



# A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

Sent Via Mail

October 21, 2020

**6259-6293 Dorchester Road, Niagara Falls  
Public Information Letter & Virtual Meeting  
November 19<sup>th</sup>, 2020 – 6:00 p.m.**

## **Introduction**

The owner of the subject lands, Panoramic Properties, intends to submit an application for Zoning By-law Amendment to facilitate the development of a five (5) storey apartment dwelling on the lands municipally known as 6259-6293 Dorchester Road in the City of Niagara Falls. The subject lands are located on the west side of Dorchester Road, at the intersection of Dorchester Road and Stokes Street. The lands are approximately  $\pm 0.76$  hectares in area and have  $\pm 63$  metres of frontage along Dorchester Road. The site is currently used for residential purposes and contains two (2) single-detached dwellings.

The subject lands are designated 'Residential' in the City of Niagara Falls Official Plan, and zoned 'Residential Low Density, Grouped Multiple Dwelling (R4) Zone' in Zoning By-law 79-200. The R4 Zone permits townhouse and apartment dwellings, with a maximum building height of 10 metres. The proposed Zoning By-law Amendment will facilitate the proposed five (5) storey apartment dwelling and describe appropriate performance standards for the site.

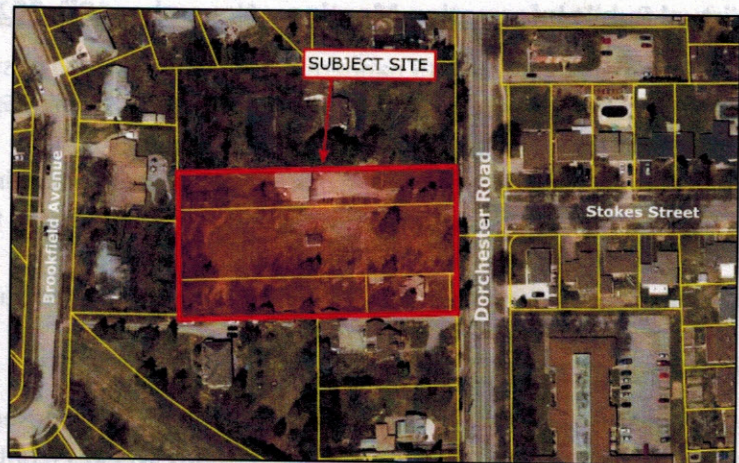


Figure 1: Site Context Map.

## **Applications & Description**

Prior to submission of a formal Zoning By-law Amendment application, the applicant is seeking public input on the proposed development. The proposed residential development consists of one (1) five-storey apartment building, containing a total of 85 dwelling units and having a density of  $\pm 111$  units per net hectare. A total of 85 parking spaces (one space per dwelling unit) will be provided on-site for future residents and visitors, including two (2) barrier-free parking stalls.

A Zoning By-law Amendment is required in order to permit the proposed building height, and to apply appropriate site-specific provisions on the subject lands. Please refer to Figure 2 (next page) for further details on the proposed development concept.

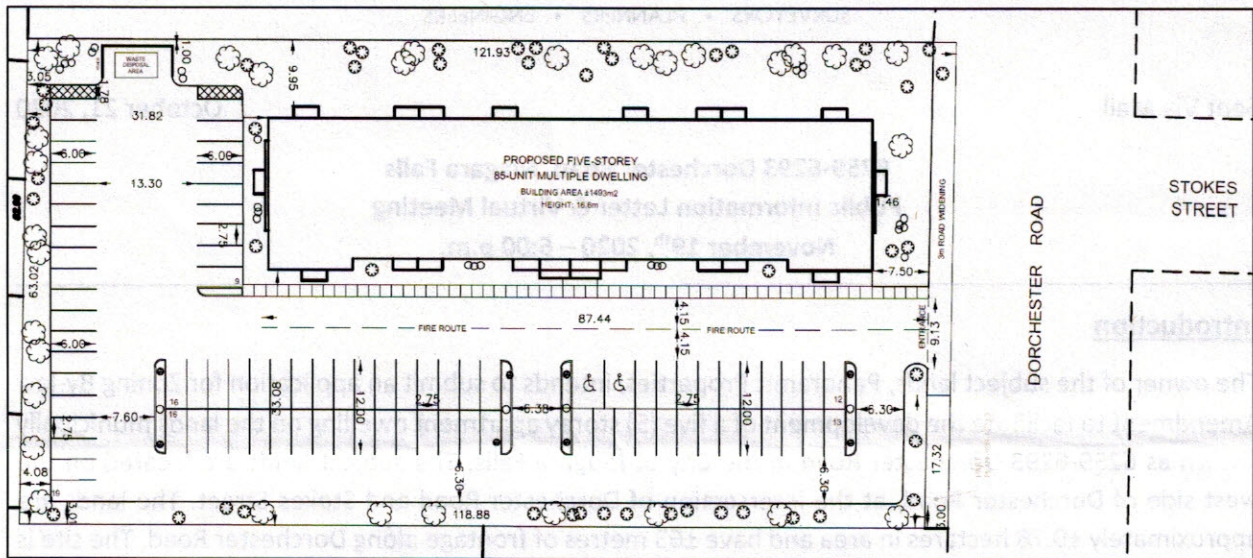


Figure 2: Proposed Site Plan (Tulloch Engineering).

### **Virtual Public Information Meeting – November 19<sup>th</sup>, 2020 (6pm)**

Due to the ongoing Covid-19 pandemic, it is not possible to host in-person meetings at this time. A virtual public information meeting will be hosted online via Zoom at **6pm on November 19<sup>th</sup>, 2020**. If you wish to attend and/or participate in the meeting, please submit a request via e-mail to **Miles Weekes** at [miles.weekes@ajclarke.com](mailto:miles.weekes@ajclarke.com). All participation requests must include your name(s), e-mail address, and indicate if you wish to speak. Please submit your request prior to noon on October 29<sup>th</sup>, 2020.

An e-mail containing a link to the virtual meeting will be sent out shortly after noon on October 29<sup>th</sup>, 2020.

### **Written Comments**

If you wish to provide written comments regarding the proposed application, please send correspondence either by mail or e-mail to the attention of **Miles Weekes** (contact details below).

### **Conclusion**

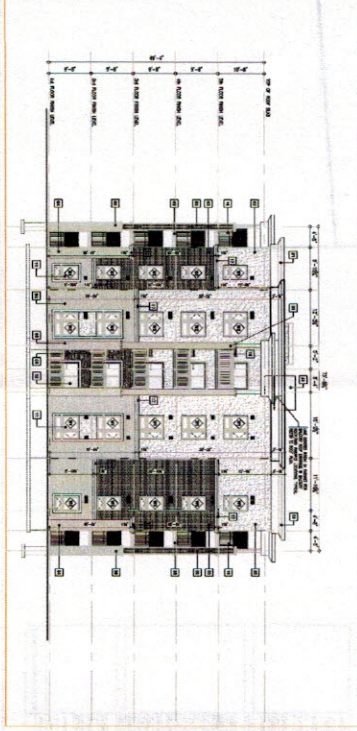
If you would like to receive more information regarding the above proposal, please do not hesitate to contact **Miles Weekes** or **Franz Kloibhofer** at the office of A. J. Clarke & Associates Ltd. We look forward to receiving any enquiries, comments or feedback you may have on the proposed development.

Franz Kloibhofer, B.E.S(Hons), MCIP, RPP  
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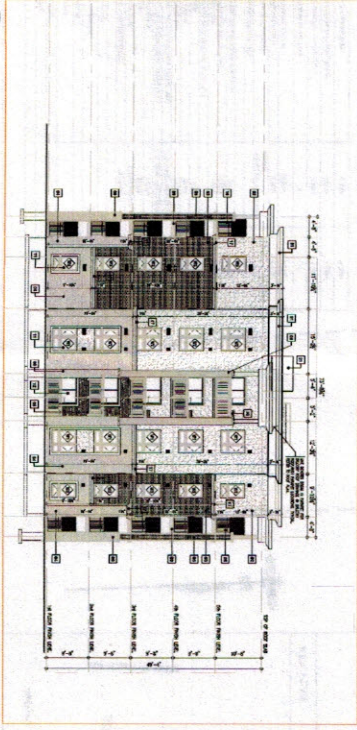
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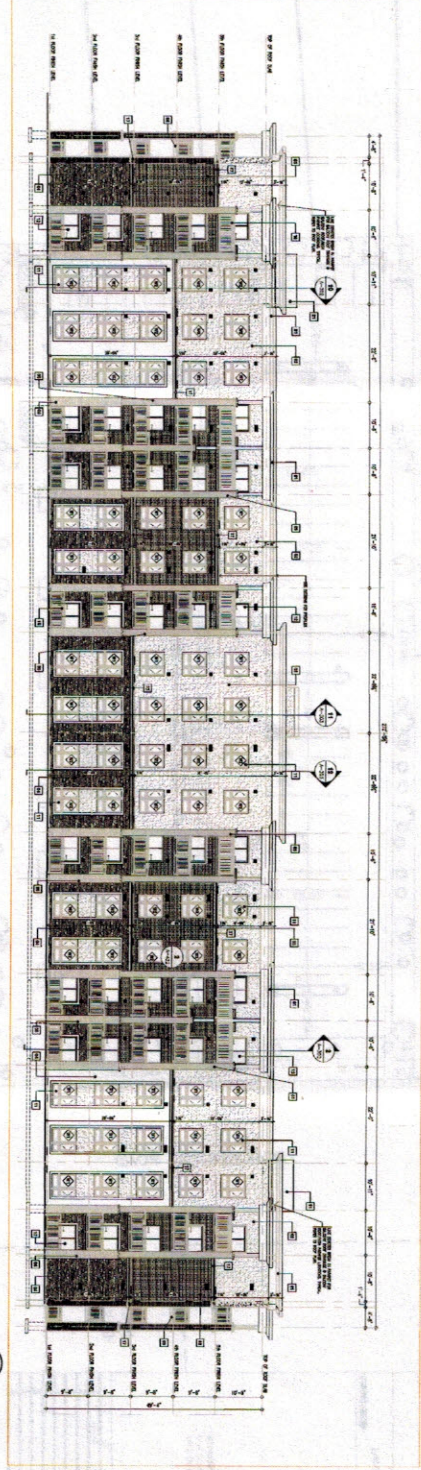
1 WEST ELEVATION



2 EAST ELEVATION



2 SOUTH ELEVATION



1 NORTH ELEVATION

