



# 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, and Zoning By-law Amendment.

**7737 Lundy's Lane**  
**Assessment Roll No.: 272509000506000**  
**Official Plan and Zoning By-law Amendment Applications - City File: AM-2024-026 Owner: 1000977112 (Santiago Rioja)**  
**Agent: Claire Stevenson-Blythe (Fotenn Planning + Design)**

## 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 18<sup>th</sup>, 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 and Zoning By-law Amendments have been submitted for a special policy area to increase the maximum permitted net residential density, from 100 units per hectare to 164 units per hectare. The applicant proposes to convert the existing three-storey commercial building to a mixed-use building containing a total of 118 rental dwelling units and various commercial uses. Of those 118 units, 30 units (25%) are proposed to be affordable. The proposal is located within the Built-Up Area and the Lundy's Lane Satellite District. Residential intensification is encouraged within this District in standalone or mixed-use buildings.

The subject lands are designated Tourist Commercial within the City's Official Plan and zoned Tourist Commercial (TC) in accordance with Zoning By-law No. 79-200, as amended.



The applicant is requesting a site-specific TC zone to add dwellings units on the ground floor, to increase the total floor area of the dwelling units located in a

building to a maximum of 91 % for all residential uses, to recognize a zero setback for the rear yard requirement of the existing building, and to provide a minimum parking requirement for all uses of 91 spaces.

## **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 [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) on or before **December 18<sup>th</sup>, 2024**. If attending the Open House remotely, please pre-register by sending an email to [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) before 12:00 PM on **December 18<sup>th</sup>, 2024**

## **MORE INFORMATION**

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) by email anytime at [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@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.

DATED at the City of Niagara Falls, Ontario this 29th day of November 2024.