



NOTICE OF APPLICATION & REMOTE ELECTRONIC 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.

4499 & 4473-4479 Ferguson Street
Assessment Roll Nos.: 272501000612000 & 272501000611700
Official Plan Amendment & Zoning By-law Amendment Application - City File: AM-2023-035
Applicant: 2808378 ONTARIO INC
Agent: Mitchell Baker, LandPro Planning Solutions 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.

Date: Tuesday, July 9, 2024

Time: 4:30 PM

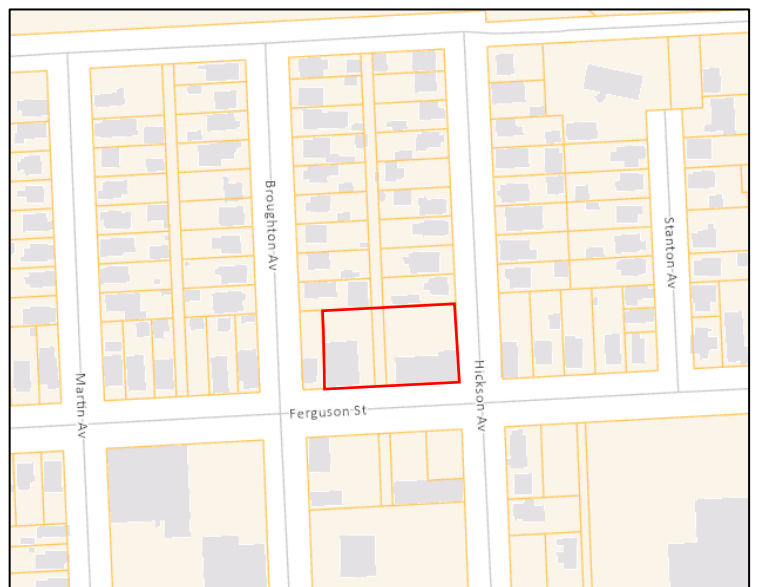
Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

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 permit the conversion and renovation of the two existing buildings on site to 8-unit and 16-unit apartment dwellings. Schedules 1 and 2 show the details of the proposal development.

The subject lands are designated Medium Density Residential, in accordance with the Transit Station Secondary Plan and the City of Niagara Falls Official Plan. This designation permits a density ranging from 50 to 75 units per hectare. An Official Plan Amendment is requested to permit a maximum density of 128 units per hectare.



The subject lands, municipally known as 4499 and 4473-4479 Ferguson Street, are zoned Neighbourhood Commercial (NC) Zone in accordance with Zoning By-law No. 79-200. The applicant is requesting to rezone the lands to a site-specific Residential 5C Density zone (R5C), which would permit the proposed apartment dwellings. Site-specific provisions are being requested to address the following: reductions to the minimum front yard depth, rear yard depth, exterior side yard width and minimum landscaped open space, as well as increases to maximum lot coverage

and the number of apartment dwellings on one lot. The site-specific provisions have been requested to recognize existing deficiencies/conditions

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 Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to croome@niagarafalls.ca on or before **July 9th, 2024**.

ORAL SUBMISSION – If attending remotely using web-based platform.

To attend and/or participate remotely at the electronic Open House, please pre-register by sending an email croome@niagarafalls.ca before 12 noon on **July 9th, 2024**.

MORE INFORMATION

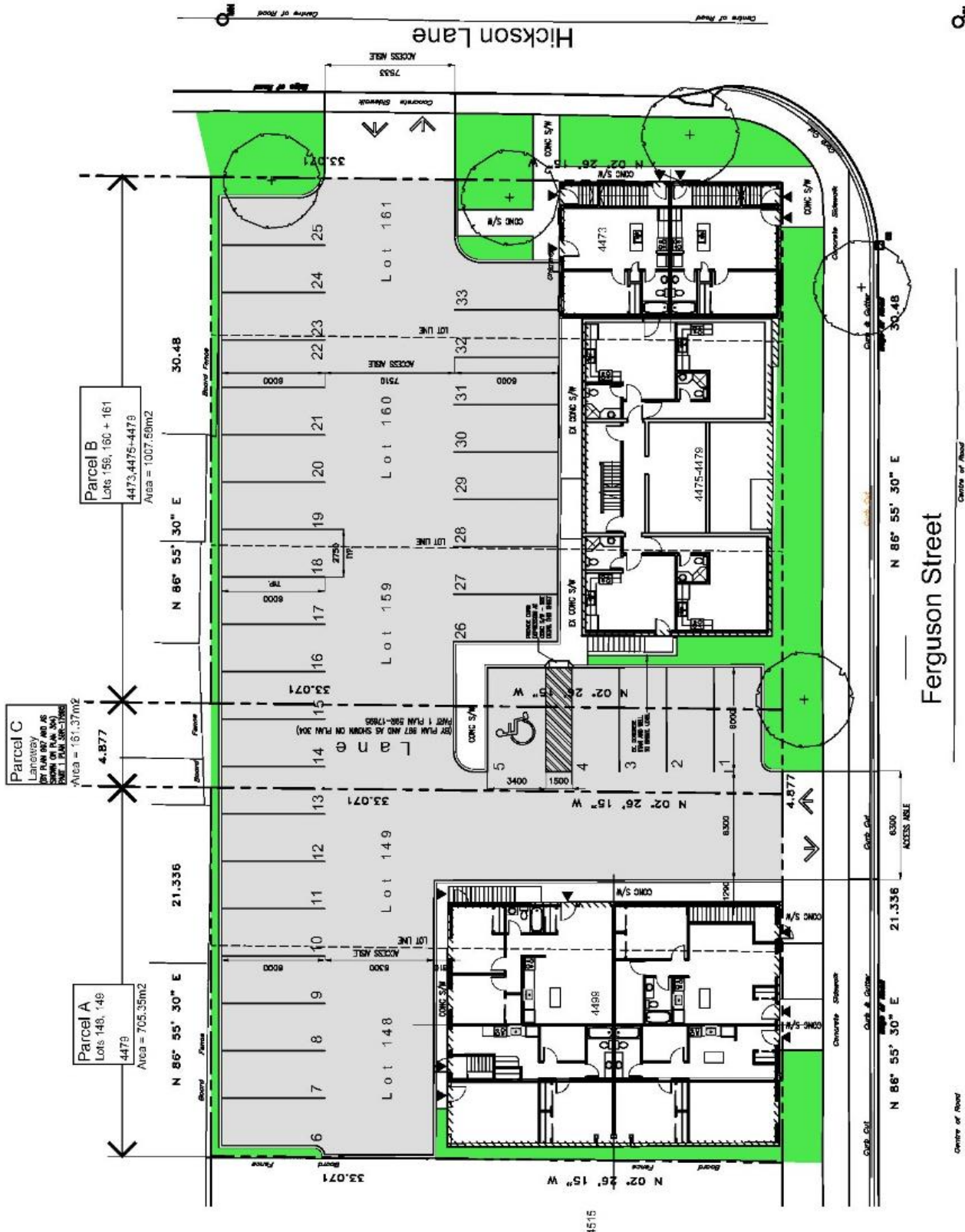
For more information, please contact Chris Roome, Planner 2, at (905)356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at croome@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal/statutory 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 scheduled to occur.

Dated at the City of Niagara Falls this 25th day of June, 2024.

SCHEDULE 1



Centre of Road

Ferguson Street

Hickson Lane

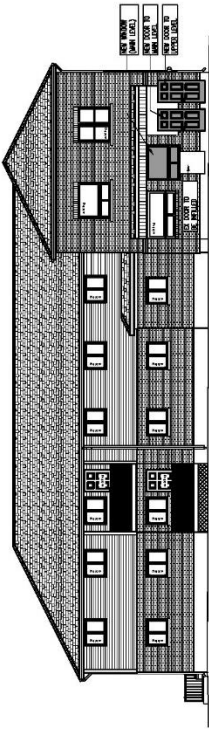
Centre of Road

Centre of Road

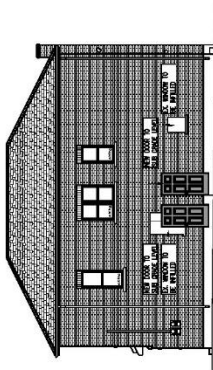
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SCHEDULE 2

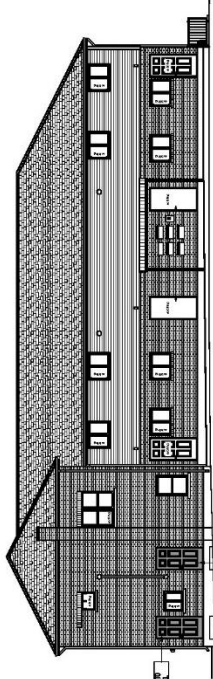
Existing Building Elevations - Building "A"
Parcel "B" - 4473, 4475+ 4479 Ferguson Lots 159 160 + 161



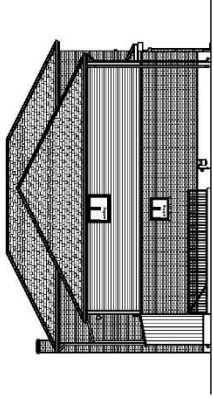
Existing South Elevation Facing Ferguson
SCALE



Existing East Elevation Facing Hickson
SCALE



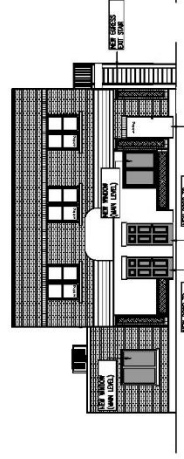
Existing South Elevation Facing Parking Area
SCALE



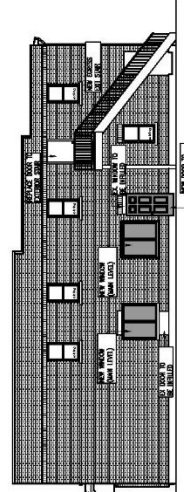
Existing West Elevation Facing 4499
SCALE

total 16 Dwelling Units Contained within Building "A"

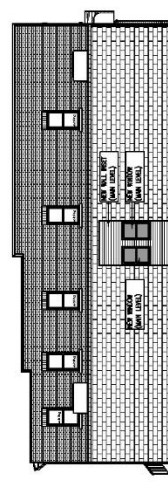
Existing Building Elevations - Building "B"
Parcel "A" - 4499 Ferguson Lots 148 + 149



Existing South Elevation Facing Ferguson
SCALE



Existing West Elevation Facing 4479
SCALE



Existing East Elevation Facing 4515
SCALE



Key Plan

OWNER'S NAME _____	DATE _____
SIGNATURE _____	MAYOR _____
THE CITY OF INDIANAPOLIS	
CLERK _____	DATE _____

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