



## REVISED NOTICE OF PUBLIC MEETING

**South Side of Main Street Between Murray Street and Allendale Avenue,  
PLAN 653 PT LOT 20, PT RANGE 18  
Assessment Roll No.: 272507000406101  
Official Plan and Zoning By-law Amendment Application  
City File: AM-2023-036  
Applicant: Zeljko Holdings Limited (Jeremia Rudan)  
Agent: Bousfields Inc. (Caitlin Allan)**

### COUNCIL MEETING

*Public Meetings may be attended remotely and electronically or in person.*

**A Public Meeting of Council has been scheduled for:**

**Date: Tuesday, June 18, 2024**

**Time: Public Meetings start at 4:30 PM  
The Public Meeting will take place in  
accordance with Council's agenda.**

**Place: Council Chambers, City Hall, 4310 Queen Street**

**Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting**

**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 application for 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 in the 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 required parking spaces.

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

## WRITTEN SUBMISSION

Please provide written input, or to request notice of Council's decision, 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 [mkernahan@niagarafalls.ca](mailto:mkernahan@niagarafalls.ca).

Comments are preferred to be provided before noon on Friday, June 14, 2024 to be included in Council's agenda package.

## ORAL SUBMISSION

To participate remotely and electronically or in person at the public meeting please pre-register with the City Clerk by sending an email to [billmatson@niagarafalls.ca](mailto:billmatson@niagarafalls.ca) before 4:30 pm on **Monday, June 17, 2024**. All registrants who indicate they wish to attend remotely and electronically will be provided with instructions on how to participate in the public meeting using an electronic platform. Registrants will be notified of Council's Decision.

## VIEW THE MEETING

The Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at <https://niagarafalls.ca/city-hall/council/schedule.aspx> on the day of the event. The meeting will also be archived on the same webpage for viewing after the event.

## MORE INFORMATION

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

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 p.m. the Thursday before the meeting.

## LEGAL NOTICE

### Section 34 of the Planning Act

If you disagree with Council's decision on the Zoning By-law Amendment application, you can appeal it to the Ontario Land Tribunal (OLT). However, if a person or public body would otherwise have an ability to appeal the decision of the City of Niagara Falls to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls before the by-law is passed, the person or public body is not entitled to appeal the decision of the Niagara Falls City Council to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls in respect to the proposed by-law before the by-law is passed, the person or public may not be added as a party to the hearing of an appeal before the

Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.**

Dated at the City of Niagara Falls this 17th day of May, 2024.

Andrew Bryce MCIP, RPP  
Director of Planning

# SCHEDULE 1



**SCHEDULE 2**

