

To: Suzanne Anderson

c/o Planning Unit

Subject: Application for Severance and Minor Variance - Comments for Adjustment Committee

Dear Ms. Anderson,

Thank you for reviewing our application for severance and minor variance, as well as the comments from the pre-consultation meeting submitted by Tyler Galloway. I respectfully submit the following be forwarded to the Adjustment Committee to address the points raised during pre-consultation:

Issue #1: The proposed sketch and severance with a “flag-shaped” lot is “not in line with the lot fabric of adjacent properties.”

Response:

We have submitted several examples of similar flag-shaped severances, as shown in the attached map. Notably, a comparable lot on Hodgson Ave is approximately 80 feet from the rear of 7816 Watson St, as described in this application. The Magnolia St lots are near the proposed severance, would be considered an extension of the Watson St subdivision.

The City of Niagara Falls has set a precedent by approving these designs, located near 7816 Watson St. There are numerous other examples of flag-shaped lots in various parts of Niagara.

The lot severance on Hodgson serves as a supportive and positive example for property comparison. This example was not included in the pre-consultation report submitted by Tyler Galloway, although Magnolia Dr lots were included. The explanation was that the Magnolia lots were approved as part of a new development plan, but the design was still approved.

Issue #2: Conceptual envelope required.

Response:

This issue has been addressed with an updated survey sketch, complete with a conceptual building envelope and setbacks.

Issue #3: Interruptions of backyard properties to neighbors.

Response:

The proposed Part 2 severance property is buffered by large areas of undeveloped land:

- Approximately 80 feet to the west side
- Approximately 240 feet to the east side
- Approximately 400 feet at the rear, south side (see map)

There is a thick bush line along most of the property lines, creating enhanced privacy.

Any disruption during future construction would be minimal and generally accepted by the supportive community. Neighbors who may be affected by this are in support of the application (see attached statements of support from Dave Rodgers and Raymond and Suzanne Kostick).

Issue #4: No practical front yard.

Response:

I have not received a definition from City staff regarding the meaning of “practical” as it relates to the size of a front yard near the street. This severance allows access to a 77 by 145-foot lot, and with compliance to all setbacks, will ensure ample space for practical use (front yard). I have submitted the proposed survey sketch that includes the envelope and setbacks.

Issue #5: Fire Department access route.

Response:

A surveyor’s sketch with Fire Access dimensions has been submitted to Chief Fire Prevention Officer Ben Trendle for review. His email response indicating full compliance is attached. Any additional requirements for fire safety will be met prior to any construction.

Issue #6: Unable to accommodate a street tree due to a narrow driveway at the street.

Response:

In 2019, a mature 70-foot evergreen tree located at the street line, just east of the proposed driveway of Part 2, was toppled during a high wind event. The City of Niagara Falls responded to remove the debris and stump. To date, this tree has not been replaced by the City. The applicant commits to covering the tree replanting costs in the same location to comply with Urban Design requirements.

Additional Points:

Community Benefits: The proposed development will benefit the community by increasing property values and enhancing the aesthetic appeal of the neighborhood. Additionally, it will provide more housing options, contributing to the overall growth and development of the area.

Economic Impact: The development has the potential to create jobs during the construction phase and increase local spending by new residents. This economic boost will positively impact local businesses and the community at large.

Alignment with City of Niagara Falls Long-Term Planning Goals: The City of Niagara Falls' Strategic Plan for 2023-2027 emphasizes economic diversification and growth, environmental sustainability, and social sustainability. This development aligns with these goals by contributing to economic growth, incorporating environmentally friendly practices, and providing additional housing options.

Alignment with Provincial Goals of Creating New Housing: The Government of Ontario aims to build at least 1.5 million homes by 2031. This development supports these goals by increasing the housing supply, helping the City of Niagara Falls meet its housing targets, and contributing to economic growth through job creation and increased local spending.

Summary:

Approval of this variance would support the initial step towards improving the area through the construction of a new single dwelling on an oversized building lot. This would align with the fabric of the existing homes and landscape, and support both the City of Niagara Falls' long-term planning goals and the provincial objectives of increasing housing supply. This development will enhance the community's economic, environmental, and social sustainability, contributing to the overall growth and prosperity of the region.

I respectfully request the committee members' consideration of these points.

Respectfully,

Peter Racine and Jennifer MacKenzie