

## NOTICE OF OPEN HOUSE MEETING

**Zoning By-law Amendment Application**  
**City File: AM-2026-009**  
**Property: 5372 and 5390 Hodgson Avenue**  
**Owner: 1000038254 Ontario Inc. (Masoud Goodarzi)**  
**Agent: Zamima Khan (Quartek Group)**

### OPEN HOUSE MEETING

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 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. The Open House has been scheduled for:

**Date: Thursday, June 18<sup>th</sup>, 2026**

**Time: 4:00 PM – 5:00 PM**

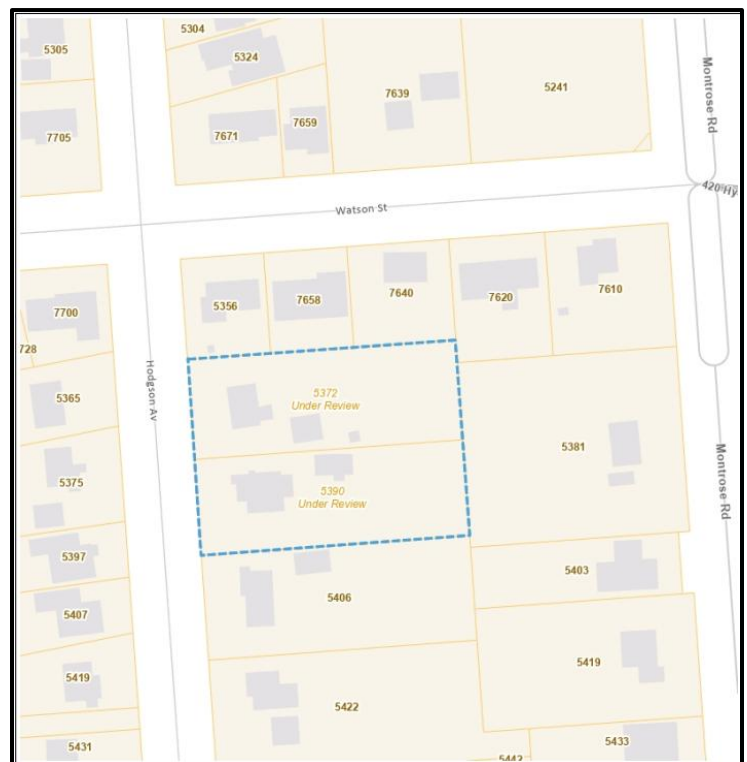
**Place: Memorial Room, Gale Centre, 5152 Thorold Stone Road**

### **PROPOSED AMENDMENT**

A Zoning By-law Amendment application has been submitted to allow for the construction of 30 stacked townhouse dwelling units.

The subject properties are zoned Residential 1C Density (R1C) zone in accordance with Zoning By-law No. 79-200, amended.

The applicant is seeking to rezone the subject lands to a site-specific Residential Low Density, Grouped Multiple Dwellings (R4) zone. The application includes departures to the regulations for the minimum lot area of a stacked townhouse dwelling from 200 sq.m. to 133 sq.m., a reduction to the rear yard depth from 10 m to 7.2 m and a reduction to the parking standard from 1.4 to 1.1 parking spaces for each dwelling unit. (see Schedule 1)



## 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 the application 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 18<sup>th</sup>, 2026**. 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 18<sup>th</sup>, 2026**.

## MORE INFORMATION

For more information, please contact Nick DeBenedetti, Planner 2 at (905) 356-7521, extension 4233, between the hours of 8:00 AM and 5:00 PM or by email 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 3<sup>rd</sup> day of June 2026.

Nick DeBenedetti, MCIP, RPP  
Planner 2

# SCHEDULE 1

