# Introduction

The development proposes a building with 76 dwelling units encompassing residential and amenity space. A total of 48 parking spaces will be provided  at grade. The site plan proposes a new internal street as well as a walkway connecting the interior of the site to Thorold Road.

Address: 164 Thorold Road, Welland Ontario
Latitude/Longitude: 43.0042 N, -79.2587 W

The abutting land to the north is zoned for Institutional Health and Wellness, while the abutting lands on the east and west are primarily zoned for low density residential. The subject land is designated for low density residential and ammended to high density residential.

ALLIANCE
DEVELOPMENT VENTURES

PROJECT TITLE

PROPOSED 76 UNIT RESIDENTIAL

| | | | |
|---|---|---|---|
| PROJECT NO: 2025-018 | DRAWN BY: KB | S - A900 |
| DATE: 05/07/26 | CHK'D BY: VH | |

SITE: 164 THOROLD RD
WELLAND, ON
L3C 3V6

LATTITUDE: 43.0042 N
LONGITUDE: -79.2587 W

N

APRIL 21

09:00



10:00



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ALLIANCE
DEVELOPMENT VENTURES

PROJECT TITLE

PROPOSED 76 UNIT RESIDENTIAL

| | | | |
|---|---|---|---|
| PROJECT NO: | 2025-018 | DRAWN BY: | KB |
| DATE: | 05/07/26 | CHK'D BY: | VH |

S - A901

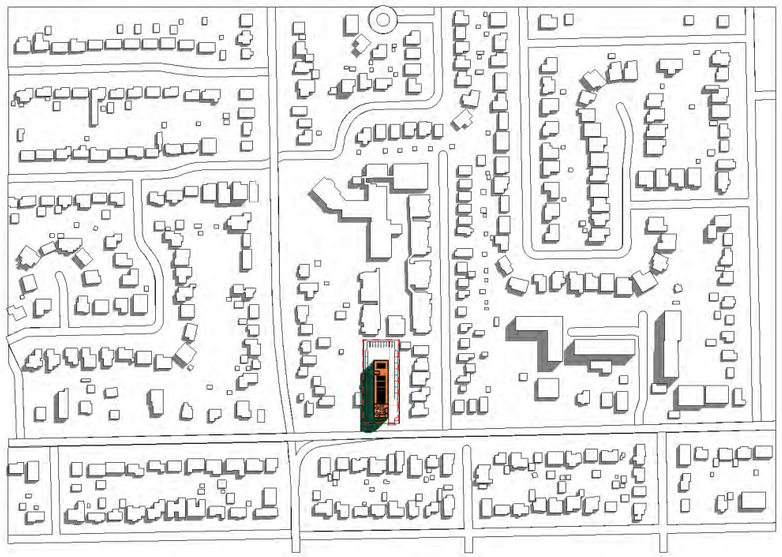
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WELLAND, ON
L3C 3V6

LATTITUDE: 43.0042 N
LONGITUDE: -79.2587 W

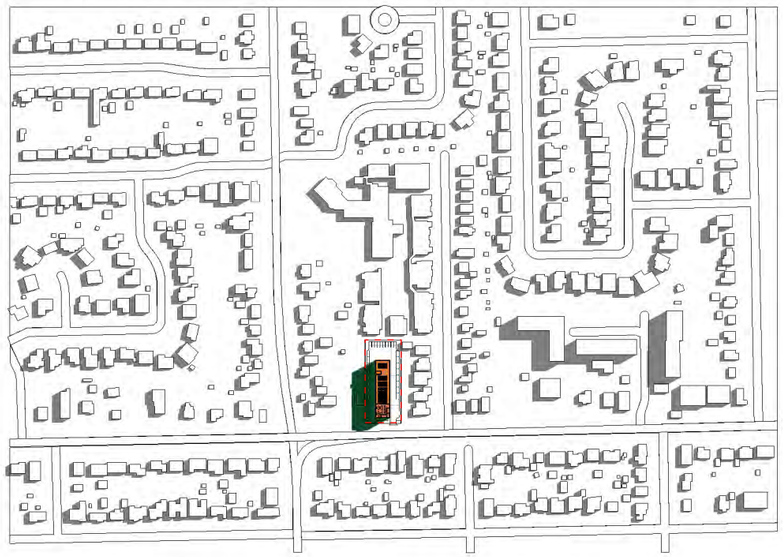
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APRIL 21

14:00



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ALLIANCE
DEVELOPMENT VENTURES

PROJECT TITLE

PROPOSED 76 UNIT RESIDENTIAL

| | | | |
|---|---|---|---|
| PROJECT NO: | 2025-018 | DRAWN BY: | KB |
| DATE: | 05/07/26 | CHK'D BY: | VH |

S - A902

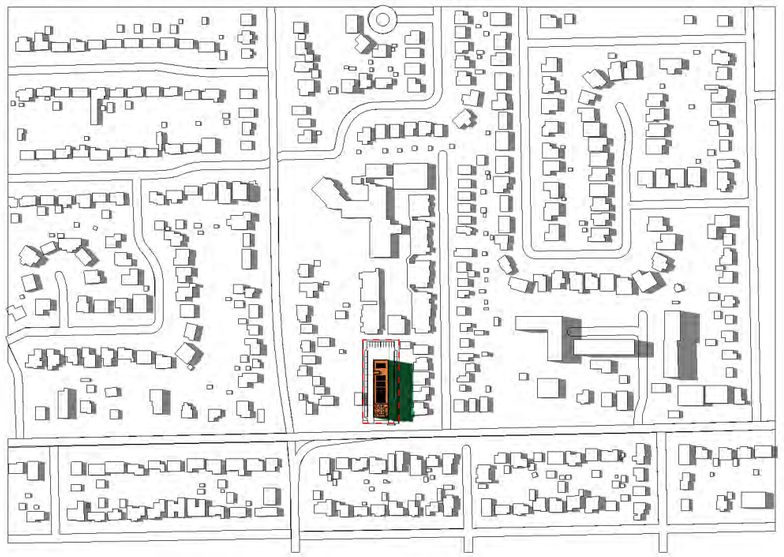
SITE: 164 THOROLD RD
WELLAND, ON
L3C 3V6

LATTITUDE: 43.0042 N
LONGITUDE: -79.2587 W

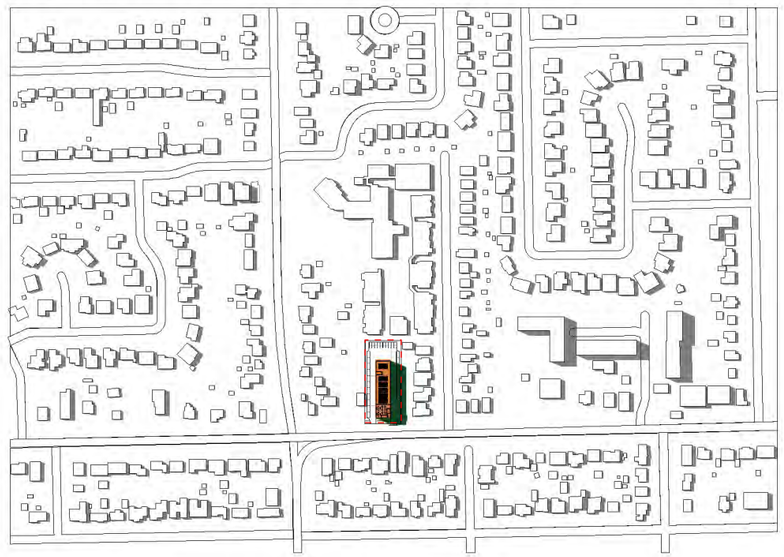
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# JUNE 21

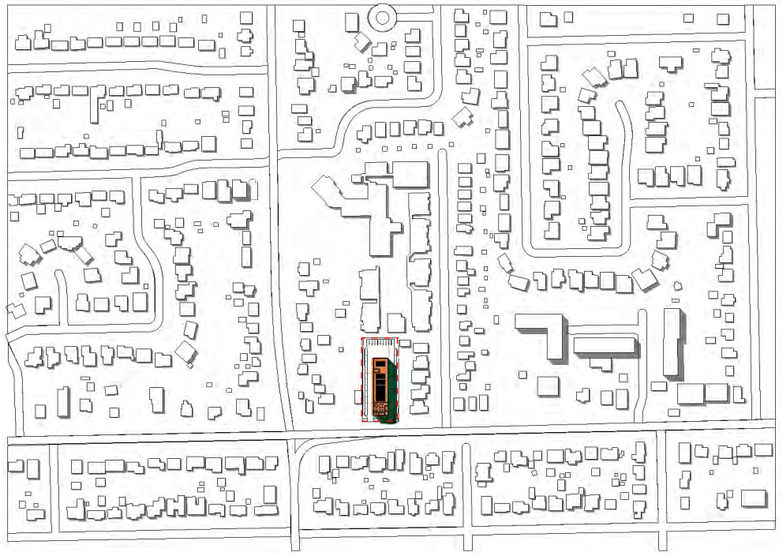
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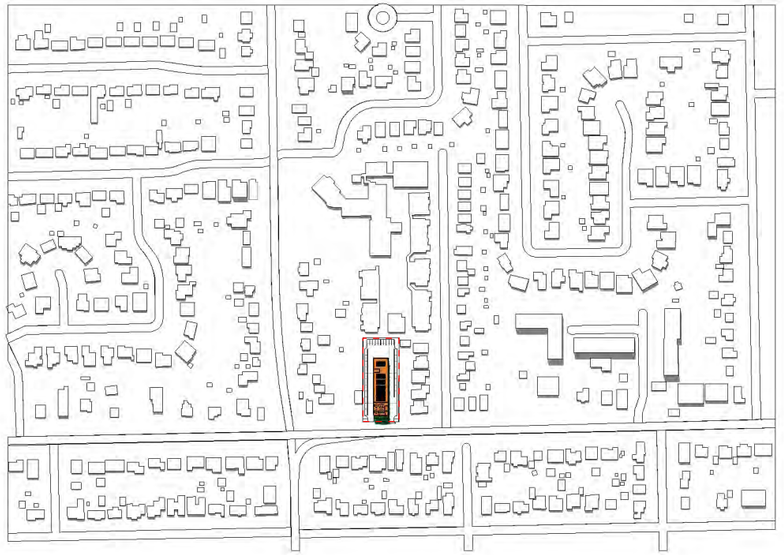
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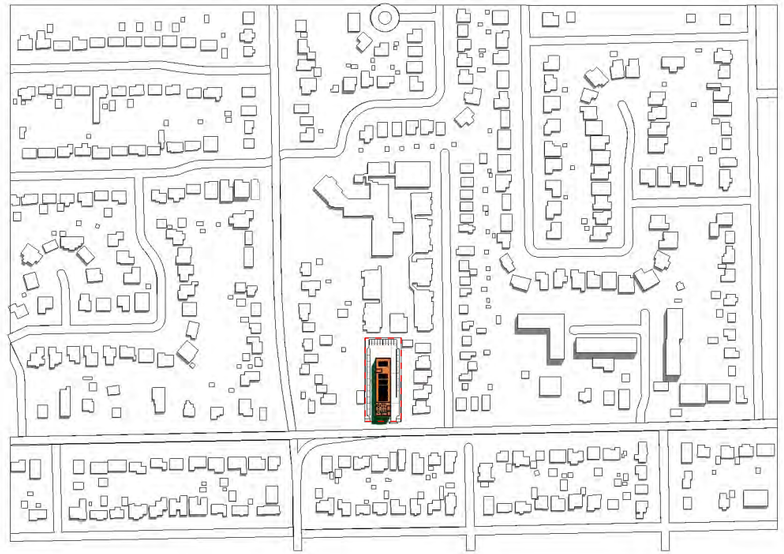
11:00



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ALLIANCE
DEVELOPMENT VENTURES

PROJECT TITLE

PROPOSED 76 UNIT RESIDENTIAL

| | | | |
|---|---|---|---|
| PROJECT NO: | 2025-018 | DRAWN BY: | KB |
| DATE: | 05/07/26 | CHK'D BY: | VH |

**S - A903**

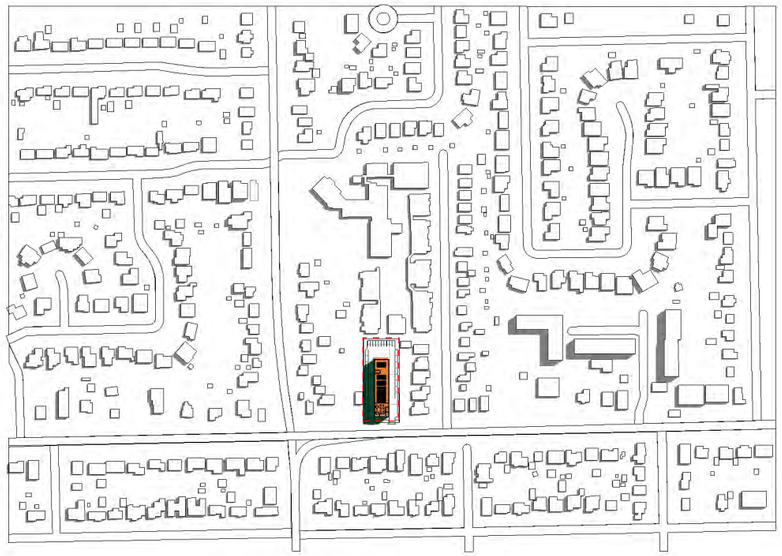
SITE: 164 THOROLD RD
WELLAND, ON
L3C 3V6

LATTITUDE: 43.0042 N
LONGITUDE: -79.2587 W

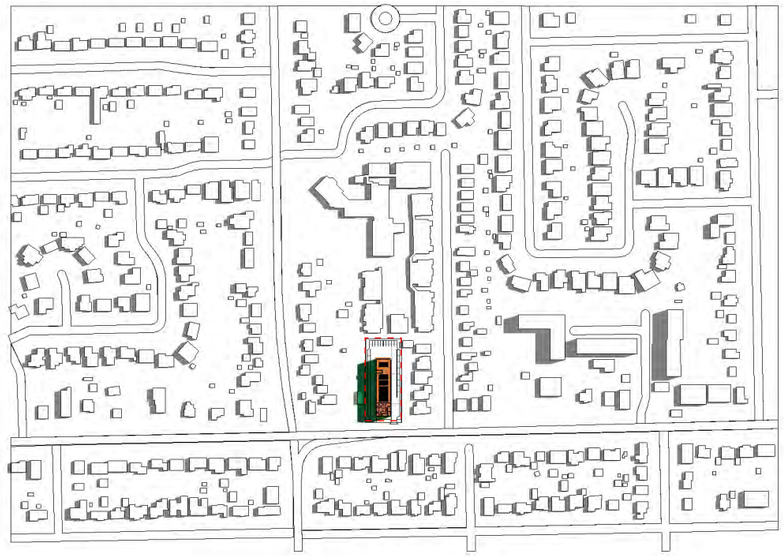
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# JUNE 21

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ALLIANCE
DEVELOPMENT VENTURES

PROJECT TITLE

PROPOSED 76 UNIT RESIDENTIAL

| | | | |
|---|---|---|---|
| PROJECT NO: | 2025-018 | DRAWN BY: | KB |
| DATE: | 05/07/26 | CHK'D BY: | VH |

S - A904

SITE: 164 THOROLD RD
WELLAND, ON
L3C 3V6

LATTITUDE: 43.0042 N
LONGITUDE: -79.2587 W

N

SEP 21

09:00



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ALLIANCE
DEVELOPMENT VENTURES

PROJECT TITLE

PROPOSED 76 UNIT RESIDENTIAL

| | | | |
|---|---|---|---|
| PROJECT NO: | 2025-018 | DRAWN BY: | KB |
| DATE: | 05/07/26 | CHK'D BY: | VH |

S - A905

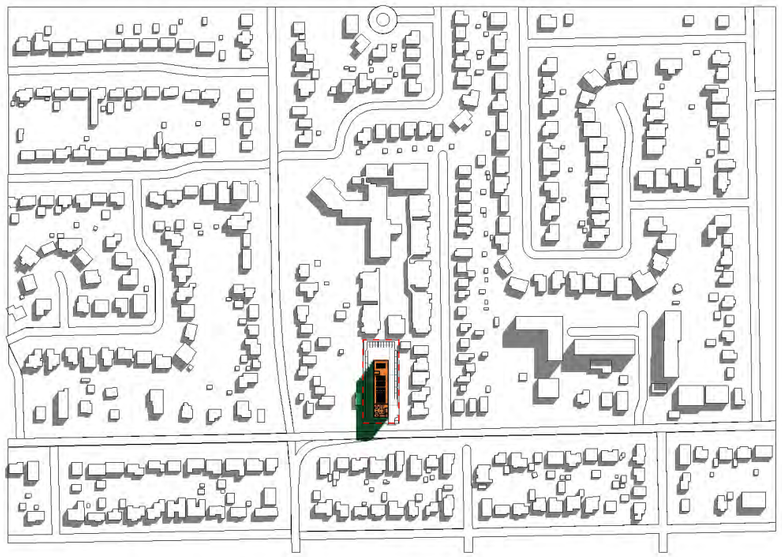
SITE: 164 THOROLD RD
WELLAND, ON
L3C 3V6

LATTITUDE: 43.0042 N
LONGITUDE: -79.2587 W

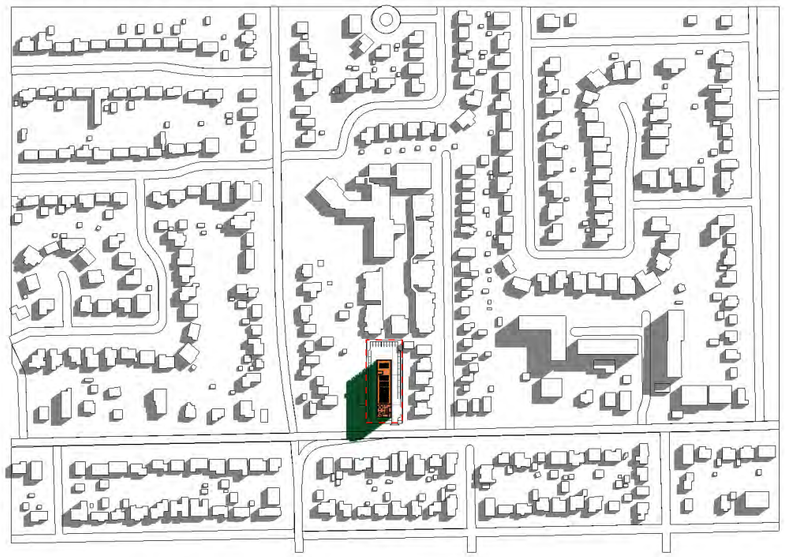
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SEP 21

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ALLIANCE
DEVELOPMENT VENTURES

PROJECT TITLE

PROPOSED 76 UNIT RESIDENTIAL

| | | | |
|---|---|---|---|
| PROJECT NO: | 2025-018 | DRAWN BY: | KB |
| DATE: | 05/07/26 | CHK'D BY: | VH |

S - A906

SITE: 164 THOROLD RD
WELLAND, ON
L3C 3V6

LATTITUDE: 43.0042 N
LONGITUDE: -79.2587 W

N

DEC 21

09:00



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ALLIANCE
DEVELOPMENT VENTURES

PROJECT TITLE

PROPOSED 76 UNIT RESIDENTIAL

| | | | |
|---|---|---|---|
| PROJECT NO: | 2025-018 | DRAWN BY: | KB |
| DATE: | 05/07/26 | CHK'D BY: | VH |

S - A907

SITE: 164 THOROLD RD
WELLAND, ON
L3C 3V6

LATTITUDE: 43.0042 N
LONGITUDE: -79.2587 W

N

DEC 21

14:00



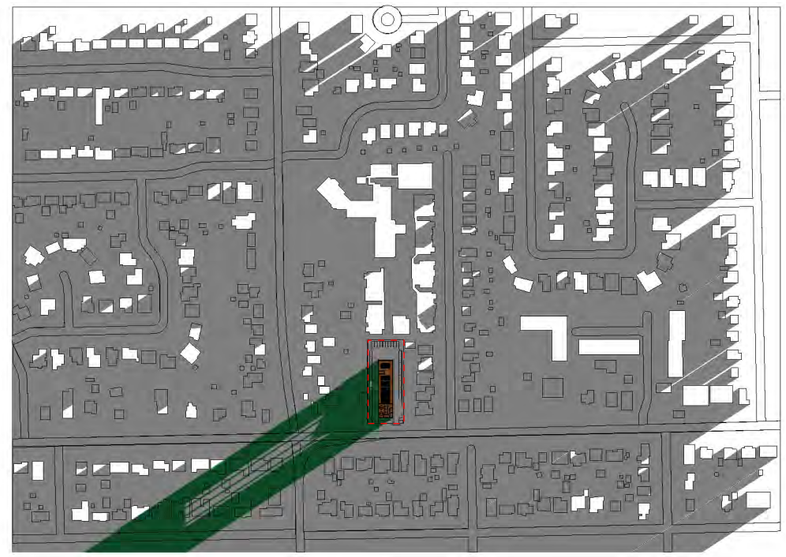
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ALLIANCE
DEVELOPMENT VENTURES

PROJECT TITLE

PROPOSED 76 UNIT RESIDENTIAL

| | | | |
|---|---|---|---|
| PROJECT NO: 2025-018 | DRAWN BY: KB | S - A908 |
| DATE: 05/07/26 | CHK'D BY: VH | |

# 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.

Increased building setbacks were incorporated into the site design to reduce shadow impacts on adjacent properties. By repositioning the building further away from property lines, the resulting shadows are shifted and dispersed to lessen their effect on neighboring residential buildings and sidewalks. The additional setbacks contribute to improved sky view, sunlight penetration, and overall pedestrian comfort at grade.

Overall, these mitigation strategies integrate various design 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.