



NOTICE OF APPLICATION & OPEN HOUSE

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

**Vacant Parcel adjacent to 2220 STANLEY AV
STAMFORD; PT LOT 18 59R18159 PT 04
Assessment Roll No.: 272510000106100
Official Plan and Zoning By-law Application Combined: PLOPZB20240784
Municipal File #: AM-2024-037
Applicant: GROWTH SOCIAL HOUSE INC (Chris Adams)
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: March 4, 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 remotely 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 Rezoning Application has been submitted to permit 28 stacked townhouse dwellings with 38 parking spaces. Schedule 1 shows the details of the proposal.

An Official Plan Amendment is required for the increased density allowed on the site. The applicant is rezoning the property to a Residential Apartment 5D Density Zone (R5D) to allow for the use of the stack townhouses.

Also, the proposal will require relief to the regulations for the reduction of the minimum lot frontage, reduction of the minimum rear yard depth, reduction of the minimum interior side yard width, a reduction of 1 required parking space, a reduction of the minimum aisle for a parking space, a reduction of the projection of fire escape into side and rear yard and a reduction of the minimum landscaped open area.



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 ndebendetti@niagarafalls.ca on or before 12 noon March 4th, 2025.

ORAL SUBMISSION- If attending remotely using web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email ndebendetti@niagarafalls.ca on or before 12 noon on **March 4th, 2025**.

MORE INFORMATION

For more information please contact Nick DeBendetti, 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 ndebendetti@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 February 7, 2025.

