



City of Niagara Falls Pre-Consultation Checklist

(Revised: July, 2023)

Persons intending to make an application for a proposed development are required to consult with planning staff prior to submitting an application. A Pre-consultation meeting will identify what is required to be submitted for a complete application and will provide the opportunity to discuss:

- The nature of the application;
- Development and planning issues;
- Fees;
- The need for information and/or reports to be submitted with the application;
- The planning approval process;
- Other matters, as determined.

PRE-CONSULTATION WAIVED BY DIRECTOR (OFFICE USE ONLY – IF APPLICABLE)

Pursuant to Section 4 of By-law No. 2009-170, being a by-law to require Pre-consultation for certain applications under the Planning Act, the Director of Planning, Building & Development may waive the requirement for a formal consultation meeting. I hereby waive the requirement for a formal consultation meeting on the proposal detailed herein.

Date: _____

Signature: _____

PRE-CONSULTATION MEETING DATE

Date: September 5, 2024

Time: 1:30 pm

1. SUBJECT PROPERTY INFORMATION

Street Address:

7737 Lundy's Lane

Legal Description:

STAMFORD; PT LOT 133

Land Area:

0.75 ha

Lot Frontage (m):

60.96

Municipal Land Involved: Yes

No

2. CONTACT INFORMATION

Owner Information

Registered Owner:

2835958 Ontario Inc.

First and Last Name of Owner:

Kailash Kasal

Mailing Address: (Street address, Unit number, City, Postal code)

2700 Matheson Blvd E, Suite 703, Mississauga, ON, L4W 4V9

Phone Number: 416-335-7100

Email Address: kkasal@k2group.ca

Applicant/ Agent Information (if applicable)

First and Last Name:

Claire Stevenson-Blythe

Mailing Address: (Street address, Unit number, City, Postal code)

174 Spadina Ave, Suite 304,

Phone Number(416)789-4530 Ext:15 Email Address: Stevenson-blythe@fotenn.com

Contact for all future correspondence (Select one): Registered Owner Authorized Agent

3. PROPOSAL

OPA and ZBA applications to convert the existing Travelodge at 7737 Lundy's Lane into 118 residential dwelling units, 25% of which being affordable. Residential uses are proposed on all three floors of the building and 100 parking spaces are provided. As part of this conversion, the proposal will be investing in building upgrades to improve the building's

energy efficiency. Including the basement, 77% of the floor area is residential (including corridors/ hallways), 8% is commercial and 15% is amenity areas. Excluding the basement, 90.2% is residential and 9.8% is commercial.

4. PROPOSED DEVELOPMENT INFORMATION

Gross Floor Area (m²):

Building Height (in metres and storeys):

Dwelling Units: 118

Hotel/ Commercial Units:

Location:

Brownfield Greenfield Built-up
 Outside Urban Boundary NEP Area CIP Area

***Note: If within a CIP Area, please speak to the City's CIP Coordinator

5. DESIGNATIONS

Regional Official Plan: Built Up Area

Yes No

Niagara Escarpment Plan (if applicable):

Yes No

City Official Plan: Tourist Commercial amendment required exceeding the 100 units per hectare, proposal 157 units per hectare

Yes No

Secondary Plan (if applicable):

Yes No

Zoning: TC Zone in accordance with Zoning By-law No. 79-200, as amended, rezoning for the departures

Yes No

6. PROPOSED APPLICATION(S) Check all that are applicable

Regional Policy Plan Amendment	<input type="checkbox"/>	City Official Plan Amendment	<input checked="" type="checkbox"/>	Zoning By-law Amendment	<input checked="" type="checkbox"/>
Subdivision Approval	<input type="checkbox"/>	Condominium - Vacant Land	<input type="checkbox"/>	Condominium - Standard	<input type="checkbox"/>
Site Plan Approval or Site Plan Amendment	<input checked="" type="checkbox"/>	Consent/ Severance	<input type="checkbox"/>	NEC Permit	<input type="checkbox"/>
Other:					
Future site plan					

7. REQUIRED INFORMATION AND STUDIES

Note: Studies identified with an asterisk* will likely require a peer review at the cost of the applicant.

OPA/ ZBA	DRAFT PLAN/ CONSENT	SITE PLAN	Reports, Studies, Plans (See Notes for additional details)	Number of Copies Digital Paper	Notes
			Agricultural Impact Assessment		
			Air Quality*		
			Archaeology Assessment or Archaeological Warning Clauses - Please be mindful of your duty to consult obligations		Warning clause at the site plan stage

	Conceptual Site Plan	1	<p><u>Official Plan/Zoning By-law Application</u> Site Plan with Zoning Chart, Coloured Site Plan, Elevations and CAD .dwg file or survey plan (.dwg file) to City projection standards.</p> <p><u>Site Plan Application</u> Site Plan with Zoning chart, Elevations (including Floor plans) Landscape & Streetscape Plan (by OALA), Grading Plan, SWM Plan, Servicing Plan, Sanitary Area Drainage Area Plan (SANDA), Stormwater Drainage Area Plan (STMIDA), Photometric Plan, and CAD .dwg files to City projection standards of the Site Plan & Servicing Plans.</p>
	Cultural Heritage Impact Analysis		
	Development Agreement		
x	Draft Local Official Plan Amendment	1	
	Draft Regional Policy Plan Amendment		
	Environmental Impact Study		
	Environmental Planning Study/ Sub-Watershed Study		
x	Environmental Site Assessment/ Record of Site Condition	1	RSC to be filed, please see Niagara Region comments
	Farm Operation and Ownership		
	Financial Impact Assessment		
	Floodplain and Hazard Lands Boundary Plan		
	Gas Well Study/ Gas Migration Study		
	Geotechnical		
	Hydrogeological Study and Private Servicing Plans		
	Land Use/ Market Needs*		
	Mineral Aggregate Resources		
	Minimum Distance Separation (MDS) I & II		
x	Municipal Servicing Study (i.e. Functional Servicing Report {FSR})	1	To review services and to demonstrate capacity. FSR brief.
x	Noise & Vibration Study* or Noise Warning Clauses	1	Niagara Region request – Noise impact brief, see attachment comments
	Other		
	Phasing Plan		
X	Planning Justification Report	1	Review and analyze applicable Provincial, Regional, and City policies. Discuss affordability policies and provide potential prices/ rental rates. Provide draft OPA and Zoning By-law amendment. Please see Niagara Region comments.
	Risk Management Study		
	Road Widening, Daylight Triangles	1	See Niagara Region comments, 1.22 m road widening on Lundy's Lane and daylight triangle. City – 1.44 m road widening at the site plan stage. See comments below.
	Sensitive Land Use Report		
	Shadow Analysis		
	Shoreline Study		

	Slope Stability Report			
	Soil Report			
	Stormwater Management Plan			
x	Transportation Impact Study/ Parking Impact Analysis	1		Parking demand study is required.
	Tree Inventory and Preservation Plan	1		See comments below
	Urban Design Brief/ Architectural Brief			
	Urban Design/ Landscape Plans	1		More drawings required at site plan stage
	Wind Study			

8. COMMENTS

Planning Comments:

- The Planning Justification Report must address the City's affordability policies recently passed through Official Plan Amendment 149. The City now has an affordable unit target of 40%. The report will need to address how the development will help the City to achieve this target.

Urban Design and Landscape Comments:

- Parkland dedication shall be provided as a Cash-in-lieu payment for the newly created residential units at the current prescribed rate of 5% for residential uses.
- Please be advised further studies/reports/plans will be required at the time of the site plan, such as a Landscape Plan, Tree Inventory and Preservation Plan, + additional site plan drawing package requirements (Elevations, Floor Plans, Landscape Details, and Landscape Itemized Cost Estimate)

Building Comments:

- It is advised that the owner should look into how development charges (DC) such as Region's DC would apply to the proposed conversion. Please contact respective authorities for details. Be advised that educational DC will be applicable.
- A building permit for change of use with/without proposed alteration/construction, if applicable, shall be obtained if granted approval. Contact extension 4213/4226 for permit requirements.
- All further detailed Ontario Building Code construction requirements will be addressed during building permit application process. Please be advised the new Ontario Building Code will take effect January 1, 2025.
- All necessary building permit fees and securities will be assessed during building permit application review. Calculations are completed in accordance with Niagara Falls Building By-law.
- Municipal, Regional, Educational Developments Charges (not excluding Parkland dedication fee) will be assessed at time of building permit review. Development Fees are required to be paid at time of building permit issuance.
- Signs are to be in accordance with municipal sign-by-law and may be subject to a sign permit application. Contact extension 4213/4226 for permit requirements.
- All other applicable law approvals shall be obtained prior to acceptance of a building permit application.
- A zoning compliance certificate shall be obtained prior to acceptance of a building permit application.
- The owner/applicant may apply for permits after the project/agreement has received registration (ex: site plan agreement, vacant land condominium agreement, subdivision agreement).
- The owner/applicant may apply for permits after the appeal period has lapsed (ex: minor variance, consent etc.)
- Owner/Agent/Applicant to consult with Building Services at 4213/4226 regarding unit naming and addressing requirements.
- Fire Prevention may provide comments related to firefighting requirements such as fire-route accesses, fire-hydrant locations (private and/or public), fire-department connection(s), etc.

Engineering Comments:

- Note: Lundy's Lane is a Regional Road (#20)
- Existing infrastructure on Lundy's Lane:
 - 300mmØ PVC Watermain (1984)
 - 375mmØ AC Sanitary Sewer (1955)
 - 675mmØ RC Storm Sewer (Regional) (1964)
- Existing infrastructure on Beaverdams Road:

- 200mmØ DI Watermain (1975)

- 300mmØ AC Sanitary Sewer (1955)

Official Plan Amendment and Zoning By-law Amendment Requirements:

- Functional Servicing Brief identifying estimated sanitary sewer discharge and water demand for the proposed development, to the satisfaction of Engineering staff. The brief should reference criteria outlined in the MECP's Design Guidelines for Sewage Works and Design Guidelines for Drinking Water Systems, in addition to municipal design criteria which is available upon request from mwdev@niagarafalls.ca.
- The Functional Servicing Brief should also identify whether any stormwater outlets (e.g., roof leaders, drains, catch basins, etc.) are connected to the municipal sanitary sewer and plans for disconnection, if necessary.
- **Site Plan Amendment Requirements:**
- There are no requirements as long as no alterations to the property are proposed or servicing upgrades are required, as currently indicated for this meeting.

Fire Comments:

Official Plan

- The Fire Department has no comments or concerns with respect to the official plan amendment.

Zoning By-law Amendment

- The Fire Department has no concerns with respect to the zoning by-law amendment.
- The proposed development will require a change of use/building permits from the City of Niagara Falls Building Department. All required permits shall be obtained prior to the commencement of any construction.
- The emergency access (fire route) will need to be evaluated to ensure that fire department vehicles can adequately access the site. Please contact Ben Trendle in Fire Prevention at 905-356-1321 ext. 2211 to schedule a site visit with a fire truck to determine accessibility. In the event a fire truck cannot navigate the site, modifications to the site plan may be required. Please note, of particular concern is the distance between the underside of the porte cochere and the finished driveway.

GIS (Addressing):

- ZBA/OPA does not require address comment
- moving along, the site will keep the existing civic address

Transportation Comments:

- Lundy's Lane is a Niagara Region road (RR #20).
- The side of the subject lands front onto Beaverdams Road. Beaverdams Road is a City collector road. It has a planned 23.0m right-of-way. Beaverdams Road is 20.12m wide. A 1.44m road widening to establish a 11.5m setback from the original centre line of Beaverdams Road will be required as a condition of the site plan application. Parking space #84 & #100 may be within the protected setback.
- A traffic impact study is not required.
- The request is to convert the 118-unit existing motel to residential units. It is noted that the existing commercial and amenity space will be retained. There are a total of 100 parking spaces proposed. The residential rate in the City's Zoning Bylaw is 1.40 parking spaces per unit. Zoning Staff to identify any parking required for the commercial / amenity space. The conversion from a motel use to residential use will result in a significant parking shortfall, given the difference in parking rates between a motel and a residential dwelling unit.
- A parking demand study is required to justify that the proposed residential parking is appropriate for this site. The applicant's traffic consultant is requested to contact City Transportation Staff to get a term of reference approved prior to starting their study. There was a similar conversion approved from a motel use to dwelling units located close by, so there is merit in a lower parking rate for this type of conversion.
- Parking stalls to be 6.0m long, 2.75m wide with 6.3m wide aisles or 3.0, wide with 5.9m aisles. The stalls are noted to be 5.5m long with very wide aisles. Transportation Staff recommends providing the 6.0m long stalls and the resulting aisle should be sufficient.
- Given that the site is existing, a minimum of two (2) accessible parking spaces are required, for parking lot having between 100 and 199 parking spaces. Each accessible parking space shall consist of the following signing and marking requirements:
 - a. one authorized disabled parking sign on display;
 - b. one '\$300.00 Fine' sign tab directly beneath the authorized disabled parking sign;

- c. both signs are to be permanently installed at the front and centre of the parking stall and mounted at a height of 1.0 metres to 1.5 metres from the ground to the bottom of the sign;
- d. be a minimum of 3.9 metres (12 feet, 10 inches) in width and 6 metres (19 feet, 8 inches) in length;
- e. shall be marked with appropriate white pavement markings (lines and symbol) when located on a hard surface;
- f. located on a level surface; and,
- g. placed in a location as to minimize the distance to building entrances.
- Each existing accessible parking spaces appear to be undersized.
- A garbage area is noted. Garbage truck drivers must be able to navigate the site so that they only enter and exit the site in a forward direction.
- Pedestrian connectivity from the municipal sidewalk along Lundy's Lane to the building is recommended.
- The site is serviced by the WEGO red line which operates on Lundy's Lane. The closest bus stops are east of the site.

Zoning Comments:

- Please see attached comments and provide the requested information with your submission.

Niagara Region:

- Please see attached comments. Note the Region is accepting payment on their website.

9. APPLICATION FEES <i>Note: Please contact the City for current fees when ready to proceed</i>		
Application	City of Niagara Falls	Niagara Region
Official Plan and Zoning	\$21,630.00	Please see Niagara Region attachment
Site Plan	\$8,520.00	
	Application must be completed on the City view portal	Niagara Region payable via online service

Notes:

Notwithstanding the fees noted above, all fees are payable based upon the rate in the fee schedule by-law in effect on the date the application is received. Additional fees may be required at a later date based on the fee schedule by-law.

Separate cheques are required made payable to each appropriate agency and are submitted to the City with the complete application. Niagara Region accepts on-line payments on their website.

Additional Agencies to be contacted:

MTO NPC NEC Hydro Pipeline CN/ CP Rail Other:

10. ATTENDEES		
City	Applicant	Agency
Nick DeBenedetti ndebenedetti@niagarafalls.ca		Katie Young (Region) Katie.young@niagararegion.ca
Olivia Fraser (Urban Design & Landscape) ofraser@niagarafalls.ca zoning@niagarafalls.ca		
Chan Chen (Building) cchen@niagarafalls.ca		
Ben Trendle (Fire) btrendle@niagarafalls.ca		

Jessica Garrett (Engineering) jgarrett@niagarafalls.ca		
John Grubich (Transportation) jgrubich@niagarafalls.ca		
Dean Spironello (Business Dev.) dspironello@niagarafalls.ca		
Danaka Kimber (GIS/ Addressing) dkimber@niagarafalls.ca		
Name	Signature	Date
Planning Staff: Nick DeBenedetti		September 5, 2024
Regional Planning Staff: Katie Young		September 5, 2024
NPCA Staff (if applicable)		
Agent		
Owner		

Pursuant to Section 1 of By-law No. 2008-189, being a by-law to require pre-consultation for certain applications under the Planning Act, I hereby verify that a pre-consultation meeting has been held for the proposed detailed herein.

Signature (City Planning Staff): _____

11. NOTES

- The purpose of the Pre-consultation is to identify the information required to commence processing of this development application. Pre-consultation does not imply or suggest any decision whatsoever on behalf of City staff or the City of Niagara Falls to either support or refuse the application. This Pre-consultation checklist should not be construed as a complete list of information required as further assessment may reveal the need for more information.
- This Pre-consultation checklist expires within one (1) year from the date of signing or at the discretion of the Director of Planning, Building & Development
- An application submitted without the information identified through the Pre-consultation process may not be sufficient to properly assess the application and may be deemed by staff to be an incomplete application.
- The applicant should be aware that the information provided is accurate as of the date of the Pre-consultation meeting. Should an application not be submitted in the near future, and should other policies, by-laws or procedures be approved by the Province, City, Region or other agencies prior to the submission of a formal application, the applicant will be subject to any new policies, by-laws or procedures that are in effect at the time of the submission of a formal application.
- The applicant acknowledges that the City and Region considers the application forms and all supporting materials including studies and drawings, filed with any application to be public information and to form part of the public record. With the filing of an application, the applicant consents and hereby confirms that the consent of the authors of all supporting reports have been obtained, to permit the City and Region to release the application and any supporting materials either for its own use in processing the application, or at the request of a third party, without further notification to, or permission from, the applicant.
- It is hereby understood that during the review of the application, additional studies or information may be required as a result of issues arising during the processing of the application or the review of the submitted studies.
- If the City or Region does not have sufficient expertise to review and determine that a study is acceptable, the City or Region may require a peer review. The Terms of Reference for a peer review is determined by the City or Region and paid for by the applicant.
- Some studies may require NPCA review and clearance/ approval. In this instance, the NPCA review fee shall be paid by the applicant.
- All plans and statistics must be submitted in metric.

10. By signing this document, the Owner/ Agent/ Applicant acknowledges that they have been informed of the application process, anticipated timing, public notification, and steps to be followed for the development discussed at this meeting.

11. A copy of this Pre-consultation checklist has been provided to the applicant/ agent.

Note: Upon submission, the City will review all submitted plans, studies, etc. to ensure that the information is sufficient before declaring the application complete. This will occur within thirty (30) days.

Nick DeBenedetti

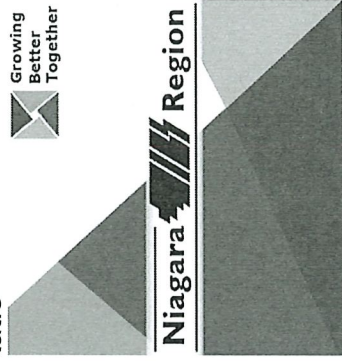
From: Young, Katie <Katie.Young@niagararegion.ca>
Sent: Thursday, September 5, 2024 7:38 PM
To: Olivia Fraser; Nick DeBenedetti
Subject: [EXTERNAL]-Regional Pre-con Notes (Sept 5)
Attachments: 2024-09-05 Region Pre-con Notes 7737 Lundy's Ln NF.pdf; 2024-09-05 Region Pre-con Notes 4726 Montrose Rd NF.pdf

Hi Olivia and Nick,

Please find attached Regional pre-con notes from the meetings this afternoon.

If you have any questions, please let me know.

Thank you,
Katie



Katie Young, MSc (PI), MCIP, RPP
Senior Development Planner
Niagara Region, 1815 Sir Isaac Brock Way,
Thorold, ON, L2V 4T7, PO Box 1042
P: (905) 980-6000 ext. 3727
W: www.niagararegion.ca
E: katie.young@niagararegion.ca



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Pre-consultation Notes

7737 Lundy's Lane, Niagara Falls
September 5, 2024

Region Contact: Katie Young

Local Contact: Nick DeBenedetti

Proposal Description: Convert the existing Travelodge Hotel into a 118 residential dwelling unit.

Applicant/Owner/Agent: 2825958 Ontario Inc. (Applicant); Claire Stevenson-Blythe (Agent)

Application Type:

- Local Official Plan Amendment (Exceeding Density)
- Zoning By-law Amendment

Site Designation:

Provincial Policy Statement (PPS)- Settlement Area
Provincial Growth Plan and Niagara Official Plan (NOP)- Delineated Built-Up Area

Planning Comments

- A full range of residential uses are generally permitted within the built-up area in the NOP, subject to adhering to other applicable Provincial and Regional policies. The proposed conversion and new apartment dwellings will contribute to the City's intensification target of 50% as set out within Table 2-2 of the NOP.
- In alignment with NOP policy 2.3.1.1, staff encourage the development of a range and mix of unit sizes and housing types, including affordable and attainable housing throughout the urban area to meet housing needs at all stages of life.
- Regional staff will require the submission of a **Planning Justification Report** by a Registered Professional Planner with the submission of the OPA/ZBA applications to address relevant Provincial and Regional policies.

Land Use Compatibility

- Regional staff note that the property is along Regional Road 20 (Lundy's Lane), which has a high Average Annual Daily Traffic Count (AADT) of over 20,000 vehicles (double the Regional threshold for triggering a Noise Study), and within close proximity to commercial uses.

- Staff will require the submission of a **Noise Impact Brief** to assess transportation noise sources from the surrounding Regional Roads and QEW, as well as any stationary noise sources from surrounding commercial uses in order to determine whether any noise abatement features should be incorporated into the existing building.
- Regional staff has a Terms of Reference available for Noise Impact Studies which is attached. Traffic volumes must be projected out 20 years in accordance with the Region's Traffic Noise Control Policy (PW5.NO1.0).

Site Condition

- The subject lands are currently used as a hotel, which is considered a commercial use as defined by Ontario Regulation 153/04, as amended, under the *Environmental Protection Act*. O.Reg 153/04 requires that a **Record of Site Condition** (RSC) be filed on the Ministry of Environment, Conservation and Park's (MECP) Environmental Site Registry (ESR) prior to any change in land use to a more sensitive use (i.e. commercial to residential).
- Accordingly, staff require the submission of at least a **Phase One Environmental Site Assessment** (ESA) in order to file a mandatory RSC. A **Letter of Reliance** shall be submitted with all ESA work to Niagara Region.

Archaeological Potential

- The property is located outside of the Region's mapped area of archaeological potential. Staff understand there to be no development given that the proposal is to convert the existing building. Should a future site plan agreement be required, staff recommend the inclusion of a standard archaeological warning clause.

Environmental Comments

- The subject parcel is outside the Region's Natural Environment System and as such Environmental Planning has no concerns.

Road Widening

- As a condition of approval of a development application under the Planning Act, the Region may acquire land from the landowner required for road allowances or daylight triangles at no cost to the Region.
- This property has frontage along Regional Road 20 (Lundy's Lane). At this location the NOP width does not meet the requirements. For the subject site a road widening of approximately 1.22m is required to be established parallel to the existing road limit.

Regional Permit Requirements

- Existing driveways are to be closed and reinstated if they are not being used as the entrance to the development. Engineering drawings for all the work within the Regional right of way is to be submitted through the permitting process.

- Require Regional Construction Encroachment and Entrance Permit prior to any construction within Regional Road Allowance.
- Regional Sign Permit Required for any signs within 20m of the centreline of the Regional Road
- Permit link: <https://www.niagararegion.ca/living/roads/permits/default.aspx>
- Restoration is to be to Regional standards : <https://www.niagararegion.ca/living/roads/permits/construction-encroachment-specifications.aspx>

Protection of Survey Evidence

- Survey Evidence adjacent to Regional road allowances is not to be damaged or removed during the development of the property. We would request that any future agreements entered into for this development include a clause that requires the owner to obtain a certificate from an Ontario Land Surveyor stating that all existing and new evidence is in place at the completion of said development.

Waste Collection

(Multi Residential)

- Green – unlimited weekly)
- Waste – 2 bag/can limit to a maximum of 24(bi-weekly)
- Curbside collection only
- Staff note given the number of units proposed (118), garbage collection will need to be through a private contractor and not Niagara Region as the above Regional waste limits will not be met.
- Circular Materials Ontario is responsible for the delivery of residential Blue / Grey Box recycling collection services. The most up to date information regarding recycling can be found using the following link: <https://www.circularmaterials.ca/resident-communities/niagara-region/>

Required Studies for Regional Review

- Planning Justification Report – OPA/ZBA
- Noise Impact Brief – OPA/ZBA
- Phase One Environmental Site Assessment (at minimum), Letter of Reliance - OPA/ZBA
 - Record of Site Condition (Holding on the amending Zoning by-law if not provided at OPA/ZBA stage or to be addressed at Site Plan)

Required Fees

The Region's 2024 Fee Schedule is available at:

https://www.niagararegion.ca/business/fpr/forms_fees.aspx

Applications will be subject to the in-effect fee amounts at the time that the Application is submitted.

Development Application Review Type	Fee Amount
Official Plan Amendment	\$5,695
Zoning By-law Amendment	\$1,440

Agent Comments:

- 25% of the units are proposed to be affordable based on CMHC's definition

Noise Impact and Vibration Study Terms of Reference

Description

A technical report that provides a written description of the impact of noise generated by a proposed development on the surrounding environment, the impact of noise and/or vibration from the surrounding environment on the proposed development, both stationary and mobile sources, and the impact of noise from the proposed development on itself as well as mitigation measures to reduce any negative impacts.

In addition to a Noise Study there may be a requirement for a Vibration Study. The Vibration Study would be combined with the Noise Study.

The Noise Impact Study or Noise and Vibration Study is to be prepared by a Consultant that is either an accredited Acoustic expert or a qualified Professional Engineer.

When Required

Noise Impact (Feasibility and/or Detailed Assessment) Studies may be required to support the following applications for developments:

- Zoning By-law Amendment
- Site Plan Control
- Plans of Subdivision
- Consent to Sever

A Noise Study is normally required, when a noise-sensitive development is proposed adjacent or in close proximity to the following potential noise sources:

- Within 500 m of a Provincial Highway/Freeway;
- Within 250 m of a Regional Road whose future traffic volume may be greater than 10,000 vehicles/day;
- Within 500 m of a railway ROW;
- Within the 25 NEF contours of an Airport;
- Within the potential zone of influence, as defined in MOE documents D-1 and D-6, of a Stationary Source of noise (industrial/commercial/institutional); a detailed noise study is required for developments within the potential influence area of stationary sources;
- Within 500 m of extensive commercial operations (loading docks of supermarkets, large commercial buildings with prominent ventilation and air conditioning equipment, automatic car washes, etc.);
- Within 500 m of aggregate operations (pits, quarries, etc.); or
- Any other noise sources not mentioned above.

A vibration study is required for all proposed developments within 75 metres of a rail corridor.

The requirement for a Noise Impact Study may be a condition of initial approval of the proposed development.

Rationale

A Noise Impact Study or Noise and Vibration Impact Study will help in assessing the compatibility of the proposed development with the existing and/or future land uses in the surrounding area as it relates to transportation and stationary noise both on site and off site.

Required Contents

During pre-application consultation, it will be determined if a report is required and, if so, the specific requirements of the Study, based on the nature of the proposed application and the context of the study area. Ultimate traffic data must be obtained from the Region and/or Local Municipality when analyzing transportation noise from Regional and Local roads. The Noise or the Noise and Vibration Study should include the following components, but is not necessarily limited to:

Introduction

- Description of the subject site and the proposed development;
- Location/context map;
- Identification of the noise source(s); and
- Description of the sound level guidelines/standards applied (methods).

Environmental Noise (and Vibration) Assessment

- Identify all stationary and transportation (road, rail, air) noise sources, including data collection and methods;
- Assessment procedure and methodology should clearly be outlined;
- Provide predicted noise level forecasts without mitigation;
- Environmental noise guidelines;
- Noise impact assessment (including low frequency noise impacts); and
- Vibration assessment, if applicable

Noise (and Vibration) Mitigation Recommendations

- Indoors: architectural requirements, ventilation requirements;
- Outdoors: at source requirements, sound barrier requirements;
- Provide tables and figures to support the recommendations of the report; and
- Warning clauses;
- Proposed mitigation measures will need to adhere to any engineering or policy guidelines that a municipality may have; and
- If a Class 4 designation is recommended the report shall discuss the mitigation measures that would be required to satisfy Class 1 or 2 standards and why the required mitigation is not feasible. Rationale must be provided for recommending a Class 4 designation.

Conclusions

Appendix A – Base Noise Level Calculations (Noise Source Data)

Appendix B – Ministry of Environment Noise Guidelines

Appendix C – Sample Sound Exposure Calculation

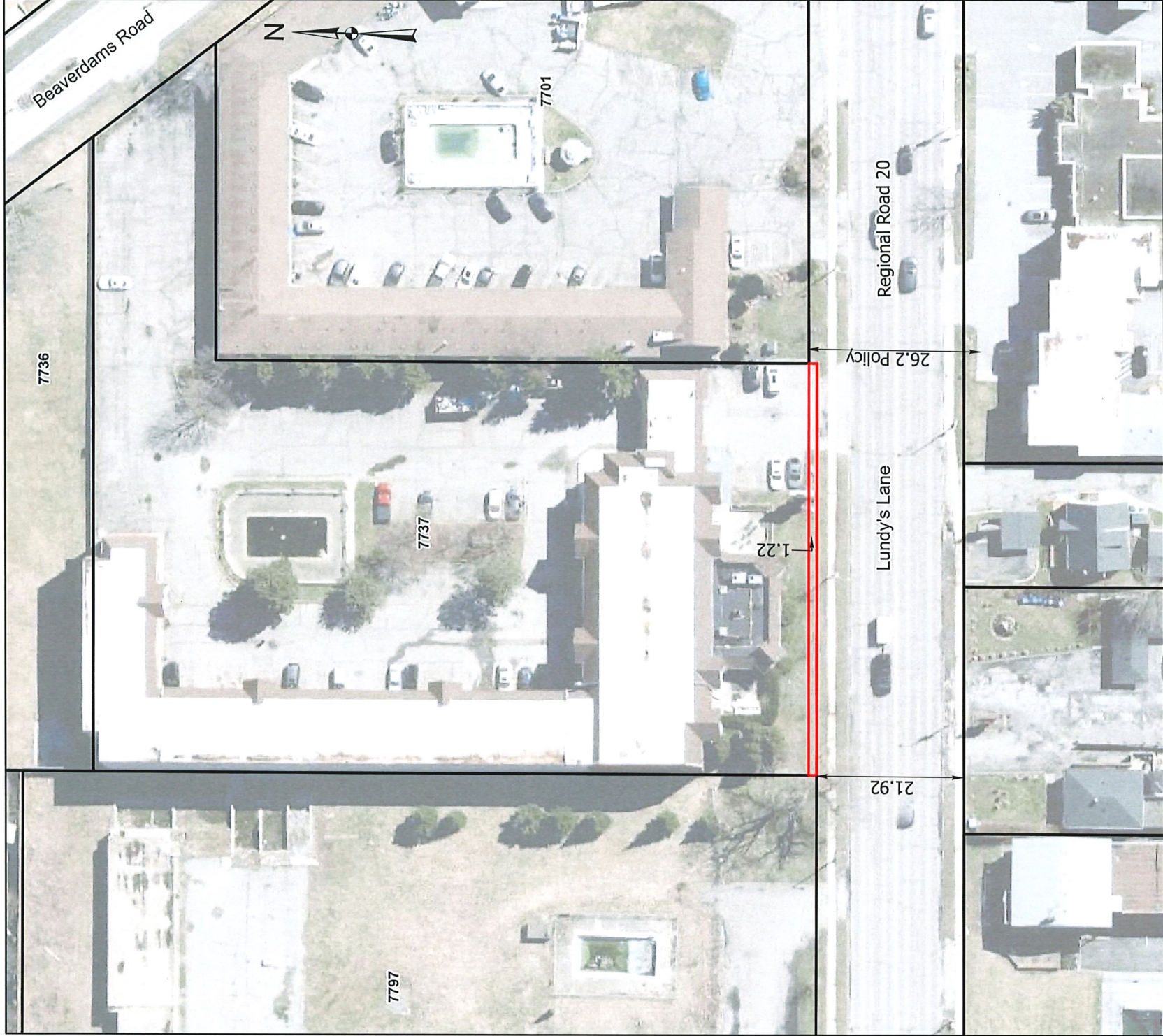


ILLUSTRATION SHOWING APPROXIMATE LOCATION OF PROPOSED WIDENING
 No. 7737 LUNDY'S LANE - REGIONAL ROAD 20
 CITY OF NIAGARA FALLS

-  - DENOTES TERANET MAPPING
-  - DENOTES PROPOSED WIDENING

DISCLAIMER

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- CAUTION:**
- This is not a Plan of Survey
 - The proposed widened limits have been compiled from office records and the shown measurements are approximate.
 - The final extent of the widening will be established through field survey by an Ontario Land Surveyor.

0 5 10 20 Meters



Scale = 1:750m

Inter-Departmental Memo

To: Nick DeBenedetti, Planner 2
From: Sue Scerbo, Supervisor of Zoning Administration
Date: September 5, 2024
Re: Proposed Official Plan amendment and Zoning By-law Amendment
 7737 Lundy's Lane
 Proposed conversion of existing hotel rooms into dwelling units

Summary:

The applicant is proposing to convert 118 hotel rooms into dwelling units while providing for a 28 seat restaurant.

The subject property is zoned Tourist Commercial (TC) in accordance with Zoning By-law No. 79-200, as amended.

The following table compares the standards of the TC zone with what is proposed:

Provision	Requirement	Proposal	Comply
Permitted Uses	The uses permitted in the TC zone Dwelling units in combination with one or more of the uses listed in section 8.6.1 provided that not more than 50% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor	Restaurant (28 seats) Dwelling units in combination with a commercial use (restaurant) Dwelling units located on the ground floor 90.2% of the total floor area	Yes No (dwelling units on the ground floor) No (percentage of dwelling units)
Minimum lot frontage	6 metres	60 metres	Yes Lundy's Lane is the principal access
Minimum front yard depth (through lot)	In accordance with section 4.27.1	3.4 metres + 16.5 metres from the	Yes

	13.1 metres from the original centreline of Lundy's Lane (from Garner Road to Main Street) 11.5 metres from the original centreline of Beaverdams Road (from Kalar Road to Lundy's Lane)	original centreline of Lundy's Lane	Please confirm (site plan shows 6 metres to sidewalk, but not to property line. Currently does not meet the required road allowance width of 13.1 metres) Some parking is located within the protected road widening along Beaverdams Road. This parking will need to be eliminated/relocated
Minimum rear yard depth where any part of the building is used for residential purposes	10 metres plus any applicable distance specified in section 4.27.1	0 metres	No
Minimum rear yard depth where no part of the building is used for residential purposes	3 metres provided that no rear yard is required where the rear lot line abuts a public lane or a public parking lot	n/a	n/a
Minimum interior side yard width where the side lot line abuts a residential, institutional or open space zone	3 metres	n/a	n/a
Minimum interior side yard width where the side lot line does not abut a residential, institutional or open space zone	None required	0 metres (west) Not noted (east)	Yes Yes
Minimum exterior side yard width	In accordance with section 4.27.1	n/a	n/a
Maximum lot coverage	70%	Less than 70%	Yes
Maximum height of building or structure	12 metres	Not noted 3 storeys	Information required
Maximum floor area	Not specified	n/a	n/a

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Parking and access requirements	In accordance with section 4.19.1 1.4 parking spaces for each dwelling unit: 118 dwelling units x 1.4 = 165.2 parking spaces Restaurant (not part of a hotel) 1 parking space for each 5 seats: 28 seats/5=5.6 parking spaces TOTAL: 165.2+5.6=171	0.8 parking spaces for each dwelling unit: 118 dwelling units x 0.8=94.4 parking spaces Restaurant: (not part of a hotel) 1 parking space for each 5 seats: 28 seats/5=5.6 parking spaces 100 parking spaces	No This will be less due to the protected road widening along Beaverdams Road (required parking cannot be located within a road widening)
Minimum parking stall width	2.75 metres	2.74 metres	No
Minimum parking stall length	6 metres	5.5 metres	No
Minimum manoeuvring aisle	6.9 metres	7.9 metres	Yes
Loading area requirements	In accordance with section 4.20.1	n/a	n/a
Maximum floor area for each retail store	400 square metres	n/a	n/a
Maximum floor area of all retail stores per property	3,530 square metres	n/a	n/a

Comments:

- Additional information is required as noted above to ensure zoning compliance.
- The above information has been taken from the zoning matrix provided by the applicant. The parking stall dimensions were taken from the site plan. However, the dimensions were not legible. Please confirm.

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