



DeFILIPPIS DESIGN

687 BARTON ST., SUITE 201
STONEY CREEK, ON L8E 5L6
(905) 643-2250 FAX (905) 643-1095

defilippisdesign@bellnet.ca *nick@defilippisdesign.com*

January 25, 2023

City of Niagara Falls
4310 Queen Street
Niagara Falls, On

ATTN: Alexa Cooper

RE: 5687 Ferry St./5560 Spring St., Niagara Falls


Please find attached additional information requested for zoning application.

Our justification report has been completed and accepted based on 92 parking spaces total for 77 residential units and 15 parking spaces first floor commercial. Based on some site manipulation and adding a lower level, we have increased it to 99 spaces including 4 barrier free spaces, however, we have not modified the PJR. This will allow planning to conduct an indepth review of the parking layout which may revise the number of spaces. The PJR remains a conservative positive opinion at 92 spaces.

Included are drawing revisions dated Jan 2023, and stormwater management report with applicable drawing.

Do not hesitate with any further comments.

Regards,



Nick DeFilippis, P. Eng.

CC/Rocco Oliverio