



NOTICE OF APPLICATION & OPEN HOUSE

Due to the ongoing Canada Post labour disruption, this Notice is being published in the newspaper in lieu of being provided by ordinary mail.

The City’s Planning, Building & Development Department has received applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Modification for the lands noted below.

Part 6357 Progress Street
Assessment Roll No.: 272511000118611
Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision Modification
Applications - City File: AM-2024-027 & 26T-11-2019-001
Owner: Centennial Homes (Niagara) Inc.
Agent: Upper Canada Consultants (William Heikoop)

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 the applications before a staff recommendation report is prepared and presented to Council at a future meeting. Your comments may be given verbally or in a written form.

To accomplish this, an Open House has been scheduled for:

Date: Thursday, December 5th, 2024

Time: 4:30 PM

Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal and to answer questions. Any public individual/group interested in making comments on the applications or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENTS & MODIFICATIONS

Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Modification applications have been submitted to facilitate the development of 632 dwelling units, consisting of 175 detached dwellings and 457 townhouse dwellings, along with parkland, trails, environmental protection areas and a stormwater management facility.

The subject lands are designated Residential, Low/Medium Density, in part, Open Space, in part, and Environmental Protection Area, in part, in accordance with the City’s Official Plan and the Riverfront Community Plan. The applicant is proposing to redesignate part of the lands that are designated Residential, Low/Medium Density to Open Space, and part of the lands designated Open Space to Residential, Low/Medium Density. No changes are proposed to the lands that are currently designated Environmental Protection Area.



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The lands are zoned Residential Low Density, Group Multiple Dwelling (R4-1133) Zone, in part, Residential Low Density, Group Multiple Dwelling (R4-1134) Zone, in part, Environmental Protection Area (EPA-1136) Zone, in part, and Open Space (OS) Zone, in part, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2020-124. The applicant is proposing to rezone the lands to a site-specific Residential Mixed (R3) Zone, in part, a new site-specific Residential Low Density, Group Multiple Dwelling (R4) Zone, in part, and a site-specific Open Space (OS) Zone, in part. No changes are proposed to the existing Environmental Protection Area (EPA-1136) Zone.

The proposed modifications to the approved Draft Plan of Subdivision include reconfiguration and relocation of the roads and blocks for parkland, stormwater management and residential purposes, the addition of a block for multiple residential development, and the removal of a block for mixed-use development.

PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the applications may be obtained at: <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

HAVE YOUR SAY

Public input on the applications is invited. Please provide written input by mailing your comments to the Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to mceci@niagarafalls.ca on or before **December 5th, 2024**. If attending the Open House remotely, please pre-register by sending an email to mceci@niagarafalls.ca before 12:00 PM on **December 5th, 2024**.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) by email anytime at mceci@niagarafalls.ca.

STATUTORY PUBLIC MEETING

A statutory Public Meeting with City Council, as required under the *Planning Act*, will be held at a later date. Separate notice of the Public Meeting will be provided a minimum of 20 days before the Public Meeting is scheduled to occur.