



## NOTICE OF PUBLIC MEETING

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.)

### COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, December 12<sup>th</sup>, 2023

Time: Public Meetings start at 4:30PM

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

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.

## 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 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 [sturnbull@niagarafalls.ca](mailto:sturnbull@niagarafalls.ca).

Comments are preferred to be provided before noon on Friday December 8<sup>th</sup>, 2023 to 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](mailto:billmatson@niagarafalls.ca) before 4:30 pm on Monday December 11<sup>th</sup>, 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 Scott Turnbull, Planner 1 at (905)356-7521, extension 4297, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [sturnbull@niagarafalls.ca](mailto:sturnbull@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.

**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 25<sup>th</sup> 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 NIAGARA FALLS  
 REGIONAL MUNICIPALITY OF NIAGARA

**SITE STATISTICS**  
 EXISTING ZONE: RSC-1078  
 PROPOSED ZONE: RSF-XXXX

EXISTING	PROPOSED
LOT AREA	4956 m <sup>2</sup>
LOT FRONTAGE	45.0 m
LOT DEPTH	109.3 m
FRONT YARD	30.0 m
REAR YARD	7.5 m
REAR YARD (E)	10.0 m
REAR YARD (W)	1.8 m
INF. SIDEYARD (W)	1.85 m
COVERED AREA	30%
LANDSCAPED AREA	28.55%
PERCENT (MAX)	7.40%
PERCENT (MIN)	92%
ADJUTANTY AREA**	20 m <sup>2</sup> PER UNIT
	310.22m <sup>2</sup>

\*\* SEE SECTION 4.421 CITY OF NIAGARA FALLS ZONING BY-LAW FOR THE MINIMUM LOT AREA REQUIREMENTS FOR THE RSF ZONE.

\*\* SEE SECTION 21.22 CITY OF NIAGARA FALLS ZONING BY-LAW FOR THE MINIMUM LOT AREA REQUIREMENTS FOR THE RSF ZONE.

\*\* SEE SECTION 4.421 CITY OF NIAGARA FALLS ZONING BY-LAW FOR THE MINIMUM LOT AREA REQUIREMENTS FOR THE RSF ZONE.

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