



NOTICE OF APPLICATION & OPEN HOUSE

The City's Planning, Building & Development Department has received application for an Official Plan and Zoning By-law amendment for the lands noted below.

8055-8065 McLeod Road
Zoning By-law Amendment Application- City File: AM-2024-028
Applicant: Niagara Falls Non-Profit Housing
Agent: Max Fedchyshak (NPG Planning Solutions)

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 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 an Open House has been scheduled for:

Date: Monday, February 24, 2025

Time: 4:30 PM

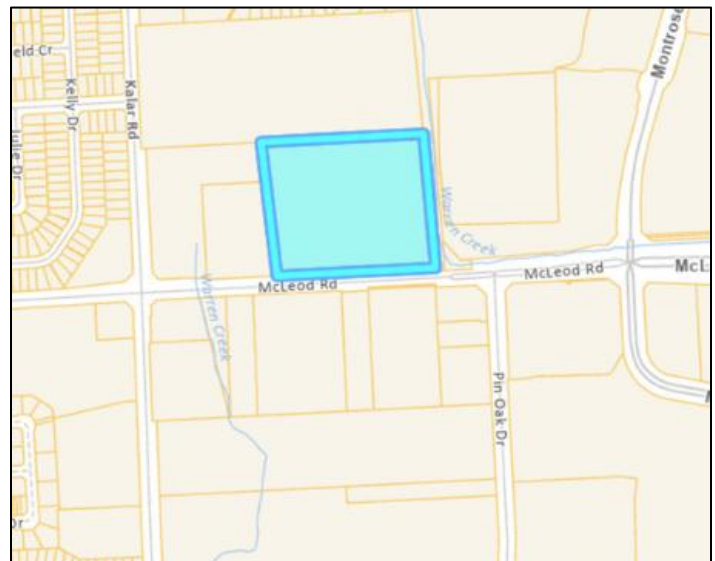
Place: City Hall, 4310 Queen Street, Committee Room 2

A representative from the Planning, Building & Development Department as well as the applicant will attend 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 the development of a residential development of a ten (10) storey apartment building consisting of 112 affordable housing units. An Official Plan Amendment is required to redesignate the Subject Lands to a Site-Specific Residential designation to permit an apartment building over six (6) storeys in height.

A Zoning By-law Amendment application is required to rezone the Subject Lands from a Transitional Residential Multiple (TRM) to a Residential Apartment 5F Density Zone with site specific provisions. The rear lands of the subject property will be rezoned to an Environmental Protection Area (EPA).



The zoning departures include increase to the maximum height of a building, a reduction in the required parking, a reduction of the minimum landscape – open space area, and a reduction minimum amenity space for an apartment dwelling unit.

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. 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 attending in person.

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 ndebenedetti@niagarafalls.ca on or before **February 24th, 2025**.

ORAL SUBMISSION – If attending remotely using web-based platform.

To participate remotely at the electronic Open House please pre-register by sending an email ndebenedetti@niagarafalls.ca before 12 noon on **February 24th, 2025**. All registrants will be provided with instructions on how to participate in the remote electronic Open House.

MORE INFORMATION

For more information please contact Nick DeBenedetti, Planner 2, at (905)356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at ndebenedetti@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 thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 31st day of January 2025.

Nick DeBenedetti, MCIP, RPP
Planner 2

ND:
Attach.

SCHEDULE 1

