



# 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.

**4280 Fourth Avenue**  
**Official Plan and Zoning By-law Amendment Application- City File: AM-2024-010**  
**Applicant: 1274505 Ontario Ltd.**  
**Agent: Aaron Butler (NPG Planning Solutions)**

## 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 Public Meeting. Your comments may be given verbally or in a written form. To accomplish this Open House has been scheduled for:

**Date: Monday, July 22, 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 to you 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 AMENDMENT

An Official Plan and a Zoning By-law amendment application has been submitted to facilitate the development of 72 stacked townhouse dwellings in 5 blocks. Schedule 1 shows the details of the proposal.

The applicant is proposing to introduce a Special Policy Area to permit a maximum density of a 100 units per hectare on a local road. Where the maximum density allowed in the City’s Official Plan is 75 units per hectare on a collector road.

The lands are currently zoned Light Industrial (LI) Zone in accordance with Zoning By-law No. 79-200, as amended. The applicant is proposing to rezone the lands to a site-specific Residential Apartment 5C Density Zone to permit the proposed stacked townhouse development. The applicant is also requesting relief from the Zoning By-law for a reduced minimum front yard depth, reduced minimum interior side yard width, reduced parking standard per dwelling unit, reduced minimum landscaped open space, reduced parking aisle width, reduced minimum amenity space, and to restrict the height of the building to 11 metres.



## **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 virtual 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 sending an email to [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) on or before **July 22<sup>nd</sup>, 2024**.

## **ORAL SUBMISSION – If attending virtually using web-based platform.**

To participate remotely at the Open House please pre-register by sending an email [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) before 12 noon on **July 22<sup>nd</sup>, 2024**.

## **MORE INFORMATION**

For more information please contact Nick DeBenedetti, Planner 2, at (905)356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca).

## **FORMAL PUBLIC MEETING**

The formal 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 to occur.

Dated at the City of Niagara Falls this 8<sup>th</sup> day of July 2024.

Nick DeBenedetti, MCIP, RPP  
Planner 2

# SCHEDULE 1

## Conceptual Site Plan



# SCHEDULE 2

## Conceptual Elevations

