



**RAIMONDO + ASSOCIATES**  
**ARCHITECTS INC.**

4687 Queen Street, Studio 2  
Niagara Falls, ON L2E 2L9  
T 905.357.4441  
F 905.357.9203  
mail@raimondoarchitects.com  
www.raimondoarchitects.com

April 3, 2024

Project File: 22-015

Nick DeBenedetti, MCIP, RPP  
Planner III | Planning, Building & Development  
City of Niagara Falls  
4310 Queen Street |  
Niagara Falls, ON  
L2E 6X5

Via email: [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca)

**Re: AM-2023-025, Zoning By-law Amendment**  
**Response to “Letter of Incomplete Application and Preliminary Submission Comments”**  
**Address: 4257 Montrose Road**  
**Legal: Twp Pt. Lot 80**  
**Applicant: Frank Costantino/Frank Costantino Construction**  
**Proposal: To request a site specific R4 zone to permit 10 block townhouse units**

Dear Nick:

Further to Scott Turnbull's letter dated October 13, 2023, please find our responses to the outstanding items noted below along with the attached resubmittals.

*Planning Justification Report (PJR) Signed by a Registered Professional Planner (RPP) with complete analysis of the City's affordability policies and Niagara Region Official Plan (2022). Staff will accept a letter signed by an RPP indicating they support the analysis of the submitted Planning Justification Report.*

**Response:** Attached is an addendum letter dated January 30<sup>th</sup>, 2024 as prepared by William Heikoop from Upper Canada Consultants (UCC) addressing the respective noted comments provided by planning staff.

*Application form, Planning Justification Report, and Site Plan with consistent requests for zoning relief*

**Response:** Application form has been updated to reflect the PJR addenda letter, site plan requests for zoning relief.

*Draft Zoning By-law Amendment.*

**Response:** Attached is the Draft Zoning by-law prepared by UCC.

*Tree Inventory Report and Tree Preservation Plan*

**Response:** Attached are Don Martin Landscape Architect, landscape plans that now highlight tree preservation methods and identifies existing species and their calliper on site required to be protected.

*CAD Drawing (.dwg) of Survey or Site Plan projected to City Standards.*

**Response:** Attached is the CAD Drawing (.dwg) survey site plan prepared by JD Barnes projected to City Standards dated January 4<sup>th</sup>, 2024.

*Functional Servicing Report with requested information for Municipal Works review.*

**Response:** Attached is the revised Functional Servicing Report (FSR) updated to include the information requested by Municipal Works and as prepared by Jason Schooley of UCC dated March 2024, replacing the previous report prepared by Stephen Allenberg P. Eng for Mackay Engineering. We are also resubmitting the Site Servicing Plan prepared by Mackay Engineering that reflect the changes noted in the UCC FSR, the new Site Services Grading plan dated April 3, 2024 notes as Rev.#7.

We hope this would satisfy the outstanding items asked for and as always, please contact me at any time if you have any further questions or concerns, and we await your direction in this matter.

We Remain, At Your Service,

**RAIMONDO + ASSOCIATES ARCHITECTS Inc.**



Emilio Raimondo, Architect  
OAA, FRAIC, ANY, NCARB, B.E.S., B. Arch.  
President

Cc: client, file