



NOTICE OF APPLICATION & OPEN HOUSE

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

**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)**

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.

Date: Thursday, May 9th, 2024

Time: 4:30 PM

Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal 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.

NOTE: An Open House was previously held on October 27th, 2022. At that time, the applicant was proposing a 623-unit residential building consisting of two towers with building heights of 25 storeys and 35 storeys. The applicant has since amended the proposal.

PROPOSED AMENDMENTS

An Official Plan and Zoning By-law Amendment application has been submitted to facilitate the development of an 832-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 is located within the Fallsview Tourist Subdistrict, which envision 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 correspondingly 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 a front lot line, and secure loading spaces on site.

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 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 attending in person or by joining the electronic meeting.

WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to mceci@niagarafalls.ca on or before **May 9th, 2024**.

ORAL SUBMISSION - If attending remotely using the web-based platform

To attend and/or participate remotely at the Open House, please pre-register by sending an email to mceci@niagarafalls.ca before 12 PM on **May 9th, 2024**.

MORE INFORMATION

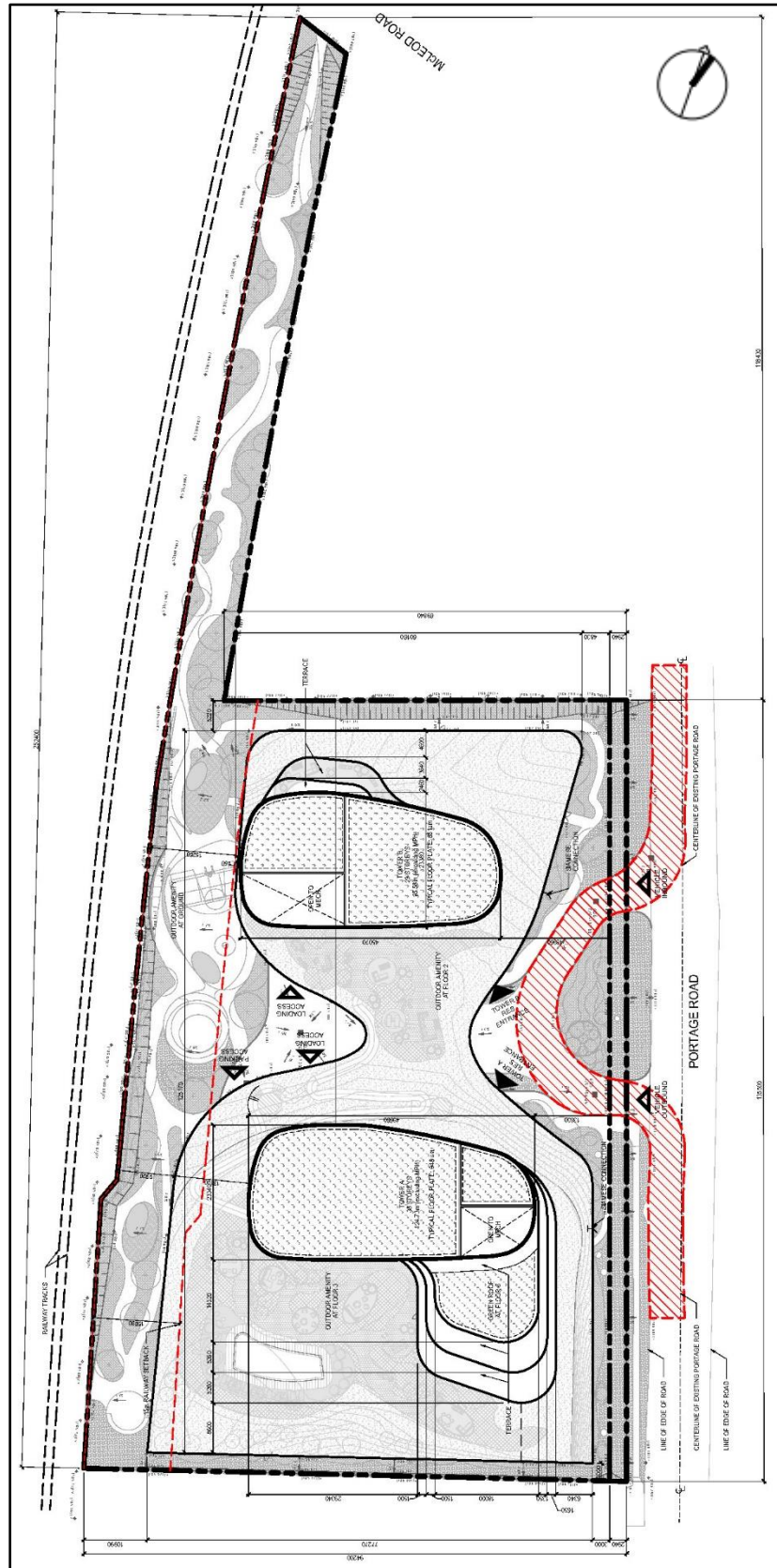
For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364, between the hours of 8:30 AM and 4:30 PM Monday to Friday or by email anytime at mceci@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal / statutory Public Meeting required under 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 scheduled to occur.

Dated at the City of Niagara Falls this 25th day of April, 2024.

SCHEDULE 1 Site Plan



SCHEDULE 2
Conceptual Rendering

