



# NOTICE OF PUBLIC MEETING **RESCHEDULED**

6546 Fallsview Boulevard & 6503-6519 Stanley Avenue  
Assessment Roll Nos.: 272503000802600 & 272507000312700  
Official Plan Amendment and Zoning By-law Amendment Application  
City File: AM-2024-003  
Owner: Hennepin Realty Holdings Inc. & Hennepin’s View Inc.  
Agent: Bousfields Inc. (David Falletta)

## COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, October 1<sup>st</sup>, 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.

### 6546 Fallsview Boulevard

The applicant is proposing the development of a mixed-use building consisting of two 58-storey towers (maximum of 60 storeys to accommodate roof features) and a total of 1140 hotel suites and amenities and 126 dwelling units, along with multi-purpose space and various accessory uses. Schedules 1 and 3 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 Fallsview Tourist Subdistrict. The development is proposed within an area where high-rise buildings (13 to 30 storeys) may be considered, subject to a Zoning By-law Amendment. The applicant is proposing to amend the Official Plan to introduce Special Policy Area that will permit a maximum building height of 58 storeys, with the option of adding two additional storeys to accommodate roof features.



The property is zoned Tourist Commercial (TC-75 and 599) Zone, in part, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2002-210, 2012-60 and 2012-061, and Parking (P-599) Zone, in part, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2002-210, 1988-133 and 2012-060. The applicant is proposing to rezone the property to a site-specific Tourist Commercial (TC) Zone that permits off-site parking at 6503-6519 Stanley Avenue, includes non-casino gaming uses as a permitted use, permits an increase to the maximum height of buildings or structures and a reduction to the number of loading spaces, eliminates the maximum lot coverage requirement, and establishes the location

of the proposed building or structure, requirements for roof features and a maximum floor area. Further, the applicant proposes to consider the whole of the lands for the purpose of calculating minimum lot area. Staff note that relief is also required to reduce the rear yard depth.

### **6503-6519 Stanley Avenue**

The applicant is proposing the development of a 7-storey parking garage and hotel guest terminal facility to accommodate off-site parking associated with the mixed-use development at 6546 Fallsview Boulevard. Schedules 2 and 3 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 Fallsview Tourist Subdistrict. An Official Plan Amendment is not required to facilitate the development of the parking garage.

The subject property is zoned Tourist Commercial (TC-75) Zone in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2012-060 and 2012-061, in part. The applicant is proposing to rezone the property to a site-specific Tourist Commercial (TC) Zone that permits an increase to the maximum height of buildings or structures, and establishes a minimum landscape strip requirement and the location of the proposed building or structure. Staff note that relief is also required to reduce the number of loading spaces.

### **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, September 27<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, September 30<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 29<sup>th</sup> day of August, 2024.

# SCHEDULE 1 Conceptual Site Plan - 6546 Fallsview Boulevard





# SCHEDULE 2 Conceptual Site Plan - 6503-6519 Stanley Avenue



**SCHEDULE 3**  
**Conceptual Renderings**



6546 Fallsview Boulevard



6503-6519 Stanley Avenue