

May 20, 2025

Chris Roome, MCIP, RPP
Planner II
City of Niagara Falls

Dear Chris,

RE: Municipal File #AM2025-007: – Application for Zoning By-law Amendment

Please consider the following letter in response to the Letter of Incomplete Application received on May 13, 2025.

The Letter of Incomplete Application has noted that the CAD drawing does not depict the correct location of the subject lands. We have engaged with our architect who had prepared the CAD and they have informed us that their software is not capable of geolocating the CAD file and as such a revised CAD cannot be provided. A revised Site Plan with an updated zoning matrix has been included as part of this submission response.

As noted within the Planning Justification Report (PJR) prepared by NPG Planning Solutions, dated April 2025 the proposed development will not include affordable units and all units are anticipated to be sold at market rate. As of the date of this letter, Royal LePage has noted an average price of \$727,716 for townhouses in the City of Niagara Falls based on their current listings,¹ and in March 2025, Houseful.ca has noted a median list price of \$658,063 for townhouses in the City of Niagara Falls.² The Niagara Association of REALTOR has also noted a benchmark price for townhouses at \$571,900 across the Region.³

As stated, all units are anticipated to be sold at market rate. Based on current figures it can be estimated that these units will sell within the range of \$571,900-\$727,716. Please note that these prices are preliminary estimates only and are intended to provide a general sense of market positioning based on the proposed development concept. Final sale prices will depend on a variety of factors including construction and material costs.

We trust that the information provided above will be sufficient for staff to deem the application complete. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



Max Fedchyshak, MCIP, RPP
Senior Planner
NPG Planning Solutions Inc.

¹ [Townhomes for Sale in Niagara Falls, ON | Royal LePage](#)

² [Niagara Falls, ON Housing Market & Real Estate Trends | Houseful](#)

³ [Niagara Association of REALTORS® | CREA Statistics](#)