

Date: March 2021
Project No: 16168

Regional Municipality of Niagara
Planning and Development Services
1815 Sir Isaac Brock Way, P.O. Box 1042
Thorold, ON, L2V 4T7

Attn: Kirsten McCauley, MCIP, RPP
Senior Planner, Secondary Plans

**Re: Glendale Niagara District Plan
Bill Chohan Subject Lands (Roll No. 262702001802380)
Requested Amendment for Mixed Use High Density Designation**

Dear Ms. McCauley,

Quartek Group has been retained by 6300171 Canada Inc., c/o Bill Chohan referred as “Proponent”, to prepare this planning justification for the request to amend the designation of the Proponents’ subject lands (Roll No. 262702001802380) which is approximately 7,626.70 sqm (0.76 hectares/1.88 acres) in size as shown on Map 1 below.

Map 1 – Subject Lands





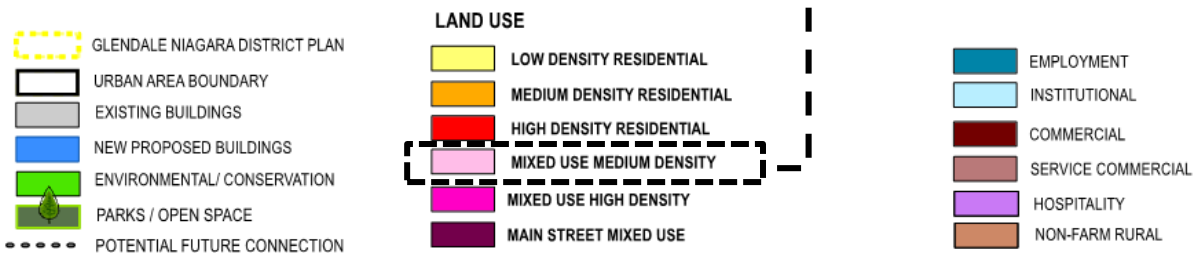
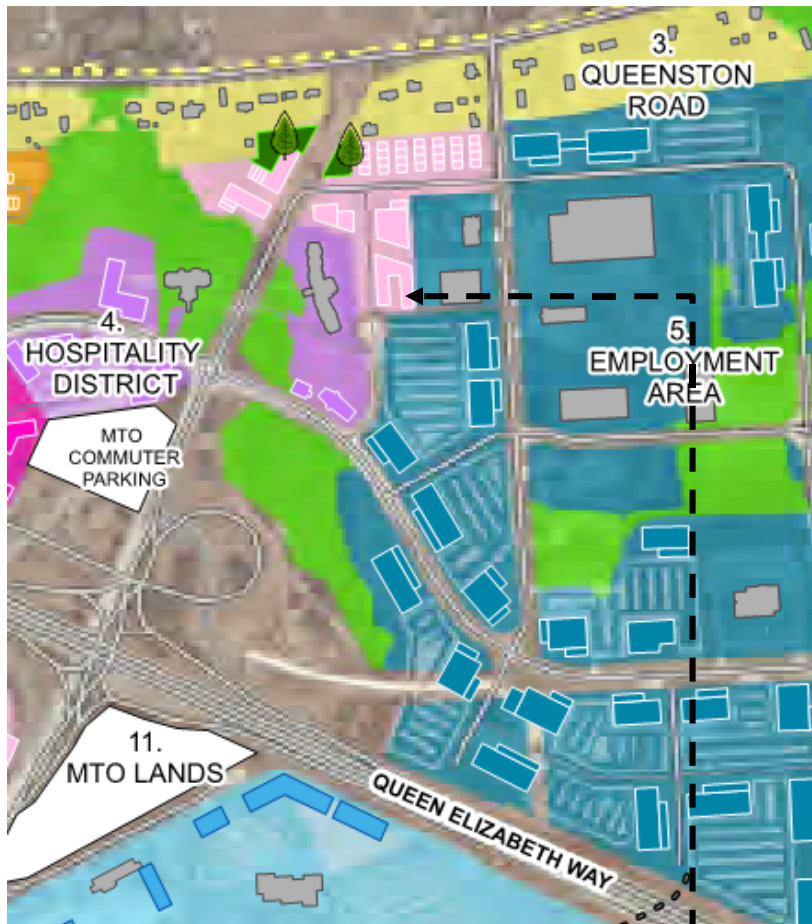
Glendale Niagara District Plan

Requested Amendment for Mixed Use High Density Designation – Roll No. 262702001802380

We understand that the Glendale District Plan was endorsed by the Region of the Niagara Council on September 17, 2020 (ROPA 17) and formerly endorsed by the Town-of Niagara-on-the-Lake Council on August 24, 2020 for the commitment to the shared vision and key directions for the transformation of Glendale into a mixed use, complete community.

According to the Glendale Land Use Concept and Demonstration Plan shown below on Map 2, the land use that applies to the Proponents' subject lands is Mixed Use Medium Density.

Map 2 – Glendale Land Use Concept and Demonstration Plan



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The mixed-use designation promotes development that includes more than one type of land use within the same building or on the same site. The associated medium density designation allows for denser residential built forms such as townhouses, as well as low-rise and mid-rise apartment buildings.

The requested amendment is to change the Medium Density to High Density and permit the mid to high-rise apartment residential built form. The justification for the requested amendment is to provide an opportunity for new, diverse and affordable housing choices for all ages with the ability to have convenient access to employment, local stores, recreation, transportation options, and public service facilities. This requested amendment is consistent with the PPS 2020 and Growth Plan policies for the creation of complete communities where people can live, work, and play.

On behalf of the Proponent, we would like this written correspondence and request for the amendment to be included on record at the Niagara Region Planning and Economic Development (PEDC) meeting scheduled for March 10, 2021.

Sincerely,



Susan Smyth
Senior Planner

cc: Richard Wilson – Town of Niagara-on-the-Lake
Bill Chohan – Owner/Developer
Doug Peters – Quartek Group