



***Working to Protect Built and Natural Heritage Since 1987***

325 King Street Parliament Oak Public Meeting OPA 01-2023 & ZBA -01-2024

Tuesday May 10<sup>th</sup> , 2024

Dear Lord Mayor Zalepa , and Councillors Burroughs, Wiens, O'Connor, Balasiuk, Cheropita, Mavridis, Ruller and Vizzari,

The Niagara-on-the-Lake Conservancy considers this application for an Official Plan Amendment and Rezoning of 325 King Street , located within the National Heritage District, from Institutional /Community Use to Commercial, to be completely contrary to over 50 years of Town, Regional, Provincial and National planning for this very special heritage Town .

With regard to the background planning document CDS-23192, it is obvious that Provincially this proposed development is geographically in a "*settlement area*", but in no clearly defined way does it relate specifically to the Provincial Policy Statement 2020 (PPS) e.g. to healthy, liveable and safe communities, or, help to "*prepare for climate change.*" etc.

Similarly, for the Growth Plan for the Greater Golden Horseshoe 2020 , the development will not help the Town "*improve social equity and quality of life or mitigate climate change*". In contrast, it will be a completely overbearing intense use in a liveable much- treed heritage neighbourhood, enjoyed by residents and visitors close by and from around the world.

Regarding the Niagara Regional Official Plan, this development will not be an attribute to our existing "*vibrant public realm*" but rather overwhelm the immediate neighborhood with the destruction of the existing school building and the construction of a very big hotel over a period of a year or two, And as Architect Wayne Murray so

well described it, the ongoing constant traffic of trucks, visitors, workers will have wider reaching, seriously negative impacts of the surrounding neighborhood .

Additionally, regarding the “*Town’s Official Plan 2017 as Amended*” (leading up to a final 2019 Plan ,and still to be approved as conforming with Bill 185 and the final 2024 Provincial Policy Plan) this development can’t be counted, as “*accommodating growth and development*” to the year 2051, as it is not residential, and there are no specific determinants to say that hotels are a recognized, or required parts of what constitutes a “*compact, vibrant ,sustainable, integrated and complete community.*”

With this in mind we ask the following more practical questions:

- Has sufficient planning been done to legitimise what is essentially the expansion of the central Queen-Picton Commercial area into the established Residential area , much of which lies within the National Heritage District?
- Will this very large multi use recreational and commercial use draw business away from the Queen-Picton tourism related businesses?
- Do Provincial and Regional policies promote hotels in residential areas, as they do affordable housing?
- The proponent’s planner indicated at the public information meeting that we have several hotels settled within the Old Town so this would just be another one. Has the proponent looked closely at historic records that show when all but one other hotel in the Town’s Established Residential neighborhoods were built? For example : the Angel Inn Early 1789 ; Oban Inn -1824(rebuilt 2005) ; Pillar and Post 1972; Prince of Wales 1864 (added to and renovated 1999)
- Can the Town justify the impact of this development on the neighborhood regarding traffic, devalued properties nearby etc.
- Why should this complete overload of starkly over bearing , unneeded commercial activity take precedence over a quiet historic neighborhood in what is the historic heart of the town.?
- What, specific, rather than “general”, Town, Regional, and Provincial Policies allow and facilitate such a hotel?

To conclude, having worked to protect our historic Town's built and natural heritage for almost 40 years, and been responsible at a successful 1989 OMB hearing to set Town density targets in Established Residential areas of 6 to 12 units per acre, we in the Niagara-on-the-Lake Conservancy know there is no question that such an enormous, out of place and unneeded project should not receive Council's approval of this Official Plan Amendment and Rezoning.

Gracia Janes, President, Niagara-on-the-Lake Conservancy