



NOTICE OF PUBLIC MEETING

4499 & 4473-4479 Ferguson Street
Assessment Roll Nos.: 272501000612000 & 272501000611700
Official Plan Amendment & Zoning By-law Amendment Application - City File: AM-2023-035
Applicant: 2808378 ONTARIO INC
Agent: Mitchell Baker, LandPro Planning Solutions 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, October 1, 2024

Time: Public Meetings start at 4:00 PM

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

Place: Council Chambers, City Hall, 4310 Queen Street

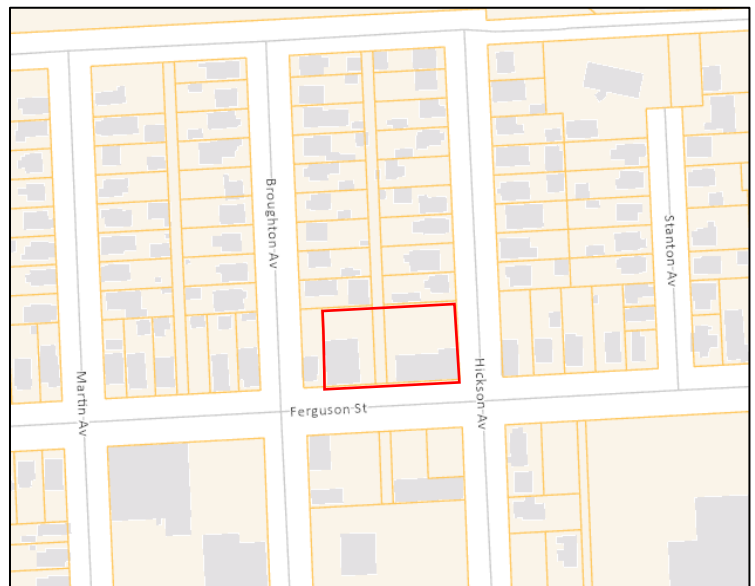
Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

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

An Official Plan Amendment and Zoning By-Law Amendment application has been submitted to permit the conversion and renovation of the two existing buildings on site to 8-unit and 16-unit apartment dwellings. Schedules 1 and 2 show the details of the proposal development.

The subject lands are designated Medium Density Residential, in accordance with the Transit Station Secondary Plan and the City of Niagara Falls Official Plan. This designation permits a density ranging from 50 to 75 units per hectare. An Official Plan Amendment is requested to permit a maximum density of 128 units per hectare.



The subject lands, municipally known as 4499 and 4473-4479 Ferguson Street, are zoned Neighbourhood Commercial (NC) Zone in accordance with Zoning By-law No. 79-200. The applicant is requesting to rezone the lands to a site-specific Residential 5C Density zone (R5C), which would permit the proposed apartment dwellings. Site-specific provisions are being requested to address the following: reductions to the minimum front yard depth, rear yard depth, exterior side yard width and minimum landscaped open space, as well as increases to maximum lot coverage and the number of apartment dwellings on one lot. The site-specific provisions have been requested to recognize existing deficiencies/conditions.

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 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 sending an email to croome@niagarafalls.ca.

Comments are preferred to be provided before noon on **Friday September 27, 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 before 4:30 pm on **Monday September 30, 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 Chris Roome, Planner 2 (Current Planning) at (905) 356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at croome@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.

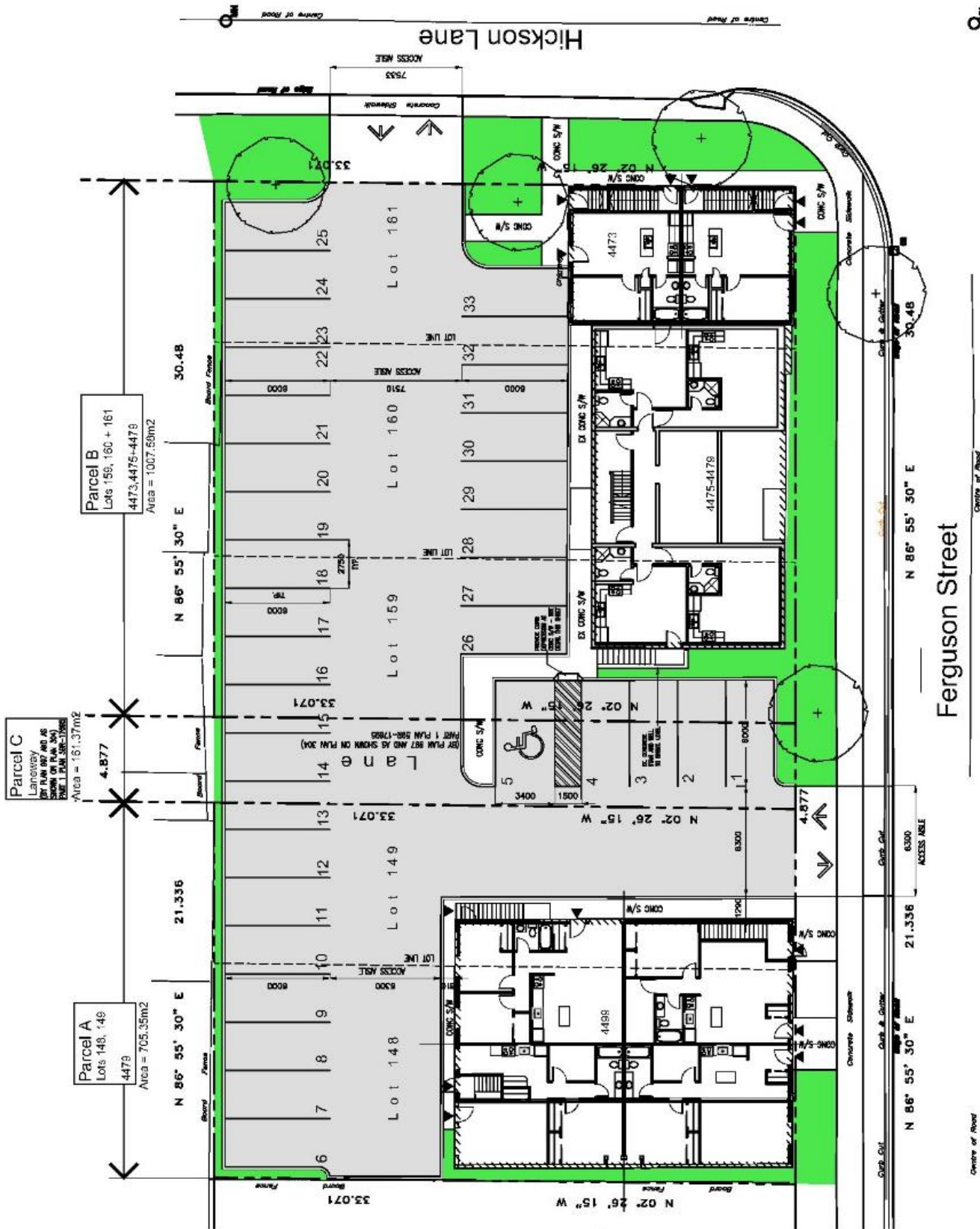
If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls in respect to the proposed by-law before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land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

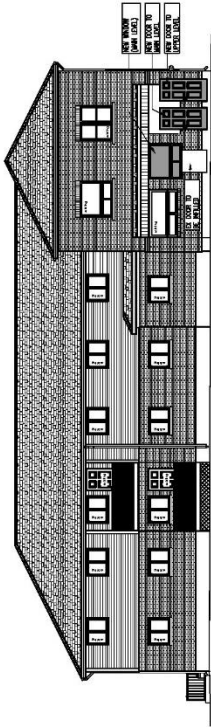
Dated at the City of Niagara Falls this 11th day of September, 2024.

SCHEDULE 1

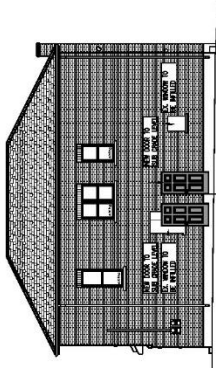


SCHEDULE 2

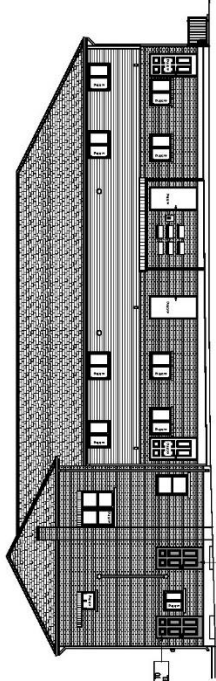
Existing Building Elevations - Building "A"
Parcel "B" - 4473, 4475+ 4479 Ferguson Lots 159 160 +161



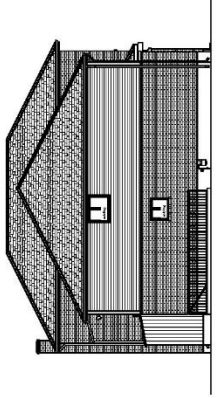
Existing South Elevation Facing Ferguson
SCALE 1/8"=1'-0"



Existing East Elevation Facing Hickson
SCALE 1/8"=1'-0"

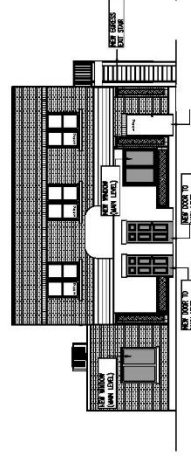


Existing South Elevation Facing Parking Area
SCALE 1/8"=1'-0"

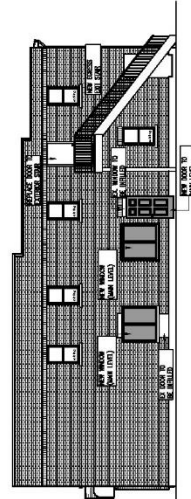


Existing West Elevation Facing 4499
SCALE 1/8"=1'-0"

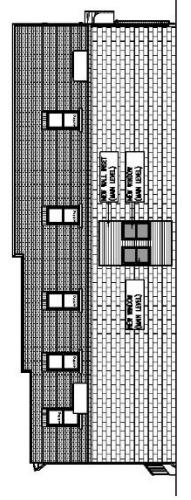
Existing Building Elevations - Building "B"
Parcel "A" - 4499 Ferguson Lots 148 + 149



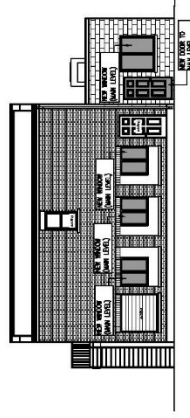
Existing South Elevation Facing Ferguson
SCALE 1/8"=1'-0"



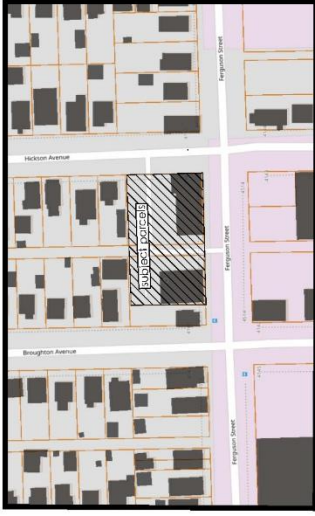
Existing West Elevation Facing 4479
SCALE 1/8"=1'-0"



Existing East Elevation Facing 4515
SCALE 1/8"=1'-0"



Existing North Elevation Facing Parking
SCALE 1/8"=1'-0"



Key Plan

OWNER'S NAME _____	DATE _____
SIGNATURE _____	SCALE _____
THE CITY OF MAGNAN FALLS	
CLERK _____	MAINT. _____

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total 16 Dwelling Units Contained within Building "A"