

CITY OF NIAGARA FALLS

By-law No. 2024-___

A by-law to provide for the adoption of Amendment No. ___ to the City of Niagara Falls Official Plan.

THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS, IN ACCORDANCE WITH THE PLANNING ACT, 1990, AND THE REGIONAL MUNICIPALITY OF NIAGARA ACT, HEREBY ENACT AS FOLLOWS:

1. The attached text and map constituting Amendment No. ___ to the City of Niagara Falls Official Plan is hereby adopted.

Read a First, Second and Third time, passed, signed and sealed in open Council this ___ day of _____, 2024.

.....
CITY CLERK

.....
MAYOR

OFFICIAL PLAN AMENDMENT NO. ___

PART 1 – PREAMBLE

(i) Purpose of the Amendment

The purpose of the amendment is to allow for the proposed mixed use development, which shall not exceed 58 storeys and a height of 211 metres and a maximum podium height of 36 metres. The amendment also includes an option to add two storeys, for a total of 60 storeys and a height of 220 metres, to one of the towers and/or an additional height of 10 metres for both towers to accommodate roof features, in order to provide a clearly defined roof feature to enhance the skyline.

(ii) Location of the Amendment

The subject lands are approximately 1.06 hectares (2.6 acres) in size and are located on the east side of Fallsview Boulevard, north of Portage Road.

(iii) Details of the Amendment

Map Change

Schedule A is amended to apply a “Subject to Policy 4.6.11 (□)” label on the subject lands.

Text Change

The amendment adds a new Subsection 4.6.11 to PART 2, SECTION 4 – TOURIST COMMERCIAL.

(iv) Basis of the Amendment

The applicant (Hennepin Realty Holdings Inc.) proposes to utilize an area of 1.06 hectares for a two (2) tower development both at 58 storeys that does not exceed a height of 211 metres with a maximum podium height of 36 metres on the east side of Fallsview Boulevard, north of Portage Road.

The subject lands are designated Tourist Commercial as shown on Schedule A – Future Land Use of the City’s Official Plan.

The amendment meets the intent of the Official Plan as it is in an area where higher densities are directed to and is within an area that is suitable for intensification.

The application has demonstrated that there will be no extensive shadowing on residential areas, and no unacceptable built form impacts on the subject lands or surrounding properties.

PART 2 – BODY OF AMENDMENT

All of this part of the document entitled PART 2 – BODY OF THE AMENDMENT, consisting of the following text and attached map, constitute Amendment No. ___ to the Official Plan of the City of Niagara Falls.

DETAILS OF THE AMENDMENT

The Official Plan of the City of Niagara Falls is hereby amended as follows:

1. MAP CHANGE

The “Area Affected by this Amendment”, shown on the map attached hereto, entitled “Map 1 to Amendment No. ___”, shall be identified as “Subject to Policy 4.6.11(■)” on Figure 4 of PART 2, SECTION 4 – TOURIST COMMERCIAL of the Official Plan.

2. TEXT CHANGE

a. PART 2, SECTION 4 – TOURIST COMMERCIAL, is hereby amended by adding the following new subsection:

4.6.11 ■) Notwithstanding the policies of PART 2, section 4.4.3, and further to the policies of PART 2, section 4.4.4 and PART 4, section 4.5.1, the development of two mixed-use towers may be permitted on the lands at 6546 Fallsview Boulevard. The development may consist of not more than two towers, which shall not exceed 58 storeys and 211 metres in height. An option to add two storeys, for a total of 60 storeys and a height of 220 metres, may be added to one of the towers and/or an additional height of 10 metres for both towers to accommodate roof features where the Director of Planning, Building and Development is satisfied that it will provide a clearly defined roof feature to enhance the skyline.

The amending zoning by-law shall specifically regulate the development in terms of permitted uses, building heights, tower separation distances and setbacks, floor areas and parking.

MAP 1 TO AMENDMENT No. ____ SCHEDULE A TO THE NIAGARA FALLS OFFICIAL PLAN

Subject Lands: 

Proposed Change to Add: Site Specific OPA # ____

