



NOTICE OF PUBLIC MEETING

5602 & 5592 Robinson Street and Part of 6158 Allendale Avenue
(Roll No(s): 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)

COUNCIL MEETING

Public Meetings may be attended remotely and electronically or in person.

A Public Meeting of Council has been scheduled for:

Date: Tuesday, April 18, 2023

Time: Public Meetings start at 5:30 PM
The Public Meeting will take place in accordance with Council’s agenda.

Place: Council Chambers, City Hall, 4310 Queen Street

Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

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 AMENDMENTS

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 minimum number of parking spaces and increased loading spaces; establishing a minimum amenity area, gross floor area and floor space index regulations; regulating the location of various building components (height/number of storeys and yard setbacks) through a schedule to form part of the amending zoning by-law; 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.



HAVE YOUR SAY

Public input on applications is invited. 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 or by attending in person.

WRITTEN SUBMISSION

Please provide written input, or to request notice of Council's decision, 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 **April 18, 2023**.

ORAL SUBMISSION

To participate remotely and electronically or in person at the public meeting please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 pm on **April 17, 2023**. All registrants who indicate they wish to attend remotely and electronically will be provided with instructions on how to participate in the public meeting using an electronic platform. Registrants will be notified of Council's Decision.

VIEW THE MEETING

The Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at <https://niagarafalls.ca/city-hall/council/schedule.aspx> on the day of the event. The meeting will also be archived on the same webpage for viewing after the event.

MORE INFORMATION

For more information please contact Julie Hannah, Senior Manager of Current Planning 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.

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 p.m. the Thursday before the meeting.

LEGAL NOTICE

Section 17 and 34 of the Planning Act

If you disagree with Council's decision on the Official Plan Amendment and/or Zoning By-law Amendment application, you can appeal it to the Ontario Land Tribunal (OLT). However, if a person or public body would otherwise have an ability to appeal the decision of the City of Niagara Falls to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls before the Official Plan Amendment is adopted or the by-law is passed, the person or public body is not entitled to appeal the decision of the Niagara Falls City Council to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls in respect to the proposed Official Plan Amendment or by-law before the Official Plan Amendment is adopted or the by-law is passed, the person or public may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

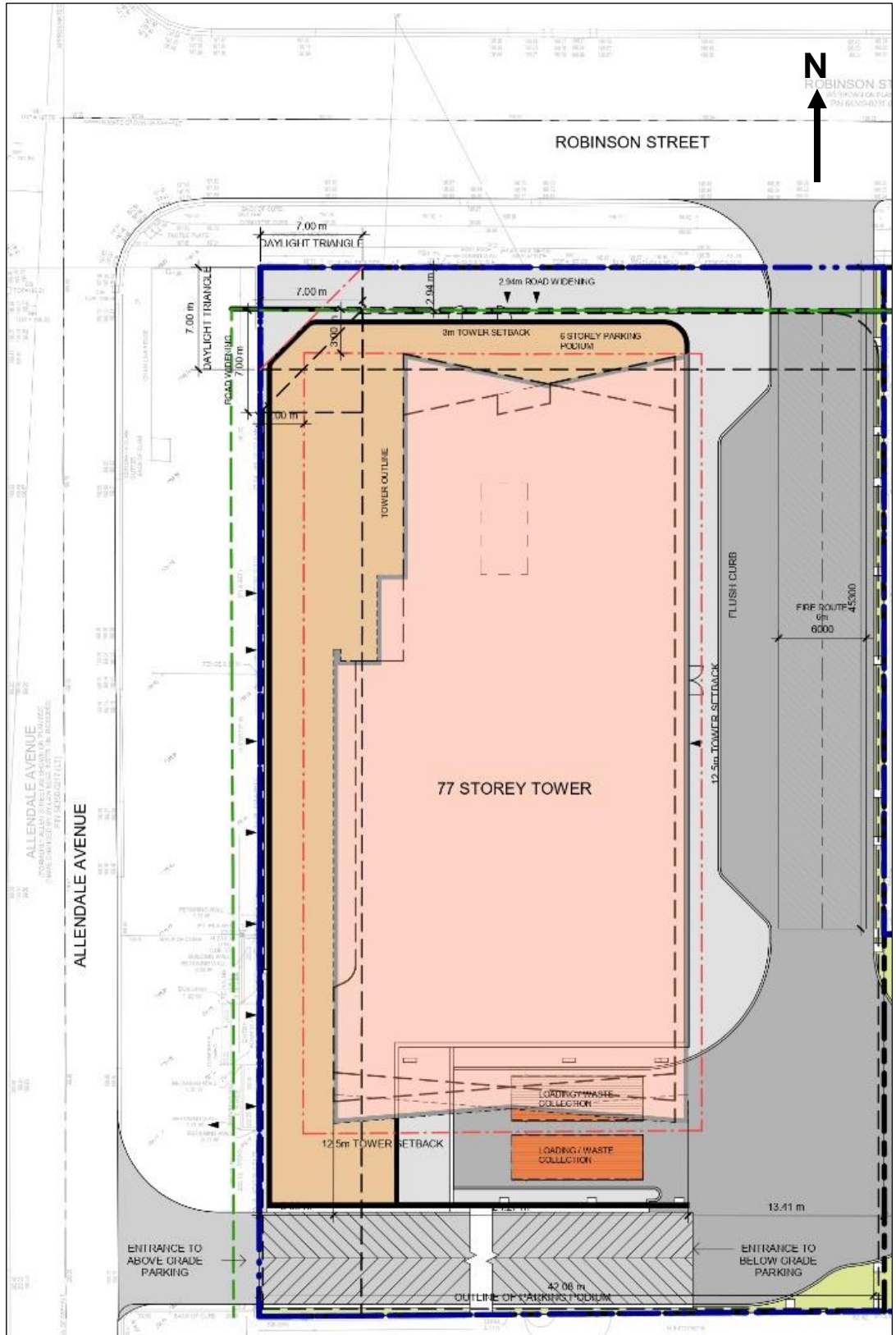
If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.

Dated at the City of Niagara Falls this 20th day of March, 2023.

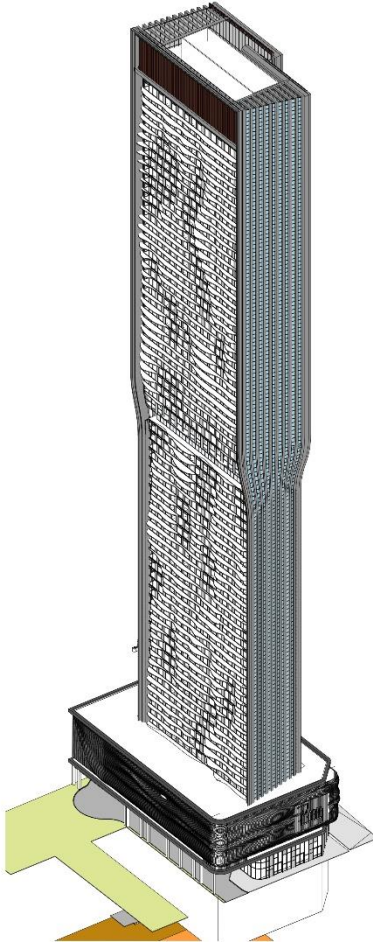
Andrew Bryce MCIP, RPP
Director of Planning

JH
Attach

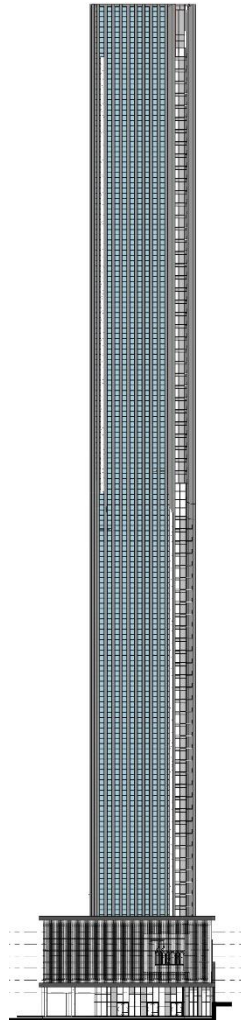
SCHEDULE 1 (Site Plan)



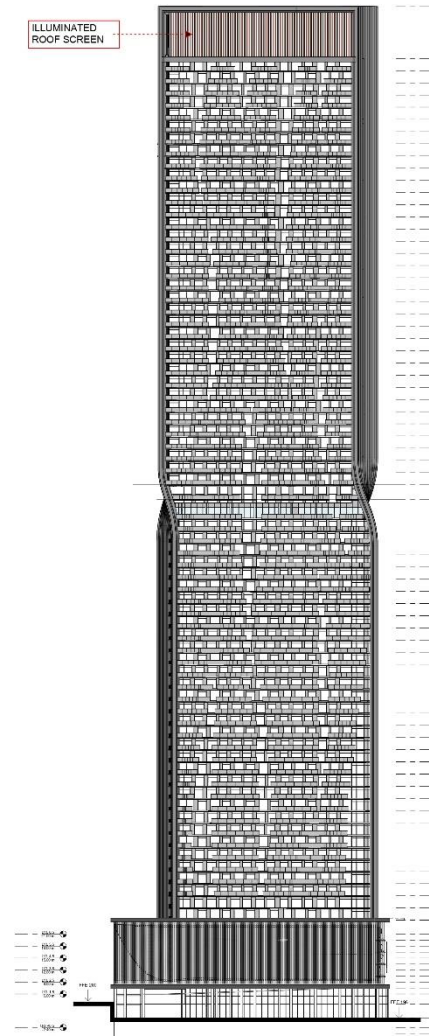
(Elevations)



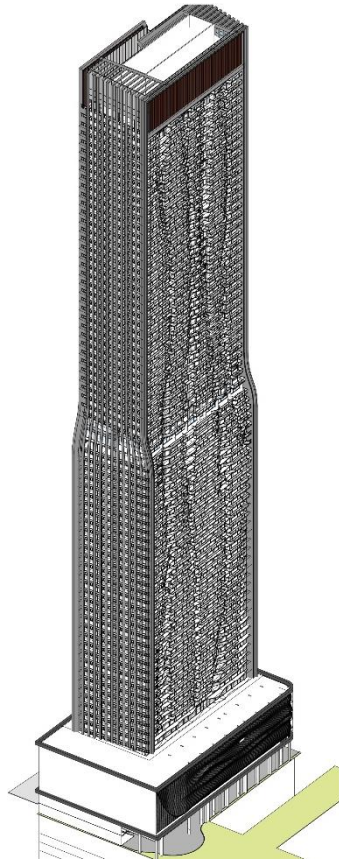
Massing
(North West view)



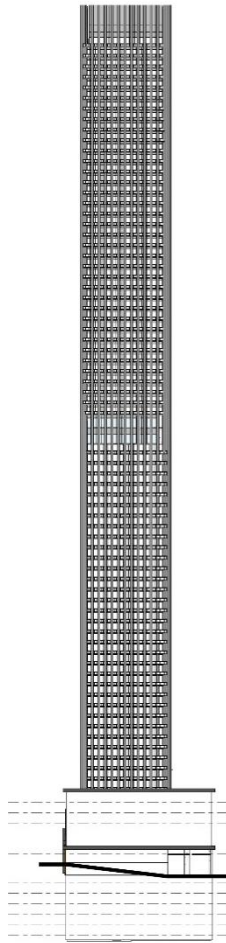
North Elevation
(Robinson)



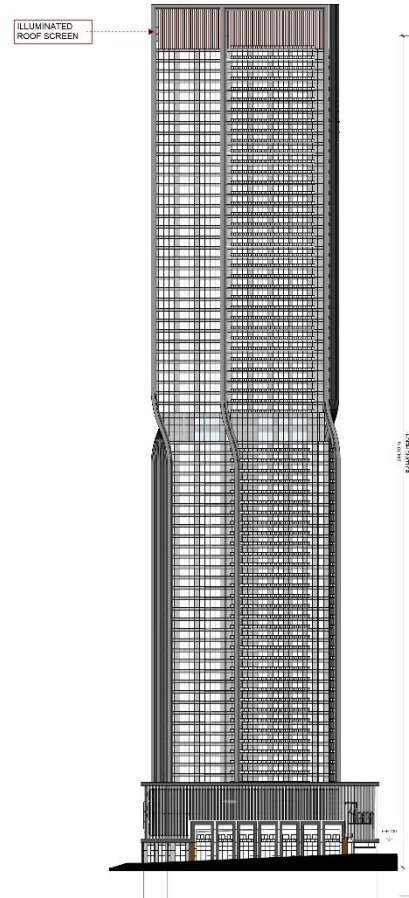
East Elevation



Massing
(South East view)



South Elevation



West Elevation
(Allendale)