



NOTICE OF REMOTE ELECTRONIC PUBLIC COMMITTEE OF ADJUSTMENT HEARING
Tuesday, Tuesday, May 21, 2024 4:00 p.m.
Niagara Falls City Hall
4310 Queen Street, Niagara Falls

Public input on applications is invited. Pursuant to Section 53 of the Planning Act, the Committee of Adjustment for the City of Niagara Falls invites you to participate in a remote public hearing to consider an application for consent (severance) and/or to forward written comments prior to the hearing. Written comments may be sent by mail or email. You can also provide oral input by joining the hearing (electronic or in-person).

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, May 21, 2024 at 4:00 pm, in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

To participate in the remote electronic public hearing and to provide input orally, please pre-register with the Secretary-Treasurer by sending an email to sanderson@niagarafalls.ca or calling 905-356-7521 (Ext. 4281) before 12 noon on May 21, 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: B-2024-002 to B-2024-004

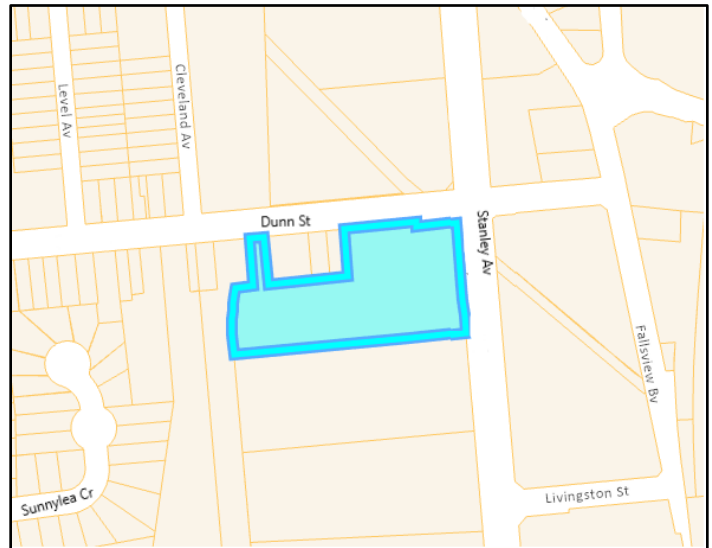
Owner: Stanley JV Inc.

Location: The subject lands known as **6663-6683 Stanley Avenue** located at the southwest corner of Stanley Avenue and Dunn Street.

Proposal:

Applications have been made for:

- a partial discharge of mortgage;
- to create three distinct parcels of land, shown as Severed Lands 1 (red), Severed Lands 2 (blue) and Severed Lands 3 (green) on Schedule 2;
- to facilitate the stratification of the proposed buildings at different levels in accordance with Cross Sections A-A, B-B and D-D of Schedule 3. A strata/vertical severance establishes vertical and horizontal property lines, which delineate changes in ownership in three-dimensional space, whereas traditional land severances are often described in two-dimensional space; and,
- to establish various easements across the three severed parcels of land, as detailed in Schedule 4.



In 2022, the subject lands were rezoned by By-law No. 2022-007 to permit the use of the lands for a 30-storey mixed use development consisting of three towers with 583 dwelling units and 300 hotel rooms with retail and restaurant uses. The proposed consent applications will allow for the construction of each tower to be phased and will not alter the overall intent or appearance of the proposed development, as contemplated through Zoning By-law Amendment application AM-2020-016.

Severed Lands 1 (PL20240135, B-2024-002)

An application has been made for a partial discharge of mortgage and to convey a parcel of land, comprised of Parts 1 to 7 (inclusive) and as shown in red on Schedule 2, with a lot area of 7,643 m². The application also proposes to establish the following easements:

- Parts 2 & 4: easements for ingress and egress for vehicle and pedestrian access in favour of Severed Lands 2 and Severed Lands 3
- Parts 3, 5, 6 & 7: easements for pedestrian access in favour of Severed Lands 2 and Severed Lands 3
- A blanket easement for servicing and drainage on Severed Lands 1 in favour of Severed Lands 2 and Severed Lands 3

Severed Lands 2 (PLCON20240260, B-2024-003)

An application has been made for a partial discharge of mortgage and to convey a parcel of land, comprised of Parts 17 to 33 (inclusive) and as shown in blue on Schedule 2, with a lot area of 3,942.4 m². Further, the application proposes stratification between Severed Lands 2 and Severed Lands 1, specifically between Floor 4 and Floor 5 (208.8 m elevation), as illustrated on Cross Section A-A and Cross Section B-B of Schedule 3. Lastly, the application proposes to establish the following easements:

- Parts 18, 23, 25, 27 & 29: easements for ingress and egress for vehicle and pedestrian access in favour of Severed Lands 1 and Severed Lands 3
- Parts 17, 19, 20 & 21: easements for pedestrian access in favour of Severed Lands 1 and Severed Lands 3
- A blanket easement for servicing and drainage on Severed Lands 2 in favour of Severed Lands 1 and Severed Lands 3

Severed Lands 3 (PLCON20240261, B-2024-004)

An application has been made for a partial discharge of mortgage and to convey a parcel of land, comprised of Parts 8 to 16 (inclusive) and as shown in green on Schedule 2, with a lot area of 3,316.1 m². Further, the application proposes stratification between Severed Lands 3 and Severed Lands 1, specifically between the Underground Floor (UG-1) and the Ground Floor (194.3 m elevation), as illustrated on Cross Section B-B of Schedule 3, and between Underground Floor (UG-1) and the Ground Floor (194.3 m elevation), as illustrated on Cross Section D-D of Schedule 3.

Lastly, the application proposes to establish the following easements:

- Parts 10, 11, 12 & 13: easements for ingress and egress for vehicle and pedestrian access in favour of Severed Lands 1 and Severed Lands 2
- Parts 9, 15 & 16: easements for pedestrian access in favour of Severed Lands 1 and Severed Lands 2
- A blanket easement for servicing and drainage on Severed Lands 3 in favour of Severed Lands 1 and Severed Lands 2

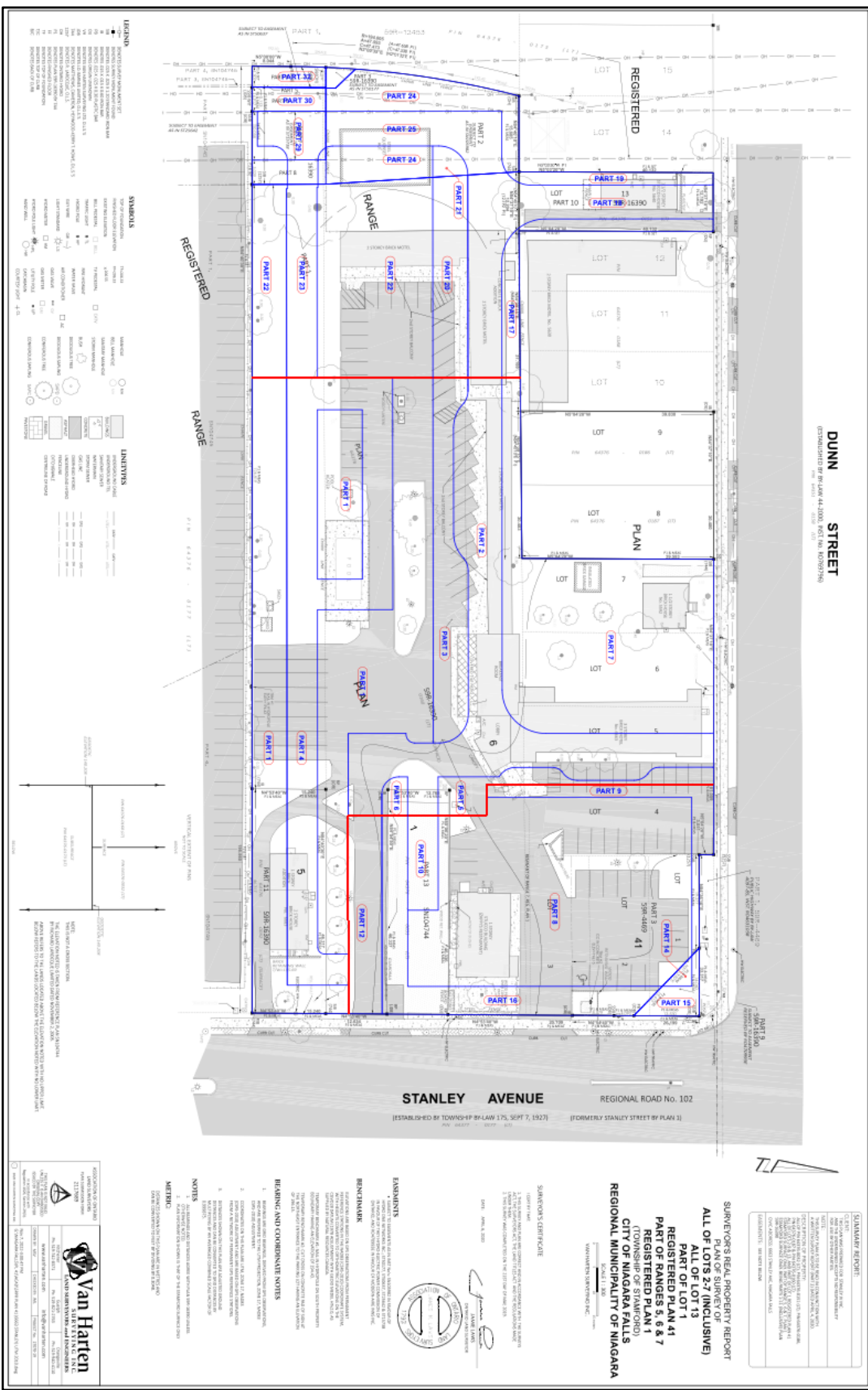
See the sketch on the back for more information.

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 consent, 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.

SCHEDULE 1



DUNN STREET
ESTABLISHED BY BY-LAW 44-100, PART 10, 10/28/79

STANLEY AVENUE REGIONAL ROAD No. 102
[ESTABLISHED BY TOWNSHIP BY-LAW 175, SECT 7, 1927] [FORMERLY STANLEY STREET BY PLAN 1]

STANDARD REPORT:
 CLIENT: VAN HARTEN REALTY INC.
 PROJECT: REAL PROPERTY REPORT FOR VAN HARTEN REALTY INC.
 DATE: 10/28/2020
 SCALE: AS SHOWN
 DRAWN BY: J. VAN HARTEN
 CHECKED BY: J. VAN HARTEN
 APPROVED BY: J. VAN HARTEN
 PROJECT NO.: 2020-001
 PLAN NO.: 1
 SHEET NO.: 1 OF 1

SURVEYOR'S REAL PROPERTY REPORT
ALL OF LOTS 2-7 (INCLUSIVE)
ALL OF LOT 13
PART OF LOT 1
PART OF LOTS 14-15
PART OF RANGES 5, 6 & 7
REGISTERED PLAN 1
(TOWNSHIP OF NIAGARA FALLS)
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

STARTER'S CERTIFICATE
 I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Surveyor in the Province of Ontario, and that I am the author of the above described Plan, and that I am a duly Licensed Professional Surveyor in the Province of Ontario, and that I am the author of the above described Plan, and that I am a duly Licensed Professional Surveyor in the Province of Ontario, and that I am the author of the above described Plan.

[Signature]
 J. VAN HARTEN
 LICENSE NO. 12345
 SURVEYOR

ASSUMPTIONS
 1. THE BOUNDARIES OF THE LOTS ARE AS SHOWN ON THE PLAN.
 2. THE BOUNDARIES OF THE LOTS ARE AS SHOWN ON THE PLAN.
 3. THE BOUNDARIES OF THE LOTS ARE AS SHOWN ON THE PLAN.

REFERENCE
 1. TOWNSHIP OF NIAGARA FALLS, 1920
 2. TOWNSHIP OF NIAGARA FALLS, 1920
 3. TOWNSHIP OF NIAGARA FALLS, 1920

BEARINGS AND DISTANCES

NOTES

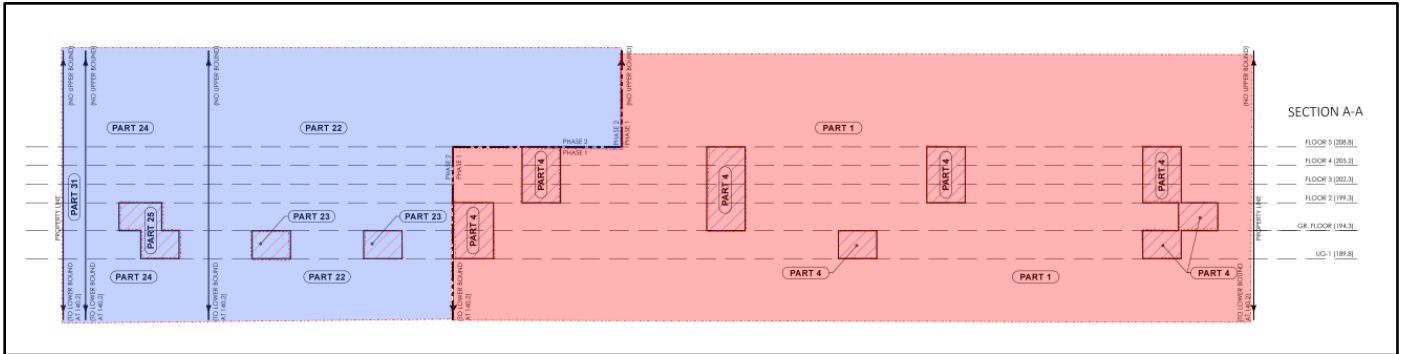
METRICS

AGENCY OF RECORD
Van Harten
 REALTY INC.
 1000 SHEPPARD AVENUE EAST, SUITE 200
 SCARBOROUGH, ONTARIO M1S 1S8
 TEL: (416) 291-1234
 FAX: (416) 291-5678
 WWW.VANHARTENREALTY.COM

SCHEDULE 3 – Strata Severances

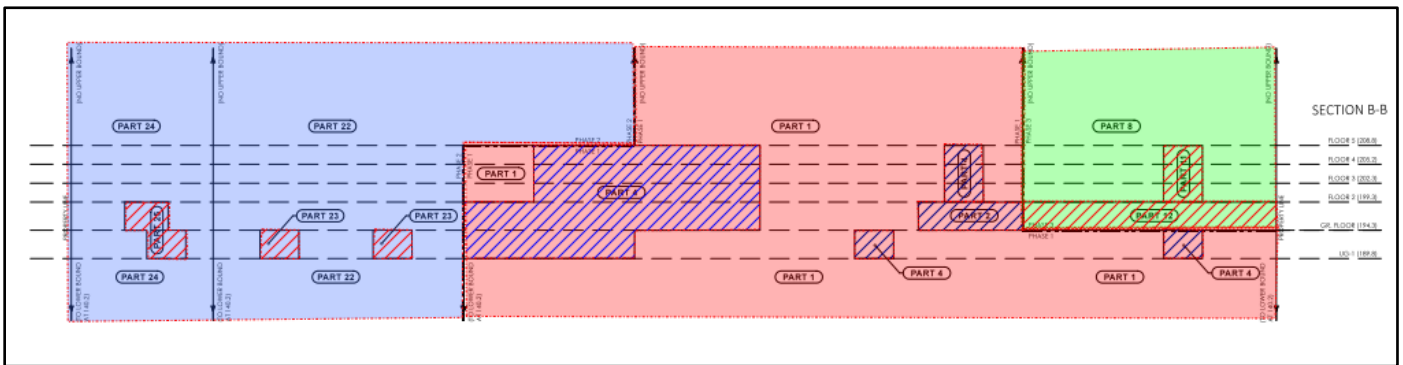
Section A-A

- Property line changes vertically between level 4 and level 5 (208.8 metres)



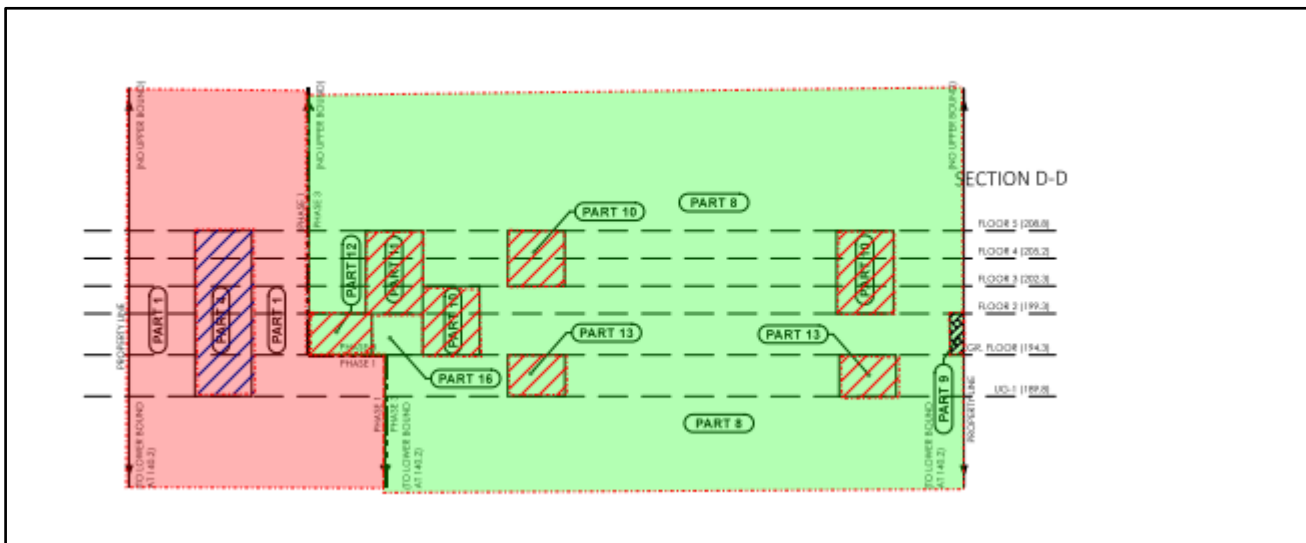
Section B-B

- Property line changes horizontally between the underground level and the ground level – Between UG-1 and Ground Floor (194.3 metres)



Section D-D

- Property line changes vertically between UG-1 and Ground Floor (194.3 metres)



SCHEDULE 4 – Easements

In addition to the easements described below, a blanket easement for servicing and drainage is also proposed on each of the Severed Parts, in favour of the other parts.

Sheet	Severed 1 Lands			Severed 2 Lands			Severed 3 Lands		
	Severed Parts	Easement Parts (in favour of Severed 2 & 3)		Severed Parts	Easement Parts (in favour of Severed 1 & 3)		Severed Parts	Easement Parts (in favour of Severed 1 & 2)	
		Vehicle & Pedestrian	Pedestrian		Vehicle & Pedestrian	Pedestrian		Vehicle & Pedestrian	Pedestrian
Ground Floor	1 to 7	2 & 4	3,5,6 & 7	17 to 31	18, 23, 25, 27 & 29	17, 19, 20 & 21	8 to 16	10 & 12	9,15 & 16
Level 2	1, 4	4	/	22, 23, 24, 26, 28, 30, 31,32 ,33	23	/	8, 10, 11 & 14	10 & 11	/
Levels 3 & 4	1, 4	4	/	22, 23, 24,26, 28, 30, 31,32,33	23	/	8, 10, 11 & 14	10 & 11	/
Levels 5 to 30	1	/	/	22, 24, 26, 28, 30, 31,32, 33	/	/	8 & 14	/	/
Level A (U/G)	1, 4	4	/	22, 23, 24, 25, 26, 28, 29, 30, 31 32 & 33	23, 25, 29, 27	/	8, 13 & 14	13	/