



## NOTICE OF APPLICATION & OPEN HOUSE

Due to the ongoing Canada Post labour disruption, this Notice is being published in the newspaper in lieu of being provided by ordinary mail.

The City of Niagara Falls is initiating an Official Plan and Zoning By-law Amendment for 4500 Park Street and 4200 Queen Street (Municipal File # AM-2024-036, PLOPZB20240794).

### OPEN HOUSE

The City wants to give you an opportunity to hear about the amendments, ask questions, and provide comments 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, an Open House has been scheduled for:

**Date: Thursday December 19, 2024 Time: 4:30 PM**

**Place: City Hall, Committee Room 2, 4310 Queen Street**

### PROPOSED AMENDMENTS

#### 4500 Park Street (272501000507201) Lots 1-9, Part Lot 9 Block BB Plan 999-1000

The City of Niagara Falls is initiating an Official Plan Amendment and Zoning By-law Amendment to permit a 20 storey residential use building.

The property is designated Mixed Use 1 in the Transit Station Secondary Plan which permits mixed use buildings to a maximum height of 10 storeys. The Special Policy Area designation will permit a maximum height of 20 storeys and introduce updated urban design policies.

The property is zoned Central Business Commercial 4 Zone (CB4-1). The site specific CB4 zone will permit a maximum height of 20 storeys, establish yard setbacks, bicycle parking, amenity area, and window glazing regulations, in addition to built form regulations.

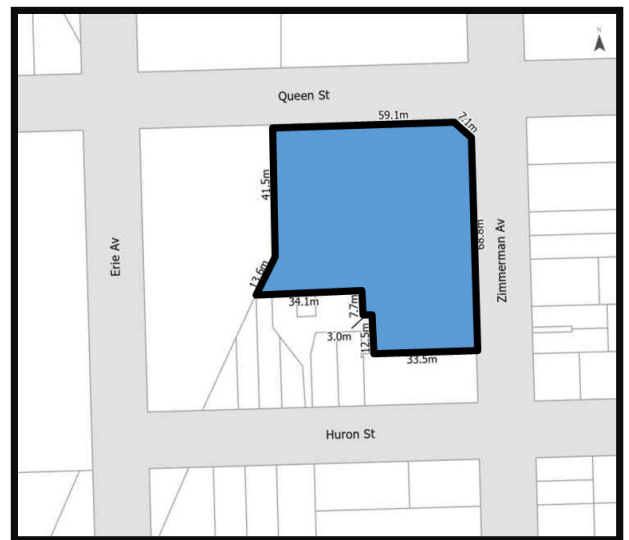


#### 4200 Queen Street (272501000301201 and part of 272501000309300) Block F Part Lots 2,3 7-11 Plan 999-1000; and Part Lots 5, 10 and 11, all of Block F Plan 999-1000

The City of Niagara Falls is initiating an Official Plan Amendment and Zoning By-law Amendment to permit a 20 storey mixed use building.

The property is designated Mixed Use 1, in part, and Open Space, in part, in the Transit Station Secondary Plan which permits mixed use buildings to a maximum height of 6 storeys. The Special Policy Area designation will permit a maximum height of 20 storeys, add public and private school and student residence as permitted uses, and introduce updated urban design policies. In addition, it will redesignate the Open Space portion, currently used as parking spaces, Mixed Use 1.

The property is zoned Central Business Commercial 2 Zone (CB2). The site specific CB2 zone will permit a maximum height of 20 storeys, add permitted uses (public and private school, student residence), establish yard setbacks, bicycle parking, amenity area, and window glazing regulations, in addition to built form regulations.



Further, By-law 79-200 is being amended to reduce the required Queen Street right-of-way from 23 metres to 20 metres.

### DOCUMENTS

Digital copies of plans and documents submitted with the applications may be obtained at: <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

### HAVE YOUR SAY

Public input on the application is invited. 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 Julie Hannah, Manager of Policy Planning, at [jhannah@niagarafalls.ca](mailto:jhannah@niagarafalls.ca) on or before December 18th, 2024.

If attending the Open House remotely, please pre-register by sending an email to Julie Hannah, Manager of Policy Planning, at [jhannah@niagarafalls.ca](mailto:jhannah@niagarafalls.ca), or by calling 905-356-2354 ext. 4107, before 12:00 PM on **December 19th, 2024**.

### 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 after the Open House and thirty (30) days before the Public Meeting is to occur.

**DATED** at the City of Niagara Falls, Ontario this 30th day of November 2024.