

NOTICE OF APPLICATION & OPEN HOUSE

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

5204 & 5190 Stanley Avenue
Assessment Roll Nos.: 272502001217300 & 272502001217200
Official Plan Amendment & Zoning By-law Amendment Application
City File: AM-2026-004
Owner: 2742556 Ontario Ltd.
Agent: Greg Taras (Urban Environmental Management Inc.)

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.

Date: Wednesday, May 13th, 2026

Time: 4:00 PM - 5:00 PM

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

PROPOSED AMENDMENTS

An Official Plan Amendment and Zoning By-law Amendment application has been submitted to facilitate the addition of three new ground floor commercial units and two dwelling units above, as shown on Schedules 1 and 2. The existing convenience store and gas bar are proposed to remain at 5204 Stanley Avenue.

The subject properties are designated Residential in accordance with the City's Official Plan. An Official Plan Amendment is proposed to redesignate the lands to Minor Commercial. A Zoning By-law Amendment is also proposed to rezone the lands to a site-specific General Commercial Zone.

PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at:
<https://webpublic.niagarafalls.ca/Planning>

HAVE YOUR SAY

Please provide written input by mailing your comments to the Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to



mceci@niagarafalls.ca on or before **May 13th, 2026**. You can also attend the Open House in person or remotely. To attend remotely, please pre-register by sending an email to mceci@niagarafalls.ca before 12:00 PM on **May 13th, 2026**.

MORE INFORMATION

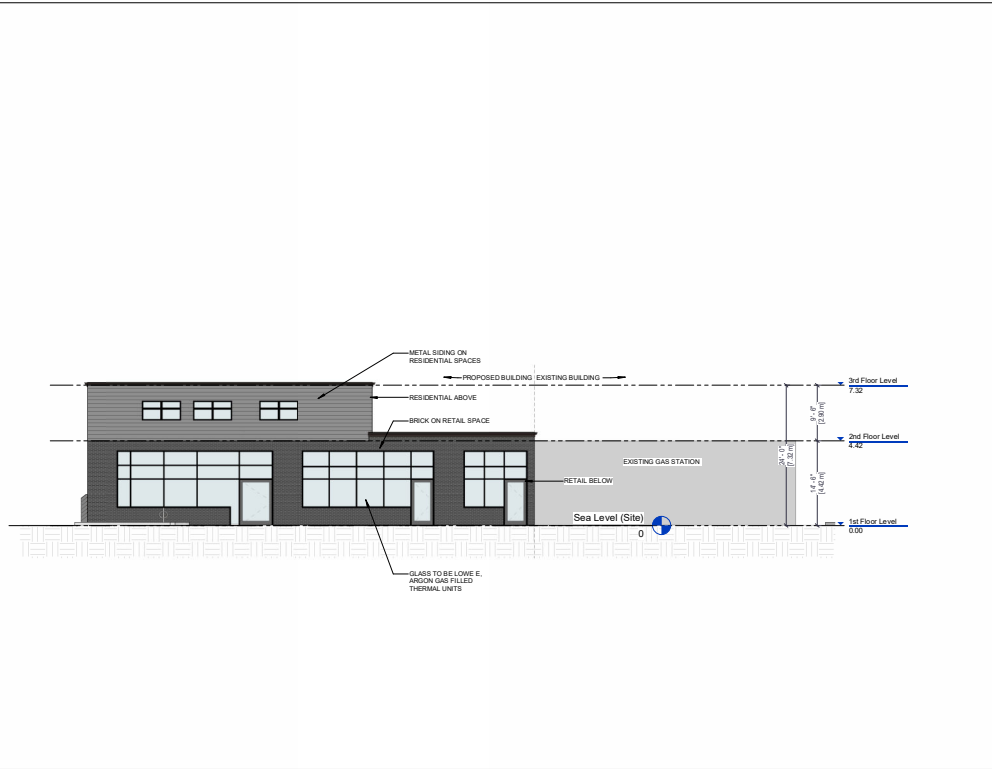
For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) by email at mceci@niagarafalls.ca.

STATUTORY PUBLIC MEETING

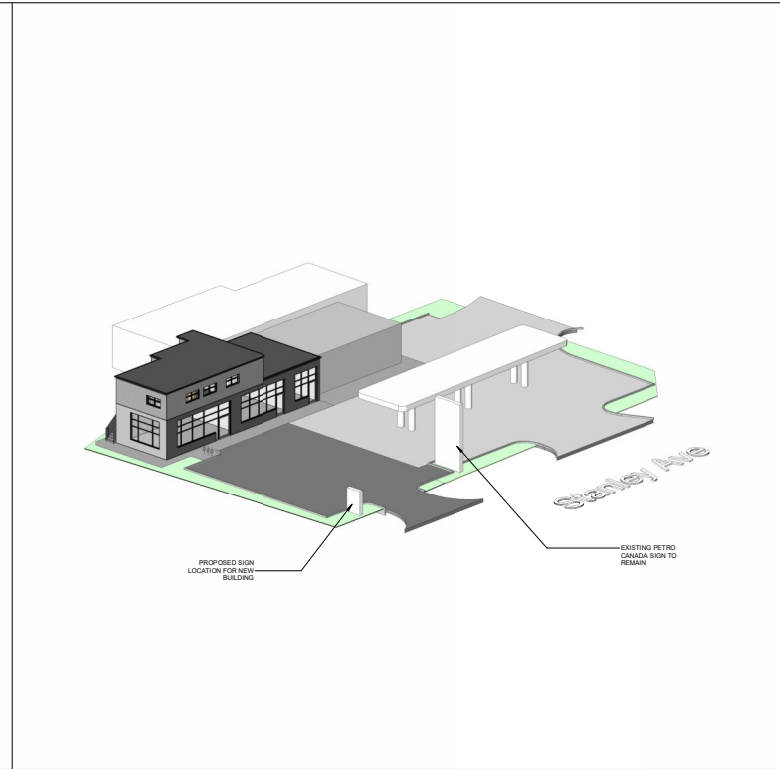
A statutory Public Meeting with City Council, as required under the *Planning Act*, will be held at a later date. Separate notice of the Public Meeting will be provided a minimum of 20 days before the Public Meeting is scheduled to occur.

Dated at the City of Niagara Falls this 29th day of April, 2026.

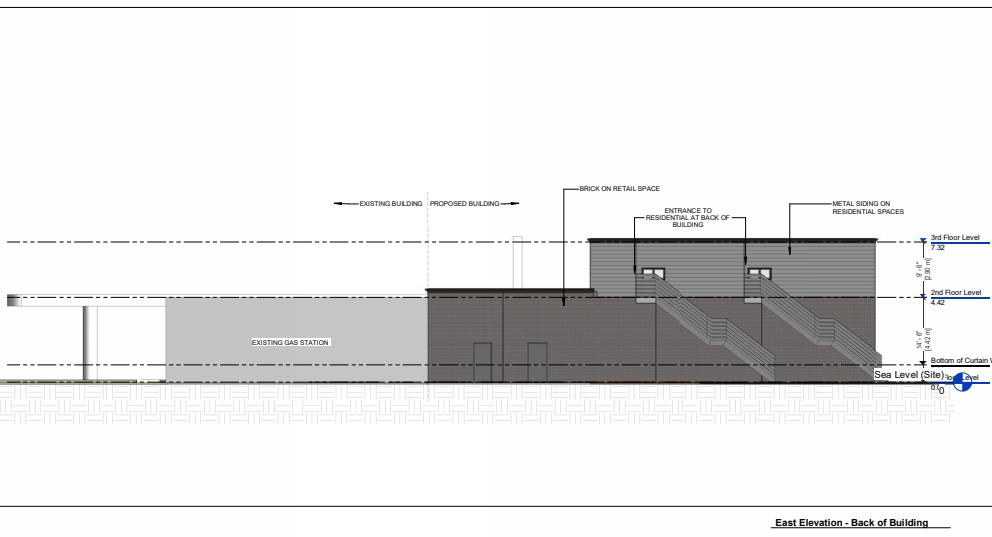
SCHEDULE 2



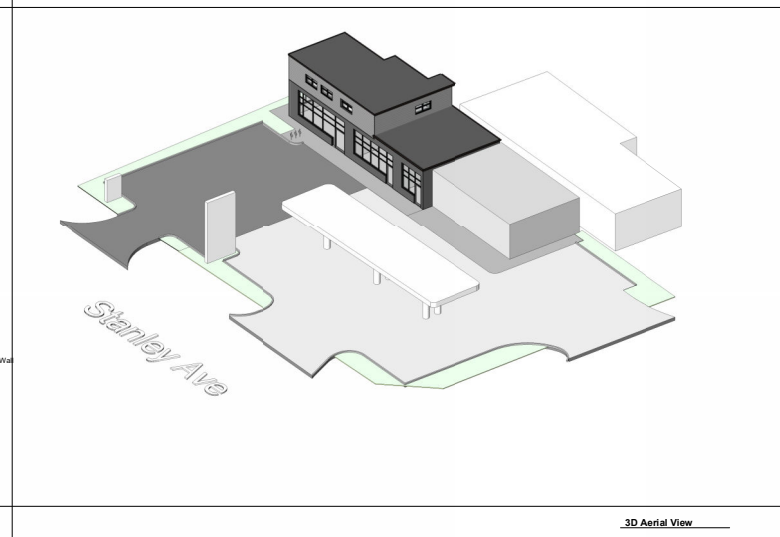
West Elevation - Front of Building



3D Aerial View 2



East Elevation - Back of Building



3D Aerial View

1. May 06 2025 Issued for Permit
 2. Nov 17 20 25 Revision 1
 3. Nov 25 20 25 Revision 2
 4. Dec 11 2025 Revision 3



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CLIENT NAME
 Wang
 PROJECT NAME
 5190 Stanley Avenue
 PROJECT ADDRESS
 5190 Stanley Ave, Niagara Falls, ON L2E 2L0
 SHEET NAME
 Elevation & Renders

DRAWN BY: AL
 DATE: 2025-02-06 4:09:41 PM
 SCALE: 1" = 18'-0"
 PROJECT NO.: 24-102
 CHECKED: ER

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SHEET #

A1-003

REV. #