

Date Received:
----------------

**PRECONSULTATION**

A formal pre-consultation meeting with City Planning staff is required to take place within 1 year prior to application submission.

Pre-consultation does not imply or suggest any decision whatsoever on behalf of City staff or the City of Niagara Falls to either support or refuse the application. Pre-consultation identifies information and application requirements for application submission.

**COMPLETE APPLICATION**

The information requested by this application form and fees are required to constitute a “complete application”.

Until all required information and fees have been submitted to City standard, the City may refuse to accept or further consider the requested amendment(s).

**PUBLIC CONSULTATION**

Applicants and/or their agents are required to participate in open houses and public meetings hosted by City staff to inform surrounding property owners about proposed development that could result from the proposed amendments.

**FEES**

Separate cheques made out to the City, Region, and NPCA are required.

The Region accepts on-line payments through their on-line payment portal: <https://www.niagararegion.ca/business/payments/default.aspx>

If fees are paid directly to the Region, please provide a copy of receipt with application submission.

**\*\*Fees are current as of the update of the application form. Please consult with City and Agency staff, or the respective agency websites, to confirm amounts identified on your pre-consultation meeting report.**

<u>City of Niagara Falls</u>	Fee:
<input type="checkbox"/> Official Plan Amendment	\$13,000
<input type="checkbox"/> Zoning By-law Amendment	
<input type="checkbox"/> high-rise buildings (greater than 10 storeys)	\$15,750
<input checked="" type="checkbox"/> complex	\$13,000
<input type="checkbox"/> standard	\$6,100
<input type="checkbox"/> request to lift a holding (H) regulation	\$2,000
<input type="checkbox"/> Official Plan & Zoning By-law Amendment (combined)	
<input type="checkbox"/> high-rise buildings (greater than 10 storeys)	\$17,500
<input type="checkbox"/> all other proposals	\$14,600

*Please note: Fees collected for pre-consultation meetings held after January 1, 2023 are no longer applied to City application fees.*

<u>Niagara Region</u>	Fee:
<input type="checkbox"/> Major Official Plan Amendment Review	\$10,360
<input type="checkbox"/> Minor Official Amendment Review	\$5,525
<input checked="" type="checkbox"/> Zoning By-law Amendment	\$1,395
<input type="checkbox"/> Zoning By-law Amendment (Agricultural Purposes Only)	\$450
<input type="checkbox"/> Removal of Holding Symbol (Regional requested)	\$700

*Additional fees may be required by Niagara Region—please consult your pre-consultation meeting report.*

#### Niagara Peninsula Conservation Authority (NPCA)

NPCA fees may be applicable to your application. Fees are listed on the Conservation Authority website and provided on your pre-consultation meeting report.

#### **SUBMISSION REQUIREMENTS (see Digital Files notes below)**

- One (1) digital (pdf) and (1) paper copy of the original completed application form.
- One (1) digital (pdf) and (1) paper copy of the signed pre-consultation meeting report.
- All required application fees
  - City of Niagara Falls
  - Niagara Region
  - Niagara Peninsula Conservation Authority (if required)
- One (1) digital (pdf) and (1) paper copy of the Land Registry PIN sheet or “Final Deed” to the property.
- One (1) digital (pdf), CAD .dwg file (projected to City standards-outlined in Appendix 1), and (1) paper plan of a survey or reference plan of the property. For lands which are the whole of a lot or block in a registered plan of subdivision, a survey or reference plan may not be required—please confirm with Planning staff.
- One (1) digital (pdf) and (2) paper site plans, drawn on a single sheet and to scale. The sketch must show all items required by Ontario Regulation 543/06 (Official Plan Amendment) and/or 545/06 (Zoning By-law Amendment) and the items listed below.

\* Please note that measurements are to be in metric units.

\*All road widening or day-light triangle dedications are to be shown and dimensioned.

##### (a) Detail of Development

Lot Area (Square Metres)  
 Building Coverage (Square Metres and Percentage of Lot Area)

Total Building Size (Square Metres)  
 Building Height (Metres and Storeys)  
 Landscaped Area (Square Metres and Percentage of Lot Area)  
 Number of Units and/or Total Gross Floor Area  
 Number of Parking Spaces and Dimensions

##### (b) Design Details (Basic Information)

- Future road widenings
- Property boundaries (plan to show dimensions)
- Location of proposed and existing buildings (plan to show dimensions from property boundaries)
- Maximum dimensions of buildings (size and type)
- Distance between buildings

- Cross-section of buildings over 4 floors or those that provide underground parking
  - Layout and dimensions of roadways, including their name and status, driveways, ramps and parking areas that are on or adjacent to the subject lands or may affect this application
  - Location of natural features such as existing trees and watercourses, etc., and artificial features such as wells or septic tanks that are on or adjacent to the subject lands or may affect this application
  - North arrow (preferably the drawing shall be oriented to have a vertical north line)
  - Metric scale (preferably 1 to 100, 200 or 400)
  - All printing shall be clear and legible
  - Existing and proposed ground elevations
  - General location map
  - Existing and proposed utility features on road allowance (fire hydrants, sidewalks, poles, etc.)
  - If access is by water only, the location of the parking and docking facilities to be used
  - Current land uses on adjacent lands
  - The location and nature of any easement affecting the subject land
  - Natural/built drainage features
- All required technical reports and studies, including agreed Terms of Reference for each report, additional plans, other information identified in the pre-consultation meeting report, and/or as outlined in the City's Official Plan, in digital (pdf) and paper format— one (1) copy of each document.

#### ADDITIONAL INFORMATION REQUIRED FOR BUILDINGS IN EXCESS OF 4 STOREYS IN THE TOURIST COMMERCIAL DISTRICTS (BY-LAW NO.99-183)

- One (1) digital (pdf), CAD .dwg file (projected to City standards-outlined in Appendix 1), and (1) paper copy of a site survey.
- One (1) digital (pdf) and (1) paper copy of a context plan.
- One (1) digital (pdf) and (1) paper copy of a concept plan/massing drawing.
- One (1) digital (pdf) and (1) paper copy of a landscape plan.
- One (1) digital (pdf) and (2) paper copies of floor and roof plans.
- One (1) digital (pdf) and (2) paper copies of elevations.
- One (1) digital (pdf) and (2) paper copies of a chart providing site statistics: including site area, total gross floor area, gross floor area of building footprint, maximum height, number of parking spaces, and required existing and proposed modifications to the requested zone classification.

#### ADDITIONAL INFORMATION REQUIRED FOR BUILDINGS IN EXCESS OF 10 STOREYS IN THE TOURIST COMMERCIAL DISTRICTS (BY-LAW NO.99-183)

- One (1) digital (pdf) and (1) paper copy of sun/shadow drawings
- One (1) digital (pdf) and (1) paper copy of the pedestrian-level wind study
- One (1) digital (pdf) and (1) paper copy of the transportation impact/parking impact study
- One (1) digital (pdf) and (1) paper copy of the servicing study
- One (1) digital (pdf) and (1) paper Architectural Design Review completed form. The form link: <https://niagarafalls.ca/pdf/planning/architectural-design-review.pdf>
- If a zoning by-law amendment application, one (1) digital (pdf), CAD .dwg file (projected to City standards-outlined in Appendix B) and (1) paper Schedule B to the Zoning By-law Amendment that illustrates: the property boundaries, any required road widening/day-light triangles, building footprints with height levels differentiated, and measurements for property lines, setbacks, and building dimensions (rounded to whole number).

#### DIGITAL FILES

The numbering may change as required in accordance with the number of items submitted. This is intended to be a guide to ensure submissions follow the same format.

- 01 – Application Form
- 02 – Site Plan/Draft Plan of Condominium/Draft Plan of Subdivision
- 03 – Any additional drawings numbered as required (i.e. 03 – Elevations, 04 - Site Servicing Plan, 05– Grading Plan, etc.)
- 04 – Planning Justification Report
- 05 – Any additional reports submitted with the application (i.e. 06 – Municipal Servicing Study, 07 - Noise Study, 08 – Traffic Impact Study, etc.)
- 06 – Miscellaneous materials (i.e.09-Deed, 10-Pre-consultation Report, etc.)

*\*\* Files are not to be locked to provide City staff the ability to upload to the Tribunal website.*

## **ACCESSIBILITY**

The City of Niagara Falls is dedicated to ensuring that everyone will be able to access the information they needed. Reports and Studies submitted with Planning Applications may, upon the request of City Staff, be required to meet the accessibility standard of WCAG 2.0 Level AA.

## **PUBLIC DOCUMENT**

The personal information contained on this form is collected pursuant to the Planning Act and will be used for the purpose of processing your application. If you have any questions on the gathering of personal information and the release of any personal information to any person or public body under the Freedom of Information and Protection of Privacy Act, you may contact Margaret Corbett, Freedom of Information, Records, and Elections Officer at [mcorbett@niagarafalls.ca](mailto:mcorbett@niagarafalls.ca).

**PRE-CONSULTATION:**Date of Pre-consultation: April 20, 2023**CONTACT INFORMATION:**

\* If a numbered company, provide the name and address of the principal owner/signing officer.

\* If more than one owner, complete an additional contact for each owner.

**Applicant**Applicant is:  Owner or  Authorized Agent of Owner  
(if selected complete and attach authorization form)Last Name: Parmar First Name: RohitCorporation or Partnership: Residence at Niagara Inc.Street Address: [REDACTED] Unit No.           Municipality [REDACTED] Postal Code: [REDACTED] Province: ONTelephone: [REDACTED] Cell:            Email: [REDACTED]**Owner (if different from applicant)**Last Name:            First Name:           Corporation or Partnership:           Street Address:            Unit No.           Municipality            Postal Code:            Province:           Telephone:            Cell:            Email:           **Agent**Last Name: Patel First Name: Nilamraj (Raj)Firm: RPD StudioStreet Address: [REDACTED] Unit No. [REDACTED]Municipality [REDACTED] Postal Code: [REDACTED] Province: ONTelephone: [REDACTED] Cell:            Email: [REDACTED]**GENERAL INFORMATION**

## 1. Brief Description of Proposal (Including the proposed uses):

The proposal consists of residential development of four 3 -storey stacked townhouse buildings consisting of 72 units. The proposal requests the entire site to be amended to a site specific zoning of Residential Apartment- R5C Zone.

## 2. Legal Description of the Subject Lands (Must meet City validation)

Municipal Address: 5858, 5866, 5882 Dunn StreetROLL NO.: 2725 080 002 09400 0000 PIN: 64375-0501 (LT)Township City of Niagara Falls Concession No.:            Lot No(s):           Registered Plan: 1, 68 Part(s)/Lot(s)/Block(s): Blk 40 ; Lot 2Reference Plan:            Part(s)/Lot(s)/Block(s):           

Are there any easements or restrictive covenants affecting the subject lands?

 Yes  NoIf yes, please specify: Road widening: 0.81m on Dunn St

3. Names and addresses of mortgages, holders of charges or other encumbrances with respect to the subject land(s):  
Navjot Dosanjh and Navin Mehta

---

4. What is the current use of the subject lands? Residential

If unknown, how long has this use continued? \_\_\_\_\_

5. On what date was the property acquired by the current owner (if known)? Aug 2021

6. Details of the subject lands:

Frontage: 51.03m (m) Depth: 168.53m (m) Lot area: 0.73 ha (m<sup>2</sup> or ha)

7. What is the current designation of the subject lands in the Official Plan?  
Residential, Dunn Street Intensification corridor

Land uses currently permitted:  
Residential

8. What is the current zone classification of the subject lands in the Zoning By-law?  
R4 +DH

Land uses currently permitted:  
Residential

9. What are the current or previous uses of the subject lands?

- Residential                       Industrial                       Commercial  
 Agricultural                       Parkland                       Vacant                       Other

*Please complete the checklist provided in Appendix A.*

10. Are the subject land(s) or any land(s) within 120 metres, the subject of a Planning Application by the applicant/owner? If yes, please complete the following:

Application	File No.	Lands	Purpose	Status	Effects on Subject Application
Minor Variance					
Consent					
Official Plan Amendment					
Zoning By-law Amendment					
Plan of Subdivision/ Condominium					
Site Plan					
Minister's Zoning Order (Including					

Application	File No.	Lands	Purpose	Status	Effects on Subject Application
Ontario Regulation Number)					
Regional Policy Plan Amendment					

11. Is the proposal consistent with the Provincial Policy Statement? Does the proposal conform or not conflict with provincial plans (i.e. Growth Plan)? Provide an explanation below or within the submitted Planning Justification Report.

Refer to Planning Justification Report

---



---



---

12. Should the application be approved, when do you intend to commence construction?

2025

---

13. Provide the proposed strategy for consulting with the public with respect to the application.

We will work with the City of Niagara Falls to coordinate and discuss strategies, information, drawing requirements and graphics prior to the public meeting. We will provide additional materials to the public in order to convey the design strategy as per the City's direction.

---



---

14. Servicing:

Water to be provided to the subject land:

- piped, publicly owned and operated  
 privately owned and operated     individual or     communal well  
 other (lake, water body) \_\_\_\_\_

Sewage disposal to be provided to the subject land:

- publicly owned and operated system  
 privately owned and operated     individual or     communal  
 other (privy) \_\_\_\_\_

If the development will produce more than 4,500 litres of effluent when completed, you must submit a hydrogeological report and a servicing options report.

Storm drainage to be provided:

- sewers  
 ditches  
 swales  
 storm water management facilities  
 other (lake, water body) \_\_\_\_\_
-

**OFFICIAL PLAN AMENDMENT APPLICATION: Complete this section only if applicable**

1. Type of Amendment

- Change to Policy \_\_\_\_\_
- Replacement of Policy \_\_\_\_\_
- Delete Policy \_\_\_\_\_
- New Policy

*Provide the text of the requested amendment (attach to application)*

- Change or Replacement of a land use designation  
Designation to be changed or replaced:

\_\_\_\_\_

*If the requested amendment changes or replaces a schedule in the Official Plan, please attach the requested schedule and accompanying text.*

- Does the requested amendment alter all or any part of the boundary of an area of settlement or establish a new area of settlement?  Yes  No

If "Yes", provide the Official Plan policy reference, if any, dealing with the alteration or establishment of an area of settlement:

\_\_\_\_\_

- Does the requested amendment remove the subject land from an area of employment?  Yes  No

If "Yes", provide the Official Plan policy reference, if any, dealing with the removal of land from an area of employment:

\_\_\_\_\_

2. What is the purpose of the proposed amendment?

\_\_\_\_\_  
\_\_\_\_\_

3. What land uses will be permitted through the amendment?

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

**ZONING BY-LAW AMENDMENT APPLICATION: Complete this section only if applicable**

1. Type of Amendment

- Change in zone classification  
From:   DH & R4   To:   R5C

- Additional use(s) to be included under existing zone classification. Provide details:

\_\_\_\_\_  
\_\_\_\_\_

- Modifications or amendments to zone regulations.  
Provide details in the chart below or attach a separate chart to the application:



Zoning Regulations	Existing Regulations R4	Proposed Modification (R5C)
Minimum Lot Area	200 Sq.m	101 Sq.m
Minimum Lot Frontage	30m	51.03m
Minimum Front Yard Depth *(incl. special setback)	7.5m	5.29m (from road widening)
Minimum Rear Yard Depth	10m	3m (south boundary)
Minimum Side Yard Width - Interior - Exterior	Int.- one half the height of building; 5.8m Ext.- 7.5m	Bldg A 4.04m Bld B, C & D 4.34m
Maximum Lot Coverage	35%	27.81%
Minimum Landscaped Open Space	45 Sq.m for each unit	37.02%
Maximum Landscaped Open Space		
Maximum Height of Building	10m	11.61m
Number of Storeys		3
Minimum Floor Area		
Maximum Floor Area		
Maximum Number of Dwellings	1	4
Maximum Number of Buildings		
Minimum Distance Between Building on Same Lot		
Maximum Gross Leasable Floor Area		
Minimum Number of Parking Spaces	72 x 1.4 = 100	79
Loading Area Requirements	N/A	N/A

Note: The above chart may not list all the zoning regulations or all the amendments required to the By-law. It is your responsibility to ensure that all the existing regulations and proposed modifications to the By-law are listed. Please round to the nearest whole number or 0.5 for your proposed modifications.

2. Explain how the application conforms to the policies of the Official Plan.

Residential Intensification with higher density and difference housing style than currently exists.

3. Additional Information:

Is the subject land within an area where the City has pre-determined the minimum and/or maximum density requirements or height requirements?  Yes  No

If yes, please complete the following chart:

	Existing Requirements		Proposed	
	Minimum	Maximum	Minimum	Maximum
Density (units/ha)	75	100 units	-	98.6
Height (m)	-	19m	-	11.61m
Number of Storeys	-	6 storeys	-	3 storey

If applicable, please explain why the requirements cannot be met:

---

4. Does the requested amendment alter all or any part of the boundary of an area of settlement or establish a new area of settlement?  Yes  No

If yes, provide details of the Official Plan/Official Plan amendment that deals with the matter:

---



---

5. Does the requested amendment remove the subject land from an area of employment?  Yes  No

If yes, provide the Official Plan policy reference or amendment that deals with the matter:

---



---

6. Why is the zoning amendment being requested?

Site specific R5C Zoning

---



---

7. If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

Refer project justification report

---



---

8. Detail the buildings and/or structures that exist on the subject lands:

Type of Building and Date of Construction	Setbacks from lot lines (m) (Provide the shortest setback from the building to lot line)				Building Height (m)	Total Gross Floor Area (m <sup>2</sup> )	Total Building Area (m <sup>2</sup> )	Total Parking Spaces
	Front	Rear	Interior	Interior or Exterior				
Residence 1	6	145	1.4	-	5.5	-	164	-
Residence 2	5.46	32	-	-	5.5	-	154	-
-----				(Approximate values)	-----			

9. Detail the buildings and/or structures that are proposed for the subject lands:

Type of Proposed Building and Date of Proposed Construction	Setbacks from lot lines (m) (Provide the shortest setback from the building to lot line)				Building Height (m)	Total Gross Floor Area (m <sup>2</sup> )	Total Building Area (m <sup>2</sup> )	Total Parking Spaces
	Front	Rear	Interior	Interior or Exterior				
Block A	5.18	4.04	6.01	-	11.56	1169.74		
Block B	5.14	4.34	1.35	-	11.56	1206.07		
Block C	N/A	4.34	1.35	-	11.61	1703.75		
Block D	N/A	4.34	3m		11.61	1703.75		

## 10. Housing Affordability

For applications that including housing, complete the following chart. Information should be based on the best information available at the time of application. If additional space is needed, attach a separate page.

Housing Type	Number of Units	Unit Size (Sq. metres) and/or Lot Frontage	Estimated Selling Price/ Monthly Rent
Detached			
Semi-Detached		NOT APPLICABLE	
On-Street Towns			
Block Towns			
Stacked Towns			
Back-to-Back Towns			
Apartment Dwelling			

## 11. Access to the subject land:

- Provincial highway
- Municipal road       Regional or  City
- Maintained year round
- Maintained seasonally
- Unopened right-of-way
- Water (provide details on parking and docking facilities including the approximate distance from the subject land and the nearest public road)