



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.

7230 Lundy’s Lane (PID 22160)
Assessment Roll No.: 272509000729600
Official Plan and Zoning By-law Amendment Application - City File: AM-2024-021
Owner: 1000458545 Ontario LTD.
Agent: Upper Canada Consultants (William Heikoop)

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 these applications 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.

Date: Tuesday, September 3rd, 2024

Time: 4:30 PM

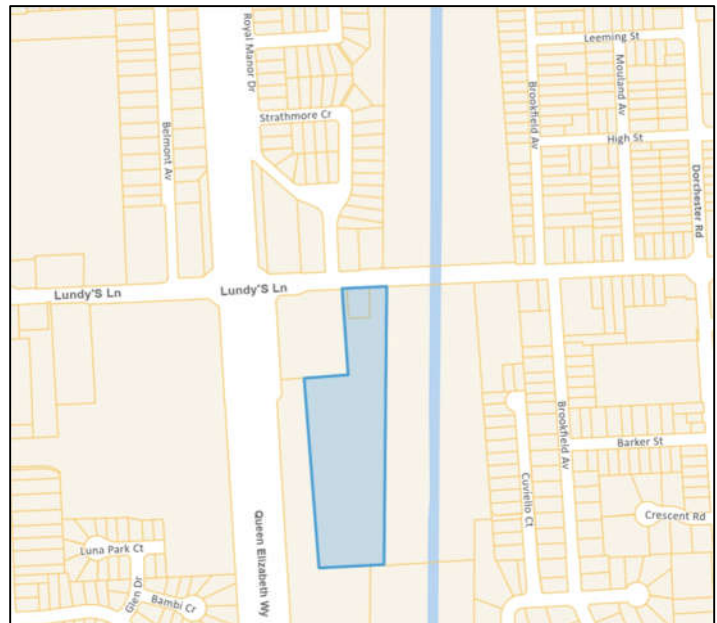
Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

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 AMENDMENT

Official Plan and Zoning By-law Amendment applications have been submitted to facilitate the development of 2 9-storey apartment buildings containing 25 units each, for a total of 50, and a density of 63 units per hectare. Schedules 1 and 2 show the details of the proposal.

The subject property is designated Tourist Commercial as well as Residential and Environmental Conservation in part, and is located within the Lundy’s Lane Satellite District in accordance with the City of Niagara Falls Official Plan. The Tourist Commercial designation permits various residential uses, including standalone buildings, and a maximum density ranging from 50-100 units per hectare.



The property is zoned Tourist Commercial (TC) Zone, and Prestige Industrial (PI) zone in part, in accordance with Zoning By-law No. 79-200. The application proposes to rezone the property to a site-specific Tourist Commercial (TC) Zone to permit the proposed apartment dwellings and reductions to the rear yard depth, increase in height and reduction of yard setbacks to open balconies.

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 croome@niagarafalls.ca on or before **September 3rd, 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 croome@niagarafalls.ca before 12 PM on **September 3rd, 2024**.

MORE INFORMATION

For more information, please contact Chris Roome, Planner 2 at (905) 356-7521, extension 4246, between the hours of 8:30 AM and 4:30 PM Monday to Friday or by email anytime at croome@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.

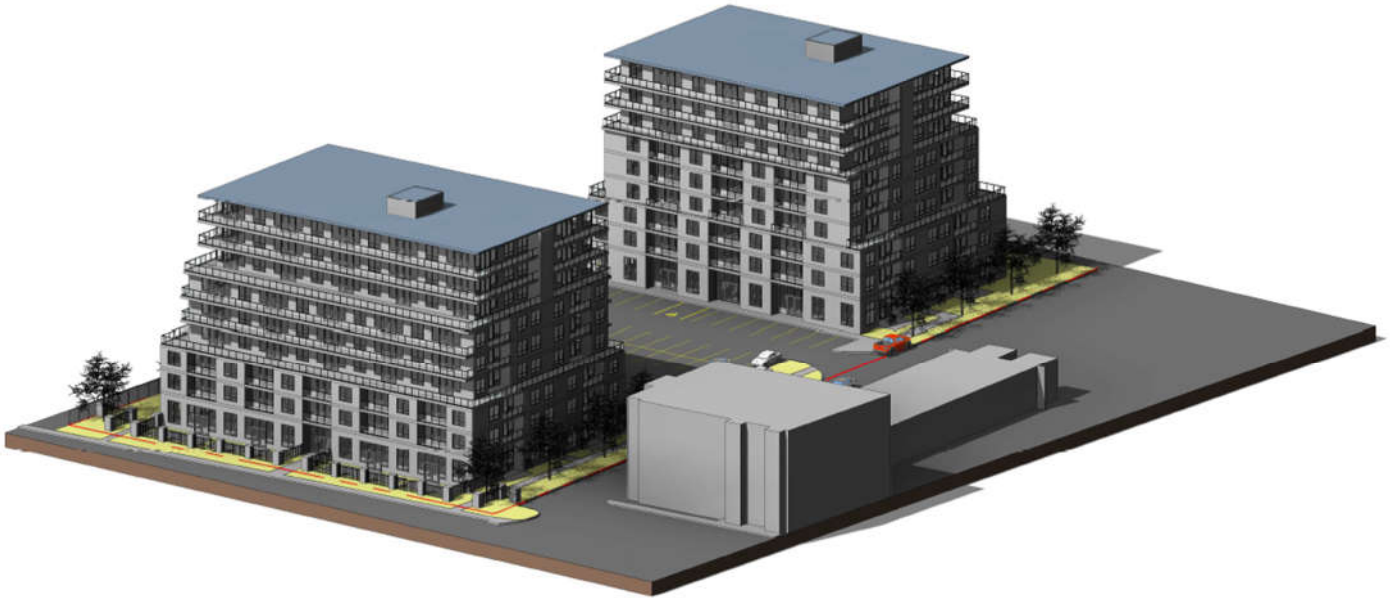
Dated at the City of Niagara Falls this 20th day of August 2024.

SCHEDULE 1 Conceptual Site Plan



SCHEDULE 2 Conceptual Elevations

Proposed Site Plan
1:400



3D VIEW LOOKING SOUTH EAST