

Development has and will continue to be a challenge in Niagara-on-the-Lake given the unique heritage character of Old Town and the mix of multiple urban areas and agricultural land. During the current Council's mandate, Council consulted on and approved a new Official Plan. That plan is awaiting approval from the Region, which is expected shortly after the new Regional OP is approved by the Province.

There is enormous development pressure on Old Town NOTL in particular given its world-renowned character and charm. The Rand Estate occupies a central and important place in Old Town as one of the last estate residential properties and is an essential part of the Town's cultural heritage history.

1. Do you agree with the statement that intensive residential development should be directed to Glendale and those areas of Old Town, Virgil, St Davids and Queenston that do not compete with or require compromising the Town's cultural heritage assets?

1. Intensification has to be viewed with fairness, appropriateness and inclusiveness within the entire town. The town should be viewed as a whole, understanding every house, street, neighbourhood, village, farm, heritage and all environmental aspects have importance based on their own merits and uniqueness in the town.

2. Do you agree that large-scale residential developments should be required to thoroughly assess the planning merits including compliance with the new NOTL OP, heritage, servicing, traffic and environmental matters (including watercourses) before any development application is made?

2. Town staff, during the planning process, assess all the merits of an application including the criteria above. It is a thorough and open process that allows more input than is required by legislation.

2. Do you support character studies to identify, the cultural heritage attributes of sites and their surroundings before development applications are made in Old Town?

3. A character study could be an asset in any process, understanding that there is a cost involved.

4. Are you in favour of spending money to defend planning integrity in our community? Do you agree that funds spent to assess and oppose questionable/unsuitable development applications in Niagara-on-the-Lake is money well spent? If not, what approach would you take to uphold our Official Plan and the Ontario Heritage Act when faced with aggressive and litigious developers and problematic development proposals?

4. All legal matters should be considered on their own merits and all options should be exhausted before entering into litigation. This term, council has spent approx. \$1,900,000 more than the previous council on legal costs, at times entering into litigation understanding there would be no, or very little chance of success, which is not prudent.

- Further, due to the increased legal costs, council reduced 'transfer to capital' amounts (fixing roads, replacing culverts, fixing curbs and sidewalks, planting trees, etc) by \$1,200,000 from what the previous council had budgeted. The cost of litigation comes at raising taxes and/or lowering services

With respect to the Solmar/Marotta group proposals for the Rand Estate:

- 1.

1. On a scale of 1 to 10, with 10 being most important, how critical do you think getting the Rand Estate right is for the future of Old Town NOTL.

1.

1. Every planning application should be looked at with an eye to 'getting it right', understanding the uniqueness of the application and its appropriateness. Residents should feel confident that all applications are treated fairly and equally, regardless of location, knowing that every part of the town has value and importance.

1.

2. Do you support completion of the special character area study for the Rand Estate required by the new NOTL Official Plan before any decisions are made concerning appropriate land use at Randwood?

1.

2. Council has already directed to have a character study completed. The opportunity for it to be implemented will be determined when it is complete.

3. Do you think the front and back half of the Rand Estate need to be comprehensively assessed before any redevelopment applications are approved rather than piecemealing the Estate into individual parcels?

1.

3. Referring to all applications, all aspects should be looked at. Meeting with planners from both sides and listening to resident input is ideal. To look at alternatives requires communication and a willingness to collaborate.

1.

4. The Marotta group has proposed plans for the back half of the Rand Estate which vary between 170 and 190 residential units, and which would remove substantially all of the remaining cultural heritage attributes of 200 John and 588 Charlotte. Are you familiar with the Marotta plans?

4. yes

1.

5. SORE has published a conceptual plan for the back half of the Rand Estate showing how it could be repurposed for residential use in a manner sensitive to both the Estate and the surrounding residential neighbourhood while conserving the cultural heritage attributes of Randwood. The SORE plan contemplates a mix of approximately 70 residential units and includes public access to this very important cultural heritage asset. Are you familiar with the SORE plan?

5. yes

1.

6. If you are not familiar with either the SORE or Marotta plans, can we send them to you so that you can respond to question below?

6. Not necessary

1.

7. Do you believe the SORE or the Marotta plan is preferred for the back half of the Rand Estate? Please elaborate.

1.

7. This is before the OLT. It is premature to give an opinion on any design until a complete review of all information by town staff, legal, consultants and planners is brought before council.

1.

8. The Town is currently prosecuting the Marotta companies similarly the Ontario Heritage Act for the November, 2018 clear cutting of a vast portion of the Rand Estate. If the prosecution is successful the Town is entitled to reinstate any illegally destroyed heritage landscape at the owner's expense. Do you support such reinstatement?

1.

8. The issue is presently before the court and a decision will be rendered. I will respect that decision.

1.

9. Do you think Solmar/the Marotta group should be required to critically assess all access alternatives to access the Rand Estate, including adjacent land owned by the Two Sisters winery?

1.

9. This is presently before the OLT. The town has hired a traffic engineer that will advise council and it would be premature to comment.

1.

10. The Marotta/Solmar proposal for a hotel/convention centre on the front half of the Rand Estate required a large traffic circle at the intersection of John St E and the Parkway, using lands owned by/under the control of the Niagara Parks Commission and likely impacting mature trees in that area. SORE's traffic experts believe the traffic circle will similarly be required for the proposed Rand subdivision. Do you support the installation of a traffic circle at that location?

10. I have complete confidence in the Parks Commission to do a careful and exhaustive investigation into what is best for their property and share that with the town. They have been careful and responsible

I stewards of the land for decades. I look forward to their input.