



NOTICE OF PUBLIC MEETING

7449 Montrose Road (Assessment Roll No.: 2725-110-002-11800)
Official Plan & Zoning By-law Amendment City File: AM-2021-010
Applicant: 2683421 Ontario Limited Agent: Zelinka Priamo Ltd. (Rob MacFarlane)

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 20th, 2023

Time: Public Meetings start at 5:30 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 Official Plan and Zoning By-law amendment application has been submitted to permit an 8 storey apartment building (Building B, 158 dwelling units), a 13 storey apartment building (Building A, 167 dwelling units), and 3 storey townhouse blocks (Buildings C1-C10, 57 dwelling units). Schedule 1 shows details of the proposal.

The land is currently designated Major Commercial under the City's Official Plan. The applicant requests a Special Policy Area designation be applied to the lands to permit apartment dwellings with a maximum height of 8 and 13 storeys, townhouses with a maximum height of 3 storeys, and to permit a maximum density of 150 units per hectare.



The land is currently zoned Planned Shopping Centre Commercial (SC-773) zone under Zoning By-law 79-200. The applicant is requesting to place the land under a site specific Residential Apartment 5F Density (R5F) zone to allow townhouse dwellings as a permitted use, deem McLeod Road the front lot line, deem the lot area to be the whole of the lot, reduce amount of parking spaces, lot area, front yard depth, rear yard depth, exterior side yard depth, and landscaped open space, and increase the maximum permitted number of apartment buildings, building height, and lot coverage.

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 acooper@niagarafalls.ca on or before **June 20, 2023**.

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 before 4:30 pm on **June 19, 2023**. 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 Alexa Cooper, Planner 2 at (905)356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at acooper@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 17 and 34 of the Planning Act

If you disagree with Council's decision on the Official Plan Amendment and/or 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 Official Plan Amendment is adopted or 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.

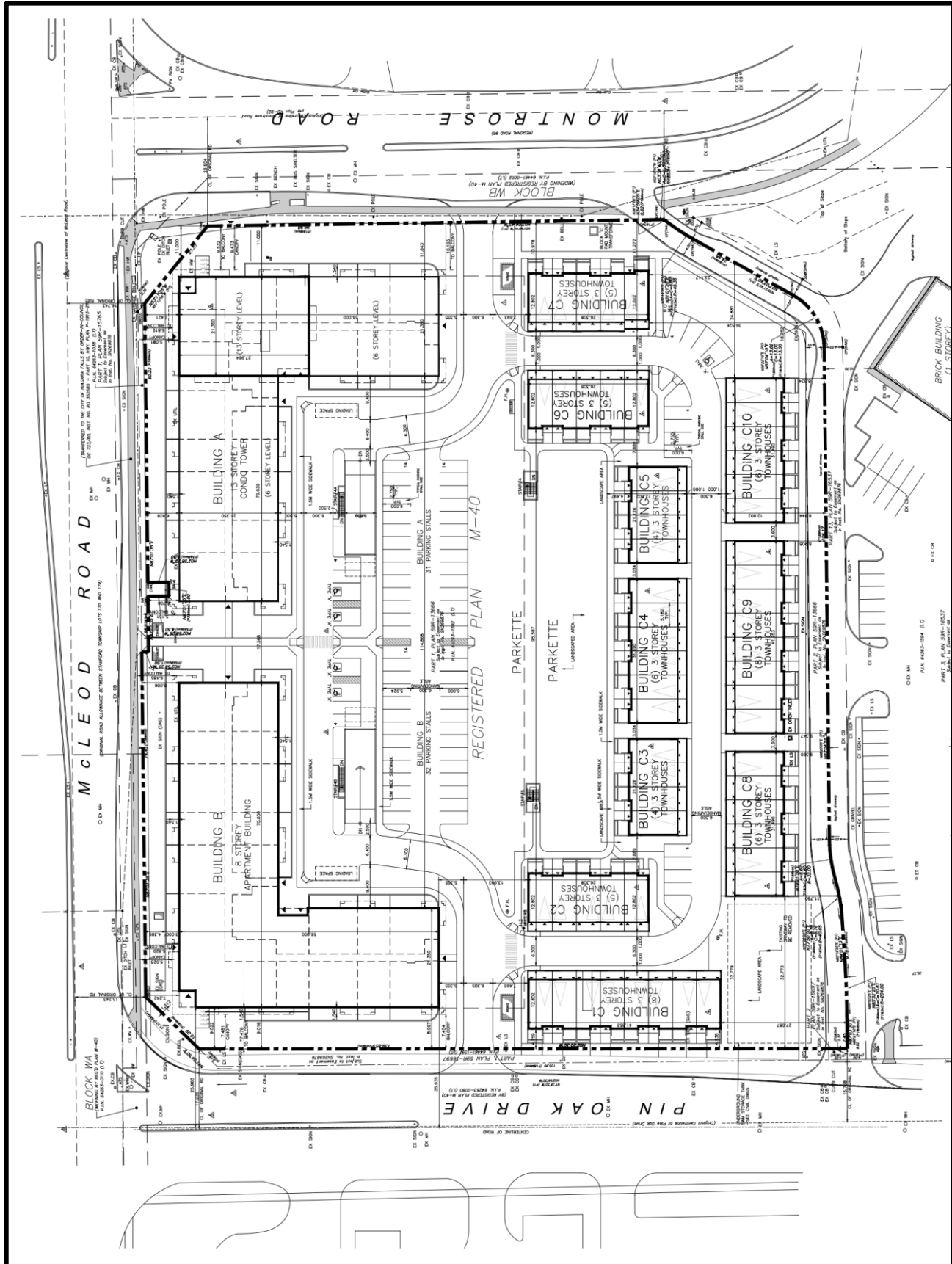
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls in respect to the proposed Official Plan Amendment or by-law before the Official Plan Amendment is adopted or the by-law is passed, the person or public may not be added 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 19th day of May, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1 **(Site Plan)**



**SCHEDULE 2
(Rendering)**