



## NOTICE OF APPLICATION & VIRTUAL DELEGATED PUBLIC MEETING

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

**4531 Morrison Street**  
**Minor Zoning By-law Amendment Application**  
**City File: AM-2025-021**  
**Owner: 1000559766 Ontario Inc (Sylvana Louras)**  
**Agent: Raj Patel (RPD Studio)**

### VIRTUAL DELEGATED PUBLIC MEETING

A virtual Delegated Public Meeting has been scheduled for:

**Date: Wednesday, October 15<sup>th</sup>, 2025**

**Time: 4:30 PM**

**Location: Virtual/Online Platform**

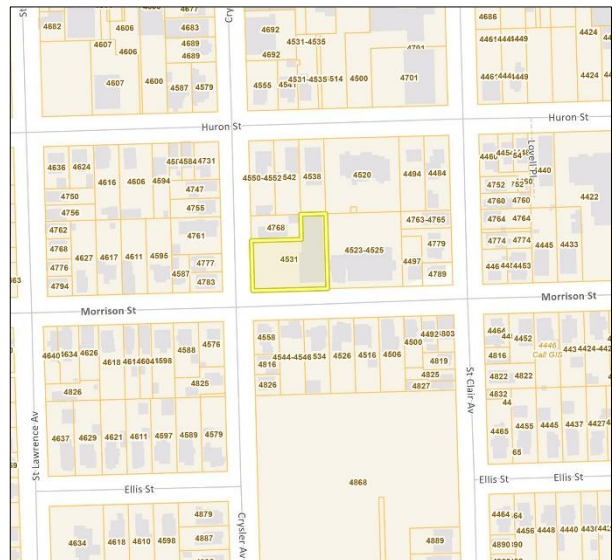
If you are interested in participating in the virtual Delegated Public Meeting, please pre-register by sending an email to Mackenzie Ceci, Senior Planner (Current Development) at [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca) before 12:00 PM on Wednesday, October 15<sup>th</sup>, 2025.

### PROPOSED AMENDMENT

A Minor Zoning By-law Amendment application has been submitted to facilitate the development of seven two-storey townhouse dwellings, one two-storey semi-detached dwelling, and seventeen Additional Dwelling Units, as shown on Schedule 1.

The subject lands are designated High Density Residential in the Transit Station Secondary Plan, which permits multiple dwellings and a maximum net density of 200 units per hectare. The lands are also located in a Major Transit Station Area.

The lands are zoned Residential Apartment 5F (R5F) Density Zone, as amended by Committee of Adjustment decision A-2024-49, which granted relief for the minimum lot area, minimum lot frontage, minimum front yard depth, minimum rear yard depth, minimum interior side yard width, minimum exterior side yard width, maximum lot coverage, and minimum landscaped open space area to facilitate the development of thirty-two stacked townhouse dwellings. The applicant has since modified their proposal and is instead proposing to add townhouse dwellings and semi-detached dwellings as a permitted use in the R5F Zone, whereas only an apartment dwelling and stacked townhouse dwellings are permitted as-of-right. Site-specific zoning relief is required to carry forward the zoning relief that was granted through the previous Minor Variance application.



## HAVE YOUR SAY

Public input on the application 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 joining the virtual Delegated Public Meeting.

## WRITTEN SUBMISSION

Please provide written input or request notice of the decision 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). Comments are preferred to be provided before noon on **Friday, October 10<sup>th</sup>, 2025** to be included in the agenda package.

## ORAL SUBMISSION

To participate virtually in the Delegated Public Meeting, please pre-register by sending an email to [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca) before 12:00 PM on **Wednesday, October 15<sup>th</sup>, 2025**. All registrants will be provided with instructions on how to participate in the virtual Delegated Public Meeting.

## MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364, between the hours of 8:30 AM and 4:30 PM or by email at [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca). A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-hall/planning/delegated-authority-meetings.aspx> before the Delegated Public Meeting.

## LEGAL NOTICE

### Section 34 of the *Planning Act*

In accordance with Bill 185, which received Royal Assent on June 6<sup>th</sup>, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the By-law will apply, who made oral submissions at a Public Meeting or written submissions to the Council of the City of Niagara Falls prior to the passage of the By-law, may appeal the By-law to the Ontario Land Tribunal. **Third-party appeals are no longer permitted.**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Niagara Falls to the Ontario Land Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls before the By-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

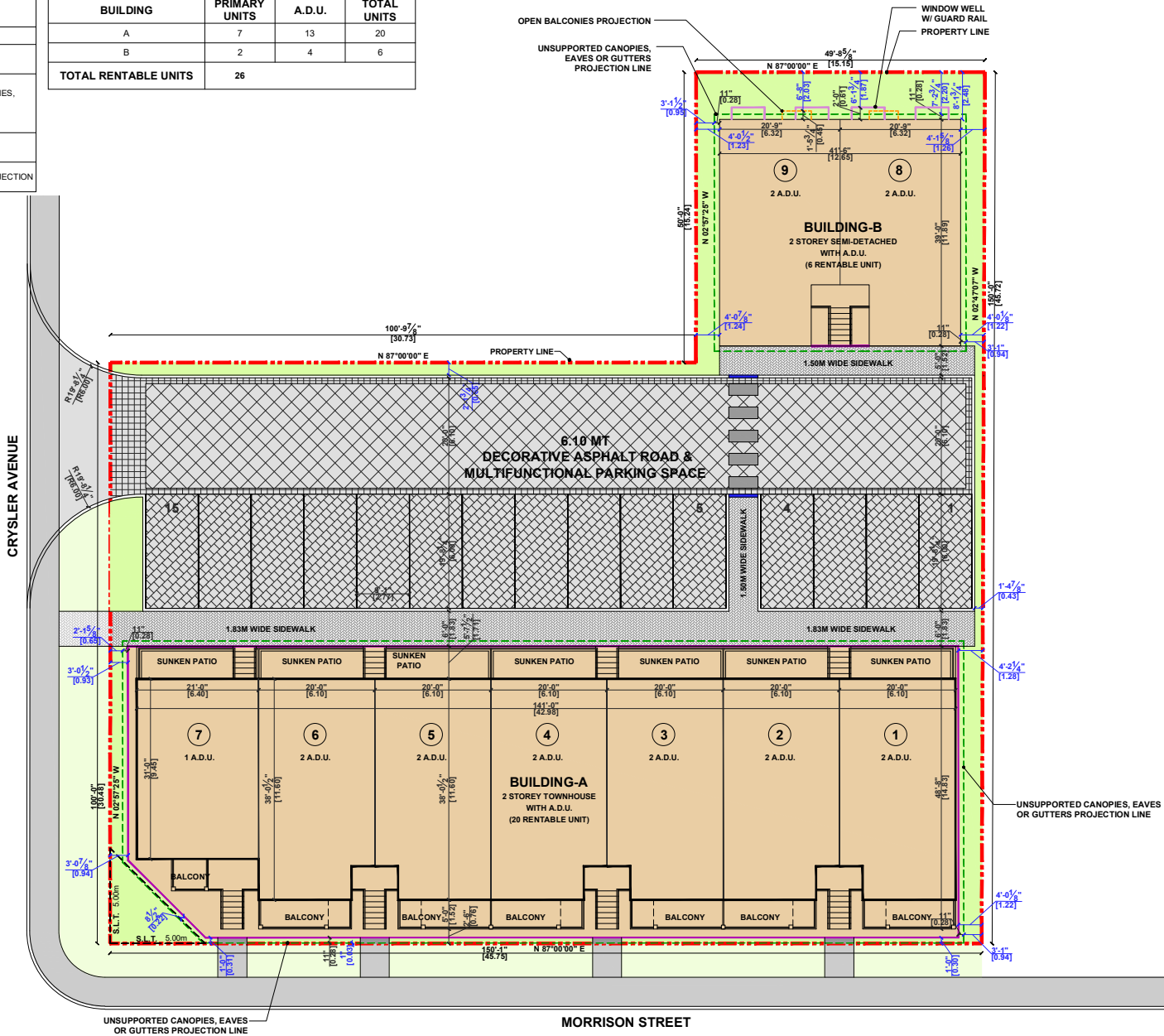
**If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.**

Dated at the City of Niagara Falls this 25<sup>th</sup> day of September, 2025.

# SCHEDULE 1

LEGEND	
	PROPERTY LINE
	ELEVATION PROJECTION LINE
	UNSUPPORTED CANOPIES, EAVES OR GUTTERS PROJECTION LINE
	WINDOW WELL W/ GUARD RAIL
	OPEN BALCONIES PROJECTION

BUILDING	PRIMARY UNITS	A.D.U.	TOTAL UNITS
A	7	13	20
B	2	4	6
TOTAL RENTABLE UNITS		26	



**PRIMARY CONSULTANT & PROJECT MANAGER**

**RPDS**  
INTEGRATED DESIGN FIRM  
SUITE 203, 3885 TRAMER DR., MISSISSAUGA, ON L5S 1G9  
MAIL: PROJECT@RPDSSTUDIO.CA, CALL: 647-556-2585  
WEBSITE: WWW.RPDSSTUDIO.CA

**\* NOT FOR CONSTRUCTION**

Contractor & trades must check and verify all dimensions before executing the work and must report discrepancies and should not make or measure the drawings.  
All drawings, specifications and related documents are the copyright of the designer and must be returned upon request.  
All the work must be in compliance with ONTARIO BUILDING CODE.  
Reproduction of drawings, specifications and related documents in part or whole is forbidden without the written consent.  
This drawing is not to be used for construction until signed and stamped by the designer.



1.	08/09/2023	ISSUED FOR MINOR ZONING BY-LAW AMENDMENT	
No.	Date	Version	Dwn.

**PROJECT: TOWNHOMES DEVELOPMENT WITH A.D.U.**  
4531 MORRISON ST.  
CITY OF NIAGARA FALLS

**DRAWING TITLE: SITE PLAN**

DRAWN BY: DATE:  
CHECKED BY: RP SCALE: 1:100

PROJECT NO.: DRAWING NO.:  
**A-2.0**