



NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING

Tuesday, October 20, 2020, 4:00 p.m.

Niagara Falls City Hall

4310 Queen Street, Niagara Falls

The Province declared a state of emergency under the Emergency Management and Civil Protection Act, R.S.O. 1990 due to Covid-19. City Hall is currently closed to the public other than by scheduled appointment and is therefore holding remote electronic public hearings until further notice. Details are below.

Public input on applications is invited. Pursuant to Section 45 of the Planning Act, the Committee of Adjustment for the City of Niagara Falls invites you to participate in a remote public hearing to consider an application for minor variances and/or to forward written comments prior to the hearing. During this time, written comments are the preferred method of receiving public input. Written comments may be sent by mail or email. You can also provide oral input by joining the electronic hearing.

To participate in the remote electronic public hearing and to provide input orally, please pre-register with the Secretary-Treasurer by sending an email to bantonio@niagarafalls.ca or calling 905-356-7521 (Ext. 4239) before 12 noon on October 20, 2020. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

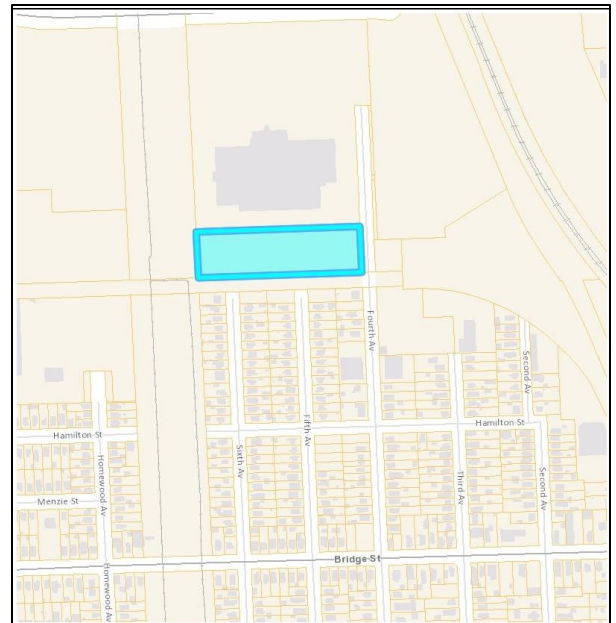
File: A-2020-033

Owner: Chris Lamb

Location: The subject property known as 4261 Fourth Avenue, located on Fourth Avenue north of Hamilton Street.

The applicant is requesting the Committee of Adjustment to consider minor variances from provisions of Zoning By-law No. 79-200, as amended by site-specific By-law No. 2009-129, through a process permitted by Section 45(1) of the Planning Act (R.S.O. 1990, c.P.13).

Proposal: The applicant is proposing to construct a 100 unit residential stacked townhouse development consisting of 8 buildings on the subject property. The 8 buildings will include 4 two-storey stacked condominium townhouse units and 4 three-storey stacked condominium townhouse units. Zoning By-law No. 79-200 requires a minimum interior side yard width of 4.7 metres whereas side yards of 4.5 metres are proposed to accommodate raised decks. Variances of 0.2 metres are requested for the minimum interior side yard width for the deck only. Additionally where the by-law limits the number of apartment dwellings to 1 apartment dwelling, 8 apartment dwellings are proposed. A variance to allow 7 additional apartment dwellings is requested.



See the sketch on the back for more information.

If a person or public body that files an appeal of a decision of the Committee of Adjustment for the City of Niagara Falls in respect of the proposed minor variance does not make written submissions to the Committee before it gives or refuses the minor variance, the Local Planning Appeal Tribunal may dismiss the appeal.

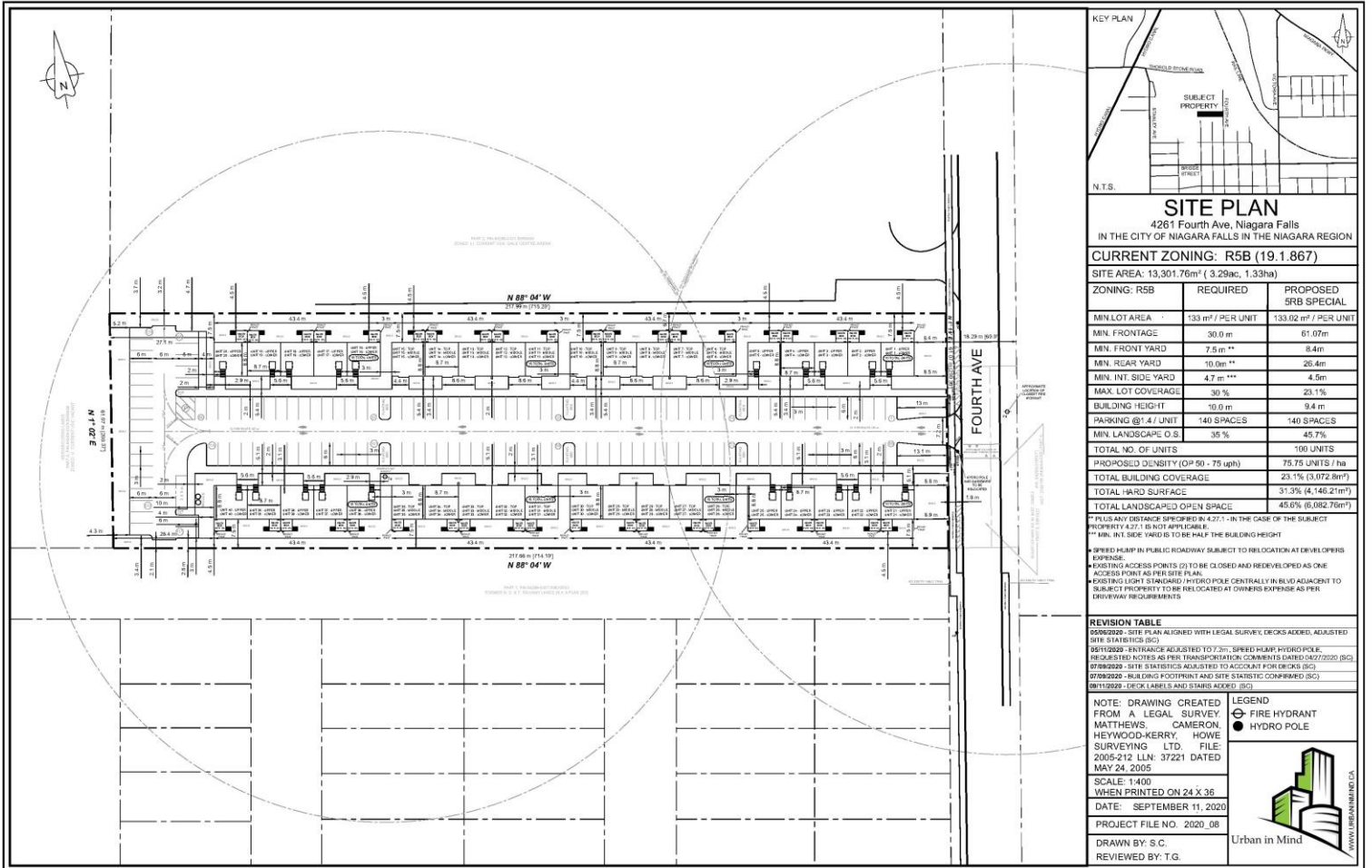
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5.

Additional information is available from Planning & Development or by telephoning Breanna Antonio, Secretary-Treasurer Committee of Adjustment at 905-356-7521 ext. 4239 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email bantonio@niagarafalls.ca.

Date of Mailing: October 5, 2020

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SCHEDULE 1



N.T.S.

SITE PLAN

4261 Fourth Ave, Niagara Falls
IN THE CITY OF NIAGARA FALLS IN THE NIAGARA REGION

CURRENT ZONING: R5B (19.1.867)
SITE AREA: 13,301.76m² (3.29ac, 1.33ha)

ZONING: R5B	REQUIRED	PROPOSED 5RB SPECIAL
MIN. LOT AREA	133 m ² / PER UNIT	133.02 m ² / PER UNIT
MIN. FRONTAGE	30.0 m	61.07m
MIN. FRONT YARD	7.5 m **	8.4m
MIN. REAR YARD	10.0m **	26.4m
MIN. INT. SIDE YARD	4.7 m ***	4.5m
MAX. LOT COVERAGE	30 %	23.1%
BUILDING HEIGHT	19.0 m	9.4 m
PARKING @1.4 / UNIT	140 SPACES	140 SPACES
MIN. LANDSCAPE O.S.	35 %	45.7%
TOTAL NO. OF UNITS		100 UNITS
PROPOSED DENSITY (OP 50 - 75 uph)		75.75 UNITS / ha
TOTAL BUILDING COVERAGE		23.1% (3,072.8m ²)
TOTAL HARD SURFACE		31.3% (4,146.21m ²)
TOTAL LANDSCAPED OPEN SPACE		45.6% (6,082.78m ²)

** PLUS ANY DISTANCE SPECIFIED IN 4.27.1 - IN THE CASE OF THE SUBJECT PROPERTY 4.27.1 IS NOT APPLICABLE
*** MIN. INT. SIDE YARD IS TO BE HALF THE BUILDING HEIGHT

- SPEED HUMP IN PUBLIC ROADWAY SUBJECT TO RELOCATION AT DEVELOPERS EXPENSE
- EXISTING ACCESS POINTS (2) TO BE CLOSED AND REDEVELOPED AS ONE ACCESS POINT AS PER SITE PLAN.
- EXISTING LIGHT STANDARD / HYDRO POLE CENTRALLY IN BLVD ADJACENT TO SUBJECT PROPERTY TO BE RELOCATED AT OWNERS EXPENSE AS PER BY-LAW REQUIREMENTS

REVISION TABLE

05062020	- SITE PLAN ALIGNED WITH LEGAL SURVEY, DECKS ADDED, ADJUSTED SITE STATISTICS (SC)
06112020	- ENTRANCE ADJUSTED TO 7.26M, SPEED HUMP / HYDRO POLE, RECALCULATED NOTES AND PER TRANSPORTATION COMMENTS DATED 04/27/2020 (SC)
07082020	- SITE STATISTICS ADJUSTED TO ACCOUNT FOR DECKS (SC)
07092020	- BUILDING FOOTPRINT AND SITE STATISTIC CONFIRMED (SC)
08112020	- DECK LABELS AND DIMENSIONS (SC)

NOTE: DRAWING CREATED FROM A LEGAL SURVEY
MATTHEWS, CAMERON, HEYWOOD-KERRY, HOWE SURVEYING LTD. FILE 2005-212 LLN: 37221 DATED MAY 24, 2005

SCALE: 1:400
WHEN PRINTED ON 24 X 36
DATE: SEPTEMBER 11, 2020
PROJECT FILE NO. 2020_08
DRAWN BY: S.C.
REVIEWED BY: T.G.

LEGEND
 FIRE HYDRANT
 HYDRO POLE

Urban in Mind
www.urbaninmind.ca