



NOTICE OF APPLICATION & REMOTE ELECTRONIC 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.

**5602 & 5592 Robinson Street and Part of 6158 Allendale Avenue
(Assessment Roll No.: 2725-070-002-11500; 2725-070-002-11401; and part of 2725-070-002-01300)
Official Plan and Zoning By-law Amendment Application- City File: AM-2022-012
Applicant: Fudzi International Group Inc. (Pawel Fugiel) Agent: Bousfields (David Falleta)**

REMOTE ELECTRONIC OPEN HOUSE

To ensure public safety, all meetings are being held remotely and electronically.

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 a Remote Electronic Open House has been scheduled for:

Date: Tuesday November 1, 2022

Time: 5:00 PM

Place: City Hall, 4310 Queen Street (STAFF ONLY)

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

PROPOSED AMENDMENT

An official plan and zoning by-law amendment application has been submitted to permit a 77 storey building with 962 residential dwelling units and 516 square metres of commercial floor area. Schedule 1 shows details of the proposed building.

The land is designated Tourist Commercial and is within an area where high-rise buildings (between 13 and 30 storeys) may be considered. The applicant is requesting a special policy area be applied to the lands to permit the proposed 77 storey building.

The land is zoned Tourist Commercial (TC-75) under By-law 79-200. The applicant is

requesting to place the land under a site specific TC zone to permit: Robinson Street to be deemed the front lot line; increased lot coverage and building height; reduced rear yard depth for those parts of the building used for residential purposes and minimum number of parking and loading spaces; establishing a minimum amenity area, gross floor area and floor space index regulations; as well as, to permit an apartment dwelling with no limitation on the floor area used for dwelling units and to permit dwelling units on the ground floor on the property.



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

Public input on applications is invited. During this time, written comments are the preferred method of receiving public input. Written comments may be sent by mail or email. You can also provide oral input by joining the electronic meeting.

WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to jhannah@niagarafalls.ca on or before the **November 1, 2022**.

ORAL SUBMISSION

To participate in the remote electronic Open House please pre-register by sending an email to jhannah@niagarafalls.ca before 12 noon on the **November 1, 2022**. All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the remote electronic Open House.

MORE INFORMATION

For more information please contact Julie Hannah, Planner 2, at (905)356-7521, extension 4107, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at jhannah@niagarafalls.ca.

FORMAL PUBLIC MEETING

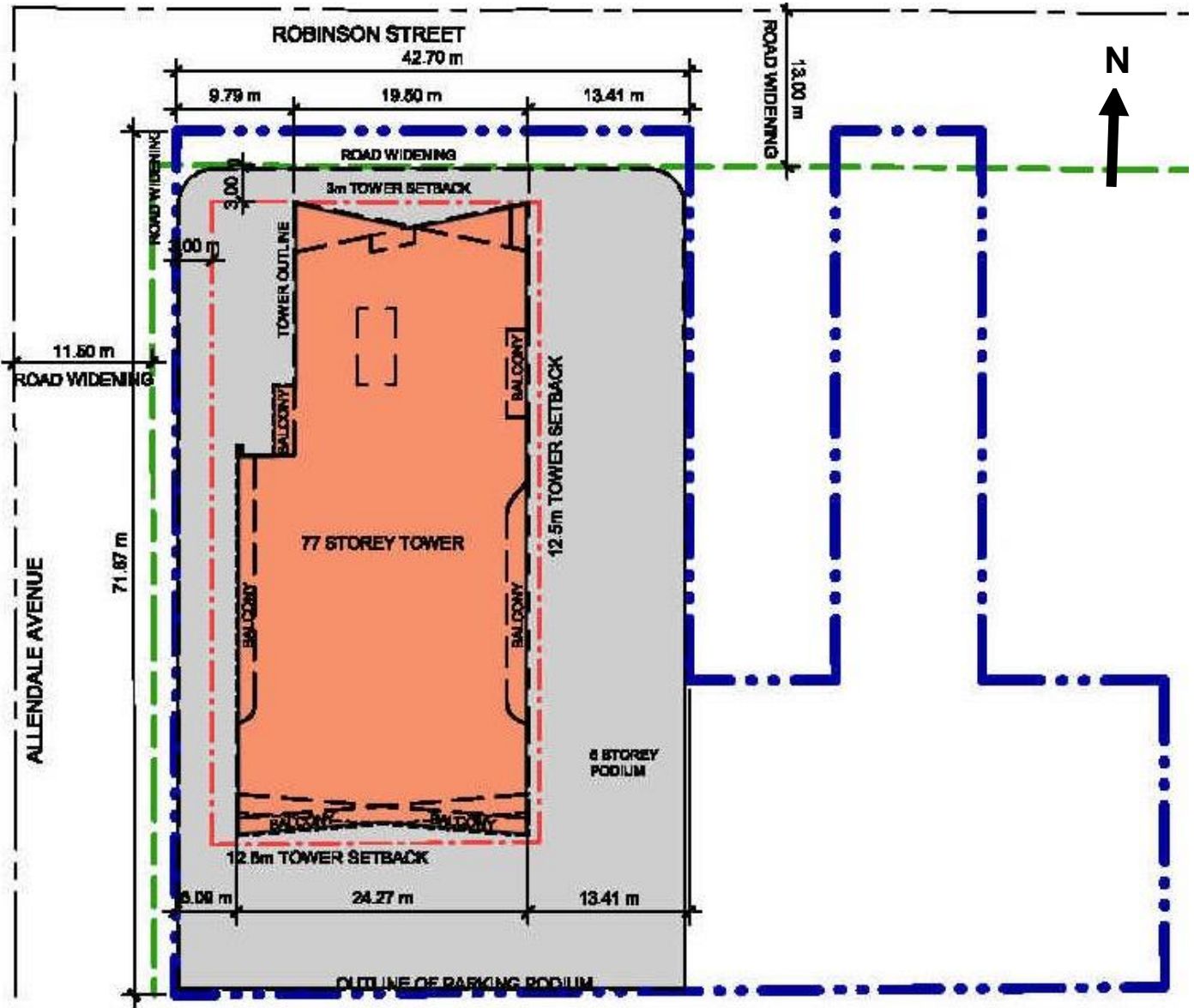
The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and twenty (20) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 7th day of October, 2022.

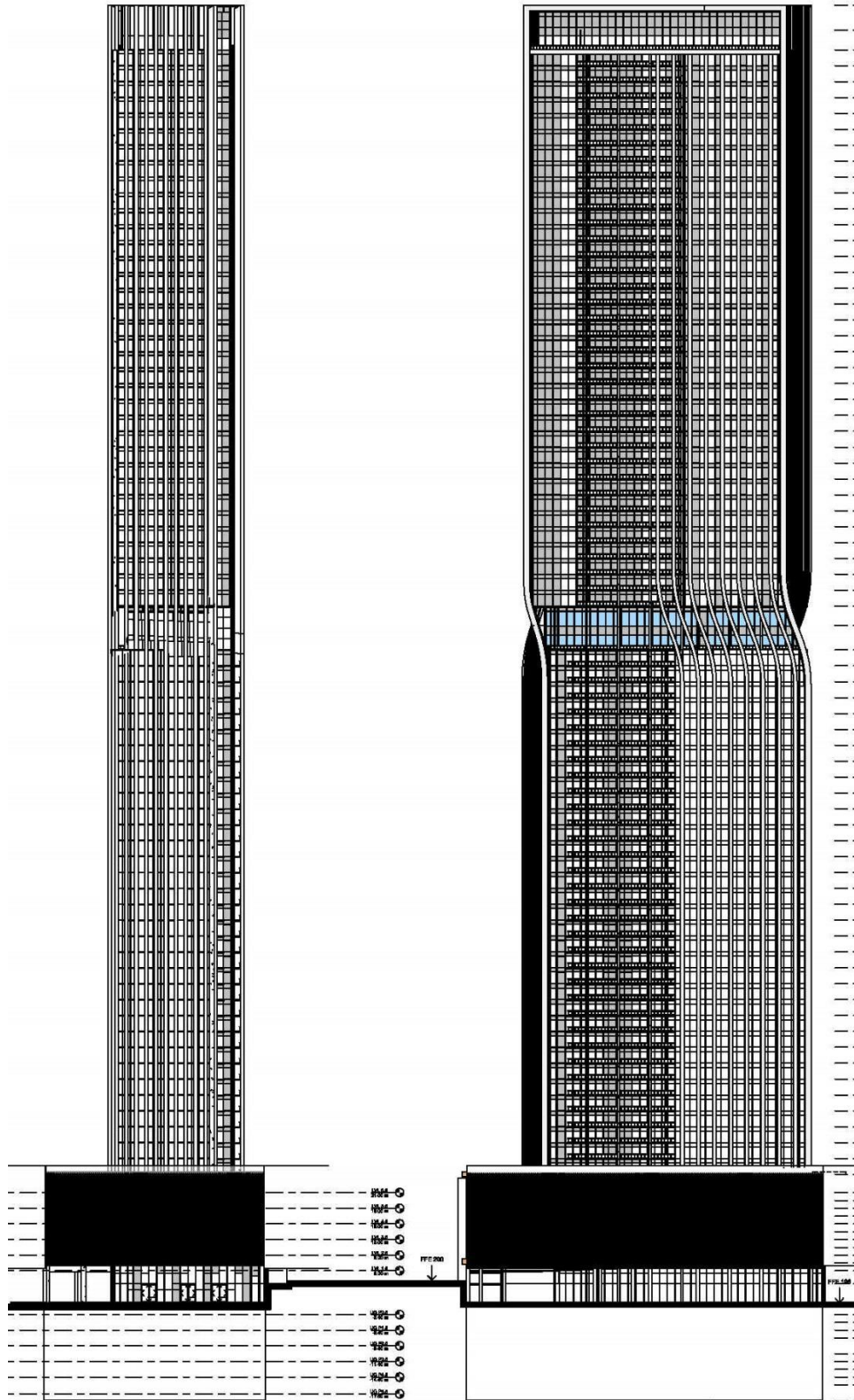
Kira Dolch. MCIP, RPP, CNU-A
Director of Planning, Building & Development

JH:
Attach.

SCHEDULE 1 (Site Sketch)



SCHEDULE 2 (Elevations)



North Elevation: View from Robinson St

East Elevation: View from Stanley Ave