



NOTICE OF PUBLIC MEETING

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

4709, 4725 AND 4745 BENDER ST, 5655 ONTARIO AVE AND AIR RIGHTS OVER A PORTION OF ONTARIO AVE AND LANDS ON THE SOUTHEAST CORNER OF PALMER AVENUE AND BENDER ST
Assessment Roll No.: 272503000200803, 272503000201000, 272503000200600, 272503000212400, 272503000212300 and 272503000202807

Official Plan and Zoning By-law Application – City File: AM-2024-005

Applicant: Great Lakes Entertainment Canada Ltd. (Wynn Xie)

Agent: Craig Rohe, GSP Planning

COUNCIL MEETING

Public Meetings may be attended remotely and electronically or in person.

A Public Meeting of Council has been scheduled for:

Date: November 12, 2024

Time: Public Meetings start at 4:30 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

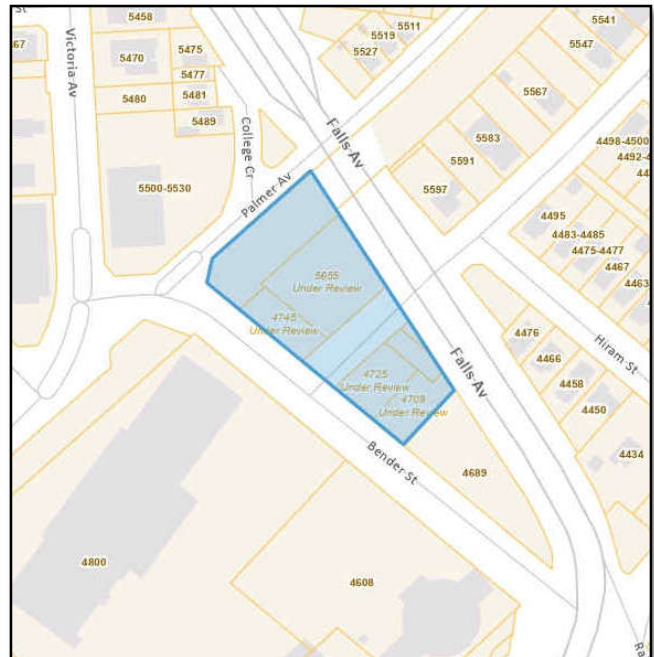
Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENT

An Official Plan and Zoning By-law Amendment application has been submitted to permit a 17 storey, 393 room hotel, an ice sculpture exhibition centre and a tropical garden exhibition centre. Schedule 1 shows 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 extend the high-rise building height area over the subject lands to 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 front and rear yard depth, side yard width, lot coverage, building height (maximum 75 metres as measured from the north end of the lands), and number of parking and loading space regulations, as well as deeming the Bender Street frontage as the lot frontage, to permit the proposed building.



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 by sending an email to abryce@niagarafalls.ca. To include your comments on Council's agenda, it is requested that comments be provided by noon on Friday, November 8, 2024. Comments received after that date will be circulated to City Council.

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 Monday, November 11, 2024. 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 Andrew Bryce, Senior Development Consultant 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. 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

Sections 17 and 34 of the Planning Act

In accordance with Bill 185, which received Royal Assent on June 6th, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the Official Plan Amendment and Zoning By-law will apply, who made oral submissions at a Public Meeting or written submissions to City Council prior to the adoption of the Amendment and passage of the By-law, may appeal the Amendment and/or By-law to the Ontario Land Tribunal. **Third-party appeals are no longer permitted.**

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 Amendment is adopted and 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 Amendment and/or By-law before the Amendment is adopted and the By-law is passed, the person or public body 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 11th day of October, 2024.

Andrew Bryce, MCIP, RPP
Senior Development Consultant

SCHEDULE 1

