



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.

5858, 5866, 5882 Dunn Street
Zoning By-law Amendment Application - City File: AM-2023-031
Applicant: Residence at Niagara Inc. (Rohit Parmar)
Agent: Nilamraj (Raj) Patel – RPD Studio

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: Wednesday, February 21, 2024

Time: 5:00 PM

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

A representative from the Planning, Building & Development Department as well as the applicant will attend remotely to present the proposal to you 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 permit 72 stacked townhouse dwelling units within 4 blocks. Schedule 1 shows the details of the proposal.

The subject lands, municipally known as 5858, 5866, 5882 Dunn Street are currently zoned Residential Low Density, Grouped Multiple Dwellings (R4) in part and Development Holding (DH) in part. The applicant requests to place the stacked townhouses under a site-specific Residential Apartment (R5C) zone with a reduction of the minimum front yard depth, minimum interior side yard width, minimum rear yard depth, minimum landscape open space, minimum parking space requirement for each dwelling unit, and the minimum maneuvering aisle width for the parking stalls.



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 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 ndebenedetti@niagarafalls.ca on or before **February 21st, 2024**.

ORAL SUBMISSION – If attending remotely using web-based platform.

To participate remotely at the electronic Open House please pre-register by sending an email ndebenedetti@niagarafalls.ca before 12 noon on **February 21st, 2024**.

MORE INFORMATION

For more information please contact Nick DeBenedetti, Planner 2, at (905)356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at ndebenedetti@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 7th day of February 2024.

Andrew Bryce MCIP, RPP
Director of Planning

ND:
Attach.

SCHEDULE 1

