



NOTICE OF APPLICATION & OPEN HOUSE

The City's Planning, Building & Development Department has received an application for Official Plan and Zoning By-law Application Combined for the lands noted below.

**5259 DORCHESTER RD
STAMFORD; PT LOT 115 59R5492 PT 01, PT PT 02; 59R12990 PT 03; 59R12953 PTS 06-07
Assessment Roll No.: 272505000511300
Official Plan and Zoning By-law Application Combined: PLOPZB20250196
Municipal File #: AM-2025-014
Applicant: 5259 DORCHESTER ROAD (NIAGARA) LTD Agent: Nicholas Godfrey**

OPEN HOUSE

The City wants to give you an opportunity to hear about the proposal and to ask questions. The City also wants your comments on this application before a staff recommendation report is prepared and presented to Council at a future Public Meeting. Your comments may be given verbally or in a written form.

To accomplish this an Open House has been scheduled for:

Date: Wednesday, July 30, 2025

Time: 05:00 PM

Place: McBain Community Centre- Community Boardroom and/or Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal to you and to answer questions. Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENT

An Official Plan and zoning by-law amendment application has been submitted to permit the development of 8 apartment dwellings (3 of the apartment dwellings fronting onto Dorchester Road are proposed on the site plan to have commercial uses at grade), mini-storage buildings and a maintenance building. A total of 1782 dwelling units are proposed. Schedules 1 and 2 show details of the proposed development.

The City's Official Plan designates the land Major Commercial and it is within the Morrison-Dorchester Node. Residential and mixed-use projects may be permitted, subject to complying with Official Plan policies, up to 10 storeys in height and a maximum density of 150 units per hectare.



The application requests to designate the land Residential and apply a Special Policy Area designation to allow the land to be developed with:

- apartment dwellings
- a minimum of two apartment dwellings with ground floor neighbourhood commercial uses not exceeding 1823 square metres of gross leasable floor space that may be located within 500 metres of any other commercial development
- mini storage buildings
- maintenance building

The proposed development is requested to have a maximum height of 21 storeys and a maximum density of 240 units per hectare.

In addition, it is requested to delete a current policy in the Official Plan that applies only to the lands (Part 2, Section 3, Policy 3.2.6.3), and to not have the sunset clause provision applied in the implementing zoning by-law amendment.

The land is zoned Planned Shopping Centre Commercial with a Holding Provision (SC-703 (H)) under Zoning By-law No. 79-200, as amended. The applicant is requesting to place the land to a site-specific Residential Apartment 5F Density (R5F) zone to permit:

- the uses permitted in a R5F zone
- self-storage building
- maintenance building
- the following commercial uses permitted on the ground floor: bake shop; bank, trust company, credit union, currency exchange; clinic; community building; library; office; personal service shop; restaurant; retail store; service shop; animal clinic; day nursery; health centre; outdoor patio which is an accessory use to a restaurant, in accordance with section 4.25 (a) of Zoning By-law No. 79-200.

In addition, a reduction to the minimum lot area, minimum interior side yard width, minimum rear yard depth, minimum landscaped open space, and number of parking spaces for dwelling units; an increase in maximum height of buildings/structures, number of apartment dwellings on one lot, and projection of various architectural features into any required yard; and, to permit the encroachment of an outdoor patio in any required front yard to the lot line to permit the proposed development.

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

Public input on applications 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 attending in person or by joining the electronic meeting.

WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to jhannah@niagarafalls.ca on or before Wednesday, July 30, 2025.

ORAL SUBMISSION- If attending remotely using web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email jhannah@niagarafalls.ca before 12 noon on **Tuesday, July 29, 2025**.

MORE INFORMATION

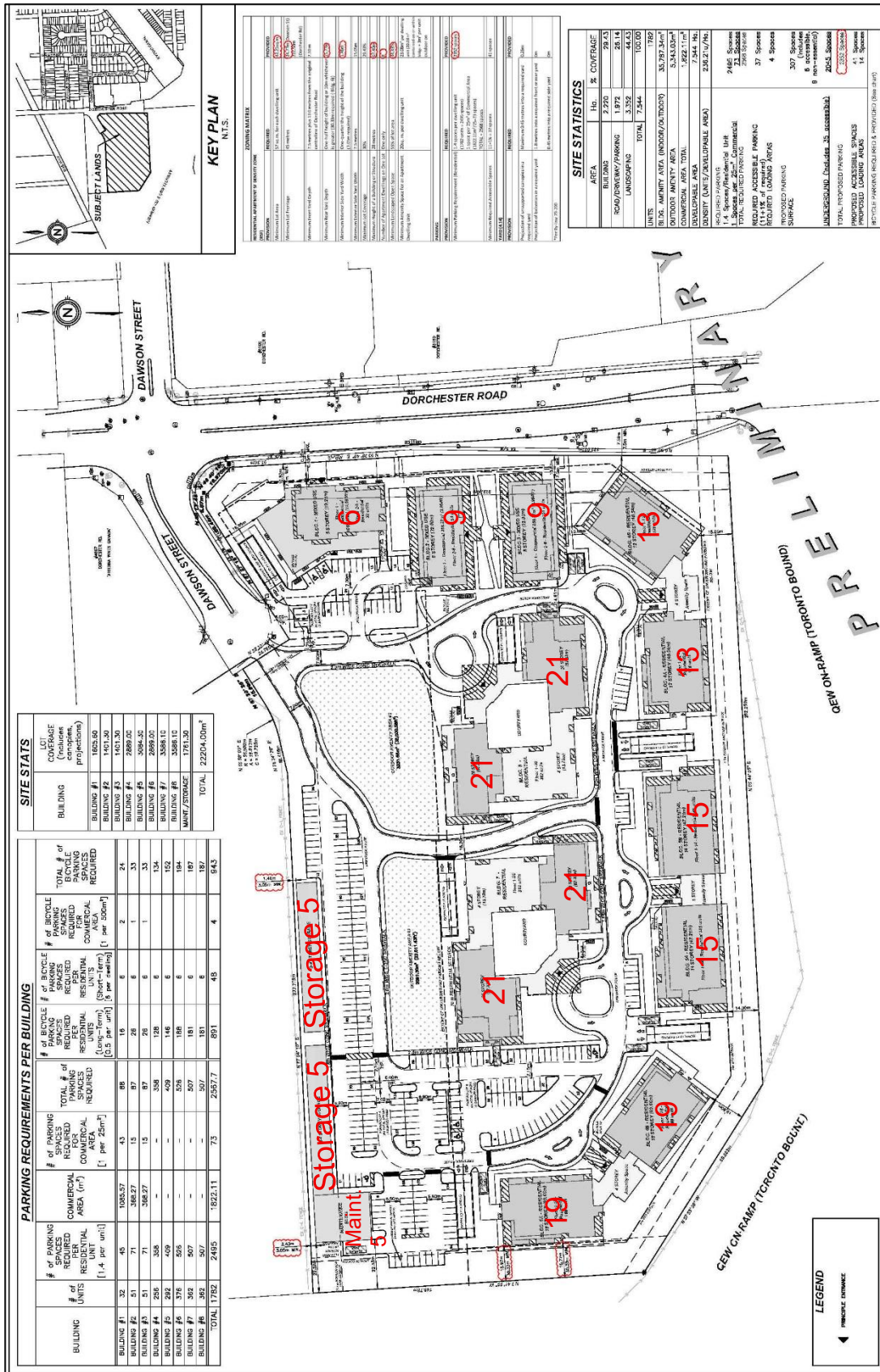
For more information please contact Julie Hannah, Manager of Policy Planning, at (905) 356-7521, extension 4107, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at jhannah@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this 11th day of July, 2025.

SCHEDULE 1 (Site Sketch)



SCHEDULE 2 (Elevations)



North east view (from Dawson/Dorchester)



South west view (from QEW)



East view (Internal- towards QEW)