



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.

7280 Lundy's Lane (Assessment Roll No.: part of 2725-090-007-29700)
Zoning By-law Amendment Application- City File: FILE NO. AM-2021-017
Applicant: 5009856 Ontario Inc. Agent: Sullivan Mahoney (Rocky Vacca)

REMOTE ELECTRONIC OPEN HOUSE

The Province has established rules for public gatherings due to the Covid-19 emergency. As a result, the City's Planning, Building and Development Department 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: Tuesday, September 21, 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.

PROPOSED AMENDMENT

A zoning by-law amendment application has been submitted to permit the conversion of the existing hotel and motel into a 122 unit apartment building. Schedule 1 shows details of the proposed building.

The land is zoned Tourist Commercial (TC), in part, and Prestige Industrial, in part, under By-law 79-200. The applicant is requesting to place the land under a site specific TC zone to recognize the existing building height, decrease parking regulations, and to add an apartment dwelling as a permitted use, to permit the conversion.



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 **September 21, 2021**.

ORAL SUBMISSION

To participate in the remote electronic Open House please pre-register by sending an email to jhannah@niagarafalls.ca before 12 noon on **September 21, 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 Julie Hannah, Planner 2, at (905)356-7521, extension 4107, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at jhannah@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 3rd day of September, 2021.



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

JH:
Attach.

SCHEDULE 1 (Site Sketch)

