



TWO SISTERS *Resorts*

NIAGARA-ON-THE-LAKE

HAND DELIVERED

July 10, 2018

Town of Niagara-on-the-Lake
Planning and Development Services
1593 Four Mile Creek Road
P.O. Box 100
Virgil, Ontario
L0S 1T0

Attention: Mr. Raymond Tung, BES, MLA, Urban Design Specialist

Dear Sir,

RE: Re-Submission
Zoning By-law Amendment Application (D.18.05.ZA-17-133) &
Site Plan Control Application (D.19.05. SP-17-077)
144 & 176 John Street, Town of Niagara-on-the-Lake, Region of Niagara

With reference to the above captioned Planning Act applications, our office is pleased to enclose a re-submission of amended Plans, Response Letters and Reports supporting the proposed development of the Randwood Estate.

Background

On July 6th, 2017 a formal Pre-Consultation Meeting was held at the Town to discuss a proposed Hotel Site Plan for the Subject Lands and specifically, to obtain Submission Requirements for a Zoning By-law Amendment and Site Plan Control Application(s).

The following represents the procedural and chronological occurrences related to the filing and processing of the said Applications:

- November 21st, 2017 Applications for a Zoning By-law Amendment and Site Plan Control ("Applications") were filed with the Town.
- December 15th, 2017 additional, requested Submission Items were filed with the Town.
- December 19th, 2017 the Applications were deemed Complete in accordance with the Planning Act and were circulated for Agency review and comment(s).

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- January 23rd, 2018 the Town's Urban Design Committee was consulted with regards to the Applications.
- January 25th, 2018 a Public Open House was held with proper Notice.
- February 13th, 2018 the Town's Municipal Heritage Committee was consulted with regards to the Applications.
- May 8th, 2018 the Municipal Heritage Committee again considered the Applications and Heritage Designation of the subject lands but without any Notice to the Applicant or without the Applications or Municipal Report being on the Meeting Agenda.

The Applications have been extensively consulted upon with the Public including being a pilot for the Town's first online engagement platform (*e.g. Join the Conversation*) and accommodations for Public Meetings being made at the local Community Centre.

The Applications have gathered much interest and attention from members of the Public with strong attendance at all Public and Committee Meetings.

The enclosed re-submission represents a comprehensive response to comments received, both from Members of the Public, Agencies and Committees of Council.

Amended Hotel & Convention Centre Site Plan

The original Site Plan design, in support of the proposed Hotel and Convention Centre has been amended in response to agency and public consultation comments.

The design amendments include a reduced and 'stepped' height for portions of the proposed Hotel and Convention Centre structure, the relocation of the proposed Maintenance Building and further landscape treatments throughout the proposed development.

One of the prevailing themes arising from Public Consultation of the original Site Plan Control Application was a comparison to a prior Site Plan Application filed in 2011, by the prior Registered Owners of the Subject Lands.

By comparison, the enclosed re-submission, amended Plans and Reports clearly demonstrate the current Site Plan Design will result in:

- i. Increased Open Space Area;
- ii. Increased Tree Canopy and Tree Preservation;
- iii. Increased Building Setbacks to existing Residences and Environmental Features;
- iv. Better avoidance of potential Heritage Structure(s) disturbances, potential Heritage Landscape Disturbances and potential Archeological Site(s) disturbances;

It has also been demonstrated the proposed development, as amended, will have no visual impact to the Commons and the Heritage District including the surrounding Community, because of the proposed Building Height and Location.

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The amended, proposed development is representative of good land use planning in conformance with Provincial, Regional and Local Plans and Policies.

Heritage (Part IV) Designation

In accordance with Official Plan Amendment No. 51, the property shall be designated under Part IV of the Ontario Heritage Act, at the Site Plan Approval stage.

As mentioned, on February 13th, 2018, the Municipal Heritage Committee consulted on the Applications, including a *Heritage Impact Assessment* filed in support of the original Applications.

Along with other recommendations to Town Council, the Committee requested a Peer Review of the submitted *Heritage Impact Assessment* with such a Review to commence once additional analysis and a detailed inventory of the landscape attributes and interior (structure) attributes in support of Designation was undertaken by the Applicant's Heritage Planner.

The Committee also requested the required standard Ontario Regulation 9/06 Form(s) be prepared in support of Designation together with several Perspectives showing how the proposed Hotel will appear from several locations within the subject lands and the surrounding streetscapes of John Street, Niagara River Parkway and the Commons Area.

The Applicant agreed to undertake the additional analysis, Form and Perspectives as per the Recommendations of the Municipal Heritage Committee which were approved, as amended, by Town Council on April 16, 2018.

Subsequently, on May 8th, 2018, the Municipal Heritage Committee acting on an impromptu Application Update and Resident Delegation, proceeded to recommend a Third-Party Designation of the subject lands while also recommending refusing approval of a new (6) storey, precast concrete design based on the same being overwhelming and intrusive to the existing structures and landscape within the site and to the views from the Commons.

There was no Report to accompany the Committee's recommendations to Town Council.

On June 11th, 2018 Town Council approved the Municipal Heritage Committee's recommendations related to Third Part Designation of the subject lands and to also include other lands not forming part this Application(s), as per Recommendations 1.6 and 1.7 of Report CDS-18-028.

Accordingly, the amended *Heritage Impact Assessment* which outlines the interior and exterior attributes and accompanying regulation form is not enclosed with this re-submission, due to Town Council proceeding with a Third-Party Designation process instead.

However, the requested Perspectives have been incorporated into the *Updated Planning Justification Report* which is enclosed.

The Perspectives clearly demonstrate no impact from the Hotel to viewpoints from the existing structures internal to the subject lands and various viewpoints external to the subject lands including John Street, Charlotte Street and the Commons.

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The Applicant remains committed to Designation in accordance with the Official Plan policy requiring Part IV Designation, at the Site Plan Approval stage.

Socio-Economic Benefits

As part of this re-submission, an *Economic Benefits Analysis* was undertaken by Altus Group regarding the proposed development.

In summary, the analysis concluded the following economic benefits as a direct result of the proposed development:

- i. **\$593,300** in Development Charge revenues for the Region and Town;
- ii. **\$689,700** in additional annual property tax revenues for the Town, Region and Educational Institutions;
- iii. **218-290 Permanent Jobs** in the operation of the Hotel, Restaurant and Conference Centre;
- iv. **\$493,500** in annual spending within the local (Town's) economy.

The *Economic Benefits Analysis* is included with this re-submission.

The proposed development will also generate social benefits including:

- i. Adaptive re-use of the existing structures within the subject lands for amenities associated with the Hotel use;
- ii. Public Access to the Randwood Estate;
- iii. Maintenance and restoration of the existing structures and cultural landscape.

Re- Submission Items

In support of the enclosed Re-Submission, we are pleased to provide the following amended Plans, amended Reports and Response letters:

- Five (5) folded copies of a Tree Survey, prepared by Buchanan Expert Tree Care;
- Five (5) copies of a Corresponding Tree List, prepared by Buchanan Expert Tree Care;
- Six (6) copies of correspondence from Buchanan Tree Care, outlining Tree Maintenance to date and requirements;
- Five (5) folded copies of an amended Site Plan, as prepared by Quartek Group;
- One (1) reduced copy of the Site Plan, as prepared by Quartek Group;
- Five (5) folded copies of a Building Location Plan, as prepared by Quartek Group;

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- Five (5) folded copies of amended Building Elevation and Planter Detail Plans, as prepared by Quartek Group;
- Five (5) folded copies of amended Underground Parking Plans (P1 & P2), as prepared by Quartek Group;
- Five (5) folded copies of an amended Ground Floor Plan, as prepared by Quartek Group;
- Five (5) folded copies of an amended Typical and Upper Floor Plan(s), as prepared by Quartek Group;
- Five (5) folded copies of an amended Cross Section Plan, as prepared by Quartek Group;
- Five (5) folded copies of coloured Renderings, as prepared by Klockwerks;
- Five (5) copies of an amended Sun & Shadow Report, as prepared by Quartek Group;
- Five (5) copies of an amended Urban Design Report, as prepared by Quartek Group;
- Five (5) copies of amended Landscape Planting Plan and Details, as prepared by John. A. Morley and Associates and Quartek Group;
- Six (6) copies of an updated Landscape Cost Estimate, as prepared by John A. Morley and Associates;
- Five (5) folded copies of a Site Services and Grading Plan, as prepared by Quartek Group;
- Five (5) folded copies of a Site Services and Grading Plan Details, as prepared by Quartek Group;
- Six (6) copies of a Servicing Brief, as prepared by Quartek Group;
- Six (6) copies of a Stormwater Management Report, as prepared by Quartek Group;
- Six (6) copies of an updated Engineering Cost Estimate, as prepared by Quartek Group;
- Six (6) copies of a Transportation Response letter, as prepared by LEA Consulting;
- Six (6) copies of a Response Letter to NPCA comments, as prepared by Savanta;
- Six (6) copies of an Updated Planning Justification Report, Comment Response Matrix and proposed Zoning By-law, as prepared by SGL Planning and Design Inc.;
- One (1) CDR containing the Drawings and Reports in digital format (PDF).

This concludes the Re-submission Items.

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Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

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Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.
Land Development

Copy:

Lord Mayor & Members of Town Council (Letter and Front Rendering)
Ms. Holly Dowd, CAO (Letter and Front Rendering)
Mr. Craig Larmour, Director, Community & Development Services (Letter and Front Rendering)
Ms. Leah Wallace (Letter Only)
Ms. Zoi Sotirakos, Klockwerks (Letter Only)
Mr. Tom Richardson (Letter Only)
Mr. David Riley & Mr. Paul Lowes, SGL Planning & Design Inc. (Letter Only)
Mr. Robert Mackenzie & Mr. Doug Peters, Quartek Group (Letter Only)
Mr. John Morley, John A. Morley and Associates (Letter Only)
Mr. Terry Wallace, LEA Consulting Ltd. (Letter Only)
Mr. Bill Buchanan, BUCHANAN Expert Tree Car (Letter Only)
Mr. Rick Hubbard, Savanta (Letter Only)