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- neighbourhood commercial uses located within 500 metres of existing commercial uses and not exceeding a gross leasable floor area of 1823 square metres;
- a maintenance building; and
- mini storage buildings

Further, the applicant is requesting to delete a current policy in the Official Plan that applies only to the subject lands (Part 2, Section 3, Policy 3.2.6.3), and to eliminate the requirement of a sunset clause in the implementing Zoning By-law.

The subject lands are zoned Planned Shopping Centre Commercial (SC-H-703) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2005-103. The applicant is proposing to rezone the subject lands to a site-specific Residential Apartment 5F Density (R5F) Zone to permit:

- the uses permitted in the R5F Zone (apartment dwellings and stacked townhouse dwellings);
- various commercial uses;
- a maintenance building; and
- mini storage buildings

Site-specific zoning relief is requested to facilitate:

- a reduction to the minimum lot area, minimum interior side yard width, minimum rear yard depth, minimum landscaped open space, and number of parking spaces for dwelling units;
- an increase to the maximum height of buildings/structures, number of apartment dwellings on one lot, and projection of various architectural features into any required yard; and
- the encroachment of outdoor patios into any required front yard

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

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 **December 3rd, 2025**. You can also participate in the Neighbourhood Meeting in person.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at 905-356-7521, extension 4364 or by email at mceci@niagarafalls.ca.

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 12th day of November 2025.

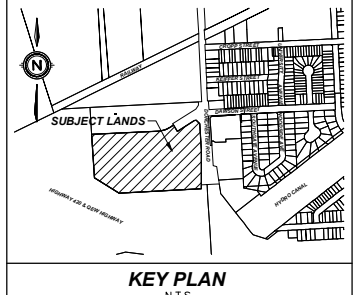
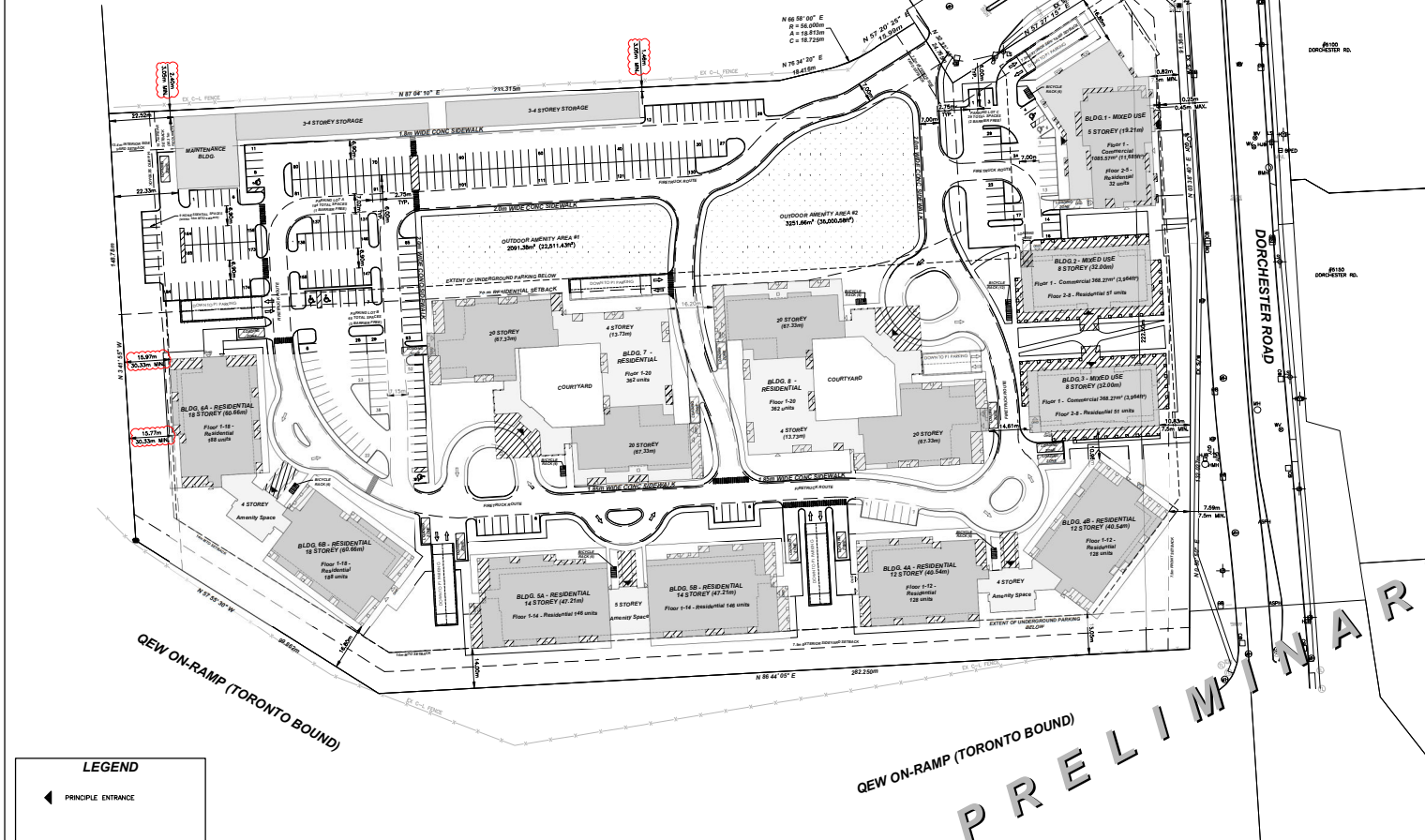
SCHEDULE 1

PARKING REQUIREMENTS PER BUILDING

BUILDING	# of UNITS	# of PARKING SPACES REQUIRED PER RESIDENTIAL UNIT [1.4 per unit]	COMMERCIAL AREA (m ²)	# of PARKING SPACES REQUIRED FOR COMMERCIAL AREA [1 per 25m ²]	TOTAL # of PARKING SPACES REQUIRED	# of BICYCLE PARKING SPACES REQUIRED PER RESIDENTIAL UNIT (Long-Term) [0.5 per unit]	# of BICYCLE PARKING SPACES REQUIRED PER RESIDENTIAL UNIT (Short-Term) [6 per dwelling]	# of BICYCLE PARKING SPACES REQUIRED FOR COMMERCIAL AREA [1 per 500m ²]	TOTAL # of BICYCLE PARKING SPACES REQUIRED
BUILDING #1	32	45	1085.57	43	88	16	6	2	24
BUILDING #2	51	71	368.27	15	87	26	6	1	33
BUILDING #3	51	71	368.27	15	87	26	6	1	33
BUILDING #4	256	358	—	—	358	128	6	—	134
BUILDING #5	292	409	—	—	409	146	6	—	152
BUILDING #6	376	526	—	—	526	188	6	—	194
BUILDING #7	362	507	—	—	507	181	6	—	187
BUILDING #8	362	507	—	—	507	181	6	—	187
TOTAL	1782	2495	1822.11	73	2567.7	891	48	4	943

SITE STATS

BUILDING	LOT COVERAGE (includes canopies, projections)
BUILDING #1	1605.60
BUILDING #2	1401.30
BUILDING #3	1401.30
BUILDING #4	2889.00
BUILDING #5	3084.30
BUILDING #6	2889.00
BUILDING #7	3586.10
BUILDING #8	3586.10
MAINT./STORAGE	1761.30
TOTAL	22204.00m ²



ZONING MATRIX

PROVISION	REQUIRED	PROVIDED
Minimum Lot Area	37 ac. m. for each dwelling unit	42,200m ² (105 acres) (107,900m ² (266 acres) (see Schedule B))
Minimum Lot Frontage	45 metres	107.90m (280 feet)
Minimum Front Yard Depth	7.5 metres plus 13.0 metres from the original centreline of Dorchester Road	7.5m
Minimum Rear Yard Depth	One-half height of building or 10m whichever is greater (30.3m required) (Bldg. G1)	20.7m
Minimum Interior Side Yard Width	One-quarter the height of the building (3.0m required)	3.0m
Minimum Exterior Side Yard Width	7.5 metres	10.5m
Maximum Lot Coverage	30%	29.43%
Maximum Height of a Building or Structure	38 metres	27.43m
Number of Apartment Dwellings on One Lot	One only	1,782
Minimum Uncovered Open Space	20% of lot area	4,440m ² (11 acres)
Minimum Amenity Space for an Apartment Dwelling Unit	25sq. m. per dwelling unit	44,625m ² (11 acres) (see Schedule B)

PARKING

PROVISION	REQUIRED	PROVIDED
Minimum Parking Requirement (Residential)	1.4 spaces per dwelling unit (2,495 units = 3,493 spaces)	2,568 spaces (100%)
Minimum Required Accessible Spaces	11% = 37 spaces	41 spaces

YARD (G1)

PROVISION	REQUIRED	PROVIDED
Projection of unsupported canopies in a required yard	Maximum 0.45 metres into a required yard	0.25m
Projection of balconies in a required yard	1.8 metres into a required front or rear yard	0.25m
Projection of balconies in a required yard	0.45 metres into a required side yard	0m

*Per By-Law 79-200

SITE STATISTICS

AREA	Ha.	% COVERAGE
BUILDING	2.220	29.43
ROAD/DRIVEWAY/PARKING	1.972	26.14
LANDSCAPING	3.362	44.43
TOTAL	7.544	100.00

UNITS

Bldg. Amenity Area (Indoor/Outdoor)	35,787.34m ²
Outdoor Amenity Area	5,343.03m ²
COMMERCIAL AREA TOTAL	1,822.11m ²
DEVELOPABLE AREA	7,544.10m ²
DENSITY (UNITS/DEVELOPABLE AREA)	236.21u/Ha.

REQUIRED PARKING

1.4 Spaces/Residential Unit	2,495 Spaces
1 Space per 25m ² Commercial	73 Spaces
TOTAL REQUIRED PARKING	2,568 Spaces

REQUIRED ACCESSIBLE PARKING

(11+1% of required)	37 Spaces
REQUIRED LOADING AREAS	4 Spaces

PROPOSED PARKING SURFACE

307 Spaces (includes 6 accessible, 9 non-essential)	
UNDERGROUND (includes 35 accessible)	2,040 Spaces
TOTAL PROPOSED PARKING	2,347 Spaces

PROPOSED ACCESSIBLE SPACES

41 Spaces	
PROPOSED LOADING AREAS	14 Spaces

BICYCLE PARKING REQUIRED & PROVIDED (See chart)

LEGEND

◀	PRINCIPLE ENTRANCE
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NOTES: 1. THE PORTION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND THESE SHOULD BE ACCURATELY LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND BE GUARANTEED BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES. 2. PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND DATA LOCATED IN THE FIELD TO VERIFY THE ACCURACY OF THESE PROPERTY LINES. A LEAS SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION. 3. ALL CONSTRUCTION MUST COMPLY WITH THE HUMAN FORMULA STANDARD CONTRACT DOCUMENT.	DRAFTING M.K. DESIGN CHECKED BY APPROVED BY	OWNER NAME STREET CITY POSTAL CODE	5259 DORCHESTER ROAD CITY OF NIAGARA FALLS SITE PLAN	CONSULTANT FILE NO. 20136 DATE 2024-08-26 PRINTED 2025-03-19 SCALE 1:750 m REF. No. DWG No. 20136-SP REV 0
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SCHEDULE 2

Looking southwest (from intersection of Dawson Street and Dorchester Road)



Looking northeast (from QEW)