

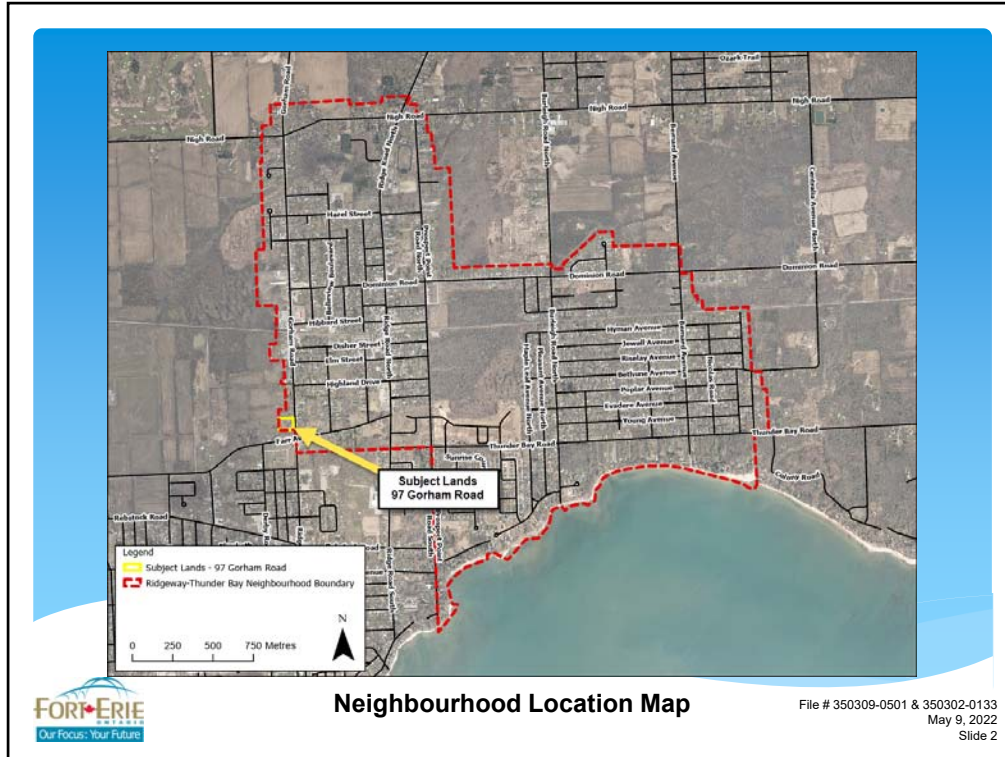


Thank you Your Worship.

The purpose of this public meeting is to provide information regarding a proposed Combined Official Plan and Zoning By-law Amendment for 97 Gorham Road. This application seeks to permit development of two four-storey apartments buildings on the subject property with a total of 72 dwelling units.

An Official Plan Amendment is required to permit an increase in density (units per hectare). A Zoning By-law Amendment is required to permit a reduced lot area for the amount of dwelling units proposed for the development, reduced amount of parking spaces, and a reduced front yard setback.

Notification of the May 9, 2022 Public Meeting was provided in accordance with the requirements of the Planning Act by placing a notice in the April 14, 2022 edition of the Fort Erie Post newspaper. In addition, all property owners within 120 m of the subject property were mailed a Notice of Complete Application and Public Meeting on April 14, 2022.

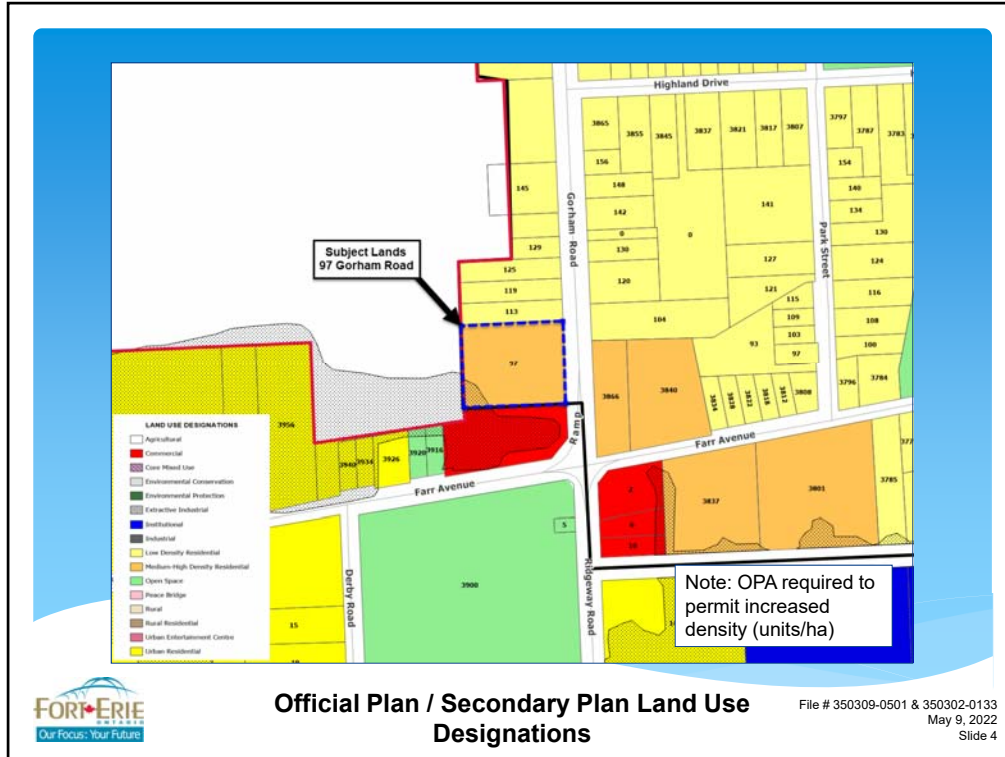


The subject property is located in the Ridgeway-Thunder Bay neighbourhood of the Town of Fort Erie near the corner of Gorham Road and Farr Avenue. An apartment complex consisting of three one-storey buildings currently exists on the property.



The following summarizes the land uses surrounding the subject property:

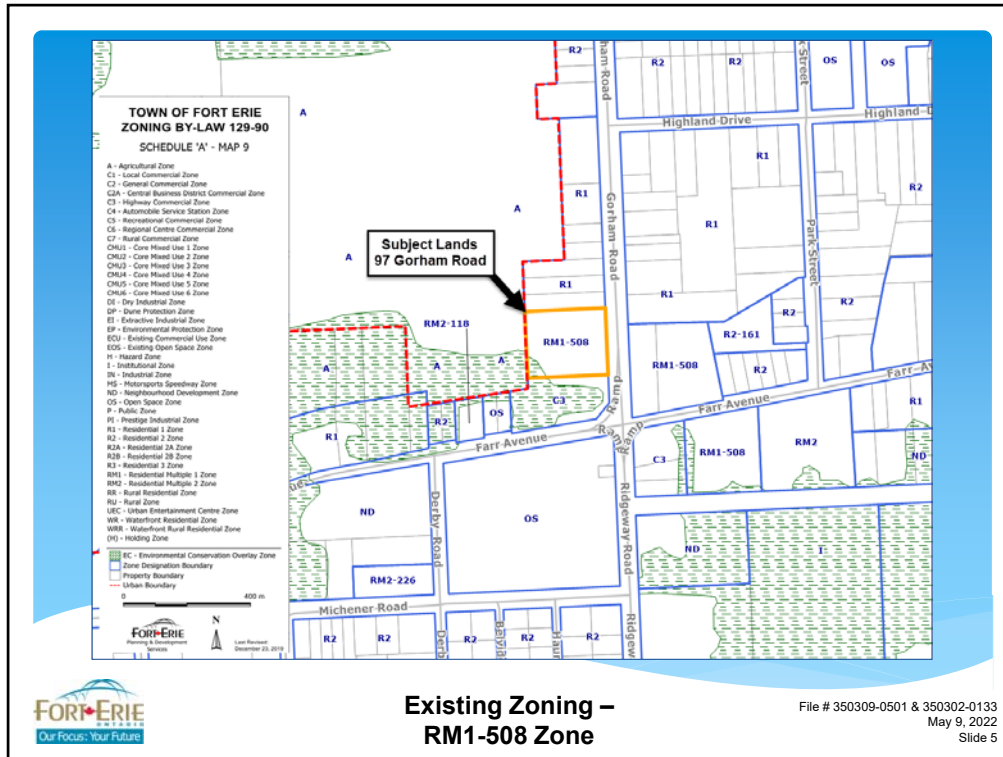
- North:** Single detached dwellings along Gorham Road.
- South:** Vacant commercial land, Farr Avenue and the Ridgeway Memorial Cemetery.
- East:** Single detached dwellings and a motel.
- West:** Wooded area and agricultural lands.



The subject property is designated Medium Density Residential and Environmental Conservation in the Ridgeway-Thunder Bay Secondary Plan. The Medium Density Residential land use designation is intended for multiple-unit structures such as townhouses and apartment dwellings. The density target of Medium Density Residential areas in the Secondary Plan is 25 – 75 units per hectare.

The Environmental Conservation designation is located in the south west corner of the property. A site visit conducted in 2019 confirmed that the natural heritage features are located completely on the adjacent property and that impacts on the natural heritage features can be adequately addressed through a Tree Preservation Plan.

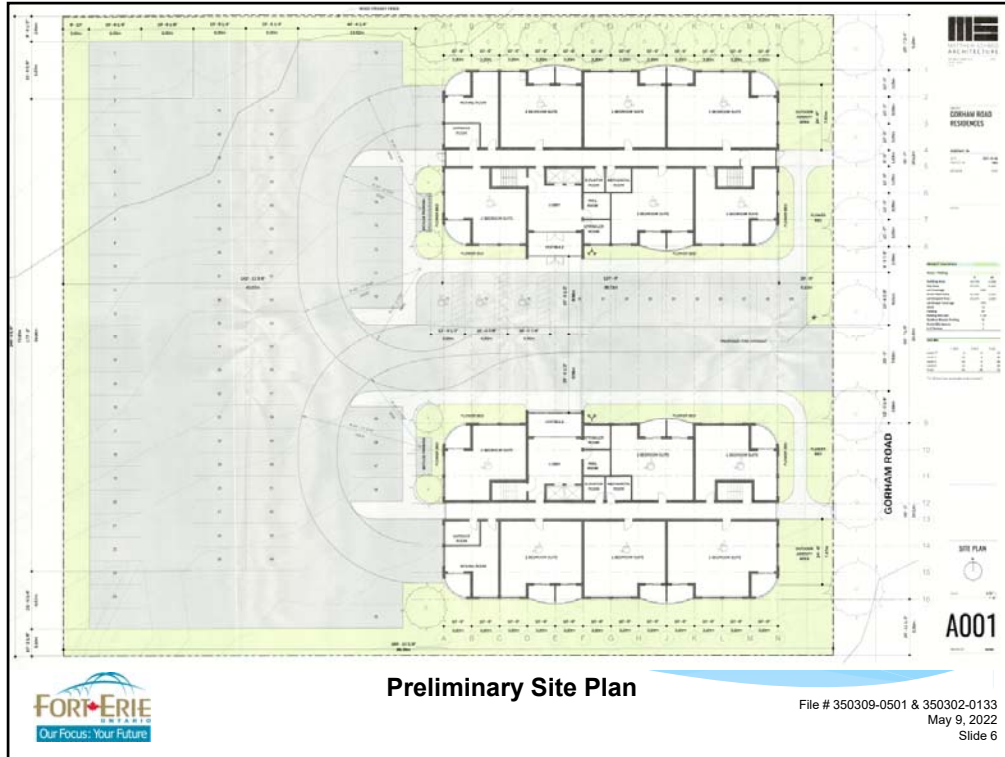
An Official Plan Amendment is required in this instance as the amount of dwelling units proposed for this development equates to 111.3 units per hectare.



The subject property is currently zoned Residential Multiple 1 (RM1-508) Zone and Environmental Conservation (EC) Overlay Zone in the Town’s Zoning By-law.

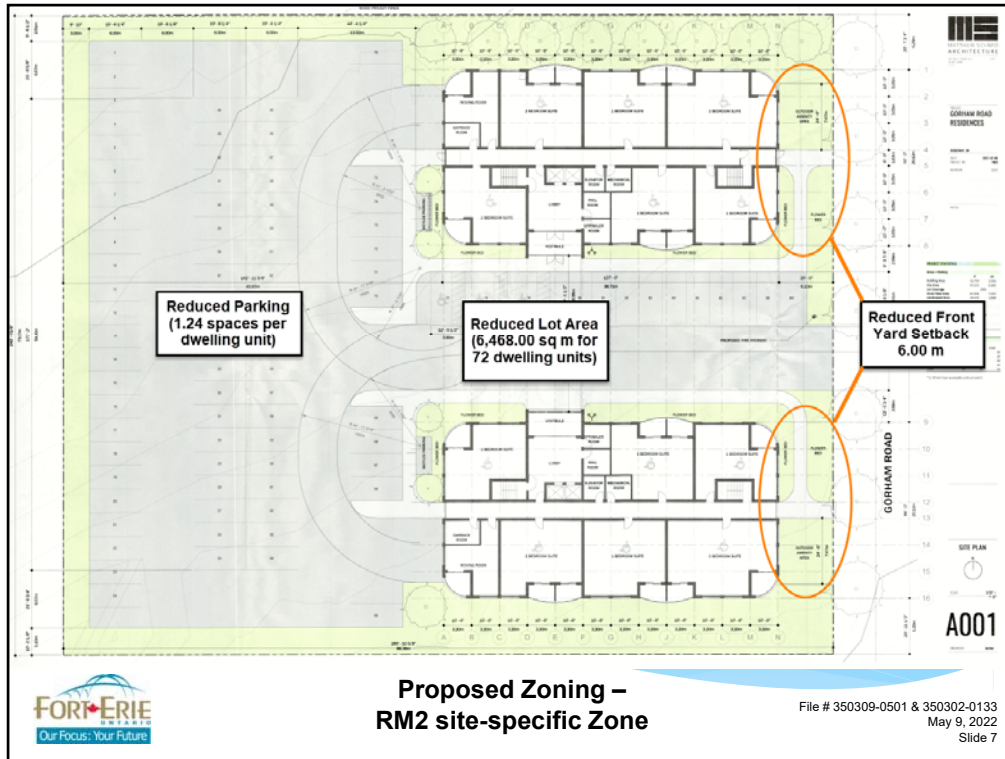
Under the existing zoning block townhouse dwellings, street townhouse dwellings and apartment dwellings are permitted uses. The maximum height permitted for apartment dwellings under the existing RM1-508 zoning is four storeys.

The EC Overlay Zone will necessitate development review by the Town’s Environmental Advisory Committee (EAC). The EC Overlay Zone will need to be lifted by EAC prior to development taking place.



This slide illustrates the preliminary site plan for the proposed development.

- Two apartment buildings that are four storeys in height are proposed with a total of 72 dwelling units.
- The majority of parking area is located behind the apartments. In total 89 parking spaces are proposed along with 36 outdoor bicycle parking spaces.
- The two driveway entrances that currently exist on the property will be consolidated into one entrance between the two proposed structures.
- A wood privacy fence and trees are proposed along the northern lot line to provide screening and to preserve privacy between the proposed development and the single detached dwellings to the north.
- The building lot coverage is 24%. 28% of the property will be landscaped area.



This Zoning By-law Amendment application proposes to rezone the property from Residential Multiple 1 (RM1-508) Zone to site-specific Residential Multiple 2 (RM2) Zone with the following special provisions:

- Reduced lot area of 6,468.00 sq m for 72 units (89.83 sq m per unit; the RM2 zoning requires 115.00 sq m per unit)
- Reduced amount of on-site parking spaces to 89 spaces (approximately 1.24 parking spaces per dwelling unit; the Zoning By-law requires 1.50 parking spaces per dwelling unit for apartment buildings).
- Reduced front yard setback to 6.00 m; the RM2 Zone requires a minimum lot frontage of 7.50 m.



Site Plan Overtop Aerial Imagery

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Slide 8



Render – North and South Elevations

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MS
ARCHITECTURE
CURRAN ROAD
RESIDENCES

NOT FOR CONSTRUCTION

ELEVATIONS

A300

FOR ERIE
Our Focus: Your Future

Render – East and West Elevations

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Slide 10



**Render – 3D Render Looking Southwest
into Parcel**

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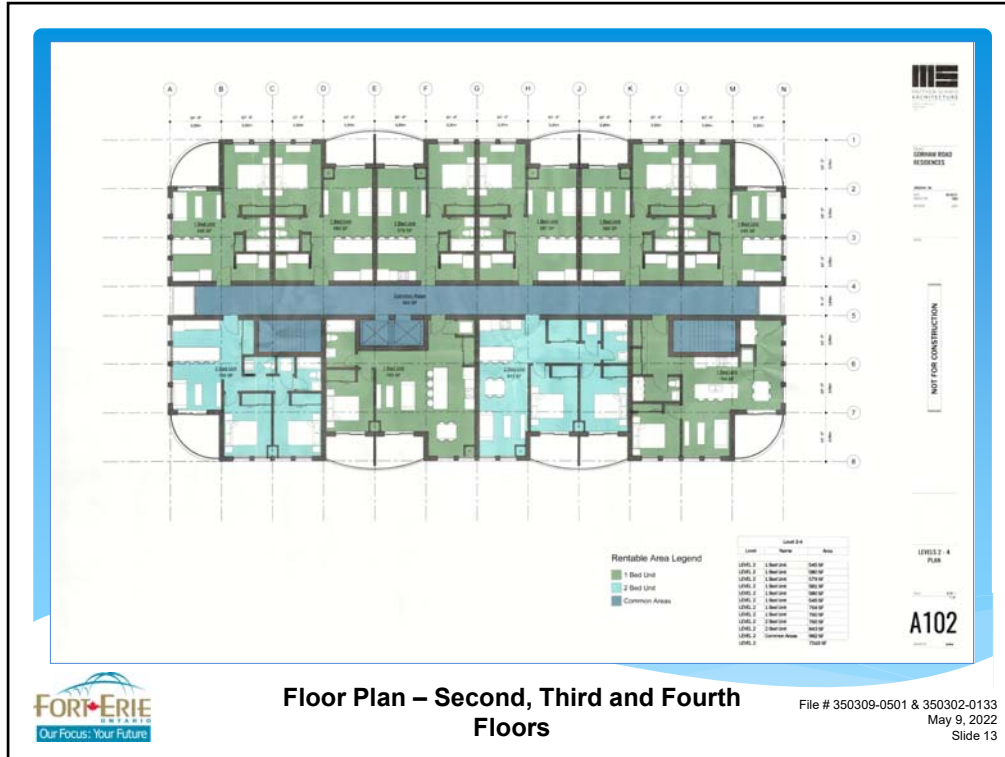


Floor Plan - First Floor

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Legend:

- Light blue – 2 bedroom units (4 total on ground floor)
- Green – 1 bedroom units (2 total on ground floor)
- Dark blue – Common areas (moving room, mail room, elevators, staircases, central hallway, front lobby & vestibule, garbage room)

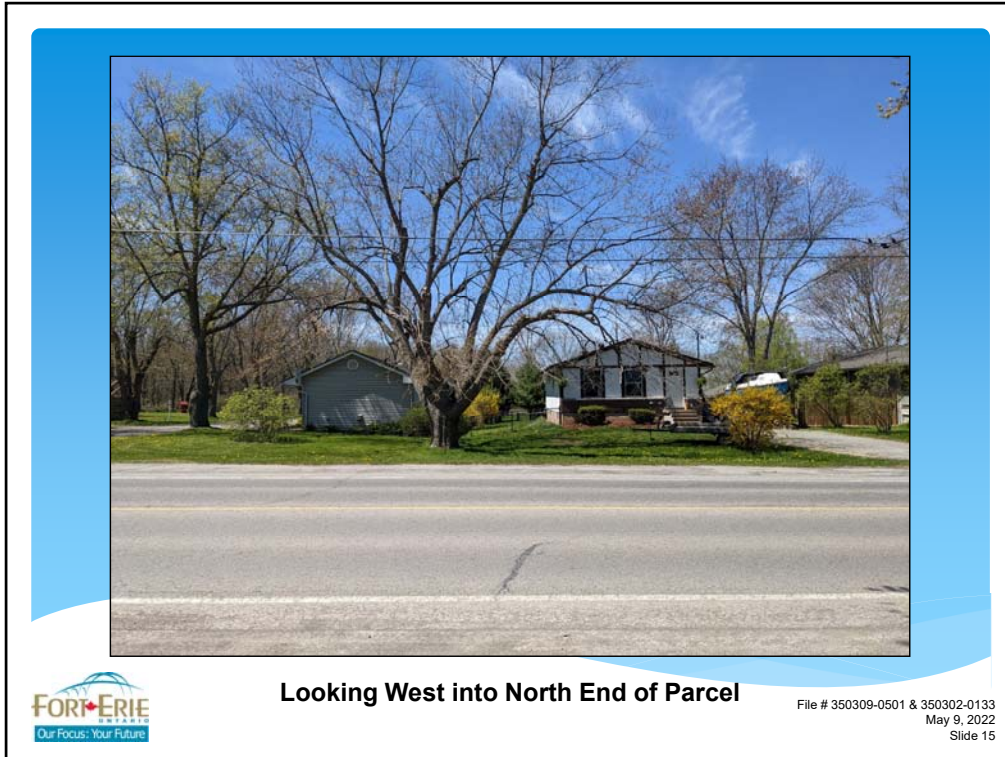


Legend:

- Light blue – 2 bedroom units (2 total per floor for a total of 6)
- Green – 1 bedroom units (8 per floor for a total of 24)
- Dark blue – Common areas (central hallway, staircases, elevators)



The existing one-storey apartment buildings are visible here. There is a central building near Gorham Road with two linear apartment buildings on either side.



The two single detached dwellings adjacent to the north (113 Gorham Road & 119 Gorham Road) are visible on the right.



The wooded area that will be subject to a tree protection area is visible on the left of this image (the south side of the property).



Looking Northwest into Parcel

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Looking Southwest into Parcel

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Public Comments

Traffic and Visibility of Driveway from Intersection

What are the impacts on traffic on Gorham Road resulting from this development and are signs adequate for the proposed access driveway.

Municipal Water and Sanitary Sewer Capacity

Is the municipal water and sanitary sewer capacity in the area adequate for the proposal.

Shadowing and Privacy Impacts to the Parcels to the North

Concerns about the height of the proposed apartment dwellings and the impacts of shadows and reduction of privacy.

Reduced Front Yard Setback

Why is a reduction to the front yard setback to 6.00 m requested when the zoning requirement is 7.50 m.



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Public Comments

Reduced Amount of Parking Spaces Per Dwelling Unit

Concern over the proposed reduction in parking to 1.24 spaces per unit and if this will result in parking issues.

Sidewalks on West Side

It was noted that it would be desirable to have a sidewalk on the west side of Gorham Road for pedestrians so they can have access to nearby amenities without having to cross Gorham Road.

Increase in Density for the Property

Concern about the increase in density proposed by the development and if it is overdevelopment of the site.

Compatibility with the Area/Neighbourhood

Concerns were raised over the compatibility of the development with the neighbouring area.



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**APPLICATION FOR COMBINED OFFICIAL
PLAN & ZONING BY-LAW AMENDMENT
97 Gorham Road**

Owner: Bomofive Inc. (Ross Bomcore & Kam Mofid)

Agent: Urban Environments (Greg Hynde)

File Nos. 350309-0501 & 350302-0133

May 9, 2022



That concludes the presentation, thank you.