



NOTICE OF APPLICATION & PUBLIC MEETING

5383-5385 Robinson Street (Assessment Roll No.: 2725-030-002-20100)
Official Plan and Zoning By-law Amendment Application – City File: AM-2017-008
Applicant: Canadian Niagara Hotels Inc. (Dino DiCienzo)

PUBLIC MEETING

Date: Tuesday, October 24, 2017
Time: 6:30 PM

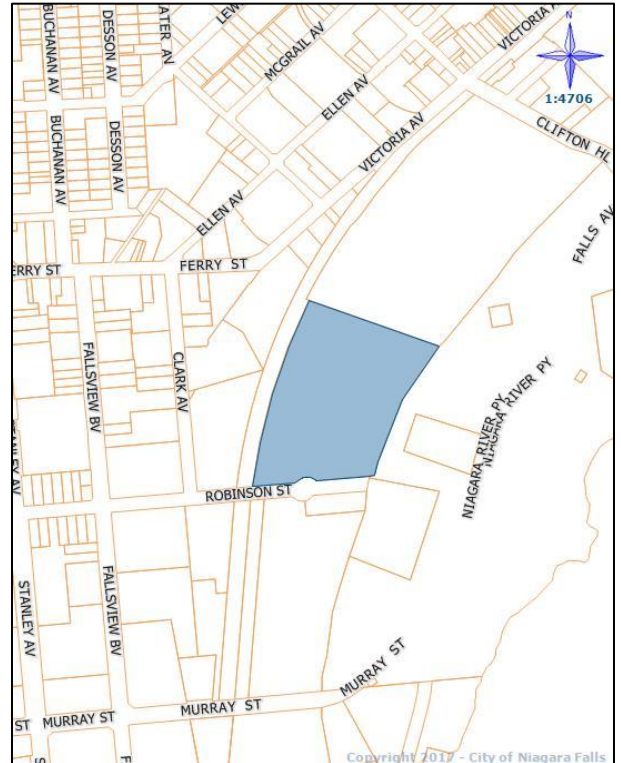
Place: Council Chambers, City Hall
4310 Queen Street

PROPOSED CHANGE

The applicant is seeking planning approvals that would permit 3 hotel towers, to be built in 3 phases, two 35 storey, 121 metre tall hotels and a 56 storey, 186 metre tall hotel. The first hotel proposed to be built is the 35 storey hotel closest to Robinson Street. The proposed development will also include ancillary uses including meeting rooms, retail stores and restaurants, and on-site parking garages. Schedule 1 shows details of the proposed development, while Schedule 2 shows a perspective of the development.

The lands are designated Tourist Commercial, in part, and Environmental Conservation Area, in part. The applicant is requesting site specific policies which will permit 3 hotels ranging in heights between 35 and 56 storeys in exchange for the contribution of capital facilities to the City.

The lands are zoned Tourist Commercial (TC-717) with provisions permitting a 28 storey, 110 metre tall hotel. The applicant is requesting that each of the 3 proposed hotels be placed under a site specific Tourist Commercial zone, with site specific provisions to implement the project as proposed.



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 October 24, 2017.

LEGAL NOTICE

Sections 17 and 34 of the Planning Act

If you disagree with Council's decision on the application, you can appeal it to the Ontario Municipal Board (O.M.B.). However, 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 by-law before the Official Plan amendment 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 Ontario Municipal Board.

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 by-law 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 Ontario Municipal Board unless, in the opinion of the Board, 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 October 19, 2017.

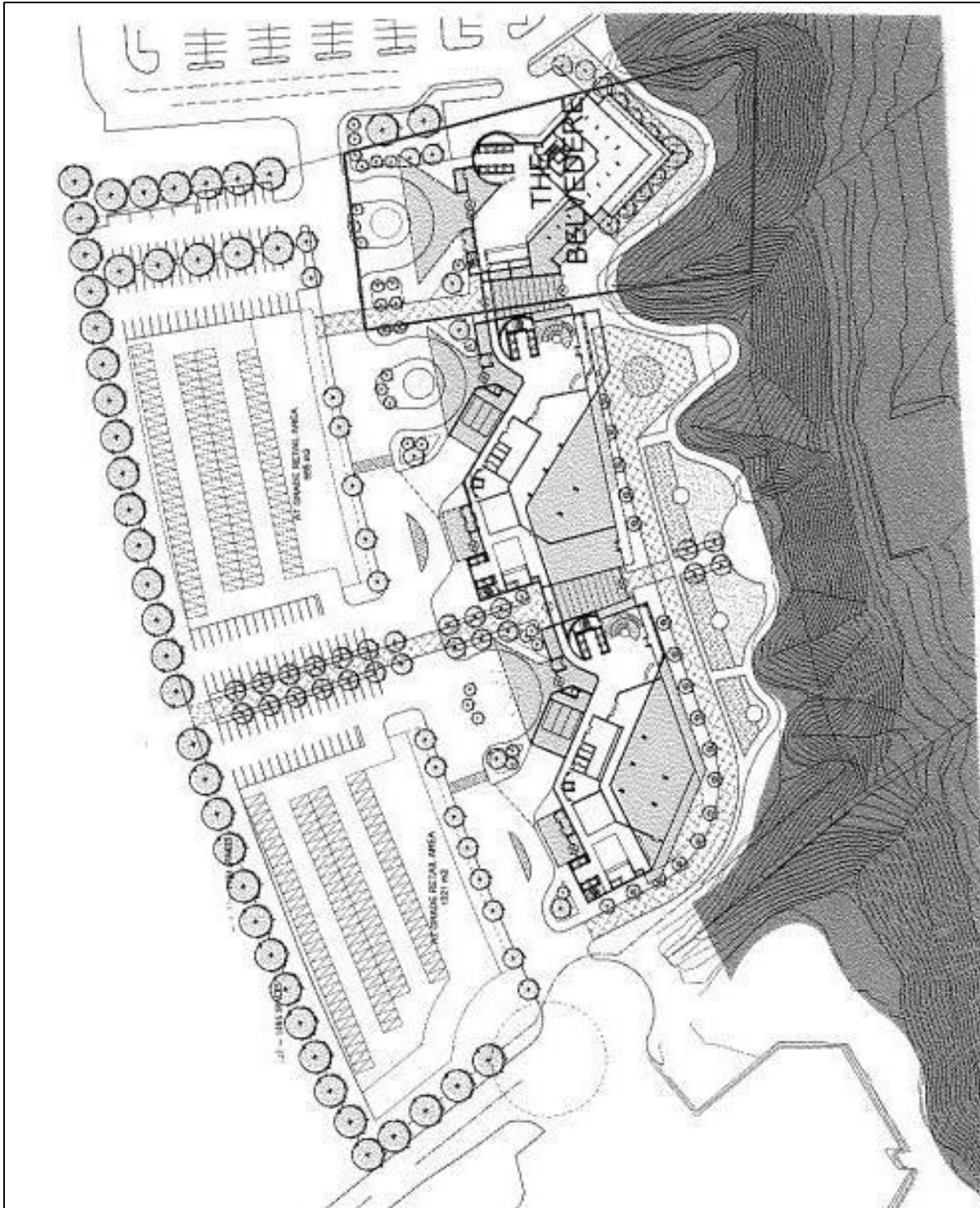
Dated at the City of Niagara Falls this 22nd day of September, 2017.



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

AB:mb
Attach.

- 3 -
SCHEDULE 1



- 4 -
SCHEDULE 2

