



NOTICE OF APPLICATION & OPEN HOUSE

The City's Planning, Building & Development Department has received applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for the lands noted below.

**Lands east of Dorchester Road and north of Chippawa Parkway (PIDs 348954 & 236544)
Assessment Roll Nos.: 2725110001033060000 & 2725110001127400000
Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision
City Files: AM-2023-028 & 26T-11-2023-004
Applicant/Owner: 1000231385 Ontario Ltd.
Agent: Upper Canada Consultants (Joseph Tomaino)**

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 the applications 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.

Date: Thursday, May 30th, 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 the applications or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED APPLICATIONS

An Official Plan and Zoning By-law Amendment application has been submitted to facilitate a mixed-use development on the subject lands. The application proposes 66 townhouse dwellings, 438 condominium apartment dwelling units, and a 132-unit retirement home. Further, 320 hotel-condominium units are proposed, along with a town centre with various commercial/retail uses. Schedules 1 and 2 show details of the proposal.

The subject lands are located within Special Policy Area 56, and are designated Residential, in part, Mixed Use, in part, and Environmental Protection Area, in part, in accordance with the City's Official Plan and the Riverfront Community Plan. The applicant is requesting to redesignate a portion of the lands that are currently designated Environmental Protection Area to Mixed Use.



The subject lands are zoned General Industrial (GI-56) Zone, in part, and Open Space (OS-611) Zone, in part, in accordance with Zoning By-law No. 79-200, as amended by By-laws No. 1981-062,

2003-046 and 2004-159. The applicant is requesting to rezone the lands to a site-specific Residential Low Density, Grouped Multiple Dwellings (R4) Zone, in part, a site-specific Residential Apartment 5E Density (R5E) Zone, in part, a site-specific Tourist Commercial (TC) Zone, in part, and a site-specific Open Space (OS) Zone, in part.

The concurrent Draft Plan of Subdivision application proposes to establish four blocks (Blocks 1, 2, 5 and 6) for residential and commercial/retail uses, one block (Block 3) for parkland purposes, and three municipal roads (Streets A, B and C), as shown on Schedule 3.

PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the applications may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

HAVE YOUR SAY

Public input on the 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 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 by sending an email to mceci@niagarafalls.ca on or before **May 30th, 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 mceci@niagarafalls.ca before 12:00 PM on **May 30th, 2024**.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at 905-356-7521, extension 4364 between the hours of 8:30 AM and 4:30 PM Monday to Friday or by email anytime at mceci@niagarafalls.ca.

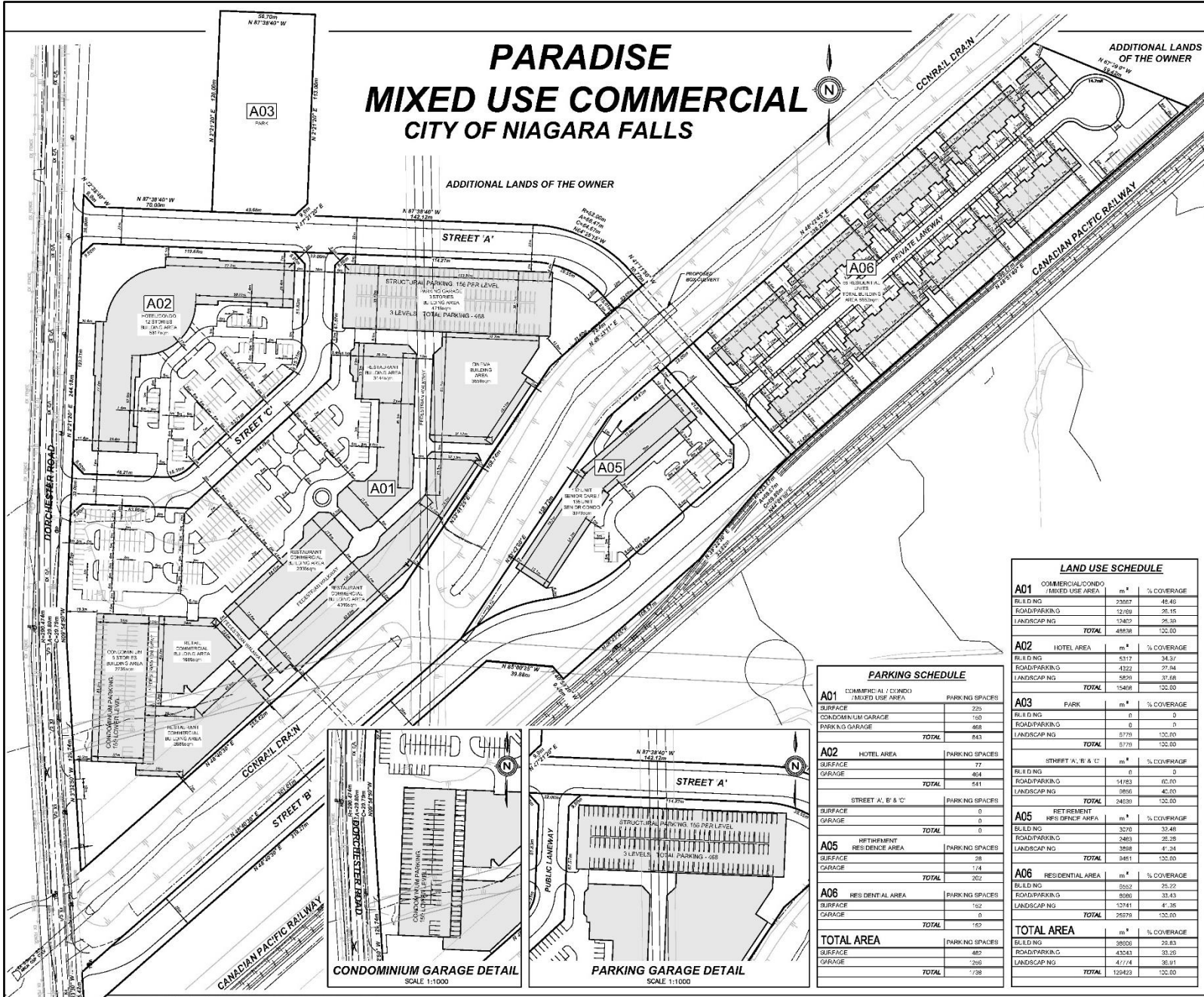
FORMAL PUBLIC MEETING

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 16th day of May, 2024.

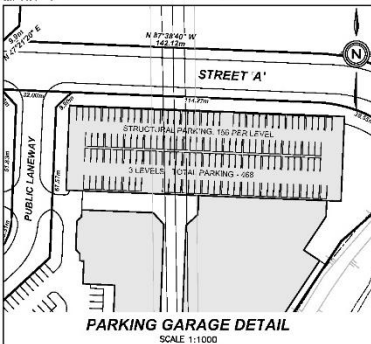
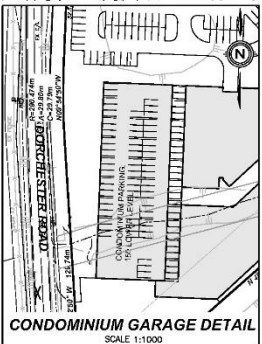
SCHEDULE 1 Conceptual Site Plan

PARADISE MIXED USE COMMERCIAL CITY OF NIAGARA FALLS

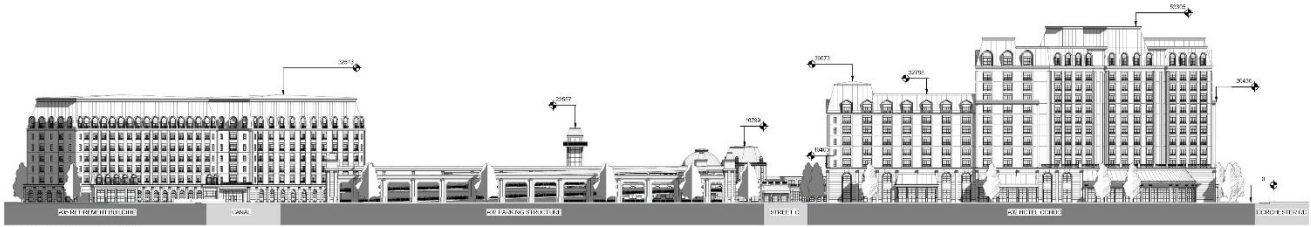


LAND USE SCHEDULE			
A01	COMMERCIAL/CONDO MIXED USE AREA	m ²	% COVERAGE
	BUILDING	23887	48.45
	ROAD/PARKING	12759	26.15
	LANDSCAPING	12407	25.39
	TOTAL	49053	100.00
A02	HOTEL AREA	m ²	% COVERAGE
	BUILDING	5317	34.37
	ROAD/PARKING	4322	27.84
	LANDSCAPING	5259	33.66
	TOTAL	15498	100.00
A03	PARK	m ²	% COVERAGE
	BUILDING	0	0
	ROAD/PARKING	0	0
	LANDSCAPING	5779	100.00
	TOTAL	5779	100.00
	STREET A, B & C	m ²	% COVERAGE
	BUILDING	0	0
	ROAD/PARKING	14783	60.00
	LANDSCAPING	9856	40.00
	TOTAL	24639	100.00
A05	RETIREMENT RESIDENCE AREA	m ²	% COVERAGE
	BUILDING	3270	33.48
	ROAD/PARKING	2483	25.38
	LANDSCAPING	3858	41.14
	TOTAL	9611	100.00
A06	RESIDENTIAL AREA	m ²	% COVERAGE
	BUILDING	8252	25.22
	ROAD/PARKING	8265	25.13
	LANDSCAPING	12741	41.36
	TOTAL	29258	100.00
TOTAL AREA		m ²	% COVERAGE
	BUILDING	38028	23.83
	ROAD/PARKING	43243	26.39
	LANDSCAPING	47774	29.91
	TOTAL	129045	100.00

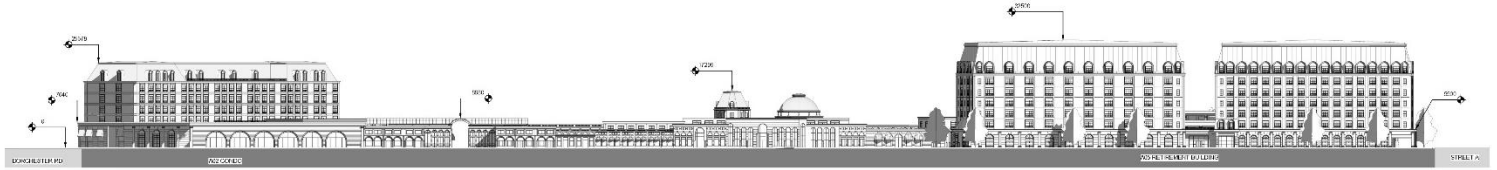
PARKING SCHEDULE			
A01	COMMERCIAL/CONDO MIXED USE AREA	PARKING SPACES	
	SURFACE	225	
	CONDOMINIUM GARAGE	150	
	PARKING GARAGE	468	
	TOTAL	843	
A02	HOTEL AREA	PARKING SPACES	
	SURFACE	77	
	GARAGE	404	
	TOTAL	541	
	STREET A, B & C	PARKING SPACES	
	SURFACE	0	
	TOTAL	0	
A05	RETIREMENT RESIDENCE AREA	PARKING SPACES	
	SURFACE	28	
	GARAGE	174	
	TOTAL	202	
A06	RESIDENTIAL AREA	PARKING SPACES	
	SURFACE	152	
	GARAGE	0	
	TOTAL	152	
TOTAL AREA		PARKING SPACES	
	SURFACE	482	
	GARAGE	726	
	TOTAL	1208	



SCHEDULE 2 Conceptual Elevations



1 STREET A ELEVATION
1:500



2 STREET B ELEVATION
1:500



3 STREET C ELEVATION
1:500



4 STREET DORCHESTER
ELEVATION
1:500

