

CITY OF NIAGARA FALLS

BY-LAW No. 2022-XXX

To adopt Amendment No. XXX to the Official Plan for the City of Niagara Falls with respect to lands municipally known in the year 2021 as 5602 and 5592 Robinson Street, and Part of 6158 Allendale Avenue.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Niagara Falls has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Niagara Falls enacts:

1. The attached Amendment No. XXX to the Official Plan is adopted pursuant to the Planning Act, R.S.O. 1990, c. P.13, as amended.

Enacted and passed on _____, 2022.

CITY CLERK

MAYOR

AMENDMENT NO. XXX TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 5602 AND 5592 ROBINSON STREET, AND PART OF 6158 ALLENDALE AVENUE.

The following text and map constitute Amendment XXX to the City of Niagara Falls Official Plan.

1. Schedule A - Land Use Plan of the City of Niagara Falls Official Plan is hereby amended by identifying the lands at 5602 and 5592 Robinson Street, and Part Of 6158 Allendale Avenue as “Subject to Policy XXX”, as shown on Schedule 1.
2. A new Site-Specific Policy XXX is added as follows:

“5602 and 5592 Robinson Street, and Part Of 6158 Allendale Avenue”

On the lands shown as “Subject to Policy XXX” on Schedule 1 of this by-law, despite the provisions of Part 2 (Land Use Policies), Section 4 (Tourist Commercial), Policies 4.4.2 to 4.4.3 and Figure 4, the following provisions shall apply:

- a. High-rise apartment buildings are permitted as stand-alone buildings or in a mixed-use format up to 77 storeys.
- b. A maximum of 962 residential units are permitted.
- c. A maximum gross floor area of 72,300 square metres is permitted, not including area associated with a parking structure.
- d. A maximum Floor Space Index of 15.6 is permitted.

Schedule 1 - Location Map

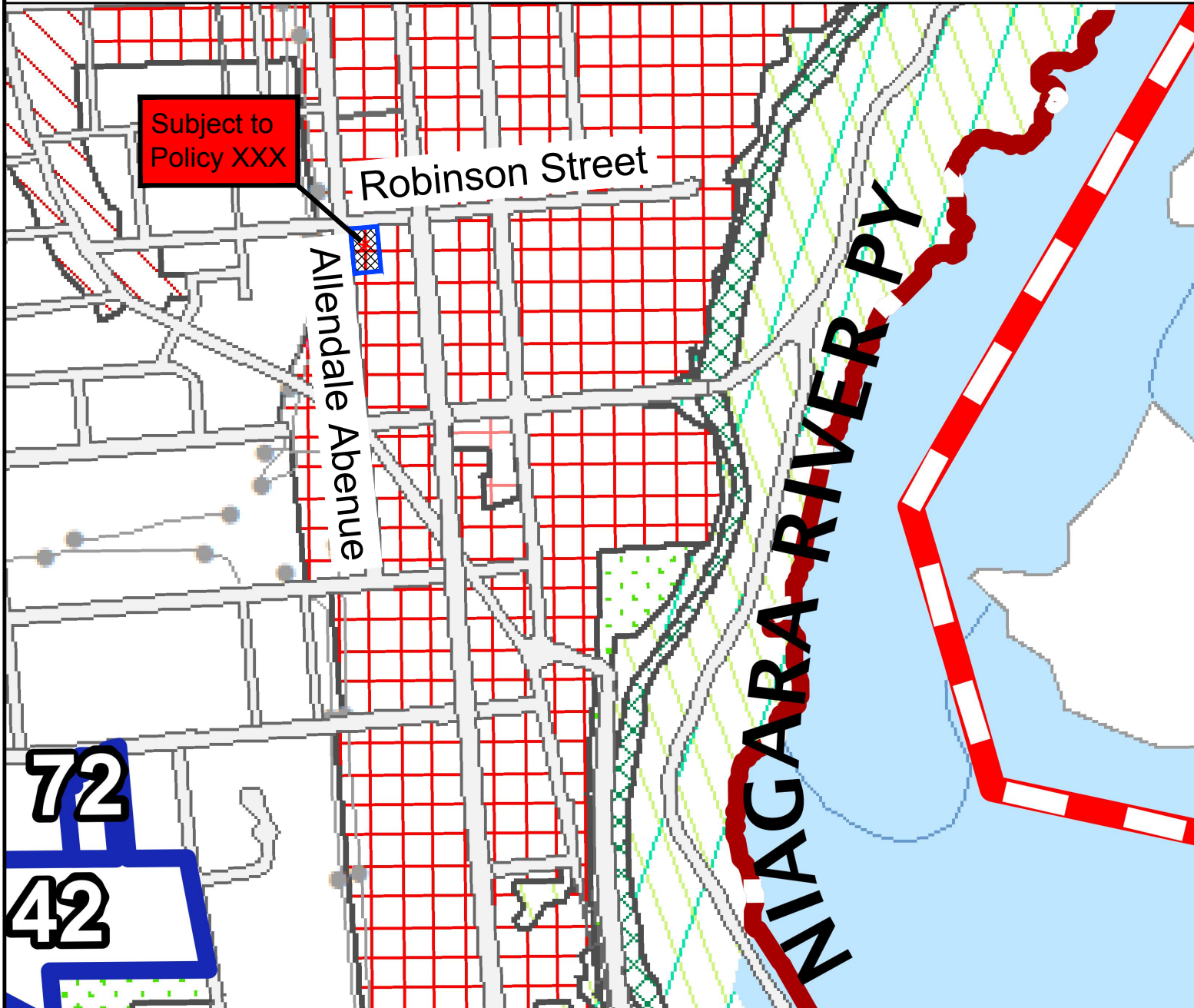


Schedule A to the Official Plan

Legend

- Environmental Conservation Area
- Environmental Protection Area
- Extractive Industrial
- Good General Agriculture
- Industrial
- Major Commercial
- Minor Commercial
- Niagara Escarpment Plan Area
- Open Space
- Parkway Residential
- Residential
- Resort Commercial
- Theme Park Marineland
- Tourist Commercial
- Intake Protection Zone IPZ-1
- Secondary Plan Area
- Special Policy Area
- Urban Area Boundary

Lands Subject to Site-Specific Policy XXX



5602 and 5592 Robinson Street, and Part of 6158 Allendale Avenue, Niagara Falls