

Mr. Ernest Dragonette Sr.
6292 Brookfield Avenue
Niagara Falls, Ontario
L2G 5R8
May 20, 2006



Dear Mr. Darbyson

Please accept this letter in regards to the Zoning by-law amendment application City File: AM-17/2006 to amend zoning by-law No. 79-200. I am totally against the site specific Residential Single Family 1C Density (R1C) rezoning to permit the development of the six lots with special driveway access.

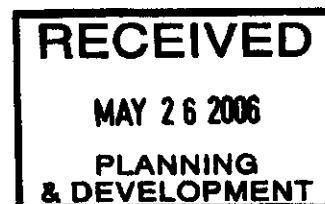
I have lived at 6292 Brookfield for thirty years. This proposed plan will invade my privacy and disrupt the peacefulness that I have enjoyed for three decades. The special driveway access that is presented in this plan is situated on the south side of my home at the immediate area of three bedrooms. This will effect me the most having to deal with the noise and activity of traffic at all hours of the day and night.

Thirty citizens met regarding this zoning by-law and everyone disagreed with the two driveways exiting onto Brookfield Avenue. We agree as a group that we absolutely do not want the approval of the two driveways to exit onto Brookfield Avenue.

Please consider this letter as my request for this proposal to be denied.

Yours truly,

Ernest M. Dragonette Sr.



The City of
Niagara Falls
Canada



Planning & Development
4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
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Doug Darbyson
Director

June 12, 2006

The recommendation(s) contained
in this report were adopted as
amended by City Council

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

Re: PD-2006-46, Official Plan & Zoning By-law Amendment Application
AM-06/2006, 5471, 5491 and 5507 River Road
& 4399 and 4407 John Street
Applicant: O.R.E. Development Corporation
Agent: Italia Gilberti, Solicitor
Proposed 29-Storey Residential Development

RECOMMENDATION:

It is recommended that Council ~~not~~ ^{APPROVE} approve the Official Plan and Zoning By-law amendment application to permit a 29-storey, 250 unit residential development on the subject land.

BACKGROUND:

Proposal

O.R.E. Development Corporation has requested amendments to the Official Plan and Zoning By-law for the lands known as 5471, 5491 and 5507 River Road and 4399 and 4407 John Street totaling 0.58 hectares (1.45 acres), as shown on Schedule 1. The applicant has also requested the City to close, declare surplus and sell River Lane between Philip Street and John Street to add it to the project. There is public opposition to this suggested lane closing. The amendments to the City's planning documents are requested to permit the development of a 29-storey, 250 unit residential development. The development is proposed to have a maximum building height of 98 metres (321 ft.). Schedules 2 and 3 show further details of the proposal.

The majority of the subject lands are designated Tourist Commercial in the City's Official Plan. The lands west of River Lane are designated Residential. The applicant has requested the designation of all the lands to be Residential to allow them to be developed for housing. In addition, special site specific policies are requested to be added to the Official Plan for the whole of the lands to permit the proposed development at the height and density proposed.

The majority of the subject lands are currently zoned Tourist Commercial with site specific provisions (TC-67) permitting the development of a motel having up to 4 storeys and 112 units. The motel was approved in the early 1980's by the Ontario Municipal Board. The project had significant

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objections from the neighbourhood. The two properties on John Street are currently zoned Residential Single Family and Two Family (R2). The zoning of all of the land is requested to be changed to a site specific multi-residential zone (yet to be determined) to permit the proposed development.

Not only would the project be the tallest residential development in the City, it would also have the highest residential density. The highest residential density in the City's Official Plan is 125 units per hectare (50 units per acre). The density of the development is 384 units per hectare (155 units per acre) based on the assumption that River Lane will be sold by the City to the applicant, creating one large parcel. Without River Lane, the proposed development would be 550 units per hectare (223 units per acre).

Site Description and Surrounding Land Uses

The site slopes downward from the northwest corner at Philip Street and River Lane to the southeast corner at River Road and John Street. There is a total of five residential dwellings on the property, three that front onto River Road and two that front onto John Street.

Lands to the west and north are residential. This area has a mix of single detached dwellings, dwellings converted into multiple unit dwellings, bed and breakfasts and a small number of low-rise (3-storey) apartment dwellings. Lands to the south are tourist commercial and occupied by Michael's Inn. The Niagara River lies to the east.

Circulation Comments

- **Niagara Parks Commission**
 - No objections to the proposed land use change from tourist commercial to residential. However, to bring down density to a reasonable level, to reduce impacts on neighbouring land and the gorge and to provide a transition to the low density residential neighbourhood, the height of the tower should be reduced to 6 - 8 storeys and the height of the podium reduced to 2 storeys.
 - The consultant's traffic engineer should further demonstrate that the development will not have any measurable changes to traffic volumes affecting River Road intersections.
 - Additional podium setbacks from River Road should be provided.
- **Regional Municipality of Niagara**
 - The proposed development in general meets the Provincial objective of intensifying development in the existing urban area.
 - While the proposal implements some of the Region's Smart Growth principles, local planning needs to be considered to ensure that the design achieves a compatible fit with the overall neighbourhood.

- Regional Planning staff does not agree with the statement in the proponent's background report which states the Region's Smart Growth principles support the proposed density. The Smart Growth principles encourage densities over 25 units/acre in appropriate locations. The density of the development is much greater than that of surrounding areas.
- The Region is studying the capacity of the Bender Hill pumping station (in concert with the City) and cannot comment at this time.
- Municipal Works
 - There is insufficient information provided with the application to confirm that there is adequate water and sanitary capacity in the system for this project. Appropriate information and reports are to be provided at the site plan stage to ensure there is adequate capacity.
- Building & By-law Services
 - All required Building Permits are to be obtained prior to commencement of construction.
- City Clerk
 - No comments.

Neighbourhood Meeting

The applicant held three meetings with surrounding residents, on March 9, April 5, and May 2, 2006. Planning staff was invited to the first two meetings. The following concerns were raised at these meetings.

- Several residents were concerned if public access to River Lane was eliminated.
- Several residents had concerns with the additional traffic the project would introduce onto River Road and that it may cause infiltration into the residential areas. In addition, there were concerns that parking demands for the project would spill out onto nearby streets and garbage trucks accessing the project through River Lane would disrupt residents.
- A couple of residents noted occasional water pressure problems and were concerned that this project would exacerbate the situation.
- Residents were concerned about the shadowing impacts on surrounding residential properties and the reduction in privacy the project would cause for nearby residents.

Subsequent to these meetings, a number of letters of objection and a petition have been received from residents. The residents have raised concerns about the height and massing of the building and its context in the neighbourhood, traffic generation by the development and the closure of River Lane. One letter in support of the development by a local resident has also been received.

Planning Analysis

Planning staff does not object to the redesignation from Tourist Commercial to Residential provided the ensuing development is harmonious with surrounding development in scale, height and density, does not adversely impact on surrounding uses and can be supported by existing and planned infrastructure. However, the proposed development is far in excess of residential densities the Official Plan permits, is not in keeping with building heights contemplated by the Official Plan and is completely out of character with the surrounding residential neighbourhood and therefore cannot be supported.

Due to the requested change to a Residential designation, this planning review focuses primarily on the project's conformity with the City's Residential land use policies. The City's Tourist Commercial policies are also referred to as they provide some guidance on the appropriate building heights for the subject property. As well, reference is made to the planning report prepared by the applicant's planner (Urban and Environmental Management Inc.). The following is a summary of the planning analysis.

The requested Official Plan amendment does not meet the prerequisite criteria for an Official Plan change. The application does not meet the relevant criteria as follows:

1. **Conformity of the Proposal to the General Objective of the Residential Policies**

The intent of the Official Plan is to protect residential areas from the adverse effects of growth. Therefore, new residential development is to occur in a manner which is compatible with the surrounding neighbourhood and is to be designed in a manner sensitive with the neighbourhood in terms of density, height gradation, building mass and arrangement, setbacks and appearance.

The Official Plan establishes a maximum density of 125 units per hectare (50 units per acre) where residential land is in close proximity to the Central Business District (CBD) and other major commercial districts where a wide range of services, transit and traffic infrastructure are readily available. Residents in such developments provide support to these commercial areas because of easy access due to their relative proximity.

The applicant's planner contends that the Tourist Commercial designation will permit residential uses on the property and therefore it is permissible to redesignate the lands to Residential. Notwithstanding the policies set out in the Official Plan, it is the opinion of the applicant's planner that the site is close enough to the CBD to warrant higher densities, that the development is compatible with surrounding residential development because the stepped back building form reduces its impacts on adjacent properties and that there will be no negative impact on the transportation system.

Planning staff disagrees with this planner's assessment. The proposed 29-storey building is not compatible with the surrounding development. The proposal does not conform to the general objectives of the Official Plan nor the City's Residential land use policies.

- The Official Plan contemplates a maximum density of 75 to 100 units per hectare (30 to 40 units per acre) and maximum building heights of 4 to 6 storeys for properties on the periphery of residential areas. The proposed density is several times greater than even the highest density contemplated by the Official Plan anywhere in the City.

As well, the height of the tower is excessive in terms of Official Plan policies. Adverse impacts cannot be avoided with this major departure from the Official Plan as outlined later in this report.

- Planning staff disagrees that the site is a good location for a high-rise development based on the argument that it is close to the CBD. The site is separated from the CBD by more than a kilometre (0.6 mile) of mainly low density residential housing. It is questionable if the CBD would derive significant economic benefit given the remote location of this project. Lands within the CBD offer a superior location and economic benefit.
- The development is not compatible in terms of design and massing with the surrounding neighbourhood. Most development in this area appears to meet the spirit of the current zoning regulations that restrict development in the area to 40% lot coverage and a maximum building height of 10 metres (32.8 ft.). In comparison, the height of the podium of the building is 21 metres (69 ft.) which is more than twice the height permitted in the surrounding area. In addition, the coverage on the portion to be developed (east of River Lane) approaches 100%. This massive podium is completely out of scale and character with surrounding residential uses.
- The abutting low density residential areas will not be protected from shadowing impacts. The applicant's own analysis confirms that shadowing will impact residential areas to the west for most of the morning year round.
- As detailed later in the report, the abutting residential area may be adversely impacted by other aspects of the development, including traffic, servicing and wind impacts.

2. Conformity of the Proposal to the General Objective of the Tourist Commercial Policies

The Tourist Commercial policies provide that the quality of life for residents is not to be adversely affected by the overshadowing effects of tall buildings. To ensure that residential properties are protected, building heights in the tourist area are to be reduced toward the periphery. In this regard, building heights in the tourist core are established in Figure 4 of the Tourist Commercial policies. The property immediately to the south of the subject lands are shown to be in an area of 9 to 12 storeys, while these lands within the tourist commercial area are limited to 4 storeys.

This development does not respect the policies of the Official Plan regarding the reduction of building heights toward the periphery of the tourist core. To provide an appropriate height transition to the low density residential uses along River Road and to avoid overshadowing, a building height which steps down from 6 - 4 storeys should be considered on the property.

3. Appropriateness of the Site for the Proposed Use, Especially in Relation to Other Sites or Areas of the City

Despite the Tourist Commercial designation, the land has been used for residential purposes and a bed and breakfast for many years. The site is suited for a residential development that

reflects the scale and character of the neighbourhood, but certainly not at the height and density proposed. In fact, the River Road Neighbourhood Plan Study, completed in 1983, determined that medium density residential would be an appropriate land use for the area.

The 29-storey proposal represents an overdevelopment of the site. The current design relies on Phillip and John Streets and River Lane for vehicular access including delivery and service vehicles such as garbage trucks. Residents on these streets are going to be impacted by these vehicular movements.

It would be better to locate high-rise, high density residential development in the CBD to support surrounding commercial uses as promoted by the Downtown Community Improvement Plan (CIP) and Strategic Implementation Plan (SIP). Alternatively, this form of development may be feasible in the core of the Central Tourist District where buildings of similar height and mass are located.

4. Compatibility of the Proposal with Adjacent Land Use Designations and Natural Resources

Land use compatibility is typically achieved through the gradation in building heights and densities and the use of adequate separation distances between high-rise and low-rise buildings.

The proposal would place a 29-storey, 98 metre (321 ft.) high building about 30 metres (100 ft.) away from residential properties of a low density and height. This is insufficient distance to provide an adequate transition between a very tall building and largely single detached dwellings. Residents have cited concerns about a loss of privacy resulting from the height of the tower.

In addition to subjecting residential properties to the west to shadowing impacts, it is also expected that a building of this height would deflect prevailing winds downward resulting in wind impacts at the pedestrian level. However, the wind impacts have not been analyzed.

The Niagara Parks Commission also cited concerns about shadowing over the Niagara Gorge. The tower is only about 35 metres (115 ft.) from the lip of the Gorge, and will leave part of the Gorge in shadow for much of the afternoon. The Niagara River Gorge is an important natural resource that needs to be protected.

5. The Availability of Adequate Municipal Services and Facilities for the Proposed Use and its Impact on the Transportation System

Neither the Region nor the City's Municipal Works Section can confirm sufficient capacity at this time in their respective infrastructure (water services and sanitary sewers, Bender Hill pumping station) to support this project. Analysis of this infrastructure is necessary. In addition, the Niagara Parks Commission, the City's Parking & Traffic Services section and residents have expressed concern about the impact of traffic from the project on the surrounding road network. Although the applicant's consultants have prepared a report indicating the road network can support the development, at the time of the writing of this report, this has not yet been adequately demonstrated.

6. **The Need for the Proposed Use and the Extent to Which Existing Areas of the City Designated for the Proposed Use are Developed or Available for Development**

City statistics identify a 19-year inventory of residential lands available for development, well in excess of the amount required under Provincial legislation to be available for development. There are lands rezoned for multiple family development in the City that can accommodate up to 924 units. On average, 44 multiple units are built in the City on a yearly basis. The need to redesignate the subject lands for additional housing has not been demonstrated.

CONCLUSION:

The application to amend the Official Plan and the Zoning By-law to permit a 29-storey, 250 unit apartment building cannot be supported for the following reasons:

- It does not conform with the general objectives of the Official Plan, in particular, the residential areas are not protected from the adverse impacts of high-rise development.
- The subject site is too small to support this development.
- The application presumes the closing of River Lane which is unacceptable to area residents. River Lane contains municipal services.
- The height, density and coverage of the development is unprecedented in the City and will be completely out of character with the surrounding residential area.
- Adverse impacts on the surrounding residential area and the Niagara Gorge will occur, including unacceptable shadowing of residences and the Gorge, possible wind impacts, increases in traffic and service vehicles accessing the building through River Lane.
- It has not been demonstrated that the surrounding road network and municipal services can support the development.
- The Official Plan directs high density, high-rise developments to areas adjacent to major commercial areas, such as the Central Business District, to support these commercial areas as promoted by the Strategic Implementation Plan.

Prepared by:



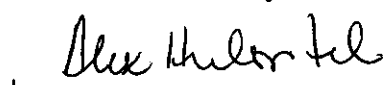
Andrew Bryce
Planner 2

Approved by:



T. Ravenda
for Executive Director of Corporate Services

Recommended by:



Doug Darbyson
for Director of Planning & Development

Respectfully submitted:



John MacDonald
for Chief Administrative Officer

AB:ko

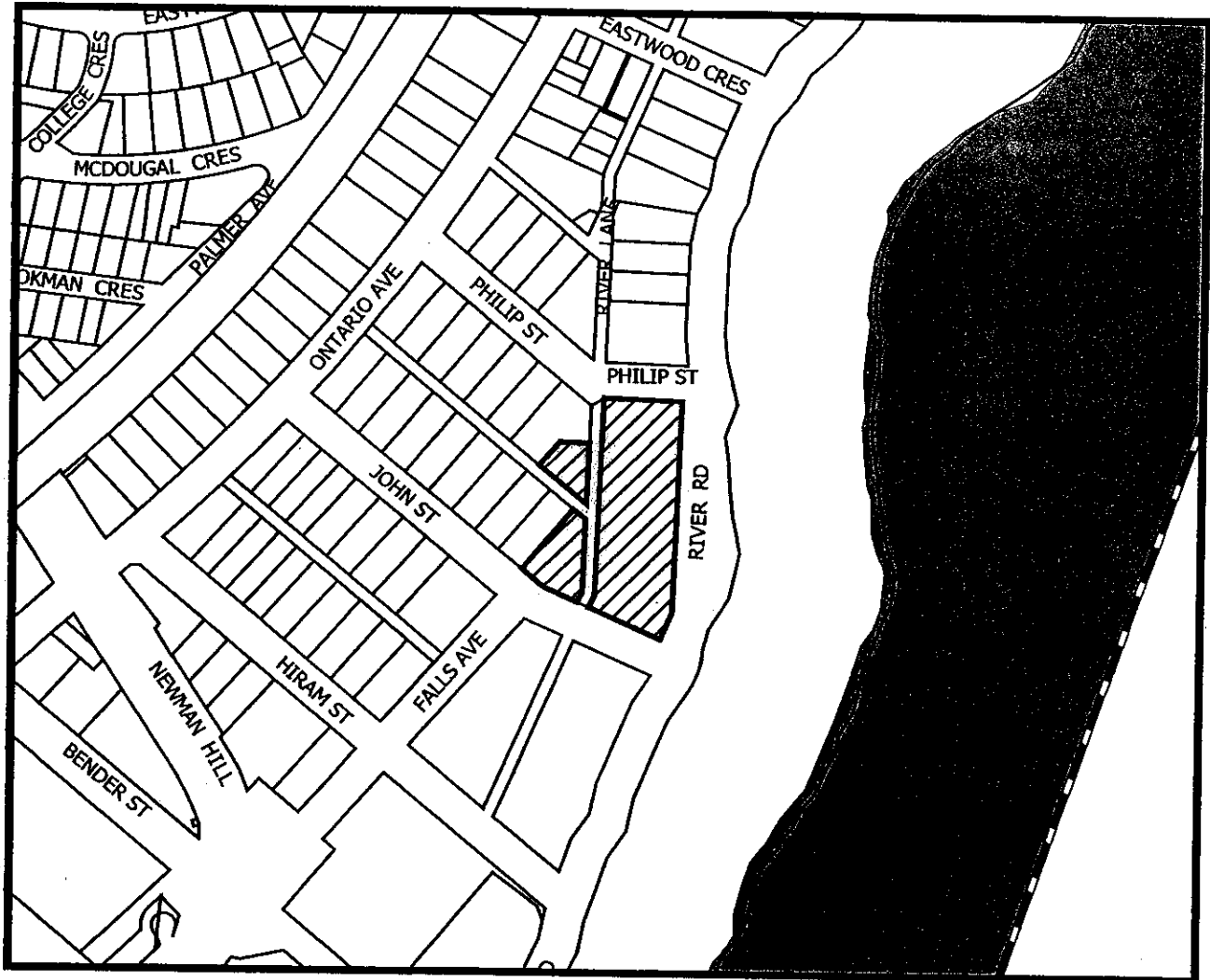
Attach.

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SCHEDULE 1

LOCATION MAP

Subject Land



Amending the Official Plan and Zoning By-law No. 79-200

Location: 5471 River Road
5491 River Road
5507 River Road
4399 John Street
4407 John Street

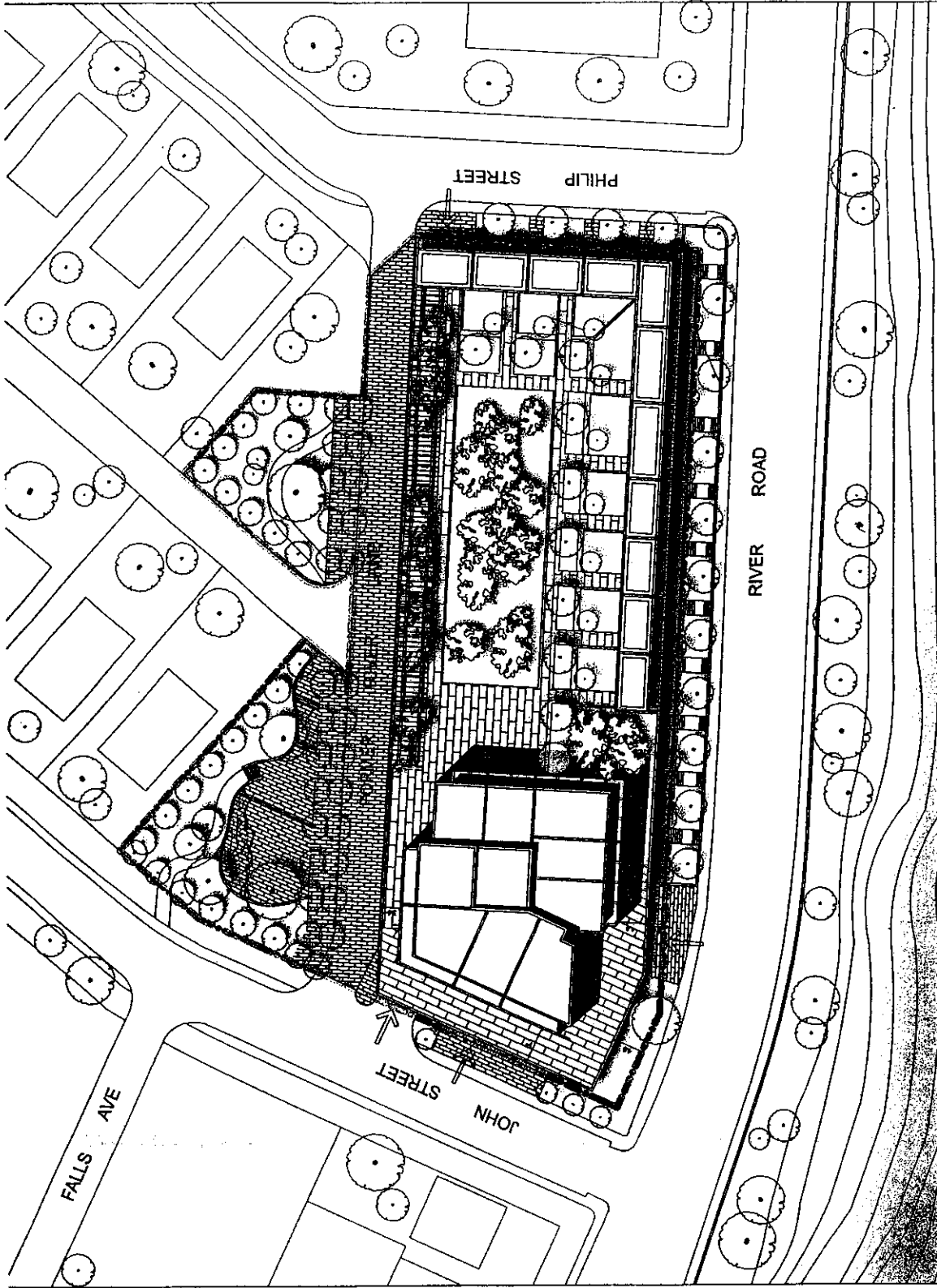
Applicant: O.R.E. Development Corporation



1:NTS

AM-06/2006

SCHEDULE 2



SITE PLAN

DAY, GORDON AND SCHULTZ ARCHITECTS
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STATISTICS

RESIDENTIAL

	6,500sf	4 units (2,198sf)
Podium Level 185	18,400sf	7 units (2,880)
Podium Level 186	18,400sf	3 units (2,880)
Podium Level 171	14,000sf	15 units (1,280)
Podium Level 174	14,000sf	15 units (1,280)
Podium Level 177	14,000sf	17 units (1,280)
Podium Level 180	14,000sf	17 units (1,280)
Garden Level 183	7,000sf	61 units
Total Podium	92,600sf	51 units

PARKING

1.4 cars per unit 350 cars required
 Predicted Total = 350 cars
 (see Level 4 parking analysis for details)

PARCELS AREAS

- A Main parcel on River Road - 1.12 acres
- B South parcel, west of River Lane - 0.21 acres
- C North Parcel, west of River Lane - 0.12 acres
- D Former River Lane - 0.16 acres

GREEN SPACES

GREEN SPACES
(Calculated as including paths, terraces and planted areas)

- | | |
|---|--|
| A | Parcels north of River Lane -
847sqm + 475sqm = 1,322sqm |
| B | Ground-floor perimeter landscape -
within party lines = 302sqm |
| C | Ground-floor perimeter landscape -
outside party lines = 1,064sqm |
| D | Podium roof terrace = 2,983sqm |
| E | Green roof of the garden units,
not occupied = 479sqm |

PROPERTY DATA

- minimum lot coverage = 107.17m on River Road
- minimum lot width = 2.30m to mill wall at north
- minimum front yard setback = 0.00m to balconies above at north
- minimum rear yard setback = 7.70m set back to lower
- minimum side yard setback = 0.00m to mill wall at north
- minimum rear yard setback = 0.00m to mill wall at south
- minimum rear yard setback = 6.00m for podium
- minimum set back at tower = 9.50m set back at tower
- South minimum sideyard setbacks = (from north line of tower / river lane)
- minimum sideyard setbacks = 5.10m and back at tower
- North minimum sideyard setbacks = 5.10m and back at tower
- minimum set back at podium = 0.00m set back at podium
- minimum lot coverage = 64.5%
- minimum sideyard setbacks = 56.5%
- minimum sideyard setbacks open space = 87.350m
- minimum height of structure = 28 storeys
- number of storeys = 9 podium + 22 tower = 28 storeys
- minimum setbacks = including mechanical penthouse
- minimum setbacks = 287.420m maximum, excluding parking
- minimum setbacks = 287.420m maximum, excluding parking
- minimum number of units = 260 units
- maximum number of buildings = one building
- maximum number of parking spaces = one parking space
- maximum setbacks = including setbacks
- 1 type G building

VIEW FROM WEST

SECRETARY OF THE ARMY

Andrew Bryce - City File: AM-06/2006

From: "JOHN & NATASHA" <nsimanic@cogeco.ca>
To: <abryce@niagarafalls.ca>
Date: 5/26/2006 1:48 PM
Subject: City File: AM-06/2006



TO: Mr. Andrew Bryce, Planner 2, Planning & Development, City of Niagara Falls

FROM: John & Natasha Simanic, 4480 Philip Street, Niagara Falls

Dear Andrew,

Thank you for responding so quickly to my first correspondence with you. I thought it appropriate to submit a formal complaint to The City of Niagara Falls regarding the proposed development on River Road between John and Philip Street, and put in a more eloquent manner. The reasons my wife and I are against any such building over the 4 storey limit currently allowed are as follows,

- This building is monstrously large projecting over 300 feet into the sky
- There were no set backs on the plan
- Some of my neighbours will lose access of the laneway, and one house still has a garage facing onto it
- There would be a huge influx of vehicles into the area
- It would add a significant amount of residents to the neighbourhood. I am not a trained city planner but would there not be an issue of population density?
- The building itself would rob the beauty of the gorge area
- Its uglier than a sin

On top of those issues mentioned above, Natasha and I are very concerned as we are investing over \$250,000.00 of our life savings and loans to create a beautiful custom renovated home. We feel that a building such as this would not add value to our neighbourhood and be a hideous eyesore. Nor were we impressed by the way the developers conducted themselves during the meetings we went to, as well as another concern of their lawyer who also represents the Niagara Commission. They all acted like this was going to be allowed and we couldn't do a thing. That is why I was forced to deliver 1000 flyers with the help of my wife and our neighbours Deborah Jackson and Ken Murphy. As mentioned earlier, the community as a whole will be joining together to form a residential association where we will act much quicker in the future to stop this type of thing. In closing we can only hope that the Planning Department would not recommend a building like this in our neighbourhood, and that City Council act responsibly by not allowing any structure be built that would take away from the natural wonder of Niagara Falls.

Sincerely yours,

John & Natasha Simanic
Phone: 905-358-1906

Wednesday, May 31, 2006

C. Doug Derbyson, Planning
Dean Torfida, Clerks

TO: Mayor's Office (Mayor Ted Salci)
The City of Niagara Falls
4310 Queen Street, P.O. 1023
Niagara Falls, Ontario
Canada
L2E 6X5



FROM: John & Natasha Simanic
4480 Philip Street
Niagara Falls, Ontario
L2E 1A6
Phone: 905-358-1906
Email: nsimanic@cogeco.ca

RE: Proposed 29-Storey high rise on River Road (City File AM-06/2006)

Dear Mayor Salci,

Please find enclosed correspondence between Natasha, myself and Andrew Bryce of the Planning Department along with a petition against the above mentioned project.

This is a disturbing proposal in which a developer would want to forever destroy the beautiful area of the Falls and Gorge area with such a large project, and one that in my opinion is truly a hideous building. Coming from a construction background in custom homes with provincial qualifications in construction and design (Building Code Identification Number 22350) and a qualified residential renovator I have to admit this would not benefit the Falls and Gorge area with this type of size and style.

I only had a few days to organize this petition and we were able to get 199 confirmed signatures of residents in the City of Niagara Falls, with many being quite vocal in seeing this area ruined and I'm sure more as time goes on.

My wife and I moved here in June of 2005 because we were taken aback by the natural wonder of this area and as such will be investing over 1/4 of a million dollars into our tired home and turn it into something that will compliment this area where we would like to raise children.

In closing I would like to say that your job is not an easy one as you must balance investment into our city and keep the residents happy, but this is one project that may be better positioned elsewhere or conform to the current zoning.

Thank you for your time Mayor Salci and I look forward to seeing you and Council on June 12th.

Sincerely yours,

John and Natasha Simanic

Monday, May 29, 2006

TO: Mr. Andrew Bryce, Planner 2, Planning & Development, City of Niagara Falls
Phone: 905-356-7521 Ext. 4232 Fax: 905-356-2354
Email: abryce@niagarafalls.ca

FROM: John M. Simanic
4480 Philip Street, Niagara Falls
Phone: 905-358-1906
Email: nsimanic@cogeco.ca

RE: City File AM-06/2006

Dear Andrew,

Please find enclosed 16 pages of petition forms (199 signatures) which are against the proposed 29-storey development on River Road between John and Philip Street in The City of Niagara Falls.

We as residents of this community are against any development which exceeds the current 4-Storey (40 feet [12.20meters] in height) structure that it is currently zoned for; we are also against any further expansion of the commercial sector into our residential communities.

As mentioned in earlier correspondence with you, if the rest of the city were fully aware of this proposed development we would have had many more, but it was the best I could

do for 3 days of work. On a more personal note this was a very troubling affair for my wife and I, as mentioned we are in the process of investing well over \$250,000.00 into our house to create a custom home that would compliment this neighbourhood. Not destroy it.

The Simanic Family was synonymous with quality custom homes in The City of Mississauga and even though we have moved onto international development my wife and I wanted to live and raise our family in what is regarded as one of the most beautiful cities in the world, and be proud of it.

In closing I would like to thank you again for your time and was most impressed upon your professionalism in handling this sensitive matter.

Sincerely Yours,

John M. Simanic

cc- Mayor Ted Salci, Alderman Wayne Campbell, Alderman Jim Diodati,
Alderman Carolynn Ioannoni, Alderman Vince A. Kerrio, Alderman Selina Volpatti,
Alderman Janice Wing

NEIGHBOURHOOD ALERT



On Monday, June 12th 2006 at 7:00 pm City Council is meeting to consider an application for a **29 storey (321feet high) apartment building with 250 units on River Road** between Philip and John Street.

How does it affect you?

- According to the developer it will add an additional 350 cars to our streets
- Heavy trucks and machinery rumbling through your neighbourhood
- Additional garbage trucks coming and going to service the 750 to 1000 new occupants
- The building itself is monstrously huge and will be an eye sore to our community.
- Additional strain on our services could be affected
- If they are allowed to build this huge building it could set a precedence for future builders to quietly buy up land to build more large buildings right next to you
- It will add too many people to our area (higher population density)
- Higher property taxes
- It will forever change, in a negative way, the landscape of the previously protected Niagara River Parkway

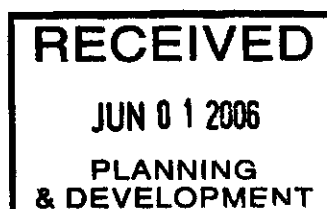
The developers are hoping YOU are **uneducated** and **un-informed** and don't show up so they can get away with this. Most of the neighbourhood residents have not heard about it and those who have are against it.

What can you do?

Give me a call as soon as possible (BEFORE May 30th) and I'll stop by your home so you can sign a petition that will allow our community to act as a large group to stop this lunacy, it will only take a minute of your time and force the politicians to listen to you. Or you can come to City Hall on Monday, June 12th to voice your opinion.

Thanks for your time

John & Natasha Simanic
4480 Philip Street
Phone: 905-358-1906
Email: nsimanic@cogeco.ca



Dated: May 25th, 2006

PETITION AGAINST THE RIVER ROAD APARTMENT/CONDOMINIUM

The following residents are against the development of the proposed 29-Storey Building (City File: AM-06/2006) on River Road between John Street and Philip Street in the City of Niagara Falls and do not wish to see the zoning changed to allow for anything greater.

Please Print

NAME	ADDRESS	TELEPHONE	SIGNATURE
1. KEN MURPHY	5401 RIVER ROAD	905-354-6218	Ken Murphy
2. JEAN MURPHY	5401 RIVER ROAD	905-354-6218	J. Murphy
3. DENNA WALL	4600 RYERSON	905-353-0210	Denna Wall
4. JACK WALL	4600 RYERSON	905-353-0210	Jack A Wall
5. MIKE BALDASIO	4351 Otter St	905-353-9388	MLB
6. TERESA MOZOL	4351 Otter St.	905-353-9388	T. Mozol
7. DAN WOODLAND	4354 Otter St	905 357 9636	D. Woodland
8. ASIA GARRARD	4910 Bridge St.	905 356 2585	Asia Garrard
9. ELLIE ZUCCHIATTI	4618 Ellis St.	905 354 0008	E. Zucchiatti
10. BRUCE COTE	4363 Seneca St	905 356 9313	B. Cote
11. KELLY ANN WESTON	5077 RIVER RD	905 371 0522	K. Weston
12. Steve Storie	5682 BYNG AVE	905-358-8650	Steve Storie
13. Juanita Thorp	4360 Seneca St	905 356 9623	J. Thorp
14. Heather Gifford	4360 Seneca St.	905 356 9623	H. Gifford
15. FRANCIS BLAKELY	5077 RIVER RD	905 357 2081	F. Blakely
16. CLARK BLAKELY	5077 RIVER RD	905 357 2081	Clark Blakely

PETITION AGAINST THE RIVER ROAD APARTMENT/CONDOMINIUM

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Please Print

NAME	ADDRESS	TELEPHONE	SIGNATURE
KATHY 1. SHARP	4276 Ellis St.	905-358-0336	Kathy Sharp
GINA 2. COTE	4363 Seneca St.	905-356-9378	[Signature]
IAN-DOAN 3. SHARP	4330 Simcoe St.	905-356-3224	Ian Doan
4. MR. CRAWFORD	4436 Queen St.	C - 905-360-0458 H - 905-354-9951	
GARY 5. MR. BURKE	4851 River Road	905-358-0279	[Signature]
6. Georgia Percium	4347 Simcoe St.	905-358-8799	[Signature]
7. MRS. FORRESTER	4539 DUNDAS ST	905-354-5222	SEE P. 2 (She Signed)
8. CLAYTON DOAN	4330 SIMCOE ST.	905-350-3224	[Signature]
9. JOYCE CRYSLER	4770 HARRISON ST.	905-358-3060	Joyce Crysler
10. MRS. CSUHA	5325 ONTARIO AVE.	905-358-9553	[Signature]
11. MR. CSUHA	5325 ONTARIO AVE.	905-358-9553	[Signature]
12. MRS CAROLYN BURKE	4851 RIVER RD		[Signature]
13. NATASHA SIMANIC	4480 PHILIP ST	905-358-7906	[Signature]
14. Nancy Pellerin	4488 Philip St.	905-354-5472	Nancy Pellerin
15. Suzie Ong	4484 PHILIP ST	905-374-8707	Suzie Ong

PETITION AGAINST THE RIVER ROAD APARTMENT/CONDOMINIUM

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Please Print

NAME	ADDRESS	TELEPHONE	SIGNATURE
1. MARCIA ODAISKY	4405 SIMCOE	374-4351	<i>Marcia Odaisky</i>
2. LARRY GIBB	4347 BAMPFIELD	358-6100	<i>Larry Gibb</i>
3. JILL GIBB	4347 BAMPFIELD	358-6100	<i>Jill Gibb</i>
4. LAURIE MACGILLIVRAY	4629 ELLIS ST.	374-0853	<i>Laurie MacGillivray</i>
5. DAVID MACGILLIVRAY	4629 ELLIS ST.	374-0853	<i>David MacGillivray</i>
6. CHRIS WITHAM	4611 ELLIS ST.	357-5928	<i>Chris Witham</i>
7. GEORGE GIGNAC	5005 St. Clair Ave	356-8011	<i>George Gignac</i>
8. YVONNE GIGNAC	5005 St. Clair Ave	356-8011	<i>Yvonne Gignac</i>
9. JENNIFER FERGIE	4627 Eastwood Cr.	356-8883	<i>J. Fergie</i>
10. BRUCE FERGIE	4627 Eastwood Cr.	356-8883	<i>Bruce Fergie</i>
11. GALE GREGG	4323 Ellis St.	374-1431	<i>Gale Gregg</i>
12. JOHN SIMANIC	4480 Philip St.	358-1906	<i>John Simanic</i>
13. THERESA PRENTICE	4413 JOHN ST.	374-2632	<i>Theresa Prentice</i>
14. JOHN PRENTICE	4413 JOHN ST.	374-2632	<i>John Prentice</i>
15.			

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Please Print

NAME	ADDRESS	TELEPHONE	SIGNATURE
✓ 1. MIRA PALEVIC	4337 Otter St.	357-7887	M. Palevic
✓ 2. NEHANJA PALEVIC	4337 Otter St.	357-7887	N. Palevic
✓ 3. JOHN D. BOOTHMAN	5224 Ontario Ave	354-9473	J. Boothman
✓ 4. MARG BOOTHMAN	5224 Ontario Ave	354-9475	M. Boothman
✓ 5. EUGENE AIELLO	5216 Ontario Ave	374-0819	E. Aiello
✓ 6. Joe Magaro	8488 Heikoop	357-5350	J. Magaro
7. Lorraine Kaija	4597 Tappan St. Saint 126	371-3972	L. Kaija
8. Cindy Murdock	4982 St. Clair 317	357-5530	C. Murdock
9. Vince Murdock SHERRI	4982 Saint Clair Ave.	357-5530	V. Murdock
10. TERRYBERRY SHARON	4340 Seneca St.	354-8227	S. Terryberry
11. HANSON BOB	4340 Seneca St.	357-5058	B. Hanson
12. TERRYBERRY	4340 Seneca St.	354-8227	R. Terryberry
13. JEE BACHOFFER	5021 St. Clair Ave	357-4625	J. Bachoffer
14. DAVID MARTIN	4334 Seneca St	357-5569	D. Martin
15. JUDITH WILEY	4334 Seneca St.	357-5569	J. Wiley

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Please Print

NAME	ADDRESS	TELEPHONE	SIGNATURE
✓ 1. Chelsie Hicks	4465 Philip St. Apt #4	905-371-0984	Chelsie Hicks
✓ 2. DIANA FOSTER	4364 Otter St.	905-356-7106	Diana Foster
✓ 3. DAVE GLEN	5275 Ontario Ave	905-357-9025	Dave Glen
✓ 4. SHAWN COBURN	4845 Ontario Ave	905-371-3767	Shawn Coburn
✓ 5. GREG TIMCO	4845 Ontario Ave	905-371-3767	Greg Timco
✓ 6. ROGER MADIA	4848 Ontario Ave	905-371-3767	Roger Madia
✓ 7. PAM GARNER	4848 Ontario Ave	905-371-3767	Pam Garner
✓ 8. BILL GREENOP	4736 St. Clair	905-356-3915	Bill Greenop
✓ 9. MARY LEE	4302 Ellis St.	905-371-1182	Mary Lee
✓ 10. GALE GREG	4323 Ellis St.	905-371-1181	Gale Greg
✓ 11. JEFF NEVINS	4364 Otter St.	905-356-7106	Jeff Nevins
✓ 12. EARL HUNTINGTON	4375 Otter St.	905-353-9486	Earl Huntington
✓ 13. SANDRA KALLIES	5196 Ontario Ave	905-357-0055	Sandra Kallies
✓ 14. DENIS KALLIES	5196 Ontario Ave	905-357-0055	Denis Kallies
✓ 15. OLLIE FORRESTER	4351 Otter St.	354-5222	Ollie Forrester

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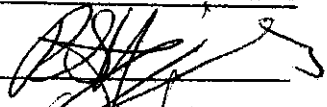


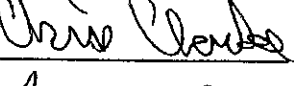
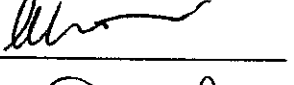
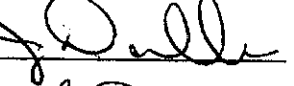
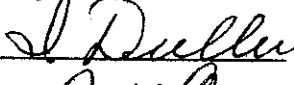

Please Print

NAME	ADDRESS	TELEPHONE	SIGNATURE
1. PAT SINDON	4116 Bridge	356 5310	[Signature]
2. Franco Pisitelli	3546 WINDERMERE WF	651-6094	[Signature]
3. Jenna Merante	6187 Corwin Ave ^{N. Falls}	374-0083	[Signature]
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Please Print

NAME	ADDRESS	TELEPHONE	SIGNATURE
1. SEAN HIGGINS	4330 Bampfied	905 371-0099	
2. SHARON GOLD	4330 BAMPFIELD ST	905 371 0099	
3. JIM PELLEIN	4488 Philip St.	354-5472	
4. CHRIS CLARK	5079 Victoria Ave	356-5755	
5. ADRIENNE TAMMEL	2676 OAKWOOD DR.	354-1432	
6. JULIE DULLER	5089 Ontario Ave	358-9872	
7. ISABEL DULLER	"	"	
8. LESLIE KHAN	4325 Bampfied St	354-9765	
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Please Print

NAME	ADDRESS	TELEPHONE	SIGNATURE
1. KAREN HEIN	5421 RIVER LA.	905-358-9672	<i>Karen Hein</i>
2. HENRY PAULINO	5415 RIVER LA	905-358-9672	<i>Henry Paulino</i>
3. JOHN LeMASTERS	5209 Palmer Ave	905-354-2602	<i>John LeMasters</i>
4. SHARON LeMASTERS	5209 Palmer Ave	905-354-2602	<i>S. LeMasters</i>
5. RUTH JAMES	4639 EASTWOOD	905-357-5179	<i>Ruth James</i>
6. JEFF JAMES	4639 EASTWOOD	905-357-5179	<i>Jeff James</i>
7. BETTY BOOK	4554 Jepson St.	905-356-4852	<i>Betty Book</i>
8. DUG PAGES	4631 Jepson St.	905-357-9849	<i>Dug Pages</i>
9. KELLY THOMAS STEPHEN	4631 Jepson St	905-357-9849	<i>Kelly Thomas</i>
10. STEPHEN BIRTLES	4474 RYERSON CR.	905-374-1222	<i>Birtles</i>
11. BETTY BIRTLES DUGAY	4474 RYERSON CR.	905-374-1222	<i>Betty Birtles</i>
12. ALICE DUGAY	4484 RYERSON CR	905-357-1877	<i>Alice Dugay</i>
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NAME	ADDRESS	TELEPHONE	SIGNATURE
1. Linda Oswald	4336 Bampffield	905 (374) 1639	LINDA OSWALD
2. John Oswald	4336 Bampffield St	905 374-1639	JOHN OSWALD
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Please Print

NAME	ADDRESS	TELEPHONE	SIGNATURE
1. <u>Art Zaban</u>	<u>5050 Portage Rd</u>	<u>905-358-6215</u>	<u>Art Zaban</u>
2. <u>Kevin Black</u>	<u>4767 River Road</u>	<u>905-358-3008</u>	<u>Kevin Black</u>
3. <u>Marilyn Black</u>	<u>4767 River Road</u>	<u>905-358-3008</u>	<u>M. Black</u>
4. <u>Kristi Black</u>	<u>4767 River Rd</u>	<u>905 358 3008</u>	<u>K. Black</u>
5. <u>Bev Price</u>	<u>7117 CASEY ST</u>	<u>354-7215</u>	<u>B. Price</u>
6. <u>Geraldine Wilson Black</u>	<u>408-8111 Forest Glen Rd.</u>	<u>357-4993</u>	<u>Geraldine Wilson Black</u>
7. <u>Nathaniel Pellerin</u>	<u>4488 Philip St.</u>	<u>(905) 354-5472</u>	<u>Nathaniel Pellerin</u>
8. <u>Rollando Mitchell</u>	<u>6214 Bolana Ave.</u>	<u>905 374-7303</u>	<u>R. Mitchell</u>
9. <u>Ed + Pat Alderton</u>	<u>5434 Hamilton St.</u>	<u>905-356-2507</u>	<u>P. Alderton</u>
10. <u>Jean Roda</u>	<u>2A-4609 Park Lane</u>	<u>905-354-7273</u>	<u>Jean Roda</u>
11. <u>Melissa Whulman</u>	<u>6326 Sheldon St</u>	<u>905-353-9454</u>	<u>M. Whulman</u>
12. <u>Debbie Moreau</u>	<u>4993 University</u>	<u>905.357.2292</u>	<u>D. Moreau</u>
13. <u>A. Lamb</u>	<u>6687 Russell St.</u>	<u>(905) 356-5523</u>	<u>A. Lamb</u>
14. <u>John Haynes</u>	<u>5341 River Rd</u>	<u>905-356-7942</u>	<u>J. Haynes</u>
15. <u>Edward Zaban</u>	<u>5050 PORTAGE RD</u>	<u>905 358-6215</u>	<u>E. ZABAN</u>

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Please Print

NAME	ADDRESS	TELEPHONE	SIGNATURE
1. WILLIAM BEAN	7957 FIELD PLACE	905-356-9696	Wm Bean
2. Edith McLeod	1489 O'NEIL ST.	905-358-3036	Edith McLeod
3. Ed Whalley	7031 Whitman	905-358-7504	Ed Whalley
4. Mary Jones	4305 Langford St	905-354-6474	Mary Jones
5. Wanda Woodland	4354 Otter St N. Falls	905-352-5636	Wanda Woodland
6. Rick Jones	4479 PHILIP ST	905-374-2671	Rick Jones
7. Teresa Jones	4618 Nelson Crescent	374-2139	Teresa Jones
8. Rachael Powell	4579 Jepson St.	905-353-0656	Rachael Powell
9. Antoine Balarian	905-324-5247	4607 Nelson	Antoine Balarian
10. J. Powell	5029 St Clair Ave	905-358-2580	J. Powell
11. Kathy Whalley	7031 Whitman Ave	905-358-7504	Kathy Whalley
12. Spratty Thrup	6733 Carmen Cr. N.F.	905-354-4705	Spratty Thrup
13. Ruth & Neil Lambert	6623 Carmen Cr. N.F.	905-358-5437	Ruth & Neil Lambert
14. Roseanne Skinner	622 Lakeside Rd West Ave	991-8242	Roseanne Skinner
15. W. Bolton	6111 ARAD ST. N.F.O.	358-8561	W. Bolton
16. E. Bolton	6111 ARAD ST N.F.O.	358-8561	E. Bolton

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NAME	ADDRESS	TELEPHONE	SIGNATURE
1. Joyce CLYNN	104-5100 DORCHESTER Rd	905-353-8231	Joyce Clynn
2. Marjorie Bean	7957 Fairfield Pl	905-356-9686	M. Bean
3. Gerald Foyar	6721 TOLAZ CROSCONT	905-352-0914	G. Foyar
4. Pat Logan	6721 Poppy Lane	905-357-0916	Pat Logan
5. Betty Whalen	5941 Corman St.	905-356-0783	B. Whalen
6. Pamela Nemett	4621 Suncoast St	905-356-3687	P. Nemett
7. Joe Nemett	4621 Suncoast St	905-356-3687	J. Nemett
8. Kevin McLeod	6489 O'NEAL ST	905-358-3036	KEVIN MCLEOD
9. BETTY REECE	2535 DORCHESTER RD	905-374-8714	Betty Reece
10. JANETTE LANE	6540 MURRAY ST.	905-354-7665	J. Lane
11. SABRINA BELWETT	6540 MURRAY ST.	905-354-7665	S. Belwett
12. MARTY LANE	6540 MURRAY ST.	905-354-7665	M. Lane
13. VIRGINIA MORNINGSTAR	6540 MURRAY ST.	905-354-7665	V. Morningstar
14. H. HISTROP	6733 Lavinia Dr.	905-354-4705	H. Histrop
15. A. Jefferson	5037 Lippin St.	905-354-5158	A. Jefferson
16. Ron Woolley	6280 BURDETT DR	905-354-8581	R. Woolley
17. SHIRLEY MARTIN	11-2720 MEWBURN RD	905-354-0765	S. Martin
18. Ramona Upton	4625 Sussex St.	905-374-6223	R. Upton

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NAME	ADDRESS	TELEPHONE	SIGNATURE
1. <u>Lee Jackson</u>	4709 EPWORTH CIRCLE	289-2137647	<u>Lee Jackson</u>
Hayley Jackson	4468 Philip St.	905-357-3568	<u>H. Jackson</u>
2. <u>Delta Jackson</u>	4468 Philip St	905-357-3568	<u>Delta Jackson</u>
3. <u>NFO</u>			
4. <u>SUZANNE JONES</u>	6748 O'NEIL ST N.F.O.	905-356-4733	<u>S. Jones</u>
5. <u>Laura Stark</u>	6564 Stamford Green Dr. N.F.O.	905-356-9011	<u>L. Stark</u>
6. <u>Lisa Stark</u>	6564 Stamford Green Dr. N.F.O.	905-356-9011	<u>Lisa Stark</u>
7. <u>Tracy Thompson</u>	8052 Lynhurst Dr. NFO	905-354-9632	<u>T. Thompson</u>
8. <u>EVAN Dutton</u>	4788 DAWSON ST. NF	905-358-1969	<u>E. Dutton</u>
9. <u>Bill Stark</u>	6564 STAMFORD GR. DR. N.F.O.	905-356-9011	<u>Bill Stark</u>
10. <u>PEIDE KAFAL</u>	6553 STAMFORD GR DR	905-356-8927	<u>P. Kafal</u>
11. <u>Ron Coulthart</u>	5729 McLeod Rd-2 Niag Falls	905-354-1186	<u>Ron Coulthart</u>
12. <u>Don Smith</u>	4740 McDougall Cir	—	<u>Don Smith</u>
13. <u>Malcolm</u>	6222 Churchill St	—	<u>Malcolm</u>
14. <u>Jim Power</u>	4704 COOKMAN CRES	905-358-1335	<u>Jim Power</u>
15. <u>Jim Power</u>	4727 COOKMAN CRES	905-354-4231	<u>Jim Power</u>

PETITION AGAINST THE RIVER ROAD APARTMENT/CONDOMINIUM

The following residents are against the development of the proposed 29-Storey Building (City File: AM-06/2006) on River Road between John Street and Philip Street in the City of Niagara Falls and do not wish to see the zoning changed to allow for anything greater.

Please Print

NAME	ADDRESS	TELEPHONE	SIGNATURE
1. <i>M. Lead</i>	4660 Eastwood	905-358-5281	<i>[Signature]</i>
2. <i>MARYA BUCKINGHAM</i>	4674 EASTWOOD CRES	905-356-5228	<i>[Signature]</i>
3. <i>Carl Tracey</i>	4731 Eastwood Cr	905-357-6098	<i>[Signature]</i>
4. <i>Darlene Tracey</i>	4731 Eastwood Cr	905-357-6098	<i>[Signature]</i>
5. <i>Asmy Fegan</i>	4677 Eastwood Cr.	905-358-5447	<i>[Signature]</i>
6. <i>Eric Rolling</i>	4725 Madagall Cr.	350-2114	<i>[Signature]</i>
7. <i>Don K. Spring</i>	4651 Eastwood Cr	357-9286	<i>[Signature]</i>
8. <i>Alfredo Rodriguez</i>	4651 Eastwood Cres.		<i>[Signature]</i>
9. <i>Fred McLean</i>	10075 Wulphoby Dr.	295-2626	<i>[Signature]</i>
10. <i>W. H. H. H.</i>	4368 Ryerson Cr	357-7536	<i>[Signature]</i>
11. <i>George G. G.</i>	5063 Kitchener St	358-7402	<i>[Signature]</i>
12. <i>Mike F. F.</i>	6651 O'Neil St	358-5721	<i>[Signature]</i>
13. <i>Ross Kennedy Sr.</i>	4240 Ryerson Cres	358-6637	<i>[Signature]</i>
14. <i>Ross Kennedy Sr</i>	4240 Ryerson Cres	358-6637	<i>[Signature]</i>
15.			

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Please Print

NAME	ADDRESS	TELEPHONE	SIGNATURE
1. <u>Marianne Clayton</u>	<u>6509 St John St. NE</u>	<u>357 2690</u>	<u>Marianne Clayton</u>
2. <u>Jan Ma</u>	<u>5594 Woodlawn Blvd.</u>	<u>354-0702</u>	<u>Jan Ma</u>
3. <u>Bob Clayton</u>	<u>6509 St John St</u>	<u>357 2690</u>	<u>Bob Clayton</u>
4. <u>Mario Pizzi</u>	<u>6350 Caledonia</u>	<u>358-7712</u>	<u>M. Pizzi</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
15. _____	_____	_____	_____

PETITION AGAINST THE RIVER ROAD APARTMENT/CONDOMINIUM

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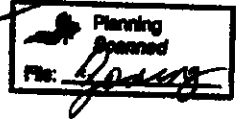
Please Print

NAME	ADDRESS	TELEPHONE	SIGNATURE
1. Corey Peel	4417 Ellis St	905 3586351	Corey Peel
2. Brian Hoglund	1774 Bowen Rd SE	905-353-0550	Brian Hoglund
3. ¹⁰² PATRICE ORR	4444 Sincere St	905 3255363	Patrice Orr
4. VIVIAN LAPP	4921 ONTARIO ST.	905-358-3066	Vivian Lapp
5. AUDREY LAPP LAWNA	4921 ONTARIO ST.	905-358-3145	Audrey Lapp
6. LANA BLACKMAN	4683 ARMOURY ST.	905-358-6031	Lana Black
7. JAMES SMITH	4507 Jepson St.	905-371-2388	James Smith
8. SARA DOWGALL Leila	4507 Jepson St.	905-371-2383	Sara Dowgall
9. LEILA CRUIKSHANK	7688 Wilson Cr.	905-371-9781	Leila Crui
10. Dean Cruikshank	7688 Wilson Crescent	905-371-9781	Dean Cruikshank
11.			
12.			
13.			
14.			
15.			

5401 River Road
Niagara Falls, Ont,
L2E 3H1
16 MAY 06

City of Niagara Falls
4310 Queen St.

Attention of Director of Planning & Development
regards City File AM 106/2006



Lis
This application to amend
- the Official Plan
- and Zoning Bylaw 79-200
should not be approved.



This River Rd property is in a residential area of detached homes. The applicant's proposed development would grossly exceed the residential density limits stipulated in the official plan by a factor of over three times.

A twenty-nine storey, two hundred and fifty unit condo residence does not in any way fit in with the existing housing of the area. There are no homes in the area exceeding three stories in height.

A former council saw fit to restrict development on this site to four stories and a maximum of 112 units.

River Lane between Philip and John Streets should not be closed and sold to the developer as it is the main means by which the neighborhood accesses Roberts St./Hwy 420.

Traffic congestion -

an additional three hundred and fifty vehicles will access and egress the proposed development along with service and delivery trucks.

The great majority of this additional traffic, upon egress, will attempt to access Roberts Street/Hwy 420 (as do the area neighbors).

They will exit onto John St. turn left onto Falls Ave - lights at Hiram - stop sign at Newman Hill.

This will back up traffic travelling up Hiram to the Casino, and vice versa, delaying the local neighborhood traffic also attempting to reach Roberts St./Hwy 420.

The traffic study done by DeLeon for the developer is significantly flawed. It is based on erroneous survey info as follows -

- it assumes that the exiting traffic
- will proceed North 48%
- will proceed South 11%
- will proceed West only 41%

3

I estimate that no more than 10% will exit to the North and South combined and that 90% will proceed West attempting to access the bottom of the Highway at Falls Ave, meeting with traffic coming off the bridge.

Access - the majority of these 350+ vehicles will exit Hwy 420 at Victoria Ave. (lights) turn left to Eastwood Cres, right at Jade Gardens at the awkward 130° corner, proceed along the concentric street to Palmer (stop sign) to Ontario (stop sign). Left from Ontario onto John St. thence left into parking area.
Conclusion - incoming and outgoing congestion.

Sincerely

Ken J Murphy
(905) 354-6218

P.S.

I do wish to be notified if council sees fit to adopt the proposed amendments.

NIAG. FALLS CLERKS *06 0529 14:43

5401 River Road
Niagara Falls, Ont.,
L2E 3H1
29 MAY 06

The City of Niagara Falls
4310 Queen St.

Attention City Clerk.
Luis

Re: City File AM- 06/2006
which will come before council
12 June 06

I wish to speak against the application
to amend the Official Plan
and
to amend Zoning By-Law 79-200

Ken Murphy
(905) 354-4218

PS
This is further to my letter to the
Director of Planning & Development
dated 16 MAY 06.

PPS.
John Simanic of 4480 Philip St.
will also be speaking to the same
file.

AR



AM-06/2006

May 16, 2006

Director of Planning and Development
City of Niagara Falls,
4310 Queen Street
Niagara Falls, Ontario
L2E 6X5

Dear Mr. Darbyson,

We are writing in support of the proposed condo development to be built on River Road between John and Phillip Streets.

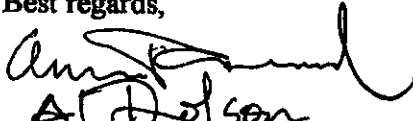
We have attended the last two information sessions and were extremely pleased with the presentation, the quality of people presenting and especially the quality of the proposed buildings. The developers appear to have taken the location very seriously and are using materials that seem to fit well with the landscape the surrounding area.

We feel this project will bring both jobs and people to the area and will improve the tax base of the city substantially. We also have to recognize the benefits of intensification projects. We really feel this project as well as the proposed redevelopment of the downtown area will change the way people view Niagara Falls and will bring an entirely new group of people to the area, people who will come for the cultural activities, people who would not have come for gambling or for the type of entertainment offered by the Clifton Hill area.

We have talked to many of our neighbors and the vast majority of them are in favour of both projects. We are all embarrassed by our current downtown. The perception of Niagara Falls by people we meet in our travels is that it is a run down city they would never consider living in. We would love to see that change. We can't wait to be able to spread the word about the marvelous place it is going to become. When Al and I are planning vacations, we always go to places that have interesting, vibrant downtowns. I don't believe there is another city in Canada that has the potential we have here in Niagara Falls to completely remake ourselves at comparatively very low cost because of the extent to which we have devalued our downtown due to extreme neglect over a long period of time.

Go for it folks,

Best regards,


Ann Bearegard and Al Dolson
5435 River Road, Niagara Falls.





To: Director of Planning and Development,
City Hall, 4310 Queen St.,
Niagara Falls, Ontario L2E 6X5

From: John Haitos
Linda Savriga Haitos
Joseph Savriga
4443 Hiram St.
Niagara Falls, Ontario L2E 1A2

Regarding: City File AM-06/2006

Dear Director:

We wish to formally voice our objections to the amendments for the proposed development on the River Rd. between John and Phillip Sts. We have lived on Hiram St. for over thirty years and do not feel that this development is in keeping with the overall residential aspect of the River Rd.

In view of the recent developments concerning Queen St. revitalization, we feel that such a development should be in the Queen St. area in keeping with the plans that city council is endorsing.

The increase in traffic is another of our concerns. With over 250 units having possibly close to double that number of vehicles, this would greatly increase the traffic in this area. Our summer traffic is heavy now and we think that this development would make a much higher volume of vehicular traffic that would be unbearable at times.

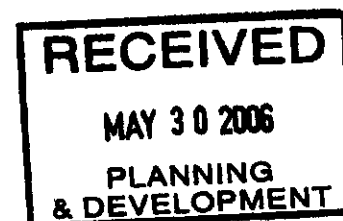
We also have concerns whether or not the lip of the gorge is able to sustain such a heavy load without collapsing. We recall that previously a similar development was rejected after geological studies were done on the rock formation of the gorge walls.

We also feel that any closing of the River Lane would seriously hamper some residents gaining access to their properties.

We also feel that the shadowing studies should be enough evidence to warrant not letting this development proceed.

Thank you for your attention to our concerns.

Yours truly,
Linda Haitos, John Haitos
J. Savriga
John & Linda Haitos
Joseph Savriga





Diane Clayton,
6509 St. John Street,
Niagara Falls, Ontario.
L2J 1C8 (905) 357-2690

May 25, 2006.

Director of Planning and Development,
City Hall, 4310 Queen Street,
Niagara Falls, Ontario.
L2E 6S5

reference: City file AM-06/2006

Dear Sir/Madam:

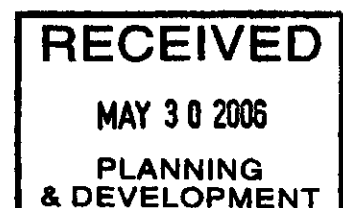
I lived on River Road twenty seven years ago for two and a half years. What a beautiful area and view, unspoiled by over-sized buildings. I was disappointed to have left the area. I recently saw a notice for a 29 storey, 250 unit residential development to be built on or near River Road and John and Philip Streets. I cannot believe that anyone would allow this building to be built, thereby destroying part of the beautiful view of the river. While I do not live in the area any longer, I am a firm believer that the river belongs to all of us and we all have a responsibility to protect it not only for ourselves but for future generations.

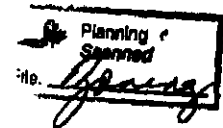
I understand that presently these lands are zoned Tourist Commercial allowing a building up to a height of four stories. I would think this plan was put into place to protect the views and keep heights fairly even for aesthetic reasons. A 29 storey building would look terribly out of place. And what of the people who own homes in this area, I'm sure they felt they too would have their properties and views protected. If the area is allowed to be rezoned, allowing the builders to get around the present restrictions, when will it stop? It would only be a matter of time before monster buildings take over our parkways.

Please accept this letter as a formal complaint against the adoption of the proposed amendment and possible future building. I wish to be notified of any decisions regarding this application. Thank you.

Yours truly,

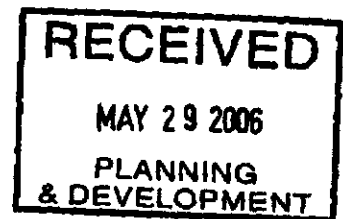
Diane Clayton.





Karen Hein
5421 River Lane
Niagara Falls, ON
L2E 3P4

May 25, 2006



Dear Director of Planning and Development,

I am writing in regards to file AM-06/2006. Due to my work schedule I am unable to attend the public meetings to voice my opinion on this matter.

I am a resident on River Lane between Philip St and Eastwood Cres. I purchased my home in this area for the fact that it was a safe, quite, friendly neighborhood. By building an apartment which is to house upward of a thousand people the safe feeling may be in jeopardy and the quietness will definately change. It can not very well remain a peacefully community with and extra thousand residence and increasing traffic as well. The heavy trucks needed for building this project are sure to do damage to our streets and possibly our homes. Old homes such as the ones in this neighborhood are sure to develop cracks in the walls and / or ceilings. Will the city also be paying the residents to make any repairs for damage made to their homes?

Right now we have a friendly neighborhood, greeting one another in passing and carring on conversations with our neighbors. Bringing in so many new occupants the attititude people have to one another is sure to change.

It will be those residents currently living in the area that will suffer the most. We will go from minimal traffic on our streets to an excess of large heavy trucks and building equiptment, as well as an abundance of noise and dust, followed by new occupant traffic. It is also unfair to that at some point our property taxes are certainly going to skyrocket.

As a former tour guide with the Niagara Parks Commission, the Niagara River Parkway is an enthralling sight. By developing a monstrosity of a building right in the middle of that will do nothing but take the attention away for the beauty. Niagara thrives on tourism, what tourist want to come and look at an eye sore in the middle of our breath taking city. Tourist do not want to see it therefore they will not want to come here, in turn jobs will be cut and no one will be able to afford to

live in the monstrosity anyway.

This is not a big city that can get away with putting up enormous buildings. We are a small town focused on tourism. This development is not required, or at least not in this area in which you are planning to put it. If you really feel the need to create such a monstrosity could you at least place it where people do not have to look at it.

Sincerely,

A handwritten signature in cursive script, appearing to read "Karen Hein".

Karen Hein
(Concerned Resident)

4468 Philip St.
Niagara Falls, ON
L2E 1A6
905 357-3568



May 29, 2006

Director of Planning and Development
City Hall, 4310 Queen St.
Niagara Falls, ON
L2E 6X5

Reference: City file AM-06/2006-05-28

Dear Sir/Madam:

I am writing this letter in response to the request for amendments as per City File AM-06/2006 that would permit the construction of a twenty-nine-story condominium complex to be built on River Road between Philip and John Streets.

As a resident of Philip Street (and a life-long resident of Niagara Falls) I am asking that city council not approve this plan. Should this plan be approved it would most certainly create a traffic crisis in an already over-burdened area. Traffic from an additional two-hundred and fifty residential units with 1.4 vehicles each (based on proposed parking spaces per unit) on this small city block would be unreasonable at the best of times but during the summer months it would become impossible. The project developer's traffic study was conducted in January and does not accurately represent the traffic chaos in our area during the summer months. It also did not account for the closure of River Lane, (should this project be approved), which is used by area residents to gain access to Highway 420 because of the backlog of traffic on River Road. For this reason alone City Council should not deem River Road surplus and sell it off to the developers.

There are many areas in Niagara Falls that are in desperate need of re-development, this neighbourhood is not one of them. This development would destroy one of the most beautiful residential areas in our city, an area that is enjoyed by both tourists and residents alike. I ask that you continue to protect our beautiful Niagara River Parkway by adhering to the current height restriction of four stories, and to respect the unique character of this residential neighbourhood that would literally be living in the shadows of this monstrosity.

Please note that I wish to be notified of the adoption of the proposed amendments.

Sincerely,

Debra Jackson

