



# NOTICE OF PUBLIC MEETING

Part Lot 175 Portage Road (PID 4866); North of Marineland Parkway  
Assessment Roll No.: 2725110001094050000  
Official Plan & Zoning By-law Amendment Application - City File: AM-2022-021  
Applicant: Rundanco Inc.  
Agent: Bousfields Inc. (Cale Vanderveen / Caitlin Allan)

## COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, June 18<sup>th</sup>, 2024

Time: Public Meetings start at 4:30 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 facilitate the development of an 812-unit residential building consisting of two towers with building heights of 29 storeys and 38 storeys. Schedules 1 and 2 show the details of the proposal.

The subject lands are designated Tourist Commercial in accordance with the City of Niagara Falls Official Plan, and are located within the Fallsview Tourist Subdistrict, which envisions a maximum building height of 4 storeys. As the proposed development exceeds 30 storeys in height, the applicant is proposing to amend Part 2, Section 4, Subsection 4.6.11 of the Official Plan.

The lands are zoned Tourist Commercial (TC) Zone in accordance with Zoning By-law No. 79-200. The applicant is proposing to rezone the property to a site-specific TC Zone that permits standalone apartment dwellings, an increase to the maximum building height, and reductions to the parking rate and rear yard depth. Further, the proposed amendment seeks to eliminate the maximum lot coverage requirement, establish Portage Road as the front lot line, consider the whole of the lands as one lot, and secure loading spaces on site. Relief is also required to reduce the width of parking stalls.



## HAVE YOUR SAY

Public input on the application 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 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 by sending an email to [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca).

Comments are preferred to be provided before noon on **Friday, June 14<sup>th</sup>, 2024** to be included in Council's agenda package.

## 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](mailto:billmatson@niagarafalls.ca) before 4:30 PM on **Monday, June 17<sup>th</sup>, 2024**. 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 Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364, between the hours of 8:30 AM and 4:30 PM or by email anytime at [mceci@niagarafalls.ca](mailto:mceci@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 PM the Thursday before the meeting.

## LEGAL NOTICE

### **Sections 17 and 34 of the *Planning Act***

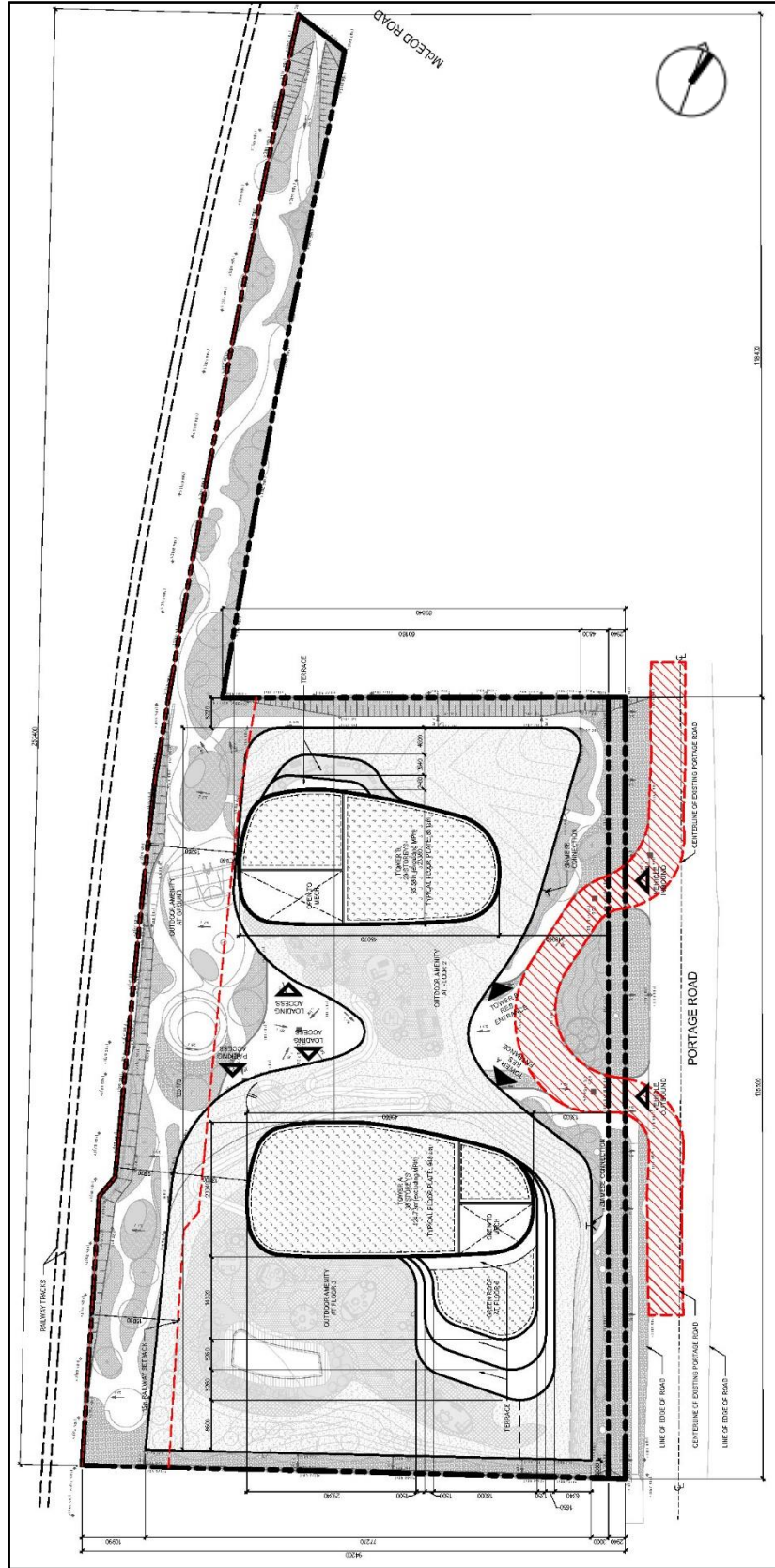
If you disagree with Council's decision on the Official Plan and/or Zoning By-law Amendment applications, you can appeal it to the Ontario Land Tribunal (OLT). However, if a person or public body would otherwise have an ability to appeal the decision of Council to the OLT, but the person or public body 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, then the person or public body is not entitled to appeal the decision to the OLT.

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 OLT unless, in the opinion of the OLT, 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 17<sup>th</sup> day of May, 2024.

# SCHEDULE 1 Site Plan



**SCHEDULE 2**  
**Conceptual Rendering**

