



## NOTICE OF APPLICATION & OPEN HOUSE

The City's Planning, Building & Development Department has received applications for an Official Plan and Vacant Land Condominium for the lands noted below.

**7701 Lundy's Lane**

**Assessment Roll No.: 272509000505900**

**Zoning By-law Amendment Application- City File: AM-2024-032**

**Applicant: 1000706636 Ontario Inc. (Cyrus Gatta)**

**Agent: Ethan Laman (Upper Canada Consultants)**

### 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: Thursday, March 13<sup>th</sup>, 2025**

**Time: 4:30 PM**

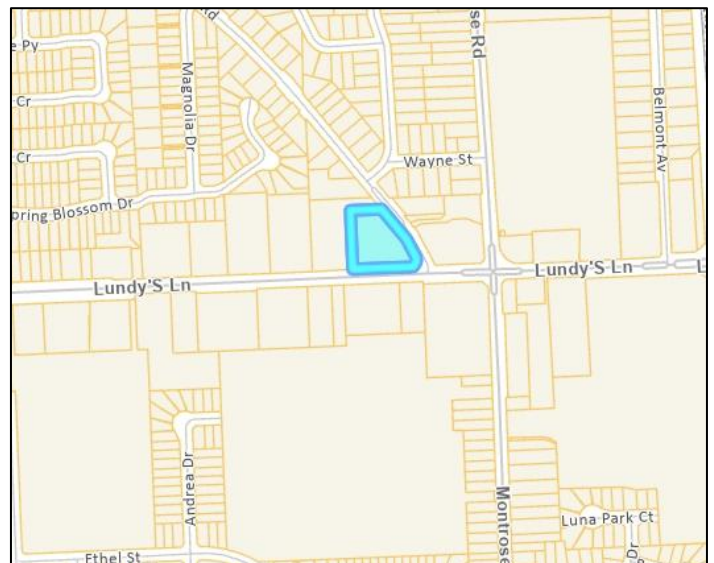
**Place: City Hall, 4310 Queen Street, Committee Room 2**

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 Amendments have been submitted for a special policy area to increase the maximum permitted net residential density, from 100 units per hectare to 203 units per hectare. The applicant proposes to convert the existing motel commercial building to 96 dwelling units and construct a 6 storey 42-unit apartment building. 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 to add the use of an apartment building, reduction to the minimum rear yard requirement, reduction to the exterior side yard requirement, increase the required height for the apartment building, and a reduction the required parking standard.



## 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](mailto:ndebenedetti@niagarafalls.ca) on or before **March 13<sup>th</sup>, 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](mailto:ndebenedetti@niagarafalls.ca) before 12 noon on **March 13<sup>th</sup>, 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](mailto: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 21<sup>st</sup> day of February 2025.

Nick DeBenedetti, MCIP, RPP  
Planner 2

ND:  
Attach.

