



# NOTICE OF APPLICATION & OPEN HOUSE

The City's Planning, Building & Development Department has received applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for the lands noted below.

**Lands on the East Side of Willoughby Drive (PIDs 5137, 5136, 29408, 29409, 29410, 29411, 29412, 5135, 29404, 29403, 29405, 29407, 29402 & 29406)  
Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision Applications -  
City File: AM-2024-030 & 26T-11-2024-002  
Owner: Lawrence Avenue Group Limited  
Agent: Fotenn Planning + Design (Nathan Petryshyn)**

## 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 the applications before a staff recommendation report is prepared and presented to Council at a future meeting. Your comments may be given verbally or in a written form.

To accomplish this, an Open House has been scheduled for:

**Date: Monday, January 20<sup>th</sup>, 2025**

**Time: 4:30 PM**

**Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform**

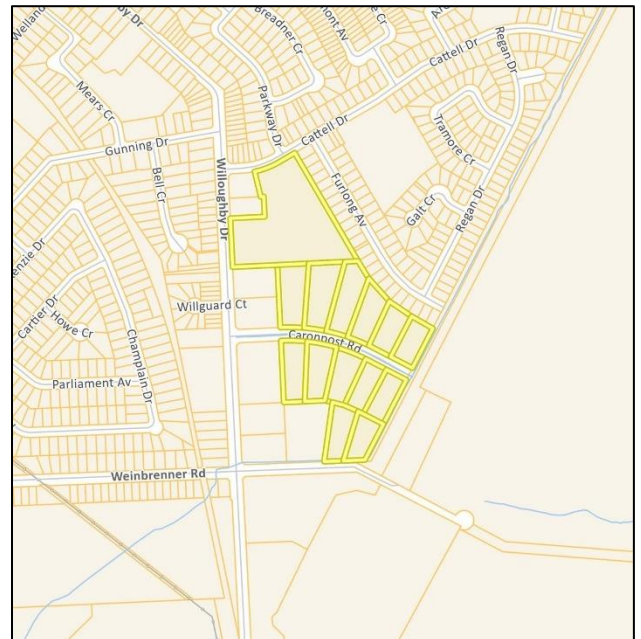
A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal and to answer questions. Any public individual/group interested in making comments on the applications or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

## PROPOSED APPLICATIONS & AMENDMENTS

Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications have been submitted to facilitate the development of approximately 978 dwelling units across 21 blocks, along with 1 block for open space, as shown on Schedule 1.

The subject lands are designated Residential in accordance with the City's Official Plan. The Official Plan Amendment proposes the following:

- Increase the maximum permitted net density to 70 units per hectare for on-street townhouse dwellings (Blocks 1 to 13);
- Increase the maximum permitted net density to 200 units per hectare for stacked townhouse dwellings (Blocks 14 & 15);
- Increase the maximum permitted net density to 160 units per hectare for back-to-back townhouse dwellings (Blocks 14, 16, 17 & 18); and
- Increase the maximum permitted net density and building height to 330 units per hectare and 10 storeys, respectively, for apartment dwellings (Blocks 19 to 21).



The lands are zoned Residential 1E Density (R1E) Zone, in part, Residential 2 (R2) Zone, in part, Residential Low Density, Group Multiple Dwelling (R4) Zone, in part, Residential Low Density, Group Multiple Dwelling

(R4-501) Zone, in part, and General Commercial (GC) Zone, in part, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2000-065. The Zoning By-law Amendment application proposes to rezone Blocks 1 to 18 and 22 to a site-specific Residential Low Density, Group Multiple Dwelling (R4) Zone and Blocks 19 to 21 to a site-specific Residential Apartment 5F Density (R5F) Zone.

The Draft Plan of Subdivision application proposes to subdivide the lands into 22 blocks. Blocks 1 to 21 are proposed for residential development and Block 22 is proposed for open space.

## **PLANS & 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 applications 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 [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca) on or before **January 20<sup>th</sup>, 2025**. If attending the Open House remotely, please pre-register by sending an email to [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca) before 12:00 PM on **January 20<sup>th</sup>, 2025**.

## **MORE INFORMATION**

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) by email anytime at [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca).

## **STATUTORY PUBLIC MEETING**

A statutory Public Meeting with City Council, as required under the *Planning Act*, will be held at a later date. Separate notice of the Public Meeting will be provided a minimum of 20 days before the Public Meeting is scheduled to occur.

Dated at the City of Niagara Falls this 20<sup>th</sup> day of December 2024.

# SCHEDULE 1

