

June 8th, 2024

Lord Mayor Gary Zalepa and Council
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
PO Box 100
Virgil, Ontario

**Re: OPA-01-2023&ZBA-01-2023
Parliament Oak School, 325 King Street**

Dear Lord Mayor and members of Council,

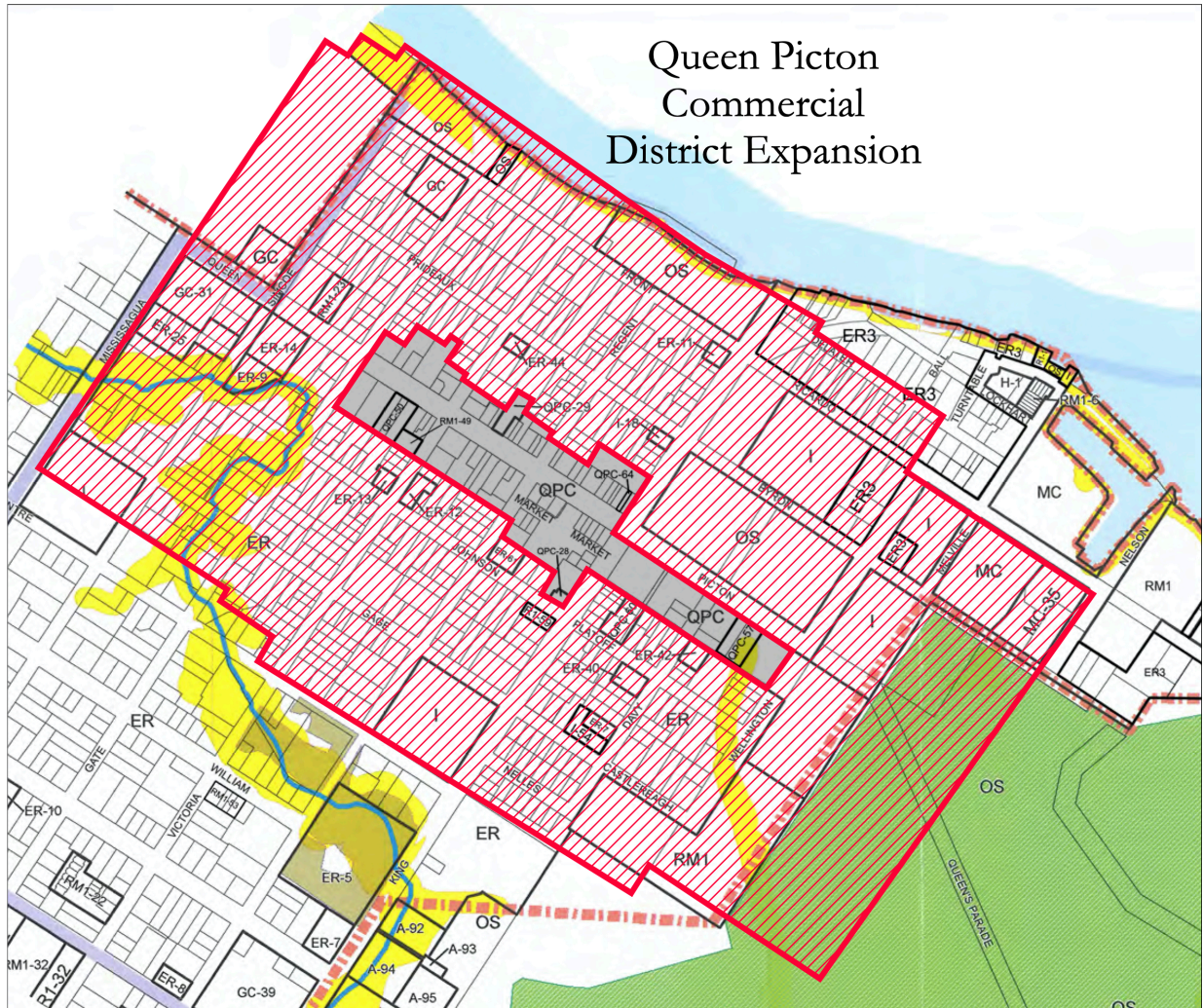
The proposed mass and height of this hotel is shown below superimposed on an image of the Stone Eagle Winery that is currently under construction. Please, go to the corner of Hunter Road and Mississauga. Look at the building. Then go to King Street and imagine for yourself how large a setback would be required to make an even larger building appear to belong in the neighbourhood and in the town itself.



Outline of Proposed Hotel over Stone Eagle Winery

Contrary to the Planning Recommendation report, there is not a setback large enough that could possibly make this building compatible with the one and two storey houses in the middle of this established residential neighbourhood nor with the image of the town that we love.

That the site is 300 metres from the Queen Picton Commercial area does not justify making it a commercial designation. This is a small town. Shown below is a proposed Queen Picton Commercial District Expansion that could occur using the 'logic' of the planning recommendation report of the site's proximity to the existing commercial district.



Before we moved here almost twenty five years ago, my husband and I loved to come and wander the quiet residential streets and dream of living here. Those quiet residential streets are disappearing before our eyes - a hotel in the middle of a residential neighbourhood does nothing to create a 'vibrant and complete community'. Rather, it is a total disruption of a community, a nightmare and a black hole. That people sleep in homes and in hotels (sometimes) do not make them the same thing. A hotel is an entirely *commercial* enterprise. This is *not* a compatible use.

yours truly,

Connie Tintinalli
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