



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.

**Portage Road, between McLeod Rd and Marineland Parkway
(Assessment Roll No.: 2725-110-001-09405)
Zoning By-law Amendment Application- City File: AM-2022-021
Applicant: Rundanco Inc. Agent: Bousfields (Evan Sugden)**

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: Thursday, October 27th, 2022

Time: 5:00 PM

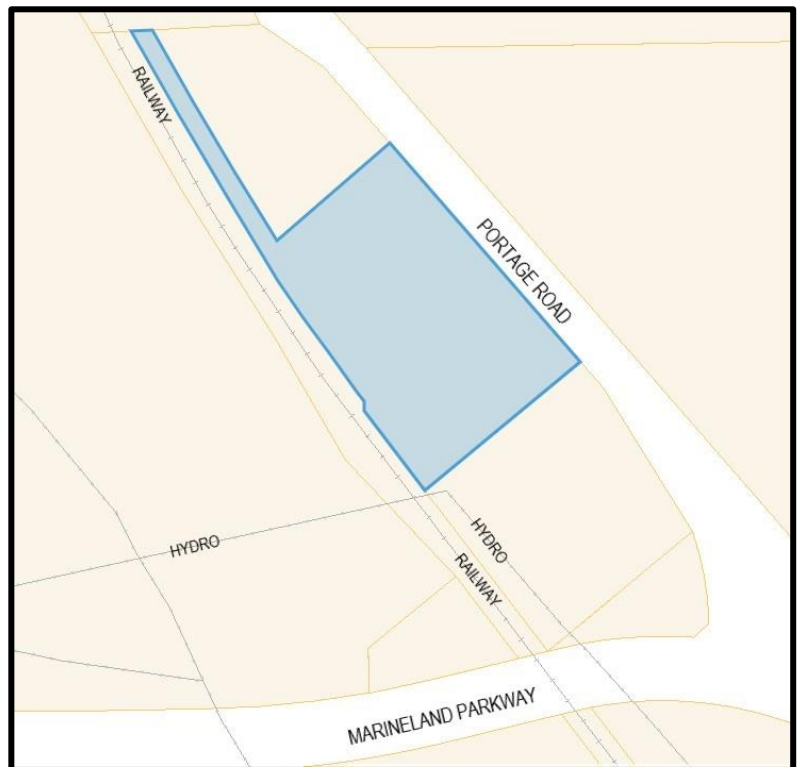
Place: City Hall, 4310 Queen Street (STAFF ONLY)

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 have been submitted to facilitate a residential development consisting of two towers that are 25 storeys (84 metres) and 35 storeys (116 metres) in height with a total of 623 residential units.

The subject land is within the Fallsview Subdistrict tourist area and is designated Tourist Commercial. The Fallsview subdistrict and Tourist Commercial designation permits for multiple family residential developments at a maximum height of 4 storeys. The application requests this policy be amended to permit the proposed 25 & 35 storey towers.



The lands are currently zoned Tourist Commercial in Zoning By-law 79-200. The application is requesting to permit standalone apartment dwelling units and site-specific lot area, lot coverage, building height, setbacks, parking rate, loading spaces, and deeming the location of the front lot

line. Schedule 1 shows the details of the proposal and Schedule 2 provides renderings of the proposal.

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 **27th of October, 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 **27th day of October, 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

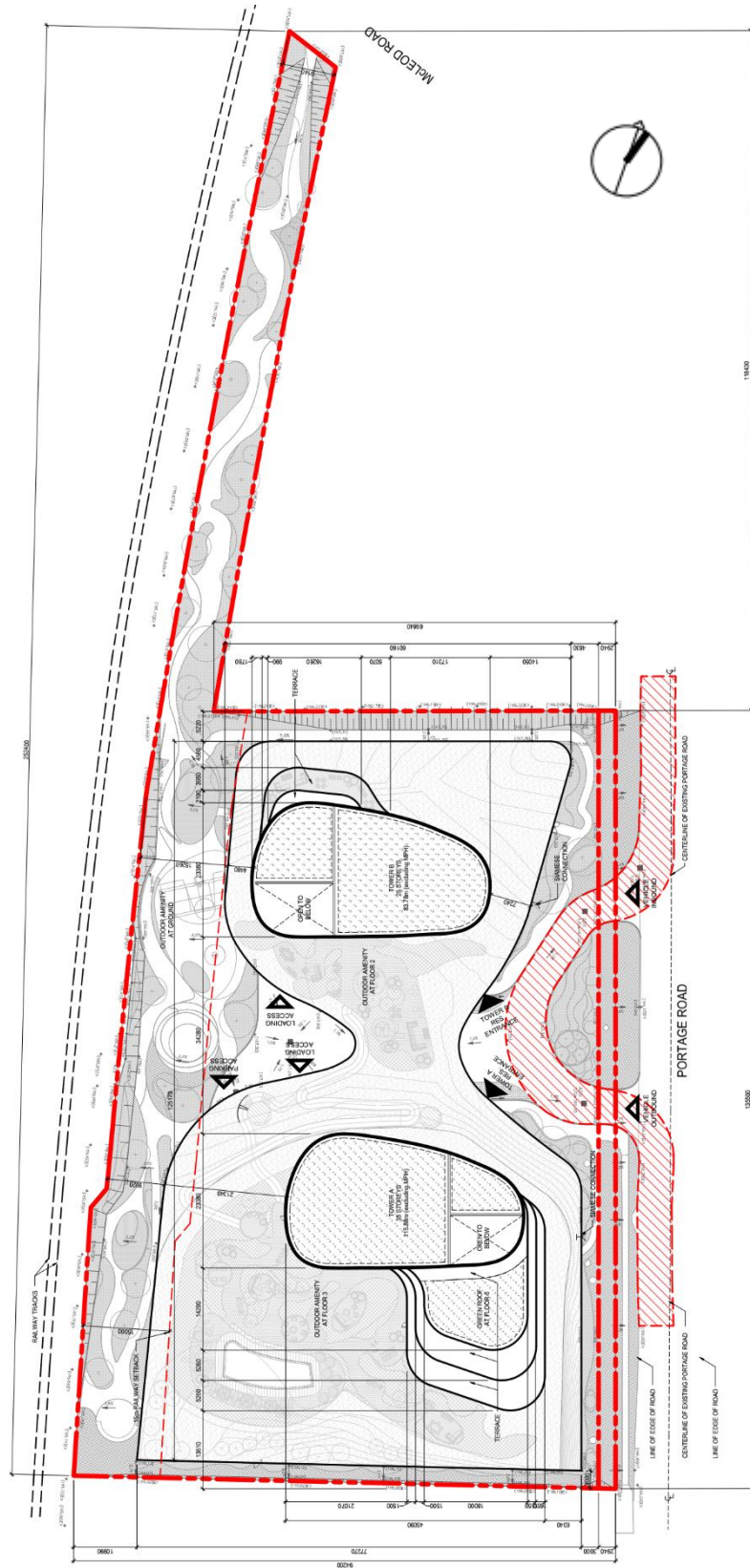
The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and twenty (20) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 11th day of October, 2022.

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

AC
Attach.

SCHEDULE 1 (Site Sketch)



1 SITE PLAN
A/24 1:400

**SCHEDULE 2
(Rendering)**

