

PLANNING JUSTIFICATION BRIEF

Prepared for: RPD Studio

Property Address: 6357 Progress Street (*Phase 1 of the Draft Plan of Subdivision*)

Application: Minor Zoning By-law Amendment

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1. Introduction

The Planning Justification Brief is submitted for a residential development proposed at 6357 Progress Street and is located on the north side of Chippawa Parkway between Dorchester Road and Kister Road in the Phase 1 of the Water View Village development in Niagara Falls. The subject property is zoned R4 (Residential Low Density, Group Multi Dwelling Zone) under Zoning By-law No. 79-200, as amended by A-2024-49.

In response to addressing the current market trends and to meet the demand for more flexible, ground-oriented housing, applicant is proposing eight townhouse blocks containing 51 Primary units and 51 Additional Residential Units (ARUs) with one ARU provided in each primary unit. The proposed townhouses along Chippawa Parkway are addressing the street frontage with internal laneway that has been designed to provide a safe pedestrian movement within the site and enhancing the livability aspect of the proposed development.

Planning justification brief demonstrates that the proposal generally conforms to the overall intent of the R4 zone, and aligns with provincial, regional and municipal policy objectives.

2. Site Description and Context

The subject site is located at 6357 Progress Street and is located on the north side of Chippawa Parkway between Dorchester Road and Kister Road in the Phase 1 of the Water View Village development in the City of Niagara Falls. The site is located along the north side of Chippawa Parkway with Welland River to the south, and Phase 2 development to the west and existing employment area to the east side of the subject site.

The subject site is a rectangular parcel and is within the Riverfront Secondary Plan (A-6) of the Official Plan. The land is generally flat with no significant topographic features, and is part of the Phase 1 of the Draft Plan of Subdivision.



Figure 1: Aerial Photograph and Site Context

3. Proposed Development

The Phase 1 proposal contains 102 townhouse units, which includes 51 primary units and 51 ARUs and are designed to align with the intent of the R4 zone, similar to the form and density of a townhouse typology. In order to facilitate this applicant requires to proceed with a Minor Zoning By Law Amendment application for the following:

- To permit a maximum driveway width of 75% of lot frontage (standard requirement is 50%) to facilitate parking for the ARU.
- To permit a minimum drive aisle width of 6 meters (standard requirement is 6.3 meters) to allow for the inclusion of visitor parking.

The proposal adheres to high quality site planning and design principles. The proposed built form is ground oriented and compatible with the surrounding context, appropriately addressing elements like street frontage, setbacks, and providing high quality architectural style that consists of the following:

- Buildings A-H comprises of eight townhouse blocks containing 51 Primary units and 51 Additional Residential Units (ARUs) with 1 ARU provided in each primary unit.
- The inclusion of internal lane in the site layout design enhances the internal pedestrian circulation, provides centralized visitor parking area, and enhances the livability for future residents.



Figure 2: Proposed Site Layout

4. Planning Policy

The subject site is designated through the Riverfront Community Secondary Plan (A-6) in the City of Niagara Falls Official Plan (OP). The Riverfront Community Secondary Plan objectives encourage in creating as safe, livable, attractive, and healthy community that provides opportunities with linkages to natural features and creating a strong sense of community.

4.1 Provincial Policy Statement, 2024

The Province of Ontario Provincial Policy Statement (PPS) came into effect October 20, 2024 and applies to all Planning Act approvals made after that date. The following key Provincial Policy Statement policies are relevant to the proposed Minor Zoning By-law

Amendment.

2.1.4 - To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development;*

2.2.1 - Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) permitting and facilitating:*
 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities;*
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*

The proposed development makes use of land identified as Riverfront Community Secondary Plan (A-6) in the City of Niagara Falls Official Plan (OP). With a total of 102 units, that comprise of 51 primary units and 51 ARUs, which will be rental units. The overall proposal aligns with the PPS objectives, and is introducing attainable gentle density townhouse built form in a compatible urban form.

4.2 Niagara Official Plan

The Niagara Official Plan is revised and re-approved by the Province that the November 4, 2022 version is in force and effect.

The proposed development will facilitate the achievement of the Region's objectives to provide intensification, density and a range of attainable housing options in accordance with Growth Management Objectives 2.2(b), 2.2(e), 2.3(a), and 2.3(b).

As mentioned above, proposed development consists of townhouse built form with 102 total residential units which is part of the Draft Plan of Subdivision. As such, this proposal provides a compact built form design that is addressing the street frontage and provides attainable housing options for future residents and changing demography.

4.3 City of Niagara Falls Official Plan

The September 2023 Consolidation of the City of Niagara Falls OP, as available from the City's website, was used in the following analysis.

The subject site is identified as Riverfront Community Secondary Plan (A-6) in the OP of the City of Niagara Falls. Refer to the Riverfront Community Plan that was adopted as Official Plan Amendment No. 128 on July 10, 2018. OPA No. 128 was approved by the Local Area Planning Tribunal on October 31, 2019.

Schedule A – Future Land Use identifies subject Site as Riverfront Secondary Plan.

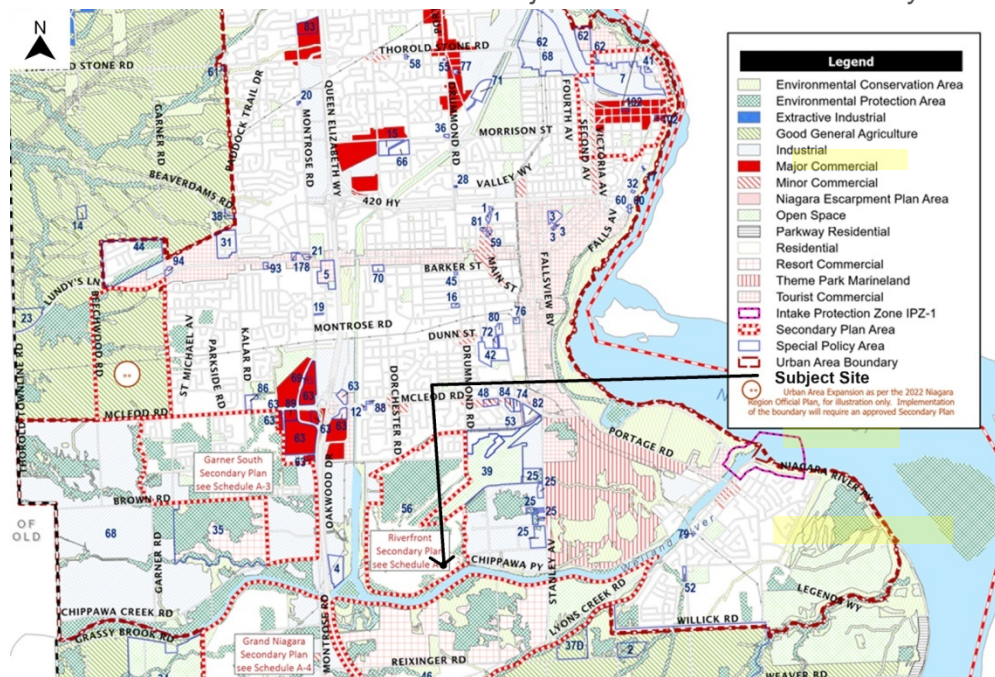


Figure 3: City of Niagara Falls Official Plan: Excerpt from Schedule A

Riverfront Community Secondary Plan that was adopted as Official Plan Amendment No. 128, permits the following:

- (Policy 1.1 & 1.2) - Land use shall be consistent with the land use pattern shown on Schedule A-6.
- (Policy 1.4) - This plan supports the provision of affordable housing as defined by the Province of Ontario.
- (Policy 2.1) - Lands designated as residential, low/medium density are to include a wide variety of housing forms. These can range from low density ground oriented units including detached units, semi-detached, duplex, and triplex dwellings to medium density units that include townhouses (on-street, stacked, and block), low-rise apartment buildings.
- (Policy 2.1.7.1) – be located near the open space system and/or a community centre to provide residents easy access to a variety of amenities.
- (Policy 2.7.2) – be designed with a pedestrian-oriented street frontage that locates buildings close to the street frontage that locates buildings close to the street and provides front entrances that are visible from the street. Parking lots should be located within rear or the interior side yards. Landscape buffers along any property line shall be designed to provide appropriate levels of screening.

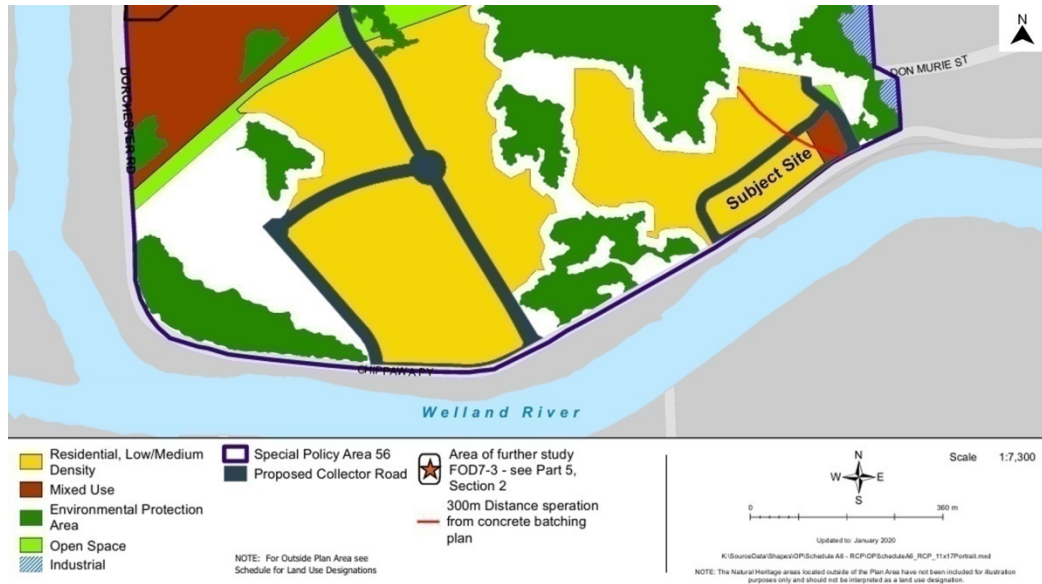


Figure 4: City of Niagara Official Plan: Excerpt from Schedule A-6: Riverfront Secondary Plan

The proposal's compact built form design aligns with the policies of the Riverfront Secondary Plan, refer to figure 4.

4.4 Housing Impact Statement

In accordance with Policy 4.4 of Part 1 of the Official Plan, certain Planning Act applications must submit a Housing Impact Statement as part of the a complete application.

The proposed development contains 102 total units, consisting of 51 primary units and 51 ARUs, which may function as rental tenure. The ARUs are located on the lower level, and may typically range from approximately 60 m² to 80 m² in area. The larger, primary units are approximately 150 m² in area and could be rented out by the owner, and are located on the upper floor. The overall mix of units may include a variety of one, two and three bedroom layouts.

The proposed development will not include affordable units and will not contribute toward the City's goals set in Policy 4.8(a) and 4.8(b). (Policy 4.4(b))

The proposed development is anticipated to provide rental units in the ARU's. The final configuration of this management/ownership structure has not been decided at this time. However, it is anticipated that per unit with initial rents around \$2,000 per month. (Policy 4.4(c))

Phasing is being contemplated for the proposed development, however, the timing and configuration of each phase has not yet been determined. Phasing would align with the provision of one or more complete buildings per phase. (Policy 4.4(d))

Policy 4.4(e) is not applicable as no units are proposed to meet the definition of affordable.

4.5 City of Niagara Falls Zoning By-law 79-200, as amended

The subject site is zoned R4 - Residential Low Density, Grouped Multiple Dwellings Zone, which permits townhouse and stacked townhouse type residential units. Furthermore, the proposed Additional Residential Units (ARUs) are in alignment with provincial legislation (Bill 23) and the Planning Act, which now mandates their permission as-of-right in residential zones.



Figure 5: City of Niagara Falls Zoning Schedule Excerpt

5. Planning Rationale

The proposal is aligning with the policy requirements of the Secondary Plan and maintains the intent of responsiveness to attainable housing needs through the following measures:

- Maintains townhouse built form design that is consistent with R4 zoning.
- Market responsive design incorporates townhouse dwellings with ARUs to improve housing attainability, affordability and support multi-generational living.
- Site layout shows that the built form is addressing the street frontage and an internal lane enhances the internal pedestrian circulation, and visitor parking configuration.
- The proposal is in compliance with the PPS 2024, and Region's and City of Niagara Falls Official Plans.

From a rental housing perspective, the proposal delivers an appropriate outcome, and introduces a built form that is responsive to current market demands and trends. Each of the 51 primary townhouse units includes one ARU which are ideally suited for rental tenure and offer flexible living arrangements that appeal to a broad range of tenants, including students, young professionals, extended families, and multi-generational households. Proposal includes a ground-oriented built form design that provides private entrances with direct ground level street access, and enhanced liveable features that are increasingly required in current rental market trends. Additionally, proposal is helping to optimize the use of land and infrastructure while contributing to the mix of housing types encouraged by all levels of policy framework.

6. Conclusion

The proposal for Phase 1 of the Draft Plan of Subdivision at 6357 Progress Street is aligning with the City's planning goals and objectives, as well as the overall intent of the R4 zone, and the broader provincial policy framework. The proposal provides an adaptable residential built form by incorporating townhouses dwelling units with ARUs that are consistent with the character, scale, massing, and density of the Riverfront Secondary Plan. The overall design complements the adjacent land uses, natural area and built form and is representing sound planning.

Based on the analysis provided, I respectfully request the City of Niagara Falls to consider the proposal and recognize its contribution to the City's housing supply and alignment with policy objectives.

Yours Truly,

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