



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.

South west corner of St. Paul Ave and Mountain Rd
Part Township Lot 25, Stamford, Part 1, 59R-15586; City of Niagara Falls
Assessment Roll No.: 272504000106200
Zoning By-law amendment - City File: AM-2023-027
Applicant: Mountainview DAC Inc. (Matt Vartanian)
Agent: Upper Canada Consultants (William Heikoop)

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: January 9, 2024

Time: 4:30 PM

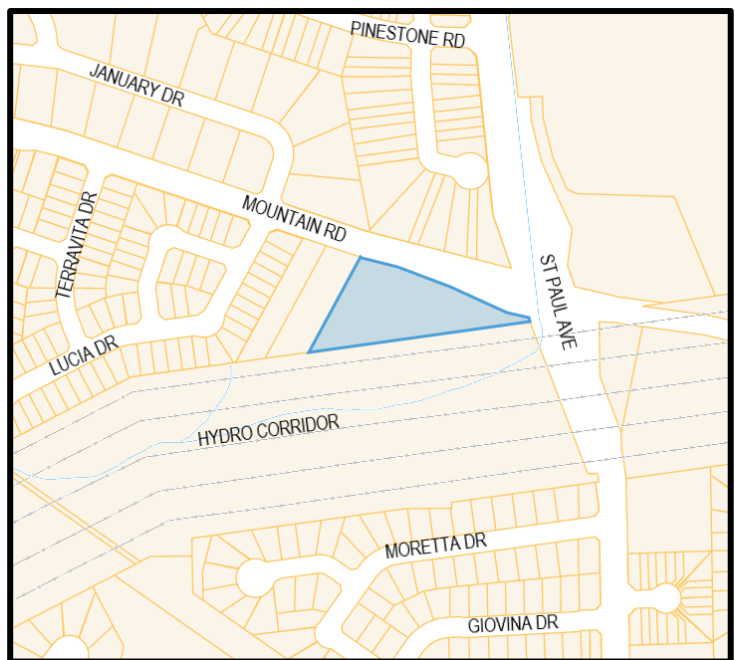
Place: City Hall, 4310 Queen Street and Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will present the proposal to you and 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 permit a 5 storey apartment building with 71 dwelling units and 101 parking spaces. Schedule 1 shows details of the proposed building.

The land is currently zoned Residential Low Density Grouped Multiple Dwelling (R4-449, 1050) zone, under By-law 79-200. The applicant is requesting to place the land under a new site specific R4 zone to permit decreased lot area, lot frontage, interior side yard width, and exterior side yard width, in addition to increased building height.



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 applications 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 Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to acooper@niagarafalls.ca on or before **January 9, 2024**.

ORAL SUBMISSION- If attending remotely using web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email to acooper@niagarafalls.ca before 12 noon on **January 9, 2024**.

MORE INFORMATION

For more information please contact Alexa Cooper, Planner 2, at (905)356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday or by email anytime at acooper@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by 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 to occur.

Dated at the City of Niagara Falls this 22nd day of December, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

