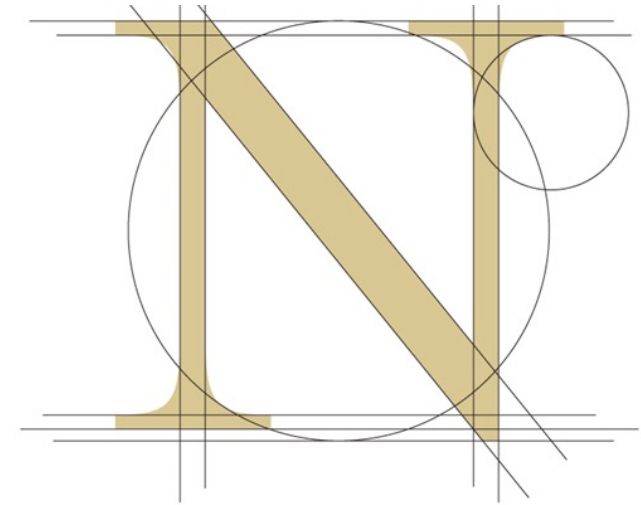


Parliament Oak Proposed Official Plan and Zoning Amendments

Presentation to the May 9th, 2023
Public Meeting



THE NIAGARA
FOUNDATION

Context

Official Plan | Section 4.4 Intensification Objectives | Section e)

Direct intensification to the Built-up Areas where development will not impact designated heritage areas, adjacent heritage resources and/or heritage resources on the property, estate lots and the residential character of the property or the surrounding area.

Question: Are hotels compatible with residential land uses?

Four Issues on the Proposed Use

1. The notion of “boutique” is misplaced and lacking in context
2. The proposal goes beyond a traditional hotel offering
3. Friction points will arise from “hotel” operations and the adjacent residential land uses: two examples
 - ✓ Servicing and support
 - ✓ Parking
4. Is there a business need?

What is a “Boutique” Hotel?

- Multiple definitions
- A function of context and competitive set

Capacities of Largest Old Town Hotels (Rounded)

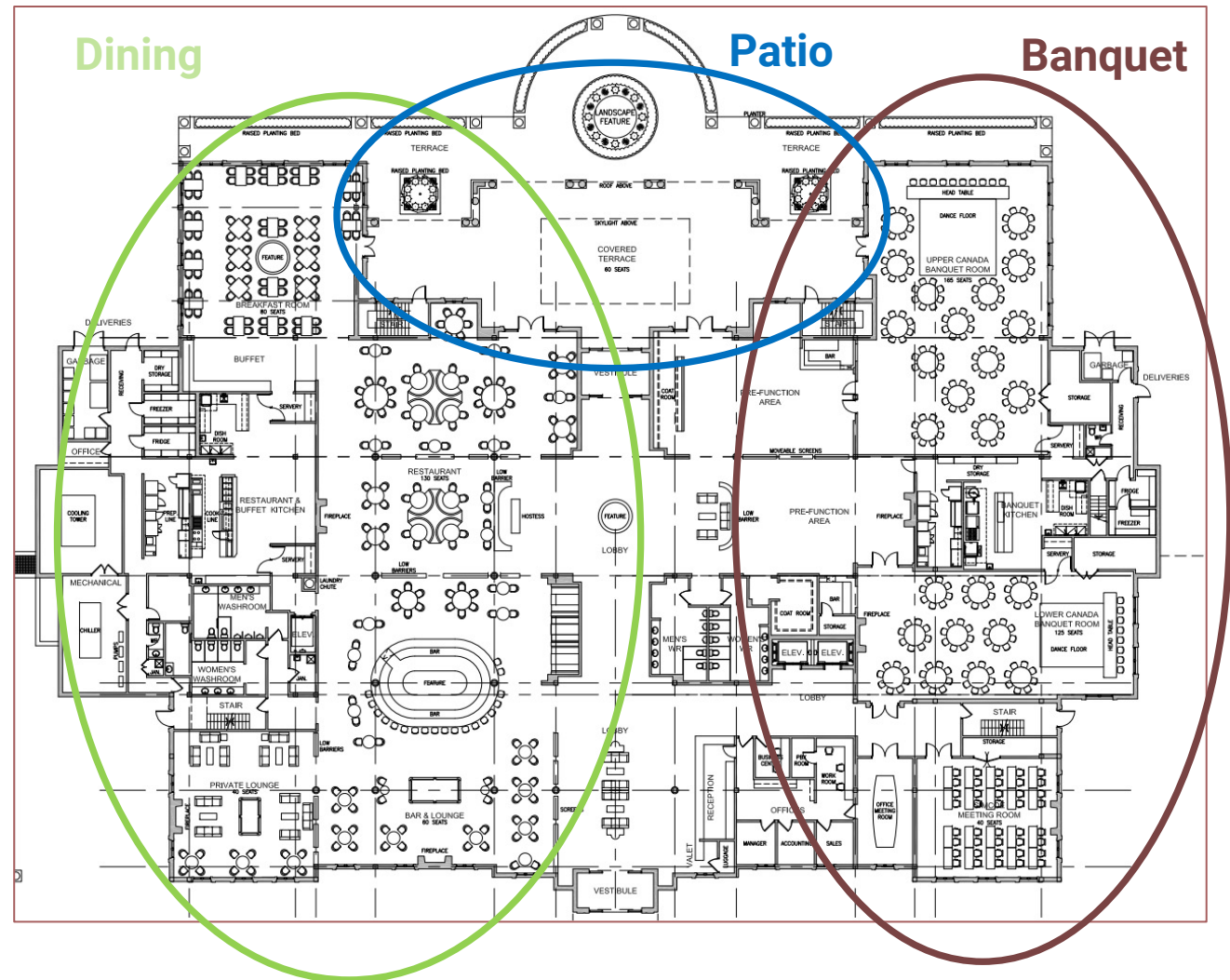
	Rooms	Dining (Seats)			Total	Banquet
		Dining Rms	Lounge	Patio		
Queens Landing	140	250	90	40	380	780
Pillar & Post	122	155	45	20	220	575
Prince of Wales	110	100	40	15	155	406
124 Queen	70	40	40	30	110	120
Harbour House	31	20	n/a	n/a	20	-
Shaw Club	30	50	15	25	90	-
Proposed Parliament Oak	129	210	100	60	370	330

More Than a Hotel Business

5.4 F&B seats/Hotel Room

Restaurant and Banquet Hall

Dining Areas	Seats
Breakfast Room	80
Dining Room	130
Lounge	60
Private lounge	40
Covered Terrace	60
	<u>370</u>
Meeting/Ballroom	
Meeting Room	40
Lower Canada Ballroom	125
Upper Canada Ballroom	<u>165</u>
	330
Total Seats	<u>700</u>



Operational Friction Points

- Servicing and Support
- Parking

Servicing and Support

Hotels are best situated in commercial areas for a reason.



Parking

“...it can be reasonably assumed that many of the hotel amenities, including eating areas and public areas (i.e., conference rooms, banquet rooms), will be used primarily by hotel guests rather than external persons.”

R.V. Anderson Associates Limited

- The “hotel” has 5.4 F&B seats/room
- Town By-laws did not contemplate disproportionate F&B/banquet areas.
- Staff parking in Old Town is already an issue.

Calculation of Parking Spaces Required

		<u>Vehicles</u>		
Hotel Rooms		129		
Dining/Banquet				
Seats	700			
(Less: Hotel Guests)	<u>-258</u>			
	442			
2.5 Guests/Vehicle		177		
Staff		<u>57</u>		
Total Vehicles		363		
			<u>Variance</u>	
Two Sisters Proposal		197	→	166
Town Parking Requirement (using S.F.)		267	→	70

Business Need/Support Infrastructure?

- An almost 100% increase in hotel rooms
- Is Old Town infrastructure capable of supporting?
- Market assessment (Official Plan section 4.6) to demonstrate both need and identify commercial challenges

Current and Proposed Old Town Hotels

<u>Existing Hotels</u>		<u>Approved in Old Town</u>	
Queens Landing Hotel	140	Romance Inn (Two Sisters)	106
Pillar & Post Inn	122	Village Hotel	60
Prince of Wales Hotel	110	Phillips Estate	24
124 Queen	70		<u>190</u>
Harbour House Hotel	31		
Shaw Club Hotel	30		
Colonel Butler Inn	26	<u>Proposed in Old Town (incl additions)</u>	
Oban Inn	26	Parliament Oak (Two Sisters)	129
Moffat Inn	24	Riverbend	75
Riverbend	21	Phillips Estate	50
The Charles	12	Two Sisters (Rand)	40
Canterbury Inn	<u>10</u>		<u>294</u>
Total Old Town	622		484
Glendale/Queenston	535		
NOTL Total	<u>1,157</u>		

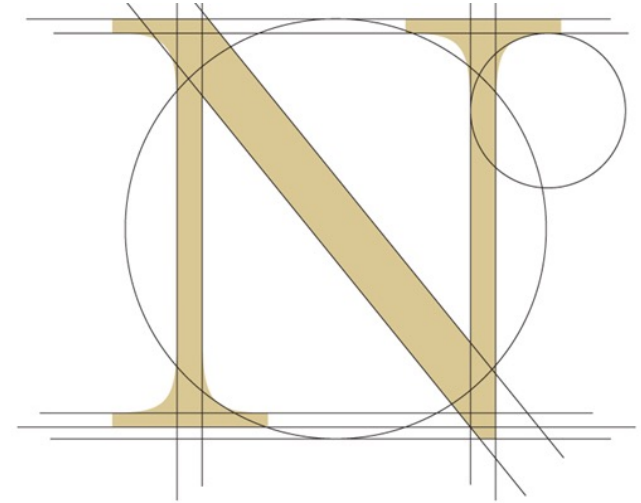
**78%
Increase**

The Niagara Foundation Requests

- Council refuse, outright, the proposed change of use to commercial/hotel
- Council consider:
 - ✓ More compatible uses for this important historic site
 - ✓ Where Open Space & Community Facilities/Institutional lands would be found if Parliament Oak block is rezoned
- Council use this high-profile opportunity to signal its intention to enforce the Official Plan across NOTL
- Council, more generally, look at the means to limit commercial encroachment into residential areas

Thank You

Questions?



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