



NOTICE OF APPLICATION & OPEN HOUSE

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

2430 St. Paul Avenue
Assessment Roll No.: 272510000204350
Official Plan Amendment and Zoning By-law Amendment Application - City File: AM-2024-009
Owner: Legion Heights Niagara Inc.
Agent: Michael Allen (ACK Architects Studio Inc.)

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: Monday, June 24th, 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 Amendment and Zoning By-law Amendment application has been submitted to facilitate the development of an apartment dwelling containing two towers with maximum building heights of 15 and 19 storeys and a total of 295 dwelling units. Schedules 1 and 2 show the details of the proposal.

The subject lands are located within Special Policy Area 26 and are designated Residential in accordance with the City of Niagara Falls Official Plan and Official Plan Amendment No. 27, which permits a maximum building height and density of 10 storeys and 75 units per hectare, respectively. An Official Plan Amendment is requested to permit the proposed maximum building heights of 15 and 19 storeys, and a density of 210 units per hectare.



The lands are zoned Residential Apartment 5B Density (R5B-498) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2013-059. The applicant is proposing to repeal By-law No. 2013-059 and rezone the lands to a new site-specific R5B Zone that permits an increase to the maximum height of a building or structure and reductions to the following: minimum lot area for each dwelling unit, minimum front yard depth, minimum interior side yard width, minimum exterior side yard width, and parking requirement.

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 24th, 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 24th, 2024**.

MORE INFORMATION

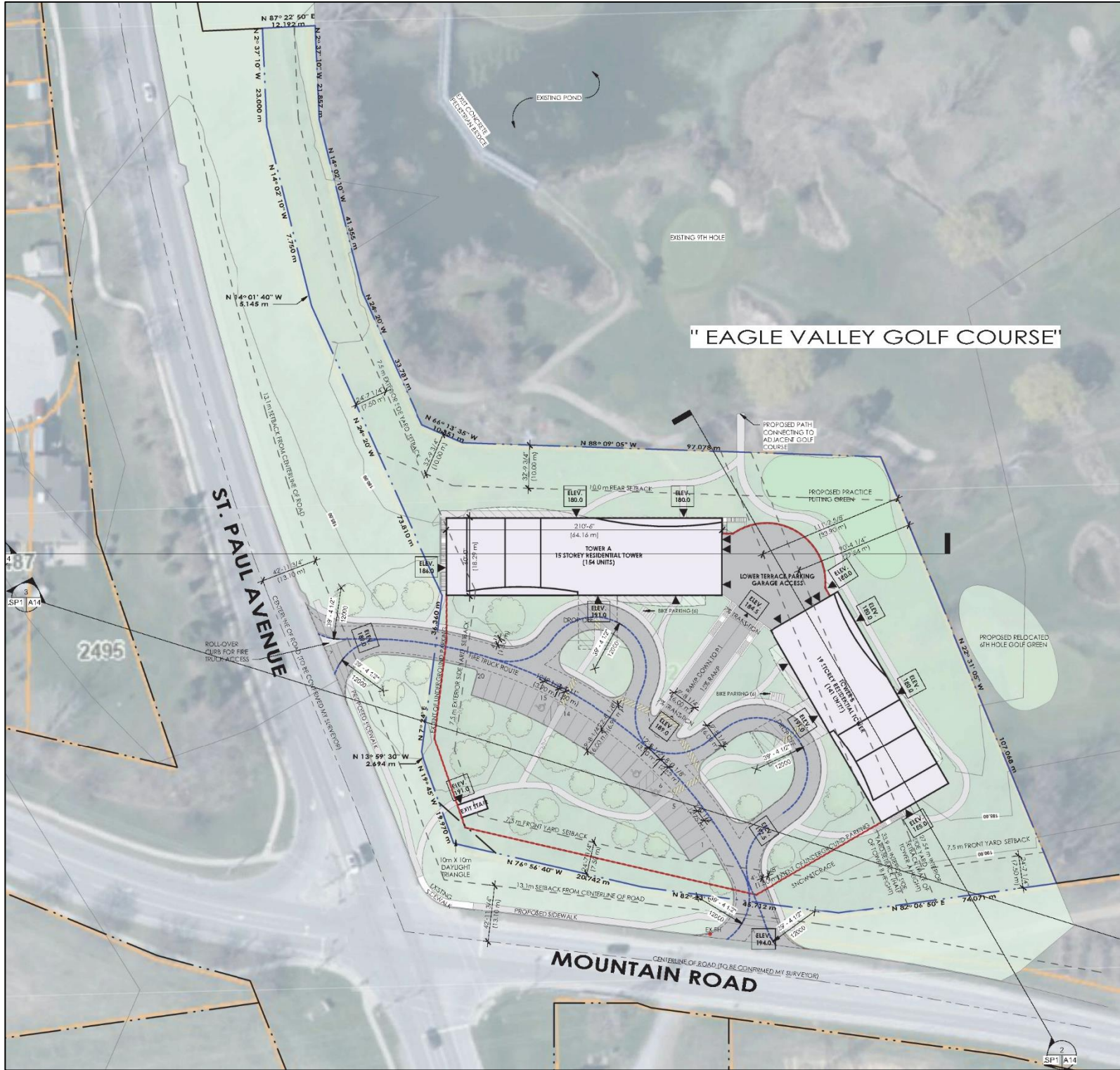
For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) by email anytime at mceci@niagarafalls.ca.

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.

Dated at the City of Niagara Falls this 10th day of June, 2024.

SCHEDULE 1 Conceptual Site Plan



"EAGLE VALLEY GOLF COURSE"

ST. PAUL AVENUE

MOUNTAIN ROAD

SCHEDULE 2 Conceptual Elevations

