



NOTICE OF APPLICATION & OPEN HOUSE

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

6735 Caledonia Street, 6990 Concord Crescent & 6980 Concord Crescent
Assessment Roll Nos.: 272508000901500, 272508000902600 & 272508000902500
Zoning By-law Amendment Application
City File: AM-2025-029
Owner: Mount Pleasant Islamic Center
Applicant: Nathan Sorli (Masri O Inc. Architects)

OPEN HOUSE

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

To accomplish this, an Open House has been scheduled for:

Date: Wednesday, January 14th, 2026

Time: 4:30 PM

Place: City Hall, Committee Room 2, 4310 Queen Street and/or Web-based Platform

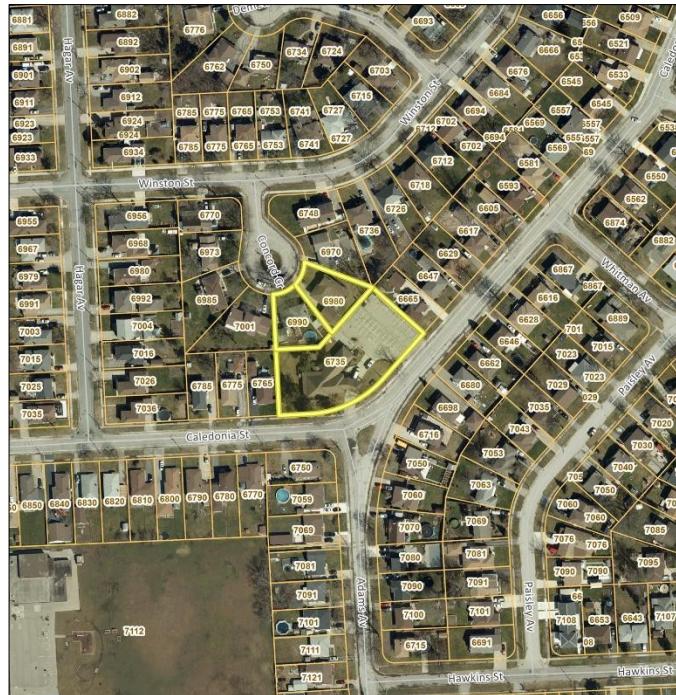
City Staff and the applicant will be available to present the proposal and answer questions. Comments may be provided verbally at the meeting or submitted in writing. Details on how to participate or provide input are included below.

PROPOSED AMENDMENT

A Zoning By-law Amendment application has been submitted to facilitate the development of a two-storey mosque and community building consisting of a prayer hall, gymnasium, private school, daycare, and other ancillary uses, as shown on Schedules 1 and 2. The proposed building will replace the existing single-storey mosque.

The subject lands are designated Residential in the City's Official Plan, which permits a wide range of residential uses and a variety of ancillary uses including schools, churches, and recreational and community facilities. An Official Plan Amendment is not required to facilitate the proposed development.

The subject lands are zoned Residential 1C Density Zone. The applicant is proposing to rezone the lands to Institutional (I) Zone. Site-specific zoning relief is requested to add a private school as a permitted use, to increase the maximum building height, and to reduce the minimum lot frontage, minimum front yard depth, minimum easterly interior side yard width, and minimum manoeuvring aisle width.



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 mceci@niagarafalls.ca on or before **January 14th, 2026**. You can also attend the Open House in person or remotely. To attend remotely, please pre-register by sending an email to mceci@niagarafalls.ca before 12:00 PM on **January 14th, 2026**.

MORE INFORMATION

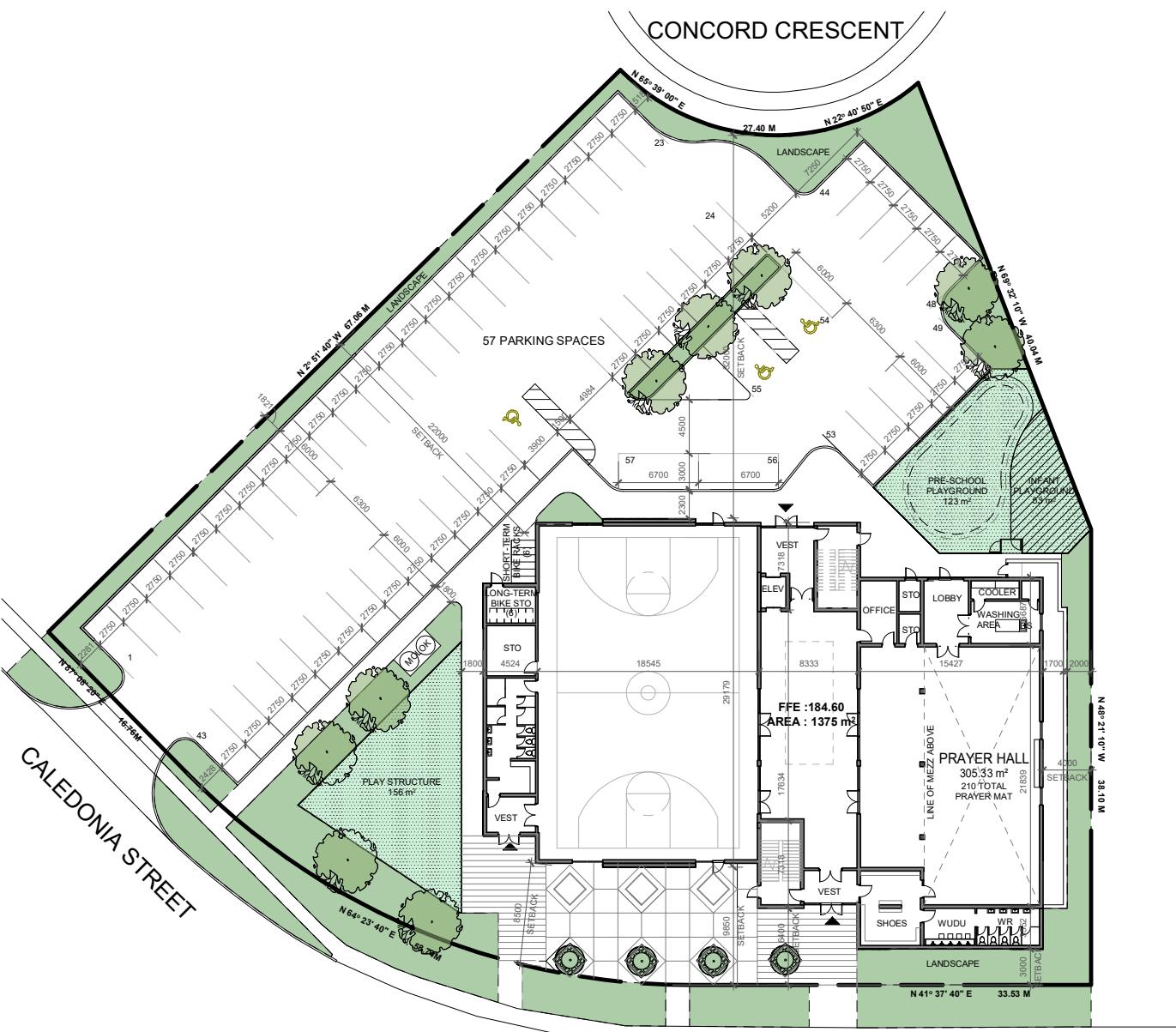
For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) by email at mceci@niagarafalls.ca.

STATUTORY PUBLIC MEETING

A statutory Public Meeting with City Council, as required under the *Planning Act*, will be held at a later date. Separate notice of the Public Meeting will be provided a minimum of 20 days before the Public Meeting is scheduled to occur.

Dated at the City of Niagara Falls this 30th day of December, 2025.

SCHEDULE 1

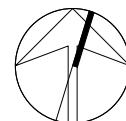


SITE DATA CHART

6735 CALEDONIA STREET, NIAGARA FALLS

ZONING: R1C - Existing Place of Worship: I ZONE		PROVIDED	
DATA	REQUIRED	EXISTING	NEW
LOT AREA	min. 1,500m ²	3071.5m ²	4,659.4 m ²
GROSS FLOOR AREA		408.0 m ²	3,025.0 m ²
BUILDING AREA		408.0 m ²	1,400.0 m ²
LOT COVERAGE	max. 35.0%	30.0 %	
LOT FRONTAGE CALEDONIA	min. 30.0m	60.0 m	
LOT FRONTAGE CONCORD	min. 30.0m	27.4m	
SETBACKS			
FY CALEDONIA	8.3m*	3.0m	
FY CONCORD	10.0m	32.0m	
RY	N/A	N/A	
W.SY	5.0m	22.0 m	
E.SY	5.0m	4.0 m	
NUMBER OF STOREYS	-	1	2
BUILDING HEIGHT (m)	10.0 m	4m	14.5m
LANDSCAPE OPEN AREA	5.0%	1,311.4m ² (42%)	1200.0m ² (25.8%)
PARKING SPACES			
210 PRAYER MATS 210/5=42		42	36
1 PER 1 TEACHER 1 PER 2 EMPLOYEES =11		10 TEACHERS 2 EMPLOYEE	11
DAYCARE PARKING (FLOOR AREA/40m ²) 160m ² /40m ² =4		4	4
B/F PARKING SPACES (4%)	3		3
TOTAL PARKING	57		57
MINIMUM PARKING REQUIREMENTS			
MIN. STALL WIDTH	2.75m	2.75m	
MIN. AISLE WIDTH	6.0m	6.0m	
MIN. DRIVEWAY WIDTH	4.5m	4.5m	
MIN. STALL LENGTH	6.9m	6.3m	
FRONT YARD "I" ZONE CALEDONIA / CONCORD	Caledonia (33%)	8.4%	
	Concord (33%)	32.96%	

*As per CofA File # A-2020-007 the minimum front yard depth of 8.3 metres has been approved



2 STOREY PROPOSED
NEW BUILDING
6735 CALEDONIA ST.
NIAGARA, ON
MPIC
2025.12.08

MASRI O Inc.
ARCHITECTS
101-609 KUMPF DRIVE
WATERLOO, ON, N2V 1K8
PH. 519.579.0072
www.MasriO.ca

SITE PLAN
As indicated

SCHEDULE 2



THE PEACE MOSQUE
6735 CALEDONIA ST., NIAGARA FALLS

 **MASRI O**
ARCHITECTS