

NOTICE OF PUBLIC MEETING

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)

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, July 14th, 2026

Time: Public Meetings start at 3:00 PM

The Public Meeting will take place in accordance with Council's agenda. Please be aware that this Public Meeting is one of several to be heard at the July 14th Council Meeting. It may be dealt with at any time beginning at 3:00 PM, until such time as all of the Public Meetings have been presented to Council.

Place: City Hall, Council Chambers, 4130 Queen Street

Visit <https://niagarafalls.ca/city-government/city-council-and-mayor/agendas-minutes-and-schedule/> to watch the Council Meeting.

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

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 409 hotel suites and amenities, a 400-person capacity music venue/place of entertainment, recording studios, event space, and restaurants/bars/cafes. Further, a 5-storey parking garage/surface parking with 570 parking spaces is proposed 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 and a maximum building height of 5 storeys at 4873 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 4898 Kitchener Street to recognize the existing front yard depth, increase the maximum lot coverage and maximum height of a building or structure, reduce the loading area requirements, secure a roof feature, and permit off-site parking spaces at 4873 Kitchener Street. Site-specific zoning relief is also requested for 4873 Kitchener Street to increase the maximum height of a building or structure and maximum floor area for each retail store, reduce the minimum exterior side yard width, and accommodate parking spaces for the proposed development at 4898 Kitchener Street.

HAVE YOUR SAY

Public input on the application 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 SUBMISSIONS

Please provide written input or request notice of Council's decision 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. Comments are preferred to be provided before noon on **Friday, July 10th, 2026** to be included in Council's agenda package.

ORAL SUBMISSIONS

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, July 13th, 2026**. All registrants wishing to attend remotely and electronically will be provided with instructions on how to participate in the Public Meeting using an electronic platform. Registrants will also 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-government/city-council-and-mayor/agendas-minutes-and-schedule/> 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 Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364 or by email at mceci@niagarafalls.ca. A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-government/city-council-and-mayor/agendas-minutes-and-schedule/> after 4:00 PM the Thursday before the meeting.

LEGAL NOTICE

Sections 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 Official Plan Amendment/By-law will apply, who made oral submissions at a Public Meeting or written submissions to the Council of the City of Niagara Falls prior to the adoption of the Official Plan Amendment and/or passage of the By-law, may appeal the Official Plan Amendment and/or the By-law to the Ontario Land Tribunal. **Third-party appeals are no longer permitted.**

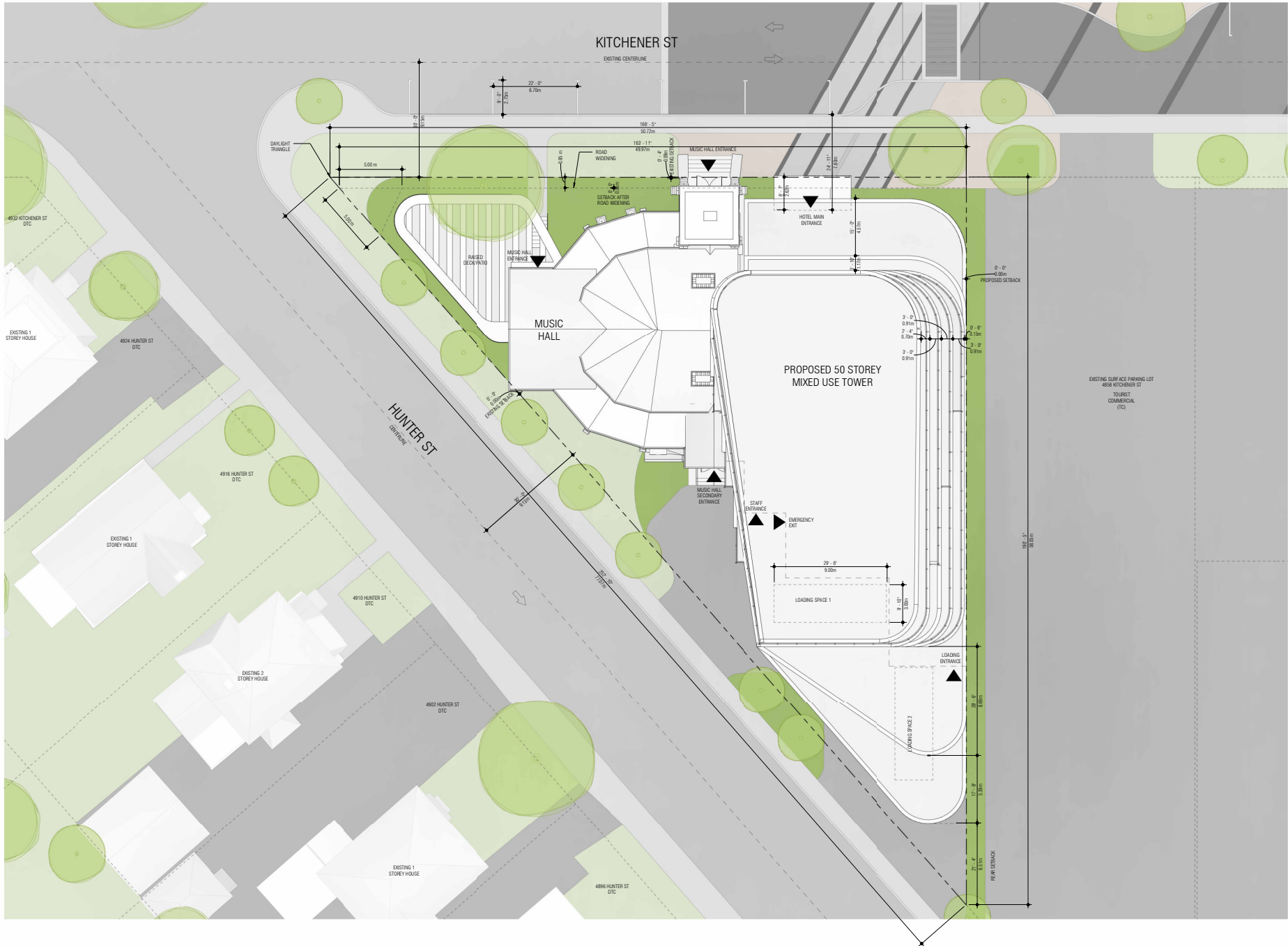
If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Niagara Falls to the Ontario Land Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls before the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

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 before the Official Plan Amendment is adopted or 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.

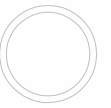
If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.

Dated at the City of Niagara Falls this 24th day of June, 2026.

SCHEDULE 1



NOT FOR CONSTRUCTION



**HOTEL SITE
PLAN**
NORTH

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

A003

DRAWN BY:

SCHEDULE 2

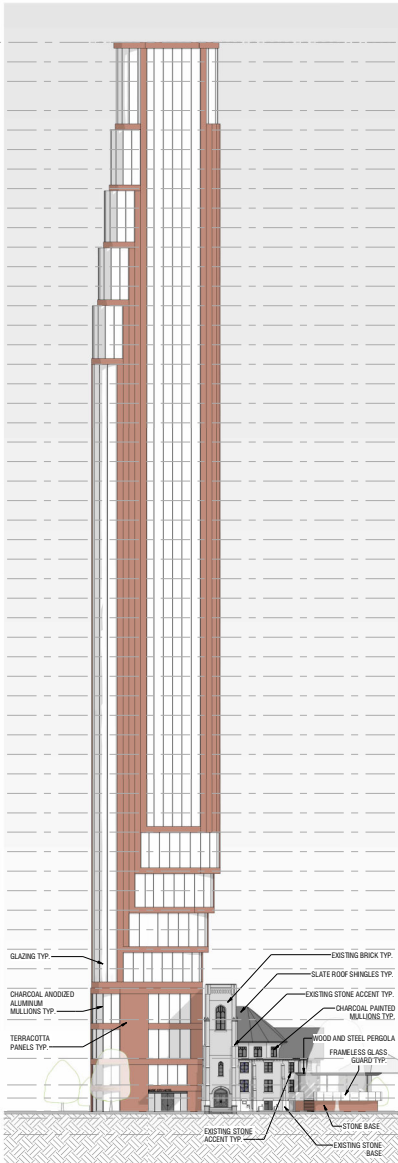
NOT FOR CONSTRUCTION

BUILDING ELEVATIONS

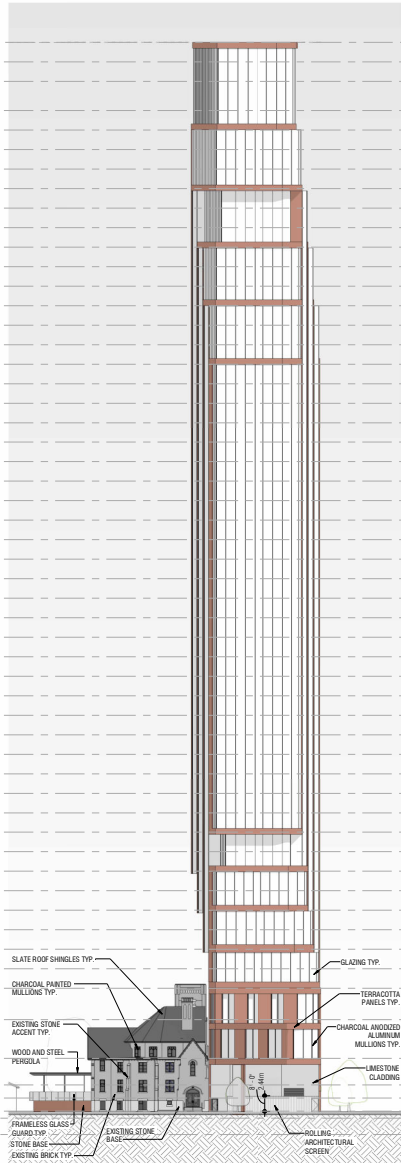
SCALE: 1" = 30'-0"

A300

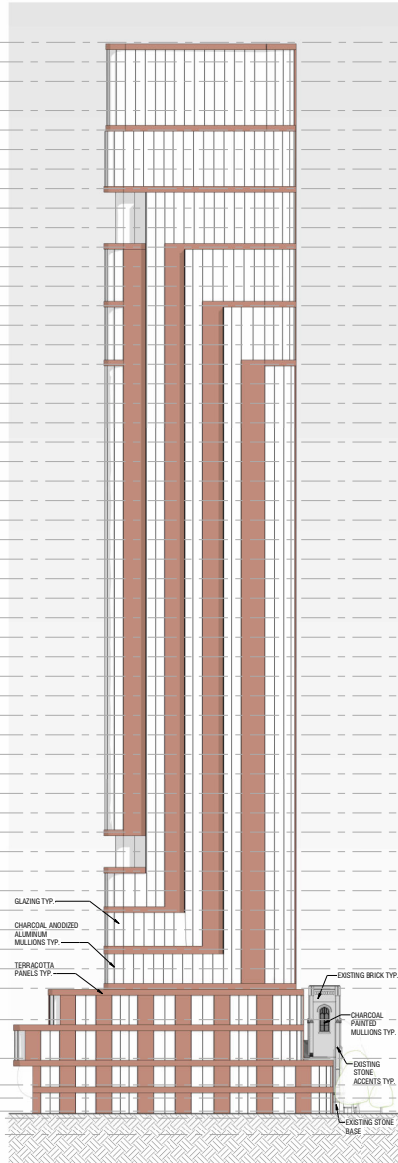
- ROOF
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- LEVEL 1
- BASEMENT



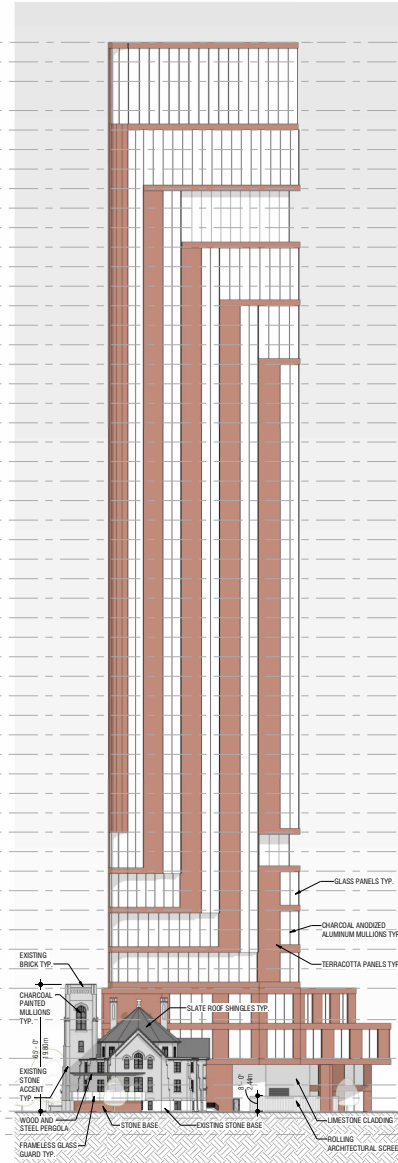
1 North
SCALE: 1" = 30'-0"



2 South
SCALE: 1" = 30'-0"



3 East
SCALE: 1" = 30'-0"



4 West
SCALE: 1" = 30'-0"

SCHEDULE 3

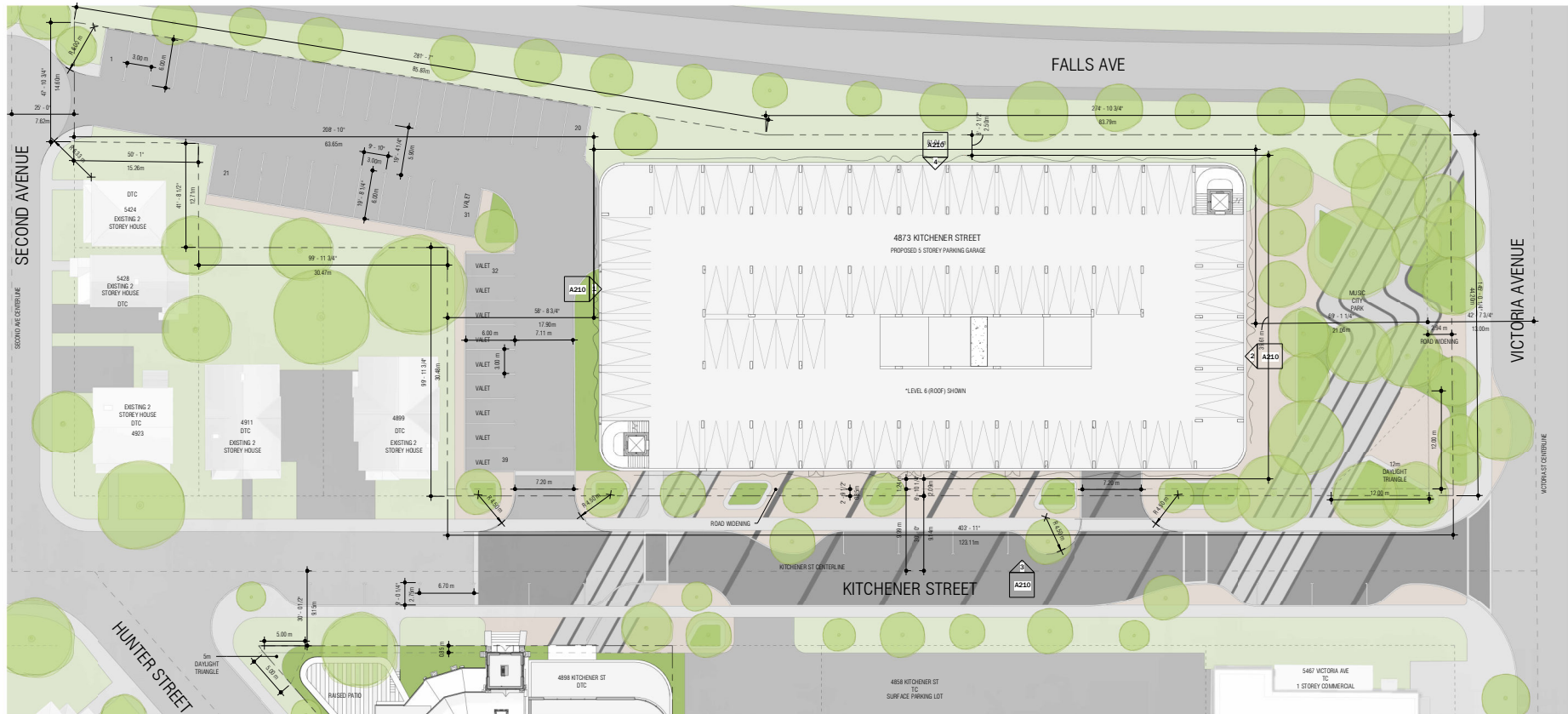
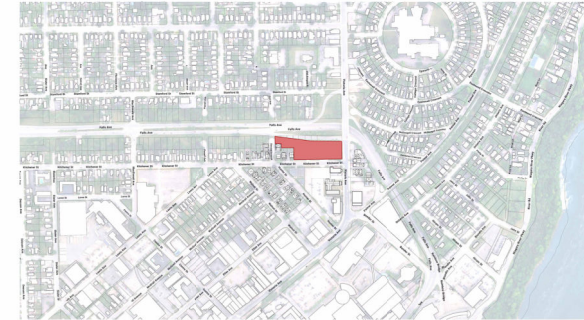
MUSIC CITY GARAGE

4873 KITCHENER ST, NIAGARA FALLS, ON

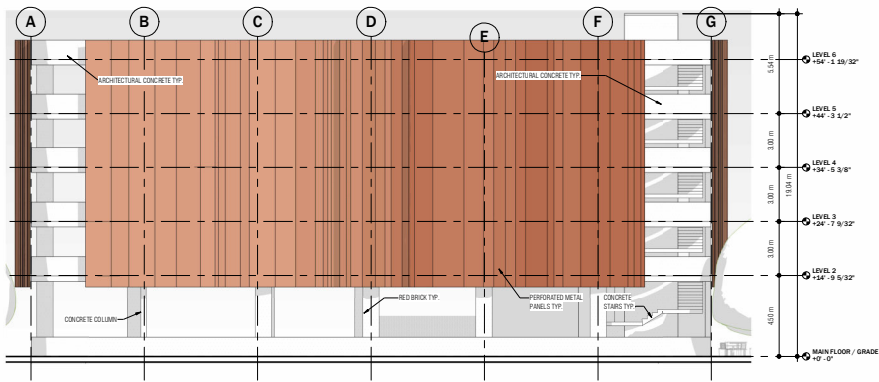
Project Statistics

	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	-	-	-	-	52.6 ft	16 m
Max Building Height	9.8 ft	3.00 m	-	-	-	-
Parking Spaces	568 (Including 4898 Kitchener)	-	121	2	573	16
Accessible Parking Spaces	-	-	2	16	-	-
Loading Bays	-	-	0	2	-	-
Number of Storeys	-	-	-	6	-	6
Number of Levels	-	-	-	7	-	7

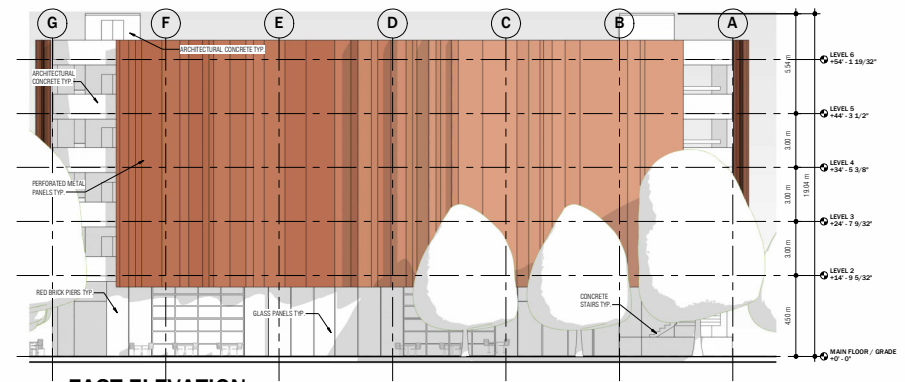
LOCATION PLAN



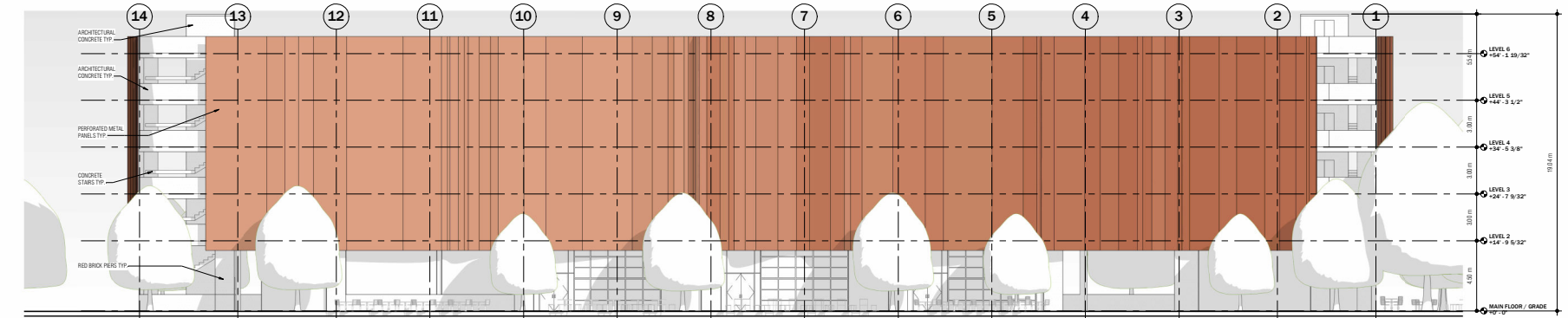
SCHEDULE 4



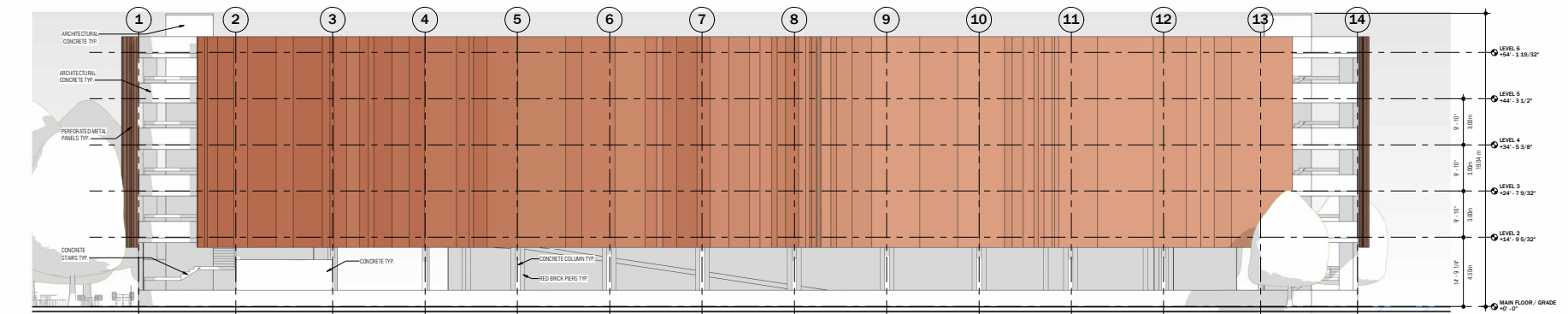
1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



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

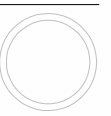


3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



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

NOT FOR CONSTRUCTION



PARKING GARAGE - ELEVATIONS

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

A210