



March 08, 2024

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

Attn. Julie Hannah, MES, MA, MCIP, RPP
Senior Manager of Current Planning

RE: Lot 15, and Lot 16 (5567 Ontario Avenue) of Registered Plan 328
Official Plan Amendment & Zoning By-law Amendment

We are pleased to submit Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for approximately 1,158 m² (0.12 hectares) of land, encompassing two (2) properties being Lot 15, and Lot 16 (locally addressed as 5567 Ontario Avenue) of Registered Plan 328 in the City of Niagara Falls (referred to as the 'Subject Lands'). Our proposal involves one (1) – three-storey apartment building to be located on Lot 15, which includes eleven (11) two-bedroom affordable dwelling units.

The OPA and ZBA serve a dual purpose. Lot 15 is currently vacant. These amendments are necessary to facilitate the proposed development. A three (3) storey apartment building comprising seven (7) dwelling units is currently located on Lot 16, municipally addressed as 5567 Ontario Avenue. However, this apartment building is legally non-conforming as it does not align with the current Official Plan or Zoning By-law. Therefore, the proposed OPA and ZBA will ensure the existing building be in compliance with municipal planning regulations.

The OPA will introduce site-specific exemptions to increase the permitted density from a maximum of 75 units per hectare to 191 units per hectare for Lot 15 and 121 units per hectare for Lot 16 (5567 Ontario Avenue).

Zoning By-law 79-200 identifies the Subject Lands as Residential Two Zone (R2), which currently does not permit apartment buildings. The ZBA proposes to amend the zoning from Residential Two Zone (R2) to Residential Apartment 5B Density Zone (R5B Zone), incorporating distinct site-specific exemptions for each of Lot 15 and Lot 16 (5567 Ontario Avenue). These exemptions are necessary to decrease the minimum lot area for each



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dwelling unit, decrease the minimum lot frontages, decrease the minimum front and interior side yard setbacks, decrease the minimum parking requirements, decrease the minimum amenity area(s) and decrease the minimum landscaped open space for Lot 15 and Lot 16. Please refer to the Planning Justification Report included in this application package for further details.

Following approval of the Applications, a Site Plan Application is anticipated to be required to proceed with the development of the proposed apartment building. As the Subject Lands are separately conveyable parcels, a reciprocal access agreement will be required to permit the proposed shared access and parking arrangement.

As part of our OPA and ZBA submission, please find enclosed the following:

- One (1) soft copy of the OPA / ZBA application forms;
- One (1) soft copy of the Pre-consultation checklist;
- One (1) soft copy of the current parcel register & PIN Map from the Land Registry Office for each of Lot 15 and Lot 16;
- One (1) soft copy of the Architectural drawings, prepared by Jason Pizzicarola Design – Architects Inc.; including:
 - Site Plan & Floor Plans (A1-01),
 - Elevations and 3D Perspective Drawings (A2-01-A2-03)
- One (1) soft copy of a Functional Servicing Design Brief, prepared by Hallex Engineering Ltd., dated January 18, 2024
- One (1) soft copy of a Traffic and Parking Brief, prepared by GHD, dated January 18, 2024;
- One (1) soft copy of a Stage 1-2 Archaeological Assessment, prepared by Amick Consultants Ltd., dated February 06, 2024; and
- One (1) soft copy of a Planning Justification Report, prepared by NPG Planning Solutions Inc., dated February 12, 2024

Sincerely,



Jesse Auspitz, MCIP RPP
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