



## 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 14<sup>th</sup>, 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](mailto:mceci@niagarafalls.ca) on or before **January 14<sup>th</sup>, 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](mailto:mceci@niagarafalls.ca) before 12:00 PM on **January 14<sup>th</sup>, 2026**.

## MORE INFORMATION

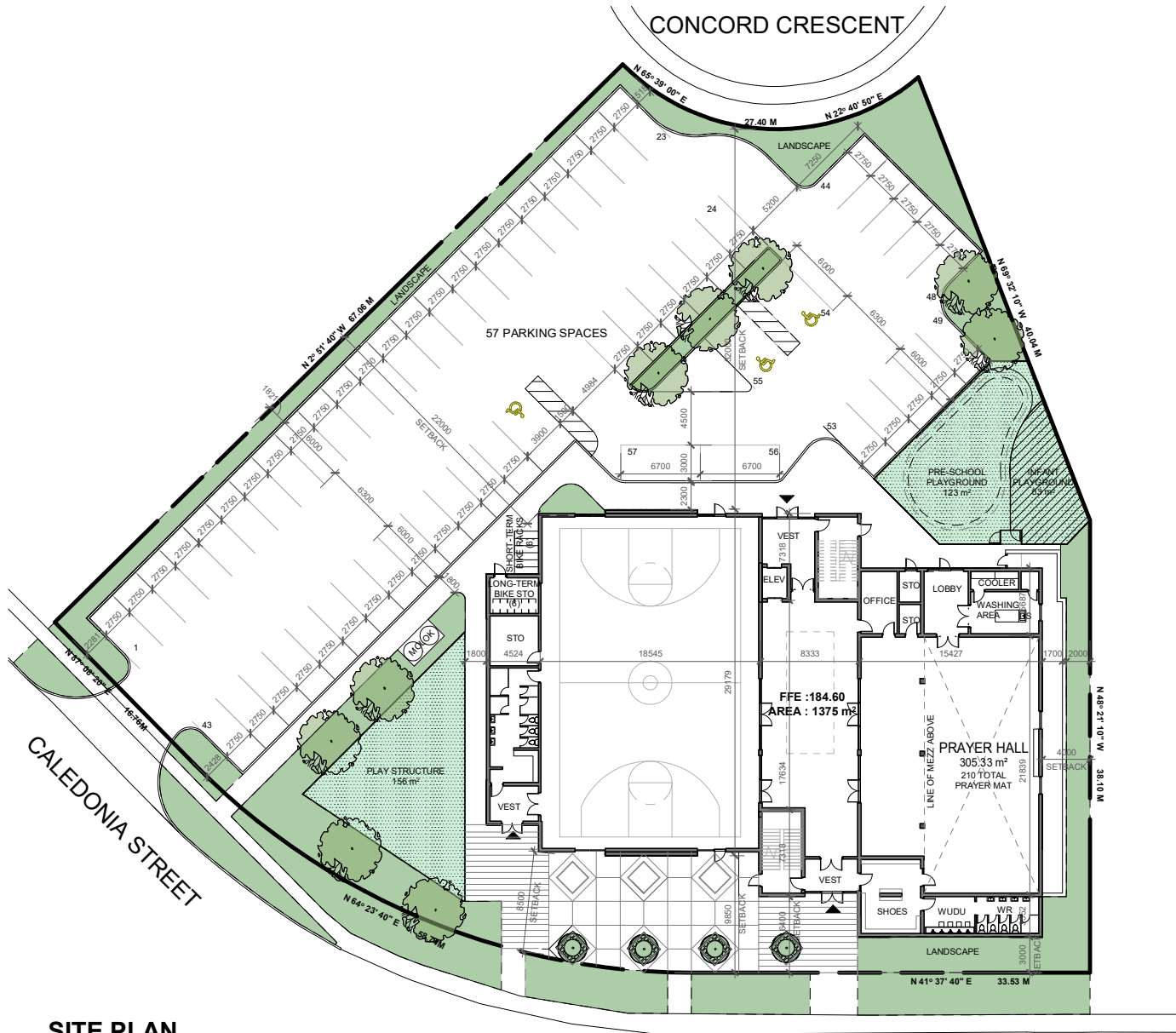
For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) by email at [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca).

## 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 30<sup>th</sup> day of December, 2025.

## SCHEDULE 1



## SITE PLAN

SCALE: 1 : 350

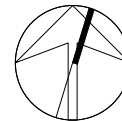
## SITE DATA CHART

### 6735 CALEDONIA STREET, NIAGARA FALLS

ZONING: R1C - Existing Place of Worship: I ZONE

DATA		REQUIRED	PROVIDED	
			EXISTING	NEW
LOT AREA		min. 1,500m <sup>2</sup>	3071.5m <sup>2</sup>	4,659.4 m <sup>2</sup>
GROSS FLOOR AREA			408.0 m <sup>2</sup>	3,025.0 m <sup>2</sup>
BUILDING AREA			408.0 m <sup>2</sup>	1,400.0 m <sup>2</sup>
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 <sup>2</sup> (42%)	1200.0m <sup>2</sup> (25.8%)
PARKING SPACES				
210 PRAYER MATS 210/5=42		42	36	42
1 PER 1 TEACHER 1 PER 2 EMPLOYEES		10 TEACHERS 2 EMPLOYEE =11		11
DAYCARE PARKING (FLOOR AREA/40m <sup>2</sup> ) 160m <sup>2</sup> /40m <sup>2</sup> =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



## SITE PLAN

As indicated

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



**MASRI O Inc.**  
**ARCHITECTS**  
101-609 KUMPF DRIVE  
WATERLOO, ON, N2V 1K8  
PH. 519.579.0072  
[www.MasriO.ca](http://www.MasriO.ca)



## SCHEDULE 2



**THE PEACE MOSQUE**  
6735 CALEDONIA ST., NIAGARA FALLS