



NOTICE OF APPLICATION & OPEN HOUSE

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

**5640 Stanley Avenue, 5609 & 5619 Buchanan Avenue
(Assessment Roll No.: 272503000714000, 272503000702600, 272503000702700)
Zoning By-law amendment - City File: AM-2023-014
Applicant: Daljit Goraya (9431870 Canada Corp)
Agent: Michael Allen (ACK Architects Studio Inc)**

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: October 2, 2023

Time: 5:00 PM

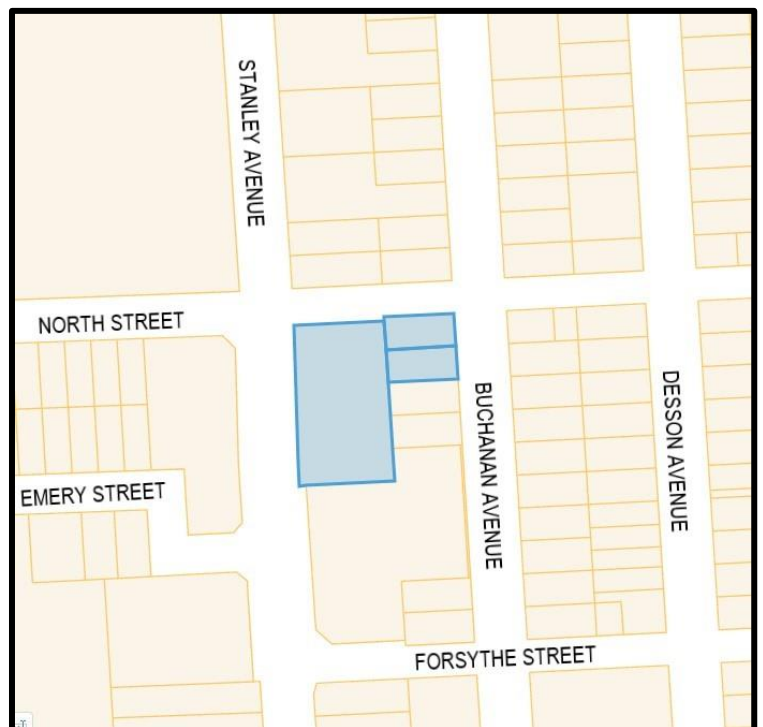
Place: City Hall, 4310 Queen Street and/or Web-based Platform

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

A zoning by-law amendment application has been submitted to permit a 14-storey mixed-use building with 162 apartment dwelling units and 480 square metres of ground floor commercial space. Schedule 1 shows details of the proposed building and Schedule 2 provides perspectives.

The land is zoned Tourist Commercial, in part, and Deferred Tourist Commercial, in part, under Zoning By-law 79-200. The applicant requests the land be zoned to a site specific Tourist Commercial (TC) zone to deem Stanley Avenue the front yard, Buchanan Avenue the rear yard, and North Street the exterior side yard, to permit 69% of the total floor area of the building for dwelling units, with reduced front, rear, and exterior side yard setbacks, number of parking spaces, and increased height and yard encroachments to permit the construction of a 14 storey mixed-use building.



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 attending in person or 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 to the attention of or send an email to acooper@niagarafalls.ca on or before **October 2, 2023**.

ORAL SUBMISSION- If attending remotely using web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email to acooper@niagarafalls.ca before 12 noon on **October 2, 2023**.

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.

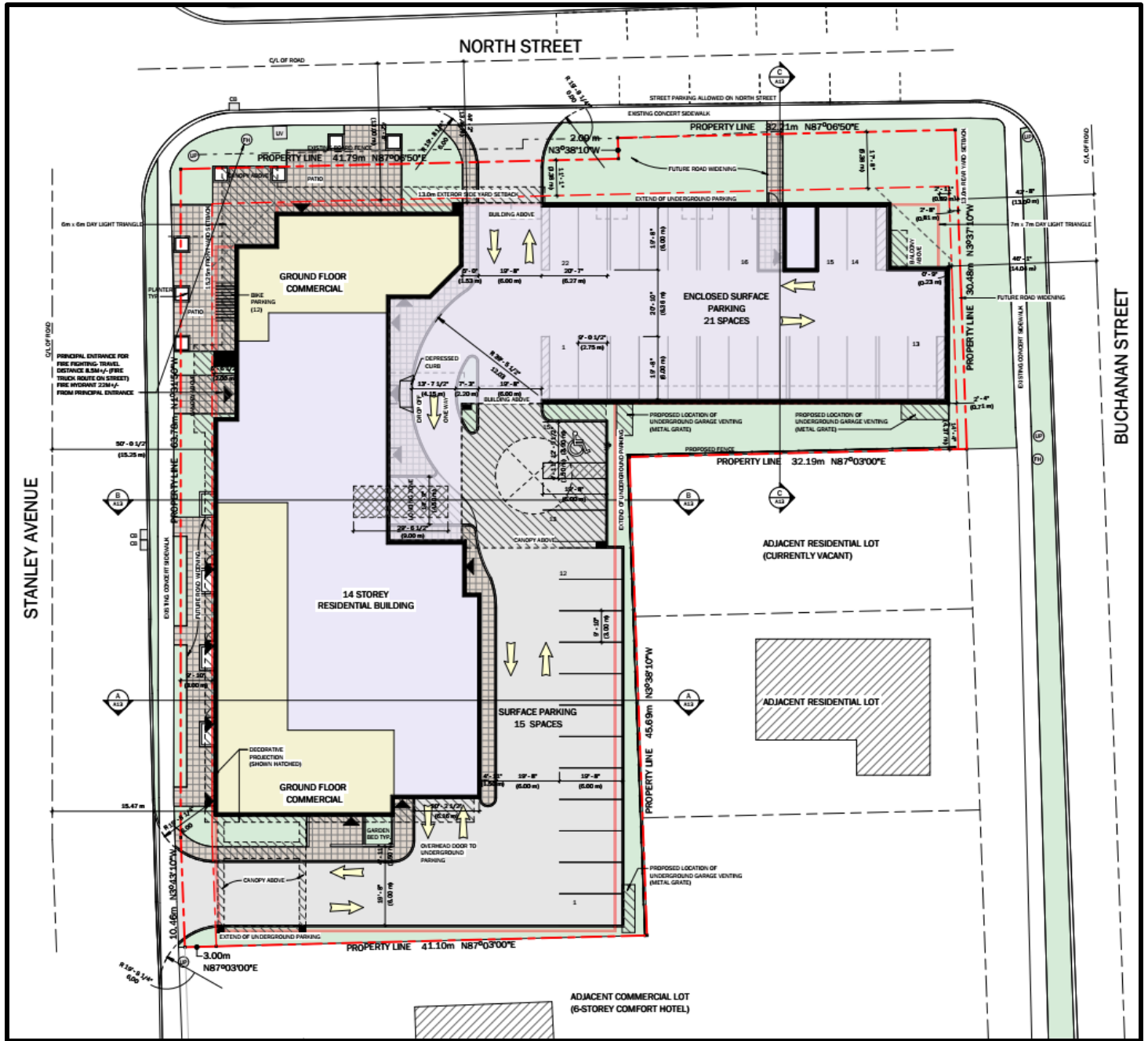
FORMAL PUBLIC MEETING

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 18th day of September, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1 (Site Sketch)



**SCHEDULE 2
(Perspectives)**



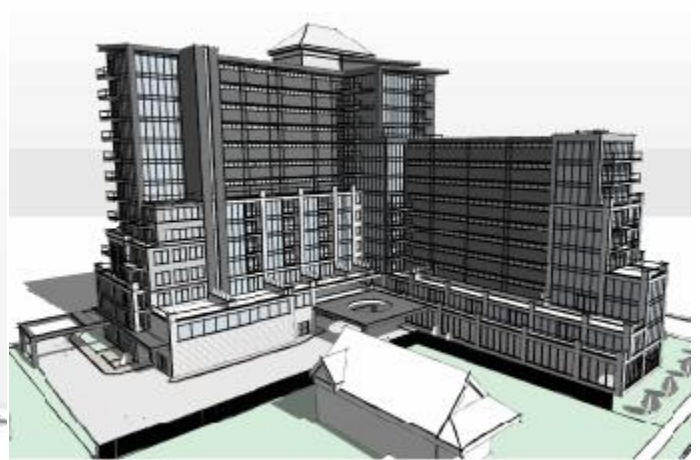
NORTH WEST PERSPECTIVE



SOUTH WEST PERSPECTIVE



SOUTH EAST PERSPECTIVE



NORTH EAST PERSPECTIVE