



NOTICE OF REVISED APPLICATION & PUBLIC MEETING

5471, 5491 & 5507 River Road, 4399, 4407, 4413 & 4427 John Street and Part of River Lane
Between Phillip Street and John Street (Assessment Roll Nos.: 2725-030-002-15200, 2725-030-002-15300, 2725-030-002-15400, 2725-030-002-15600, 2725-030-002-07100, 2725-030-002-07200, 2725-030-002-07300, 2725-030-002-07400 & 2725-030-002-13005)
Official Plan and Zoning By-law Amendment Application – City File: AM-2017-011(Revised)
Applicant: 2486489 Ontario Inc. (Agent - Ryan Guetter, Weston Consulting)

OPEN HOUSE

Date: Monday, October 28, 2019
Time: 5:00 PM

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

PUBLIC MEETING

Date: Tuesday, November 12, 2019
Time: 6:00 PM

Place: Council Chambers, City Hall
4310 Queen Street

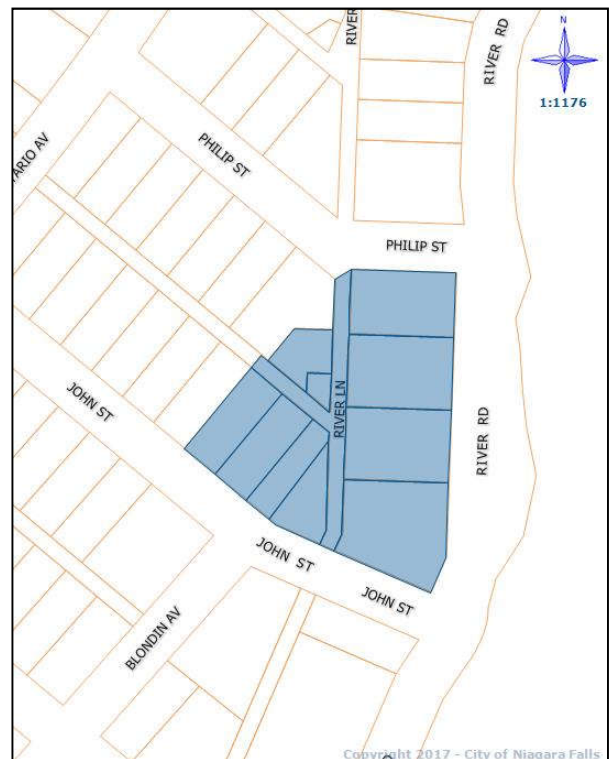
PROPOSED CHANGE

Originally a 390 unit apartment building with a 21 storey tower and a 12 storey tower was proposed to be constructed on the lands. This proposal was reduced by the former applicant to a 350 unit apartment building with a 17 storey tower and a 10 storey tower. Although several public meetings were scheduled to consider the project, they were postponed at the applicant's request.

The lands were recently sold and a new applicant is now proposing to construct a 384 unit apartment building with a 34 storey tower and a 7 storey tower as measured from the corner of River Road and John Street. Refer to Schedules 1 and 2 for further detail.

The portion of the lands between River Road and River Lane are subject to a Special Policy Area designation which permits a 119 unit apartment building up to 7 storeys. The balance of the lands are designated Residential in the City's Official Plan. The applicant is requesting the whole of the lands to be placed under a new Special Policy Area designation to permit the development.

The lands are zoned Residential Apartment 5E Density (R5E-840), in part, Parking (P-841), in part, and Residential (R2-2), in part, in accordance with Zoning By-law No. 79-200, as amended. The lands are requested to be placed under a new Residential Apartment 5F (R5F) Density zone, with site specific lot area (density), building setback, building height, landscaped open space, lot coverage, balcony and porch projection and parking regulations, to permit the height, density and design of the project.



HAVE YOUR SAY

Input on any proposed Official Plan and Zoning By-law Amendment is welcome and encouraged. You can provide input by: speaking at the public meeting or by making a written submission.

PLANS & DOCUMENTS

Full size plans and any documents submitted in conjunction with the applications may be viewed in the Planning & Development Department Monday to Friday between 8:30 a.m. to 4:30 p.m.

WRITTEN SUBMISSION

To provide input in writing, or request notice if the proposed Official Plan and Zoning By-law amendment is approved, please submit a letter to the Director of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 on or before November 12, 2019.

LEGAL NOTICE

Sections 17 and 34 of the Planning Act

If you disagree with Council's decision on the Official Plan and Zoning By-law Amendment application, you can appeal it to the Local Planning Appeal Tribunal (LPAT). However, if a person or public body would otherwise have an ability to appeal the decision of the City of Niagara Falls to the Local Planning Appeal 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 is adopted and/or 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 Local Planning Appeal 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 Official Plan amendment and/or bylaw before the Official Plan Amendment is adopted and/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 Local Planning Appeal 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.

MORE INFORMATION

For more information, please contact Andrew Bryce, Planner 2, at (905)356-7521, extension 4232 or visit the Planning, Building & Development, second floor, City Hall, between the hours of 8:30 a.m. and 4:30 p.m.

A copy of the Planning, Building & Development's Recommendation Report on the application will be available after 4:00 p.m. on November 7, 2019.

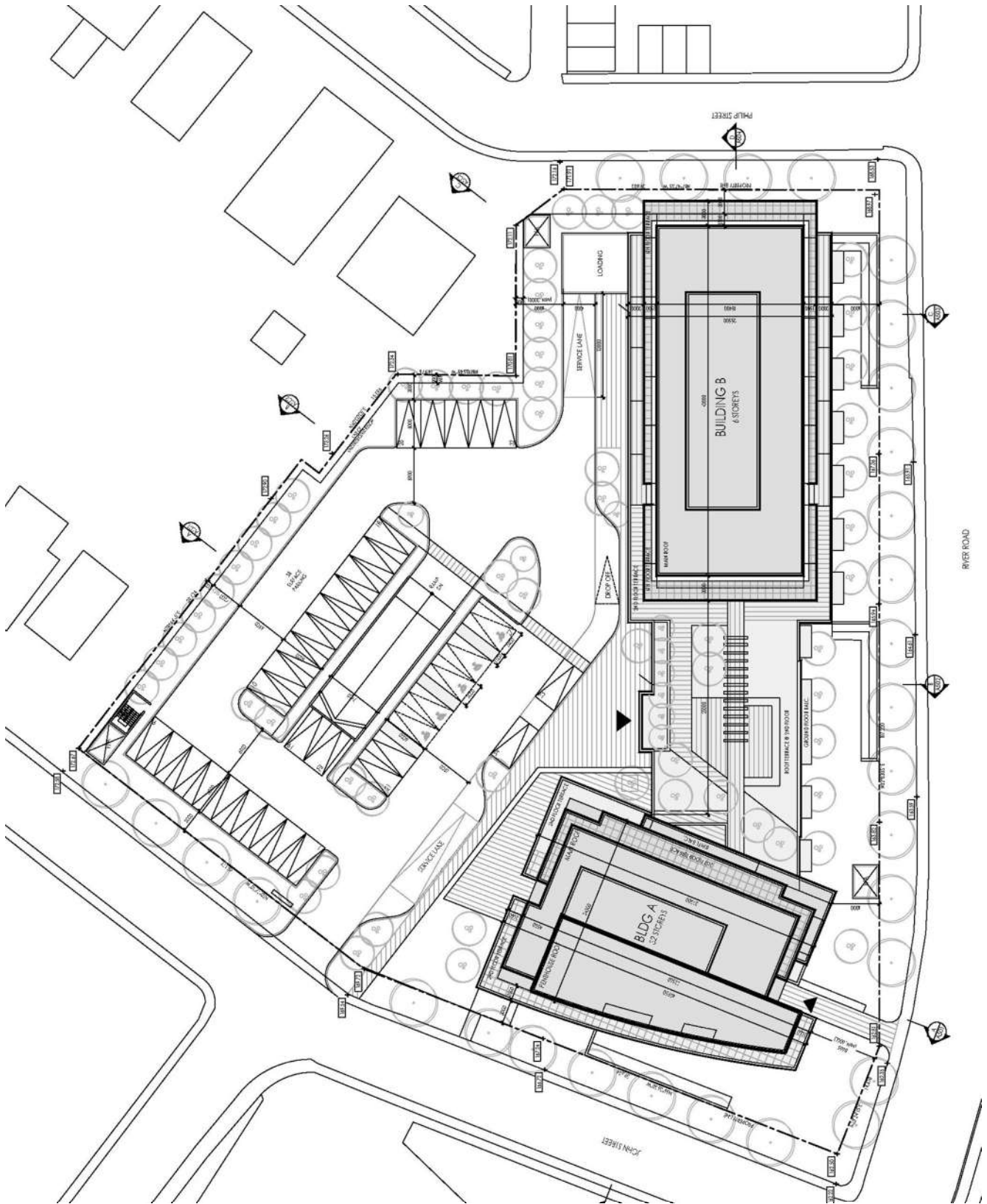
Dated at the City of Niagara Falls this 11th day of October, 2019.


Alex Herlovitch, MCIP, RPP
Director of Planning, Building & Development

AB:cv

Attach.

- 3 -
SCHEDULE 1



- 4 -
SCHEDULE 2



East Elevation