



NOTICE OF APPLICATION & OPEN HOUSE

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

**7302 KALAR RD
STAMFORD; PT LOT 179
Assessment Roll No.: 272511000203800
Official Plan and Zoning By-law Application Combined: PLOPZB20240330
Municipal File #: AM-2024-011
Applicant: 2131595 ONTARIO INC Agent: Peter John Lesdow**

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 an Open House has been scheduled for:

Date: Monday, November 04, 2024

Time: 04:30 PM

Place: Committee Room 2, City Hall and/or Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will attend remotely 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

An Official Plan and zoning by-law amendment application has been submitted to permit the development of two buildings-- one 13 storey apartment building and one 15 storey apartment building with a total of 412 apartment dwelling units. Schedules 1 and 2 show details of the proposed development.

The City's Official Plan designates the land as Residential, in part, and Environmental Protection Area, in part. It is designated as Mixed Use, in part, and Environmental Protection Area, in part, under the Garner South Secondary Plan. A maximum height of 6 storeys and maximum density of 75 units per hectare are permitted. The application requests a Special Policy Area designation to redesignate the lands



to Residential, High Density (which permits a maximum height of 8 storeys and a maximum density of 125 units per hectare), in part, and amend the portion of lands designated Environmental Protection Area, in part; to allow the residential portion of the land to be developed with apartment buildings with a maximum height of 15 storeys and a maximum density of 319 units per hectare.

The land is zoned Light Industrial (LI) under By-law 79-200, as amended. The applicant is requesting to place the lands under the Residential Apartment 5F Density (R5F) Zone with reduced minimum lot area, minimum rear yard and minimum interior side yard setbacks, parking requirements, and landscaped open space; increased maximum lot coverage and maximum height; and, to permit two apartment dwellings on one lot.

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 Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to jhannah@niagarafalls.ca on or before Monday, November 04, 2024.

ORAL SUBMISSION- If attending remotely using web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email jhannah@niagarafalls.ca before 12 noon on **Friday, November 1, 2024**.

MORE INFORMATION

For more information please contact Julie Hannah, Manager of Policy Planning, at (905) 356-7521, extension 4107, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at jhannah@niagarafalls.ca.

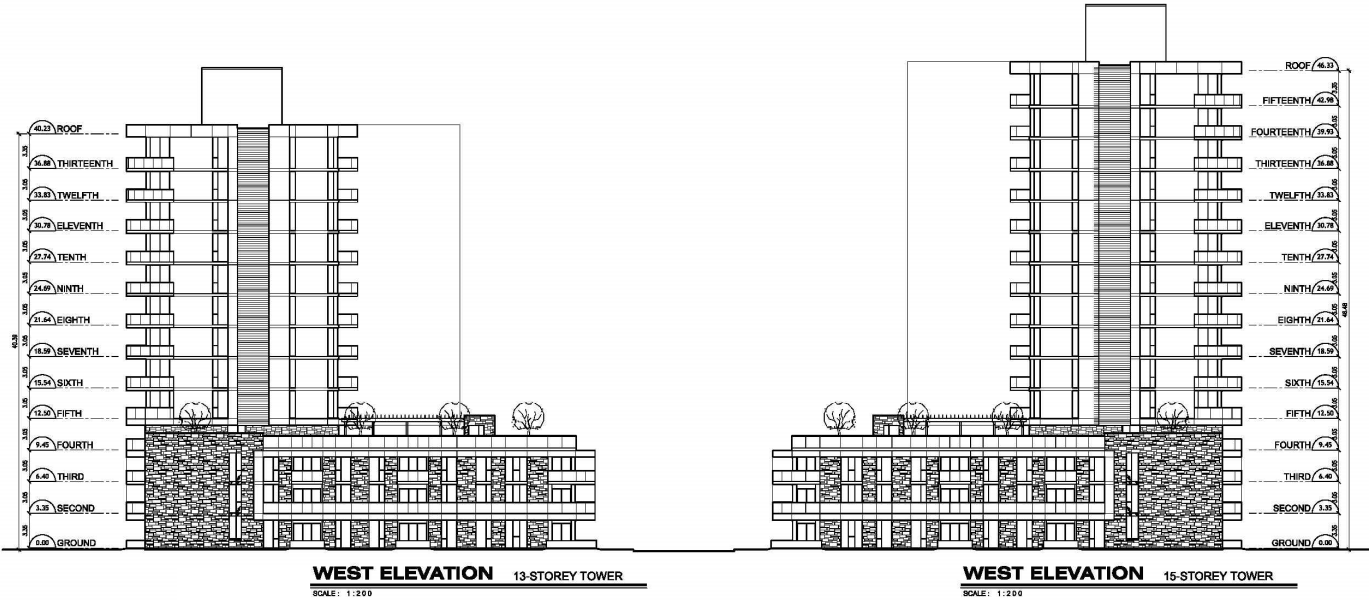
FORMAL PUBLIC MEETING

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 to occur.

Dated at the City of Niagara Falls this Friday, October 4, 2024.

SCHEDULE 2 (Site Elevations)

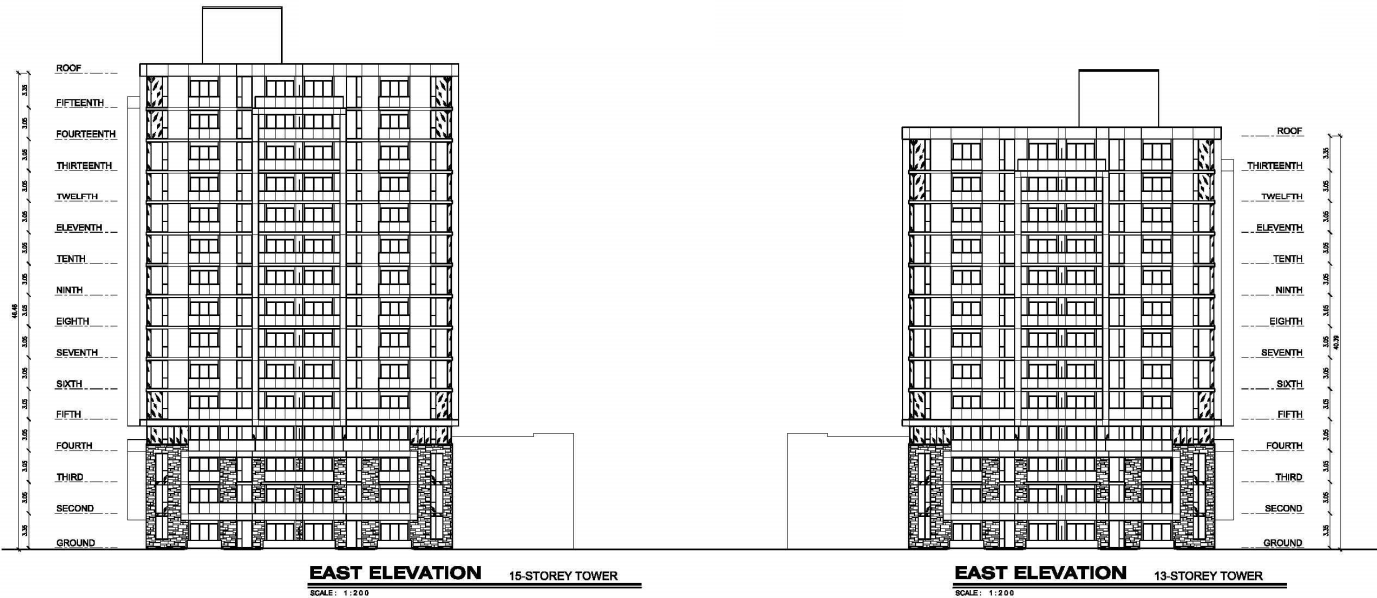
View from Kalar Road



A

B

View from Rear of Property

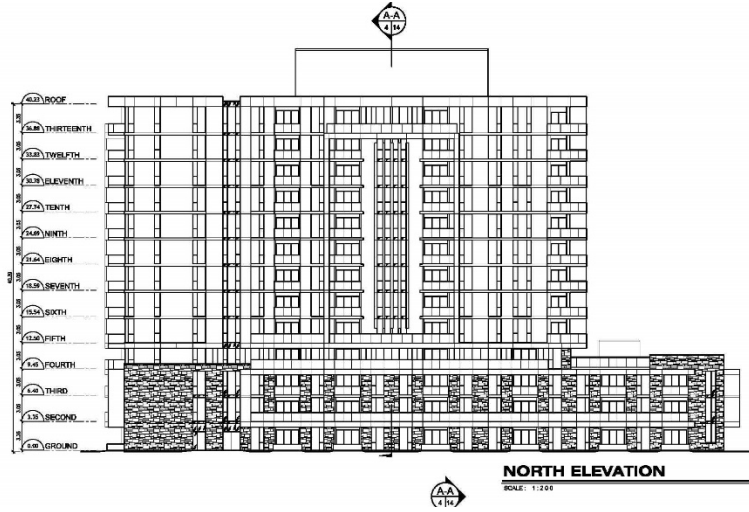


C

D

North Building- 13 storeys

View from North side of Property



E

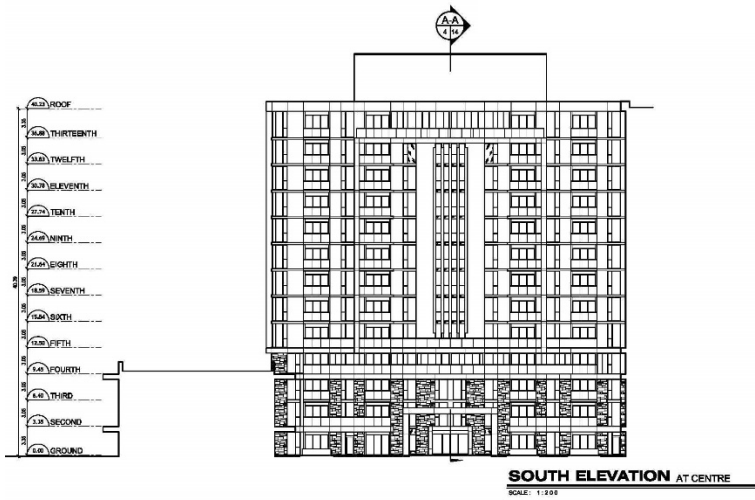
View from Centre of Property



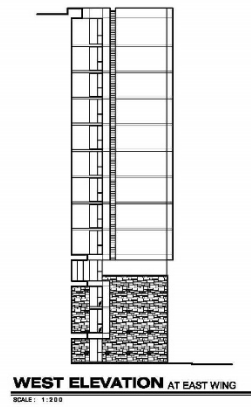
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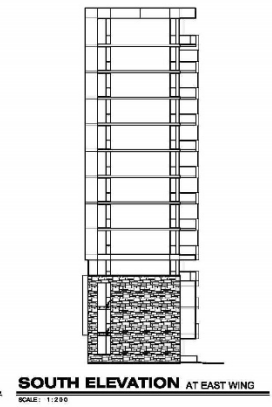
View from Centre of Property (Fire Access Route)



F



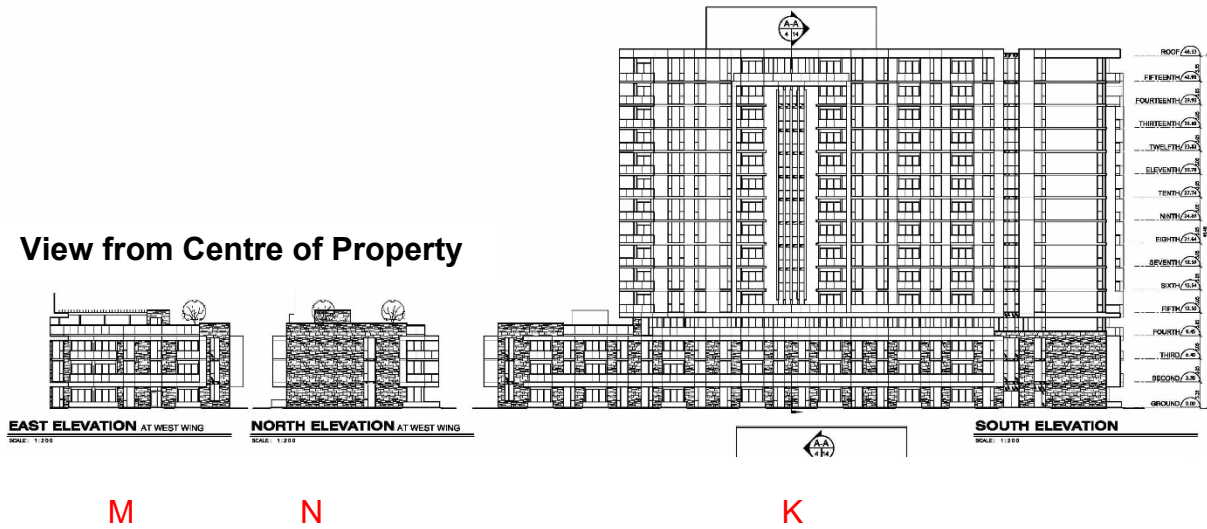
I



J

South Building- 15 storeys

View from South Property Line



View from Centre of Property (Fire Access Route)

