



NOTICE OF PUBLIC MEETING – (RESCEDULED)

The City's Planning, Building & Development Department has received applications for an Official Plan Amendment, and Zoning By-law Amendment.

Vacant Parcel adjacent to 2220 STANLEY AV STAMFORD; PT LOT 18 59R18159 PT 04
Assessment Roll No.: 272510000106100
Official Plan and Zoning By-law Amendment Applications
City File: AM-2024-037
Owner: GROWTH SOCIAL HOUSE INC (Chris Adams)
Agent: Ethan Laman (Upper Canada Consultants)

COUNCIL MEETING

Public Meetings may be attended remotely and electronically or in person.

A Public Meeting of Council has been scheduled for:

Date: Tuesday, May 27th, 2025

Time: Public Meeting start at 5:00 PM

The Public Meeting will take in accordance with Council's Agenda

Place: Council Chambers, City Hall, 4310 Queen Street

Visit <https://niagarafalls.ca/city-hall/council/schedule.aspx> to watch the Council Meeting

PROPOSED AMENDMENTS

Official Plan and Zoning By-law Amendments have been submitted to permit 28 stacked townhouse dwellings with 38 parking spaces. Schedule 1 shows the details of the proposal.

The Official Plan designation is Residential. An Official Plan Amendment is required for the increased density allowed on the site from 75 units per hectare to 109 units per hectare. The applicant is rezoning the subject property to a Residential Apartment 5D Density Zone (R5D) to allow for the use of the stacked townhouses.

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



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. To include your comments on Council's agenda, it is requested comments be provided by noon on **Friday, May 23rd**. Comments received on **May 26th**, will be circulated to City Council.

ORAL SUBMISSION

To participate remotely and electronically or in person at the public meeting please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 pm on **May 26th, 2025**. All registrants who indicate they wish to attend remotely and electronically will be provided with instructions on how to participate in the public meeting using an electronic platform. Registrants will be notified of Council's Decision.

VIEW THE MEETING

The Public Meeting can be live streamed on the City's webpage of the Council Meeting Schedule at <https://niagarafalls.ca/city-hall/council/schedule.aspx> on the day of the event. The meeting will also be archived on the same webpage for viewing after the event.

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.

A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/council/schedule.aspx> after 4:00 p.m. the Thursday before the meeting.

LEGAL NOTICE

Section 17 and 34 of the Planning Act

In accordance with Bill 185, which received Royal Assent on June 6th, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the By-law will apply, who made oral submissions at a Public Meeting or written submissions to City Council prior to the passage of the By-law, may appeal the By-law to the Ontario Land Tribunal. Third-party appeals are no longer permitted.

If a person or public body would otherwise have an ability to appeal the decision of the City of Niagara Falls to the Ontario Land 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 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 Land 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 by-law before 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 Land 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 the residents.

Dated at the City of Niagara Falls this 1st day of May 2025.

SCHEDULE 1

NEWCASTLE STANLEY CITY OF NIAGARA FALLS



REGIONAL ROAD NO. 402
(STANLEY AVENUE)

HYDRO CORRIDOR

N87°31'30"E
81.61m

35.05m

48.61m

1.3m WIDE CONC SIDEWALK

1.75m WIDE CONC SIDEWALK

CONCRETE LANDING ON FIRST FLOOR

CONCRETE LANDING ON FIRST FLOOR

CONCRETE LANDING FOR BASEMENT

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LEGEND

- SW- EX STORM MANHOLE
- SW- PROP STORM MANHOLE
- SW- EX SANITARY MANHOLE
- SW- PROP SANITARY MANHOLE
- HYD- EX HYDRANT
- HYD- PROP HYDRANT
- HYD- EX HYDRO POLE
- HYD- PROP HYDRO POLE
- CH- EX CATCHBASIN
- CH- PROP CATCHBASIN
- LS- EX LIGHT STANDARD
- LS- PROP TACTILE WARNING PLATE
- DOOR- EX DOOR
- TRANS- PROP TRANSFORMER
- AP- ACCESSIBLE PARKING SIGN
- FRS- FIRE ROUTE SIGN

7m Accessible Parking Signage



ALL PARKING STALLS FOR PHYSICALLY CHALLENGED PERSONS SHALL BE MARKED WITH TYPICAL ACCESSIBLE SIGNAGE (AS SHOWN ON THIS DETAIL).

ALL SIGNS SHALL CONFORM TO THE CANADIAN TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

One galvanized steel T-bar stakes each driven securely into the ground.

ACCESSIBLE PARKING SIGN DETAIL

NTS

7m Fire Route Signage



ALL FIRE ROUTE SIGNS TO BE LOCATED ON STREET LIGHTS WHERE POSSIBLE.

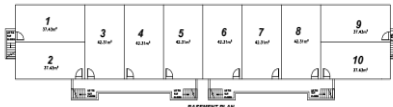
ALL SIGNS SHALL BE MOUNTED AT A HEIGHT OF 2-3 METRES FROM TOP OF CURB TO BOTTOM OF SIGN.

ALL SIGNS SHALL CONFORM TO THE CANADIAN TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

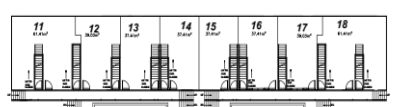
One steel T-bar stakes each driven securely into the ground.

FIRE ROUTE SIGN DETAIL

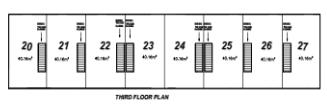
NTS



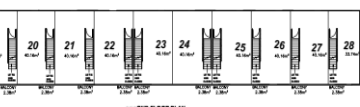
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN