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December 19th 2024

Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON. L0S 1T0

Attention: John Federici, MCIP, RPP, Senior Planner,

Re: Revised Submission

Part of 1570 Niagara Stone Road, Virgil

**Application for Official Plan Amendment, Zoning By-law Amendment, and Draft
Plan of Vacant Land Condominium**

On behalf of my client, 2559165 Ontario Inc., I am pleased to submit the enclosed revised material in relation Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Vacant Land Condominium Applications for Part of 1570 Niagara Stone Road.

In response to the public and agency review period, the owner has made significant changes to the development proposal including reducing the height of the proposed townhouses, from two storeys to one storey, reducing the number of townhouses from 14 townhouse units to 8 townhouse units. The plan has been revised to provide larger setbacks in some areas, a reduction in the overall height of the proposed apartment building from 5 storeys to 4 storeys and the structures has been reduced in overall height by 1.35 metres by reducing the floor to ceiling height of each floor. The development maintains a parking ratio that exceeds the Town's zoning requirements ensuring that the potential for parking spillover onto the public street will not result. The architectural character of the building has been modified to a more traditional looking building opposed to the ultra modern design that was previously proposed. The new architectural design has a significant reduction in overall glazing which reduces the

amount of overlook from the building onto adjacent properties. Overall, the revised submission provides an improvement in many areas and we feel that the re-design addresses comments received through the previous commenting period.

In support of the changes to the development, the following revised documents are enclosed:

- Revised Site Plan, Architectural plans, elevations, renderings, shadow studies, prepared by Raimondo and Associates, dated October 31st 2024
- Revised Draft Plan of Vacant Land Condominium, prepared by Upper Canada Consultants, dated October 29th 2024
- Revised TIPP, Landscape Plans and Arborist, prepared by Adesso, dated November 19th 2024
- Revised Noise Study and Commenting letter, prepared by dBA Acoustical, dated November 13th 2024
- Revised Functional Servicing/Preliminary Stormwater Management Report, prepared by Upper Canada Consultants, dated November 12th 2024
- Revised Planning Justification Report, prepared by A.J. Clarke, dated December 2024

We look forward to advancing these applications. It is the owner's intent to commence the detailed site plan approval design process once the comments on the revised design are received. The owner intends to commence construction in the summer of 2025.

This submission is being made digitally only. Should you require any hardcopies of the submission materials, please do not hesitate to contact me.

Thank you.

Respectfully submitted,



Jennifer Vida, MCIP, RPP

Cc: John Bufalino, 2559165 Ontario Inc. via email

Encl.