![NiagaraFalls CANADA logo]

NOTICE OF APPLICATION
& REMOTE ELECTRONIC OPEN HOUSE

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

7081 McLeod Road (Assessment Roll No.: 2725-080-012-07001)
Zoning By-law Amendment Application- City File: AM-2023-005
Applicant: LivWell Development Group Inc. (Adam Peaker)
Agent: NPG Planning Solutions Inc. (Aaron Butler)

REMOTE ELECTRONIC OPEN HOUSE

The Open House is being held remotely and electronically.

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 a Remote Electronic Open House has been scheduled for:

**Date: Thursday, May 11th, 2023   Time: 5:00 PM**

Place: City Hall, 4310 Queen Street (STAFF ONLY)

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

An Official Plan and Zoning By-law amendment application has been submitted to permit a 5 storey rental apartment building containing 50 dwelling units. Schedule 1 shows details of the proposed building.

The land is designated Residential in the City's Official Plan, which permits a maximum of 6 storeys and 100 units per hectare. The applicant is requesting to place the land under a Special Policy Area to permit a maximum density of 147 units per hectare.
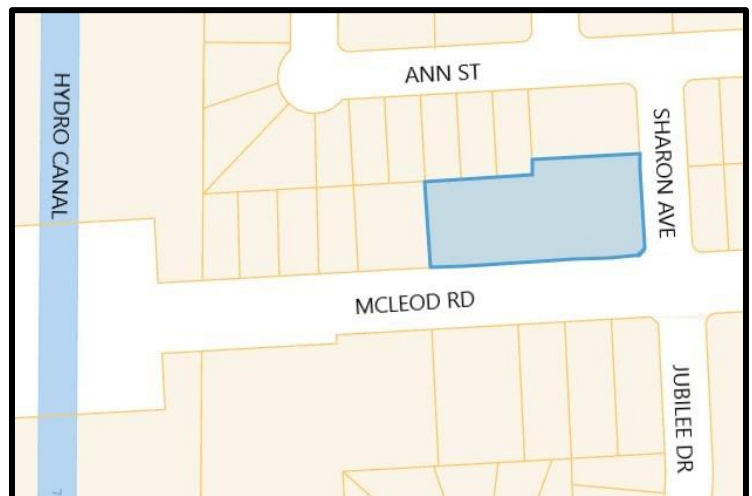
The land is zoned Institutional (I) under By-law 79-200. The applicant is requesting to place the land under a site specific Residential Apartment 5E Density (R5E) zone to permit site specific front yard depth, exterior side yard width, landscaped open space, amenity area per unit, landscaped open space strip between a parking space and a street, parking spaces, and to increase the maximum permitted encroachment for balconies into the front and exterior side yards.

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 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.

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 to acooper@niagarafalls.ca on or before the **May 11, 2023**.

ORAL SUBMISSION

To participate in the remote electronic Open House please pre-register by sending an email to acooper@niagarafalls.ca before 12 noon on the **May 11, 2023**. All registrants will be provided with instructions on how to participate in the remote electronic Open House.

MORE INFORMATION

For more information please contact Alexa Cooper, Planner 2, at (905)356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at acooper@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 24th day of April, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

AC:
Attach.

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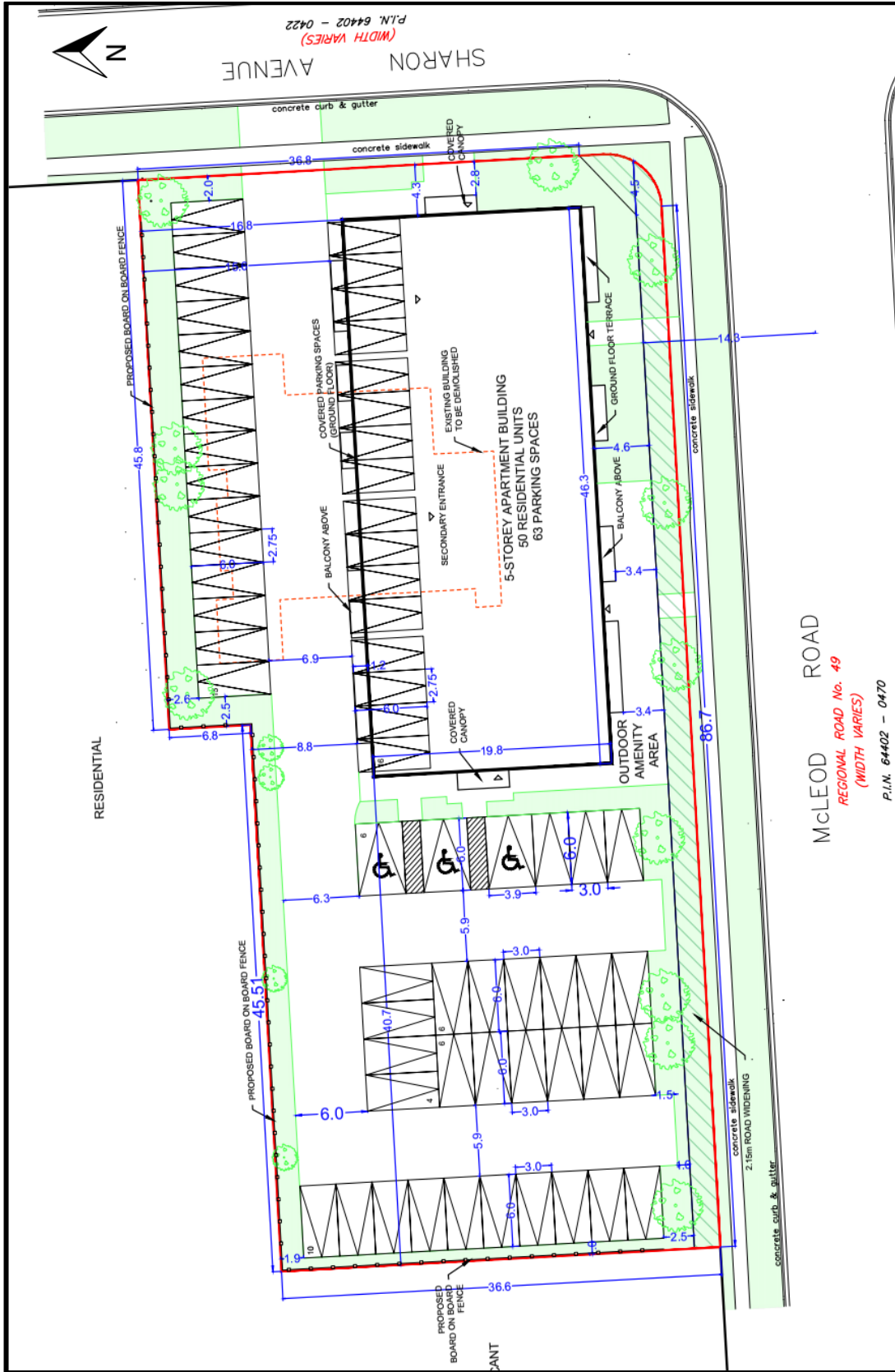
SCHEDULE 1
(Site Sketch)

Schedule 2
(Rendering)

PROPOSED 5 STOREY,
50 UNIT RENTAL APARTMENT BUILDING
- 7081 McLEOD ROAD, NIAGARA FALLS