

February 24, 2023

Julie Hannah
Senior Planner
4310 Queen Street
Niagara Falls, ON
L2E 6X5

**4078 VICTORIA AVENUE
CITY OF NIAGARA FALLS
ZONING BY-LAW AMENDMENT APPLICATION**

Dear Julie,

We are pleased to submit the enclosed Zoning By-law Amendment Applications for the property municipally known as 4078 Victoria Avenue in the City of Niagara Falls. As you know, our client is proposing the development of a 10-unit stacked townhouse intended for Vacation Rental Unit (VRU) use on the lands.

A Zoning By-Law Amendment Application is proposed to re-zone the Subject Lands from a TC Zone to a Site-Specific TC-XXX Zone to permit the use of apartment dwellings intended for VRUs, and to address deficiencies related to minimum rear yard depth, maximum building height, minimum maneuvering aisle, and minimum parking stall length.

In reviewing the applicable policies in the City's Official Plan, we note that the Subject Lands fall under Special Policy Area 62 per Schedule A-2(a) of the Official Plan. However, the policy text states that the applicability of the policies is intended for lands located "west" of Victoria Avenue. The Subject Lands are located "east" of Victoria Avenue. Acknowledging that this could be a text error, we request the removal of SPA 62 from the Subject Lands.

As part of our submission, please find the enclosed:

- One (1) digital (pdf) and one (1) paper copy of the signed Zoning By-law Amendment Application;
- One (1) digital (pdf) and one (1) paper copy of the Planning Justification Report prepared by NPG Planning Solutions Inc., dated February 2023;

- One (1) digital (pdf) and one (1) paper copy of the Agency Comments Response Table prepared by NPG Planning Solutions, dated February 2023;
- One (1) digital (pdf) and two (2) paper copies of the Site Plan Concept prepared by Saplys Architects, dated February 23, 2023;
- One (1) digital (pdf) and one (1) paper copy of the Massing Models prepared by Saplys Architects, dated February 23, 2023;
- One (1) .dwg file of the Site Plan Concept, prepared by Saplys Architects;
- One (1) digital (pdf) and one (1) paper copy of Noise and Vibration Impact Study prepared by RWDI, dated November 30, 2022;
- One (1) digital (pdf) and one (1) paper copy of the Phase One Environmental Site Assessment, prepared by Hallex Environmental, dated August 27, 2021;
- One (1) digital (pdf) and one (1) paper copy of the Phase Two Environmental Site Assessment, prepared by Hallex Environmental, dated December 22, 2021;
- One (1) digital (pdf) and one (1) paper copy of the Letter of Reliance prepared by NSSL, dated December 12, 2022;
- One (1) digital (pdf) and one (1) paper copy of the Phase Two Conceptual Site Model & Remediation prepared by NSSL, dated October 6, 2022;
- One (1) digital (pdf) and one (1) paper copy of the Functional Servicing and Stormwater Management Report prepared by S. Llewellyn & Associates, dated February 2023;
- One (1) digital (pdf) and one (1) paper copy of the of the Preliminary Grading and Erosion Control Plan prepared by S. Llewellyn & Associates, dated February 1, 2023;
- One (1) digital (pdf) and one (1) paper copy of the Ontario Ministry of the Environment, Conservation and Parks Record of Site Condition, dated January 5, 2023;

- One (1) digital (pdf) and one (1) paper copy of the Record of Site Condition acknowledgment letter;
- One (1) digital (pdf) and one (1) paper copy of the Site Condition Plan, prepared by the Larocque Group, dated March 22, 2022;
- One (1) .dwg file of the Site Condition Plan, prepared by the Larocque Group
- One (1) digital (pdf) and one (1) paper copy of the signed pre-consultation agreement;
- One (1) digital (pdf) and one (1) paper copy of the Title Deed, dated April 25, 2022;
- One (1) digital (pdf) and one (1) paper copy of the Niagara Regional Fees Receipt;
- One (1) cheque in the amount of \$12,500 addressed to the City of Niagara Falls;
- One USB drive with digital copies of all the above documents;

If you require anything further, please do not hesitate to contact the undersigned.

Yours Truly,



Max Fedchyshak, M Plan
Planner
NPG Planning Solutions Inc.



Rhea Davis, M Plan
Intermediate Planner/Urban Designer
NPG Planning Solutions Inc.