



Jordan Village Premium Boutique Hotel Proposal



INN ON THE TWENTY

Introduction

Paul MacIntyre, Vice President of Operations & Development for Lais' Hotel Properties (Vintage Hotels & Niagara's Finest Hotels)

Our delegation this evening is in relation to the Zoning By-Law Amendment Application to permit the construction of 4 story, 49 room boutique hotel including 54 underground parking spaces, 70 surface parking spaces within the adjacent parking lot and an outdoor pool.

I am accompanied by Greg Hynde, Planner for Urban Environments who will speak to the technical elements of the application.

Stan Szaflarski of Archway architects who created the architectural renderings and Christophe Hermez, the General Manager for the Inn On The Twenty.

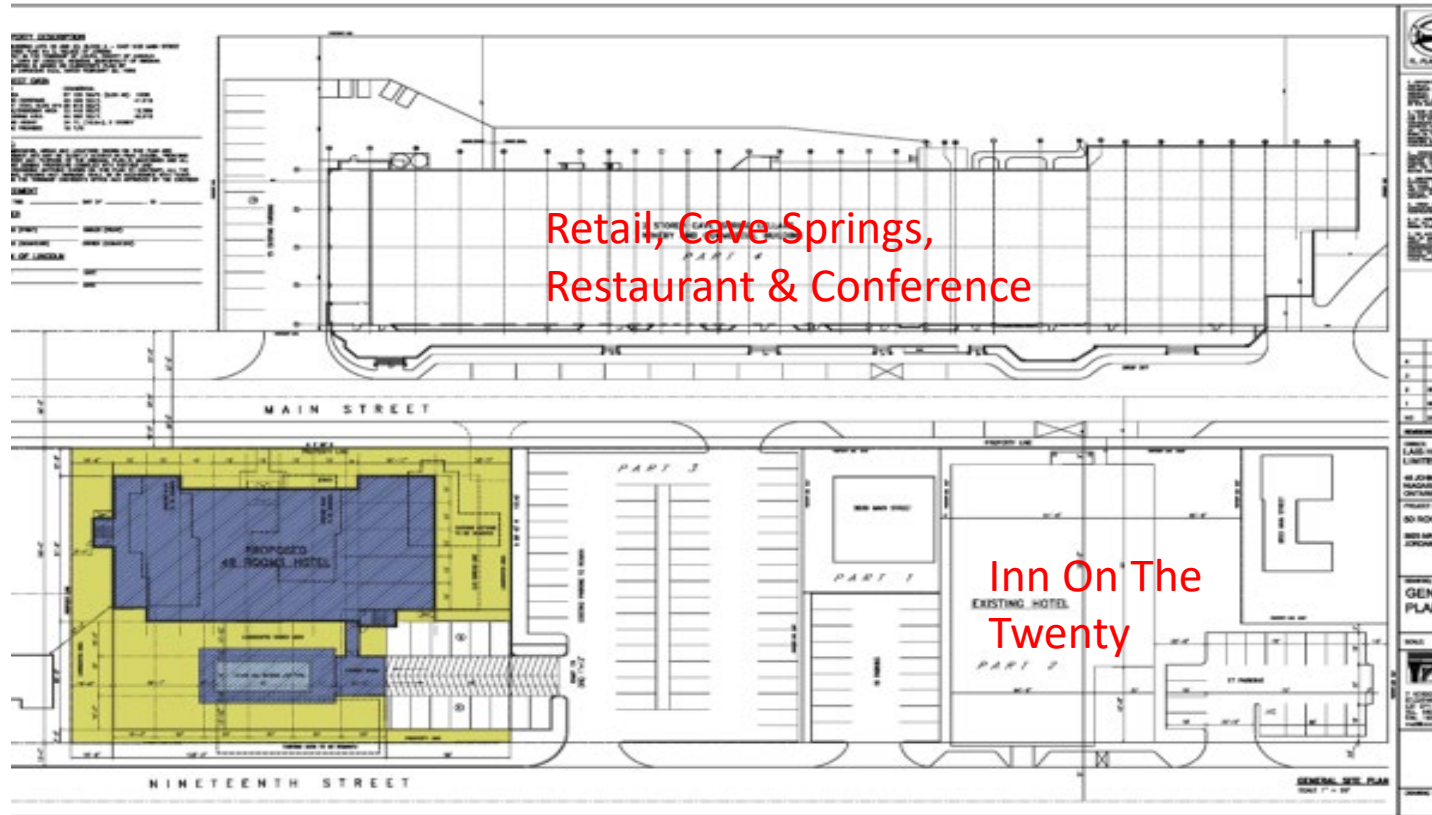
If I may I would like to start with a quick overview of the renderings for the proposal related to this property for a possible new future Boutique Inn in the Village of Jordan.

Jordan Village Premium Boutique Inn Proposal

Overview:

- Our proposal is for an additional luxury boutique style Inn with 49 rooms that would utilize existing amenities and services from The Inn On The Twenty.
- Our existing conference and dining room space can more than meet the demand of the additional rooms for service and we believe there is demand for premium overnight accommodation in Lincoln. There is no additional restaurant, bar or conferences amenities within the application.
- We understand that no decision will be made tonight and rather the committee and staff and us a partner in the community will receive input on our application.
- If approved we understand the lands are subject to Site Plan Control and we are committed to work to address matters related to community feedback, landscaping, buffering, parking, grading and making sure we work together to create an overall positive impact.
- It is our belief that this will be an evolution through communication and adjustments and provisions will need to be made through the process.
- We have committed to Jordan Village and love the relationships we have built. We would like to continue to build positively on those relationships while growing in a sustainable manner. In a manner that benefits Jordan, Lincoln and the Niagara Region.
- The commitment to the Jordan Village Improvement Plan was an inspiration to invest in the Jordan Village and Lincoln.

Jordan Village Premium Boutique Hotel Proposal



Project Location:

3821 Main Street, Jordan

Proposed:

- *4 Story Boutique Inn/building facing West with no rooms facing South.
- *49 Premium rooms. All with 3 stories except the 5 center lofts in the middle which are 4 stories.
- *54 parking spaces. The first floor is elevated to allow for partial underground parking & an above ground pool

West Facing Main Street



We recognize that through further engagement the design will change and should incorporate other key historical features, materials and landscape. We are also more than amenable to working through options with town staff and the community to recommendations related to 3821 Main street

Same Side of the Street as Inn On The Twenty



Partial Under Ground Parking Garage with Entrance on the North East Parking Lot.



East Side (Back) Above Garage Entry



South Elevation



19th Street Elevation #1



19th Street Elevation #2



Opportunities

We hope opportunities can be realized through this proposal for the local economy, community and surrounding area.

Some of these opportunities are:

➤ **Additional Economic Boost**

- Keeping visitors spend in Lincoln
- Turning “Existing Day Visitation” into “Stay Visitation”
- Partnerships and destination packages that could be a multiplier for many business's.
- Taxes, development charges and fees

Opportunities

➤ **Employment**

- Add/employ talent and drive workforce development
- Create entry level and managerial positions
- More full time - year round opportunities.

➤ **Locally**

- Municipal revenues generated by tourism growth can be reinvested back into the community
- Existing demand in day visitation makes demand in accommodation high in Lincoln. A premiere boutique Inn would fill the demand in a controlled manner with 24 hour on site supervision.

OVERVIEW OF THE PLANNING JUSTIFICATION FOR THE PROPOSED HOTEL ADDITION

Zoning By-law Amendment Application 3821 - 3827 Main St. Village of Jordan

Owner— Lai Hotel Properties Limited

- Vintage Hotels*
- Inn - On - The -Twenty*

Prepared By — Urban Environments Archway & Associates Architects

PURPOSE OF ZONING AMENDMENT

To rezone the subject lands on the east side of Main St and West side of Nineteenth St municipally know as 3821 , 3823 & 3827 Main St . Jordan. To permit construction of a 49 unit hotel with 54 underground parking spaces and 70 surface spaces.

A pre consultation process identified the support studies needed The support studies were used in conjunction with the existing Official Plan which permits the hotel development on the subject lands.

List of support studies completed were:

- Architectural Design Analysis
- Functional Servicing Report
- Archaeological Assessment
- Traffic Impact Study
- Heritage Impact Study
- Lot Grading Plan
- Planning Justification Report
- Urban Design Brief
- Storm Water Management
- Landscaping Plan

ZONING BY-LAW

The subject lands have 3 different zoning classification that cover 4 properties:

- 1) General Commercial Zone — site specific
- 2) Central Business District — site specific
- 3) Residential zone — recognizes the two houses on the site

The General Commercial and Central Business District Zone permits a hotel use. The purpose of the Zoning By-law Amendment is to permit the proposed hotel on the entire property with site specific zoning provisions.

The Official Plan split designation on the property (Mixed Use & Central Business District) does permit a hotel use with an implementing zoning by-law.

CONFORMITY

The Province, the Region and the Town all provide similar policies in regards to consistency and conformity policies regarding:

- Complete Communities
- Built Form Compatibility
- Heritage and Cultural Resources
- Climate Change and Sustainability
- Efficient Use of Infrastructure

PROVINCIAL POLICY STATEMENT (2020)

- Policy 1.1.3.1 —states that settlement areas (Jordan) will be the focus of growth and development and their vitality and regeneration will be promoted
- Policy 1.1.3.4 — standards for intensification
- Policy 166.1 — efficient use of municipal sewage and water services

GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2020)

This plan provides guidance for lands within “built up area” and are identified Settlement Area (Jordan) Initiatives to build compact communities and be more resilient to climate change:

Section 1.2.1

- Support the achievement of completion communities

Section 3.2.1

- Providing sufficient infrastructure capacity in strategic growth areas (Jordan)

REGIONAL NIAGARA OFFICIAL PLAN (2023)

(Lands located within the Jordan Urban Area)

Section 2.2.1.1.

- Promoting built forms, land use patterns and street configurations that improve community resilience and sustainability, reduce greenhouse gas and emissions and conserve biodiversity.

LINCOLN OFFICIAL PLAN (2016)

- Lands located in Urban Area within Built up Area of Jordan
- Lands designated Central Business District and Mixed Use , both of which permit “hotel” uses properly, regulated by zoning by-law and design guidance from Jordan Secondary Plan to protect Town character
- All growth which occurs within Built Up Area (Jordan):is considered to be intensification and candidate sites for infill.

The proposed development :

- conforms and is consistent with the Provincial, Regional, and Town policies for development in Jordan
- proposed hotel fits in with the existing tourism complex while complimenting the diversity of land use (residential , institutional, commercial)
- it fills the need for hotel units
- stabilizes employment opportunities for Jordan and Lincoln
- proposed development is supported by the Provincial, Regional and Town policies

SITE SPECIFIC DETAILS OF THE PROPOSED ZONING

FRONT YARD SET BACK	(MAIN ST 4.6M
SOUTH SIDE YARD – STAIR WELL BUMP OUT	3.0M
MAXIMUM BUILDING COVERAGE	23%
LANDSCAPE AREA	38%
MAXIMUM NO UNITS	49
PARKING SPACES (UNDERGROUND) (SURFACE)	54 70
MAXIMUM BUILDING HEIGHT 3 STOREY PORTION ELEVATED MID-SECTION	11.8m 14.3m
PARKING SPACE LENGTH	5.4M (Existing) 5.8 (New Spaces)

URBAN DESIGN

— TOWNS OFFICIAL PLAN PERMITS HOTEL USE WITH POLICY GUIDANCE FROM THE SECONDARY PLAN THAT WHICH REQUIRES A LANDSCAPE PLAN AND URBAN DESIGN BRIEF

LANDSCAPE PLAN

— HOTEL FOOTPRINT OCCUPIES LESS SPACE THAN EXISTING BUILDING ON SITE
— LANDSCAPE PLAN ENHANCES 19th St. AND MAIN ST. STREETSCAPE
— DETAILS OF FINAL LANDSCAPE PLANS WILL BE INCLUDED IN SITE PLAN AGREEMENT

URBAN DESIGN BRIEF

— SUBJECT LANDS ARE DESIGNATED TO PERMIT HOTEL USE WITH VILLAGE OF JORDAN. DESIGN GUIDELINES
— GUIDELINES ARE NOT SITE SPECIFIC BUT DID INFORM THE DESIGN OF SITE & BUILDING

DESIGN ANALYSIS

Form, Fit & Function

FORM / FIT

- modest 49 room
- compact footprint
- 3-4 story heights enshrined in mansard roof (minimizes impact on south & north land use)
- building position creates no shadowing on north and south sides of adjacent properties
- artwork enhances Main St facade and underground parking entrance
- parking entrance and service entrance strategically hidden from both Main and 19th St.
- rooftop mechanical units screened
- mansard roof provides necessary visual interest to public
- building materials , colour, articulated entrance , glazing, metal roof are sympathetic to surrounding designs and public realm
- hotel design respects both the residential design along Main Street and the repurposed industrial site immediately west of the site

FUNCTION

- completes the repurposed Cave Springs - Vintage Property Industrial Commercial Tourism Complex allowing for economies of scale, complimentary building design, shared services
- address the need for more hotel rooms in Jordan and Lincoln
- creates more employment opportunities
- environmentally sensitive development in keeping with Town , Regional, and Provincial policy direction (materials, green-space, solar panels etc)

SUMMARY OF FINDINGS —

Zoning By-law amendment application, implements the Town's Official Plan and is:

- Consistent with policies of the Provincial Policy Statement (2020)
- Consistent with the Growth Plan for the Greater Golden Horseshoe (2017)
- Conforms with Region of Niagara Official Plan (2022)
- Conforms with the policies of the Town of Lincoln Official Plan in regards to infill, intensification, and urban form
- Conforms and respects criteria of Official Plan I regard to compatibility and streetscape
- Conforms to government policies in efficient use of under-utilized service infrastructure
- Request ZBLA and each site specific provisions are appropriate and justified
- Proposed development is compatible with surrounding neighbourhood
- The redevelopment will remove three buildings that are functionally obsolete and replaced with modern efficient development using friendly building materials
- Lai Properties — Vintage Inns are experienced in hotel development that is mixed use within residential Communities and know how to harmonize such projects .
- Site services are through existing sanitary, water, and stormwater networks(including the proposed Jordan Valley Pumping Station upgrades) appropriate measures for stormwater management can be implemented
- New hotel development exhibits a high degree of urban design that benefit the streetscape and is appropriate in this urban context
- The design and placement of hotel align with good urban design guidelines in regard to form, fit and function as outlined in Design Guidelines for Village of Jordan