



NOTICE OF APPLICATION & OPEN HOUSE

The City's Planning, Building & Development Department has received applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for the lands noted below.

Lands east of Dorchester Road and north of Chippawa Parkway (PIDs 348954 & 236544)

Assessment Roll Nos.: 2725110001033060000 & 2725110001127400000

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

City Files: AM-2023-028 & 26T-11-2023-004

Applicant/Owner: 1000231385 Ontario Ltd.

Agent: Upper Canada Consultants (Joseph Tomaino)

OPEN HOUSE

The City wants to give you an opportunity to hear about the proposal and to ask questions. The City also wants your comments on the applications before a staff recommendation report is prepared and presented to Council at a future Public Meeting. Your comments may be given verbally or in a written form.

Date: Thursday, May 30th, 2024

Time: 4:30 PM

Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal and to answer questions. Any public individual/group interested in making comments on the applications or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED APPLICATIONS

An Official Plan and Zoning By-law Amendment application has been submitted to facilitate a mixed-use development on the subject lands. The application proposes 66 townhouse dwellings, 438 condominium apartment dwelling units, and a 132-unit retirement home. Further, 320 hotel-condominium units are proposed, along with a town centre with various commercial/retail uses. Schedules 1 and 2 show details of the proposal.

The subject lands are located within Special Policy Area 56, and are designated Residential, in part, Mixed Use, in part, and Environmental Protection Area, in part, in accordance with the City's Official Plan and the Riverfront Community Plan. The applicant is requesting to redesignate a portion of the lands that are currently designated Environmental Protection Area to Mixed Use.

The subject lands are zoned General Industrial (GI-56) Zone, in part, and Open Space (OS-611) Zone, in part, in accordance with Zoning By-law No. 79-200, as amended by By-laws No. 1981-062,



2003-046 and 2004-159. The applicant is requesting to rezone the lands to a site-specific Residential Low Density, Grouped Multiple Dwellings (R4) Zone, in part, a site-specific Residential Apartment 5E Density (R5E) Zone, in part, a site-specific Tourist Commercial (TC) Zone, in part, and a site-specific Open Space (OS) Zone, in part.

The concurrent Draft Plan of Subdivision application proposes to establish four blocks (Blocks 1, 2, 5 and 6) for residential and commercial/retail uses, one block (Block 3) for parkland purposes, and three municipal roads (Streets A, B and C), as shown on Schedule 3.

PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the applications may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

HAVE YOUR SAY

Public input on the applications is invited. Written comments are the preferred method of receiving public input. Written comments may be sent by mail or email. You can also provide oral input by attending in person or by joining the electronic meeting.

WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to mceci@niagarafalls.ca on or before **May 30th, 2024**.

ORAL SUBMISSION - If attending remotely using the web-based platform

To attend and/or participate remotely at the Open House, please pre-register by sending an email to mceci@niagarafalls.ca before 12:00 PM on **May 30th, 2024**.

MORE INFORMATION

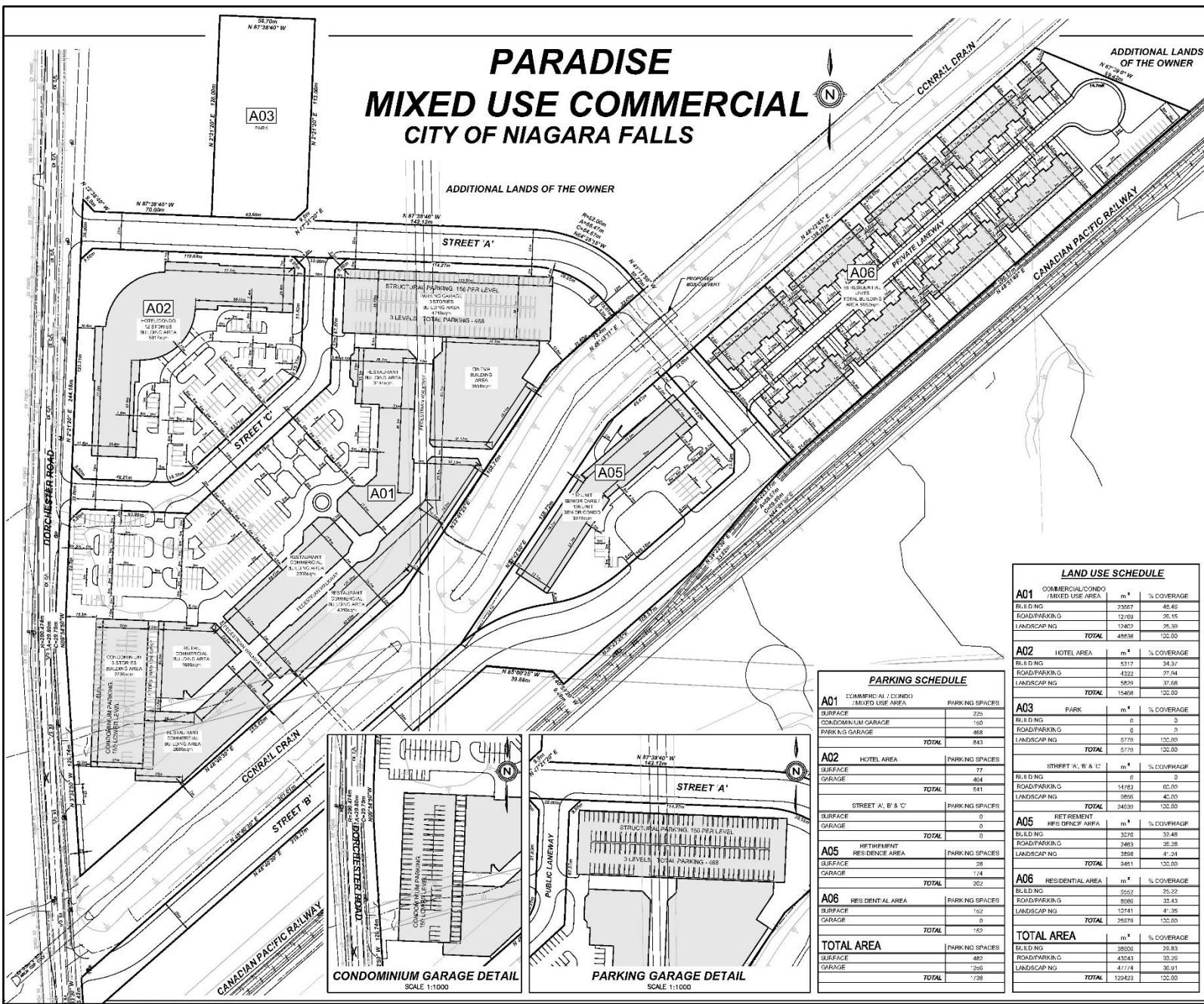
For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at 905-356-7521, extension 4364 between the hours of 8:30 AM and 4:30 PM Monday to Friday or by email anytime at mceci@niagarafalls.ca.

FORMAL PUBLIC MEETING

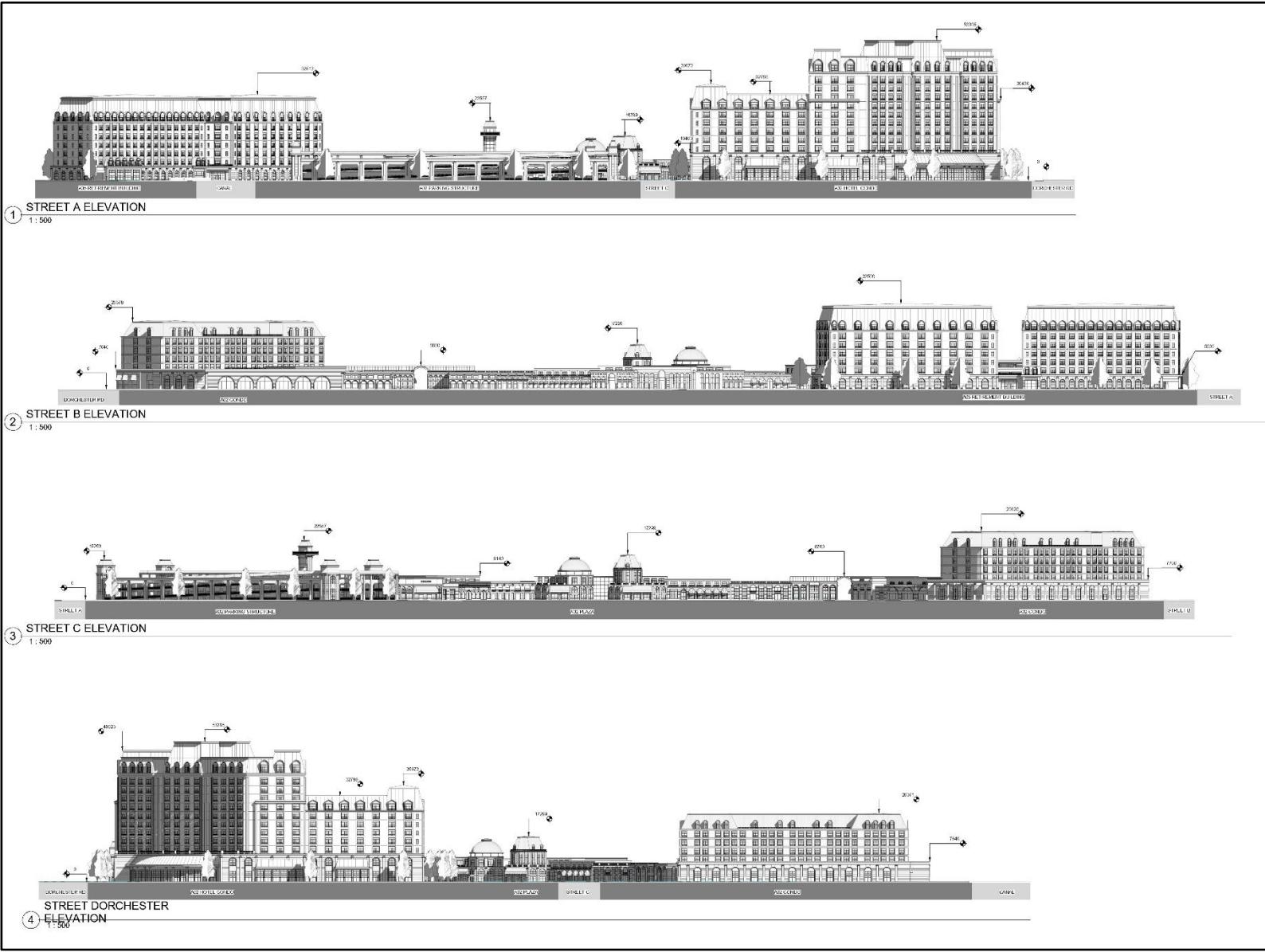
The formal / statutory Public Meeting required under the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and thirty (30) days before the Public Meeting is scheduled to occur.

Dated at the City of Niagara Falls this 16th day of May, 2024.

SCHEDULE 1
Conceptual Site Plan



SCHEDULE 2 Conceptual Elevations



SCHEDULE 3
Proposed Draft Plan of Subdivision

