



**PUBLIC INFORMATION OPEN HOUSE
PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENT
LOCATION: 255 HIGH STREET
OWNER: LIONS DOUGLAS HEIGHTS SENIOR RESIDENCE
(c/o Jayne Dodd)
APPLICANT: NIAGARA REGIONAL HOUSING (c/o Gordon Szaszi)
AGENT: SUSAN SMYTH (QUARTEK GROUP INC)**

PROPOSAL:

An Official Plan and Zoning By-law amendment are requested to allow the construction of a 10 storey seniors apartment building (Site Plan attached as Schedule 1) on the lands known as 255 High Street. The proposed building will include 62 dwelling units. The site currently includes a 6 storey apartment building with 56 dwelling units.

The subject property is located within the Urban Area and is currently designated Medium Density Residential in the Southend Secondary Plan, which permits a 3 storey apartment building at a density up to 50 units per hectare. The applicant is requesting an amendment to the Official Plan to allow an increase in the residential density to 108.15 units per hectare and a building height of 10 storeys. The amendment would facilitate the construction of 62 new dwelling units while maintaining the 56 existing dwelling units on site.

The lands are currently zoned site-specific Residential Multiple 2 (RM2-51) in accordance with Zoning By-law No. 129-90. The current zoning permits the 6 storey apartment building and 56 dwelling units on the lands. To facilitate the applicant's proposal, an amendment to the Zoning By-law is requested to allow a reduction in the minimum lot area per unit and the rear yard setback, an increase in the maximum number of dwelling units and an increase in the number of storeys.

We would like to hear from you: We invite you to attend an evening Public Open House meeting to learn more about this proposal. We welcome you to attend and take advantage of the opportunity to review the proposal, identify issues, and provide additional information. Residents can participate in a Zoom Public Open House meeting two different ways:

1. Send your comments via e-mail to Anamika Dilwaria, Senior Development Planner (adilwaria@forterie.ca) who will provide them to Council.

2. Participate in the Zoom meeting (audio/video via web or by telephone) by sending an email to Anamika Dilwaria, Senior Development Planner (adilwaria@forterie.ca) to receive information on joining the Zoom meeting.

Details for Public Open House are as follows:

Date: Thursday, February 11, 2021

Time: 5:00 P.M.

Location: This is a virtual meeting

For additional information, please contact
Anamika Dilwaria, MCIP, RPP, Senior Development Planner
at 905-871-1600 ext. 2507 or at adilwaria@forterie.ca

