

OFFICIAL PLAN AMENDMENT NO. XX

(April 2025 draft)

PART 1 – PREAMBLE

(i) Purpose of the Amendment

The purpose of this amendment is to include a set of policies that provide policy direction for the development of the lands at 5584 Fraser St., legally described as Lots 29 and 30, Registered Plan 31, City of Niagara Falls.

(ii) Location of the Amendment

The amendment applies to the land shown on Map 1.

(iii) Details of the Amendment

Map Changes

- Schedule A – Land Use has been amended to:
 - Redesignate the subject lands from Industrial to Residential; and
 - Create a new “Special Policy Area XX” for the lands;

Text Changes

The amendment creates new Special Policy Area No. XX.

(iv) Basis of the Amendment

The revised schedules and policies will guide the residential development on the subject lands. This amendment aims to diversify housing options in the neighbourhood to better promote complete communities, recognizing the benefits of a higher density rental housing form, but to limit the density of development in a manner that ensures compatibility with existing lower density housing in the area.

The land affected by this amendment is recognized as being within a built-up area, adjacent to other residential and in close proximity to major recreation and transit along the Stanley Ave. and Thorold Stone Rd. arterials. There are existing employment lands west of the hydro canal and planned employment lands to the east and northeast of the subject property.

The purpose of the proposed land use and density increase is to meet the policies of the *Provincial Planning Statement 2024, Niagara Official Plan and City of Niagara Falls Official Plan* and to facilitate the creation of a neighbourhood with a variety of housing forms to meet the needs of a range of ages and households.

This amendment was the subject of comprehensive public consultation. A Community Open House was held on January 23, 2025. The statutory meeting was held on XXXX, 20_. Council considered and approved the staff report that contained XX recommendations which are incorporated into this amendment.

PART 2 – BODY OF THE AMENDMENT

All of this part of the document entitled PART 2 – BODY OF THE AMENDMENT, consisting of the following text and attached maps, constitute Amendment No. XXX to the Official Plan of the City of Niagara Falls.

DETAILS OF THE AMENDMENT

The Official Plan of the City of Niagara Falls is hereby amended as follows:

MAP CHANGES

SCHEDULE A – FUTURE LAND USE PLAN of the Official Plan is amended by:

- i)
 - Redesignating the subject lands from “Industrial” to “Residential”
 - Adding the subject lands to a new “Special Policy Area XX”.

as shown on the map attached entitled “Map 1 to Amendment No. XX”

TEXT CHANGES

- i) PART 2, SECTION 13.73 SPECIAL POLICY AREA “XX” is hereby created with the following:

13.7 SPECIAL POLICY AREA “XX”

Special Policy Area “XX” applies to approximately 0.11 hectares of land located at 5584 Fraser Street, legally described as Lots 29 and 30, Registered Plan 31, City of Niagara Falls.

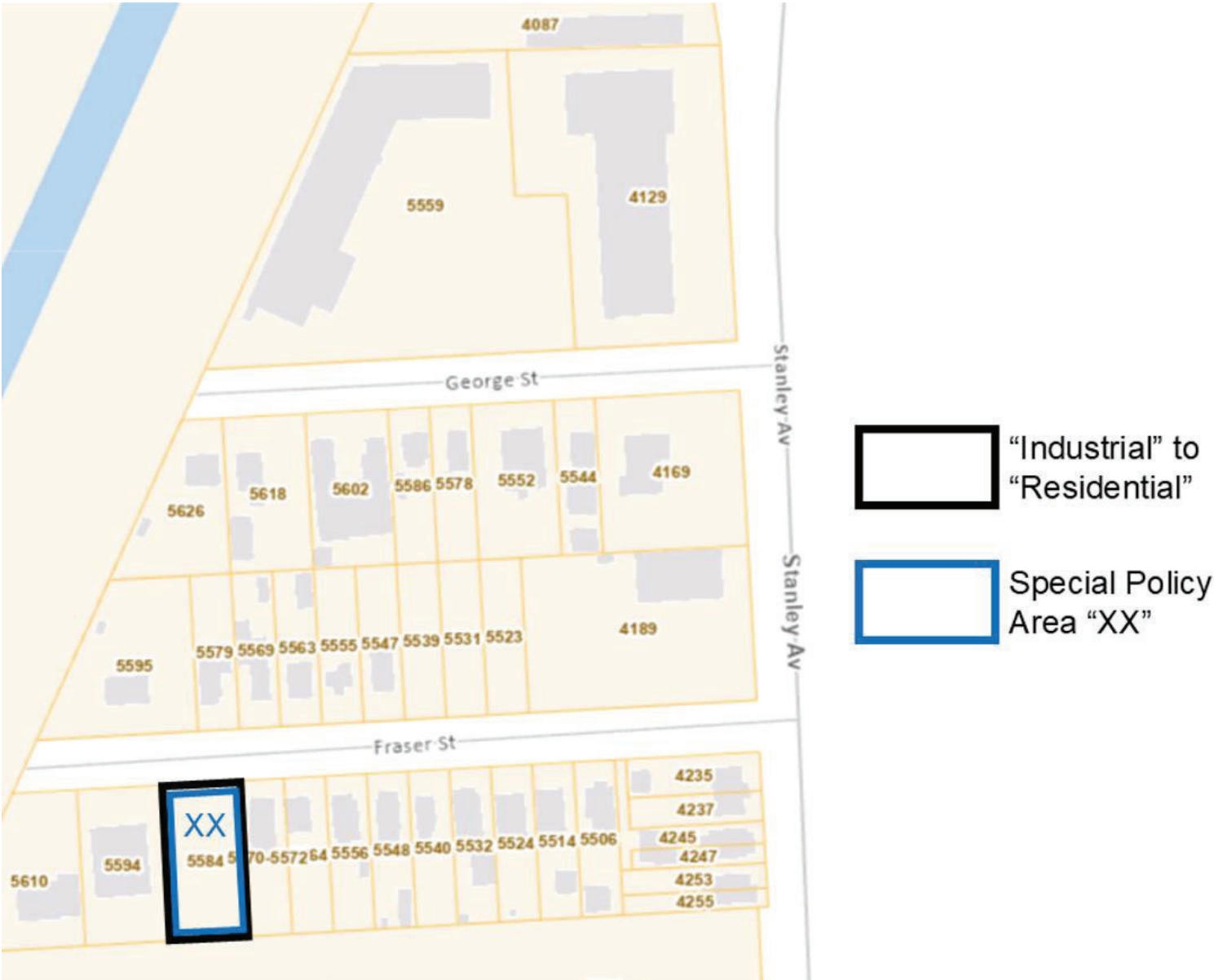
The following policies apply to the subject lands:

- 13.XX.1 Notwithstanding Policy 1.10.5 of this Plan, apartments of not more than 4 storeys, can be developed to a maximum net density of 161 units per hectare with a minimum net density of 50 units per hectare. Such development is permitted along local roads.

MAP 1 TO AMENDMENT NO. XX

SCHEDULE – A – TO THE OFFICIAL PLAN

Area Affected by this Amendment – Proposed change from Industrial to Residential, and Special Policy Area XX



NOTE: This schedule forms part of Amendment No. ### to the Official Plan for the City of Niagara Falls and must be read in conjunction with the written text

CITY OF NIAGARA FALLS

(DRAFT April 2025)

By-law No. 2025-_____

A by-law to amend By-law No. 79-200, to permit residential development on the Lands.

THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS, IN ACCORDANCE WITH THE PLANNING ACT, 1990, AND THE REGIONAL MUNICIPALITY OF NIAGARA ACT, HEREBY ENACT AS FOLLOWS:

1. The Lands that are the subject of and affected by the provisions of this by-law are described in Schedule 1 of this by-law and shall be referred to in this by-law as the “Lands”. Schedule 1 is part of this by-law.
2. The Lands shall be identified as Parcel R5F(XX).
3. The purpose of this by-law is to amend the provisions of By-law No. 79-200, to permit the use of the Lands in a manner that would otherwise be prohibited by that by-law. In the case of any conflict between a specific provision of this by-law and any existing provision of By-law No. 79-200, the provisions of this by-law are to prevail.
4. Notwithstanding any provision of By-law No. 79-200 to the contrary, the following uses and regulations shall be the permitted uses and regulations governing the permitted uses on and of the lands.
 - b) Notwithstanding the Regulations of SECTION 4.14(c) YARDS, the following regulations shall apply for parcel R5F(XX):
 - ii) Open balconies not covered by a roof or canopy may project into any required side yard a distance of not more than 1.25 metres (east side yard) and not more than 1.65 metres (west side yard)
 - a) Notwithstanding the Regulations of SECTION 4.19.1 PARKING AREAS REQUIREMENTS, Table 1, the following regulations shall apply for parcel R5F(XX):
 - i) Dwelling containing 4 or more dwelling units save and except an on street townhouse dwelling – 1 parking space for each dwelling unit
 - c) Notwithstanding the Regulations of SECTION 7.15.2 RESIDENTIAL APARTMENT 5F DENSITY ZONE (R5F ZONE), the following regulations shall apply for parcel R5F(XX):

i) Minimum lot frontage	24.35 metres (79.9 ft.)
ii) Minimum front yard depth	4.98 metres (16.33 ft.) plus any applicable distance specified in section 4.27.1
iii) Minimum rear yard depth	5.28 metres (17.32 ft.)
iv) Minimum interior side yard width	0.1 metres (0.33f ft.) west side yard
v) Minimum interior side yard width	1.11 metres (3.64 ft.) east side yard
vi) Maximum lot coverage	71.2%
vii) Minimum landscaped open space	21.1%

5. The provisions of the By-law shall be shown on Sheet C3 of Schedule "A" of By-law No. 79-200 rezoning the Lands from PI-392 to R5F(XX)
6. Section 19 - Exceptions and Special Provisions of By-law 79-200 is amended by adding thereto:

19.1.XXXX

Refer to Bylaw No. 2025-XX

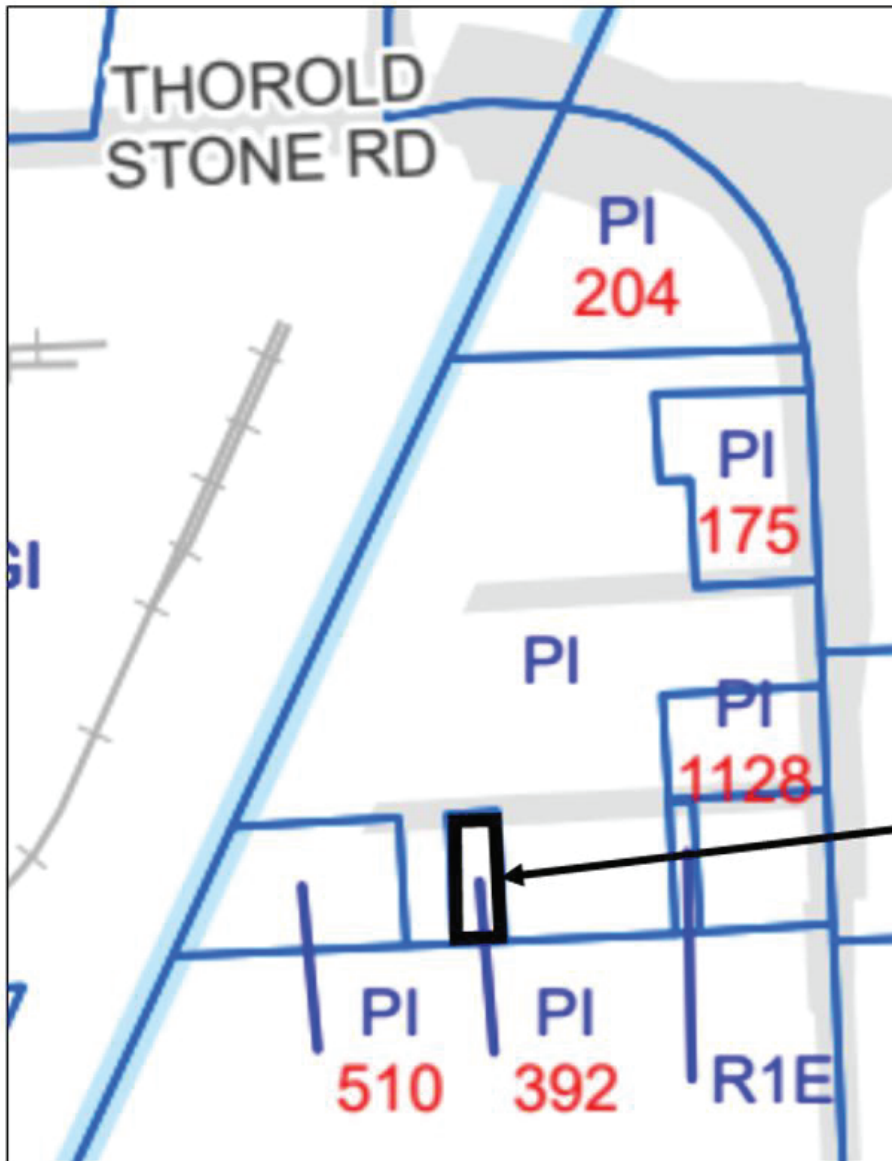
Passed this day of , 20XX

ELIZABETH EATON, CITY CLERK

JAMES M. DIODATI, MAYOR

First Reading: , 20XX
Second Reading: , 20XX
Third Reading: , 20XX

SCHEDULE 1 TO BY-LAW No. 2025-##



Rezone from
PI 392 to
R5F(XX)

AMENDING ZONING BY-LAW No. 79-200

5584 Fraser St.
Lots 29 & 30, Registered Plan 31, City of Niagara Falls

Applicant: Rita Visca



April 2025

3 of 3