

**City of Niagara Falls**

**By-law No. 2024-XXX**

A By-law to provide for the adoption of Amendment No. XXX to the City of Niagara Falls Official Plan (\_\_\_\_\_).

**THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS, IN ACCORDANCE WITH THE PLANNING ACT, 1990, AND THE REGIONAL MUNICIPALITY OF NIAGARA ACT, HEREBY ENACT AS FOLLOWS:**

1. Amendment No. XXX to the City of Niagara Falls Official Plan, constituting the attached text and map, is hereby adopted.

**Read a First, Second and Third time; passed, signed and sealed in open Council this \_\_\_\_ day of \_\_\_\_, 2024.**

\_\_\_\_\_  
Bill Matson, City Clerk

\_\_\_\_\_  
James. Diodati, Mayor

## Official Plan Amendment No. XXX

### PART 1 – PREAMBLE

(i) **Purpose of the Amendment**

The purpose of the amendment is to allow for the conversion of an existing commercial building into a mixed-use building, containing a total of 118 dwelling units.

(ii) **Location of the Amendment**

The amendment applies to lands shown as Special Policy Area XX on Schedule “A” to the Official Plan.

(iii) **Details of the Amendment**

**Map Changes**

MAP 1 – Schedule “A” to the Official Plan – Tourist Commercial designation with Special Policy Area XX.

**Text Changes**

PART 2, SECTION 13 – SPECIAL POLICY AREAS, is amended by the addition of Subsection 13.XX.

(iv) **Basis of the Amendment**

The subject lands are designated Tourist Commercial as shown on Schedule “A” to the Official Plan. The applicant proposes to convert the existing three-storey commercial building to a mixed-use building containing a total of 118 rental dwelling units and various commercial uses. Of those 118 units, 30 units (25%) are proposed to be affordable. The proposal is located within the Built-Up Area and within the Lundy’s Lane Satellite District. Residential intensification is encouraged within these areas in either standalone or mixed-use buildings. The proposal will result in an increase to the maximum permitted net residential density, from 100 units per hectare to 164 units per hectare. The proposal is compatible within the context of the surrounding area, with nearby access to public transit, parks and open spaces, and various institutional and commercial uses. The development will contribute towards the establishment of a complete community and will reuse the existing building on the subject site. Transportation and municipal infrastructure will have adequate capacity to accommodate the proposal.

## **PART 2 – BODY OF THE AMENDMENT**

All of this part of the document entitled PART 2 - BODY OF THE AMENDMENT, consisting of the following text and attached map, constitute Amendment No. XXX to the Official Plan of the City of Niagara Falls.

### **DETAILS OF THE AMENDMENT**

The Official Plan of the City of Niagara Falls is hereby amended as follows:

#### **1. MAP CHANGE**

The "Area Affected by this Amendment", shown on the map attached hereto, entitled "Map 1 to Amendment No. 170", shall be identified as Special Policy Area 98 on Schedule "A" to the Official Plan.

#### **2. TEXT CHANGE**

- a. PART 2, SECTION 13 - SPECIAL POLICY AREAS, is hereby amended by adding the following subsection:

13.XX                   SPECIAL POLICY AREA "XX"

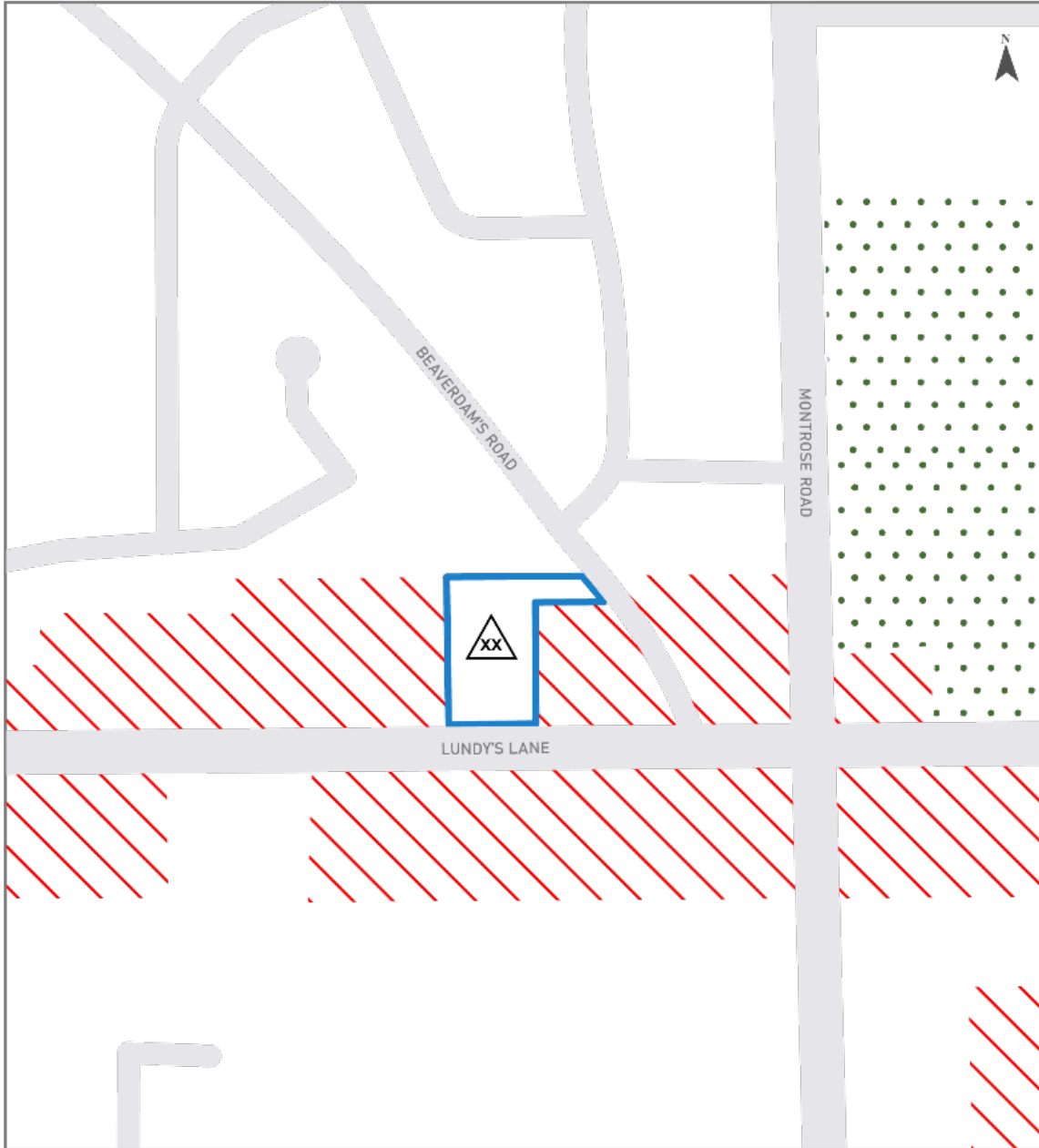
Special Policy Area "XX" applies to approximately 0.72 hectares of land located north side of Lundy's Lane between Beaverdam's Road and Kalar Road. These lands are designated Tourist Commercial on Schedule "A" to the Official Plan. Notwithstanding section 4.2.31(c) the maximum net density for residential uses shall be 164 units per hectare in the Tourist Commercial designation. The amending zoning by-law shall regulate the development in terms of permitting the proposed residential and commercial uses, eliminating maximum floor area requirements for residential uses, setbacks and parking.



# MAP 1 TO AMENDMENT NO. XX SCHEDULE A TO THE OFFICIAL PLAN

Area Affected by this Amendment 

Proposed Change to: Add SPECIAL POLICY #XX



**City of Niagara Falls Official Plan  
Excerpt from SCHEDULE - A - FUTURE LAND USE**



Note: This schedule form is part of Amendment No. XX to the Official Plan for the City of Niagara Falls and it must be read in conjunction with the written text.