



NEIGHBOURHOOD MEETING

5259 Dorchester Road
Assessment Roll No.: 272505000511300
Combined Official Plan & Zoning By-law Application
Municipal File #: AM-2025-014
Applicant: 5259 Dorchester Road (Niagara) Ltd.
Agent: Nicholas Godfrey (Upper Canada Planning & Engineering Ltd.)

NEIGHBOURHOOD MEETING

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 statutory Public Meeting. Your comments may be provided orally or in a written form.

To accomplish this, a Neighbourhood Meeting has been scheduled for:

Date: Wednesday, October 1, 2025

Time: 04:30 PM

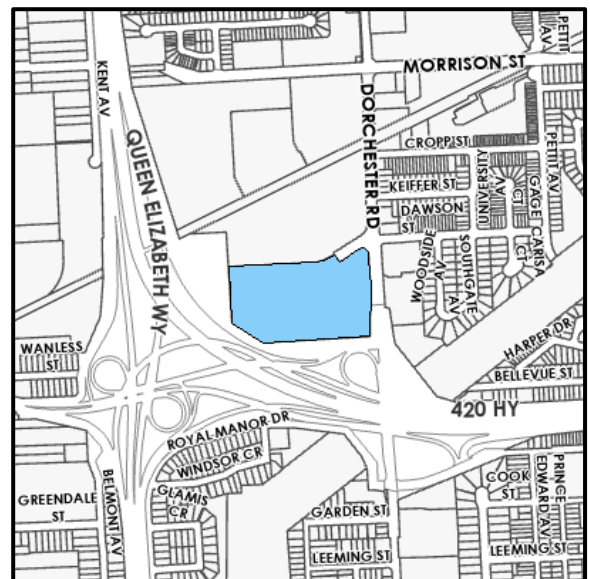
Place: Gale Centre, Memorial Room, 5152 Thorold Stone Road

A representative from the Planning, Building & Development Department as well as the applicant will attend to present the proposal 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 AMENDMENTS

An Official Plan and Zoning by-law Amendment application has been submitted to facilitate the development of 5 apartment dwellings, 3 mixed-use buildings, mini storage buildings, and a maintenance building. A total of 1782 dwelling units are proposed. Schedules 1 and 2 show details of the proposal.

The subject lands are designated Major Commercial in accordance with the City's Official Plan, and are located within the Morrison/ Dorchester Node. Standalone residential and mixed-use buildings are permitted in the Morrison/Dorchester Node, subject to the policies of the Official Plan, which currently permit a height of between 4 and 10 storeys, and a maximum density of 150 units per hectare.



The applicant is proposing to redesignate the subject lands to Residential, with a Special Policy Area that permits:

- a maximum building height of 20 storeys;
- a minimum net density of 100 units per hectare;
- a maximum net density of 240 units per hectare;

- neighbourhood commercial uses located within 500 metres of existing commercial uses and not exceeding a gross leasable floor area of 1823 square metres;
- a maintenance building; and
- mini storage buildings

Further, the applicant is requesting to delete a current policy in the Official Plan that applies only to the subject lands (Part 2, Section 3, Policy 3.2.6.3), and to eliminate the requirement of a sunset clause in the implementing Zoning By-law.

The subject lands are zoned Planned Shopping Centre Commercial (SC-H-703) Zone, in accordance with Zoning By-law No. 79-200, as amended by By-law No. 2005-103. The applicant is proposing to rezone the subject lands to a site-specific Residential Apartment 5F Density (R5F) Zone to permit:

- the uses permitted in the R5F Zone (apartment dwellings and stacked townhouse dwellings);
- various commercial uses;
- a maintenance building; and
- mini storage buildings

Site-specific zoning relief is requested to facilitate:

- 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 to the maximum height of buildings/structures, number of apartment dwellings on one lot, and projection of various architectural features into any required yard; and
- the encroachment of outdoor patios into any required front yard

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 **October 1st, 2025**. You can also participate in the Neighbourhood Meeting in person.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at 905-356-7521, extension 4364 or by email at mceci@niagarafalls.ca.

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 12th day of September 2025.

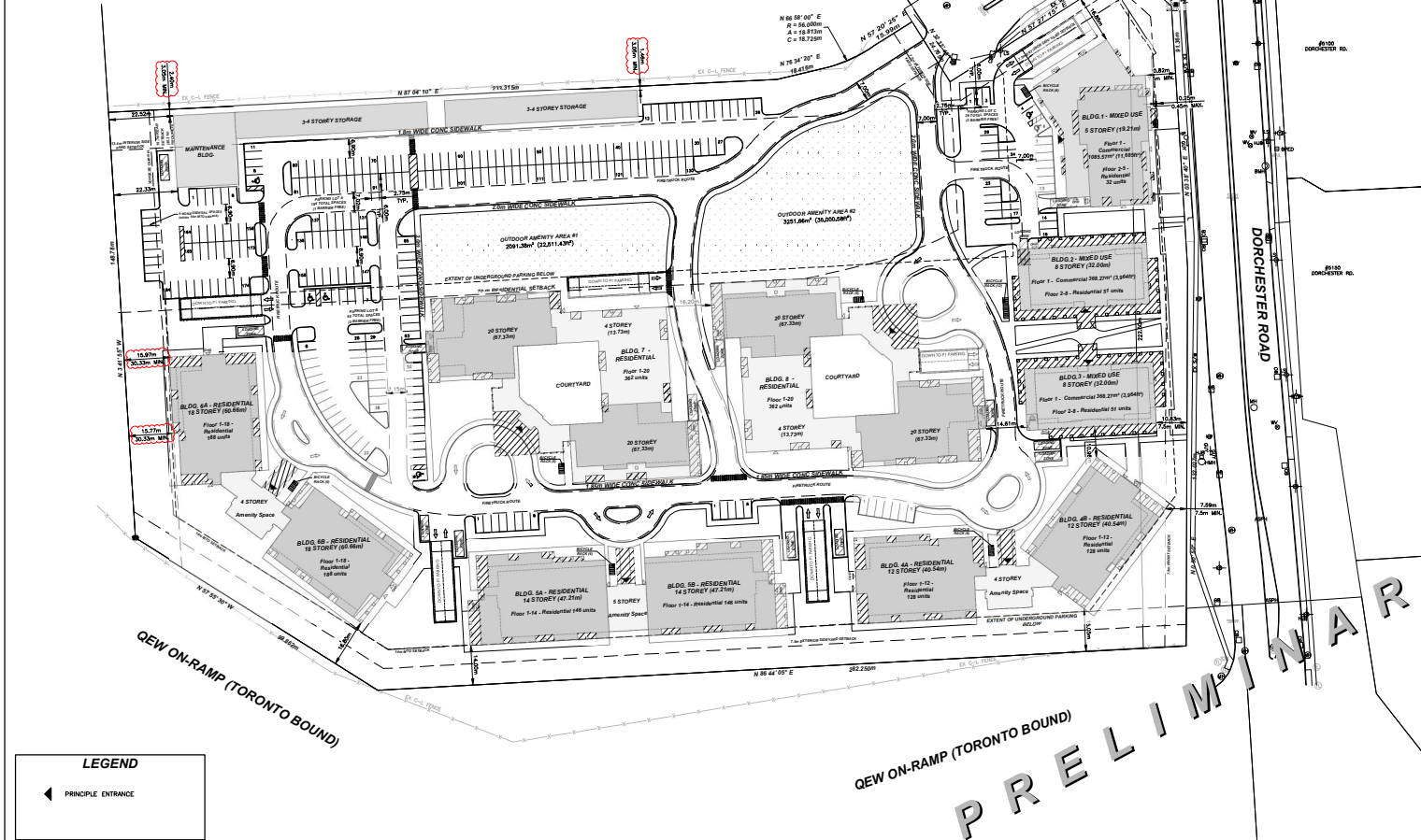
SCHEDULE 1

PARKING REQUIREMENTS PER BUILDING

BUILDING	# of UNITS	# of PARKING SPACES REQUIRED PER RESIDENTIAL UNIT [1.4 per unit]	COMMERCIAL AREA (m ²)	# of PARKING SPACES REQUIRED FOR COMMERCIAL AREA [1 per 25m ²]	TOTAL # of PARKING SPACES REQUIRED	# of BICYCLE PARKING SPACES REQUIRED PER RESIDENTIAL UNIT (Long-Term) [0.5 per unit]	# of BICYCLE PARKING SPACES REQUIRED PER RESIDENTIAL UNIT (Short-Term) [6 per dwelling]	# of BICYCLE PARKING SPACES REQUIRED FOR COMMERCIAL AREA [1 per 500m ²]	TOTAL # of BICYCLE PARKING SPACES REQUIRED
BUILDING #1	32	45	1085.57	43	88	16	6	2	24
BUILDING #2	51	71	368.27	15	87	26	6	1	33
BUILDING #3	51	71	368.27	15	87	26	6	1	33
BUILDING #4	256	358	—	—	358	128	6	—	134
BUILDING #5	292	409	—	—	409	146	6	—	152
BUILDING #6	376	526	—	—	526	188	6	—	194
BUILDING #7	362	507	—	—	507	181	6	—	187
BUILDING #8	362	507	—	—	507	181	6	—	187
TOTAL	1782	2495	1822.11	73	2567.7	891	48	4	943

SITE STATS

BUILDING	LOT COVERAGE (includes canopies, projections)
BUILDING #1	1605.60
BUILDING #2	1401.30
BUILDING #3	1401.30
BUILDING #4	2889.00
BUILDING #5	3084.30
BUILDING #6	2889.00
BUILDING #7	3586.10
BUILDING #8	3586.10
MAINT./STORAGE	1761.30
TOTAL	22204.00m ²



LEGEND	
◀	PRINCIPLE ENTRANCE

#	REVISION	DATE	INIT
1			
2			
3			
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9			
10			

- NOTES:
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND THESE SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 - PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND DATA LOCATED IN THE FIELD TO VERIFY THE ACCURACY OF THESE PROPERTY LINES. A LEAS SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION MUST COMPLY WITH THE HIGHER FEDERAL/PROVINCIAL STANDARD CONTRACT DOCUMENTS.

DRAFTING
M.K.
DESIGN
CHECKED BY
APPROVED BY

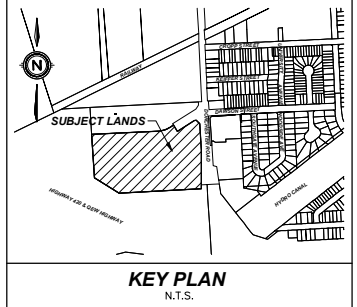
OWNER
OWNER NAME
STREET
CITY
POSTAL CODE



OWNER
OWNER NAME
STREET
CITY
POSTAL CODE

5259 DORCHESTER ROAD
CITY OF NIAGARA FALLS
SITE PLAN

DRAWING FILE: F:\2013\Planning\2013-08-SITE PLAN\PRELIM - 2.3.dwg PLOTTED: Mar 16, 2020 - 2:20pm PLOTTED BY: mark



ZONING MATRIX		
PROVISION	REQUIRED	PROVIDED
Minimum Lot Area	37 sq. m. for each dwelling unit	42,720.00 (21,360.00)
Minimum Lot Frontage	45 metres	107.96m (53.98m)
Minimum Front Yard Depth	7.5 metres plus 13.0 metres from the original centreline of Dorchester Road	7.50m
Minimum Rear Yard Depth	One-half height of building or 10m whichever is greater (30.30m required) (Bldg. G1)	20.75m
Minimum Interior Side Yard Width	One-quarter the height of the building (3.00m required)	3.00m
Minimum Exterior Side Yard Width	7.5 metres	10.50m
Maximum Lot Coverage	30%	29.43%
Maximum Height of a Building or Structure	28 metres	27.45m
Number of Apartment Dwellings on One Lot	One only	10 (10)
Minimum Uncovered Open Space	20% of lot area	4,440.80m ²
Minimum Amenity Space for an Apartment Dwelling Unit	25sq. m. per dwelling unit	44,408.00m ²
PARKING		
PROVISION	REQUIRED	PROVIDED
Minimum Parking Requirement (Residential)	1.4 spaces per dwelling unit (2,700 units = 3,780 spaces)	2,495 spaces
Minimum Parking Requirement (Commercial)	1 space per 25m ² of Commercial Area (1,822.11m ² = 73 spaces)	73 spaces
Minimum Required Accessible Spaces	1% (24 = 37 spaces)	41 spaces
YARD (G1)		
PROVISION	REQUIRED	PROVIDED
Projection of unsupported canopies in a required yard	Maximum 0.45 metres into a required yard	0.25m
Projection of balconies in a required yard	0.8 metres into a required front or rear yard	0.25m
Projection of balconies in a required side yard	0.45 metres into a required side yard	0m

SITE STATISTICS		
AREA	Ha.	% COVERAGE
BUILDING	2.220	29.43
ROAD/DRIVEWAY/PARKING	1.972	26.14
LANDSCAPING	3.352	44.43
TOTAL	7.544	100.00
UNITS		1782
BLDG. AMENITY AREA (INDOOR/OUTDOOR)		35,787.34m ²
OUTDOOR AMENITY AREA		5,343.03m ²
COMMERCIAL AREA TOTAL		1,822.11m ²
DEVELOPABLE AREA		7,544.10m ²
DENSITY (UNITS/DEVELOPABLE AREA)		236.21u/Ha.
REQUIRED PARKING		2,495 Spaces
1.4 Spaces/Residential Unit		2,495 Spaces
1 Space per 25m ² Commercial		73 Spaces
TOTAL REQUIRED PARKING		2,568 Spaces
REQUIRED ACCESSIBLE PARKING (11+1% of required)		37 Spaces
REQUIRED LOADING AREAS		4 Spaces
PROPOSED PARKING SURFACE		307 Spaces (includes 6 accessible, 9 non-essential)
UNDERGROUND (includes 35 accessible)		2,045 Spaces
TOTAL PROPOSED PARKING		2,352 Spaces
PROPOSED ACCESSIBLE SPACES		41 Spaces
PROPOSED LOADING AREAS		14 Spaces
BICYCLE PARKING REQUIRED & PROVIDED (See chart)		

CONSULTANT FILE No.	2013-08
DATE	2024-08-26
PRINTED	2025-03-19
SCALE	1:750 m
REV. No.	
DWG No.	2013-SP
REV	0

SCHEDULE 2

Looking southwest (from intersection of Dawson Street and Dorchester Road)



Looking northeast (from QEW)