



## NOTICE OF PUBLIC MEETING

8218, 8228, and 8547 Grassy Brook Road  
(Assessment Roll No.: 272514000211310, 272514000212503, 272514000212300,  
272514000211320, 272514000212320, 272514000212100, 272514000212000,  
272514000211901, 272514000210702, 272514000212310, 272514000211510 &  
272514000211500)

Official Plan and Zoning By-law Amendment Application- City File: AM-2023-002

Draft Plan of Subdivision/Condominium Application- City File: 26T-11-2023-001

Applicant: Empire (Grand Niagara) Project GP Inc.

Agent: Armstrong Planning I Project Management (Michael Auduong)

### COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, May 30, 2023

Time: Public Meetings start at 5:30 PM  
The Public Meeting will take place in  
accordance with Council's agenda.

Place: Council Chambers, City Hall, 4310 Queen Street

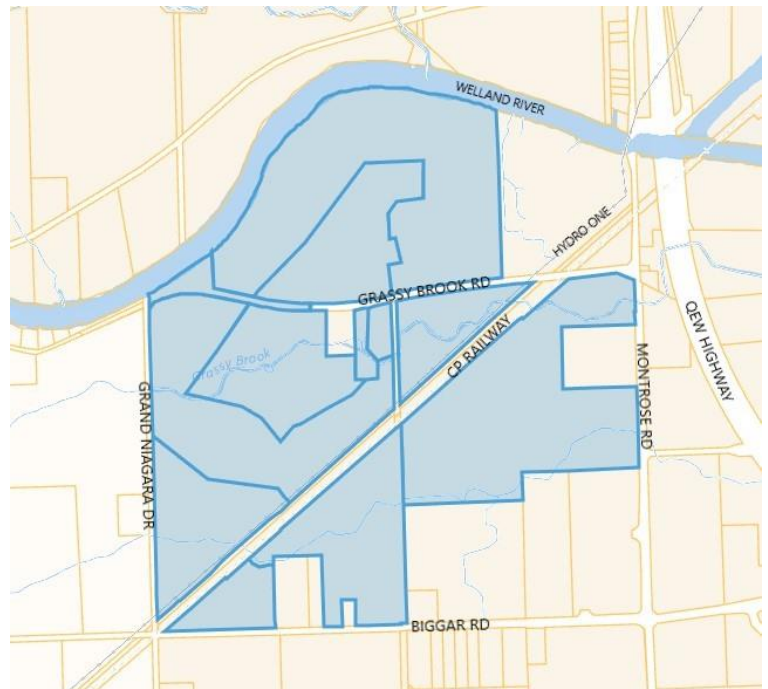
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

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 AMENDMENT & DRAFT PLAN OF SUBDIVISION

An Official Plan and Zoning By-law amendment and draft plan of subdivision application has been submitted:

- To apply a Special Policy Area to permit an increase in height permissions for the proposed apartment and mixed use blocks;
- To rezone the lands to permit residential, institutional, commercial, environmental and open space uses; and,
- To facilitate the redevelopment of the Grand Niagara Secondary Plan area for approximately 4,500 dwelling units (minimum yield of 2,558 to maximum of 5,387 dwelling units), commercial and institutional uses, and environmental protection, park, and open space uses. Schedule 1 shows details of the proposed development.



The land is designated Residential in part, Environmental Protection Area (EPA), in part, Environmental Conservation Area (ECA), in part, Minor Commercial, in part, and Industrial, in part, under the City's Official Plan. The land is within the Grand Niagara Secondary Plan Area and is designated Residential Low/Medium, in part, Mixed Use, in part, Prestige Employment, in part, Hospital Employment, in part, EPA, in part, and ECA, in part.

The Official Plan amendment is proposing a Special Policy Area for a portion of the Residential Low/Medium Density designated lands to permit apartment blocks within the plan of subdivision to have a maximum height of 10 storeys (current maximum height permissions is 4 storeys or 14 metres); and, for the mixed-use blocks within the plan of subdivision to have a maximum height of 15 storeys (current maximum height permissions is 6 storeys or 25 metres).

The land is zoned Open Space (OS-774, OS-H-775, OS-H-776) under Zoning By-law 79-200. The applicant requests the land be rezoned from OS-774, in part, OS-H-775, in part, and OS-H-776, in part, to the following parts a site specific Residential and Two (R2-AAA) zone, a site specific Residential 1F Density (R1F-BBB) zone, a site specific Residential 1F Density (R1F-CCC) zone, a site specific Residential 1F Density (R1F-DDD) zone, a site specific Residential Mixed (R3-EEE) zone, a site specific Residential Mixed (R3-FFF) zone, a site specific Residential Low Density, Group Multiple Dwelling (R4-GGG), a site specific Residential Low Density, Group Multiple Dwelling (R4-HHH) zone, a site specific Residential Apartment 5E Density (R5E-III) zone, a site specific Residential Apartment 5F Density (R5F-JJJ) zone, a site specific Institutional (I-KKK) zone, a site specific Environmental Protection Area (EPA-MMM) zone, and a site specific Open Space (OS-NNN) zone.

## **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 joining the electronic meeting or by attending in person.

## **WRITTEN SUBMISSION**

Please provide written input, or to 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 send an email to [jhannah@niagarafalls.ca](mailto:jhannah@niagarafalls.ca) on or before **May 30, 2023**.

## **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 **May 29, 2023**. 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 Julie Hannah, Senior Manager of Current Planning at (905)356-7521, extension 4107, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at

[jhannah@niagarafalls.ca](mailto:jhannah@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 p.m. the Thursday before the meeting.

## **LEGAL NOTICE**

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

If you disagree with Council's decision on the Official Plan Amendment and/or Zoning By-law Amendment application, 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 the City of Niagara Falls to the Ontario Land Tribunal 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, the person or public body is not entitled to appeal the decision of the Niagara Falls City Council to the Ontario Land Tribunal.

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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

### **Section 51 of the Planning Act**

The applicant, Minister of Municipal Affairs, a public body, or a specified person can appeal a decision of Council to the Ontario Land Tribunal for the Draft Plan of Subdivision. However, if such person or public body does not make written submissions to the City of Niagara Falls before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Subdivision, the public body or specified person is not entitled to appeal the decision of the Niagara Falls City Council to the Ontario Land Tribunal.

If a person or public body (as identified as above) does not make written submissions to the City of Niagara Falls in respect to the Draft Plan of Subdivision before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Subdivision, the public body or specified person may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, unless, in the opinion of the Tribunal, 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 28th day of April, 2023.

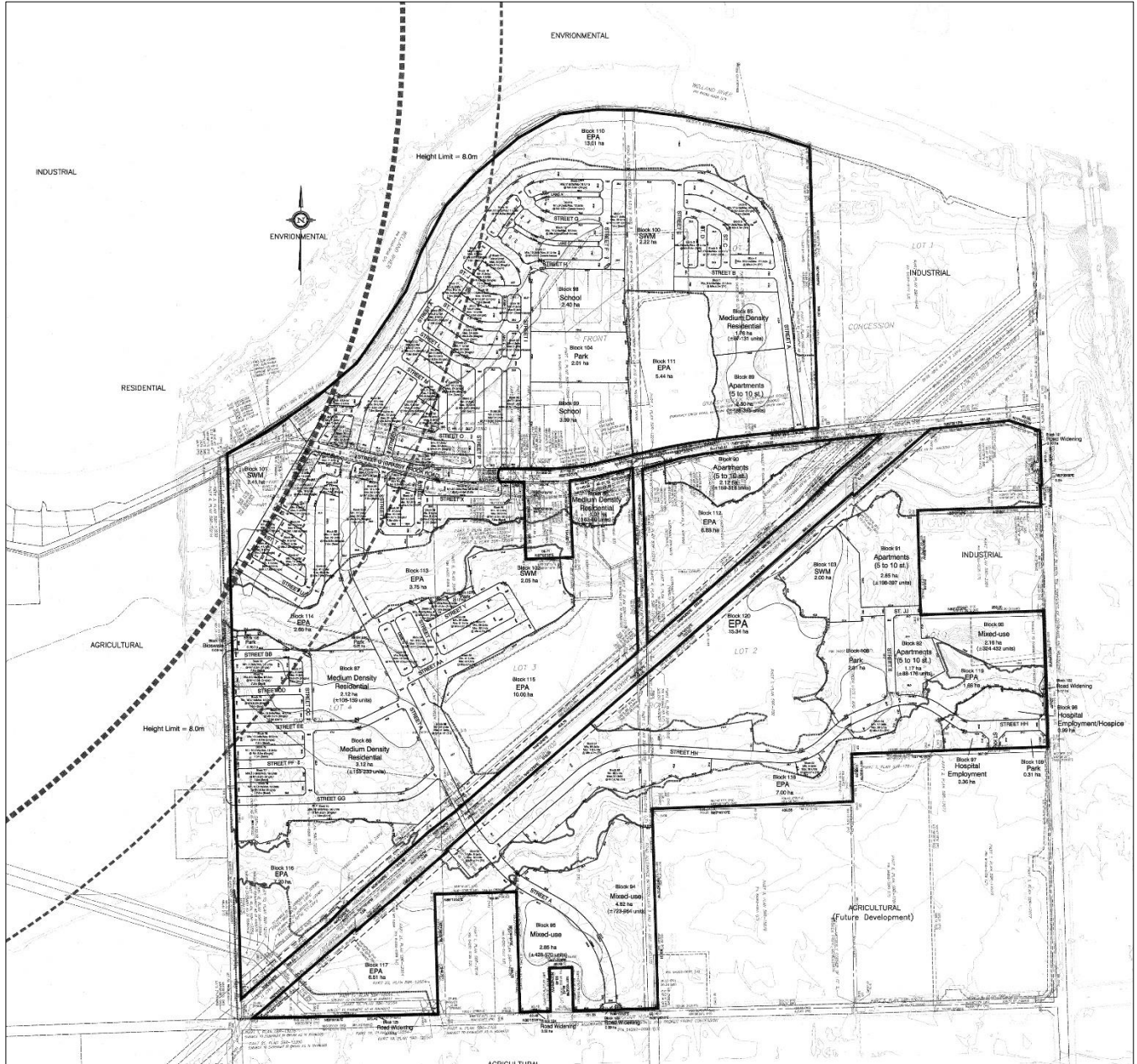
Andrew Bryce MCIP, RPP  
Director of Planning

Attach.

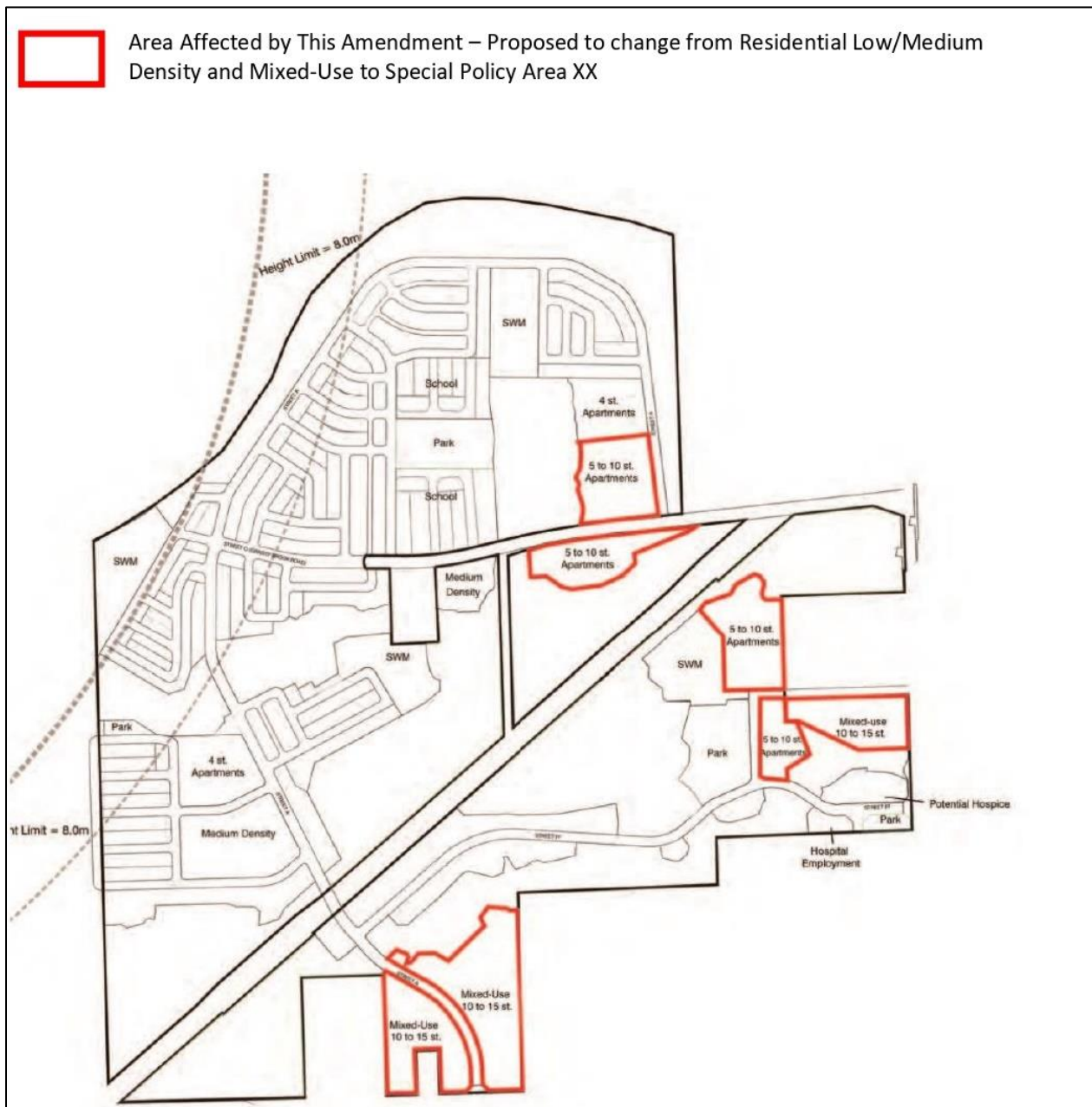
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# SCHEDULE 1

(Draft Plan)



(Draft Official Plan Amendment Schedule)



(Draft Zoning By-law Schedule)

