



## NOTICE OF APPLICATION & OPEN HOUSE

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

**4965, 4971, 4981 Stanley Avenue & 5516 Morden Avenue**  
**Assessment Roll Nos.: 272506000117100, 272506000117300, 272506000117550, 272506000109200**  
**Official Plan and Zoning By-law Amendment Applications - City File: AM-2025-002**  
**Applicant: Toor Harman**  
**Agent: Michael Allen (ACK Architects)**

### 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: Monday, June 16<sup>th</sup>, 2025**

**Time: 4:30 PM**

**Place: City Hall, 4310 Queen Street, Committee Room 2**

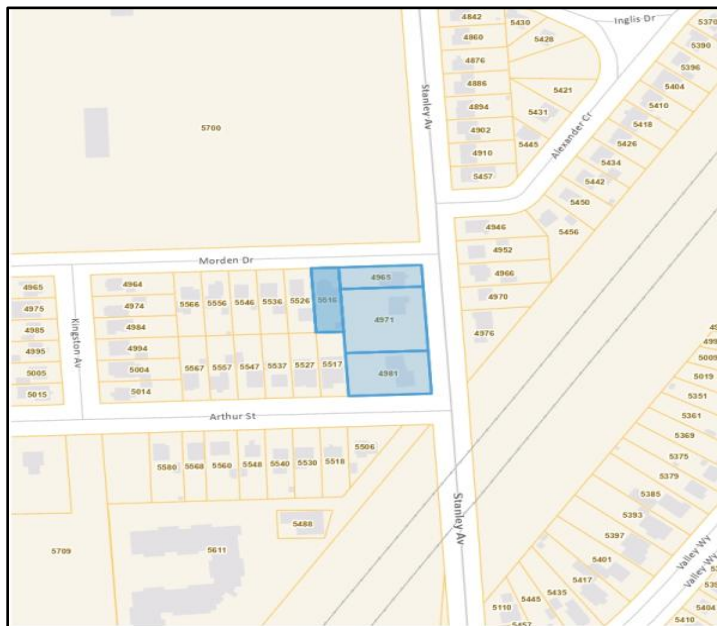
A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal to you and to answer questions. Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

### PROPOSED AMENDMENT

An Official Plan and Zoning By-law Amendment applications have been submitted to increase the density allowed in the Official Plan and to rezone the subject lands to a site-specific Residential Apartment 5F Density (R5F) zone to allow for the 6 storey, 73-unit apartment building with 454 sq. m. of commercial uses on the first floor.

The subject lands are designated Residential in the City's Official Plan. The subject properties are currently zoned Neighbourhood Commercial (NC) and Residential 1C Density (R1C) in accordance with Zoning By-law No. 79-200, as amended.

The applicant is requesting to add the office, restaurant and retail store as permitted uses. The applicant is requesting a reduction of the front yard depth, reduction in parking standard for residential use, increase of canopy projects into required front yard, increase of balcony projection into the required front yard, and a reduction of the landscape open space. A future deeming by-law will be required to deem the full lots not to be in a plan of subdivision to merge the properties.



## 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.

## 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](mailto:ndebenedetti@niagarafalls.ca) on or before **June 16<sup>th</sup>, 2025**. To participate remotely at the Open House please pre-register by sending an email [ndebenedetti@niagarafalls.ca](mailto:ndebenedetti@niagarafalls.ca) before 12 noon on **June 16<sup>th</sup>, 2025**.

## 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](mailto:ndebenedetti@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 30<sup>th</sup> day of May 2025.

Nick DeBenedetti, MCIP, RPP  
Planner 2

ND:  
Attach.

# SCHEDULE 1 (Concept Site Plan)

