



NOTICE OF APPLICATION & OPEN HOUSE

The City’s Planning, Building & Development Department has received an application for Official Plan and Zoning By-law Application Combined for the lands noted below.

4709, 4725 AND 4745 BENDER ST, 5655 ONTARIO AVE AND AIR RIGHTS OVER A PORTION OF ONTARIO AVENUE AND LANDS ON THE SOUTHWEST CORNER OF PALMER AVENUE AND BENDER STREET

Assessment Roll No.: 272503000200803, 272503000201000, 272503000200600, 272503000212400 and 272503000212300

Official Plan and Zoning By-law Application Combined: PL20240156

Municipal File #: AM-2024-005

Applicant: Great Lakes Entertainment Canada Ltd.

Agent: Craig Rohe, GSP Planning

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 this application 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.

To accomplish this an Open House has been scheduled for:

Date: Monday June 10th, 2024

Time:5:00 PM

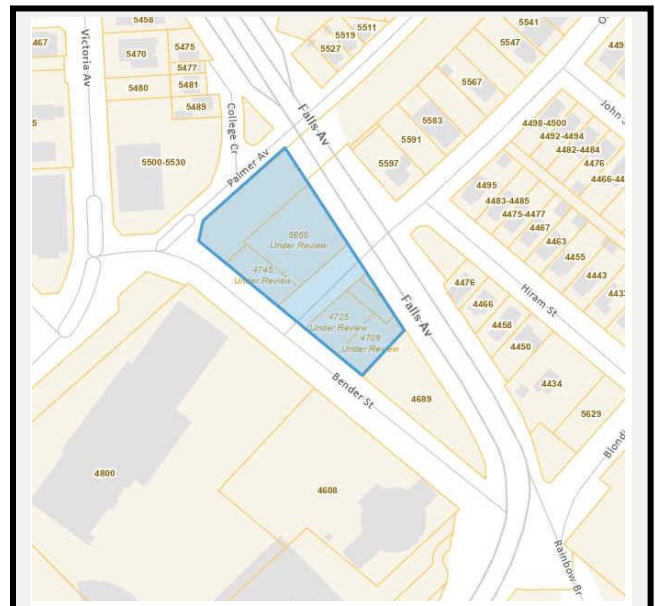
Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal to you and to answer questions. 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 a 17 storey, 402 room hotel, an ice sculpture exhibition centre and a tropical garden exhibition centre. Schedules 1 and 2 show details of the proposed building.

The land is designated Tourist Commercial and within the low rise (4 storey) building height area according to Figure 4 of the City’s Official Plan. The applicant is requesting to place the land under a Special Policy Area to extend the high rise building height area over the subject lands and permit a maximum building height of 17 storeys.



The land is zoned Tourist Commercial (TC) under By-law No. 79-200, as amended. The applicant is requesting site specific rear yard depth, lot coverage, building height (maximum 74.4 metres as measured from the north end of the lands), and number of parking and loading spaces regulations, as well as deeming the Bender Street frontage as the lot frontage, to permit the proposed building.

PLANS & DOCUMENTS

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

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 attending in person or by joining the electronic meeting.

WRITTEN SUBMISSION

Please provide written input 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 abryce@niagarafalls.ca on or before June 10 at 12:00 PM.

ORAL SUBMISSION- If attending remotely using web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email abryce@niagarafalls.ca before 12 noon on June 10.

MORE INFORMATION

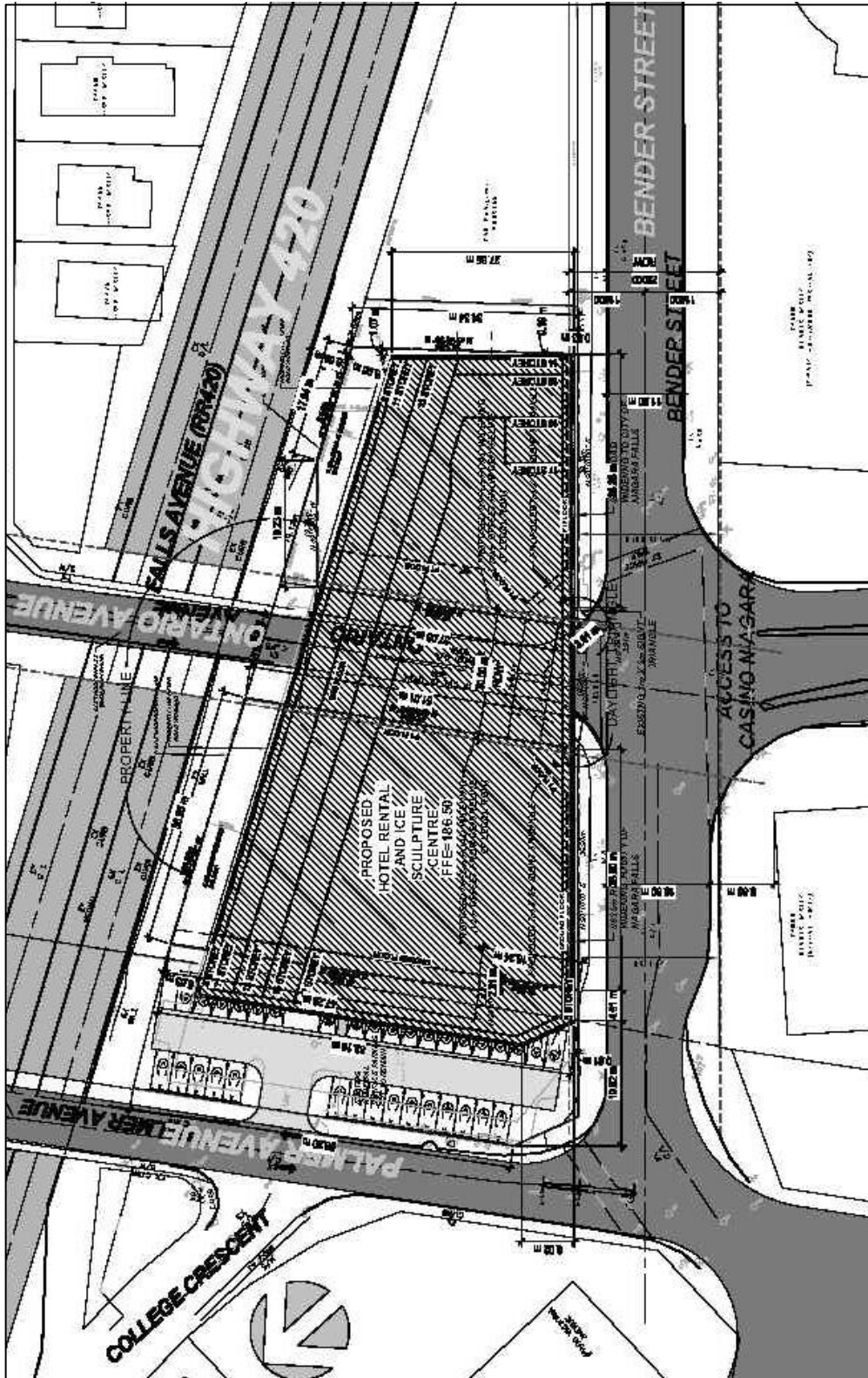
For more information please contact Andrew Bryce , Director of Planning at (905) 356-7521, extension 4232 , between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at abryce@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by 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 to occur.

Dated at the City of Niagara Falls this 27th day of May, 2024.

SCHEDULE 1 (Site Plan)



**SCHEDULE 2
(Perspective)**

