



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.

Between Kalar Road and Pin Oak Drive, across from Elderberry Drive
PLAN M40 LOTS 05-07, 12, PT BLK B
Assessment Roll No.: 272511000204000
Zoning By-law Amendment and Draft Plan of Subdivision
City File: AM-2023-008 and 26T-11-2023-003
Applicant: Penta Properties Inc. (Dave Pitblado)
Agent: Metropolitan Consulting Inc. (Peter Delulio)

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, February 22, 2024

Time: 4:30 PM

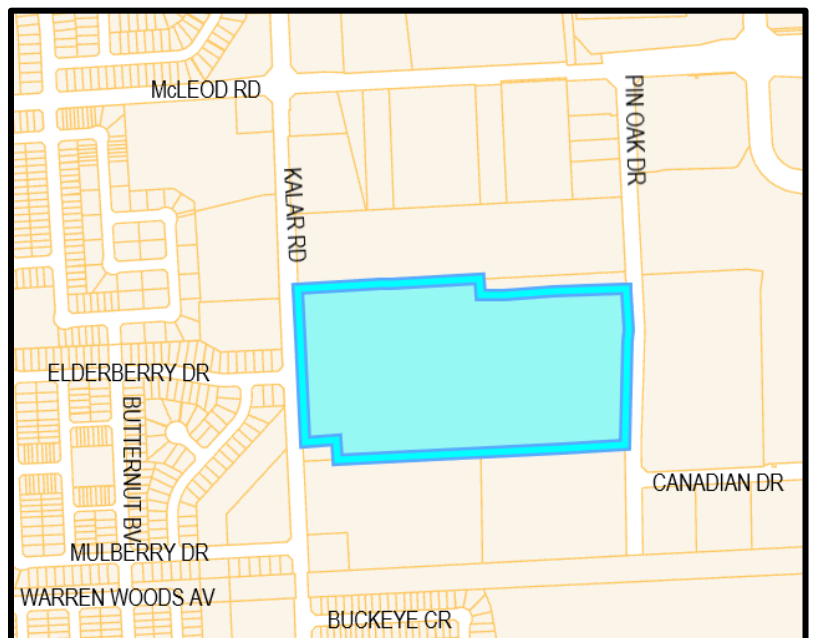
Place: Committee Room 2, City Hall, 4310 Queen Street and Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will present the proposal to you and 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 a 330 unit subdivision comprised of 157 on-street townhouse dwellings, 55 block townhouses, and up to 118 apartment dwelling units, 2 blocks for a realigned watercourse, 2 road allowances, a stormwater management block and associated servicing block, 3 natural heritage blocks, a parkette block, and a public walkway block. Schedule 1 shows details of the proposed subdivision.

The land is zoned Light Industrial (LI) under By-law 79-200. The applicant is requesting to place the land under a site specific Residential Mixed (R3) zone, in part; a site specific Residential Low Density, Group Multiple Dwelling (R4) in part; a site specific Residential Apartment 5C density (R5C) zone, in part, an Environmental Protection Area (EPA)



zone, in part, and an Open Space (OS) zone, in part. The following chart details the requested site specifics:

Zone	Requested Site Specific Reductions	Requested Site Specific Increases
R3	Minimum rear yard depth	Maximum lot coverage
R4	Minimum front yard depth, rear yard depth, interior side yard width, exterior side yard width, landscaped open space, and privacy yard setback	Townhouse dwellings with up to 10 dwelling units, maximum lot coverage and height
R5C	Minimum front yard depth, rear yard depth, and interior side yard depth	Number of apartments on one lot
EPA	None	None
OS	None	None

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 **February 22, 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 **February 22, 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.

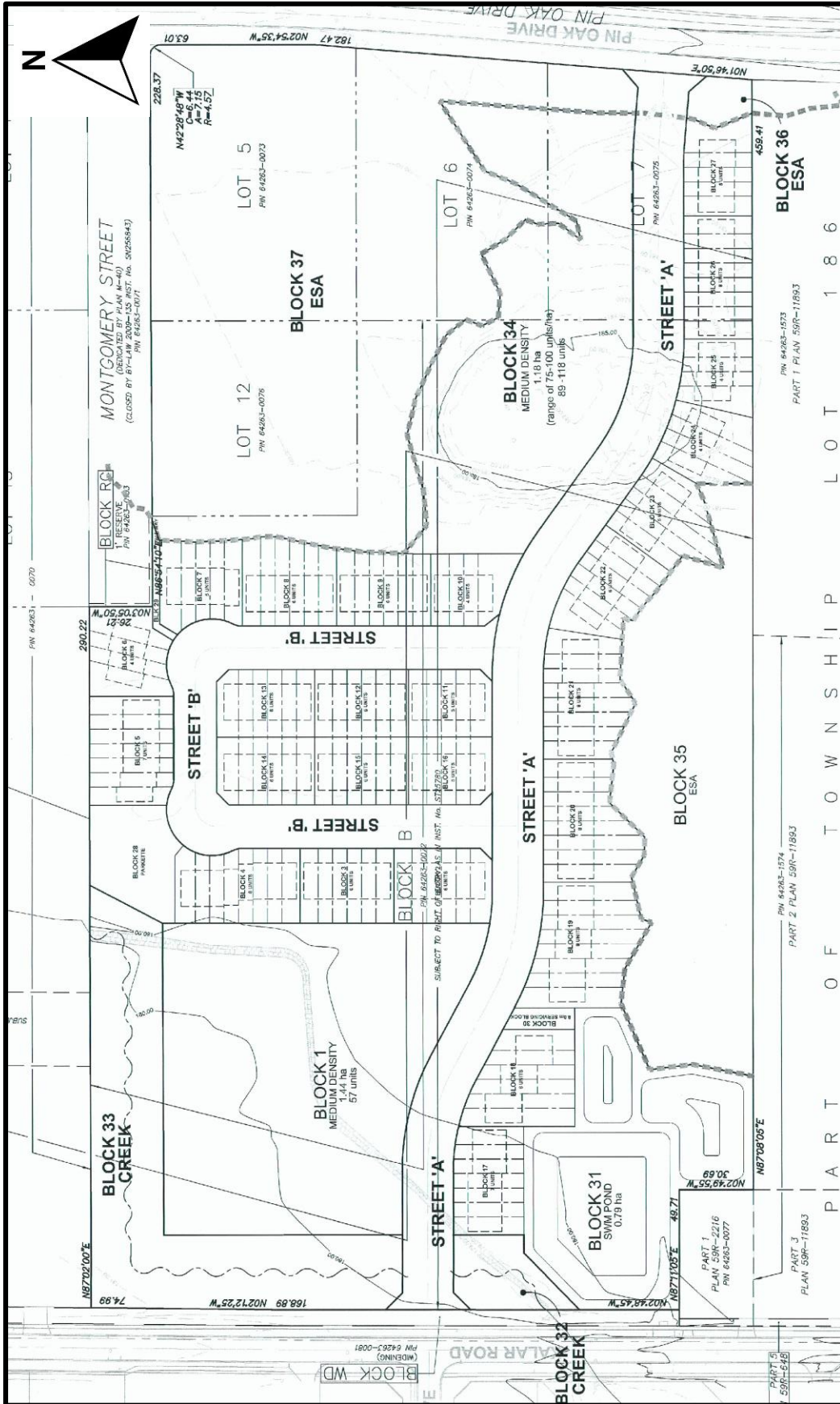
FORMAL PUBLIC MEETING

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 8th day of February, 2024.

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1 (Draft Plan of Subdivision)



PART 1 PLAN 59R-2216
PW 64263-0077

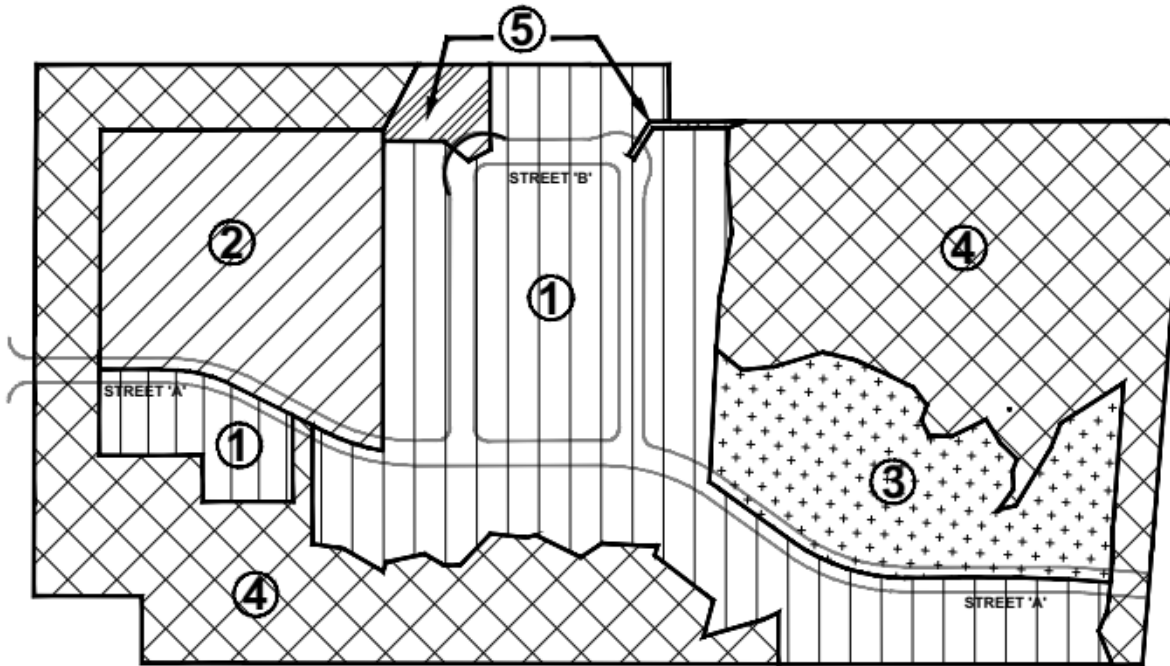
PART 2 PLAN 59R-11893
PW 64263-1574

PART 3 PLAN 59R-11893
PW 64263-1573

PART OF TOWNSHIP 186

**SCHEDULE 2
(Proposed Zoning Schedule)**

SCHEDULE 1 TO BY-LAW NO. 20XX-XXX



SCHEDULE 1 TO BY-LAW NO. 20XX-XXX

DESCRIPTION: PART OF BLOCK B, ALL OF LOT 5, 6, 7 AND 12 OF PLAN 59M-40; NIAGARA FALLS
PIN: 64263-0072 (LT), 64263-0073 (LT), 64263-0074 (LT), 64263-0075 (LT), 64263-0076 (LT)

APPLICATION: ALINEA DEVELOPMENT GROUP

ASSESSMENT #:



**N.T.S.
AM-2023-XXC**