



# NOTICE OF APPLICATION & REMOTE ELECTRONIC PUBLIC MEETING

The City's Planning, Building & Development Department has received a zoning by-law amendment application for the lands noted below.

**5769-5781 Victoria Ave, 5715 Ellen Ave & 5072 Magdalen St (Roll Nos.: 272503000314300, 272503000314400, 272503000304600, & 27250300711700)**  
**Zoning By-law Amendment Application – City File: AM-2020-010**  
**Applicant: Tony Vommero**  
**Agent: Emilio Raimondo**

## REMOTE ELECTRONIC COUNCIL MEETING

The Province has established rules for public gatherings due to the Covid-19 emergency. As a result, the size of public gatherings is restricted in City facilities to ensure public safety. To address these restrictions, City Council is holding Public Meetings remotely and electronically.

A Remote Electronic Public Meeting of Council has been scheduled for:

**Date: Tuesday, January 19<sup>th</sup>, 2021**

**Time: 4:30 PM**

**Place: Council Chambers, City Hall, 4310 Queen Street (COUNCIL & LIMITED STAFF ONLY)**  
**Visit [niagarafalls.ca](http://niagarafalls.ca) to watch the Council Meeting (PUBLIC)**

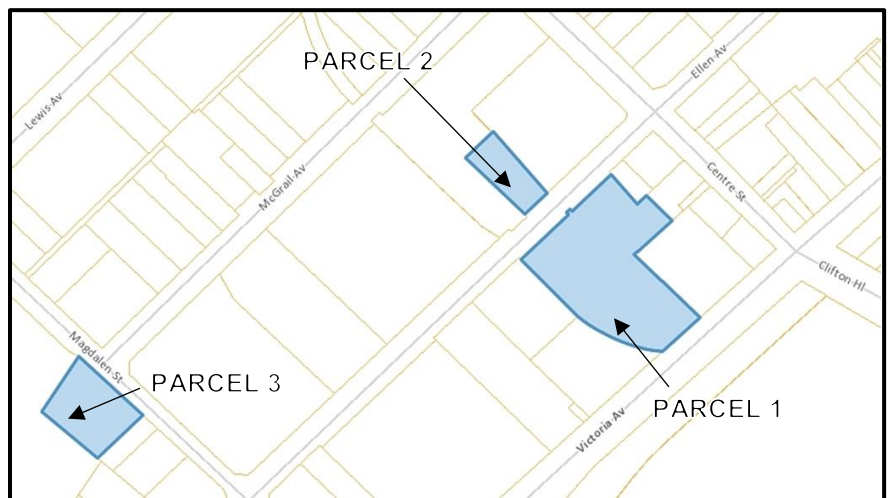
Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

## PROPOSED AMENDMENT

The requested zoning amendment is to permit a 5 storey, 66 room addition to the existing hotel on Parcel 1 and to permit a portion of the required parking for uses on Parcel 1 to be provided on Parcels 2 and 3. The total number of rooms is proposed to be 116. For details of the development, please see Schedules 1, 2, 3 and 4.

Parcel 1 is zoned Tourist Commercial (TC) in accordance with By-law No. 79-200, as amended by By-law 1999-52, 2012-060 and 2012-061, which permits for off-site parking on Parcel 2 and exempts the owner from providing parking for any restaurant, meeting room and retail components of the hotel. The applicant is requesting Parcel 1 be rezoned a new site specific TC zone to recognize existing parking stall sizes, parking aisle widths, and front and rear yard depth. The applicant is also requesting to permit a maximum 500 square metre floor area for each retail store, permit a maximum building height of 19.6 metres and permit a portion of the required parking stalls to be located on Parcel 2 and 3.

Parcel 2 is zoned Parking (P-473) in accordance with By-law No. 79-200, as amended by By-law 1999-52, and 2012-060, which permits for off-site parking for uses on Parcel 1 to be located on Parcel 2. The applicant is requesting the lands remain site specific Parking (P) to allow for off-site parking for uses on Parcel 1 to be located on Parcel 2.



Parcel 3 is zoned Tourist Commercial (TC) in accordance with By-law No. 79-200. The applicant is requesting a new site specific TC zone to allow for off-site parking uses on Parcel 1 to be located on Parcel 3.

## **PLANS & DOCUMENTS**

Digital copies of plans and documents submitted with the application may be viewed at [niagarafalls.ca/planning](http://niagarafalls.ca/planning).

## **HAVE YOUR SAY**

Public input on applications is invited. During this time, 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.

## **WRITTEN SUBMISSION**

Please provide written input, or to request notice of Council's decision, by mailing your comments to the Director of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to [aherlovitch@niagarafalls.ca](mailto:aherlovitch@niagarafalls.ca) on or before **January 19, 2021**.

## **ORAL SUBMISSION**

To participate in the remote electronic public meeting please pre-register with the City Clerk by sending an email to [billmatson@niagarafalls.ca](mailto:billmatson@niagarafalls.ca) before 4:30 pm on **January 18, 2021**. All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the remote electronic public meeting. Registrants will be notified of Council's Decision.

## **VIEW THE MEETING**

The remote electronic Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at [niagarafalls.ca/councilvideos](http://niagarafalls.ca/councilvideos) 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](mailto:acooper@niagarafalls.ca).

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at [niagarafalls.ca/planning](http://niagarafalls.ca/planning) after 4:00 p.m. on **January 14, 2021**.

## **LEGAL NOTICE**

### **Section 34 of the Planning Act**

If you disagree with Council's decision on the Zoning By-law Amendment application, you can appeal it to the Local Planning Appeal Tribunal (LPAT). However, if a person or public body would otherwise have an ability to appeal the decision of the City of Niagara Falls to the Local Planning Appeal 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 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 in respect to the proposed by-law before the by-law is passed, the person or public 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.

**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 18<sup>th</sup> day of December, 2020.



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

AC:tk  
Attach.

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# SCHEDULE 4 (Elevations)



**East Elevation – (Fronting onto Victoria Ave)**



**North Elevation**