



NOTICE OF APPLICATION & OPEN HOUSE

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

5567 Ontario Avenue and adjacent vacant land to the south
Zoning By-law Amendment Application- City File: AM-2024-008
Applicant: DSV Capital Management Corp and Dominic Spedaliere
Agent: Robert Smit (NPG Planning Solutions)

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 19, 2025

Time: 4:30 PM

Place: City Hall, 4310 Queen Street, Committee Room 2

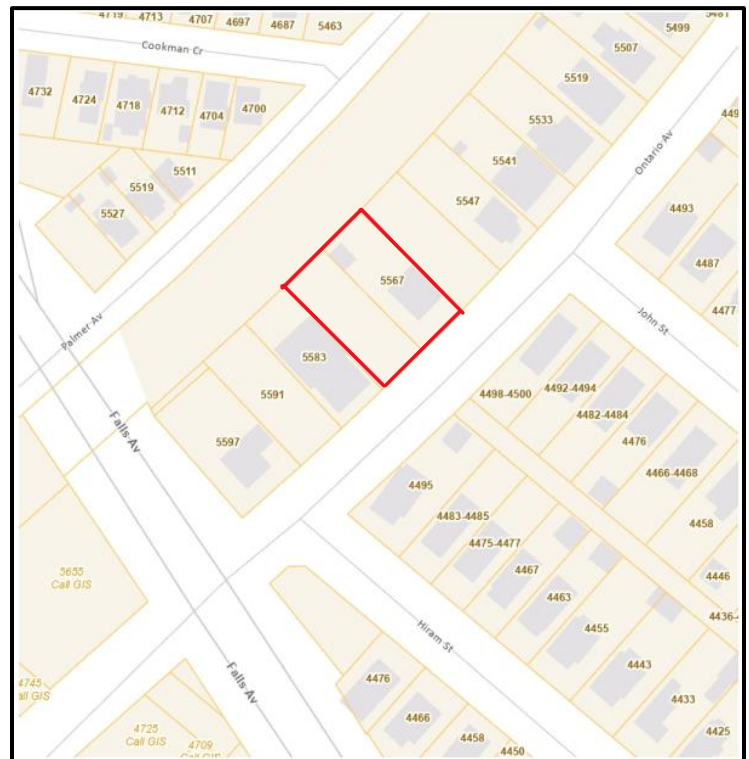
A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal to you and to answer questions. Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged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

PROPOSED AMENDMENT

An Official Plan and Zoning By-law amendment application has been submitted to permit the development of a new 3 storey apartment with 11 two-bedroom dwelling units located on a vacant property adjacent to 5567 Ontario Ave. A rezoning is required to recognize the current apartment building located at 5567 Ontario Ave which includes 7 apartment dwelling units in the existing building. Both properties will be rezoned as Residential Apartment 5B Density Zone (R5B).

An official plan amendment is required for exceeding the density requirements for both properties. Shared access provided via existing driveway located at 5567 Ontario Ave. The parking is located to the rear of apartments. An easement will be required for the shared access from 5567 Ontario Ave and for shared parking for both lots.

The zoning departures include reduction of the minimum lot area, reduction of the minimum lot frontage, reduction of the minimum front yard depth, reduction of the minimum interior side yard width, reduction of the minimum required parking, reduction of the minimum parking stall width, reduction of the minimum manoeuvring aisle width, reduction of the minimum landscape open space area and a reduction of minimum amenity space for an apartment dwelling. These departures are the same for both properties.



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.

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 on or before **February 19th, 2025**.

ORAL SUBMISSION – If attending remotely using web-based platform.

To participate remotely at the electronic Open House please pre-register by sending an email ndebenedetti@niagarafalls.ca before 12 noon on **February 19th, 2025**. All registrants will be provided with instructions on how to participate in the remote electronic Open House.

MORE INFORMATION

For more information please contact Nick DeBenedetti, Planner 2, 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.

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 thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 31st day of January 2025.

Nick DeBenedetti, MCIP, RPP
Planner 2

ND:
Attach.

SCHEDULE 1

