

September 18, 2023

UCC File No. 22218

To: Alexa Cooper, RPP, MCIP
Planner 2
City of Niagara Falls
4310 Queen Street
Niagara Falls, ON L2E 6X5

**Re: Addendum to Planning Report
5640 Stanley Ave, 5609 & 5619 Buchanan Ave - AM-2023-014**

Further to my e-mail to City staff on September 13, 2023, please accept this letter outlining the same for your files.

Based on my review of the applicant's proposed changes, minor edits to the Draft Zoning By-law submitted with the initial application were required.

The changes were as follows:

- Ratio of Residential to Commercial Floor Area – reduce requested provision from 71% to 69% (drop of 2%, closer conformity)
- Parking Ratio – Reduction from 1.28 spaces per unit to 1.25 spaces per unit (drop of 0.03 spaces per unit)

I provided a revised Draft Zoning By-law via e-mail on September 13, 2023.

I maintain my planning opinion provided in the primary Planning Justification Report and Housing policy addendum for the following reasons:

- The intended use of the ground floor area of the building remains for commercial/employment purposes and continues to provide opportunities for pedestrian scale engagement with the built form and small scale uses which support the surrounding area;
- The reduction in residential to commercial floor area ratio is closer in conformity with the TC Zoning requirement of 50%;
- There is no change in the number or location of residential dwelling units in the building; *and*
- The reduction in parking ratio is negligible compared to the previous value and that the change has resulted in three more parking spaces.

If City staff has any questions or requires additional materials, please contact the undersigned.



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Respectfully submitted,

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