



NOTICE OF APPLICATION & OPEN HOUSE

The City's Planning, Building & Development Department has received applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for the lands noted below.

Oakwood Drive, south of McLeod Road, east of the Queen Elizabeth Way, and west of the Hydro Canal

Part of Township Lot 187 Stamford, being Parts 1, 2, 3 and 4 on 59R17493

Assessment Roll No.: 272511000205300

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

City Files: AM-2022-024 & 26T-11-2022-001

Applicant: Branthaven Belmont Oakwood Inc.

Agent: Zelinka Priamo Ltd. (Robert MacFarlane / Azar Davis)

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 these applications 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, December 13th, 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 be in attendance to present the proposal and to answer questions. Any public individual/group interested in making comments on these applications or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED APPLICATIONS

An Official Plan and Zoning By-law Amendment application has been submitted to facilitate the development of 255 townhouse dwellings consisting of 46 3-storey rear lane townhouse dwellings, 36 2-storey townhouse dwellings, 106 3-storey back-to-back townhouse dwellings, and 67 3-storey townhouse dwellings. Additional dwelling units are also proposed within units 210 to 255. Schedule 1 shows details of the proposal.

The subject lands are designated Major Commercial in accordance with the City's Official Plan and are located within the Niagara Square Retail District. The applicant is requesting to place the lands under a Special Policy Area to permit townhouse dwellings and a minimum net residential density of 56 units per hectare.



The subject lands are zoned Planned Shopping Centre Commercial (SC-833) Zone in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2008-108. The applicant is requesting to rezone the lands to a site specific Residential Low Density, Group Multiple Dwelling (R4) Zone to permit the proposed townhouse development. Site specific relief is requested to reduce the minimum lot area per dwelling unit, the minimum front yard depth, the minimum width of maneuvering aisles, and the minimum width of parking spaces, and to eliminate the requirement that regulates the minimum depth of privacy yards. Further, site specific relief is requested to increase the maximum height of buildings and structures, to establish a definition for back-to-back townhouse dwellings, and to add model homes as a permitted use. Relief to include additional dwelling units as a permitted use is also required.

The concurrent Draft Plan of Subdivision application proposes to establish one lot, which is to be subdivided through future Removal of Part Lot Control and Draft Plan of Condominium applications.

PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the applications may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

HAVE YOUR SAY

Public input on the 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 Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to mceci@niagarafalls.ca on or before **December 13th, 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 mceci@niagarafalls.ca before 12:00 PM (noon) on **December 13th, 2023**.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at 905-356-7521, extension 4364 between the hours of 8:30 AM and 4:30 PM Monday to Friday or by email anytime at mceci@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal / statutory Public Meeting required under 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 scheduled to occur.

Dated at the City of Niagara Falls this 29th day of November, 2023.

SCHEDULE 1

