



NOTICE OF APPLICATION & OPEN HOUSE

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

8004 Lundy's Lane
Part Block B, Plan 223
Assessment Roll No.: 272509000673100
Official Plan and Zoning By-law Amendment Application - City File: AM-2023-017
Applicant: 11464957 Canada Inc. (Samuel Karamanis)
Agent: Azar Davis (Zelinka Priamo Ltd.)

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 8th, 2023

Time: 4:30 PM

Place: City Hall, Committee Room 2, 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 Combined Official Plan and Zoning By-law amendment application has been submitted for the purpose of permitting 87 dwelling units within two existing buildings. Schedule 1 shows details of the proposal.

The land is designated Tourist Commercial under the City's Official Plan and is located within an intensification corridor, which permits a maximum residential density of 100 units per hectare. The applicant is requesting to place the lands under a Special Policy Area to permit a maximum residential density of 166 units per hectare.



The land is zoned site-specific Residential Apartment 5C Density (R5C-1078) Zone, under Zoning By-law No. 79-200, as amended. The applicant is requesting that the land be rezoned to a site-specific Residential Apartment 5F Density (R5F-XXX) Zone to permit 87 dwelling units with site specific regulations to recognize the existing building footprint including minimum front yard depth, rear yard depth, interior side yard width, maximum lot coverage, and maximum number of apartment dwellings on one lot. The application also requests a reduction to the minimum number of parking

spaces, minimum amenity space, minimum landscaped open space, and to permit parking in the front yard.

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 the application 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 or send an email to sturnbull@niagarafalls.ca on or before **November 8th, 2023**.

ORAL SUBMISSION- If attending remotely using the web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email to sturnbull@niagarafalls.ca before 12 p.m. on **November 8th, 2023**.

MORE INFORMATION

For more information please contact Scott Turnbull, Planner 1, at (905) 356-7521, extension 4297, between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday or by email anytime at sturnbull@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council will be held on Tuesday, December 12th, 2023. A separate Notice of the Public Meeting is enclosed.

Dated at the City of Niagara Falls this 25th day of October, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1



SITE PLAN			
OF			
PLAN 223 PT BLK B			
PT LOT 140			
CITY OF NINGARA FALLS			
REGIONAL MUNICIPALITY OF NINGARA			
SITE STATISTICS			
EXISTING ZONE: R50-1078	PROPOSED ZONE: R5F-XXXX		
LOT AREA**	499.9 m ² 5292.8 m ²		
LOT FRONTAGE	45.0 m 70.75 m		
LOT DEPTH	50.0 m 75.79 m		
FRONT YARD	10.0 m 9.82 m		
INT. SIDE YARD (E)	1.85 m 0.95 m		
INT. SIDE YARD (W)	1.85 m 1.68 m		
COMPOSITE (MAX)	3.00 m 3.25 m		
HEIGHT (MAX)	28.0 m 7.40 m		
MIN. (MAX)	1.4 meters rear door 5.7		
PERMITS (MAX)	20 m ² rear deck 310.25m ²		
**SEE SECTION 7.12.2 CITY OF NINGARA			
FALLS ZONING BY-LAW FOR THE MINIMUM			
LOT AREA AND OTHER REQUIREMENTS FOR THE R50			
ZONE			
** SEE SECTION 4.42.1 CITY OF NINGARA			
FALLS ZONING BY-LAW (ZSA 2022-093)			
FOR THE MINIMUM REQUIRED AGENCY			
SPACE FOR THE R5F ZONE			
NO.	REVISION	DATE	INITIAL
	BLUEWAVE CAPITAL		
	8004 LINDY'S LANE		
Zelinka Piatno Ltd. LAND USE PLANNERS			
SCALE	AS SHOWN	DATE	11/09/2023
DATE	SEPTEMBER 2023	SCALE	1:100