



NOTICE OF PUBLIC MEETING

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).

PUBLIC MEETING

A Public Meeting of Council has been scheduled for:

Date: Tuesday, January 14, 2025 Time: 5:00 PM

Place: City Hall, Council Chambers, 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.

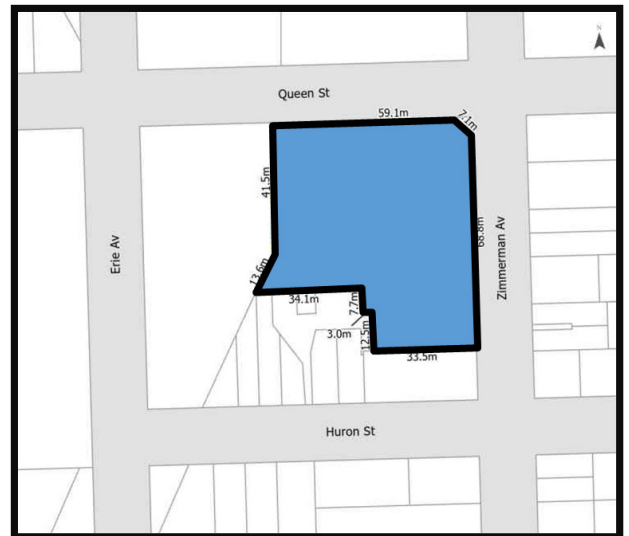


4200 Queen Street (272501000301201 and part of 272501000309300) Block F Part Lots 2,3 7-11 Plan 999-1000; and Part Lots 5, 10 and 11, all of Block F Plan 999-1000

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>. A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at: <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 PM on Thursday, January 9, 2025.

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 on or before **Tuesday, January 14, 2025**. You can also provide oral comments at the Public Meeting.

If attending the Public Meeting remotely, please pre-register by sending an email to the City Clerk, at billmatson@niagarafalls.ca, before 4:30 PM on **Monday, January 13, 2025**. If you wish to be notified of Council's decision on the proposed amendments, you must make a written request to the City Clerk, billmatson@niagarafalls.ca.

LEGAL NOTICE

For more information on this matter, including information on your appeal rights, please contact Julie Hannah, Manager of Policy Planning, at jhannah@niagarafalls.ca.

DATED at the City of Niagara Falls, Ontario this 14th day of December 2024.