



NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING
Tuesday, January 31, 2023 4:00 p.m.
Niagara Falls City Hall
4310 Queen Street, Niagara Falls

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 sanderson@niagarafalls.ca or calling 905-356-7521 (Ext. 4281) before 12 noon on January 31, 2023. 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-2022-052

Owner: Harinder Gahir

Location: The subject property known as 5920 Dunn Street located on the south side of Dunn Street between Drummond Road and Ailanthus Avenue.

The applicant is requesting the Committee of Adjustment to consider minor variances from provisions of Zoning By-law No 79-200, as amended, 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 6-storey apartment dwelling containing 102 dwelling units on the subject lands. A minor variance to accommodate roof top amenity area is proposed. The subject property is zoned Residential Apartment 5C Density Zone (R5C-1126) Zone in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2020-081. The following variances have been requested:



<u>By-law Section</u>	<u>Required</u>	<u>Proposed</u>	<u>Extent of Variance</u>
7.12.2(h) Maximum height of building or structure	19 metres	22.3 metres	3.3 metres
7.12.2(h) Minimum interior side yard	One half of the height of the building. Building Height – 22.3 Metres One half of height – 11.15 m	East side – 9.67 metres West side – 23.83 metres	East side – 1.48 metres West side – no variance required
Maximum front yard depth (By-law 2020-081)	12 metres plus any applicable distance specified in section 4.27.1 of By-law No. 79-200. (12 metres + 13 metres from the centerline of the road allowance of Dunn Street)	14.90 metres + 13 metres from the centerline of the road allowance of Dunn Street	2.9 metres

Date of Mailing: January 13, 2023

See the sketch on the back for more information.

If a specified person or public body 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 approval, the Ontario Land Tribunal may dismiss the appeal.

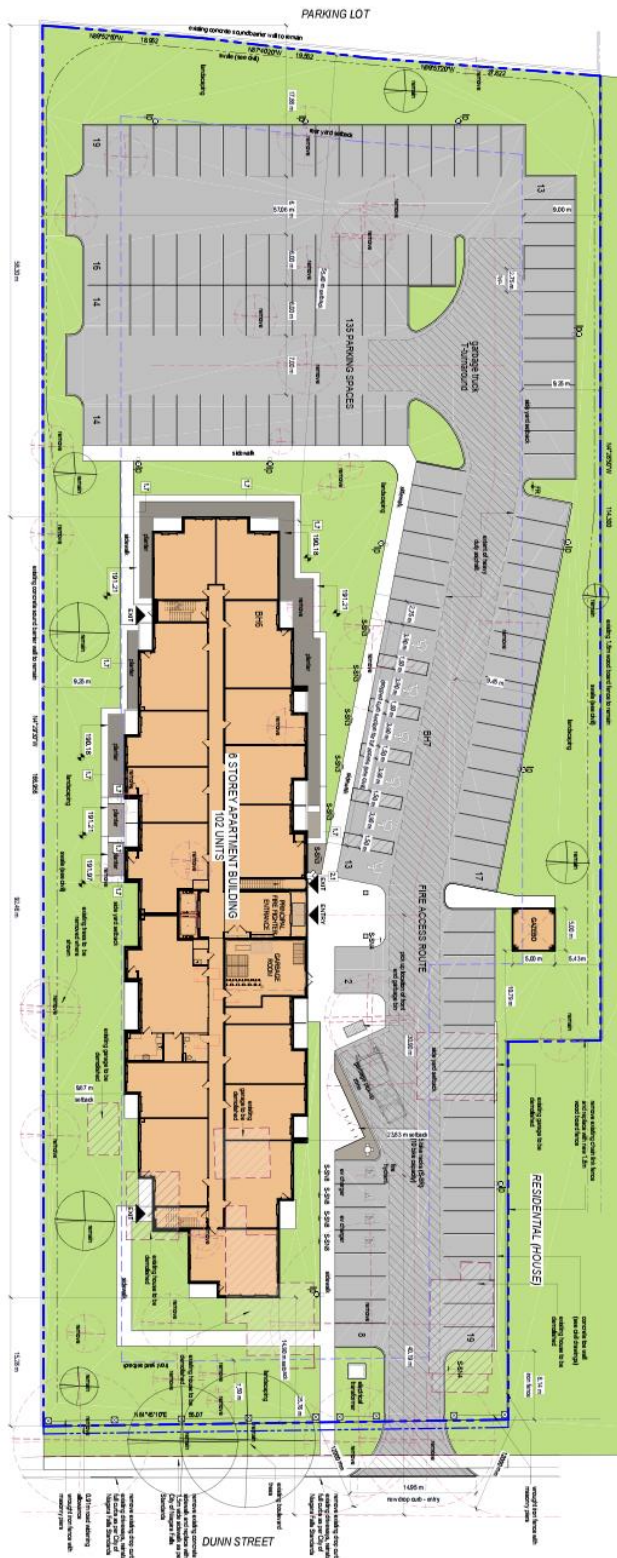
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E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

Additional information is available from Planning & Development or by telephoning Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at 905-356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email sanderson@niagarafalls.ca.

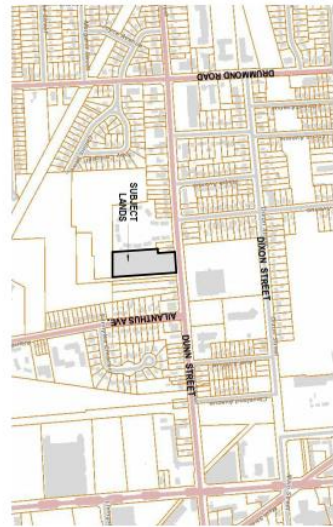
SCHEDULE 1

Autobahn Drive#21-147 - Gahr - Dunn St. Apartments#21-147 - Gahr - Dunn St. Apartments#21-147

Site Plan
11/20/20



Key Plan (inset)



Project Name: **Dunn Street Apartments**
 Project No: **21-147**
 Project Location: **1330 Dunwood Road, Toronto, Ontario**

AREALAND UNIT COUNT

FLOOR AREA	UNITS
ground floor	17
second to sixth floors	18 x 3 = 54
Total	71

LOT AREA	10242 sqm
BUILDING AREA	1672 sqm (16.3%)
PARKING SPACES	426 sqm (4.1%)
LANDSCAPING	4279 sqm (41.6%)

REQUIRED	ACTUAL
100 sqm PER DWELLING UNIT	100.1 sqm PER DWELLING UNIT
MINIMUM LOT FRONTAGE	30 m
MINIMUM FRONT YARD DEPTH	20.5 (7.5m + 13m)
MINIMUM REAR YARD DEPTH	7.29 m
MINIMUM BUILDING HEIGHT (1:1.50)	55.4m
MINIMUM INTERIOR SIDE YARD	1/2 BUILDING HEIGHT (11.50m)
MINIMUM LOT COVERAGE	30%
MINIMUM HEIGHT OF BUILDING	19 m
MINIMUM UNCOVERED AREA	47%
PARKING REQUIREMENT	122 SPACES PER UNIT
	132 SPACES PROVIDED (102 UNITS + 30 SPACES)

PROPERTY DESIGNATION
 RESIDENTIAL (TOWNHOMES)
 RESIDENTIAL (APARTMENTS)
 RESIDENTIAL (UNIVERSITY OF MICHIGAN)

Drawn By: _____
Date: _____
Scale: _____
Project No.: _____
Checked: _____

Reviewed By: _____
Date: _____
Scale: _____
Project No.: _____
Checked: _____

Drawings are not to be used for construction without the consent of the architect.

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Dunn Street Apartments
Harinder Gahr

3900 Dunn Street
 Mississauga, Ontario
 L4W 1M9, Canada

Site Plan

RAIMONDO + ASSOCIATES
 ARCHITECTS INC.

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 EMAIL: mail@raidassoc.com

Revisions

No.	Date	Description
A	Dec 24 2010	Issued for SPA, Final Submittal
B	Jan 13 2011	Issued for SPA, Final Submittal
C	November 10, 2010	Issued for Councils of Adjacent

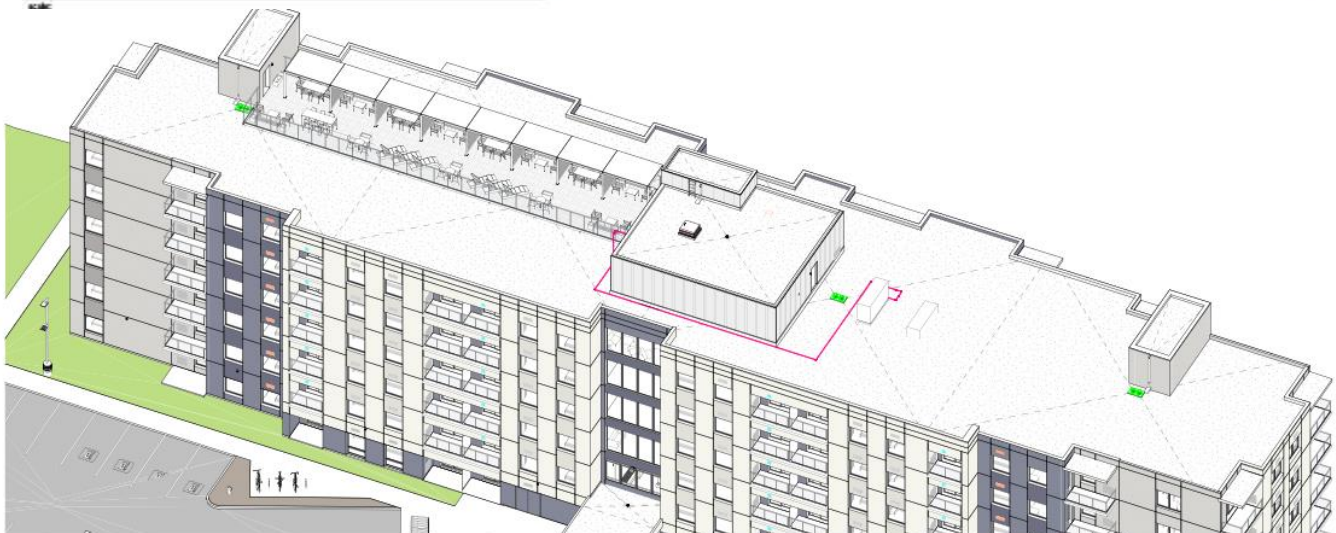
SCHEDULE 2



3D View - West Perspective
scale



3D View 1
scale



SCHEDULE C



Elevation - West
scale: 1/8"



Elevation - North
scale: 1/8"