

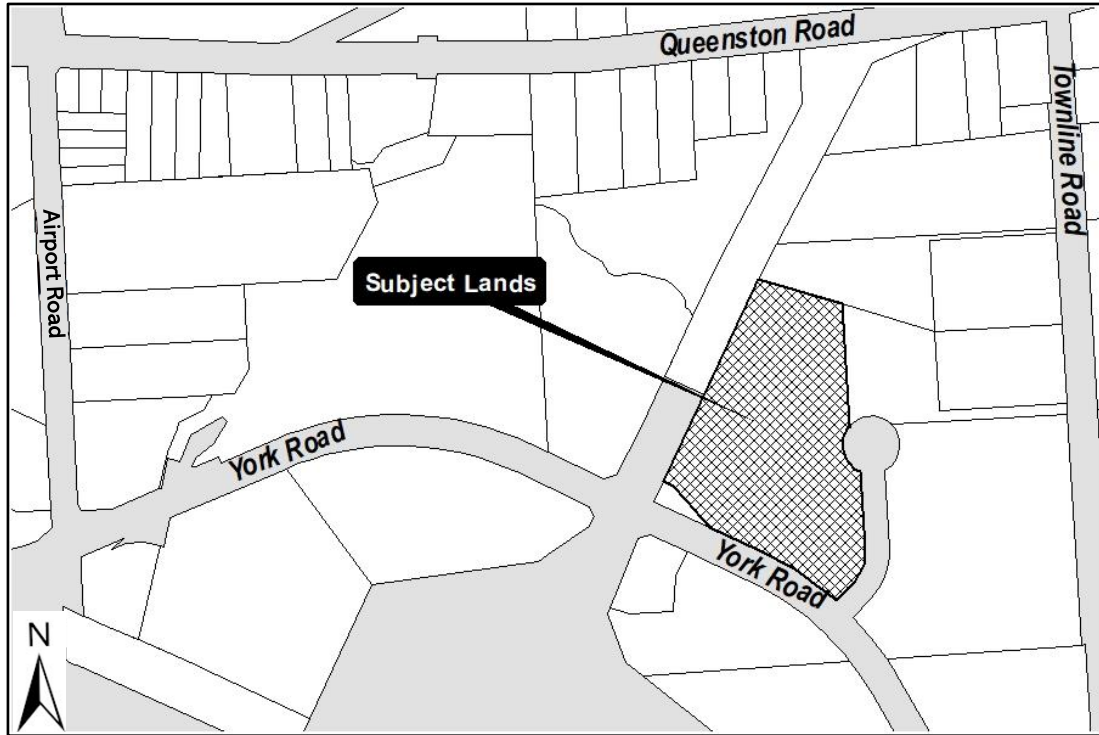
# Public Meeting: 524 York Road – Phase 2 Official Plan Amendment (OPA-01-2025) Zoning By-law Amendment (ZBA-01-2025)

June 3, 2025

John Federici, MCIP, RPP – Senior Planner



# Location: 524 York Road



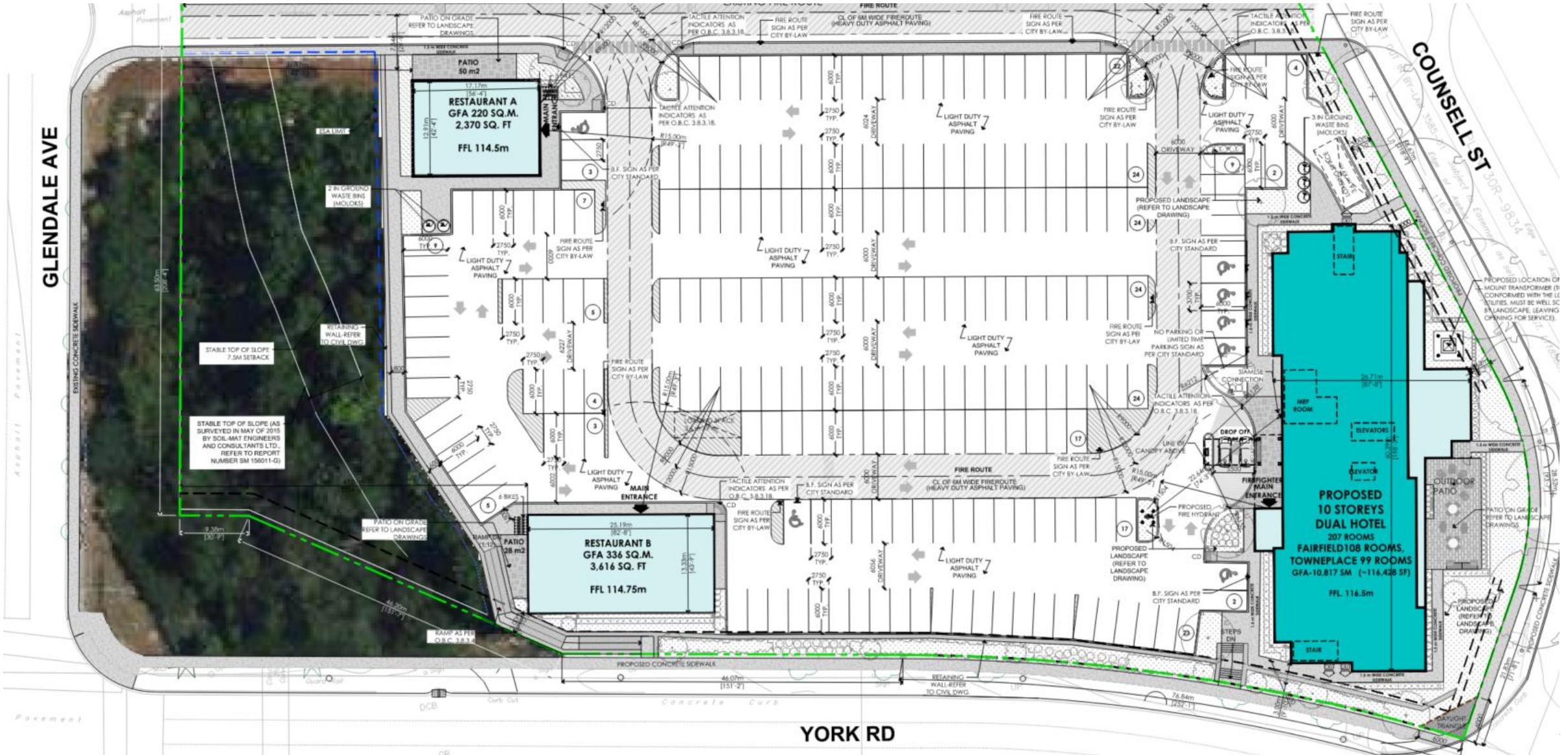


# Location: 524 York Road





# Proposal



# Requested Amendments: Official Plan Amendment and Zoning By-law Amendment

**Official Plan Amendment:** Proposes to redesignate the southern portion of the subject lands to site-specific “Hospitality Precinct” to permit an increased height for the development and to permit surface parking along York Road

**Zoning By-law Amendment:** Proposes to modify the existing “Regional Commercial (RC1-15) – Site Specific Zone” by expanding it to include the southern portion of the subject lands, with associated site-specific provisions

A Holding (H) Provision is proposed, related to building height, which shall not be removed until such time as an exemption to the Airport Zoning Regulation is granted by Transport Canada for building heights greater than 140 metres above sea level on the southern portion of the subject lands

# Consultation: Town, Agency and Public

**No Objections:** Building, Finance, Fire and Emergency Services, Heritage, Enbridge Gas, NOTL Hydro, TransCanada Pipelines Limited

**Objections:** The Niagara District Airport objects to the applications given that the height proposed development does not comply with the Federal Airport Zoning Regulations

- Open House on April 16, 2025, attended by one (1) member of the public asking questions of clarification related to the proposed height and Airport Zoning Regulation exemption process.
- No written public comments have been received to-date.

## **Review ongoing:**

- Town Operations: Updates to Functional Servicing Report and Stormwater Management Report to address water and stormwater management
- Town Urban Forestry: Tree removals are not permitted in areas classified as Significant Woodland. An updated Environmental Impact Study is required
- Niagara Peninsula Conservation Authority: Updates are required to the Geotechnical Report
- Niagara Region: An updated Environmental Impact Study and Transportation Impact Study is required. The woodland appears to meet the criteria of a Significant Woodland. Recommendations related to noise control measures and mitigation measures related to wind

# Next Steps

1. Ongoing review of the Application
2. Comments have been provided to the Applicant, opportunity to respond and make revisions
3. Future recommendation report to Council, including an analysis of all applicable policies and consideration of all received comments
4. Pending approval of the rezoning by Council, a Site Plan Amendment application will be required to implement the proposal

# **Thank you! Any questions?**

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