



# NOTICE OF PUBLIC MEETING

**2430 St. Paul Avenue**  
**Assessment Roll No.: 272510000204350**  
**Official Plan Amendment and Zoning By-law Amendment Application**  
**City File: AM-2024-009**  
**Owner: Legion Heights Niagara Inc.**  
**Agent: Michael Allen (ACK Architects Studio Inc.)**

## COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

**Date: Tuesday, August 13<sup>th</sup>, 2024**

**Time: Public Meetings start at 1:30 PM**

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

**Place: Council Chambers, City Hall, 4310 Queen Street**

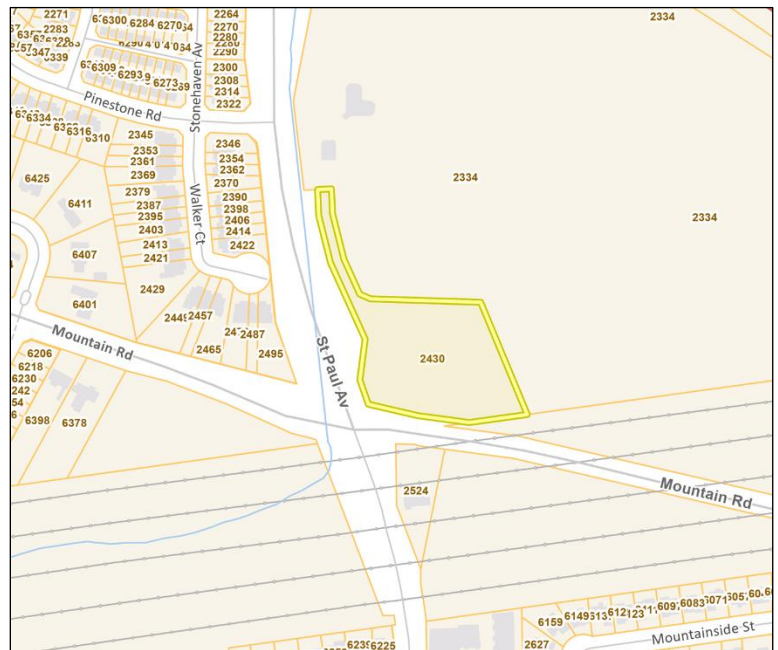
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

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 Amendment and Zoning By-law Amendment application has been submitted to facilitate the development of an apartment dwelling containing two towers with maximum building heights of 56 metres (15 storeys) and 68 metres (19 storeys) and a total of 295 dwelling units. Schedules 1 and 2 show the details of the proposal.

The subject lands are located within Special Policy Area 26 and are designated Residential in accordance with the City of Niagara Falls Official Plan and Official Plan Amendment No. 27, which permits a maximum building height of 10 storeys and a maximum density of 75 units per hectare. An Official Plan Amendment has been requested to permit the proposed building heights and a density of 210 units per hectare.



The lands are zoned Residential Apartment 5B Density (R5B-498) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2013-059. As-of-right, By-law No. 2013-059 permits the development of a 10-storey, 101-unit apartment dwelling with or without neighbourhood commercial uses on a portion of the ground floor. The applicant is proposing to repeal By-law No. 2013-059 and rezone the lands to a new site-specific R5B Zone that permits an increase to the maximum height of a building or structure and reductions to the following: minimum lot area for each dwelling unit, minimum front yard depth, minimum interior side yard width, minimum exterior side yard width, and parking space requirement. Relief is also required to increase the projection of balconies

into the required exterior side yard.

## 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](mailto:mceci@niagarafalls.ca).

Comments are preferred to be provided before noon on **Friday, August 9<sup>th</sup>, 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](mailto:billmatson@niagarafalls.ca) before 4:30 PM on **Monday, August 12<sup>th</sup>, 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](mailto: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***

In accordance with Bill 185, which received Royal Assent on June 6<sup>th</sup>, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the Official Plan Amendment/By-law will apply, who made oral submissions at a Public Meeting or written submissions to the Council of the City of Niagara Falls prior to the adoption of the Official Plan Amendment and/or passage of the By-law, may appeal the Official Plan Amendment and/or the By-law to the Ontario Land Tribunal. Third-party appeals are no longer permitted.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Niagara Falls to the Ontario Land Tribunal but the person or public body does not make oral

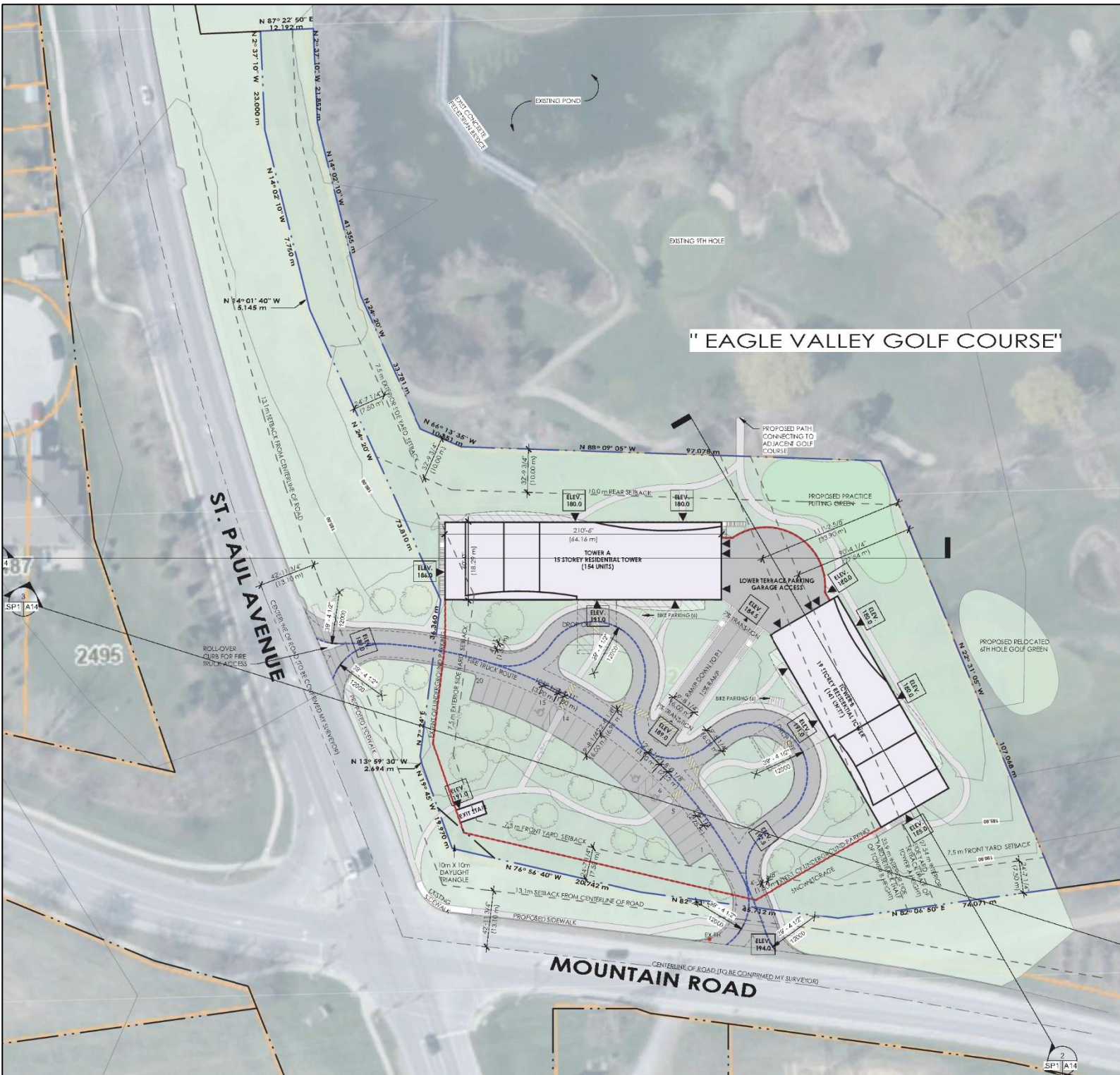
submissions at a Public Meeting or make written submissions to the City of Niagara Falls before the Official Plan Amendment is adopted or the By-law is passed, the person or public body is not entitled to appeal the decision.

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 before the Official Plan Amendment is adopted or the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, 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 23<sup>rd</sup> day of July, 2024.

# SCHEDULE 1 Conceptual Site Plan





# SCHEDULE 2 Conceptual Elevations

