



NOTICE OF APPLICATION

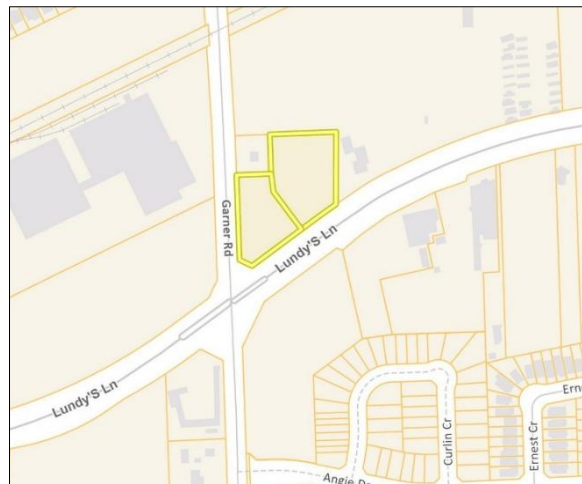
The City's Planning, Building & Development Department has received an application for a Minor Zoning By-law Amendment for the lands noted below.

8911 & 8885 Lundy's Lane
Minor Zoning By-law Amendment Application
City File: AM-2025-016
Applicant: M5V THE LUNDY INC
Agent: Daniel Banatkiewicz (NPG Planning Solutions)

PROPOSED AMENDMENT

A Minor Zoning By-law Amendment application has been submitted to facilitate the development of a 6-storey mixed-use building consisting of ground floor commercial and 195 dwelling units.

The subject lands are designated Tourist Commercial and are located within Special Policy Area No. 94. Further, the lands are zoned site-specific Tourist Commercial (TC(H)-1239) Zone in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2024-030. The current designation and zoning of the lands permits the development of a 10-storey mixed-use building.



The applicant is proposing to amend the existing site-specific zoning to reduce the building height to 6-storeys and the parking rate to 1.1 parking spaces per dwelling unit. Further, the applicant proposes to establish a maximum net density of 217 units per hectare, eliminate Schedule 2 of By-law No. 2024-30, and eliminate the holding provision that requires the submission of a Quantitative Wind Study and the provision of a rooftop feature.

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. 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 **Friday, August 1st, 2025**.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) by email anytime at mceci@niagarafalls.ca.

STATUTORY PUBLIC MEETING

A statutory Public Meeting with City Council, as required under the *Planning Act*, will be held at a later date. Separate notice of the Public Meeting will be provided a minimum of 20 days before the Public Meeting is scheduled to occur.

Dated at the City of Niagara Falls this 16th day of July, 2025.