



## NOTICE OF APPLICATION OPEN HOUSE

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

**5234-5276, 5278 & 5284 Ferry Street and 5928 Clark Avenue**  
**Zoning By-law Amendment Application - City File: AM-2024-013**  
**Applicant: K2 Group Inc.**  
**Agent: Max Fedchyshak (Niagara Planning Solutions)**

### 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: Monday, July 15, 2024**

**Time: 4:30 PM**

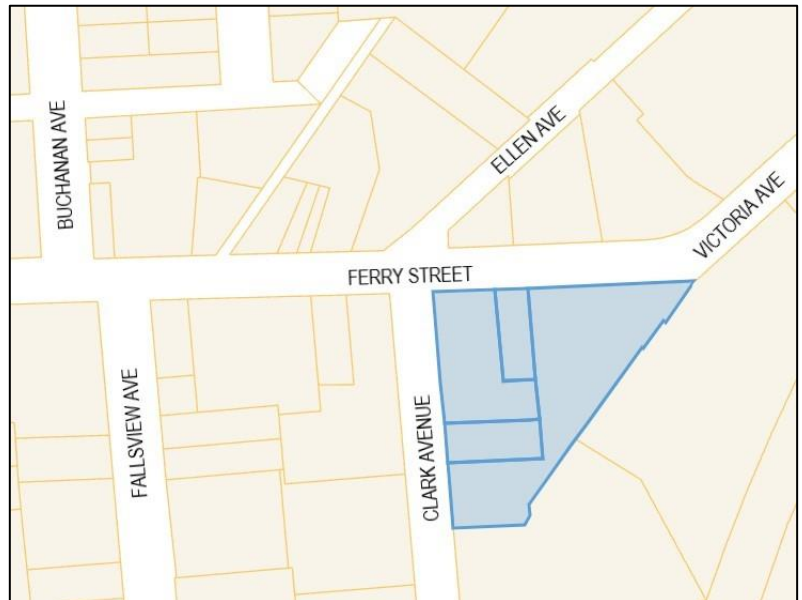
**Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform**

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

A Zoning By-law Amendment application has been submitted to permit the development of two 30-storey hotel towers connected by a 4-storey podium, containing 548 hotel rooms. Schedules 1 and 2 show the details of the proposal.

The subject lands are designated Tourist Commercial in accordance with the City's Official Plan, and are located within the Clifton Hill and Fallsview Tourist Subdistricts. The development is proposed within an area where high-rise building (13 to 30 storeys) may be considered.



The subject lands are currently zoned Tourist Commercial (TC-75) Zone in accordance with Zoning By-law No. 79-200, as amended by By-law No. 1981-199, 2012-060 and 2012-061. The applicant is requesting a site-specific TC Zone. Site-specific relief is requested to address the maximum lot coverage, maximum building height, minimum rear yard depth, and the number of loading 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 attending in person or by joining the electronic meeting.

## **WRITTEN SUBMISSION**

Please provide written input by mailing your comments to the Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) on or before **July 15<sup>th</sup>, 2024**.

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

To participate remotely at the Open House, please pre-register by sending an email [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) before 12 noon on **July 15<sup>th</sup>, 2024**.

## **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](mailto:ndebenedetti@niagarafalls.ca).

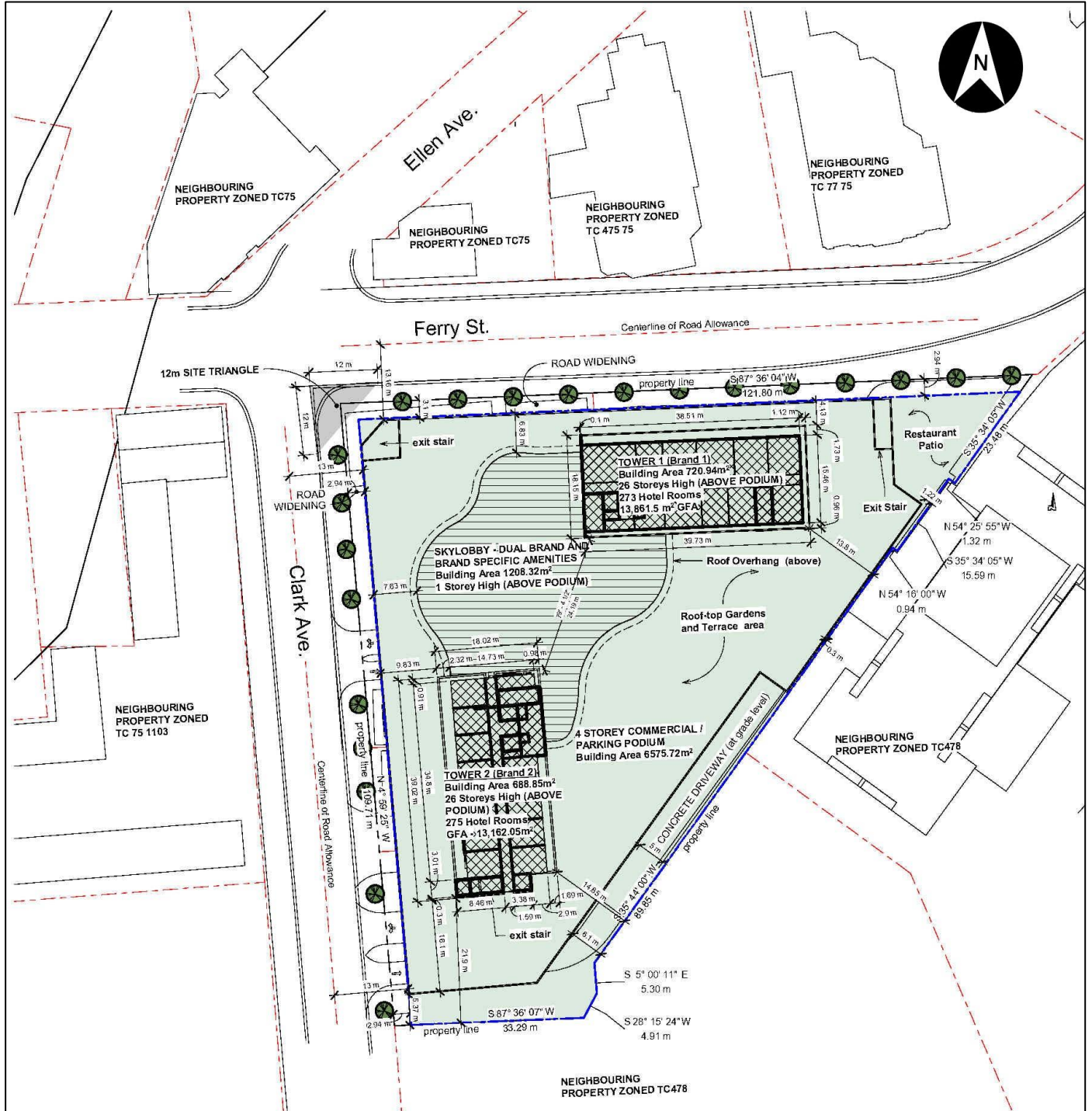
## **FORMAL PUBLIC MEETING**

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 scheduled to occur.

Dated at the City of Niagara Falls this 28<sup>th</sup> day of June 2024.

Nick DeBenedetti, MCIP, RPP  
Planner 2

# SCHEDULE 1 Conceptual Site Plan



**SCHEDULE 2**  
**Conceptual Elevations**



⑤ View South on Victoria