



NOTICE OF APPLICATION & 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.

8885 – 8911 Lundy’s Lane
Part Township Lot 139, Stamford, Part 1 & 2, 59R-11857; City of Niagara Falls
Assessment Roll No.: 272510000505110 & 272510000505100
Official Plan & Zoning By-law Amendment - City File: AM-2023-022
Applicant: M5V The Lundy Inc. (Sherard McQueen)
Agent: NPG Planning Solutions Inc. (Mary Lou Tanner)

OPEN HOUSE

The City wants to give you an opportunity to hear about this 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: December 4, 2023

Time: 4:30 PM

Place: City Hall, Committee Room 2, 4310 Queen Street and Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will 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 10 storey mixed-use development with 184 apartment dwelling units and 1,460 square metres of commercial uses at ground level. The subject lands are located at the northeast corner of Gardner Road and Lundy’s Lane. Schedule 1 shows details of the proposed development.

The land is designated Tourist Commercial, is within the Lundy’s Lane Satellite District, and is within the Lundy’s Lane Intensification Corridor, under the City’s Official Plan. The applicant is requesting to place the land under a Special Policy Area to permit a maximum height of 10 storeys and a maximum density of 205 units per hectare.



The land is zoned Tourist Commercial (TC), under By-law No. 79-200. The applicant is requesting to place the land under a site specific TC zone to deem Lundy's Lane as the front lot line; increase the maximum permitted height of a building or structure and percentage of the total floor area of dwelling units about the ground floor; reduce the minimum number of parking spaces for dwelling units, and reduce the minimum rear yard depth to the above ground first escapes (staircases).

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 or send an email to acooper@niagarafalls.ca on or before **December 4th, 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 **December 4th, 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. Monday to Friday or by email anytime at acooper@niagarafalls.ca.

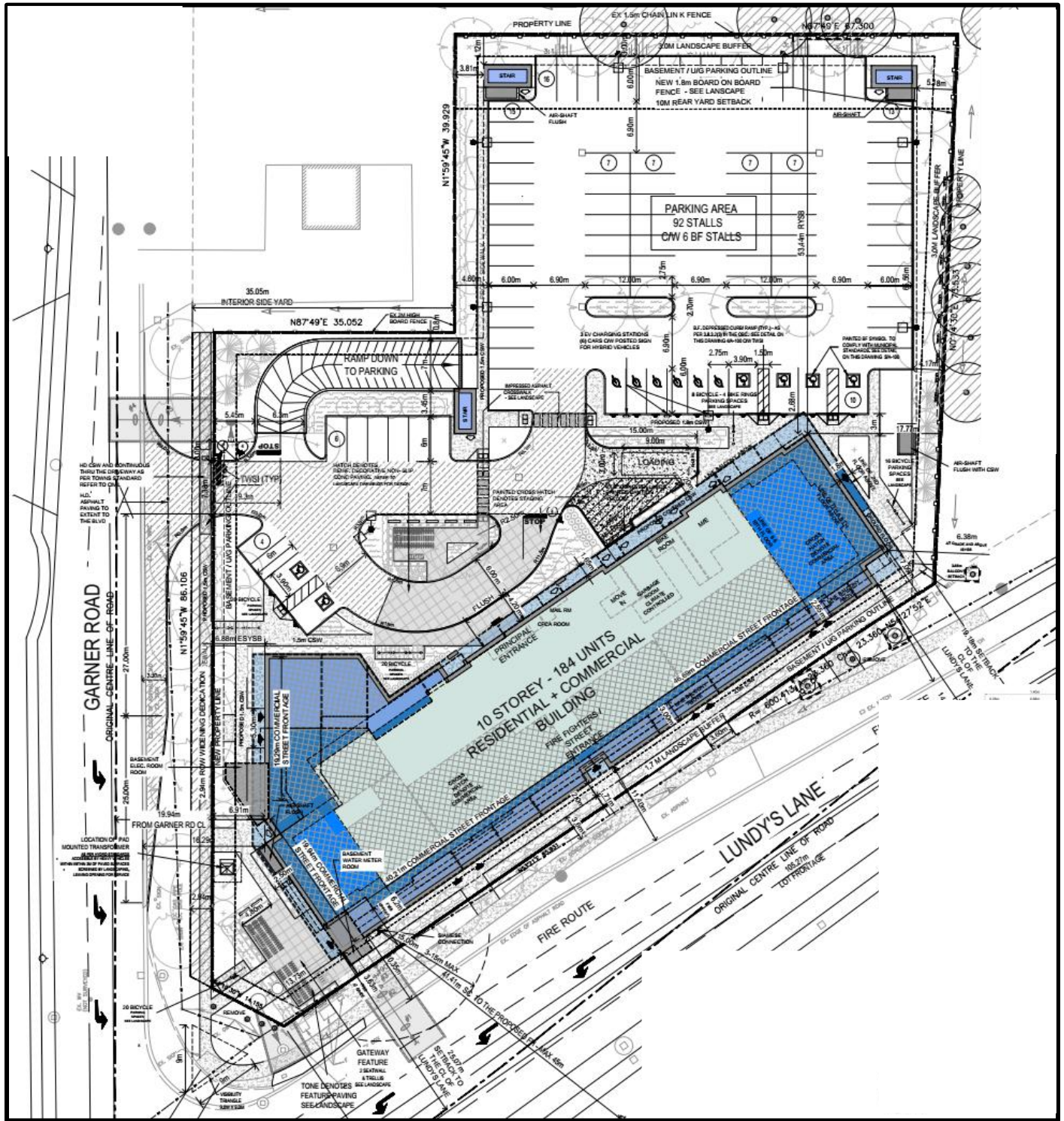
FORMAL PUBLIC MEETING

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 17th day of November, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1 (Site Sketch)



**SCHEDULE 2
(Renderings)**

