

May 10, 2023

Lord Mayor Gary Zalepa and Council  
Town of Niagara-on-the-Lake  
1593 Four Mile Creek Road  
PO Box 100  
Virgil, Ontario

**Re: OPA-01-2023&ZBA-01-2023  
Parliament Oak School, 325 King Street**

Dear Lord Mayor and members of Council,

Thank you all for your time and patience in listening to all of the concerned citizens, including myself, regarding this important issue that will soon be before you. As requested by Councillor Burroughs, attached please find my presentation from last night's public meeting. Hearing the planner's presentation and the comments of fellow residents has prompted a few more thoughts that I would like to share.

The Provincial Policy objective of 'complete communities' is a worthy one. This is an established residential neighbourhood. A hotel would be a foreign, disruptive entity - a giant black hole in the centre. As nice as the people coming and going might be, they will never become part of the 'community'. Tourism is very important to the town. They come for the Shaw, the restaurants and wineries, but ultimately many come to stroll our pleasant, quiet streets and dream of living in such an idyllic place. The fairy tale house across the street from us, with its white picket fence, arbours and gorgeous gardens is the subject of countless photos. This giant hotel, or any hotel use would totally destroy this daydream of many visitors. It would actually *discourage* 'active transportation' for the residents and especially the children of the neighbourhood and certainly degrade the 'quality of life' for the residents.

This hotel use would be precedent setting and not just for our town to allow this intrusion. I can't think of any city or town where there is a large hotel in centre of a residential neighbourhood - certainly not anywhere in the world I have visited, including Manhattan.

The concept of 'Built Up Areas' may be somewhat misunderstood - it does not mean every space should be filled with building. It is necessary for 'Built Up areas' to also contain Open Space for relief. Central Park and all the charming squares and small parks are what make New York City liveable.

The Provincial Policy Statement also mentions mitigating climate change. Tearing down the school (containing tons of embodied carbon) and replacing it with an oversized edifice of precast concrete does not even acknowledge this issue.

I may have misunderstood something, but shouldn't the Cultural Heritage Impact Study be required now, before the OPA, ZBA and most importantly *before* the school is demolished?

yours truly,

Connie Tintinalli

58 Gage Street, Niagara-on-the-Lake

