



NOTICE OF APPLICATION & PUBLIC MEETING

5510-5526, 5536 Ferry Street, 5916 Allendale Avenue and 5943 Stanley Avenue
(Assessment Roll Nos.: 2725-070-001-00100, 2725-070-001-01300, 2725-070-001-00100
and 2725-070-001-0900)
Zoning By-law Amendment Application - City File: AM-2018-023
Applicant - Pawel Fugiel (La Pue International Inc.)

PUBLIC MEETING

Date: Tuesday, April 30, 2019
Time: 6:00 PM

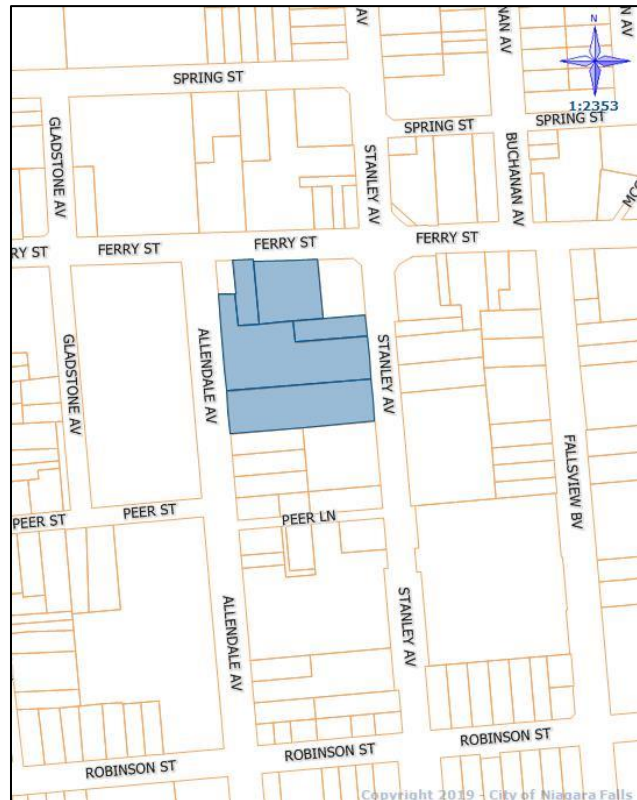
Place: Council Chambers, City Hall
4310 Queen Street

PROPOSED CHANGE

The zoning amendment is requesting to permit the development of 3 buildings on the lands. Building A is a 7 storey mixed use, commercial /residential building, with 892.9 square metres of commercial space and 50 dwelling units. Building B is a 12 storey, 150 room hotel. Building C is a 30 storey apartment building with 300 dwelling units.

The lands known as 5510-5528 and 5536 Ferry Street are currently zoned Tourist Commercial (TC-075), in accordance with Zoning By-law No. 79-200 as amended by By-law Nos. 1981-199, 2012-060 and 2012-061. The properties known as 5916 Allendale Avenue, and 5943 Stanley Avenue are zoned Tourist Commercial (TC-1047) and (TC-644) in accordance with Zoning By-law No. 79-200, as amended by By-law Nos. 2017-062, 2003-204, 2012-060 and 2012-061.

The applicant is requesting the zoning of the lands to be changed to a site specific Tourist Commercial (TC) zone to permit the proposed development. The site specific regulations requested include permitting more than 50% of the total floor space in Buildings A and C to be used for dwelling units; an increase in building height and a reduction in parking space requirements.



HAVE YOUR SAY

Input on any proposed Zoning By-law Amendment is welcome and encouraged. You can provide input by: speaking at the public meeting or by making a written submission.

PLANS & DOCUMENTS

Full size plans and any documents submitted in conjunction with the applications may be viewed in the Planning & Development Department Monday to Friday between 8:30 a.m. to 4:30 p.m.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed Zoning By-law amendment is approved, please submit a letter to the Director of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 on or before April 30, 2019.

LEGAL NOTICE

Section 34 of the Planning Act

If you disagree with Council's decision on the application, you can appeal it to the Local Planning Appeal Tribunal (LPAT). However, 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 before 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 Local Planning Appeal 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 before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Board, 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.

MORE INFORMATION

For more information, please contact Anamika Dilwaria, Planner 2, at (905)356-7521, extension 4246 or visit the Planning, Building & Development, second floor, City Hall, between the hours of 8:30 a.m. and 4:30 p.m.

A copy of the Planning, Building & Development's Recommendation Report on the application will be available after 4:00 p.m. on April 25, 2019.

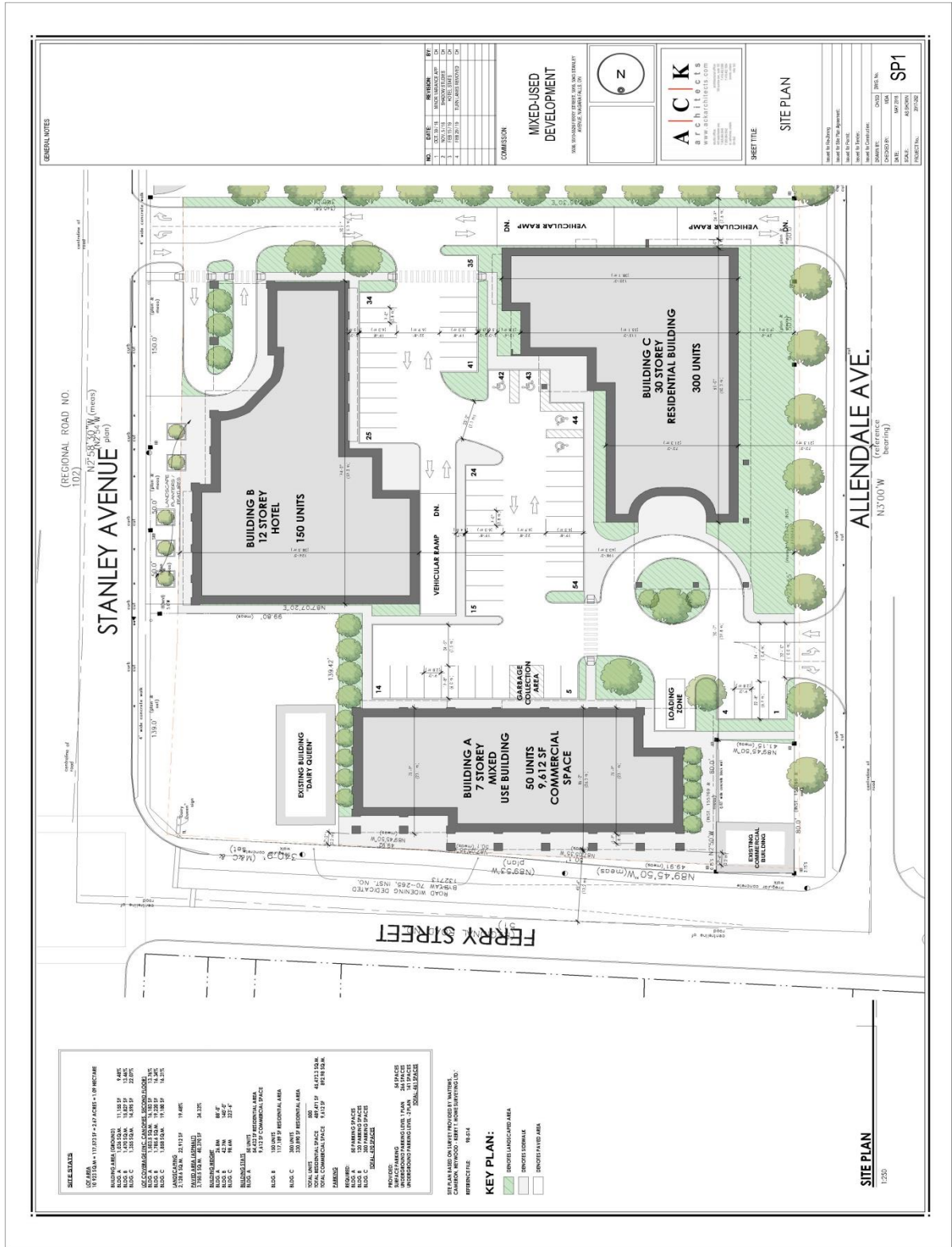
Dated at the City of Niagara Falls this 3rd day of April, 2019.



Alex Herlovitch. MCIP, RPP
Director of Planning, Building & Development

AD:mb
Attach.

- 3 -
SCHEDULE 1



GENERAL NOTES

NO.	DATE	REVISION	BY
1	02/11/19	ISSUE FOR PERMIT	DM
2	02/11/19	REVISED PER COMMENTS	DM
3	02/11/19	REVISED PER COMMENTS	DM
4	02/11/19	REVISED PER COMMENTS	DM
5	02/11/19	REVISED PER COMMENTS	DM

COMMISSION

MIXED-USED DEVELOPMENT

1000 WASHINGTON STREET, 3RD FLOOR
ANN ARBOR, MI 48106-1500



A | C | K
architects
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ANN ARBOR, MI 48106-1500
PHONE: 734.769.1234
FAX: 734.769.1235
EMAIL: info@ackarchitects.com

SHEET TITLE
SITE PLAN

DATE: 02/11/19
DRAWN BY: DM
CHECKED BY: DM
PROJECT: 19-0000

SP1

SCHEDULE 1

ITEM	DESCRIPTION	AMOUNT
1	LOT AREA	10,111.00 SQ FT (231.25' x 437.41' x 18' INCHES)
2	RESIDENTIAL AREA (GROUND)	11,111.00 SQ FT
3	RESIDENTIAL AREA (UNDERGROUND)	12,487.00 SQ FT
4	RESIDENTIAL AREA (TOTAL)	23,598.00 SQ FT
5	RESIDENTIAL UNITS	550 UNITS
6	LANDSCAPING	2,100.00 SQ FT (14' DEPTH)
7	LANDSCAPING	1,000.00 SQ FT (14' DEPTH)
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100	LANDSCAPING	1,000.00 SQ FT (14' DEPTH)

KEY PLAN:

- EXISTING LANDSCAPED AREA
- PROPOSED LANDSCAPED AREA
- PROPOSED DRIVEWAY
- PROPOSED PAVED AREA

SITE PLAN
1/250