



DATE OF MAILING: April 8, 2019

APPLICATION NO: A-2019-010

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC MEETING

The Committee of Adjustment for the City of Niagara Falls has received an application from **Emilio Raimondo (Raimondo and Associates Architects Inc.)** for the property known as 3500 Portage Road, legally described as Plan 59R-10719 Parts 2 and 3, in the City of Niagara Falls (see sketch on the reverse side).

A public meeting is scheduled to take place on Tuesday, April 23, 2019 at 5:00 p.m. in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

The applicant is requesting the Committee of Adjustment to consider minor variances from provisions of Zoning By-law No. 79-200, through a process permitted by Section 45 (1) of the Planning Act (R.S.O. 1990, c.P.13).

The applicant is proposing to construct additions to the existing commercial building consisting of two residential units on the second floor, two residential units on the third floor and one residential unit below the ground floor. The General Commercial (GC) zone permits dwelling units, but they must be located entirely above the ground floor except for entrances. The applicant is proposing one residential unit to be located below the ground floor. Further, the by-law permits a maximum building height of 12 metres, whereas a maximum building height of 13.25 metres is proposed. A variance of 1.25 metres is requested. The applicant is also requesting a reduction to the number of required parking spaces. Where the by-law requires 1.4 parking spaces per dwelling unit, the applicant is proposing 1.2 parking spaces per dwelling unit. A variance of 1 parking space is requested. Also, where the by-law requires a manoeuvring aisle width of 6.90 metres, the applicant is proposing a minimum manoeuvring aisle width of 6.69 metres. A variance of 0.21 metres is requested. Lastly, where the by-law permits no more than 66% of the total floor area within the building to be used for dwelling units, the applicant is proposing 76 % of the total floor area to be used for dwelling units. A variance of 10% is requested.

All interested persons are invited to attend this meeting to find out more about this application and offer comments. The application and the plans for the relief requested may be viewed in the Planning Department between 8:30 a.m. and 4:30 p.m., Monday through Friday prior to the meeting.

If you do not attend the hearing, the Committee can proceed with the application, and make a determination in your absence without any further notice to you. If you, or a representative acting on your behalf, are unable to attend the hearing, you may submit a letter expressing your concerns about the application in advance of the hearing addressed to the Secretary/Treasurer, and you may request a copy of any further notice or decision concerning this application.

For more information please contact Rita Marriott, Acting Secretary Treasurer Committee of Adjustment, at (905) 356-7521, extension 4239 or by email at rmarriott@niagarafalls.ca

