



NOTICE OF APPLICATION OPEN HOUSE

The City’s Planning, Building & Development Department has received application for an Official Plan and Zoning By-law Amendment for the lands noted below.

6888 Drummond Road
Official Plan and Zoning By-law Amendment Application - City File: AM-2024-012
Owner: 2550185 Ontario Inc.
Applicant: Arcavia Home Care
Agent: Rachele Larocque (The Biglieri Group)

REMOTE ELECTRONIC OPEN HOUSE

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 Open House has been scheduled for:

Date: Thursday, June 27, 2024

Time: 4:30 PM

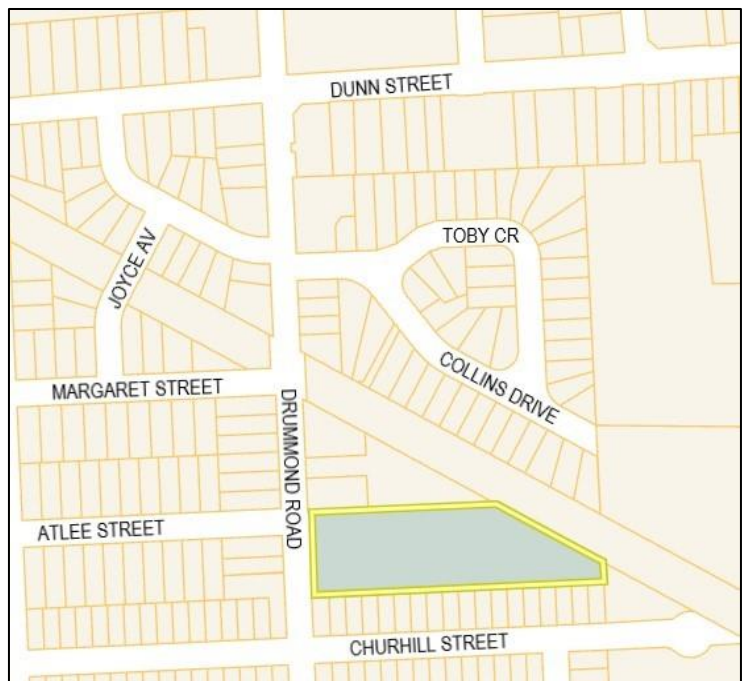
Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will attend 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 development of a 192-bed long term care facility and associated health-care commercial uses. The applicant is proposing a special policy designation to permit the increase of the gross floor area of the neighbourhood commercial uses and that these uses shall be located closer than 500 metres from any other commercial development. Schedule 1 shows the details of the proposal.

The land is currently zoned Residential Apartment 5B Density Zone (R5B-627) in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2003-156. The applicant is requesting an Institutional zone and to add the use of a maximum of 7 health-related commercial uses. The requested zoning by-law amendment includes the reduction of the front yard depth, to increase the maximum height of a building and to have a minimum of 101 required parking spaces.



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 virtual 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 ndebenedetti@niagarafalls.ca on or before **June 27th, 2024**.

ORAL SUBMISSION – If attending virtually using web-based platform.

To participate remotely at the electronic Open House please pre-register by sending an email ndebenedetti@niagarafalls.ca before 12 noon on **June 27th, 2024**. All registrants will be provided with instructions on how to participate in the remote electronic Open House.

MORE INFORMATION

For more information please contact Nick DeBenedetti, Planner 2, at (905)356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at ndebenedetti@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 thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 13th day of June 2024.

Nick DeBenedetti, MCIP, RPP
Planner 2

ND:
Attach.

SCHEDULE 1

SITE PLAN

