

# **James Webber**

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26 March 2018

Peter Todd, Town Clerk  
Town of Niagara-on-the-Lake  
1593 Four Mile Creek Road, PO Box 100  
Virgil, ON L0S 1T0  
(SENT BY E-MAIL)

Dear Sir:

## **Re: OPA-01-2018, ZBA-04-2018 – 493-507 Line 2 Road, Niagara-on-the-Lake**

I attended the recent Open House regarding this proposal, and appreciated the opportunity to pose questions both to the developer's representative and town planning staff. I would now like to place my concerns regarding this proposal on the record in advance of the Public Meeting that is scheduled for April 9.

Most of the presentation by the developer's representative was devoted to explaining the history of the proposal and the aesthetics of the planned development. However, virtually all of the questions from the audience focused on the implications of the planned medical centre for traffic and safety in the immediate vicinity, particularly in view of the fact that Crossroads School is immediately adjacent to the site.

I live within one minute's drive of the proposed site, and thus can attest to the fact that the intersection of Line 2 and Highway 55 is already hazardous. Sight-lines for vehicles attempting to exit Line 2, whether heading north or south, are very poor, both because the intersection is not right-angled and because of foliage growing close to the road. For traffic entering Line 2 from Highway 55, the proximity of the intersection with Andres Street causes both confusion and potential danger.

It does not appear that the Region or the Town are taking the traffic situation at this intersection seriously enough. All of us who attended the meeting were amazed to hear that there has been no count of traffic on Highway 55 since 2012, a date which precedes the installation of the roundabout at the entrance to the village. Traffic has only increased since that time; it is not uncommon, during the summer months, to see the line of traffic heading into Old Town backed up from Creek Road all the way to the roundabout and beyond.

We were informed that the Region and the Town have calculated that the new medical centre would add 50-60 vehicle movements an hour at the Line 2-Highway 55 intersection, a number that is considered too small to make a material difference to traffic flow and safety. This estimate seems implausibly low, given

that each visit involves two vehicle movements (arriving and leaving). The centre will house about twelve doctors, a pharmacy, imaging and other labs, associated services such as physiotherapy, and whatever other services the landlord is able to attract. Even allowing for the fact that some people (including myself) will be able to walk to the new centre, it seems inevitable that the number of vehicle movements will be much higher than the current estimate. A full traffic study must be undertaken before this proposal is submitted for council approval.

Any decision to proceed with this project must, in my opinion, include the following stipulations:

- **A traffic light should be installed at the intersection of Line 2 and Highway 55.** If possible, the intersection should be realigned at the same time to improve sight-lines. This should have been done when Crossroads School was opened; the addition of the medical centre to this already busy area will make it essential for the safety of pedestrians and drivers alike.
- **Sidewalks should be installed along the south side of Line 2 (there is already a sidewalk on the north side) and along at least one side of Andres Street.** This will particularly improve safety for children in the area, but will also benefit all pedestrians on Andres Street, which may well become a short-cut for drivers using the medical centre. Again, this should have been done when the school was opened, and it will now become critical to ensure safety.

I am aware that there is a need to proceed quickly with some sort of development to house the town's medical professionals, given the imminent closure of the Old Town hospital site. I hope that the door has not yet closed on the possibility of expanding the existing medical centre at Highway 55 and East-West line, which is less flawed from a safety standpoint than the proposed site at Line 2. If it is ultimately deemed appropriate to proceed with the present proposal, it is incumbent on Council to insist on all necessary safety-related measures as a condition of approval.

Yours truly,

*James A. Webber*



[To:](#)  
[Cc:](#)  
[Bcc:](#)  
Subject: Fw: Randwood - MHC Motion to Defer

**Subject: Randwood - MHC Motion to Defer**

Mayor Dart and Councillors

It has come to our attention that Solmar has declined to opportunity to have a transparent open discussion with SORE representatives. Any positives that you and Councillors Bau-Coote, Mazza and Miele might have thought would accrue though the ill-advised 30 day delay are now lost.

Councillor Miele during a radio interview on Friday appears to say that his support for the delay was to assist residents - that is puzzling to us and many others - we are not aware of any residents or community groups requesting a 30 day delay. We sent an email to Councillor Miele on Friday to ask that he explain - no response from him as of now.

You now have a chance to do the right thing - call a special meeting of council immediately to adopt the recommendations of the MHC.

Do it now!!

*Peter Howe and Judy McLeod*  
83 Gage Street

**Note to Peter Todd** - Please include this in the information package re this item for the April Council meeting.



**To:**  
**Cc:**  
**Bcc:**  
**Subject:** Fw: Paolo Radio Interview March 23

**From:** "SORE" <[sorenottl@gmail.com](mailto:sorenottl@gmail.com)>  
**Date:** March 25, 2018 at 4:12:01 PM GMT+2  
**To:** "WE CARE" <[sorenottl@gmail.com](mailto:sorenottl@gmail.com)>  
**Cc:** [ptodd@notl.org](mailto:ptodd@notl.org), [hdowd@notl.org](mailto:hdowd@notl.org)  
**Subject:** Paolo Radio Interview March 23

I don't know if you all heard the interview that Councilor Paolo gave [610 CKTB at 1:15 with Lee Sterry](#) March 23

We have been asked to share this letter written to him by a resident after his interview.

[610 CKTB at 1:15 with Lee Sterry](#) March 23

Hi Paolo

I just listened to your interview with Lee Steery. Just curious about your take on the council meeting. The taxpayers who care about what happens to the Rand Estate did not request or need to re-visit the MHC recommendations already approved by COTW.

Further dialogue with Solmar is fine, however, what you and your three colleagues on council have done is not advancing anything. Who asked you for a deferral?

Must have been Solmar? Certainly not SORE or focusnotl or other taxpayers who care about this application.

Your professed innocence of town procedural bylaw is alarming. Particularly after hearing your interview today.

Paolo - this motion should have been debated (by law). Your CAO and Clerk admitted this later in the council meeting.

I'm hoping that on further reflection that you will be more forthright about what really happened. I think you are much better than this. Don't be played.

Respectfully



To:  
Cc:  
Bcc:  
Subject: Fw: RANDWOOD ESTATE DEVELOPMENT

**From:** "jean omalley" <[jet390@msn.com](mailto:jet390@msn.com)>  
**Date:** March 21, 2018 at 8:06:54 PM GMT+1  
**To:** "[ptodd@notl.org](mailto:ptodd@notl.org)" <[ptodd@notl.org](mailto:ptodd@notl.org)>, "[rtung@notl.org](mailto:rtung@notl.org)" <[rtung@notl.org](mailto:rtung@notl.org)>  
**Cc:** "[pdarte@notl.org](mailto:pdarte@notl.org)" <[pdarte@notl.org](mailto:pdarte@notl.org)>, "[BDisero@notl.org](mailto:BDisero@notl.org)" <[BDisero@notl.org](mailto:BDisero@notl.org)>  
**Subject:** RANDWOOD ESTATE DEVELOPMENT

Dear Mr. Todd

Further to our letter to you et. al delivered to you January 26th 2018;  
To date, none of the four points raised have been addressed or responded to either in public meetings or in written form.

A key question that does need clarification at this early stage is confirmation of the approved (2011) elevation/ height of the proposed building at that time .

There is total confusion and misconception on this item , as the discussion on the number of allowable stories should refer to the elevation and Not the number of stories, as the new proposed facility has to fit within that approved envelope .

In 2011 when parameters of the previous development were agreed upon - how was the height restriction established and to what facet of the building did it refer ?

This information should be within the City records and if it is , it is incumbent upon the City to clarify and state emphatically these criteria so that we all know the starting point of Two Sisters application.

Your cooperation to place these details in the public record would be appreciated as it is required before the City and Developer progress much further .

Regards

K.C. O'Malley P.Eng.



**To:**  
**Cc:**  
**Bcc:**  
**Subject:** Fw: Application OPA-01-2018, ZBA-04-2018-493-507 Line 2 Road, Niagara-on-the-Lake

**From:** Barbara and Brian Biesheuvel <[bbiesheuvel@rogers.com](mailto:bbiesheuvel@rogers.com)>

**To:** "[ptodd@notl.org](mailto:ptodd@notl.org)" <[ptodd@notl.org](mailto:ptodd@notl.org)>

**Sent:** Sunday, March 25, 2018 2:38 PM

**Subject:** Application OPA-01-2018, ZBA-04-2018-493-507 Line 2 Road, Niagara-on-the-Lake

Re: Public Meeting for an Official Plan Amendment (under Section 22 of the Planning Act, R.S.O., 1990, as amended) and for a Zoning By-law Amendment (under Section 34 of the Planning Act, R.S.O., as amended)

Dear Mr. Todd

We are new residents to Virgil, but we are not new to Niagara-on-the-Lake. We have been coming here for over 20 years, visiting our friends and relatives in the area and because of our love for the neighborhood we have decided to retire here.

We are writing you to express our opposition to the proposed Medical building on Line 2 and Stone Rd. We are not against progress, but it cannot be undertaken at the expense of the residents and, this proposed Medical building with the parking capacity of 166 cars will adversely affect the immediate neighborhood unless certain things are done to ensure that this additional traffic does not leave the area via the residential streets.

1. Access from the proposed Medical Building to Hwy 55 just as all other Commercial buildings currently have along Hwy 55
2. A traffic light at Hwy 55 and Line 2 to provide easier access to turn left onto Hwy 55 and deter the additional traffic from cutting through the residential streets
3. Traffic calming measures put in place on Henry Street to slow down any residual traffic using Henry Street to cut over to Line 1

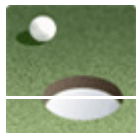
An old 2012 traffic study was referenced in the application to try to show that the rezoning would have no impact to the roads, but this study did not consider a new commercial building. A new study could be done, but we already know that the extra traffic (166 cars) will impact our residential streets.

We want to urge the town to make the right decision when voting on this proposed rezoning. If the rezoning is approved the Town, Region and the Builder need to ensure there is no impact to the immediate Residential streets.

Please ensure this letter is shared with the Town Council prior to the public meeting scheduled April 9th 2018.

Regards,

Barbara Allen and Brian Biesheuvel  
48 Henry Street  
Niagara-on-the-Lake  
L0S 1J0  
416-786-1130



**To:** Victoria Butters/TownOfNiagara/CA@TownOfNiagara,  
**Cc:**  
**Bcc:**  
**Subject:** Fw: 2018 Senior of the Year Award / Prix de la personne âgée de l'année 2018  
**From:** Holly Dowd/TownOfNiagara/CA - Thursday 2018-03-22 04:33 PM

## Holly Dowd

### Chief Administrative Officer

1593 Four Mile Creek Road, PO Box 100, Virgil, ON L0S 1T0  
905-468-3266 Ext. 227 - Assistant V. Steele 905-468-3266 Ext. 221  
hdowd@notl.org or vsteele@notl.org  
Website: [www.notl.org](http://www.notl.org) Facebook: [@Town.of.NOTL](https://www.facebook.com/Town.of.NOTL)  
Twitter: [@Town of NOTL](https://twitter.com/Town_of_NOTL) & [@NOTLfiredept](https://twitter.com/NOTLfiredept)



----- Forwarded by Holly Dowd/TownOfNiagara/CA on 2018-03-22 04:32 PM -----

**From:** "Ontario Honours And Awards (MCI)" <OntarioHonoursAndAwards@ontario.ca>  
**To:** "Ontario Honours And Awards (MCI)" <OntarioHonoursAndAwards@ontario.ca>  
**Date:** 2018-03-21 10:15 AM  
**Subject:** 2018 Senior of the Year Award / Prix de la personne âgée de l'année 2018

## (Un message en français suivra)

Dear Mayor, Reeve and Members of Council:

I am pleased to invite you to submit a nomination for the [2018 Senior of the Year Award](#). This annual award was established in 1994 to give each municipality in Ontario the opportunity to **honour one outstanding local senior**; who, after the age of 65, has enriched the social, cultural, or civic life of his or her community. The award pays tribute to this accomplishment, while simultaneously showing how seniors are making a difference in the lives of those around them.

[Click here to submit a nomination.](#)

**Deadline: April 30, 2018**

A certificate will be provided by the Ontario government and include as signatories: Her Honour the Honourable Elizabeth Dowdeswell, Lieutenant Governor, myself, Minister of

Seniors Affairs, and the local Head of Council.

The Government of Ontario is proud to work with municipalities on this initiative. Seniors have generously offered their time, knowledge and expertise to make this province a great place to live and it is important we recognize their valuable contributions.

If you have questions, please contact the Ontario Honours and Awards Secretariat:

Email: [ontariohonoursandawards@ontario.ca](mailto:ontariohonoursandawards@ontario.ca)  
Phone: 416-314-7526  
Toll-free: 1-877-832-8622  
TTY: 416-327-2391

Thank you for your support.

Sincerely,

Dipika Damerla  
Minister

Madame la mairesse, Madame la préfète, membres du conseil,  
Monsieur le maire, Monsieur le préfet, membres du conseil,

J'ai le plaisir de vous inviter à proposer une candidature pour le [Prix de la personne âgée de l'année 2018](#). Ce prix annuel a été instauré en 1994 pour donner à chaque municipalité la possibilité de rendre hommage à une personne âgée exceptionnelle de la localité qui, après ses 65 ans, a enrichi la vie sociale, culturelle ou citoyenne de sa collectivité. Le prix rend hommage à cette réalisation, tout en montrant parallèlement comment les personnes âgées font une différence dans la vie des gens autour d'elles.

[Cliquez ici pour proposer une candidature.](#)

**Date limite : le 30 avril 2018**

Un certificat sera offert par le gouvernement de l'Ontario et inclura comme signataires : Son Honneur l'honorable Elizabeth Dowdeswell, lieutenant-gouverneure, moi-même, ministre des Affaires des personnes âgées, et la ou le chef du conseil de la localité.

Le gouvernement de l'Ontario est fier de travailler avec les municipalités sur cette initiative. Les personnes âgées ont généreusement fait don de leur temps, de leurs connaissances et de leur savoir-faire pour faire de cette province un endroit où il fait bon vivre, et il est important que nous rendions hommage à leurs précieuses contributions.



Pour toute question, veuillez communiquer avec le Secrétariat des distinctions et prix de l'Ontario :

Courriel : [ontariohonoursandawards@ontario.ca](mailto:ontariohonoursandawards@ontario.ca)  
Téléphone : 416 314-7526  
Sans frais : 1 877 832-8622  
ATS : 416 327-2391

Je vous remercie de votre appui, et je vous prie de croire à l'expression de mes sentiments les meilleurs.

La ministre,

L'honorable Dipika Damerla



FINAL SOTY Call for Nominations 2018 EN and FR.pdf

Minister of  
Seniors Affairs

6<sup>th</sup> Floor  
400 University Avenue  
Toronto ON M7A 2R9  
Tel.: (416) 314-9710  
Fax: (416) 325-4787

Ministre des Affaires  
des personnes âgées

6<sup>e</sup> étage  
400, avenue University  
Toronto ON M7A 2R9  
Tél.: (416) 314-9710  
Télec.: (416) 325-4787



Ontario

March 2018

Dear Mayor, Reeve and Members of Council:

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TTY: 416-327-2391

Thank you for your support.

Sincerely,

Dipika Damerla  
Minister