



NOTICE OF APPLICATION & OPEN HOUSE

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

5438 Ferry Street
Plan 653 Lots A, B, 01, 19, Part Lot 18 W Buchanan St
Assessment Roll No.: 272503000810506
Zoning By-law Amendment Application - City File: AM-2023-023
Applicant: 1788618 Ontario Inc. (Rick Dritsacos)
Agent: Quartek Group Inc. (Eric Potts)

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 this application 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.

To accomplish this, an Open House has been scheduled for:

Date: Thursday, December 14th, 2023

Time: 4:30 PM

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

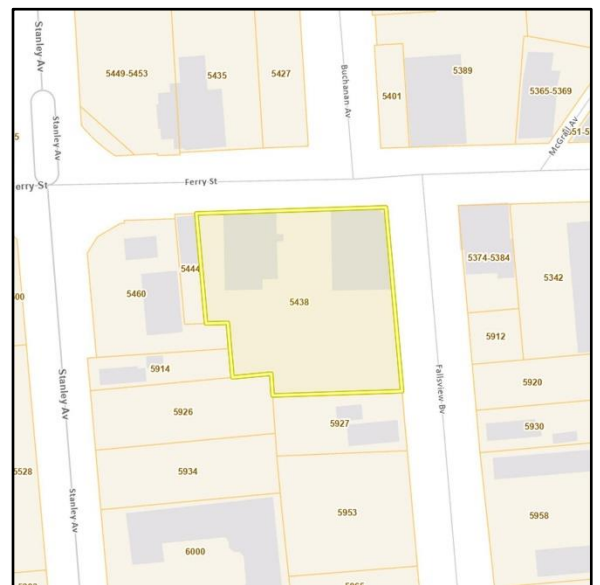
A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal and to answer questions. Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use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

PROPOSED AMENDMENT

A Zoning By-law Amendment application has been submitted to facilitate the development of a 30-storey, mixed-use building consisting of 456 dwelling units and 2 commercial units. Schedules 1 and 2 show the details of the proposal.

The subject property is designated Tourist Commercial in accordance with the City of Niagara Falls Official Plan, and is located within the Clifton Hill and Fallsview Tourist Subdistricts. The development is proposed within an area where high-rise buildings (13 to 30 storeys) may be considered.

The property is correspondingly zoned Tourist Commercial (TC-75) Zone in accordance with Zoning By-law No. 79-200, as amended by By-law Nos. 2012-060 and 2012-061. The applicant is proposing to rezone the property to a site specific TC Zone that permits an increase to the percentage of dwelling units located above grade, the maximum lot coverage, and the maximum height of a building or structure, and a reduction to the minimum rear yard depth, the number of parking and loading spaces provided, and the minimum width of manoeuvring aisles.



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

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 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 send an email to mceci@niagarafalls.ca on or before **December 14th, 2023**.

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 PM on **December 14th, 2023**.

MORE INFORMATION

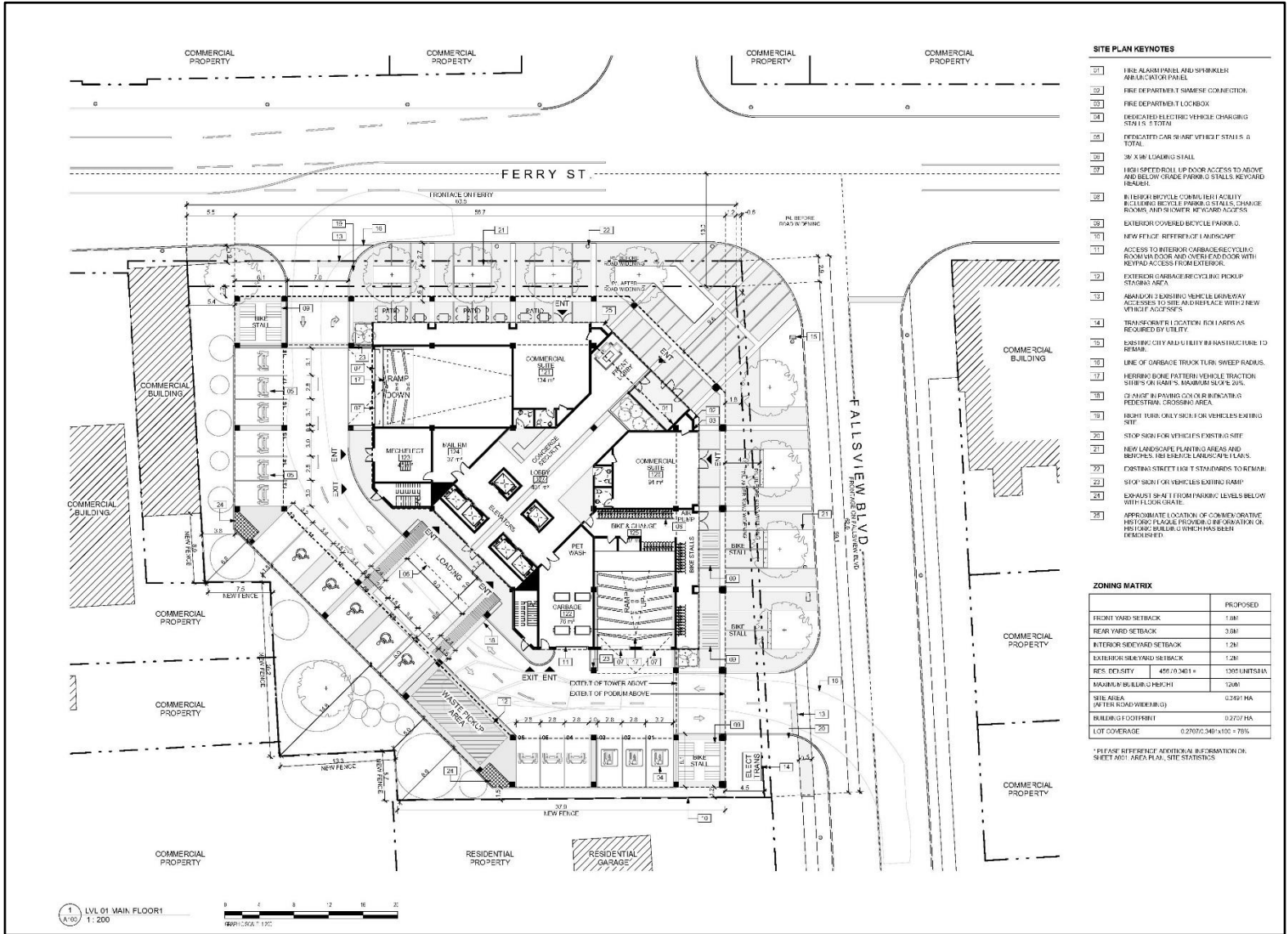
For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364, between the hours of 8:30 AM and 4:30 PM Monday to Friday or by email anytime at mceci@niagarafalls.ca.

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 1st day of December, 2023.

SCHEDULE 1



SITE PLAN KEYNOTES

- 1 FIRE ALARM PANEL AND SMOKE/HEAT DETECTOR PANEL
- 2 FIRE DEPARTMENT SHASE CONNECTION
- 3 FIRE DEPARTMENT LOCKBOX
- 4 DEDICATED ELECTRIC VEHICLE CHARGING STALLS - TOTAL
- 5 DEDICATED CAR SHARE VEHICLE STALLS - TOTAL
- 6 3M X 6M LOADING STALL
- 7 HIGH SPEED ROLL UP DOOR ACCESS TO ABOVE AND BELOW GRADE PARKING STALLS, KEYPAD HEADER
- 8 BIENNA BI-CYCLE COMMUNITY FACILITY INCLUDING BI-CYCLE PARKING STALLS, CHANGE ROOMS, AND SLOWER MOTOR ACCESS
- 9 EXTERIOR COVERED BI-CYCLE PARKING
- 10 NEW FENCE REFERRED TO LANDSCAPE
- 11 ACCESS TO INTERIOR CARBON/RECYCLING ROOM ON FLOOR AND OVERHEAD ROOM WITH KEYPAD ACCESS FROM EXTERIOR
- 12 EXTERIOR CARBON/RECYCLING PICKUP STORAGE AREA
- 13 ABANDON EXISTING VEHICLE DRIVEWAY ACCESS TO SITE AND REPLACE WITH 2 NEW VEHICLE ACCESSES
- 14 TRAIL-HEAD/TE LOCATION FOR LANDSCAPE REQUIRED BY UTILITY
- 15 EXISTING CITY AND UTILITY INFRASTRUCTURE TO REMAIN
- 16 LINE OF CARBON TRUCK TURN SWEEP RADIUS
- 17 HARKING SOME PATTERN VEHICLE TRACTION SHIMS ON RAMP'S. MAXIMUM SLOPE 2%.
- 18 CHANGE IN PAVING ON OR INDICATING PEDESTRIAN CROSSING AREA
- 19 LIGHT TURN ONLY SIGN FOR VEHICLES ENTERING SITE
- 20 STOP SIGN FOR VEHICLES ENTERING SITE
- 21 NEW LANDSCAPE PLANTING AREAS AND BENCHES. THE EXISTING LANDSCAPE TO REMAIN
- 22 EXISTING STREET LIGHT STANDARDS TO REMAIN
- 23 STOP SIGN FOR VEHICLES ENTERING RAMP
- 24 EXHIBIT 18-111 FROM PARKING LEVELS BELOW WITH FLOOR GRADE
- 25 APPROXIMATE LOCATION OF COMMEMORATIVE HISTORY PLAZA PROVIDED INFORMATION OR HISTORIC BUILDING WHICH HAS BEEN DEMOLISHED

ZONING MATRIX

	PROPOSED
FRONT YARD SETBACK	1.8M
REAR YARD SETBACK	3.8M
INTERIOR SIDEYARD SETBACK	1.2M
EXTERIOR SIDEYARD SETBACK	1.2M
RES. DENSITY	455 / 0.34014
MAXIMUM BUILDING HEIGHT	10.8M
SITE AREA (AFTER ROAD WIDENING)	0.2491 HA
BUILDING FOOTPRINT	0.2757 HA
LOT COVERAGE	0.27075:340 x100 = 78%

* PLEASE REFERENCE ADDITIONAL INFORMATION ON SHEET M01 - AREA PLAN, SITE STATISTICS

1 LVL 01 MAIN FLOOR
1:200
8 9 10 11 12 13 14 15 16 17 18 19 20

SCHEDULE 2

