



# NOTICE OF APPLICATION & OPEN HOUSE

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

**7301 Lundy's Lane**  
**PT TWP LT 132, 59R04169, City of Niagara Falls**  
**Assessment Roll No.: 272509000103202**  
**Official Plan and Zoning By-law Amendment City File: AM-2023-034**  
**Applicant: Lifestyle of Lundys Inc. (Rohit Parmar)                      Agent: RPD Studio (Raj Patel)**

## 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: March 14, 2024 Time: 4:30 PM**

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

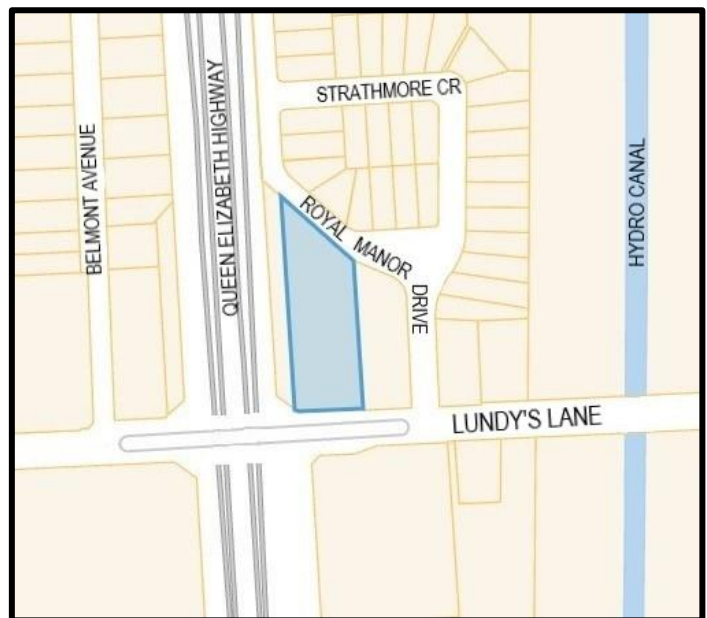
A representative from the Planning, Building & Development Department as well as the applicant will present the proposal to you and to answer questions. Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use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

## PROPOSED AMENDMENT

An Official Plan and Zoning By-law amendment application has been submitted to permit 68 stacked townhouses dwellings and 4 commercial units along Lundy's Lane. Schedule 1 shows details of the proposed development.

The land is designated Tourist Commercial and is within the Lundy's Lane Satellite Tourism District in the City's Official Plan. The applicant is requesting to place the land under a Special Policy Area to permit a maximum density of 107 units per hectare.

The land is zoned Tourist Commercial (TC) under By-law No. 79-200. The applicant is requesting to place the land under a site specific TC zone to permit: a reduced minimum front yard depth, minimum lot area, minimum rear yard depth, minimum landscaped open space, number of parking spaces for residential dwelling units and commercial floor area, minimum width of a maneuvering aisle, and an increased maximum height, number of apartments on one lot, and permitted projections into a required yard.



## **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](mailto:acooper@niagarafalls.ca) on or before **March 14, 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](mailto:acooper@niagarafalls.ca) before 12 noon on **March 14, 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](mailto: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 1<sup>st</sup> day of March, 2024.

Andrew Bryce MCIP, RPP  
Director of Planning

# SCHEDULE 1 (Site Sketch)

