



NOTICE OF OPEN HOUSE & PUBLIC MEETING

Proposed Amendment to the Lundy's Lane Community Improvement Plan and Community Plan Area.

Applicant: City of Niagara Falls

OPEN HOUSE

Date: Monday, June 10, 2019
Time: 5:00-6:00 p.m.

**Place: 4310 Queen St., City Hall
Committee Rm 2**

PUBLIC MEETING

Date: Tuesday, June 25, 2019
Time: 6:00 p.m.

**Place: 4310 Queen St., City Hall
Council Chambers**

PROPOSED CHANGE

The Lundy's Lane Community Improvement Plan (CIP) was adopted by Council on March 27, 2018. The Plan provides a framework for the introduction and implementation of a suite of financial incentive programs to encourage the redevelopment and revitalization of Lundy's Lane.

The City is proposing an amendment to the Tax Increment Based Grant Incentive Program under the Lundy's Lane CIP to add an eligible use. The Incentive Program provides a grant based on an increase in taxation resulting from the development of vacant lands or other major property improvements proposed for projects having a mix of commercial and residential uses. It is proposed that the Incentive Program be amended to include residential projects without the requirement for a commercial component where the properties are within the CIP Boundary Area and which do not front directly onto Lundy's Lane.

The City will also be modifying the Lundy's Lane Community Improvement Area Boundary identified under By-law 2018-31 to add specific properties that would be suitable for residential intensification under the Official Plan and that are designated Tourist Commercial, zoned for commercial use and are adjacent to lots fronting onto Lundy's Lane. The inclusion of these properties would allow them to access the Tax Increment Based Grant under the CIP. The map changes affect: 5873 Brookfield Avenue; 6518 Lundy's Lane; 5916, 5926 & 5932 Carlton Avenue; Property fronting on Depew Avenue and used in conjunction with 6863 Lundy's Lane; the rear portion of the property identified as 7001 Lundy's Lane; and 5920 Montrose Road.

HAVE YOUR SAY

The Public Meeting provides you with an opportunity to express your views, either verbally or as a written submission to City Council. Written comments should be submitted to the Director of Planning, Building and Development, City Hall prior to June 17, 2019. Please refer to the Lundy's Lane CIP Amendment.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed Amendment is approved, please submit a letter to the Director of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, ON, L2E 6X5 on or before June 17, 2019.

LEGAL NOTICE

Section 17 of the Planning Act

If you disagree with the decision of Council, 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 amendment is adopted, the person or public body is not entitled to appeal the decision and 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 Tribunal, there are reasonable grounds to do so.

MORE INFORMATION

For more information please contact Francesca Berardi, Planner at 905-356-7521, extension 4238 or at fberardi@niagarafalls.ca. You can also visit the Planning Division on the second floor of City Hall, 4310 Queen Street, between the hours of 8:30 a.m. and 4:30 p.m.

A copy of the proposed CIP Amendment is available at our offices and online at www.niagarafalls.ca/notices.

Dated at the City of Niagara Falls this 25th day of May, 2019.



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

FB:cr
Attach.