



NOTICE OF APPLICATION & REMOTE ELECTRONIC OPEN HOUSE

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

6663 & 6683 Stanley Ave and 5640 & 5582 Dunn St
Zoning By-law Application - City File: AM-2020-016
Applicant: Stanley JV Inc. (Kyle Bittman)
Agent: Niagara Planning Group Inc. (Mary Lou Tanner)

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, the City is holding Open Houses remotely and electronically.

The City wants to give you an opportunity to hear about the proposal and to ask questions. The City also wants your comments on this application 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 a Remote Electronic Open House has been scheduled for:

Date: Wednesday, January 13, 2021

Time: 5:00 PM

Place: City Hall, 4310 Queen Street (STAFF ONLY)

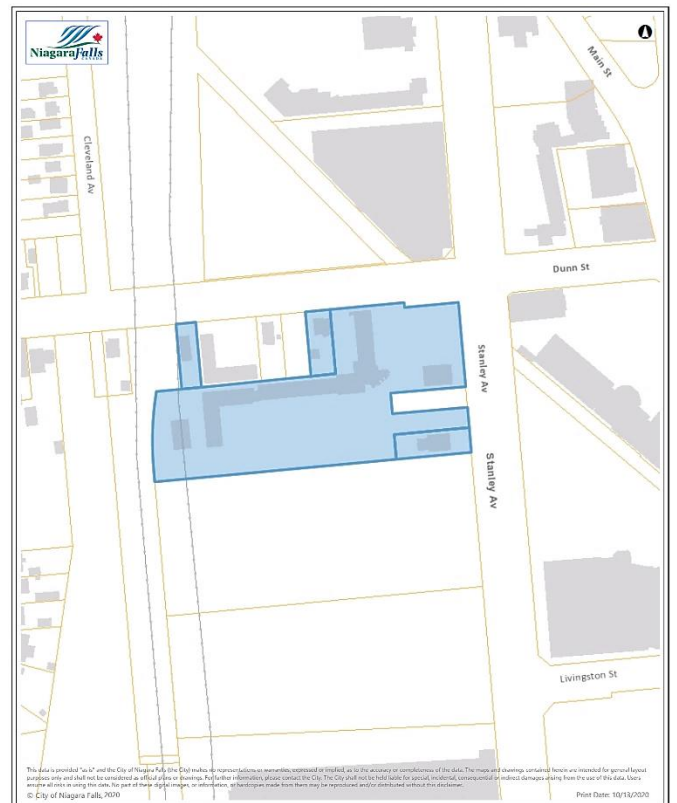
A representative from the Planning, Building & Development Department as well as the applicant will attend remotely to present the proposal to you and to answer questions. Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSAL

The requested zoning amendment is to permit a 30-storey hotel with 300 suites and two 30-storey residential towers with 583 residential units

6663 and 6683 Stanley Avenue are zoned Tourist Commercial (TC), as amended by By-laws 1990-023, 2019-083, 2012-060 and 2012-061. These permit for the existing Rodeway Inn Fallsview and exempts the owner from providing parking for any restaurant, meeting room and retail components of the hotel.

5640 & 5582 Dunn Street are zoned Tourist Commercial (TC), as amended by 2019-083, 2012-060 and 2012-061. The current zoning changes the zoning of a property with a demolished house to Deferred Tourist Commercial (DTC) and exempts the owner from providing parking for any restaurant, meeting room and retail components of the hotel.



This data is provided "as is" and the City of Niagara, July 2019. City of Niagara does not warrant the accuracy or completeness of this data. The names and shapes contained herein are intended for general layout purposes only and shall not be considered as official data or drawings. Any further information should contact the City. The City shall not be held liable for any errors, omissions, or damages arising from the use of this data. Users assume all risks in using this data. No part of these data may be reproduced or distributed without the permission of the City of Niagara Falls, 2020. Print Date: 10/13/2020

The applicant is requesting a TC zone with regulations to add an apartment building to the list of permitted uses as well as site specific height, parking regulations, floor area for retail stores and yard projection regulations in accordance with the proposed development.

PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at 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 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 on or before **January 13, 2021**.

ORAL SUBMISSION

To participate in the remote electronic Open House please pre-register by sending an email to acooper@niagarafalls.ca before 12 noon on **January 13, 2021**. All registrants will be provided with instructions on how to use your computer, tablet or phone to participate in the remote electronic Open House.

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.

FORMAL PUBLIC MEETING

The formal Public Meeting required by 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 approximately thirty (30) days before the Public Meeting is to occur.

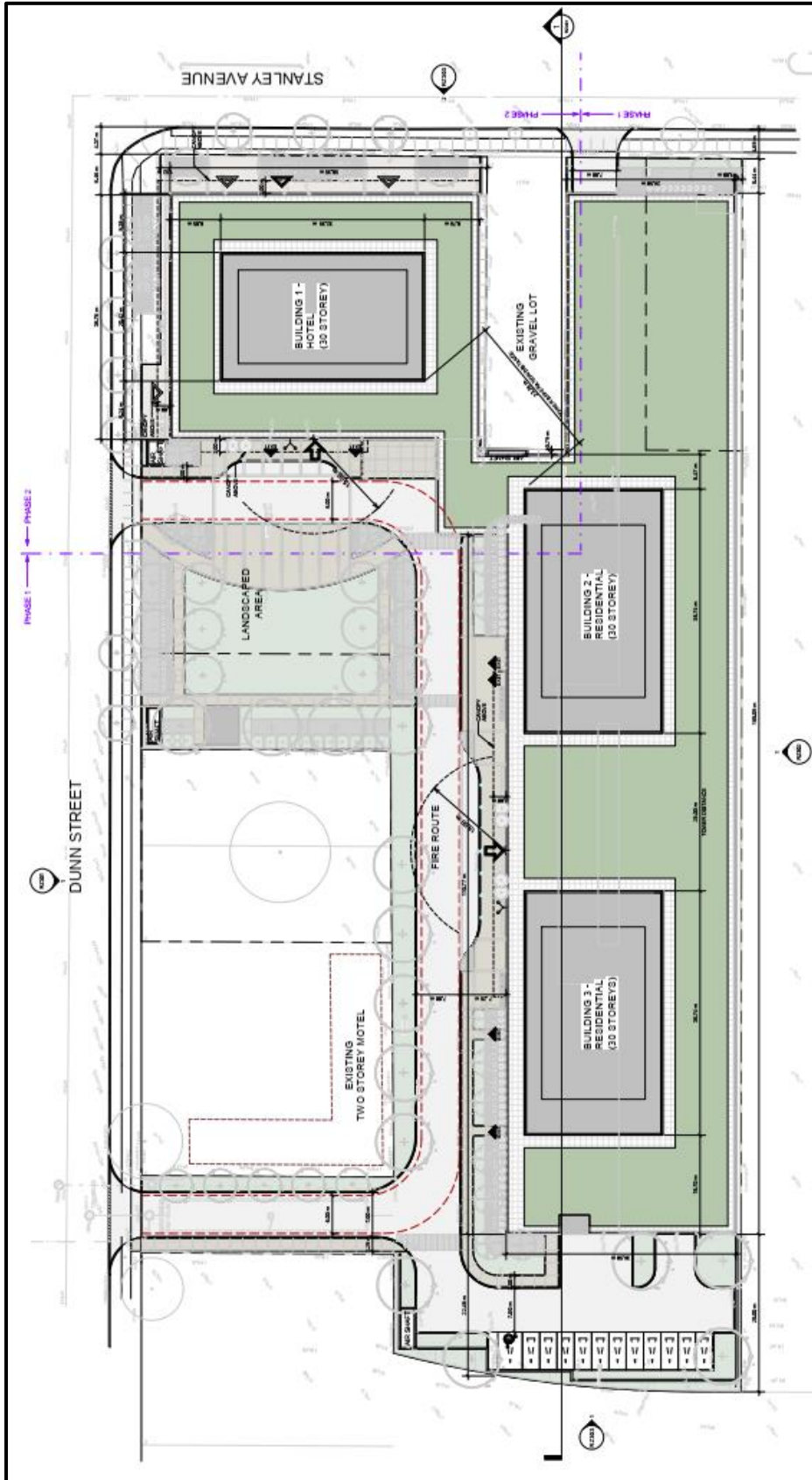
Dated at the City of Niagara Falls this 22nd day of December, 2020.



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

AC:tk
Attach.

SCHEDULE 1 (Site Plan)



**Schedule 2
(Renderings)**

