



**NOTICE OF PUBLIC COMMITTEE OF  
ADJUSTMENT HEARING**

**Tuesday, August 27, 2024, 4:00 p.m.**

**Niagara Falls City Hall**

**4310 Queen Street, Niagara Falls**

Public input on applications is invited. Pursuant to Section 45 of the *Planning Act*, the Committee of Adjustment for the City of Niagara Falls invites you to participate in a public hearing to consider an application for minor variances and/or to forward written comments prior to the hearing. Written comments are the preferred method of receiving public input and may be sent by mail or email. You can also provide oral input by joining the hearing either in person or electronically.

All interested persons are invited to attend this hearing to find out more about this application and offer comments. The public hearing is scheduled to take place on Tuesday, August 27, 2024 at 4:00 PM in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

To participate remotely in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to sanderson@niagarafalls.ca or calling (905) 356-7521 (Ext. 4281) before 12 noon on Tuesday, August 27, 2024. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing.

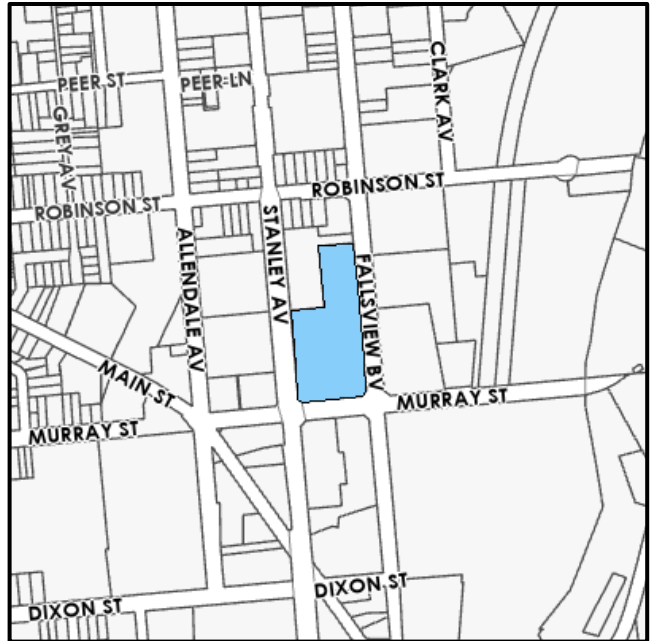
**File: PLVAR20240509, Municipal File #: A-2024-032**

**Owner: 5009868 ONTARIO LTD**

**Location:** The subject property known as 6289 Fallsview Boulevard is located on the corner of Stanley Avenue, Murray Street and Fallsview Boulevard.

The applicant is requesting the Committee of Adjustment to consider minor variances from provisions of Zoning By-law No 79-200, as amended, through a process permitted by Section 45(1) of the Planning Act (R.S.O. 1990, c.P.13).

**Proposal:** The applicant is proposing to construct a new hotel on the lands while maintaining a portion of the existing Wyndham Garden Tower “B” and reworking the existing parking area. The subject property is zoned Tourist Commercial (TC-1118 & 1174) Zone, in accordance with Zoning By-law No. 79-200, as amended by site specific By-law No. 2022-063, 2020-045, 2012-061 and 2012-060 and further amended by Committee of Adjustment Decision A-2024-003. The following variances have been requested:



| By-law Provision  | By-law Requirement   | Proposed  | Extent   |
|---|--|---|--|
| Maximum height of buildings or structures (By-law 2020-045) | <b>Building A</b><br>68 metres and a maximum of 16 storeys, as measured from | <b>Building A</b><br>73 metres and 18 storeys, as measured from Geodetic Survey | <b>Building A</b><br>5 metres and 2 storeys, as measured from Geodetic Survey of |

|                                 |   |  |   |
|---------------------------------|---|--|---|
|                                 | <p>Geodetic Survey of Canada elevation 193.7 metres, which shall include a roof feature as required by clause (d) of this section and is subject to sections 9 and 10 of this by-law.</p> <p><b>Building B</b><br/>59 metres and a maximum of 14 storeys, as measured from Geodetic Survey of Canada elevation 193.7 metres, which shall include a roof feature as required by 6(d) of Bylaw 2020-045 and subject to sections 9 and 10 of By-law 2020-045.</p> <p><b>Fitness Pool Wing</b><br/>16.3 metres and a maximum of 4 storeys above grade as measured from Geodetic Survey of Canada elevation 193.7m</p> | <p>of Canada elevation 193.7 metres, which shall include a roof feature as required by clause (d) of this section and is subject to sections 9 and 10 of this by-law.</p> <p><b>Building B</b><br/>59 metres and a maximum of 15 storeys, which shall include a terrace on the roof of the 15<sup>th</sup> floor, as measured from Geodetic Survey of Canada elevation 193.7 metres, which shall not include a roof feature.</p> <p><b>Fitness Pool Wing</b><br/>17 metres and a maximum of 4 storeys above grade as measured from Geodetic Survey of Canada elevation 193.7m.</p> | <p>Canada elevation 193.7 metres, which shall include a roof feature as required by clause (d) of this section and is subject to sections 9 and 10 of this by-law.</p> <p><b>Building B</b><br/>1 storey which will include a terrace on the roof on the 15<sup>th</sup> floor, as measured from Geodetic Survey of Canada elevation 193.7 metres, which shall not include a roof feature.</p> <p><b>Fitness Pool Wing</b><br/>0.7 metres and a maximum of 4 storeys above grade as measured from Geodetic Survey of Canada elevation 193.7m.</p> |
| Roof Feature (By-law 2020-045)  | A building having a height greater than 21 metres shall have a roof feature which varies from a minimum height of 1 metre to a maximum height of 10 metres above the top storey and shall not contain a place of occupancy other than an open terrace for a maximum of 50 persons, exclusive of staff.  | A new terrace on a portion of the roof of the 15 <sup>th</sup> storey of Building “B”, made accessible to the 16 <sup>th</sup> storey of Building “A”. The observation terrace shall not have a roof feature but will provide guardrails.  | To permit an observation terrace with guardrails without a roof feature on a portion of the roof of the 15 <sup>th</sup> storey of Building “B”, made accessible to the 16 <sup>th</sup> storey of Building “A”.  |
| Parking and Access Requirements | <b>Dwelling units</b><br>1.4 parking spaces for each dwelling unit  | <b>Dwelling Units</b><br>1.25 parking spaces for each dwelling unit  | 0.15 parking spaces for each dwelling unit  |

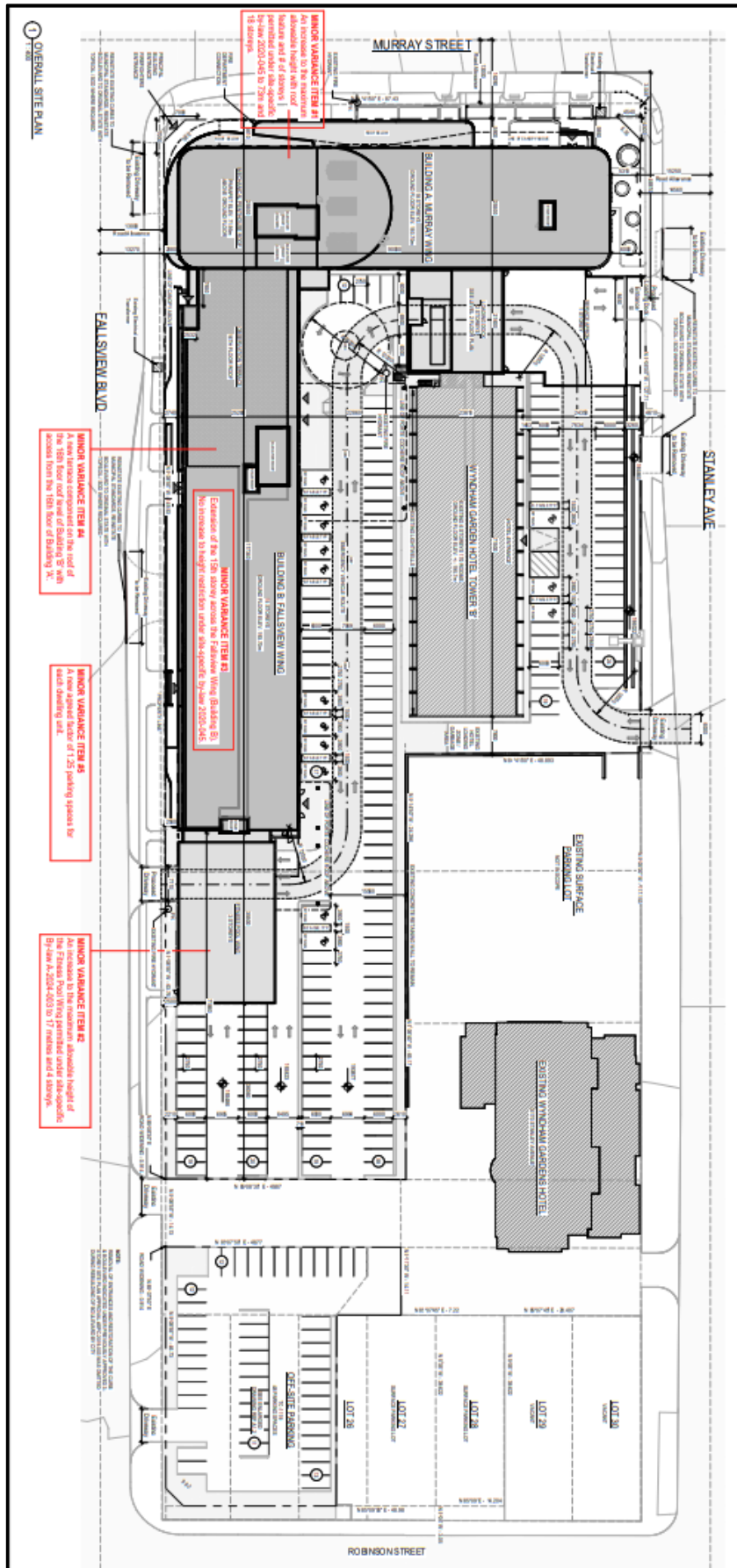
**See the sketch (Schedule 1 & 2) on the following page for more information**

An applicant, the minister, a specified person or public body as defined in the *Planning Act* that has an interest in the matter may appeal the decision of the Committee of Adjustment to the Ontario Land Tribunal within 20 days of the making of the decision by filing a notice of appeal with the Secretary – Treasurer.

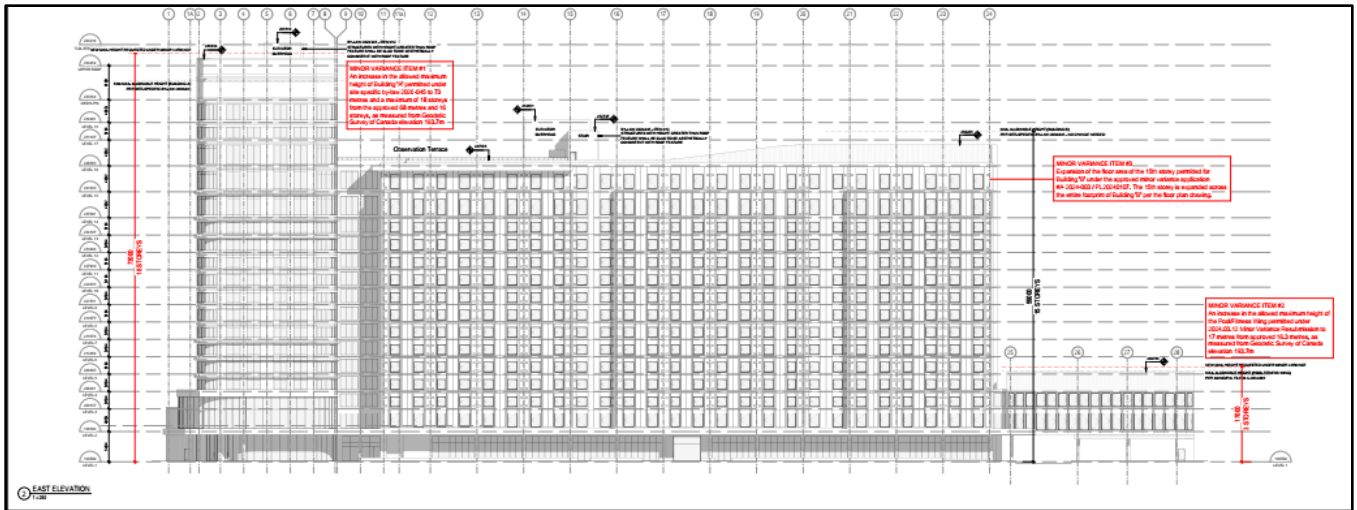
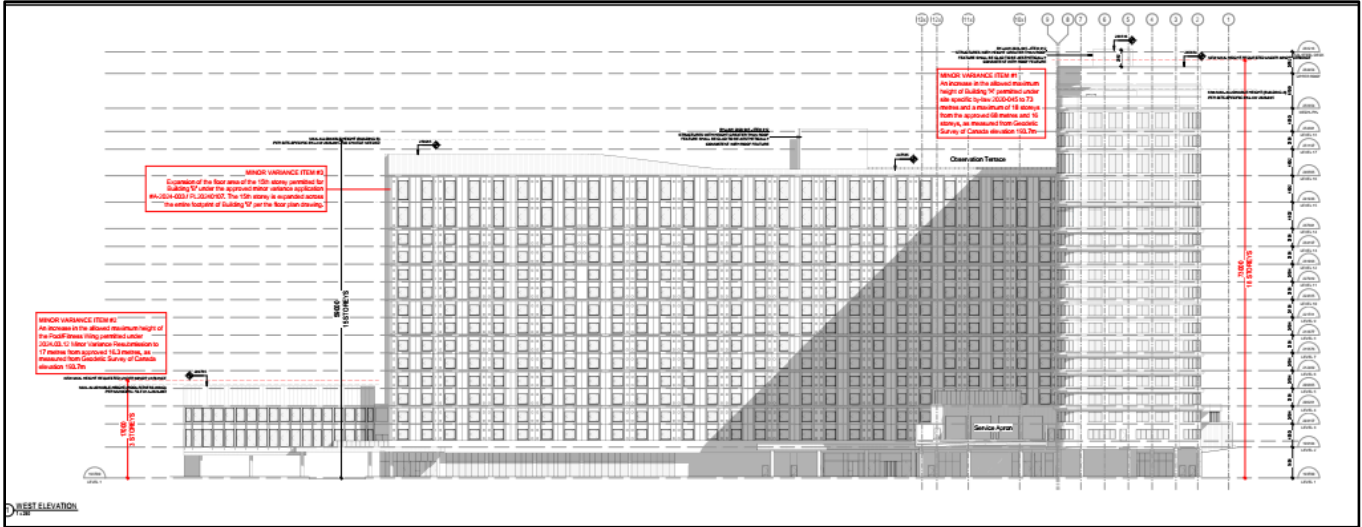
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed Minor Variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5.

Additional information is available from Planning & Development or by telephoning Suzanne Anderson, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4281 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [sanderson@niagarafalls.ca](mailto:sanderson@niagarafalls.ca).

# SCHEDULE 1



# SCHEDULE 2



# SCHEDULE 3

