



## NOTICE AND EXPLANATORY NOTE OF THE ADOPTION OF OFFICIAL PLAN AMENDMENT NO. 143 AND THE PASSING OF ZONING BY-LAW NO. 2022-63

**Part of 5881 Dunn Street (Roll No.:2725-070-003-04000)  
Official Plan & Zoning By-law Amendment Application – City File(s): OPA No. 143 & AM-2021-023  
Applicant: 1984351 Ontario Limited  
Agent: Sullivan Mahoney (Italia Gilberti)**

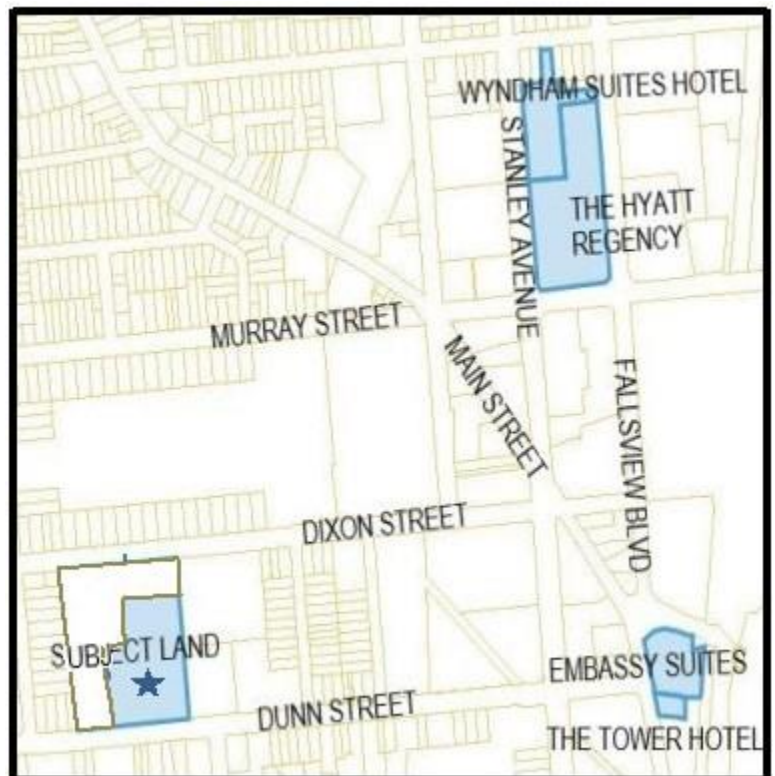
The Council of the Corporation of the City of Niagara Falls on the 31st day of May, 2022 passed By-law No. 2022-62, under Section 17 of the *Planning Act* which provided for the adoption of Official Plan Amendment No. 143, and passed By-law No. 2022-63, under Section 34 of the *Planning Act*.

### PURPOSE AND EFFECT

The purpose of OPA No. 143 and By-law No. 2022-63 is to permit the existing office and ancillary satellite parking for four hotel 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).

OPA No. 143 amends the City's Official Plan to permit a portion of 5881 Dunn Street to be used for the existing office and ancillary satellite parking lot.

By-law No. 2022-63 rezones 5881 Dunn Street to a Residential Low Density, Grouped Multiple Dwellings (R4) zone with site specific regulations to permit the existing office and ancillary satellite parking lot for 127 parking spaces, a reduced manoeuvring aisle, and establish a minimum landscape buffer and fencing requirements. In addition, it rezones the following properties to have the required parking spaces that cannot be provided on their lands on 5881 Dunn Street: Embassy Suites at 6700 Fallsview Boulevard (2 parking spaces), the Tower Hotel at 6732 Fallsview Boulevard (50 parking spaces), the Hyatt Regency/Centric Hotel at 6289 Fallsview Boulevard (44 parking spaces) and the Wyndham Garden Suites at 6170 Stanley Avenue (31 parking spaces).



### MORE INFORMATION

Copies of the Official Plan Amendment and the by-law are available in Planning, Building & Development, City Hall, between the hours of 8:30 a.m. and 4:30 p.m., if you wish to review them.

## LEGAL NOTICE

Official Plan Amendment No. 143 is exempt from approval by the Regional Municipality of Niagara. The decision of Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Individuals, corporations and public bodies who made oral or written submissions to Council prior to the adaption of the Official Plan Amendment and/or passage of the by-law may appeal the Official Plan Amendment and/or the by-law to the Ontario Land Tribunal in respect of the Official Plan Amendment and/or by-law by filing a Notice of Appeal no later than the **23rd day of June, 2022** with the Clerk. The appeal must set out the objection to the Official Plan Amendment and/or the by-law and the reasons in support of the objection(s), together with the Ontario Land Tribunal filing fee of \$1,100.00 in the form of a certified cheque or money order, made payable to the Minister of Finance. An Appellant may request a reduction of the filing fee to \$400.00, if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal. A Request for Fee Reduction form can be found on the Ontario Land Tribunal website <https://olt.gov.on.ca/wp-content/uploads/2021/05/OLT-Request-for-Fee-Reduction-Form.html>.

**Only individuals, corporations and public bodies who made oral or written submissions to Council prior to the adoption of the Official Plan Amendment and/or passage of the by-law may appeal the Official Plan Amendment and/or by-law to the Ontario Land Tribunal.** A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the Appeal unless, before the Official Plan Amendment was adopted and/or the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

A Notice of Appeal, including the filing fee, must be submitted by the date set out above in order to constitute a valid Appeal. Failure to submit a complete Notice of Appeal or the fee of \$1,100.00 (or a reduced fee of \$400.00 for qualified Appellants) or both, on or before the date set out above will result in an incomplete Appeal application and will not be processed further. A separate filing fee is required for each appeal.

Dated at the City of Niagara Falls this 3rd day of June, 2022.

Kira Dolch, MCIP, RPP, CNU-A  
Director of Planning, Building & Development  
City of Niagara Falls  
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