



**NOTICE OF PUBLIC INFORMATION OPEN HOUSE
PROPOSED COMBINED OFFICIAL PLAN & ZONING BY-LAW
AMENDMENT**

LOCATION: 97 GORHAM ROAD

OWNER: BOMOFIVE INC. (ROSS BOMCORE & KAM MOFID)

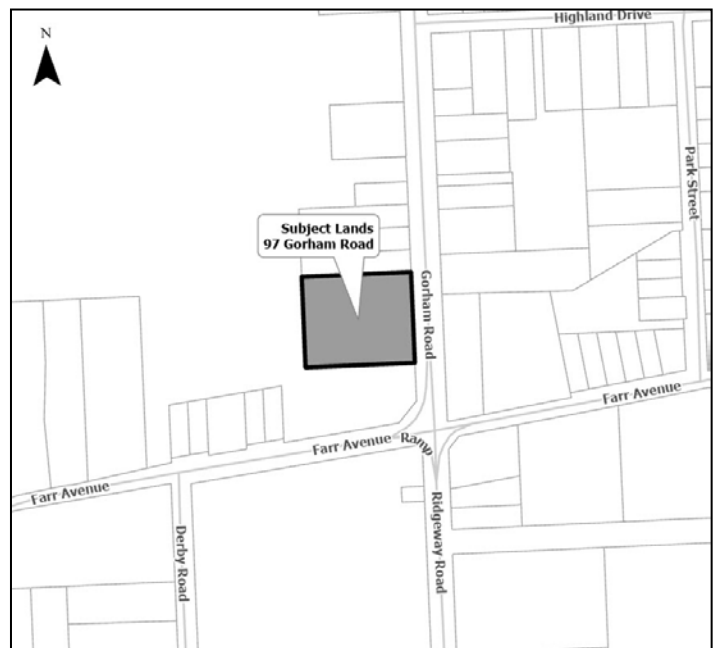
APPLICANT: URBAN ENVIRONMENTS (GREG HYNDE)

PROPOSAL:

A Combined Official Plan and Zoning By-law Amendment is requested to facilitate development of two apartment buildings that are four storeys in height on the parcel municipally known as 97 Gorham Road. A total of 72 dwelling units are proposed for the development. A preliminary site plan for the development is attached as Schedule '1' for review.

The lands are located within the Urban Area and are currently designated Medium Density Residential in the Ridgeway-Thunder Bay Secondary Plan. Apartments are permitted in the Medium Density land use designation. An Official Plan Amendment is required as the

Medium Density Residential land use designation limits the maximum density to a maximum of 75 units/hectare. This development proposes a density of 111.3 units/hectare.



The lands are currently zoned Residential Multiple 1 (RM1-508) Zone in accordance with the Town's Zoning By-law No. 129-90. This proposal seeks to change the zoning from Residential Multiple 1 (RM1-508) Zone to a site-specific Residential Multiple 2 (RM2) Zone that contains provisions to permit the following:

- Reduced lot area of 6,468.00 sq m for 72 dwelling units (111.30 units/hectare);
- Reduced amount of on-site parking spaces to 89 (1.24 parking spaces per dwelling unit);
- Reduced front yard setback of 6.00 m.

We would like to hear from you: We invite you to attend an evening Public Information 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. Members of the public can participate in a Zoom Public Open House meeting in two different ways:

1. Send your comments via e-mail to Daryl Vander Veen, Junior Planner (dvanderveen@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 Daryl Vander Veen, Junior Planner (dvanderveen@forterie.ca) to receive information on joining the Zoom meeting.

The meeting will be streamed live at www.youtube.com/townofforterie. You can also view the meeting by clicking on the YouTube icon on the home page of the Town's website (www.forterie.ca).

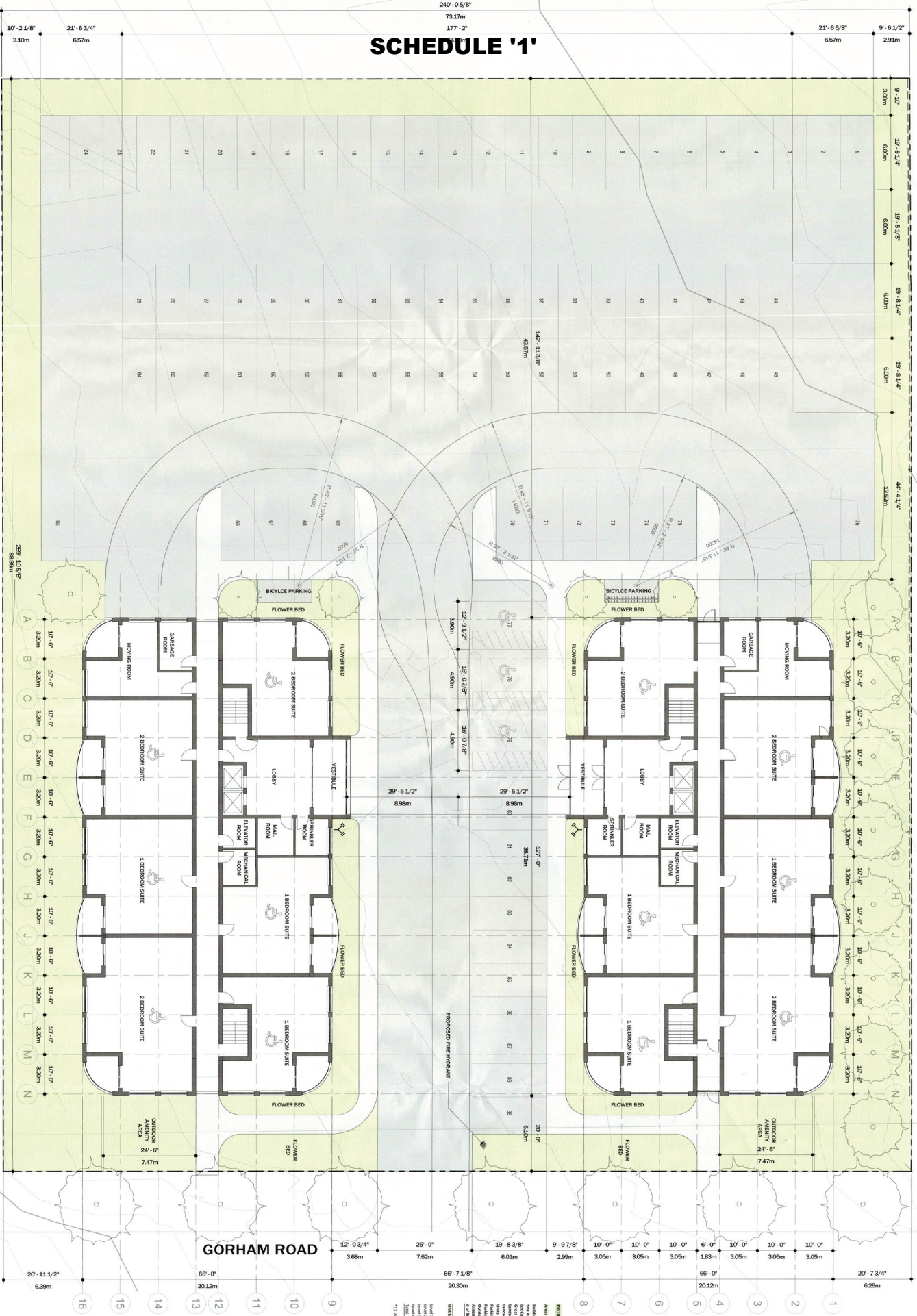
A copy of this notice and the preliminary site plan is available for download at the following link under 'Zoning Amendment - 97 Gorham Road':
<https://www.forterie.ca/pages/CurrentPublicNotices>

Details for the Public Information Open House are as follows:

Date: Tuesday, March 8, 2022
Time: 5:00 P.M. - 6.00 P.M.
Location: This is a virtual meeting

For additional information, please contact
Daryl Vander Veen, Junior Planner
at 905-871-1600 ext. 2509 or at dvanderveen@forterie.ca
Notice date February 22, 2022

SCHEDULE '1'



WOOD PRIVACY FENCE

GORHAM ROAD

MATTHEW SCHIND ARCHITECTURE

PROJECT: GORHAM ROAD RESIDENCES

DATE: 2022-12-28

PROJECT NO: 2022-01-001

REVISION: 01/11

PROPOSED FINISHES

Area	Finish
Basement	1.600
Garage	1.600
Living Room	1.600
Bedroom	1.600
Bathroom	1.600
Kitchen	1.600
Hall	1.600
Stair	1.600
Roof	1.600
Exterior	1.600

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REVISION: 01/11

SCALE: 1/8" = 1'-0"

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SITE PLAN

GORHAM ROAD RESIDENCES

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