

VILLAGE BUSINESS CENTRE DEVELOPMENT UPDATE



ADAM HAWLEY

VCA GENERAL MEETING - OCTOBER 16, 2024

Adam reviewed the [architectural drawings](#) and the current project along with approximate timelines.

- Currently building the hotel, it is the first building as it has the longest construction period. The other buildings are less complex so will start construction later.
- The construction is progressing at a great pace and the weather has worked in our favour so far that has allowed for construction to be a bit ahead of schedule. Looking to pour first floor slab this week.
- They are working with a Spring 2026 opening of the development
- Grocer is the next biggest building and getting ready to submit the building permit sometime in the next few weeks. There is considerable collaboration with the grocer on the submission. The announcement of the grocer will occur when the conditions/permits are firm. If all goes to plan, the expectation is to start the grocer build in November and if possible, to have it open a little earlier than the rest of the development. Target for opening is end of 2025/beginning of 2026
- Talks with other businesses for the smaller retail shops in The Village Centre will begin in the very near future
- There will be larger accommodation rooms with kitchenettes as part of the hotel. They will be located along Perez. They are expecting to start construction next week.

Questions from attending members:

- What will be the utilization of the area around the square (dark area on drawing closer to Niagara Stone Road)?

It will be shared multifunctional space that will be distinguished from the asphalt roads around it, likely with patio stones. This will be a central square with parking that will be able to be partially closed off to vehicular traffic and to be used for farmers market and other events

- Will there be an arts venue?
Yes, that continues to be the intention
- Is there underground parking?
No, all parking will be surface
- Are there more images/details of the hotel?
They hope to release more details regarding the hotel around the end of November
- Will the hotel have the feel of the village?
It is a contemporary, simple, and elegant design
- Is there green space?
There will be trees and greenery around the development to compliment the space and the buildings.
- How tall will the hotel be and how many rooms for hotel?
The building will be stepped up to 4 stories tall and will have 60 rooms in the main building and 42 larger units for longer term stays along Perez.
- Will there be sidewalks on Niven?
Not intended
- Will they be getting rid of Hydro lines on Niven?
Hydro lines have recently been moved underground along Niven from Niagara Stone Road to Perez Road, and at some point in the near future NOTL Hydro will remove the poles
- How many total parking spots for hotel?
There are 134 parking spaces behind the Hotel and under the longer stay apartments, and 18 on street parallel parking spaces directly adjacent to the Hotel and longer stay apartments.

- What is the circular piece in the drawing of shared space?
It is a landscape architecture drawing, and there will be some updates to that as the project progresses.
- New Niagara Stone Road (NSR) entrance?
It will be a turn right in (coming South from old town) and right out (turning south down NSR). There will be other new businesses in the area (Stone Eagle, and possibly a new winery/distillery) It has been suggested to the Town and Region that a more fulsome discussion regarding the transportation in this area be had with all relevant parties
- Will there be traffic lights at Niven?
This involves a Regional road intersecting with a Town road, and Adam was not aware of any plans to add lights at this location
- What will be the square footage of the Grocer?
Approximately 14,000 sq ft, which is in-between the sizes of the Hendricks and Phil's Independents. It will appear to be 2 stories tall with limited office space on the second floor along with windows to bring in natural light to the store.
- When will they move the curb in front of Shopper's?
No exact time frame but it will need to happen before the grocery store opens for business
- The football shape in drawing - what is the vision?
This will be part of the centre of the arts. Full usage has not been fully flushed out at this time
- Any future signage for the development?
Currently considering a tasteful design at the NSR-Niven Road corner, but it has not been developed yet.