

Planning Justification Report

Riverfront Residential Phase 1 (Block 12) Draft Plan of Vacant Land Condominium

Niagara Falls, ON

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**Upper Canada Consultants
30 Hannover Drive
St. Catharines, ON L2W 1A3**



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PREFACE

Upper Canada Consultants has been retained by Centennial Homes (Niagara) Inc. to prepare a Planning Justification Report pertaining to an application for Draft Plan of Vacant Land Condominium. The Application pertains to lands known as “Block 12” of the Riverfront Residential Subdivision, which are located east of Dorchester Road, south of Oldfield Road, west of the Stanley Avenue Industrial Park and north of Chippawa Parkway and the Welland River.

The Vacant Land Condominium Application proposes the creation of two-hundred and thirteen (213) residential condominium dwelling units. The proposed housing forms will include one-hundred and forty-five (145) single-detached dwellings, and sixty-eight (68) block townhouse dwellings. The submitted application will create the ownership units as well as common elements which include the private roadway, visitor parking, and landscaped areas.

This Planning Justification Report has been prepared to provide a detailed overview of the planned Condominium development and to evaluate how the application satisfies the requirements of the Planning Act, is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2020), Niagara Official Plan (2022) and City of Niagara Falls Official Plan (as amended).

This report should be read in conjunction with the following reports:

- Air Quality, Noise and Vibration Assessment (RWDI Air Inc.);
- Peer Review Letter of the Air Quality, Noise and Vibration Assessment (RWDI Air Inc.);
- Stage 1 & 2 Archaeological Assessment (Detritus Consulting Ltd.);
- Environmental Impact Study Addendum (GEI Consultants);
- Ecological Commitment Letter (GEI Consultants);
- Phase One Environmental Site Assessment (Wood Environment and Infrastructure Solutions);
- Phase Two Environmental Site Assessment (Wood Environment and Infrastructure Solutions);
- Environmental Considerations Assessment (Soil-Mat Engineers & Consultants Ltd.);
- Supplemental Geotechnical Assessment (Soil-Mat Engineers & Consultants Ltd.);
- Functional Servicing Report; *and*
- Stormwater Management Plan (Upper Canada Consultants);

PREVIOUS APPLICATIONS

The Riverfront Community has been subject to several planning applications over the past 15 years. A brief overview of these applications and their effect is provided below.

Official Plan Amendment No. 81 - 2008

The Riverfront Community lands were redesignated from “Industrial” to “Residential” in 2008, through the adoption of Official Plan Amendment No. 81.

The effect of this amendment created Special Policy Area No. 56 within the City of Niagara Falls Official Plan and detailed land use and development policies. On Schedule A of the City’s Official Plan, Special Policy Area No. 56 applied to lands south of McLeod Road to Chippawa Parkway between Dorchester Road and Stanley Avenue, and was intended to facilitate future residential land uses while also protecting the identified Natural Heritage Features.

Official Plan Amendment No. 96 - 2011

In 2010, further refinements were made to the Natural Heritage mapping within the City of Niagara Falls Official Plan for this area. These mapping changes were adopted into the Official Plan by Official Plan Amendment No. 96 in 2011.

Official Plan Amendment No. 128 - 2018

In 2018, a significant portion of lands subject to Special Policy Area No. 56 were provided with more detailed land use planning direction through the implementation of the Riverfront Community Plan (RCP). This Plan is a Secondary Plan and is included within Part 5 of the City of Niagara Falls Official Plan.

Similar to Special Policy Area No. 56, the RCP applies to lands west of Dorchester Road between Oldfield Road and Chippawa Parkway. The RCP designates lands as Residential, Mixed-Use, Environmental Protection, and Open Space.

Acquisition of Property by Centennial Homes (Niagara) Inc.

Centennial Homes (Niagara) Inc. purchased unaddressed lands north of Chippawa Parkway, and east of Dorchester Road from GR (CAN) Investments Ltd. in July 2022, that are within the Riverfront Community Plan Area. These land holdings include Block 12 (subject lands).

Prior to acquisition, the acquired lands were subject to several land use planning applications including a Zoning By-law Amendment, an Official Plan Amendment and Draft Plan of Subdivision applications (City File No. ZA-19-033, OPA-17-025, SD-19-015, SD-21-0033).

The subject lands received Draft Plan of Subdivision approval on October 30th, 2020 (City File No. 26T-11-2019-001) that subdivided 77.9 hectares of land into seven (7) Blocks for residential dwellings, one (1) Block for Mixed-Use, two (2) Blocks for Open Space, four (4) Blocks for Environmental Protection, two (2) Blocks for Stormwater Management and Road Widening, and six (6) new public roadways.

All lands owned by Centennial are located south of the CN Rail Corridor as shown in **Figure 1**, with Block 12 specifically identified.

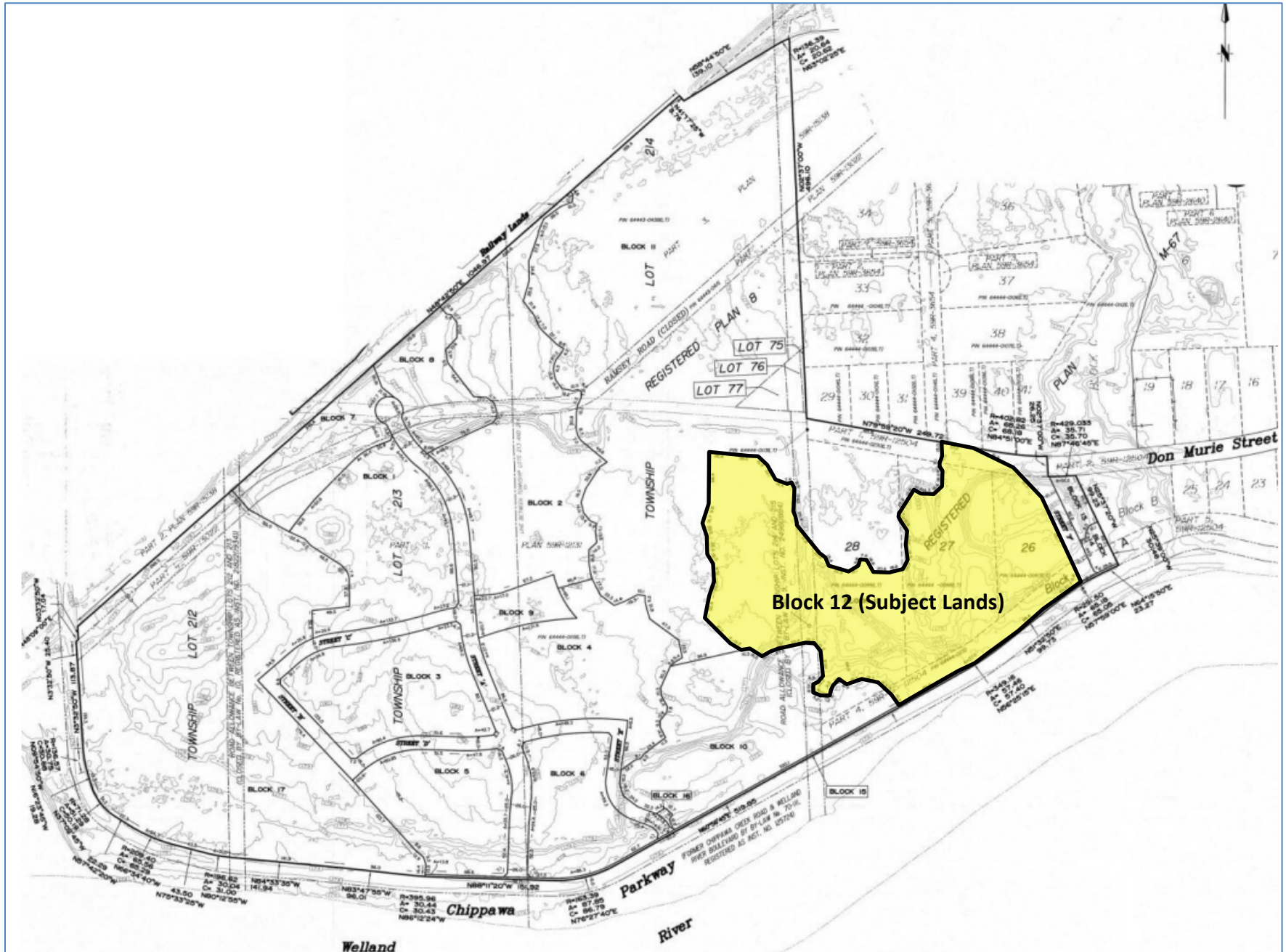


Figure 1 - Context Map – Blocks of the Riverfront Lands south of the railway lines

CONDITIONS OF DRAFT PLAN APPROVAL (26T-11-2019-001)

Block 12 will be developed as Phase 1 of Centennial's building program within the RCP. To move the submitted Draft Plan of Condominium application forward, Centennial must clear relevant conditions of Draft Plan of Subdivision Approval to establish Block 12 as a registered property.

For Block 12, Centennial is proposing a 213-unit residential vacant land condominium containing single-detached dwellings, block townhouses, private roadways, trail connections and urban servicing.

Concurrent with the required registration of Block 12, Blocks 15 and 16 must also be created. Block 15 is a required road widening and Block 16 is a required sanitary pumping station.

The relevant Conditions of Draft Plan of Subdivision Approval pertaining to Blocks 12, 15 and 16, are included as **Appendix I** to this report.

DESCRIPTION AND LOCATION OF THE SUBJECT LANDS

The submitted Draft Plan of Vacant Land Condominium application pertains to a portion of the land known legally as part of lots 26, 27 & 28, part of block “A” & part of Don Murie Street, registered plan M-67; part of township lot 214 and part of the road allowance between township lots 214 & 215 (closed), geographic township of Stamford, in the City of Niagara Falls, Regional Municipality of Niagara.

These lands are identified as “Block 12” within Draft Approved Plan 26T-11-2019-001.

The legal description for the subject lands will change after registration of the overarching Subdivision Plan.

An aerial image delineating the general location of the property is shown in **Figure 2**.

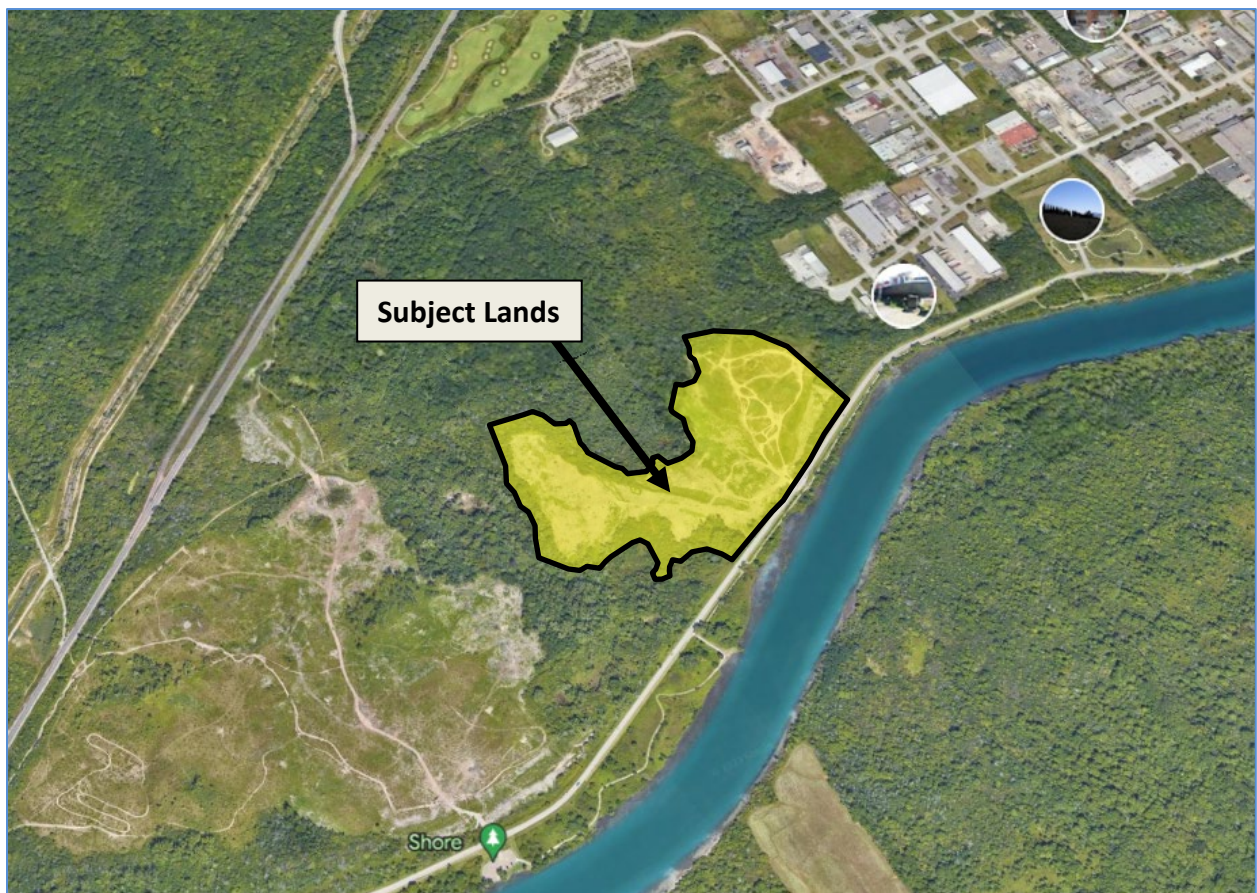


Figure 2 – Context Map – Aerial from Google Earth

Block 12

The subject lands have been surveyed to measure 9.743 hectares in area with 341.43 metres of frontage along Chippawa Parkway.

The subject lands are currently vacant and have been cleared in preparation for future development.

Surrounding Area (Within the RCP)

The surrounding lands within the RCP that are adjacent to Block 12 are undeveloped at this time. The RCP permits a variety of land uses in the surrounding area including residential, commercial, mixed use, industrial, open space and natural heritage protection.

A specific overview of adjacent lands is provided below:

North: An Environmental Protection Area associated with a Provincially Significant Wetland is located to the north of Block 12, alongside vacant lands that are zoned for General Industrial uses.

The active CN Rail line and the Conrail Drain are just beyond these lands to the north.

East: Lands intended for Mixed-use and an Environmental Protection are adjacent to the lands (Block 13 and 14).

South: Chippawa Parkway is located along the southern property boundary and is intended to serve as the primary access route to Block 12. South of the roadway is the Welland River.

West: West of Block 12 is a Provincially Significant Wetland and developable lands that will form Phase 2 of Centennial's development program. This phase will be connected to Block 12 by two recreational trail linkages that have been included within the Draft Plan of Condominium.

Adjacent Lands (Outside the RCP)

Lands outside of the RCP limits include;

North: Existing residential dwellings with mixed typologies are located to the north, east and west of Dorchester Road. Further north of the established neighbourhood is the McLeod Road Commercial and Intensification Corridor.

East: To the east of the RCP is the Stanley Avenue Industrial Park. This area is a primary employment area within the City that contains a mix of light industrial enterprises.

South: The Welland River is located south of the RCP limits.

West: West of the RCP limits is the OPG Hydro Canal and commercial and industrial lands on the east side of Oakwood Avenue.

The subject lands are approximately 5 kilometres away from the Queen Elizabeth Way, which provides access throughout and external to Niagara Region.

THE PROPOSED DEVELOPMENT

Vacant Land Condominium (Block 12)

Block 12 is proposed to be developed as a Vacant Land Condominium consisting of two-hundred and thirteen (213) residential units, comprised of one-hundred-and-forty-five (145) single-detached dwellings, and sixty-eight (68) block townhouses.

The Condominium will have two dedicated accesses from Chippawa Parkway and be serviced by private roadways and private urban services. A wet-pond stormwater management facility is required to support the development and will be developed as part of the condominium.

The Draft Plan contemplates recreational trail connections to adjacent, future phases of development.

The Overall Site Plan showing the development plan is included as **Appendix II** to this report, and in **Figure 3**.

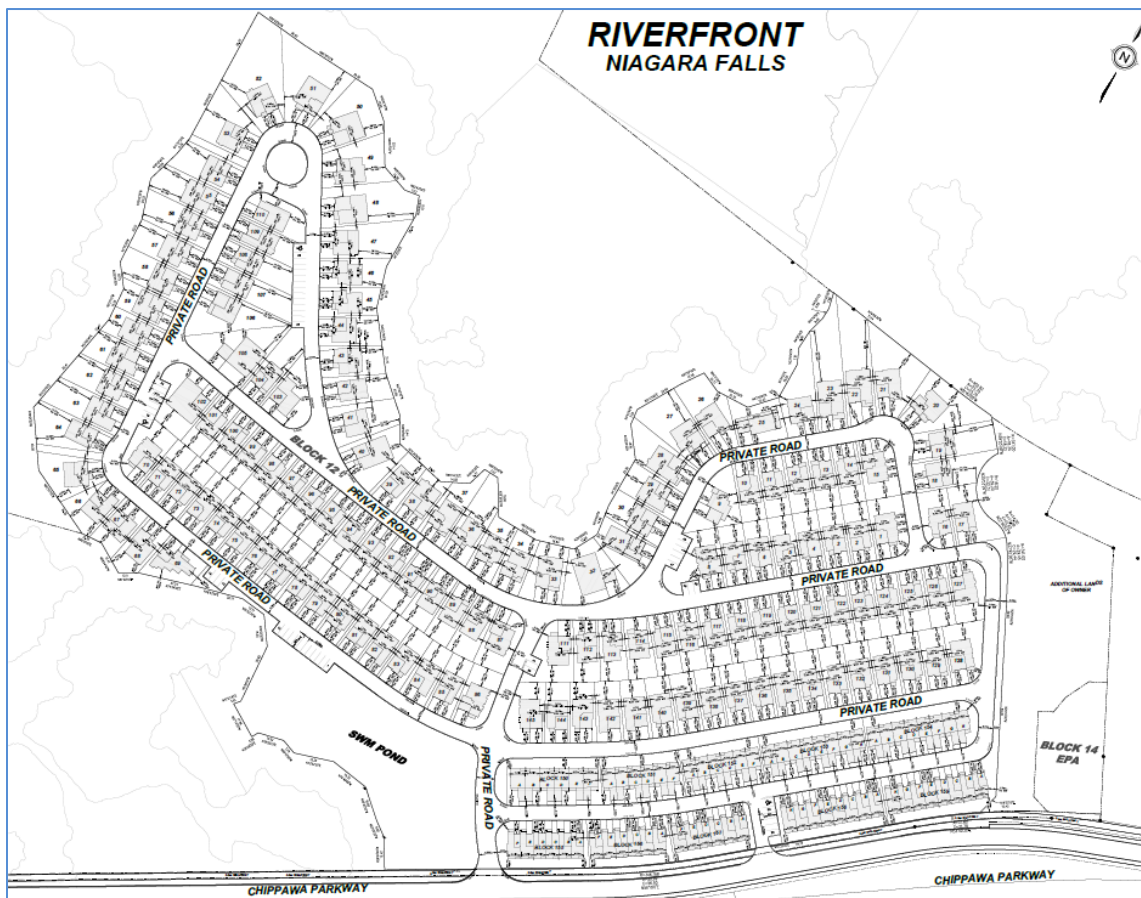


Figure 3 – Overall Site Plan prepared by Upper Canada Consultants

Dwelling Typologies and Design

The applicant is proposing to construct two-hundred and thirteen (213) dwelling units within Block 12. The proposed housing forms include one-hundred-and-forty-five (145) single-detached dwellings, and sixty-eight (68) block townhouses. The single-detached dwellings will be two-storeys, while the townhouse dwellings will be three-storeys, both containing attached garages.

Each vacant land condominium unit will consist of a dwelling unit (i.e. single or townhouse) and exclusive use areas, private amenity, parking and landscaping.

A portion of the single-detached dwellings are planned to be oriented in a typical back-to-back lotting configuration, reflective of traditional subdivision design. The remaining single-detached dwellings will back onto the natural heritage areas on adjacent lands, and the stormwater management wet pond facility. The townhouses back onto Chippawa Parkway and an internal private roadway, therefore, these homes are proposed to have rear facing facades, with a laneway that all attached garages front onto.

There will be a variety of two-storey single-detached dwelling units within the development. These units will be constructed with similar building materials; however, they will differ in appearance. **Figure 4** provides a few renderings of what is proposed for this subdivision.



Figure 4 – Proposed Single-Detached Dwelling Unit Renderings

Figure 5 demonstrates a form of block townhouses that will be within this development. These three-story townhomes will have rear-facing facades, as they are proposed along Chippawa Parkway and a private roadway. These townhomes are provided with a laneway that the garages front onto, in order to maintain an attractive streetscape on Chippawa Parkway.



Figure 5 – Proposed Townhouse Dwelling Unit Elevations

The overall site plan provided with the application submission complies with the applicable zoning provisions of the site-specific Residential Low Density, Grouped Multiple Dwellings Zone (R4-1133).

The submitted Overall Site Plan and Draft Plan of Vacant Land Condominium show the physical development configuration of the site and building massing, and are included as **Appendix II** and **III** to this report.

Transportation Network

The development plan proposes two access points from Chippawa Parkway into the site. Chippawa Parkway is classified as an Arterial Roadway on Schedule C of the City of Niagara Falls Official Plan, with a planned 26.0m right-of-way. A 2.94 metre road widening along the frontage of the subject lands will be dedicated as part of the related Subdivision registration (City File No. 26T-11-2019-001) that will create Block 12.

These accesses will connect to the internal private street network that consists of roadways that are at least 6.5-metre-wide.

In addition to vehicular access, there will be two trail connections to lands on the west side of the development, between Units 53 and 54, and Units 64 and 65. These trails will connect Phase

1 (Block 12) to Phase 2 through adjacent EPA lands, which will be integrated into the overall Comprehensive Trail Masterplan.

Site Servicing

The development will be supported by private urban services including watermain, sanitary sewers and storm sewers. The development will also include a wet-pond stormwater management facility to treat captured flows before release into the Welland River.

The development of a Sanitary Pumping station is required for this development to proceed. This infrastructure will be located on Block 16 and will be constructed concurrently with the Condominium development.

Development Density

The subject lands have a developable area of 9.743 hectares. Based on the 213-unit proposal, the site will be developed at a density of 21.86 units per hectare, which conforms with the permitted density range of 20 to 50 units per hectare for low-density housing (single-dwelling units) and a maximum net density of 75 units per hectare for medium density housing (townhouses), as per Policy 2.1.2 and Policy 2.1.3 of the City's Official Plan, Part 5, Section 4.

Parks, Amenity and Open Space

The overarching Draft Plan of Subdivision within the RCP proposes a large-scale trail system on the west side of the development. The trail system will lead to Open Space areas throughout the RCP.

Municipal Parkland dedications will be provided through the registration of Phase 2 of Centennial's development plan, and will service the entirety of the Riverfront Residential community.

Within the proposed Condominium, each unit will be provided with dedicated, exclusive amenity areas located contiguous to the rear and front walls of the proposed dwelling units. As each unit will have its own private amenity area, a communal amenity area is not proposed within the development.

REQUIRED PLANNING ACT APPLICATIONS

The pre-consultation meeting pertaining to this application occurred on March 16, 2023. Through the pre-consultation process, City staff confirmed that an application for Draft Plan of Vacant Land Condominium is required to facilitate the proposed development of Block 12. The applicant was directed to file this application concurrently with the related Draft Plan of Subdivision (City File No. 26T-11-2019-001) clearance of conditions request.

A copy of the Pre-consultation Agreement is provided as **Appendix IV** to this report.

As outlined within the Pre-consultation Agreement, a complete application submission must include:

- Air Quality, Noise and vibration Assessment;
- Peer review letter of the Air Quality, Noise and Vibration Assessment;
- Condominium Plan - Draft Plan of Condominium and Site Plan;
- Stage 1 & 2 Archaeological Assessment;
- Environmental Impact Study Addendum;
- Ecological Commitment Letter;
- Phase 1 Environmental Site Assessment;
- Phase 2 Environmental Site Assessment;
- Planning Justification Report;
- Supplemental Geotechnical Assessment;
- Functional Servicing Report; *and*
- Stormwater Management Plan;

These required materials have been prepared and submitted with the Draft Plan of Condominium Application.

It is recommended that the Letter of Reliance for the Environmental Site Assessment and Landscape Plans & Trail Master Plan be addressed as conditions of Draft Plan of Condominium Approval to ensure they reflect the final form of development.

Draft Plan of Vacant Land Condominium

The Draft Plan of Condominium proposes two-hundred and thirteen (213) dwelling units with private roadways and private urban services.

The common elements within the development will include fifty-five (55) dedicated visitor parking spaces, a stormwater management pond, servicing and utilities, and landscaping.

The Draft Plan of Vacant Land Condominium is included as **Appendix III** to this report.

RELATED STUDIES AND REPORTS

Consistent with the submission requirements outlined during pre-consultation (see **Appendix IV**) for this application on March 16, 2023 and in addition to this Planning Justification Report, an Air Quality, Noise and Vibration Assessment, a Peer Review Letter for Air Quality, Noise and Vibration Assessment, a Stage 1 & 2 Archaeological Assessment, an Environmental Impact Study Addendum, an Environmental Considerations Assessment, a Phase 1 Environmental Site Assessment, a Phase 2 Environmental Site Assessment, a Supplemental Geotechnical Investigation, a Functional Servicing Report along with a Stormwater Management Plan, a Tree Saving Plan and Restoration Agreement have been submitted with the application.

A brief overview of the purpose, findings and conclusions of the reports/studies that have not previously been submitted for the overarching Draft Plan of Subdivision approval are provided below.

Peer Review Letter for Air Quality, Noise and Vibration Assessment (RWDI Air Inc.)

An updated Air Quality, Noise and Vibration Assessment was completed by RWDI in August 2021, to address impacts of the neighbouring properties, their uses, rail lines, air traffic, etc.

A Peer Review letter was completed in August 2023 by RWDI which is included in with this submission. This letter confirmed consistency with what was previously addressed, as it concluded that the Industrial Park to the east poses no negative air quality or noise impacts on the development, therefore no mitigation measures are required.

Block 12 Ecological Commitments Letter (GEI Consultants)

Ecological consultation has occurred since 2015 on the subject lands, in which numerous submissions have been agency-approved through the previous applications. This Draft Plan application is simply reiterating what has already been implemented through the previous Draft Plan Approval. The Ecological Commitment Letter prepared by GEI Consultants provides a concise summary of the remaining ecological Conditions of Draft Plan of Subdivision Approval that require attention and how each condition will be satisfactorily addressed.

Zoning By-law No. 2020-124 and Official Plan Amendment No. 128 solidified the surrounding Environmental Protection Areas. NPCA policies confirmed the approval of a minimum 15-metre buffer from the surrounding wetlands which were justified through the ecological works that were previously conducted for the overarching Riverfront Draft Plan of Subdivision. The objective of further ecological consultation is to work towards streamlining the ecological planning process and optimize the use of resources while ensuring compliance with all relevant regulations and guidelines.

Supplemental Geotechnical Assessment (Soil-Mat Engineers & Consultants Ltd.)

A Supplemental Geotechnical Assessment was prepared by Soil-Mat Engineers & Consultants Ltd. to assess the subsurface soil conditions, further to information presented in prior investigations by others, and to provide comments and recommendations with respect to the design and construction earthworks for the proposed development, from a geotechnical point of view.

Once again, this work was completed in order to solidify what has previously been assessed, in order to clear conditions of Draft Plan approval.

Functional Servicing Report and Stormwater Management Plan (Upper Canada Consultants)

The Functional Servicing Report contains an overview of existing servicing, proposed servicing methods and stormwater management method required to support the planned development.

The Report identifies that there are presently no municipal watermains located on Chippawa Parkway. Therefore, for domestic water and fire protection purposes, it is recommended that the development connect to an existing 300mm diameter watermain that is located in front of the existing 8100 Dorchester Road property. This watermain is supplied by an existing Regional watermain on Oldfield Road.

There are also no municipal sanitary sewers on Chippawa Parkway, and it is not feasible to construct a gravity sanitary sewer to the nearest sanitary outlet. Consequently, the Report recommends that a new 600mm diameter municipal sanitary sewer be extended to Dorchester Road, and that a new Sanitary Sewage Pumping Station on Chippawa Parkway is to be constructed.

For Stormwater servicing, the development area outlets to the Welland River. As such, stormwater quality controls are to be provided for more frequent storm events to provide Enhanced Protection (80% TSS Removal) in accordance with MECP guidelines. While erosion and quantity controls are not required as the subject lands outlet into the Welland River where water levels are controlled, new outlets require erosion controls as per MECP guidelines.

It was concluded that infiltration techniques are not suitable as the primary control facility for this site due to the low soil infiltration rates and the large drainage area. Therefore, a stormwater management wet pond facility with a controlled outlet is being proposed, which will provide the required stormwater quality enhancement and erosion controls to the proposed development. This facility will collect major overland flows from the subject lands, which will then outlet to the Welland River. Other stormwater management alternatives that are recommended include lot grading, roof leaders grassed swales.

The report concludes that the existing and proposed services will be sufficient to support the proposed development. The specific design of servicing infrastructure will occur through future detailed planning processes.

PROVINCIAL LEGISLATION AND PLANS

Development applications within the City of Niagara Falls are subject to the Ontario Planning Act (R.S.O. 1990), 2020 Provincial Policy Statement and 2020 Growth Plan for the Greater Golden Horseshoe. An assessment of how the application is consistent and in conformity with applicable Provincial legislation and policies is provided below.

PLANNING ACT (R.S.O. 1990)

The Planning Act regulates land use planning in the Province of Ontario. The Act prescribes matters of Provincial Interest with regard to land use planning and the necessary procedures to follow when making or considering applications for development.

Section 51 (24) – Draft Plan of Subdivision & Condominium

Draft Plans of Condominium are considered under Section 51 (24) of the Planning Act. The submitted Draft Plan application is a Vacant Land Condominium that will create conveyable units of land on a single parcel of land (i.e. Block 12) served by a common element. These lands have previously received Draft Plan of Subdivision Approval; however, this application allows for the implementation of condominium tenure.

Section 51 (24) of the Planning Act prescribes that “In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,” items a) to m). An overview of how each item is addressed is provide below in italics.

a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2;

The application continues to meet the intent of Section 2, subsections a), c), e), f), h), j), l), p), q) and r) of the Planning Act. This compliance has been demonstrated and accepted through the previous land use planning approvals associated with the subject lands.

b) whether the proposed subdivision is premature or in the public interest;

The application for the Draft Plan of Vacant Land Condominium is appropriately timed and not considered premature. The subject lands are designated and zoned for residential development in the Riverfront Community Plan (i.e. Secondary Plan) within the City of Niagara Falls Official Plan.

The subject lands are provided with public road access and can connect to municipal services. Additionally, these lands have received Draft Plan of Subdivision approval from City Council, signifying that development is anticipated and warranted; this application is the next step towards desired implementation.

This first phase of development facilitates and is a catalyst for subsequent phases of growth and development within the RCP. Given the increases in population within Niagara and the approval of Regional growth forecasts and targets, proceeding with this development phase will be advantageous for both the municipality and the local housing market.

The application is considered to be in the public interest as it implements previous planning approvals and creates additional housing supply and dwelling options.

c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The Draft Plan of Condominium conforms with the City of Niagara Falls Official Plan and the Riverfront Community Plan by implementing Low/Medium Density Residential development in an intended area. A comprehensive overview of conformity with Official Plan policies is presented in greater detail later in this report.

The proposed Draft Plan of Condominium has been designed to include connections with future phases of development to the west, consistent with the future Comprehensive Trail Masterplan.

d) the suitability of the land for the purposes for which it is to be subdivided;

The subject lands have been previously zoned and designated for residential land uses. The proposed development form is suitable for the property and provides adequate unit area for all dwellings and required infrastructure.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

The proposed development does not include affordable housing as defined by the Province of Ontario.

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The subject lands are located on the north side of Chippawa Parkway, which is classified as an Arterial roadway in the City of Niagara Falls Official Plan. This roadway will be utilized for access to the Condominium Block.

Chippawa Parkway provides convenient access to other Regional and local roadways, as well as the Queen Elizabeth Way, thus making the subject lands highly accessible.

The development will be supported internally by proposed roadways built to accepted municipal specifications. There is redundancy in the network allowing for a variety of routes within the condominium and convenient access to and from the site.

f) the dimensions and shapes of the proposed lots;

The proposed condominium units are shown on the Draft Plan provided with the application submission (**Appendix II**).

Each condominium unit will provide adequate space for the dwelling unit, parking, drainage and amenity areas. The ownership units are generally rectangular with some deeper, irregular lots that extend to the limit of the Environmental Protection Areas designation on adjacent lands.

g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

There are no restrictions to development on the site.

h) Conservation of natural resources and flood control;

The subject lands (i.e. Block 12) do not contain or encroach into previously evaluated natural heritage features. There are no on-site natural resources that require conservation.

The subject lands are not within a floodplain.

i) the adequacy of utilities and municipal services;

As outlined in the provided Functional Servicing Report and Stormwater Management Plan prepared by Upper Canada Consultants, the proposed development can be adequately

serviced by extending water and sanitary services, constructing a sanitary Sewage Pumping Station, and a stormwater management wet pond facility with a controlled outlet that will collect major overland flows from the subject lands and outlet to the Welland River.

j) the adequacy of school sites;

There are school sites to the north and east of the subject lands. These schools include; Elementary School Catholic Notre Dame-De-La-Jeuneese, Father Hennepin Catholic Elementary School, James Morden Public School, and Heximer Avenue Public School.

The local school boards will comment on the adequacy of school sites through their review of the application.

k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

The overarching Plan of Subdivision (26T-11-2019-001) contains a development Block for land dedication to the municipality for the widening of Chippawa Parkway. These lands are located within the Condominium Plan Area, and shall be conveyed prior to the registration of the Condominium.

l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The compact urban form of development provides for optimal and efficient use of the land to avoid urban sprawl.

Energy efficient design will be explored through the development of detailed building plans.

m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

The proposed development will be subject to a variation of Site Plan Control through the Clearance of Conditions process associated with the Draft Plan of Vacant Land Condominium

Application. An overall site plan has been provided with the application submissions that demonstrates how the site complies with zoning and will be developed.

2020 PROVINCIAL POLICY STATEMENT

Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns (PPS 1.1)

The overarching purpose and intent of the Provincial Policy Statement (2020) (PPS) is to provide direction to planning authorities on how to best achieve the development of healthy, livable and safe communities.

To achieve these types of communities, the PPS promotes efficient development patterns, mixes of residential dwelling types and land uses, the integration of planning processes with growth management, public transit and infrastructure planning and the conservation of biodiversity. Development proposals should not include land use patterns that cause public health and safety concerns or propose inefficient expansions creating barriers for accessibility and mobility for vulnerable populations.

The subject lands are located within the Niagara Falls Urban Area, which is delineated in both the 2022 Niagara Official Plan and City of Niagara Falls Official Plan. The Niagara Falls Urban Area is considered as a Settlement Area under the Provincial Policy Statement (2020). Policy 1.1.3.1 of the PPS directs that Settlement Areas are to be the focus of growth and development within Ontario communities. The application is consistent with this PPS policy as the subject lands are located within the Settlement Area boundary.

As outlined in Policy 1.1.3.2 of the PPS, within Settlement Areas, development is to proceed in a manner that efficiently uses land and resources, is appropriate for the efficient use of existing or planned infrastructure and public service facilities, minimizes negative impacts on air quality and climate change, supports multi-modal transportation options including active transportation and transit and freight movement. Land use patterns are to be based on a range of uses and opportunities for intensification and redevelopment.

The subject lands are defined as a “designated growth area” in the PPS, being lands within a settlement area that are required to support growth to the planning horizon, but are not yet developed. In these areas, development should occur adjacent to the Built-up Area and should have a compact form, mix of uses and densities, and efficiently use available services and infrastructure. The application is consistent with the PPS as the lands are situated to the west of the developed area, whereas all adjacent lands to the west and north remain undeveloped.

This application is consistent with this policy direction as it proposes the development of an undeveloped, underutilized site within the Urban Area. The proposed development efficiently uses land and resources, which in turn sustains the financial well-being of the municipality, as well as that of the Province over the long-term. It supports existing and planned transit and will utilize existing infrastructure and public service facilities in the form of municipal infrastructure, roads, etc.

Coordination (PPS 1.2)

Section 1.2.1 of the PPS directs that planning matters should be dealt with through a coordinated, integrated and comprehensive approach. This approach is recommended to ensure that consideration is given to all relevant matters including, but not limited to natural environment, infrastructure, hazards, employment and housing.

Section 1.2.4 of the PPS requires that upper tier municipalities provide planning direction on allocations of population and employment, preferred growth areas, targets for intensification and transit supportive development. The Regional Municipality of Niagara is the upper tier government body that manages and monitors growth within the Region.

Through the pre-consultation process, the planning authority and other review agencies provided direction on required studies and information needed to process the application. This comprehensive approach was used to ensure that all matters of Provincial, Regional and local interest are identified. The requisite studies and materials have been provided with the submitted application.

Housing (PPS 1.4)

Section 1.4 of the PPS requires municipalities and planning authorities provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area. This is to be achieved through establishing targets for affordable to low and moderately priced homes, including all forms of residential intensification, and secondary units.

The application facilitates the development of two-hundred and thirteen (213) new dwelling units under condominium tenure in the City of Niagara Falls. The proposed development is designed to provide additional housing options and assist in accommodating prescribed growth within the municipality, and more specifically, the Riverfront Community Plan Area. This Area will

be built out to provide housing, community amenities, natural space and more, thereby helping to meet the social, health and well-being requirements of current and future residents.

The proposed condominium development is a compact and efficiently designed development form that contributes to a range and mix of housing options and different affordability thresholds. Future residents will benefit from planned active transportation routes, future public service and the provision of a range and mix of non-residential land uses in the general area. Given these characteristics, the subject lands are a desirable and appropriate location for housing and the development is considered to be consistent with the housing policies of the PPS.

Public Spaces, Recreation, Parks, Trails and Open Space (PPS 1.5)

The PPS directs planning authorities to promote healthy and active communities through the detailed planning of streets, spaces and facilities that are safe, foster social interaction and facilitate active transportation and community connectivity. To achieve this, Policy 1.5.1 of the PPS requires that a full range and equitable distribution of publicly accessible spaces for recreation be provided such as parks, trails, as well as access to shorelines for public enjoyment.

The proposed development will facilitate active transportation and community connectivity including space for planned trail connections between this phase of development and future phases, as well as the existing trail along Chippawa Parkway.

Infrastructure and Public Service Facilities (PPS 1.6)

A general tenant of the Policies within Section 1.6 of the PPS is that urban development must occur on urban services, and that existing infrastructure should be capitalized upon before undue expansions are considered.

The Policies under Section 1.6.7 of the PPS directs that efficient use should be made of existing and planned transportation infrastructure, that connectivity amongst systems and modes be maintained and improved, and that land use patterns, density and mix of uses should be promoted that minimize the length and number of vehicle trips, and supports multi-modal transportation options.

The subject lands are situated along Chippawa Parkway, identified as an Arterial Road on Schedule C of the Niagara Falls Official Plan. Given that these lands are the initial phase of development within the Riverfront Community Plan, the provision of public infrastructure, including public transit, is expected to become more accessible as future phases unfold. The

introduction of diverse multi-unit developments is pivotal in promoting transit-supportive densities. These increased population densities contribute significantly to the sustainability and expansion of public transit services within the community.

Policy 1.6.7.4 of the PPS directs that a land use pattern, density and mix of uses should be promoted that minimize the length and frequency of vehicle trips. The proposed development will occur in a location with current and future proposed access to transit, pedestrian networks, and local and regional roadways.

The proposed internal roads will provide for safe and energy-efficient means of travelling in, out and through the subject lands.

Sewage, Water and Stormwater

The FSR identifies that there are presently no municipal watermains or sanitary sewers located on Chippawa Parkway. Therefore, for domestic water and fire protection purposes, it is recommended that the development connect to an existing 300mm diameter watermain that is located in front of the existing 8100 Dorchester Road property, which is supplied by an existing Regional watermain on Oldfield Road. For Sanitary Sewer purposes, it is recommended that a new 600mm diameter municipal Sanitary Sewer extend south on Dorchester Road, and that a new Sanitary Sewage Pumping Station on Chippawa Parkway is to be constructed.

For Stormwater servicing, a stormwater management wet pond facility with a controlled outlet is being proposed, which will provide the required stormwater quality enhancement and erosion controls to the proposed development. This facility will collect major overland flows from the subject lands, which will then outlet to the Welland River. Other stormwater management alternatives that are recommended include lot grading, roof leaders to be discharged to the ground surface and grassed swales.

Long Term Economic Prosperity (PPS 1.7)

Section 1.7.1 of the PPS outlines several ways in which economic prosperity can be supported in Ontario. Based on the criteria listed in Policy 1.7.1, policy 1.7.1 b) is relevant and requires that long-term economic prosperity be supported by *“encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce.”*

The application proposes a form of residential development that continues to be desirable and successful in Niagara. The provision of condominium dwellings provides an opportunity for

downsizing and aging in place without having to move outside of a community. To add, with the location of the development being adjacent to an Arterial roadway, as well as within close proximity to the QEW, the development desirability is greater for commuters.

The proposed development will promote economic and community investment by developing a site within the City's Urban Area. It is in relevant proximity to a number of regionally significant areas, including Clifton Hill, Fallsview Boulevard, and the Canada/USA international border. The development will optimize the long-term availability and use of land, resources, and public service facilities by permitting residential units in an area that is to be further developed over the coming years as per the Riverfront Community Plan.

Natural Heritage (PPS 2.1)

As outlined in Section 2.1 of the PPS, natural features and areas are to be protected for the long-term. These features include significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest and coastal wetlands and fish habitat. This protective policy framework is also applicable to natural heritage features on adjacent lands.

Through ecological works and consultation for the overarching Draft Plan of Subdivision, the City has approved limits of development buffers and mitigation measures to ensure the long-term preservation of the natural heritage features within the RCP.

Protection measures that will be implemented through the overarching subdivision have received approval from the City and NPCA that include a 15-metre landscaped/enhanced buffer to protect adjacent wetland features. Therefore, the adjacent natural heritage features will not be negatively impacted by the proposed condominium development. Accordingly, the application is deemed to be consistent with Section 2.1 of the PPS.

Cultural Heritage and Archaeology (PPS 2.6)

PPS Policy 2.6.2 directs that development and site alteration shall not be permitted on land containing archaeological resources or areas of archeological potential unless resources have been conserved. Typically, areas of interest are outlined within a municipal archeological master plan.

In the absence of a local archaeological master plan, the Regional municipality is the Planning authority with delegated responsibility for identifying archaeological potential and requesting

studies in accordance with the Ontario Ministry of Citizenship and Multiculturalism for Evaluating Archeological Potential Checklist.

Amec Foster Wheeler Environment & Infrastructure was retained by the previous property owner to complete Stage 1 & 2 Archeological Assessments in the Spring of 2016. Through field investigation of the subject lands no archeological resources were discovered within the area of this proposed development. No additional study was recommended by the Archaeologist.

Following the completion of the Assessment, the Archeologist's report was submitted to the for review and acknowledgement. Ministry clearance was provided on June 21st, 2016.

The application is considered to be consistent with PPS Policy 2.6.

2020 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

Managing Growth (PTG 2.2.1)

The Growth Plan directs growth to occur in Settlement Areas throughout the Greater Golden Horseshoe, and specifically in those areas that have existing municipal services. Intensified development within Built-up Areas of municipalities is strongly encouraged to leverage cumulative benefits for transportation systems, infrastructure and social services. When followed, the policies of the Growth Plan can contribute to the development of complete, sustainable and resilient communities.

The subject lands are located wholly within the Designated Greenfield Area illustrated in both the Growth Plan and 2022 Niagara Official Plan. The subject lands are able to be connected to and serviced by existing municipal services and utilities. The subject lands will be supported by existing and planned parkland, schools and small-scale commercial development.

The submitted application will facilitate the first phase of residential development within the RCP. The Draft Plan of Condominium represents an efficient use of land and infrastructure, and provides a mix of housing opportunities (singles, townhouses). The built form proposed is capable of facilitating a compatible and efficient residential density within the proposed surrounding area and is capable of providing reasonable housing opportunities for persons of all ages.

In conformity with the overall goal of the Growth Plan to create complete communities, the application will facilitate additional multi-unit residential development that is permitted by the Official Plan and RCP. The Draft Plan of Condominium builds upon, and utilizes existing municipal services and utilities available within Chippawa Parkway, and has multi-modal transportation options readily available in the surrounding area.

Housing (PTG 2.2.6)

The Growth Plan directs Planning Authorities to develop housing strategies that will ensure that forecasted growth can be accommodated, density targets are achieved, and that a mix of housing options are made available.

The proposed development will contain a mix of housing types and sizes, which can assist in the provision of a diverse range of housing opportunities within the City of Niagara Falls. This variation will assist in providing a range of housing prices which can lead to the attainment of housing opportunities with greater affordability.

Designated Greenfield Area (PTG 2.2.7)

The Growth Plan directs that new development taking place in Designated Greenfield Areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities, supports active transportation and encourages the integration and viability of public transit. In Niagara, this is to be supported by requiring developments be proposed with minimum densities of 50 people and jobs per hectare.

The Draft Plan of Condominium advances the principles of complete communities by proposing development that is adjacent to established built-up areas, and in close proximity to major roadways, parkland, and transit services.

The proposed housing types, including single-dwelling units and townhouse units, provide variety. The proposed density for the Draft Plan of Condominium is 59.96 people and jobs per hectare, which conforms with and exceeds the greenfield density requirements set out in the Growth Plan.

Transportation (PTG 3.2.2)

The Growth Plan directs that transportation and land use planning be integrated to ensure that investment, and connectivity choice is provided.

The Draft Plan will be supported by vehicular accesses and private roadways. The modal share of automobiles will be supplemented by future public transit service, as well as the integration of active transportation infrastructure (trails).

Water and Wastewater Systems (PTG 3.2.6)

The Growth Plan directs municipalities to develop and maintain water and wastewater systems that support urban development. These systems are to be expanded and improved in a manner that is supportive of future, anticipated growth.

The proposed development will utilize existing water and wastewater connections by extending these services to support development, as well, by constructing a sanitary Sewage Pumping Station. As outlined in the provided Functional Servicing Report prepared by Upper Canada Consultants, the existing mains and the proposed Sanitary Pumping Station will provide sufficient capacity to support the planned development.

Please see the provided Functional Servicing Report prepared by Upper Canada Consultants (dated September 2023) for more detailed information.

Stormwater Management (PTG 3.2.7)

Although prescribed by the Growth Plan, the City of Niagara Falls is one of many Niagara municipalities which does not have a Stormwater Management Master Plan. While a Master Plan is not in effect, new developments must ensure that stormwater can be managed on site with no impact on adjacent lands. Large scale developments that proceed by way of a Secondary Plan or Plan of Subdivision are required to be supported by a Stormwater Management Plan or equivalent.

In conformity with these requirements, the applicant retained Upper Canada Consultants to prepare a Stormwater Management Plan for submission with the applications.

Stormwater Management will be provided by way of a proposed stormwater management wet pond facility that will support this development. It will be located on the west side of the subject lands along the north side of Chippawa Parkway. This facility will have a controlled outlet, that will ultimately drain into the Welland River. Other alternatives for Stormwater Management that are recommended for implementation for this development include;

- Lot grading to be kept as flat as practical in order to slow down stormwater and encourage infiltration;
- Roof leaders to be discharged to the ground surface in order to slow down stormwater and encourage infiltration; *and*
- Grassed swales to be used to collect rear lot drainage (filter sediments and slow down the rate of stormwater);

The proposed method of stormwater management is compact and does not encroach into natural heritage features. This stormwater management method is typical for urban development and will have no adverse impacts on the natural environment.

Cultural Heritage Resources (PTG 4.2.7)

Policy 4.2.7.1 of the Growth Plan encourages municipalities to prepare Archaeological Master Plans as tools to use in the consideration of development applications.

In the absence of a City Archaeological Master Plan, the Regional municipality is the Planning authority with delegated responsibility for identifying archaeological potential and requesting studies in accordance with the Ontario Ministry of Citizenship and Multiculturalism.

Amec Foster Wheeler Environment & Infrastructure was retained by the previous property owner to complete Stage 1 & 2 Archaeological Assessments in the Spring of 2016. Through field investigation of the subject lands no archeological resources were discovered within the area of this proposed development. No additional study was recommended by the Archaeologist.

Following the completion of the Assessment, the Archeologist's report was submitted to the for review and acknowledgement. Ministry clearance was provided on June 21st, 2016.

NIAGARA OFFICIAL PLAN (2022)

The Niagara Official Plan (NOP) was approved by the Minister of Municipal Affairs and Housing on November 4, 2022. It is the long-range, community planning document that is used to guide the physical, economic and social development of the Regional Municipality of Niagara to a planning horizon ending in 2051. The subject lands are located within the Niagara Falls Urban Area and Designated Greenfield Area on Schedule B – Regional Structure of the Niagara Official Plan (see **Figure 6**).

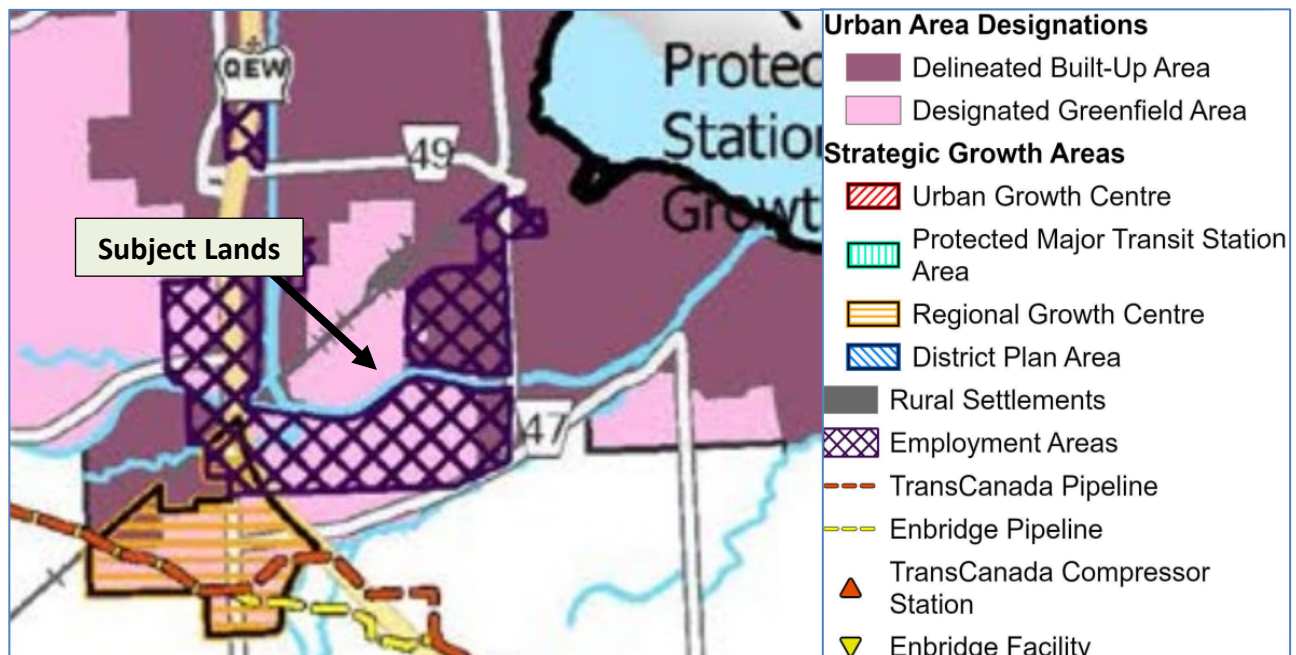


Figure 6 – Schedule B of the Regional Official Plan – Regional Structure (Cropped Image)

CHAPTER 2 – GROWING REGION

Chapter 2 of the Niagara Official Plan (NOP) contains the Regional level growth policy direction for Niagara Region and the twelve local municipalities inclusive of population and employment forecasts, intensification targets and specific locations and methods for development.

The NOP directs growth and development to settlement areas where full urban services are available, as well as public transit, community and public services and employment opportunities.

2.1 – FORECASTED GROWTH

Per Section 2.1, the Region of Niagara is anticipated to have a population of 694,000 people and 272,000 jobs by the year 2051, representing an increase of over 200,000 people and 85,000 jobs from 2021. These population and employment forecasts are allocated by municipality in Table 2-

1 of the NOP, Niagara Falls has a forecasted population of 141,650 people and 58,110 jobs by 2051.

The proposed development will contribute two-hundred and thirteen (213) new dwellings into the City's housing supply within the Riverfront Community Plan Area. The proposed development will assist the City in the achievement of its annual residential growth targets.

2.2 – REGIONAL STRUCTURE

Section 2.2 establishes the regional land use structure, based on Provincial directives, which dictate how the projected growth is to be accommodated. A majority of growth is to occur within the Settlement Area, where water and wastewater systems exist or are planned. The Settlement Area is further broken down into the delineated Built-up Area and the designated Greenfield Area. The subject lands also have access to existing water and wastewater systems and are therefore an appropriate location to accommodate prescribed growth.

2.2.1 – Managing Urban Growth

Section 2.2.1 of the NOP contains policies pertaining to the management of urban growth. Generally, these policies direct growth to occur in a manner that supports the achievement of intensification targets, is compact and vibrant, is inclusive of a mix of land uses and housing forms, and efficiently utilizes existing services and transportation networks/services.

The applications conform with this policy direction through the provision of a mix of residential housing forms within a compact condominium site on urban, serviced land. The proposed development will assist the City in rounding out available lands with a logical development pattern that will contain vibrant housing forms and streetscapes.

Overall, the application is considered to comply with the NOP and implement its growth management direction in an appropriate, efficient and context sensitive manner.

2.2.2 – Strategic Intensification and Higher Densities

The subject lands are located within the Designated Greenfield Area. Per Policies 2.2.2.23 and 2.2.2.24 of the NOP, designated Greenfield Areas shall be developed at a minimum density of 50 people and jobs per hectare. The proposed development plan will have a density of 59.96 people and jobs per hectare. The planned density yield conforms with and exceeds the required Greenfield Density targets of the NOP.

Policy 2.2.2.25 of the Regional Plan directs that Designated Greenfield Areas will be planned as complete communities by:

- a) ensuring that development is sequential, orderly and contiguous with existing built-up areas;
- b) utilizing proactive planning tools in Section 6.1 and Section 6.2, as appropriate;
- c) ensuring infrastructure capacity is available; and
- d) supporting active transportation and encouraging the integration and sustained viability of public transit service.

The proposed development will occur contiguous to the eastern boundary of the Built-up Area, and will constitute the first phase of development within the RCP area. The development of the subject lands will be orderly and facilitated by the extension of a private road network throughout the site. Active transportation connections will be provided to future phases of development, which will assist with the orderly and efficient development of the RCP area.

The NOP recommends the utilization of planning tools set out in Sections 6.1 (District Plans and Secondary Plans and 6.2 (Urban Design). In conformity with this policy direction the proposed Condominium development will occur within the Riverfront Community Plan area, which is a Secondary Plan.

With regard to infrastructure capacity, the Functional Servicing Report prepared by Upper Canada Consultants concludes that there is adequate infrastructure capacity to support the proposed development.

As the RCP area remains currently undeveloped, transit services have not yet been extended beyond the Stanley Avenue Industrial Park to the east. Consequently, the introduction of various multi-unit developments in this Greenfield Area, which increases the population density, will support and justify the expansion of public services to the subject lands. With regard to active transportation, the Condominium Plan includes lands for trail connections to adjacent lands/future phases of development.

2.3 – HOUSING

The objectives of the policy direction under Section 2.3 of the NOP are to provide a mix of housing options to address current and future needs, to provide more affordable and attainable housing options, and to plan to achieve affordable housing targets through land use and financial incentive tools.

2.3.1 – Provide a Mix of Housing Options

Policy 2.3.1.1 directs that a range and mix of densities, lot and unit sizes, and housing types should be accommodated in the settlement area to meet housing needs at all stages of life.

The proposed Condominium development will include single-detached dwellings and block townhouse dwellings on adequately sized land units with dedicated private amenity areas – similar in character to traditional freehold subdivision lots – but at a smaller and more efficient scale. The planned development provides housing options that meets the needs of individuals at various stages of life, aligning with the goals outlined in this policy.

CHAPTER 3 – SUSTAINABLE REGION

Chapter 3 of the Niagara Official Plan contains policy direction pertaining to Natural Heritage Features. These features are shown on Schedule C1 – Natural Environment System Overall and Provincial Natural Heritage Systems and Schedule C2 Natural Environment System – Individual Components and Features.

Per Policy 3.1.30.4 of the 2022 Niagara Official Plan, *“Where a secondary plan has been approved after July 1, 2012, those portions that are not subject to a draft approved plan of subdivision or plan of condominium shall be approved in accordance with the approved mapping and policies of the secondary plan”*.

As the Riverfront Community Plan was adopted as Official Plan Amendment No. 128 in 2018, and approved by the Local Area Planning Tribunal in 2019, the application is not subject to policies and mapping of the 2022 Regional Official Plan.

Natural heritage features will be protected in accordance with previous planning approvals, applied land use designations and zoning, as well as conditions of approval applied through the overarching subdivision (26T-11-2019-001).

CITY OF NIAGARA FALLS OFFICIAL PLAN (1993, as Amended)

The City of Niagara Falls Official Plan (NFOP) outlines the long-term objectives and policies of the City and is envisioned to guide growth and development to the year 2031. The population during this period is expected to reach 106,800 with employment for 53,640 people. The intention of the Official Plan is to focus new growth to accommodate these people and jobs in a sustainable way that makes for an orderly and effective use of land and infrastructure, creates compact, livable communities and protects the City's natural heritage and agricultural lands.

As shown on **Figure 7**, Schedule A – Future Land Use, the subject lands are designated “Residential” and “Minor Commercial.” The extent of these designations has been refined through the previously noted Official Plan Amendments (OPA 108 and OPA 128).

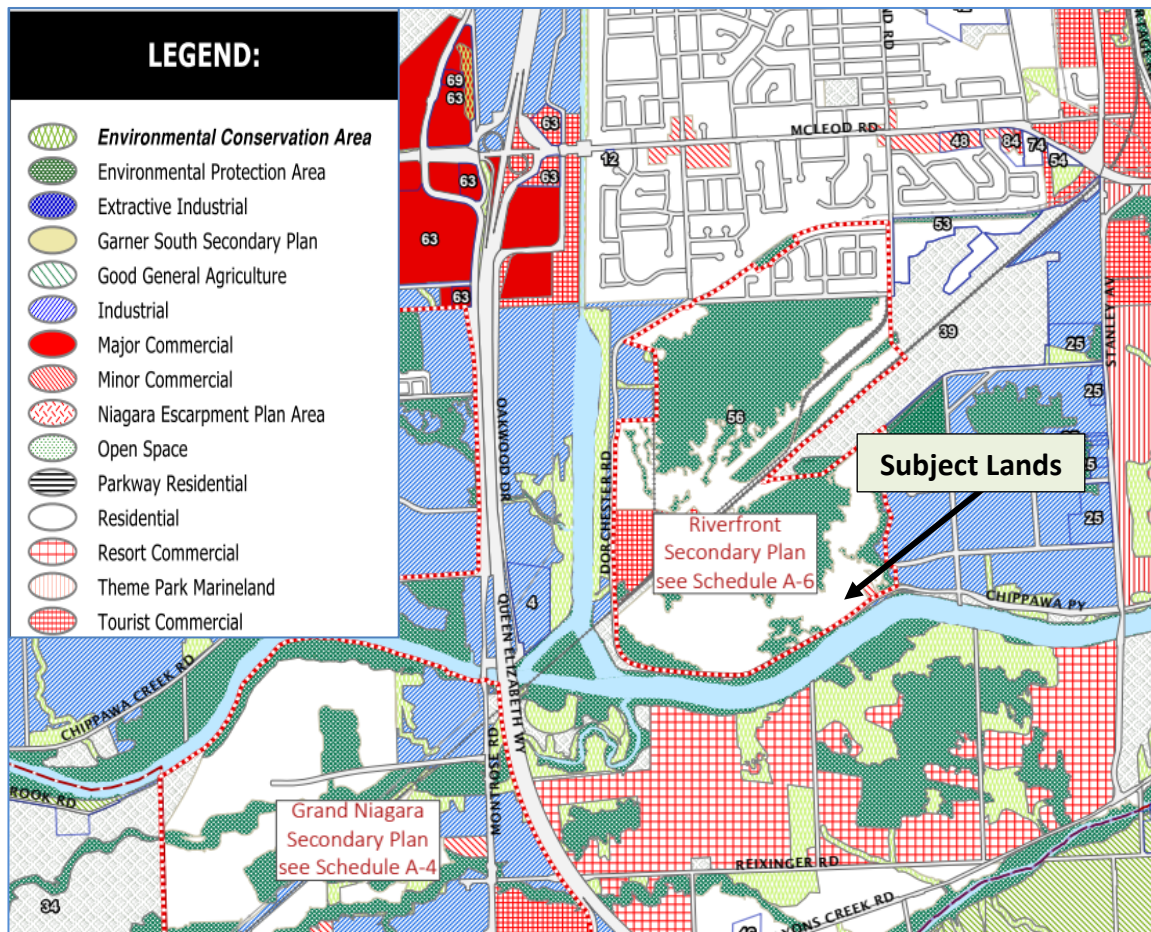


Figure 7 – Schedule A - City of Niagara Falls Official Plan (Cropped Image)

The subject lands are located within the Riverfront Community Plan (referred to as Riverfront Secondary Plan on Schedule A) and were previously subject Special Policy Area No. 56. The

subject lands are designated “Residential, Low/Medium Density” and “Mixed-Use” within this Community Plan, as shown in **Figure 8**.

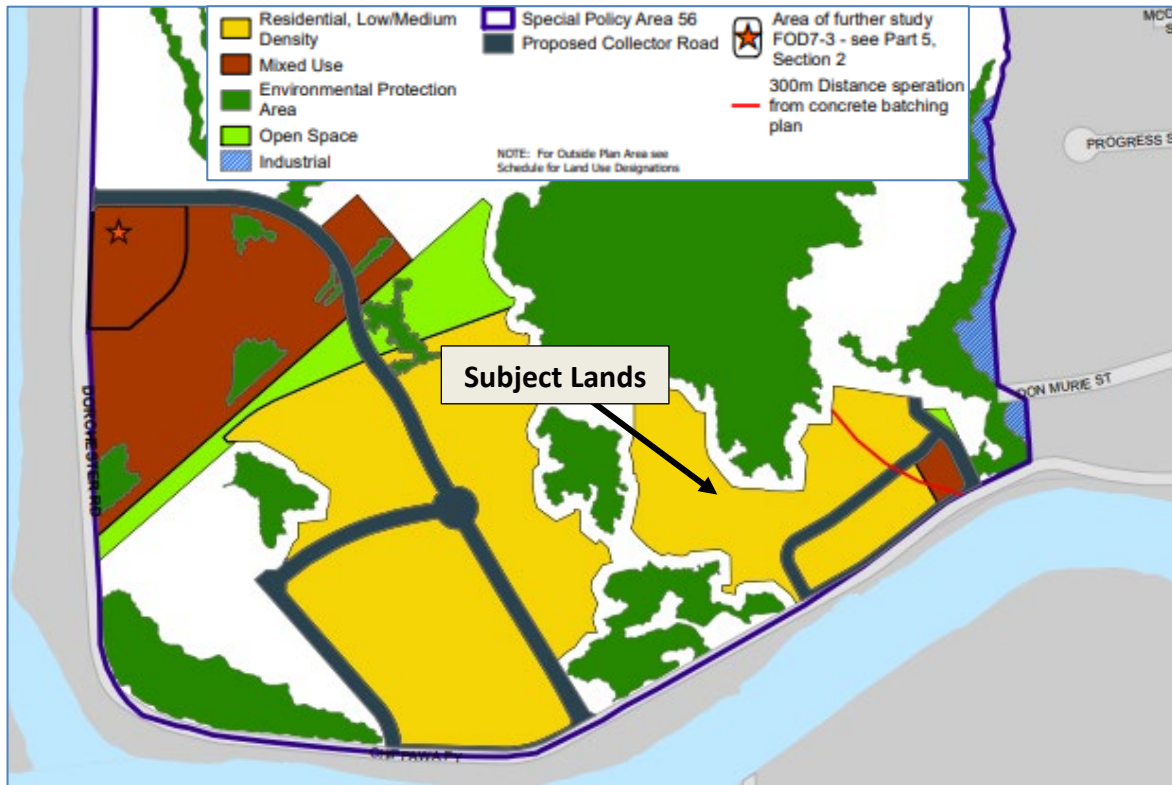


Figure 8 – Schedule A-6 – Riverfront Community Plan - City of Niagara Falls Official Plan (Cropped Image)

PART 1 – PLAN OVERVIEW AND STRATEGIC DIRECTION

Part 1 of the City of Niagara Falls Official Plan describes the purpose, legislative basis, format, and interpretation of boundaries of the Official Plan as well as the period during which the Plan is to apply. This Part also outlines the Strategic Policy Direction of the Plan to accommodate future growth through land use and intensification.

Part 1, Section 2 – Strategic Policy Direction

Part 1, Section 2 of the Niagara Falls Official Plan contains the growth objectives for the municipality that pertain to lands within the municipality both within and outside the Urban Area. These objectives range in focus between development, employment, tourism and the environment.

Specifically, the proposed development will contribute to the achievement of Objectives 1, 4, 5, 6, 8, 9 and 13 of the Official Plan, which include:

- To direct growth to the urban area and away from non-urban areas (Obj. 1)

- To phase infrastructure and development within Greenfield Areas in an orderly and efficient manner (Obj. 4)
- To meet the targets as established by the Province through the Greater Golden Horseshoe Growth Plan and through the Region of Niagara Comprehensive Review. (Obj. 5)
- To accommodate growth in accordance with the household, population and employment forecasts of the Region's Comprehensive Review: (Obj. 6)
- To develop the Greenfield Areas shown on Schedule A-2 as compact, complete communities with a range of housing types, employment and public transit. (Obj. 8)
- To encourage alternative forms of transportation such as walking, cycling and public transit (Obj. 9)
- To develop a transit and pedestrian friendly, sustainable and livable City through the use of urban design criteria and guidelines. (Obj. 13)

The application conforms with Objective 1 as development is proposed within the Niagara Falls Urban Area.

The entirety of Block 12 is located within the Designated Greenfield Area. The proposed Plan of Condominium will utilize municipal services in an orderly and efficient manner to support additional housing growth, as required by Objective 4.

The planned development of 213 residential dwelling units within the Urban Area will assist the City in the achievement of growth targets prescribed in the Growth Plan and Niagara Official Plan. Based upon forecasted person per unit density from the Niagara Region Development Charges Background Study (2022) an overall greenfield density of 59.96 people and jobs per hectare will be achieved across a mix of single detached and townhouse dwelling units. This proposed density conforms with and exceeds prescribed minimums and assists in the achievement of Objective 5 and 6.

The increased density proposed on the subject lands will be supported by future expansions to the public transit service network and the provision of new trail connections between phases of development within the RCP. Existing pedestrian and cycling infrastructure along Chippawa Parkway will continue to be utilized. Increases in residential density are desirable as they support increases in non-automobile portions of the modal share.

The development will contribute to the achievement of a transit supportive and pedestrian friendly neighbourhood. The efficient development of this property for multiple residential purposes is an efficient use of urban land and limits the need for future urban boundary expansions into areas containing sensitive environmental features and/or good agricultural lands. These opportunities assist in the achievement of Objectives 8, 9 and 13.

Section 2 of Part 1 of the Official Plan also includes Growth Policies for the City of Niagara Falls. Objectives relevant to the application include:

2.1 The City shall protect agricultural uses in the non-urban area from urban pressures through the use of the Good General Agricultural Land Use designation and its related policies.

2.3 The City shall provide sufficient lands within the Urban Area Boundary to meet the projected housing, population and employment targets of Table 1.

The submitted application implements Policies 2.1 and 2.3 of the Official Plan. With regard to limiting growth pressures on the agricultural area, the development will occur on vacant urban lands that have been designated and zoned to accommodate significant residential growth. By allocating growth within the urban area, pressures for expansions to the urban boundary into sensitive agricultural and natural areas can be reduced.

Part 1 Section 4 – Housing

The City of Niagara Falls housing policies that were approved by City Council via Official Plan Amendment No. 149 were prepared in response to the findings and directions of the City's Housing Directions Study (2020). The policies were prepared to direct the municipality (corporation) and guide private applications with regard to housing affordability and supply within the City.

The overall vision new policy set is to ensure that within the City of Niagara Falls that there is a safe, stable and appropriate range of housing choices and opportunities that meet residents physical and financial needs throughout a lifetime.

The goals that are used to implement this vision pertain to housing availability, diversification of supply, prices and tenure types, the removal of barriers for alternative housing forms, the commitment to monitoring of supply and to work with partners and agencies to advance actions set out in the housing strategy.

The submitted Draft Plan of Vacant Land Condominium application will create two-hundred and thirteen (213) new dwelling units within Niagara Falls.

Policy 4.3 directs that opportunities for a choice in housing type, tenure, cost and location shall be provided within the City. To achieve this, the City will support:

- Multiple Unit Developments, smaller lot sizes and innovative housing forms.
- Development of vacant lands, and more efficient use of under-utilized parcels and existing housing stock.

- The full utilization and consolidation of properties to achieve larger scale and more comprehensive residential development.
- Development of housing in conjunction with commercial developments in order to create walkable neighbourhoods.
- Accessory Dwelling units within ground based dwelling forms (i.e. singles, semis, townhouses).

The overall intention of the policies within this section are to conform to the policy framework established in the 2022 Niagara Official Plan and to meet the vision and goals for housing that are to assist in addressing housing needs as outlined in the City's Housing Strategy.

The proposed housing mix encompasses both single detached-dwellings and block townhouse dwellings. These units will vary in land area, built form and will be offered under condominium tenure. The Vacant Land Condominium design is similar to a traditional subdivision, but on a smaller scale, relying on private infrastructure and roadways to optimize land utilization more efficiently. The proposed housing units will be further supported by the planned development of commercial land uses on adjacent lands.

Policy 4.4 requires that applicants provide detailed information about new housing projects as part of applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plans of Subdivision and Condominium. As the submitted application is for a Draft Plan of Vacant Land Condominium, the following relevant criteria must be addressed:

- a) The proposed housing mix by dwelling type and number of bedrooms, as applicable;
- b) How the proposal contributes to achieving the City's annual housing targets as Outlined in Part 1, Section 4, Policy 4.8 a) and b);
- c) The estimated rents and/or sales prices of the development, indicating where they are either above or below the threshold for affordable as defined by the Niagara Region and the City;

The subject lands are presently vacant and have not yet been utilized for residential purposes, despite being zoned and designated for such. The proposed development will introduce two-hundred and thirteen (213) new housing opportunities. These homes will encompass both single-detached and townhouse dwelling units respectively split by a 68/32% ratio. These housing options are desirable and will be compatible with the forthcoming developments outlined within the RCP.

The single-detached dwellings are two-storeys in height and have double car garages. These dwellings average around 2,000 square feet per unit, and have up to five bedrooms. The

townhouse dwellings are three-storeys in height and have single car garages. These dwelling average around 1,500 square feet per unit, and have up to three bedrooms.

The proposed dwelling units will be sold at fair market value and can be utilized by the purchaser or subsequent renters. At this time the exact price of the units is not yet known, however the units may not meet the definitions of “affordable” as set out in the City’s Official Plan. They will contribute to enhancing the overall housing supply in Niagara Falls and the range of housing will add an attainable aspect to the development. The inclusion of townhouses in the development allows for higher density housing that can be more financially accessible for single individuals, sole-parent households and those working in tourism, hospitality, service and agriculture sector.

The addition of two-hundred and thirteen (213) homes in Niagara Falls brings the municipality and Region closer to achieving their growth objectives. These objectives include ensuring housing is available throughout the City, diversifying the City’s housing supply, and eliminating barriers to the creation of various housing types, and more. This is the first phase of residential development within the Riverfront Community Plan, paving the way for subsequent phases that will expand the housing supply and present additional opportunities for home ownership.

PART 2 – LAND USE POLICIES

Part 2 of the City of Niagara Falls Official Plan contains policies for different land uses within the municipality. As noted, the subject lands are designated as “Residential” and “Minor Commercial” in the City’s Official Plan, and “Low/Medium Density Residential” and “Mixed-Use” in the Riverfront Community Plan, and in addition to general policies, the development is specifically subject to Part 2, Section 1 of the Plan.

Residential (Section 1)

The Residential land use designation is the general category within the Official Plan that applies to existing and planned residential areas in the City of Niagara Falls. The Official Plan requires that the City’s supply of residential lands be sufficient to accommodate anticipated population growth and various housing types and densities. Residential developments are to be compatible with surrounding uses and include various amenities that benefit the community as a whole and ensure a high quality of life.

Within the Residential designation, all dwellings types are permitted, with an additional emphasis placed on the provision of affordable housing. To achieve the housing goals set out in the Official Plan, the City encourages multiple unit developments on smaller lots, or innovative housing forms, development of vacant and underutilized lands, and the full utilization and consolidation of properties to achieve more comprehensive, residential community.

The applications conform with the Residential policies of the Official Plan by proposing permitted housing forms on urban lands (i.e. single-detached and townhouse dwellings). The lands have been designated as Low/Medium Density Residential by the City of Niagara Falls. The proposed single-detached dwelling units and townhouse dwelling units are appropriate and anticipated dwelling forms for the subject lands that will contribute to the local housing supply.

The physical context of the subject lands and surrounding area is also consistent with the traits that are identified as desirable for the City when contemplating new residential developments, such as having frontage along an Arterial roadway, having municipal servicing connections available and being situated near a public transit route.

Part 2, Section 1.11 - Greenfield Area

As shown on Schedule A2 – Urban Structure Plan of the City of Niagara Falls Official Plan (see **Figure 9**), the subject lands are identified as being within the Greenfield Area.

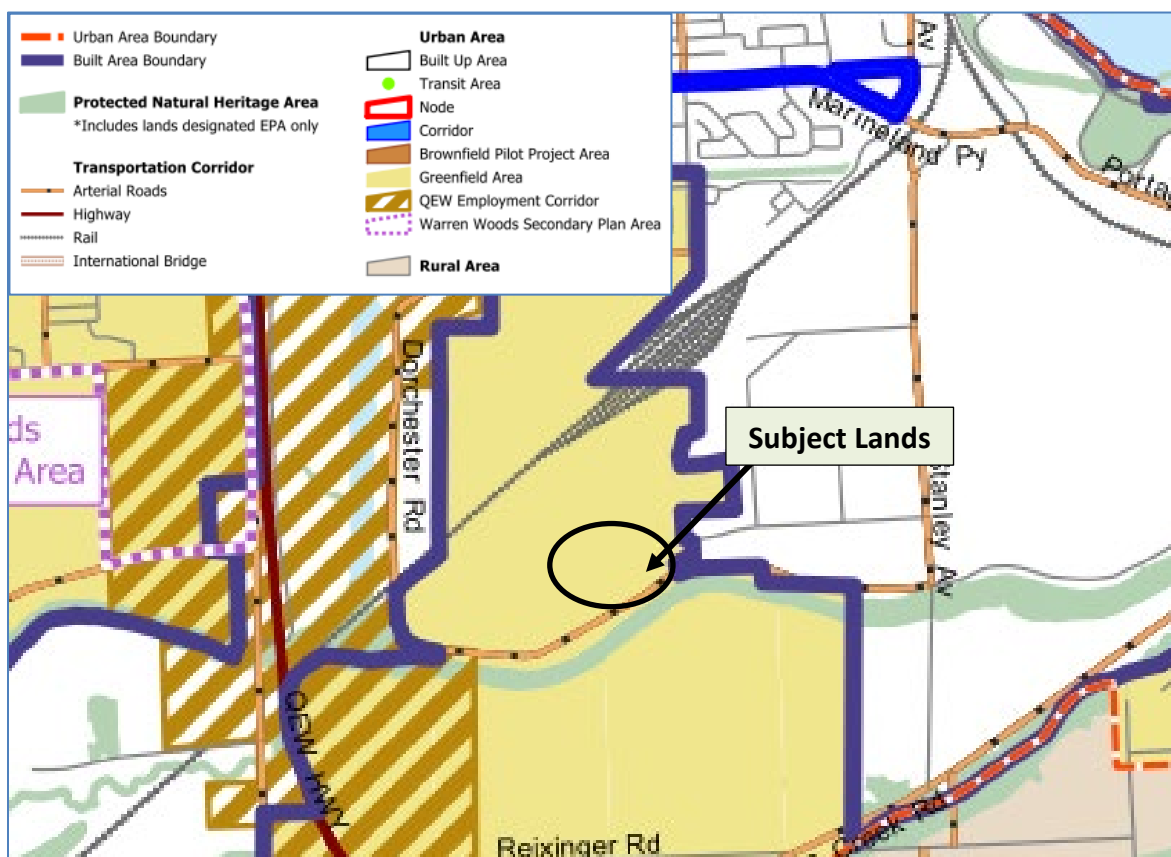


Figure 9 - Schedule A2 - City of Niagara Falls Official Plan

The City of Niagara Falls Official Plan directs that Greenfield Areas are preferred to be developed through the Secondary Planning process. Consistent with this policy direction, the subject lands are located within the RCP, which is a Secondary Plan Area.

Per Policy 1.11, Subdivision applications (which for the purpose of this Report is considered to also include Draft Plan of Condominium Applications) are to be prepared in accordance with policy criteria.

The applicable policy criteria generally require that:

- Development densities exceed 53 people and jobs per hectare (pj/h).
- A diverse range of land uses be provided.
- A mix of housing opportunities be provided at transit supportive densities.

The Draft Plan of Condominium application conforms with the Greenfield policies of the City's Official Plan by having a Greenfield density of 59.96 people and jobs per hectare. The proposed dwelling forms are appropriate for the lands and provide some variation in housing typology.

The proposed density is considered to be transit supportive and will benefit from eventual, and anticipated improvements and extensions to the Public Transit service network as the RCP builds out.

As this is the initial phase of development for this complete community, certain features that are planned for future phases will be initially absent. However, trail connections will be incorporated within this first phase of development which will contribute to broader vision for a complete community, in accordance with 1.11.5.

Environmental Policies (Section 11)

The subject lands are located adjacent to evaluated Provincially Significant Wetlands (PSW). The identified buffers surrounding the PSW and other regulated features have been previously determined and described within this report. The approved natural heritage feature designations and limits are shown in **Figure 8** and reflect the Riverfront Community Plan and previous Planning Act approvals.

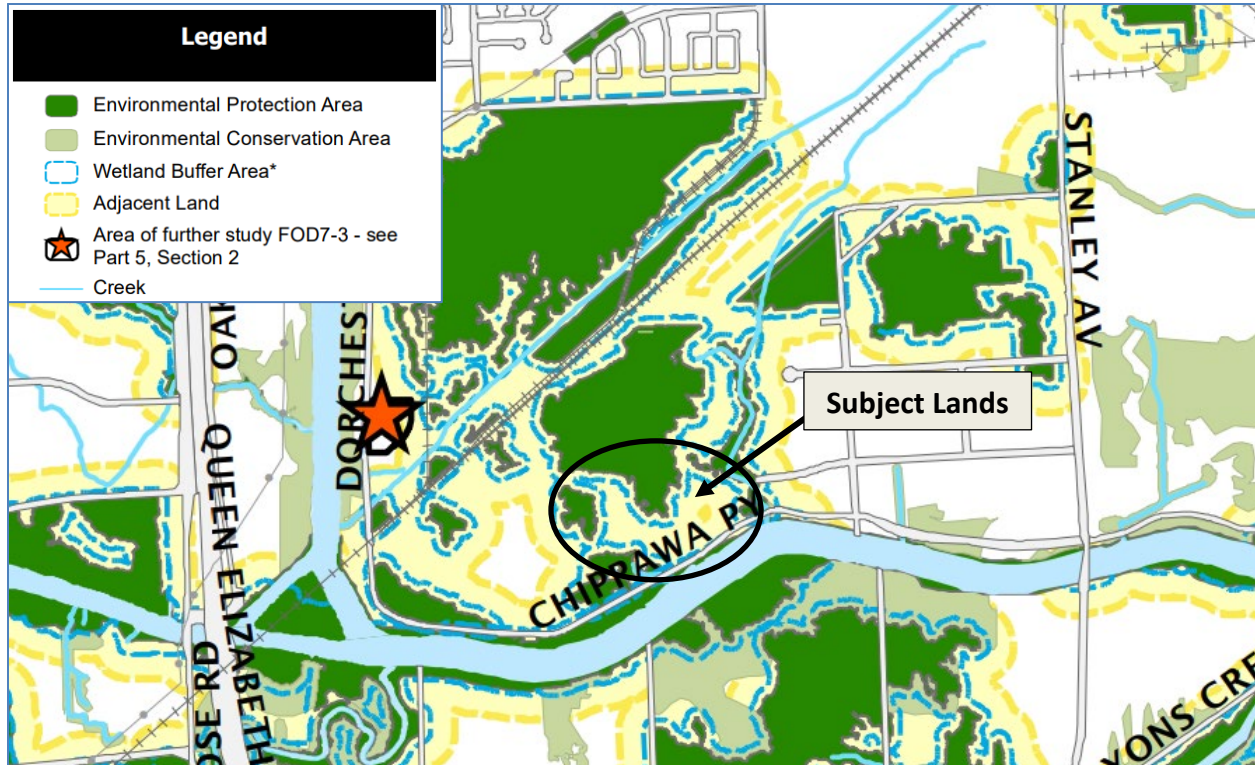


Figure 10 - Schedule A-1 of the City of Niagara Falls Official Plan

As shown on the Official Plan’s Natural Heritage Plan in **Figure 10**, the site is considered “Adjacent Lands” to the noted Environmental Protection Areas.

Environmental Protection Areas receive the highest level of protection in the Official Plan with policies that prohibit development or site alterations. In order to develop Adjacent Lands to an EPA, an Environmental Impact Study (EIS) is required.

This requirement has been addressed through previous Planning applications, including a Zoning By-law Amendment, Official Plan Amendment, and Draft Plans of Subdivision. The previously provided Environmental Impact Studies evaluated natural heritage features and potential natural hazards within the RCP. These reports provided expert opinion and recommendations regarding the impact that future development would have on identified features and/or ecological functions.

With specific regard to Block 12, it was concluded through these studies and approvals, in conjunction with consultation involving the Ministry of Natural Resources, the City of Niagara Falls and the NPCA, that a 15-metre buffer surrounding the adjacent Provincially Significant Wetland (Environmental Protection Area) is adequate.

Policy 11.1.5 of the Official Plan states; “When considering development or site alteration within or adjacent to a natural heritage feature, the applicant shall design such development so that there are no significant negative impacts on the feature or its function within the broader ecosystem. Actions will be undertaken to mitigate any unavoidable negative impacts.”

Policy 11.1.8 states that a permit from the NPCA may be required for any works within areas regulated by the Conservation Authority’s Regulation of Development. This plan includes two trails on the west side that are intended to pass through the EPA and connect to Phase 2 of the development. To establish these trail connections, the Official Plan states that necessary permits from the NPCA would be required.

Policy 11.1.11 of the NFOP indicates that in order to discourage interference with the function of a natural heritage feature or its buffer area, the proponent of new development located adjacent to a natural heritage feature may be required by the Department of Parks & Recreation, to construct a fence in compliance with the City’s Development Guidelines. Within the overarching Draft Plan of Subdivision Approval there is a condition that requires a fence be constructed surrounding the developable area.

An Ecological Commitment Letter prepared by GEI Consultants Ltd. has been included with this Draft Plan of Condominium submission. This letter provides a concise summary of the remaining ecological Conditions of Draft Plan Approval for the overarching subdivision that require attention and specifies the planning submissions where each condition will be satisfactorily addressed. The aim is to streamline the ecological planning process and optimize the use of resources while ensuring compliance with all relevant regulations and guidelines.

PART 3 – ENVIRONMENTAL MANAGEMENT

Part 3 of the City of Niagara Falls Official Plan contains policy direction on phasing, infrastructure, transportation and the public realm.

Municipal Infrastructure (Section 1)

Part 3, Section 1.2 – Water and Sanitary Sewage

Section 1.2 of Part 3 of the Official Plan requires that development within the Urban Area be provided with full municipal water and sanitary services. In conformity with this requirement, the proposed development is located within the Niagara Falls Urban Area will utilize existing municipal water and sanitary infrastructure that is to be extended from Dorchester Road.

Part 3, Section 1.3 – Storm Drainage

Policy 1.3.1 of Part 3 of the Official Plan requires that “all new development or redevelopment within the City be connected to and serviced by a suitable storm drainage system.”

The proposed development will utilize a private stormwater management wet pond facility, as well as other alternatives including lot grading, roof leaders and grassed swales. Storm flows will be treated and managed prior to being outlet into the Welland River.

The report concludes that the proposed stormwater outlet will be able to support the proposed development. Accordingly, the development will be served by a suitable storm drainage system.

Part 3, Section 1.5 – Transportation

As shown on Schedule C of the City of Niagara Falls Official Plan (**Figure 11**), the subject lands have frontage on an Arterial Roadway (Chippawa Parkway).

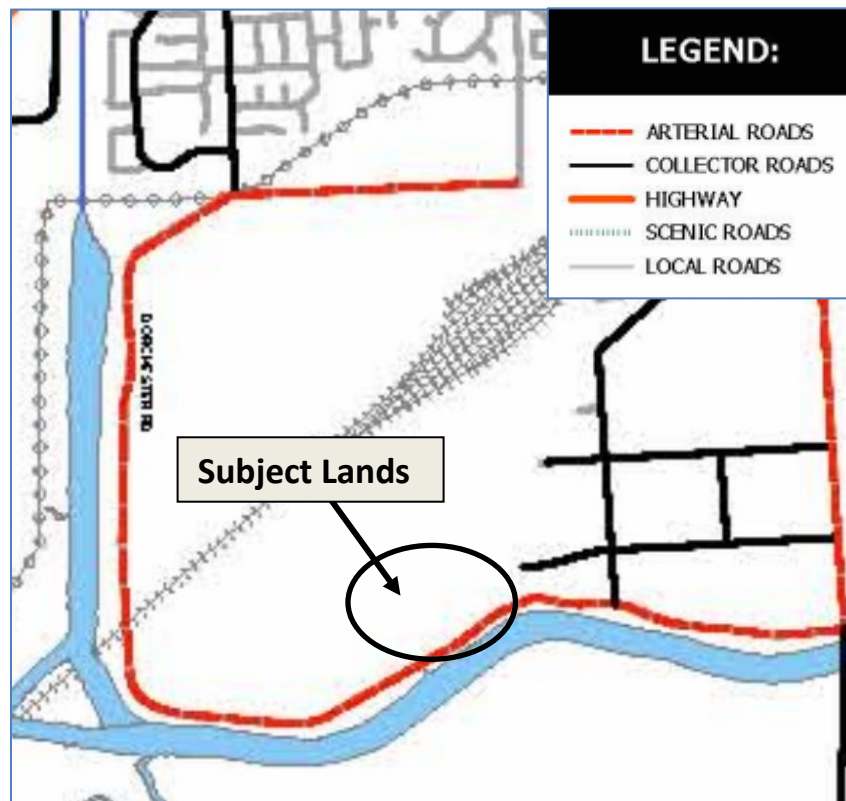


Figure 11 - Schedule C of the City of Niagara Falls Official Plan

Policy 1.5.18.4 states that Arterial Roads are designed to accommodate large volumes of traffic between major land use areas in the City. This roadway will support local traffic, as well as the RCP.

The proposed Condominium development will have two (2) private driveway accesses from the north side of Chippawa Parkway.

The application complies with overarching transportation policies of the City of Niagara Falls Official Plan and RCP. Compliance is achieved by providing opportunities for the development to leverage existing road networks, future transit services and proximity to existing and planned active transportation/pedestrian routes.

Part 3, Section 2 – Parkland Strategy

The City of Niagara Falls outlines its Parkland acquisition and development approach in the Official Plan. The overall intent of the approach is to ensure that public open space is provided in both Greenfield and Built-up Areas, and that it is provided at a scale which is appropriate for the area.

The provision of parkland dedication will be addressed through the overarching Subdivision registration process. It is planned that a land dedication for a new public park will be provided through Phase 2 of Centennial's RCP development program.

Part 3, Section 4 – Cultural Heritage Conservation

In accordance with the policies of Part 3, Section 4 of the Official Plan, "No work shall be carried out on any property which has identified archaeological resources or has archaeological potential without first conducting archaeological fieldwork and submitting a report, both undertaken by a licensed archaeologist."

To satisfy this policy direction and achieve compliance, Amec Foster Wheeler Environment & Infrastructure was retained by the previous property owner to complete Stage 1 & 2 Archaeological Assessments in the Spring of 2016. Through field investigation of the subject lands no archeological resources were discovered. No additional study was recommended by the Archaeologist.

Following the completion of the Assessment, the Archeologist's report was submitted to the Province for review and acknowledgement. Ministry clearance was provided on June 21, 2016.

As these works have been completed, the site is eligible for site alternation and development.

PART 4 – ADMINISTRATION AND IMPLEMENTATION

Draft Plans of Condominium are considered under the same Planning Act framework as Plans of Subdivision. Policy 7.3 under Part 4 of the Official Plan requires that Plans of Subdivision be in conformity with nine items. An overview of conformity is provided below:

7.3.1 No development shall be permitted unless it complies with the policies of this Plan, the Regional Official Plan and the requirements of the Planning Act and any Provincial Plans.

Prior to the registration of a subdivision plan or issuance of the Land Division Committee's certificate, the development must conform with the appropriate Zoning By-law.

As outlined in this report, the application is consistent with the 2020 Provincial Policy Statement and in conformity with the 2020 Growth Plan, 2022 Niagara Official Plan and City of Niagara Falls Official Plan (as amended).

The overarching Plan of Subdivision (City File No. 26T-11-2019-001) will be required to be registered prior to the proposed Condominium.

- 7.3.2 Access to Provincial Highways, Regional roads and the Niagara River Parkway must conform with access requirements of the Provincial Ministry of Transportation, the Regional Municipality of Niagara and Niagara Parks Commission.

The subject lands are accessible from Chippawa Parkway, which is a City owned and maintained roadway. Residents of the future development will utilize Chippawa Parkway for access to the subject lands and other important arterial and collector roads including McLeod Road and Lyons Creek Road which provide connections to the QEW and other parts of the municipality.

- 7.3.3 Any lot created shall have direct frontage on a public road of an acceptable standard of construction.

The subject lands (Block 12) have frontage along and access from Chippawa Parkway. The private roads that are proposed internal to the Condominium will be built to required standards for private roadways.

- 7.3.4 Development shall not create a traffic hazard.

The City of Niagara Falls did not request a Transportation Impact Study to be provided in support of this development as previous traffic studies have been conducted regarding these lands.

- 7.3.5 The applicant must prove to the appropriate authority that sufficient sewer and water services are available for the intended use of the land.

The application has been submitted with preliminary site servicing plans for the development. Based on these plans the development has suitable and sufficient water and sanitary services available through existing and proposed servicing networks and the proposed sanitary Sewage Pumping Station.

- 7.3.6 Development shall be prohibited in significant wetlands and habitat of endangered or threatened species and discouraged in woodlots; and other natural resource areas. Development within or adjacent to a natural heritage resource area or other natural area may be restricted and will be subject to the policies of Part 2, Section 11. The City shall seek the protection of wetlands adjacent to plans of subdivision/condominium through the dedication of the wetland area to the City, Niagara Peninsula Conservation Authority or other public agency or land trust.

The natural heritage features found in proximity to Block 12 are located outside of the Plan area. Through the previous implementation of land use designations, protective zoning and conditions of Subdivision Approval these features will be protected for the long term.

- 7.3.7 Extensions to linear or ribbon development along roadways are to be discouraged except within the Parkway Residential Area.

The development is not an extension of linear or ribbon development.

- 7.3.8 Development will be discouraged where a division of land would interfere with land assembly for the purpose of planned development.

The subject lands are a Block within a Draft Approved Plan of Subdivision. These lands are one portion of a consolidated land holding held by the applicant. The approval of this development will not negatively affect the future, comprehensive development of the RCP area.

- 7.3.9 Development will be discouraged when it does not comply with the staging policies of this Plan.

There are no staging policies associated with the subject lands.

PART 5 – SECONDARY PLANS

Riverfront Community Plan (Section 4)

The Riverfront Community Plan (RCP) was adopted by the City of Niagara Falls as Official Plan Amendment No. 128 on July 10, 2018 and was subsequently approved by the Local Area Planning Tribunal on October 31, 2019.

The RCP applies to approximately 252 hectares of land west of Dorchester Road between Oldfield Road and Chippawa Parkway. This Plan designates lands as Residential, Mixed Use, Environmental Protection and Open Space. The anticipated development yield for the entirety of the RCP area is;

- Population: 2,100 to 3,000 people
- Dwelling units: ~ 1,100
- Employment: 1,800 to 2,000 jobs

The subject lands (Block 12) were subject to previous Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications that were approved by Council. The submitted Draft Plan of Vacant Land Condominium application will establish the units and common elements for Block 12 and facilitate the detailed “Site Plan” review process.

Land Use

The subject lands are designated Low/Medium Density Residential Area and Mixed Use in the RCP. These designations permit a variety of uses, including residential dwelling forms. This development proposes single-detached dwellings and block townhouse dwellings.

As per Policy 1.3 within the RCP, the overall Greenfield density target for the Plan Area is a minimum of 53 combined residents and jobs per hectare. The proposed plan satisfies this target, yielding a density of 59.96 residents and jobs per hectare.

Lands adjacent to Block 12 have been previously designated and zoned for various levels of environmental protection. The extent of these designations and zoning coincide with additional buffer lands as well.

Pedestrian connections to adjacent phases of development are contemplated within the condominium Plan and will form part of the intended Open Space network for the RCP. These trail connections are shown in plan, but are not designated as Open Space.

The submitted Condominium application has regard for the approved boundaries of these evaluated natural heritage features and does not propose any development within these areas or that will have a negative long-term impact on their long-term vitality or ecological functions.

Infrastructure

The proposed development servicing method conforms with the policies of the RCP. The Condominium will be provided with urban services that are to be extended including watermain, sanitary sewer and storm sewers. The development will also include a sanitary Sewage Pumping Station and wet pond Stormwater Management Facility.

In advance of the registration and development of the condominium, the related registration of the overarching subdivision is required. As part of this Phase of registration, the developer will be providing the necessary extensions to the public watermain along Dorchester Road and will be constructing the required sanitary pumping station. These servicing upgrades are necessary and will support the development of the subject lands.

Transportation

The RCP promotes a multi-modal transportation network with connectivity provided to walking, cycling and public transit routes. The submitted Draft Plan application conforms with this policy direction by providing trail linkages and a robust private roadway network with convenient access to Chippawa Parkway.

The proposed development configuration implements the design direction within the transportation policies by providing limited driveway access to Chippawa Parkway (two (2) access driveways). The north side of the parkway will contain reverse frontage dwellings that are accessed from the north side but present high-quality architectural design towards the public realm. This approach will frame the parkway and uphold it as a unique and scenic route within the RCP.

Through the registration of Phase 1 of the overarching subdivision, the owner will dedicate lands for the widening of Chippawa Parkway. This land dedication will facilitate future roadway expansions and the integration of multi-modal transportation options.

Sustainable Development

Policies 5.1 and 5.2 of the RCP encourage development proposals to meet and exceed energy efficiency requirements and contemplate the use of alternative energy sources. Policy 5.2 also encourages the use of transit and active transportation and alternative energy vehicles.

The developer has indicated that the units will meet OBC requirements for energy efficiency. Opportunities for inclusion of additional energy saving methods may be considered through the detailed architectural design process.

The developer has also noted that each unit will have the option to request an electric vehicle charger for inclusion in their home. This will support the use of electric vehicles, as envisioned by the RCP.

Growth Strategy

The RCP directs that development occur in an orderly fashion and be fiscally responsible. The proposed development is the first phase of residential construction planned with the RCP. These lands are a logical and preferred location for the first phase of development as they have access to a public roadway and are located in proximity to the required servicing upgrades needed to support overall development (i.e. Chippawa Parkway Watermain, Sanitary Pumping Station). These works will be secured and undertaken concurrently with the Condominium construction to minimize impacts and nuisance.

The physical development form will also satisfy the growth strategy policies of the RCP by developing a mix of low and medium density dwelling forms concurrently within this condominium. These forms include single detached dwellings and block townhouses. Furthermore, the dwelling units provided along Chippawa Parkway will include additional floor area within each unit to facilitate a larger office/den area to support remote work. This design element will assist in facilitate an increase in work at home-based employment.

Implementation

The lots within the planned development are to be created through a Plan of Vacant Land Condominium.

All required studies and clearance have been provided with this Draft Plan of Vacant Land Condominium application, including the previously submitted Environmental Impact Study Addendum, and an Ecological Commitment Letter.

The proposed residential development consisting of single dwelling units and townhouse units adhere to and will implement zoning by-laws, allowing for a range of housing opportunities in the Plan Area, increasing diversity in housing options.

CITY OF NIAGARA FALLS ZONING BY-LAW (By-law No. 79-200)

As shown on **Figure 12**, the subject lands are zoned Residential Low Density, Group Multiple Dwelling Zone (R4-1133). Adjacent lands surrounding the property to the north, east and west are zoned as Environmental Protection Area Site Specific Zone (EPA-1136) in accordance with Zoning By-law 79-200, as amended by site specific By-law 2020-124.

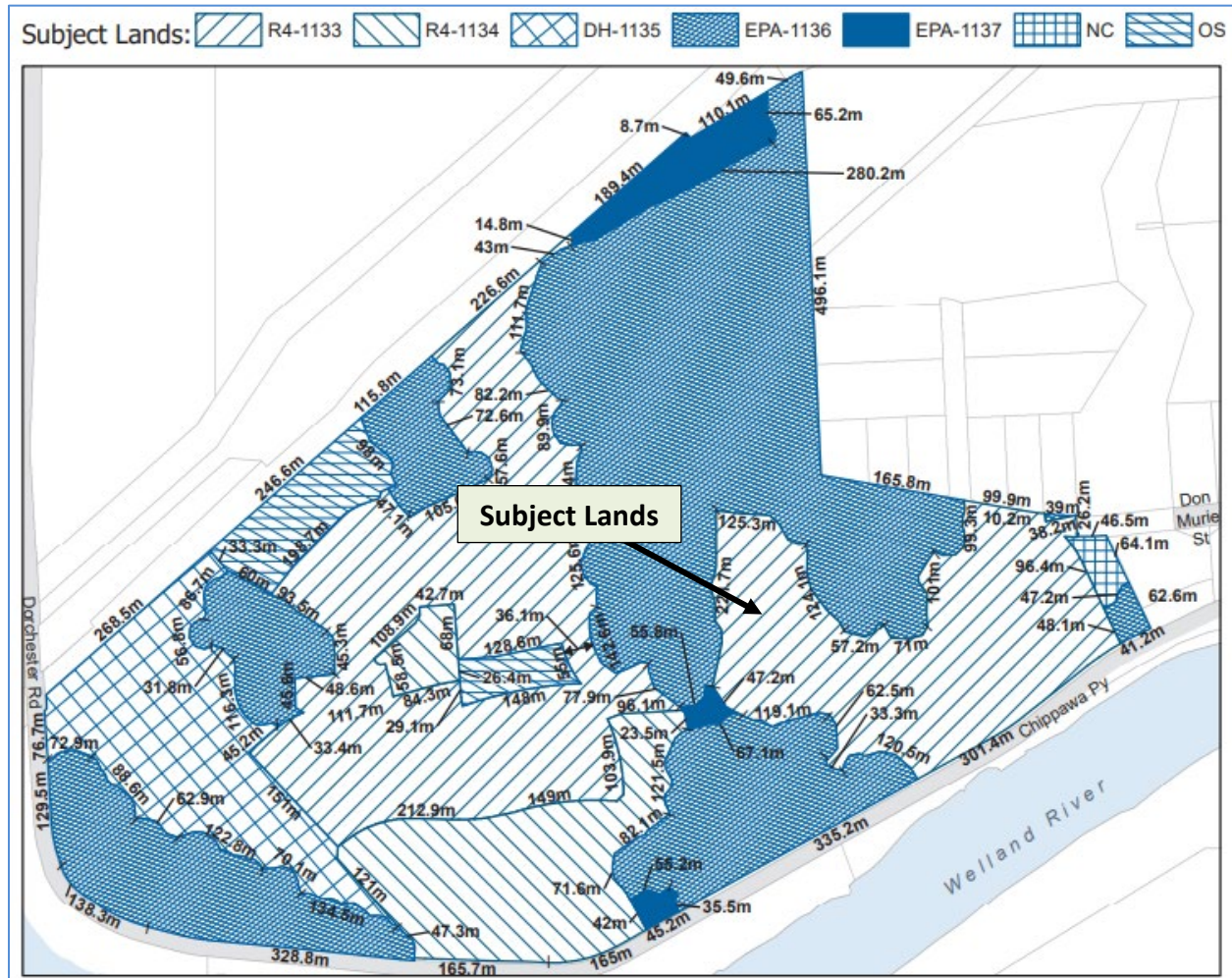


Figure 12 – Schedule 1 to By-law No. 2020-124

R4-1133 Zone

The permitted uses for the R4-1133 Zone include single detached dwellings, semi-detached dwellings, secondary unit in detached, semi-detached and townhouse dwelling units, and home occupations in a detached dwelling, semi-detached dwelling or townhouse unit.

The applicable regulations for this zone have been assessed against the development plan and zoning conformity is outlined in **Table 1**.

EPA-1136 Zone

The permitted uses for the EPA-1136 zone include the uses permitted in an EPA zone and recreational trails authorized by the Niagara Peninsula Conservation Authority. These Zones are located on adjacent lands and are not within the Plan Area. No development is proposed to encroach beyond the plan limits into the protection areas.

Table 1: Zoning By-law 79-200, as amended by site specific By-law 2020-124			
Provision	R4-1133 Zone Regulation	Provided	Proposed Regulation
Minimum lot area, as calculated on the entire area of a block in a plan of subdivision	200 m ² for each dwelling unit	457.42 m ² for each dwelling unit	200 m ² for each dwelling unit (no change)
Minimum lot frontage of a block in a plan of subdivision	20 m: for a townhouse dwelling or apartment dwelling containing more than 4 dwelling units or for a detached dwelling or semi-detached dwelling 15 m: for a townhouse dwelling or apartment dwelling containing 4 dwelling units or less	341.43 m	20 m (no change) 15 m (no change)
Street frontage interpretation	Nothing in section 4.11 of By-law 79-200 or clause (b) of of By-law 2020-124 shall be deemed to require each dwelling to front onto or abut a street	N/A	N/A (no change)
Minimum land unit frontage on a street or private street	8 m: for a detached dwelling 7 m: for a unit in a semi-detached dwelling 5 m: for a unit in a townhouse dwelling	12 m for a detached dwelling 12.98 m (Unit 27) N/A 6 m for a unit of a townhouse dwelling	8 m (no change) N/A (no change) 5 m (no change)
Minimum front yard depth and exterior side yard width	3 m: from a street 1 m: from a private street on a land unit less than 20 m wide 6 m: from a private street on a land unit 20 m wide or greater	3 m from a street 6m from garage N/A N/A	3 m (no change) N/A (no change) N/A (no change)

	3 m: from a private street on a land unit 20 m wide or greater for a garage with its side elevation facing the private street	N/A	N/A (no change)
Maximum front yard depth and exterior side yard width from a street or a private street	15.5 m	7.68 m (Unit 27)	15.5 m (no change)
Minimum rear yard depth from the rear land unit line	0.5 m: where the rear unit line abuts a private land 4 m: in all other cases	4 m	0.5 m (no change)
Minimum yard depth or yard width for all buildings and structures from an EPA-1136 or EPA-1137 zone boundary, notwithstanding Section 8 of By-law 2020-124	4 m	4 m	4 m (no change)
Minimum separation distance between buildings on the same block	1.8 m	1.8 m	1.8 m (no change)
Maximum lot coverage	None	30.03%	None (no change)
Maximum height of a building	14 m or 3 storeys whichever is lesser, subject to section 4.7 of By-law 79-200	Singles – 2 storeys Towns - 3 storeys	14 m or 3 storeys (no change)
Number of dwellings on one block	Unlimited	213 dwelling units	Unlimited (no change)
Minimum number of parking spaces	1.25 spaces per dwelling unit for a detached dwelling or dwelling unit, save and except a second dwelling unit, as calculated on the entire area of a block in a plan of subdivision 1 space for a second dwelling unit 1.25 parking spaces x 213 dwelling units= 266 parking spaces	268 parking spaces (213 Resident + 55 Visitor)	266 parking spaces (no change)
Minimum parking stall width	2.75 m	2.75 m	2.75 m (no change)
Minimum parking stall length	6.0 m	6.0 m	6.0 m (no change)
Minimum manoeuvring aisle	6.3 m	6.7 m	6.3 m (no change)

Minimum landscaped open space	20% of the block area	55.31%	20% (no change)
Minimum amenity area per dwelling unit	10.0 m ²	45.84 m ² per unit	10 m ² (no change)
Accessory buildings and accessory structures	In accordance with section 8 of By-law 2020-124	N/A	N/A (no change)
Minimum yard width or yard depth for a deck from a street or block line	0.5 m	N/A	N/A
Maximum width of a driveway or parking area and garage in the front yard of a land unit	50% of the land unit frontage or 6 m, whichever is less	6 m for a detached dwelling 3.45 m for a townhouse dwelling	6 m for a detached dwelling (no change) 3.45 m for a townhouse dwelling (no change)
Vehicular access to a garage in the front yard of a land unit from a public or private street	Permitted: for a land unit with a width of 11 m or more Not permitted: for a land unit with a width of less than 11 m	Unit 27 – 12.89 m at the 6.0 m frontage setback	12.89 m (no change)
Notwithstanding section 4.19.3(c) of By-law 79-200, no decorative wall, landscape strip or landscaped berm shall be required for a parking area associated with an access under this subclause			
Occupancy of a primary dwelling unit by the owner of the land unit where a second dwelling unit is located within the primary dwelling or within an accessory building	Not required		

PLANNING OPINION

Centennial Homes (Niagara) Inc. has submitted a Draft Plan of Vacant Land Condominium application for Riverfront Block 12, also known as Riverfront Residential Phase 1. This is the first phase of Centennial's planned developments within the Riverfront Community Plan, encompassing Block 12 (Vacant Land Condominium), Block 15 (Sanitary Pumping Station), and Block 16 (Road Widening). Finalizing the Registration of this initial phase necessitates a Vacant Land Condominium Agreement.

Previous ownership had secured Draft Plan of Subdivision Approval for Phases 1 and 2. However, further approval is required for the actual development of each residential block. The objective of the current application is to implement condominium tenureship to allow for development. In tandem with this, Centennial is addressing conditions from the prior Draft Approval for the entirety of the lands (Phase 1 and Phase 2), particularly as they pertain to Phase 1.

The subject lands are situated within the Niagara Falls Urban Area and are within the Provincially designated Greenfield Area. Greenfield Areas represent undeveloped urban lands normally governed by Secondary Plans. In this case, this proposed plan is set to be the initial phase of the Riverfront Community Plan Area that is to be developed.

The Zoning and Official Plan designations have previously been established. The Zoning designation is R4-1133, while the Official Plan designations include Low/Medium Density Residential and Mixed-use. These designations will facilitate the construction of a private road development with two-hundred and thirteen (213) units, comprising of block townhomes and single-detached dwellings. The site will also feature individual amenity spaces and fifty-five (55) designated visitor parking spots.

The proposed development represents an efficient use of underutilized urban lands, and will contribute to the diversification of housing supply in the area. The plan adheres to the density targets set out for designated Greenfield Areas, as the proposed density is 56.26 people and jobs per hectare. The development will include a variety of housing forms, and is provided with municipal infrastructure.

The required studies pertaining to this development including this Planning Justification Report, an Air Quality, Noise and Vibration Assessment, a Peer Review Letter for Air Quality, Noise and Vibration Assessment, a Stage 1 & 2 Archaeological Assessment, an Environmental Impact Study Addendum, an Environmental Considerations Assessment, a Phase 1 Environmental Site Assessment, a Phase 2 Environmental Site Assessment, a Supplemental Geotechnical Investigation, a Functional Servicing Report along with a Stormwater Management Plan, a Tree Saving Plan and Restoration Agreement have been submitted with the application have

determined that the development can proceed without any adverse effects on adjacent lands, human health, natural features, or existing infrastructure. To add, the development will not result in any negative impacts to natural heritage features or their ecological functions.

The proposed development balances the accommodation of prescribed growth targets, improves housing choices, and is an efficient use of urban lands. It provides for a better use of lands in the urban area boundary that are currently underutilized, and has access to municipal services. As the proposed plan is within a Secondary Plan Area, it is a warranted and encouraged place for growth and development.

For these stated reasons, the submitted application is considered to be consistent with the 2020 Provincial Policy Statement and conform to the 2020 Growth Plan for the Greater Golden Horseshoe, 2022 Niagara Official Plan, and the City of Niagara Falls Official Plan, as amended.

It is my professional opinion that the Draft Plan of Vacant Land Condominium application will facilitate the implementation of this development within urban land that will assist in the achievement of building out the Riverfront Community Plan, increasing the housing supply and is in the public interest.

Respectfully Submitted by,



William Heikoop, B.U.R.Pl., MCIP, RPP
Planning Manager
Upper Canada Consultants

cc: Joe Candeloro, Centennial Homes (Niagara) Inc.
Chelsea McShane, Upper Canada Consultants

Appendix I
Draft Plan of Subdivision Approval Conditions Letter



October 4th, 2023

UCC File No. 2209

City of Niagara Falls
4310 Queen Street
Niagara Falls, ON L2E 6X5

Attn: Alexa Cooper, MCIP, RPP, Planner II

**Re: Draft Plan of Subdivision Conditions – Relative to Block 12 (Phase 1)
Riverfront Subdivision
City File No.: 26T-11-2019-001**

Upper Canada Consultants is pleased to provide this supplemental letter, that is included as **Appendix I** of the Planning Justification Report prepared for the Draft Plan of Vacant Land Condominium Application for Phase 1 (Block 12) of the Riverfront Residential Subdivision. This application has been submitted to implement condominium tenureship as originally contemplated for the various blocks within this development.

This letter outlines the status of the Conditions of Draft Plan of Subdivision approval for City File No. 26T-11-2019-001 and indicates whether or not similar conditions should to be carried forward for the Block 12 (Phase 1) Draft Plan of Vacant Land Condominium approval.

It is suggested that a Condition of Draft Plan of Vacant Land Condominium be included that required the Registration of Phase 1 of the Subdivision to ensure all subdivision requirements are addressed, removing the need for significant overlap.

If you have any questions or require any further information, please contact the undersigned.

Sincerely,

William Heikoop, B.U.R.Pl., MCIP, RPP
Planning Manager
Upper Canada Consultants

cc: Joe Candeloro, Centennial Homes (Niagara) Inc.
Chelsea McShane, Upper Canada Consultants



City of Niagara Falls

1. Approval applies to the Riverfront Draft Plan of Subdivision prepared by Ashenurst, Nouwens & Associates Inc., dated August 14, 2019, showing 7 blocks for residential development, 1 block for mixed use development, 3 blocks for open space and stormwater management, 4 blocks for environmental protection, 1 block for road widening and 1 block designated as other lands owned by the developer, plus streets that are to be dedicated as public highways.

A similar condition is to be included in the Draft Plan Conditions for the legal description of Block 12.

Planning and Legal

2. The developer enter into a registered Subdivision Agreement with the City to satisfy all requirements financial and otherwise, related to the development of the subject lands. Note: Should any other body wish to have its conditions included in the Subdivision Agreement, they may be required to become party to the Subdivision Agreement for the purpose of enforcing such conditions. If the development is to be constructed and subdivision plans registered in two or more phases, a separate subdivision agreement will be required for each phase.

A similar condition is to be included for the Block 12 Draft Plan of Vacant Land Condominium approval in which a Condominium Agreement will be required.

3. The developer submit a Solicitor's Certificate of Ownership for the subdivision lands to the City Solicitor prior to the preparation of the Subdivision Agreement.

A similar condition is to be included for the Block 12 Draft Plan of Vacant Land Condominium.

4. That the plan be modified in accordance with the red-line revisions generally shown Schedule 5 to the satisfaction of the City: Niagara Region and Niagara Peninsula Conservation Authority, which shall include the following:
 - a. Provision of minimum 15 metre buffer from the adjacent Provincially Significant Wetland (PSW);
 - b. Realignment of Street "E" to provide for a minimum 15 metre buffer from the adjacent PSW; and
 - c. Adjusting the lot line between blocks 13 and 14 to provide a 15-metre buffer from the PSW on Block 14

Condition a) is to be carried forward for the Block 12 Draft Plan of Vacant Land Condominium approval.

Conditions b) and c) will be addressed through final approval of the Phase 2 Subdivision, as these conditions are not applicable to Phase 1.

5. The developer receive final approval of the Zoning By-law amendment to provide land use regulations to guide the development of the subdivision.

The Zoning By-law No. 2020-124 that was approved December 8th, 2020, along with the Notice and Explanatory Note Passing of Zoning By-law No. 2020-124 will be included in the submission. Zoning By-law



2020-124 was subject of an LPAT appeal with Motion to Dismiss considered by LPAT. The decision, was confirmed September 17th, 2021, therefore this condition is considered satisfied.

This condition does not need to be carried forward.

6. The developer provide three calculated plans and a letter prepared by an Ontario Land Surveyor to Planning, Building & Development confirming that all lots and blocks comply with the Zoning By-law.

A similar condition is to be included for the Block 12 Draft Plan of Vacant Land Condominium approval.

7. The developer provide four copies of the pre-registration plan to Planning, Building & Development and a letter stating how all the conditions imposed have been or are to be fulfilled.

A similar condition is to be included for the Block 12 Draft Plan of Vacant Land Condominium approval.

8. The developer, City and/or Region execute a Resource Management Agreement to address the appropriate compensation and locations for woodland removal and replacement, any proposed transplantation of locally rare plant species, monitoring and any necessary securities. Note: this agreement may be executed as a separate agreement or as part of the subdivision agreement.

A Restoration Agreement that was executed March 3rd, 2022 and an Assumption Agreement that was executed June 2023 transferring the responsibility to Centennial will be included in the submission.

This condition does not need to be carried forward.

Municipal Works

9. The roadways and sidewalks be designed and constructed in accordance with City standards which, in part, include the following:
 - a. Dedication of all new road allowances (Streets "B", "C", "D", "E" and "F") to the City as public highways; all roadways and sidewalks to be constructed to municipal requirements and to include sidewalks on the north side of Chippawa Parkway abutting the development both sides of collector streets and one side of local streets, and turning basins with 18 m radii on the cul de sacs of dead-end streets;

The identified Street's will be dedicated and constructed through the completion of Phase 2.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval for naming of the private road ways.

- b. Dedication of a 2.91-metre-wide road widening (Block 15) along the Chippawa Parkway frontage of the property;

This condition will be addressed through the final approval of Phase 1. This condition does not need to be carried forward.



- c. Improvements within the Chippawa Parkway road allowance to support the development, including the addition of auxiliary turning lanes to support the development as outlined in the Transportation Impact Study and roadside ditch improvements deemed necessary by the City.

This condition will be addressed through the final approval of Phase 2. This condition does not need to be carried forward.

- d. Dedication of daylighting triangles with 7 metre legs at the intersections of Chippawa Parkway and Streets "A" and "E" and daylighting triangles with 5 metre legs at all other intersections and the inside corners of road bends;

This condition will be addressed through the final approval of Phase 2. This condition does not need to be carried forward.

- e. Dedication of all road allowances and daylight triangles to the City as public highways and dedication of any 0.3 m reserves deemed necessary;

This condition will be addressed through the final approval of Phase 2. This condition does not need to be carried forward.

- f. Speed control measures within the subdivision to the satisfaction of Transportation Services;

This condition will be addressed through the final approval of Phase 2. This condition does not need to be carried forward.

- g. All streets named to the City's satisfaction.

A similar condition will be needed for the naming of the private roads in Block 12

10. The services be designed and constructed in accordance with City standards which, in part, include the following:

- a. Extension and provision of municipal water distribution, sanitary sewer and storm sewer systems at developer's cost in accordance with the Ministry of the Environment, Conservation and Parks (MECP) and City standards;
- b. Testing of new municipal watermains shall be completed in the presence of a Certified Water Operator using the City's Watermain Commissioning Checklist;
- c. Weeping tile to be connected to the storm sewer system via sump pumps and all rainwater leaders to be outlet to grade and directed to front and/or rear yards;
- d. Provision of an overland flow route to be designed in the right-of-way for major storm events and constructed in accordance with the MECP Guidelines and City standards; and
- e. Application of the City's Lot Grading and Drainage Policy in accordance with the City Standards.

Conditions for engineering design requirements to be updated per the Vacant Land Condominium requirements.



11. The developer submit a Functional Servicing Report, signed by a professional engineer licensed to practice in the province of Ontario, demonstrating that the existing and proposed watermains and sanitary sewers are sufficient to service all phases of the development.

This condition will be addressed through the registration of Phase 1. This condition does not need to be carried forward.

12. The developer submit a Stormwater Management Plan, signed by a professional engineer licensed to practice in the province of Ontario, confirming that the proposed storm sewers and stormwater management facilities are sufficient to service all phases of the development and shall be revised to reflect the draft approved plan of subdivision.

A similar condition is to be carried forward for the Block 12 Draft Plan of Vacant Land Condominium approval.

13. The developer submit a Geotechnical Report prepared by a qualified geotechnical engineering consultant, licensed in the province of Ontario, to the satisfaction of Municipal Works and shall implement any recommendations of the Geotechnical report.

This condition will be addressed through the registration of Phase 1. This condition does not need to be carried forward.

14. The developer pay the City the required fees for boulevard tree planting according to the above criteria.

A similar condition is to be updated to requiring a Landscape Plan for the Block 12 Draft Plan of Vacant Land Condominium approval.

15. The developer pay the Development Charges in force at the time of execution of the Subdivision Agreement and Building Permit issuance as per the City's Development Charges By-law.

A similar condition is to be carried forward for the Block 12 Draft Plan of Vacant Land Condominium approval.

16. The developer grant the City and public utility companies any easements required to service the subdivision.

A similar condition is to be carried forward for the Block 12 Draft Plan of Vacant Land Condominium approval.

17. The developer submit the digital data and contract documents in accordance with the City CAD standards and prepare construction contracts using the City of Niagara Falls template including the Schedule of Quantities and Unit Prices format.

A similar condition is to be carried forward for the Block 12 Draft Plan of Vacant Land Condominium approval.



18. The developer pay the required fees for Engineering Inspection and Administration for the subdivision.

A similar condition is to be carried forward for the Block 12 Draft Plan of Vacant Land Condominium approval.

19. The developer prepare a street lighting drawing and photometric plan, in accordance with the City specifications (*as amended April 2016*).

A similar condition is to be carried forward for the Block 12 Draft Plan of Vacant Land Condominium approval.

20. Quantity control and material testing during construction will be conducted to the satisfaction of the City of Niagara Falls and at the Developer's expense.

A similar condition is to be carried forward for the Block 12 Draft Plan of Vacant Land Condominium approval.

Parks Design

21. The developer dedicate Blocks 7 and 9 to the City for parkland purposes. Park blocks are to be provided to the City in a condition ready for finished park development, including grading the park to approved elevations per City park concept plans and/or direction, provide perimeter catch basins and drains for the park to City standards, tree removal/preservation (*where needed*), and graded with clean topsoil and seeded to the City's satisfaction. In addition, a 50 mm diameter water service to the park property line with a curb stop valve shut off and an electrical service to the park capable of powering future park security lighting is to be provided. Further parkland requirements for Block 17 will be determined when development is proposed for this block.

Dedication of the proposed Park blocks will be completed through the registration of Phase 2. This condition does not need to be carried forward.

22. The developer provide landscape plans for the subdivision, stormwater management blocks and open space areas prepared and stamped by a landscape architect (*OALA*) to the satisfaction of the City, showing complete design and landscape information including but not limited to: fencing including fencing along environmental blocks, entrance features, roadway greenspaces, streetscapes, trails, pathway connections, tree protection & preservation; and park blocks. Fencing for park and stormwater management blocks shall be to City standards and meet approval of the Director of Municipal Works. Fencing type and dimensions to be shown consistently on all plans. Details of fencing plans to be provided for City approval.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.



23. Should any subdivision entry features be proposed, details of the features be provided to Parks Design for review along with cost estimates for initial construction and future repair/replacement of the features. NOTE: Subdivision entrance features are to be erected on lands to be dedicated to the City.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

24. The developer provide a Trails and Walkable Community Master Plan (TWCM) prepared and stamped by a landscape architect (OALA) which shows all proposed recreational trails, pathways and sidewalks/walkways, including proposed connection locations and design elements to connect with EPA areas, parks, woodlots, green spaces stormwater management areas, Welland River/George Bukator Park Trail system, Millennium Trail, roadway bike lanes, and adjacent neighbourhoods. Include all information and details on trail type, construction methods and dimensions. The developer shall be responsible to construct/implement the trails (TWCM) as part of the development, to the approval of the City and other agencies such as NPCA, Niagara Region, and applicable Federal & Provincial Ministries. Trail development shall consider CPTED (Crime Prevention Through Environmental Design) and accessibility standards. This will also include the required pedestrian route connection from the easterly development area to access the park blocks on the west area.

This will be addressed through final approval of Phase 1 and Phase 2 of the Draft Plan of Subdivision. This condition does not need to be carried forward.

25. The developer provides a Tree Inventory Plan and Report, by a certified arborist or landscape architect, for all lands to be dedicated to the City for park purposes. The developer will be required to work with the City, and agencies such as Niagara Region and the NCPA to preserve and protect trees determined to remain, and remove trees due to poor condition or for the purpose of providing the land for park development. Staff encourages the protection and preservation of existing healthy mature trees wherever possible in developable areas.

All tree removals have been completed per the Tree Inventory Plan and Report that was prepared by Colville Consulting Inc., which was reviewed and approved by the NPCA and Region and has resulted in a Restoration Agreement previously executed. This condition does not need to be carried forward.

Fire Services

26. That parking restrictions be imposed to Fire Services satisfaction prohibiting parking on one side of road where the asphalt width is less than 8 m or on one side of the road within residential cul-de-sacs. The subdivision agreement is to specify the supply and installation of no parking signage are at the cost of the developer.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.



27. That adequate water for fire fighting purposes be available and accessible with sufficient volume and/or flow to facilitate firefighting operations prior to the construction of any building.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

28. That the applicant provide plans to the satisfaction of Fire Services, demonstrating a second means of access where streets dead-end. Fire routes are to be designated and secured through future plans of condominium or site plans.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

29. The developer submit servicing plans to Municipal Works and Fire Services for review. Such plans are to include road widths and curb radii. Note that the Municipal Works Department is responsible for final approval of said servicing plans.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

Canada Post

30. That Community Mail Boxes (CMBs) be located in locations determined in cooperation with Canada Post, and that the developer identify these sites on a display in the sales office and on appropriate maps, information boards and plans.
31. The developer include in all offers of purchase and sale, a statement that advises the prospective purchaser that mail will be delivered via a CMA. The developer also agrees to note the locations of all CMBs within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to CMBs.
32. The developer satisfy all requirements of Canada Post regarding granting necessary easements for CMBs, concrete pads for CMBs, temporary CMBs, walkways to CMBs, curb depressions for wheelchair access, informing potential homeowners of CMB locations, timing of construction and identification of CMBs and related works on engineering servicing drawings.

Similar conditions are to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

Enbridge

33. The developer contact Enbridge Gas Distribution's Customer Connections Department by emailing SalesArea80@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (*including, but not limited to: tree planting, Silva cells, and/or soil trenches*) and/or asphalt paving. NOTE: If a gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.



A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

34. The developer grade all streets to final elevation prior to installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for installation of gas lines.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

35. The developer provide Enbridge Gas Distribution with the necessary easements in the event they are required to service the development.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

CP Rail

36. That the developer meet all standard requirements of CP Rail with respect to development of land in proximity to an industrial spur line, including the following;
- a. Insertion of a clause in all offers of purchase and sale or lease and in the title deed or lease of each dwelling within 300 metres of the railway right-of way, warning prospective purchasers or tenants of the existence of the Railway's operating right-of-way; the possibility of alterations including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of noise and vibration attenuating measures in the design of the subdivision and individual units and that the Railway will not be responsible for complaints or claims arising from the use of its facilities and/or operations.
 - b. That any proposed alterations to the existing drainage pattern affecting the railway property be substantiated by a drainage report and be approved by CP Rail prior to grading.
 - c. Construction of a 1.83 m high chain link fence along the common property line of the Railway and the subdivision lands at the developer's expense. Maintenance of this fence is to be secured by a covenant on the title of the lands and future deeds, obliging future purchasers to maintain the fence in a satisfactory condition at their expense.
 - d. Any proposed utilities under or over railway property to serve the development must be approved prior to their installation and be covered by the railway's standard agreement.

This condition relates to the Phase 2 lands adjacent to the railway and will be addressed through the final approval process for Phase 2 of the development.

This condition does not need to be carried forward to Block 12.



Ontario Power Generation (OPG)

37. That Storm Water Management and grading plans be circulated to OPG for review and approval, as necessary. Any drainage crossing OPG lands adjacent to Welland River will require review, approval and a registered easement with OPG.

Specifications will be included within the Engineering Drawing Set prepared by Upper Canada Consultants that will be included in the final approval submission.

A similar condition is to be addressed through the registration of Phase 1.

Niagara Peninsula Conservation Authority (NPCA)

38. That the draft plan be revised to ensure all Provincially Significant Wetland (PSW) buffers are a minimum of 15 metres or larger as may be determined through the finalized Feature Based Water Balance (FBWB) and LID measures detailed design, to the satisfaction of the NPCA.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval as the detailed design from Phase 1 and Block 12 will need to be completed to address this condition.

39. The PSWs and their associated buffers be zoned Environmental Protection Area (EPA) or another similar zone category that achieves the same level of protection, to the satisfaction of the NPCA.

The Zoning By-law 2020-124 has proper Zones for EP Areas.

This condition is not to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

40. The developer submit to the NPCA for review and approval a final FBWB as described in the Infrastructure Requirements Report (*prepared by Wood, dated August 23, 2019*) and Environmental Impact Study Addendum (*prepared by Savanta, dated December, 2019*) to the satisfaction of the NPCA. The developer acknowledges that if the detailed information is not sufficient to support the proposed subdivision design, then the draft plan will need to be revised.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval as the detailed design from Phase 1 and Block 12 will need to be completed to address this condition.

41. The developer submit to the NPCA for review and approval, detailed design of all LID measures and an Environmental Impact Study (EIS) Addendum of the final LID measures design. The developer acknowledges that if the detailed information is not sufficient to support the proposed subdivision design, then the draft plan will need to be revised.



A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval as the detailed design from Phase 1 and Block 12 will need to be completed to address this condition.

42. The developer submit to the NPCA for review and approval a final Ecological Restoration Plan detailing the final planting layout and phasing strategy for the buckthorn removal, to the satisfaction of the NPCA.

The Ecological Restoration Plan by Savanta (July 2021) was supported by the NPCA and in June 2022, a legal agreement was carried out and assumed by Centennial Homes (Niagara) Inc. and the Niagara Region to carry out work, with funds given to the Region to secure the agreement. This condition does not need to be carried forward.

43. The developer submit to the NPCA for review and approval, detailed grading and construction sediment and erosion control plans.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

44. The developer submit to the NPCA for review and approval a detailed trail design along with a supporting EIS Addendum for any proposed recreation trails within the PSWs, their buffers and any other area regulated for review and approval.

The 2021 EIS Addendum sited trails and provided an impact assessment. As per the response received from the NPCA in July 2021, the NPCA were supportive of the trail approach proposed, and stated that additional trail design details will be required with the final approval submission. These detailed designs are ongoing and will be included in a final approval submission.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval, as the Block 12 Draft Plan follows the 2021 trail alignment, and will be provided at the detailed design stage.

45. The developer provide 1.5 metre high chain link fencing without gates along the interface of Blocks 10 and 12; Blocks 11 and 12; Blocks 10 and 4; Blocks 11 and 4; Blocks 11 and 2; Blocks 17 and 5; Blocks 17 and 1; and Blocks 17 and 7; to the satisfaction of the NPCA.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

46. The developer obtain Work Permits form the NPCA prior to beginning any work related to installation of any LID facilities, recreation trails, buffer plantings, watercourse crossings, watercourse alterations or any other works within an area regulated by Ontario Regulation 155/06 or its successor.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.



47. The outstanding violation under Section 28 of the Conservation Authorities Act be resolved to the satisfaction of the NPCA.

The violation has been resolved. The Compliance and Restoration Agreement was executed December 20th, 2021 and will be included with the submission.

This condition is not to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

48. That conditions 37 to 46 above be incorporated into the subdivision agreement between the developer and the City to the satisfaction of the NPCA. The City shall circulate the agreement to the NPCA for its review and approval.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

Regional Municipality of Niagara

49. The owner receive acknowledgement letters from the Ministry of Tourism, Culture and Sport confirming that all archaeological resource concerns have satisfied licensing and resource conservation requirements. A copy of all acknowledgement letters and archaeological assessments shall be submitted to the Niagara Region Planning and Development Services Department. No demolition, grading or other soil disturbances shall take place on the property prior to the issuance of the Provincial acknowledgement letters.

The Ministry has issued Clearance for the Stage 1 & 2 Archaeological Report on June 21, 2016, and February 15, 2017 for the Stage 3 Archaeological Assessment, which will be included in the final approval submission. This Condition is to be addressed through the registration of Phase 1.

50. The following clause be included in the subdivision agreement - "In the event that human remains are encountered during construction, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services in Toronto (416-3268800) must be contacted. In situations where human remains are associated with archaeological resources, MTCSI should also be notified to ensure the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act."

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

51. The developer submit a Phase 2 Environmental Assessment (ESA) prepared in accordance with O. Reg. 153/4 as amended (if filing of a Record of Site Condition (RCS) is required) or CSA Z768 format, describing the current conditions of the development lands, to the satisfaction of Niagara Region. If contamination is found, any necessary remediation and/or risk assessment work, or RSC if required by the Environmental Protection Act and its regulations, shall be completed and submitted to the Region, with a certification from a Qualified Professional (QP) that the development lands meet the applicable standard(s) of the intended land uses. A reliance letter from a QP shall be submitted to the Niagara Region, to indicate that,



despite any limitations or qualifications included in the above submitted reports/documents, the Region is authorized to rely on all information and opinions provided in the reports submitted, in order to clear this condition of approval.

This condition is to be addressed through the registration of Phase 1. This condition is not to be carried forward for Block 12.

52. That the subdivision agreement contain provisions whereby the developer agrees to update the Air Quality, Noise and Vibration Assessment prior to lot creation within the Blocks. The assessment shall review detailed lot arrangements and recommend any mitigation measures including along the rail line and adjacent to the proposed pumping station.

This condition relates to the Phase 2 lands and will be addressed through the final approval process for Phase 2 of the development. This condition is not to be carried forward for Block 12.

53. That the owner provide a detailed sanitary sewer report which shall include an overall servicing strategy for the development areas, detailed plan and profile drawings and required Regional costs analysis information, to ensure that all development in the area can be serviced by gravity to the trunk sewer or by gravity to the single proposed pumping station and this servicing study shall be reviewed and approved by Regional Staff prior to design of the future Regional Pumping station.

This condition is to be addressed through the registration of Phase 1. This condition is not to be carried forward for Block 12.

54. That the owner comply with the Regional Design standards for a pumping station and forcemain, engage Regional staff and qualified consultant in the design works and receive Regional review and approval prior to submitting Environmental Compliance Certificates to the Ministry of Environment, Conservation and Parks (MECP) for approval.

This condition is to be addressed through the registration of Phase 1. This condition is not to be carried forward for Block 12.

55. The subdivision agreement between the owner and developer include a clause whereby the owner agrees to identify the pumping station block at the detailed design stage (*i.e.* condominium and/or site plan stage). The final servicing drawings will not be approved until this location is confirmed and a block is created. The block must meet the Region's design standards as the Region will own the land and station.

This condition is to be addressed through the registration of Phase 1. This condition is not to be carried forward for Block 12.

56. The owner transfer the pumping station block to the Region once the size of the property has been approved and reviewed by Regional staff. The minimum block required will be 40m X 40m, and a dedicated block for the pumping station shall be registered prior to development occurring.

This condition is to be addressed through the registration of Phase 1. This condition is not to be carried forward for Block 12.



57. That assumption of the pumping station and forcemain by the Region will not occur until all the Regional conditions and policy conditions are completed as well as the subdivision has reached 50% of the build-out and Regional staff has reviewed and approved the information provided.

This condition is to be addressed through the registration of Phase 1. This condition is not to be carried forward for Block 12.

58. The developer submit a completed MECP Transfer of Review application with detailed drawings and calculations to Niagara Region for review and approval of the proposed sanitary and storm sewer piping systems for the development and receive the appropriate MECP Environmental Compliance Approvals (ECA). If a direct submission is completed for all services the Niagara Region will require a copy of the application letter and ECA.

This condition is to be addressed through the registration of Phase 1. This condition is not to be carried forward for Block 12.

59. The developer provides a written acknowledgement to Niagara Region stating that draft approval of this subdivision does not include a commitment of servicing allocation by Niagara Region as this servicing allocation will not be assigned until the plan is registered, and that any pre-servicing will be at the sole risk/responsibility of the developer.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

60. The developer provide a written acknowledgement to Niagara Region Planning and Development Services Department stating that draft approval of this development does not include a commitment of servicing allocation by Niagara Region as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the owner.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

61. The developer submit a written undertaking to Niagara Region agreeing that all offers and agreements of purchase and sale, which may be negotiated prior to registration of this subdivision, shall contain a clause indicating that a servicing allocation for this subdivision will not be assigned until the plan is registered and a similar clause be inserted in the subdivision agreement.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

62. That verification of available wet weather sanitary capacity in the South Niagara Falls required to accommodate development, be submitted for review and approval by Niagara Region and the City. Based on the information submitted, the Region/City may be requiring flow monitoring conditions be included in the agreement to verify that the estimated wet weather flows are being met in the field after construction of the sanitary sewers and before assumption by the City. If the verification is unsuccessful, mitigation measures may be required.



This condition is to be addressed through the registration of Phase 1. This condition is not to be carried forward for Block 12.

63. That the developer provide a functional design drawing for the potential signalization of the Chippawa Parkway and Stanley Avenue intersection for review and approval by Niagara Region.

A similar condition is to be addressed through the Registration of Phase 1 & Phase 2. This condition is not to be carried forward for Block 12.

64. The developer complete the required traffic monitoring to determine any future improvements at the Chippawa Parkway and Stanley Avenue intersection as discussed in the Traffic Impact Study prepared for this development and in accordance with the Region's Traffic Monitoring Protocol.

A similar condition is to be addressed through the Registration of Phase 1 & Phase 2. This condition is not to be carried forward for Block 12.

65. The developer enter into a legal agreement with Niagara Region for the required road improvements/signalization at the Chippawa Parkway and Stanley Avenue intersection if determined through the traffic monitoring.

As the improvement/signalization warrant triggers do not occur until Phase 2, the required legal agreement will be entered into through the Phase 2 final approval process.

This condition is not to be carried forward as it is to be addressed through the Registration of Phase 2.

66. The developer agrees that in order to receive Regional waste collection services the draft plan shall satisfy the Regional Municipality of Niagara Policy regarding Requirement for Commencement of Collection for New and Redevelopments. Note: for any development phasing, the developer shall create appropriate temporary waste collection turnaround(s), per the Niagara Region Corporate Waste Collection Policies, at the end of each dead end street(s) during any development phasing that will permit Regional waste collection or confirm that waste collection will be the developer's responsibility.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

67. Prior to approval of the final plan or any onsite grading, the owner shall submit a detailed Stormwater Management Plan for the subdivision and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment, Conservation and Parks (MECP) documents entitled Stormwater Management Planning and Design Manual, March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or successors to the Niagara Region Planning and Development Services Department for review and approval;
- a. Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site; and
 - b. Detailed erosion and sedimentation control plans.



- c. Detailed phasing of development of residential lands (*internet and external to the subdivision*) planned to be serviced by the stormwater management facility; and,
- d. Prior to final approval for registration of this plan of subdivision, the developer shall submit the design drawings (*with calculations*) for the stormwater management facilities and obtain the necessary MECP Environmental Compliance Approval (ECA).

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

68. The subdivision agreement contain provisions whereby the developer agrees to implement the approved plan(s) required in accordance with Condition No. 66.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

69. That a revised Ecological Restoration Plan be submitted to Niagara Region for review and approval, including but not limited to the following additional information:
- a. Identification of an appropriate ratio for tree compensation that considers the existing form, function and quality of both the woodland proposed for removal and that of the woodland created over the long-term;
 - b. Survey details regarding the precise location of locally rare plant species (*e.g. Creeping Spike-rush and Finely —nerved Sedge*) within portions of the FOD8-1 community to be transplanted into other suitable habitat prior to limited woodland removals;
 - c. Details to ensure the rare plant species discussed in the Conceptual Ecological Restoration Plan Section 5.0 (*e.g. Great Plains Ladies Tresses, Creeping Spike-rush and Finely-nerved Sedge*) are not eradicated from the site if there is limited or no transplant success;
 - d. Incorporation of open shrub land areas in order to provide shrub/early successional breeding bird habitat; and
 - e. Identification of the final approved PSW buffer width* including dimensions.

An Ecological Restoration Plan was prepared by Savanta/GEI, and previously addressed these conditions. In June 2022 a legal agreement was carried out and assumed by Centennial Homes (Niagara) Inc. and the Niagara Region to execute the 2021 Ecological Restoration Plan, with funds given to the Region to secure the agreement.

Conditions a)-e) are considered to be satisfied through the Registration of Phase 1. These conditions do not need to be carried forward.

70. That additional areas for restorative woodland plantings on other lands owned by the applicant outside the Provincially Significant Wetland (PSW) buffers be identified and that the subdivision agreement or Resource Management Agreement between the developer and the City contain provisions whereby the owner agrees to implement the restorative woodland plantings to the satisfaction of Niagara Region.

An Ecological Restoration Plan was prepared by Savanta/GEI, and previously addressed these conditions. In June 2022 a legal agreement was carried out and assumed by Centennial Homes (Niagara) Inc. and the



Niagara Region to execute the 2021 Ecological Restoration Plan, with funds given to the Region to secure the agreement. A clause is to be added to the Subdivision Agreement.

This condition is considered to be satisfied through the Registration of Phase 1. This condition does not need to be carried forward.

71. The developer provide securities to Niagara Region in the form of a Letter of Credit in the amount of the estimated costs as approved by the Region for the restorative woodland plantings required in accordance with the above conditions and that the subdivision agreement or Resource Management Agreement between the developer and the City include provisions whereby the developer agrees that the Region may draw on the Letter of Credit, if required, to ensure completion of the restorative woodland plantings.

In June 2022 a legal agreement was carried out and assumed by Centennial Homes (Niagara) Inc. and the Niagara Region to execute the 2021 Ecological Restoration Plan, with funds given to the Region to secure the agreement.

This condition is considered to be satisfied through the Registration of Phase 1. This condition does not need to be carried forward.

72. That a Tree Saving Plan completed by a Certified Arborist or Registered Professional Forester be submitted to Niagara Region for review and approval in accordance with the Region of Niagara Tree and Forest Conservation By-law (Bylaw 30-2008, Section .36).

This condition is considered to be satisfied through the Registration of Phase 1. This condition does not need to be carried forward.

73. The developer obtain all necessary approvals from the MECP relating to Species at Risk (SAR) on the subject lands and provide Regional staff with a copy of MECP's approval, If required by the MECP, the owner shall revise the layout of the subdivision and/or obtain an Overall Benefit Permit in order to conform to the requirements of the Endangered Species Act.

This condition is considered to be satisfied through the Registration of Phase 1. This condition does not need to be carried forward.

74. That a Trails Plan be submitted to Niagara Region for review and approval. Any proposed trails must be sited and designed to minimize potential negative impacts, including but not limited to the considerations listed in the EIS Addendum Sections 4.1 and 11.2.

This condition is considered to be satisfied through the Registration of Phase 1. This condition does not need to be carried forward.

75. That a Detailed Ecological Monitoring Plan be submitted to Niagara Region for review and approval, including but not limited to the considerations listed in the EIS Addendum, Section 10 and the January 2019 EIS Section 8 and Table 7.



Ecological Monitoring Plan has been prepared and approved. This condition does not need to be carried forward.

76. That an updated Infrastructure Requirements Plan and Environmental Impact Study Addendum be submitted to Niagara Region for review and approval, which shall address matters including but not limited to:
- a. Detailed monthly feature-based water balance assessment for each PSW to fully evaluate potential changes in water balance, identify mitigation requirements (*including overall site-wide infiltration targets*), and complete a fulsome assessment of potential impacts on wetlands (*if any*). The detailed assessment must demonstrate that the wetland buffer widths of 15 to 20 m as proposed are adequate to protect the hydrologic function of the adjacent PSW while also accommodating any combination of appropriate Low Impact Development (*LID*) measures required to maintain balance including any associated maintenance/access requirements outside of restoration areas within the buffer. If after detailed assessment, increased buffer widths are required to ensure no more than a minimal difference from pre- to post-construction as outlined in the preliminary Wood (2019) report, or to ensure that LID measures comprise no more than 2% of the total buffer area, revisions to the Draft Plan will be required, including updates to all other associated studies and reports, as applicable, and
 - b. Recommendations for opportunities to reduce the use of road salt and associated water quality impacts on receiving wetlands.

A similar condition is to be addressed through the Registration of Phase 1 & Phase 2. This condition is not to be carried forward for Block 12.

77. That the detailed Stormwater Management Plan required in accordance with the condition above include, but not be limited to, further details regarding the possibility of a "third pipe dedicated system to capture runoff from the central wetland and convey it to the Eastern Watercourse (*WC2*), or catch basins along the central wetland connected to the storm sewer system with lateral outlets from the storm sewers adjacent to the Eastern Watercourse in order to maintain the supply of water"* (*Wood (2019): pgs. ix, 2*).

The Feature Based Water Balance/Stormwater Management Report preparation is ongoing by Upper Canada Consultants, an EIS addendum discussing and rationalizing the results will be included in the final approval submission.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval as the detailed design from Phase 1 and Block 12 will need to be completed to address this condition.

78. That a Phasing Plan be submitted to the Niagara Region for review and approval, which will address matters including but not limited to the considerations listed in the EIS Addendum s.8.2 It is excepted that the results and recommendations of the Ecological Restoration Plan, Detailed Monitoring Plan, Infrastructure Requirements Plan and SWM Plan will be incorporated into the Phasing Plan, as applicable.

The Phasing Plan has been provided in this draft plan extension request. Final approval submission to provide or identify components of each Phase 1 and Phase 2 as proposed.



A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

79. That an Erosion and Sediment Control (ESC) Plan be submitted to Niagara Region for review and approval. The ESC Plan shall include details for, but not be limited to ESC fencing and other ESC measures, dust suppression and topsoil storage. ESC measures must be monitored regularly to ensure they are functioning properly and promptly fixed if issues are identified.

A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

80. That the subdivision agreement contains wording wherein the developer agrees to implement the mitigation measures and recommendations outlined in the Riverfront Residential Environmental Impact Study (EIS) and EIS Addendums prepared by Savanta dated September 2017, March 2018, January 2019, September 2019 and December 2019, including but not limited to those summarized in Tables 8, 9, 11 and 12 of the December 2019 EIS Addendum.

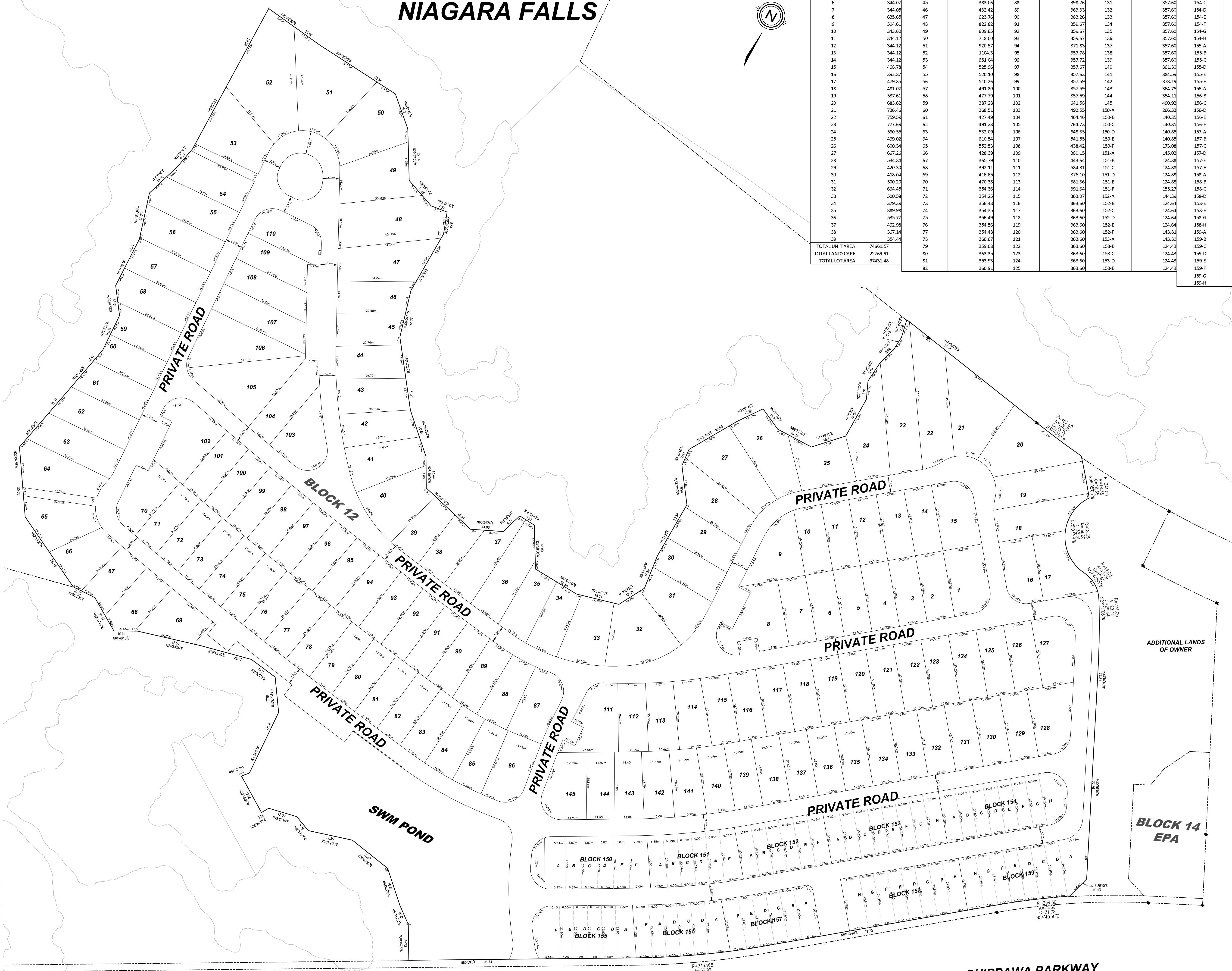
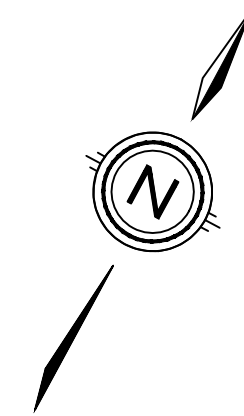
A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

81. The subdivision agreement contain wording wherein the developer agrees to implement the recommendations of the approved Ecological Restoration Plan, Tree Saving Plan, Trails Plan, Detailed Ecological Monitoring Plan, Infrastructure Requirements Plan, Stormwater Management Plan, Phasing Plan, ESC Plan, including monitoring provisions, and Grading Plan.

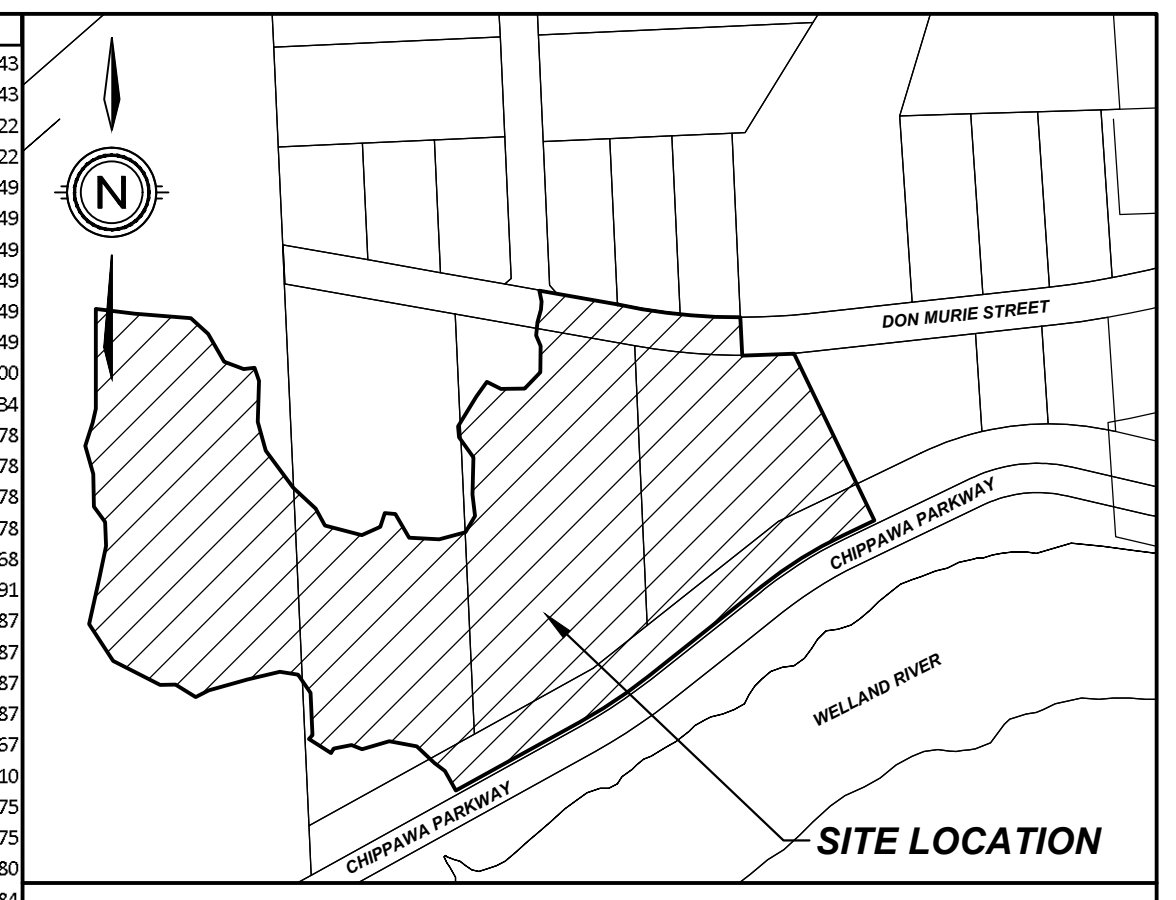
A similar condition is to be carried forward in the Block 12 Draft Plan of Vacant Land Condominium approval.

Appendix II
Draft Plan of Vacant Land Condominium

RIVERFRONT NIAGARA FALLS



	SQ. M		SQ. M		SQ. M		SQ. M		SQ. M
1	468.78	40	576.34	83	364.39	126	363.60	153-F	124.43
2	344.14	41	529.87	84	377.74	127	473.12	153-G	124.43
3	344.12	42	417.70	85	365.85	128	506.87	153-H	144.22
4	344.11	43	435.41	86	454.15	129	351.94	154-A	144.22
5	344.09	44	409.45	87	445.48	130	363.26	154-B	124.49
6	344.07	45	383.06	88	398.26	131	357.60	154-C	124.49
7	344.05	46	432.42	89	363.33	132	357.60	154-D	124.49
8	635.65	47	623.76	90	357.60	133	357.60	154-E	124.49
9	504.61	48	822.82	91	359.67	134	357.60	154-F	124.49
10	343.60	49	609.65	92	359.67	135	357.60	154-G	124.49
11	344.12	50	718.00	93	359.67	136	357.60	154-H	177.00
12	344.12	51	920.57	94	371.83	137	357.60	155-A	181.34
13	344.12	52	1104.3	95	357.78	138	357.60	155-B	136.78
14	344.12	53	681.04	96	357.72	139	357.60	155-C	136.78
15	468.78	54	525.96	97	357.60	140	357.60	155-D	136.78
16	392.87	55	520.10	98	357.63	141	384.59	155-E	136.78
17	479.85	56	510.26	99	357.59	142	373.19	155-F	236.68
18	481.07	57	491.80	100	357.59	143	364.76	156-A	189.91
19	537.61	58	477.79	101	357.59	144	354.11	156-B	136.87
20	683.62	59	387.28	102	641.58	145	490.92	156-C	136.87
21	736.46	60	368.51	103	492.55	150-A	266.33	156-D	136.87
22	427.46	61	759.89	104	464.46	150-B	140.86	156-E	136.87
23	777.69	62	491.23	105	764.73	150-C	140.85	156-F	136.87
24	560.55	63	532.09	106	648.35	150-D	140.85	157-A	186.10
25	469.02	64	610.54	107	541.55	150-E	140.85	157-B	156.75
26	600.34	65	552.53	108	438.42	150-F	173.08	157-C	156.75
27	667.26	66	428.39	109	380.15	151-A	145.02	157-D	156.80
28	534.84	67	365.79	110	443.64	151-B	124.88	157-E	156.84
29	420.30	68	392.11	111	594.31	151-C	124.88	157-F	164.31
30	418.04	69	436.65	112	376.10	151-D	124.88	158-A	164.31
31	500.20	70	470.38	113	381.36	151-E	124.88	158-B	136.80
32	664.45	71	354.36	114	391.64	151-F	155.27	158-C	136.80
33	500.58	72	354.25	115	363.07	152-A	144.39	158-D	136.80
34	379.39	73	356.43	116	363.60	152-B	124.64	158-E	136.80
35	389.98	74	354.35	117	363.60	152-C	124.64	158-F	136.80
36	355.77	75	356.49	118	363.60	152-D	124.64	159-A	136.80
37	462.98	76	354.56	119	363.60	152-E	124.64	159-B	187.43
38	367.14	77	354.48	120	363.60	152-F	143.81	159-C	242.35
39	354.44	78	360.67	121	363.60	153-A	143.80	159-D	144.91
		79	359.08	122	363.60	153-B	124.43	159-E	141.83
		80	363.35	123	363.60	153-C	124.43	159-F	139.48
		81	353.93	124	363.60	153-D	124.43	159-G	137.86
		82	360.91	125	363.60	153-E	124.43	159-H	136.99
								159-I	164.22
TOTAL UNIT AREA	74661.57								
TOTAL LANDSCAPE	22769.91								
TOTAL LOT AREA	97431.48								



KEY PLAN
N.T.S.

DRAFT PLAN OF VACANT LAND CONDOMINIUM

LEGAL DESCRIPTION

PART OF LOTS 26, 27 & 28, PARK OF BLOCK "A" & PART OF DON MURIE STREET (CLOSED), REGISTERED PLAN M-67; PART OF TOWNSHIP LOT 214 AND PART OF THE ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 214 & 215 (CLOSED), GEOGRAPHIC TOWNSHIP OF STAMFORD, IN THE CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA.

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM TO THE CITY OF NIAGARA FALLS FOR APPROVAL.

[Signature] SEPT 15, 2023
CENTENNIAL HOMES NIAGARA DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

[Signature] Sept. 28, 2023
J.D. BARNES LTD. DATE
15-16-917-02

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) MUNICIPAL WATER
- i) SILTY SAND
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

LAND USE SCHEDULE

AREA	ha	% COVERAGE
BUILDING (213 UNITS)	2.926	30.03
ROADWAY/PARKING	1.428	14.66
LANDSCAPE	5.389	55.31
TOTAL	9.743	100.00
DENSITY		21.86 un/ha

#	ISSUED FOR APPROVAL;	2023-09-28	TA
#	REVISION	DATE	INIT

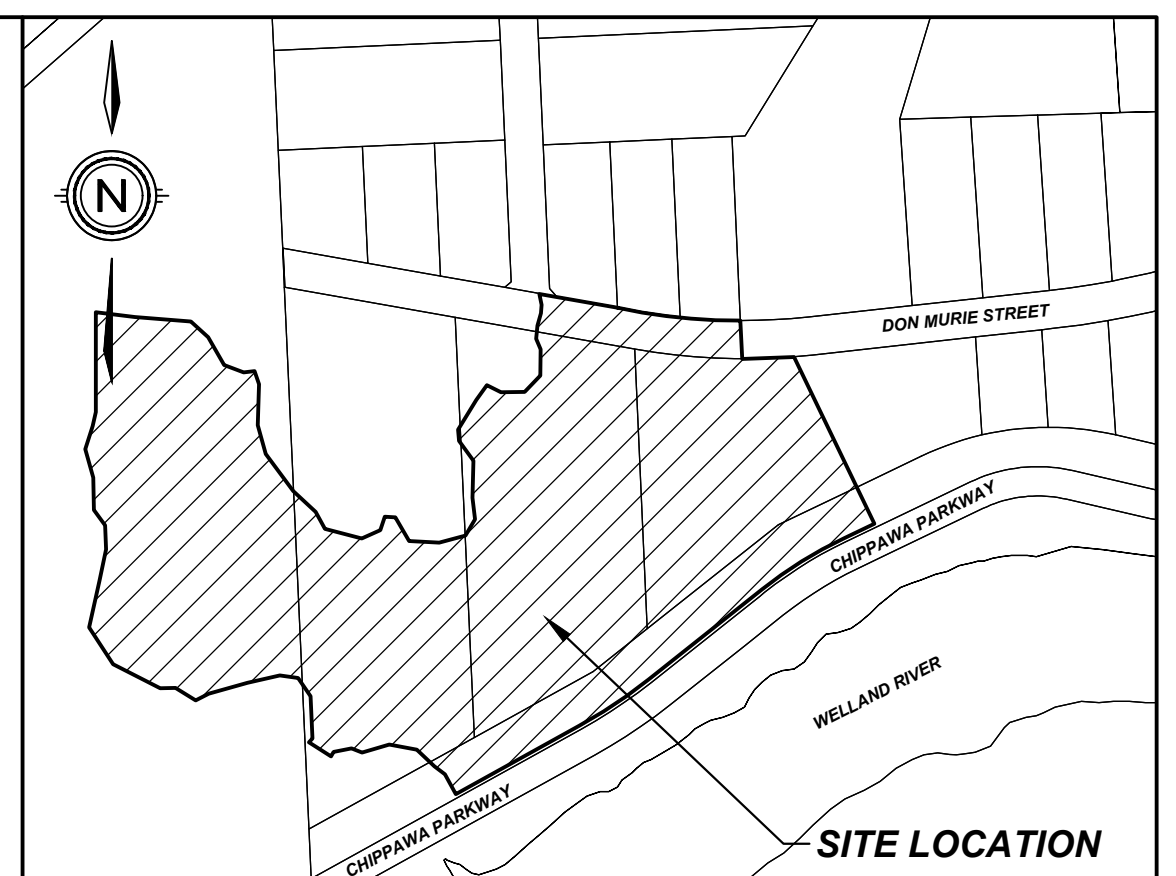
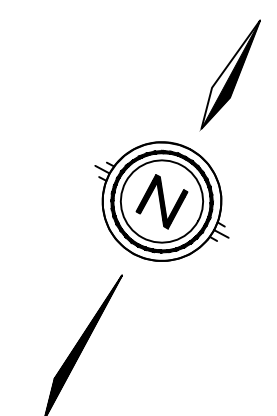


DRAWING TITLE	DRAFTING	BV/TA
BLOCK 12 DRAFT PLAN OF VACANT LAND CONDOMINIUM	DATE	SEPTEMBER 28, 2023
	PRINTED	SEPTEMBER 29, 2023
	SCALE	1:750
	DWG No.	2209-DP12
	REV	0

Appendix III
Overall Site Plan



RIVERFRONT NIAGARA FALLS



KEY PLAN N.T.S.

ZONING MATRIX		
PROVISION R4-1133	REQUIRED	PROVIDED
PERMITTED USES: (a) DETACHED DWELLINGS (b) TOWNHOUSE DWELLINGS		
MIN. LOT AREA	200m ² per dwelling unit	457.42m ² PER UNIT
MIN. LOT FRONTAGE (BLOCK)	20m (FOR TOWNHOUSE OR APARTMENT CONTAINING 4 OR MORE UNITS OR FOR A DETACHED OR SEMI-DETACHED DWELLING)	341.43m
MIN. LAND UNIT FRONTAGE	DETACHED 8.0m MIN TOWNHOUSE 5.0m MIN	DETACHED-12.0m TOWNS-6.0m UNIT 27-12.98m
MIN. FRONT YARD DEPTH AND EXTERIOR SIDE YARD WIDTH	3.0m FROM A STREET 1m FROM A PRIVATE STREET ON A LAND UNIT LESS THAN 20m WIDE 6m FROM A PRIVATE STREET ON A LAND UNIT 20m WIDE OR GREATER 3m FROM A PRIVATE STREET ON A LAND UNIT 20m WIDE OR GREATER FOR A GARAGE WITH ITS SIDE ELEVATION FACING THE PRIVATE STREET	3.0m (STREET) 6.0m (GARAGE)
MAXIMUM FRONT YARD DEPTH AND EXTERIOR SIDE YARD WIDTH FROM A STREET OR A PRIVATE STREET	15.5m MAXIMUM	UNIT 27-7.68m
MIN. REAR YARD DEPTH FROM REAR LAND UNIT LINE	0.5m WHERE THE REAR UNIT LINE ABUTS A PRIVATE LANE; 4.0m IN ALL OTHER CASES	4.0m
MIN. YARD DEPTH OR YARD WIDTH FOR ALL BUILDINGS AND STRUCTURES FROM AN EPA-1136 OR EPA-1137 ZONE BOUNDARY, NOT WITHSTANDING SECTION 8 OF BY-LAW 2020-124	4.0m	4.0m
MINIMUM SEPARATION DISTANCE BETWEEN BUILDINGS ON THE SAME BLOCK	1.8m MIN	1.8m
MAX. BUILDING HEIGHT	14.0m OR 3 STOREYS	SINGLES-2 STOREYS TOWNS-3 STOREYS
MAX. LOT COVERAGE	NONE	30.03%
MIN. LANDSCAPE SPACE (BLOCK)	20.00%	55.31%
MIN. AMENITY AREA (PER UNIT)	10.0m ²	45.84m ² PER UNIT
NUMBER OF DWELLINGS ON ONE BLOCK	UNLIMITED	213 UNITS
MAX. DRIVEWAY WIDTH	6.0m OR 50% OF LAND UNIT FRONTAGE, WHICHEVER IS LESS	DETACHED-6.0m TOWNS-3.45m UNIT 27-6.33m (12.98m FRONTAGE)
MINIMUM NUMBER OF PARKING SPACES	1.25 SPACES PER UNIT FOR DETACHED DWELLING OR DWELLING UNIT (213 x 1.25 = 266.25 REQUIRED)	PROVIDED - 268 (213 + 55 ADTL.)
MINIMUM PARKING STALL WIDTH	2.75m	2.75m
MINIMUM PARKING STALL LENGTH	6.0m	6.0m
MINIMUM MANEUVERING ISLE	6.3m	6.5m
VEHICULAR ACCESS TO A GARAGE IN THE FRONT YARD OF A LAND UNIT FROM A PUBLIC OR PRIVATE STREET	PERMITTED FOR A LAND UNIT WITH A WIDTH OF 11m OR MORE NOT PERMITTED FOR A LAND UNIT WITH A WIDTH LESS THAN 11m	UNIT 27 -12.98m AT THE 6.0m FRONTAGE SETBACK

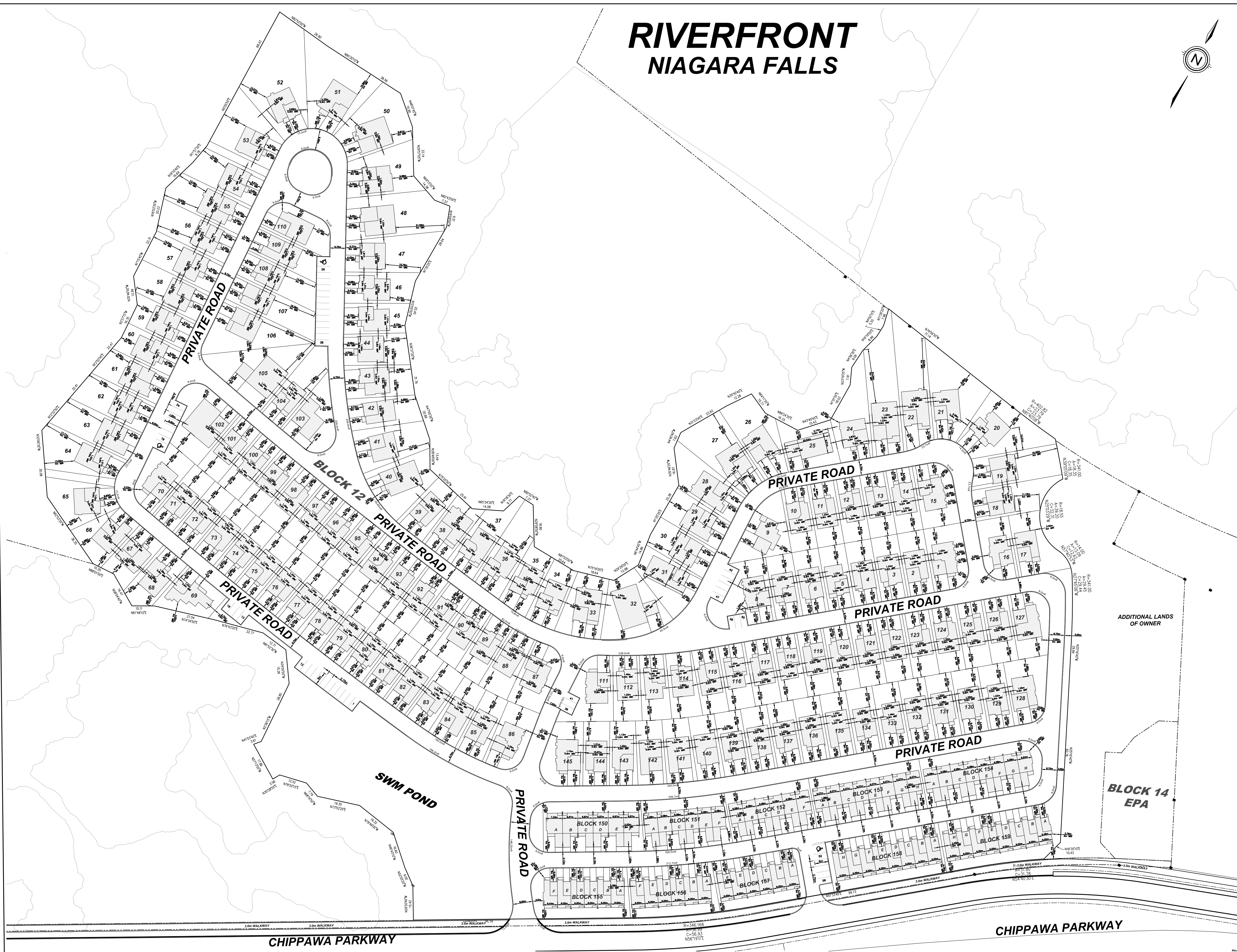
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LANDSCAPE	5.389	55.31
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DENSITY		21.86 un/ha

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DATE	SEPTEMBER 28, 2023	
PRINTED	SEPTEMBER 28, 2023	
SCALE	1:750	
DWG No.	2209-SP	REV
		0



CHIPPAWA PARKWAY

CHIPPAWA PARKWAY

Appendix IV
Pre-Consultation Agreement



City of Niagara Falls Pre-Consultation Checklist

(Revised: February 2022)

Persons intending to make an application for a proposed development are required to consult with planning staff prior to submitting an application. A pre-consultation meeting will identify what is required to be submitted for a complete application and will provide the opportunity to discuss:

- the nature of the application;
- development and planning issues;
- fees;
- the need for information and/or reports to be submitted with the application;
- the planning approval process;
- other matters, as determined.

PRE-CONSULTATION- WAIVED BY DIRECTOR

Pursuant to Section 4 of By-law No. 2009-170 being a by-law to require pre-consultation for certain applications under the Planning Act, the Director of Planning, Building & Development may waive the requirement for a formal consultation meeting. I hereby waive the requirement for a formal consultation meeting on the proposal detailed herein.

Date:

Signature:

PRE-CONSULTATION

Day:

March 16, 2023

Time:

3:00pm

1. SUBJECT PROPERTY INFORMATION

Street Address:

Riverfront Block 12

Legal Description:

Not provided

Land Area :

10.4ha

Lot Frontage :

211.5m

Municipal Land Involved: Yes No

2. CONTACT INFORMATION

Owner Information

Registered Owner:

Centennial Homes (Niagara) Inc.

Mailing Address: (Street address, unit number, city & postal code)

353 Townline Road, Niagara-on-the-Lake, ON, L0S 1J0

Phone Number:

905-708-0123

E-mail Address:

icaneloro@centennialconstruction.ca

Applicant/Agent Information (if applicable)

First and Last Name:

William Heikoop (Upper Canada Consultants)

Mailing Address:

30 Hannover Dr, Unit 3, St. Catharines, ON, L2W 1A3

Phone Number:

905-688-9400

E-mail Address:

wheikoop@ucc.com & eric@ucc.com

Contact for all future correspondence (select one): Registered Owner Authorized Agent

3. PROPOSAL

213 total made up of detached, semi-detached, and townhouse dwellings. Access is proposed from two private roads that intersection with Chippawa Parkway.

4. PROPOSED DEVELOPMENT INFORMATION

Gross Floor Area:
Unknown

Building Height:
2 storeys

Dwelling Units:
213

Hotel/Commercial Units:
N/A

Location:

Brownfield Greenfield Built-up
 Outside Urban Boundary NEP Area CIP Area

***Note: If within a CIP Area, please speak to the City's CIP Coordinator

5. DESIGNATIONS

Regional Official Plan: Designated Greenfield Area Yes No

Niagara Escarpment Plan: N/A Yes No

City Official Plan: Residential, Minor Commercial, Environmental Protection Area Yes No

Secondary Plan: Riverfront Secondary Plan Residential Medium, Mixed, Environmental Protection Area Yes No

Zoning: R4-1133, EPA-1136 Yes No

6. PROPOSED APPLICATION(S)- Check all that are applicable

Regional Policy Plan Amendment <input type="checkbox"/>	City Official Plan Amendment <input type="checkbox"/>	Zoning By-law Amendment <input type="checkbox"/>
Subdivision Approval <input type="checkbox"/>	Condominium- Vacant Land <input checked="" type="checkbox"/>	Condominium- Standard <input type="checkbox"/>
Site Plan Approval <input type="checkbox"/>	Consent/Severance <input type="checkbox"/>	NEC <input type="checkbox"/>

Other:

7. REQUIRED INFORMATION AND STUDIES

Studies identified with an asterisk* will likely require a peer review at the cost of the developer.

OPA/ ZBA	DRAFT PLAN/ CONSENT	SITE PLAN	Reports, Studies, Plans (See notes for additional details)	Number of Copies		Notes
				Digital	Paper	
			Agricultural Impact Assessment			
	X		Air Quality*	X	1	Peer review, at applicant's cost. Will need a letter from qualified person stating that it remains accurate to the proposed development
	X		Archaeology Assessment- Please be mindful of your duty to consult obligations	X	1	Stage 1 & 2, Clearance Letter from Ministry. Resubmit
	X		Condominium Plan	X	1	<u>Condominium Application</u> Draft Plan of Condominium, site plan, and submit CAD .dwg file to City projection standards.
			Cultural Heritage Impact Analysis			

		Draft Local Official Plan Amendment			
		Draft Regional Policy Plan Amendment			
	X	Environmental Impact Study	X	1	A technical memo to address how draft plan of subdivision applies to block 12 and how they are being addressed. Please note this is separate from the condition matrix but should also be included in the condition matrix
		Environmental Planning Study/ Sub-Watershed Study			
	X	Environmental Site Assessment/Record of Site Condition	X	1	RSC can be dealt with through draft plan conditions Letter of Reliance can be dealt with through draft plan conditions
		Farm Operation and Ownership			
		Financial Impact Assessment			
		Floodplain and Hazard Lands Boundary Plan			
		Gas Well Study/Gas Migration Study			
	X	Geotechnical	X	1	Resubmit
		Hydrogeological Study and Private Servicing Plans			
		Land Use/Market Needs*			
		Mineral Aggregate Resources			
		Minimum Distance Separation 1 & 11			
	X	Municipal Servicing Study	X	1	To review services and demonstrate capacity. Resubmit + letter stating that report is accurate to proposal
	X	Noise & Vibration Study*	X	1	Peer review may be required at applicant's cost. Will need update
	X	Other – Legal Agreement	X	1	For construction of SPS (between Region & developer)
	X	Other – Waste Collection Templates	X	1	Showing truck route & turning templates
		Phasing Plan			
	X	Planning Justification Brief	X	1	Done by RPP, review and analyze applicable Provincial, Regional, and City policies including the Riverfront Secondary Plan. Provide a conditions matrix of the Riverfront Subdivision and the status of each relevant condition for Block 12. Address affordability policies and provide rental rates and/or prices. Include an analysis of Section 51(24) of the Planning Act.
	X	Risk Management Study	X	1	Tied in with ESA work
		Road Widening			
	X	Sensitive Land Use Report	X	1	Update to reflect new Class IV of Salit Steel
		Shadow Analysis			
		Shoreline Study			
		Slope Stability Report			
		Soil Report			

	X		Stormwater Management Plan	X	1	Pre- to post, 5 year storm. Resubmit + letter stating that report is accurate to proposal
			Transportation Impact Study/ Parking Impact Analysis			
	X		Tree inventory Preservation Plan	X	1	Can be within EIS. Will need an updated version
			Urban Design Brief/Architectural Brief			
	X		Landscape Plans & Trail Master Plan	X	1	Show connectivity to other areas. Resubmit and show how it connects with the proposed development
			Wind Study			

8. COMMENTS

Planning Comments:

- All relevant conditions of the subdivision for Riverfront will be carried forward into the draft plan conditions for the VLC, if approved. Final approval of the draft plan of subdivision will also be a required condition for the VLC.
- The corner of proposed public road and Block 12 has mixed use?? Zoning is for R4 which permits the proposed townhouses.
- The townhouses proposed along Chippawa Parkway shall have rear-facing facades to provide a presence on Chippawa.
- Shared amenity space is required. Suggest units 32 and 33 be used as central amenity space for future residents. The park can provide a connection to the trail master plan.
- Please include on the site plan how the proposal will be connected to the overall trail master plan. These connections should form part of the common element of the VLC plan.
- Street F is to be designed to City standards.

Building Comments:

- Please review the attached comments.

Engineering Comments:

- Please review the attached comments.

Fire Comments:

- Please review the attached comments.

GIS (Addressing):

- Addressing will occur at the appropriate stage of the condo plan.
- A plan showing the corresponding unit number to legal number will be required.

Landscape Services:

- An updated tree survey plan will be required as part of the site plan submission and conform the City of Niagara Falls Standards for Site Planning. The plan shall be developed by a certified professional. The tree survey plan shall identify and evaluate all trees on-site for potential preservation. Boundary trees and trees on adjacent lands (including municipal road allowances) that could be negatively affected by the proposed development shall be preserved unless consent is provided by adjacent landowner(s). The recommendations of the tree survey plan shall be implemented in the site plan. This includes potential modifications to project layout and grading plans. The TPP may be submitted as part of the EIS.
- A landscape plan will be required as part of the site plan submission and conform to the City of Niagara Falls Standards for Site Planning. The landscape plan shall be developed by an Ontario Landscape Architect. The design of the landscape plan shall have consideration for enhancing street frontage, improving walkability, winter snow storage and reducing heat island effect of hard surface areas. The planting of native plant species is preferred. Further comments to be made at this time.
- A Comprehensive Trail Masterplan shall be created and provided based on City standards, City Trails Masterplan, City Transportation Masterplan, and other applicable documents/guidelines. Landscape and open space amenity areas landscaping plans will be reviewed and commented on once provided. A walkway connection through adjacent EPA lands (connecting phase 1 and phase 2 of the development) will be required. Consideration for the Comprehensive Trail Masterplan shall be included in the EIS.
- The subdivision agreement will address all parkland for the subdivision lands.
- Should any EPA lands be conveyed to the City, a maintenance buffer will need to be addressed at this time.

Transportation Comments:

- The proposed condominium abuts Chippawa Parkway, which is a City arterial road, with a planned 26.0m right-of-way. A 2.94m road widening along the frontage of the subject lands was a condition of draft plan approval (condition 9B).
- The road labelled as a private road to the east side of the condominium is planned as a public road in the subdivision draft plan (identified as Street F, condition 9A). The entry into the condominium from Street F is located an adequate distance from Chippawa Parkway.
- Staff notes that this condominium has two public accesses. No concerns.
- A traffic impact study was submitted and approved with the draft plan of subdivision application which included the subject lands. An update to the study is not required.
- A 1.5m sidewalk is recommended on one side of condominium roads.
- All private roads branching off a future public road will have a drop curb and uninterrupted sidewalk through the access, in accordance with OPSD 350.010.
- Internal intersections should be posted with stop signs on the minor approaches.
- Given the layout of the condominiums, it is recommended that internal streets / lane ways be named. Street name signs will be required at all internal intersections and at municipal roads.
- Staff assumes garbage will be collected through the Regional curbside collection. Therefore, appropriate turn radii will be required to enable truck turning movements.
- Staff notes that there are 55 visitor parking spaces, located in 6 parking areas. The minimum number of accessible parking spaces is based on the visitor parking lot capacity. A parking area having 55 parking spaces requires a minimum of three (3) accessible parking spaces and this is based on parking lots between 26 and 100 parking spaces: 4% of the total number of parking spaces, rounding up to the nearest whole number, thus $0.04 \times 55 = 2.20$, rounded up to 3 accessible parking space. Each accessible parking space must be signed and marked according to the prevailing by-law requirements, which includes:
 - one authorized disabled parking sign on display;
 - one '\$300.00 Fine' sign tab directly beneath the authorized disabled parking sign;
 - both signs are to be permanently installed at the front and centre of the parking stall and mounted at a height of 1.0 metres to 1.5 metres from the ground to the bottom of the sign;
 - be a minimum of 3.9 metres (12 feet, 10 inches) in width and 6 metres (19 feet, 8 inches) in length;
 - have a 1.5 metre wide aisle way that extends the full length of the space on at least one side of every accessible parking space with barrier free access provided at the end of the access aisle;
 - shall be marked with appropriate white pavement markings (lines and symbol) when located on a hard surface;
 - located on a level surface; and,
 - placed in a location as to minimize the distance to building entrances.

Zoning Comments:

- Please see attached comments and provide the requested information with your submission. Staff are unable to confirm if the proposal met the zoning regulations until the requested information has been provided.

Niagara Region:

- Please see attached comments. Note the Region is accepting payment on their website.

NPCA Comments:

- The property is impacted by Provincially Significant Wetland (PSW). The identified buffers to the PSW and other NPCA features shall be consistent with what was approved for the Riverfront Subdivision. NPCA Policy 2.4 does not permit lot creation within 30 metres of a PSW.
- Please provide the most recent EIS with your submission.
- There is a significant slope on portions of the property, a site visit is requested by staff to verify features.

9. APPLICATION FEES- Please contact the City for current fees when ready to proceed

Application	City of Niagara Falls	Niagara Region	NPCA
Vacant Land of Condo	\$10,800	\$5,525 + \$1,915/ha	
Stormwater Review Greater than 5ha		\$2,000	
Preliminary Environmental Review		\$430	
Total	\$10,800		In accordance with NPCA fees .

Notes:

Notwithstanding the fees noted above, all fees are payable based upon the rate in the fee schedule by-law in effect on the date the application is received. Additional fees may be required at a later date based on the fee schedule by-law.

Separate cheques are required made payable to each appropriate agency and are submitted to the City with the complete application. The Region is accepting on-line payments on the Niagara Region website.


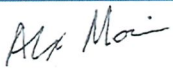
Additional Agencies to be contacted:

MTO NPC NEC Hydro Pipeline CN/CP Other:

10. ATTENDEES

City	Applicant	Agency
Alexa Cooper acooper@niagarafalls.ca	William Heikoop (Agent) wheikoop@ucc.com	Alexander Morrison (Region) Alexander.morrison@niagararegion.ca
Sue Scerbo (Zoning) sscerbo@niagarafalls.ca	J. Candeloro (Applicant) Centennial Homes	Taran Lennard (NPCA) tlennard@npca.ca
Cesar Ramires (Building) cramires@niagarafalls.ca		Meagan Doan (NPCA) mdoan@npca.ca
Ben Trendle (Fire) btrendle@niagarafalls.ca		
Brian Kostuk (Engineering) bkostuk@niagarafalls.ca		
Jessica Garrett (Engineering) jgarrett@niagarafalls.ca		
Jeff Claydon (Landscape) jclaydon@niagarafalls.ca		
David Antonsen (Landscape) dantonsen@niagarafalls.ca		
John Grubich (Transportation) jgrubich@niagarafalls.ca		
Michael Warchala (Business Dev.) mwarchala@niagarafalls.ca		
Danaka Kimber (GIS/Addressing) dkimber@niagarafalls.ca		

Signatures

Planning Staff Alexa Cooper		May/5/23
Planning Staff		
Regional Planning Staff Alexander Morrison		May 5, 2023
NPCA Staff		
Agent		
Owner		
Owner		
Other		

Pursuant to Section 1 of By-law No. 2008-189, being a by-law to require pre-consultation for certain applications under the Planning Act, I hereby verify that a pre-consultation meeting has been held for the proposed detailed herein.

Signature

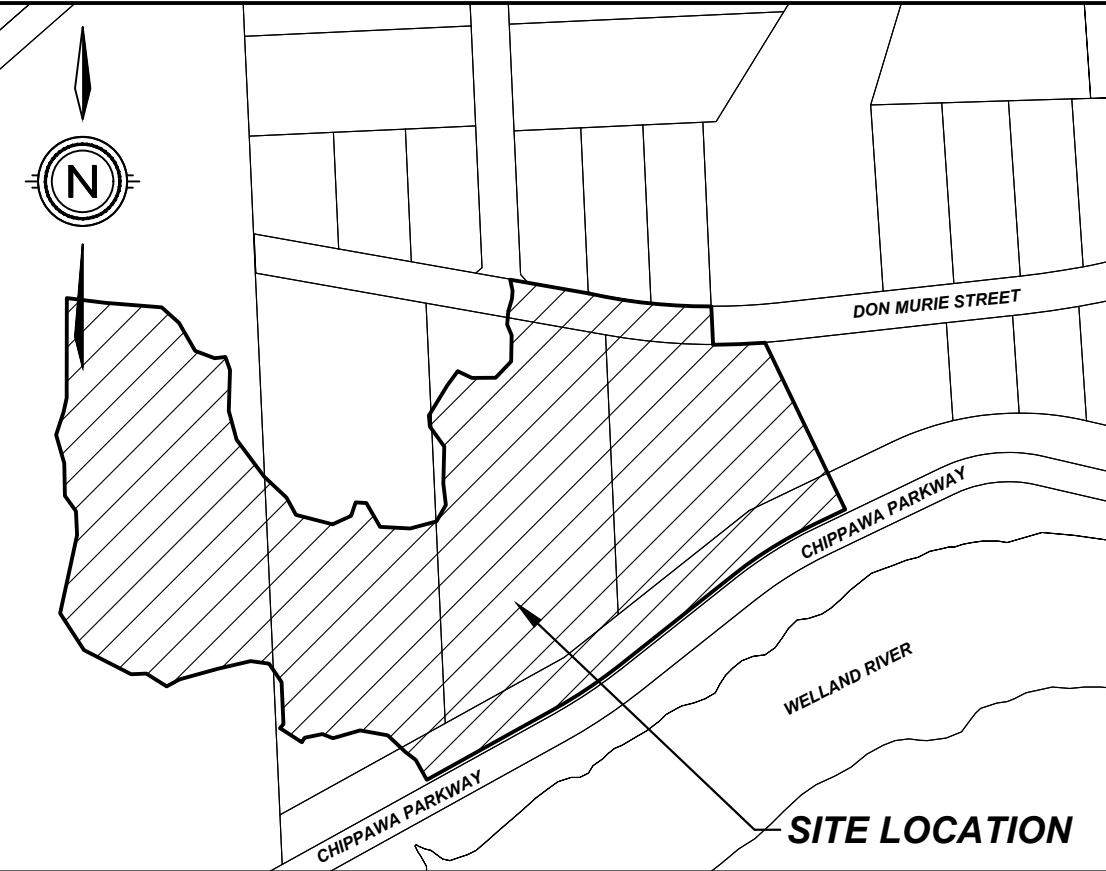
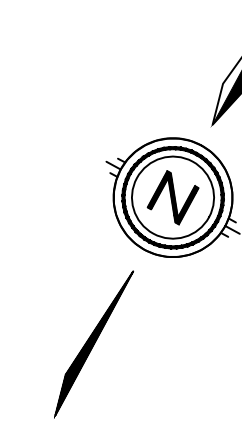


11. NOTES

1. The purpose of the pre-consultation is to identify the information required to commence processing of this development application. Pre-consultation does not imply or suggest any decision whatsoever on behalf of City staff or the City of Niagara Falls to either support or refuse the application. This checklist should not be construed as a complete list of information required as further assessment may reveal the need for more information.
2. This pre-consultation form expires within one year from the date of signing or at the discretion of the Director of Planning & Development
3. An application submitted without the information identified through the pre-consultation process may not be sufficient to properly assess the application and may be deemed by staff to be an incomplete application.
4. The applicant should be aware that the information provided is accurate as of the date of the pre-consultation meeting. Should an application not be submitted in the near future, and should other policies, by-laws or procedures be approved by the Province, City, Region or other agencies prior to the submission of a formal application, the applicant will be subject to any new policies, by-laws or procedures that are in effect at the time of the submission of a formal application.
5. The applicant acknowledges that the City and Region considers the application forms and all supporting materials including studies and drawings, filed with any application to be public information and to form part of the public record. With the filing of an application, the applicant consents and hereby confirms that the consent of the authors of all supporting reports have been obtained, to permit the City and Region to release the application and any supporting materials either for its own use in processing the application, or at the request of a third party, without further notification to, or permission from, the applicant.
6. It is hereby understood that during the review of the application additional studies or information may be required as a result of issues arising during the processing of the application or the review of the submitted studies.
7. If the City or Region does not have sufficient expertise to review and determine that a study is acceptable, the City may require a peer review. The Terms of Reference for a peer review is determined by the City or Region and paid for by the applicant.
8. Some studies may require NPCA review and clearance/approval. In this instance the NPCA review fee shall be paid by the applicant.
9. All plans and statistics must be submitted in metric.
10. By signing this document the Owner/Agent/Applicant acknowledges that they have been informed of the application process, anticipated timing, public notification and steps to be followed for the development discussed at this meeting.
11. A copy of this pre-consultation checklist has been provided to the applicant/agent .

Note: Upon submission, the City will review all submitted plans, studies, etc. to ensure the information is sufficient before declaring the application complete. This will occur within 30 days.

RIVERFRONT NIAGARA FALLS



KEY PLAN
N.T.S.

CONCEPT PLAN

ZONING MATRIX		
PROVISION R4-1133	REQUIRED	PROVIDED
PERMITTED USES: (a) DETACHED DWELLINGS (b) TOWNHOUSE DWELLINGS		
MIN. LOT AREA	200m ² per dwelling unit	485.25m ² PER UNIT
MIN. LOT FRONTAGE (BLOCK)	20m (98.43ft)	341.43m
MIN. LAND UNIT FRONTAGE	DETACHED 8.0m MIN TOWNHOUSE 5.0m MIN	DETACHED-12.0m TOWNS-6.0m
MIN. FRONT YARD (BUILDING)	3.0m MIN	3.0m
MIN. FRONT YARD (GARAGE)	6.0m MIN	6.05m
MIN. REAR YARD	4.0m MIN	4.0m
MIN. INTERIOR SIDE YARD	0.9m MIN (DETACHED) & 1.6m MIN. (TOWNHOUSES)	DETACHED-0.91m TOWNS-1.87m
MIN. CORNER SIDE YARD	3.0m MIN	3.0m
MAX. BUILDING HEIGHT	14.0m OR 3 STOREYS	2 STOREYS
MAX. LOT COVERAGE	NONE	27.71%
MIN. LANDSCAPE SPACE (BLOCK)	20.00%	58.59%
MIN. AMENITY AREA (PER UNIT)	10.0m ²	TOWNS-41.92m ²
MAX. DRIVEWAY WIDTH	6.0m OR 50% OF LAND UNIT FRONTAGE, WHICHEVER IS LESS	DETACHED-6.0m TOWNS-3.45m

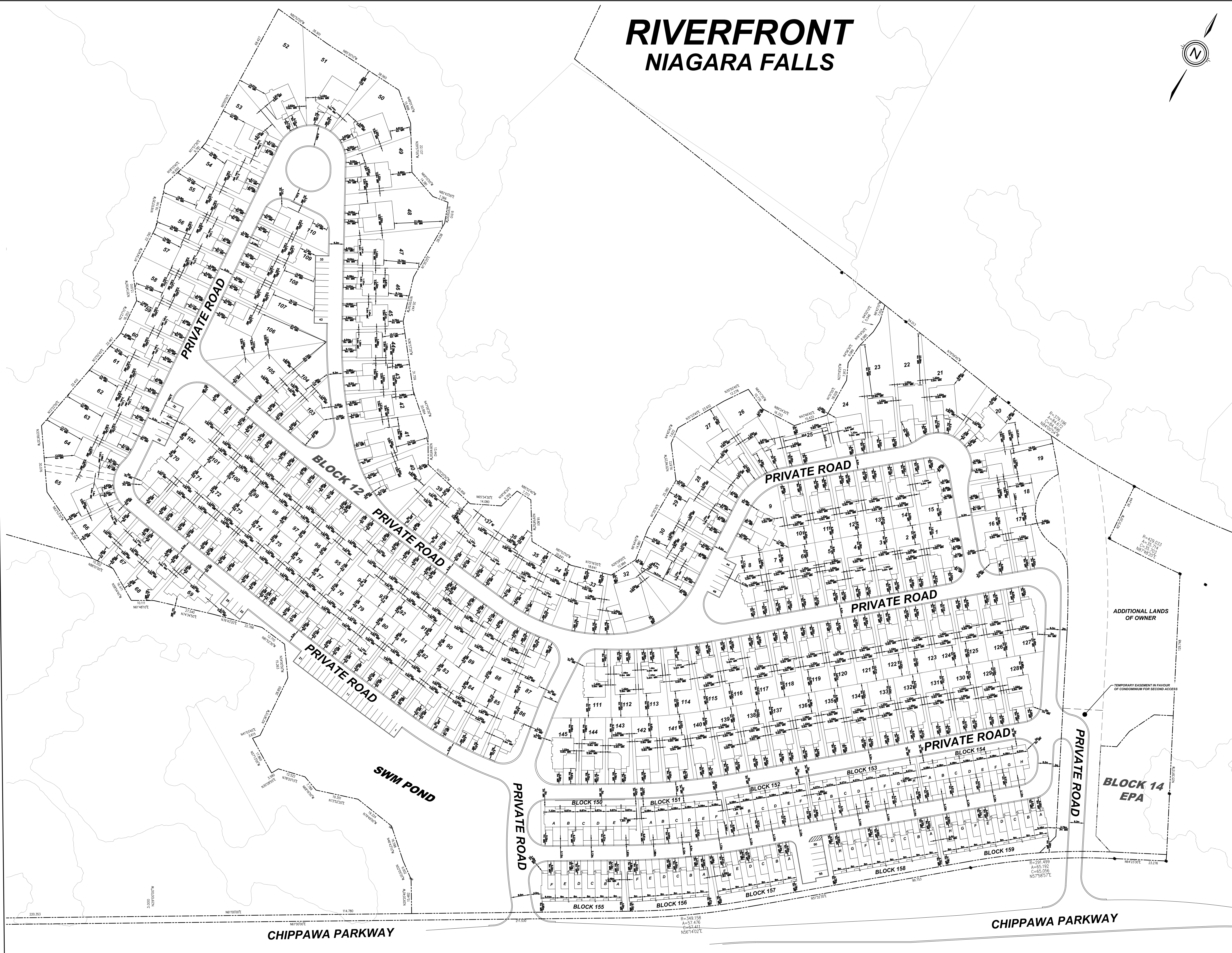
LAND USE SCHEDULE

AREA	ha	% COVERAGE
BUILDING (213 UNITS)	2.926	28.18
ROADWAY/PARKING	1.447	13.93
LANDSCAPE	6.011	57.89
TOTAL	10.384	100.00
DENSITY		20.51 un/ha

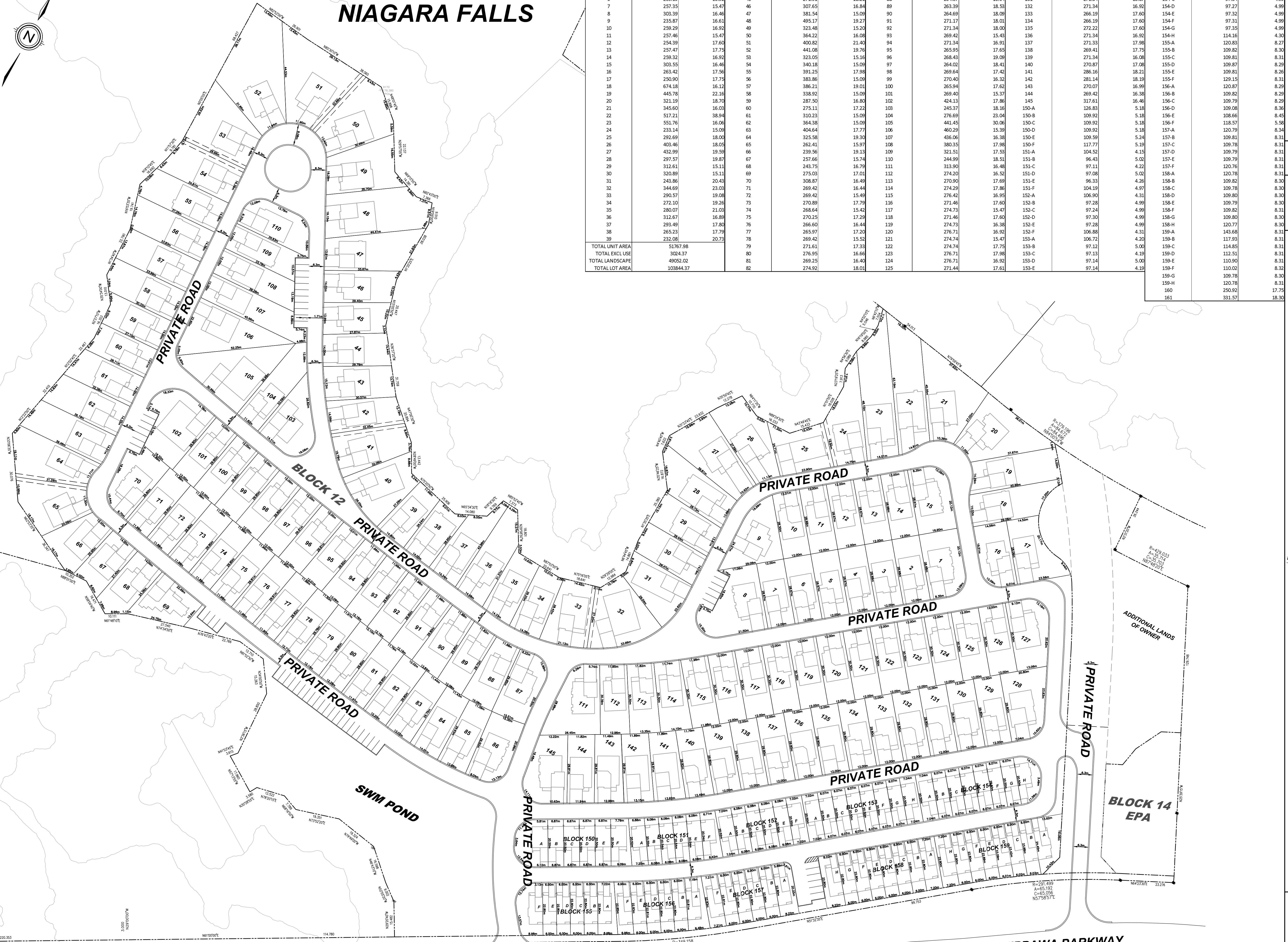
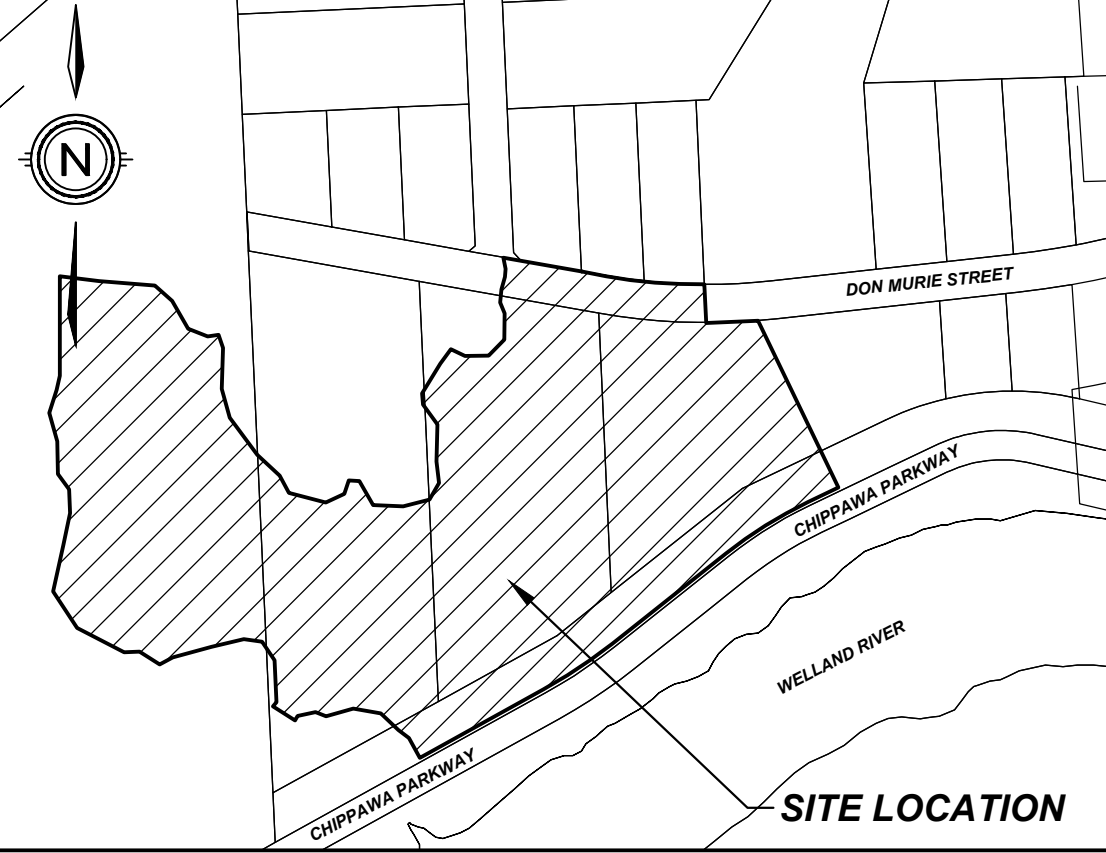
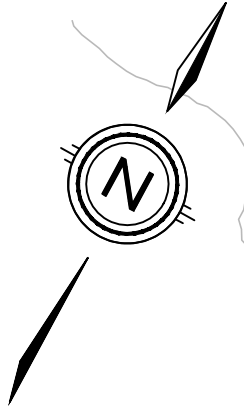
NO.	ISSUED FOR REVIEW	2022-12-05	TA
#	REVISION	DATE	INIT
0			



DRAWING TITLE	DRAFTING	TA
OVERALL SITE PLAN	DATE	DECEMBER 5, 2022
	PRINTED	DECEMBER 5, 2022
	SCALE	1:750
	DWG No.	REV
	2209-SP	0



RIVERFRONT NIAGARA FALLS



UNIT No.	UNIT AREA SQ. M	EXCL USE AREA SQ. M	UNIT No.	UNIT AREA SQ. M	EXCL USE AREA SQ. M	UNIT No.	UNIT AREA SQ. M	EXCL USE AREA SQ. M	UNIT No.	UNIT AREA SQ. M	EXCL USE AREA SQ. M	UNIT No.	UNIT AREA SQ. M	EXCL USE AREA SQ. M
1	303.39	16.46	40	291.73	17.66	83	269.04	19.19	126	274.72	16.39	159-F	97.15	4.99
2	257.35	16.38	41	250.98	17.61	84	276.51	15.72	127	321.92	16.46	159-G	97.13	4.19
3	259.19	17.98	42	273.33	16.76	85	261.68	18.13	128	309.06	18.67	159-H	106.76	4.99
4	259.19	16.08	43	326.17	19.87	86	304.50	19.60	129	266.21	17.60	154-A	106.86	4.31
5	254.28	17.60	44	306.56	15.44	87	318.86	17.34	130	277.13	16.60	154-B	97.21	4.99
6	259.19	16.92	45	271.91	18.21	88	264.57	15.64	131	271.34	16.87	154-C	97.34	4.99
7	257.35	15.47	46	307.65	16.84	89	263.39	18.53	132	271.34	16.92	154-D	97.27	4.99
8	303.39	16.46	47	381.54	15.09	90	264.69	18.09	133	266.19	17.60	154-E	97.32	4.99
9	235.87	16.61	48	495.17	19.27	91	271.17	18.01	134	266.19	17.60	154-F	97.31	4.99
10	259.29	16.92	49	323.46	15.20	92	271.34	18.06	135	272.22	17.60	154-G	97.35	4.99
11	257.46	15.47	50	364.22	16.08	93	269.42	15.46	136	271.34	16.92	154-H	114.16	4.30
12	254.39	17.60	51	400.82	21.40	94	271.34	16.91	137	271.33	17.98	155-A	120.83	8.27
13	257.47	17.75	52	441.08	19.76	95	265.95	17.65	138	269.41	17.75	155-B	109.82	8.30
14	259.32	16.92	53	323.05	15.16	96	268.43	19.09	139	271.34	16.08	155-C	109.81	8.31
15	303.55	16.46	54	340.18	15.09	97	264.02	18.41	140	270.87	17.08	155-D	109.87	8.29
16	263.42	17.56	55	391.25	17.98	98	269.64	17.42	141	286.16	18.21	155-E	109.81	8.26
17	250.90	17.75	56	383.86	15.09	99	270.40	16.32	142	281.14	18.19	155-F	129.15	8.31
18	674.18	16.12	57	386.21	19.01	100	265.94	17.62	143	270.07	16.99	156-A	120.87	8.29
19	445.78	22.16	58	338.92	15.09	101	269.40	15.37	144	269.42	16.38	156-B	109.82	8.29
20	321.19	18.70	59	287.50	16.86	102	424.13	17.86	145	317.61	16.46	156-C	109.79	8.29
21	345.60	16.03	60	275.11	17.22	103	245.37	18.16	150-A	126.83	5.18	156-D	109.08	8.30
22	517.21	38.94	61	310.23	15.09	104	276.69	23.04	150-B	109.92	5.18	156-E	109.66	8.45
23	551.76	16.06	62	364.38	15.09	105	441.45	30.06	150-C	109.92	5.18	156-F	118.57	5.88
24	233.14	15.09	63	404.64	17.77	106	460.29	15.39	150-D	109.92	5.18	157-A	120.79	5.34
25	292.69	18.00	64	325.58	19.30	107	436.06	16.38	150-E	109.59	5.24	157-B	109.81	8.31
26	403.46	18.05	65	262.41	15.97	108	380.35	17.98	150-F	117.77	5.19	157-C	109.78	8.31
27	432.99	19.59	66	239.56	19.13	109	321.51	17.59	151-A	104.52	4.15	157-D	109.79	8.31
28	297.57	19.57	67	257.66	15.74	110	244.99	18.51	151-B	96.43	5.02	157-E	109.79	8.31
29	312.61	15.11	68	243.75	16.79	111	213.90	16.46	151-C	97.11	4.22	157-F	120.76	8.31
30	320.89	15.11	69	275.03	17.01	112	274.20	16.52	151-D	97.08	5.02	158-A	120.78	8.30
31	243.86	20.43	70	308.87	16.49	113	270.90	17.69	151-E	96.33	4.26	158-B	109.82	8.30
32	344.69	23.03	71	269.42	16.44	114	274.29	17.86	151-F	104.19	4.97	158-C	109.78	8.30
33	290.57	19.08	72	269.42	15.49	115	276.42	16.95	152-A	106.90	4.31	158-D	109.80	8.30
34	272.10	19.26	73	270.89	17.79	116	271.46	17.60	152-B	97.28	4.99	158-E	109.79	8.30
35	280.07	21.03	74	268.64	15.42	117	274.73	15.47	152-C	97.24	4.99	158-F	109.82	8.31
36	312.67	16.89	75	270.25	17.29	118	271.46	17.60	152-D	97.30	4.99	158-G	109.80	8.30
37	295.49	17.86	76	266.60	16.44	119	274.73	16.38	152-E	97.28	4.99	158-H	120.77	8.30
38	265.23	17.79	77	265.97	17.20	120	276.71	16.92	153-A	106.88	4.31	159-A	143.68	8.31
39	232.08	20.73	78	269.42	15.52	121	274.74	15.47	153-B	106.72	4.20	159-B	117.93	8.31
TOTAL UNIT AREA	51767.98		79	271.61	17.33	122	274.74	17.75	153-B	97.12	5.00	159-C	114.85	8.31
TOTAL EXCL USE	3024.37		80	276.95	16.66	123	276.71	17.98	153-C	97.13	4.19	159-D	112.51	8.31
TOTAL LANDSCAPE	49052.02		81	269.25	16.40	124	276.71	16.92	153-D	97.14	5.00	159-E	110.90	8.31
TOTAL LOT AREA	103844.37		82	274.92	18.01	125	271.44	17.61	153-E	97.14	4.19	159-F	110.02	8.32

KEY PLAN N.T.S.

DRAFT PLAN OF VACANT LAND CONDOMINIUM

LEGAL DESCRIPTION

LOT #
MUNICIPALITY
REGION

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE _____ FOR APPROVAL.

OWNER'S NAME _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

SURVEYOR'S NAME _____ DATE _____

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) MUNICIPAL WATER
- i) SILTY SAND
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

LAND USE SCHEDULE

AREA	ha	% COVERAGE
BUILDING (214 UNITS)	2.926	28.18
ROADWAY/PARKING	1.447	13.93
LANDSCAPE	6.011	57.89
TOTAL	10.384	100.00
DENSITY		20.61 un/ha

ISSUED FOR REVIEW	2022-10-11	TA
REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	TA
BLOCK 12 DRAFT PLAN OF VACANT LAND CONDOMINIUM	DATE	OCTOBER 11, 2022
	PRINTED	JANUARY 27, 2023
	SCALE	1:750
	DWG No.	2209-DP12
	REV	0

Inter-Departmental Memo

To: Alexa Cooper, BURPI
Planner 2
Ext 4246

From: Jesse Mancino
Intermediate Plans Examiner
Ext. 4220

Date: 3/13/2023

Re: Preconsultation- Vacant Land of Condominium
Owner/Applicant: Centennial Homes (Niagara) Inc
Agent: Upper Canada Consultants (William Heikoop)
Proposal: Proposed Zoning: R4-1133 The proposal is to create 213 dwelling units through Draft Plan and Vacant Land Condo. Proposed mix of dwelling types, including single-detached, semi-detached and townhouse dwellings. The lot area of the subject lands is 10.38 hectares, and a developable density of 20.61 hectares per unit is proposed. Access to this development would come from two private roads that intersect with Chippawa Py

I have reviewed the submitted documents and offer the following comments for the applicant:

1. A water/sewer permit shall be obtained to construct site services.
 - a. Private water supply pipes shall be designed and installed according to MOE PIBS 68813, "Design Guidelines for Drinking-Water Systems".
 - b. Private sewers shall be designed and installed according to MOE PIBS 6879, "Design Guidelines for Sewage Works".
 - c. No Plumbing serving a dwelling unit shall be installed in or under another unit of the building unless the piping is located in a tunnel, pipe corridor, common basement or parking garage, so that the piping is accessible for servicing and maintenance throughout its length without encroachment on any private living space (OBC Div. B, 7.1.5.4 – Separate Services)
2. A building permit shall be obtained for each dwelling unit proposed (single, semi-detached, townhouse). Standard requirements for architectural/structural drawings apply. This does not exclude pre-engineered systems, shop drawings, material specifications and structural engineering etc.

3. All further detailed and site-specific Ontario Building Code construction requirements will be addressed during the building permit application process.
4. Spatial separation/fire protection measures will be reviewed at this time. Architect/Designer to consider the limitations of unprotected openings and wall construction where limiting distances of less than 1.2m are proposed.
5. Average grade calculations may be required to determine total number of storeys during the permit review process to determine required compliance through OBC Part 9 or 3. Some of the townhouse blocks appear to be designed as OBC Part 3 structures based on building area. Geotechnical investigation may be required.
6. All necessary building permit fees and securities will be assessed during building permit application review. Calculations are completed in accordance with Niagara Falls Building By-law.
7. Municipal, Regional, and Educational Developments Charges will be assessed at time of building permit review. Parkland Dedication is payable on the first permit (appraisal report required), if applicable.

Pre-Consultation Meeting – March 16, 2023 – Item #3 – Alexa Cooper

3:00 p.m.

Proposed: Vacant Land of Condominium
Applicant: Centennial Homes (Niagara) Inc.
Agent: Upper Canada Consultants (William Heikoop)
Property: Riverfront Block 12
Proposal: 213 dwelling units that include detached, semi-detached and townhouse dwellings.

No existing infrastructure along property frontage on Chippawa Parkway.

Draft Plan of Vacant Land of Condominium Requirements:

- Functional Servicing Report identifying and ensuring that the municipal infrastructure will adequately service the development as proposed. The report should reference criteria outlined in the MECP's Design Guidelines for Sewage Works and Design Guidelines for Drinking Water Systems, any applicable Ontario Building Code requirements, and municipal design criteria which is available upon request.
- Detailed Stormwater Management Report balancing post- to pre-development for the 5-year minor storm event contained and controlled on-site and directed to a suitable outlet. Major storm events may be directed overland to an acceptable outlet. The report should also address stormwater quality control measures, if applicable. Municipal storm design criteria is available upon request.
- Engineering drawings, including site plan, site servicing plan, grading plan, sanitary drainage area plan, storm drainage area plan, and photometric plan demonstrating zero trespass to neighbouring properties.
- Road Occupancy Permit for service connections to be obtained through Sam Mirabelli – (905) 356-7521 ext. 4260.

Landscape Services Requirements:

- An updated tree survey plan will be required as part of the site plan submission and conform the City of Niagara Falls Standards for Site Planning. The plan shall be developed by a certified professional. The tree survey plan shall identify and evaluate all trees on-site for potential preservation. Boundary trees and trees on adjacent lands (including municipal road allowances) that could be negatively affected by the proposed development shall be preserved unless consent is provided by adjacent landowner(s). The recommendations of the tree survey plan shall be implemented in the site plan. This includes potential modifications to project layout and grading plans. The TPP may be submitted as part of the EIS.
- A landscape plan will be required as part of the site plan submission and conform to the City of Niagara Falls Standards for Site Planning. The landscape plan shall be developed by an Ontario Landscape Architect. The design of the landscape plan shall have consideration for enhancing street frontage, improving walkability, winter snow storage and reducing heat island effect of hard surface areas. The planting of native plant species is preferred. Further comments to be made at this time.
- A Comprehensive Trail Masterplan shall be created and provided based on City standards, City Trails Masterplan, City Transportation Masterplan, and other applicable documents/guidelines. Landscape and open space amenity areas landscaping plans will be reviewed and commented on once provided. A walkway connection through adjacent EPA lands (connecting phase 1 and phase 2 of the development) will be required. Consideration for the Comprehensive Trail Masterplan shall be included in the EIS.
- The subdivision agreement will address all parkland for the subdivision lands.
- Should any EPA lands be conveyed to the City, a maintenance buffer will need to be addressed at this time.

FIRE DEPARTMENT COMMENTS PRE-CONSULTATION MEETING

DATE: March 16, 2023

OFFICER: Ben Trendle

EMAIL: btrendle@niagarafalls.ca

PHONE: 905-356-1321 ext. 2211

AGENDA ITEM #3

ADDRESS: Riverfront Block 12

APPLICATION TYPE: Vacant Land Condominium

COMMENT(S): Vacant Land Condominium

1. Is this project going to be developed in its entirety or be phased? If phased, there shall be no occupancy of dwelling units until private roads have been constructed.
2. The fire route will be required to be designated under municipal by-law for enforcement. There is a \$150.00 fee for this process and can be initiated at the Fire Prevention Office once the property is assigned a municipal address. There is to be 'No Parking' along the fire route.
3. The cost of signage as well as the installation of signage that complies with the fire access route by-law is at the expense and responsibility of the developer/owner.
4. Addressing shall comply with City of Niagara Falls Addressing policy. Units will alternate numbers.
5. If private fire hydrants are required on the property to achieve minimum distances under the Ontario Building Code, the owner will be required to maintain the fire hydrants in accordance with the requirements of the Ontario Fire Code.
6. The developer shall provide a site plan that demonstrates adequate fire access for firefighting equipment is provided in accordance with Section 3.2.5. of the Ontario Building Code.
7. The developer shall provide site servicing drawings showing the locations of any proposed and/or existing fire hydrants (private/public).
8. Direct access to each dwelling unit shall be provided to facilitate firefighters and that entrance shall front onto the fire access route.

Inter-Departmental Memo

To: Alexa Cooper, Planner 2

From: Sue Scerbo, Senior Zoning Administrator

Date: March 16, 2023

Re: **Proposed Vacant Land of Condominium
Riverfront Block 12
213 dwelling units that include detached, semi-detached and
townhouse dwellings**

Summary:

The applicant is proposing to construct a residential development comprising of single detached dwellings, semi-detached dwellings and townhouse dwellings on the subject lands.

The subject lands are zoned Residential Low Density, Group Multiple Dwelling Zone (R4-1133), in accordance with Zoning By-law 79-200, as amended by site specific By-law 2020-124.

The following table compares the regulations of the R4-1133 zone with what is proposed:

Provision	Requirement	Proposal	Comply
Minimum lot area, as calculated on the entire area of a block in a plan of subdivision	200 square metres for each dwelling unit	485.25 square metres for each dwelling unit	Yes
Minimum lot frontage of a block in a plan of subdivision	20 metres: for a townhouse dwelling or apartment dwelling containing more than 4 dwelling units or for a detached dwelling or semi-detached dwelling 15 metres: for a townhouse dwelling or apartment dwelling containing 4 dwelling units or less	341.43 metres	Yes
Street frontage interpretation	Nothing in section 4.11 of By-law 79-200 or clause (b) of of By-law		

	2020-124 shall be deemed to require each dwelling to front onto or abut a street		
Minimum land unit frontage on a street or private street	8 metres: for a detached dwelling 7 metres: for a unit in a semi-detached dwelling 5 metres: for a unit in a townhouse dwelling	10.9 metres for a detached dwelling 6 metres for a unit of a townhouse dwelling	Yes (please provide the lot frontage for unit 27 6 metres back from the front lot line) Yes
Minimum front yard depth and exterior side yard width	3 metres: from a street 1 metres: from a private street on a land unit less than 20 metres wide 6 metres: from a private street on a land unit 20 metres wide or greater 3 metres: from a private street on a land unit 20 metres wide or greater for a garage with its side elevation facing the private street	3 meters from a street 6 metres from a garage	Yes Yes
Maximum front yard depth and exterior side yard width from a street or a private street	15.5 metres	Not noted	Information required
Minimum rear yard depth from the rear land unit line	0.5 metres: where the rear unit line abuts a private land 4 metres: in all other cases	4 metres	Yes
Minimum yard depth or yard width for all buildings and structures from an EPA-1136 or EPA-1137 zone boundary,	4 metres	4 metres	Yes

notwithstanding Section 8 of By-law 2020-124			
Minimum separation distance between buildings on the same block	1.8 metres	1.8 metres	Yes
Maximum lot coverage	None	Not noted	n/a Yes
Maximum height of a building	14 metres or 3 storeys whichever is lesser, subject to section 4.7 of By-law 79-200	Not noted 2 storeys	Yes
Number of dwellings on one block	Unlimited	213 dwelling units	Yes
Minimum number of parking spaces	1.25 spaces per dwelling unit for a detached dwelling or dwelling unit, save and except a second dwelling unit, as calculated on the entire area of a block in a plan of subdivision 1 space for a second dwelling unit 1.25 parking spaces x 213 dwelling units= 266 parking spaces	268 parking spaces	Yes Please confirm
Minimum parking stall width	2.75 metres	Not noted	Information required
Minimum parking stall length	6 metres	Not noted	Information required
Minimum manoeuvring aisle	6.3 metres	Not noted	Information required
Minimum landscaped open space	20% of the block area	58.59%	Yes
Minimum amenity area per dwelling unit	10 square metres	Not noted for each dwelling unit	Information required

Accessory buildings and accessory structures	In accordance with section 8 of By-law 2020-124		
Minimum yard width or yard depth for a deck from a street or block line	0.5 metres		
Maximum width of a driveway or parking area and garage in the front yard of a land unit	50% of the land unit frontage or 6 metres, whichever is less	6 metres for a detached dwelling 3.45 metres for a townhouse dwelling	Information required Please confirm frontage at the required building setback
Vehicular access to a garage in the front yard of a land unit from a public or private street	Permitted: for a land unit with a width of 11 metres or more Not permitted: for a land unit with a width of less than 11 metres	Vehicular access to a garage for a land unit with a minimum width of 11 metres (singles)	Yes (please provide the lot frontage for unit 27 6 metres back from the front lot line)
Notwithstanding section 4.19.3(c) of By-law 79-200, no decorative wall, landscape strip or landscaped berm shall be required for a parking area associated with an access under this subclause			
Occupancy of a primary dwelling unit by the owner of the land unit where a second dwelling unit is located within the primary dwelling or within an accessory building	Not required		

Comments:

- Additional information should be provided where missing

SS
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Niagara Region – Development Services Division

Pre-Consultation Notes

Riverfront Block 12, Niagara Falls

March 16, 2023

Attendees: Alex Morrison (Region), Pat Busnello (Region), Alexa Cooper (City), Andrew Bryce (City); Jessica Brownlee (City); Angela Davison (City); Ben Trendle (City); William Heikoop (Agent – UCC);

Type of Application: Draft Plan of Vacant Land of Condominium.

Related to: PRECON-18-0273, OPA-17-025, ZA-19-033, SD-19-015, SD-21-0033

Application Description

- A proposal for 213 dwelling units that include detached, semi-detached and townhouse dwellings.
- Objective is to get a VLC Agreement to gain status for Block 12. Would like to have its conditions coordinated with the broader Riverfront Subdivision in order to be cleared concurrently.

Provincial and Regional Land Use Designations

Provincial Policy Statement (PPS): Settlement Area.

Growth Plan: Designated Greenfield Area.

Niagara Official Plan (NOP): Designated Greenfield Area.

Planning Comments

- The proposal will assist with the diversification of housing supply (townhouses & semi-detached) in Niagara. City staff should be satisfied that the proposed scale / density of the proposed development is compatible with the surrounding / planned local urban fabric.
- The lands are Designated Greenfield Area and must be planned to achieve a density of 50 people and jobs per hectare (ppj/ha). This will need to be detailed within the Planning Justification Brief/Report.
- The relevant conditions from the Draft Plan of Subdivision Agreement (still to be registered) for the broader Riverfront development would be carried into the VLC Agreement.
- It is suggested that a Conditions Matrix (similar to the document submitted for clearance requests) be submitted to reference applicable conditions of the Riverfront Subdivision and the status of each relevant condition for Block 12.

Environmental Comments

- Staff require additional details in order to ensure that the buffer areas are consistent with the Draft Plan Approval. There are a number of outstanding Draft Plan conditions. A Technical Memo will be required outlining how the existing Draft Plan conditions apply to Block 12 and how they will be addressed. This should also be indicated in the Conditions Matrix.

Land Use Compatibility

- Staff have a copy of the “*Phase 1A & 1B Air Quality, Noise, and Vibration Assessment*” prepared by RWDI (dated August 10, 2021). Please re-submit a copy of the most recent study on these matters.

Archaeological Resources

- It is understood that Block 12 has been subject to archaeological assessment. Please submit a copy of all applicable archaeological assessment information with the application.
- A standard warning clause will be requested in the future Draft Plan Agreement to protect for any archaeological resources that may be encountered during construction activities.

Niagara Region – Development Services Division

Pre-Consultation Notes

Riverfront Block 12, Niagara Falls

March 16, 2023

Site Condition

- It is staff's understanding that Environmental Site Assessment work is ongoing for the Riverfront Community development. In email correspondence dated May 19, 2021, it appears that there is outstanding ESA work for Block 12. Please submit all current information with the application.
- A Letter of Reliance from a Qualified Professional for completed ESA work which states that, despite any limitations or qualifications included in the submitted reports/documents, the Region is authorized to rely on all information and opinions provided there within, will be requested as a condition of Draft Plan Approval (as well as RSC, if deemed necessary).

Transportation / Roads

- Chippawa Creek Road (Local).
- Transportation clauses in the existing Draft Plan conditions for traffic monitoring will be carried over to the condominium conditions / agreement.

Servicing

- The Developer is currently working with City and Region for the design of the new sewage pumping station (SPS) / forcemain (located to the west of this site). The design drawings are at 90% complete. The station will have to be reviewed and final approval through the Region's Consolidated Linear Environmental Certificate Approval (ECA) or the current transfer review process.
- A Legal Agreement for the SPS will need to be completed between the Region and the Developer for the construction of the SPS / forcemain. This will be a condition of Draft Plan Approval.
- Any new / extended sanitary and storm sewers must be reviewed by the City through the Consolidated Linear ECA system.

Stormwater Management

- A Stormwater Management Report (with review fee) is required that indicates in detail how the stormwater management targets of Riverfront Community will be satisfied.

Waste Collection

- Future submissions should indicate the intent for waste collection and include details such as truck route and turning templates, and show the truck being able to enter and exit the development from both directions on Chippawa Creek Road at each entrance.

Low Density Residential Limits

- Recycling blue / grey bins – no limit (collected weekly).
- Organic green bins – no limit (collected weekly).
- Garbage / waste bags or cans – 2 maximum per unit (collected every-other-week).
- Curbside collection only.

Niagara Region – Development Services Division

Pre-Consultation Notes

Riverfront Block 12, Niagara Falls

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Required Regional Studies and Materials

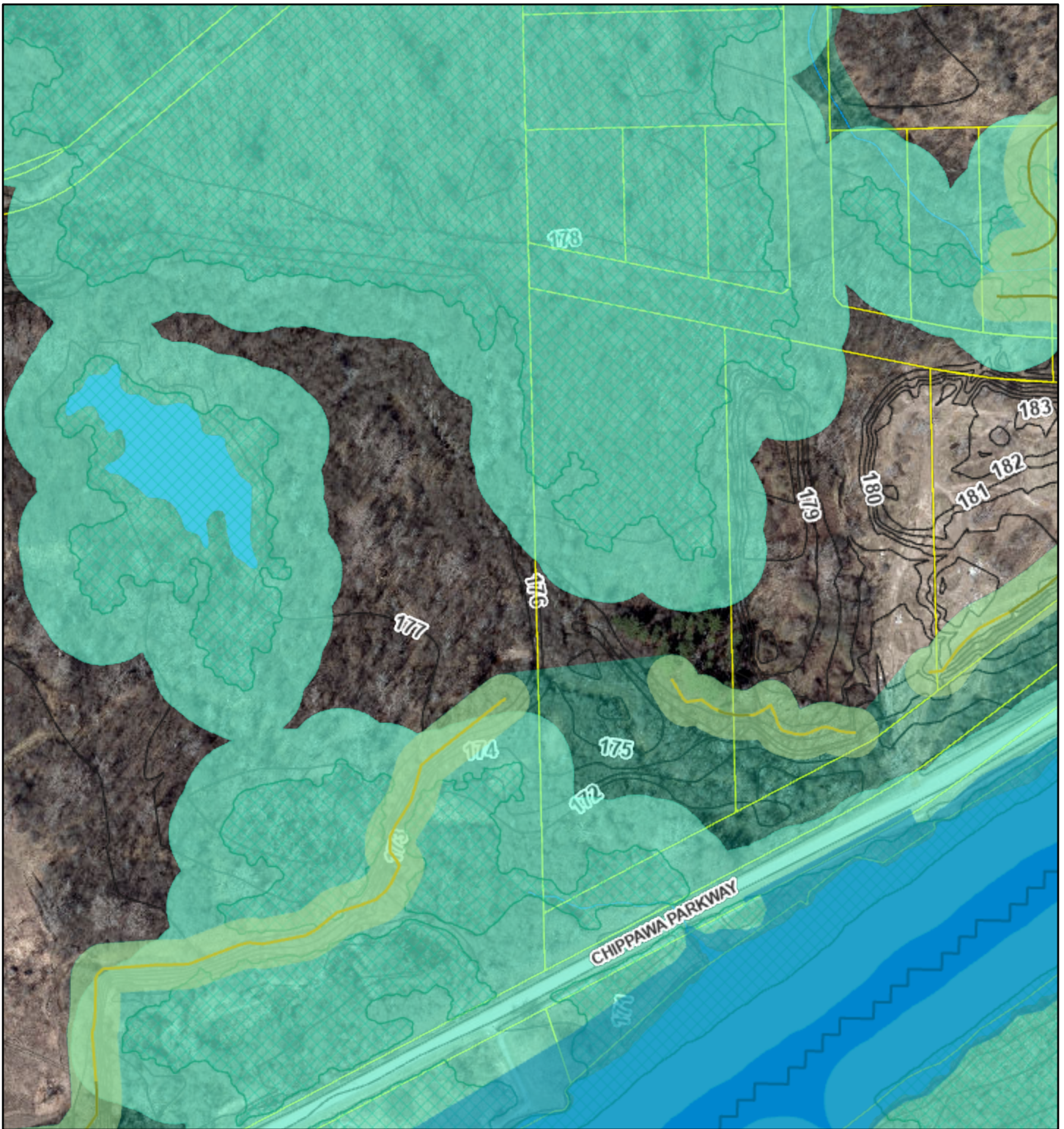
- Planning Justification Brief/Report, please also provide a Conditions Matrix to reference applicable conditions of the Riverfront Subdivision and the status of each relevant condition for Block 12.
- Technical Memorandum that addresses Environmental Matters.
- Copies of the previously completed archaeological assessment work and applicable Letters of Acknowledgment from the Ministry.
- A copy of the current Air Quality, Noise & Vibration Assessment.
- A copy of the current Environmental Site Assessment work.
 - Letter of Reliance can be managed through a condition of Draft Plan.
 - RSC (if needed) can be managed through a condition of Draft Plan.
- Stormwater Management Report.
- Waste Collection Intent / Details.

Regional Review Fees

The Region's 2023 Fee Schedule is online at: https://www.niagararegion.ca/business/fpr/forms_fees.aspx.

- Preliminary Environmental Review (\$430)
 - Additional fees may be required based on potential requirements for supplementary information (i.e., restoration, monitoring, etc.).
- Draft Plan Review (\$5,525 base fee + \$1,915 per ha).
- Stormwater Review greater than 5 ha (\$2,000).

Riverfront Block 12 Features Map



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SWOOP 2020 NPCA

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Roads

 NPCA APPROXIMATE REGULATION LANDS

 Wetland Allowance

Regulation Wetlands

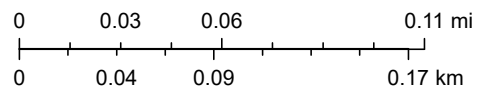
 Evaluated-Provincial

 Top of Slope Allowance

Top of Slope Features

 Stable

 Unstable



NPCA, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community