

CITY OF NIAGARA FALLS

By-law No. 2025 - _____

A by-law to provide for the adoption of Amendment No. ____ to the City of Niagara Falls Official Plan (OPA #____).

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 attached text and mapping constituting Amendment No. ____ to the City of Niagara Falls Official Plan is hereby adopted.

Passed this ____ day of ____, 2025.

WILLIAM G. MATSON, ACTING CITY CLERK

JAMES M. DIODATI, MAYOR

First Reading:

Second Reading:

Third Reading:

OFFICIAL PLAN AMENDMENT NO. ____

PART 1 – PREAMBLE

(i) Purpose of the Amendment

An amendment is required in order to re-designate the lands from Major Commercial to Residential, to allow residential apartment use, height and density for the proposed development, and to permit neighbourhood commercial uses having a maximum of 1823 square metres of gross leasable floor area and within 500 metres of existing commercial uses.

(ii) Location of the Amendment

The subject lands are located 5259 Dorchester Road, on the west side of Dorchester Road, north of Highway 420/Queen. The lands have an area of approximately 7.54 hectares.

The lands subject to this amendment are shown more specifically on Map 1.

(iii) Details of the Amendment

Map Changes

- Schedule A – Land Use has been amended to:
 - Create a new “Special Policy Area XX” for the subject lands and change the land use designation from Major Commercial to Residential
- Schedule A.2 (D) Morrison/Dorchester Node – Height Strategy has been amended to change the text to permit a maximum number of storeys to 5-20, maximum density of 240 units per hectare for 5259 Dorchester Road.

Text Change

- The amendment deletes the text of Part 2, Section 3, Policy 3.2.6.3, and adds a “Special Policy Area XX”

(iv) Basis of the Amendment

- The revised schedules and policies will guide mixed-use residential development on the subject lands. The lands affected by this amendment are not suited for their current designation, and the purpose of the proposed changes are to facilitate the creation of a high-density complete community to meet the needs of a range of ages and households.

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. ____ 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

- i) Schedule A – Land Use is amended by:
 - Amending the land use designation on 5259 Dorchester Road from “Major Commercial” to “Residential” as shown on the map attached as “Map 1 to Amendment No. XX”; and
 - Adding the subject lands to a new “Special Area XX”, as shown on the map attached entitled “Map 1 to Amendment No. XX”
- ii) SCHEDULE A.2 (d) MORRISON/DORCHESTER NODE – HEIGHT STRATEGY of the Official Plan is amended permitting a maximum number of storeys 5-20, maximum density 240 units per hectare on 5259 Dorchester Road.

TEXT CHANGES

- i) PART 2, Policy 3.2.6.3 is hereby deleted;
- ii) PART 2, Policy 13.?? SPECIAL POLICY AREA “XX” is hereby created with the following:

Special Policy Area “XX” applies to approximately 7.54 hectares of land located at 5259 Dorchester Road. These lands are designated as “Residential”. The following policies apply to the subject lands:

Residential Uses

13.XX.1 5259 Dorchester Road is to be develop for a mixed-use residential development consisting primarily of apartment buildings with ground floor commercial use in a minimum of two apartment buildings, standalone mini storage use and accessory buildings and structures. Access to the individual buildings will be via a private roadway system and parking will be provided with a combination of below grade parking and surface parking.

13.XX.1 Notwithstanding the policies of PART 1 Policy 3.18, residential uses are permitted and may develop to a maximum building height of 20 storeys, with a maximum net density of 240 units per hectare and a minimum net density target of 100 units per hectare.

13.XX.2 Notwithstanding Part 2, Policy 1.10.5 (iii), apartments in the Dorchester/Morrison Node may develop to a maximum building height of 20 storeys, with a maximum net density of 240 units per hectare and a minimum net density target of 100 units per hectare.

13.XX.3 Notwithstanding Part 2, Policy 3.4.2.1 neighbourhood commercial facilities will primarily provide for the day-to-day needs of nearby residents and shall generally not exceed 1823 square metres of gross leasable floor space, excluding the mini-storage use. Such facilities should not reduce the economic viability of designated commercial districts.

13.XX.4 Notwithstanding Part 2 Policy 3.4.2.3, commercial facilities may locate within 500 metres of any other commercial development.

13.XX.5 Given the scale of the development it will be phased and take several years to complete, therefore the use of a sunset provision in the implementing zoning by-law amendment does not apply to 5259 Dorchester Road.

QUEEN ELIZABETH WAY

N 3 41' 55" W 148.78m

N 57 55' 30" W 99.862m

N 87 04' 10" E

233.315m

N 66 58' 00" E
R = 56.000m
A = 18.813m
C = 18.725m

N 76 34' 20" E
18.416m

N 57 20' 25" E
15.99m

N 57 27' 15" E
69.44m

N 32 32' 45" W
24.763m

DAWSON ST

N 86 13' 45" E
5.87m

N 48 40' 10" W
16.970m

91.36m

N 03 38' 40" E

132.027m

N 0 50' 50" E

DORCHESTER ROAD

PART 1

N 86 44' 05" E

282.250m

HIGHWAY 420



LEGEND



PART 1 - FROM MAJOR COMMERCIAL TO RESIDENTIAL SPECIAL POLICY AREA "X"

5259 DORCHESTER ROAD
SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT No. _____

MAYOR: _____

CLERK: _____

