

# 7737 LUNDY'S LANE COVER LETTER

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September 30, 2024

**Nick DeBenedetti, MCIP, RPP**

Planner 2

Planning, Building & Development

City of Niagara Falls

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**RE: 7737 Lundy's Lane, City of Niagara Falls  
Applications for Official Plan Amendment & Zoning By-law Amendment  
Cover Letter**

Dear Mr. DeBenedetti,

Fotenn Planning + Design has been retained by 1000977112 Ontario Inc. (the Applicant) to coordinate submission of applications for Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) for the subject lands, located at 7737 Lundy's Lane, in the City of Niagara Falls.

The subject site is comprised of an irregular shaped parcel on the north side of Lundy's Lane, having a total area of approximately 0.73 hectares and 60 metres of frontage on Lundy's Lane. The proposed development consists of a conversion of the existing Travelodge into a mixed-use building, containing a total of 118 dwelling units, a commercial swimming pool, a convenience store, and a food premise. Of the 118 dwelling units, 25% (30 units) will be affordable.

The subject site is designated Tourist Commercial as per Schedule A in the City of Niagara Falls Official Plan and is located within the Lundy's Lane Satellite District. The subject property is zoned Tourist Commercial (TC), as per Sheet B4 of Schedule A in City of Niagara Falls Zoning By-law 79-200.

A Pre-Consultation Meeting was held on September 5, 2024, with Staff from the City of Niagara and Niagara Region to discuss the proposed development and to identify required supporting materials to be included as part of a complete application under the *Planning Act*.

On September 23, 2024, we received confirmation via email from Katie Young of Niagara Region that given the time sensitivity of this project, the project team could submit the Official Phase I ESA and Letter of Reliance when they are complete, as they are currently underway. The preliminary Phase I ESA (for acquisition and financing) will be submitted in the interim. This correspondence is provided in the submission.

Accordingly, the following materials are submitted in support of the subject applications:

- / Application forms including Owner Authorization form, signed and completed;
- / Architectural Drawing Package, prepared by Benan Hanoudi Architect Inc., dated September 2024;
- / Functional Servicing Report Brief, prepared by n Engineering Inc., dated September 25, 2024;
- / Parking Justification Study, prepared by C.F. Crozier & Associates Inc., dated September 2024;
- / Draft OPA and ZBA By-laws, prepared by Fotenn Planning + Design, dated September 30, 2024;

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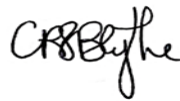
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- / Planning Justification Report, prepared by Fotenn Planning + Design, dated September 30, 2024;
  - / Road Traffic & Stationary Noise Impact Study, prepared by Acoustic Engineering Inc., dated September 6, 2024;
  - / Preliminary Phase I ESA, prepared by Pinchin Ltd., dated July 3, 2024; and
  - / Correspondence with Niagara Region regarding final Phase I ESA submission.

Should you have any questions or comments, please do not hesitate to contact the undersigned at 416.789.4530 x 115 or via e-mail at [stevenson-blythe@fotenn.com](mailto:stevenson-blythe@fotenn.com).

Respectfully submitted,



Miles Weekes, MCIP RPP  
Senior Planner  
**Fotenn Planning + Design**



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