

7800 LUNDY'S LN
Official Plan and Zoning By-law Application Combined
Municipal File: AM-2025-024
Applicant : Sirwan Irandost
Agent : Ethan Laman

COUNCIL MEETING

Public Meetings may be attended remotely/electronically or in person.

A Public Meeting of Council has been scheduled for:

Date: Tuesday March 31, 2026

Time: Public Meeting starts at 5:00pm

Place: Council Chambers, City Hall, 4310 Queen Street

The Public Meeting will take place in accordance with Council's agenda

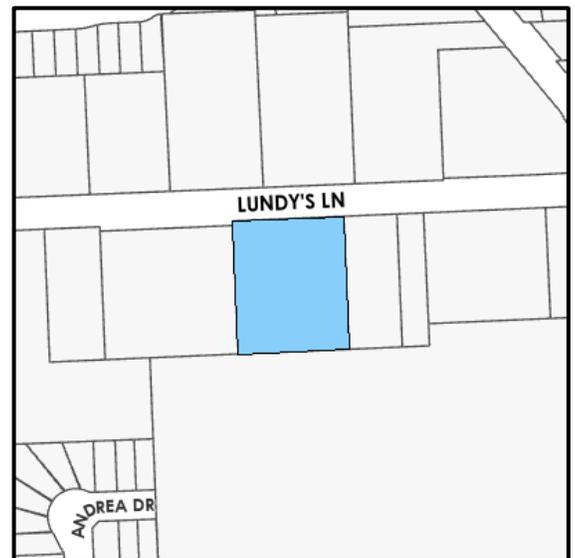
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENT

An Official Plan Amendment and Zoning By-law Amendment have been submitted to permit the conversion of the 2 existing motel buildings into 71 permanent residential dwelling units and the construction of a new 6-storey building containing 66 residential dwelling units and 130m² of commercial space.

The lands are currently designated Tourist Commercial and are located within the Lundy's Lane Satellite District in accordance with the City of Niagara Falls Official Plan. Standalone residential buildings are permitted at a density of 50-100 units per hectare. The application proposes a density of 197 units per hectare and as such, an Official Plan Amendment is required.



The subject property is currently zoned Tourist Commercial (TC), in accordance with Zoning By-law 79-200. The application proposes to rezone the subject lands to a site-specific Tourist Commercial zone to implement the proposed development and recognize existing zoning deficiencies.

HAVE YOUR SAY

Public input on 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 joining the electronic meeting or by attending in person.

WRITTEN SUBMISSION

Please provide written input, or to request notice of Council's decision, by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to croome@niagarafalls.ca on or before **Friday, March 27, 2026**.

ORAL SUBMISSION

To participate remotely and electronically or in person at the public meeting please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 pm on **Monday March 30, 2026**. All registrants who indicate they wish to attend remotely and electronically will be provided with instructions on how to participate in the public meeting using an electronic platform. Registrants will be notified of Council's Decision.

VIEW THE MEETING

The Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at <https://niagarafalls.ca/city-hall/council/schedule.aspx> on the day of the event. The meeting will also be archived on the same webpage for viewing after the event.

MORE INFORMATION

For more information please contact Chris Roome, Planner 2 at croome@niagarafalls.ca or 905-356-7521 extension 4246 , between the hours of 8:00 a.m. and 5:00 p.m. or by email anytime at croome@niagarafalls.ca. A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 p.m. the Thursday before the meeting.

LEGAL NOTICE

Section 17 and 34 of the Planning Act

In accordance with Bill 185, which received Royal Assent on June 6th, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the By-law will apply, who made oral submissions at a Public Meeting or written submissions to City Council prior to the passage of the By-law, may appeal the By-law to the Ontario Land Tribunal. Third-party appeals are no longer permitted.

If a person or public body would otherwise have an ability to appeal the decision of the City of Niagara Falls to the Ontario Land Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls before the by-law is passed, the person or public body is not entitled to appeal the decision of the Niagara Falls City Council to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls in respect to the proposed by-law before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.

Dated at the City of Niagara Falls, February 20, 2026.

