



## NOTICE OF PUBLIC COMMITTEE OF ADJUSTMENT HEARING

**Tuesday, April 29, 2025, 4:00 p.m.**

**Niagara Falls City Hall**

**4310 Queen Street, Niagara Falls**

Public input on applications is invited. Pursuant to Section 45 of the *Planning Act*, the Committee of Adjustment for the City of Niagara Falls invites you to participate in a public hearing to consider an application for minor variances and/or to forward written comments prior to the hearing. Written comments are the preferred method of receiving public input and may be sent by mail or email. You can also provide oral input by joining the hearing either in person or electronically.

All interested persons are invited to attend this meeting to find out more about this application and offer comments. The public meeting is scheduled to take place on Tuesday, April 29, 2025 04:00 PM in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

To participate remotely in the public hearing, please pre-register with the Secretary-Treasurer by sending an email to [arusom@niagarafalls.ca](mailto:arusom@niagarafalls.ca) or calling (905) 356-7521 (Ext. 4362) before 12 noon on Tuesday, April 29, 2025. All registrants will be provided with instructions on how to use their computer, tablet or phone to participate in the remote electronic public hearing

**File: PLVAR20250121, Municipal File #: A-2025-020**

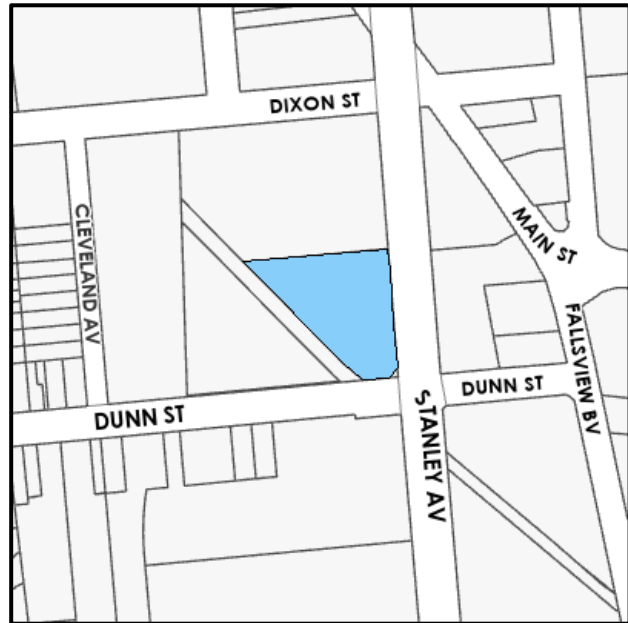
**Owner: 6609 STANLEY NOMINEE INC**

**Location:** The subject property known as 6605 STANLEY AV is located on the Western side of Stanley Avenue and North of Dunn Street at the intersection Stanley Avenue and Dunn Street.

The applicant is requesting the Committee of Adjustment to consider minor variances from provisions of Zoning By-law No 79-200, as amended, through a process permitted by Section 45(1) of the Planning Act (R.S.O. 1990, c.P.13).

**Proposal:** The applicant is seeking to add "commercial parking structure" as a permitted use on the subject lands. The intent is to repurpose the existing structure on-site for use as a commercial parking facility.

The subject property is currently zoned **Tourist Commercial Holding (TC-H-1112)**, pursuant to Zoning By-law No. 79-200, as amended by site-specific By-law Nos. 2012-060 and 2022-093. While the site-specific zoning permits a 72-storey mixed-use building, that component of the development remains subject to a holding provision (H), which has not yet been lifted.



Date of Mailing: April 17, 2025

At this time, the applicant is not pursuing the construction of the 72-storey mixed-use building. Instead, the applicant is requesting that use of the existing structure as a commercial parking garage be permitted in the interim. The proposal is to formally recognize this use in the zoning by-law, until such time as the holding provision is lifted and the broader redevelopment may proceed.

Provision	By-law	Proposal	Extent
Permitted uses	In accordance with 8.6.1	Parking structure	Not permitted
Location of Building or structure, its maximum height and maximum number of storeys and minimum yards	In accordance with schedule 3 and clause D of section 6, By-law 2022-093 Maximum number of storeys 4 Maximum height 12 metres	73.9 metres	1.9 metres
Maximum height of a building or structure and maximum number of storeys (By-law 2022-093)	255 and a maximum of 72 storeys, as measured from Geodetic Survey of Canada elevation 199.25 metres, which shall include a roof feature. <b>The roof feature shall be a distinct architectural element of the building</b>	No roof feature proposed for the parking structure	No roof feature proposed for the parking structure
Minimum width of a maneuvering aisle adjacent to a parking space(s) with a reduced length in accordance with clause (i) of this section (By-law 2022-093)	6.2 metres  6.3 metres for spaces providing a length of 6 metres	<b>6.2 metre man. aisle</b> P1 Plan - 6.0 metres <b>6.3 man. Aisle</b> P1 Plan 6.0 metres	<b>6.2 metre man. aisle</b> P1 Plan – 0.2 metres <b>6.3 man. Aisle</b> P1 Plan 0.3 metres
		<b>6.2 metre man. aisle</b> P2 Plan - 6.0 metres <b>6.3 man. Aisle</b> P2 Plan 6.0 metres	<b>6.2 metre man. aisle</b> P2 Plan – 0.2 metres <b>6.3 man. Aisle</b> P2 Plan 0.3 metres
		<b>6.2 metre man. aisle</b> P3 Plan - 6.0 metres <b>6.3 man. Aisle</b> P3 Plan 6.0 metres	<b>6.2 metre man. aisle</b> P3 Plan – 0.2 metres <b>6.3 man. Aisle</b> P3 Plan 0.3 metres

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**See the sketch (Schedule 1) on the following page for more information**

If the applicant, the minister, a specified person or public body as defined in the *Planning Act* has an interest in the matter may appeal the decision the committee to the Ontario Land Tribunal within 20 days of the making of the decision by filing a notice of appeal with the Secretary – Treasurer.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed Minor Variance, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Planning & Development, City Hall, P.O. Box 1023, and 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5.

Additional information is available from Planning & Development or by telephoning Abraham Russom, Secretary-Treasurer Committee of Adjustment at (905) 356-7521 ext. 4362 between 8:30 a.m. and 4:30 p.m. Monday to Friday or email [arussom@niagarafalls.ca](mailto:arussom@niagarafalls.ca).

## SCHEDULE 1

