

J Gus Koroneos

1. It is hard for me to believe that there is no official plan, this process has unfortunately gone on way to long, with some extremely high price tags and very little to show but an extremely large document. I do believe this document can be modified and made to be more concise. Having said this we need to put some things into perspective we need to find a well qualified CAO with experience, we are not the only town experiencing growth, I'm sure there are other regions that have had similar issues "lets not keep reinventing the wheel", we need a CAO that can help guide us through their past experiences. I would like initial full public consultation then furthered by interested smaller working groups of residents, this is very important to have public input. I'm hoping this process can happen within a year but I wouldn't sacrifice results to meet a time frame. Some key elements are clearly defining terms the new plan needs to be more concise, current document is wordy and vague in certain areas.
2. Glendale- High density residential, commercial and industrial development. Old Town- We need to protect and maintain the heritage, beauty and historical integrity of this very special place. Strict guidelines need to be in place that will preserve this area. Architectural restrictions need to be in place, new buildings must fit within the community and not stick out like sore thumbs. Let's keep the title of prettiest town in Canada.
Queenston- Preservation of this historic community
St. Davids- Low density housing with larger lot size with urban boundaries. Some light commercial development limited to the town core, protecting heritage areas. Let's maintain green spaces within our neighbourhoods.
Virgil- Low density housing within urban boundaries. Niagara Stone Road is extremely busy, we need to be mindful of the high traffic volume, need to be careful with rezoning residential to commercial, we are asking for trouble in the current state. Maintaining strict architectural guidelines to housing and businesses.
3. I do not agree with the current proposal. We need to have an Official Plan in place which will speak to properties with significant cultural heritage. A plan that will indicate what is architecturally acceptable by meeting a set of standards, which will be in conformity to its surroundings.
4. The council of 2011 should never had made an amendment OPA51, the problem this estate is facing is because of that council decision. I would like to see this property preserved because of its significant cultural heritage.

5. If you want to save your heritage buildings you need to protect them. These buildings need to be clearly identified so there is no misunderstanding between parties if the property changes hands. There needs to be a set of guidelines limiting the work that can be done, this is not a difficult task but it is a task that needs to be followed and enforced. It is clear that we have many of these types of properties in the area and some of the developers would prefer to just knock them down and erect a new building which does not fit the look of the area. We need to preserve the exterior character as well as the interior architecture, the fine woodwork and massive support beams. This is our past, it tells such a great story.

6. I would have staff inform all with a full public notice, whoever is concerned can have a say and express their views, public consultation is imperative. You can form smaller groups as the project gets more involved but public awareness is imperative, absolutely no closed door meetings. With current technology so much information can be exchanged for such little cost.

7. UNDER NO CIRCUMSTANCES would I support the expansion of urban boundaries! We need to protect our farmlands, where else can you grow peaches, plums and a variety of other tender fruit. We are paving over paradise this needs to stop, this is the reason I'm running in this election. I grew up in Smithville, it's a great town but the ground is clay, Smithville is where you can expand urban boundaries within the region and build 1000 new homes. We all need to work together, I am completely firm on this matter, Do Not Expand The Urban Boundaries!

Regards,

Gus Koroneos
Candidate for Niagara on the Lake Town Council