



## 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.

**Lands on the North-East Corner of McLeod Road and Kalar Road**  
**Part of Stamford Township Lot 170 Being Part 1, 59R-17155**  
**(Assessment Roll No.: 2725-090-006-00100)**  
**Zoning By-law Amendment Application- City File: AM-2022-005**  
**Applicant: The Butera Group Inc. Agent: Upper Canada Consultants (Matt Kernahan)**

### 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: Monday, June 6, 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

An Official Plan and zoning by-law amendment application has been submitted to permit the development of two buildings- one 13 storey apartment building and one 12 storey apartment building with a total of 483 units. Schedules 1 and 2 shows details of the proposed development.

The City's Official Plan designates the land Residential, in part, Environmental Protection Area, in part, and Environmental Conservation Area, in part. Apartment buildings up to 6 storeys in height and 100 units per hectare in density are permitted. The application requests a Special Policy Area designation to allow the residential portion of the land to be developed with apartment dwellings with a maximum height of 13 storeys and a maximum density of 207 units per hectare.



The land is zoned Residential Low Density, Grouped Multiple Dwellings (R4-287), in part, and Residential Apartment 5C Density (R5C-286) under By-law 79-200 as amended by- By-law No. 1991-294. These zones permit the land to be developed with apartment dwellings with up to 120 dwelling units and with up to 36 townhouse dwelling units. The applicant is requesting to place the

land be zoned to a site specific Residential Apartment 5F Density (R5F) zone, with site specific lot area, front and rear yard depth, exterior side yard width, minimum landscaped open space, maximum building height, number of apartment dwellings on one lot, minimum number of parking spaces and maneuvering aisle surface, and setback to a daylight triangle 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 **June 6, 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 **June 6, 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**

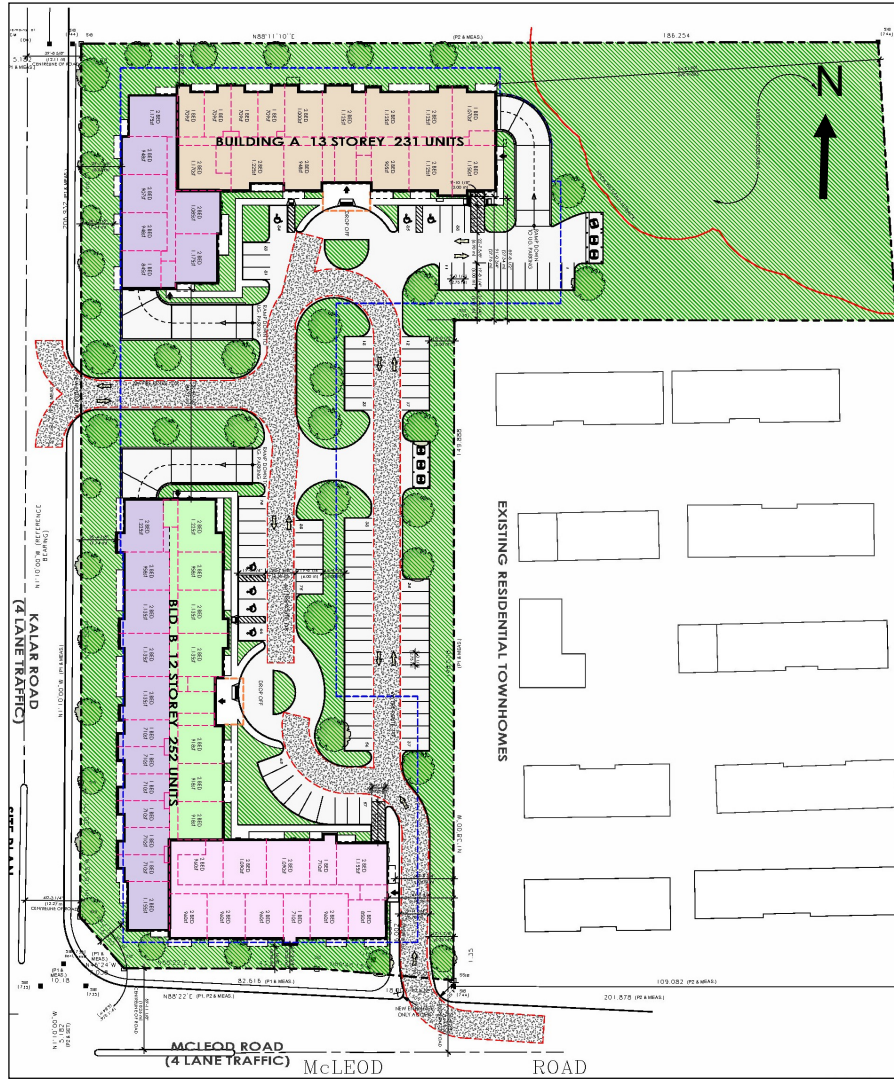
The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and approximately thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this May 20, 2022.










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

JH  
Attach.

# SCHEDULE 1 (Site Sketch)



## KEY PLAN:

-  DENOTES PROPERTY LINE
-  DENOTES PARKING STALL NUMBERING
-  DENOTES 6m FIRE ACCESS ROUTE
-  DENOTES LANDSCAPED AREA
-  DENOTES SIDEWALK / ASPHALT
-  DENOTES 6 STOREY BUILDING HEIGHT
-  DENOTES 8 STOREY BUILDING HEIGHT
-  DENOTES 12 STOREY BUILDING HEIGHT
-  DENOTES 13 STOREY BUILDING HEIGHT

**SCHEDULE 2  
(Perspectives)**



**SOUTH EAST PERSPECTIVE**

**Kalar Road**



**NORTH WEST. PERSPECTIVE**

**McLeod Road**