



NEIGHBOURHOOD MEETING

5259 Dorchester Road

Assessment Roll No.: 272505000511300

Combined Official Plan & Zoning By-law Application

Municipal File #: AM-2025-014

Applicant: 5259 Dorchester Road (Niagara) Ltd.

Agent: Nicholas Godfrey (Upper Canada Planning & Engineering Ltd.)

NEIGHBOURHOOD MEETING

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 statutory Public Meeting. Your comments may be provided orally or in a written form.

To accomplish this, a Neighbourhood Meeting has been scheduled for:

Date: Wednesday, December 3rd, 2025

Time: 4:30 PM – 6:30 PM

Place: MacBain Community Centre, Multi-purpose Room D & E, 7150 Montrose Road

A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal 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 AMENDMENTS

An Official Plan and Zoning by-law Amendment application has been submitted to facilitate the development of 5 apartment dwellings, 3 mixed-use buildings, mini storage buildings, and a maintenance building. A total of 1782 dwelling units are proposed. Schedules 1 and 2 show details of the proposal.

The subject lands are designated Major Commercial in accordance with the City's Official Plan, and are located within the Morrison/ Dorchester Node. Standalone residential and mixed-use buildings are permitted in the Morrison/Dorchester Node, subject to the policies of the Official Plan, which currently permit a height of between 4 and 10 storeys, and a maximum density of 150 units per hectare.



The applicant is proposing to redesignate the subject lands to Residential, with a Special Policy Area that permits:

- a maximum building height of 20 storeys;
- a minimum net density of 100 units per hectare;
- a maximum net density of 240 units per hectare;

- 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

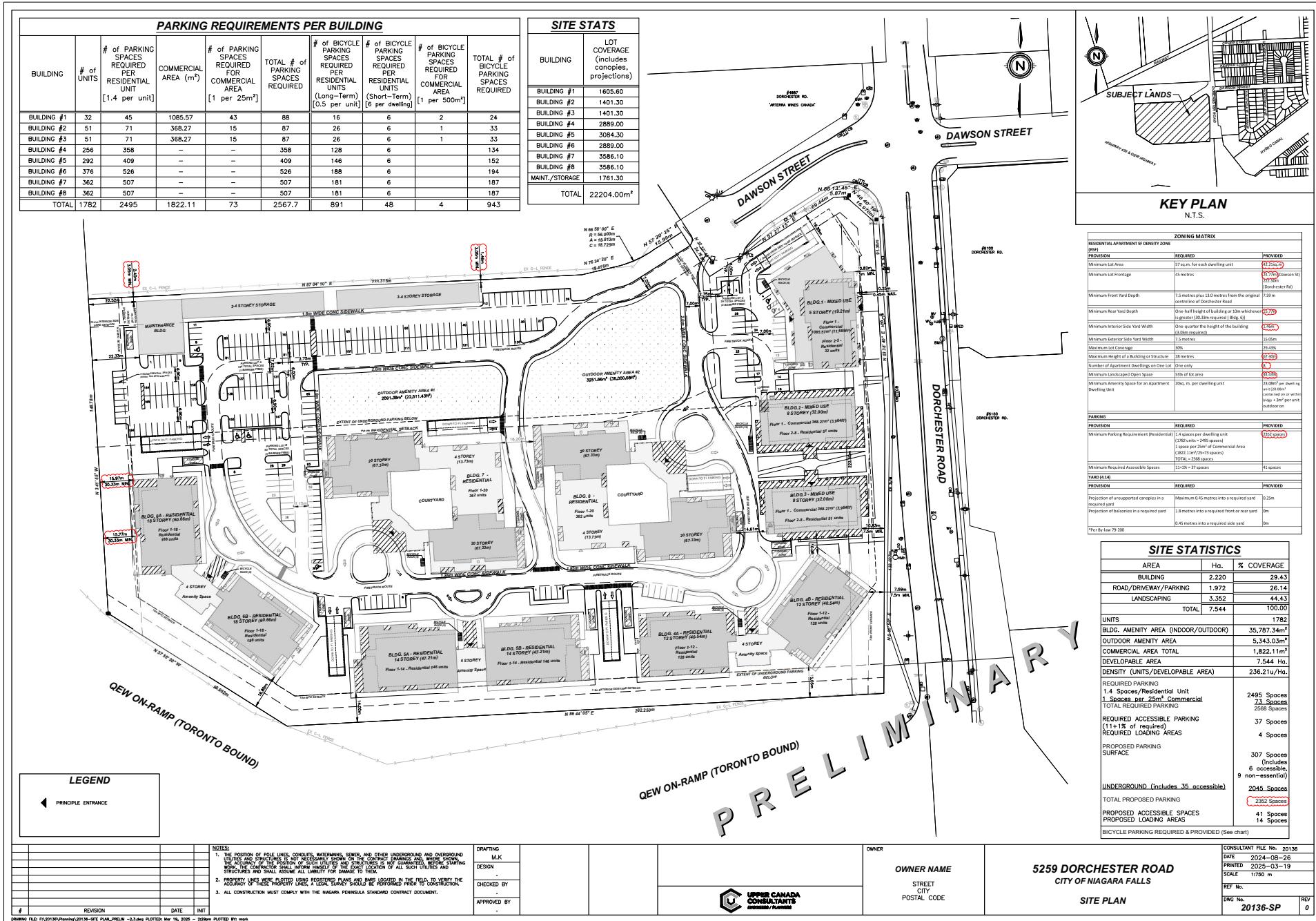
For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at 905-356-7521, extension 4364 or by email at mceci@niagarafalls.ca.

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



SCHEDULE 2

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



Looking northeast (from QEW)