

2(b). What reasons do you have for feeling this way?

Please record your reason(s) in the space provided below.

I have been actively involved in the RA position and have attended all public meetings.

The Royal George Theatre clearly needs to be replaced. The look and scale of what they have proposed belongs somewhere else. The old hospital property would be a much better location, thereby creating a true arts hub in NOTL. If it must remain in the current location then look and scale must definitely be amended.

The only alteration to the existing plan is to do a better job at replicating the facade of the original George.

The current modern design does harm to the rest of Queen St. It does not sit back far enough from the street to resemble the courthouse. It is as wrong for the street as the post office is. The windows are too large and it is bogus that people go to the theatre to be seen. I'm not opposed to the size as much as the contemporary design. The design team should have been given the design criteria for the historic district and been directed to comply.

It is a beautifully designed facility, but not for this location. Cut out all the extras. Make it smaller.

Needs to be replaced but not by a proposed building that will stick out like a sore thumb

Shaw has satisfactorily answered all valid resident questions and concerns

A mid Queen St. location greatly helps our tourism, i.e. shops, restaurants, bars. But it should fit in with the other buildings.

The Royal George and the Shaw are a crucial pillar to the physical, environmental, and cultural heritage of Queen street and NOTL as a whole. They deserve our support in this endeavour. I agree that there need to be revisions to the DESIGN, however do not take issue with the proposed addition of a rehearsal hall and community spaces.

The Royal George is an important presence on the street, but we must preserve the integrity of Queen Street, as outlined in the Old Town agreement of several years ago

- to respect and support the integrity of Olde Town NOTL ( size, architecture, atmosphere) with a theatre in keeping with its location and ensuring the quaintness of the theatre still exists

I question whether there is a better location for the Shaw to erect a theatre that meets all its requirements regarding storage, meeting rooms, etc.

Absolutely no question the George needs to be replaced - unreasonable to lift and redo foundations etc. The question is how is it rebuilt. It needs to fit into the historical core -- both size and look. Current plans appear to be a bit too grandiose -- lovely to have but not realistic to put in the current location. Therefore, adapt the plan to fit into the neighbourhood -- scale back the size and make it historical looking.

The current proposed plan is out of place for Queen Street and it's neighbouring residence

The statement could be stronger with a clearer message, and I believe that the statement has already been made as reference has been made in the media to it. The statement gives the impression that minor, perhaps superficial only, modifications are required. I suggest you delete the words "aspects of" and "in an effort". There should be a clear statement as to the type of changes required to respect the Queen-Picton Heritage area, such as to the 14' courtyard on Queen Street, the large windows at the front of the theatre, the institutionally-designed and overly large rehearsal hall (which should ideally be relocated to one of the Shaw's existing properties, otherwise retain the facade of the Angie Strauss house), the location of the significantly larger fly tower (if the theatre auditorium -- not the entrance and lobby-- were rotated 90 degrees, it would be perpendicular to Queen Street and less obtrusive) and the loading dock and fence along Victoria (if the fly tower were relocated, the loading dock could be perpendicular to Victoria, running along the back of the theatre).

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The rules created in the Heritage Conservation Report of 1986 specifically addresses building should fit into the district complying with height and conformity.

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Needs to be smaller and have a less modern facade to fit in better

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We need to protect the heritage of the immediate and surrounding area for future generations.

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A new theatre downtown will help to bring in new business and give our visitors a new and better experience encouraging longer stays

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-current location supported by local businesses

-idea of relocating to Virgil School site is interesting but not practical

—while I appreciate the whole Rick Hansen certification (and maybe grant money requires that) perhaps fly towers, or this one, needn't be accessible to all. I believe some of the additional height is to provide for disability access in the fly tower.

-don't see how a green wall down the back of the tower is helpful. It still takes away sunlight and remains a massive wall.

-rather than demolishing the building beside the theatre, incorporate it into the cascade of the new building. Toronto did that with the old Stock Exchange

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Need to replace to a more modern efficient theatre

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Shaw artists and patrons should update their place of business at another location in NOTL. Shaw's non-profit business requires filling seats with paying patrons that have also been transported, parked, fed and housed safely and with "style".

What compensation is paid to residents who buy groceries and pick up their daily mail on Queen Street? Will retail shops be compensated during the years of construction on the already overcrowded Queen St.?

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Listening

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To me the better solution would be the old hospital. It may cost more but could probably get larger provincial funding. Plus its closer to the main theatre , would have more room for larger productions, much better parking. Could change the Royal George into some thing more appropriate with the centre of Queen street.

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The Royal George is an important part of the Shaw's business and needs to be upgraded or replaced. I believe Shaw has designed a facility with more space and features than are needed to simply replace the theatre. Those additional features and capabilities would be better situated in Shaw's properties at the Festival Theatre compound. By not expanding the Royal George facility, I believe it can be designed and built in a contextually suitable way.

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A more modern looking design will alter the feel and atmosphere of Queen St forever more and completely change the character of the town. Also the neighboring homes and trees need to be considered.

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The proposed structure is completely out of context with the surrounding neighbourhood and would detract from the overall look and feeling of Queen street.

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Important old town streetscape respects heritage area

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I agree with this approach because it is very important to respect and protect the historic image of this town both for visitors and, more importantly, for residents of NOTL. As well, the residential integrity of the surrounding neighbourhood needs to be an important part of the final decision for the rebuild.

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The complexity of operating a theatre with the logistics required and the volume of patrons makes this site inappropriate for Queen st and for private residents. Sell the property and build elsewhere. The existing building and lot has no great historical significance.

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While the Shaw is a certainly a compelling element to draw tourists equally so is the uniqueness and charm of the town itself. I believe we can improve the Royal George venue without compromising the charm of our town.

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There must be a balance regarding new development and residential concerns. Already we see The Shaw has been granted the old nursing home facility for expansion and no corresponding new development for local elderly that need assisted senior living options.

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We feel the Shaw is a good partner and will listen but some issues may be easily resolved, others not so much

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I trust in the creative process and abilities of the professional artists leading this Theatre reconstruction. They, especially the 2 Tims, seem to be authentic in their bid to please the community which has always supported their performing arts. I trust that they will address the impact of their project upon the surrounding residential area where the 'fly tower' will be erected. Murals can work wonders as well as the arts of illusion. Creative people will rise to the public's concerns in this project. I am also trusting the NOTLRA to continue to act on behalf of their membership and concerned citizens.

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Important to retain heritage look and not overpower street with one building

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Our town is built on tourism due to it's history and charming architecture in shops and housing. As proposed, this theatre design detracts from those elements in size and appearance. An attempt has been made to capture some evidence of the original look of the theatre but falls short! If built it would look like any other modern theatre and misses the opportunity to add charm and elegance to the streetscape.

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The historical aspect of the town is what brings people here. The design and size of what is being touted by Tim Jennings is wrong. The idea that every student would visit the theatre and workshops is not feasible. Many teachers have no control over their students in the classroom let alone on a trip to the theatre.

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It should have the same footprint as the existing facility

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We need to keep the historic streetscape of the town

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Improvements needed but footprint needs to work with other structures on either side of the new theatre

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I agree with the positive approach the committee has assumed. Only by working collaboratively can the two parties come together to best represent all the invested parties. I see a professional, invested group of people who are trying their very best to represent the citizens of the town.

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There is a need to replace the Royal George because of serious structural issues, however we were lead to believe that it would be replaced with one closely resembling the front of the present theater so it would blend in with the historical look of Queen St.

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The current design should be scaled down.

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NOTL has always been a destination we travelled to because of its quaint charm and historic significance to the region. Hence us moving here in 2019. The current proposal by Shaw would undermine this core attraction. If the restructuring of the Royal George could maintain the heritage streetscape and not impact the residential area surrounding it's location on a smaller scale I'd support the project.

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I believe that the hospital site would be a much better location. It was also my impression that it is Tim Jennings who personally wants to keep the Royal George at its present location rather than the old hospital site.

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The proposed size is too big and includes facilities (like a restaurant) not needed

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yes- the RG needs to be updated...but, do we need a "world class" building that is being proposed? The government money they got comes with some strings attached...what is the gov't asking for? i believe we need a structure which fits into the "old town" design and features the old RG offered.

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It is vitally important to maintain the character of Queen Street - for most people this area (along with the wineries and the theatres) is where they want to be when they are visiting our town. Ambling along Queen Street on a fine afternoon - meeting and greeting fellow travellers and locals, window shopping, stopping off for ice cream/coffee/gelato, picking up a souvenir - is a delightful and memorable thing to do. A new theatre is essential but only if it fits in with its surroundings.

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People come to Old Town NOTL to see the historical characteristics of Old Town. A new theatre that is out-of-place in design or size would undermine the whole purpose of why people come to visit Old Town.

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The structure in the current proposal is too large - too expansive, too high, too much. I'm also opposed to the removal of two heritage homes in order to accommodate the additional rooms.

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NOTLRA has been diligent in defining concerns and is realistic about potential outcomes. Very professional direction and representation of and for Residents

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Consideration for impact on the existing business community isn't part of the protection objective. I would like to see an objective that includes this community as well as bricks and mortar issues.

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I was impressed with your initial meeting and your goals.

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Impact on heritage neighbourhood.

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The George should be moved to the old hospital site across from the Festival theatre and the existing site redeveloped to street retail, with limited residential above or behind the commercial. Shaw could introduce a new "Main Street" retail shop along with other complimentary retail. This puts theatre together on the east side of Queen and maintains complimentary retail and residential use at the old Royal George site. Redevelopment of the Royal George site should be in keeping with the period character of the town.

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The current design definitely doesn't align with other properties on the Main Street

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The scope of this proposal is beyond the ability of it blending into the surrounding neighbourhood, and still maintaining the heritage character.

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Realize new building codes will have to be adhered to but totally agree with your statement regarding heritage streetscape and residential integrity.

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To destroy the character of Queen st will be the beginning of the end of tourists looking for a quaint, historical town - we will get a different kind of tourist here —and still no parking? And how many years of disruption will this take ? What happens to the businesses during the build- the noise, dust, traffic diversions- etc

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No need to sacrifice historic buildings for a bigger bar or gathering rooms! It should stay within the old footprint! We don't need Disneyland North!

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We don't need another big theatre down the street from the Shaw which is already a big location and doesn't have enough parking, we don't need to lose our small town image, we definitely don't need another restaurant in a theatre when there are so many already that are not always full, the footprint is way too large...

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I understand current Royal George needs to be demolished. I suggest re-locating Theatre to the former NOTL hospital @ Wellington st

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This is a reasonable position and one I believe the Shaw can work with.

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The size in the demolition of two historical homes or one in particular that the Shaw owns

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One should aspire to achieve consensus among the stakeholders recognizing each has a specific interest but also shared interest

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The bottom line....the current structure does need to be torn down. What was proposed was quite grand and elegant but to me the size overwhelms the street scape. Hence something scaled down would be perfect.

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Shaw's present design will make downtown NOTL feel like a section of a bigger metropolis.

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I would like to see a much smaller footprint. Once the Spiegltent is gone there will be room to add on some things they wish to have at the George

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The disruption to regular businesses will be extreme.. the contractor say he will minimize impact , but does not specify what exactly he will do.. Words are words ..Put what you will do on paper and be penalized for what is done done to minimize the impact.. 1. No construction vehicles taking up street parking.2.. construction to start in winter months etc .. etc

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We want the character of old Town preserved  
We don't need a Toronto establishment

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This sums up my concerns

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It is a very good general statement. Perhaps it ought to include what used to be called 'performance objectives'. While it is stated that commitment is intended, what does that action look like? Perhaps state specifically how you intend to "work" with the Shaw (frequency of meetings, topics? documents?representation?). The proposed alterations goals regarding size, design, unique heritage character examples?etc. might also be included. Hope this is a help. Thank you for surveying the association.

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The Shaw is an essential part of this community and we all need to work together to appropriately replace the Royal George.

The functional, structural, and accessibility issues are real and important AND respecting the cultural and historical needs of maintaining the character of the downtown area and community are also real and important.

A consensus should be achievable!

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This development is in a very sensitive section of Old Town that is already overcrowded. The new theatre has to be scaled to fit its surroundings. Shaw already has an excellent , large, full size facility and now the added building area and space of the previous senior home. Why can it not be a small venue like the studio concept but a little larger???? An intimate setting like the space it replaces. If Shaw wish to be a true community project there should be a pricing policy for locals that is affordable. After all it is almost \$40M of taxpayer funding!!!

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The size is not appropriate..as a former merchant on the main street this will impact not only the residents but also the merchants..

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We need to preserve beauty of Niagara on the Lake and protect the people in businesses that are already here.

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I would like the theatre to be compatible with the heritage district.

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This position conforms with my thinking. I think it is a good constructive approach.

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The proposed expansion is not appropriate for the site. If allowed to proceed with modifications, the new theatre will still be an eyesore in the Queen St. location. We will not win this battle as we have not won all other battles. Bring on the next election.

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There is no question that the Royal George needs to be replaced with a new structure ... however the size and design are, I believe, not in keeping with the historical streetscape of NOTL , particularly at this location. The design is too "modern" and the size which requires the removal of historical hones disrupts Victoria street and the neighbourhood.

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The current plan is too large and not in keeping with the Heritage District

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I would like to have more information as to the NOTLRA position on the amount of size reduction and Shaw's plans for student education and restaurant at the new theatre.

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I believe the current Shaw proposal would destroy the streetscape, heritage district ambience and charm of the heart of our town. A smaller scaled and better design can be achieved and therefore no it dominates the streetscape.

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I really wish they could change location but that doesn't seem to be an option according to Q&A's I have seen. I really feel for the neighbours and the loss of the heritage homes being removed. The size/design is totally out of whack with the surrounding buildings. I hope the NOTL Residents Association can convince them to come up with a better design that is more in line with it's surroundings and not as invasive to the neighbourhood properties.

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I think the questions to be answered are not if it should be replaced but rather, how can it be replaced with a building of a scale and style that will fit into the heritage landscape but also suit the needs of The Royal George to function as a fully accessible modern theatre in its current location plus the additional properties on Victoria.

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The currently-proposed new, modernistic facade is clearly out of scale for Queen St and does not fit with the urban design of the streetscape.

There's no clear reason why this new theatre has to have all the extra facilities such as a restaurant, member's lounge, public meeting spaces and even rehearsal spaces, as these duplicate what the Shaw already has or is providing at the new artists colony.

Also very unclear why they need to destroy existing housing on Victoria St., as there is already an existing driveway for truck access.

Regarding height, it is not clear why the fly-tower has to be so much higher. Surely this can be designed to provide the necessary head-space for staff.

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Ideally, I think the new Royal George should be built at a different location, example the old hospital site, as this way the construction will not be so disruptive for the businesses and residents on Queen and Victoria. However, if this is not an option I would like to see a smaller building that respects the heritage character of the town especially on Victoria street. I will also be personally affected, as the B&B is our principal revenue, so the Shaw festival should present us with a mitigation plan.

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Want to keep the ambience of our town and it's appeal.

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RG an asset which should be used but not increased in size nor sacrifice OLD Town pioneer character - should enhance the romance of Queen St. not space age it.

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It is critical to protect the integrity of the period architecture on Queen Street. Along with the period homes in Old Town, Queen Street contributes significantly to NOTL's overall vibe and visitor expectations.

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Current design is a large unattractive structure that does not suit the neighbourhood.

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This is not a position. Your lead in says the survey is "concerning the Shaw Festival's design for a new Royal George Theatre" yet your position is that you'll work with the Shaw to improve the design. Is it massing or the actual design you are concerned about? What aspects of the design? What design elements are you prepared to accept to maintain heritage character and the residential integrity? How will you, on behalf of the residents, determine what design modifications are acceptable?

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Your "position" is really a position to come up with a position.

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I agree the Shaw needs a new RG - but the current design could be anywhere, it does not reflect the unique street scape that is Queen Street in NOTL.

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I thought they were just replacing the present theatre. This would involve making the new building safer, more advanced technically and more inviting. The present idea just will dominate our pretty street.

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I agree completely because the Shaw Festival is a cornerstone of our community's cultural identity and economic health. Its success matters. That said, the current proposal raises legitimate concerns about scale and design in a heritage-sensitive residential area. The Residents Association's position strikes the right balance. It welcomes necessary investment in the arts while firmly insisting that the final

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structure must reflect the character, charm, and integrity of Niagara-on-the-Lake. This is not about opposing development. It is about demanding thoughtful and respectful development. I stand fully behind that.

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the concept as is is too large for its surround -

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Even though it will be a new-build, the facade needs to fit in with the rest of Queen St. and I also think some modifications are necessary for the interior. Looking forward to seeing a new design that takes our concerns into consideration.

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Statement too vague

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As much as I enjoy everything that Shaw brings to the town, I think they should respect the town's old town environment and neighbourhood.

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I believe in the integrity of the Shaw Theatre management to respect the heritage of Old Town and create a design that harmonizes with its surroundings. The input of the NOTLRA would be valuable and constructive.

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Agree that structure is too large and agree that Town should "protect ... residential integrity of the surrounding neighbourhood".

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The rebuilding is inevitable but the proposed new building is massive. It will end up as the custom in the nest at Queen and Victoria. Remove dining and rehearsal spaces and change that looming glass façade.

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I believe their plan does fit in and is not too much higher or bigger than the existing theatre

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Too big and ne need for a restaurant and work shops at that location

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Yes, a new theatre is needed. Current design (and size) is overwhelming. Challenges the Court House.

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I think this position is the best we can hope for - the Shaw is fully committed and I believe the provincial and municipal governments are as well. I do wonder if this community engagement is sincere, or is just window dressing. Aspirations of being a world class facility in our small town is worrisome.

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Working in the NOTL residents best interests, NOTLRA is our collective voice on matters of local concern.

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Till we see final plans of the new theatre, as I will not assume they will do what is right or agreed to as our mayor has super powers which should be taken awzy

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I am of the view that the Shaw plan is a good one that with some fine tuning may provide a positive long term solution to the existing need to rebuild the George.

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Concerned about size and effect on the streetscape

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I realize that the present structure must be replaced but I do not want the replacement to be so much larger than the original and so modern in appearance that it disrupts Queen Street and the neighbouring residences and destroys the traditional character of the town. I don't see the need for the addition of so many new facilities and the increase in height. A cafe is not needed because there are lots of nearby residents. Training facilities and community spaces don't need to be inside the new theatre which is right in the middle of the main street .

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I agree it is too big and will ruin the look of our beautiful old town Main Street.

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downtown heritage must be preserved

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We care about the streetscape of the structure, and its overall functionality

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There is likely no way to "repair" the current structure, But ensuring any new build assimilates with the current heritage features of Queen St is imperative.

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The height and mass of their proposal overwhelms the streetscape. Also how do they plan to pay for ongoing operating costs ?

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Agree it needs replacing but would it to be less intrusive especially on Victoria St

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I feel Shaw is putting too much into the present concept. The design is far too large and doesn't fit the town at all. If they scale it down to only a slightly larger footprint as necessary for the current accessibility regulations with architecture more suited to the architecture of old town I would be inclined to support it.

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An elevator needs to be added for accessibility which will make the new design higher. Also lobby and intermission areas need to be larger than currently to accommodate capacity

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While I agree there should be community input, I also see that being somewhat unworkable e.g. so many different opinions I would rather leave it to the experts with some expectations that the exterior (streetscape) would fit in with the general streetscape and not feel out of place.

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The size of the proposed theatre is too large and the design is not compatible to the heritage district. A restaurant inside the theatre is unnecessary too. This location should only keep the same footprint. The Shaw can expand at their other existing location.

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The Royal George needs to be brought to acceptable modern standards for accessibility, but the historic street scape needs to be honoured, and the surrounding homes, businesses be considered for impact.

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Despite the fact that the RGT is in a Georgian style; it is only 110 years old, (the actual Georgian period was from 1720 to 1830), it is in desperate need of replacement. Shaw himself wasn't born until 1856, but many of the historic buildings in the area were built in the late Georgian period. The Queen St facade should be sensitive to this.

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Otherwise, I am in favour of improving accessibility and functional spaces for the behind the scenes portions of a modern theatre facility.

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I believe the theatre is so important to our town. The Royal George has existed in this area for years...and is very long overdue for an upgrade. The construction will be a bit painful, sure, but the outcome can only be so much better. We will be able to be proud of a first rate facility instead of making excuses for the building in its current state and shortcomings.

Don't be a nimby!

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Renovating the existing building is being dismissed out of hand without thorough review. Historical homes will be lost. I don't believe the Shaw has sought expert advice about how to restore the existing building - it has just focused on a new build.

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They could also utilize the space beside the festival theatre at the Shaw Village

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The Shaw has not fully explored the possibility of preserving the existing theatre, which is over 100 years old. If we continually tear down and replace our heritage buildings with new builds, the historic feel of NOTL will be lost. The Shaw's contention that the theatre and adjacent houses have no heritage value because they have been modified over the years is invalid. If we continue to allow historic buildings to be demolished because they have evolved with time, we'll reach a point when our built heritage is lost. Plus the proposed new theatre is way too big, and the design does not reflect the heritage characteristics of Queen Street. It will also destroy the streetscape of Victoria.

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It is state of the art and will draw even more high value visitors to our town. Right now the street is dominated by ice cream shops and up one side down the other one day visitors. Why on earth would we object to a first class facility.

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Do not agree with rezoning residential lot to commercial , size & design, no parking in active designated Historical area of NOTL.

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I believe it is important to maintain a streetscape that is in keeping with the existing aesthetic  
This includes size, design, materials use, window type etc

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Clearly the Royal George needs to be replaced. We want this theatre to remain on Queen Street but we don't want it to be so big and modern in appearance that it overwhelms the rest of the street. It is important to work WITH the Shaw, not against.

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As a Shaw Volunteer, I understand that the Shaw executive is doing everything it can to work with all stakeholders to achieve the best possible result which basically reflects the NOTLRA position.

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I like the plan the way it is.

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how does it make sense to knock down a historical house on a residential street and pave it over to be a truck loading place?

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the best compromise for all

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The residents association understands that the new theatre must not dominate Queen Street, but rather should fit in.

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I am not a theatre patron.

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I think at this early stage the location should be moved to the old hospital site.

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Balance is the key principle to allow change for the better of the theater structure and retention of the heritage character of the streetscape.

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It will affect many residential homes and streets in a negative way! Furthermore, the designs are not in keeping with historical site lines in the town and will compromise the character and uniqueness of NOTL, the only town of its kind in all of Canada!

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let the people who are fully knowledgeable make decisions remembering that society needs to advance as it ages or it will falter and die.

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Maintain the Heritage character of Queen Street and surrounding area.

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It's imperative that the history of both the theatre and the town are preserved for tourism and future generations

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the size and look must reflect the historical aspect of the street and town - otherwise, we can say good bye to the 'cutest little town in Canada'.

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I agree that the theatre absolutely need to be replaced. The current proposal of being open all day I don't support.

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Size and design look totally out of place on Queen Street

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the rebuild is not going away - the theatre is a significant part of our community - so let's contribute to a facade that reflects the heritage image of downtown

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All of us who attend the Royal George theatre have experienced its current limitations and realize that expansion is a necessity. I do not believe that the necessary expansion and improvements to access and use by patrons and theatre personnel can be done without truly enlarging the facility. It is a one time project to hopefully last another 100 years.

Our input to the project should have some limitations. Things like the aesthetics of the building and trying to have a plan to blend buildings into the surrounding properties.

I do not believe that we should tell them what size they require. We have no expertise in that.

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3. If there are any other comments you would like to make about plans for the Royal George Theatre and/or the Residents Association's position on this initiative, please record them in the space below.

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Agree that accessibility is very important but it seems as though they have gone beyond what makes sense. It is highly unlikely that a busload of 30 people in wheelchairs will show up or that a person in a wheelchair would be trying to work the lights at the top of the fly tower. In the tour of the current facility they seemed very disingenuous. They kept quoting 40% of various groups of people having disabilities. StatsCan found 10% of people over the age of 15 have mobility issues. Tim Jennings also denied that there would be lounges in the rehearsal hall yet that was in the handout they provided.

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Attempting to alter the plans will be a waste of time and effort. I've lived here long enough to see how our council operates. Take a look at the ultra-urban monstrosity they approved for the new Hyatt hotel as an example. Also, the delays in developing the Rand are merely delays; ultimately, a monolithic development will be built there.

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I understand the concerns of neighbours and the design team could have been more considerate and not create harm for neighbours. Prideaux and Victoria are historic street and this would be a perfect place for facadism. Set design to mask the inevitable.

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At this point, the Shaw should not be "selling" this design. They should be listening and making changes. No one is against a new building for all the obvious reasons.

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I fear pushing this thru will negatively affect the goodwill of the public.

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Thanks so much for doing this , design decision should not be left to Town staff to approve

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Most of the current Toronto transplant residents wouldn't be here if there had been no Shaw festival. Many of the complainers don't even realize this.

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- it appears the quaint theatre exploded into something quite different and expansive than what was initially planned
- there is no need to try and compact all their initiatives into one building / theatre on Queen Street when the Shaw has other land/ property they could use or redesign their priorities

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Currently, the main focus of Queen Street is the clock tower. This is in alignment with the history and character of historic Old Town. The Shaw is no longer the draw to NOTL that it was in the past. Wineries, dining, breweries, and the charm of historical architecture are the main draws for tourists today. The proposed theatre is overwhelming in scale and at odds with the architecture of the neighbourhood.

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Be aware that something much less desirable can be built there if the not the George. Remember the Parliament Oaks fiasco

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Accessibility --- yes --- great --- but that is what the Shaw leads with, and does not address the historical fit in town. Even the accessibility points seems to be a little bit of a stretch --- definitely trying to have a legacy as the leading theatre in this regard in Canada (North America??). Is this a real concern - to be at the high ranking level --- or is this being driven by the government funding? Definitely needs to address the current terrible state of accessibility at the theatre - no argument --- but perhaps that is becoming the "answer" they give to justify the "monument" being built for other legacy etc. reasons. Scale it back overall to fit into the town look and feel --- and be part of the neighbourhood rather than the obvious "intruder" in style and size.

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Your timing, requesting comments by August 15, is far too late. The Shaw has indicated that it will have revised plans by then. From a governance perspective, it is not clear to me how the Association has a mandate to make this statement or speak on behalf of residents. The leaders of the Association have not been elected and have not formally received input from residents either at a meeting or from a survey which should have come first.

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Consider a different site (example: the old hospital grounds) if they want to build a much larger theatre

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It's refreshing that the Shaw is being as transparent as they currently are. They seem to be very receptive to community input and genuinely interested in working together with as many stakeholders

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as possible.

It's important that we provide as much feedback as possible at the moment, in an effort to move the project forward, in a positive way for all. There will be compromises on both sides.

The Shaw also needs to continue to update the stakeholders regularly to ensure correct information is being released.

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Ann plantings should be plants native to the Carolinian Forest that we live in

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what would it cost to develop the old hospital

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I'm mostly worried about the front facing look of the building. The architects should be given a mandate to make the facade look like a heritage building.

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Sell the property and build elsewhere.

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I believe the NOTLRA is absolutely vital to stem the overwhelming influence of tourist/ business related over-development that consistently trumps residents reasonable needs and concerns.

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I presume the houses on Victoria St that will be destroyed will be reconstructed to suit the unique architectural homes in the area.

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Not much about parking has been addressed publicly. Please present the plans more clearly.

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why has no one talked about a theatre district at the Shaw Theatre end of town

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As above.

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It might be feasible to look at another location such as the old hospital where it does not affect businesses nearby

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It appears that two significant historical homes will be sacrificed in order for this project to move forward. The Town must "put in place" by-laws that will assure that a like situation cannot occur in the future.

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The replacement building and front would totally destroy the flavour of our Main St. historical village for which we are known. In our many years of travels throughout the world it's amazing how many travellers are very familiar with the quaint town of NOTL. We are at a point when the choice is do we destroy all that we are known for world wide for the sake of pleasing development or do we be proud of where we live, the first capitol of Upper Canada ((Canada) and build on our precious heritage.

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I feel if they just limited it to the theatre without all the other bells and whistles the foot print would fit into the heritage core. No need for: restaurant (plenty in town already) community meeting hall, could facilitate education sessions in the new residence building.

Concerns: duration of construction, parking issues, height proposed- too high

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Meeting rooms or presentation rooms could be added to the artist village space

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what does the government money asking for?...and can we do this in a manner that keeps the old town feeling...We do not need to compete with Toronto

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The ideal design for the new theatre is one which the new theatre looks like it was always there. That is, the new theatre should blend into the surrounding streetscape, and not stand out and be ostentatious. Old Town is not a metropolitan city. Therefore, the architecture of the new theatre should reflect our small town character, and not be in anyway similar to the modern buildings that we find in big cities.

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Best of luck in your quest to rein in the "new" Royal George. If there is a need for the additional spaces and activities being proposed, I think they would be better accommodated on the Festival grounds.

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Please keep up the good work NotL RA!

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I'm disappointed in the negativity.

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Many of the proposed components should not be included at the George location as there are other locations for them. Food competes with the current restaurants. Meeting rooms should be at the festival location.

Additional gathering space, rehearsals space for community events, multiple-purpose community space, supporting education and performance space should all be at a different location like the Festival area.

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I believe this theatre should move over to the grounds of the festival theatre - more room, more parking - renovate the current building for small intimate shows - maybe dinner theatre ?

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Thanks for keeping us informed.

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Yes!!! Please DO NOT build next Royal George theatre in current location using the plans as depicted in the Lake Report the past few weeks. Save the heritage buildings near Queen st ( on Victoria )and do not build it so tall and MAMMOTH!! For an increase if fewer than 20 theatre seats, the current plans do not suit the streetscape of historic Queen St.

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Keep up the good work!!

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Excellent approach

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Too large..too high. too many historic buildings to demolish.. Build somewhere else . maybe beside Queens landing hotel..

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None

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The facade of the Building should be in line with the existing surrounding structures in height and design. Can it be built similarly to the Royal George as it was originally built?. The interior design can easily accommodate more modern design and regulations. The new building ought not tower the buildings on either side of the theatre. Do not accept modern window design on the street scape; retain the theatre windows and box office style of the day and look of the original theatre as it was built. The structure should blend in with the street, and not be overpowering.

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Re NOTLRA...thank you for organising such an essential forum to combat turning this town into another hollowed out , over crowded, "once upon a time beauty spot".

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I totally object to a restaurant being included..

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Thanks for taking this on

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I'm not in favour of using the hospital site for the theatre.

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I appreciate the NOTLRA's efforts to get perspectives from all members. I believe the respectful, positive approach suggested is in the best interests of the town and its residents.

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Build a new theatre on the old nursing home property.

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I see logistical problems with having student education space downtown- busses . I feel that while education is an honourable initiative, the Festival Theatre or the Virgil Workshop are existing venues where this could be located.

It doesn't seem fair to me that the Shaw's planned onsite cafe is being subsidized by the Ontario Government and will compete with the many restaurants on the street are not. This especially rings true when the inevitable long business disruption due to prolonged construction related to Queen St traffic is taken into consideration.

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I believe The scale and size to expand the theatre to accommodate such a minimal number of additional seats is questionable business planning. An alternative plan is to reduce the existing seating to allow for the necessary accessibility needs and create public space within the existing footprint would be more than adequate.

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Unlike other developers the Shaw has undertaken to work with the actual community. They have not made it political with the expectation of having our useless council give them a free ride. I agree the streetscape looks overwhelming so I await their response.

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I wish the Shaw had been more transparent about this earlier. It seems like all of this work was done and then an afterthought to bring in opinions of NOTL residents. Thank you very much for putting out this survey!

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The Shaw Festival has indicated a willingness to work with the NOTLRA; perhaps a committee of experts could be struck to sit down with the Shaw leadership and their architects and designers to determine an appropriate solution. Is Brian Marshall a member of NOTLRA?

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It is disturbing that the Town is trying to ram this through without proper urban design and heritage review.

In the current Lake Report, there's a suggestion by an architect about expanding the lobby into the small building next door, where the box office is. This seems reasonable. Haven't the Shaw's architects looked at this?

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I understand that the Shaw festival is an important economic driver for the town, bringing business and jobs and should be supported, however not at the expense of the residents, small businesses and the heritage character of the town, as exactly this character brings a lot of tourists in NOTL. I hope both the Shaw festival and the Residents Association will find a way forward that will be beneficial for all stakeholders and the preservation and the beauty of our town!

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We have been told from a very reliable source that Gary Zalepa stated to one of our town councillors, weeks ago, the Shaw's plans for RG are going through.

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Perhaps if the building overall was consistent with the street's architecture and historical paint colours, the noise about the size/height of the rear of the building would be lessened. Ask Shaw to visit Garrison Village to see how beautifully this can be accomplished.

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Thank you for working on this important issue.

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If things do not change our town will not be special. Look at the new Hyatt in Garrison village. Glad I do not live near it.

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Thank you for the opportunity to elaborate. I support the Niagara-on-the-Lake Residents Association's position for several reasons, all of which reflect both a commitment to progress and a deep respect for the unique character of our town.

First, keeping the new theatre on the existing Royal George site preserves continuity. That location is already part of the cultural and economic rhythm of Queen Street. It makes sense to reinvest in what is already established rather than disrupt the balance by introducing a new footprint elsewhere.

Second, this is a sustainable way to revitalize an important cultural venue. It avoids needless sprawl and instead focuses on improving what we have, which is both efficient and responsible.

Third, the architecture matters. Niagara-on-the-Lake is known for its charm and scale. Any new structure must sit comfortably within that context. The concern here is not with building something new, but with ensuring that the size and design are in harmony with the streetscape and surrounding residences.

Fourth, the decisions we make now will set the tone for future developments in Old Town. We are not just talking about a single building. We are talking about precedent. It is critical that this process reflect the values of care and thoughtfulness that have long shaped this community.

Fifth, residents are not opposed to growth. Many of us are longstanding supporters of the Shaw. But we do expect to be part of the process, not after the fact, but from the beginning. Engagement, transparency, and collaboration should not be afterthoughts.

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Lastly, this is about balance. A thoughtfully designed new theatre can absolutely support tourism, local businesses, and the arts - but not if it comes at the expense of residential livability. We have to protect what makes people want to visit and live here in the first place.

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In short, the Association's position reflects the kind of principled, forward-thinking approach that I believe most residents want to see - one that welcomes investment but insists on integrity.

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Important to make this fit into the community, at the moment too large

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Not a well designed questionnaire

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The Shaw Festival is the backbone of NOTL and as such is a vital part of the future of our community for both residents and visitors.

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Rezoning residential designation on adjacent properties sets a bad precedent. Town should not violate property owners' trust that their vested interests in their properties would be protected.

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Blend the architecture with the local scene and shrink the complex

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Residents Association's position is totally reasonable.

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Too tall .. too much time required to build and disrupt the real businesses of Niagara on the lake .. that don't get subsidized from the government

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Can the building not be restored(second opinion required) and expanded?

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I support the replacement of the theatre for practical reasons but don't support the Shaw trying to expand its empire at the expense of the historic core of Niagara-on-the-Lake.

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Traffic flow for a structure if that size in the core of notl

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Make your position clear and based upon analysis of the facts.

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Consider the hospital site for new theatre.

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We cannot have years of construction on Queen Street nor should the other houses be demolished.

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Please work WITH the Shaw, town and all the highly qualified professionals that have been retained to complete this very important project.

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If it must demolish and rebuild the George, the Shaw should look across the street to 124 Q Hotel and Spa. It's possible to erect large new buildings without destroying the streetscape.

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We have already forfeited any pretence to be a well preserved historic town.

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Shaw personnel are committed to listening and responding to the views, both complimentary & critical, of the residents and businesses of NOTL, and to being open to working with the community to make the new Royal George Theatre work for everyone. I am pleased by the Residents Association's stance as it is reasonable and positive, but disappointed to read, week after week in our local paper, that some prominent members of the community insist on denigrating the project and those involved. It seems to me that those voices have willfully closed their minds to change. So sad!

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We don't need another restaurant if you're proposing to put a restaurant in the building. It's a slap in the face to the restaurants already in business in the area. Just because you're getting huge grants, you don't have to max out the grant. Parking for playgoers. Building a large parking space should be in the place.

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Watch that height of the facade's ceiling!  
You don't want it sticking out like a sore thumb.

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Smaller facade

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NO

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The use of setbacks street scapes on Victoria particularly will somewhat mitigate the view of the increased size which is necessary to ensure the safety and accessibility for all. A full industrial kitchen is not necessary to meet the hospitality needs of patrons.

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The length of time that residents, shop owners and tourists will experience noise, dust and dirt and traffic woes seems excessive

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thank you for meaningful work you are doing

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