



NOTICE OF APPLICATION & REMOTE ELECTRONIC OPEN HOUSE

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

Part of 5881 Dunn Street
(Assessment Roll No.: 2725-070-003-04000)
Official Plan and Zoning By-law Amendment Application- City File: AM-2021-023
Applicant: 1984351 Ontario Limited
Agent: Sullivan Mahoney (Italia Gilberti)

REMOTE ELECTRONIC OPEN HOUSE

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.

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: January 24, 2022

Time: 5:00 PM

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

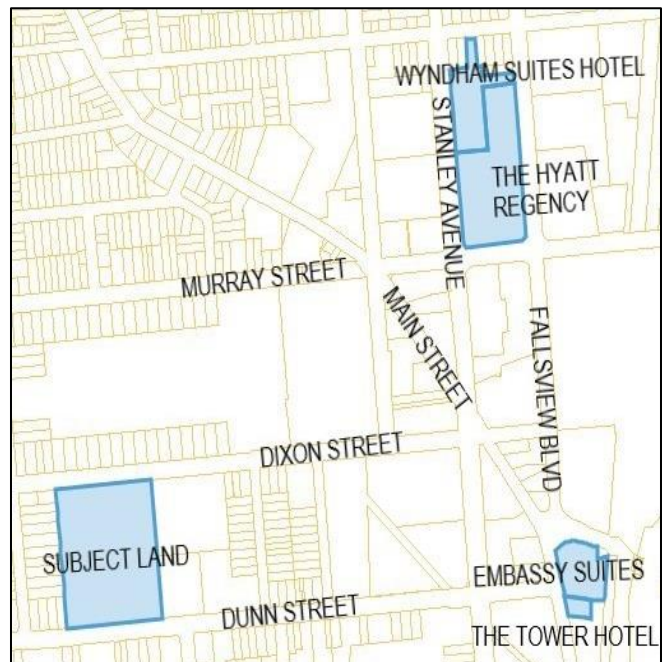
A representative from the Planning, Building & Development Department as well as the applicant will attend remotely to present the proposal to you and to answer questions. Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are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

PROPOSED AMENDMENTS

The Official Plan and Zoning By-law Amendment application is to recognize the use of the existing building (former Niagara College) as an office, and to permit a portion of the required parking for four properties (Embassy Suites, 6700 Fallsview Boulevard, The Tower Hotel, 6732 Fallsview Boulevard, The Hyatt Regency/Centric, 6289 Fallsview Boulevard, and the Wyndham Suites Hotel, 6170 Stanley Avenue) to be provided off-site as valet parking on Part 1 on the site plan. Refer to Schedule 1 for the site plan.

The land is designated Residential. The application requests a Special Policy Area designation be applied to Part 1 to permit an office, and to permit the use of this portion to provide a portion of the required parking for the above noted tourist commercial developments.

The land is zoned Residential Low Density, Grouped Multiple Dwellings (R4), in part and Residential 1E Density (R1E), in part. The application requests Part 1 be rezoned a site specific R4 zone to permit an office



and a satellite tourist commercial parking area (for the earlier noted tourist commercial developments) in addition to uses permitted under a R4 zone, and to establish site specific maximum lot coverage, and parking within a front yard.

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 jhannah@niagarafalls.ca on or before **January 24, 2022**.

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 **January 24, 2022**. 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, MCIP, RPP, 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 7th day of January, 2022.



Sam Valeo, M.Eng., P.Eng., CBCO, PMP
Acting Director of Planning, Building & Development

JH:
Attach.

SCHEDULE 1 Site Plan

