



# 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.

**6104 GARNER RD**  
**Official Plan and Zoning By-law Application Combined**  
**Municipal File #: AM-2025-033**  
**Applicant: NGUYEN KINH VAN**  
**Agent: Ethan Laman, Upper Canada Consultants**

## OPEN HOUSE

The Applicant/Agent is hosting a Public Open House to provide an opportunity to learn about the proposal and ask questions. Input received will be considered by City staff as part of the review of this application before a staff recommendation report is prepared and presented to Council at a future Public Meeting. Comments may be provided verbally at the Open House and/or submitted in writing. Members of the public who wish to provide comments, view materials, and/or participate in the Open House are encouraged to use the methods outlined below.

To accomplish this an Open House has been scheduled for:

**Date: April 2, 2026 Time: 4:00PM to 5:00PM**

**Place: Memorial Room, Gale Centre, 5152 Thorold Stone Road, Niagara Falls ON, and/or Web-based Platform**

## PROPOSED AMENDMENTS

Official Plan and Zoning By-law Amendment applications have been submitted to facilitate the construction of a proposed 6 storey residential apartment with 57 dwelling units and 65 parking spaces. Schedule 1 shows the details of the development.

The subject lands are designated Residential, in accordance with the City of Niagara Falls Official Plan and are located within a Development Holding zone in accordance with Zoning By-law 79-200.

The applicant is requesting to redesignate the lands to a Special Policy Area of the Residential designation to permit an increased density of 150 units per hectare. Additionally, the applicant is proposing to rezone the subject lands to a site – specific Residential Apartment 5E density zone to enable the use of an apartment dwelling. Site-specific provisions are being requested to recognize a reduced front yard depth, rear yard depth, exterior side yard width, landscaped open space, canopy projection, parking space requirements and maneuvering aisle width.



## **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 [croome@niagarafalls.ca](mailto:croome@niagarafalls.ca).

## **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 [croome@niagarafalls.ca](mailto:croome@niagarafalls.ca) before 12 noon on **April 1, 2026**.

## **MORE INFORMATION**

For more information please contact Chris Roome, Planner 2, at 905-356-7521, extension 4246, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at [croome@niagarafalls.ca](mailto:croome@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 19<sup>th</sup> day of March, 2026.

