

## Vaughn Goettler responses to SORE 2022

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?

YES, I AGREE. BUT, I THINK THAT WE REQUIRE A CONTEXTUAL DEVELOPMENT PROGRAM FOR ALL AREAS AND THAT THE ENTIRE TOWNSHIP IS NOT A CANDIDATE FOR 'INTENSIVE RESIDENTIAL DEVELOPMENT.' WE NEED TO HAVE THE PROVINCE RECONSIDER ITS DENSIFICATION MANDATES RELATIVE TO NOTL AS THEY ARE NOT APPLICABLE TO OUR HERITAGE OR OUR VISION FOR THE FUTURE OF THE TOWNSHIP. CLEARLY, OLD TOWN, ST. DAVID'S, VIRGIL, QUEENSTON AND CHATAUQUA MUST BE PROTECTED.

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?

YES, I AGREE. WE MUST ALSO DEAL WITH THE TERMS/CONDITIONS UNDER WHICH PROPERTIES MAY HAVE BEEN ACQUIRED AND ASSESS THE POTENTIAL IMPACT OF THE NEW OP.

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

ABSOLUTELY.

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?

YES. MY CONCERN IS THAT WE MUST BE ABSOLUTELY CLEAR IN OUR OP AS TO WHAT IS ACCEPTABLE AND WHAT IS NOT, OR WE END UP IN LITIGATION.

If not, what approach would you take to uphold our Official Plan and the Ontario

*NEVER* development proposals?

I AM PLANNING TO WORK AGGRESSIVELY ON A UNESCO DESIGNATION FOR ALL OF NOTL. IN MY OPINION THE TOWNSHIP MEETS ABOUT 4 CRITERIA FOR THIS DESIGNATION. THIS WOULD BE A MAJOR COUP FOR THE TOWN TO STAND ITS GROUND AND WOULD ENSURE QUALITY AND HISTORICAL RESPECT.

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

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.

I THINK THAT IT IS AN 8 AS WE HAVE THE WILDERNESS AND OTHER AREAS AS WELL. IT IS A DEVISIVE ISSUE THAT NEVER SHOULD HAVE BEEN ALLOWED TO OCCUR IN THE FIRST PLACE. RESIDENTS AND THE TOWN MUST BE PREPARED TO

FIGHT FOR THE RAND, BUT NOW INSTEAD OF HAVING BEEN PROACTIVE WITH THIS PROPERTY, WE HAVE BEEN REACTIVE AND ARE DEALING WITH THE CONSEQUENCES.

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?

YES. BUT, THE FACT THAT THE OP HAS NOT BEEN APPROVED IS A PROBLEM AGAIN BECAUSE OF THE AMBIGUITY CREATED.

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?

YES. THAT WOULD BE IDEAL.

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?

YES

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?

YES

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 6 below?

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

SORE FOR THE LOWER DENSITY.

8. The Town is currently prosecuting the Marotta companies under 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?

YES. THERE SHOULD HAVE BEEN AN IMMEDIATE INJUNCTION (RETROACTIVE) AGAINST ANY TREE CUTTING BEFORE THE NEW BY-LAW WAS EVEN MENTIONED. WE GAVE ADVANCE NOTICE TO TREE CUTTERS.

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?

YES

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?

NO - ABSOLUTELY NOT.