



## NOTICE OF APPLICATION & OPEN HOUSE

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

**3665 Macklem Street**

**Assessment Roll No.: 272512000905300**

**Official Plan and Zoning By-law Amendment Applications - City File: AM-2025-020**

**Applicant: Vedas Developers Inc.**

**Agent: Zamina Khan (Quartek Group)**

### 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. To accomplish this an Open House has been scheduled for:

**Date: Wednesday, November 19<sup>th</sup>, 2025**

**Time: 4:30 PM**

**Place: City Hall, 4310 Queen Street, Committee Room 2**

A representative from the Planning, Building & Development Department as well as the applicant will attend 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

Official Plan and Zoning By-law Amendment applications have been submitted to increase the permitted height allowed in the Official Plan and to ask relief for regulations in the site-specific Residential Apartment 5C Density (R5C) zone.

The subject lands are designated Tourist Commercial in the City's Official Plan. The subject property is currently zoned a site-specific Residential Apartment 5C Density (R5C) zone.

The applicant is requesting a reduction in the minimum lot area for each dwelling unit and an increase in the height for a building or structure.



## **HAVE YOUR SAY**

Public input on applications 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.

## **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 [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) on or before **November 19<sup>th</sup>, 2025**. To participate remotely at the Open House please pre-register by sending an email [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) before 12 noon on **November 19<sup>th</sup>, 2025**.

## **MORE INFORMATION**

For more information, please contact Nick DeBenedetti, Planner 2, at (905) 356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@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 thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 31<sup>st</sup> day of October 2025.

Nick DeBenedetti, MCIP, RPP  
Planner 2

ND:  
Attach.

## **SCHEDULE 1 (Concept Site Plan)**

