

October 21, 2024

**Mackenzie Ceci, MCIP, RPP**

Acting Senior Manager of Current Planning  
City of Niagara Falls  
4310 Queen Street  
Niagara Falls, Ontario L2E 6X5

**RE: 8055 McLeod Road  
Official Plan and Zoning By-law Amendment Application**

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We are pleased to submit applications for Official Plan Amendment and Zoning By-law Amendment for approximately 4.53 hectares of land known as 8055 McLeod Road, herein referred to as “Subject Lands”. The Subject Lands are also legally described as are legally described as Part of Township Lot 170, Being Part 2, Plan 59R-7560 of the Township of Stamford.

The “Owner” of the Subject Lands is the City of Niagara Falls Non-Profit Housing Corporation, a non-profit organization based in the City of Niagara Falls, that focuses on providing affordable housing solutions to residents in the community.

NPG has been retained to provide professional planning advice on the proposed residential development of a ten (10) storey apartment building consisting of 112 affordable housing units intended for older persons. Implementation of the proposed development requires an Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBA). An Official Plan Amendment is required to redesignate the Subject Lands to a Site Specific Residential designation to permit an apartment building over six (6) storeys in height. A Zoning By-law Amendment application is required to rezone the Subject Lands from a Transitional Residential Multiple (TRM) to a Residential Apartment 5F Density Zone with site specific provisions related to height, minimum parking requirements, bicycle parking requirements, minimum landscape open space and amenity space. A Consent application is proposed to sever the vacant area of the Subject Lands from the previously developed portion. Future applications for Site Plan Approval will occur after OPA/ZBA and Consent approval.

As part of our OPA/ZBA/Consent application, please find enclosed the following:

- One (1) copy of the pre-consultation noted dated November 2, 2023;
- One (1) copy of the Stage 1-2 Archaeological Assessment, prepared by Archaeological Consultants Canada, dated August 29, 2024;

- One (1) copy of the Site Plan, prepared by ACK Architect Studios, dated September 21, 2023;
- One (1) copy of the Elevations and Floor Plans package, prepared by ACK Architect Studios, dated September 21, 2023;
- One (1) copy of the Environmental Impact Study, prepared by Ecological & Environmental Solutions, dated September 2024;
- One (1) copy of the Pedestrian Wind Assessment – Letter of Opinion, prepared by RWDI, dated July 17, 2024;
- One (1) copy of the Shadow Study, prepared by ACK Architects, dated September 21, 2023;
- One (1) copy of City of Niagara Falls Planning Report PDB-2024-14;
- One (1) copy of the Consent Sketch, prepared by JD Barnes, dated September 6, 2024;
- One (1) copy of the Planning Justification Report, prepared by NPG Planning Solutions Inc., dated October 2024;
- One (1) copy of the Tree Savings Plan, prepared by Ecological & Environmental Solutions, dated July 2024;
- One (1) copy of the Functional Servicing Report, prepared by Hallex Civil Engineering, dated October 1, 2024;

Please note that on April 9, 2024 Niagara Falls City Council approved a planning report waiving planning application fees (\$35,700) for the proposed development, and as such no application fees have been included within this submission package. Niagara Region staff have also confirmed that Regional application fees will be waived.

If you have any questions please do not hesitate to contact the undersigned.

Sincerely,



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**Max Fedchyshak, MCIP, RPP**

Intermediate Planner

**NPG Planning Solutions Inc.**

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