



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.

7085 Morrison Street (Assessment Roll No.: 2725-050-005-09810)
Zoning By-law Amendment Application- City File: AM-2022-031
Applicant: River Realty Development (1976) Inc.

REMOTE ELECTRONIC OPEN HOUSE

The Open House is 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: Wednesday February 8, 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 facilitate the conversion of the existing Optimist Club building for commercial uses as well as the construction of a separate commercial building for uses permitted in the General Commercial (GC) Zone. Schedule 1 shows details of the proposed development.



The land is designated Open Space and is within the Morrison-Dorchester Intensification Node, which envisions a mix of major commercial/institutional uses with a range of residential uses and densities, under the City's Official Plan. The application requests the Major Commercial designation be applied to the lands to permit commercial uses.

The land is zoned Open Space (OS) Zone under Zoning By-law 79-200. The application requests the lands be rezoned to the General Commercial (GC) Zone to permit commercial uses.

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. 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 on or before the **February 8, 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 the **February 8, 2022**. All registrants will be provided with instructions on how 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

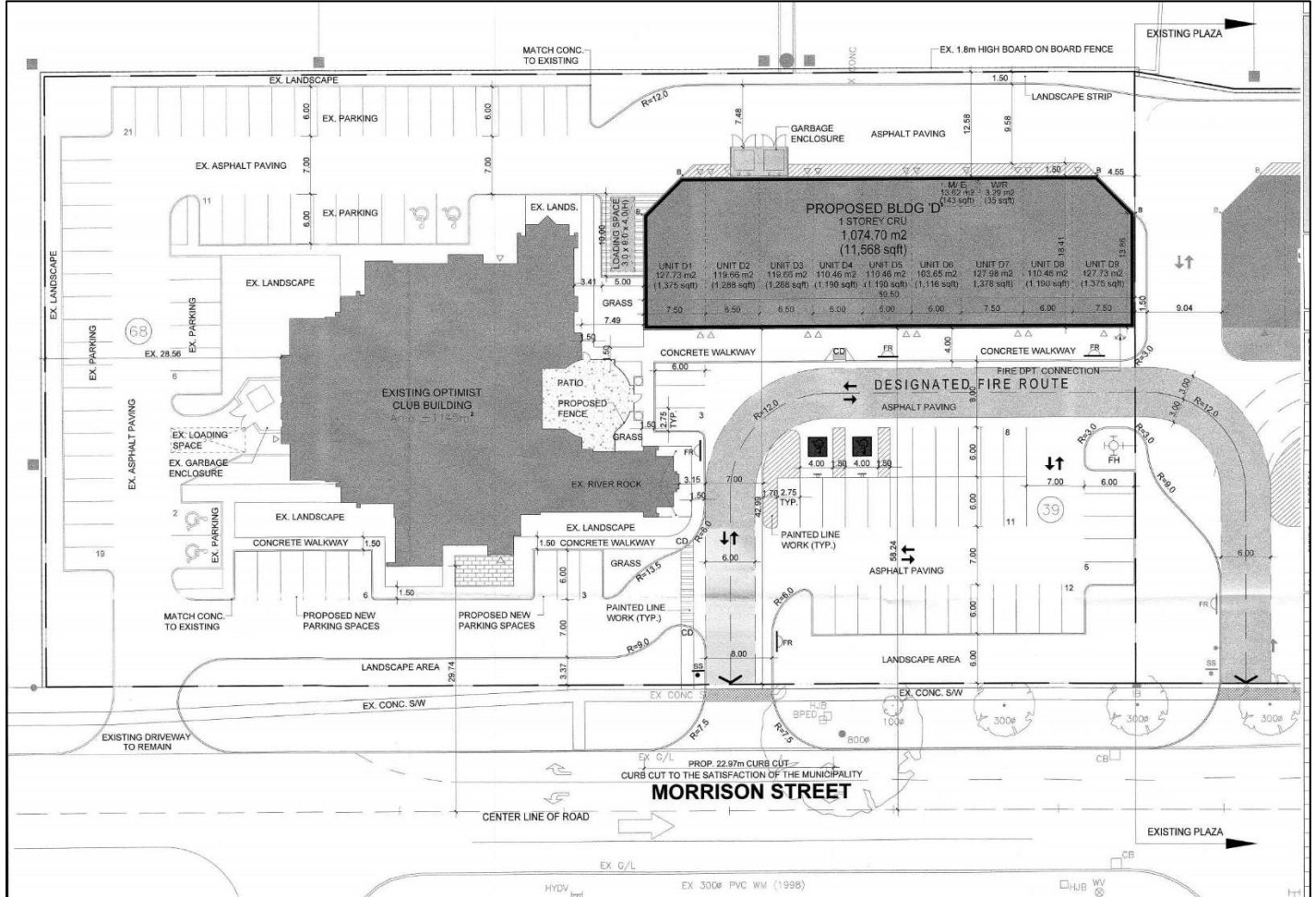
The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and twenty (20) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 23rd day of January, 2023.

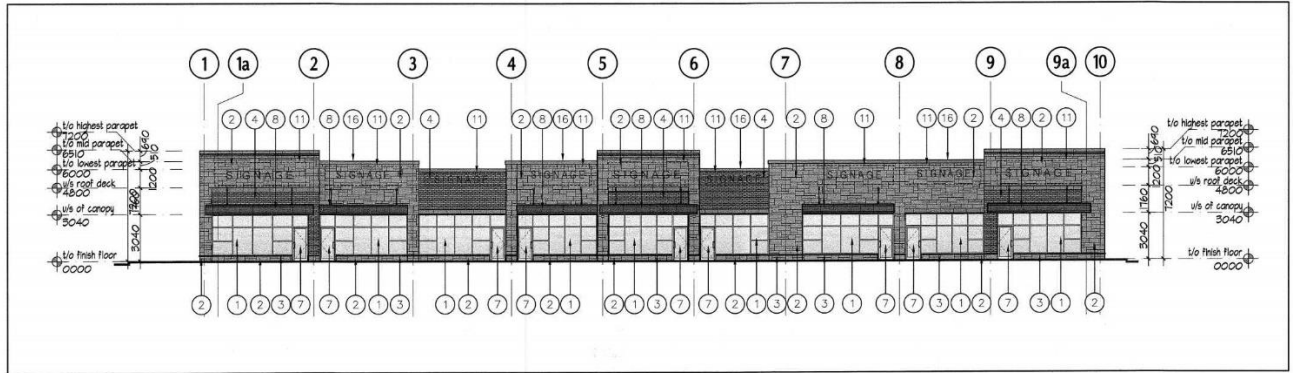
Andrew Bryce MCIP, RPP
Director of Planning

<<JH>>:
Attach.

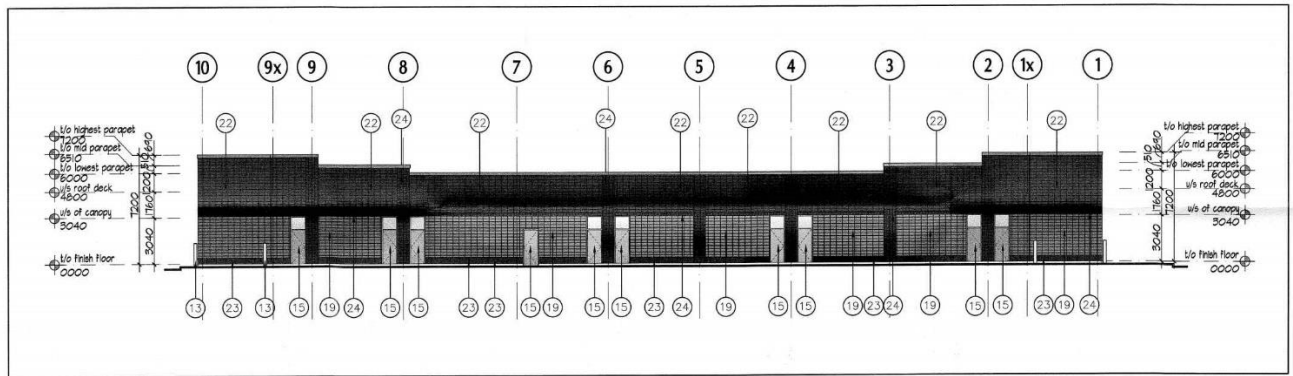
SCHEDULE 1 (Site Sketch)



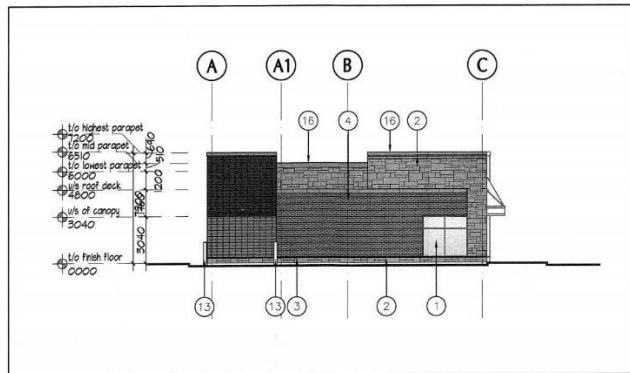
(Elevations)



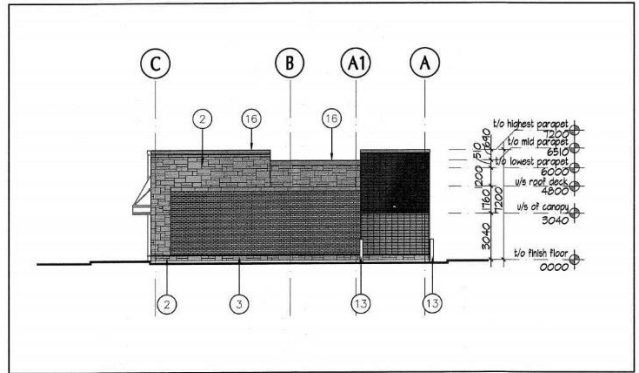
1 SOUTH ELEVATION
A-3.0 1:50



2 NORTH ELEVATION
A-3.0 1:50



3 WEST ELEVATION
A-3.0 1:50



4 EAST ELEVATION
A-3.0 1:50