



NOTICE OF PUBLIC MEETING

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 Ontario Inc. (Santiago Rioja)
Agent: Miles Weekes (Fotenn Planning + Design)

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, February 25th, 2025

Time: Public Meeting start at 5:00 PM
The Public Meeting will take 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

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 (See schedule 1).

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.



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.

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 ndebenedetti@niagarafalls.ca. To include your comments on Council's agenda, it is requested comments be provided by noon on **Friday, February 21st**. Comments received on **February 24th**, will be circulated to City Council.

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 **February 24th, 2025**. 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 me at (905) 356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at ndebenedetti@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 the residents.

Dated at the City of Niagara Falls this 23rd day of January 2025.

Nick DeBenedetti, MCIP, RPP
Planner 2

ND:
Attach.

SCHEDULE 1

