



# NOTICE OF PUBLIC MEETING

**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)**

## COUNCIL MEETING

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

**A Public Meeting of Council has been scheduled for:**

**Date: Tuesday, January 16<sup>th</sup>, 2024**

**Time: Public Meetings start at 4:30 PM**

**The Public Meeting will take place in accordance with Council’s agenda.**

**Place: Council Chambers, City Hall, 4310 Queen Street**

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

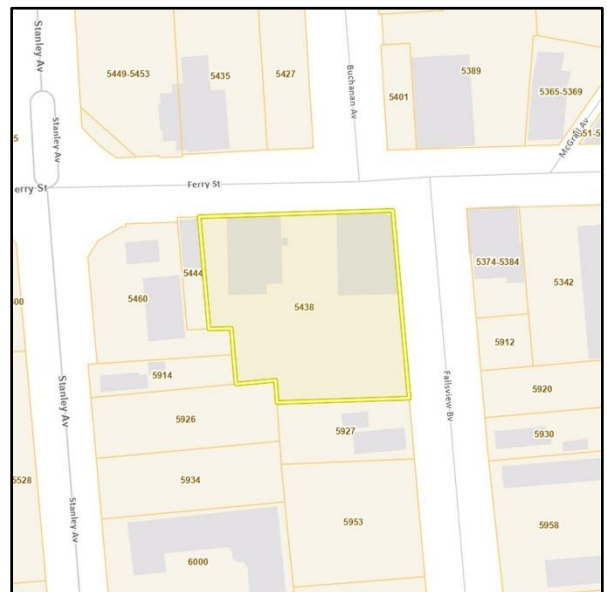
**Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.**

## PROPOSED AMENDMENT

A Zoning By-law Amendment application has been submitted to facilitate the development of a 30-storey, mixed-use building containing 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, 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.



## 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 SUBMISSION

Please provide written input or 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 [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca).

Comments are preferred to be provided before noon on Friday, January 12<sup>th</sup>, 2024 to be included in Council's agenda package.

## 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](mailto:billmatson@niagarafalls.ca) before 4:30 pm on Monday, January 15<sup>th</sup>, 2024. 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 Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364, between the hours of 8:30 AM and 4:30 PM or by email anytime at [mceci@niagarafalls.ca](mailto: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-hall/council/schedule.aspx> after 4:00 PM the Thursday before the meeting.

## LEGAL NOTICE

### Section 34 of the Planning Act

If you disagree with Council's decision on the Zoning By-law Amendment application, you can appeal it to the Ontario Land Tribunal (OLT). However, 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 Zoning By-law Amendment

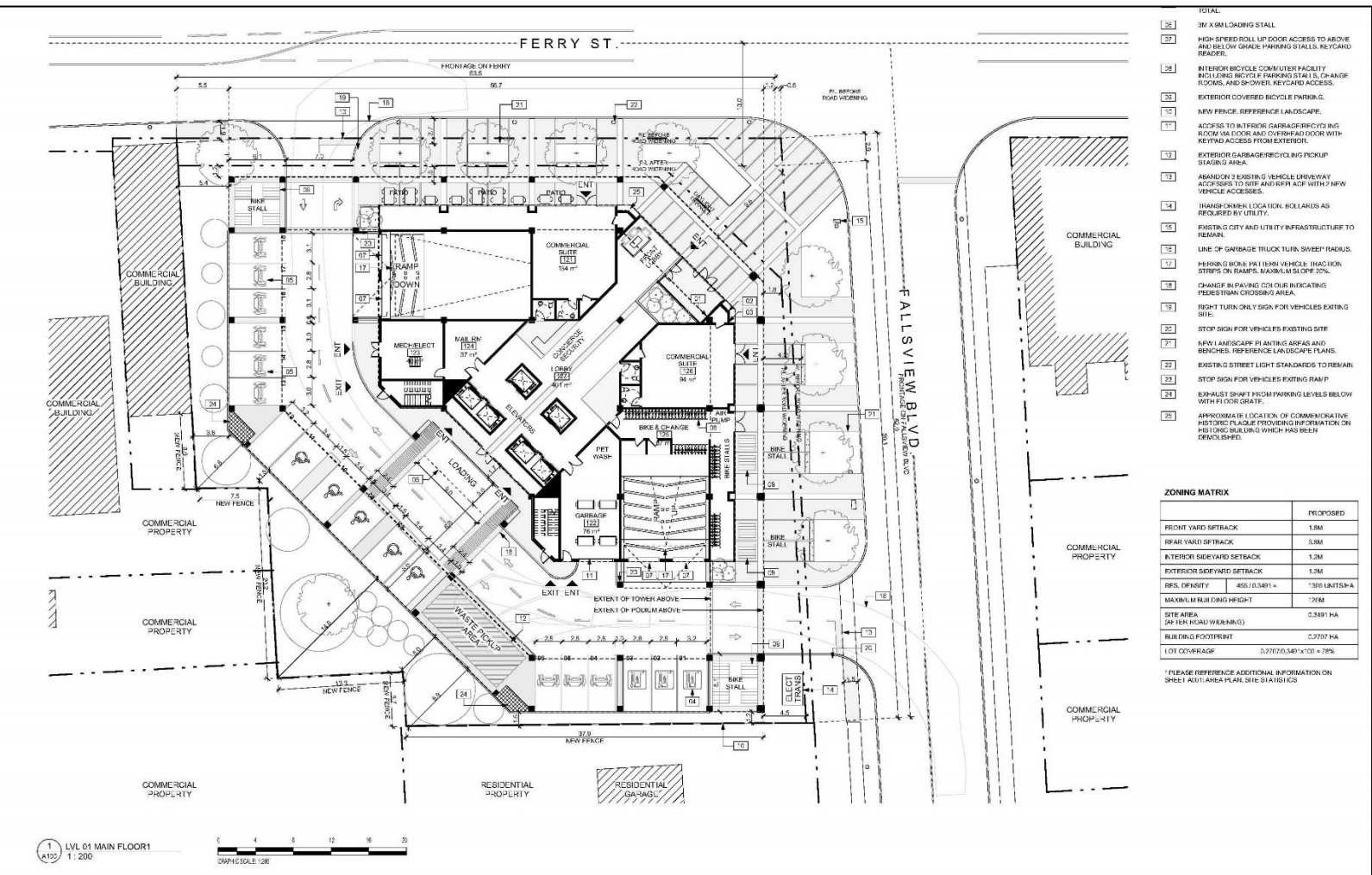
before the by-law is passed, the person or public may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**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 14<sup>th</sup> day of December, 2023.

Andrew Bryce MCIP, RPP  
Director of Planning

SCHEDULE 1



- TOTAL
- 26 3M X 6M LOADING STALL
  - 27 HIGH SPEED ROLL UP DOOR ACCESS TO ABOVE AND BELOW GRADE PARKING STALLS, KEYCARD TRACKS, AND SHOWER, RE-CHARGE ACCESS.
  - 28 INTERIOR BICYCLE DOWN/UP FACILITY INCLUDING BICYCLE PARKING STALLS, CHANGE ROOMS, AND SHOWER, RE-CHARGE ACCESS.
  - 29 EXTERIOR COVERED BICYCLE PARKING.
  - 30 NEW FENCE, REFERENCE LANDSCAPE.
  - 31 ACCESS TO INTERIOR GARAGE/RECYCLING ROOM VIA DOOR AND OVERHEAD DOOR WITH KEYCARD ACCESS FROM EXTERIOR.
  - 32 EXTERIOR GARAGE/RECYCLING PICKUP STAGING AREA.
  - 33 ABANDON EXISTING VEHICLE DRIVEWAY ACCESS TO SITE AND RPA ACP WITH 7' NEW VEHICLE ACCESS.
  - 34 TRANSFORMER LOCATION, BOLLARDS AS REQUIRED BY UTILITY.
  - 35 EXISTING CITY AND UTILITY INFRASTRUCTURE TO REMAIN.
  - 36 LINE OF GARbage TRUCK TURN, SWEEP RADIUS.
  - 37 HARKON 6' NON-HIGH VEHICLE INACTION STRIPS ON RAMPS, MAXIMUM SLOPE 20%.
  - 38 CHANGE IN PAVING COLOR INDICATING PEDESTRIAN CROSSING AREA.
  - 39 RIGHT TURN ONLY SIGN FOR VEHICLES EXITING SITE.
  - 40 STOP SIGN FOR VEHICLES EXISTING SITE.
  - 41 NEW LANDSCAPE PLANTING AREAS AND BENCHES, REFERENCE LANDSCAPE PLANS.
  - 42 EXISTING STREET LIGHT STANDARDS TO REMAIN.
  - 43 STOP SIGN FOR VEHICLES EXITING RAMP.
  - 44 EXHAUST SHAFT FROM PARKING LEVELS BELOW WITH FLOOR GRAFF.
  - 45 APPROXIMATE LOCATION OF COMMERCIAL HISTORIC PLACER PROVIDING INFORMATION ON EXISTING BUILDING WHICH HAS BEEN DEMOLISHED.

**ZONING MATRIX**

	PROPOSED
FRONT YARD SETBACK	1.5M
REAR YARD SETBACK	3.0M
INTERIOR SIDEYARD SETBACK	1.2M
EXTERIOR SIDEYARD SETBACK	1.2M
RES. DENSITY	455 / 0.5491 = 735 UNITS/HA
MAXIMUM BUILDING HEIGHT	7.0M
SITE AREA (AS PER ROAD WORKING)	0.3491 HA
BUILDING FOOTPRINT	0.2797 HA
LOT COVERAGE	0.2797/0.3491 x 100 = 79%

\* PLEASE REFERENCE ADDITIONAL INFORMATION ON SHEET A101 AREA PLAN, SITE STATISTICS

1 LEVEL 01 MAIN FLOOR  
A102  
1:200  
GRAPHIC SCALE 1:200

SCHEDULE 2

