



THE NIAGARA
FOUNDATION

NIAGARA-ON-THE-LAKE 2014 MUNICIPAL ELECTIONS

WHERE OUR CANDIDATES STAND

The Niagara Foundation asked candidates in the 2014 municipal election to share their views on a number of key issues that are important to our community.

Following are candidates' full responses to our survey.

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BILL AUCHTERLONIE

1. There is not an obvious strategy or a consistent approach to residential streetscape or property use in Niagara-on-the-lake. In particular, there appears to be an increase in ailments that have plagued many cities and towns in North America for years. Enormous houses are going up in neighbourhoods where they are inconsistent with the footprint of the neighbourhood. Residents appear to be constantly pushing back against developments that are clearly not compatible with existing density and use. Further, there does not appear to be a strategy for ensuring that increasingly widespread development is compatible with existing adjacent neighbourhoods. Tell us whether you favour height and density restrictions as a means of maintaining the look and feel of our residential neighbourhoods.

Yes.

2. Trees in Niagara-on-the-Lake are a defining feature of the town. They grow and thrive in a variety of locations including woodlots, residential properties, parks, school grounds, cemeteries, commercial areas and along our streets. As a community, we have a vested interest in seeing a strategic approach to the management of our rapidly aging canopy of trees. Currently, the town does not have a comprehensive strategy for managing and protecting trees on public property, and has no strategy at all for the protection of trees on private property. Do you believe that Niagara-on-the-Lake's trees, both on public and private property, warrant management and protection?

Yes.

3. Two years ago, The Niagara Foundation attempted to facilitate the conversion of the Lawn Bowling Lands on Regent Street to public space. The Town turned down our offer to purchase the property, citing, among other reasons, its imminent sale. At this time, the property remains for sale. One of the great features of European cities is the central town square or marketplace. A Town decision to convert this property to a community accessible space would strengthen the foundations of our community by offering a place for families and individuals to come together to visit and connect. Further, it could support our local economy by providing a central venue for local producers to sell their goods and could create an opportunity for community groups to convey information concerning important local, social, agricultural and environmental issues. Tell us whether you believe that the former Lawn Bowling Lands should be converted to publicly accessible space, such as a market square.

Yes.

4. As the first capital of Upper Canada, Niagara-on-the-Lake has a unique connection to Canada's history, which is reflected in its many well-preserved historical structures and townscapes. This uniqueness attracts an unprecedented number of visitors and individuals looking to live here. To preserve our unique position, new building and development needs to conform to a coherent and inspired planning and urban design blueprint, supported by strong political will to ensure that our communities such as Virgil, St. David's, Queenston, Glendale, the rural area and the Old Town remain liveable and sustainable "real" communities. Do you agree that we need a planning and urban design blueprint that aims to accomplish this goal?

Yes.

5. The process for handling proposals for new developments in our town involves both Town Staff and Town Council in discussion with developers. Do you believe that primary decision-making related to new developments should be delegated to Town Staff by Town Council, as we believe has been the case in a number of recent development proposals?

No. I would like to see Town Staff bring forward two or three or more options for consideration on every issue, rather than one recommendation as is the case now. Then, Council could walk through the decision making process that was necessary for Staff to follow in order to arrive at a conclusion, but would have the benefit of being able to choose a response from a selection. Or pick and play with pieces from different options. This would make for more work for Council, but would make for a much stronger democracy and representation.

MARIA BAU-COOTE

1. There is not an obvious strategy or a consistent approach to residential streetscape or property use in Niagara-on-the-lake. In particular, there appears to be an increase in ailments that have plagued many cities and towns in North America for years. Enormous houses are going up in neighbourhoods where they are inconsistent with the footprint of the neighbourhood. Residents appear to be constantly pushing back against developments that are clearly not compatible with existing density and use. Further, there does not appear to be a strategy for ensuring that increasingly widespread development is compatible with existing adjacent neighbourhoods. Tell us whether you favour height and density restrictions as a means of maintaining the look and feel of our residential neighbourhoods.

Yes. One of the main ways to assist with this issue of maintaining our residential neighbourhoods is by residents and local Councillors to participate in the Town's official Plan review and develop stronger policies within that document to increase restrictions regarding height and density in our Town.

2. Trees in Niagara-on-the-Lake are a defining feature of the town. They grow and thrive in a variety of locations including woodlots, residential properties, parks, school grounds, cemeteries, commercial areas and along our streets. As a community, we have a vested interest in seeing a strategic approach to the management of our rapidly aging canopy of trees. Currently, the town does not have a comprehensive strategy for managing and protecting trees on public property, and has no strategy at all for the protection of trees on private property. Do you believe that Niagara-on-the-Lake's trees, both on public and private property, warrant management and protection?

Yes. I believe the Town does an amazing job in protecting our public trees, especially in the Old Town and in our parks. They provide Council with a very detailed report and inventory of those particular trees and do a wonderful job in ensuring their protection, as well as when needed to remove a tree, an appropriate tree is then planted in replacement. However when it comes to private properties, this is another issue. I know in Toronto they have a private tree bylaw that perhaps NOTL could review and work in partnership with local, experienced residents to develop a unique bylaw for NOTL. I also believe Town staff should encourage maintenance and protection of trees by providing advice to residents via educational materials, brochures, web site etc.

3. Two years ago, The Niagara Foundation attempted to facilitate the conversion of the Lawn Bowling Lands on Regent Street to public space. The Town turned down our offer to purchase the property, citing, among other reasons, its imminent sale. At this time, the property remains for sale. One of the great features of European cities is the central town square or marketplace. A Town decision to convert this property to a community accessible space would strengthen the foundations of our community by offering a place for families and individuals to come together to visit and connect. Further, it could support our local economy by providing a central venue for local producers to sell their goods and could create an opportunity for community groups to convey information concerning important local, social, agricultural and environmental issues. Tell us whether you believe that the former Lawn Bowling Lands should be converted to publicly accessible space, such as a market square.

Yes. I am open to reviewing the lawn bowling property once again and looking at other uses, especially in light of the fact it has not been sold. However I am not sure that a Market Square is the right answer. Worth looking at however these would be my issues: in summer, entire Old Town is extremely busy place, would farmers with vehicles be able to access that area? Parking is an issue right now and has been for years, to add a market square would need ample parking. There is a wonderful farmers market already on Niagara Stone Road. The owners would have to be brought into the discussion if they would be interested in that area being a market. Space would definitely be an issue. A gentleman mentioned to me that the reason the lawn bowling has not sold is because, and I quote "who would want to live behind the Angel with all that grease and oil smell." I honestly never considered that reasoning, so this issue should be considered no matter what goes on there, as I don't believe even a park or market square would be ideal if the smell is an issue according to this resident.

4. As the first capital of Upper Canada, Niagara-on-the-Lake has a unique connection to Canada's history, which is reflected in its many well-preserved historical structures and townscapes. This uniqueness attracts an unprecedented number of visitors and individuals looking to live here. To preserve our unique position, new building and development needs to conform to a coherent and inspired planning and urban design blueprint, supported by strong political will to ensure that our communities such as Virgil, St. David's, Queenston, Glendale, the rural area and the Old Town remain liveable and sustainable "real" communities. Do you agree that we need a planning and urban design blueprint that aims to accomplish this goal?

Yes. Yes absolutely I believe in the livability and sustainability of our communities. We do live in a very unique community and hence the answers to sustaining and maintaining are not easy ones. The Town currently has an Urban Design Committee and a Heritage Committee that include not only Town planning staff but also residents with specific qualifications in all aspects of development from architecture to heritage restoration etc. I think these are both much needed committees but perhaps again we need to ensure our Official Plan includes much stronger language regarding sustaining and maintaining our communities and ensure that the above 2 committees align their Terms of Reference with our Official Plan to include stronger language.

5. The process for handling proposals for new developments in our town involves both Town Staff and Town Council in discussion with developers. Do you believe that primary decision-making related to new developments should be delegated to Town Staff by Town Council, as we believe has been the case in a number of recent development proposals?

No. But I believe there may be a misunderstanding about the process when considering new development esp. In Old Town. The process for handling proposals in our Town begins with the developer approaching Town staff first, then further consultation is done by the committees I mentioned above. There is a further process involving a pre information meeting about the proposed development with the public prior to a Committee of the whole Meeting and then a further public meeting at a subsequent committee of the whole meeting where the development is scrutinized by Council and then lastly considered again at another formal Council meeting. At any time members of council are free to offer advice about development and turn new developments down. The bigger issue is the provincial legislation that our municipality is bound by such as the provincial policy statement, Places to Grow etc. that's where council's hands are sometimes tied. But I do believe that NOTL offers more opportunities for the public to be involved in new development than most other municipalities in Ontario.

JIM COLLARD

1. There is not an obvious strategy or a consistent approach to residential streetscape or property use in Niagara-on-the-lake. In particular, there appears to be an increase in ailments that have plagued many cities and towns in North America for years. Enormous houses are going up in neighbourhoods where they are inconsistent with the footprint of the neighbourhood. Residents appear to be constantly pushing back against developments that are clearly not compatible with existing density and use. Further, there does not appear to be a strategy for ensuring that increasingly widespread development is compatible with existing adjacent neighbourhoods. Tell us whether you favour height and density restrictions as a means of maintaining the look and feel of our residential neighbourhoods.

Yes. The introductory paragraph suggests that our planning department is at sea with no sight of land or regulation. Nothing could be further from the truth. Our Planners, your planners are bound by rules and laws as set up within the province and by the province to regulate density, building height and massing. All aspects of our zoning and official plans must conform to provincial planning policy documents. The province through implementation of the Green Belt has indicated that urban densities will increase everywhere. In the words of the last Premier to delegates at the Association of Municipalities "Your communities will grow up, not out in the future" You suggest there is pushback. There have been many projects that have been appealed to the Ontario Municipal Board. Appeals are a healthy part of a free and democratic society. I would have it no other way. However our planners, our bylaws, our zoning codes, our official plans are all based on provincial and regional government regulations. If a project conforms to provincial law it will go forward. This is the nature of planning in Ontario. We in Niagara-on-the-Lake can and do suggest modifications to developments within the framework of the law to make developments as compatible as possible within our community and we will continue to do so.

2. Trees in Niagara-on-the-Lake are a defining feature of the town. They grow and thrive in a variety of locations including woodlots, residential properties, parks, school grounds, cemeteries, commercial areas and along our streets. As a community, we have a vested interest in seeing a strategic approach to the management of our rapidly aging canopy of trees. Currently, the town does not have a comprehensive strategy for managing and protecting trees on public property, and has no strategy at all for the protection of trees on private property. Do you believe that Niagara-on-the-Lake's trees, both on public and private property, warrant management and protection?

No. Our urban and rural forest is important to every resident of our town. I believe this to be true, since none of my neighbours and probably none of your neighbours are cutting the trees on their property in a willy-nilly fashion. My neighbours are particularly protective of their property and the trees on it. Older trees are trimmed or perhaps removed if needed, but they are replaced. The town's policy statement calls for aggressive plantings of new trees every time one is removed along the public roadway and within our parks. Our parks department keeps an inventory that it updates each year of every tree on the public road within the Queen-Picton Heritage District. This tree plan is reviewed each year by the Municipal Heritage Committee (MHC). The members of the MHC, take their job seriously and always make suggestions about the planting of trees and the preservation of trees within their field of interest. Finally, every development of a new street or subdivision is required to submit a tree planting and preservation scheme as part of the process of moving forward. Unfortunately, when subdivisions have gone in trees have been removed to build a home. However that home once built will be planted with new growth before, during and after the new resident to our town moves in. I believe that our new residents become as protective of their land and trees as our older residents and that is a good thing. Finally, the region through the Niagara Peninsula Conservation Authority has implemented plans to protect rural forests and groves of trees everywhere in Niagara-on-the-Lake. I think that is good too!

3. Two years ago, The Niagara Foundation attempted to facilitate the conversion of the Lawn Bowling Lands on Regent Street to public space. The Town turned down our offer to purchase the property, citing, among other reasons, its imminent sale. At this time, the property remains for sale. One of the great features of European cities is the central town square or marketplace. A Town decision to convert this property to a community accessible space would strengthen the foundations of our community by offering a place for families and individuals to come together to visit and connect. Further, it could support our local economy by providing a central venue for local producers to sell their goods and could create an opportunity for community groups to convey information concerning important local, social, agricultural and environmental issues. Tell us whether you believe that the former Lawn Bowling Lands should be converted to publicly accessible space, such as a market square.

No. Yes and No are very difficult answers to give when talking about an open space. I am also not sure what you mean by Market Square. Having just returned from Europe I am familiar with how the markets of Venice and Florence operate. This property at the corner of Regent and Johnson is small and our economy is not the same as in Europe. I am not sure if we have the critical mass of population necessary to be successful. If we did, I think our growers would have suggested a market years

ago. We do have a thriving market square type development adjacent to the Village on Stone Road. I support it and commend those involved in making it work. It does not seem to mirror the European model, but is great fun for our residents and hope it continues. I do not remember having attended a meeting where imminent sale of this land was on the table. I do remember that at the time the Foundation suggested using the corner as a passive park. Our Parks Director in a report suggested that we did not require the land for a park setting as we have Simcoe, Queens Royal, The tennis club and pool at Memorial park and the Commons within a short walk from this corner. This said, I would have no problem with council revisiting the issue.

4. As the first capital of Upper Canada, Niagara-on-the-Lake has a unique connection to Canada's history, which is reflected in its many well-preserved historical structures and townscapes. This uniqueness attracts an unprecedented number of visitors and individuals looking to live here. To preserve our unique position, new building and development needs to conform to a coherent and inspired planning and urban design blueprint, supported by strong political will to ensure that our communities such as Virgil, St. David's, Queenston, Glendale, the rural area and the Old Town remain liveable and sustainable "real" communities. Do you agree that we need a planning and urban design blueprint that aims to accomplish this goal?

Yes. I believe we do have a good blueprint moving forward. Did you know that our Municipal Planning department has three members of the staff with heritage backgrounds? They bring their expertise to work with them every day and report on every new development from a planning and heritage perspective. One of our planners with a well-respected heritage background is currently tasked with moving the update of the town's Official Plan forward for adoption. Did you know that we have a great Municipal Heritage Committee that takes a look at developments and react as to the heritage aspects of each? This committee of resident volunteers works diligently to protect and preserve our heritage making sure that new builds conform to Niagara's past and build to the future. Another group of volunteers working with our planners is the Municipal Design Team. Populated with architects who reside here, they screen each new build before them, for compatibility within the town. Developments do not move forward before these two hard working groups had reported to council that they were satisfied.

5. The process for handling proposals for new developments in our town involves both Town Staff and Town Council in discussion with developers. Do you believe that primary decision-making related to new developments should be delegated to Town Staff by Town Council, as we believe has been the case in a number of recent development proposals?

No. The development process is complex and requires both the town and the development community to work within a framework of planning laws and regulations. As mentioned before these laws and regulations are mandated by the province and regional governments for us to follow and adapt our official plans to emulate. Our planners past and present are professionals. They are tasked to work with new proposals as they come forward. One such proposal was the new shopping district within the Glendale/Homer area. Another would have been the Village development on the Stone Road. These two developments are different yet the same as they are new to the town and bring a vitality of business and new neighbourhoods to us. Decision making has not been delegated to staff. Council decides within the provincial legal framework as mandated by the Ministry of Municipal Affairs and Housing. Every official plan and zoning document comes to council for review, amendment or ratification as is the law. Council reviews and reacts either accepting, amending or rejecting the new proposals. Staff interaction with development is necessary and important to bring the best information forward to council each and every time. Once a decision is made, residents and associations such as yours (The Niagara Heritage Foundation) have the ability to review and react. If you like or accept the new scheme you do nothing, if you don't you can appeal to the Ontario Municipal Board for a second opinion. Again, this is the process; I accept the process fully and will support it to the best of my ability. Again the process is: Council decides by voting, staff recommend, that is the process. If we did not follow it, the Ontario Municipal Board would have stopped every new change appealed. Change is everywhere; I have tried very hard to make sure every change has had a positive effect on Niagara-on-the-Lake. I will continue to do so.

BILL COWIE

1. There is not an obvious strategy or a consistent approach to residential streetscape or property use in Niagara-on-the-lake. In particular, there appears to be an increase in ailments that have plagued many cities and towns in North America for years. Enormous houses are going up in neighbourhoods where they are inconsistent with the footprint of the neighbourhood. Residents appear to be constantly pushing back against developments that are clearly not compatible with existing density and use. Further, there does not appear to be a strategy for ensuring that increasingly widespread development is compatible with existing adjacent neighbourhoods. Tell us whether you favour height and density restrictions as a means of maintaining the look and feel of our residential neighbourhoods.

Yes. Controls to be contained within the Town's OPR and resulting Plan...

2. Trees in Niagara-on-the-Lake are a defining feature of the town. They grow and thrive in a variety of locations including woodlots, residential properties, parks, school grounds, cemeteries, commercial areas and along our streets. As a community, we have a vested interest in seeing a strategic approach to the management of our rapidly aging canopy of trees. Currently, the town does not have a comprehensive strategy for managing and protecting trees on public property, and has no strategy at all for the protection of trees on private property. Do you believe that Niagara-on-the-Lake's trees, both on public and private property, warrant management and protection?

Yes. The Town needs a specific By-law to protect trees... Private and Public...

3. Two years ago, The Niagara Foundation attempted to facilitate the conversion of the Lawn Bowling Lands on Regent Street to public space. The Town turned down our offer to purchase the property, citing, among other reasons, its imminent sale. At this time, the property remains for sale. One of the great features of European cities is the central town square or marketplace. A Town decision to convert this property to a community accessible space would strengthen the foundations of our community by offering a place for families and individuals to come together to visit and connect. Further, it could support our local economy by providing a central venue for local producers to sell their goods and could create an opportunity for community groups to convey information concerning important local, social, agricultural and environmental issues. Tell us whether you believe that the former Lawn Bowling Lands should be converted to publicly accessible space, such as a market square.

Yes. Discontinue sale and explore some other 'Town' use... a use that may equate to features found in almost all European towns/cities... Zentrum/Markt Platz...

4. As the first capital of Upper Canada, Niagara-on-the-Lake has a unique connection to Canada's history, which is reflected in its many well-preserved historical structures and townscapes. This uniqueness attracts an unprecedented number of visitors and individuals looking to live here. To preserve our unique position, new building and development needs to conform to a coherent and inspired planning and urban design blueprint, supported by strong political will to ensure that our communities such as Virgil, St. David's, Queenston, Glendale, the rural area and the Old Town remain liveable and sustainable "real" communities. Do you agree that we need a planning and urban design blueprint that aims to accomplish this goal?

Yes. We need to sell the Province on the Town's unique and unusual historic/heritage value something that give the Town a special status as far as certain Provincial policies... (Infill to name one...) Ontarians have little idea of the significance of NOTL!!

5. The process for handling proposals for new developments in our town involves both Town Staff and Town Council in discussion with developers. Do you believe that primary decision-making related to new developments should be delegated to Town Staff by Town Council, as we believe has been the case in a number of recent development proposals?

No. Approvals in sensitive areas brought before Council prior to staff approvals.

PAT DARTE

1. There is not an obvious strategy or a consistent approach to residential streetscape or property use in Niagara-on-the-lake. In particular, there appears to be an increase in ailments that have plagued many cities and towns in North America for years. Enormous houses are going up in neighbourhoods where they are inconsistent with the footprint of the neighbourhood. Residents appear to be constantly pushing back against developments that are clearly not compatible with existing density and use. Further, there does not appear to be a strategy for ensuring that increasingly widespread development is compatible with existing adjacent neighbourhoods. Tell us whether you favour height and density restrictions as a means of maintaining the look and feel of our residential neighbourhoods.

Yes. We need to update our official plan in order to be able to keep things in line. We lose most arguments because we don't have a strong one.

2. Trees in Niagara-on-the-Lake are a defining feature of the town. They grow and thrive in a variety of locations including woodlots, residential properties, parks, school grounds, cemeteries, commercial areas and along our streets. As a community, we have a vested interest in seeing a strategic approach to the management of our rapidly aging canopy of trees. Currently, the town does not have a comprehensive strategy for managing and protecting trees on public property, and has no strategy at all for the protection of trees on private property. Do you believe that Niagara-on-the-Lake's trees, both on public and private property, warrant management and protection?

Yes. This has to be done in consideration of a new official plan and keep in mind we are in an agricultural area. I have a farm myself and I know the importance of not handcuffing farmers who need to use the soil to their best advantage. In residential areas, we want to make sure the landscape and streetscapes are maintained in a proper fashion.

3. Two years ago, The Niagara Foundation attempted to facilitate the conversion of the Lawn Bowling Lands on Regent Street to public space. The Town turned down our offer to purchase the property, citing, among other reasons, its imminent sale. At this time, the property remains for sale. One of the great features of European cities is the central town square or marketplace. A Town decision to convert this property to a community accessible space would strengthen the foundations of our community by offering a place for families and individuals to come together to visit and connect. Further, it could support our local economy by providing a central venue for local producers to sell their goods and could create an opportunity for community groups to convey information concerning important local, social, agricultural and environmental issues. Tell us whether you believe that the former Lawn Bowling Lands should be converted to publicly accessible space, such as a market square.

Yes. We should have a group look at the best use of that land. It should be kept for the best use for the residents of our town. I like the idea of a marketplace but I would like to look at other potential opportunities. The people of the town should tell us what they want to do with it but in the long run, we should do nothing to it that is permanent such as building any buildings on it.

4. As the first capital of Upper Canada, Niagara-on-the-Lake has a unique connection to Canada's history, which is reflected in its many well-preserved historical structures and townscapes. This uniqueness attracts an unprecedented number of visitors and individuals looking to live here. To preserve our unique position, new building and development needs to conform to a coherent and inspired planning and urban design blueprint, supported by strong political will to ensure that our communities such as Virgil, St. David's, Queenston, Glendale, the rural area and the Old Town remain liveable and sustainable "real" communities. Do you agree that we need a planning and urban design blueprint that aims to accomplish this goal?

Yes. Absolutely! We will end up with a hodgepodge of a town unless we have a well planned blueprint. There needs to be a lot of input from a broad cross section of people and professionals. We need to decide the way Niagara on the Lake will look in 20 years and beyond.

5. The process for handling proposals for new developments in our town involves both Town Staff and Town Council in discussion with developers. Do you believe that primary decision-making related to new developments should be delegated to Town Staff by Town Council, as we believe has been the case in a number of recent development proposals?

No. Absolutely NOT! If any of us are to sign off on any projects I want to make sure I am believe it is best for our town.

BETTY DISERO

1. There is not an obvious strategy or a consistent approach to residential streetscape or property use in Niagara-on-the-lake. In particular, there appears to be an increase in ailments that have plagued many cities and towns in North America for years. Enormous houses are going up in neighbourhoods where they are inconsistent with the footprint of the neighbourhood. Residents appear to be constantly pushing back against developments that are clearly not compatible with existing density and use. Further, there does not appear to be a strategy for ensuring that increasingly widespread development is compatible with existing adjacent neighbourhoods. Tell us whether you favour height and density restrictions as a means of maintaining the look and feel of our residential neighbourhoods.

Yes. The Official Plan must be reviewed and approved so we have current planning principal and rationale. The OP can set controls on both these matters if the desire is to have the OP be both prescriptive as well as strategic. The zoning is then put in place to conform with the OP and provides the details of built form etc.

2. Trees in Niagara-on-the-Lake are a defining feature of the town. They grow and thrive in a variety of locations including woodlots, residential properties, parks, school grounds, cemeteries, commercial areas and along our streets. As a community, we have a vested interest in seeing a strategic approach to the management of our rapidly aging canopy of trees. Currently, the town does not have a comprehensive strategy for managing and protecting trees on public property, and has no strategy at all for the protection of trees on private property. Do you believe that Niagara-on-the-Lake's trees, both on public and private property, warrant management and protection?

Yes. 1. Tree preservation and replanting bylaw in all urban areas. 2. A strict formula for trees/development size in the landscaping requirements for development applications. 3. Tree Advocacy Planting Program 4. Celebration of Arbour Day – community and students come together to plant trees.

3. Two years ago, The Niagara Foundation attempted to facilitate the conversion of the Lawn Bowling Lands on Regent Street to public space. The Town turned down our offer to purchase the property, citing, among other reasons, its imminent sale. At this time, the property remains for sale. One of the great features of European cities is the central town square or marketplace. A Town decision to convert this property to a community accessible space would strengthen the foundations of our community by offering a place for families and individuals to come together to visit and connect. Further, it could support our local economy by providing a central venue for local producers to sell their goods and could create an opportunity for community groups to convey information concerning important local, social, agricultural and environmental issues. Tell us whether you believe that the former Lawn Bowling Lands should be converted to publicly accessible space, such as a market square.

Yes. It was a public space, it is a public space and should always be a public space. Take the property off the market and offer it to the community.

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Yes. Single family homes that are welcoming to people of all ages, compatible with existing built forms, integrated health care, schools! (uses many of the resources that exist), wireless connectivity in urban areas, electric charging stations, intimate park spaces and squares in urban areas; roads, bike lanes and transit that connect each village to the other; allotment gardens; tree bylaws. Respect for our culture, heritage and agricultural lands. The New Official Plan should be the guide.

5. The process for handling proposals for new developments in our town involves both Town Staff and Town Council in discussion with developers. Do you believe that primary decision-making related to new developments should be delegated to Town Staff by Town Council, as we believe has been the case in a number of recent development proposals?

No. Town Council is the link to the public. Town Council should facilitate a mandatory pre-submission meeting with staff, developer and members of the affected community. Once the application is submitted, it may be too late to make significant changes if required.

TERRY FLYNN

1. There is not an obvious strategy or a consistent approach to residential streetscape or property use in Niagara-on-the-lake. In particular, there appears to be an increase in ailments that have plagued many cities and towns in North America for years. Enormous houses are going up in neighbourhoods where they are inconsistent with the footprint of the neighbourhood. Residents appear to be constantly pushing back against developments that are clearly not compatible with existing density and use. Further, there does not appear to be a strategy for ensuring that increasingly widespread development is compatible with existing adjacent neighbourhoods. Tell us whether you favour height and density restrictions as a means of maintaining the look and feel of our residential neighbourhoods.

Yes. Through the review of the official plan that is taking place now. Ask the province to decrease zoning density in sensitive areas. There should be a change to the smart growth legislation. More sympathetic design and work closer with MHC. I voted for and agreed with contextual zoning that would allow same style/size of new construction neighbouring existing buildings. Asking the provincial government for more local planning control, especially in areas of sensitive concerns IE; heritage districts federally protected areas.Planners that will be weigh local concerns vs. provincial/regional policies.

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Yes. I don't think we need to reinvent the wheel on this one. their are other municipalities that already have tree preservation and renewal policies in place. lets look at those and put one in place that best suites are concerns and needs. We also need to deal with the diseased trees(emerald ash borer) that are out there. there needs to be a replacement policy in place. More power to our tree advisory committee.

3. Two years ago, The Niagara Foundation attempted to facilitate the conversion of the Lawn Bowling Lands on Regent Street to public space. The Town turned down our offer to purchase the property, citing, among other reasons, its imminent sale. At this time, the property remains for sale. One of the great features of European cities is the central town square or marketplace. A Town decision to convert this property to a community accessible space would strengthen the foundations of our community by offering a place for families and individuals to come together to visit and connect. Further, it could support our local economy by providing a central venue for local producers to sell their goods and could create an opportunity for community groups to convey information concerning important local, social, agricultural and environmental issues. Tell us whether you believe that the former Lawn Bowling Lands should be converted to publicly accessible space, such as a market square.

Yes. I have no problem revisiting this issue. In the past I voted it down because as Chair of the former Community facilities committee, it was always identified that the lawn bowling and the old community center would be sold as surplus to assist with on going operational cost as it relates to the new community centre, We have revenue generation in place and cost recovery above our expectations as it relates to the new facility. I will admit I was not sold on the idea of the peace park and thought it would more suited on grounds at the old rifle range as an interpretive and reflection park. I like the idea of a public farmers market and would consider a public process to this end.

4. As the first capital of Upper Canada, Niagara-on-the-Lake has a unique connection to Canada's history, which is reflected in its many well-preserved historical structures and townscapes. This uniqueness attracts an unprecedented number of visitors and individuals looking to live here. To preserve our unique position, new building and development needs to conform to a coherent and inspired planning and urban design blueprint, supported by strong political will to ensure that our communities such as Virgil, St. David's, Queenston, Glendale, the rural area and the Old Town remain liveable and sustainable "real" communities. Do you agree that we need a planning and urban design blueprint that aims to accomplish this goal?

Yes. I still like the idea of contextual zoning and the province giving more local planning control to the local municipalities. The official plan document that is before council is vitally important and all residents and controls should be added to this document.

5. The process for handling proposals for new developments in our town involves both Town Staff and Town Council in discussion with developers. Do you believe that primary decision-making related to new developments should be delegated to Town Staff by Town Council, as we believe has been the case in a number of recent development proposals?

Yes. Town Staff should be the primary negotiators with the developers. They have all the plans and policies at their dispose. If we can not get a compromise, Then, Council should get involved. I go back to king view condos at the end of Anne St on King St. The nieghbours on Paffard St hated the initial design that staff had approved. they disliked the solid block wall that was going to back against all their homes. I recall Austin Kirkby and me, sitting down with the developer and working out a design that was excepted by most residence. You can now see the results.

JAMIE KING

1. There is not an obvious strategy or a consistent approach to residential streetscape or property use in Niagara-on-the-lake. In particular, there appears to be an increase in ailments that have plagued many cities and towns in North America for years. Enormous houses are going up in neighbourhoods where they are inconsistent with the footprint of the neighbourhood. Residents appear to be constantly pushing back against developments that are clearly not compatible with existing density and use. Further, there does not appear to be a strategy for ensuring that increasingly widespread development is compatible with existing adjacent neighbourhoods. Tell us whether you favour height and density restrictions as a means of maintaining the look and feel of our residential neighbourhoods.

Yes. I believe a retrenched, thoughtful and expeditiously executed Official Plan review (which is in process but overdue) should assist to address density issues, and Council should be prepared to defend this plan without compromise at the Ontario Municipal Board. Height restrictions which have frequently been permitted to be exceeded as a result of precedent should be capped through this effort as well, with the intent of new growth and infill becoming more compatible with the surrounding built environment. As it relates to heritage, I am supportive of the consideration of the expansion of the heritage conservation district within Niagara-on-the-Lake, and believe it could provide an additional framework to assist our community to achieve the goal of compatibility.

2. Trees in Niagara-on-the-Lake are a defining feature of the town. They grow and thrive in a variety of locations including woodlots, residential properties, parks, school grounds, cemeteries, commercial areas and along our streets. As a community, we have a vested interest in seeing a strategic approach to the management of our rapidly aging canopy of trees. Currently, the town does not have a comprehensive strategy for managing and protecting trees on public property, and has no strategy at all for the protection of trees on private property. Do you believe that Niagara-on-the-Lake's trees, both on public and private property, warrant management and protection?

Yes. This is a topic that was brought up frequently during the previous term, however has not been acted upon. I would be comfortable directing staff 1) to define and enforce a comprehensive strategy for protecting trees on public property within the community, and 2) to provide a full analysis of the potential impact and desirability of a tree conservation strategy and potential conservation bylaw within our urban boundaries. I agree that trees within our community warrant management and protection, and sense that efforts to entrench this priority are likely overdue. I will want feedback from staff with regards to the potential enforcement and legal liabilities that may relate to initiating such a protection strategy, and stress that care needs to be taken to ensure conservation principles (which will need priority) are respectfully and fairly balanced with the rights of private landowners. Ultimately though, trees on public and private land in our community contribute to an overall community asset, and I agree a thoughtful approach to conservation isn't just environmentally responsible, but it contributes to our community's overall health and natural beauty.

3. Two years ago, The Niagara Foundation attempted to facilitate the conversion of the Lawn Bowling Lands on Regent Street to public space. The Town turned down our offer to purchase the property, citing, among other reasons, its imminent sale. At this time, the property remains for sale. One of the great features of European cities is the central town square or marketplace. A Town decision to convert this property to a community accessible space would strengthen the foundations of our community by offering a place for families and individuals to come together to visit and connect. Further, it could support our local economy by providing a central venue for local producers to sell their goods and could create an opportunity for community groups to convey information concerning important local, social, agricultural and environmental issues. Tell us whether you believe that the former Lawn Bowling Lands should be converted to publicly accessible space, such as a market square.

Yes. I voted against the proposal to sell the lawn bowling lands at every step during the process. I see no practical benefit to the community of selling this property, particularly since our community is in a stable fiscal position. Although I am not committed to any particular plan for the space, retaining it as accessible public space (a park or market square) is desirable, and I would support any and all efforts to revisit this decision of Council.

4. As the first capital of Upper Canada, Niagara-on-the-Lake has a unique connection to Canada's history, which is reflected in its many well-preserved historical structures and townscapes. This uniqueness attracts an unprecedented number of visitors and individuals looking to live here. To preserve our unique position, new building and development needs to conform to a coherent and inspired planning and urban design blueprint, supported by strong political will to ensure that our communities such as Virgil, St. David's, Queenston, Glendale, the rural area and the Old Town remain liveable and sustainable "real" communities. Do you agree that we need a planning and urban design blueprint that aims to accomplish this goal?

Yes. I have lived in this community my entire life and have seen this Town transform considerably. Much change has been entirely positive, however I agree wholeheartedly that an urban design ethos / philosophy / blueprint that is rooted in sustainable concepts and “real” community design (including accessible schools and healthcare) has to be our over-arching goal. I fear that development and design is outpacing our municipal control mechanisms, and great care needs to be taken to take steps to put power back at the Council table to dictate and determine what a “healthy” community looks like in Niagara-on-the-Lake. Retrenching our decision making against a well-defined Official Plan is one step in the right direction, however I think we also need to ensure planning priorities focus on liveability principles, and that Council takes stronger and more active positions related to healthcare, education and environmental issues affecting our community.

5. The process for handling proposals for new developments in our town involves both Town Staff and Town Council in discussion with developers. Do you believe that primary decision-making related to new developments should be delegated to Town Staff by Town Council, as we believe has been the case in a number of recent development proposals?

No. Without doubt Councillors rely on the expertise and experience of professional staff to make complex and complicated planning decisions that can be defended regionally, provincially and potentially to the Ontario Municipal Board. Often, the Town’s legal position is compromised through recommendations that come to the Council table that run contrary to community standards and expectations. We have several opportunities for public engagement prior to report development, and I would like to see, instead of excuses, strategies for ways in which the concerns of residents can be more thoroughly addressed - specifically related to density issues and the compatibility of adjacent development projects. While I recognize our community must maintain certain standards related to Smart Growth planning regimes initiated by the province, we need to do more to fight back when development is clearly not consistent with our community standards. I would support efforts to ensure more staff feedback in a meaningful and efficient model that can place Council in a position to influence staff recommendations prior to them being presented to Council for approval. Such an effort would hopefully eliminate the entirely frustrating reality of our own Council needing to secure third party planning support to defend a planning position to the Ontario Municipal Board. This happens enough that it needs to be avoided, and I would support and initiate efforts to achieve this goal if elected to a second term.

MARTIN MAZZA

1. There is not an obvious strategy or a consistent approach to residential streetscape or property use in Niagara-on-the-lake. In particular, there appears to be an increase in ailments that have plagued many cities and towns in North America for years. Enormous houses are going up in neighbourhoods where they are inconsistent with the footprint of the neighbourhood. Residents appear to be constantly pushing back against developments that are clearly not compatible with existing density and use. Further, there does not appear to be a strategy for ensuring that increasingly widespread development is compatible with existing adjacent neighbourhoods. Tell us whether you favour height and density restrictions as a means of maintaining the look and feel of our residential neighbourhoods.

Yes.

2. Trees in Niagara-on-the-Lake are a defining feature of the town. They grow and thrive in a variety of locations including woodlots, residential properties, parks, school grounds, cemeteries, commercial areas and along our streets. As a community, we have a vested interest in seeing a strategic approach to the management of our rapidly aging canopy of trees. Currently, the town does not have a comprehensive strategy for managing and protecting trees on public property, and has no strategy at all for the protection of trees on private property. Do you believe that Niagara-on-the-Lake's trees, both on public and private property, warrant management and protection?

Yes. Even though a great number of acres in NOTL are owned by government agencies with a higher Authority than that of our local municipality such as the Niagara Escarpment Commission, Niagara Parks Commission, Niagara Peninsula Conservation Authority, and Parks Canada, just to name a few - we as a municipality should raise the bar and lead by example with Ontario's strongest tree bylaw.

3. Two years ago, The Niagara Foundation attempted to facilitate the conversion of the Lawn Bowling Lands on Regent Street to public space. The Town turned down our offer to purchase the property, citing, among other reasons, its imminent sale. At this time, the property remains for sale. One of the great features of European cities is the central town square or marketplace. A Town decision to convert this property to a community accessible space would strengthen the foundations of our community by offering a place for families and individuals to come together to visit and connect. Further, it could support our local economy by providing a central venue for local producers to sell their goods and could create an opportunity for community groups to convey information concerning important local, social, agricultural and environmental issues. Tell us whether you believe that the former Lawn Bowling Lands should be converted to publicly accessible space, such as a market square.

Yes. The Council of 2010-2014 made some good decisions and some bad decisions. In my humble opinion, our worst decision was accepting a staff report to declare those lands surplus for the purpose of selling it as two residential lots. I firmly believe a new council should re-address these lands and declare them as of community significance. Once that declaration is made, then let us have a true open and transparent process by engaging a facilitator to engage the public and turn those lands into what the popular vote wish – not staff.

4. As the first capital of Upper Canada, Niagara-on-the-Lake has a unique connection to Canada's history, which is reflected in its many well-preserved historical structures and townscapes. This uniqueness attracts an unprecedented number of visitors and individuals looking to live here. To preserve our unique position, new building and development needs to conform to a coherent and inspired planning and urban design blueprint, supported by strong political will to ensure that our communities such as Virgil, St. David's, Queenston, Glendale, the rural area and the Old Town remain liveable and sustainable "real" communities. Do you agree that we need a planning and urban design blueprint that aims to accomplish this goal?

Yes.

5. The process for handling proposals for new developments in our town involves both Town Staff and Town Council in discussion with developers. Do you believe that primary decision-making related to new developments should be delegated to Town Staff by Town Council, as we believe has been the case in a number of recent development proposals?

No. Definitely not Staff are not accountable to its residents - the Council is. And as many residents will witness with the upcoming election, Councillors are elected, therefore they have a better sense of accountability, even if it is every four years.

PAOLO MIELE

1. There is not an obvious strategy or a consistent approach to residential streetscape or property use in Niagara-on-the-lake. In particular, there appears to be an increase in ailments that have plagued many cities and towns in North America for years. Enormous houses are going up in neighbourhoods where they are inconsistent with the footprint of the neighbourhood. Residents appear to be constantly pushing back against developments that are clearly not compatible with existing density and use. Further, there does not appear to be a strategy for ensuring that increasingly widespread development is compatible with existing adjacent neighbourhoods. Tell us whether you favour height and density restrictions as a means of maintaining the look and feel of our residential neighbourhoods.

Yes. Niagara on the Lake is a farming community. Niagara on the Lake is a tourist destination. Niagara on the Lake is a Historical Area. It must be the will of Council to ensure that our Town does not turn into Metro Niagara on the Lake.

2. Trees in Niagara-on-the-Lake are a defining feature of the town. They grow and thrive in a variety of locations including woodlots, residential properties, parks, school grounds, cemeteries, commercial areas and along our streets. As a community, we have a vested interest in seeing a strategic approach to the management of our rapidly aging canopy of trees. Currently, the town does not have a comprehensive strategy for managing and protecting trees on public property, and has no strategy at all for the protection of trees on private property. Do you believe that Niagara-on-the-Lake's trees, both on public and private property, warrant management and protection?

Yes. Ash boring beetles are in NOTL and the town must have a removal and replanting plan in place if it doesn't I will encourage Council to make it Happen.

3. Two years ago, The Niagara Foundation attempted to facilitate the conversion of the Lawn Bowling Lands on Regent Street to public space. The Town turned down our offer to purchase the property, citing, among other reasons, its imminent sale. At this time, the property remains for sale. One of the great features of European cities is the central town square or marketplace. A Town decision to convert this property to a community accessible space would strengthen the foundations of our community by offering a place for families and individuals to come together to visit and connect. Further, it could support our local economy by providing a central venue for local producers to sell their goods and could create an opportunity for community groups to convey information concerning important local, social, agricultural and environmental issues. Tell us whether you believe that the former Lawn Bowling Lands should be converted to publicly accessible space, such as a market square.

Yes. As your Town Councillor I will strongly encourage fellow Town Councillors to direct staff and remove the property off the market and work with Town partners and keep this site for Public use.

4. As the first capital of Upper Canada, Niagara-on-the-Lake has a unique connection to Canada's history, which is reflected in its many well-preserved historical structures and townscapes. This uniqueness attracts an unprecedented number of visitors and individuals looking to live here. To preserve our unique position, new building and development needs to conform to a coherent and inspired planning and urban design blueprint, supported by strong political will to ensure that our communities such as Virgil, St. David's, Queenston, Glendale, the rural area and the Old Town remain liveable and sustainable "real" communities. Do you agree that we need a planning and urban design blueprint that aims to accomplish this goal?

Yes. Niagara on the lake needs schools, medical facilities, parks and recreation, business and responsible government. I was disappointed with the current council as they decided their was no Historical desire to designate the original portion of the Virgil Public school site Historical. I was trying to save one of the oldest one room schools located in Virgil, Virgil Public school. The original school still stands today and was built in 1872 and history documents show that their was a school on the same property in 1822. History and Heritage is not just in the old town.

5. The process for handling proposals for new developments in our town involves both Town Staff and Town Council in discussion with developers. Do you believe that primary decision-making related to new developments should be delegated to Town Staff by Town Council, as we believe has been the case in a number of recent development proposals?

Yes. Before any Staff Recommendation is made for a development, Staff should present the site, plans and proposals to Council. Council must have the final say on all stages of the proposed development.

KENN MOODY

1. There is not an obvious strategy or a consistent approach to residential streetscape or property use in Niagara-on-the-lake. In particular, there appears to be an increase in ailments that have plagued many cities and towns in North America for years. Enormous houses are going up in neighbourhoods where they are inconsistent with the footprint of the neighbourhood. Residents appear to be constantly pushing back against developments that are clearly not compatible with existing density and use. Further, there does not appear to be a strategy for ensuring that increasingly widespread development is compatible with existing adjacent neighbourhoods. Tell us whether you favour height and density restrictions as a means of maintaining the look and feel of our residential neighbourhoods.

Yes. I favour height and density restrictions where it makes sense to do so, particularly in the heritage district and where our infrastructure (read sewage lagoons) might be put at risk. Actions: 1. Review the current by-laws and legislation to determine the protection currently provided; and 2. Examine the limitations on that protection resulting from the Ontario government initiative to increase urban density and by previous OMB and/or Council decisions.

2. Trees in Niagara-on-the-Lake are a defining feature of the town. They grow and thrive in a variety of locations including woodlots, residential properties, parks, school grounds, cemeteries, commercial areas and along our streets. As a community, we have a vested interest in seeing a strategic approach to the management of our rapidly aging canopy of trees. Currently, the town does not have a comprehensive strategy for managing and protecting trees on public property, and has no strategy at all for the protection of trees on private property. Do you believe that Niagara-on-the-Lake's trees, both on public and private property, warrant management and protection?

Yes. I support the development of a strategic approach for the management and protection of trees on public property. I am aware that the Town has an ad hoc Tree Committee which apparently can decide about tree management on both public and private property. I'm not sure that we have a "vested interest" in trees planted on private property for private enjoyment. Actions: 1. Review the current policies and the protections that they provide; 2. Propose new policies, by-laws based on best practices as required.

3. Two years ago, The Niagara Foundation attempted to facilitate the conversion of the Lawn Bowling Lands on Regent Street to public space. The Town turned down our offer to purchase the property, citing, among other reasons, its imminent sale. At this time, the property remains for sale. One of the great features of European cities is the central town square or marketplace. A Town decision to convert this property to a community accessible space would strengthen the foundations of our community by offering a place for families and individuals to come together to visit and connect. Further, it could support our local economy by providing a central venue for local producers to sell their goods and could create an opportunity for community groups to convey information concerning important local, social, agricultural and environmental issues. Tell us whether you believe that the former Lawn Bowling Lands should be converted to publicly accessible space, such as a market square.

Yes. I believe that, if the land has not been sold before the new Council meets, the issue should be re-introduced for discussion. Actions: 1. Propose the above mentioned action; 2. Review the previous proposal by the Niagara Foundation to assess the viability of the Foundation Plan, particularly the parking plan for a Market Square, size adequacy, whether the vendors using the current market are "on board" and the impact of the proposal on other commercial and tourism interests.

4. As the first capital of Upper Canada, Niagara-on-the-Lake has a unique connection to Canada's history, which is reflected in its many well-preserved historical structures and townscapes. This uniqueness attracts an unprecedented number of visitors and individuals looking to live here. To preserve our unique position, new building and development needs to conform to a coherent and inspired planning and urban design blueprint, supported by strong political will to ensure that our communities such as Virgil, St. David's, Queenston, Glendale, the rural area and the Old Town remain liveable and sustainable "real" communities. Do you agree that we need a planning and urban design blueprint that aims to accomplish this goal?

Yes. I'm not sure that a "one size fits all" approach as suggested will meet the needs of the community. While Old Town, Queenston, St Davids and Virgil all are historic to differing degrees, Glendale in my mind is a more contemporary community. Urban design guidelines that reflect the separate needs of each community should be the effective way of encouraging development of each community in a sustainable way.

5. The process for handling proposals for new developments in our town involves both Town Staff and Town Council in discussion with developers. Do you believe that primary decision-making related to new developments should be delegated to Town Staff by Town Council, as we believe has been the case in a number of recent development proposals?

No. I'm not sure how you would define "primary decision making". My belief is that Town staff would be responsible for interpreting, implementing and enforcing Council's by-laws and policies concerning property development. The CAO should be responsible for assessing Council's collective concerns and attitudes towards general development direction within the Town and ensure that Council's wishes are well understood by Planning Staff. If that's the process, primary decision making has not been delegated. If it isn't, the process needs to be reviewed.

SANDRA O'CONNOR

1. There is not an obvious strategy or a consistent approach to residential streetscape or property use in Niagara-on-the-lake. In particular, there appears to be an increase in ailments that have plagued many cities and towns in North America for years. Enormous houses are going up in neighbourhoods where they are inconsistent with the footprint of the neighbourhood. Residents appear to be constantly pushing back against developments that are clearly not compatible with existing density and use. Further, there does not appear to be a strategy for ensuring that increasingly widespread development is compatible with existing adjacent neighbourhoods. Tell us whether you favour height and density restrictions as a means of maintaining the look and feel of our residential neighbourhoods.

Yes. I believe that the Official Plan is a tool to help the community plan for and manage development. We need a strong Official Plan to minimize development conflicts. I have made such representation at past open meetings because we need to recognize what makes NOTL special; protect and enhance the area's natural, historical and cultural attractions. A suite of by-laws and regulations, complimenting a well-defined official plan is required, as well as strong, equitable enforcement of these by-laws and regulations. Height and density restrictions are some of the ways to shape our neighborhoods.

2. Trees in Niagara-on-the-Lake are a defining feature of the town. They grow and thrive in a variety of locations including woodlots, residential properties, parks, school grounds, cemeteries, commercial areas and along our streets. As a community, we have a vested interest in seeing a strategic approach to the management of our rapidly aging canopy of trees. Currently, the town does not have a comprehensive strategy for managing and protecting trees on public property, and has no strategy at all for the protection of trees on private property. Do you believe that Niagara-on-the-Lake's trees, both on public and private property, warrant management and protection?

Yes. We have a tree by-law for woodlots, but we need a tree by-law for urban areas. We do not want to lose the beautiful tree canopy in our urban areas and we would like to keep our mature trees. Other urban areas in Canada have such a by-law. With exotic pests coming (e.g. the emerald ash borer), an urban tree strategy/management plan is needed.

3. Two years ago, The Niagara Foundation attempted to facilitate the conversion of the Lawn Bowling Lands on Regent Street to public space. The Town turned down our offer to purchase the property, citing, among other reasons, its imminent sale. At this time, the property remains for sale. One of the great features of European cities is the central town square or marketplace. A Town decision to convert this property to a community accessible space would strengthen the foundations of our community by offering a place for families and individuals to come together to visit and connect. Further, it could support our local economy by providing a central venue for local producers to sell their goods and could create an opportunity for community groups to convey information concerning important local, social, agricultural and environmental issues. Tell us whether you believe that the former Lawn Bowling Lands should be converted to publicly accessible space, such as a market square.

Yes. I believe that the lawn bowling lands should be an open public space. The types of activities for the area need to be carefully considered to accommodate the priorities of the citizens. I would advocate working with various organizations, including the Niagara Foundation, to develop a plan for the land.

4. As the first capital of Upper Canada, Niagara-on-the-Lake has a unique connection to Canada's history, which is reflected in its many well-preserved historical structures and townscapes. This uniqueness attracts an unprecedented number of visitors and individuals looking to live here. To preserve our unique position, new building and development needs to conform to a coherent and inspired planning and urban design blueprint, supported by strong political will to ensure that our communities such as Virgil, St. David's, Queenston, Glendale, the rural area and the Old Town remain liveable and sustainable "real" communities. Do you agree that we need a planning and urban design blueprint that aims to accomplish this goal?

Yes. The Official Plan will be a blueprint for new development and how to protect our environment, preserve our heritage, enhance our cultural assets and add value to our rural and agricultural areas. Making it strong, with complimentary by-laws and regulations is critical to make it work for us. In addition, NOTL's Urban Design Committee should play a major role in ensuring that we have liveable, sustainable communities. Adequate representation from the community representing citizens with expertise and interest in preserving and enhancing what makes NOTL special is needed.

5. The process for handling proposals for new developments in our town involves both Town Staff and Town Council in discussion with developers. Do you believe that primary decision-making related to new developments should be delegated to Town Staff by Town Council, as we believe has been the case in a number of recent development proposals?

No. Staff is professional and makes valuable recommendations to Council. However, in my opinion, the decision-making should be made by the Town Council and should not be delegated to staff. Another issue related to this is the OMB, since developers could appeal decisions to the OMB. We need to actively lobby to change the OMB and join forces with other municipalities and the Associations of Municipalities of Ontario to do this.

JOHN WIENS

1. There is not an obvious strategy or a consistent approach to residential streetscape or property use in Niagara-on-the-lake. In particular, there appears to be an increase in ailments that have plagued many cities and towns in North America for years. Enormous houses are going up in neighbourhoods where they are inconsistent with the footprint of the neighbourhood. Residents appear to be constantly pushing back against developments that are clearly not compatible with existing density and use. Further, there does not appear to be a strategy for ensuring that increasingly widespread development is compatible with existing adjacent neighbourhoods. Tell us whether you favour height and density restrictions as a means of maintaining the look and feel of our residential neighbourhoods.

Yes. Review our existing building codes and bylaws and strengthen where needed and enforce when needed.

2. Trees in Niagara-on-the-Lake are a defining feature of the town. They grow and thrive in a variety of locations including woodlots, residential properties, parks, school grounds, cemeteries, commercial areas and along our streets. As a community, we have a vested interest in seeing a strategic approach to the management of our rapidly aging canopy of trees. Currently, the town does not have a comprehensive strategy for managing and protecting trees on public property, and has no strategy at all for the protection of trees on private property. Do you believe that Niagara-on-the-Lake's trees, both on public and private property, warrant management and protection?

I agree that there is a need to properly document all historical significant trees in our community and properly manage and protect on public property. On private property the owners should be made aware and educated on the importance of protecting these trees.

3. Two years ago, The Niagara Foundation attempted to facilitate the conversion of the Lawn Bowling Lands on Regent Street to public space. The Town turned down our offer to purchase the property, citing, among other reasons, its imminent sale. At this time, the property remains for sale. One of the great features of European cities is the central town square or marketplace. A Town decision to convert this property to a community accessible space would strengthen the foundations of our community by offering a place for families and individuals to come together to visit and connect. Further, it could support our local economy by providing a central venue for local producers to sell their goods and could create an opportunity for community groups to convey information concerning important local, social, agricultural and environmental issues. Tell us whether you believe that the former Lawn Bowling Lands should be converted to publicly accessible space, such as a market square.

Yes. Clean up and save as green space with public access until a good use can be decided on. I'm not sure a market square would be the answer as we have a very successful market square in our community.

4. As the first capital of Upper Canada, Niagara-on-the-Lake has a unique connection to Canada's history, which is reflected in its many well-preserved historical structures and townscapes. This uniqueness attracts an unprecedented number of visitors and individuals looking to live here. To preserve our unique position, new building and development needs to conform to a coherent and inspired planning and urban design blueprint, supported by strong political will to ensure that our communities such as Virgil, St. David's, Queenston, Glendale, the rural area and the Old Town remain liveable and sustainable "real" communities. Do you agree that we need a planning and urban design blueprint that aims to accomplish this goal?

No. I believe we should continue to protect and preserve our historical significant properties thorough out our community and continue to enforce the plan that is in place for our historic district. I believe that we need to work with all new development and encourage their design to compliment the historic nature of our community. I believe that Niagara-on-the-Lake is very liveable, sustainable and has a real community feel.

5. The process for handling proposals for new developments in our town involves both Town Staff and Town Council in discussion with developers. Do you believe that primary decision-making related to new developments should be delegated to Town Staff by Town Council, as we believe has been the case in a number of recent development proposals?

No. If this is indeed the case, I believe that the Town Council should be involved in the early stages of any new development and the proper public input should be allowed as well.

GARY ZALEPA JR

1. There is not an obvious strategy or a consistent approach to residential streetscape or property use in Niagara-on-the-lake. In particular, there appears to be an increase in ailments that have plagued many cities and towns in North America for years. Enormous houses are going up in neighbourhoods where they are inconsistent with the footprint of the neighbourhood. Residents appear to be constantly pushing back against developments that are clearly not compatible with existing density and use. Further, there does not appear to be a strategy for ensuring that increasingly widespread development is compatible with existing adjacent neighbourhoods. Tell us whether you favour height and density restrictions as a means of maintaining the look and feel of our residential neighbourhoods.

Yes. Height and density is regulated in the Town's zoning bylaw which specifies different values depending on the geographic zone. ie: Old Town, Glendale etc...

2. Trees in Niagara-on-the-Lake are a defining feature of the town. They grow and thrive in a variety of locations including woodlots, residential properties, parks, school grounds, cemeteries, commercial areas and along our streets. As a community, we have a vested interest in seeing a strategic approach to the management of our rapidly aging canopy of trees. Currently, the town does not have a comprehensive strategy for managing and protecting trees on public property, and has no strategy at all for the protection of trees on private property. Do you believe that Niagara-on-the-Lake's trees, both on public and private property, warrant management and protection?

Yes. The Town has a policy for management of trees on public property and a detailed inventory of trees in the Queen-Picton Heritage District. This could be expanded upon for public lands. As for private property, heritage statements on properties could be used to identify specific trees on properties and manage their protection.

3. Two years ago, The Niagara Foundation attempted to facilitate the conversion of the Lawn Bowling Lands on Regent Street to public space. The Town turned down our offer to purchase the property, citing, among other reasons, its imminent sale. At this time, the property remains for sale. One of the great features of European cities is the central town square or marketplace. A Town decision to convert this property to a community accessible space would strengthen the foundations of our community by offering a place for families and individuals to come together to visit and connect. Further, it could support our local economy by providing a central venue for local producers to sell their goods and could create an opportunity for community groups to convey information concerning important local, social, agricultural and environmental issues. Tell us whether you believe that the former Lawn Bowling Lands should be converted to publicly accessible space, such as a market square.

Yes. Each time this question was raised in the last Council I voted against selling the land. I voted against the rezoning to residential. I will bring this issue back for consideration of the new Council, ask to revert the zoning back to open space and not sell the property.

4. As the first capital of Upper Canada, Niagara-on-the-Lake has a unique connection to Canada's history, which is reflected in its many well-preserved historical structures and townscapes. This uniqueness attracts an unprecedented number of visitors and individuals looking to live here. To preserve our unique position, new building and development needs to conform to a coherent and inspired planning and urban design blueprint, supported by strong political will to ensure that our communities such as Virgil, St. David's, Queenston, Glendale, the rural area and the Old Town remain liveable and sustainable "real" communities. Do you agree that we need a planning and urban design blueprint that aims to accomplish this goal?

Yes. I believe that the opportunity exists now, through the Town Official Plan Update to implement planning and urban design guidelines into all parts of our Town. As the previous Chairperson of the Town's Urban Design Committee and serving on the Municipal Heritage Committee, I have seen how the implementation of urban guidelines have benefited other parts of Town. and should be incorporated into all areas of Town.

5. The process for handling proposals for new developments in our town involves both Town Staff and Town Council in discussion with developers. Do you believe that primary decision-making related to new developments should be delegated to Town Staff by Town Council, as we believe has been the case in a number of recent development proposals?

No. Council is the primary decision maker on all development applications, period. The development approval process is mandated through the Provincial Planning Act. Applications are evaluated by staff against all applicable legislation and policies, input is given by various agencies when applicable and input is given by The Region of Niagara. All of this is inserted into a report for Council to consider. Then the required public meetings permit public comment and then Council makes the decision.