



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 and Draft Plan of Subdivision for the lands noted below.

8218, 8228, and 8547 Grassy Brook Road

(Assessment Roll No.: 272514000211310, 272514000212503, 272514000212300, 272514000211320, 272514000212320, 272514000212100, 272514000212000, 272514000211901, 272514000210702, 272514000212310, 272514000211510 & 272514000211500)

Official Plan and Zoning By-law Amendment Application- City File: AM-2023-002

Draft Plan of Subdivision/Condominium Application- City File: 26T-11-2023-001

Applicant: Empire (Grand Niagara) Project GP Inc.

Agent: Armstrong Planning I Project Management (Michael Auduong)

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: Monday, April 17, 2023

Time: 5:00 PM

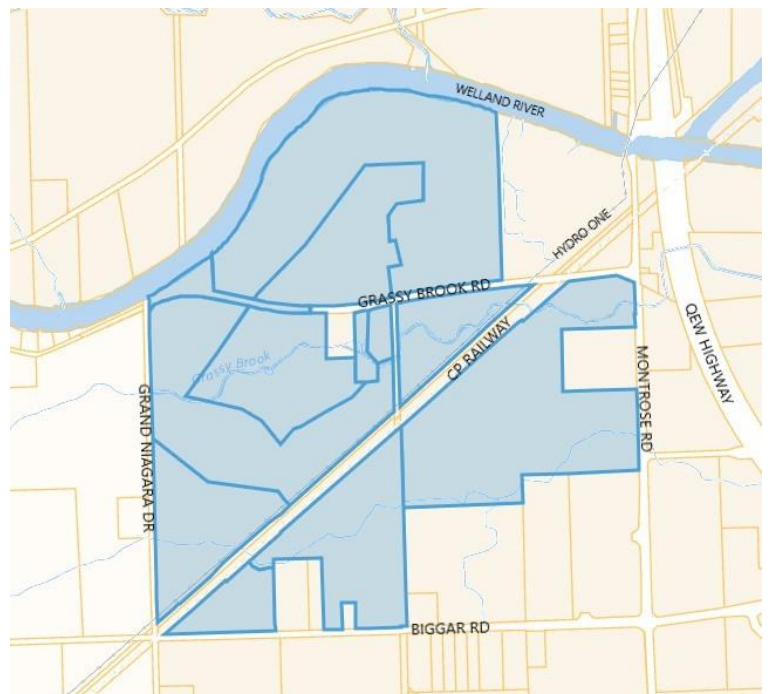
Place: City Hall, 4310 Queen Street (STAFF ONLY)

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 & DRAFT PLAN OF SUBDIVISION

An Official Plan and Zoning By-law amendment and draft plan of subdivision application has been submitted:

- To apply a Special Policy Area to permit an increase in height permissions for the proposed apartment and mixed use blocks;
- To rezone the lands to permit residential, institutional, commercial, environmental and open space uses; and,
- To facilitate the redevelopment of the Grand Niagara Secondary Plan area for approximately 4,500 dwelling units (minimum yield of 2,558 to maximum of 5,387 dwelling units), commercial and institutional uses, and environmental protection,



park, and open space uses. Schedule 1 shows details of the proposed development.

The land is designated Residential in part, Environmental Protection Area (EPA), in part, Environmental Conservation Area (ECA), in part, Minor Commercial, in part, and Industrial, in part, under the City's Official Plan. The land is within the Grand Niagara Secondary Plan Area and is designated Residential Low/Medium, in part, Mixed Use, in part, Prestige Employment, in part, Hospital Employment, in part, EPA, in part, and ECA, in part.

The Official Plan amendment is proposing a Special Policy Area for a portion of the Residential Low/Medium Density designated lands to permit apartment blocks within the plan of subdivision to have a maximum height of 10 storeys (current maximum height permissions is 4 storeys or 14 metres); and, for the mixed-use blocks within the plan of subdivision to have a maximum height of 15 storeys (current maximum height permissions is 6 storeys or 25 metres).

The land is zoned Open Space (OS-774, OS-H-775, OS-H-776) under Zoning By-law 79-200. The applicant requests the land be rezoned from OS-774, in part, OS-H-775, in part, and OS-H-776, in part, to the following parts a site specific Residential and Two (R2-AAA) zone, a site specific Residential 1F Density (R1F-BBB) zone, a site specific Residential 1F Density (R1F-CCC) zone, a site specific Residential 1F Density (R1F-DDD) zone, a site specific Residential Mixed (R3-EEE) zone, a site specific Residential Mixed (R3-FFF) zone, a site specific Residential Low Density, Group Multiple Dwelling (R4-GGG), a site specific Residential Low Density, Group Multiple Dwelling (R4-HHH) zone, a site specific Residential Apartment 5E Density (R5E-III) zone, a site specific Residential Apartment 5F Density (R5F-JJJ) zone, a site specific Institutional (I-KKK) zone, a site specific Environmental Protection Area (EPA-MMM) zone, and a site specific Open Space (OS-NNN) zone.

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 **April 17, 2023**.

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 **April 17, 2023**. 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, Senior Manager of Current Planning, 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

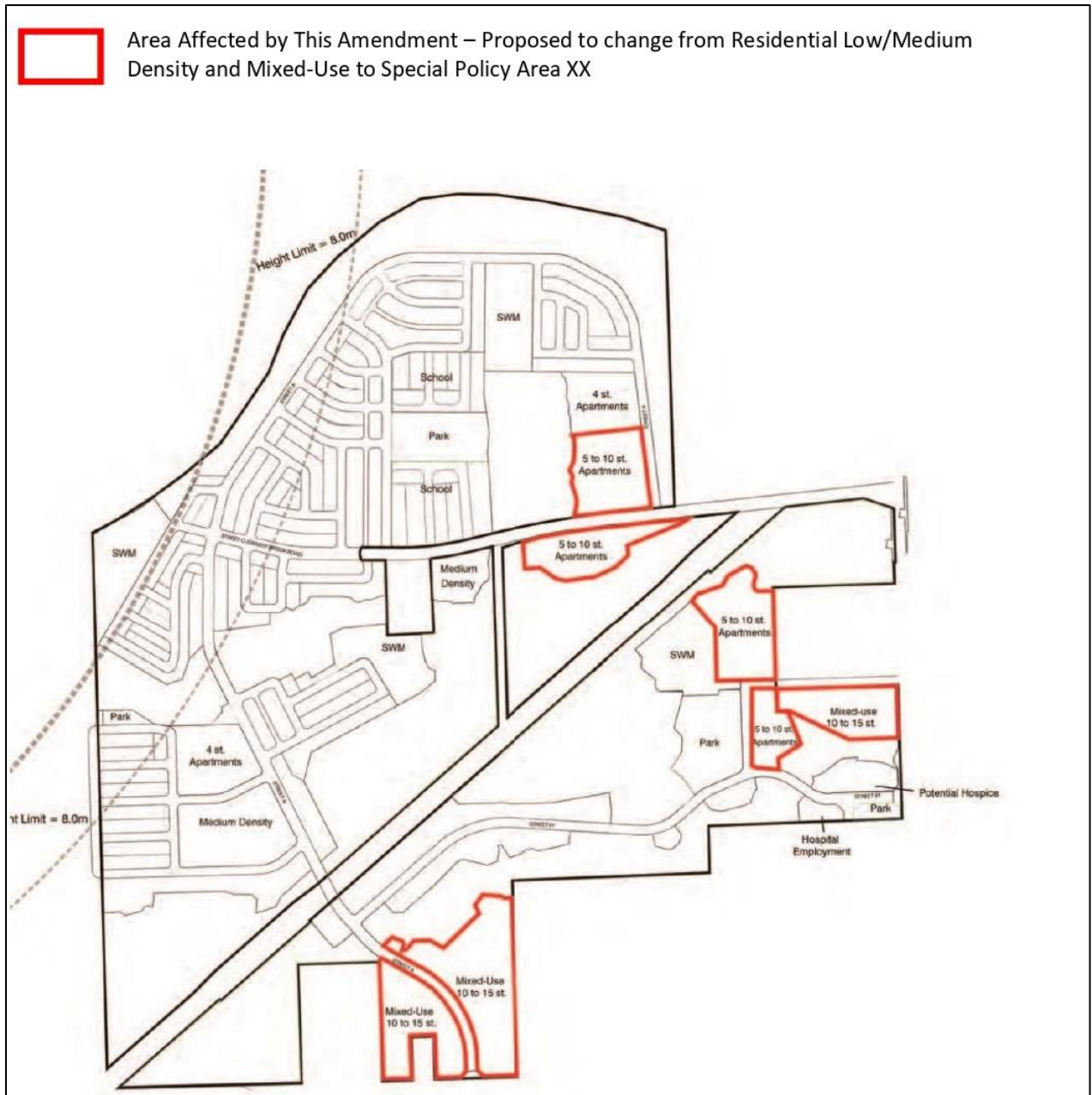
FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council in regards to the Official Plan and Zoning By-law amendment application will be held at a later date. A formal public meeting is not a requirement of the draft plan of subdivision. Separate notice of that meeting will be provided to you after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 31st day of March, 2023.

Andrew Bryce MCIP, RPP
Director of Planning

(Draft Official Plan Amendment Schedule)



(Draft Zoning By-law Schedule)

