



Re: Zoning Table Update Reminder

From Steve Bremner [REDACTED]
Date Tue 2/24/2026 9:24 AM
To Myles Banfield <MBanfield@forterie.ca>

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Hi Myles

Thank you for last night. With previous planners I had discussed affordable housing, me and you did not. But have gone through the funding models at CMHC and can meet the affordable objectives, of 30% of the median wage for the area.

Also we have connected with Build Canada Homes, that moved us to connect with community living. (They have the site plan and are examining possibilities).

Commenting to last nights meeting.

The neighbor north of 19 Derby. That property has sat vacant for the past 10 years. It was in very poor condition inside. The zoning changed in the secondary plan. These people bought knowing what the zoning was for that property and the area. The North property building is 3 stories to peak. The stacked towns will have more windows facing the back yard, this design will be 15 units to the north.

Drainage is addressed in the engineering report on storm water management. That I stated in council the importance of improving the current drainage. (an open pipe that clogs with leaves at times) the storm water plan will be adhered to.

Lighting: there is a plan that will be followed, we will use led lighting that is very focused directionally on the parking lot reducing light emissions.

Parking and traffic: in my experience of owning apartment buildings, 10-15% do not have cars, the majority have 1, 20% have 2.

The formula of 1.5 works for parking. (We are 3 short) traffic, the area is under used, the traffic generated is usually spread out, it's nothing like commercial traffics and not a concern for the area.

I'm open to design changes. Understanding that the current design was modeled after a building on Lake St in St Catharines.

Because it's a good looking building that delivers on affordability. That is achieved by not having 30 services running to the stacked towns, (the reason for the zoning change.) a building using a shared foundation, with combined services.

We are also considering zero foot print options for the building, and will need certain structure for solar.

Trees and fences are agreeable options for screening.

Density: I understand that this is a building change, the density has already been passed in the secondary plan. (15 derby took that risk in their purchase. While also purchasing beside and existing 30 year apartment building.) However my development will likely spark interest in all the other property that he is surrounded by that is multi res, leaving him in a good selling position.

If there is anything else you would like me to comment on?

Steve Bremner

Re: 19 Derby - Apartment Proposal Questions

From Steve Bremner <3954michener@gmail.com>

Date Fri 3/20/2026 5:54 PM

To Myles Banfield <MBanfield@forterie.ca>

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Hi Myles

I would be open to planting hedges along the rear and side yard and adding building changes for character.

The site plan will reflect a 6' fence, but open to an 8' fence if needed on the 19 Derby Rd proposal.

Steve Bremner

On Fri, Mar 20, 2026 at 4:42 PM Myles Banfield <MBanfield@forterie.ca> wrote:

Good Afternoon Steve,

I was wondering if you would be open to the following:

Would you open to planting hedges along the rear and side yard?

Would you open to making adjustments to the building design such as construction materials, to align with neighborhood character?

Could you please also confirm the height of the proposed fencing? And also add the fencing height to the landscape and site plan?

Thanks and feel free to let me know if you have any questions.

Best regards,

Myles Banfield, MPLAN

Junior Development Planner

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