

Clare Cameron

Do you think it possible to finalize a new Official Plan within the first year of the new Council's term? What in your view should be the key elements of a new Official Plan that differ from the existing Official Plan?

Answer: I believe it's possible for the Town to finalize its portion of work for a new Official Plan by the end of 2019. Ample public consultation on the latest draft will need to occur in that time, through multiple communication channels and methods. Planscape land use planning consultants initially provided a project schedule in their contract with the Town that, although now behind schedule by approximately 6 months, could hopefully be reset in order to achieve intended timelines for public engagement, further drafts and statutory public meetings.

Once the Town approves a final version it will then need to go to the Region for approval. Considering this and the additional time required for an appeal period to occur, we will likely be well in to 2020 before the final OP is formally approved and adopted in place of the current version.

Though approval of a new OP for Niagara-on-the-Lake will not be an instant process, I will do everything possible as a councillor to ensure that there is a determined, focused and methodical effort sustained through next year to complete this very important goal.

To help in building momentum and sharing information with the public, I would like to see Council receiving an update on OP status and progress from staff at each Council meeting until the work is complete, and inclusion of this item on Council agendas. Monthly Information Reports were provided this year by staff, and unfortunately have not received much discussion in open Council sessions. I will request that the profile and visibility of this work be elevated to allow more public participation in the process.

Key elements I would like to see in a new Official Plan include:

- Architectural design standards for commercial and residential structures that reflect the unique history and character of each community in Niagara-on-the-Lake
- Establishment of a long-term vision for built form look and feel that is desired for each of our urban areas
- Reduced density and intensification targets for Old Town, given that this area includes a National Heritage District and multiple cultural heritage landscapes
- Incorporation of findings and recommendations from the recent Estate Lots study by Bray Consulting
- Serious consideration of establishing a Community Planning Permit System for Niagara-on-the-Lake
- Adequate opportunities for growth that include a mix of housing types and community services in the Glendale area
- Secondary plans for Virgil, St Davids, Queenston, Glendale and Old Town
- Strong standards and controls for cannabis production
- Adequate space allotted for commercial and employment lands, to ensure that there is adequate room for people to live and work in Niagara-on-the-Lake

What is your ten-year vision for the communities that comprise NOTL (Glendale, Old Town, Queenston, St. David's and Virgil) with respect to residential and commercial development?

Answer: Overall, my ten-year vision for NOTL sees us building on the strengths, opportunities and unique qualities of each community in this town. I want Glendale, Old Town, Queenston, St Davids and Virgil to retain their particular character in a way that offers choice to NOTL residents for the kind of place they would like to live. I also want to see all of our communities appreciating each other's differences and working successfully together for a positive future that can be shared by all residents.

My vision for Glendale in 2028 includes realization of the Region's master plan for this area, including creation of a massive new green space beside the Welland Canal. New transportation links make it easier to traverse the QEW, and connect Glendale North and South. Niagara College students and local residents successfully coexist with the addition of new housing types that are purpose-built to meet student needs, and reduce the pressure on homes in Niagara-on-the-Green for rental space. A new commercial area is modeled on the idea of a town centre that is walkable and includes a mix of retail, office, commercial and residential space. A grocery store and new local businesses open in well designed and easy to access commercial spaces. Transit hubs for municipal buses and GO service provide new opportunities to travel in and beyond NOTL without reliance on a car. New developments include parks, co-work space and carpool areas for local commuters. With consistent growth expected to occur in this area, the Town is able to expand the range and variety of community services for people of all ages.

My vision for Old Town in 2028 sees a continued appreciation and protection of historic homes in the National Heritage District, and a healthy understanding of the advantages and opportunities provided to property owners through heritage designation. New developments are able to proceed while maintaining existing tree canopy, and show compatible design with their surroundings. Where it appears, contemporary architecture reflects the proportions, massing and materials of more traditional and contextual building forms. The commercial strip along Queen Street and surrounding properties offers retail, hospitality and other services that suit the interests of local residents in addition to visitors. The number of Airbnbs is carefully monitored and tracked with effective by-law enforcement to ensure that Old Town remains a "real" place and does not become hollowed out by absentee property owners. Cultural heritage landscapes, including the lands referred to as estate lots, remain intact as the pace of subdivision and severance decreases. Locals can enjoy extended parking privileges, and entrepreneurship is encouraged by an innovative and forward-thinking Chamber of Commerce. The Community Centre is expanded to include more space for meeting rooms, recreational activities and services for residents of all ages.

My vision for Queenston in 2028 sees a community that retains the feeling of being tucked away, and where its compelling history is acknowledged. New development responds to the needs and desires of residents. Commercial development is kept to a minimum, and visitor traffic is balanced with the limited size and capacity of local roads. The Queenston Library expands its range of services and available space to become a community hub. Any commercial use of the dock area is sensitive to its natural heritage surroundings, and the interests of local residents.

My vision for St. Davids in 2028 sees a resolution of traffic management issues at York Rd and Four Mile Creek with a traffic circle or addition of turning lanes. Cut-throughs and shortcuts are reduced by making York Road a part of the Town's transportation master plan, and installing speed controls on surrounding residential streets. Ravine Winery remains an outstanding

example of active farming within the urban boundary, and a very successful local business. New residential development reflects the built form of historic homes in St. David's, and contemporary design is sensitive to its surroundings. Commercial development provides an increased range of services including retail and hospitality. Local businesses are encouraged to locate here, with a strong and proud feeling of community. The pool gets fixed, and is a busy place where residents can do laps, take aquafit classes, and young children can learn how to swim. The school building continues to host a busy and growing day care for families.

My vision for Virgil in 2028 sees a beautified Highway 55 corridor running from Four Mile Creek Road to East West Line, serving as a welcome and gateway to the geographic centre of Niagara-on-the-Lake. Local residents are engaged in this process, and invited to submit ideas that are acted on by the Town. Power lines are buried underground to supply electricity and lighting with more open sight lines and a revived streetscape. New plantings of flowers and trees increase shade to make walking to businesses a more pleasant experience. Outdoor patios expand, and commercial development is encouraged for local businesses in particular. Family-run, local retail and hospitality establishments outnumber chain stores and franchises, providing opportunities for residents to live and work near their homes. Traffic is effectively managed with a responsive transportation plan that is based on real-time data collected with sensors 24/7, twelve months of the year. New residential growth includes a mix of housing types to accommodate young families and older residents.

In thinking about NOTL ten years from now, the rural and agricultural areas of our town need to be considered too. By 2028 I hope to see prosperous farms continue as a vibrant part of the local economy and landscape. The outstanding qualities of our climate and soil will be recognized for producing exceptional crops. And hopefully, in another ten years we can reduce the classic urban-rural divide by building relationships and sharing more information on the realities and importance of farming in our community.

Is the current proposal for Randwood (the most recent revised plan submitted by the Marotta group) appropriate for this site and neighborhood given its significant cultural heritage value and its location in an established residential neighborhood? Why or why not?

Answer: The modified plans submitted in July by the applicant show some modifications since early 2018, and many of the accompanying studies have been revised. Based on the information that is now available, my current concerns with the revised plan include:

- Size, height and massing of the main building that is overwhelming for this site, and extends well beyond parameters of the 2011 Official Plan Amendment
- Design revisions that appear to emphasize height and verticality, with long extended arches on the façade
- No change in position of the building, despite suggestions that an orientation perpendicular to John St. would reduce the impact of sight lines from the Commons
- A continued choice of architectural style that does not reflect design elements or structural materials drawn from the surrounding heritage buildings and landscape
- Few details on any changes proposed for the interior of heritage buildings
- A revised Heritage Impact Assessment, required by Council in April 2018, has not yet been submitted
- Current proposed position of building will require removal of healthy, native North American mature trees to make way for underground parking

- Concerns from surrounding neighbours regarding noise from special events and additional traffic for deliveries and guest arrivals remain, and further consultation with the public should be encouraged

This extremely unique and one of a kind site deserves outstanding design and a serious sensitivity to the surrounding areas which include the boundary of the original Rand estate, landscape features designed by Dunington-Grubb and the nearby Commons and Butlers Barracks. While the latest submission does include some visible changes since the original, and many of the original studies have been revised, opportunities remain open for the applicant to share additional information and make further adjustments based on the extensive public input received to date.

What consideration should be given in your view to the various matters specified in OPA51 (the Official Plan amendment in 2011 that permitted Randwood to be changed from residential to commercial for the Romance Inn- see attached) when deciding whether the Marotta group proposal should be approved?

Answer: Particular consideration should be given to the height of proposed buildings, proposed setbacks and relationship to surrounding heritage structures. The 2011 OPA also indicated that the Municipal Heritage Committee should have a prominent role in the approval of site plan application, and as a councillor I will be very supportive of their advisory role and expertise in this process.

What would you do to ensure the preservation and sensitive use of other heritage buildings and lands within each of the communities that comprise NOTL?

Answer: As a councillor, I will do the following to encourage effective preservation and sensitive, compatible use of heritage buildings and cultural heritage landscapes in all of our local communities:

- Share more information with the public and property owners in plain language on the heritage designation process, how it works and what advantages it can provide
- Put my name forward to participate in the selection process for members of the 2018-2022 Municipal Heritage Committee and advocate for the appointment of experts in heritage preservation, local history and architectural design who will provide outstanding advice to Council
- Encourage every effort possible to increase communication of recommendations approved by Council from the Urban Design Committee and Municipal Heritage Committee to Town staff, advocating that construction permit issuance should be in accordance with the desire and intention of Council regarding heritage and design impacts in addition to Building Code compliance
- Support inclusion of a fully qualified Heritage Planner, or equivalent consulting expertise, on Town Staff at all times
- Support selection of a Town Historian as soon as possible
- If community members wish, expand the number of designated Heritage Districts in NOTL
- Expand the number of designated buildings and cultural heritage landscapes with up to date and comprehensive designation by-laws
- Continuing to acknowledge and showcase local examples of successful heritage preservation and adaptive reuse in our communities

- Build relationships with professionals in the real estate sector as a further channel for communicating the advantages and potential of heritage designation and preservation of historic homes and commercial properties to new and prospective owners
- In partnership with the Niagara Historical Society and Museum, Town and Region's GIS professionals, enhance a map-based application to share more details on the location and history of heritage properties, including historic street views and photographs

How will you ensure appropriate public input into planning decisions affecting high-profile sites such as Randwood (e.g. encouraging staff to accommodate delegations, location of Council and committee meetings on matters of great public interest such as Randwood)?

Answer: Public input in the planning process is extremely important. As a councillor, I will do the following to encourage and support public participation:

- Permit public delegations at advisory committees, and ensure that this opportunity for members to hear from residents is clearly stated in each relevant committee's terms of reference
- Build relationships with the owners and operators of large event spaces across NOTL, to ensure that alternative locations for meetings that are likely to generate many attendees on hot button issues can be accommodated in places with adequate A/V and seating i.e. Shaw Festival theatres, the Royal Canadian Legion Upper Hall, White Oaks and other hotel or conference facilities
- Expand the use of Join the Conversation as a vehicle for sharing public information and gathering feedback, early on in the application process and where appropriate under the Planning Act
- Encourage acquisition of a new and up to date agenda management system, including video management and vote recording features to allow pinpoint video review based on a linked agenda item and more information sharing with the public on how individual councillors vote, on what decisions and when
- Improve A/V functionality in Council Chambers and the Town Hall foyer
- Utilize Skype for Business or Google Hangouts during public meetings to permit more participation in real time for residents who may not be able to attend in person
- Throughout the year, invite experts on various aspects of the planning and development process to present at community learning events and share their thoughts on planning matters of interest to NOTL residents (i.e. density targets, developer relationships, new trends in housing design, heritage building methods, traffic management)
- Wherever possible, share more information about new development applications early on so the public can learn about proposed changes and be engaged in a proactive manner
- Create an annual award that acknowledges outstanding success in urban design, planning practices or public engagement for the development community, inviting nominations from the public
- Use Ontario Land Registry data to better understand trends in land acquisition and ownership changes across Niagara-on-the-Lake, and better anticipate where it is likely that major new development applications may be coming forward in future

Under what circumstances if any would you support the expansion of the current NOTL urban boundaries into agricultural land or the Greenbelt?

Answer: I do not support expanding the urban boundaries of NOTL on to agricultural lands or lands that have otherwise been identified as part of the Greenbelt.