

From: Linda Manson
Sent: Tuesday, February 09, 2021 12:09 PM
To: councilmembers@niagarafalls.ca
Cc: aherlovitch@niagarafalls.ca
Subject: AGENDA ITEM 7.1 - Hybrid-Inn Model - prior to deferral!

URGENT!

RE: Hybrid-Inn Model Zoning ByLaw Amendment (AM-2019-022) - River Rd Satellite proposal

**Questions concerning 'facts' presented by the applicant ...
In need of addressing prior to any deferral:**

Grandview MANOR was approved by YOU — to legally operate 12 units.

**But their website <http://www.niagaragrandview.com/> states [bottom centre below the pics]:
“Niagara Grandview Manor now features a total of 17 luxury rooms and suite which can sleep between 2 and 6 persons.”**

That's far more than legal ... And beyond the 16 limit — by definition of an Inn.

— Already built? Without city approval?

Did anyone inspect — to confirm?

The application ... is for 5 specific satellites.

But ... this **Niagara Grandview Manor Bookings page**

<https://www.simplerezsolutions.com/Niagara-Grandview-Manor/Bookings.aspx>

Advertises two OTHER properties — NOT on the satellite list.

— One owned by the writer of a letter of support — in today's agenda ... [a licensed B&B]

— The other ... a 4-UNIT apartment building — on Phillip Street.

BOTH offering a “superb breakfast included.”

Would that be breakfast — at Grandview?

For either of these NON-satellite sites?

Thank you for your attention to these questions.

Linda Manson