



NOTICE OF PUBLIC MEETING

7301 Lundy's Lane
PT LOT 132 59R4169 PT 02
Assessment Roll No.: 2725090001032020000
Official Plan & Zoning By-law Amendment Application
City File: AM-2023-034
Applicant: Lifestyle on Lundys Inc. (Rohit Parmar)
Agent: RPD Studio (Raj Patel)

COUNCIL MEETING

Public Meetings may be attended remotely and electronically or in person.

A Public Meeting of Council has been scheduled for:

Date: Tuesday, May 28th, 2024

Time: Public Meetings start at 4:30 PM

The Public Meeting will take place in accordance with Council's agenda.

Place: Council Chambers, City Hall, 4310 Queen Street

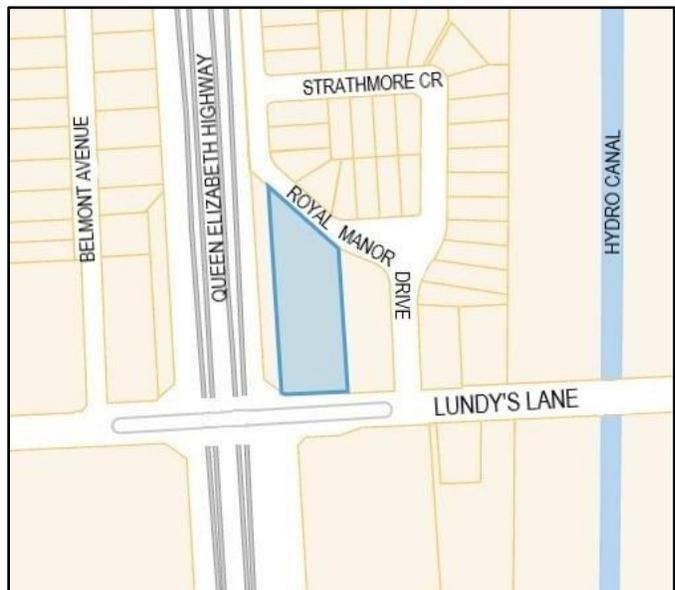
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

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 AMENDMENTS

An Official Plan and Zoning By-law Amendment application has been submitted to facilitate the development of 68 stacked townhouse dwellings and 4 commercial units fronting onto Lundy's Lane. Schedules 1 and 2 show the details of the proposal.

The subject property is designated Tourist Commercial in accordance with the City of Niagara Falls Official Plan, and is located within the Lundy's Lane Satellite Tourist District, which permits a maximum net density of 100 units per hectare. The applicant is requesting to place the lands under a Special Policy Area to permit a maximum density of 107 units per hectare.



The property is correspondingly zoned Tourist Commercial (TC) Zone in accordance with Zoning By-law No. 79-200. The applicant is proposing to rezone the property to a site-specific TC Zone that includes stacked townhouse dwellings as a permitted use, permits an increase to the maximum height of a building or structure and the percentage of the total floor area that can be used as dwelling units when provided in combination with commercial uses, and reductions to the minimum width of maneuvering aisles, and the minimum parking space requirements.

HAVE YOUR SAY

Public input on the application 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 or by attending in person.

WRITTEN SUBMISSION

Please provide written input or request notice of Council's decision by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to mceci@niagarafalls.ca.

Comments are preferred to be provided before noon on **Friday, May 24th, 2024** to be included in Council's agenda package.

ORAL SUBMISSION

To participate remotely and electronically or in person at the Public Meeting, please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 PM on **Monday, May 27th, 2024**. All registrants who indicate they wish to attend remotely and electronically will be provided with instructions on how to participate in the Public Meeting using an electronic platform. Registrants will be notified of Council's Decision.

VIEW THE MEETING

The Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at <https://niagarafalls.ca/city-hall/council/schedule.aspx> on the day of the event. The meeting will also be archived on the same webpage for viewing after the event.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364, between the hours of 8:30 AM and 4:30 PM or by email anytime at mceci@niagarafalls.ca.

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 PM the Thursday before the meeting.

LEGAL NOTICE

Sections 17 and 34 of the *Planning Act*

If you disagree with Council's decision on the Official Plan and/or Zoning By-law Amendment applications, you can appeal it to the Ontario Land Tribunal (OLT). However, if a person or public body would otherwise have an ability to appeal the decision of Council to the OLT, but the person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls before the Official Plan Amendment is adopted or the by-law is passed, then the person or public body is not entitled to appeal the decision to the OLT.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls in respect to the proposed Official Plan Amendment or by-law before the Official Plan Amendment is adopted or the by-law is passed, the person or public

may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.

Dated at the City of Niagara Falls this 26th day of April, 2024.

SCHEDULE 2 Conceptual Renderings



Building A



Building E