



**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:**

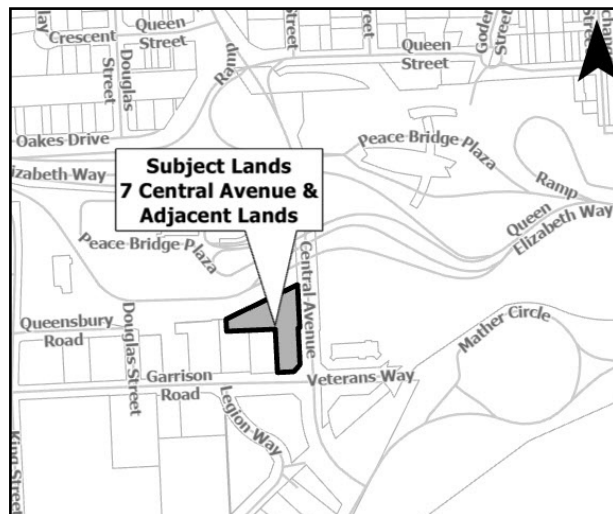
An Official Plan and Zoning By-law amendment are requested to allow the construction of a 12 storey mixed-use building (Site Plan attached as Schedule 1) on the lands known as 7 Central Avenue and a portion of abutting northerly parcel known as 100-1 Queen Street. The proposed building will include 230 dwelling units and 879.9 square metres of retail space.

The lands are currently designated Core Mixed Use, Special Policy Area 23, which permits a construction of a 12 storey mixed-use building with a maximum residential density of 349 units per hectare of the Official Plan.

The applicant is requesting an amendment to the Official Plan to add a new Special Policy Area designation to the subject lands to allow an increase to the maximum residential density.

The lands are currently zoned site-specific Core Mixed Use 1(CMU1-659) (H), Zoning By-law No. 129-90, as amended by By-law No. 35-2021. 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 residential density and a reduction in the interior side yard setback.

**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. Residents can participate in a Zoom Public Open House meeting in two different ways:



1. Send your comments via e-mail to Anamika Dilwaria, Senior Development Planner ([adilwaria@forterie.ca](mailto: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](mailto:adilwaria@forterie.ca)) to receive information on joining the Zoom meeting.

The meeting will be streamed live at [www.youtube.com/townofforterie](http://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](http://www.forterie.ca)).

A copy of this notice and the preliminary site plan is available for download at the following link under 'Official Plan Amendment – 7 Central Avenue':  
<https://www.forterie.ca/pages/CurrentPublicNotices>

Details for Public Information Open House are as follows:

**Date: Wednesday, February 16, 2022**

**Time: 5:00 P.M-6:00 PM .**

**Location: This is a virtual meeting**

Dated at the Town of Fort Erie this 27<sup>th</sup> day of January, 2022.

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

## **SCHEDULE 1**

