

# The Standard

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## COUNCIL

# Large hotel, residential development approved in Niagara Falls

By **Ray Spiteri** Review Reporter

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A large hotel and residential development has been approved for the southwest corner of Dunn Street and Stanley Avenue in Niagara Falls.

During its Tuesday night meeting, city council approved a zoning bylaw amendment to permit a 30-storey development consisting of a four-storey podium with a 26-storey hotel tower with 300 guest rooms and two 26-storey residential towers with 583 residential units in the tourist core.

The approval includes a holding provision to require a record of site condition and updated wind and noise studies.

During Tuesday's public meeting, Alex Herlovitch, the city's director of planning, building and development, said the proposal complies with the provincial policy statement, the city's official plan, adds diversity to housing options in the community and fits in with the surrounding tourist area.

He said the project would add "architectural interest to the Niagara Falls skyline."

Coun. Vince Kerrio said he particularly likes the mix of tourism and residential in the project.

"It seems like a great project," he said.

"We're looking at people who are going to invest millions and millions and millions of dollars in our community."

Mayor Jim Diodati said the project was "well thought out," adding the city needs more affordable and rental housing in the tourist area "because so many of the people can't get close enough to where they work."

"Very appropriate. It's very welcome."

The mixed-use project is proposed for 6663, 6671 and 6683 Stanley Ave. and 5640 and 5582 Dunn St.

The three parcels of land total about 1.3 hectares (3.3 acres).

As the lands are not whole lots in a plan of subdivision, the three parcels will merge upon the same owner taking title.

The applicant, Stanley JV Inc. (Kyle Bittman) also proposes ancillary restaurant and retail uses to the hotel.

The hotel tower will be at the northeast corner of the site.

The two residential towers will be on the southern edge of the site with their longest facades along the east-west axis.

An L-shaped, four-storey podium will connect the towers and accommodate the restaurant and retail uses at street level, along with four levels of parking, and outdoor amenities on the roof for hotel guests and tower residents.

A total of 969 parking spaces will be provided — 402 spaces within two levels of underground parking and 568 within four levels

of a parking structure.

The lands are occupied by detached dwellings, a two- to three-storey hotel, a separate restaurant and associated parking.

To the north of the site, at 6605 Stanley Ave., is a partially constructed hotel podium that includes three levels of parking that has approval for a 72-storey, mixed-use building.

To the east are tourist commercial uses including hotels and restaurants.

To the south is a parking lot and Niagara Falls Convention Centre, and to the west is a hydro corridor, driveway to the convention centre, and detached dwellings.

A neighbourhood open house was held Jan. 13 and was attended by the applicant, the applicant's planners and consultants, and one member of the public.

Staff said the individual who attended expressed such a project is long overdue and is excited for the development and its location.

Staff said no objections were received.

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