



THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE
PUBLIC COMMUNITY & DEVELOPMENT ADVISORY COMMITTEE MEETING MINUTES/REPORT

The members of the Public Community & Development Advisory Committee met on November 27, 2017 in the Council Chambers, at 5:00 p.m.

PRESENT:

Chair Councillor Martin Mazza, Lord Mayor Pat Darte, Councillors: John Wiens, Betty Disero, Jim Collard, Jamie King, Paolo Miele,

REGRETS:

Councillors: Maria Bau-Coote, Terry Flynn

STAFF:

Peter Todd	Town Clerk
Victoria Butters	Deputy Clerk
Craig Larmour	Director of Community & Development Services
Shirley Cater	Manager of Planning

OTHERS:

MEDIA:

Mike Zettel	Niagara This Week
Suzanne Mason	Sun Media

Chair Councillor Martin Mazza called the meeting to order at 5:02 p.m.

1. Public Meeting

The Chair welcomed those in attendance and noted that there are three public meeting this evening. The Chair explained the process for the meetings and read the Planning Act requirements for submission of an appeal to the Ontario

Municipal Board.

At the request of the Chair, it was confirmed by the Recording Secretary that notice of the public meetings to inform the public of the proposals, was complied with as per the Planning Act.

The Chair advised that anyone wishing to receive notice should leave his or her name with the Recording Secretary.

1.a) 1156 Concession 6 Road - Application for Zoning By-law Amendment

At the request of the Chair, the Director of Community & Development explained the purpose of the meeting. The Public Meeting notice states: the proposed change is to permit a future boundary adjustment between the estate winery and the adjacent agricultural property. The existing estate winery is zoned Rural (A) – Site Specific, while the adjacent agricultural property is zoned Rural (A). The amendment proposes to rezone a part of the estate winery property to Rural (A) and part of the adjacent agricultural property to Rural (A) – Site Specific.

The Chair asked if there was anyone present to speak in favour to the proposal.

Susan Wheler, Wheler & Associates, 289 Victoria Street Niagara-on-the-Lake

Ms. Wheler stated she was present on behalf of the applicant and provided background information with regard to the property. Ms. Wheler referred to a plan of the property and further outlined the proposed change to permit a boundary adjustment between the estate winery and adjacent agricultural property.

The Chair asked if there was anyone present to speak in opposition to the proposal.

No one came forward to speak in opposition to the proposal.

The public meeting ended at 5:10 p.m.

1.b) 14555 Niagara River Parkway - Official Plan and Zoning By-law Amendments

At the request of the Chair, the Director of Community & Development explained the purpose of the meeting. The Public Meeting notice states: the proposal is to permit a future consent application on the subject property. The Official Plan is required to be amended in order to permit a reduced lot frontage from the required 60m. The Zoning By-law is required to be amended in order to permit the proposed new lot.

The Chair asked if there was anyone present to speak in favour to the proposal.

John Perry, Land Use Planner

John Perry stated he was present on behalf of the applicant and provided background information with respect to the property. Mr. Perry stated the applications were submitted to permit a future consent application. Mr. Perry referred to a sketch of the lands and outlined the proposed change to amend the official plan in order to permit a reduced lot frontage from the required 60m; and zoning by-law amendment in order to permit the proposed new lot.

The Chair asked if there was anyone present to speak in opposition to the proposal.

No one came forward to speak in opposition to the proposal.

The public meeting ended at 5: 19 p.m.

1.c) 114, 118, 122, 126 Queen Street, 219 Victoria Street, and 115, 117, 119 Johnson Street and 129 Johnson Street – Official Plan and Zoning By-law Amendments

Councillor Jim Collard declared a conflict of interest with 114, 118, 122, 126 Queen Street, 219 Victoria Street, and 115, 117, 119 Johnson Street and 129 Johnson Street – Official Plan and Zoning By-law Amendments as his family operates a short term rental. Councillor Collard left the Council Chambers at 5:20 p.m. and did not return to the Public Planning Advisory Committee meeting.

At the request of the Chair, the Director of Community & Development explained the purpose of the meeting. The Public Meeting notice states: the proposal is to facilitate construction of a new hotel on Part 1, with underground parking facilities and landscaping on Parts 1, 3 and 4, and facilitate future applications for site plan approval and consent, the effect of the proposed amendments would be to change the official plan designation from Established Residential to Open Space for the rear portions of Parts 3 and 4 to permit open space uses with an exception for a commercial use (underground parking and hotel rooms), and to re-zone the rear portions of Parts 3 and 4 to permit open space uses with an exception for a commercial use (underground parking and hotel rooms). More detailed information regarding the official plan and zoning by-law amendments is provided in the application form.

The Chair asked if there was anyone present to speak in favour to the proposal.

Tom Richardson, Sullivan Mahoney, 40 Queen Street, St. Catharines

Mr. Richardson stated was present on behalf of the applicants who are privileged to invest in revitalising the subject property. Mr. Richardson provided background information with respect to the applicants' contribution to Old Town. He further outlined the official plan and zoning by-law amendments to facilitate construction of a new hotel with underground parking. Mr. Richardson provided information with respect to the Municipal Heritage Committee October 10, 2017 meeting minutes, and stated the applicants have communicated with owners of the neighbouring properties.

Nick Yamich, Quartek Group Inc. 89 St. Paul Street, St. Catharines

Mr. Yamich referred to an electronic presentation and provided background information about the proposed development of the property. Mr. Yamich spoke to the previous designs; further highlighted and reviewed the existing site plan and how it has evolved; current commercial properties; two residential properties; proposed project details; and the major viewpoints around site/size; and materials to be incorporated.

Brodie Townley, 123 Johnson Street

Mr. Brodie stated he was representing his wife as well as the Johnson Victoria Gate Street Concerned Citizens Association. Mr. Townley spoke to the original plan and current plan for the development of the property; Association's support of the hotel expansion; meetings with the applicant; current design improvements; approval process; ground water flow; assessment of adjacent homes; underground parking entrance; waste disposal; landscaped area; and severing of properties. Mr. Townley stated the Association is very supportive of the hotel expansion.

Gary Weigandt, 127 Johnson Street

Mr. Weigandt stated he was originally not in favour of the project, and further spoke to the process and conversations with the developers that took place. Mr. Townley outlined his concerns for the subject property if this project did not go through. He further outlined his family history with 127 Johnson Street and highlighted his support for this project proceeding.

William Garriock, 164 Johnson

Mr. Garriock stated he was previously opposed to the development, however he was now in support of it. Mr. Garriock stated he was impressed with the owners in terms of their involvement in discussions with the neighbours to try and find something that would work with the neighbourhood. Mr. Garriock stated traffic flow was a concern; and that he supported this development and owners' interest in the community.

Greg Virelli, 126 Johnson Street

Mr. Virelli stated since moving to his home he has witnessed the removal of mature trees and the construction of a large home behind his house. Mr. Virelli outlined the developers many communication meetings with the neighbouring property owners throughout the process and the proposal for a hotel expansion. Mr. Virelli stated his preference was a hotel expansion although he believed the Town should not allow any in fill development in the Old Town. Mr. Virelli stated he was in favour of the hotel expansion based on what he has been told.

Paul Evans - 118 Johnson Street

Mr. Evans stated he moved to Town in August and found out about the proposed development shortly thereafter. Mr. Evans outlined his concerns with the four properties for sale on Johnson Street. He stated he would not like to see the

properties turned in to Air B&Bs and that they should be sold off as family residences.

The Chair asked if there was anyone present to speak in opposition to the proposal.

Selina Appleby, 223 Victoria Street

Ms. Appleby outlined her deep concerns with the effect of construction and vibration for 80 underground parking spots next to her heritage house, built from the rubble of the War of 1812. Ms. Appleby highlighted her concerns with the fragility and historical significance of her home being at risk. Ms. Appleby highlighted Peter J. Stokes reference to her house as a little golden gem; the fabric of the Town slowly being eroded by over building; and Joy Ormsby's research of 223 Victoria Street's rich history. Ms. Appleby questioned how can she be certain that her home is not damaged by construction vibrations next door.

Gracia Janes, 261 King Street

Ms. Janes, President Niagara-on-the-Lake Conservancy spoke to the proposed extraordinary application to extend commercial use in the historic established residential portion of the Queen-Picton Heritage District. Ms. Janes further highlighted good heritage planning principals and intent; setting precedent and Town's attempt to protect the Heritage District; requested Official Plan amendment and Rezoning risk; excess traffic; damage to heritage homes foundations; natural close to surface drainage; emergency services access; previous clear cut of residential gardens; proposed hotel height; block-busting over last several years; and loss of residential heritage garden space. Ms. Janes, on behalf of the Conservancy asked Council to heed the concerns of residents in the immediately affected area and use the Official Plan and Expanded Old Town District Heritage Plan to validate the concerns by turning down the applications for Official Plan Amendment and Rezoning.

Jim Alexander, 716 King Street

Mr. Alexander stated the development has no place in Niagara-on-the-Lake and spoke to the decades protecting built heritage in Town; change of character and culture; lack of new official plan/tree by-law; OMB; threatening planning; and traffic. Mr. Alexander stated the digging and vibration next to 223 Victoria Street house will cause it to fall down, and there will be significant damage to the fabric that makes this Town very simple. He stated this should not be allowed.

The public meeting ended at 6:19 p.m.

ADJOURNMENT: 6:20 p.m.

Lord Mayor, this concludes the Minutes/Report of the Public Community & Development Advisory Committee I Councillor _____ move, seconded by Councillor _____ that the Minutes/Report of the November 27, 2017 Public Community & Development Advisory Committee Meeting be adopted.

