

February 15, 2023

ATTN: Julie Hannah, Planner 2
Planning, Building, and Development
City of Niagara Falls
4310 Queen Street
Niagara Falls, ON L2E 6X5

RE: Grand Niagara Redevelopment
First Submission - Draft Plan of Subdivision, OPA and ZBA Applications
Empire (Grand Niagara) Project GP Inc.

Ms. Hannah

On behalf of Empire (Grand Niagara) GP Inc., please find enclosed our first submission for Draft Plan of Subdivision, Official Plan Amendment and Zoning Amendment.

Please find enclosed:

1. Signed Application for Draft Plan of Subdivision
2. Signed Application for Official Plan and Zoning Amendment;
3. Draft Plan of Subdivision (CAD file included in digital submission)
4. Draft Official Plan Amendment
5. Draft Zoning By-Law Amendment
6. Planning Justification Report, including Housing Impact Statement (Armstrong Planning and Project Management)
7. Functional Servicing Report (WSP)
8. Stormwater Management Report (WSP)
9. Stage 1 Archaeological Assessment (ARA Ltd.)
10. Stage 1 to 3 Archaeological Assessment (Amick Consultants)
11. Traffic Impact Study (WSP)
12. Compatibility Study (SLR)
13. Phase 1 Environmental Site Assessment (Terrapex)
14. Phase 2 Environmental Site Assessment (Terrapex)
15. Floodplain Mapping Study (WSP)
16. Preliminary Hydrogeological and Water Balance Study (Terra-Dynamics Consulting Inc.)
17. Urban Design Brief (WSP)
18. Environmental Impact Study Addendum (Dillon Consulting)
19. Pre-Consultation Report – January 20, 2022
20. Pre-Consultation Report – October 19, 2022
21. Combined Deeds
22. List of Encumbrances

A Dropbox link is being provided with digital copies of all materials.

The hard submission includes:

- One (1) copy of the Application Forms, Draft OPA and ZBA, Pre-Consultation Reports, Deed, and List of Encumbrances, respectively
- Six (6) hard copies of the Draft Plan of Subdivision
- Two (2) copies of all Supporting Reports/Studies
- Cheques for the application review fees:
 - \$28,500, payable to City of Niagara Falls
 - \$14,310, payable to NPCA
 - \$211,757, payable to Niagara Region

Respective application review fees have been confirmed, and are broken down as follows:

City of Niagara Falls	
OPA/ZBA Combined	\$14,600
Draft Plan of Subdivision	\$13,900
Total	\$28,500

NPCA	
Complex Application	\$7,425
EIS Review	\$2,205
Hydrogeological Report Review	\$1,755
SWM Review	\$1,755
Grading and Drainage Plan Major	\$1,170
Total	\$14,310

Niagara Region	
Official Plan Amendment (Minor)	\$5,340
Zoning Bylaw Amendment	\$1,345
Draft Plan of Subdivision (\$5,340 base + \$1,850 x 105.32 ha.)	\$200,182
Major EIS Review	\$2,320
SWM Review	\$1,930
Major Urban Design Review	\$640
Total	\$211,757

Should you have any other questions, please do not hesitate to contact the undersigned at extension 3002 or michael@armstrongplan.ca.

Yours truly,

A handwritten signature in blue ink, appearing to read "M. Auduong", with a large, sweeping flourish underneath.

Michael Auduong RPP
Senior Planner

cc. Sarah Mastroianni, Niagara Peninsula Conservation Authority
Amy Shanks, Niagara Region