



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.

4500 Park Street (272501000507201)
Lots 1-9, Part Lot 9 Block BB Plan 999-1000
Official Plan and Zoning By-law Amendment Applications
City File: AM-2024-036
Applicant: Elite Developments
Agent: The Biglieri Group Ltd.

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 an Open House has been scheduled for:

Date: Wednesday, November 19th, 2025

Time: 4:30 PM

Location: Memorial Room, Gale Centre, 5152 Thorold Stone Road, Niagara Falls

City staff and the applicant will be available to present the proposal and answer questions. Comments may be provided verbally at the meeting or submitted in writing. Details on how to participate or provide input are included below.

PROPOSED AMENDMENT

Official Plan and Zoning By-law Amendment applications have been submitted to permit a 10 storey residential building.

The subject lands are designated Special Policy Area 102, in part, and Transit Area Secondary Plan, in accordance with the City's Official Plan. The applicant is seeking an Official Plan Amendment to permit a proposed development without providing the mid-block laneway required by Policy 3.12.3.1 of the Transit Area Secondary Plan (connecting Park Street and Queen Street). The amendment would provide relief from this policy to allow the development to proceed without the laneway.



The lands are zoned Central Business Commercial 4 Zone (CB4-1273), in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2025-004. The applicant is seeking site-specific relief to reduce the rear yard, exterior side yard, and building articulation.

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

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 totoole@niagarafalls.ca on or before **November 19th, 2025**. You can also participate in the Open House in person.

MORE INFORMATION

For more information, please contact Tara O'Toole, Senior Manager (Current Development) at (905) 356-7521, extension 4248 or by email anytime at totoole@niagarafalls.ca.

Dated at the City of Niagara Falls this 31st day of October, 2025.