

VCA Information Session with John and Adam Hawley

Traditional Neighbourhood Developments Inc.

NewArk Niagara Corporation

February 24, 2021

Notes by Sue Henry

This was a Zoom call requested by the Hawleys to inform The Village residents of the current construction of three apartment buildings across from the CIBC shopping plaza.



Materials, specifications, and floor plans subject to change without notice. House renderings are artist conceptions. Actual elevations may vary. Grade conditions determine number of risers into the house from stoops, porches, garages, and where railings are required. All dimensions and areas are approximate. Basement square footages do not include Utility & Storage Rooms. Utility and sump pit locations may vary. Actual useable floor space may vary from the stated floor area. E. & O.E.



The Village
RESIDENTIAL DEVELOPMENT

Summary of Presentation:

Construction has started on the three apartment buildings.

- Three buildings (A, B, C)
- Total of 20 apartments
- One- and two-bedroom mix
- All units will be rental only
 - o No short-term rentals or “Air B&B”
 - o Not subsidized housing
 - o No sublets without permission of property management
- Shaw Festival has already agreed to lease the first building for Festival staff/actors
 - o Other NOTL residents have expressed interest
 - o Possible housing for business centre workers
 - o Shortage of rental housing in NOTL
- There are 8 apartments are built at grade with entrances off the parking area
 - o 3 Handicap Accessible
- Will be a Property Manager for the buildings to handle any concerns
- NewArk offices (John and Adam) are now located above the CIBC with a view of the construction area

Apartment Details

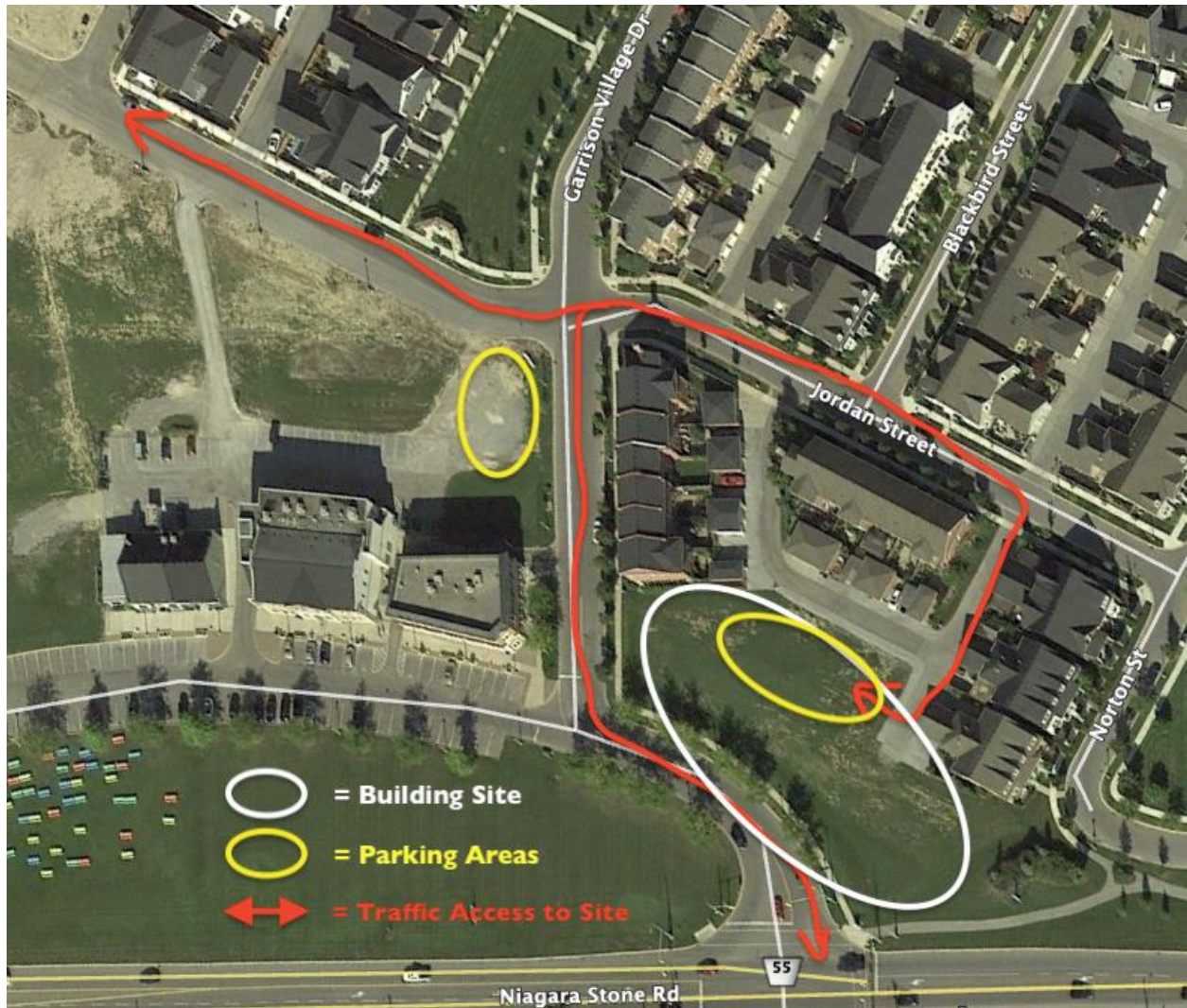
- One-bedroom units are approximately 740 sq ft
- Two-bedroom units are approximately 900-1200 sq ft
- Each unit contains laundry facilities
- Accessible units are on ground floor with separate entrances from parking area
- Other units are each two story
- Pets are allowed
- Rental rates have not been set yet

Design

The Master Planners of The Village, Duany, Plater-Zyberk (DPZ) have worked with John and Adam to ensure the apartment building design is in harmony with The Village following the New Urbanism guidelines and Village Codes.



- Inspired by Willowbank in Queenston
 - o Single entrance and double curved staircases from Front of buildings to sidewalk on Garrison Village Drive (GVD)
- The exterior designs comply with The Village Codes
- Lower level is brick. Upper level is Hardy Board
- Buildings are 2 ½ stories tall
- Building zoning height is 36 feet
 - o adjacent Village townhomes zoning height limit is 32 feet
- No elevators within
- No balconies
- Each street entrance will have a variation on the design
 - o Each building will have white siding but different coloured doors and shutters
- Similar look to the adjacent townhomes
 - o Roof lines will have less pitch (slope) than the adjacent townhouses
- No basements – on concrete slab foundation
- Outdoor area will be landscaped
- There is no specified outdoor space for BBQ, etc for apartment residents
- Fourteen feet or more between buildings



Parking

- Parking behind buildings
- 30 parking spaces
 - o Town zoning only required 20 parking spaces
 - o Including 3 handicap parking spaces
- At back of buildings
- Area will be lit for safety with downward facing lights so not to disturb neighbours
- No access from Garrison Village Drive
 - o Access via laneway from Jordan
- Parking is not included in rent and is rented separately for those who need it
- Parking spaces will be marked for resident use and visitors
- Parking area will be fenced with wood privacy fence along laneway
- Will include garbage and recycle gated area
- Bicycle storage will be provided in a bike shed
- Provision for electric car charging stations will be installed

Construction

- Servicing of the site (water mains, etc.) currently in progress
 - o Should be done by end of February
- Construction trades will have designated parking area in construction area.
 - o Trades parking will area be gravelled first so they are not parking on streets
 - o Will be paved ASAP to reduce dust
 - o Trades parking will be monitored
- Condo members on laneway have been contacted by Hawley to share information
 - o Any concerns will be addressed
- Depending on weather – concrete foundation will be poured and will take 6 weeks
- Framing should take 6 weeks
- All three building will be built at the same time with Building A finishing first for Shaw
 - o Building A planned for completion the end of 2021
 - o Building B & C will be completed a month later
- Any damage to laneways by construction trades will be repaired by construction project at no cost to laneway condo
 - o Laneways were built to handle large vehicles (Garbage trucks) so there should not be damage from construction vehicles
- Streets will be swept/cleaned as soon as weather allows
- If construction vehicles are speeding on laneways, they will be reminded to slow down
- John and Adam will respond to all concerns brought forward by residents

Other topics

Medical Building

- Delayed because of COVID
- Working with doctors on design
- Meeting weekly
- Not likely finished this year
- Not determined if LifeLabs will be part of the new medical building

Grocery Store

- In discussion still
- Several stores are rethinking store design and requirements with COVID (Pick up and delivery options)
- Several grocers would like to build a very large grocery store on the property, but The Village Business centre design would not accommodate that concept
- Earliest we will see finished buildings including the hotel will be end of next year

New Streetlights in The Village

- The town has replaced all the light fixtures in NOTL, including The Village
- John wasn't sure initially he would like the new lights without the diffusers but he likes the new colour spectrum of the lights which compliments the lights from the neighbourhood porches

Traffic Circle proposed at CIBC intersection

- Town staff are not enthusiastic about a traffic circle
- No further decision with the town currently

Four-Way Stop at GVD and Perez/Jordan

- Has been discussed with town
- Adam and John believe it to be necessary due to anticipated traffic at that intersection with the Medical centre and business centre
- Residents already cross at that corner for the mailboxes
- Will also serve to slow traffic on GVD in both directions