



NOTICE OF PUBLIC MEETING

The City's Planning, Building & Development Department has received 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: 2550185 Ontario Inc.
Agent: Max Fedchyshak (Niagara Planning Solutions)

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, September 10, 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 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 to rezone the lands to a site-specific TC Zone. Site-specific relief is requested to address the proposed maximum lot coverage, maximum building height, minimum rear yard depth, and the number of loading spaces.



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 by sending an email to ndebenedetti@niagarafalls.ca. To include your comments on Council's agenda, it is requested that comments be provided by noon on **Friday, September 6th**. Comments received after that date will be circulated to City Council.

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 **September 9th, 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 me 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. 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 p.m. the Thursday before the meeting.

LEGAL NOTICE

Section 34 of the Planning Act

In accordance with Bill 185, which received Royal Assent on June 6th, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the By-law will apply, who made oral submissions at a Public Meeting or written submissions to City Council prior to the passage of the By-law, may appeal 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 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 by-law is passed, the person or public body is not entitled to appeal the decision of the Niagara Falls City Council to the Ontario Land Tribunal.

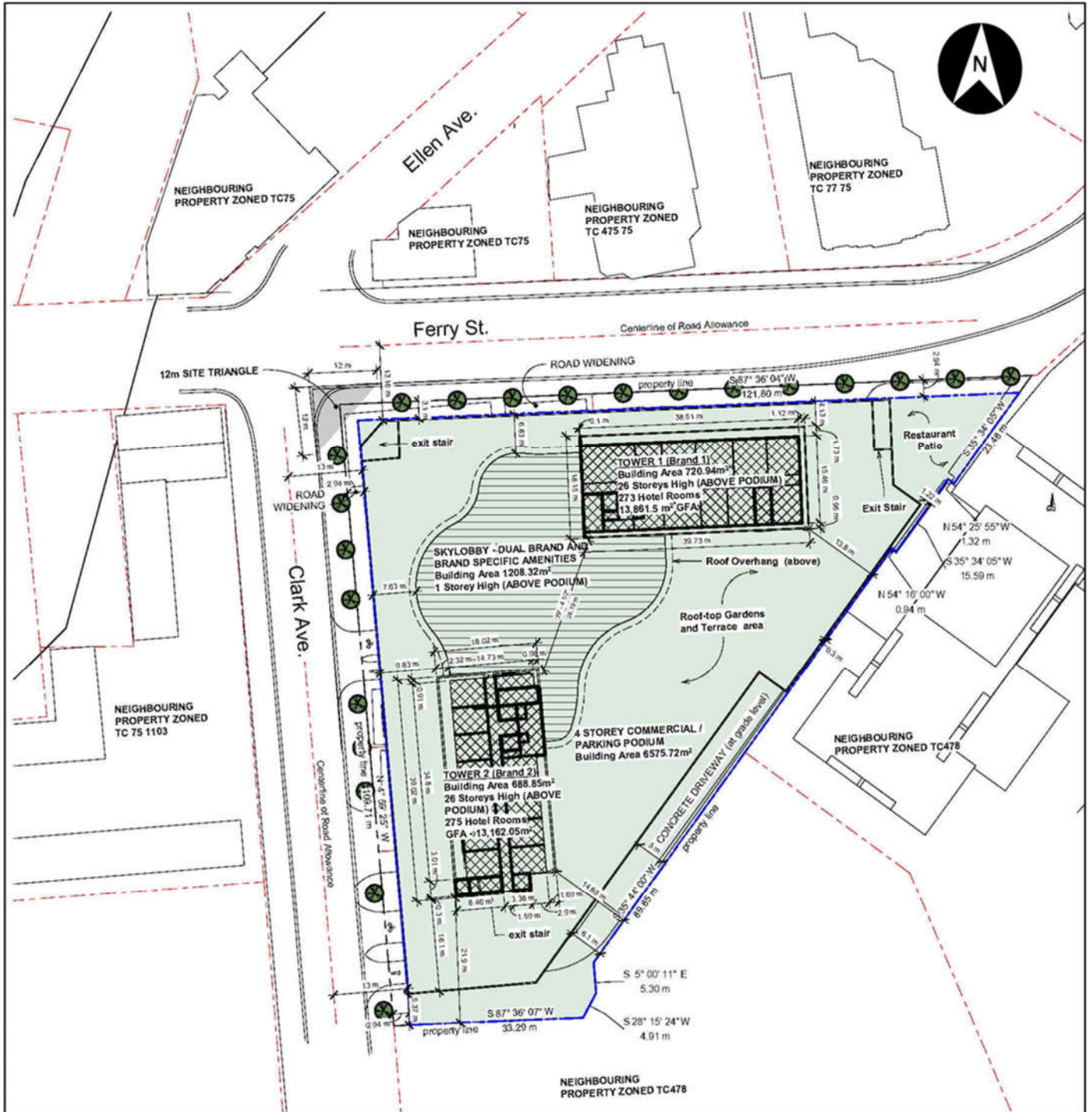
If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls in respect to the proposed by-law before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land 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 the residents.

Dated at the City of Niagara Falls this 2nd day of August 2024.

Nick DeBenedetti, MCIP, RPP
Planner 2

SCHEDULE 1 CONCEPTUAL SITE PLAN



SCHEDULE 2

CONCEPTUAL ELEVATIONS



⑤ View South on Victoria