

NOTICE OF APPLICATION & OPEN HOUSE

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

4898 & 4873 Kitchener Street
Assessment Roll Nos.: 272503000308210 & 272503000500103
Official Plan Amendment & Zoning By-law Amendment Application
City File: AM-2026-007
Owners: 1000052392 Ontario Inc. (Michele DeMartino) & City of Niagara Falls
Applicant: 1000052392 Ontario Inc. (Michele DeMartino)
Agent: Aaron Butler (NPG Planning Solutions)

OPEN HOUSE

The Applicant/Agent is hosting a Public Open House to provide an opportunity to learn about the proposal and ask questions. Input received will be considered by City Staff as part of the review of this application before a Staff Recommendation Report is prepared and presented to Council at a future Public Meeting. Comments may be provided verbally at the Open House and/or submitted in writing. Members of the public who wish to provide comments, view materials, and/or participate in the Open House are encouraged to use the methods outlined below.

Date: Monday, April 27th, 2026

Time: 4:00 PM - 5:00 PM

Place: City Hall, Council Chambers, 4310 Queen Street and/or Web-based Platform

PROPOSED AMENDMENTS

An Official Plan Amendment and Zoning By-law Amendment application has been submitted to facilitate the development of a 50-storey hotel at 4898 Kitchener Street, containing 412 guest rooms, a music venue with a capacity of 500 people, and supporting amenities (restaurants, recording studios, offices, meeting rooms etc.), and a 4-storey parking garage with 447 parking spaces at 4873 Kitchener Street, which is owned by the City of Niagara Falls. Schedules 1, 2, 3 and 4 contain the proposed Site Plans and Conceptual Elevations.



The subject properties are designated Tourist Commercial in accordance with the City's Official Plan and are located within the Clifton Hill Subdistrict of the Central Tourist District. An Official Plan Amendment is proposed to amend the Height Strategy of the Official Plan and to introduce a Special Policy Area that permits a maximum building height of 50 storeys at 4898 Kitchener Street.

4898 Kitchener Street is zoned Deferred Tourist Commercial Zone, and 4873 Kitchener Street is zoned two site-specific Tourist Commercial Zones, in part, Deferred Tourist Commercial Zone, in part, and a site-specific Parking Zone, in part. A Zoning By-law Amendment is proposed to rezone the subject properties to site-specific Tourist Commercial Zones. Site-specific zoning relief is requested for 4873 Kitchener Street to allow

a parking garage as a permitted use, increase the maximum height of a building and structure, amend parking stall dimensions, and link off-site parking spaces with 4898 Kitchener Street. Site-specific zoning relief is also requested for 4898 Kitchener Street to recognize the existing front yard depth, increase the maximum lot coverage requirement, increase the maximum height of a building or structure, secure a roof feature, reduce the minimum parking space requirement for a hotel, and link off-site parking spaces with 4873 Kitchener Street.

PLANS & DOCUMENTS

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

HAVE YOUR SAY

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 **April 27th, 2026**. You can also attend the Open House in person or remotely. To attend remotely, please pre-register by sending an email to mceci@niagarafalls.ca before 12:00 PM on **April 27th, 2026**.

MORE INFORMATION

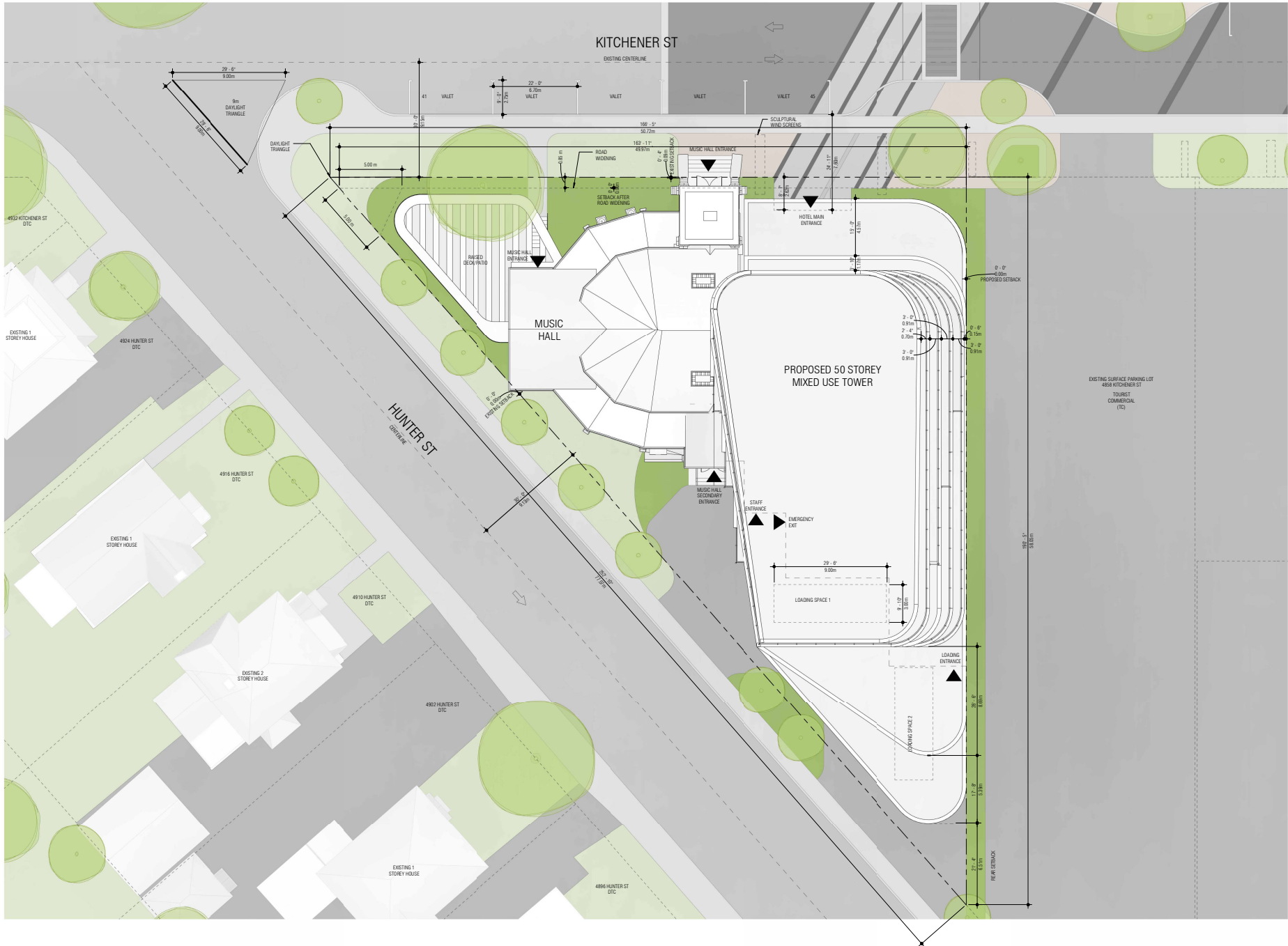
For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) by email at mceci@niagarafalls.ca.

STATUTORY PUBLIC MEETING

A statutory Public Meeting with City Council, as required under the *Planning Act*, will be held at a later date. Separate notice of the Public Meeting will be provided a minimum of 20 days before the Public Meeting is scheduled to occur.

Dated at the City of Niagara Falls this 14th day of April, 2026.

SCHEDULE 1



MATTHEW SCHMID
ARCHITECTURE

PROJECT:
MUSIC CITY HOTEL

1000052892 Ontario Inc.

Nagara Falls, ON

DATE: 03/29/2026
PROJECT NO: 2300
REVISED: 04/01
DRAFT TITLE/DATE: 03/20/2026
DRAFTER: JBA

NOTES:

SITE PLAN BASED ON SURVEY BY
JD BARKS LIMITED, DEC 27, 2023.
REFER TO ATTACHED SURVEY FOR
EXISTING BUILDING INFORMATION
REFER TO COVER SHEET FOR SITE
STATISTICS

NOT FOR CONSTRUCTION



**HOTEL SITE
PLAN**
NORTH

SCALE: 3/32" = 1'-0"

A003

086 MW BY:

SCHEDULE 3

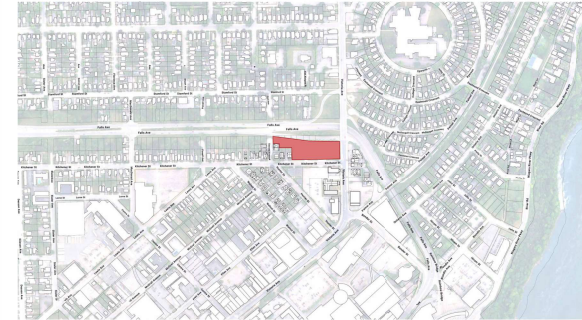
MUSIC CITY GARAGE

4873 KITCHENER ST, NIAGARA FALLS, ON

Project Statistics

| | Required | | Existing | | Proposed | |
|-------------------------------|-----------------------|--------------------|------------------------|----------------------|--------------------------|-----------------------|
| | Imperial | Metric | Imperial | Metric | Imperial | Metric |
| Min. Lot Area | 4,306 ft ² | 400 m ² | 69,426 ft ² | 6,450 m ² | 69,426 ft ² | 6,450 m ² |
| Building Area | - | - | - | - | 32,141 ft ² | 2,986 m ² |
| Gross Floor Area | - | - | - | - | 192,846 ft ² | 17,916 m ² |
| Min. Lot Frontage | - | - | 145.0 ft | 44.20 m | 145.0 ft | 44.20 m |
| Min. Front Yard Depth | 9.8 ft | 3.00 m | - | - | 78.7 ft | 24.00 m |
| Min. Interior Side Yard Depth | 9.8 ft | 3.00 m | - | - | 58.7 ft | 17.90 m |
| Min. Exterior Side Yard Depth | 9.8 ft | 3.00 m | - | - | 6.9 ft | 2.09 m |
| Min. Rear Yard Depth | 9.8 ft | 3.00 m | - | - | 208.8 ft | 63.65 m |
| Max. Lot Coverage | - | - | - | - | - | 46% |
| Landscape Area | - | - | - | - | 35,863.9 ft ² | 3,332 m ² |
| Min. Landscape Percentage | - | - | - | - | - | 52% |
| Max Building Height | 9.8 ft | 3.00 m | - | - | 52.6 ft | 16 m |
| Shaking Spaces | 16.6 | - | 0.5 | - | 4.5 | - |
| Accessible Parking Spaces | 12.0 | - | 2 | - | 12 | - |
| Loading Bays | - | - | 0 | - | 2 | - |
| Number of Storeys | - | - | - | - | 5 | - |
| Number of Levels | - | - | - | - | 6 | - |

LOCATION PLAN



PROJECT

MUSIC CITY GARAGE

1000052392 Ontario Inc.

NIAGARA FALLS, ON

DATE: 03/29/26

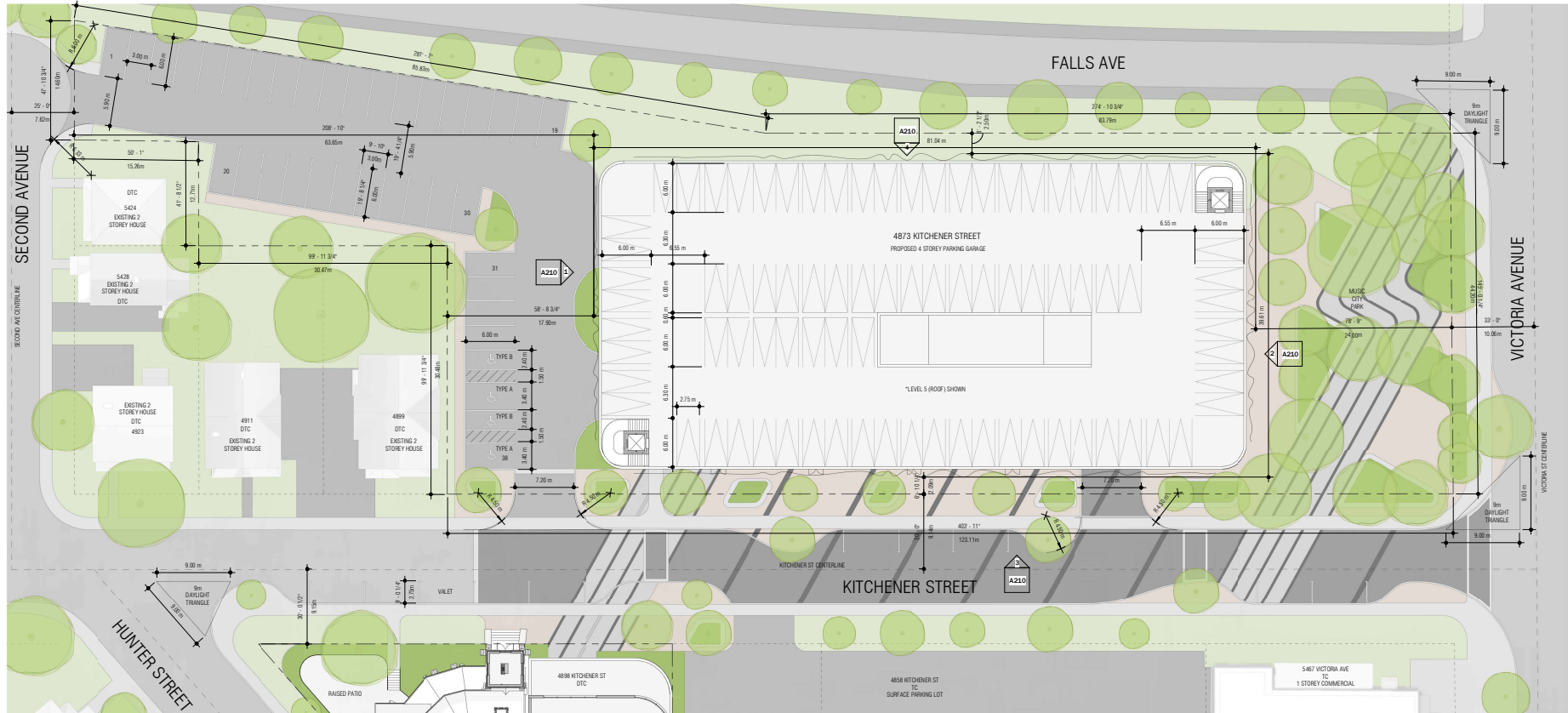
PROJECT NO: 2399

REVISION: 0000

2024-04-04 10:20:20

2024-04-04 10:20:20

NOTES:



NOT FOR CONSTRUCTION



SITE PLAN



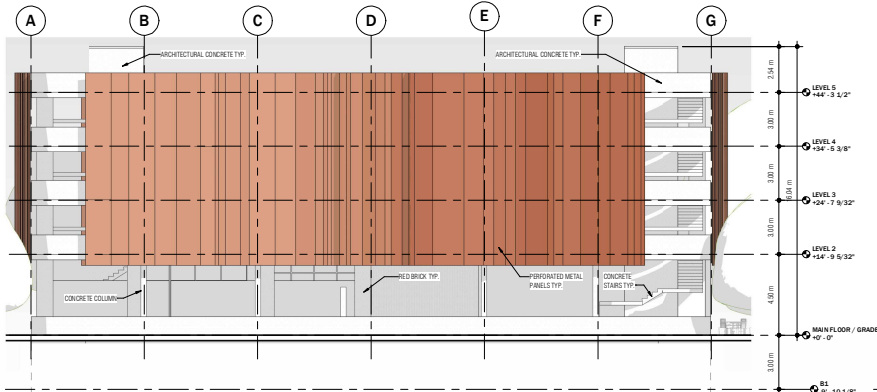
NORTH

SCALE: 1" = 30'-0"

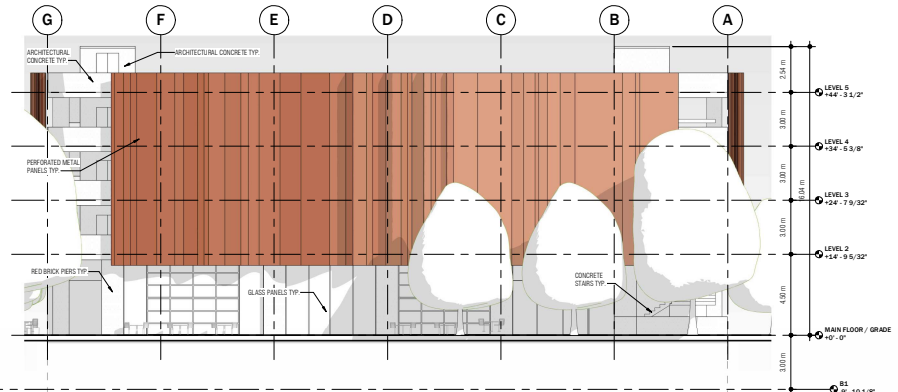
A000

08/09/26: *Artur*

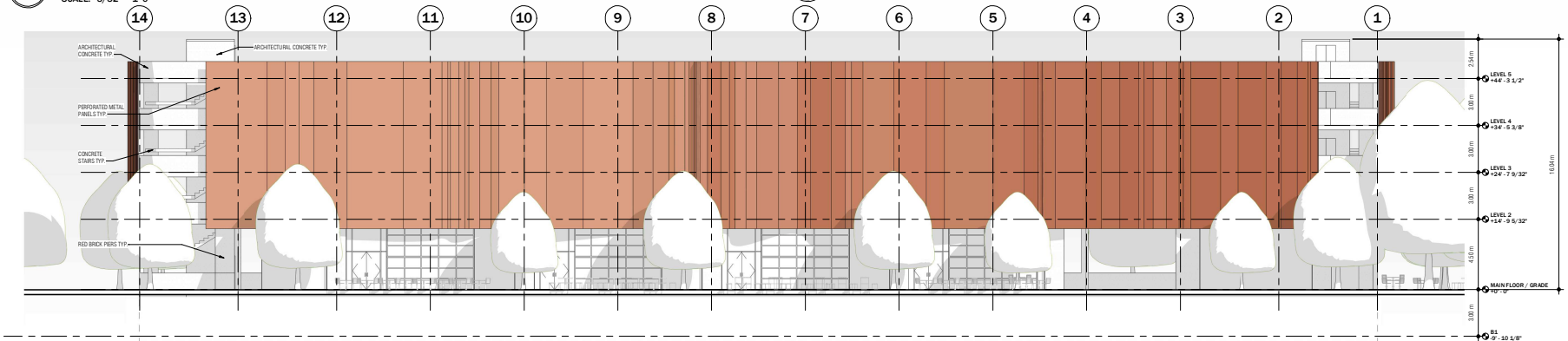
SCHEDULE 4



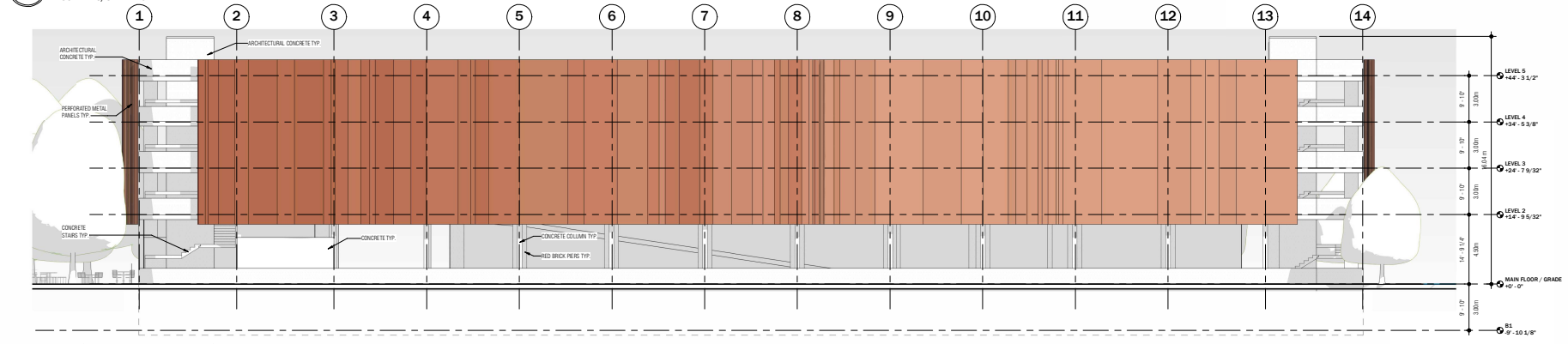
1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



**MATTHEW SCHMID
ARCHITECTURE**
100002282 Ontario Inc.

PROJECT:
MUSIC CITY
GARAGE

100002282 Ontario Inc.

INDUSTRY: ON

DATE: 03/29/26

PROJECT NO: 2300

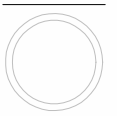
REVISED: 03/26

20A-07A-DRAW: 08_20_2025

20A-07A: MAR 20, 2025

MODEL:

NOT FOR CONSTRUCTION



**PARKING GARAGE -
ELEVATIONS**

SCALE: 3/32" = 1'-0"

A210

000 000 000: *Artis*