



NOTICE OF APPLICATION & OPEN HOUSE

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.

6546 Fallsview Boulevard & 6503-6519 Stanley Avenue
Assessment Roll Nos.: 272503000802600 & 272507000312700
Official Plan and Zoning By-law Amendment Application - City File: AM-2024-003
Owner: Hennepin Realty Holdings Inc. & Hennepin’s View Inc.
Agent: Bousfields Inc. (David Falletta)

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 meeting. Your comments may be given verbally or in a written form.

To accomplish this, an Open House has been scheduled for:

Date: Thursday, June 13th, 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 this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENTS

An Official Plan and Zoning By-law Amendment application has been submitted. Please see the descriptions provided below.

6546 Fallsview Boulevard

The applicant is proposing the development of a mixed-use building consisting of two 58-storey towers (maximum of 60 storeys to accommodate roof features) and a total of 1140 hotel suites and amenities and 126 dwelling units, along with multi-purpose space and various accessory uses. Schedules 1 and 2 show the details of the proposal.

The subject property is designated Tourist Commercial in accordance with the City of Niagara Falls Official Plan, and is located within the Fallsview Tourist Subdistrict. The development is proposed within an area where high-rise buildings (13 to 30 storeys) may be considered, subject to a Zoning By-law Amendment. The applicant is proposing to amend the Official Plan to introduce a special policy area that will permit a maximum building height of 58 storeys, with the option of adding two additional storeys, for a total of 60 storeys, to accommodate roof features.



The property is zoned Tourist Commercial (TC-75 and 599) Zone, in part, in accordance with Zoning By-law

No. 79-200, as amended by By-law No. 2002-210, 2012-60 and 2012-061, and Parking (P-599) Zone, in part, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2002-210, 1988-133 and 2012-060. The applicant is proposing to rezone the property to a site-specific Tourist Commercial (TC) Zone that permits off-site parking at 6503-6519 Stanley Avenue, permits an increase to the maximum height of buildings or structures, eliminates the maximum lot coverage requirement, and establishes the location of the proposed building or structure and requirements for roof features, a maximum floor area, and number of loading spaces. Further, the applicant proposes to consider the whole of the lands for the purpose of calculating minimum lot area.

6503-6519 Stanley Avenue

The applicant is proposing the development of a 7-storey parking garage and hotel guest terminal facility to accommodate off-site parking associated with the mixed-use development at 6546 Fallsview Boulevard. Schedules 3 and 4 show the details of the proposal.

The subject property is designated Tourist Commercial in accordance with the City of Niagara Falls Official Plan, and is located within the Fallsview Tourist Subdistrict. An Official Plan Amendment is not required to facilitate the development of the parking garage.

The subject property is zoned Tourist Commercial (TC-75) Zone in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2012-060 and 2012-061, in part. The applicant is proposing to rezone the property to a site-specific Tourist Commercial (TC) Zone that permits an increase to the maximum height of buildings or structures, and establishes a minimum landscape strip requirement and the location of the proposed building/structure.

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 the application 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 **June 13th, 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 PM on **June 13th, 2024**.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) 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.

SCHEDULE 1 Conceptual Site Plan - 6546 Fallsview Boulevard



SCHEDULE 2
Conceptual Rendering - 6546 Fallsview Boulevard



SCHEDULE 3 Conceptual Site Plan - 6503-6519 Stanley Avenue



SCHEDULE 4
Conceptual Rendering - 6503-6519 Stanley Avenue

