



NOTICE OF APPLICATION & OPEN HOUSE

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

Address: 3777, 3787, 3791-3815 Portage Road and 3828 St. Peter Street
Legal: PLAN 59 LOT 21, LOT 22, PLAN 59 LOTS 01-06, 23-26
PLAN 876 PT LOT 17
Assessment Roll Nos.: 272504001305400, 27254001305300, 272504001305000, and 272504001314100
Official Plan and Zoning By-law Amendment Applications - City File: AM-2025-013
Applicant: 5259 Dorchester Road (Niagara) Ltd.
Agent: Peter Lesdow, Lesdow Architects

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: Monday, September 29th, 2025

Time: 4:30 PM

Place: Memorial Room, Gale Centre, 5152 Thorold Stone Road 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

Official Plan and Zoning By-law Amendment applications have been submitted to redesignate the lands from Major Commercial to Residential in the City's Official Plan, to increase the density and height allowed in the Portage Road intensification corridor.

The applicant is also requesting to rezone the lands from a Residential Apartment 5C (R5C) zone to a Residential site-specific Apartment 5F (R5F) zone.

The applicant is requesting to increase the minimum lot area allowed for each unit, decrease the required front yard, rear yard and the interior side yards, increase the number of apartment buildings allowed on a lot, decrease the parking requirement, decrease the interior side yard and rear yard for an accessory building or structure, and decrease the landscape/open space and the minimum amenity allowed for the apartment zone.



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.

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 ndebenedetti@niagarafalls.ca on or before **September 29th, 2025**. To participate remotely at the Open House please pre-register by sending an email ndebenedetti@niagarafalls.ca before 12 noon on **September 29th, 2025**.

MORE INFORMATION

For more information, please contact Nick DeBenedetti, Planner 2, at (905) 356-7521, extension 4233, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at ndebenedetti@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 12th day of September 2025.

Nick DeBenedetti, MCIP, RPP
Planner 2

ND:
Attach.

SCHEDULE 1 (Concept Site Plan)

