

DATE: January 24, 2022
REPORT NO: PD-13-2022
SUBJECT: Information Report – Development/Redevelopment in Smithville
CONTACT: Brian Treble, Director of Planning & Building

OVERVIEW:

- In travelling around Smithville this past week, you will have noticed significant change that is, or soon will be, happening on the streetscape around town.
- This report is written to provide a bit of a “heads up” look at sites and their planning status/anticipated timing around Smithville,
- This report is provided for the information of the Committee so that some of the public comments can perhaps be responded to appropriately.

RECOMMENDATION:

1. THAT, Report PD-13-2022 regarding “Information Report – Development/Redevelopment in Smithville”, dated January 24th, 2022, be RECEIVED for information purposes.

ALIGNMENT TO STRATEGIC PLAN:

Theme #2 and 3

- Support for Business and Employment Opportunities for Residents
- Strategic, Responsible Growth

BACKGROUND:

Many infill applications have been developed in Smithville in recent years. This year however, there is a significant amount of site clean-up/demolition work before redevelopment will occur. This report is written in order to provide the Committee and Council with some of the key/or likely 2022 redevelopment opportunities.

CURRENT SITUATION:

Smithville is going to see significant redevelopment in 2022. This table summarizes some of the key sites slated for development/redevelopment.

Address	Site Known As	Action Underway	Planning Approval	Proposal	Status
147 Griffin Street South	Niagara Grain and Feed	Demolition of site	Site plan/plan of condo/rezoning	Condos anticipated	Planning approvals not started
121 Griffin Street South	Topp House	Demolition of site	Site plan approval , minor variance approval	Dentist office	Minor Variance - Site Plan -
113 Griffin Street South	Masonic Hall	Internal renovation/demolition of rear of building	Site plan control	Apartment units	Site plan -
103 McMurchie Lane	Former Vintage Vogue	Expansion to add second storey	Site plan and minor variance	Office/loft residence	Site plan – Minor variance -
McMurchie Lane	Township Property on McMurchie Lane	Vacant and surplus declaration in process	Site plan required	Condo units	Not started
186 Margaret Street	Former St. Martin School	Demolition permit issued	Site plan/plan of condo	Condo townhouses	Not started
132 College Street	Former College Street School	Pre-Consultation meeting only	Condo site/plan of condo	Condo towns and mixed home/work units	Not started
167 St. Catharine Street	Infill lot Near Union Cemetery	Planning approvals almost complete	Plan of condo, site plan	Condo towns	2022 start date

197 Griffin Street North		Planning application in	Plan of Condo and site plan needed	condos	2022-2023 start date
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This table provides a brief summary of activity within a small radius of the downtown core of Smithville. This report is intended to keep Committee and Council informed of some of the activity underway at present.

In addition to this work within Smithville, Engineering Review is underway in order to design service for the Northwest Quadrant lands (Marz, Dunloe and P.Budd) along with the East Smithville lands (Prato/DiLeonardo).

FINANCIAL IMPLICATIONS:

There are no financial implications at this time.

INTER-DEPARTMENTAL COMMENTS:

Other departments have been involved, as required, in order to complete the planning application review.

CONCLUSION:

This report is provided for the information of Committee and Council.

Prepared & Submitted by:

Approved by:



Brian Treble
Director of Planning & Building

Bev Hendry
CAO