



June 6, 2023
Project No. 22215

Mr. Nick Debenedetti, MCIP, RPP
Planner II
Planning, Building & Development
City of Niagara Falls
4310 Queen Street
Niagara Falls, ON
L2E 6X5

Dear Mr. Debenedetti

**Re: Zoning By-law Amendment Application
5504 Lewis Avenue, Niagara Falls**

On behalf of 1000110629 Ontario Limited, Urban & Environmental Management Inc. (UEM) submits this Zoning By-law Amendment (ZBA) application for 5504 Lewis Avenue. The ZBA application is for the rezoning of the property from Deferred Tourist Commercial (DTC) Zone to Residential 5A (R5A) Zone to permit the use of the existing building as a stand-alone residential apartment building, including the conversion of the existing non-operational grocery store to two additional apartment buildings. The following information is included with this ZBA application submission:

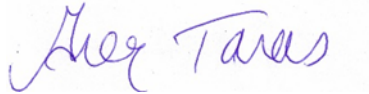
- One completed and fully executed copy of the Zoning By-law Amendment application
- One signed copy of the Pre-Consultation Agreement (November 17, 2022)
- One copy of the Planning Justification Report
- One copy of the Functional Servicing Brief
- One copy of the Land Registry PIN sheet
- One copy of the property survey
- Two copies of the Conceptual Site Plan on 24"x36" paper
- One copy of turning template drawing to show waste collection vehicle movement on property
- One complete electronic copy of the ZBA submission items included above
- Separate cheques for the application fee of \$6,100 for the City of Niagara Falls and \$1,395 for the Regional Municipality of Niagara.

With respect to the ZBA application and comments received during pre-consultation, please note the following:

- The requirement from Regional Niagara for a Record of Site Condition was waived by the City of Niagara Falls (email from Deputy Chief Building Official dated May 11, 2023 and included in Planning Justification Report).
- The pre-consultation meeting minutes did not identify a requirement for 3rd party infrastructure modelling. UEM confirmed with Mr. Brian Kostuk that 3rd Party Infrastructure modelling was not required.

If you have any questions regarding this Zoning By-law Amendment application, please contact me at [REDACTED] or by email at [REDACTED].

Yours very truly,
URBAN & ENVIRONMENTAL MANAGEMENT INC.



Greg Taras, RPP
Senior Planner
C. Mr. Jingfang Wang – Owner

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