

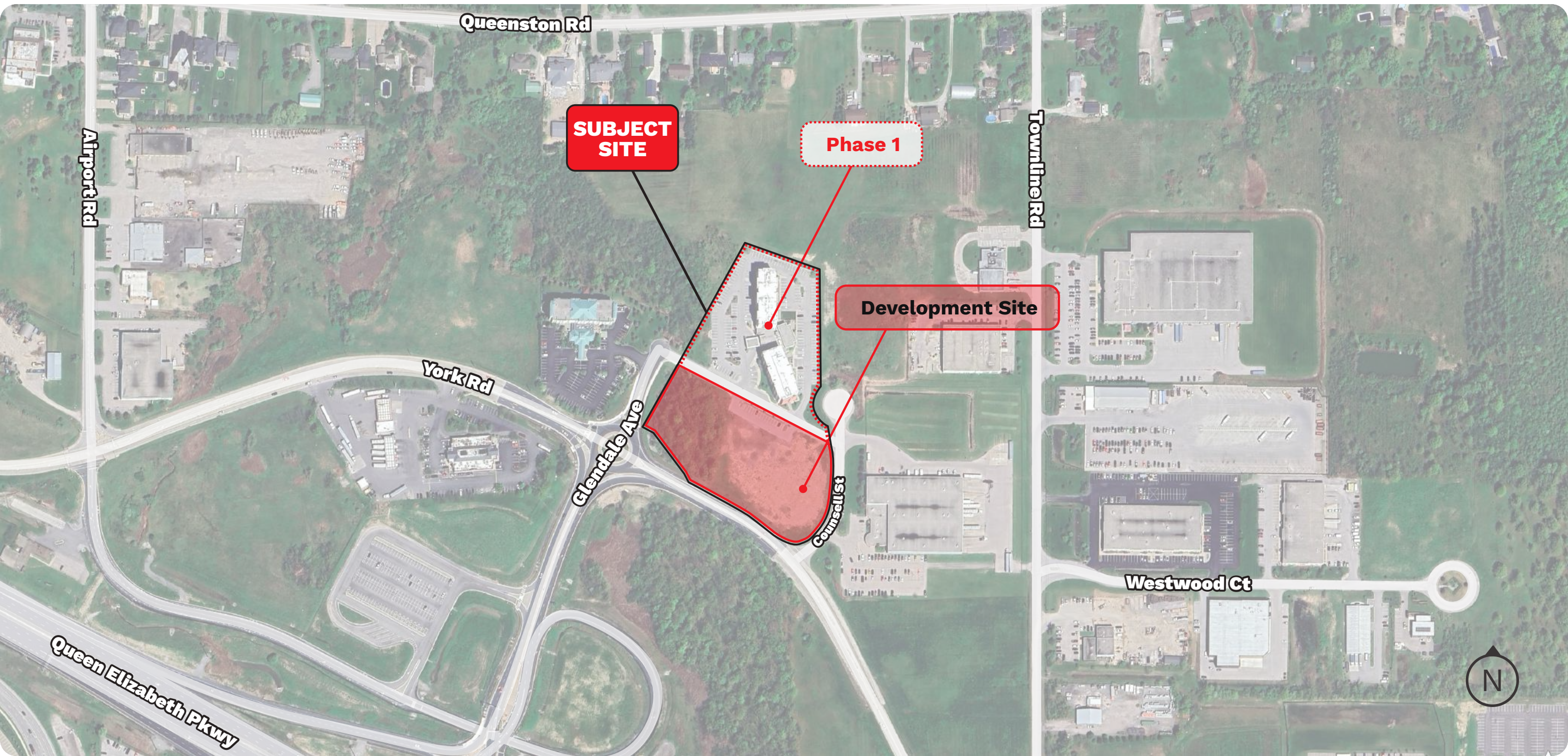
April 14, 2026

# Committee of the Whole Planning

524 York Road, Phase 2  
Niagara-on-the-Lake



# Site & Surrounding Context





# Planning Framework











## Niagara Region Official Plan












### Schedule B - Regional Structure

#### Urban Area Designations

-  Delineated Built-Up Area
-  Designated Greenfield Area

#### Strategic Growth Areas

-  Urban Growth Centre
-  Protected Major Transit Station Area
-  Regional Growth Centre
-  District Plan Area
-  Rural Settlements
-  Employment Areas
-  TransCanada Pipeline
-  Enbridge Pipeline
-  TransCanada Compressor Station
-  Enbridge Facility

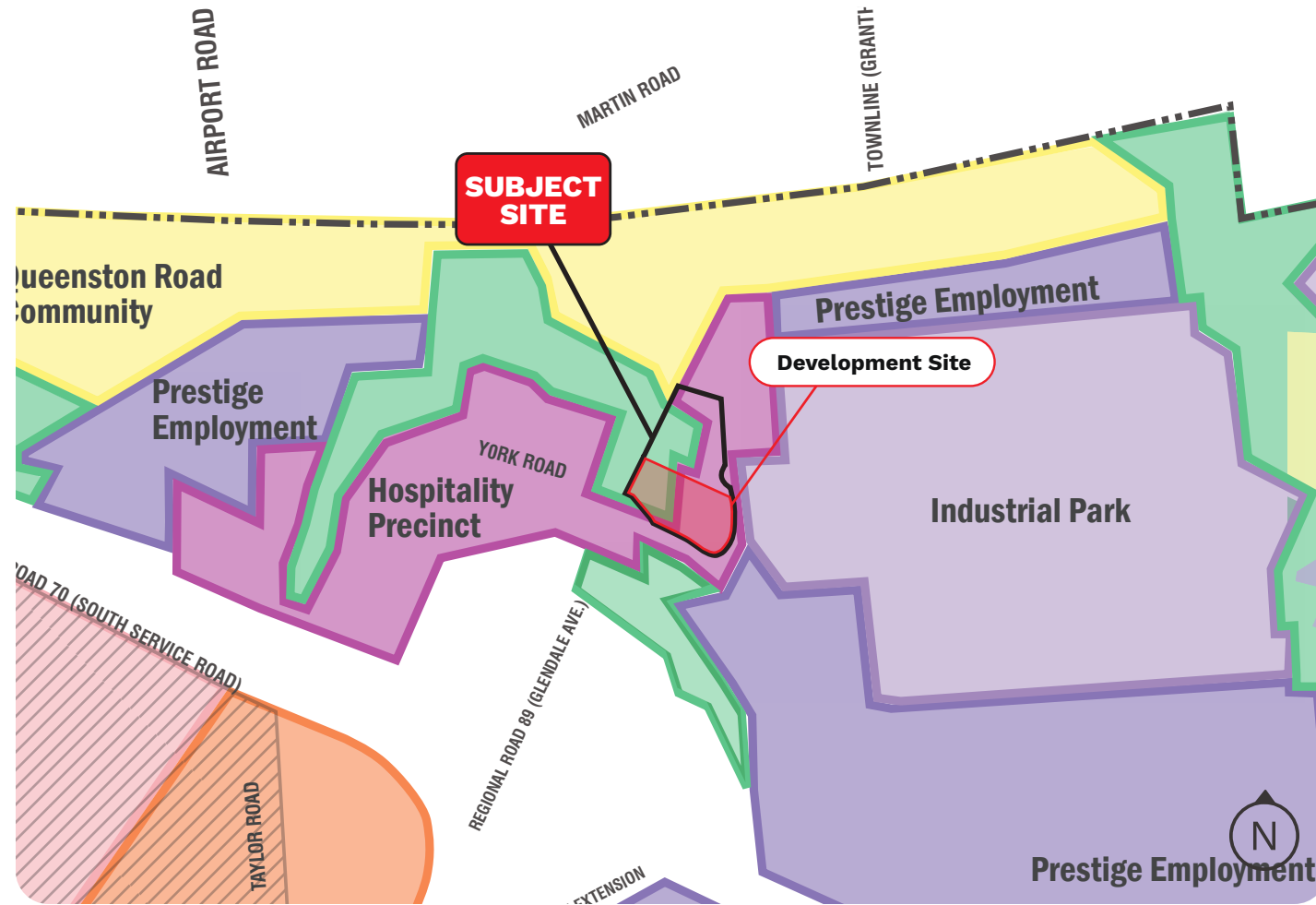
-  Settlement Areas
-  Provincial Road
-  Regional Road
-  Railway
-  Major Watercourses
-  Welland Canal
-  Airport
-  Aerodrome
-  International Crossing
-  Municipal Boundaries
-  Niagara Escarpment Plan Area



# Planning Framework

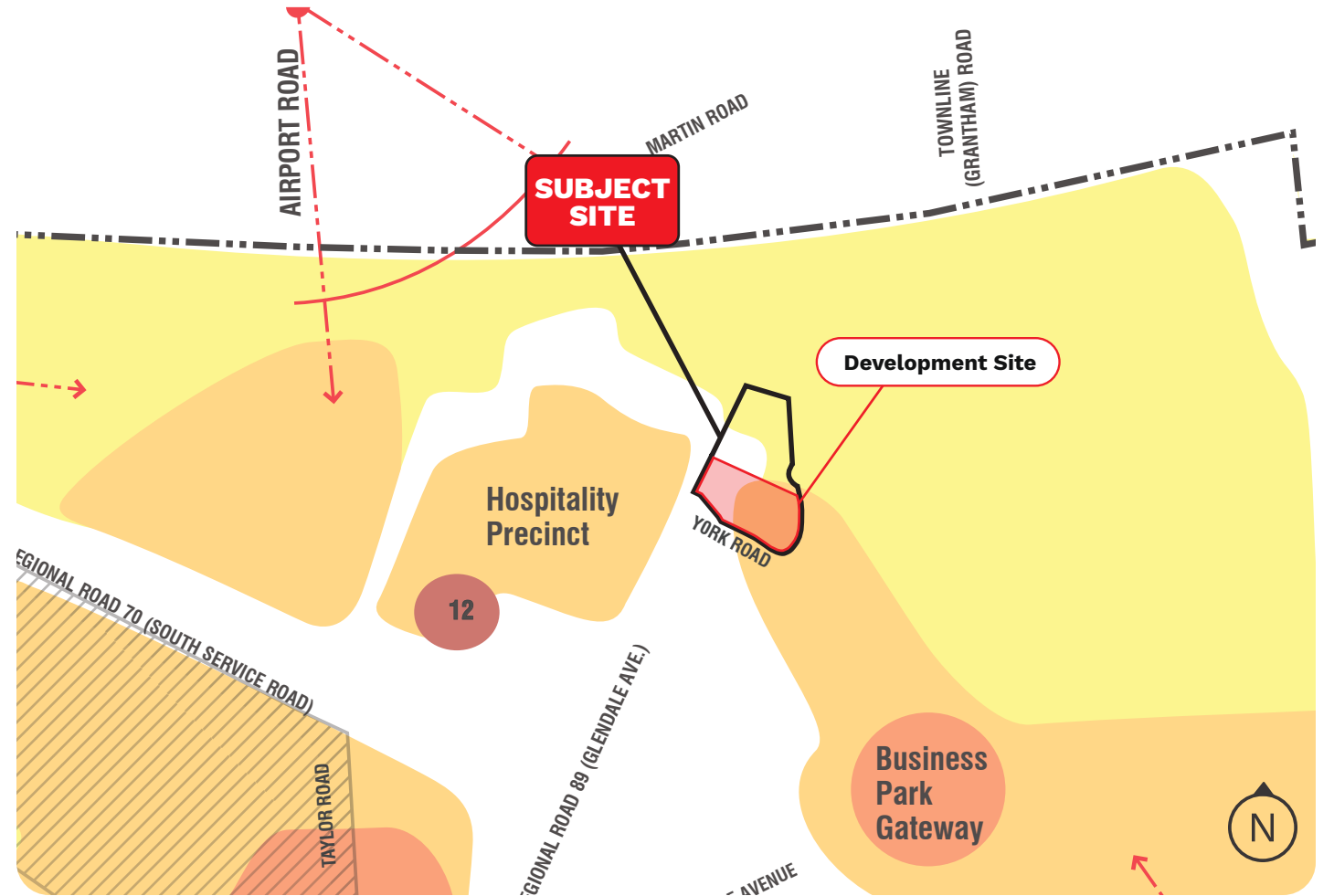
## Niagara-on-the-Lake Official Plan

### Schedule F1 - Land Use & Character Precincts



- Special Study Area
- Secondary Plan Area
- Environmental Conservation Area

### Schedule F2 - Height Map

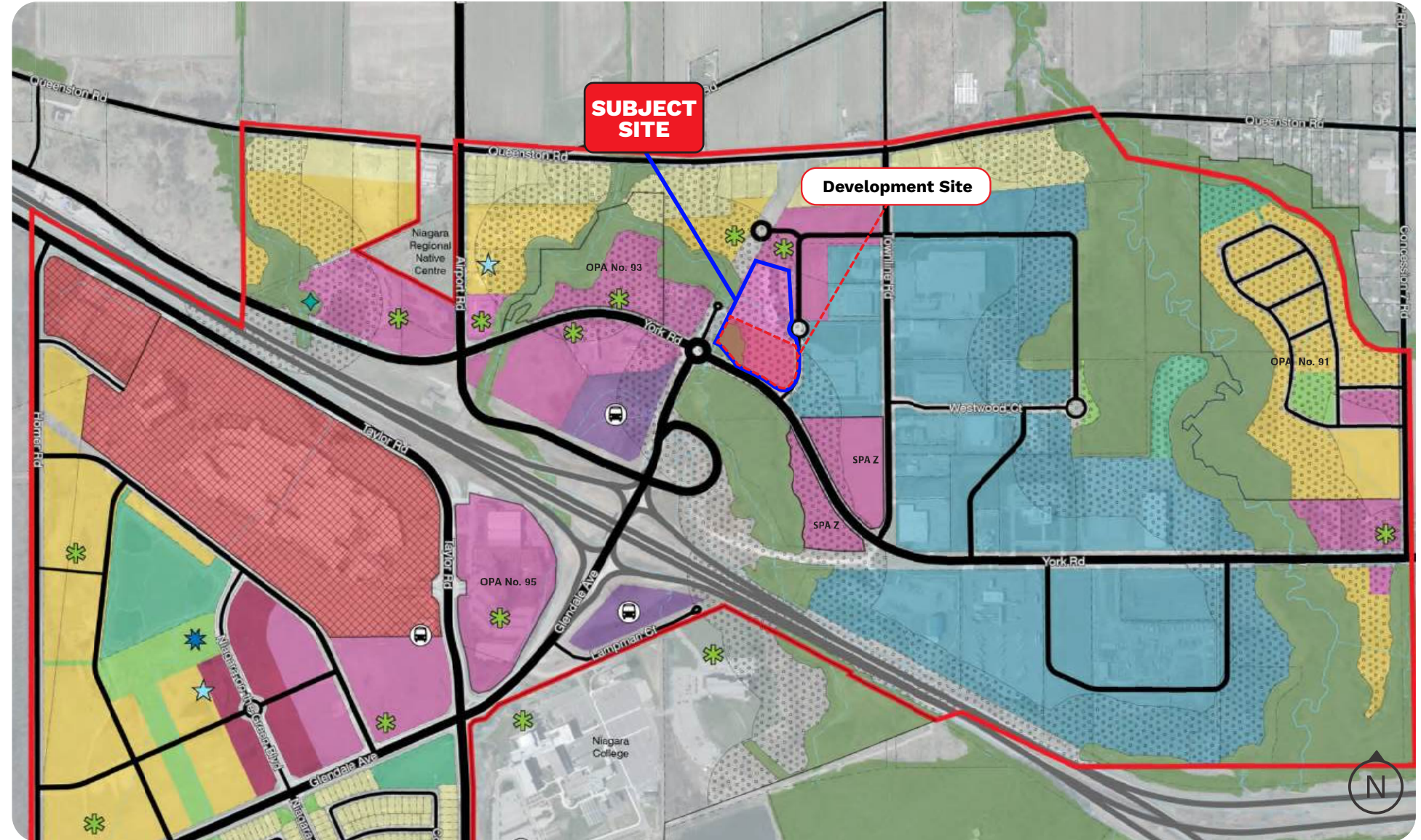
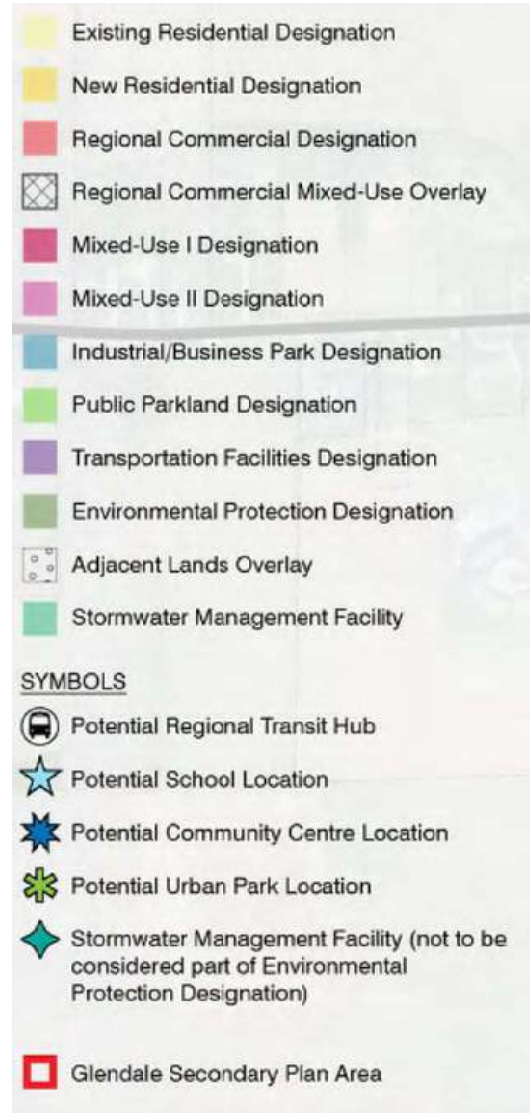


- Landmark Buildings (Greater than 5 Storeys)
- 3 to 8 Storeys Buildings
- 2 to 5 Storey Buildings
- 1 to 3 Storey Buildings
- Special Study Area
- Key Approach Views to Glendale
- Study Area

# Planning Framework

## Glendale Secondary Plan

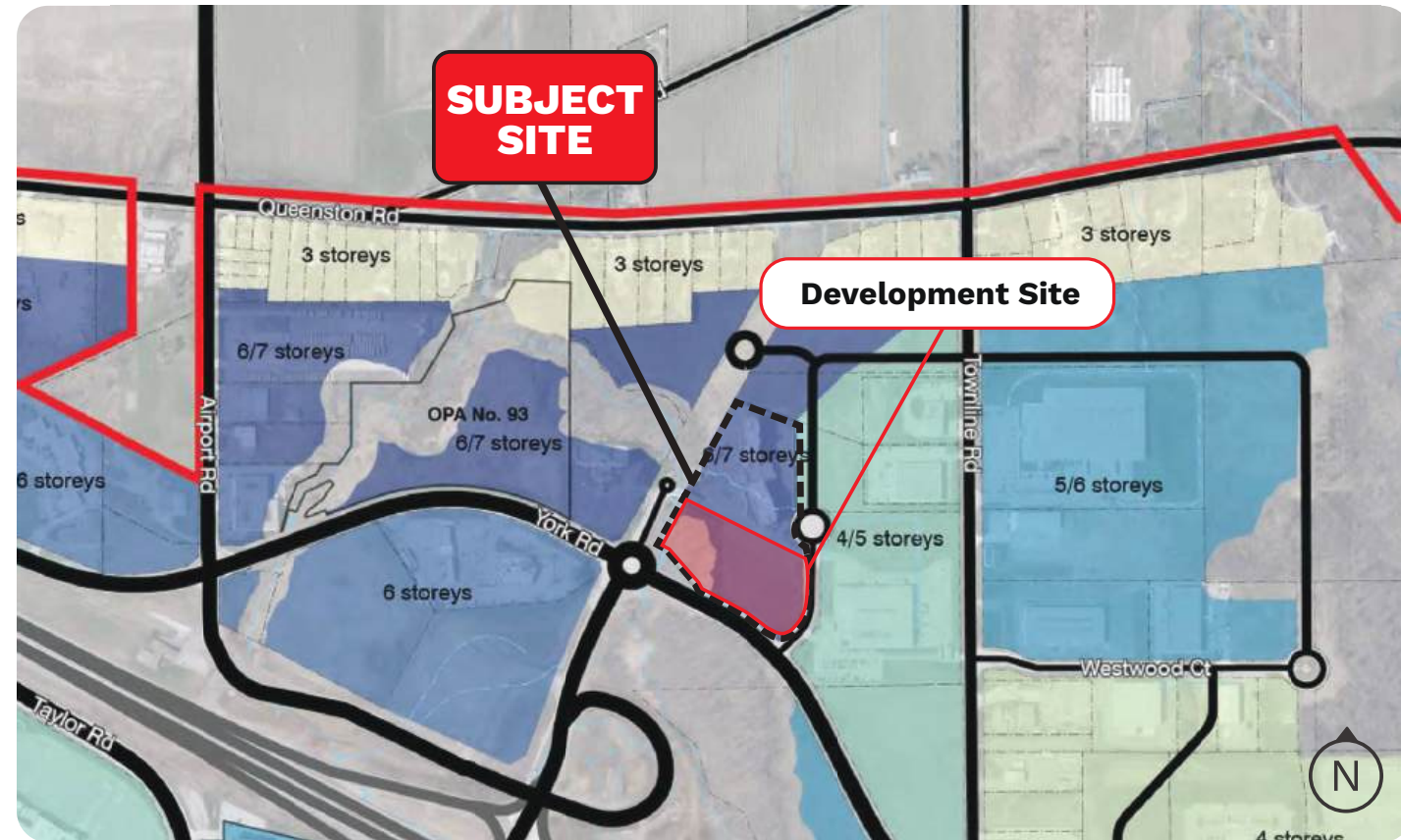
### Schedule 1 - Land Use Designations



# Planning Framework

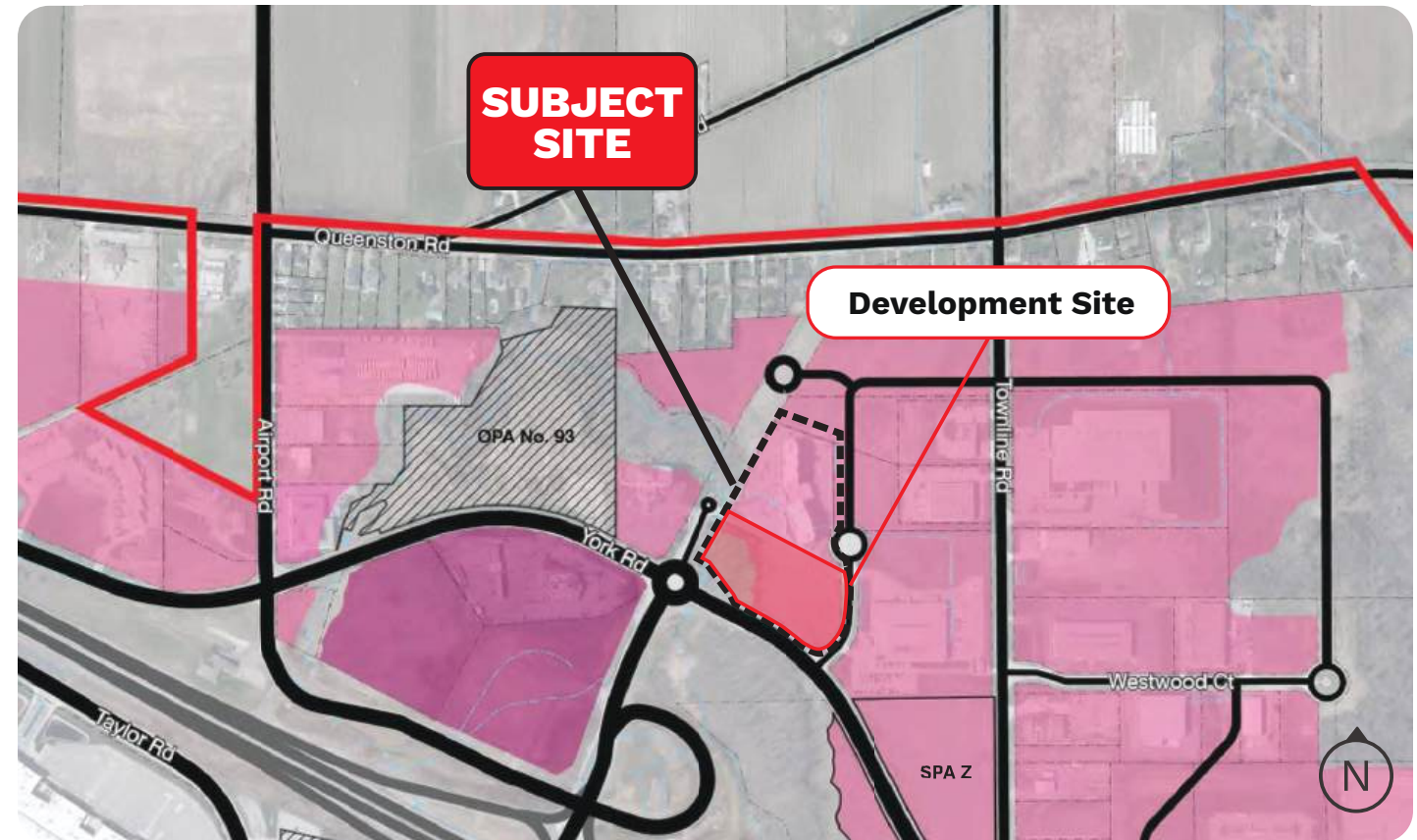
## Glendale Secondary Plan

### Schedule 2 - Building Height



3 Storeys (10 m)	5 Storeys (16.25 m)	Glendale Secondary Plan Area <b>Note:</b> building heights are regulated by Transport Canada's Canadian Aviation Regulations for the Niagara District Airport
3-4 Storeys (12.25 m)	5-6 Storeys (19.25 m)	
4 Storeys (13.25 m)	6 Storeys (20.25 m)	
4-5 Storeys (14.25 m)	6-7 Storeys (20.25 m)	

### Schedule 2B - Enhanced Building Height



Up to 20 Storeys (65m)	Sites where Official Plan Amendments permit taller buildings, subject to conditions
Up to 8 Storeys (27m)	
Glendale Secondary Plan Area	

# Planning Framework

## Zoning By-Law

Schedule 1 - Zoning By-law 4315-09 - Schedule A21

### ZONES:

- RC Regional Commercial
- RC1 Regional Commercial
- I Institutional
- OS Open Space
- LI Light Industrial
- PI Prestige Industrial
- VC Village Commercial
- R1 Residential
- QR Queenston Road Residential
- RM2 Residential Multiple Zone
- RM3 Residential Multiple Zone
- RM4 Residential Multiple Zone
- RM5 Residential Multiple Zone

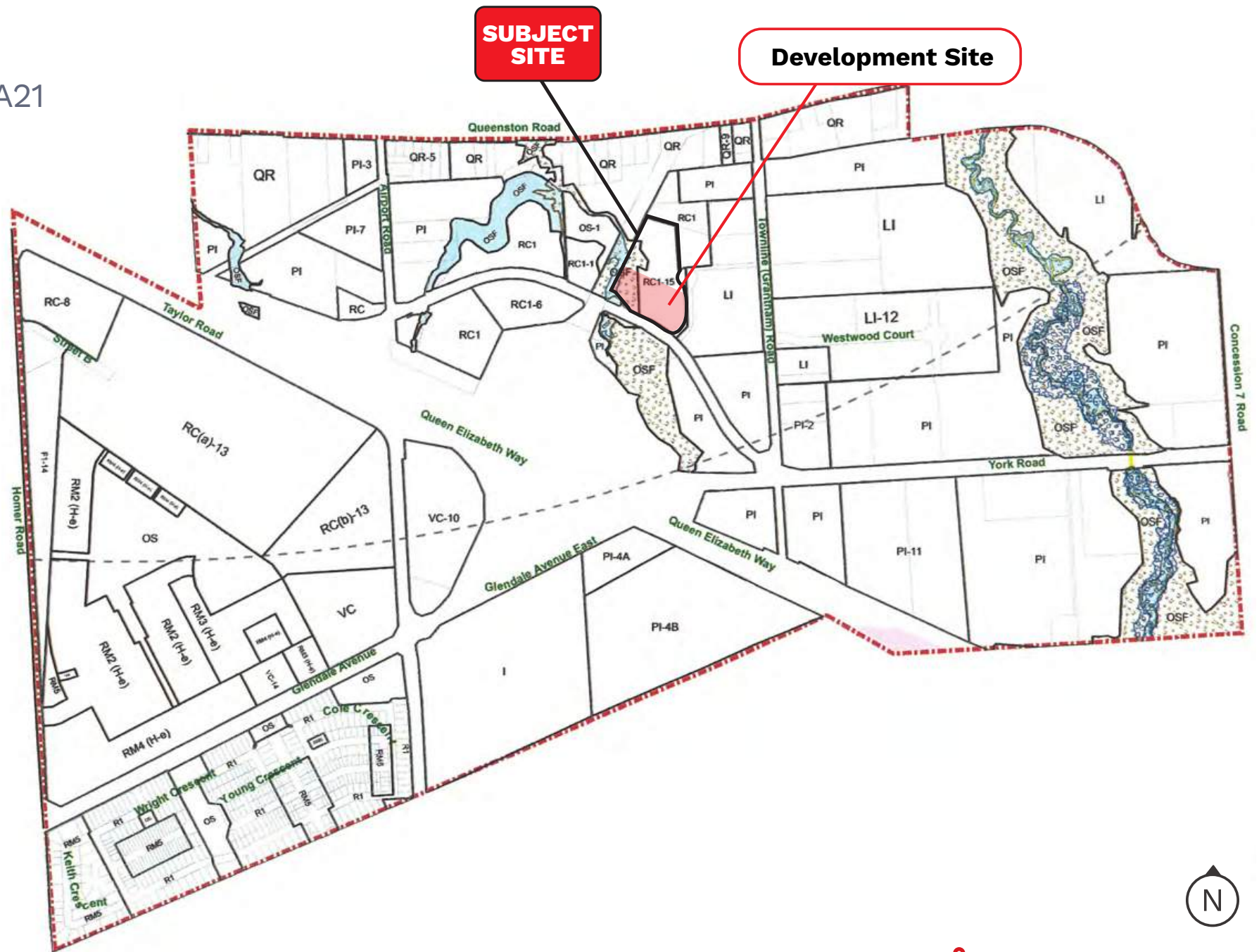
### Open Space - Key Features (OSF) Zone:

-  Provincially Significant Wetlands
-  Non-Provincially Significant Wetlands
-  Agricultural Infrastructure 1
-  Agricultural Infrastructure 2
-  Agricultural Infrastructure 3
-  Woodlands
-  Floodplains

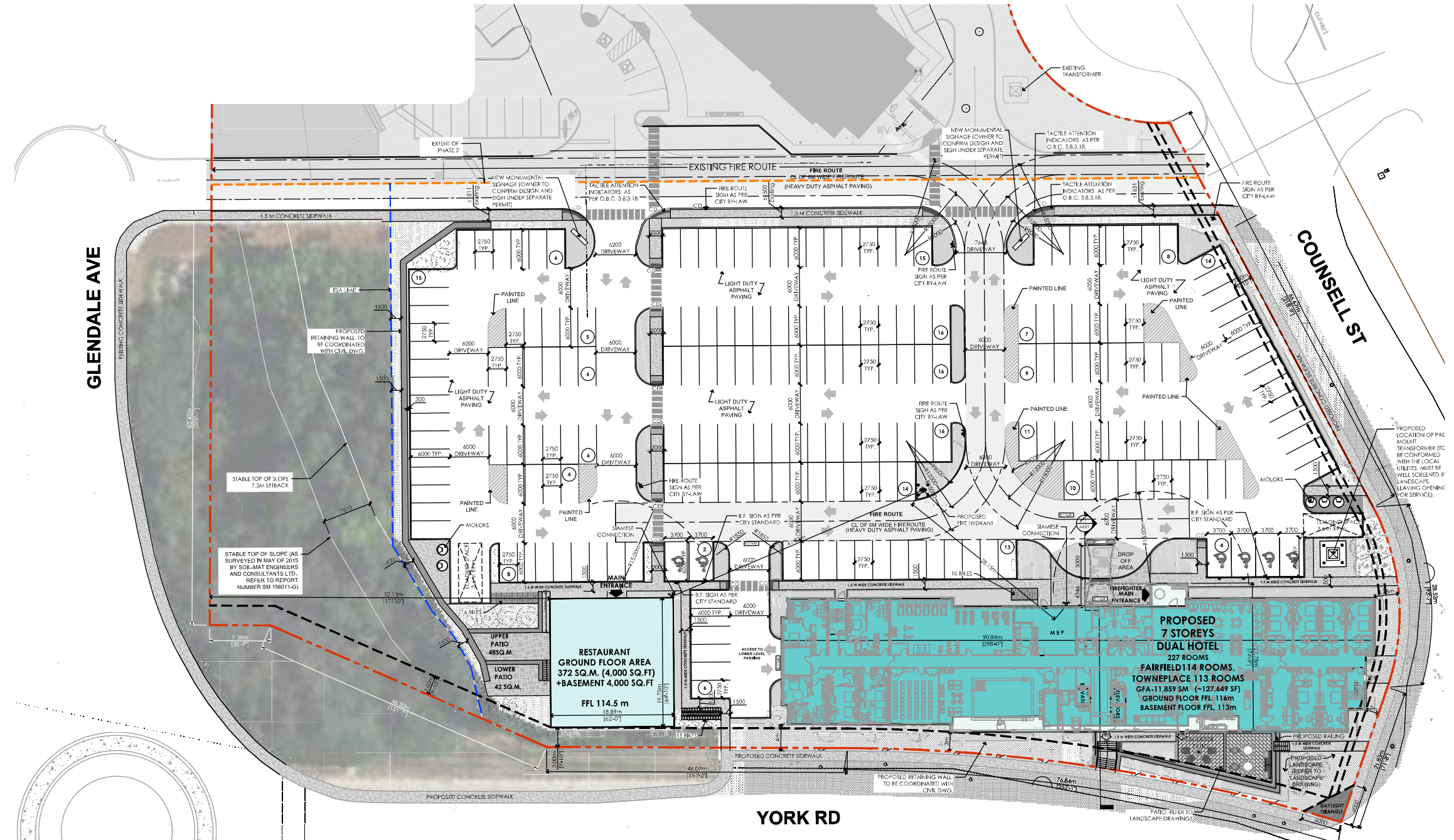
### Natural Heritage System (NHS) Zone:



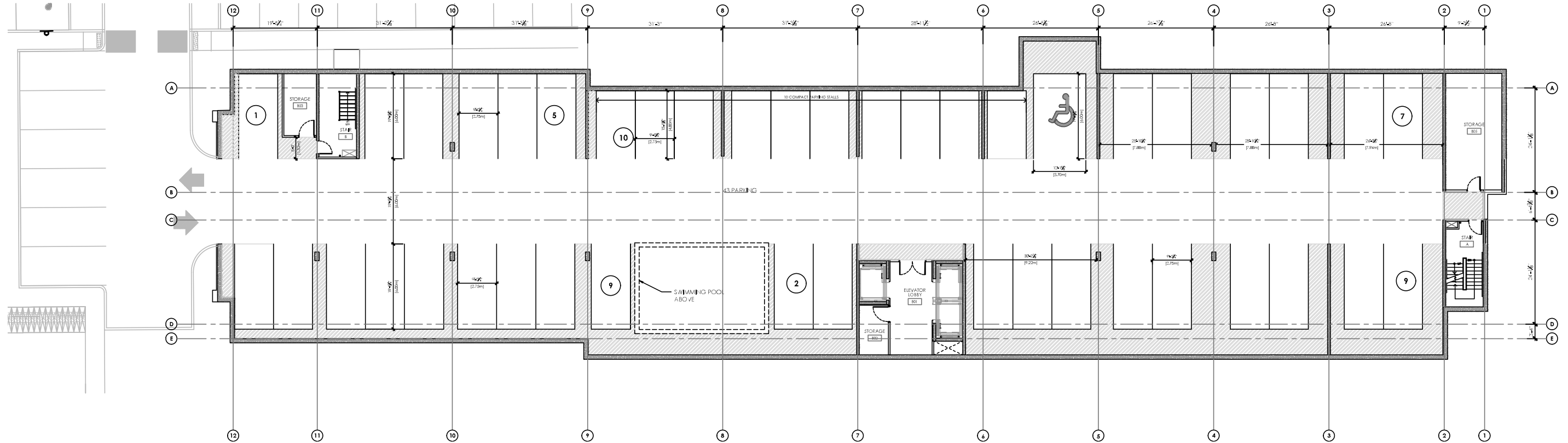
-  Zone boundary
-  Urban boundary
-  Airport height restriction
-  Property boundary
-  Niagara Escarpment development control



# Site Plan



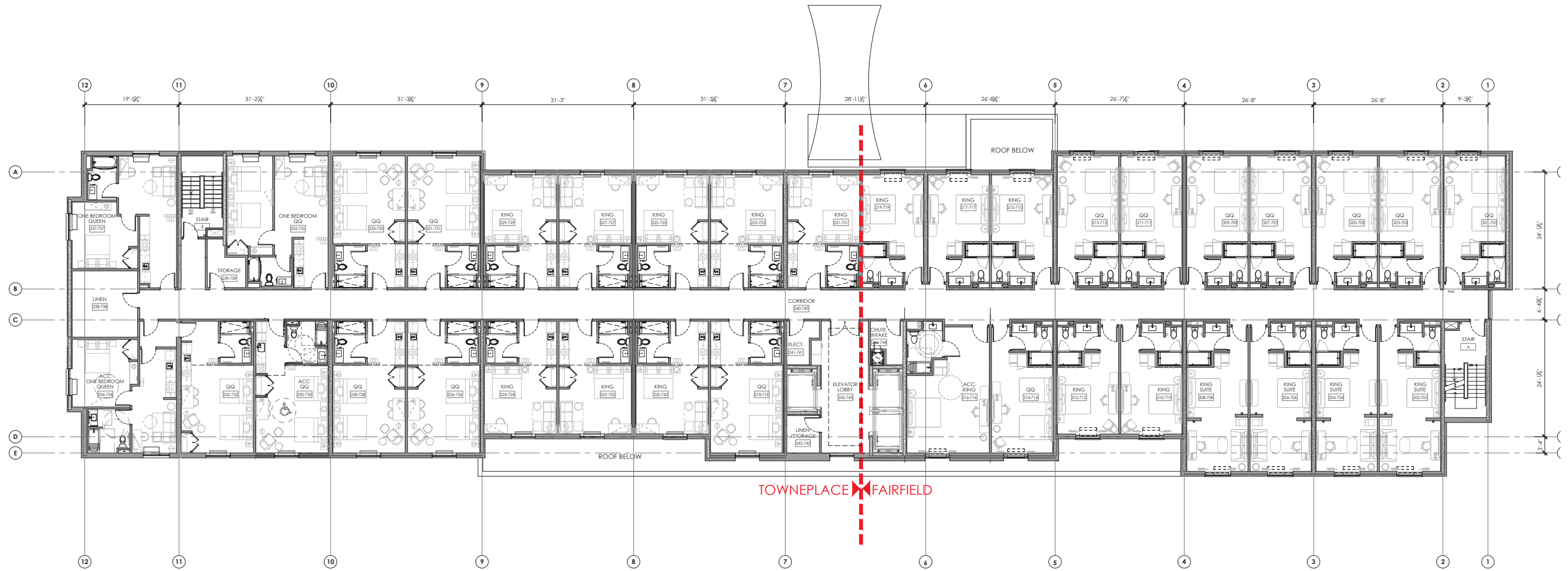
# Below Grade Parking





# Typical Floor Plan

2<sup>nd</sup> - 7<sup>th</sup> Floor



# Elevations

## East Elevation



## West Elevation



# Elevation

## North Elevation



# Elevation

## South Elevation

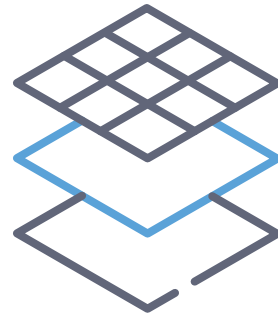


# Rendering



Committee of the Whole  
524 York Road, Phase 2

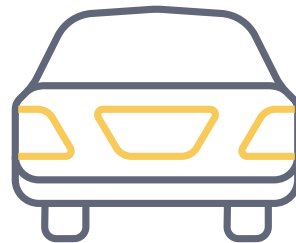
# Key Statistics



**12,231m<sup>2</sup>**  
Total GFA



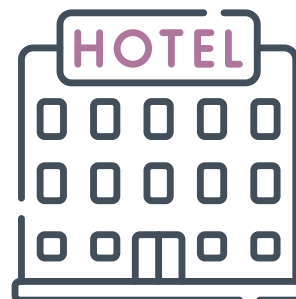
**227**  
Hotel Rooms



**273 spaces**  
Vehicle Parking



**26 spaces**  
Bike Parking



**7 storey**  
(23.47m) Hotel  
11,859 m<sup>2</sup> GFA



**1 storey** (5.0m)  
Restaurant  
372 m<sup>2</sup> GFA

# Requested Approvals

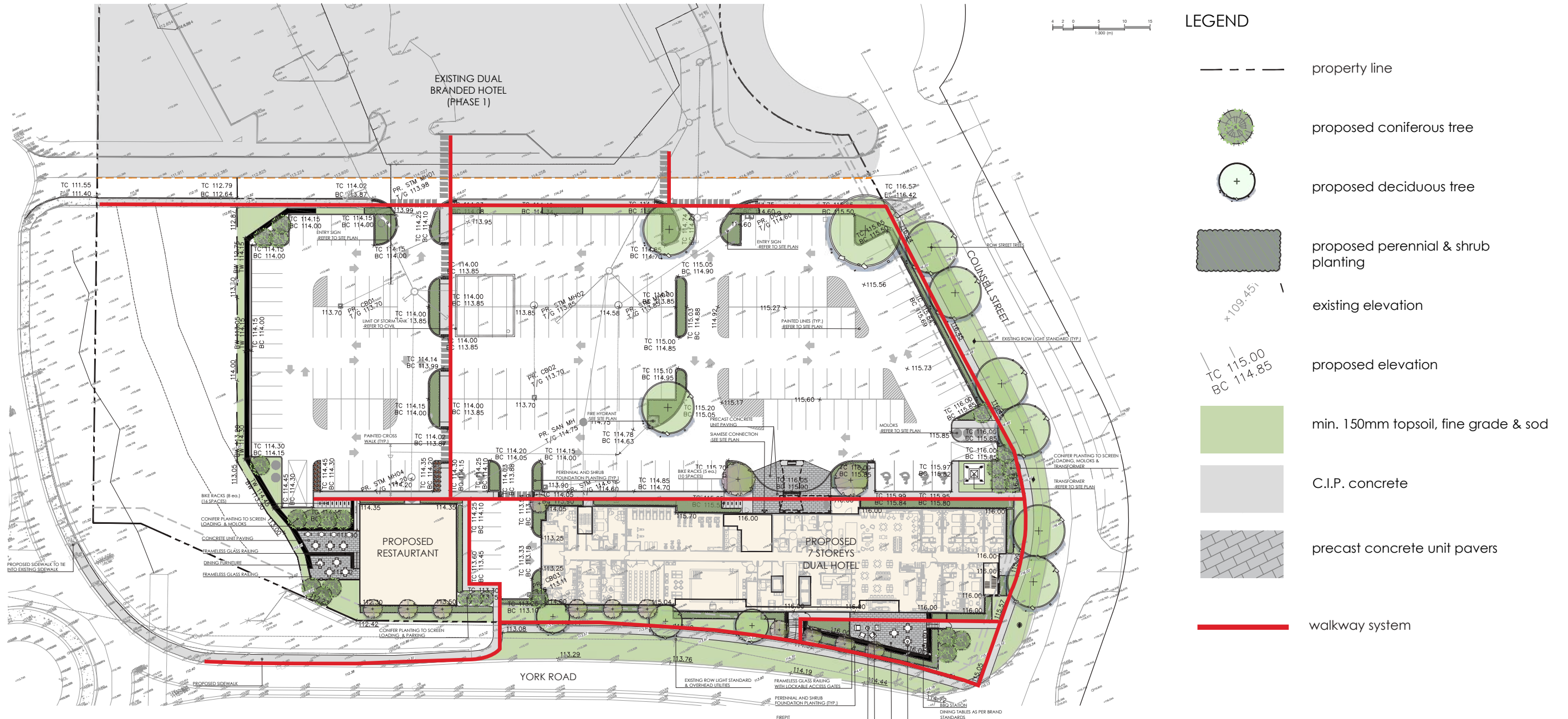
## Official Plan Amendment

- Permit a minimum building height of one (1) storey for a restaurant.
- Permit loading, garbage storage and service areas to be located outside of a building, to the rear and side of the building and screened from view.
- Require appropriate screening and landscape buffer for surface parking areas.

## Zoning By-law Amendment

- Permit the proposed height of 23.5 metres.
- Permit an outdoor hotel patio.
- Permit reduced loading, vehicular and bicycle parking rates.
- Allow for 10 compact car parking spaces below grade.
- Reduce required setbacks for patios, loading spaces and driveways.

# Urban Design Elements



# Natural Heritage

- Natural heritage boundaries and off-site woodland restoration locations were determined through the submitted EIS.

## Legend





- Subject Property
- Watercourse
- 10m Watercourse Setback
- Significant Woodland
- Other Woodland
- Non-Provincially Significant Wetland

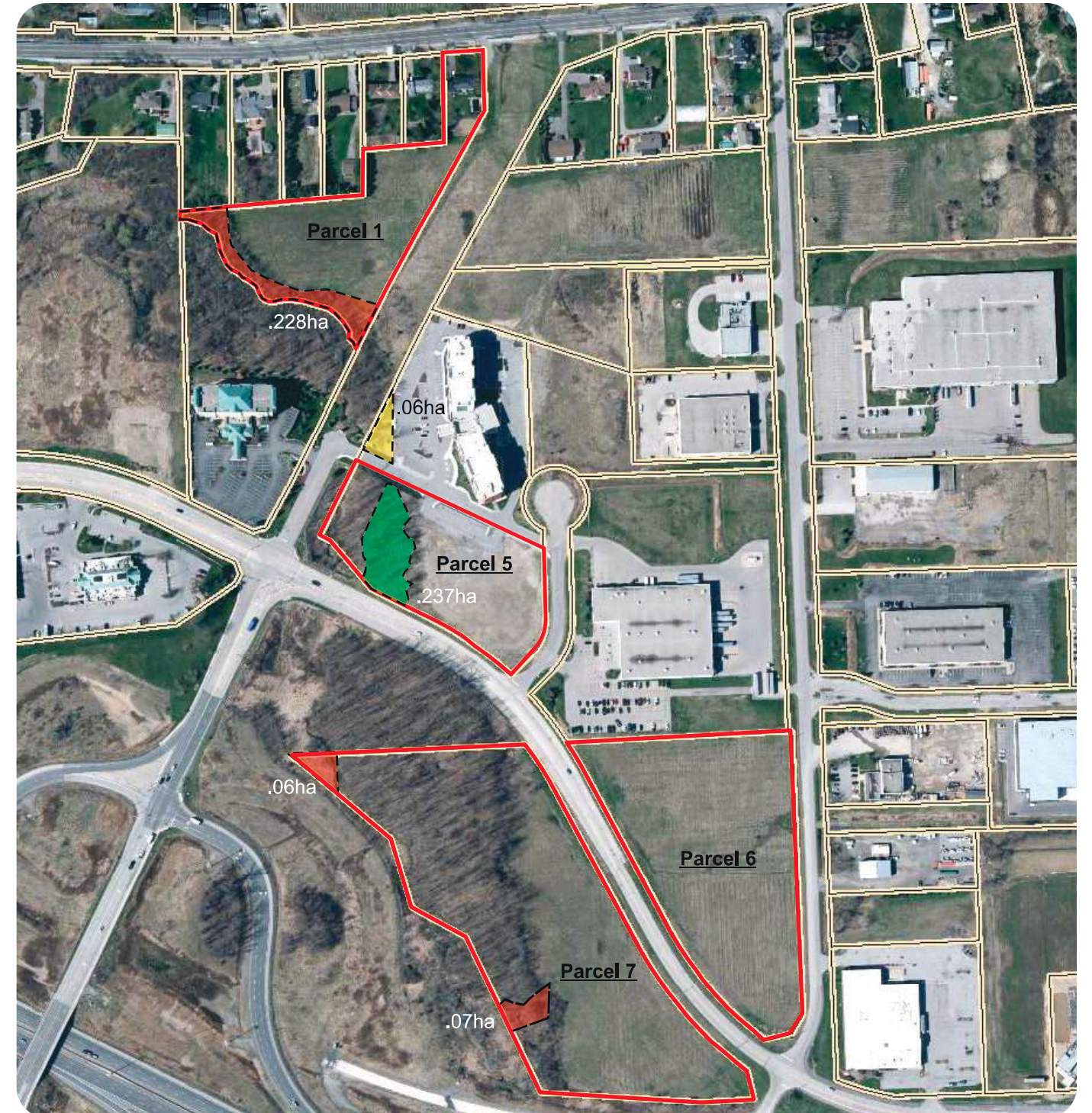


# Woodland Enhancement

- A Woodland Enhancement Plan has been recommended as a condition of approval for both Phase 1 and 2.
- Our Team will work closely with the Town and Region to prepare the Woodland Enhancement Plan through the Site Plan stage.

## LEGEND

-  Glendale Area Properties 1, 5, 6 and 7
-  Off Site Woodland Planting Locations
-  On Site Woodland Planting Location
-  Proposed Phase 2 Woodland Removal



Questions & Comments?

Thank  
You