



**NOTICE OF PUBLIC COMMITTEE OF  
ADJUSTMENT HEARING**  
**Tuesday, March 26, 2024, 4:00 p.m.**  
**Niagara Falls City Hall**  
**4310 Queen Street, Niagara Falls**

Public input on applications is invited. Pursuant to Section 45 of the Planning Act, the Committee of Adjustment for the City of Niagara Falls invites you to participate in a public hearing to consider an application for minor variances and/or to forward written comments prior to the hearing. Written comments are the preferred method of receiving public input and may be sent by mail or email. You can also provide oral input by joining the hearing either in person or electronically.

All interested persons are invited to attend this meeting to find out more about this application and offer comments. The public meeting is scheduled to take place on Tuesday March 26, 2024 at 4:00 pm, in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

To participate remotely in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to [sanderson@niagarafalls.ca](mailto:sanderson@niagarafalls.ca) or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, March 26, 2024. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

**File: PL20240107, Municipal File #: A-2024-003**

**Owner: 5009868 Ontario Limited**

**Location:** The subject property known as 6289 Fallsview Boulevard is located on the corner of Stanley Avenue, Murray Street and Fallsview Boulevard.

The applicant is requesting the Committee of Adjustment to consider minor variances from provisions of Zoning By-law No 79-200, as amended, through a process permitted by Section 45(1) of the Planning Act (R.S.O. 1990, c.P.13).]

**Proposal:** The applicant is proposing to redevelop the lands located on the corner of Fallsview Boulevard, Murray Street and Stanley Avenue to erect a new 16-storey hotel, while maintaining a portion of the existing Wyndham Garden Tower 'B' and reworking the existing parking area. The subject property is zoned Tourist Commercial (TC-1118 & 1174), in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2022-063, 2020-045, 2012-061 and 2012-060. The following variances have been requested:



By-law Provision and Requirement	Proposed	Extent
<b>Permitted uses:</b> Dwelling units in a building in combination with one more of the uses in section 8.61.1, provided that not more than 50% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto area located entirely above the ground floor	70% total floor area of such building is used for dwelling units	20%

<p><b>Location</b> of Buildings or structure, height, and maximum number of storeys and minimum yards (Schedule 3 of By-law No. 2020-045)</p> <p><b><u>Building A - Murray Wing:</u></b></p> <ul style="list-style-type: none"> <li>• 5.9m (Murray Street)</li> <li>• 5.8m (Stanley Avenue)</li> </ul> <p><b><u>Building B – Fallsview Wing:</u></b></p> <ul style="list-style-type: none"> <li>• Building Width – 23.2m</li> <li>• 71 m (northly side yard setback)</li> <li>• Distance between Building B &amp; C (24 m)</li> </ul>	<p>5.61 m (Murray St)</p> <p>5.31m (Stanley Ave)</p> <p>25.3 m (building width)</p> <p>36.4 m (north)</p> <p>22.9 m (between building B &amp; C)</p>	<p>0.29 m (Murray St)</p> <p>0.49m (Stanley Ave)</p> <p>2.1 m (building width)</p> <p>34.6 m (north)</p> <p>1.1 m</p>
<p>Maximum Height of buildings or structures (By-law 2020-045)</p> <p><b><u>Building B – Fallsview wing:</u></b> 59 metres and a maximum of 14 storeys, as measured for Geodetic Survey of Canada elevation 193.7 metres, which shall include a roof feature as required by clause (d) of this section and is subject to sections 9 and 10 of the by-law</p>	<p>15 storeys with enclosed observation level rooftop height of +/- 55.5 metres above Geodetic Survey of Canada elevation 193.7 metres</p>	<p>1 storey, with an enclosed observation level</p>
<p>Maximum Height of buildings or structures (By-law 2020-045) – Buildings on the rest of the site</p> <p><b><u>3-storey Fitness pool wing</u></b> – Maximum of 4 storeys or 13 metres</p>	<p>16.3 metres &amp; 4 storeys</p>	<p>3.3 metres</p>
<p><b>Roof Feature</b> (By-law 2020-045) – A building having a greater height than 21 metres shall have a roof feature which varies from a minimum height of 1 metre to a maximum height of 10 metres above the top storey and shall not contain a place of occupancy other than an open terrace for a maximum of 50 persons, exclusive of staff.</p>	<p>215 person enclosed observation level with terrace component. The observation level shall not have a roof feature</p>	<p>165 persons, enclosed terrace with no roof feature</p>
<p><b>Parking and access requirements:</b></p> <p>Hotel – 376 parking spaces required</p> <p>Dwelling units – 201.6 parking spaces required</p> <p><b>Total required parking – 578 parking spaces</b></p>	<p>556 parking spaces</p>	<p>22 parking spaces</p>

**See the sketch on the back for more information**

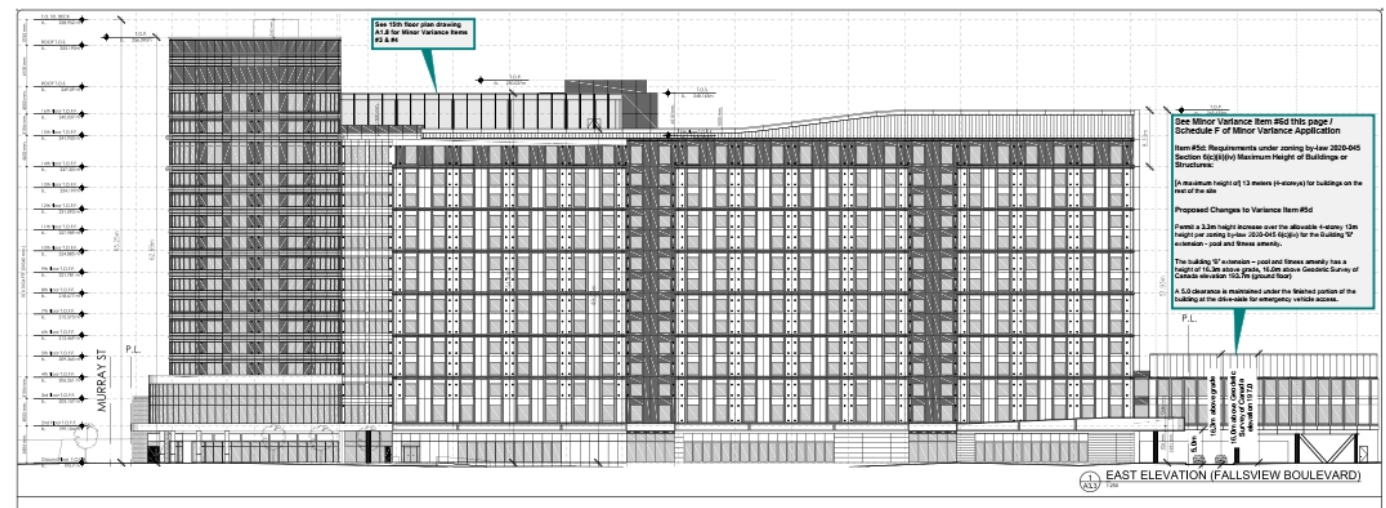
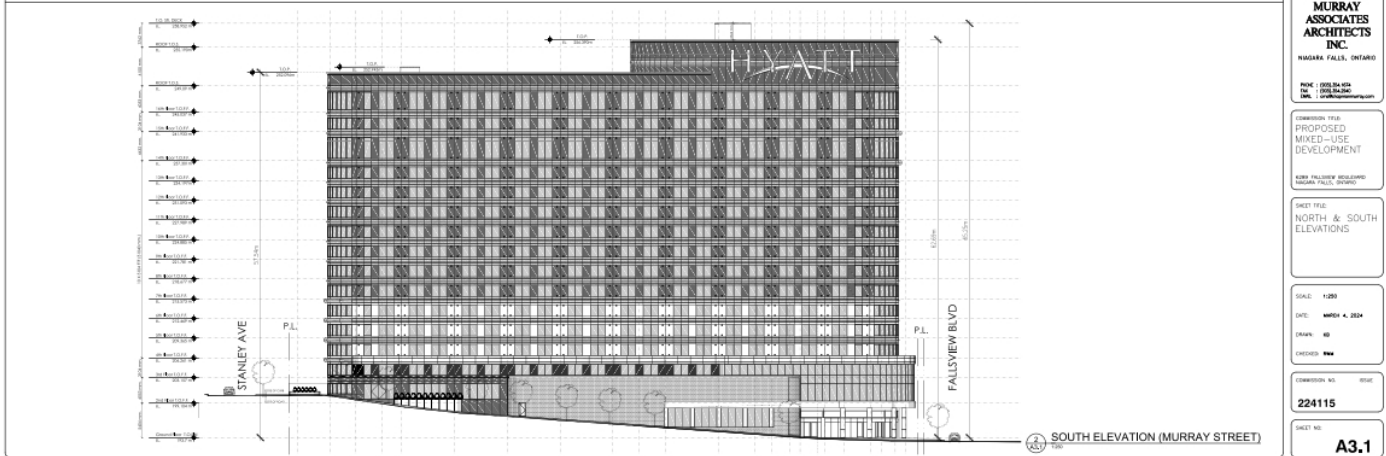
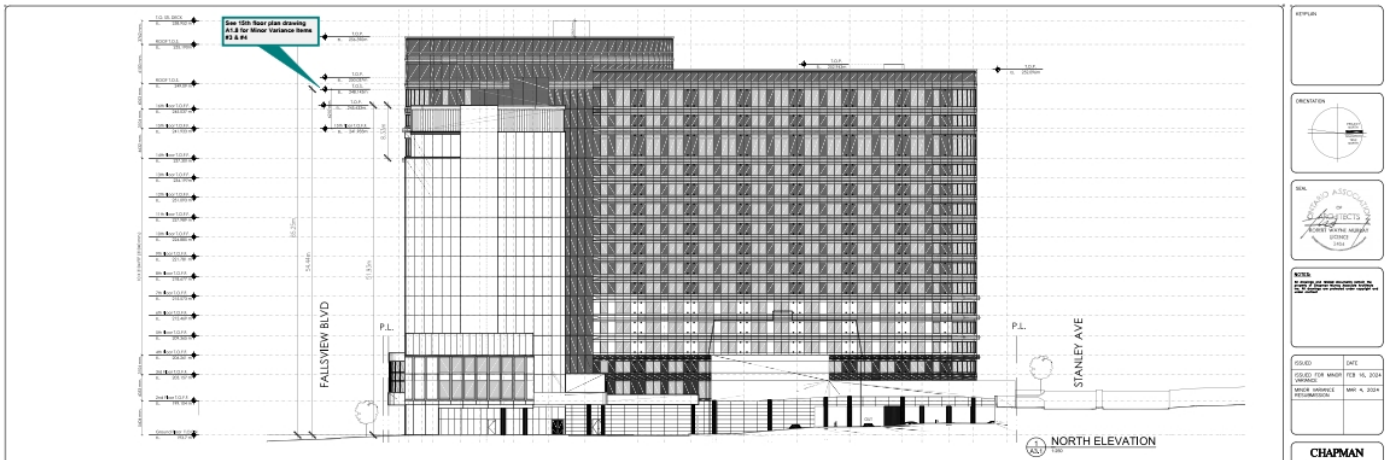
If the applicant, the minister, a specified person or public body as defined in the Planning Act has an interest in the matter may appeal the decision to the committee within 20 days of the making of the decision by filing a notice of appeal with the Secretary Treasurer.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed Minor Variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5.

Additional information is available from Planning & Development or by telephoning Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [sanderson@niagarafalls.ca](mailto:sanderson@niagarafalls.ca)



# SCHEDULE 2



**CHAPMAN MURRAY ASSOCIATES ARCHITECTS INC.**  
 ARCHITECTS  
 1000 SHEPPARD AVENUE EAST, SUITE 1000  
 SCARBOROUGH, ONTARIO M1S 1T6  
 TEL: (416) 291-1111  
 WWW.CMAA-ARCHITECTS.COM

PROPOSED MIXED-USE DEVELOPMENT  
 1000 FALLSVIEW BOULEVARD  
 NIAGARA FALLS, ONTARIO

SHEET TITLE:  
 NORTH & SOUTH ELEVATIONS

SCALE: 1:250  
 DATE: MARCH 4, 2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

COMMISSION NO.: 224115  
 SHEET NO.: A3.1

