

From: [Federici, John](#)
To: "Greg Lipinski"
Cc: [Millar, Chris](#)
Subject: RE: Settlement Area Boundary Expansion Request (SABR ID 1180)
Date: Tuesday, January 4, 2022 1:38:00 PM
Attachments: [image001.png](#)
[image003.png](#)

Hi Greg,

The lands located outside of the urban boundary for the property you referenced are within the Niagara Escarpment Plan area, designated Mineral Resource Extraction Area. See map link below:

Map Link: <https://www.lioapplications.lrc.gov.on.ca/NEC/index.html?viewer=NiagaraEscarpmentCommission.NiagaraEscarpmentCommission&locale=en-CA>

The first stage of the Region's review process eliminated sites within the Niagara Escarpment Plan area from being considered for expansion as the request is prohibited by Provincial policy. Accordingly, the property you referenced would have been removed for consideration in the first stage of the Regional review.

We are happy to answer any further questions you have tomorrow.

Thank you,
John

From: Greg Lipinski <greg@hawkdevelopment.ca>
Sent: Tuesday, January 4, 2022 10:00 AM
To: Federici, John <John.Federici@niagararegion.ca>
Cc: Millar, Chris <Chris.Millar@niagararegion.ca>
Subject: RE: Settlement Area Boundary Expansion Request (SABR ID 1180)

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Hi John,

In advance of tomorrow's meeting, we were wondering if we could additionally discuss a property adjacent to the Niagara Falls urban boundary for consideration. If we are able to have this conversation, I have attached the property for reference – 2233 Stanley Avenue.

About 14 acres of this property is within the urban boundary and is zoned site-specific for

development, while the remaining ~38 acres are outside of the urban boundary and was formerly a sand pit. In the attached photo, everything in yellow is outside the Niagara Falls urban boundary.

Looking forward to your correspondence.

Kind regards,

Greg Lipinski | Development Coordinator

Mobile: 905 321 0807

Email: greg@hawkdevelopment.ca

Hawk Development Corp.

3659 Stanley Avenue Unit 1, Niagara Falls, L2E 6SR



From: Federici, John <John.Federici@niagararegion.ca>

Sent: December 14, 2021 1:27 PM

To: Greg Lipinski <greg@hawkdevelopment.ca>

Cc: chris@niacon.ca; Millar, Chris <Chris.Millar@niagararegion.ca>

Subject: RE: Settlement Area Boundary Expansion Request (SABR ID 1180)

Hi Greg,

The Region has reviewed all locations requested for settlement area boundary expansion in Fort Erie through applying a consistent set of criteria. In staff's opinion, they have recommended the most appropriate locations for expansion to meet the land need identified in Fort Erie based on the application of the criteria. The recommendations remain draft and will be subject to further commenting and public consultation until February 7, 2022.

If you would like to arrange a meeting to discuss I will circulate a virtual meeting invite for early January. Please let me know.

Regards,
John

From: Greg Lipinski <greg@hawkdevelopment.ca>

Sent: Tuesday, December 14, 2021 10:46 AM

To: Federici, John <John.Federici@niagararegion.ca>

Cc: chris@niacon.ca

Subject: RE: Settlement Area Boundary Expansion Request (SABR ID 1180)



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Hi John,

Thank you very much for providing this information.

We have had conversations with Town of Fort Erie Planning staff regarding the inclusion of several lots on Erie Road to be included as part of the expansion (as seen in the attached).

Reviewing Fort Erie's urban boundary expansion map, it appears that the lands have not been included – is there any light you can shed on this matter?

Fort Erie staff seemed supportive of these lands as they are adjacent to the existing urban boundary and can access the services of Erie Road through lateral connections.

Kind regards,

Greg Lipinski | Development Coordinator

Mobile: 905 321 0807

Email: greg@hawkdevelopment.ca

Hawk Development Corp.

3659 Stanley Avenue Unit 1, Niagara Falls, L2E 6SR



From: Federici, John <John.Federici@niagararegion.ca>

Sent: December 1, 2021 3:56 PM

To: Greg Lipinski <greg@hawkdevelopment.ca>

Subject: Settlement Area Boundary Expansion Request (SABR ID 1180)

Hi Greg,

I'm writing to provide you an update on Niagara Region's settlement area boundary review. As you may be aware, the Region is reviewing boundaries as part of its new Official Plan, which is planned for adoption in Spring 2022.

The Region received many expansion requests and has assessed those using detailed criteria developed in conformity with Provincial policies.

At December 8, 2021 Planning and Economic Development Committee, the Region will provide Reports PDS 41-2021 and PDS 42-2021 containing proposed locations for settlement area boundary expansions. These sites reflect the most appropriate locations for expansion based on Provincial policy and previously-established Regional criteria.

Reports PDS 41-2021 and PDS 42-2021 are for information only. No decisions are sought from Council. The Region seeks public input until February 7, 2022, after which, Staff will report further.

Reports PDS 41-2021 and PDS 42-2021 are available here: <https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=b32a2aae-11e3-42d9-8d48-016a59c50eea&Agenda=Agenda&lang=English>

Some Appendices to these Reports are not included with the above-noted Agenda, due to size. Those Appendices will be available at the following link, no later than December 3, 2021: <https://niagararegion.ca/official-plan/>

If you're interested, we would be pleased to schedule a virtual meeting with you in December or January to discuss our boundary review and your property of interest. Kindly reply to this email to confirm your interest in a meeting and we will coordinate.

Thank you,

John Federici

Planner

Long Range Planning, Planning and Development Services

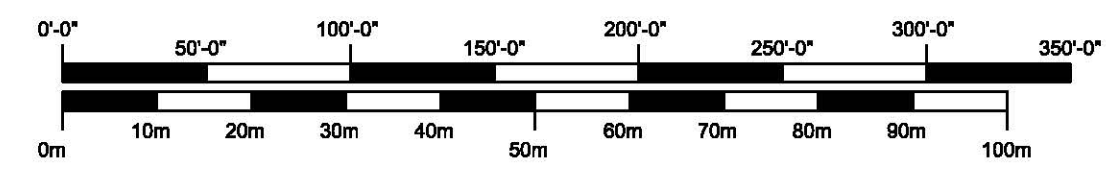
Niagara Region

Phone: 905-685-4225 ext. 3442 Toll-free: 1-800-263-7215

www.niagararegion.ca

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M:\2006\2006-166\Rek Brady\2006-166 Title Block.dwg



PLAN OF SURVEY
PARTS OF TOWNSHIP LOTS 17 AND 24
PART OF THE ROAD ALLOWANCE BETWEEN LOTS 17 AND 24
 (Closed By By-Law 2263(1958), Inst. 7308A)
 (Geographic TOWNSHIP OF STAMFORD, COUNTY OF WELLAND)
NOW CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

SITE STATISTICS			
LOT AREA		491 833 sqft(45 693.9 sqm)	COVERAGE
BLOCK 1(Partial 2nd floor)	4 Units	7 208 sqft(669.7 sqm)	1.5%
BLOCK 2(Partial 2nd floor)	6 Units	10 710 sqft(996.0 sqm)	2.2%
BLOCK 3(Partial 2nd floor)	8 Units	15 254 sqft(1 417.2 sqm)	3.1%
BLOCK 4(Partial 2nd floor)	6 Units	10 710 sqft(996.7 sqm)	2.2%
BLOCK 5(Partial 2nd floor)	7 Units	13 359 sqft(1 241.1 sqm)	2.7%
BLOCK 6(Single storey)	2 Units	4 235 sqft(393.5 sqm)	.9%
BLOCK 7(Partial 2nd floor)	3 Units	4 730 sqft(439.4 sqm)	1.0%
TOTAL UNITS	36 Units		
PARKING REQ'D		1 SPACE PER UNIT	
PARKING PROPOSED		2 SPACES PER UNIT	
APARTMENT BLOCK A(10 Storeys)	119 UNITS	16 971 sqft(1 576.7 sqm)	3.7%
APARTMENT BLOCK B(10 Storeys)	118 UNITS	16 971 sqft(1 576.7 sqm)	3.7%
PARKING REQ'D		(1.4 SPACES PER UNIT)333 SPACES	
PARKING PROPOSED(ABOVE GRADE)		95 SPACES	
PARKING PROPOSED(BELOW GRADE)		238 SPACES	
INDUSTRIAL PLAZA(2 Storeys)	7 Units	28 450 sqft(2 643.2 sqm)	5.8%
PARKING REQ'D		(1 SPACES PER 669 SQFT)69 SPACES	
PARKING PROPOSED		78 SPACES	

GENERAL NOTES:

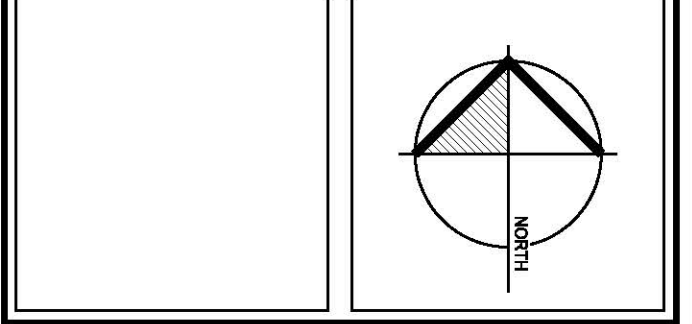
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

NO.	DATE:	REVISION:	BY:

COMMISSION:

PROPOSED:
PORTAGE AND STANLEY DEVELOPMENT

NIAGARA FALLS, ON



allen + chui architects inc.
 architect urban planner interior design project management

443 Eastchester Ave. L2M 6S2
 T. 905.884.5545 F. 905.884.5542
 www.ac-architects.com

SHEET TITLE:

Issued for Re-Zoning: September 21, 2006

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRN BY: VRC	CHKD: DC	DWG No.
DATE: AUGUST, 2006		A1
SCALE: AS SHOWN		
PROJ. No. 2006-166		

MASTER SITE PLAN
 SCALE: 1:800