



**PUBLIC INFORMATION OPEN HOUSE
PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENT
LOCATION: 7 CENTRAL AVENUE & 100-1 QUEEN STREET
OWNER: COMPASS HEIGHTS DEVELOPMENTS LTD. (JEFF ANDREWS)
AGENT: P. LEIGH WHYTE (PLW CONSULTING)**

PROPOSAL:

An Official Plan and Zoning By-law amendment are requested to allow the construction of a 12 storey mixed-use building (Site Plan attached as Schedule 1) on the lands known as 7 Central Avenue and a portion of abutting northerly parcel known as 100-1 Queen Street. The proposed building will include 217 dwelling units and 657 square metres of retail space.

The lands are currently designated Core Mixed Use, in part and Peace Bridge (Border Services Area), in part, in the Official Plan, within the Gateway Secondary Plan Area. Lands designated Peace Bridge are also within Site Specific Policy Area 2 of the Official Plan.

The applicant is requesting an amendment to the Official Plan to re-designate the northerly portion of lands from Peace Bridge (Border Services Area) to Core Mixed Use and add a Special Policy Area designation to the subject lands to allow an increase to the maximum residential density and maximum building height.

The lands are currently zoned site-specific Core Mixed Use 1 (CMU1-447), in part and Public, in part, in accordance with Zoning By-law No. 129-90, as amended by By-law No. 58-11. The applicant is requesting to rezone the lands to a site-specific Core Mixed Use 1 (CMU1) Zone to allow an increase in the maximum building height.

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, September 24, 2020

Time: 5:00 P.M.

Location: This is 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

SCHEDULE 1

KEY PLAN

GENERAL NOTES

1. ALL WORKMANSHIP IS TO BE CONFORMING TO THE CANADIAN NATIONAL BUILDING CODE, THE REGULATION AND BY-LAW OF MUNICIPAL SERVICES FOR THE CITY OF PORT ERIE, ONTARIO AND THE ZONING BY-LAW OF THE CITY OF PORT ERIE, ONTARIO.
2. THE DIMENSIONS, LABELS AND LOCATIONS SHOWN ON THIS PLAN ARE TO BE CONSIDERED AS APPROVED BY THE CITY OF PORT ERIE, ONTARIO.
3. ALL UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE TO BE CONFORMING TO THE CANADIAN NATIONAL BUILDING CODE, THE REGULATION AND BY-LAW OF MUNICIPAL SERVICES FOR THE CITY OF PORT ERIE, ONTARIO AND THE ZONING BY-LAW OF THE CITY OF PORT ERIE, ONTARIO.
4. THE DIMENSIONS, LABELS AND LOCATIONS SHOWN ON THIS PLAN ARE TO BE CONSIDERED AS APPROVED BY THE CITY OF PORT ERIE, ONTARIO.
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MUNICIPAL ADDRESS

7 CENTRAL AVENUE,
PART OF LOT 1, NP 905
FORT ERIE, ONTARIO

BUILDING DESCRIPTION

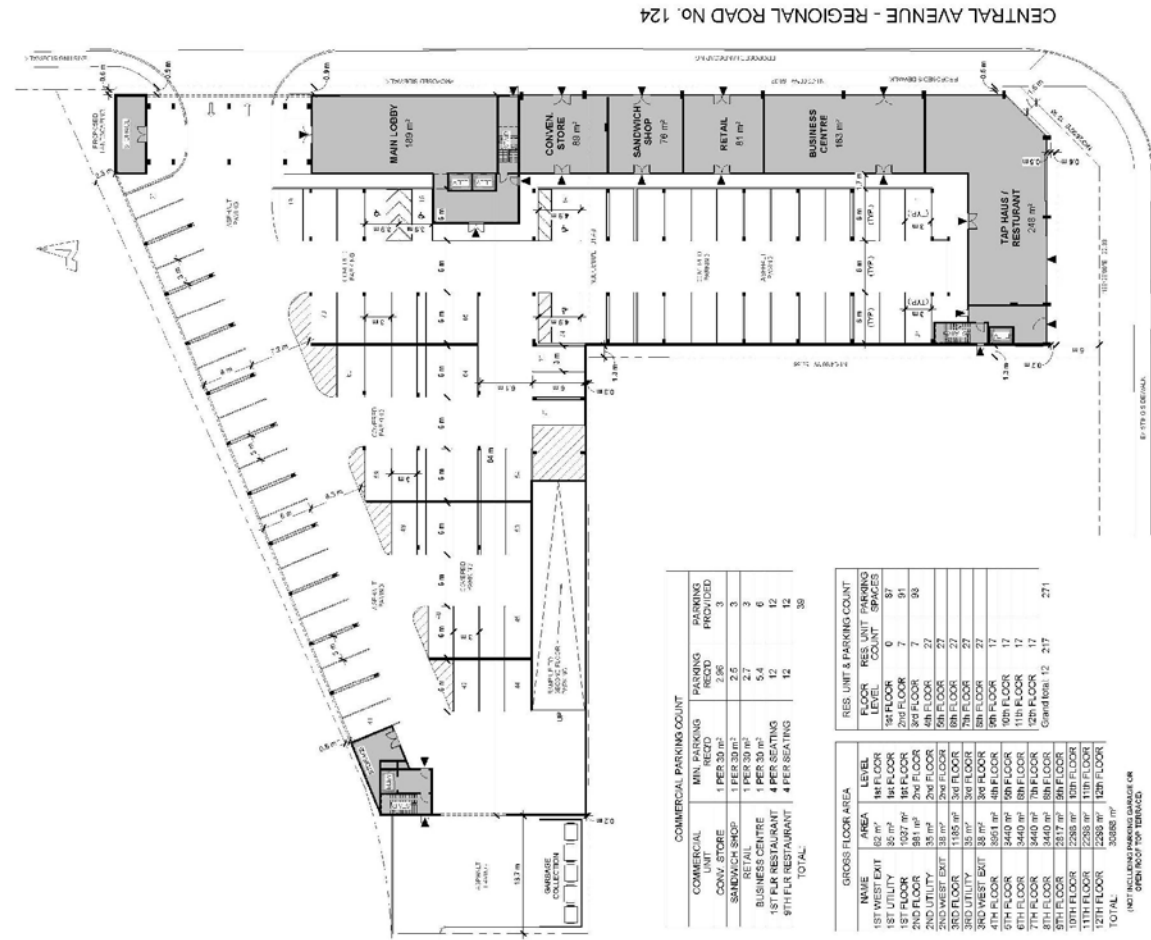
MADELOCCUPANCY
GROUP C - RESIDENTIAL

SITE STATISTICS

TOTAL OF AREA: 57123 SQ FT
BUILDING COVERAGE: 50432 SQ FT (88.3%)
RESIDENTIAL PARKING SPACES: 217
COMMERCIAL PARKING SPACES: 38
TOTAL PARKING SPACES: 255
TOTAL 255
BUILDING HEIGHT: 12 STOREY

SITE PLAN & STATISTICS

DATE: 1/20/17
SCALE: 1/8" = 1'-0"
DRAWN: 100009
DATE: 1/20/17
SHEET NO.: 5/11



CENTRAL AVENUE - REGIONAL ROAD No. 124

GARRISON ROAD - REGIONAL ROAD No. 3

COMMERCIAL PARKING COUNT

COMMERCIAL	MIN. PARKING	PARKING PROVIDED	PARKING PROVIDED
CONV. STORE	1 PER 300 SQ FT	2.96	3
SANDWICH SHOP	1 PER 300 SQ FT	2.5	3
RETAIL	1 PER 300 SQ FT	2.7	3
BUSINESS CENTRE	1 PER 300 SQ FT	5.4	6
RESTAURANT	1 PER SEATING	12	12
RESTAURANT	4 PER SEATING	14	12
TOTAL			38

GROSS FLOOR AREA

NAME	AREA	LEVEL
1ST WEST EXIT	82 SQ FT	1ST FLOOR
1ST UTILITY	35 SQ FT	1ST FLOOR
1ST FLOOR	1027 SQ FT	1ST FLOOR
2ND UTILITY	35 SQ FT	2ND FLOOR
2ND WEST EXIT	38 SQ FT	2ND FLOOR
3RD FLOOR	1195 SQ FT	3RD FLOOR
3RD UTILITY	35 SQ FT	3RD FLOOR
3RD WEST EXIT	35 SQ FT	3RD FLOOR
4TH FLOOR	1861 SQ FT	4TH FLOOR
5TH FLOOR	3440 SQ FT	5TH FLOOR
6TH FLOOR	3440 SQ FT	6TH FLOOR
7TH FLOOR	3440 SQ FT	7TH FLOOR
8TH FLOOR	3440 SQ FT	8TH FLOOR
9TH FLOOR	3440 SQ FT	9TH FLOOR
10TH FLOOR	1288 SQ FT	10TH FLOOR
11TH FLOOR	1288 SQ FT	11TH FLOOR
12TH FLOOR	1288 SQ FT	12TH FLOOR
TOTAL	30888 SQ FT	

RES. UNIT & PARKING COUNT

FLOOR LEVEL	RES. UNIT COUNT	PARKING SPACES
1ST FLOOR	0	87
2ND FLOOR	7	91
3RD FLOOR	27	96
4TH FLOOR	27	27
5TH FLOOR	27	27
6TH FLOOR	27	27
7TH FLOOR	27	27
8TH FLOOR	27	27
9TH FLOOR	17	17
10TH FLOOR	17	17
11TH FLOOR	17	17
12TH FLOOR	17	17
Grand Total:	121	217

(NOT INCLUDING PARKING GARAGE OR OPEN SPACE FOR SERVICE)