



# NOTICE OF APPLICATION & OPEN HOUSE

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

**Lands West of Allendale Avenue, South of Main Street (PIDs 137671, 4969, 4970, 4971, 4969 and Part 137498)**  
**Assessment Roll Nos.: 272507000406100, 272507000406400, 272507000406200, 272507000406300 & Part 272507000406450**  
**Combined Official Plan and Zoning By-law Amendment Application - City File: AM-2023-036**  
**Applicant: Zeljko Holdings Limited (Jeremia Rudan)**  
**Agent: Bousfields Inc. (Caitlin Allan)**

## 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, March 21<sup>st</sup>, 2024**

**Time: 4:30 PM**

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

A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal 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 AMENDMENTS

A Combined Official Plan and Zoning By-law Amendment application has been submitted to facilitate the development of a 20-storey, residential building consisting of 193 dwelling units, including 5 two-level townhouses fronting Main Street and 188 apartment dwelling units. Schedules 1 and 2 provide 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 Fallsview Tourist Subdistrict. The applicant is proposing to change the Official Plan designation to a site-specific policy area that will permit a standalone residential building with a maximum height of 20 storeys.



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 R5F Zone that permits an increase in height and maximum lot coverage, and a reduction to the minimum lot area, front yard depth, rear yard depth, interior side yard depth and landscaped open space as well as a reduction in the number of parking spaces.

## **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 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 attending in person or by joining the electronic meeting.

## **WRITTEN SUBMISSION**

Please provide written input by mailing your comments to the Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to [mkernahan@niagarafalls.ca](mailto:mkernahan@niagarafalls.ca) on or before **March 21<sup>st</sup>, 2024**.

## **ORAL SUBMISSION - If attending remotely using the web-based platform**

To attend and/or participate remotely at the Open House, please pre-register by sending an email to [mkernahan@niagarafalls.ca](mailto:mkernahan@niagarafalls.ca) before 12 PM on **March 21<sup>st</sup>, 2024**.

## **MORE INFORMATION**

For more information, please contact Matt Kernahan, Development Consultant (Current Development) by email anytime at [mkernahan@niagarafalls.ca](mailto:mkernahan@niagarafalls.ca).

## **FORMAL PUBLIC MEETING**

The formal / statutory Public Meeting required under 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 scheduled to occur.

Dated at the City of Niagara Falls this 7<sup>th</sup> day of March, 2024.



**SCHEDULE 2**

