



NOTICE OF APPLICATION & OPEN HOUSE

The City's Planning, Building & Development Department has received an application for a Minor Zoning By-law Amendment for the lands noted below.

5920 DUNN STREET

Assessment Roll No.: 272508000210001

Minor Zoning By-law Amendment Application – City File: AM-2025-022

Applicant: 2709414 ONTARIO INC

Agent: Raj Patel (RPD Studio)

OPEN HOUSE

The City invites you to attend an Open House to learn more about a development proposal, ask questions, and share your comments. Your input will help inform the staff recommendation report that will be presented at a future Public Meeting.

Date: Wednesday, November 12th, 2025

Time: 4:30 PM – 5:30 PM

Location: Memorial Room, Gale Centre, 5152 Thorold Stone Road, Niagara Falls

City staff and the applicant will be available to present the proposal and answer questions. Comments may be provided verbally at the meeting or submitted in writing. Details on how to participate or provide input are included below.

PROPOSED AMENDMENT

A Minor Zoning By-law Amendment application has been submitted to permit 34 townhouse dwelling units, each containing 2 Additional Dwelling Units (ADUs), for a total of 68 ADUs and 102 dwelling units, as shown on Schedule 1.

The property is currently zoned Residential Apartment 5C Density (R5C-1126) Zone in accordance with Zoning By-law No. 79-200, as amended by site-specific By-law No. 2020-081 and Committee of Adjustment decisions A-2022-052 and A-2024-006. Committee of Adjustment decision A-2022-052 granted relief for the maximum height of a building or structure, minimum interior side yard width, and maximum front yard depth to facilitate the development of a 6-storey apartment dwelling containing a total of 102 dwelling units. Subsequently, Committee of Adjustment decision A-2024-006 granted relief for



the minimum front yard depth, minimum interior side yard width, minimum number of parking spaces, minimum manouvering aisle width, minimum landscaped open space area, and deck projections to facilitate the development of 6 stacked townhouse dwellings containing a total of 101 dwelling units. The applicant has since modified their proposal and is instead proposing to add townhouse dwellings with ADUs as permitted uses in the R5C Zone, whereas only an apartment dwelling and stacked townhouse dwellings are permitted as-of-right. Site-specific zoning relief is required to carry forward the zoning relief that was granted through the previous Minor Variance applications and site-specific By-law No. 2020-081.

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 jabraham@niagarafalls.ca on or before November 12th, 2025. You can also participate in the Open House in person.

MORE INFORMATION

For more information, please contact Jessica Abraham, Planner 1, at (905) 356-7521, extension 4334 or by email anytime at jabraham@niagarafalls.ca.

Dated at the City of Niagara Falls this 23rd day of October, 2025.



NOTICE OF VIRTUAL DELEGATED PUBLIC MEETING

5920 DUNN STREET

Assessment Roll No.: 272508000210001

Minor Zoning By-law Amendment Application – City File: AM-2025-022

Applicant: 2709414 ONTARIO INC

Agent: Raj Patel (RPD Studio)

VIRTUAL DELEGATED PUBLIC MEETING

The General Manager of Planning, Building and Development or their designate, as delegated by City Council, will be holding a virtual Delegated Public Meeting in accordance with the requirements of the *Planning Act*.

Date: Wednesday, November 26th, 2025

Time: 4:30 PM

Location: Virtual / Web-based Platform

To participate in the virtual Delegated Public Meeting, please email Jessica Abraham, Planner 1 at jabraham@niagarafalls.ca by 12:00 PM on November 26th, and include the relevant file number(s) in your request.

PROPOSED AMENDMENT

A Minor Zoning By-law Amendment application has been submitted to permit 34 townhouse dwelling units, each containing 2 Additional Dwelling Units (ADUs), for a total of 68 ADUs and 102 dwelling units, as shown on Schedule 1.

The property is currently zoned Residential Apartment 5C Density (R5C-1126) Zone in accordance with Zoning By-law No. 79-200, as amended by site-specific By-law No. 2020-081 and Committee of Adjustment decisions A-2022-052 and A-2024-006. Committee of Adjustment decision A-2022-052 granted relief for the maximum height of a building or structure, minimum interior side yard width, and maximum front yard depth to facilitate the development of a 6-storey apartment dwelling containing a total of 102 dwelling units. Subsequently, Committee of Adjustment decision A-2024-006 granted relief for the minimum front yard depth, minimum interior side yard width, minimum number of parking spaces, minimum manouvering aisle width, minimum landscaped open space area, and deck projections to facilitate the development of 6 stacked townhouse dwellings containing a total of 101 dwelling units. The applicant has since modified their proposal and is instead proposing to add townhouse dwellings with ADUs as permitted uses in the R5C Zone, whereas only an apartment dwelling and stacked townhouse dwellings are permitted as-of-right. Site-specific zoning relief is required to carry forward the zoning relief that was granted through the previous Minor Variance applications and site-specific By-law No. 2020-081.



HAVE YOUR SAY

Public input on the application is invited. Written comments are the preferred method of receiving public input. Written comments may be sent by mail or email. You can also provide oral input by joining the virtual Delegated Public Meeting.

WRITTEN SUBMISSION

Please provide written input or request notice of the decision 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 jabraham@niagarafalls.ca. Comments are preferred to be provided before noon on **Friday, November 21st, 2025** to be included in the agenda package.

ORAL SUBMISSION

To participate virtually in the Delegated Public Meeting, please pre-register by sending an email to jabraham@niagarafalls.ca before 12:00 PM on **Wednesday, November 26th, 2025**. All registrants will be provided with instructions on how to participate in the virtual Delegated Public Meeting.

MORE INFORMATION

For more information, please contact Jessica Abraham, Planner 1 at (905) 356-7521, extension 4334, between the hours of 8:30 AM and 4:30 PM or by email at jabraham@niagarafalls.ca. A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/planning/delegated-authority-meetings.aspx> before the Delegated Public Meeting.

LEGAL NOTICE

Section 34 of the *Planning Act*

In accordance with Bill 185, which received Royal Assent on June 6th, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the By-law will apply, who made oral submissions at a Public Meeting or written submissions to the Council of the City of Niagara Falls prior to the passage of the By-law, may appeal the By-law to the Ontario Land Tribunal. **Third-party appeals are no longer permitted.**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Niagara Falls to the Ontario Land Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls before the By-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.

SCHEDULE 1

