



NOTICE OF APPLICATION & REMOTE ELECTRONIC OPEN HOUSE

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

5687 Ferry St & 5660 Spring St
(Assessment Roll No.: 2725-060-003-03600 & 2725-606-003-09700)
Zoning By-law Amendment Application- City File: AM-2022-018
Applicant: Midtown Bowling Niagara Ltd. (Rocco & Kim Oliverio)
Agent: DeFilippis Designs (Nick DeFilippis)

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: Wednesday, November 23rd, 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

A zoning by-law amendment application has been submitted to permit the construction of an 8-storey mixed-use building with 3 commercial units and 77 dwelling units. Schedule 1 shows the proposed site plan and Schedule 2 shows a rendering of the proposal.

The property is designated Tourist Commercial and is located within the Drummondville Node and the Clifton Hill Subdistrict of the Central Tourism District in the City's Official Plan. The policies contained within the Official Plan permit a mixed-use building on the property.



The land is zoned General Commercial (GC-590), in part, and Parking (P-590), in part, under Zoning By-law 79-200. The application requests the lands be rezoned to a site specific General Commercial zone to permit for increased height, a reduced number of parking spaces, and to permit a larger percentage of the floor area to be residential.

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 acooper@niagarafalls.ca on or before the **23rd of November, 2022**.

ORAL SUBMISSION

To participate in the remote electronic Open House please pre-register by sending an email to acooper@niagarafalls.ca before 12 noon on the **23rd of November, 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 Alexa Cooper, Planner 2, at (905)356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at acooper@niagarafalls.ca.

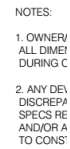
FORMAL PUBLIC MEETING

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 4th day of November, 2022.

Andrew Bryce MCIP, RPP
Director of Planning

AC:
Attach.



**Schedule 2
(Rendering)**

