



# 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.

**3846 Portage Road (Assessment Roll No.: 2725-040-005-08403)**  
**Zoning By-law Amendment Application- City File: AM-2022-009**  
**Applicant & Agent: Hawk Developments Corp.**

## REMOTE ELECTRONIC OPEN HOUSE

*To ensure public safety, all meetings are being held 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: Thursday May 26, 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 AMENDMENT

A zoning by-law amendment application has been submitted to permit 39 dwelling units in two three storey stacked townhouse buildings. Schedule 1 shows details of the proposed development.

Council approved the applicant's request for a land exchange of a portion of the city park for a portion of the owner's land to provide a public walkway from Portage Road to Stamford Lions Park.

The land is designated Major Commercial in the City's Official Plan. Medium to high-density apartments may be considered on Major Commercial lands that are considered in excess of commercial demand.



The land is zoned General Commercial (GC), in part, and Residential Two Density (R2), in part, under By-law 79-200. The applicant is requesting to place the land under a site specific Residential Low Density, Grouped Multiple Dwellings (R4) Zone with site-specific lot area, front and rear yard depth, side yard width, landscaped open space coverage, building height, floor area, and number of parking space regulations, to permit the proposed development.

## PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

## 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 Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to [jhannah@niagarafalls.ca](mailto:jhannah@niagarafalls.ca) on or before the **May 26, 2022**.

## ORAL SUBMISSION

To participate in the remote electronic Open House please pre-register by sending an email to [jhannah@niagarafalls.ca](mailto:jhannah@niagarafalls.ca) before 12 noon on the **May 26, 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, 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](mailto:jhannah@niagarafalls.ca).

## FORMAL PUBLIC MEETING

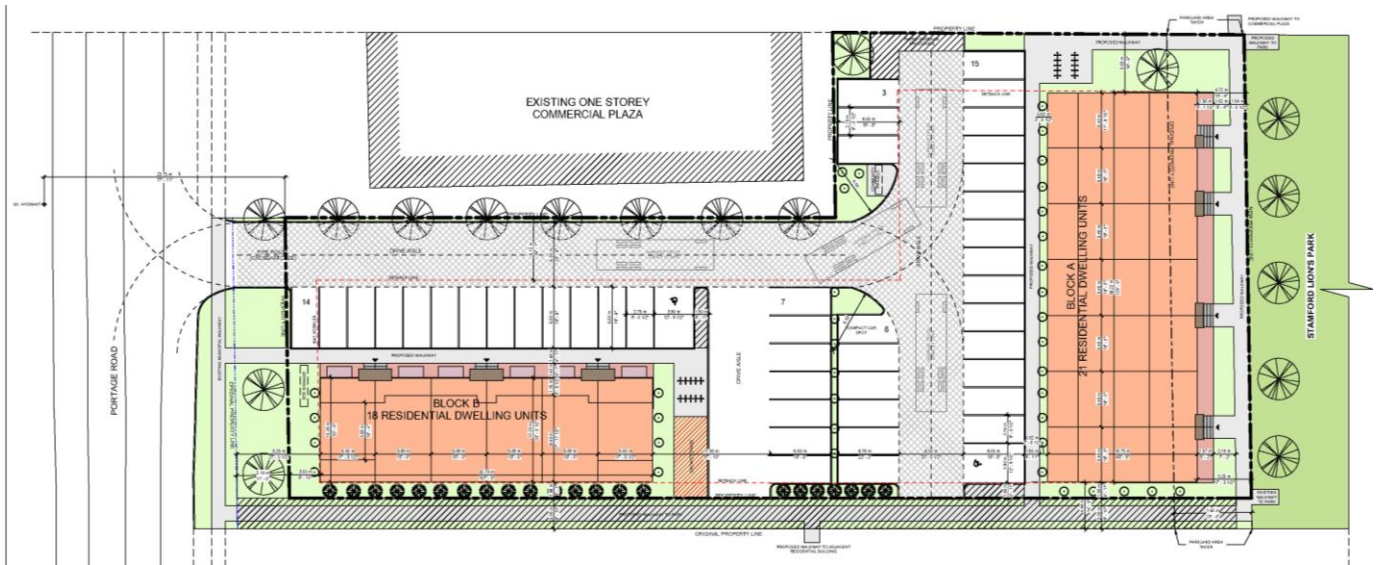
The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and approximately thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this May 9, 2022.

Kira Dolch. MCIP, RPP, CNU-A  
Director of Planning, Building & Development

JH  
Attach.

### SCHEDULE 1 (Site Sketch)



### (Conceptual Massing)

