



NOTICE OF APPLICATION & OPEN HOUSE

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

6179 LUNDY'S LN
PLAN 653 PT LOTS 09, 10; RD ALLOWANCE
Assessment Roll No.: 272506000510800
Official Plan and Zoning By-law Application Combined: PLAM2023032
Municipal File #: AM-2023-032
Applicant: Jawad Butt Agent: Michael Barton

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: Wednesday, February 5, 2025 Time: 4:30PM

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

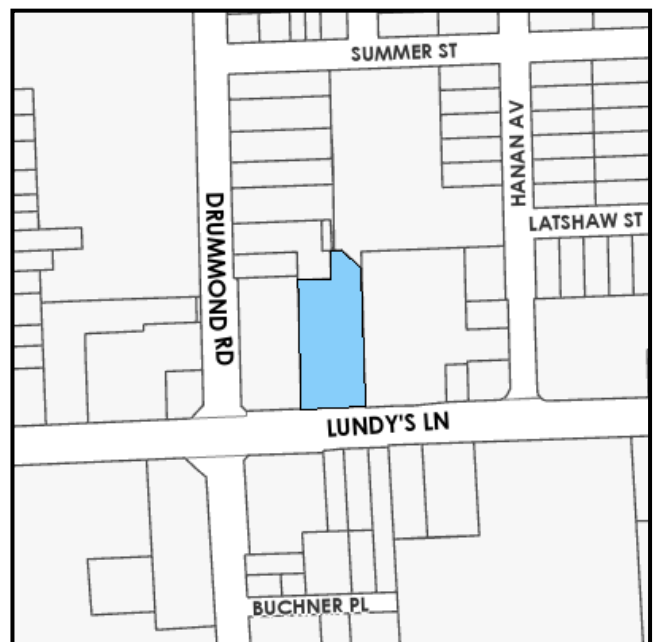
A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal to you and to answer questions. Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged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

PROPOSED AMENDMENT

Official Plan and Zoning By-law Amendment applications have been submitted to facilitate the redevelopment of the existing motel for a 10-storey mixed use building with at-grade commercial uses and 144 residential dwelling units above.

The subject property is designated Tourist Commercial and is located within the Lundy's Lane Satellite District in accordance with the City of Niagara Falls Official Plan. The Tourist Commercial Designation permits commercial and residential uses and a density of 50-100 units. The Official Plan Amendment is requesting a maximum height of 10 storeys and a density of 453 units.

The property is zoned General Commercial (GC) in accordance with Zoning By-law No. 79-200. The application proposes to rezone the property to a site-specific General Commercial (GC) zone to permit a



residential parking ratio of 1.02 spaces per unit, a floor area for the dwellings units of 66% of the total floor area of the building and a maximum height of 10 storeys. Parking for the residential units will be provided below grade (147 spaces or 1.02 spaces per unit) with an additional 12 spaces at grade (1 space per 25 m²) to accommodate the at-grade commercial uses. Schedule 1 shows the details of the proposal.

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 croome@niagarafalls.ca on or before .

ORAL SUBMISSION

To attend and/or participate in-person or remotely at the Open House please pre-register by sending an email croome@niagarafalls.ca before 12 noon on **February 5th, 2025**.

MORE INFORMATION

For more information please contact Chris Roome, at 905-356-7521 extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at croome@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 before the Public Meeting is to occur.

Dated at the City of Niagara Falls on January 22nd, 2025.

SCHEDULE 1

