



NOTICE OF PUBLIC MEETING

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)

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, February 27, 2024

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 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. Schedule 1 shows details of the proposal.

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 requests a Special Policy Area designation be applied to the lands to permit 10 storeys and a maximum density of 214 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 include home occupations as a permitted use; 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 commercial floor space, the permitted

projections for balconies, and reduce the minimum rear yard depth to the above ground first escapes (staircases).

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 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 acooper@niagarafalls.ca.

Comments are preferred to be provided before noon on Friday February 23, 2024, 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 before 4:30 pm on **Monday February 26, 2024**. 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 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 26th day of January 2024.

Andrew Bryce MCIP, RPP
Director of Planning

SCHEDULE 1 (Site Sketch)

