
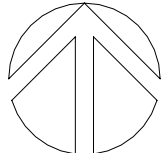


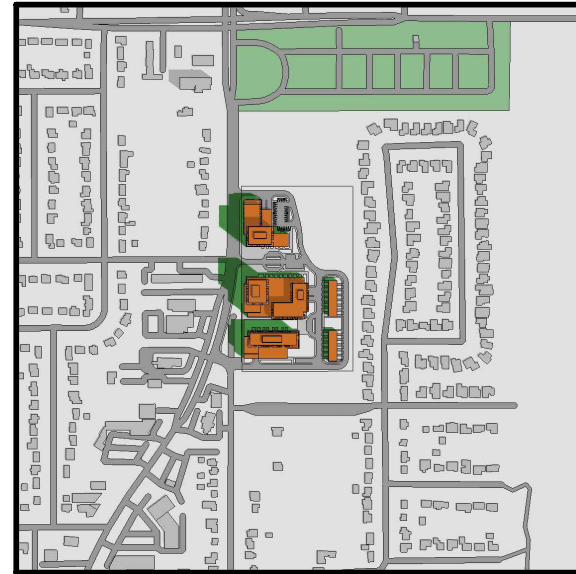
Introduction

The development proposes 3 buildings consisting of towers of 8, 10, and 16 Storeys, primarily concentrated along Niagara Street. Additionally, the development further proposes 2 blocks of stacked townhouses located at the eastern externs of the site adjacent to the existing low-rise residential community. The development would provide 853 dwelling units encompassing residential and amenity space, as well as retail and commercial uses. A total of 657 parking spaces will be provided both above grade, at grade and below grade, inclusive of residential, visitor and retail spaces. The site plan proposes a new internal street network as well as Pedestrian Promenade connecting the interior of the site to Niagara Street.

Address: 650-678 Niagara Street ad 418-430 Aqueduct Street, Welland Ontario
 Latitude/Longitude: 43.010551, -79.249023

The abutting lands to the north, south and east primarily zoned for low density residential. However, the subject lands are identified as an intensification area as outlined in schedule A of the Welland Official Plan. Designated high density Residential as outlined in schedule B1 due to the proximity to the commercial corridor.

 Westinghouse HQ, 2nd Floor 286 Sanford Ave. N Hamilton, ON L8L 6A1 905.526.6700 www.mccallumsather.com		<table border="1"> <tr> <td>2</td> <td>Reissued for Rezoning</td> <td>2024-06-17</td> </tr> <tr> <td>1</td> <td>Issued for Rezoning</td> <td>2023-11-17</td> </tr> <tr> <td>No.</td> <td>DESCRIPTION</td> <td>DATE</td> </tr> <tr> <td colspan="3">REVISION</td> </tr> </table>	2	Reissued for Rezoning	2024-06-17	1	Issued for Rezoning	2023-11-17	No.	DESCRIPTION	DATE	REVISION			DRAWING TITLE SUN SHADOW STUDY	DRAWN BY: DW CHECKED BY: NC
			2	Reissued for Rezoning	2024-06-17											
1	Issued for Rezoning	2023-11-17														
No.	DESCRIPTION	DATE														
REVISION																
			PROJECT NAME WELLAND DEVELOPMENT 670 Niagara Street, Welland ON.	SCALE: NTS DATE: 17/11/2023 PROJECT NO. 23029 REF: S - A900												

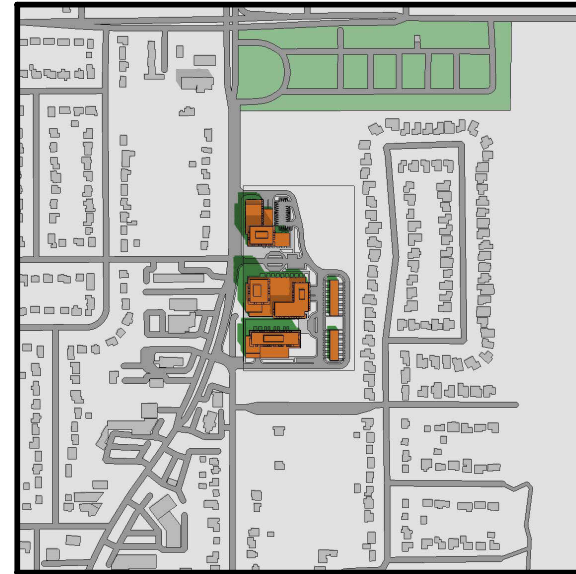


April 21 - 10am

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3

S-A901

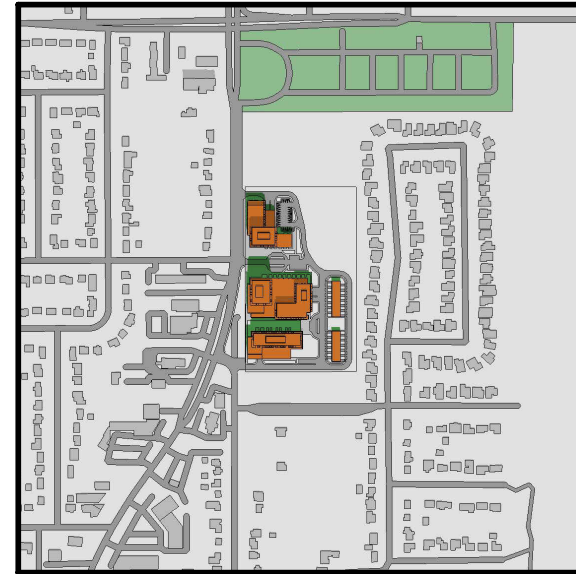


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4

S-A901

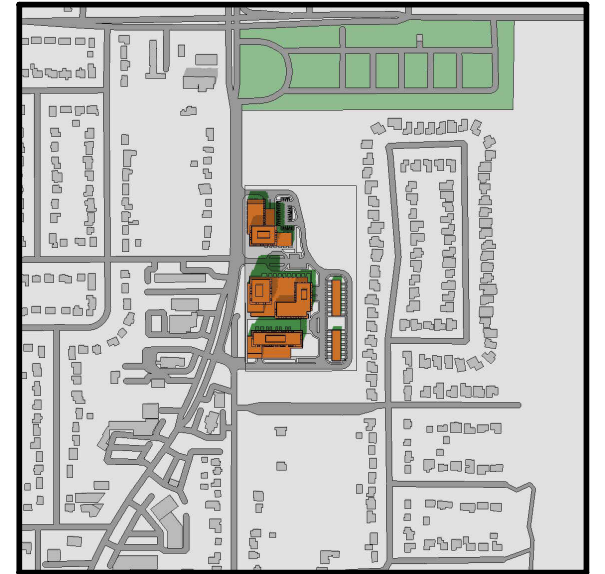


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S-A901

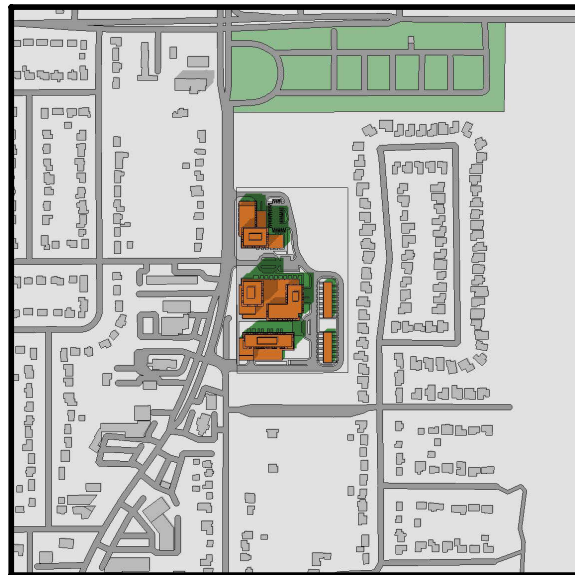


April 21 - 1pm

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S-A901

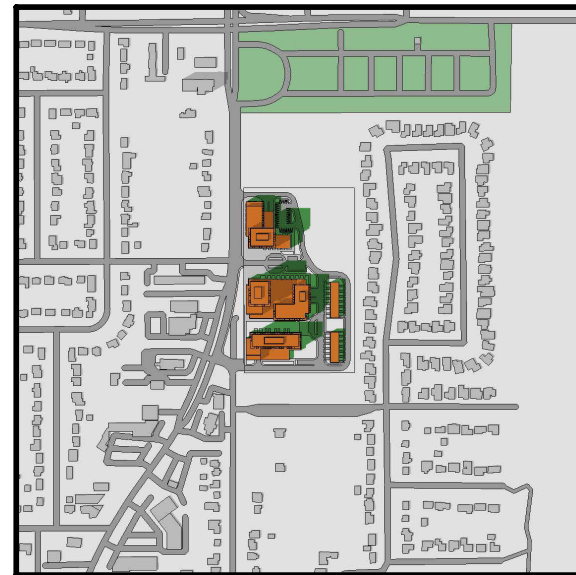


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S-A901

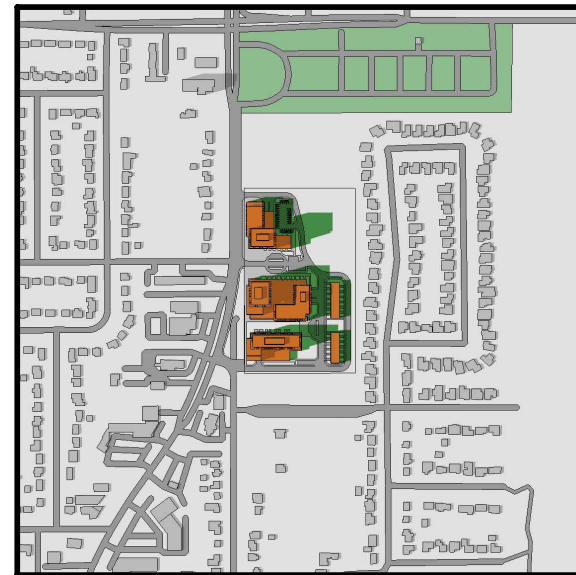


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S-A901

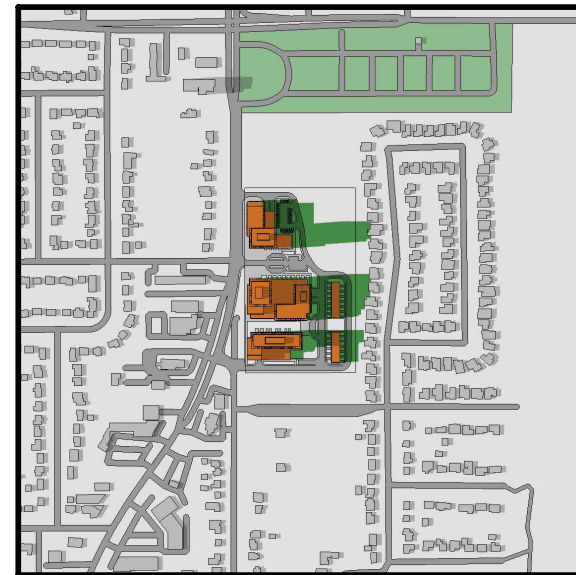


April 21 - 4pm

1:1

8

S-A901



April 21 - 5pm

1:1

9

S-



April 21 - 6pm

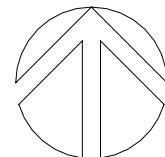
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10

S-

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No.	DESCRIPTION	DATE
2	Reissued for Rezoning	2024-06-17
1	Issued for Rezoning	2023-11-17

REVISION

DRAWING TITLE

SUN SHADOW STUDY - APRIL 21

PROJECT NAME

WELLAND DEVELOPMENT
670 Niagara Street, Welland ON.

DRAWN BY:

DW

CHECKED BY:

NC

SCALE

NTS

DATE

17/11/2023

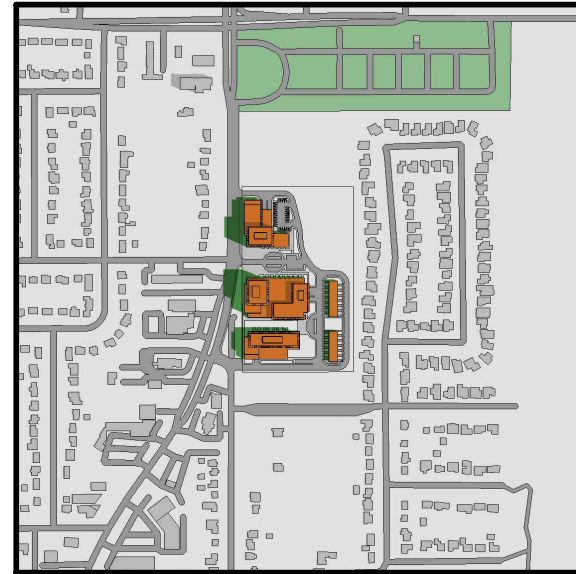
PROJECT NO.

23029

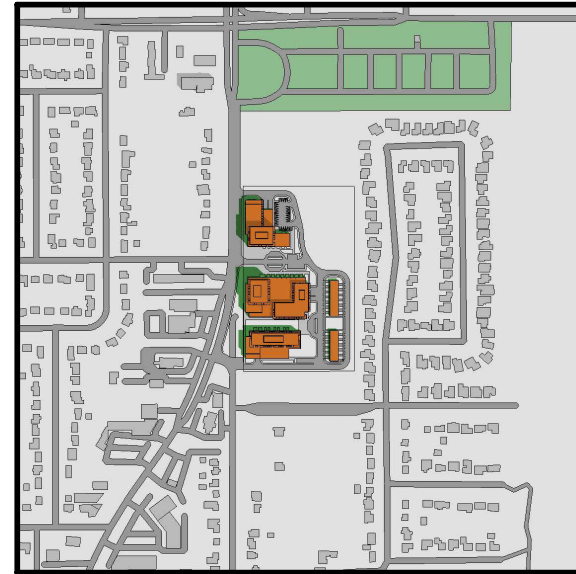
REF

DRAWING NO.

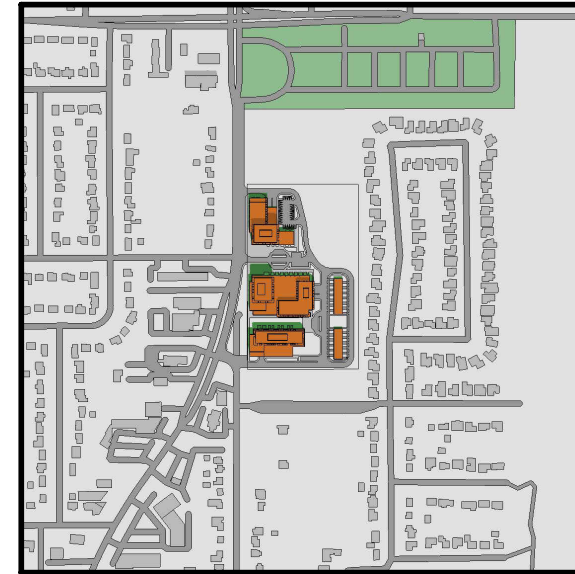
S - A901



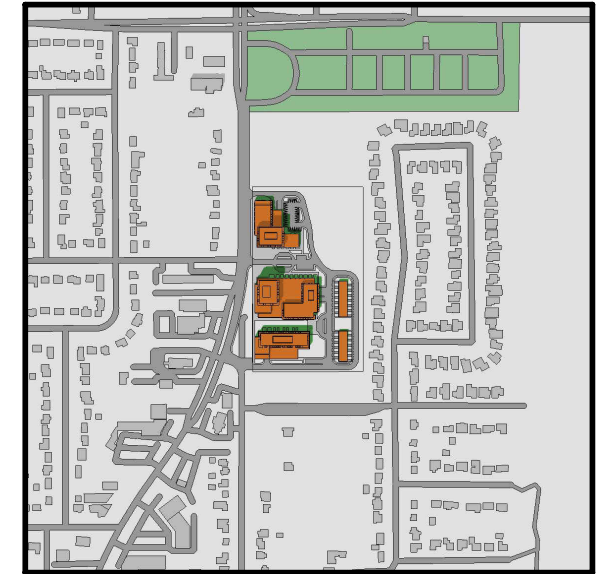
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S-A902



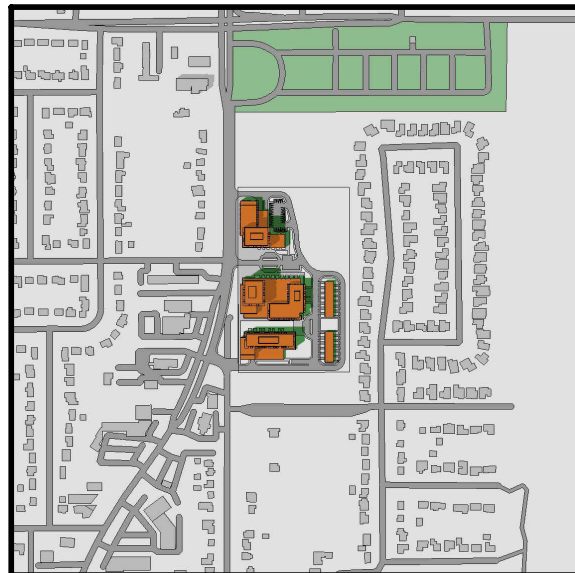
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S-A902



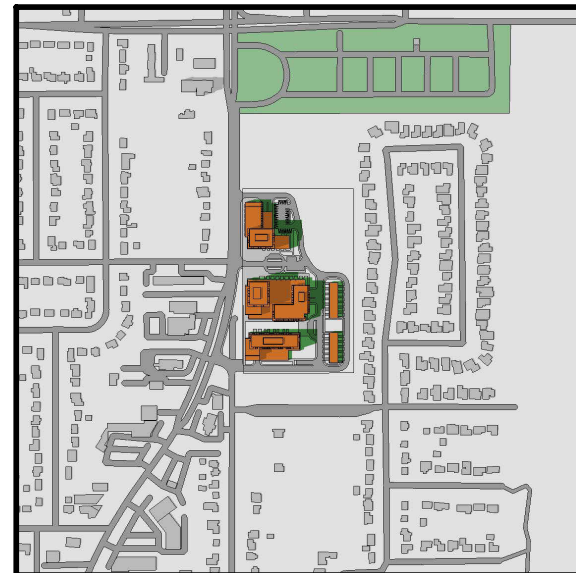
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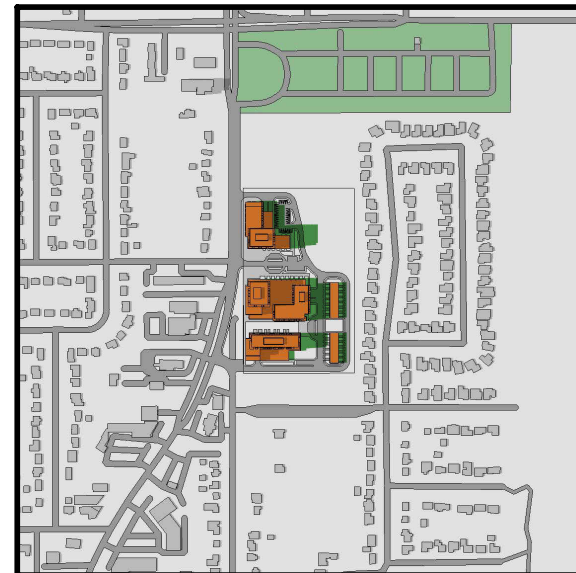
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S-A902



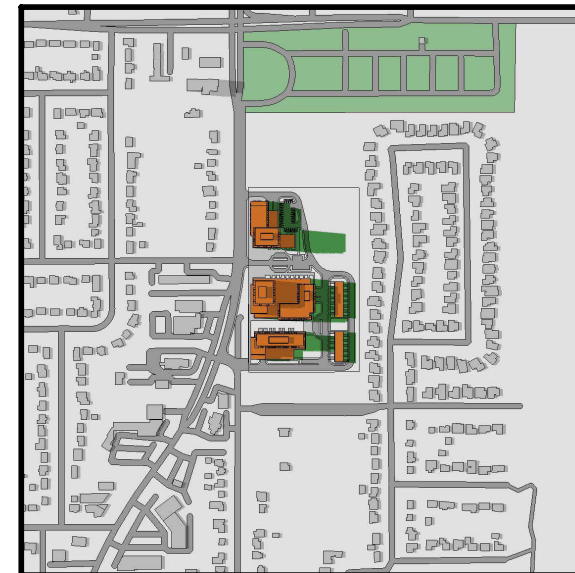
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S-A902



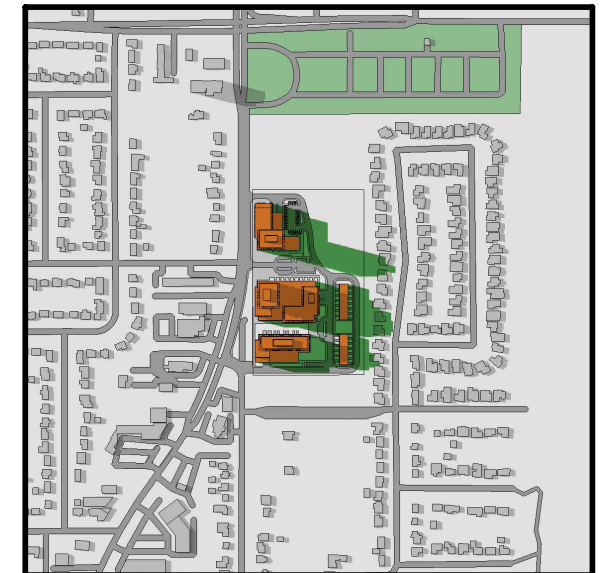
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S-A902



June 21 - 4pm
1:1
8
S-A902



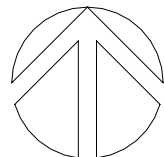
June 21 - 5pm
1:1
9
S-



June 21 - 6pm
1:1
10
S-

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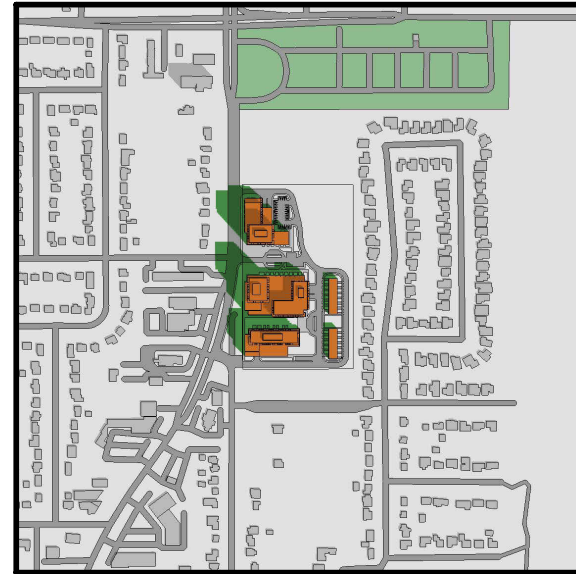
No.	DESCRIPTION	DATE
2	Reissued for Rezoning	2024-06-17
1	Issued for Rezoning	2023-11-17

REVISION

DRAWING TITLE
SUN SHADOW STUDY - JUNE 21

PROJECT NAME
WELLAND DEVELOPMENT
670 Niagara Street, Welland ON.

DRAWN BY:	DW	CHECKED BY:	NC
SCALE	NTS	DATE	17/11/2023
PROJECT NO.	23029	REF	
DRAWING NO.	S - A902		

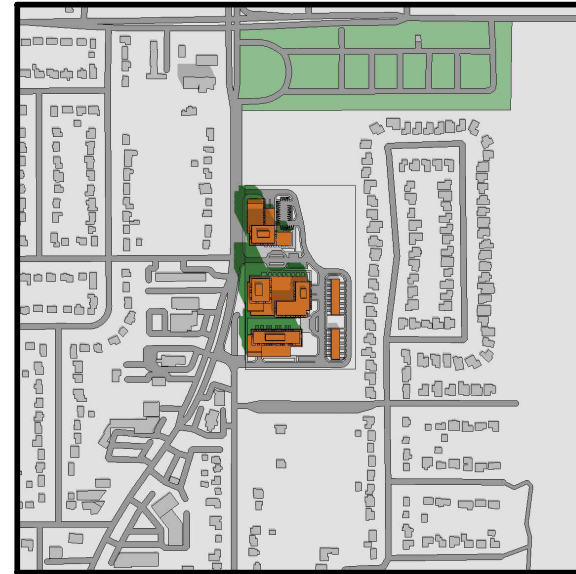


September 21 - 10am

1:1

2

S - A903

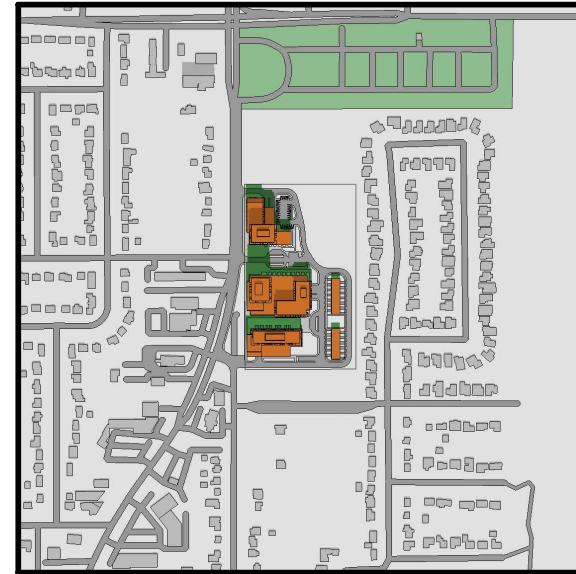


September 21 - 11am

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S - A903

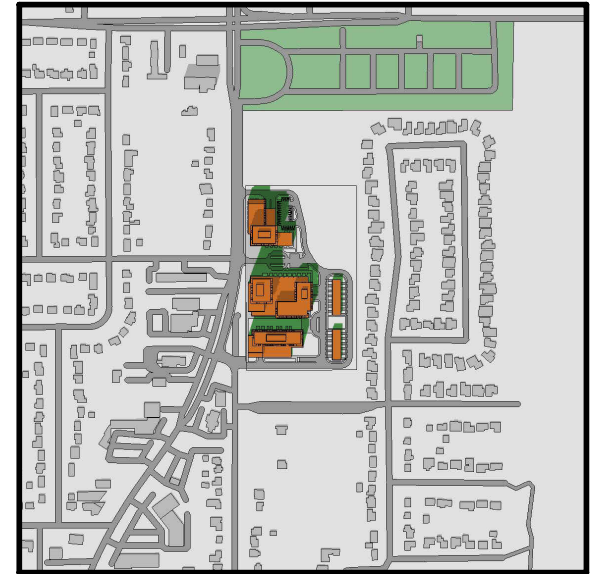


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S - A903

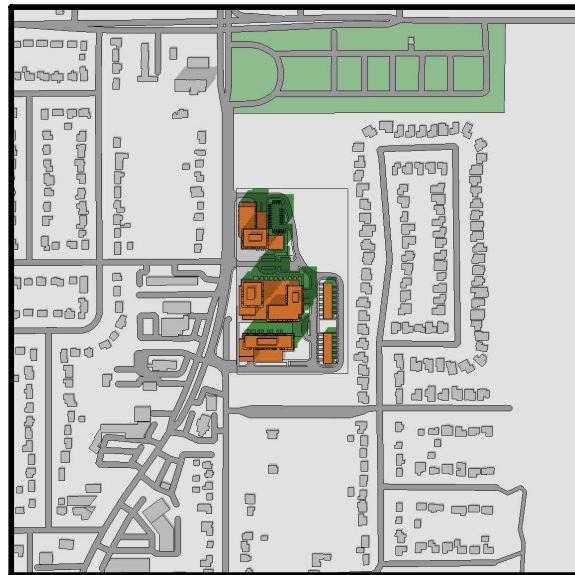


September 21 - 1pm

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5

S - A903

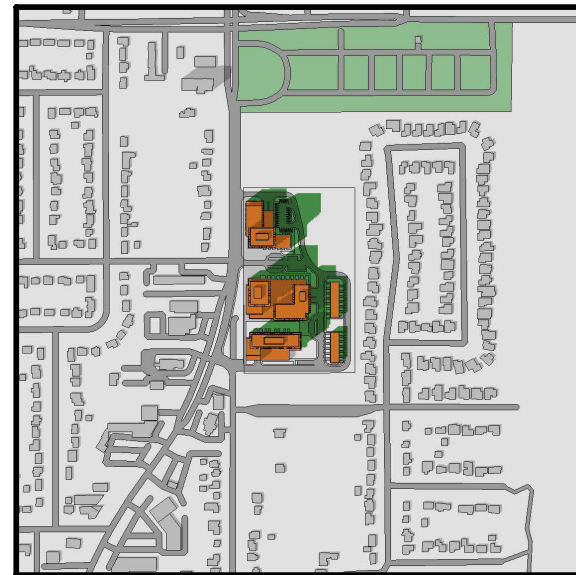


September 21 - 2pm

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6

S - A903

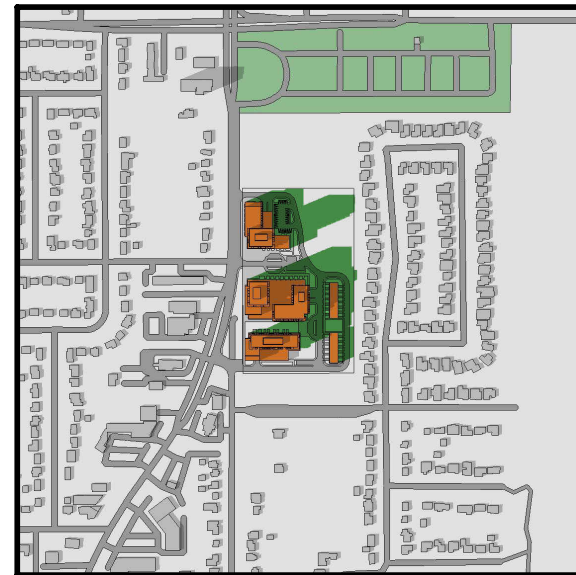


September 21 - 3pm

1:1

7

S - A903



September 21 - 4pm

1:1

8

S - A903

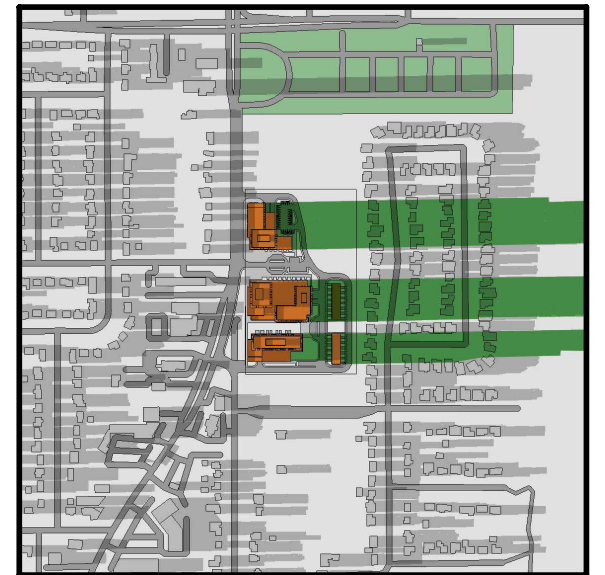


September 21 - 5pm

1:1

9

S -



September 21 - 6pm

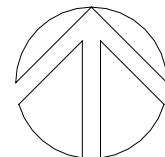
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10

S -

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No.	DESCRIPTION	DATE
2	Reissued for Rezoning	2024-06-17
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REVISION

DRAWING TITLE

SUN SHADOW STUDY - SEPTEMBER 21

PROJECT NAME

WELLAND DEVELOPMENT
670 Niagara Street, Welland ON.

DRAWN BY:

DW

CHECKED BY:

NC

SCALE

NTS

DATE

17/11/2023

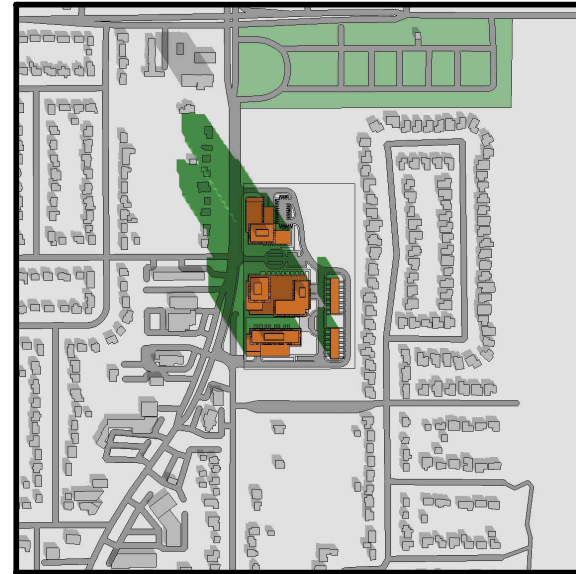
PROJECT NO.

23029

REF

DRAWING NO.

S - A903

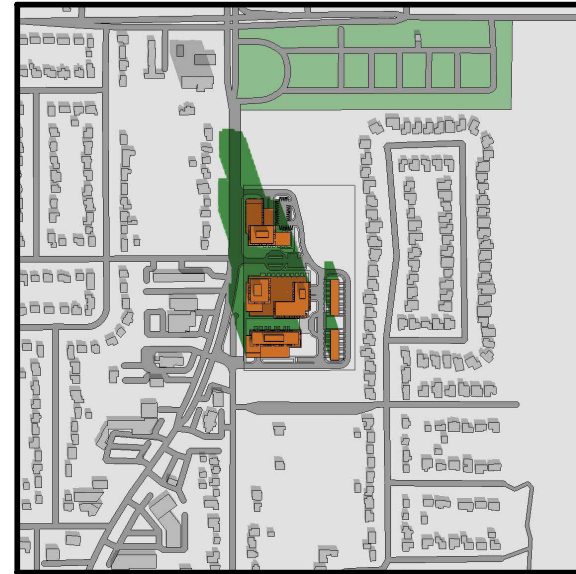


December 21 - 10am

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S-
A904

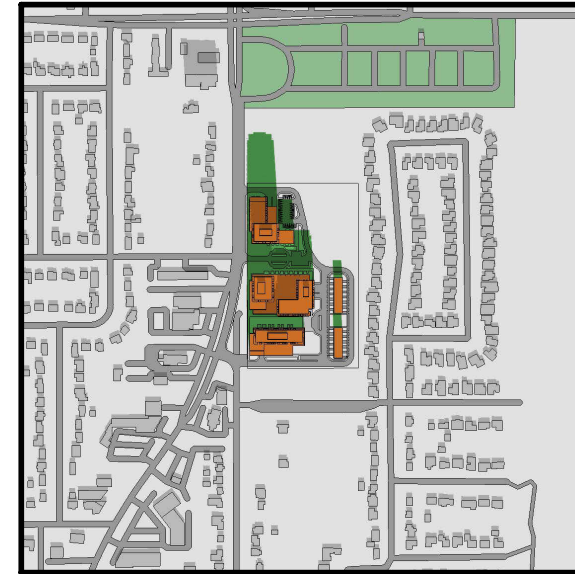


December 21 - 11am

1:1

2

S-
A904

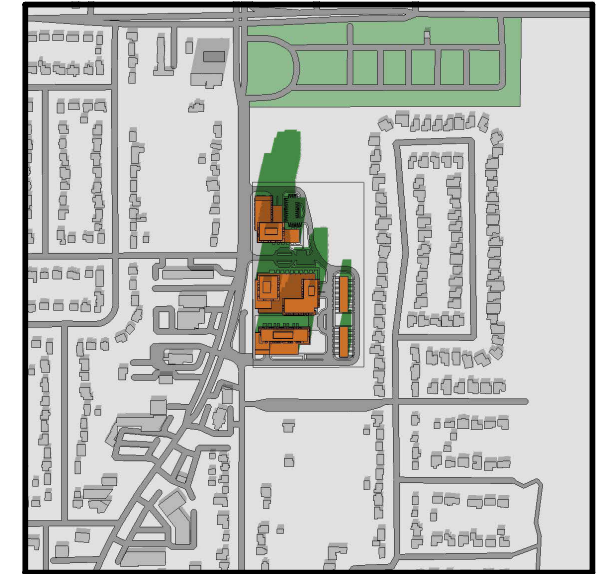


December 21 - 12pm

1:1

3

S-
A904

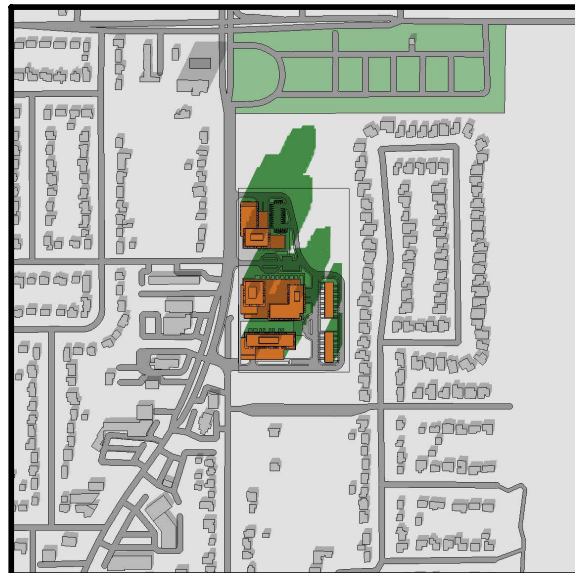


December 21 - 1pm

1:1

4

S-
A904

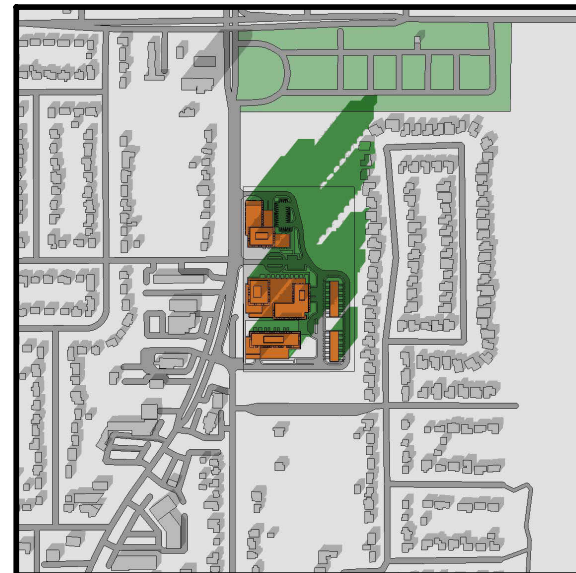


December 21 - 2pm

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S-
A904

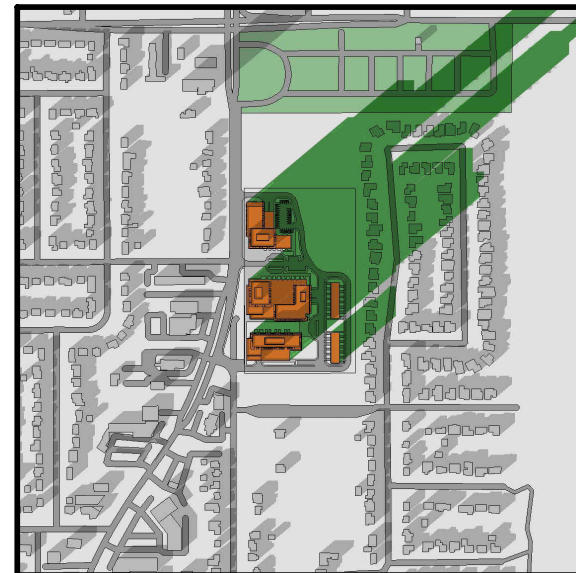


December 21 - 3pm

1:1

7

S-
A904



December 21 - 4pm

1:1

9

S-
A904

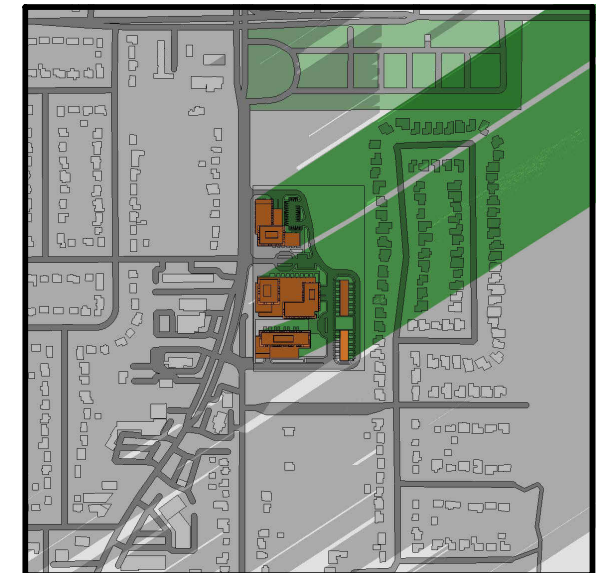


December 21 - 5pm

1:1

8

S-



December 21 - 6pm

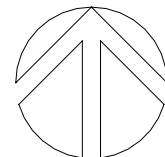
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10

S-

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No.	DESCRIPTION	DATE
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REVISION

DRAWING TITLE

SUN SHADOW STUDY - DECEMBER 21

PROJECT NAME

WELLAND DEVELOPMENT
670 Niagara Street, Welland ON.

DRAWN BY:

DW

CHECKED BY:

NC

SCALE

NTS

DATE

17/11/2023

PROJECT NO.

23029

REF

DRAWING NO.

S - A904

Mitigation Measures

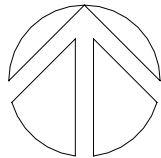
When developing the site plan, several strategic mitigation measures have been implemented to minimize the extent and coverage of shadows falling on both private and public areas. Density and height distribution have been carefully arranged, with taller structures positioned farthest East, away from low-rise residential neighborhoods. The centralization of density on the site further helps mitigate shadow impacts from the tallest tower to the North and North-East. Stacked townhome structures, with minimal shadow impacts, are placed closest to adjacent neighborhoods, with a significant buffer from the property line. Furthermore, key circulation elements, such as the Pedestrian Promenade, are oriented in the east-west direction to maximize sunlight exposure during late afternoons and promote light permeability throughout the site. Lastly, a significant focus has been placed on maximizing the area of the public realm, and distances between buildings in order to enhance light accessibility and reduce shadow coverage.

Building A, a 10-story slab building, is strategically orientated east-west to minimize shadow impacts by aligning the narrowest edge to the West. Additionally, the greatest podium height is along Niagara Street which mitigates shadows within the site and on adjacent neighborhoods. Building B and C are designed with similar strategies in mind. The tallest heights and densities are concentrated along Niagara Street, reducing shadow impacts on the adjacent community. Building B includes a second tower at 8 storeys, which ensures no shadows are cast on the neighboring low-rise neighborhood. Similarly, Building C's podium height along Niagara is limited to prevent shadow casting on adjacent low-rise neighborhoods to the East.

Overall, these mitigation strategies integrate various design and placement techniques to effectively minimize shadow impacts, prioritizing sunlight accessibility and minimizing disruption to neighboring areas.

Conclusion:

In conclusion, as demonstrated by the preceding shadow analysis, the proposed development complies with the requirements outlined in the Niagara Region Sun/Shadow Study Terms of Reference.



No.	DESCRIPTION	DATE
2	Reissued for Rezoning	2024-06-17
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REVISION		

DRAWING TITLE SUN SHADOW STUDY		DRAWN BY: DW	CHECKED BY: NC
PROJECT NAME WELLAND DEVELOPMENT 670 Niagara Street, Welland ON.		SCALE NTS	DATE 17/11/2023
		PROJECT NO. 23029	REF
		DRAWING NO. S - A905	