

December 4, 2024

David Schulz, Senior Planner
City of Port Colborne
66 Charlotte Street
Port Colborne, ON, L3K 3C8

Dear Mr. Schulz,

**RE: Applications for Official Plan / Zoning By-law Amendment and Draft Plan of Subdivision
Millar's Crossing – A New Mixed-Used Subdivision
TBG Project Number: 23028**

On behalf of 1000427593 Ontario Inc., Twelve Wide Realty Corp, and Stephen Fischer, the “Owners” of a 4.97-hectare assembly of lands consisting of four distinct parcels (PINs 641410024, 641410032, 641410031, and 641410395 – the “subject lands”) we are pleased to submit the enclosed applications for an Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision to facilitate the transformation of the subject lands from an underutilized vacant / residential assembly into a compact, transit-oriented, mixed-use community primarily residential in nature at varying densities and unit types.

The proposal is being referred to as “Millar’s Crossing” and involves developing a new community with 306 to 378 new homes across diverse types of housing, including single-detached homes, semi-detached dwellings, street townhouses, medium-density townhouse condominiums, and a mixed-use mid-rise residential building with grade-related commercial space up to 10 storeys with up to 200 new apartment units. The proposal also includes two park blocks, one incorporating a stormwater management system beneath a stratified park to maximize urban land use.

We believe the project aligns with principles of good planning and urban design. In support of the submission, we are pleased to enclose the following:

1. Covering Letter;
2. Completed Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision application forms;
3. Proposed and signed Draft Plan of Subdivision;
4. Conceptual Build-Out Plan
5. Conceptual Phasing Plan;

PLANNING | DEVELOPMENT | PROJECT MANAGEMENT | URBAN DESIGN

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6. Draft Official Plan Amendment By-law;
7. Draft Zoning By-law Amendment By-law;
8. Planning Rationale Report which includes a Public Consultation Strategy;
9. Noise Impact Study;
10. Air Quality and Odour Assessment;
11. Archaeology Assessments and related Ministry clearance;
12. Functional Servicing Report;
13. Geotechnical Study ;
14. Land Use Compatibility Study;
15. Landscape and Streetscape Plan by OALA;
16. Municipal Servicing Study/Functional Servicing Report which includes Sanitary Sewer Calculations;
17. Parcel Registers (PINs);
18. Stormwater Management Plan;
19. Survey;
20. Transportation Impact Study / Parking Impact Analysis; and
21. Urban and Architectural Design Guidelines

All of the aforementioned materials have been submitted virtually and hard copies of the same are being delivered to the City shortly, under separate cover along with cheques to cover the required applications fees.

Note that as part of our enhanced community consultation process, An in-person Public Open House is scheduled for Tuesday, January 16th, 2025 at Club Castropignano Niagara in Port Colborne, from 6:00 PM to 7:30 PM. This session will offer the public an opportunity to review the project, ask questions, and provide input in an accessible and interactive setting. City staff, the proponent, and their consulting team, including our office, are invited to attend and contribute to the discussion if schedules permit.

We trust the enclosed makes for a complete application, and we kindly request that you proceed to deem the applications complete and commence with their processing.

Respectfully submitted,
The Biglieri Group Ltd.



Evan Sugden, HBASc, MA, CAHP, RPP, MCIP
Associate

Cc. Clients (Owners), Rachelle Larocque, Alex Walton