

OFFICIAL PLAN AMENDMENT NO. XXX

PART 2 – BODY OF THE AMENDMENT

All of this part of the document entitled PART 2 – BODY OF THE AMENDMENT, consisting of the following text and attached map, constitute Amendment No. [XXX] to the Official Plan of the City of Niagara Falls.

DETAILS OF THE AMENDMENT

The Official Plan of the City of Niagara Falls is hereby amended as follows:

1. MAP CHANGE

The lands shown as “Special Policy Area “YY” on the map attached hereto, entitled “Map 1 to Amendment No. [XXX]”, shall be identified as “Special Policy Area “YY” on Schedule “A” to the Official Plan.

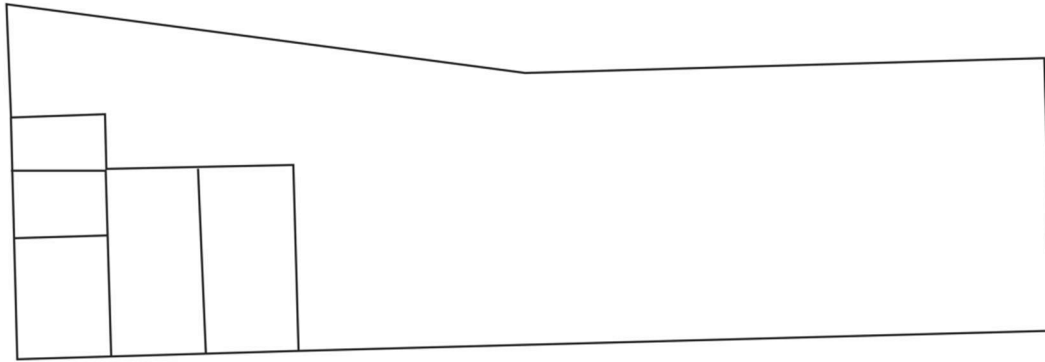
2. TEXT CHANGE

- a. PART 2, SECTION 13 – SPECIAL POLICY AREAS, is hereby amended by adding the following subsection:

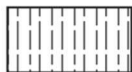
[XXX] SPECIAL POLICY AREA “YY”

Special Policy Area “YY” applies to approximately 0.14 hectares (1,429 m²) of land located on the south side of Kitchener Street and east of Hunter Road. Pursuant to the foregoing and notwithstanding the policies contained in Part 2, Section 4, subsection 4.4.3, a hotel building not exceeding a height of 50 storeys will be permitted on the lands described as Special Policy Area “YY”, and as labelled on Figure 4.

Map 1 to Official Plan Amendment



Kitchener Street



Special Policy Area "YY"

CITY OF NIAGARA FALLS

By-law No. 2026-XXX

A by-law to amend By-law No. 79-200, to permit the use of the lands for the development of a 50-storey hotel, containing 412 hotel rooms, and a 4-storey parking garage with 447 parking spaces.

**THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS
ENACTS AS FOLLOWS:**

1. The Lands that are the subject of and affected by the provisions of this by-law are described in Schedule “1” of this by-law and shall be referred to in this by-law as the “Lands”. Schedule “1” is a part of this by-law.
2. The Lands shall be identified as two parcels, known as Part 1 - TC-XXXX, and Part 2 - TC-YYYY.
3. The purpose of this by-law is to amend the provisions of By-law No. 79-200, to permit the use of the Lands in a manner that would otherwise be prohibited by that by-law. In the case of any conflict between a specific provision of this by-law and any existing provision of By-law No. 79-200, the provisions of this by-law are to prevail.
4. Notwithstanding any provision of By-law No. 79-200 to the contrary, the following uses and regulations shall be the permitted uses and regulations governing the permitted uses on and of the Lands.
5. The permitted uses shall be:
 - a. For Parcel TC-XXXX:
 - i. the uses permitted in a TC zone
 - ii. Parking Garage with Satellite parking
 - b. For Parcel TC-YYYY:
 - i. the uses permitted in TC zone
6. The regulations governing the permitted use of Parcel TC-XXXX shall be:
 - a. Maximum height of building or structure 14.0 metres
 - b. Parking Stall Dimensions Type A: 3.4 metres x 6.0 metres (accessible) Type B: 2.4 metres x 6.0 metres
 - c. Those required parking spaces which cannot be provided on Parcel TC-YYYY may be provided for on Parcel TC-XXXX.

7. The regulations governing the permitted use of Parcel TC-YYYY shall be:
- a. Minimum Front Yard Depth The existing structure extends beyond the front lot line as of the date this By-law comes into effect. Any new development constructed after this By-law shall comply with the Zoning Regulations of the parent zone.
 - b. Maximum Lot Coverage 74%
 - c. Maximum height of building or structure Refer to Schedule 2 attached to and forming part of this by-law. The total height shall include a roof feature as required by clause (d) of this section.
 - d. Roof feature A building having a height greater than 24 metres shall have a roof feature which has a height of min. 5 metres and max. 10 metres above the top storey. The roof feature shall be a distinct architectural element of the building and shall not contain a place of occupancy.
 - e. Minimum Parking Requirements for a Hotel 1 Parking Space per 1.51 Rooms
 - f. Those required parking spaces which cannot be provided on Parcel TC-YYYY may be provided for on Parcel TC-XXXX.
8. All other applicable regulations set out in By-law No. 79-200 shall continue to apply to govern the permitted uses on the Lands, with all necessary changes in detail.
9. No person shall use the Lands for a use that is not a permitted use.
10. No person shall use the Lands in a manner that is contrary to the regulations.



Read a First, Second and Third time; passed, signed and sealed in open Council this ____ day of _____, 202X.

.....
WILLIAM G. MATSON, CITY CLERK

.....
JAMES M. DIODATI, MAYOR

Schedule 1 to Zoning By-law Amendment





-  TC-XXXX
-  TC-YYYY

Schedule 2



BUILDING HEIGHT

	Maximum Height (m)	No. of Storeys
	Existing	Existing
	167	50