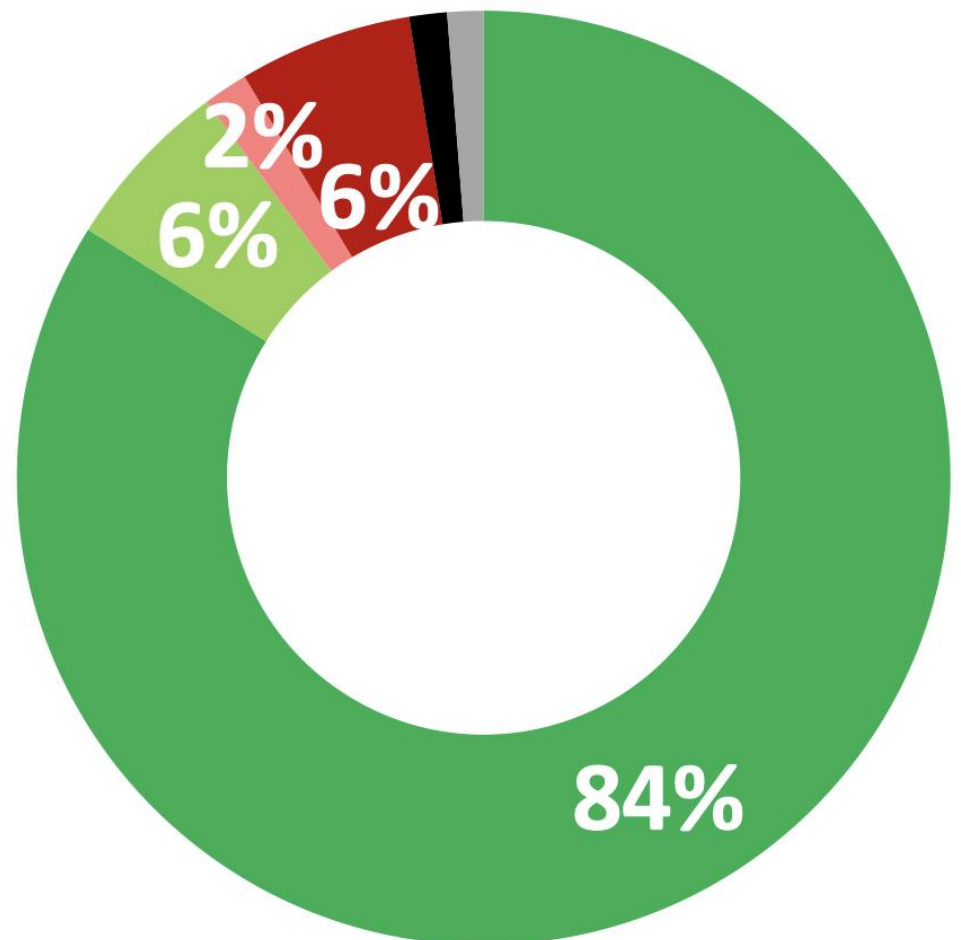


# ELEVATE LIVING

Do Good.... Prosper

**Drew Toth, Founder  
Elevate Living Inc.  
[www.elevateliving.ca](http://www.elevateliving.ca)**

# Views on being worried about next generation's ability to afford houses



- Agree
- Somewhat agree
- Somewhat disagree
- Disagree
- Not applicable
- Unsure

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

Agree/Somewhat agree

	St. Catharines (n=210)	Niagara Falls (n=146)	Rest of Niagara Region (n=349)	Homeowners (n=530)	Renters (n=147)
	<b>89.7%</b>	<b>93.5%</b>	<b>88.6%</b>	<b>88.7%</b>	<b>95.5%</b>
	Men (n=324)	Women (n=381)	18 to 34 (n=144)	35 to 54 (n=200)	55 plus (n=361)
	<b>88.4%</b>	<b>91.3%</b>	<b>91.1%</b>	<b>92.8%</b>	<b>87.0%</b>
	Usually votes LPC (n=229)	Usually votes CPC (n=210)	Usually votes NDP (n=46)	No party usually voted for (n=179)	
	<b>90.2%</b>	<b>90.6%</b>	<b>91.1%</b>	<b>88.9%</b>	

Q - Do you agree, somewhat agree, somewhat disagree or disagree with the following: [RANDOMIZE]  
**I am worried about the next generation's ability to afford a home**

Source: Nanos conducted an RDD dual frame (land- and cell-lines) random telephone survey, October 6th to October 26th, 2025, n=705 residents of the Niagara region, accurate 3.7 percentage points plus or minus, 19 times out of 20.

# ELEVATE **LIVING**

**Do Good.... Prosper**

**Our Mission:**

**Meeting the needs of the  
community through housing**

**Land Development. Construction. Investments.**



# **The Vision: To create a future where;**

**A range of housing options and choices are available**

**Housing is Environmentally Sustainable**

**Housing is universally suitable to its user**

**Quality Housing is attainable for Canadians**

**Municipalities have strong regular revenue to enhance their communities without raising property taxes**

**Socially conscious investors can create revenue for their retirement, kid's education, and other financial goals while fueling this good work**



**Social  
Well-Being**



**Economic  
Prosperity**

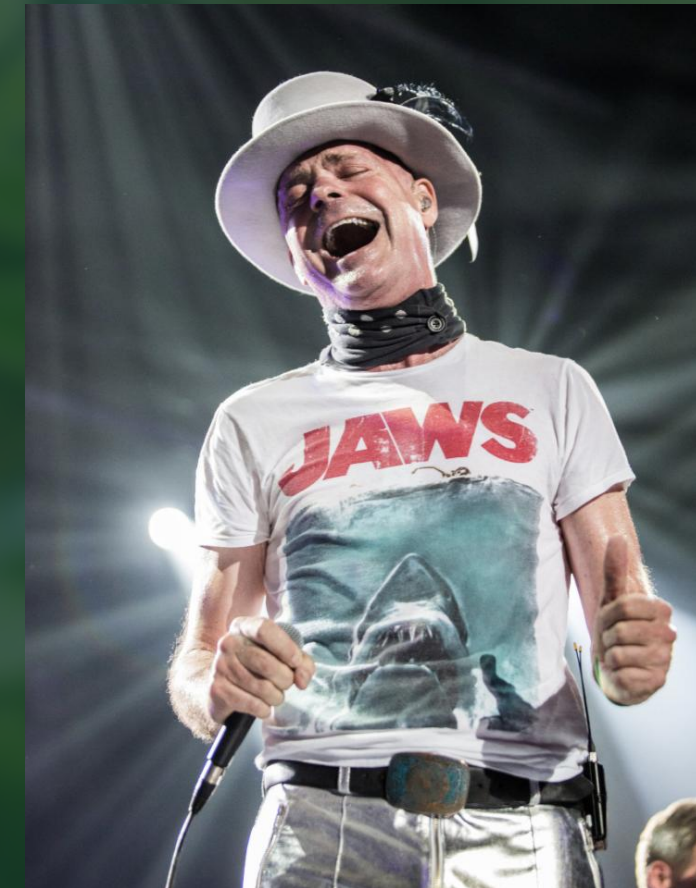


Social  
Well-Being



Economic  
Prosperity

**Gord Downy “No one cares about something you didn’t do!!!”**



Economic  
Prosperity

ELEVATE **LIVING**



Social  
Well-Being

**3 Storey Purpose  
built apartment**

**268 OAKDALE**  
Urban Studios Redefined.

**Before:** Vacant orphaned lot

**Annual taxes:** \$967.60

**Land value:** \$260K

**After:** 28 units

**Annual taxes:** \$46,695

**NET ZERO**



**6 and 4 storey  
purpose built  
apartments**



**Before: 1 unit**

**Annual taxes: \$9,321.21**



**After: 129 Units**

**Annual Taxes: \$262,086**



**17% Affordable Units**

**30% Attainable Units**

**26.5% decrease in  
energy consumption  
and GHG emission  
above national building  
code**

# Warbler PLACE

URBAN VILLAGE



**To: Master Planned community Zoned for 1,300 units.**

**Diverse housing types: condo, towns, rental, apartments.**

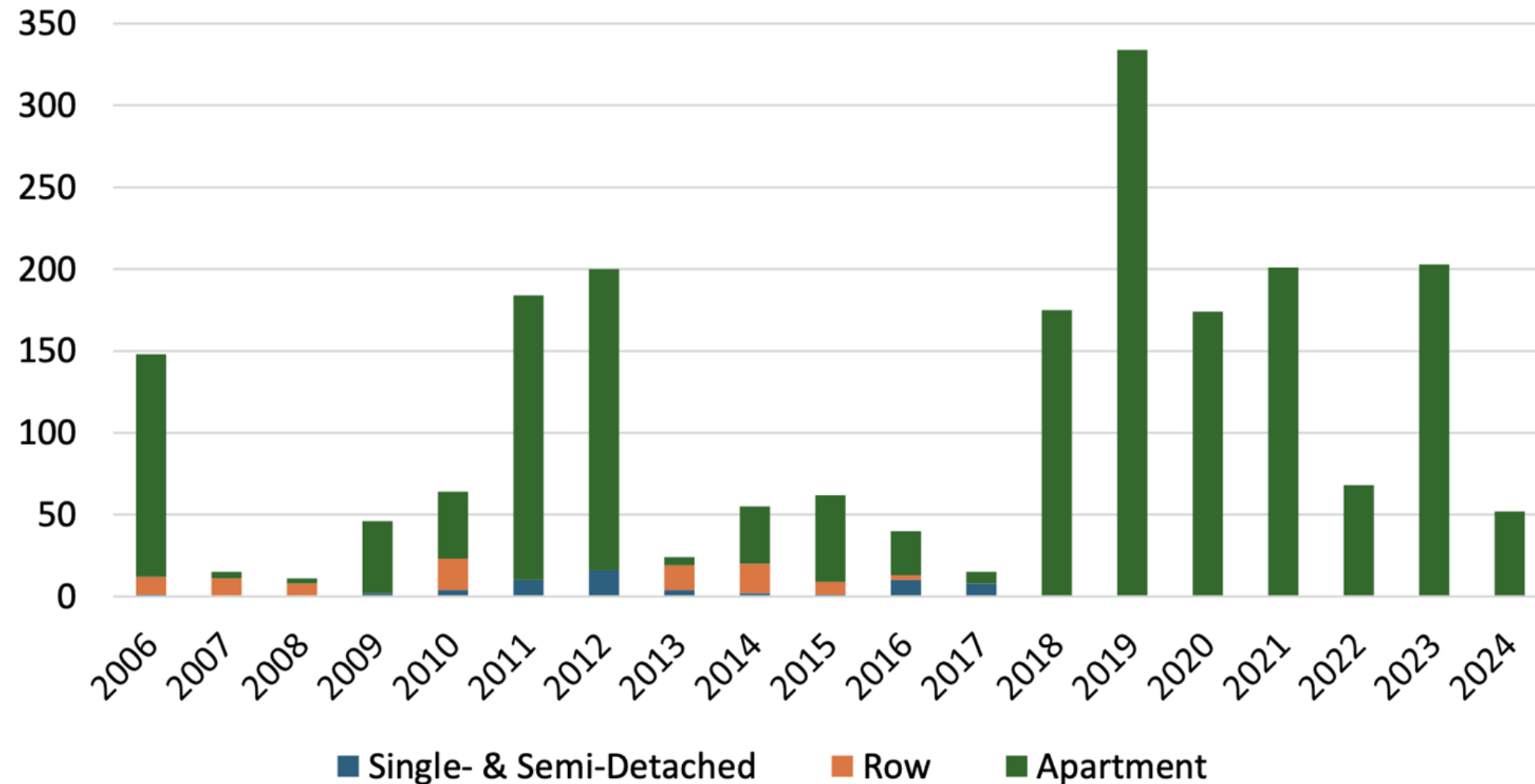


## Key Benefits:

- 0 units to 1,300 units;
- Walkable, on direct transit route;
- Building “up” instead of building “out” is better for the financial and environmental health of our communities;
- +/- forecasted \$400 million increased tax assessment;
- The equivalent of +/- 250 acres of greenfield development in 15 acres of infill;
- Estimated development charges for Welland and Niagara Region \$23.4 million;
- Development to tie into existing services: requires no infrastructure upgrades to existing services.
- Canadian Frontrunner Program demonstrating UN SDG 11 partnership with UEF and NPCA



### Rental Housing Starts by Typology St. Catharines-Niagara CMA\* & Grimsby

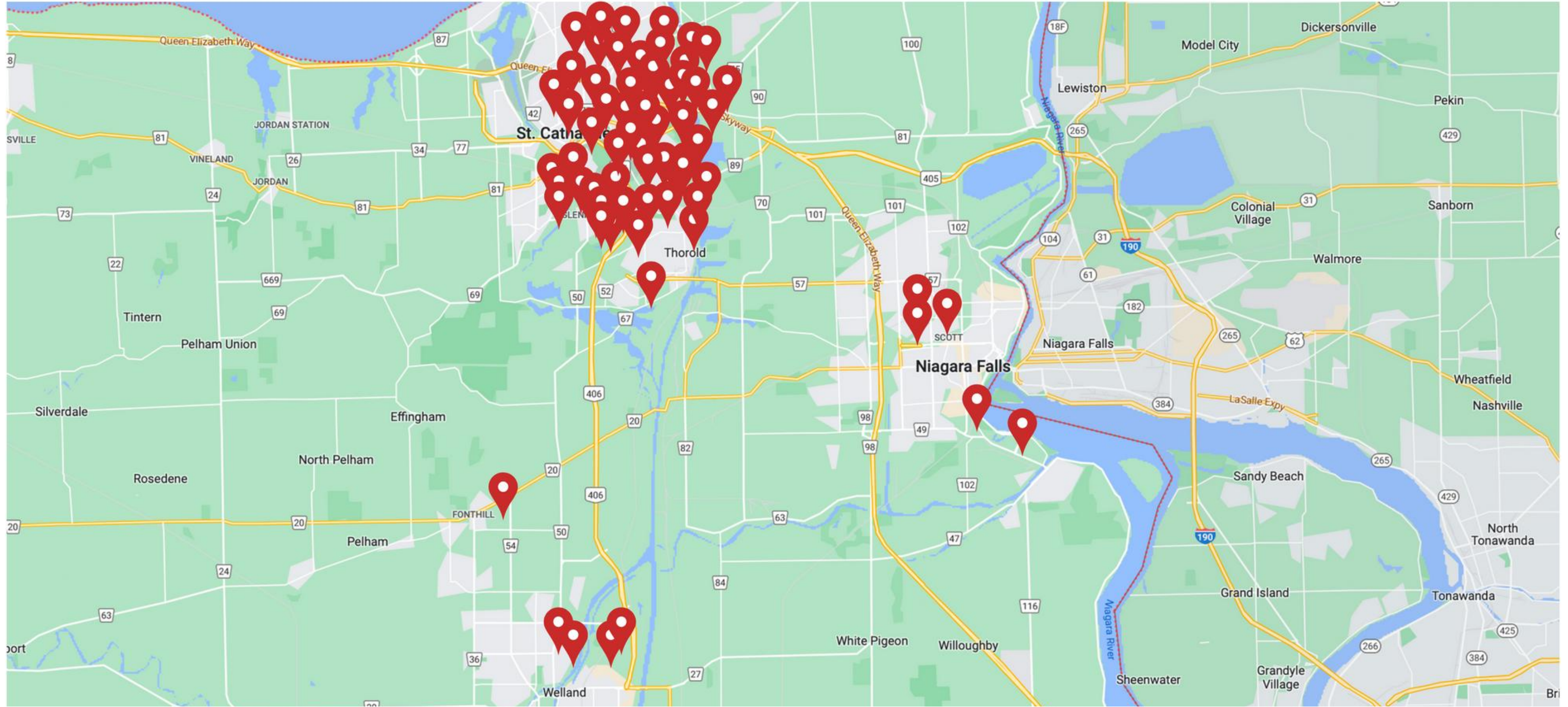


Source: CMHC Housing Portal. \*West Lincoln was **not** included in the CMA-level data.

**Despite new supply, total rental universe has not changed since 2006 due to loss of rental housing elsewhere.**  
(source Niagara Region)

- **Based on Core Housing Need data, it is estimated that there is a shortage of roughly 20,000 affordable rental units NOW.**
- **Very little rental housing supply built over the past two decades, with most occurring over last 7 years.**
- **Since 2018, only 1,200 rental units have begun construction (compared to 17,400 ownership units).**
- **Activity slowed considerably in 2024 through 2025.**

SOME PAST PROJECTS...



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# 547 King Street, City of Port Colborne

Official Plan Amendment  
(D09-01-26)  
Zoning By-law Amendment  
(D14-01-26)



Statutory Public Meeting

# Subject Site

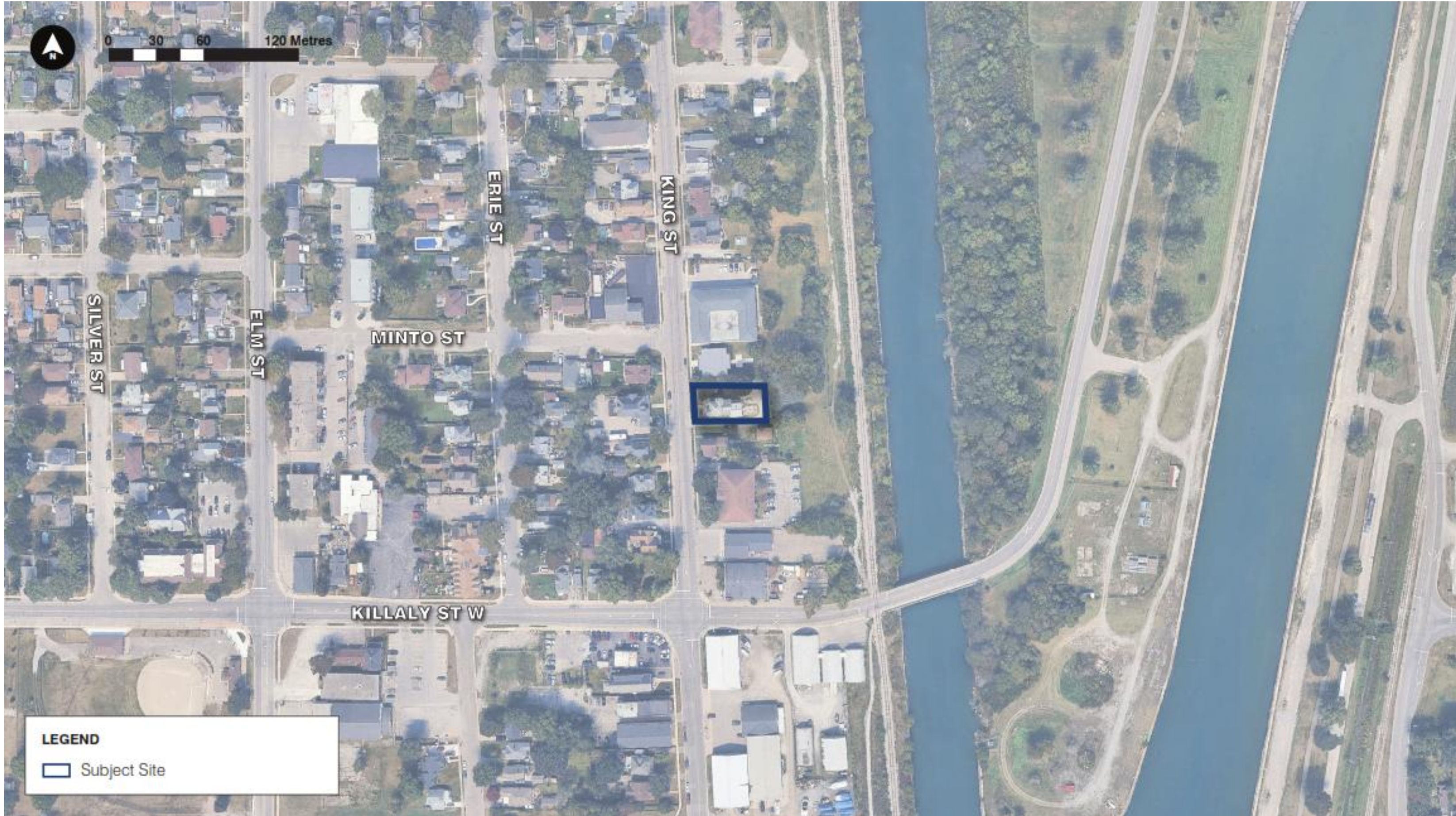


Figure: Context Map



Figure: Schedule 'A'

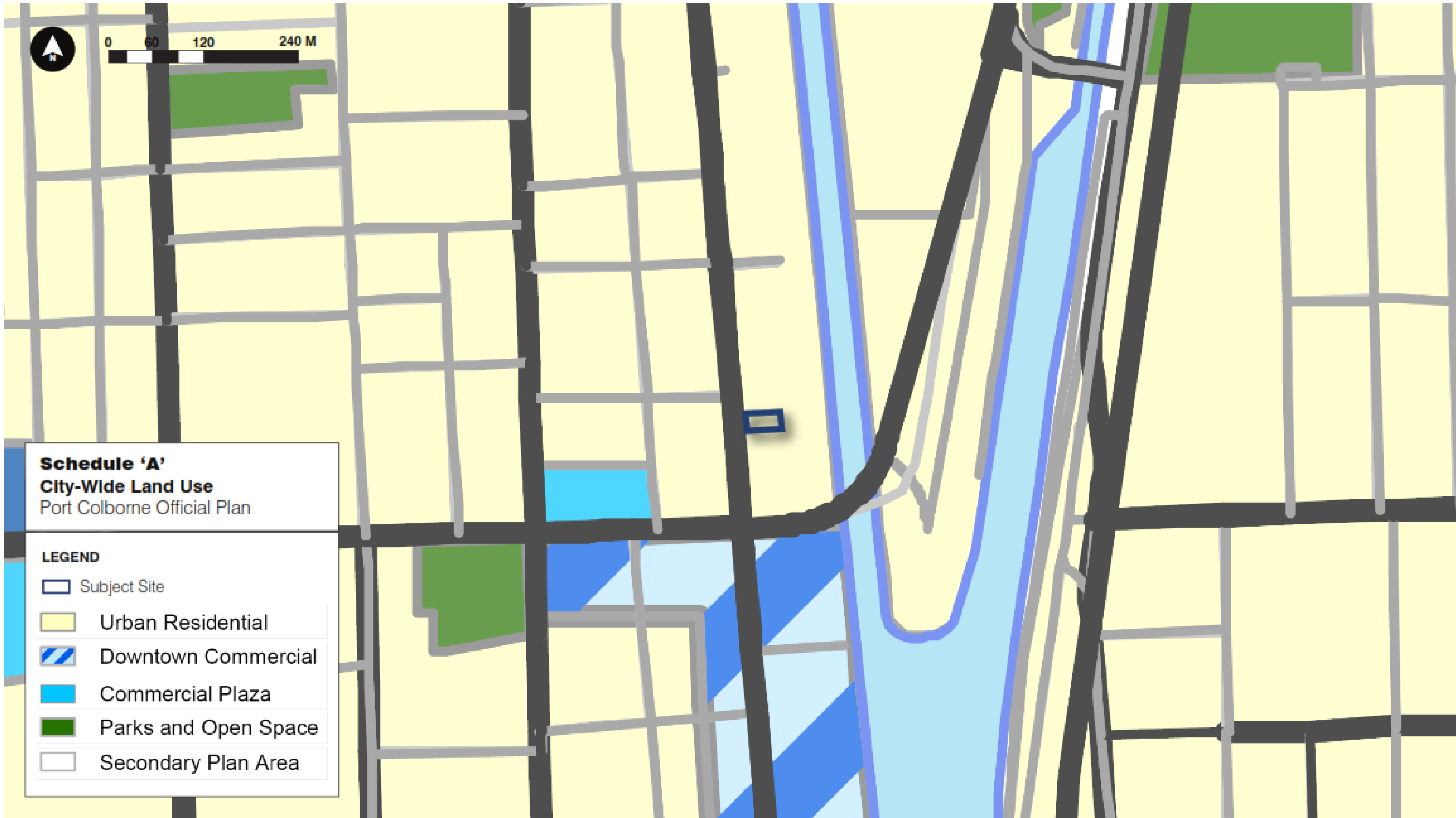


Figure: Schedule 'A'

Figure: Schedule 'A7'



**Schedule 'A7'**  
**By-Law No. 6575/30/18**  
 City of Port Colborne

**LEGEND**

□ Subject Site

Symbol	Zone
R2	SECOND DENSITY RESIDENTIAL
R4	FOURTH DENSITY RESIDENTIAL
NC	NEIGHBOURHOOD COMMERCIAL
DC	DOWNTOWN COMMERCIAL

### **Amendment to Port Colborne Official Plan (OPA)**

- Site specific exception to Policy 3.2.1.c) of the Official Plan to allow the site to developed for apartment building by increasing density and exception to commercial uses at grade.

### **Amendment to Zoning By-law 65/30/18 (ZBA)**

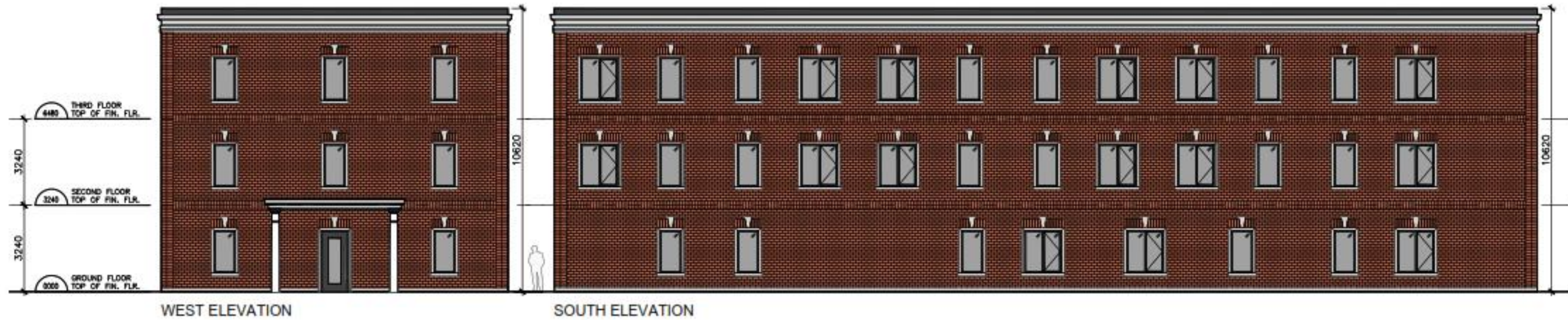
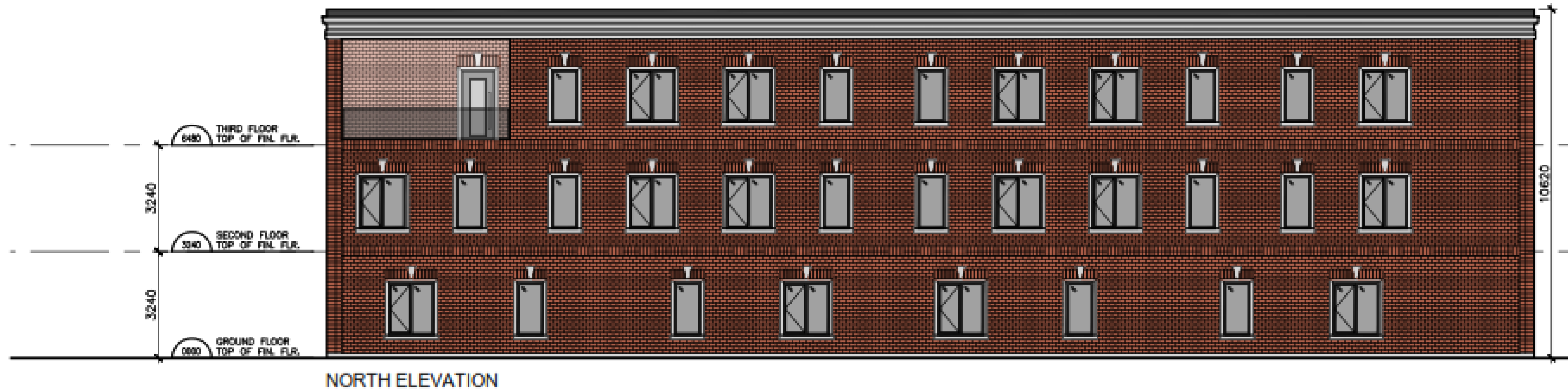
- Rezoning from R2 to R4 zone with site specific exceptions.
- The amendment seeks exception to zoning provisions, reduction to apartment building residential parking rate and reduction to encroachments.



# PROPOSED DEVELOPMENT: Elevations (North, West, South)



Figure: Elevation Plan



ELEVATE **LIVING**

# Questions

**Merve Kolcak, RPP MCIP**

**Senior Planner**

**Email:**

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[info@elevateliving.ca](mailto:info@elevateliving.ca)

[www.elevateliving.ca](http://www.elevateliving.ca)

***We want to hear from you!***  
Page 50 of 51



**The Corporation of the City of Port Colborne**

**By-law No. \_\_\_\_\_**

**Being a by-law to adopt, ratify and confirm the proceedings of the Council of  
The Corporation of the City of Port Colborne at its Statutory Public Meeting of  
April 7, 2026**

Whereas Section 5(1) of the *Municipal Act, 2001*, provides that the powers of a municipality shall be exercised by its council; and

Whereas Section 5(3) of the *Municipal Act, 2001*, provides that a municipal power, including a municipality's capacity rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Whereas it is deemed expedient that the proceedings of the Council of The Corporation of the City of Port Colborne be confirmed and adopted by by-law;

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. Every action of the Council of The Corporation of the City of Port Colborne taken at its Statutory Public Meeting of April 7, 2026, upon which a vote was taken and passed whether a resolution, recommendations, adoption by reference, or other means, is hereby enacted as a by-law of the City to take effect upon the passing hereof.
2. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or with respect to the exercise of any powers by the Council, then this by-law is deemed for all purposes to be the by-law required for such authorization or exercise of any powers.
3. That the Mayor and Clerk are authorized to execute any documents required on behalf of the City and affix the corporate seal of the City and the Mayor and Clerk, and such other persons as the action directs, are authorized and directed to take the necessary steps to implement the action.
4. That the Clerk is authorized to affect any minor modifications, corrections, or omissions, solely of an administrative, numerical, grammatical, semantical, or descriptive nature to this by-law or its schedules after the passage of this by-law.

Enacted and passed this 7<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
William C. Steele  
Mayor

\_\_\_\_\_  
Jessica Beaupre  
Deputy Clerk