



NOTICE OF APPLICATION & OPEN HOUSE

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

3897 Welland Street (PID 25354)
Assessment Roll No.: 272512000509300
Zoning By-law Amendment Application - City File: AM-2021-026
Owner: Paul Peter Tries & Gayle Amy Tries
Agent: NPG Planning Solutions (Aaron Butler / Asawari Modak)

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.

Date: Monday, June 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.

NOTE: An Open House was previously held on February 7th, 2022. At that time, the applicant was proposing 8 stacked townhouse dwellings and a density of 62 units per hectare. The applicant has since amended the proposal. An Official Plan Amendment is no longer required as the proposed density has decreased and now conforms with the City’s Official Plan.

PROPOSED AMENDMENT

A Zoning By-law Amendment application has been submitted to facilitate the development of 5 on-street townhouse dwellings and a density of 38.4 units per hectare. Schedules 1 and 2 show the details of the proposal.



The subject property is designated Residential in accordance with the City of Niagara Falls Official Plan. The Residential designation permits various residential uses, including on-street townhouse dwellings, and a maximum density of 40 units per hectare.

The property is zoned Residential Two (R2) Zone in accordance with Zoning By-law No. 79-200. The application proposes to rezone the property to a site-specific Residential Mixed (R3) Zone to permit the proposed on-street townhouse dwellings and reductions to the rear yard depth. Further, the applicant is proposing to establish Oliver Street as the front lot line.

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 dfoley@niagarafalls.ca on or before **June 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 dfoley@niagarafalls.ca before 12 PM on **June 3rd, 2024**.

MORE INFORMATION

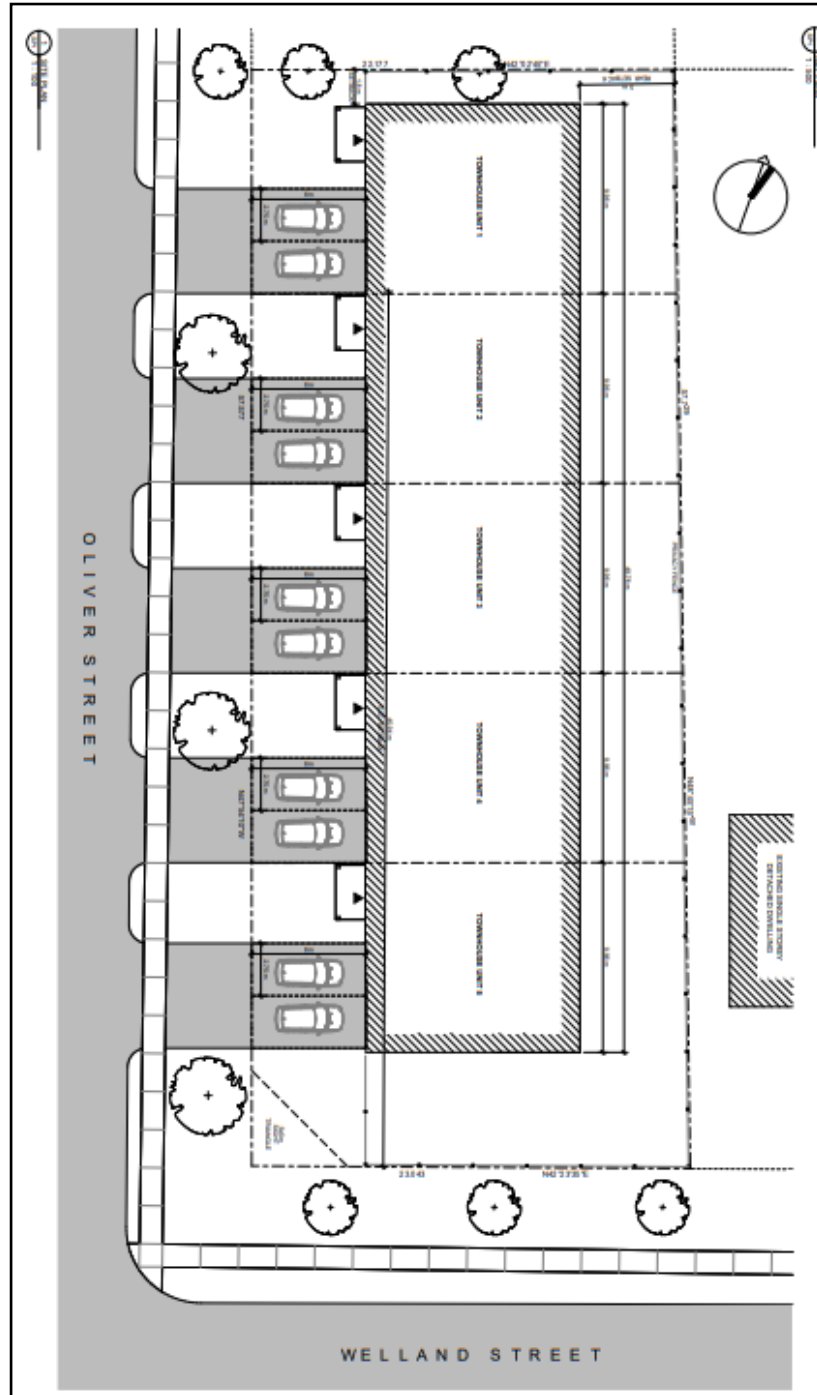
For more information, please contact Danielle Foley, Senior Planner (Long Range Planning Initiatives) at (905) 356-7521, extension 4297, between the hours of 8:30 AM and 4:30 PM Monday to Friday or by email anytime at dfoley@niagarafalls.ca.

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 16th day of May 2024.

SCHEDULE 1 Conceptual Site Plan



SCHEDULE 2 Conceptual Elevations

