

Thursday February 27, 2025

Town of Niagara-on-the-Lake
Community & Development Services
1593 Four Mile Creek Road
PO Box 100
Virgil, ON L0S 1T0

Delivered via planning.development@notl.com

**Re: Official Plan and Zoning By-law Amendment Application
524 York Road, Niagara-on-the-Lake**

Introduction

Bousfields Inc. is the planning consultant for Niagara York Road Inc., the registered owner of the lands located north of York Road and east of Glendale Avenue, municipally known as 524 York Road (the “**Subject Site**”). On behalf of our client, we are pleased to submit materials in support of an Official Plan Amendment and Zoning By-law Amendment application (together, the “**Applications**”) for the Subject Site.

The Subject Site is a large triangular shaped site, approximately 2.83-hectares in size and divided by a central private road. The north portion of the Subject Site is developed with two 6-storey hotels (Staybridge Suites and Holiday Inn Express) and associated surface parking, and the south portion of the Subject Site is currently vacant. The Applications are for the redevelopment of the southern portion of the site, south of the central private road (the “**Development Site**”). The Development Site is proposed to be developed with a 10-storey hotel building, two 1-storey commercial buildings, and associated surface parking (the “**Proposal**”).

As further detailed in our Planning and Urban Design Rationale, the Proposal in keeping with the planning framework established in the Provincial Planning Statement (“the PPS”), the Niagara Region Official Plan, the Town of Niagara-on-the-Lake Official Plan, and the Glendale Secondary Plan, all of which promote

efficient use of land and infrastructure within urban areas and especially strategic growth areas.

While an amendment to the Town of Niagara-on-the-Lake Official Plan and Zoning By-law 4316-09 is required to permit the development, it is our opinion that the Proposal is appropriate in the context of the general direction to intensify underutilized sites in the urban area and create focal areas for hotel, restaurant and other commercial uses in the Glendale Community and especially in the Hospitality District.

Proposal

The Proposal is comprised of a 10-storey hotel building (30.58 metres, plus rooftop parapets and mechanical equipment) and 556 square metres of commercial gross floor area at the edges of the Development Site. The hotel contains 207 hotel rooms and accessory uses. The proposed commercial GFA is divided between two stand-alone restaurants with associated patio areas. Restaurant A is 220 square metres in size and includes a 50 square metre outdoor patio, and Restaurant B is 336 square metres and includes a 28 square metre outdoor patio. The resulting density of the development is 0.77 times the area of the lot.

A large surface parking area is located central to the Development Site, which includes a total of 247 vehicular parking spaces, and 11 bicycle parking spaces at grade to support the proposed uses. Vehicular access is provided from the private road to the north of the Development Site.

Submission Materials

In support of the applications, please find enclosed the following required materials that were identified following the Pre-Consultation meeting on July 18, 2024. The following materials have been provided digitally:

- A completed and signed Niagara-on-the-Lake Application Form;
- Architectural Package, including Site Plan, Floor Plans, Roof Plans, Building Elevations, and Renderings prepared by Mataj Architects Inc. dated January 27, 2025;

- Stage 1 and 2 Archaeological Assessment Report prepared by Archaeological Consultants Canada, September 13, 2024 and Ministry Letter dated November 19, 2024;
- Draft Official Plan Amendment prepared by Bousfields Inc., dated February 2025;
- Draft Zoning By-law Amendment prepared by Bousfields Inc., dated February 2025;
- Environmental Impact Study prepared by Colville Consulting Inc., dated January 2025;
- Exemption Request from Airport Zoning Restrictions prepared by HM Aero Inc., dated February 18, 2025;
- Functional Servicing Report, including Site Servicing Plan and Grading Plan prepared by Quartek Group Inc., dated February 19, 2025;
- Geotechnical Report prepared by Soil-Mat Engineers & Consultants Ltd., dated May 15, 2015;
- Landscape Concept prepared by Quartek Group Inc., dated February 20, 2025;
- Letter of Reliance in support of Geotechnical Report prepared by Soil-Mat Engineers & Consultants Ltd., dated January 17, 2025;
- Noise Impact Study prepared by Thornton Tomasetti, dated February 18, 2025;
- Pedestrian Wind Assessment prepared by RWDI, dated February 18, 2025;
- Planning and Urban Design Rationale report prepared by Bousfields Inc., dated February 2025;
- Signed Pre-Consultation Agreement dated July 18, 2024;
- Stormwater Management Report Addendum prepared by Quartek Group Inc., dated February 19, 2025;
- Transportation Impact Study prepared by Paradigm Transportation Solutions Ltd., dated February 18, 2025;
- Tree Inventory and Preservation Report and Plan prepared by Kuntz Forestry Consulting Inc., dated January 23, 2025;
- Urban Design Brief prepared by Bousfields Inc., dated February 2025.
- Property Index Map and Parcel Registers (including all PIN Printouts and Legal Instruments)

In addition, the following required application fees have been submitted under separate cover via courier to the Town by our client:

- Town of Niagara-on-the-lake Official Plan Amendment and Zoning By-law Amendment (including Town and Operations) application fees in the amount of \$29,410.00; and,
- Niagara Region Major Official Plan and Zoning By-law Amendment Review fee in the amount of \$14,000.00.

We trust the enclosed makes for a complete application. If you have any questions or require additional information, please do not hesitate to contact the undersigned at dfalletta@bousfields.ca.

Respectfully submitted,

Bousfields Inc.



David Falletta, MCIP, RPP

cc. *Client*

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