



April 30, 2026

Marc Davidson, Manager of Planning
Development Services, City of Thorold
8 Carleton St South
Thorold, ON L2V 5C2

Delivered via email: marc.davidson@thorold.ca

Dear Mr. Davidson,

**Re: Zoning By-law Amendment and Draft Plan of Subdivision
(File No. D14-01-2024) – Resubmission #1
Upper’s Lane Subdivision – Rolling Meadows Secondary Plan Area**

Bousfields Inc. is the planning consultant to QuadReal Property Group (authorized agent of Parkbridge Lifestyle Communities Inc. and 1000352619 Ontario Ltd., herein identified as “**QuadReal**”), the owner of a 39.8-hectare (98 acres) site within the Rolling Meadows Secondary Plan, legally described as Part of Township Lots 43, 44, 66 and 67 in the City of Thorold (the “**subject site**” or “**site**”). The subject site is located north of the future extension of Upper’s Lane, east of Barker Parkway, west of Thorold Townline Road and south of the hydro corridor in the Rolling Meadows neighbourhood.

On behalf of our client, we submitted Zoning By-law Amendment (“**ZBA**”) and Draft Plan of Subdivision (“**DPOS**”) applications (together, the “**applications**”) for the site in February 2024. At that time, the proposal was to permit the development of approximately 603 single detached and townhouse dwellings, a 1.4-hectare public park block, an 11-hectare protected natural heritage area, a pipeline corridor block, and three new public streets (the “**original proposal**”). Of note, the original proposal did not include a stormwater management (“**SWM**”) facility on the subject site because the Rolling Meadows Plan of Subdivision and the comprehensive SWM approach anticipated a shared approach to stormwater management that included a pond to benefit multiple landowners on lands located to the west of the subject site. This original proposal provided a combination of lots and larger blocks that would accommodate residential units with a mix of tenures including land lease, condominium, and/or rental tenure. The design and layout of the large residential blocks would be established through future site plan control applications.

The applications were deemed complete on March 13, 2024. Comments on the original proposal were received from City Staff, Regional Staff, and commenting agencies between April to August 2024. A statutory public meeting was held on May 7, 2024.

In response to city and agency comments, the draft plan of subdivision was revised to include a 2.35-hectare stormwater management pond block, and a mid-rise development

block along Upper's Lane (the "**revised proposal**"). Due to the additions of these blocks, the revised proposal contemplates a total of 728 units, resulting in a net density of 32.1 units per net hectare. The revised proposal continues to provide 7 low-rise residential development blocks that will be designed through future site plan control applications, along with three new public streets, a public park block, and protected natural heritage area.

In support of the revised proposal, please find enclosed the following digital materials for your review and consideration:

- A consolidated comment matrix;
- Demonstration Plan prepared by Bousfields Inc., dated March 11, 2026;
- Draft Plan of Subdivision prepared by Bousfields Inc., dated February 5, 2026;
- Draft Zoning By-law Amendment for By-law 60-2019, dated April 9, 2026;
- Environmental Impact Response Letter prepared by Colville Consulting Inc., dated March 29, 2026;
- Functional Servicing and Stormwater Management Report, including Grading and Servicing Plans prepared by Stantec Consulting Ltd., dated April 2026;
- Land Use Compatibility Study, including Air Quality and Noise and Vibration Assessments, prepared by SLR Consulting Canada Ltd., dated April 27, 2026;
- Planning and Urban Design Addendum Letter prepared by Bousfields Inc., dated April 27, 2026;
- Stormwater Management Report for Upper's Lane and Upper's Grove Developments prepared by Stantec Consulting Ltd., dated April 1, 2026; and
- Transportation Impact Study prepared by C.F. Crozier & Associates Inc., dated April 2026.

Should you require any additional information or clarification, please do not hesitate to contact the undersigned, David Milano (dmilano@bousfields.ca) or Celina Hevesi (chevesi@bousfields.ca) of our office.

Sincerely,
Bousfields Inc.



Emma West, MCIP, RPP
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cc. *QuadReal Property Group*