



NOTICE OF PUBLIC MEETING

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)

COUNCIL MEETING

Public Meetings may be attended electronically or in person.

A Public Meeting of Council has been scheduled for:

Date: Tuesday, November 14, 2023

Time: Public Meetings start at 4:30 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 is 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 480 square metres of ground floor commercial space and 162 residential dwelling units. Schedule 1 shows details of the proposal.

The land is zoned Tourist Commercial, in part, and Deferred Tourist Commercial, in part, under Zoning By-law 79-200. The applicant is requesting the land be zoned 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 71% of the total floor area of the building for dwelling units; to permit reduced front, rear, and exterior side yard setbacks, and number of parking spaces; and to permit increased height and yard encroachments to permit the construction of a 14 storey mixed-use building.



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 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 sending an email to acooper@niagarafalls.ca, on or before **November 14, 2023**.

Comments received before 4:30 p.m on Monday, **November 13, 2023** will be included in Council's agenda package.

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 before 4:30 pm on **November 13, 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 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.

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 34 of the Planning Act

If you disagree with Council's decision on the 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 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 by-law before 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.

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 13th day of October, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

**SCHEDULE 2
(Perspectives)**



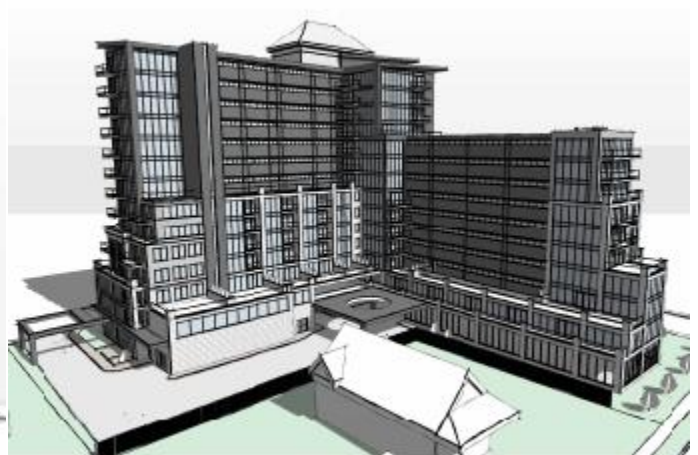
NORTH WEST PERSPECTIVE



SOUTH WEST PERSPECTIVE



SOUTH EAST PERSPECTIVE



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