



NOTICE OF PUBLIC MEETING

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

COUNCIL MEETING

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

A Public Meeting of Council has been scheduled for:

Date: Tuesday, April 8th, 2025

Time: Public Meetings start at 5:00 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 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 626 dwelling units, consisting of 175 detached dwellings and 451 townhouse dwellings, along with parkland, open space, access/trail blocks, public roads, areas for environmental protection, 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.



The subject 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 lands that are currently zoned 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.

Following the Public Information Open House on December 5th, 2024, the applicant made minor modifications to the proposed applications. The following additional modifications are proposed, which are reflected on Schedules 1, 2 and 3:

- Elimination of the multi-use trail block adjacent to the railway line. Instead, Street E has been widened to accommodate a multi-use trail on one side;
- Relocation of one of two multi-use trail blocks between Phase 1 and Phase 2. The block has been shifted northward to align with the north side of Street E;
- Establishment of a new multi-use trail block between Phase 2 and Phase 3. The block will also align with the north side of Street E;
- Elimination of Street F and the resulting reconfiguration of some surrounding blocks. This elimination reduced the total number of units by 6; and
- Elimination of the servicing/pedestrian accessway located on the north side of Street D. This has been replaced with servicing easements.

HAVE YOUR SAY

Public input on the 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 Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to mceci@niagarafalls.ca. Comments are preferred to be provided before noon on **Friday, April 4th, 2025** 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, April 7th, 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 also 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 Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364, between the hours of 8:30 AM and 4:30 PM or by email anytime at mceci@niagarafalls.ca. A copy of the Planning, Building & Development Department's Recommendation Report on the applications will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 PM the Thursday before the meeting.

LEGAL NOTICE

Sections 17 and 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 Official Plan Amendment/By-law will apply, who made oral submissions at a Public Meeting or written submissions to the Council of the City of Niagara Falls prior to the adoption of the Official Plan Amendment and/or passage of the By-law, may appeal the Official Plan Amendment and/or 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 Council 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 Official Plan Amendment is adopted or the By-law is passed, the person or public body is not entitled to appeal the decision.

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 before the Official Plan Amendment is adopted or 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.

Section 51 of the *Planning Act*

The applicant, Minister of Municipal Affairs, a public body or specified person as defined by the *Planning Act* can appeal a decision of Council to the Ontario Land Tribunal for the Draft Plan of Subdivision. However, if such specified person or public body does not make written submissions to the City of Niagara Falls before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Subdivision, the specified person or public body is not entitled to appeal the decision of the Niagara Falls City Council to the Ontario Land Tribunal.

If a specified person or public body does not make written submissions to the City of Niagara Falls in respect to the Draft Plan of Subdivision before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Subdivision, 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, 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.

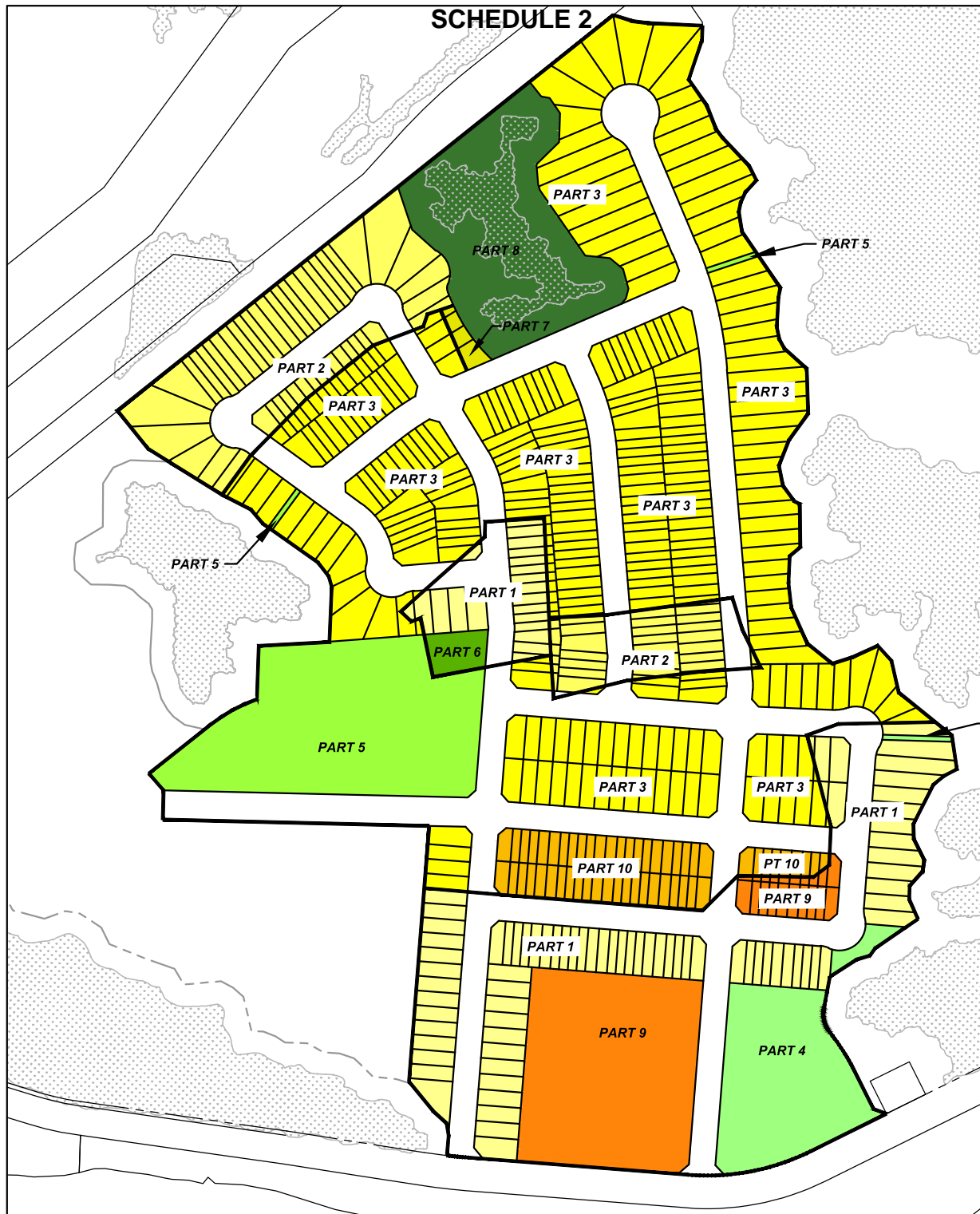
Dated at the City of Niagara Falls this 18th day of March, 2025.

SCHEDULE 1

RIVERFRONT COMMUNITY-PHASE 2 NIAGARA FALLS

LOT/BLOCK #	AREA (m2)	LOT/BLOCK #	AREA (m2)	LOT/BLOCK #	AREA (m2)
1	526.02	180	805.94	200-F	215.03
2	801.82	181	805.94	200-A	215.03
3	801.88	182	805.94	200-B	215.03
4	801.89	183	805.94	200-C	215.03
5	801.82	184	805.94	200-D	215.03
6	801.78	185	805.94	200-E	215.03
7	801.76	186	805.94	200-F	215.03
8	801.78	187	805.94	200-G	215.03
9	801.82	188	805.94	200-H	215.03
10	801.88	189	805.94	200-I	215.03
11	801.89	190	805.94	200-J	215.03
12	801.82	191	805.94	200-K	215.03
13	801.78	192	805.94	200-L	215.03
14	801.76	193	805.94	200-M	215.03
15	801.78	194	805.94	200-N	215.03
16	801.82	195	805.94	200-O	215.03
17	801.88	196	805.94	200-P	215.03
18	801.89	197	805.94	200-Q	215.03
19	801.82	198	805.94	200-R	215.03
20	801.78	199	805.94	200-S	215.03
21	801.76	200	805.94	200-T	215.03
22	801.78	201	805.94	200-U	215.03
23	801.82	202	805.94	200-V	215.03
24	801.88	203	805.94	200-W	215.03
25	801.89	204	805.94	200-X	215.03
26	801.82	205	805.94	200-Y	215.03
27	801.78	206	805.94	200-Z	215.03
28	801.76	207	805.94	200-AA	215.03
29	801.78	208	805.94	200-AB	215.03
30	801.82	209	805.94	200-AC	215.03
31	801.88	210	805.94	200-AD	215.03
32	801.89	211	805.94	200-AE	215.03
33	801.82	212	805.94	200-AF	215.03
34	801.78	213	805.94	200-AG	215.03
35	801.76	214	805.94	200-AH	215.03
36	801.78	215	805.94	200-AI	215.03
37	801.82	216	805.94	200-AJ	215.03
38	801.88	217	805.94	200-AK	215.03
39	801.89	218	805.94	200-AL	215.03
40	801.82	219	805.94	200-AM	215.03
41	801.78	220	805.94	200-AN	215.03
42	801.76	221	805.94	200-AO	215.03
43	801.78	222	805.94	200-AP	215.03
44	801.82	223	805.94	200-AQ	215.03
45	801.88	224	805.94	200-AR	215.03
46	801.89	225	805.94	200-AS	215.03
47	801.82	226	805.94	200-AT	215.03
48	801.78	227	805.94	200-AU	215.03
49	801.76	228	805.94	200-AV	215.03
50	801.78	229	805.94	200-AW	215.03
51	801.82	230	805.94	200-AX	215.03
52	801.88	231	805.94	200-AY	215.03
53	801.89	232	805.94	200-AZ	215.03
54	801.82	233	805.94	200-BA	215.03
55	801.78	234	805.94	200-BB	215.03
56	801.76	235	805.94	200-BB	215.03
57	801.78	236	805.94	200-BC	215.03
58	801.82	237	805.94	200-BC	215.03
59	801.88	238	805.94	200-BC	215.03
60	801.89	239	805.94	200-BC	215.03
61	801.82	240	805.94	200-BC	215.03
62	801.78	241	805.94	200-BC	215.03
63	801.76	242	805.94	200-BC	215.03
64	801.78	243	805.94	200-BC	215.03
65	801.82	244	805.94	200-BC	215.03
66	801.88	245	805.94	200-BC	215.03
67	801.89	246	805.94	200-BC	215.03
68	801.82	247	805.94	200-BC	215.03
69	801.78	248	805.94	200-BC	215.03
70	801.76	249	805.94	200-BC	215.03
71	801.78	250	805.94	200-BC	215.03
72	801.82	251	805.94	200-BC	215.03
73	801.88	252	805.94	200-BC	215.03
74	801.89	253	805.94	200-BC	215.03
75	801.82	254	805.94	200-BC	215.03
76	801.78	255	805.94	200-BC	215.03
77	801.76	256	805.94	200-BC	215.03
78	801.78	257	805.94	200-BC	215.03
79	801.82	258	805.94	200-BC	215.03
80	801.88	259	805.94	200-BC	215.03
81	801.89	260	805.94	200-BC	215.03
82	801.82	261	805.94	200-BC	215.03
83	801.78	262	805.94	200-BC	215.03
84	801.76	263	805.94	200-BC	215.03
85	801.78	264	805.94	200-BC	215.03
86	801.82	265	805.94	200-BC	215.03
87	801.88	266	805.94	200-BC	215.03
88	801.89	267	805.94	200-BC	215.03
89	801.82	268	805.94	200-BC	215.03
90	801.78	269	805.94	200-BC	215.03
91	801.76	270	805.94	200-BC	215.03
92	801.78	271	805.94	200-BC	215.03
93	801.82	272	805.94	200-BC	215.03
94	801.88	273	805.94	200-BC	215.03
95	801.89	274	805.94	200-BC	215.03
96	801.82	275	805.94	200-BC	215.03
97	801.78	276	805.94	200-BC	215.03
98	801.76	277	805.94	200-BC	215.03
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100	801.82	279	805.94	200-BC	215.03
101	801.88	280	805.94	200-BC	215.03
102	801.89	281	805.94	200-BC	215.03
103	801.82	282	805.94	200-BC	215.03
104	801.78	283	805.94	200-BC	215.03
105	801.76	284	805.94	200-BC	215.03
106	801.78	285	805.94	200-BC	215.03
107	801.82	286	805.94	200-BC	215.03
108	801.88	287	805.94	200-BC	215.03
109	801.89	288	805.94	200-BC	215.03
110	801.82	289	805.94	200-BC	215.03
111	801.78	290	805.94	200-BC	215.03
112	801.76	291	805.94	200-BC	215.03
113	801.78	292	805.94	200-BC	215.03
114	801.82	293	805.94	200-BC	215.03
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116	801.89	295	805.94	200-BC	215.03
117	801.82	296	805.94	200-BC	215.03
118	801.78	297	805.94	200-BC	215.03
119	801.76	298	805.94	200-BC	215.03
120	801.78	299	805.94	200-BC	215.03
121	801.82	300	805.94	200-BC	215.03
122	801.88	301	805.94	200-BC	215.03
123	801.89	302	805.94	200-BC	215.03
124	801.82	303	805.94	200-BC	215.03
125	801.78	304	805.94	200-BC	215.03
126	801.76	305	805.94	200-BC	215.03
127	801.78	306	805.94	200-BC	215.03
128	801.82	307	805.94	200-BC	215.03
129	801.88	308	805.94	200-BC	215.03
130	801.89	309	805.94	200-BC	215.03
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132	801.78	311	805.94	200-BC	215.03
133	801.76	312	805.94	200-BC	215.03
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135	801.82	314	805.94	200-BC	215.03
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137	801.89	316	805.94	200-BC	215.03
138	801.82	317	805.94	200-BC	215.03
139	801.78	318	805.94	200-BC	215.03
140	801.76	319	805.94	200-BC	215.03
141	801.78	320	805.94	200-BC	215.03
142	801.82	321	805.94	200-BC	215.03
143	801.88	322	805.94	200-BC	215.03
144	801.89	323	805.94	200-BC	215.03
145	801.82	324	805.94	200-BC	215.03
146	801.78	325	805.94	200-BC	215.03
147	801.76	326	805.94	200-BC	215.03
148	801.78	327	805.94	200-BC	215.03
149	801.82	328	805.94	200-BC	215.03
150	801.88	329	805.94	200-BC	215.03
151	801.89	330	805.94	200-BC	215.03
152	801.82	331	805.94	200-BC	215.03
153	801.78	332	805.94	200-BC	215.03
154	801.76	333	805.94	200-BC	215.03
155	801.78	334	805.94	200-BC	215.03
156	801.82	335	805.94	200-BC	215.03
157	801.88	336	805.94	200-BC	215.03
158	801.89	337	805.94	200-BC	215.03
159	801.82	338	805.94	200-BC	215.03
160	801.78	339	805.94	200-BC	215.03
161	801.76	340	805.94	200-BC	215.03
162	801.78	341	805.94	200-BC	215.03
163	801.82	342	805.94	200-BC	215.03
164	801.88	343	805.94	200-BC	215.03
165	801.89	344	805.94	200-BC	215.03
166	801.82	345	805.94	200-BC	215.03
167	801.78	346	805.94	200-BC	215.03
168	801.76	347	805.94	200-BC	215.03
169	801.78	348	805.94	200-BC	215.03
170	801.82	349	805.94	200-BC	215.03
171	801.88	350	805.94	200-BC	215.03
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173	801.82	352	805.94	200-BC	215.03
174	801.78	353	805.94	200-BC	215.03
175	801.76	354	805.94	200-BC	215.03
176	801.78	355	805.94	200-BC	215.03
177	801.82	356	805.94	200-BC	215.03
178	801.88	357	805.94	200-BC	215.03
179	801.89	358	805.94	200-BC	215.03
180	801.82	359	805.94	200-BC	215.03
181	801.78	360	805.94	200-BC	215.03
182	801.76	361	805.94	200-BC	215.03
183	801.78	362	805.94	200-BC	215.03
184	801.82	363	805.94	200-BC	215.03
185	801.88	364	805.94	200-BC	215.03
186	801.89	365	805.94	200-BC	215.03
187	801.82	366	805.94	200-BC	215.03
188	801.78	367	805.94	200-BC	215.03
189	801.76	368	805.94	200-BC	215.03
190	801.78	369	805.94	200-BC	215.03
191	801.82	370	805.94	200-BC	215.03
192	801.88	371	805.94	200-BC	215.03
193	801.89				

SCHEDULE 2



LEGEND

- PART 1 - ZONING: RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-1134) TO RESIDENTIAL MIXED ZONE SITE SPECIFIC (R3-XXXX)
- PART 2 - ZONING: OPEN SPACE (OS) TO RESIDENTIAL MIXED ZONE SITE SPECIFIC (R3-XXXX)
- PART 3 - ZONING: RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-1133) TO RESIDENTIAL MIXED ZONE SITE SPECIFIC (R3-XXXX)
- PART 4 - ZONING: RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-1134) TO OPEN SPACE SITE SPECIFIC (OS-XXXX)
- PART 5 - ZONING: RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-1133) TO OPEN SPACE SITE SPECIFIC (OS-XXXX)
- PART 6 - ZONING: RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-1134) TO OPEN SPACE SITE SPECIFIC (OS-XXXX)
- PART 7 - ZONING: ENVIRONMENTAL PROTECTION AREA SITE SPECIFIC (EPA-1136) TO RESIDENTIAL MIXED ZONE SITE SPECIFIC (R3-XXXX)
- PART 8 - ZONING: ENVIRONMENTAL PROTECTION AREA SITE SPECIFIC (EPA-1136) TO REMAIN
- PART 9 - ZONING: RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-1134) TO RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-XXXX)
- PART 10 - ZONING: RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-1133) TO RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING SITE SPECIFIC (R4-XXXX)

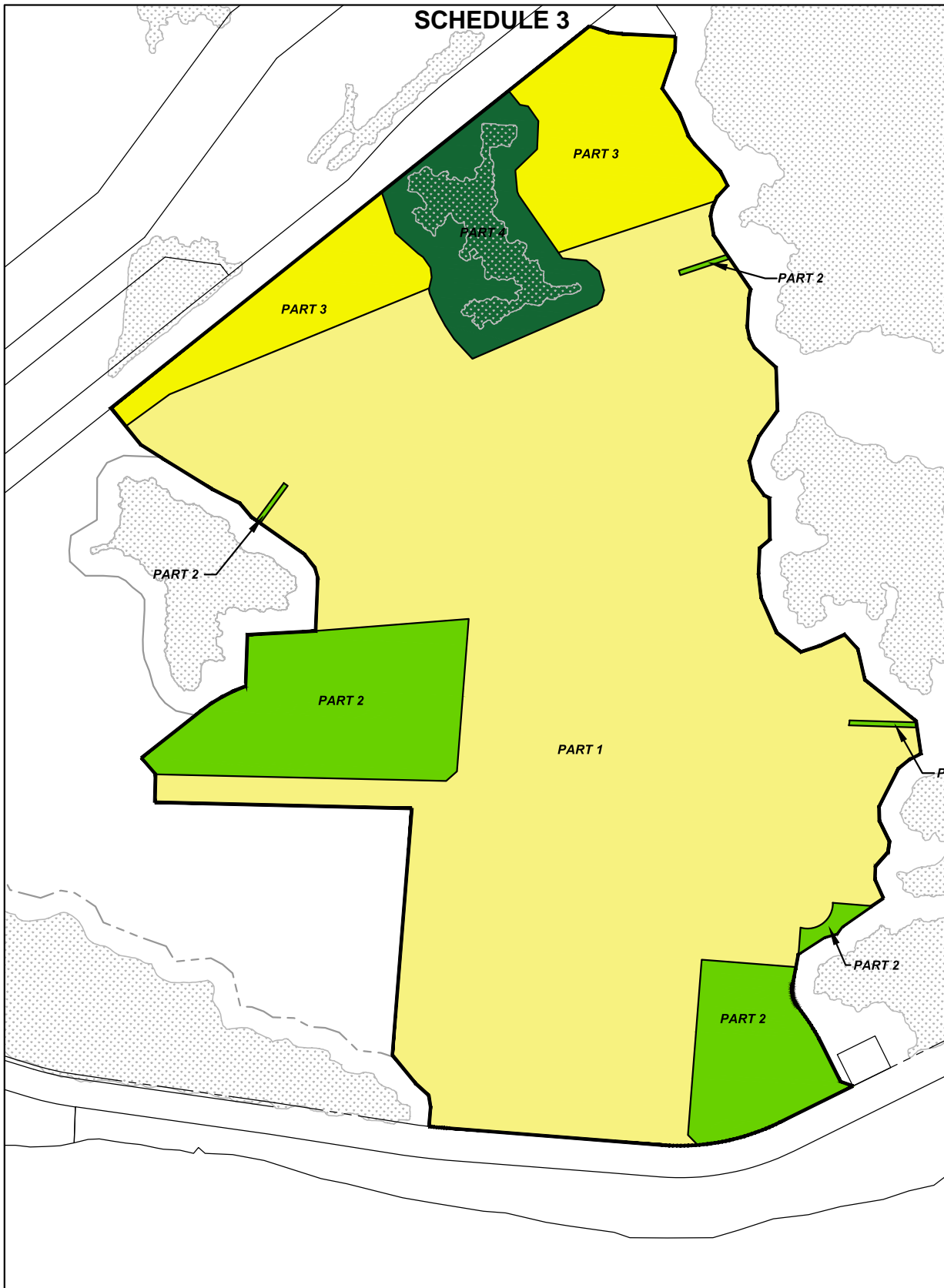
**RIVERFRONT COMMUNITY - PHASE 2
SCHEDULE '1' TO ZONING BY-LAW AMENDMENT No. _____**

MAYOR: _____





CLERK: _____



SCHEDULE 3



LEGEND

-  PART 1 - OPA: REMAINS RESIDENTIAL LOW/MEDIUM DENSITY
-  PART 2 - OPA: RESIDENTIAL USE TO OPEN SPACE
-  PART 3 - OPA: OPEN SPACE TO RESIDENTIAL LOW/MEDIUM DENSITY
-  PART 4 - OPA: REMAINS ENVIRONMENTAL PROTECTION AREA

RIVERFRONT COMMUNITY - PHASE 2
SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT No. _____

MAYOR: _____

CLERK: _____

