

Date: 16 September 2025
 Project No: 24086

Town of Niagara-on-the-Lake
 Planning and Building Services
 1593 Four Mile Creek Road, P.O.Box 100
 Virgil, ON, L0S 1T0

Attn: Mr. Connor MacIsaac

Re: Responses to the Open House Comments for 1317 York Road, St. Catharines - Proposed 5 Townhouses and 1 Single-Detached Dwelling.

Dear Connor,

We acknowledge receiving the open house comments from the public on September 8, 2025. Please accept the responses to the public comments and reference that address the comments.

Comment	Response / Action Drawing Reference
Appendix 1 – Summary of Staff Comments	
1. Planning Section, Planning and Building Services	
Gerry <ul style="list-style-type: none"> Reasons why bungalow towns were not an option. Aesthetically not pleasing given the gateway. The design doesn't speak to the demographic. Less resistance if there were one-storey development and bungalow towns. 	Although a couple of building typologies were explored, the two storey townhouse concept was chosen to proceed with based on its viability, based on the nearby two-story developments along York Road and to provide the area with a mix of housing typologies and make the most efficient use of land.
Bram – 4 Angels Drive <ul style="list-style-type: none"> Proposal does not fit with the character of the Town. 2 storey townhouses not found in the neighborhood. Flooding – 3 flooding during the past year in the area due to Infrastructure not to support water coming from the Escarpment Tammy ridge development – Phase 2 – put on hold for an engineering assessment to accommodate the flooding the sewer system. Has this development been put through the 	There are 2 storey developments nearby. The height of the development does fit within the neighborhood context. The Functional Servicing and Stormwater Management report prepared for the Zoning Bylaw Amendment and subsequent development applications explain the



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same kind of requirement?	<p>existing conditions and recommended solutions for the water supply and distribution, sanitary sewerage, drainage and site grading, utility servicing and servicing locations. Generally, the resulting stormwater management must be a net improvement as the civil design is usually required to match the pre-development flows to the post development flows.</p> <p>Although generally the development should be a net improvement to the stormwater management in the area, this development may not be able to entirely resolve pre-existing flooding, especially flooding not caused by this specific site.</p>
<p>Judy – 231 Tanbark Road</p> <ul style="list-style-type: none">• Current house sits on the corner and there is a stream that runs through the basement. How is that being dealt with? The water has to go somewhere.• Easement – What is the grey area from tanbark to the back of the property?	<p>Should there be any basements, they will be designed to address the water table and any streams underground. Generally, basements in wet areas are waterproofed and sometimes also sump pumps are put in place.</p> <p>The grey area is a 3m wide easement for the storm sewer. The fence will be along the property line.</p>
<p>Gerry</p> <ul style="list-style-type: none">• Safety of the kids going to the school.• Cross walk there in the corner for kids who go to the school.• Adding 5 more driveways there makes it quite chaotic over there.• People can't park along York Road and now park along Tanbark Road – Parking unavailable for schools (Street Parking).	<p>The development proposes parking onsite. Each townhouse unit will have parking in a private driveway. The number of parking stalls provided for the townhouse units will comply with zoning requirements.</p> <p>The Town of Niagara On The Lake manages available street parking, and crosswalks on public property. As part of this development, a portion of the land will be deeded to the Town for a road widening to allow for the</p>



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	<p>Towns future road improvements. Please inquire with the town about available street parking, and timelines for road improvements, and for more information on public parking in the neighborhood.</p>
<p>Judy</p> <ul style="list-style-type: none"> Why are there so many units – doesn't match up with the rest of the units. <p>Bram</p> <ul style="list-style-type: none"> Face townhouses towards York Road and single detached towards Tanbark Road. Development too condensed. 	<p>The proposed development seeks to provide the area with a variety of different housing typologies to better reflect the needs of the community.</p> <p>Residential intensification aids in reducing land consumption, and reducing oversized lots and is generally seen as a responsible planning practice. The density proposed is appropriate.</p> <p>The preliminary architectural characteristics of the building were crafted closely considering the urban design guidelines published by the Town and will add to the architectural character of St Davids. These will also be subject to further review, and feedback from the Town and Heritage Committee.</p>

If you have any questions or comments, please contact me directly.

Thank you,

Zamima Khan
Intern Urban Planner