



The Town of Niagara-On-The-Lake

Telephone (905) 468-4261
Facsimile (905) 468-4555

1565 Creek Road
P.O. Box 190
Virgil, Ontario
L0S 1T0

Report: MHC-18-008 **Committee Date: February 13, 2018**

Report To: Committees of Council
Subject: 144 & 176 John Street East, Randwood
Request for Comments
Applications for Zoning By-law Amendment and Site Plan Approval to allow for proposed hotel and conference centre

1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 the Municipal Heritage Committee provide comments on the Heritage Impact Assessment and potential impacts to cultural heritage resources for the applications for Zoning By-law Amendment and Site Plan Approval at 144 & 176 John Street East;
- 1.2 the Heritage Impact Assessment submitted by the applicant's Heritage Planner for Zoning By-law Amendment and Site Plan Approval at 144 & 176 John Street East be peer-reviewed at the applicant's cost;
- 1.3 a standard Ontario Regulation 9/06 assessment, as per the Ontario Heritage Act, be undertaken for the identified cultural heritage landscape;
- 1.4 an analysis be provided with respect to the interior heritage attributes at the Sheets (Devonian) House;
- 1.5 a full set of building elevations including coloured renderings be provided for all new structures proposed at 144 and 176 John Street East, as well as renderings showing how the buildings will appear from surrounding streetscapes including the Niagara River Parkway; and
- 1.6 Council adopt the properties at 588 Charlotte Street and 200 John Street to the Town's Municipal Register of Properties of Cultural Heritage Value and Interest as per the recommendations in the Heritage Impact Assessment.

2. PURPOSE / PROPOSAL

A Request for Comments (**Appendix A**) has been submitted with applications for Zoning By-law Amendment and Site Plan Approval for a proposed 6-storey hotel, conference centre, restaurant with outdoor patio, pool, maintenance building and underground parking at 144 & 176 John Street East (hereafter referred to as the subject

lands). The purpose of this report is to review the Heritage Impact Assessment (HIA) submitted in support of the proposal, to evaluate and determine potential impacts to cultural heritage resources, and to make recommendations as per best practices in heritage conservation.

While the properties at 588 Charlotte Street and 200 Johnson Street are not part of the subject lands for the submitted planning applications, these properties do contain cultural heritage resources that are related to those on the properties at 144 & 176 John Street and have therefore been considered as part of this report.

3. BACKGROUND

3.1 Site Description

The subject lands (144 & 176 John Street), are located on the southeast corner of John and Charlotte Streets. Together the properties are approximately 13 acres of rolling landscape with significant mature trees and vegetation. The subject lands contain the circa 1825 Randwood dwelling (hereafter referred to as Randwood) and the 1921 Sheets (or Devonian) House as well as the early coach house. The property also contains several smaller structures that are directly related to the Dunington-Grubb planned landscaping. One Mile Creek traverses the property and has been channeled to become part of the Dunington-Grubb designed landscaping (see **Appendix B**).

The subject lands as well as the properties at 588 Charlotte Street and 200 John Street East were part of the early Estate granted to the Honourable Peter Russell in 1796. The properties were later severed but merged again under the ownership of George Rand I. For the purposes of the report, the term Rand Estate refers to the subject lands as well as the properties at 588 Charlotte Street and 200 John Street East, and the properties at 580 Charlotte Street, as well as the lands containing the developments at Christopher Street and Weatherstone Court (see map in **Figure 1**). The property at 580 Charlotte Street, as well as the developments at Christopher Street and Weatherstone Court have not been assessed as part of the submitted HIA.

588 Charlotte Street is located directly to the south of 144 & 176 John Street East and Weatherstone Court, and is located within the urban boundary with access to the property off Charlotte Street. The HIA notes that the property contains a former stables, once part of the Rand Estate, now converted to a dwelling. The property also contains the stone perimeter wall which once encircled the Rand Estate.

200 John Street East is situated directly to the east of 588 Charlotte Street, and south of the subject lands. The property is accessed via a long driveway off John Street East. The urban boundary runs from north to south down the virtual centre of the property so that part of the property is within the urban boundary and part of the property is in the agricultural area (the Greenbelt). The HIA notes that 200 John Street East contains the stone perimeter wall, the former train stop (a gazebo-like structure), a guest house, garage, tea house and pool house.

To the north of the subject lands is the federally owned Butler's Barracks National

Historic Site which includes the Commons, a large open space with mature vegetation and Paradise Grove, an early oak savannah woodland. To the west and south are urban residential uses characterized by one and two-storey single-detached dwellings and townhouses. The urban boundary for Old Town ends just past the eastern property line of 176 John Street East with rural residential uses beyond. Directly to the east, at 210 John Street East, is Brunswick Place (or Pinehurst, which is listed on the Town's Municipal Register of Properties of Cultural Heritage Value or Interest) built ca 1830, in the same era as Randwood. The property at 210 John Street East was once part of the same early estate property as the subject lands but was severed in the 1830s.



3.2 Ontario Heritage Act

The subject lands are listed on the Town's Municipal Register of Properties of Cultural Heritage Value or Interest but, to date, have not been designated under Part IV of the Ontario Heritage Act.

Neither 588 Charlotte Street or 200 John Street East are currently listed on the Town's

Municipal Register or designated under the Ontario Heritage Act.

3.3 Growth Plan for the Greater Golden Horseshoe, 2017

4.2.7 (1) Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

The Growth Plan provides the following definitions:

Built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Cultural Heritage Resources

Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

3.4 Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. The definitions used are the

same as the those provided in the Growth Plan (see above) aside from the definition of "significant" provided below. The following policies are relevant to Cultural Heritage and Archaeology:

2.6 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Significant means: *(e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.*

3.5 The Standards and Guidelines for the Conservation of Historic Places in Canada

The primary purpose of the Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is to provide sound, practical guidance to achieve good conservation practice. This document establishes a consistent, pan-Canadian set of conservation principles and guidelines. The following are relevant excerpts:

Section 3

The Standards for the Conservation of Historic Places in Canada promote responsible conservation practices to help protect Canada's historic places. They provide a philosophical approach to conservation work. While neither technical nor case-specific, they offer a framework for making essential decisions about which character-defining elements of an historic place should be preserved and which ones can be altered while protecting heritage value.

General Standards for Preservation, Rehabilitation and Restoration

- 1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.*
- 2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.*
- 3. Conserve heritage value by adopting an approach calling for minimal intervention.*
- 4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.*
- 5. Find a use for an historic place that requires minimal or no change to its character-defining elements.*
- 6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.*
- 7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any*

intervention. Respect heritage value when undertaking an intervention.

8. *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*
9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.*

Additional Standards Relating to Rehabilitation

10. *Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.*
11. *Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*
12. *Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.*

Additional Standards Relating to Restoration

13. *Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.*
14. *Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.*

Section 4.1.7 of the Standards and Guidelines “*provide direction when an ecological feature has been identified as a character-defining element of an historic place. In the context of these guidelines, an ecological feature is a natural element, such as a marsh, a pond or a stand of trees, which can be part of a larger ecosystem. While ecosystems at an historic place should be evaluated and managed for their natural values by ecologists and other natural resource specialists, these guidelines apply only to the features of those ecosystems determined to have heritage value.*”

Recommendations include:

- *Understanding the ecological features and how they contribute to the natural and cultural heritage value of the cultural landscape.*
- *Understanding the natural structure, function and dynamics of the ecological feature and of the ecosystem of which it is part.*

- *Protecting and maintaining the ecological feature by using non-destructive methods in daily, seasonal and cyclical tasks.*
- *Retaining intact ecological features and degraded ecological features that can be returned to good ecological condition.*
- *Replacing extensively degraded or missing ecological features or parts of ecological features based on physical and documentary evidence; for example, replanting a documented shrub species lost through erosion, with the same native species from a local source.*
- *Introducing a new element, when required by a new use, that does not have a negative impact on the heritage value and condition of the ecological feature.*

Section 4.1.11 of the Standards and Guidelines provide direction when the built features of a cultural landscape have been identified as character-defining elements of an historic place. Built features can include archaeological remains; residential, commercial and institutional buildings; structures, and fences. It is further noted that “additions to recent cultural landscapes should be undertaken with the utmost respect and care, and complement the heritage value of the historic place.” With respect to additions or alterations to a cultural landscape, the following is recommended:

- *Designing a new built feature, when required by a new use, to be compatible with the heritage value of the cultural landscape. For example, erecting a new farm outbuilding, using traditional form and materials, or installing signs and lighting compatible with the cultural landscape.*

3.6 Ontario Heritage Trust: Eight Guiding Principles in the Conservation of Historic Properties

1. *Respect for documentary evidence - Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.*
2. *Respect for the original location - Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.*
3. *Respect for historic material - Repair or conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.*
4. *Respect for original fabric - Repair with like materials, to return the resource to its prior condition without altering its integrity.*
5. *Respect for the buildings history - Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.*
6. *Reversibility - Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.*
7. *Legibility - New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the*

distinction between old and new

8. *Maintenance - With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.*

3.7 Town of Niagara-on-the-Lake Official Plan

Sections 10.3.6 and 15.3.2 of the Town's Official Plan contains the following policies guiding commercial development and use of the open space on the subject lands (see map in **Figure 1** below):

1. *In the General Commercial (Randwood Estate) designation the following land uses shall be permitted:*

Main Uses

Hotel

Spa

Arts and Learning Centre

Conference Centre

Restaurant

Secondary Uses

Accessory buildings and structures.

2. *At site plan approval stage, the property shall be designated under Part IV of the Ontario Heritage Act.*
3. *The final design and plans of any additions or new buildings shall be subject to approval by the Municipal Heritage Committee.*
4. *Sufficient landscaping, buffers, and setbacks shall be provided to minimize the impact on abutting residential uses.*
5. *No terraces or balconies above the second storey shall be oriented toward abutting properties. Any terraces or balconies shall be oriented toward the interior of the property.*
6. *All access to parking areas shall be oriented or designed in such a way that there shall be no impact of vehicular lights on abutting residential properties.*
7. *There shall be no negative impact on abutting properties as a result of lighting in parking lots, driveways, walkways, or other outdoor recreation and amenity spaces.*
8. *There shall be adequate building separation from adjacent residential uses.*
9. *A tree preservation plan prepared by a qualified professional and shall be submitted with a site plan application.*
10. *The boxwood hedge within the buffer area adjacent to the western property line shall remain and be properly protected and preserved to insure its continued growth. At site plan stage measures to mitigate construction impacts to protect the boxwood hedge will be required.*

Section 15.3.2 Open Space

1. *In the Open Space (Randwood Estate) designation the following land uses shall be permitted:*

Main Uses

Pedestrian and carriage pathways

Existing buildings and structures

Stormwater management facilities

Parking lots

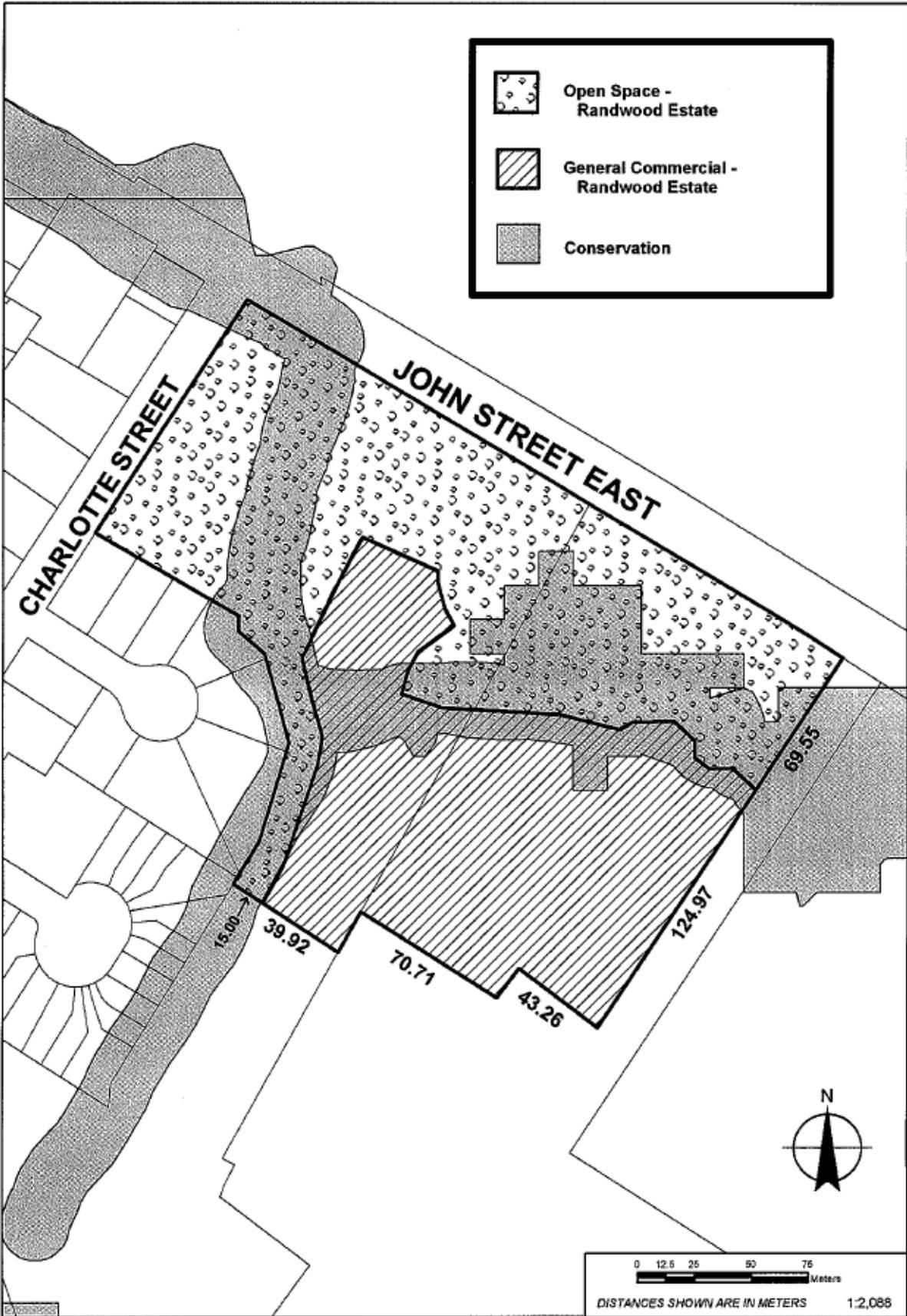
Walls along John and Charlotte Streets

Accessory buildings and structures to main uses in the General Commercial (Randwood Estate) designation.

2. All parking areas shall be oriented or designed in such a way that there shall be no impact of vehicular lights on abutting residential properties.

3. There shall be no negative impact on abutting properties as a result of lighting in parking lots, driveways, walkways, or other outdoor recreation and amenity spaces or accessory buildings or structures.

4. A tree preservation plan prepared by a qualified professional and shall be submitted with a site plan application.



SCHEDULE ATTACHED TO OFFICIAL PLAN AMENDMENT #51

Figure 1 - Official Plan Designation

Section 6.4 of the Town's Official Plan contains the following policies with respect to Building Height Restrictions:

The Town of Niagara-on-the-Lake consists of low-rise structures in a small town setting with a large number of historic buildings. Generally, the building height has not exceeded 11 metres (36 feet). For the most part this low-rise character should be maintained and the implementing zoning by-law should limit building height accordingly. Special provisions may also be included in the implementing zoning by-law limiting the building height to less than 11 metres (36 feet) in low density residential, and established residential areas where the majority of the buildings are one or 1 1/2 storeys in height.

Relevant Growth Management Polices in Section 6A include:

4.4 Built-Up Area Intensification Policies

- *The Town will ensure that intensification and redevelopment is consistent with the heritage and character of the Built-up Area. Urban design guidelines for the Built-up Area may be prepared and used as a tool to achieve compatible built form with intensification and redevelopment.*

4.6 Land Use Compatibility Policies

Intensification and/or redevelopment should be consistent with:

- *The existing and/or planned built form and heritage of the property and surrounding neighbourhood*

Section 18 of the Town's Official Plan provides policy direction for Cultural Heritage. The following policies are applicable:

- *It shall be the policy of Council to encourage the preservation of buildings and sites having historical and/or architectural values.*
- *Council shall identify and maintain a list of possible heritage properties. This list will be the basis for preservation, restoration and utilization of heritage resources.*
- *Council shall designate and regulate heritage resources under appropriate legislation, including The Ontario Heritage Act, the Planning Act and The Municipal Act, whenever deemed feasible.*

4. DISCUSSION / ANALYSIS

4.1 Reasons for Alteration

A new hotel building is proposed for construction and the applicant is proposing site-specific provisions for the Zoning By-law related to lot coverage, maximum building height, setbacks and site-specific provisions associated with the proposed uses.

4.2 Assessment of Heritage Resources

The Heritage Impact Assessment (HIA) submitted by the applicant's Heritage Planner provides an analysis of cultural heritage resources on the subject property and nearby properties. The HIA concludes that the proposal to construct a new 6-storey hotel and conference centre with associated uses will not impact cultural heritage resources on the subject lands. It further recommends that the identified cultural heritage resources should be conserved and that the property at 144 & 176 John Street East should be designated under the Ontario Heritage Act.

The HIA identifies and recommends conservation of the following heritage attributes on the subject lands:

1. *The concrete, brick and stone wall and entrance gate;*
2. *The three extant buildings on the property – Randwood, the Coach House and the Sheets (Devonian) House;*
3. *The brick pavilion and the gazebo;*
4. *The designed Dunington-Grubb landscape including the walkway, lily pond, sculpture, stone bridges and walls and any remaining shrubs or plantings;*
5. *Remnants of the picturesque natural landscape including mature native and specimen trees, plants and shrubs; and*
6. *The boxwood hedge.*

The HIA acknowledges that each of these attributes contributes to a unique cultural heritage landscape on the subject lands. Heritage Staff agree that the cultural heritage value of the property can be understood as both a designed (the gardens) and an evolved cultural heritage landscape and that the conservation of the above listed heritage attributes will contribute to the on-going conservation of the cultural heritage landscape.

The HIA further evaluates heritage attributes on adjacent properties that were once part of the Rand Estate and Dunington-Grubb designed landscape, including the pool house and tea house, which, it concludes, contain cultural heritage value. Some of the structures assessed in the HIA are recommended for demolition after documentation including:

- The Arts and Crafts style guest house and gazebo-like structure used as a private train stop at 200 John Street East; and
- the former stables converted to a dwelling at 588 Charlotte Street.

Further assessment of the relationship and cultural heritage value of the structures at 200 John Street East and 588 Charlotte Street is requested prior to demolition of the structures as there is little analysis provided on their relationship to the larger cultural heritage landscape.

A 1997 rear addition on the southwest side of the Randwood dwelling is also proposed for demolition (see **Appendix C**). The rear addition, while compatible with Randwood, does not contain particular cultural heritage value, and, therefore, its removal can be

considered appropriate as long as Ontario Heritage Act procedures for a listed property are followed, and there are no adverse impacts to the remaining early Randwood building with the demolition of the 1997 addition.

While, the HIA is clear that the early Rand Estate (today several separate properties) is best understood as a designed and evolved cultural heritage landscape, the HIA proposes designation only for the subject lands, whereas 200 John Street East and 588 Charlotte Street are recommended for listing on the Town's Municipal Register only. Heritage Staff agree that the properties at 200 John Street East and 588 Charlotte Street should be listed on the Municipal Register at a minimum to offer interim protection for the cultural heritage resources on site. However, clarification is requested in order to determine why the HIA does not recommend designation of all three properties as a comprehensive cultural heritage landscape under the same Designation By-law given the clear interrelationship between cultural heritage resources on these properties. The Draft Statement of Significance, provided as Appendix V in the HIA, does not include the properties at 200 John Street East or 588 Charlotte Street which means the pool house, tea house and stone wall on these properties, some of which are part of the Dunington-Grubb designed landscape, would not be included in the designation. It is recommended that further analysis is necessary with respect to which properties and heritage attributes should be included for designation. To assist in comprehensively assessing the identified cultural heritage landscape, a standard Ontario Regulation 9/06 assessment (as per the Ontario Heritage Act) should be provided which would assist in more clearly articulating and understanding the cultural heritage value of the property and heritage attributes, and the properties to be included with designation.

The Mitigation and Conservation Methods of the HIA also recommend that certain interior features of the Sheets (Devonian) House should be conserved, with which Staff agree. However, the HIA provides no analysis of interior cultural heritage attributes. It is recommended that an assessment of interior attributes be provided.

As far as the evolution of the Randwood property goes, it is clear that the site has been reimagined and re-worked according to the tastes, purposes and preferences of each owner over time. The addition of a new building could be in keeping with the evolved cultural heritage landscape of the property given the historic pattern of on-going development, and the addition of new layers that enhance the attributes of the cultural heritage landscape.

While the addition of a new hotel building could be considered an acceptable alteration to the cultural heritage landscape of the property, there are concerns with respect to height and proposed design and compatibility with heritage resources.

4.3 Height of Proposed Hotel Building

The setbacks from the streetscape, property lines and adjacent residences and the mature vegetative cover on the property offer some opportunity to minimize the impact of the proposed new hotel building; however, the natural life-cycle of the tree cover is

such that the mature tree canopy may be significantly reduced in future as trees die. It is important that there be an on-going maintenance and planting plan to ensure that as mature trees decay others are there to take their place in order to maintain the vegetative buffer (see **Appendix D** – view from Commons to subject lands with Sheets or Devonian House visible through trees). Still, the proposed height at 21.95 m (72 ft) has the potential to impact the surrounding area and heritage resources on the property. The Heritage Impact Assessment submitted by the applicant's Heritage Planner states that "the hotel building and any other new structures will be designed to be physically and visually compatible with, subordinate to and distinguishable from the historic place" but does not provide an analysis of compatibility with respect to the height or design of the 6-storey building, or address how the new building will be subordinate to the historic place.

Section 6.4 of the Town's Official Plan states "the Town of Niagara-on-the-Lake consists of low-rise structures in a small town setting with a large number of historic buildings. Generally, the building height has not exceeded 11 metres (36 feet). For the most part this low-rise character should be maintained and the implementing zoning by-law should limit building height accordingly." Section 4.6 "Land Use Compatibility Policies" of the Growth Management Policies in the Town's Official Plan further state that intensification and redevelopment should be consistent with the existing or planned built form and heritage of the property and surrounding neighbourhood. A second policy states that redevelopment should be compatible and integrate with the established character and heritage of the area. The Growth Plan provides further policy direction that cultural heritage resources, which include cultural heritage landscapes, be conserved to foster a sense of place.

From a heritage planning perspective, the applicants have not demonstrated that the proposed 21.95 m (72 ft) height is in character with the existing and/or planned built form and heritage of the area. The Town's Official Plan references the low-rise character of the area which is informed by the historic built form in the area. On the property itself, the concern is that the proposed height of the hotel building will dwarf the three-storey Randwood building, especially given the close proximity of the buildings. The area surrounding the subject lands is defined by other cultural heritage resources including Brunswick Place (210 John Street East), Butler's Barracks, by large open spaces including the Commons, and the former milkhouse and stables on Weatherstone Court. None of the surrounding heritage resources are greater than three-storeys. The streetscape in the area is further defined by a mature tree canopy which carries across north of John Street East to the Commons and Paradise Grove. Views on the horizon are defined by the mature tree canopy associated with the Commons and Paradise Grove, rather than a skyline of structures. The introduction of a building clearly visible above the treeline would not be in keeping with the existing heritage character of the area or integrate with the heritage of the area. Furthermore, the hotel building could be seen to dominate over the heritage resources in the area and therefore undermine the sense of place.

Further analysis is requested in order to fully assess the impacts of the proposed height

on the property and surrounding heritage character of the area. It is recommended that renderings be provided showing the potential impacts of the 21.95 m (72 ft) hotel building from the surrounding streetscapes including the Niagara River Parkway.

4.4 Design of New Structure

The proposed new hotel building represents a contemporary layer on this already many-layered site. Best practices in heritage conservation recognize that “new work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.” Heritage Staff concur with the HIA that the buildings on the subject lands represent a variety of eras and architectural styles dependent on their date of construction and subsequent alterations. The Randwood building is a brick building with Georgian, Second Empire and Victorian details, the Sheets (Devonian) House is a clapboard dwelling in the Colonial Revival style, and the coach house is a Gothic style stucco building; each of the buildings is entirely distinct in style and material. The proposed new hotel building is a pre-cast concrete with architectural details inspired by romantic form. While a contemporary design could be compatible, Heritage Staff are of the opinion that the design for the proposed hotel building has an urban feel that does not relate to the other buildings on site or the local context. While Randwood, the Sheets (Devonian) House and coach house are all unique in architectural style, each makes use of a common local building material which assists in creating a relationship between the buildings and the character of the area. The Standards and Guidelines recommend “designing a new built feature, when required by a new use, to be compatible with the heritage value of the cultural heritage landscape. For example, erecting a new farm outbuilding, using traditional form and materials.” The use of common local building materials could assist in connecting the new building to the other buildings on site and the local setting as well as reducing the heavy, square massing.

It is recommended that a full set of elevations be provided including coloured renderings in order to gain a better understanding of the proposed design and its relationship to the existing buildings on site.

Heritage Staff agree with the applicant’s Heritage Planner that the proposed location of the building is the least impactful on natural and heritage resources. One of the most characteristic features of the site is the extensive, rolling grounds and designed and natural landscape. All built features that have been erected on the subject property work with the existing natural features of the land including One Mile Creek and the extensive treescape. However, the massing of the 6-storey hotel is such that the hotel does not appear to settle into the rolling landscape as do the other buildings on the property. Instead, with the rather square and monolithic massing, and the location on a high point on the property, the proposed design tends to feel like it is dominating the landscape (**Appendix E** – location of proposed hotel building behind gazebo with coach house and Sheets House visible at left, and Randwood visible at right). Comparatively, the existing buildings on the property make use of a variety of rooflines, heights, and rambling additions that help to blend the massing into the dynamic landscape.

4.5 Landscaping

When considered as a cultural heritage landscape, it is apparent that the meandering pathways/driveways on the property pay homage to One Mile Creek which also meanders through the site. As with historic estate properties, the purpose of winding pathways are manifold, including: to frame advantageous views of the buildings and property, as well as to allow the natural environment to unfold before the viewer as they move through the property and remain the focal point. On a straight road the focal point is always the end of the road, when a road or path gently winds the traveller is always conscious of the surrounding landscape. In the modern context, the meandering paths would further serve to calm vehicular traffic on site. Heritage Staff are of the opinion that the characteristic meandering path is a key cultural heritage attribute on the property that should be recognized as part of the designation. The proposed development includes this characteristic in the design of proposed new roads and therefore enhances this cultural heritage attribute on the property.

Staff further identify the 'central-axis' view from John Street East to Randwood as a key vista on the property which is directly tied to the planned landscaping prepared by Dunington-Grubb (see central-axis view in **Appendix F**). Given the location of the tall stone walls surrounding the property, and the immense tree canopy, the central-axis provides one of the few unimpeded glimpses of the Randwood dwelling. Again, this view is intentionally and attractively framed; Staff are of the opinion that this view should remain the focal vista for the property and should be identified as a key cultural heritage attribute on the property with designation along with the associated planned landscaping by Dunington-Grubb. The 'central-axis' view is not proposed to be altered with this proposal.

The perimeter walls (**Appendix G**) are further identified as a key heritage attribute both for their design value and the contextual value they serve framing the early estate property. These walls also provide a natural boundary line for the cultural heritage landscape. Research undertaken by a Heritage Committee member indicates that construction of the stone walls began in the 1880s and was not completed until 1919 by local craftsmen. The stone perimeter walls are proposed to be maintained with this proposal.

4.6 Further Analysis and Peer Review

Given the complexity and importance of the site, and the need for preparation of a comprehensive Designation By-law, a peer-review at the applicant's cost is recommended of the HIA as a whole and the following matters specifically:

1. A standard Ontario Regulation 9/06 assessment to consider the extent of the cultural heritage landscape (which properties form the cultural heritage landscape) and should therefore be included in the Designation By-law, as well as the list of heritage attributes to be included;
2. Issues of compatibility with respect to height and impacts to heritage resources and the heritage character of the area; and
3. The design of the proposed hotel building and compatibility with the existing cultural

heritage landscape.

5. STRATEGIC PLAN

Not applicable.

6. OPTIONS

Not applicable.

7. FINANCIAL IMPLICATIONS

No costs will be incurred by the Town, the independent peer-review would be at the applicant's cost.

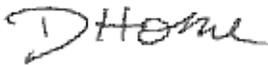
8. COMMUNICATIONS

Comments and recommendations provided by the Municipal Heritage Committee will be forwarded to Council as part of the meeting minutes.

9. CONCLUSION

A Request for Comments has been received pertaining to a new development on a portion of the Rand Estate. The applicant has proposed to conserve important cultural heritage attributes on the subject lands through designation under the Ontario Heritage Act. The Heritage Committee is asked for comments with respect to conservation of, and potential impacts to, cultural heritage resources. Heritage Staff recommend that a peer-review of the Heritage Impact Assessment be undertaken to further review the extent of the cultural heritage landscape, and issues of compatibility with respect to height and design.

Respectfully submitted,



**Denise Horne, MA, Diploma Heritage Conservation
Planner I**



**Eric Withers, MCIP, RPP
Senior Planner**

ATTACHMENTS



Appendices.pdf

Heritage Impact Assessment
144-176 John Street – Hotel & Restaurant
200 John Street & 588 Charlotte Street – Plan of
Subdivision
Town of Niagara-on-the-Lake
October 30, 2017



Leah D. Wallace, MA MCIP RPP
Land Use & Heritage Planning Services
Niagara-on-the-Lake, Ontario

LEAH D. WALLACE, MA MCIP RPP

Land Use & Heritage Planning Services

47B Garrison Village Drive, RR#3, NIAGARA-ON-THE-LAKE, ONTARIO LOS 1J0

Cell/Text: 905-941-1950

Phone: 905-468-0582

Email: leahdw@sympatico.ca

Executive Summary

October 30, 2017

Leah D. Wallace, Land Use & Heritage Planning Services was retained by Two Sisters Resorts Corp. in July 2017 to complete a heritage impact assessment for the properties at 144-176 (Randwood) and 200 John Street and 588 Charlotte Street in the Town of Niagara-on-the-Lake. These properties are subject of development proposals for a hotel and restaurant complex and plan of subdivision respectively. A heritage impact assessment is required by the Town to assess the value of the heritage resources on these properties and to recommend conservation and mitigation for any identified built heritage resources and cultural landscapes.

Four site visits to the subject properties and the surrounding area were conducted in late July and early August and images were taken on each of these site visits, some of which are included in this document. Historical research was completed at the Niagara Historical Museum, the University of Guelph and online. A number of other documents and publications were also consulted.

The heritage impact assessment includes a description of the proposed developments based on plans and drawings provided by the applicant; a description of the surrounding land uses; an analysis of the existing heritage policy context; and a heritage impact analysis.

The heritage impact analysis includes a historical description of the Town and the Rand Estate; site analysis of the subject properties and adjacent properties of heritage significance, including any designated under the Ontario Heritage Act; evaluation of heritage impacts of both proposals on identified built and cultural heritage landscape resources; recommended mitigation and conservation methods and monitoring procedures; and a conclusion with respect to impacts on the built heritage resources and the cultural heritage landscape.

This summary is an outline only. For complete information and findings the reader should examine the full report.

Respectfully submitted



Leah D. Wallace, MA MCIP RPP

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Introduction

This Heritage Impact Assessment is in support of a proposed zoning by-law amendment and site plan application for 144-176 John Street (Randwood) for a hotel and restaurant complex; and an application for a plan of subdivision for the properties at 200 John Street and 588 Charlotte Street. The assessment provides historical background, identifies significant heritage resources and cultural heritage landscapes and analyses the impact of the proposed developments on the protected and identified heritage resources adjacent to the subject property and its impact on cultural heritage landscape features and resources on each of these properties. A draft Statement of Significance for the Rand Estate is also provided in preparation for designation under Part IV of the Ontario Heritage Act (OHA) as required.

Subject Lands

The three properties are located in a predominantly residential area east of King Street with frontage along both John and Charlotte Streets and consist of the remaining core of the Randwood Estate at 144-176 John Street; 588 Charlotte Street with a house and outbuildings, formerly the Randwood stables accessed by a 6.5m (21ft.) unpaved driveway; and 200 John Street, with a house, pool and outbuildings on an irregularly shaped lot with 18m (60ft.) of frontage, accessed via a long winding driveway from John Street. A portion of the property at 200 John Street is located outside of the urban area boundary.

Surrounding Land Uses and Heritage Properties

The surrounding land uses are residential and open space. The residential properties consist of single detached dwellings of varying ages and styles as well as townhouses and condominium developments. The Randwood Estate at 144-176 John Street has a commercial and open space designation that permits a hotel, spa, restaurant and conference centre. Immediately to the north are the Commons and Butler's Barracks which are federal lands administered by Parks Canada. These lands, along with Fort George are nationally designated.

There are no designated properties adjacent to the subject properties. The closest property designated under Part IV of the Ontario Heritage Act, is the Randwood Milkhouse and Stables at 9 Weatherstone Court, which was once part of the Randwood Estate (By-law 1971-88) (**APPENDIX I**).

While it is not designated under Part IV of the OHA, the subject property at 144-176 John Street is listed on the Town's Municipal Register of Properties of Cultural Heritage Value and Interest and is subject to limited demolition control. The adjacent property to the east at 210 John Street (Brunswick Place) is also listed on the Register.

There are several other designated and listed buildings in the surrounding area. However, none are close to the subject properties nor will they be impacted by any proposed development on those properties.

Proposal

The proposal is to construct a six (6) storey hotel building with a one storey function hall and restaurant, an outdoor restaurant patio space, a pool, a small one storey maintenance building and underground parking on the property at 144-176 John Street (Rand Estate). Randwood, the Sheets (Devonian) House, the brick pavilion, the wooden pergola, and the Coach House are also part of the hotel development. **(Figure 2)**

The properties at 200 John and 588 Charlotte Street will become the site of a subdivision consisting of 25 townhouse units, 44 semi-detached houses and 100 single-detached houses for a total of 169 units. The portion of the property at 200 John Street which lies outside of the urban area boundary does not constitute part of the subdivision. Future uses intended for the area are agricultural and stormwater management. **(Figure 1)**



Figure 1: Neighbourhood Draft Plan - Option G5

Figure 2: Randwood Resort: Hotel & Convention Centre Site Plan



Existing Heritage Policy Context

The Planning Act

Part 1 of the Planning Act includes a list of matters of provincial interest. Section 2(d) states that the Minister, the council of a municipality and the Ontario Municipal Board, in carrying out their responsibilities shall have regard to:

- The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

In 2015, an additional clause, Section 2(r), was added. This clause provides for the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement (PPS)

Section 2.6 of the PPS, Cultural Heritage and Archaeology, contains the following policies for both built heritage resources and cultural heritage landscapes.

Policy 2.6.1: Significant built heritage resources and significant cultural landscapes shall be conserved.

Policy 2.6.3: Planning authorities shall not permit development and site alterations on adjacent lands to protected heritage property unless the proposed development and any site alteration is evaluated and that evaluation demonstrates that the heritage attributes of the protected property will be conserved.

Policy 2.6.2: Development and site alteration on lands containing archaeological potential is not permitted unless any archaeological resources have been conserved.

The PPS provides the following definitions which assist in understanding and applying these cultural heritage and archaeology policies.

Significant built heritage resource means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act (OHA), or included on local, provincial and/or federal registers.

Significant cultural landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts, villages, parks, gardens, battlefields, main streets, neighbourhoods, cemeteries, trailways, view sheds, natural areas and industrial complexes.

Protected heritage property means a property designated under Parts IV, V or VI of the Ontario Heritage Act.

Adjacent means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Development means creation of a new lot, a change in land use, or the construction of buildings and structures requiring Planning Act approval.

Site alteration means activities such as grading, excavations and placement of fill.

Heritage attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest. These may include the property's built elements as well as natural landforms, vegetation, water features and visual setting including views or vistas to or from a protected heritage property

Archaeological resources include artifacts and archaeological sites as defined under the Ontario Heritage Act. Identification and evaluation of these resources are based on archaeological fieldwork undertaken in accordance with that Act.

There is a designated (protected) property at 9 Weatherstone Court which is close to the subject properties and which was once part of the Rand Estate, as well as a national historic site (the Commons and Fort George) to the north. The properties at 144-176 and 210 John Street are both listed on the Municipal Register of Properties of Cultural Heritage Value and Interest and are considered to be of significant cultural heritage value both for the individual cultural resources on these sites and their cultural heritage landscape value. Because of this, a heritage impact assessment is required in accordance with the policies in the PPS to ensure that any significant heritage resources and cultural heritage landscapes are conserved. This requirement is affirmed in the Regional Official Plan policies.

Growth Plan for the Greater Golden Horseshoe

The 2017 Growth Plan for the Greater Golden Horseshoe was approved by an Order in Council in May 2017 and came into effect on July 1, 2017. Heritage conservation policies in the new

Growth Plan have been enhanced to recognize the importance of cultural heritage resources for their contribution to a sense of identity; their support of a vibrant tourism industry; and their ability to attract investment based on cultural amenities. The Plan also recognizes that accommodating development growth can put pressure on these resources and that it is necessary to plan to protect and maximize the benefits of these resources for their ability to make communities unique and attractive places to live.

Policy 4.2.7 states that cultural heritage resources will be conserved to foster a sense of place and encourages municipalities to prepare archaeological management plans and cultural plans to be considered in their decisions regarding development

Policy 4.2.9(d)iii, A Culture of Conservation, promotes building conservation and adaptive reuse and recycling of construction materials. The Plan also includes definitions for Built Heritage Resource, Cultural Heritage Landscape and Cultural Heritage Resources that align with the definitions in the PPS.

Ontario Heritage Act (OHA)

The OHA provides policies and regulations for the protection of built heritage resources, cultural landscapes such as heritage conservation districts and archaeological resources through the process of identifying, listing and designating those resources.

Part IV of the Act deals with:

- Designation of individual properties;
- Alterations that are likely to affect the heritage attributes of those properties as specified in designation by-laws;
- Requests to demolish those properties; and
- Listing designated properties on the Register

Section 27(1.2) of the Act permits Council to include property on the Register that is not designated under Part IV; but that the municipality believes to be of cultural heritage value or interest.

Part V of the Act deals with:

- Designation of heritage conservation districts;
- Preparation of heritage conservation district plans and their contents;

- Alterations to any part of the property with the exception of the interior of buildings or structures; and
- Requests to demolish buildings or structures on those properties.

Part VI of the Act deals with:

- Archaeological sites including activities of work on those sites; and
- Licensing of archaeologists.

Regulation 9/06 under the OHA provides criteria for determining cultural heritage value or interest.

Standards and Guidelines for Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada were first published in 2003 and updated in 2010. These standards and guidelines, while they have no legislative authority, are a tool to help users decide how best to conserve historic places, their heritage value and character defining elements. They are used in partnership with statements of the significance of heritage resources, such as designation by-laws. Anyone carrying out an intervention that may impact the heritage values and character defining elements of a heritage resource must be mindful of the impacts on that resource.

The Standards and Guidelines indicate that it is important to know where the heritage value of the historic place lies, along with its condition, evolution over time, and past and current importance to its community.

Planning should consider all factors affecting the future of a historic place, including the needs of the owners and users, community interests, the potential for environmental impacts, available resources and external constraints. The most effective planning and design approach is an integrated one that combines heritage conservation with other planning and project goals, and engages all partners and stakeholders early in the process and throughout. For historic places, the conservation planning process also needs to be flexible to allow for discoveries and for an increased understanding along the way, such as information gained from archaeological investigations or impact assessments.

Any action or process that results in a physical change to the character-defining elements of a historic place must respect and protect its heritage value. A historic place's heritage value and character-defining elements can be identified through formal recognition, such as designation under the OHA and by nomination to the *Canadian Register of Historic Places*. In assessing a proposed alteration to a designated property or any property of cultural heritage value and

interest, Standard 11 of the Guidelines will be adhered to. The heritage value and character-defining elements of the property must be conserved when creating the new hotel on the property at 144-176 John Street. The hotel building and any other new structures will be designed to be physically and visually compatible with, subordinate to and distinguishable from the historic place. Any physical attributes of the properties at 588 Charlotte and 200 John Street will also be analyzed and assessed for their cultural heritage value and interest and the potential impact of proposed development on these attributes.

Niagara Regional Official Plan

The Niagara Regional Official Plan, Section 10C, contains objectives and policies for the protection of built heritage resources and cultural heritage landscapes and requires a heritage impact assessment where development, site alteration and/or public works projects are proposed on, or adjacent to, a significant built heritage resource or cultural heritage landscape.

Objectives include:

- Supporting the identification and conservation of significant built heritage resources and significant cultural heritage landscapes;
- Recognizing the aesthetic, cultural and economic value of open space and parks;
- Recognizing the importance of quality design; and
- Conserving significant built heritage resources and cultural heritage landscapes within the unique community context of every site.

Policy 10.C.2.1.6 encourages local municipalities to establish cultural heritage landscape policies in their Official Plans and identify significant cultural heritage landscapes for designation in order to conserve groupings of features with heritage attributes that together form a significant type of heritage form, distinctive from that of its constituent elements or parts.

Niagara-on-the-Lake Official Plan

The property at 144-176 John Street was the subject of official plan and zoning by-law amendments in 2011 and is designated General Commercial and Open Space (**APPENDIX II & III**). The property at 588 Charlotte Street is designated Low Density Residential. Approximately half of the property at 200 John Street within the urban area boundary is designated Low Density Residential. The remainder of the property outside of the urban area boundary is designated Agricultural and lies within the Greenbelt.

1. Low Density Residential

Goals and objectives of the Residential designation include:

- To ensure that new development or redevelopment is appropriately located, is compatible with surrounding land uses, retains to the greatest extent feasible desirable natural features and uses land in an efficient manner;
- To ensure that existing housing and existing residential areas are preserved and improved;
- To encourage infill residential development on vacant or under-utilized parcels of land in residential areas where such development will be compatible with existing uses and contribute to the more efficient use of sewers and water and community facilities; and
- To encourage the development of well designed and visually distinctive forms.

In the Low Density Residential designation the following uses are permitted:

- Low Density Residential uses such as single detached, semi-detached and duplex dwellings.

Secondary Uses;

- Minor open space and community facilities; and
- Medium density residential uses subject to the relevant policies of Section 9 of the Plan and a site specific amendment to the Zoning By-law, provided that the development does not significantly impact on heritage resources or result in the removal or demolition of buildings of historic or architectural significance.

General residential policies include:

- Encouraging the creation of new residential units in developed neighbourhoods through infill, conversion of existing buildings, redevelopment and the provision of accessory apartments within existing developments;
- Minimizing the impact on heritage buildings and resources;
- Being sensitive to the height, scale and architectural design of buildings in the surrounding neighbourhood.

2. General Commercial

The General Commercial designation specific to the Rand Estate permits the following land uses:

- Hotel;
- Spa;
- Arts and Learning Centre;
- Conference Centre; and
- Restaurant.

Other policies include:

- Designation of the property at site plan approval stage under Part IV of the OHA
- Approval of final design and plans of additions or new buildings by the Municipal Heritage Committee;
- Sufficient landscaping, buffers and setbacks to minimize impact on abutting residential uses;
- No terraces or balconies above the second storey oriented toward abutting properties;
- No negative impact on abutting properties;
- Adequate building separation from adjacent residential uses;
- Preparation of a tree preservation plan with the site plan application; and
- Preservation of the boxwood hedge adjacent to the western property line.

3. Open Space

The Open Space designation specific to the Rand Estate permits the following land uses:

- Pedestrian and carriage pathways;
- Existing buildings and structures;
- Stormwater management facilities;
- Parking lots;
- Walls along John and Charlotte Streets; and
- Accessory buildings and structures.

Other policies include:

- Orienting parking areas in such a way that there is no impact on abutting residential properties;
- No negative impact on abutting properties; and
- Preparation of a tree preservation plan with the site plan application.

4. Growth Management Policies

The Town will ensure that intensification and redevelopment is consistent with the heritage and character of the Built-up Area. Urban design guidelines for the Built-up Area may be prepared and used as a tool to achieve compatible built form with intensification and redevelopment.

Intensification and/or redevelopment should be consistent with:

- The existing and/or planned built form and heritage of the property and surrounding neighbourhood;
- The existing and/or planned natural heritage areas of the site and within the surrounding neighbourhood; and
- Compatible and integrate with the established character and heritage of the area.
- In circumstances where a proposed development supports the Town's intensification target but does not support the compatibility policies of the Plan, the compatibility policies will prevail.

5. Heritage Conservation

Section 18 of the Niagara-on-the-Lake Official Plan is devoted to objectives and policies for the conservation of cultural heritage resources in the Town.

Goal and Objective 18(2) encourages good contemporary building design by using sympathetic forms while avoiding simply copying historic architecture and restricts building design that is not compatible with existing structures or unsympathetic alterations to buildings that would detract from the character of a heritage resource.

General heritage policies include:

- encouraging the preservation of buildings and sites having historical and/or architectural values;
- designating and regulating heritage resources under appropriate legislation, including the Ontario Heritage Act, the Planning Act and the Municipal Act ;
- exercising legislative authority to control the alteration or demolition of heritage;
- ensuring through by-laws designating individual buildings or districts under the Ontario Heritage Act that no person shall demolish the whole or any part of the designated property or property in a designated area, or alter or make additional to a designated property or property in a designated area, without first receiving a permit issued by Council;
- On the advice of the Municipal Heritage Committee (MHC), regulating and guiding alterations and additions to heritage resources;
- Requesting comments from the MHC for any development within a heritage district, proposed expansion area or where it is believed that a development may impact heritage resources.
- Requiring an archaeological survey as a result of a planning application. This policy can also be found in Section 6, General Development Policies.

Niagara-on-the-Lake Zoning By-law No. 4316-09

1. 144-176 John Street

The property at 144-179 John Street (The Rand Estate) is zoned Open Space (OS-56) Holding (H) Zone and General Commercial (GC-56) Holding (H) Zone (**APPENDIX III**).

Permitted uses in the Open Space (OS-56) Holding (H) Zone include:

- Pedestrian and carriage pathways;
- Existing structures;
- Stormwater management facilities;
- Parking spaces to a maximum of 50 spaces;
- Walls along Charlotte and John Streets; and
- Accessory landscaping structures or uses.

Permitted uses in the General Commercial (GC-56) Holding (H) Zone include:

- Hotel with a maximum of 106 rooms;
- Conference centre;
- Artist studio and learning centre;
- Art gallery;
- Restaurant;
- Outdoor patio; and
- Accessory buildings and structures.

2. 200 John Street and 588 Charlotte Street

The properties 588 Charlotte Street and a portion of the property at 200 John Street are zoned Residential Development (RD) Zone. Only existing uses are permitted. The Zoning By-law notes that this is a development zone that intends these lands to be developed for residential purposes at a subsequent date. At that time the appropriate zoning category will be determined through a zoning by-law.

Heritage Impact Analysis

Description of Proposed Development and Site Alteration

1. 144-176 John Street – The Rand Estate

The proposal for 144-176 John Street (The Rand Estate) presents a plan with similar uses to the one that received planning approval in 2011; but when compared, the earlier plan is less intrusive. It consists of a new six (6) storey, 22m (72ft.) hotel with a one (1) storey extension with underground parking, a restaurant and patio and open air gathering spaces to the rear. The new hotel is located in a central, relatively flat open space at the rear of the property, west of the building known as Randwood and southeast of the Devonian or Sheets House. A new one (1) storey maintenance shed is located at the rear of the property west of the hotel building. The existing buildings and structures on the site, including Randwood, the Sheets (Devonian) House, the Coach House, the wooden pergola and the brick pavilion will be retained. The exterior elevations and footprints of these buildings will not be altered with the exception of a small section of the newer rear addition to Randwood, located on the southwest side of the building and the stone steps at the front of the building, which will be removed. **(Figure 2)**

All of the original landscape features, including those designed by the firm of Dunnington-Grubb, will also be retained as will the existing concrete, brick and stone wall and entrance gates that surround the property on two (2) sides. All existing parking areas, driveways and heritage lanes will also be retained and enhanced in some areas. No new buildings or structures are proposed for the open space area at the front of the property or along the creek which runs through the estate.

2. 588 Charlotte and 200 John Street.

A plan of subdivision is proposed for the property at 588 Charlotte Street and for the portion of the property at 200 John Street located inside the urban area boundary. The area outside of the urban area boundary will be used for agricultural and stormwater management purposes and does not constitute part of the subdivision.

The proposed subdivision consists of 100 single dwellings generally located in the southwest quadrant of the properties; 44 semi-detached homes located in the centre of the development; and 25 townhouse units located on the east side of the development adjacent to Weatherstone Court. A .19ha (.47acre) parkette is located to the south and several buffer areas and a walkway giving access to the open greenbelt area have been provided. Access to the railway trail has also been provided via Street 'C'. There are two street entrances to the proposed subdivision, one via the existing laneway entrance to 200 John Street (Street 'A') and one via the existing driveway entrance to 588 Charlotte Street (Street 'B'). The wall that encloses the two properties to the rear along the railway trail and the wall and gates at the entrance to 200 John Street will be retained. However, a new entrance through the existing wall along the railway trail close to the Charlotte Street entrance to the subdivision will be required. **(Figure 1)**

Historical Research and Site Analysis

1. History of Old Town ²

a. Early History

The earliest settlers in the Niagara area were the Mound Builders who settled in the Niagara region around 100 AD. By 1400, Neutrals occupied the area. It is from their word, Onighiara, describing the waters flowing between Lakes Erie and Ontario, that Niagara is derived. The Iroquois defeated the Neutrals in the mid 1600's. Later Mississaugas settled on the Canadian bank of the Niagara River.

Etienne Brule was probably the first European to visit the area in 1615. Other French explorers used the Aboriginal portage around Niagara Falls for trade with the west. Beginning with LaSalle in 1679, the French constructed several buildings on the American side of the river to serve as links in the lucrative fur trade. One of these was Fort Niagara, at the mouth of the Niagara River across from Old Town.

b. First Settlement

The Town of Niagara was founded as a direct result of the proximity of Fort Niagara on the east bank of the Niagara River. With the arrival of many refugees from the American Revolutionary War, who were housed at Fort Niagara, the situation became desperate and Governor-General Haldimand proposed to settle the Loyalists on the rich agricultural lands on the west bank.

² Community and Development Services, *Queen-Picton Streets Heritage Conservation District Expansion Study* (Town of Niagara-on-the-Lake, June 2016) p.7-12

In 1791, a town plan was devised by Assistant Surveyor General D.W. Smith consisting of a military grid system of four (4) acre blocks divided into one (1) acre lots. Subsequently, the lots between Queen Street and the waterfront were reduced to a half acre. The main streets, now known as Queen, King, Mary, William, Mississauga and Butler, were laid out to a width of 99 feet with 66 foot wide secondary streets. An area towards the interior was designated as the town centre; but in practice commerce gravitated towards the waterfront with housing along Queen Street. The subject properties at 144-176 and 200 John Street and 588 Charlotte Street are located outside of this military grid.

In 1792, Governor Simcoe chose the Town as the capital of Upper Canada and named it Newark. The arrival of government officials and military personnel encouraged the establishment of businesses to supply their needs. The settlers brought with them their vision of what a proper house should look like and many fine houses were erected during this period including at least one on the Randwood property. At that point, the original Town plot was enlarged to a plan of 412 lots including reserves.

Construction of Fort George began in 1796; but for reasons of security the capital was moved to York in 1797. Newark reverted to the role of county seat and the inhabitants applied to the legislature for their old name back. Niagara remained the legal name of the Town until Regional government was established in 1970.

a. War of 1812-1814 and Aftermath

The War of 1812 – 1814 brought a halt to the Town's growth. American forces occupied the Town on May 27, 1813 and on December 10, 1813, before retreating across the Niagara River, put the Town of Niagara to the torch destroying virtually all the buildings and severely damaging others including that of William Dickson, second owner of the Rand Estate.

The form of Niagara-on-the-Lake as it is today is largely the result of the reorganization which took place during the reconstruction. Except for those enterprises directly connected with shipping, businesses tended to concentrate along Queen Street. Returning residents built their houses mainly between Queen Street and the waterfront and up King Street to the new Court House, which had been built, for safety's sake, at the upper end of the street. A four (4) acre block south of Queen Street owned by D.W. Smith was sold back to the Crown and designated as a market square. In order to compensate for lands expropriated to build Fort Mississauga, a new survey was opened up east of King Street in 1826.

b. The Niagara Harbour and Dock Company and the Welland Canal

The evolution of the Town from the end of the War of 1812 -1814 onwards was affected by periods of boom and recession, with an attendant rise and fall in building construction.

Initially there was a period of rapid growth and commercial success, mainly because of Niagara's location at the end of Lake Ontario and the head of the portage route around Niagara Falls. It was also the government headquarters for the Niagara District for most of this period. Enterprises such as the Niagara Harbour and Dock Company, founded in 1831, provided many jobs and the increase in population led to new building construction.

In 1829 the first Welland Ship Canal was completed, replacing the overland portage route that was vital to the economy of Niagara. Despite this setback, the Town embarked on an era of economic diversification between 1830 and 1850. The Niagara Harbour and Dock Company built sailing vessels, steamboats, docks and warehouses around the new harbour. Industry followed, including a tannery and a brewery. Fine commercial buildings were also constructed along Queen Street at this time.

This period of prosperity ended with the construction of the second Welland Canal in the mid 1840's and the ultimate failure of the Niagara Harbour and Dock Company. The situation was compounded when the county seat was relocated from Niagara to St. Catharines, despite the construction of the third Court House in 1847, designed by the eminent Anglo-Canadian architect, William Thomas. As a result, the population of the Town declined steadily throughout the second half of the nineteenth century.

c. Summer Visitors

The survival of both the lake steamer service and the railroad line, and the construction of a network of electric railways across the peninsula laid the foundation for the revival of Niagara as an important resort area in the late nineteenth century. Though it was off the beaten path, the area was known for its fresh air, moderate climate and waterfront location. Wealthy American visitors came to stay for long summer vacations resulting in the enlargement of some of the older homes to accommodate extended families and servants. Large new summer residences were also constructed with balconies, verandahs, widows' walks and large airy rooms. The Queen's Royal Niagara Hotel was constructed in what is now Queen's Royal Park. It accommodated such distinguished visitors as the Duke and Duchess of York, the future King George V and Queen Mary. Tennis courts, a lawn bowling green and a pavilion for parties and dances attested to the popularity of Niagara as a summer resort.

The Rand Estate reflects this period in Niagara's history. It was owned by wealthy Americans who invested their time and money in the property, building stables and summer residences and developing the landscape.

d. The Twentieth Century

Throughout the twentieth century, tender fruit farming and tourism have been the basis of the local economy. In the mid 1970's, encouraged by the special climate of Niagara, Inniskillin winery began to plant vinefera vines and was producing wine from those grapes by the early 1980's. The switch to vinefera grapes resulted in a burgeoning wine industry that has seen tremendous growth and has resulted in the creation of a number of estate wineries in Niagara-on-the-Lake, many of which have introduced interesting and challenging modern architectural styles to the residents of the Town.

Cultural institutions such as the Niagara Historical Society Museum, have always been important for Niagara-on-the-Lake's development. The founding of the Shaw Festival by Calvin Rand and Brian Doherty the 1960's, also saw growth of cultural institutions such as the Niagara PumpHouse Arts Centre. The festival has since grown to encompass three theatres and attracts over 300,000 patrons each year.

Tourism grew throughout the second half of the twentieth century and continues to grow in the twenty-first. The popularity of Queen Street and adjacent side streets as a visitor oriented shopping and dining area is confirmed by the crowds that flock there throughout the year.

2. History of the Rand Estate ³

The property known the Rand Estate, which once constituted the properties at 144-176 John Street, 588 Charlotte Street, 200 John Street and the developments on Weatherstone and Christopher Courts, was part of the 160 acre land grant the Honourable Peter Russell received from the Crown in 1796. Russell was Simcoe's successor as Administrator for Upper Canada and President of the Executive Council.

A plan of Russell's house drawn by Robert Pilkington of the Royal Engineers shows a two (2) storey residence about 21m (70ft.) in length with various outbuildings and an orchard. The road from Fort George runs in front of the house. Joy Ormsby, in her first draft of the Niagara Institute Background History, speculates that the oldest part of the Randwood basement may be the remains of Russell's house or that of its second owner, William Dickson.

Russell sold the 160 acres to William Dickson in 1798, when, in his position as the Administrator for Upper Canada, he was obliged to relocate because the capital was moved from Niagara to York (Toronto) for reasons of security.

³ Joy Ormsby, (*Niagara Institute Property Background History, First Draft for Board of Directors*), May 1989.

William Dickson, a native of Dumfries Scotland, arrived in Canada in 1784, at the age of 16 to work for his cousin Robert Hamilton of Queenston. He settled in Niagara about 1787 and, as a prominent merchant of the Town, he was there to welcome Lieutenant Governor Simcoe in 1792. He practised law and became a member of the Legislative Council. After the war of 1812-1814 he became increasingly interested in developing his land along the Grand River. He moved to Galt in 1827; but he and members of his family owned parts of the John Street property until 1873.

There is a drawing of William Dickson's house which is illustrated in Marion Macrae and Anthony Adamson's The Ancestral Roof⁴, Peter Stoke's book Old Niagara-on-the-Lake⁵ and Harold Kalman's book A History of Canadian Architecture, Volume 1⁶. This house, built on the Rand Estate property in 1811, was destroyed when the Town was burned in December 1813. The watercolour drawing was included in Dickson's war claims application.



Figure 3: Walpole-Vavasour Plan, 1819: Maps, Data, GIS Library, Brock University

⁴ Marion Macrae and Anthony Adamson, (*The Ancestral Roof, Domestic Architecture of Upper Canada*), 1967, p.12, fig.4

⁵ Peter Stokes, (*Old Niagara-on-the-Lake*) 1971, p.10

⁶ Harold Kalman, (*A History of Canadian Architecture, Vol. 1*), 1994, p.152



Figure4: Willson Plan, 1823: Maps, Data, GIS Library, Brock University

Two plans, the Willson Plan of 1823 and the Walpole-Vavasour Plan of 1819, show buildings on the Dickson property. (**Figures 3 & 4**) This may indicate that another house and outbuildings were constructed on the property in the period after the War of 1812-1814. It is not possible to identify the purpose of these buildings, some of which may be encompassed in existing buildings on the site, such as Randwood and the Coach House.

By the 1830's William Dickson had disposed of most of his farm. In 1827 he gave each of his two eldest sons, Robert and William, a 10 acre block. William's block with 161m (528ft) of frontage on John Street was called Brunswick Place while Robert's block, with 163m (535ft.) of frontage was called the Dickson Homestead and later renamed Woodlawn. William moved to Galt in 1829 and sold Brunswick Place to Captain Melville of the Niagara Harbour and Dock Company. However, Robert and his younger brother Walter continued to add to their property. Chewett's Plan of 1831 shows Captain Melville, Robert Dickson and Walter Dickson as owners of the frontage across from the Military Reserve along what is now John Street. (**Figure 5**)

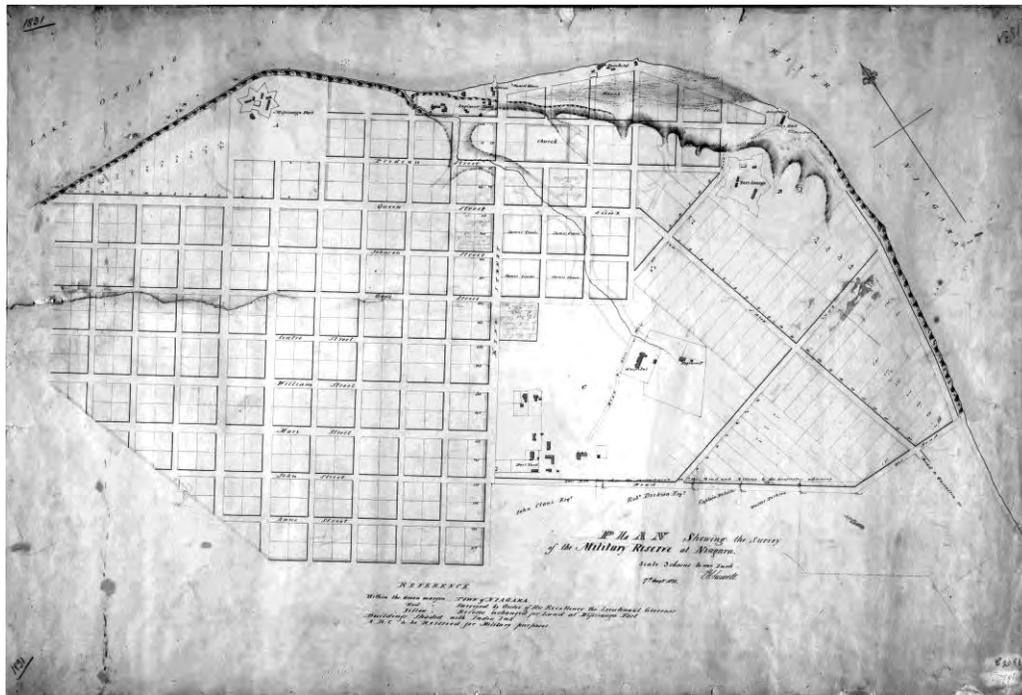


Figure5: Chewett's Plan, 1831: Maps, Data, GIS Library, Brock University

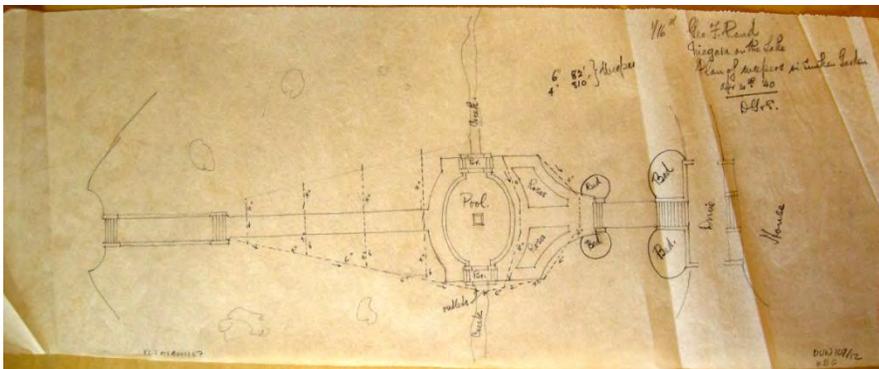
Robert Dickson was a lawyer, member of the Legislative Council and a Director of the Niagara Harbour and Dock Company. He built the house known as Woodlawn in 1822-1823. Because Robert's son died in infancy, he left his residence and lands to his wife Jane and, after her death, to his nephew William Dickson, son of Walter Dickson, owner of the neighbouring property called Rowanwood. Jane lived in the house until her death. William lived there briefly; but died in the mid-1860's. His father, Walter, who was a member of the Legislative Council and a Senator after Confederation, sold Rowanwood to Carol Robertson in 1866 and bought Woodlawn. He was the last of the Dicksons to own the John Street properties.

Walter Dickson sold the 19 hectare (47 acre) property known as Woodlawn to General Henry Livingston Lansing in 1873. Lansing was an American, born in Rome, New York in 1818. He bought the property as a summer residence; but he and his family fell in love with the Town and his sons, Livingston and Watts Sherman eventually settled permanently in Niagara and are buried at St. Mark's Anglican Church cemetery. Livingston acquired Woodlawn when his father died. It may have been Henry Lansing who made the first changes to Randwood with the addition of a third storey. However, the major changes to the building and the property occurred under the auspices of George Rand I and other members of the Rand family.

Livingston Lansing sold Woodlawn to Catherine Macdonald in 1905. George Rand I, a prominent American banker and philanthropist, bought 19 acres and the house from Catherine in 1910. In 1919 he acquired Rowanwood, reuniting the two (2) properties for the first time since the 1860's.

It was George Rand I and his son, George Rand II, who had the lasting visual impact on the cultural heritage landscape of the Rand Estate, which included, at that time, the core of the estate at 144-176 John Street as well as the properties at 200 John Street and 588 Charlotte Street. He was responsible for the landscaping and major additions to the house, which he renamed Randwood. At the time of the purchase of Rowanwood in 1919, newspaper stories indicate that he had ordered a considerable amount of stone for making driveways and had plans to build cottages, a barn and other structures on Charlotte Street.

George Rand I met an untimely death in a plane crash in 1919. His eldest son, George Rand II, was Vice-president of Marine Midland Bank and founder of the Rand Capital Corporation. He inherited the estate and was appointed legal guardian to the other three (3) surviving children, who were minors. Rand continued to renovate and add to the property. Rowanwood was demolished. A prominent family of local masons, William, John and James Elliott worked on the



brick, concrete and stone walls that define the original extent of the Rand Estate and are a distinctive feature of the John and Charlotte Street streetscape. Mr. Rand also constructed stables, a milkhouse and various other outbuildings and engaged the prominent firm of Dunnington-Grubb

Figure 6: School of Landscape Architecture Archives, University of Guelph

landscape architects to develop a landscape plan in the late 1920's, a portion of which remains today on both the property at 144-176 John Street and at 200 John Street, including the formal vista from the entrance gates on John Street terminating in the building known as Randwood. **(Figure 6)** Changes to this house included expansion of the library and kitchen and the addition of a breakfast room and solarium.

In 1922, Evelyn Rand, one of George Rand I's children, married Colonel Henry Sheets. As a wedding gift her brother built a new house on the property now known as the Sheets or Devonian House. This charming frame house was constructed as a summer residence in the Colonial Revival style and was accessed by a separate entrance from John Street. **(Figure 7)** Calvin Rand, son of George Rand II, along with Brian Doherty, was instrumental in the creation of the Shaw Festival. He continued to use the house during the summer and settled permanently at Randwood with his family from 1961 – 1964.



Figure 7: Sheets (Devonian House)

In 1971 he leased Randwood to the Niagara Institute for seminar use in the fall, winter and spring, returning to the house during the summer. During this period he renovated the guest house located at 200 John Street and used it as his summer home. The 5.26 hectares (13 acres) containing Randwood and the Sheets House was sold to the Devonian Foundation in 1971, and continued to house the Niagara Institute. The Foundation sold the property to William and Carol Fox in 1993, who renovated the Sheets (Devonian) House and the Coach House. Randwood was also doubled in size with the addition of a solarium, music room, second kitchen and classrooms and offices. The tower was also enclosed. During this period the property was used by the School of Philosophy with classes being held in the renovated building. The Foxes then sold to the Petersons who intended to turn the property into a hotel, spa and arts centre.

From 1960 into the 1980's portions of the property were severed from the Rand Estate including 200 John Street, the site of the guest house, garage and pool and summer home of Calvin Rand; 588 Charlotte Street, site of the stables which were renovated as a home by Henry Sheets Junior; the milkhouse and gatehouses along Charlotte Street, and the developments on Weatherstone (1970's) and Christopher Courts (1980's).

3. Site Analysis

a. 144-176 John Street



Figure 8: Randwood Main Entrance Gate, John Street



Figure 9: Randwood Wall, John Street



Figure 10: Randwood Wall, Charlotte Street

This property is the core of the Rand Estate and contains the largest concentration of significant heritage resources. As previously indicated, it forms part of the original 160 acre land grant from the Crown to Peter Russell in 1796.

The property is enclosed on the north (John Street) and west (Charlotte Street) sides by a high wall which has been neglected and is overgrown with ivy and undergrowth. The wall along the front consists of concrete interspersed at regular intervals with

articulated brick pillars. There are two entrance gates. The main entrance gate accessing Randwood is wrought iron with a large central entrance and two man gates on either side. The second gate, which provides access to the Sheets House, is wooden and is in poor condition. **(Figures 8, 9 & 10)**

The wall along the west side consists of irregular stones and cobbles cemented into a concrete base to resemble dry stone construction. It extends in front of a number of Charlotte Street properties that were severed from the main estate at an earlier date, turns the corner and continues on along the north side of the railway trail, ending at the termination of the 200 John Street property line to the east.

There are three significant buildings on the property.

1. Randwood, a large brick building located on the east side of the property approximately half way between the front and rear boundaries of the lot. **(Figure 11)**
2. The Sheets or Devonian House situated on the west side of the property.



Figure 11: Randwood, Front Facade



Figure 13: Coach House, North Elevation

(Figure 12)

3. The Coach House situated on the southeast side of the property close to the eastern boundary of the estate. **(Figure 13)**



Figure 12: Sheets (Devonian House) Loggia



Figure 15: Pergola

The property contains two (2) other structures of interest.

1. A brick pavilion located in the centre of the property midway between Randwood and the Sheets House. **(Figure 14)**
2. A wooden pergola or gazebo located to the rear of Randwood. **(Figure 15)**



Figure 14: Brick Pavilion



Figure 16: Lily Pond with Sculpture, Dunnington-Grubb

The property is also distinguished by a naturalized picturesque landscape and a formal designed landscape located mainly in front of Randwood. This formal landscape consists of a stone walkway, lily pond and stone walls. A watercourse, One Mile Creek, runs through the property on the east side. A tributary runs horizontally behind the Sheets House and in front of Randwood, where it is incorporated in the formal landscape and pond design. *(Figure 17)* A meandering pathway extends throughout the property giving car access to the major buildings on the site. Two existing parking lots are situated near the entrance to Randwood and there are paved parking areas adjacent to both the Sheets (Devonian) House and Randwood. **(Figure 16)**



Figure 17: The Commons from John Street

The north side of John Street consists of a large, flat open space, punctuated by walkways, the occasional line of mature trees, and some widely dispersed buildings. This area of approximately 115 hectares (285 acres) of land is known as the Commons or Fort George Military Reserve. It is a national historic site owned by the Government of Canada and administered by Parks Canada.

Buildings on the site include Butler’s Barracks, Fort George, the recently constructed Agora-on-the-Common, and Upper Canada Lodge and the Shaw Festival Theatre, both of which lease the land from Parks Canada. **(Figure 17)**

On the east side of the property, separated by the driveway and 18m right-of-way at 200 John Street, is a large well-landscaped estate



Figure 18: Brunswick Place from John Street



Figure 19: Brunswick Place

property at 210 John Street, known as Brunswick Place with a two storey brick house located in the centre of the lot, various outbuildings and a tennis court. This property was once part of the original 160 acre land grant to Peter Russell and was owned by both William Dickson Senior and his son William Dickson Junior. **(Figure 18 & 19)**

On the west side of Charlotte Street are a number of new homes constructed throughout the second half of the 20th century. These are one and two storey houses of varying styles and size set back on spacious lots. A line of mature pine trees screens the homes from the street.



Figure 20: Christopher Street

On the east side of Charlotte Street, adjacent to the Rand Estate is the development know as Christopher Street, a cul-de-sac located behind a portion of the Rand Estate stone wall consisting of traditionally designed two storey homes on larger lots constructed in the 1980's. It is screened from the Rand Estate by a magnificent boxwood hedge of considerable height as well as mature trees included native White Pine and large cedars (**Figure 20**).

b. 200 John Street

The property at 200 John Street is an irregularly shaped lot accessed by a long gravel driveway located within an 18m (60ft.) right-of-way. (**Figure 21**) It was once part of the Rand Estate and was severed from the property when Calvin Rand sold the estate to the Devonian Foundation in 1971. The majority of the property is located immediately behind the Rand Estate and is screened from that property by a



Figure21: 200 John Street, Entrance



Figure 22: Pool Pavilion

natural fence of trees and hedges. The property contains the Rand Estate garage, a remodelled guest house, the pool with its related pavilion and bath house and the tea house. (**Figure 22**)

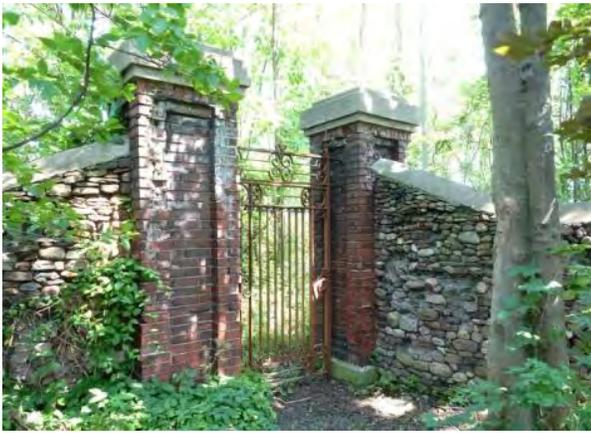


Figure23: Family Gate to Railway

A Lord and Burnham greenhouse located on this property has since been dismantled and donated to the School of Restoration Arts at Willowbank. At the rear of the property is the stone wall which borders both the estate and the railway trail. The gate accessing the railway line and the gazebo where the family would wait for the electric train is



Figure24: Gazebo

located in this area. **(Figures 23 & 24)** Because of the secluded nature of the lot and the location of the buildings on the site, none of the structures on the property are visible from a public street or the railway trail.

c. 588 Charlotte Street

The property at 588 Charlotte Street is an irregularly shaped lot accessed by a long, narrow gravel driveway from Charlotte Street. It is part of the Rand Estate severed from the property when the property at 200 John Street was severed. It contains a one storey estate stable which once housed Evelyn Sheets' horses. It was converted and adapted for domestic use by the Sheets family. There is also a small outbuilding of similar design and a pool which was constructed at a later date. In front of the house is a large lawn with a distinctive linear hedge. **(Figure 25)**



Figure25: 588 Charlotte Street, Former Stables

The property is bordered on the east by Weatherstone Court, which was also part of the estate at one time. The Court is the site of a designated property, the former dairy and milkhouse for the estate. To the south, the lot is bordered by the stone wall adjacent to the railway trail. As with 200 John Street, the secluded nature of this property conceals the structures from view from a public street or the railway trail.

Identification and Significance and Heritage Attributes of Properties

1. 144-176 John Street

The property at 144-176 John Street contains three (3) significant built heritage resources and is a cultural heritage landscape of considerable value. While it is not designated under Part IV of the OHA, it is listed on the Municipal Register of Properties of Cultural Heritage Value and Interest and is worthy of designation under the OHA.

The built heritage resources include:

- Randwood, a three (3) storey brick building with Second Empire, Italianate and Neo-classical characteristics.
- The Sheets (Devonian) House, a frame building dating from 1922 constructed in the Colonial Revival style.
- The Coach House, the earliest building on the site, with Gothic Revival details.
- The Victorian wooden gazebo and the modern brick pavilion.

a. Randwood

Peter John Stokes provided an architectural analysis of Randwood (originally called Woodlawn) in 1989.⁷ He characterized the building as “the much amended composite of a summer residence” and indicated that its present appearance developed in two stages, the first in the late 1870’s and 1880’s, occurred during the ownership of the Lansing family who added the mansard roof and tower and the second during the ownership of the Rand family who added the Neo-classical Revival elements such as the entrance with its fanlight and sidelights and the large front porch with its brick pillars. The result is a pastiche. The mansard roof that gives the house an initial Second Empire appearance and



Figure 26: Randwood from 200 John Street Driveway

the tower, originally open but now enclosed, give the building in Italianate Villa features. Later brick additions to the rear were added when the home was used for institutional purposes by the Niagara Foundation and the Devonian Foundation in the late 1970’s. **(Figure 26)**

⁷ Peter Stokes (*Randwood Report*), July 1989, p.3

In his analysis, Mr. Stokes acknowledged the “composite character” of the building and indicated that further changes to the structure would be acceptable if the earlier alterations by the Lansings and Rands were respected and if appropriate restoration and maintenance was carried out. He also indicated that some of the original features of the Dickson house might still remain in the basement; but that later improvements by the Niagara Foundation may have obscured an original below stairs kitchen with bake oven and cooking fireplace.

b. The Sheets (Devonian) House



Figure27: Sheets (Devonian) House Facade

The Sheets (Devonian) House (*Figure 25*) was constructed in 1922 as a summer residence for the newly married Evelyn Rand and her husband, received some updates during the tenure of the Fox family and the Devonian Foundation in the 1990’s, such as the modern kitchen and upstairs bathrooms. It is Colonial Revival in style.

This style developed first in the United States and was a hybrid of New England vernacular building styles that became popular in the northeast at about the time of the 1876 American Centennial Exhibition in Philadelphia.⁸

Colonial Revival buildings are distinguished from the historic antecedents by the use of modern materials, a difference in scale and proportions and a mixture of old and new elements. There is often a mix of historical architectural details.

The Sheets House is a charming three (3) bay home clad in clapboard with a generous front porch with balcony and classical Chippendale style railings and paired squared columns. The gable roof is punctuated by three (3) dormer windows providing light for the attic rooms. On the west side of the building is a loggia with arched openings set on simple Tuscan columns, which houses a unique exterior brick fireplace. A conservatory or solarium with an attractive original tiled floor is lit by a series of arched openings that mirror the loggia on the west side of the building creating a balanced facade. (*Figures 27 & 28*)



Figure28: Sheets (Devonian) House, Entrance Hallway

⁸ John Blumenson, (*Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present*), 1990, p.142

A designed landscape is one that is clearly defined and was created intentionally by man and may include parklands, landscapes which are constructed for esthetic reasons and which are sometimes associated with monumental buildings and assemblies.¹⁰

An evolved cultural landscape results from an initial social, economic or administrative imperative and has developed its present form by association with, and in response to, its natural environment. It reflects its process of evolution and may still be continuing to evolve.¹¹

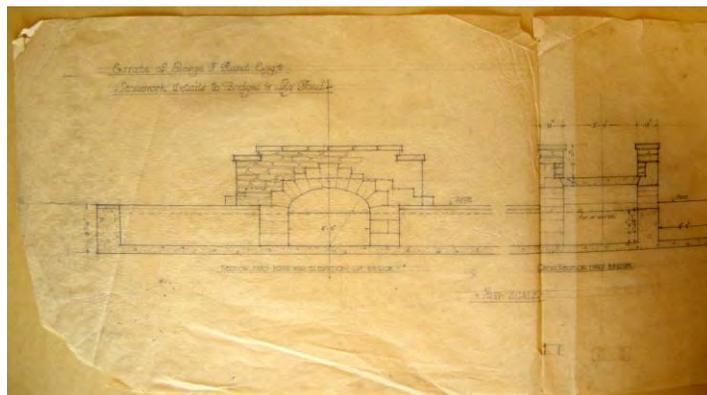


Figure 31: Bridge Design, School of Landscape Architecture Archives, University of Guelph

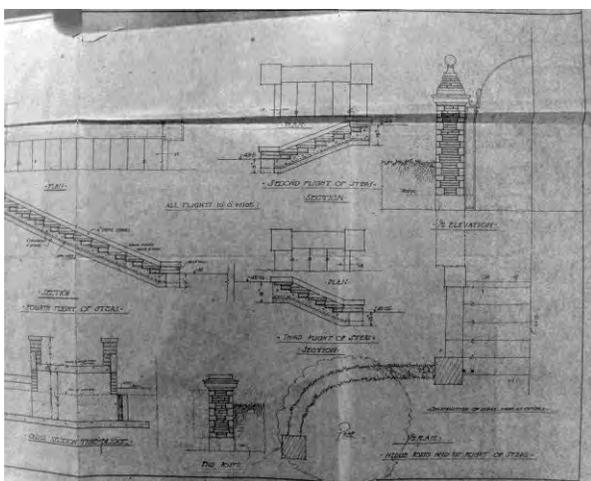


Figure 32: Wall Design, School of Landscape Architecture Archives, University of Guelph

The significant components of the Rand Estate cultural heritage landscape include the three (3) buildings noted above; the brick pavilion and wooden pergola; the brick, stone and concrete wall that surrounds and encloses the property on two sides; the evolving picturesque landscape with its mature trees and plantings, One Mile Creek; the boxwood hedge; and remnants of the designed landscape developed by the landscape architecture firm of Dunnington-Grubb, which forms the grand formal entrance and walkway that leads from the main gate terminating at a low

stone wall and Randwood house. The components of this formal landscape include the entrance gate, a formal stone path, sunken lily pond with sculpture, arched stone bridges that span a tributary of One Mile Creek and a low stone wall. Other remnants of this designed landscape are found on the property at 200 John Street. **(Figures 30, 31 & 32)**

The firm of Dunnington-Grubb was founded by Lorrie Alfreda Dunnington and Howard Grubb, both originally from England.¹² Lorrie Dunnington wanted to become a landscape architect; but there was little opportunity to learn the profession in England during the late 19th and early 20th centuries. Instead, she learned her craft through private lessons and technical courses at Swanley Horticultural College and eventually opened an office in London.

¹⁰ Ontario Heritage Trust, (*Cultural Landscapes, An Introduction*) Nov.2012

¹¹ Ontario Heritage Trust, (*Cultural Landscapes, An Introduction*) Nov.2012

¹² En.wikipedia.org (Lorrie Alfreda Dunnington_Grubb), Retrieved Aug.2017

Dunnington met Howard Grubb, who was also a landscape architect, in 1910. They were married in 1911 and moved to Toronto where they were immediately in demand to design formal gardens for both public and private clients. Some of their commissions included Colvin Park in Buffalo, New York, Oriole Park in Toronto and Gore Park in Hamilton. Works in the Niagara area include the Rainbow Bridge Gardens and Oakes Garden Theatre in Niagara Falls. It is likely that the Rands encountered the firm when the Dunnington-Grubbs were working in Buffalo or in Niagara Falls. They also designed the garden at King's Landing on Ricardo Street. The plans for the design of the King's Landing garden are housed in the Niagara Historical Museum in Niagara-on-the-Lake. Designs for Randwood are in the archives of the School of Landscape Architecture at the University of Guelph. In 1913, the Dunnington-Grubbs founded Sheridan Nurseries on 100 acres west of Oakville, which is still a successful nursery and garden centre.

As a team, the Dunnington-Grubbs each had their areas of particular interest. Lorrie, who was a follower of Gertrude Jekyll, often planned the garden design, choosing native and imported specimen plants and trees and planning their location. A plant list for the Rand Estate formal gardens is attached. (**APPENDIX IV**). Howard often worked on the structure of the garden, including walls, walkways, pergolas and ponds. Both liked to use sculpture and other work by professional artists in their garden designs. They favoured two (2) Canada women sculptors, Frances Loring and Florence Wyle who often provided garden sculptures for clients. Further investigation would be required to determine if the sculpture in the pond at the Rand Estate is by one of these sculptors.

Lorrie Dunnington-Grubb was one of the first women in the profession of landscape architecture and the first professional female landscape architect in Canada. She was involved in the Women's Art Association of Canada, the University Women's Club and the Canadian Society of Landscape Architects, of which she became the president in 1944.

Taken in its entirety, the cultural heritage landscape of the Rand Estate is rich and varied. Its size, the number of important buildings on the property, its setting and its association with important local citizens and the firm of Dunnington-Grubb make it a significant cultural heritage resource.

2. 200 John Street

The property at 200 John Street was initially part of the Rand Estate. It was severed in 1971. It is not a designated property under the OHA nor is it listed on the Register of Properties of Cultural Heritage Value and Interest. The property contains the following buildings, features and structures that may potentially have cultural heritage value.

- The guest house
- The garage
- The pool, tea house and pool pavilion
- The gazebo next to the railway trail
- The stone wall at the rear

Although the guest house is one of the older buildings on the site, it has been modernized with the addition of new windows and doors and, until recently, was used as a summer residence by Calvin Rand. It is one and half storeys in height with a gable roof, asphalt shingles and a stucco exterior. **(Figure 33)**



Figure 33: 200 John Street Guest House

The garage is a two (2) storey gable-roofed structure with large doors for vehicle access on the north elevation. The second floor was probably accommodation for the chauffeur. The second floor level is distinguished by a string or belt course on the exterior which is finished in stucco in keeping with other outbuildings that were once part of the Rand Estate property. The windows on the second floor are 6 over 6 and appear to be original, as are the doors on the lower level with their decorative diamond pane divisions. The deep eave overhang and other features of the building give it a Craftsman style appearance. The building is not in particularly good shape and does not appear to be currently in use. **(Figure 34)**



Figure34: 200 John Street Garage

The building is not in particularly good shape and does not appear to be currently in use. **(Figure 34)**



Figure35: Tea House

The most interesting structures on the site are the pool pavilion (**Figures 35 & 36**) and the tea house (**Figure 37**). Drawings from the Dunnington-Grubb archives at the University of Guelph illustrate plans for both of these structures and the area around the pool. While the existing structures are not as elaborate as the designs produced by the landscape architects, and the tea house may have been moved from its original site, they are part of designed



Figure36: Pool Pavilion

landscape that are a significant remnant of the cultural heritage landscape that once comprised the Rand Estate .

The small wood and stone gazebo near the railway trail was constructed as a private waiting area for the Rand family. It is adjacent to the gate in

the stone wall that once gave access to the electric railway line. It is seriously deteriorated and overgrown with weeds and other plants. It is not part of the designed Dunnington-Grubb landscape.

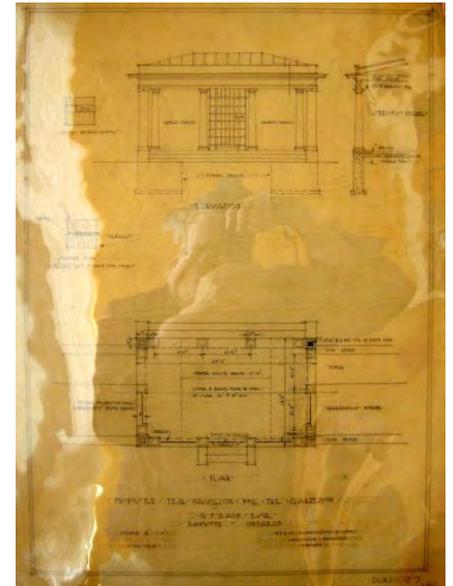


Figure37: Pool Pavilion Design, School of Landscape Architecture Archives, University of Guelph

3. 588 Charlotte Street



Figure38: 588 Charlotte, Former Stables

The property at 588 Charlotte Street was probably severed at the same time as 200 John Street. (**Figure 38**) It is not designated under Part IV of the OHA nor is it listed on the Municipal Register of Properties of Cultural Heritage Value and Interest. It contains the following buildings and features which may be cultural heritage resources.

- The former stables
- The stone wall at the rear of the

property

The stables on the property were converted to a one storey residence. The building is a rambling generally u-shaped structure of the same general design as other outbuildings such as the garage at 200 John Street. The building has a series gables and a small original cupola and is clad in stucco. Some of the doors have diamond paned lights similar to those on the garage at 200 John Street. The building is generally in good repair. There are no discernible designed landscape features on the site with the exception of the stone wall that runs behind the property bordering the railway trail. The wall in this area appears to be in poor condition with gaps and areas replaced by wooden fencing.

4. Adjacent Properties Designated Under Part IV of the OHA and/or Listed on the Register of Cultural Heritage Value and Interest

a. *The Randwood Milkhouse and Stables – 9 Weatherstone Court, By-law 1971-88*



The Milkhouse and Stables (**Figure 39**) are not adjacent to the Rand Estate as it exists today. They are close to the property known as 588 Charlotte Street. The property is designated for the eclectic shingle style of the building and typifies the type of model farm buildings designed to accompany an early 20th century estate. Unique features include the conical silo and the decorative stone walls, deep eaves and diamond paned windows.

Figure 39: 9 Weatherstone Court, Randwood Milkhouse & Stables

The property is also designated for its association with the prominent local citizens Peter Russell and William Dickson, although neither of them has anything to do with the construction of the building, and connections with the Lansing and Rand families of New York. They are integral to interpreting the estate and its functions as a whole. The designation applies to the entire exterior of the structure. **(APPENDIX I)**

b. *Brunswick Place – 210 John Street*

The property at 210 John Street is not designated under Part IV of the OHA. It is listed on the Register of Properties of Cultural Heritage Value and Interest and is worthy of designation as a significant estate lot with connections to a number of prominent citizens of Niagara-on-the-Lake.

In 1798 William Dickson bought 160 acres fronting on John Street from Peter Russell. The site of Brunswick Place was given to his second son, William. William sold the 10 acres of land to Robert Mellville, an officer at Fort George who became the first manager of the Niagara Harbour and Dock Company.

In 1830, Melville built this three-bay, two story brick house with center hall and called it Brunswick Place. Other pre-1900 owners included Robert George Dickson, William's grandson, who renamed the estate Pinehurst because it contained 200 pine trees planted by Melville, and Buffalo barrister Herbert Bissell. Twentieth-century owners Charles and Harriet Grenier (1902-22) and Edward H. and Ruth Abbott Letchworth (1928-65) refurbished and extended Melville's home. From the 1930's through the 1950's, the Rands and the Letchworths made their part of John Street a centre of the summer scene in Niagara

The red brick house sits behind an elaborate white picket fence and is centred on an extensive well- landscaped estate lot. It is separated from the Rand Estate by the laneway into the property at 200 John Street. The building has a hip roof, prominent corner chimneys and Neo-classical details such as the portico with Tuscan columns and the entrance doorway with its elliptical fanlight and sidelights. A conservatory on the west side of the building was constructed at a later date.

There are no other properties adjacent or close to the subject properties that are either designated or listed on the Municipal Register.

5. Other Features and Structures Related to the Rand Estate

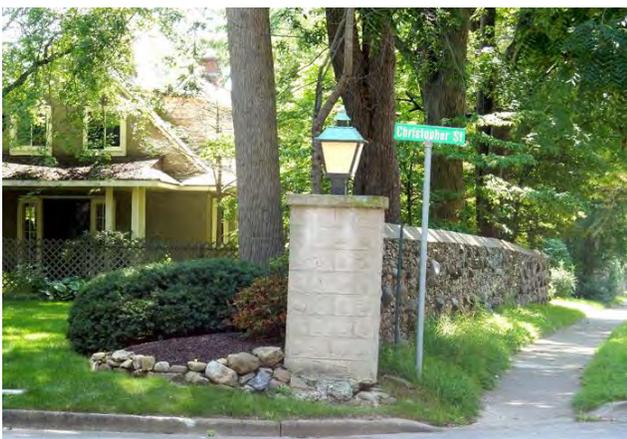


Figure40: Christopher Street Entrance

Other features that are no longer part of the Rand Estate but are significant cultural heritage resources related to the property before it was partitioned are the continuation of the stone wall and the gate house and formal stone entrance gate, all of which are located on Charlotte Street. These features are not designated and



Figure41: Cobblestone Wall, Charlotte Street

are not listed on the Register of Properties of Cultural Heritage Value and Interest. However, they help to define and delineate the full extent and impact of the Rand Estate as it existed in the first half of the 20th century. They are an important component of the cultural heritage landscape of the Rand Estate in its heyday and, taken as a whole, are important remnants of the period when wealthy summer visitors to the Town built commodious homes on large estate lots or converted old ones and stayed for the whole season. **(Figures 40, 41& 42)**



Figure 42: Randwood Entrance from Charlotte Street

6. The Commons (Fort George Military Reserve)

The Commons is located directly across John Street from the Rand Estate and the laneway accessing the 200 John Street property.



Figure 43: Commons from John Street

The approximately 115 hectares (285 acres) that constitute what remains of the original 444 acres is designated as a national historic site and is protected and managed by Parks Canada. It comprises a number of national historic sites within it including Fort George, Navy Hall and Butler's Barracks, the Officers' Quarters and the archaeological remains of the Indian Council House.¹³

This land is viewed by many residents as a public park and maintenance of the site as open space is passionately supported

by many of the residents of the Town. While it has been considerably reduced in size over the years it is still an important green space and has been the site of many events and assemblies such as the Scout Jamboree, military encampments, parades and more recently, concerts. Views into and out of the commons are part of its significance as a heritage resource and a cultural heritage landscape. Possible impacts on this resource require evaluation. **(Figure 43)**

¹³ Richard D. Merritt, (*On Common Ground, The Ongoing Story of the Commons in Niagara-on-the-Lake*), Introduction

Evaluation of Heritage Impacts

Policy 2.6.3 of the PPS states that planning authorities shall not permit development and site alterations on adjacent lands to protected heritage property unless the proposed development and any site alteration is evaluated and that evaluation demonstrates that the heritage attributes of the protected property will be conserved.

The Planning Act, the Growth Plan, 2017 and the Region of Niagara Official Plan also contain policies that encourage the conservation of significant and protected heritage properties. The Region's Official Plan includes additional policies for requiring heritage impact assessments to evaluate the impact of new development on cultural heritage resources.

The Standards and Guidelines for the Conservation of Historic Places in Canada states that *any action or process that results in a physical change to the character-defining elements of an historic place must respect and protect its heritage value.*

There are two separate development proposals associated with three subject properties all of which contain, or are adjacent to, cultural heritage resources of varying significance which could be impacted. These are:

1. A hotel and restaurant proposal associated with the Rand Estate at 144-176 John Street.
2. An application for a plan of subdivision to be constructed on the properties at 200 John Street and 588 Charlotte Street.

1. Impacts of Hotel and Restaurant Proposal

a. Rand Estate

The impact of the proposed hotel and restaurant development on the existing buildings on the Rand Estate property is not as great as the plan that was approved in 2011 which proposed large additions to both Randwood and the Coach House that had a direct effect on their appearance and cultural heritage value. The Coach House, particularly, would have been dwarfed by its later additions and would lose much of its context as a small outbuilding. The earlier plan also included two (2) new buildings in the centre of the property as well as the hotel and Coach House additions.

The new hotel building will be located on the open, flat ground at the rear of the property adjacent to the Coach House to the rear of both the Sheets (Devonian) House and Randwood.

Because this is open ground with few mature tree or shrubs, it is the best location for the new building and will have minimal impact on the mature vegetation on the site. The front façade of the hotel building will be a full 17.3m (55.77ft) from the southwest corner of Randwood and almost 50m (164ft.) from the Sheets (Devonian) House. The greatest potential impact will be on the Coach House, which is a small two storey structure. The distance between the Coach House and the hotel is 16.4m (54ft) which will help to mitigate impacts. Impacts on this building are also mitigated because it is adjacent to the one storey function hall of the hotel rather than the main six (6) storey structure.

The new hotel is a six (6) storey building and is 22m (72ft) in height (**Figure 38**). This height has potential to create impacts. However, the hotel will be constructed at the rear of the property a full 111m (364ft) from John Street and the wall that surrounds the property. It has been designed to complement rather than copy the existing building styles on the site and is articulated to reduce its massing. The simple shape will help to ensure that its potential impact on the site will be minimized and that it will reflect the continuing evolution of the property which contains buildings that are eclectic in design and reflect a number of building styles from different periods including Gothic Revival, Italianate, Second Empire and Colonial Revival. The property has also been impacted and altered over the years by renovations and additions to Randwood in the 19th and early 20th centuries and the Coach House in the 1990's; construction of the Sheets (Devonian) House in 1922; and severance of large portions of the estate in the 1960's and 1970's.

The cultural heritage landscape is the most significant cultural heritage resource on the property. The buildings on the site are a component of this resource and will be maintained and repaired or restored as required. Any new additional parking for the hotel will be underground with the exception of a small drop off area. All remnants of the Dunnington-Grubb landscape plan, including the stone walkway, lily pond, walls, perimeter gates, and stone bridges will be conserved as will the entrances and the wall surrounding the estate on John and Charlotte Street. The view into the site from the main gate along the walkway will be enhanced when repairs are made and maintenance work on the grounds and plantings is carried out.

Many components of the picturesque natural landscape, including healthy mature trees and shrubs, the boxwood hedge on the western boundary and existing paths and walkways will also be conserved and will not be impacted by the hotel development. Currently, these landscape features are in a neglected state and are in need of conservation, repair and rehabilitation. This will be carried out as part of the development program and will enhance and preserve the existing cultural heritage resources on the site.

b. The Commons (Fort George Military Reserve)



Figure44: Randwood from Commons

The Commons or Fort George Military Reserve is located across the road from the Rand Estate and extends from the corner of King Street along John to the Niagara River Parkway. As a national historic site it is a level one resource and the views and vistas into and out of the Commons are character-defining features that have potential to be impacted by the proposed hotel development particularly as it relates to the height of the building. **(Figure 44)**

As indicated above, the new hotel building will be located 111m (364 ft.) from John Street and the Rand Estate wall running along John Street will be retained. A visual survey of the property from the Commons along John Street confirms that the mature trees, including many coniferous species, which rise to a considerable height, coupled with retention of the wall, will successfully screen the hotel and that views of the new building will be fleeting at best, even in the winter when the deciduous trees are bare.

There will be no impacts on the views from the Rand Estate into the Commons and minimal impacts on views from the Commons into the estate. No built or archaeological cultural heritage resources will be impacted.

c. 210 John Street (Brunswick Place)



Figure45: Brunswick Place from 200 John Street Driveway

The property at 210 John Street is not designated. However, it is listed on the Register of Properties of Cultural Heritage Value and Interest and is recognized as an important property worthy of designation under the OHA. The PPS states that impacts on significant properties must be evaluated. **(Figure 45)**

Brunswick Place is a large property. The house on the lot is situated at some distance from John Street and from the boundary of the Rand Estate. It is separated from the Rand Estate by an 18m (60ft.) right-of-way access to the property at 200 John Street. This right-of-way is bordered on the east side, adjacent to 210 John Street by dense plantings of mature trees and shrubs which successfully screen the property from the Rand Estate. When the proposed subdivision is constructed, this natural buffer will be conserved and will screen Brunswick Place from the hotel development. The proposed hotel is also 80m (262ft) from the Brunswick Place property line. Impacts on 210 John Street will be minimal and will be limited to glimpses of the hotel through the trees. There will be no impacts on the built heritage resources or cultural heritage landscape of the Brunswick Place.

2. Impacts of Plan of Subdivision

a. 588 Charlotte Street

This property is not designated and is not listed on the Register of Properties of Cultural Heritage Value and Interest. It was once part of the larger Rand Estate which also included Weatherstone Court, Christopher Court and 120 John Street. If there were remnants of the designed Dunnington-Grubb landscape on the lot, they have since disappeared.

A review of the 1934 aerial photograph of the property and surroundings does not show any formal plantings or garden structures (**Figures 46 & 47**). The wall at the rear of the property is still in existence, though it is in a deteriorated state. Some sections are shored up, some have disappeared and some have been replaced with wooden fencing. The stone fence, which is an important artifact of the cultural heritage landscape, will be retained along the rear of the property and repaired as necessary. It will not be impacted by the proposed subdivision and will be conserved, maintaining the historic appearance and views along the trail. It will continue to define the boundary and full extent of the Rand Estate before it was partitioned. Visual impact of the proposed subdivision will also be minimized.

Figure46: Aerial Photograph, 1934





Figure47: 588 Charlotte Street landscape

There is a building on the site, one of the former stables, which will be removed when the subdivision is approved. Stylistically the stable resembles other outbuildings on the former Rand property such as the milkhouse and stables on Weatherstone Court. It was adapted for domestic use by the Sheets family and, based on a comparison of the 1934 and the 2015 aerial photograph, the stables appear to have been the subject of a number of later additions. (Figure 40)

While the building will be demolished, other examples of the remnant estate outbuildings, including the gatehouse on Charlotte Street and the Milkhouse on Weatherstone Court are good examples of the estates outbuildings. These are visible to the public from the street. The stables have lost much of their context as outbuildings within the larger Rand Estate. Impacts can be mitigated by careful measurement and documentation of the structure before demolition. The stone wall which borders the rear of this property will be retained to define the extent of the original estate.

b. 200 John Street

The property at 200 John Street is not designated and is not listed on the Register of Properties of Cultural Heritage Value and Interest. It is accessed from John Street via a long winding driveway that is heavily treed and landscaped. The driveway entrance is situated between two (2) brick pillars in the existing Rand Estate wall. The pillars are similar to the other brick pillars along the wall; but appear to be of newer construction and were probably built when the driveway access was created in the 1970's. The proposed subdivision will not impact this driveway or the appearance of the wall and entrances on John Street. The driveway and pillars will be maintained as access to the subdivision which will not be visible from John Street. It may be necessary to widen this entrance when the subdivision is approved. If this is necessary, the pillars will be dismantled and reconstructed.



Figure48: Family Gate, detail

The wall at the rear of the property contains the wrought iron gate that provided the Rand family with access to the electric railway line. This gate and the pillars, which are seriously deteriorated, will be retained and repaired as will the wall, screening the subdivision from the



Figure 49: Gazebo

trail and defining the full extent of the Rand Estate before it was severed in the mid 20th century. **(Figure 48)**

There is a small gazebo just inside the family gate which is reputed to have provided shelter for the Rand children when waiting for the train to take them to school. **(Figure 49)** This gazebo, with its stone base and wooden supports, is in extremely poor condition. Any attempt at repair would result in replacement of most of the wooden components. The best solution, under these circumstances, is documentation and removal.

There are four structures on the 200 John Street property.

- The guest house
- The garage
- The tea house
- The pool house

The guest house has been modernized and no longer retains any of the details that are noticeable on the garage, the stables and the milkhouse at Weatherstone Court. As such, it has lost much of its context and can be demolished if documented and photographed.



Figure 50: Pool Pavilion

The garage is in poor condition and is no longer in use. It has lost both its purpose and its context within the original Rand Estate. It can be measured, documented and demolished.

The 1934 aerial photograph reveals that a number of elements of the formal garden design, which is an integral part of the cultural heritage landscape, extended south into the 200 John Street property. These have been lost and, more recently, the Lord and Burnham greenhouse was removed and taken to the School of Restoration Arts at Willowbank. Any remnants of this designed landscape that are no longer visible may be discovered and documented when archaeology is completed on the property.

Two remnants of the Dunnington-Grubb design remain, however. These are the pool and pool pavilion and the tea house **(Figure 50)**. They are significant artifacts of this landscape that should be retained. Ideally, they would be left in situ as the Standards and Guidelines recommend. However, the design of the subdivision does not provide for this and, in any case, they are in need of conservation and repair. The subdivision design includes a parkette between Street 'B' and Street 'H'. The portico from the tea house and the pool pavilion should

be moved to the parkette and interpreted by the Town of Niagara-on-the-Lake as part of the original Dunnington-Grubb landscape plan.

c. 9 Weatherstone Court - Milkhouse and Stables

The Milkhouse and Stables are designated under Part IV of the OHA. The PPS states that such protected properties will be conserved and that the impact of development adjacent to these properties will be assessed and mitigated.

The property is part of the Weatherstone Court residential development which is located inside the stone wall that continues along Charlotte Street and delineates the full extent of the Rand Estate before it was subdivided. As such, it is not immediately adjacent to the proposed subdivision and is buffered from it by other residential properties located on the court. The subdivision will have no impact on the Milkhouse and Stables and will not result in any changes to its current setting and surroundings.

Mitigation and Conservation Methods

1. 144-176 John Street (Rand Estate)

Following are the mitigation and conservation recommendations for the proposed hotel and restaurant development application on the Rand Estate.

1. Based on the archaeological report produced by Archaeologix Inc. in 2008, additional archaeology will be completed and appropriate mitigation carried out in the locations indicated in that report to the satisfaction of the Ministry of Tourism, Culture and Sport.
2. The wall surrounding the property along John and Charlotte Streets will be maintained and restored using appropriate conservation methods. All ivy and other undergrowth will be removed. The original brick pillars will be repointed and missing or damaged bricks will be replaced using similar brick. All loose stones will be re-cemented and all missing stones will be replaced.
3. A tree preservation plan will be prepared and all healthy trees including native and specimen or ornamental trees will be retained to screen the new hotel building and to ensure that the picturesque and designed landscapes are conserved.
4. The Dunnington-Grubb designed landscape features will be retained, restored and repaired where necessary. Any existing plantings identified on the Sheridan Nurseries plant list for this property will be retained and, where possible, re-introduced into the landscape. **(APPENDIX IV)**
5. An overall landscape plan will be prepared by a qualified landscape architect.
6. The boxwood hedge will be retained and, if necessary, will be carefully moved a short distance to ensure its survival when the underground parking is constructed.
7. The exterior of Randwood will be restored, if necessary, and any repairs to the structure will be completed by qualified restoration specialists. A small portion of the western addition at the rear of the building will be removed and the courtyard landscaping will be restored and improved.
8. The wooden pergola and brick pavilion will be retained and repaired, if necessary and will remain in their current locations.
9. The Sheets (Devonian) House will be retained and the exterior will be restored and repaired, if necessary.
10. The interior ground floor rooms of the Sheets (Devonian) House and all details such as fireplaces, trim, staircase, the conservatory tiled floor and the dining room wallpaper should be retained and repaired as necessary and adapted to hotel uses.
11. The Coach House will be retained and original ground floor windows and doors will be retained and repaired. A new appropriate use for this building should be found in order to ensure its continued existence.
12. The Municipal Heritage Committee will be consulted regarding all restoration and repair of significant built heritage resources on the property.

13. The new hotel building will be designed to contrast with the existing buildings on the site. It should be clear that it is a contemporary addition to the property and that it is indicative of the constantly evolving nature of the cultural heritage landscape of the Rand Estate.
14. A Statement of Significance should be prepared for the Rand Estate and should inform the designation by-law for the site. A draft Statement of Significance for 144-176 John Street is attached. **(APPENDIX V)**
15. The Rand Estate will be designated under Part IV of the OHA at site plan stage in accordance with the policy number two (2) in Official Plan Amendment Number 51.

2. 200 John Street and 588 Charlotte Street

Following are the mitigation and conservation recommendations for the proposed subdivision development application on 120 John Street and 588 Charlotte Street.

1. If these properties are in the zone of archaeological potential, an archaeological survey will be prepared and any mitigation measures will be completed to the satisfaction of the Ministry of Tourism, Culture and Sport
2. The stone wall along the railway trail will be retained and repaired and restored where possible. The family gate and brick pillars will also be retained and restored.
3. If the entrance from John Street to the property at 200 John Street is widened to allow for vehicular traffic, the two entrance pillars will be carefully dismantled and reassembled in their new location. Any damage to the wall during this procedure will also be repaired.
4. All buildings that will be demolished during construction of the subdivision will be documented, photographed and measured.
5. The pool house and tea house portico will be conserved and moved to the parkette in the subdivision and incorporated, by the Town, into the park design. They will be reassembled, restored by qualified restoration specialists and appropriately interpreted as a remnant of the larger designed cultural heritage landscape of the Rand Estate.
6. The remaining features of the Rand Estate such as the wall along the railway trail and the tea house portico and pool house should be listed on the Register of Properties of Cultural Heritage Value and Interest to afford them some protection from future demolition.
7. The MHC should consider recommending to Council that the wall, stone entrance and gate house on Charlotte Street, which are not the subject of this application should also be listed on the Register of Properties of Cultural Heritage Value and Interest to afford them some protection from future demolition.

Implementation and Monitoring

The proposed development will be assessed, reviewed and monitored by local and Regional agencies and by the MHC and the Urban Design Committee (UDC). This will ensure that the significant heritage resources, the streetscape, the wall and any archaeological resources are protected. The Municipal Heritage Committee should be actively involved in approving qualified restoration specialists employed to work on the sensitive built heritage resources on all three properties. Input and assessment by the MHC and the UDC will also ensure that the design of the proposed hotel is compatible with the surrounding heritage resources; but that it is clearly a later addition to the site and reflects the ongoing evolution of the property. A professional arborist and landscape architect should also review and monitor all landscaping work to be carried out on the property to ensure that both the designed and picturesque landscape are protected and conserved and the proposed landscape plan is completed in accordance with the approved design.

Conclusion and Conservation Recommendations

The question is not whether there is an impact on the properties at 144-176 John Street, 200 John Street and 588 Charlotte Street, which once constituted a major portion of the Rand Estate, as a result of the hotel and subdivision development applications, since any and all changes will have an impact. The question is whether there are any undue adverse impacts resulting from the proposals.

The Rand Estate is a significant cultural heritage landscape that includes both important built heritage resources, a naturalized picturesque landscape and a formal landscape designed by the firm of Dunnington-Grubb, pioneers in the profession of landscape architecture in Canada.

The estate dates back to the founding of the Town and was owned by such significant early citizens as Peter Russell, Governor Simcoe's successor; William Dickson, a prominent lawyer and merchant and member of the Legislative Council; General Lansing, a prominent New York businessman and Civil War general, George Rand I and George Rand II, also prominent New York businessmen who made a lasting impact on the estate; and Calvin Rand, who, with Brian Doherty, founded the Shaw Festival.

The estate is indicative of the large lots and homes built by wealthy summer visitors in the late 19th and early 20th centuries. At one time it was a much more self-sufficient and cohesive entity with a milkhouse, and stables. However, over the years the estate was subdivided and the buildings on the site were adapted for other uses. Randwood became a year-round home for a time and was used for institutional purposes with dormitories and an industrial kitchen. The Coach House was used for storage and a residence for guests. The property at 200 John Street was severed and the guest house was modernized and became a home for Calvin Rand. The lot at 588 Charlotte was also severed and the stables became a home for descendants of Evelyn Sheets. Significant landscape features were removed and the Lord and Burnham greenhouse was dismantled and donated to Willowbank. Though it may be restored and rebuilt, it has lost its context as it relates to the Rand Estate.

The gatehouse and stone entryway became an enclave of private homes. The milkhouse became a private home and is now part of the small subdivision known as Weatherstone Court. Christopher Court was also developed as a small subdivision. The hotel/restaurant and the proposed subdivision mark the continued evolution of the site. Only the wall remains as an important artifact that continues to delineate and define the full extent of the Rand Estate.

Over the years there have been adverse impacts on the property at 144-176 John Street as a result of neglect. The remaining core of the Rand Estate has deteriorated over the past few years. Trees have fallen and been left to decay; the gardens are overgrown; the wall which defines the estate is covered in ivy, the concrete is cracking and the bricks and cobbles require repointing, replacement and repair; and buildings such as Randwood and the Sheets (Devonian House) are in need of repair. A good adaptive reuse, that results in minimal impact will ensure the survival and conservation of the cultural landscape and built heritage resources.

Based on an analysis of the significant heritage attributes of the property at 144-176 and the impacts of the proposed development have been assessed. Significant built heritage resources adjacent or close to the proposed development and on the Rand Estate will not be unduly or adversely impacted. Views from the Commons, a cultural landscape of national significance, into the development will be mitigated by the location of the hotel to the rear of the property and will be screened by both the existing wall and the mature trees. The proposed hotel is sensitive to the significant heritage resources on the property and has been located in an area where it will have the least impact on those resources and on the cultural heritage landscape. All heritage resources comprising this landscape, including the Dunnington-Grubb design and landscape features, the built heritage resources and the picturesque natural landscape, which have been neglected in recent years, will be repaired, restored if necessary, and conserved.

The existing buildings and structures on 200 John Street and 588 Charlotte Street have been assessed. While they were once part of the estate, they have lost much of their contextual value. Until now they have not been assessed and have not been identified by the Town as having significant heritage value. As with 144-176 John Street, there are indications of deterioration as they relate to the garage, the pool house, the tea house and the wall. Those features that have been determined in this heritage impact assessment to be of significant heritage value, such as the tea house and pool pavilion, which are remnants of the Dunnington-Grubb landscape design, and the stone wall which defines the full extent of the original Rand Estate, have been recommended for conservation, repair and, where necessary, relocation as close to their original site as possible.

Appendices

- Appendix I Designation By-law 1971-88 – 9 Weatherstone Court
- Appendix II Official Plan Amendment 51 – Randwood Estate
- Appendix III Zoning By-law Amendment 4316T-11 – Randwood Estate
- Appendix IV Dunnington-Grubb Plant List
- Appendix V Draft Statement of Significance – The Rand Estate

CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 1971-88

9 Weatherstone Court

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE RANDWOOD MILKHOUSE AND STABLES, ~~580 CHARLOTTE STREET~~, BEING PART 2 ON PLAN 30R-5540, NIAGARA-ON-THE-LAKE AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE AND INTEREST

APPENDIX I

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, Chapter 337 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest; and

WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake has caused to be served on the owners of the lands and premises known as The Randwood Milkhouse and Stables, 580 Charlotte Street, being Part 2 on Plan 30R-5540, Niagara-on-the-Lake, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS the reasons for designation are set out in Schedule "B" hereto; and

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality;

THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. THERE is designated as being of architectural and historic value and interest the real property known as The Randwood Milkhouse and Stables, 580 Charlotte Street, being Part 2 on Plan 30R-5540, Niagara-on-the-Lake, more particularly described in Schedule "A" hereto.

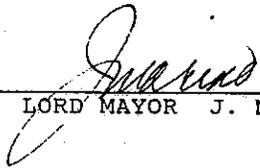
2. THE municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

3. THE Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST TIME THIS 26th DAY OF September, 1988

READ A SECOND TIME THIS 26th DAY OF September, 1988

READ A THIRD TIME AND PASSED THIS 26th DAY OF September, 1988


LORD MAYOR J. MARINO


TOWN CLERK R. G. HOWSE

SCHEDULE "A"

TO BY-LAW NO. 1971-88

THE RANDWOOD MILKHOUSE AND STABLES

*9 Weatherstone
Court* ~~580~~ CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

ALL AND SINGULAR those lands and premises, situate, lying and being in the Town of Niagara-on-the-Lake, formerly in the County of Lincoln, now the Regional Municipality of Niagara, Province of Ontario, and being part of Parcel Block A-1 in the Register for Section M-100,

BEING Part 2 on a Reference Plan deposited in the Registry Office for the Registry Division of Niagara North as Plan 30R-5540.

SCHEDULE "B"

TO BY-LAW NO. 1971-88

STATEMENT OF THE REASONS FOR THE PROPOSED DESIGNATION

The Randwood Milkhouse and Stables, c.1919
580 Charlotte Street
Part of Block A, Plan M-100, being Part 2 on Plan 30R-5540
Town of Niagara-on-the-Lake, Ontario

The Randwood milkhouse and stables, built in 1919 for George F. Rand I, are recommended for designation for architectural and historical reasons. Eclectic in style, they are constructed in the shingle style of the time and typify model farm buildings designed to accompany an estate in the early twentieth century. The two buildings constitute a significant architectural entity and notable aspects of the co-ordinated design include the low, rambling form creating a sequestered courtyard and a silo dressed as a "chateausque" tower with a conical crown accenting one corner. The rough-cast stucco walls, combined with decorative stone treatment and flared eaves on the long, sloping roofs bridge the taste of the Romanesque and Colonial revivals as do some of the major gable windows, the gable forms and small diamond paned windows, the latter both Queen Anne Revival and Tudor precedents.

The property on which the stables and milkhouse stand is historically significant because of its association with several notable owners who were prominent in the early development of Upper Canada and the Niagara area particularly the Honourable Peter Russell, Simcoe's successor as Administrator of Upper Canada; the Honourable William Dickson; and General Henry Lansing. The stables and milkhouse are significant because of their connection with the Rand family. Mrs. Evelyn Sheets, daughter of George F. Rand I, was a keen equestrian vitally interested in the stables. A son, George F. Rand II, raised prize cattle and the milkhouse was his interest. The Rand family, noted in the United States for its business acumen and political connections, especially with President F. D. Roosevelt, was one of the most influential of those American families who spent summers in Niagara-on-the-Lake early in this century and who repaired and renovated some of the Town's fine homes.

This designation is to include the entire exterior facade of both the stables and milkhouse.

The Council of the Corporation of the Town of Niagara-on-the-Lake, in accordance with the provisions of Section 17 of the Planning Act, hereby enacts as follows:

1. Amendment Number 51 to the Town of Niagara-on-the-Lake Official Plan consisting of the attached explanatory text and schedule is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed this 12th day of December 2011.

LORD MAYOR
DAVE EKE

TOWN CLERK
HOLLY DOWD

Certified that the above is a true copy of By-law No. 4511-11 as enacted and passed by the Council of the Corporation of the Town of Niagara-on-the-Lake.

APPENDIX II

PART A – THE PREAMBLE -

This part does not constitute part of this amendment.

PART B – THE AMENDMENT -

This part consists of the following text and schedule, which constitutes Official Plan Amendment No. 51 to the Town of Niagara-on-the-Lake Official Plan approved on December 12, 2011.

PART C – THE APPENDICES -

Does not constitute part of this amendment. The appendices include a copy of the public meetings held in accordance with this amendment.

PART A – THE PREAMBLE

The preamble does not constitute part of this amendment.

Purpose

The purpose of this amendment is to redesignate lands at 144 & 176 John Street to a site specific General Commercial and site specific Open Space designation.

The northern boundary of the property fronts onto John Street, with Charlotte Street abutting the western edge of the property. The south west boundary of the property abuts a residential subdivision. To the east is a house that was related to Randwood but was subdivided and separated from the Randwood Estate by a thick coniferous hedge and a right-of-way. The property is bisected by One Mile Creek which runs generally north south through the property on the west side. The creek splits at the rear of the properties on Christopher Court and a tributary of the creek runs east/west through the estate.

Although the Randwood Property lies outside the national heritage district of the Old Town, Randwood has been listed on the Town's heritage register. The property will undergo designation under Part IV of the Ontario Heritage Act at the site plan application stage, once the details of the development have been determined.

The existing designations of Established Residential and Conservation reflect the single detached dwelling on the property and the natural feature of One Mile Creek and the tributary of One Mile Creek that transect the property.

The proposed designations will establish the policy direction to permit an inn, a spa, a conference centre, and an arts and learning centre. One of the significant features of the property is the size of the lot and the heritage features of the buildings as well as the designed landscape features.

Basis

The basis of this amendment is as follows.

1. The subject property is an expansive 13 acre estate located near the south eastern boundary of Old Town within Niagara-on-the-Lake and contains a number of buildings including the main house (known as Randwood), the Devonian House and the Coach House.
2. The proposal will ensure that the significant heritage and cultural landscaped features are maintained or minimally impacted while keeping the large estate lot as one property versus other possible proposals which could allow for this significant property to be subdivided into small pieces and would result in the loss of one of the few remaining estates in Niagara-on-the-Lake.
3. In recognition of the heritage value of the property, the applicant included a Heritage Impact Assessment. The consultants completed an inventory and analysis of the property and conducted historical research in order to determine the important heritage attributes and elements of the site and their significance with regard to events and movements that influenced local and national history. The report concluded that the majority of the proposed development is sensitive to the context and layout of the property and avoids demolition of any significant heritage assets on the site including the designed landscape features. The Heritage Impact Assessment supports the efforts of the proposed redevelopment to protect the heritage resources and landscape on the site while providing a viable new use for the heritage asset that will preserve and conserve it into the future.

Page 2 – Part A – The Preamble

4. The Heritage Impact Assessment provides mitigative measures to protect views, the cultural landscape, and the existing buildings on the site. The policies of this amendment will require that these measures be implemented.
5. A needs assessment and marketing study was submitted as part of the application and the anticipated economic benefit of the proposed development is expected to be significant for the Town of Niagara-on-the-Lake and the Niagara Region as a whole.
6. The needs assessment and marketing study concluded that the 100-room Inn and arts and learning centre will not negatively impact the overall market in the long term but that the conference facilities will be important in making the project economically viable as ultimately, over 40% of the demand will be for the conference or special events facilities.
7. A peer review of the Randwood Estate proposal was conducted by Brook McIlroy Inc. to provide some further urban design recommendations given the significance of the property and the scale of the proposal. The recommendations include reducing the massing of the buildings especially any long walls as this is not proportional with the existing buildings, increasing the side and rear yard setbacks, heights should not exceed 3-storeys above grade, and terraces on the upper-storeys of buildings should face the interior of the property and should not be overlooking neighbouring properties.
8. This amendment will be implemented by a site specific zoning by-law amendment and a site plan agreement.

PART B – THE AMENDMENT

All of this part of the document entitled 'Part B – The Amendment' consisting of the following text and Schedule 1 constitutes Amendment Number 51 to the Official Plan of the Town of Niagara-on-the-Lake.

Details of the Amendment

- i. That Schedule "B" Land Use Plan – Niagara/Old Town is amended by Schedule "1" attached hereto and forming part of this amendment.
- ii. That Part 3 "Land Use Policies," Section 10: Commercial is amended by adding new policies titled "General Commercial (Randwood Estate)" after "Regional Commercial (Niagara-on-the-Green)" as follows:

General Commercial (Randwood Estate)

1. In the General Commercial (Randwood Estate) designation the following land uses shall be permitted:

Main Uses	Hotel Spa Arts and Learning Centre Conference Centre Restaurant
------------------	---

Secondary Uses Accessory buildings and structures.

2. At site plan approval stage, the property shall be designated under Part IV of the Ontario Heritage Act.
3. The final design and plans of any additions or new buildings shall be subject to approval by the Municipal Heritage Committee.
4. Sufficient landscaping, buffers, and setbacks shall be provided to minimize the impact on abutting residential uses.
5. No terraces or balconies above the second storey shall be oriented toward abutting properties. Any terraces or balconies shall be oriented toward the interior of the property.
6. All access to parking areas shall be oriented or designed in such a way that there shall be no impact of vehicular lights on abutting residential properties.
7. There shall be no negative impact on abutting properties as a result of lighting in parking lots, driveways, walkways, or other outdoor recreation and amenity spaces.
8. There shall be adequate building separation from adjacent residential uses.
9. A tree preservation plan prepared by a qualified professional and shall be submitted with a site plan application.
10. The boxwood hedge within the buffer area adjacent to the western property line shall remain and be properly protected and preserved to insure its continued growth. At site plan stage measures to mitigate construction impacts to protect the boxwood hedge will be required.

- iii. That Part 3 Land Use Policies, Section 15: Open Space and Community Facilities is amended by adding new policies titled “Open Space (Randwood Estate)” after “Open Space and Community Facilities” as follows:

Open Space (Randwood Estate)

1. In the Open Space (Randwood Estate) designation the following land uses shall be permitted:

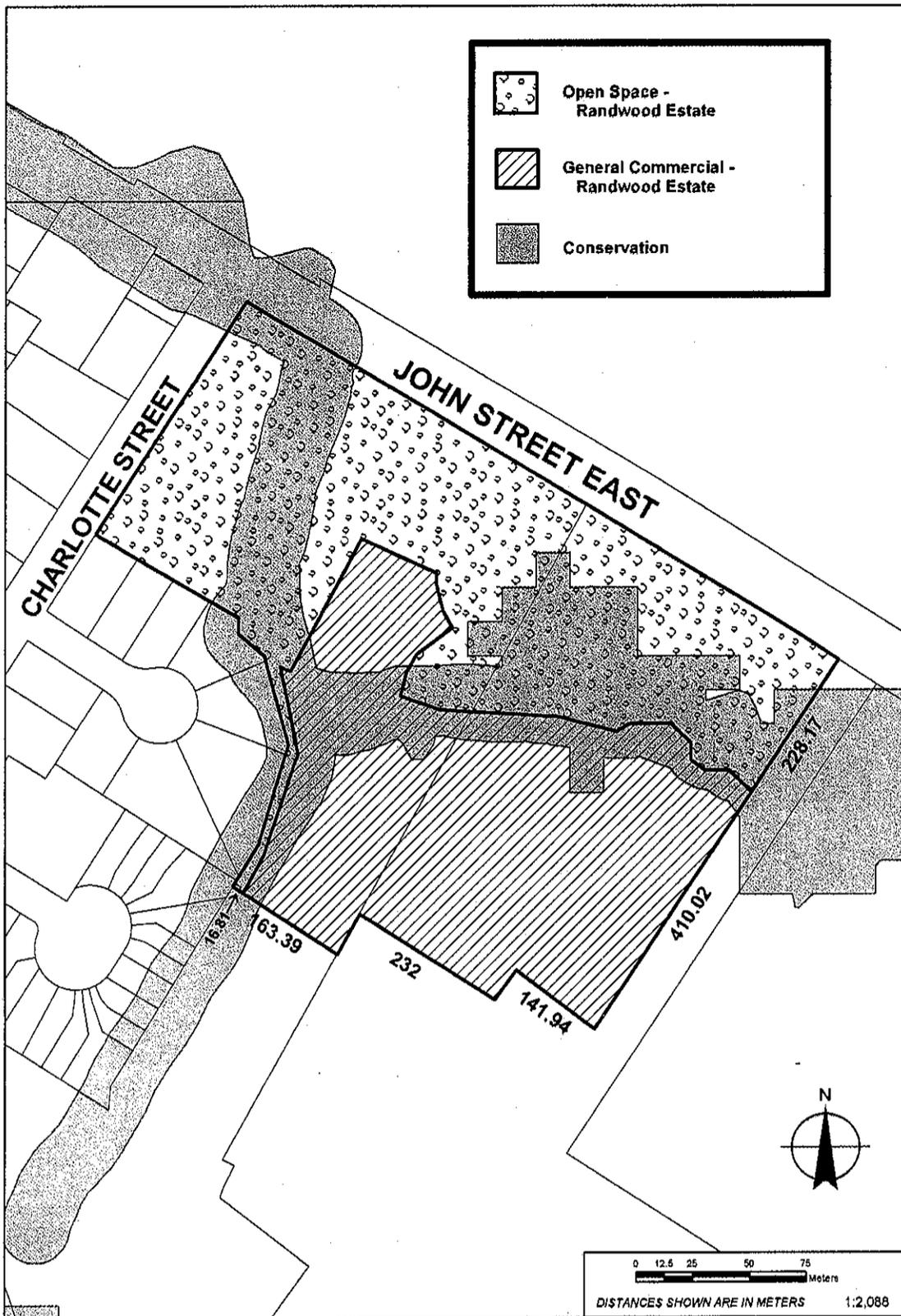
Main Uses Pedestrian and carriage pathways
Existing buildings and structures
Stormwater management facilities
Parking lots
Walls along John and Charlotte Streets
Accessory buildings and structures to main uses
in the General Commercial (Randwood Estate)
designation.

2. All parking areas shall be oriented or designed in such a way that there shall be no impact of vehicular lights on abutting residential properties.
3. There shall be no negative impact on abutting properties as a result of lighting in parking lots, driveways, walkways, or other outdoor recreation and amenity spaces or accessory buildings or structures..
4. A tree preservation plan prepared by a qualified professional and shall be submitted with a site plan application.

PART C – THE APPENDICES

The following appendices do not constitute part of Amendment Number 51 but are included as information supporting the amendment.

- | | |
|--------------|--|
| Appendix I | Location Map |
| Appendix II | Notice of Public Meeting – September 26, 2011 & November 28, 2011 |
| Appendix III | Minutes of Public Meeting – September 26, 2011 & November 26, 2011 |
| Appendix IV | Planning Justification Report, Randwood Estate Development, CDS-11-099 and CDS-11-099A |



SCHEDULE ATTACHED TO OFFICIAL PLAN AMENDMENT #51

**LORD MAYOR
DAVE EKE**

**TOWN CLERK
HOLLY DOWD**

THE CORPORATION

APPENDIX III

OF THE

TOWN OF NIAGARA-ON-THE-LAKE

BY-LAW NO. 4316T-11

(Randwood Estate)

Roll No. 262701000200900

Roll No. 262701000200800

A By-Law pursuant to Section 34 and 36 of the Ontario Planning Act to amend By-Law No 4316-09, as amended, entitled a by-law to regulate the use of land and the character, location and use of buildings and structures thereon.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE ENACTS AS FOLLOWS:

1. Schedule "A-2" of By-Law No. 4316-09, as amended, be further amended by rezoning those lands shown on Schedule "1" and Schedule "2" attached hereto and forming part of this by-law to the identified site specific zones.
2. Notwithstanding the provisions of the "General Commercial (GC) Zone" of the Old Town Community Zoning District, the following provisions shall apply to the lands shown on Schedule "1" and Schedule "2" attached hereto identified as General Commercial – Randwood Estate (GC-56) Holding (H) Zone and Open Space – Randwood Estate (OS-56) Holding (H) Zone.

General Commercial – Randwood Estate (GC-56) Holding (H) Zone

2.1 Permitted Uses:

- a) A hotel with a maximum of one hundred and six (106) rooms
- b) A conference centre
- c) An artist studio(s) and learning centre
- d) An art gallery
- e) A restaurant
- f) An outdoor patio
- g) Accessory buildings and structures

2.2 Zone Requirements:

- a) Minimum lot frontage.....300 m (984.2 ft)
- b) Minimum lot depth.....120 m (393.7 ft)

- c) Minimum landscaped open space..... 50%
- d) Maximum lot coverage..... 12%
- e) Minimum main building setbacks in accordance with Schedule "2" attached.
- f) Minimum vehicular access ramp setback.....30.48m (100 ft.)
- g) Maximum building height.....17.35m (57 ft)
- h) Maximum seating capacity for restaurant.....200 seats
- i) Maximum number of rooms for the hotel..... 106
- j) Maximum ground floor area of all buildings in the commercial zone.....4181 m² (45000 ft²)
- k) Maximum floor area of spa185.8m² (2000 ft²)
- l) Maximum ground floor area of Arts & Learning Centre 1250m² (13,463 ft²)
- m) Devonian House:
No other commercial use shall be permitted except for a maximum of 8 guest rooms associated as part of the hotel use.

3. That Section 5—Definitions of By-Law No. 4316-09, as amended, be further amended by adding the following definition as Section 5.104A as follows
 "CONFERENCE CENTRE means a building used for social or cultural activities, hosting of banquets or receptions and meetings. Facilities may include meeting rooms, auditoriums, kitchen facilities, banquet rooms and other compatible accessory facilities contained within the building."

4. Notwithstanding the provisions of the "Open Space (OS) Zone" for the Old Town Community Zoning District only the following uses shall apply to those lands identified as Open Space – Randwood Estate (OS-56) Holding (H) Zone on Schedule "1" attached hereto:

Open Space – Randwood Estate (OS-56) Holding (H) Zone

4.1 Permitted Uses:

- Pedestrian and carriage pathways
- Existing structures
- Stormwater management facilities
- Parking spaces to a maximum of 50 spaces
- Walls along John and Charlotte Streets
- Accessory landscaping structures or uses

4.2 Zone Requirements

A minimum setback for accessory structures shall be 7.5m (24.6ft) from all property lines.

- 5. Notwithstanding Section 6.39 Parking Space Requirements of By-Law No. 4316-09, as amended; a minimum of 250 parking spaces shall be required.
- 6. No amplified music or public address system shall be utilized outdoors.

7. All other provisions of Zoning By-Law 4316-09, as amended, shall continue to apply to the lands shown on the attached Schedule.
8. The Holding (H) Zone shall not be lifted from the General Commercial – Randwood Estate (GC-56) Holding (H) Zone and Open Space – Randwood Estate (OS-56) Holding (H) Zone until such time as applicant has received site plan approval from the Town of Niagara-on-the-Lake.

If no notice of objection is filed with the Clerk within the time provided, this By-Law shall come into force and take effect on the date of passing by the Council of the Corporation of the Town of Niagara-On-The-Lake in accordance with Section 34 and 36 of the Planning Act, R. S. O. 1990.

If a notice of objection is filed with the Clerk, this By-Law shall become effective on the date of passing hereof, subject to receiving the approval of the Ontario Municipal Board.

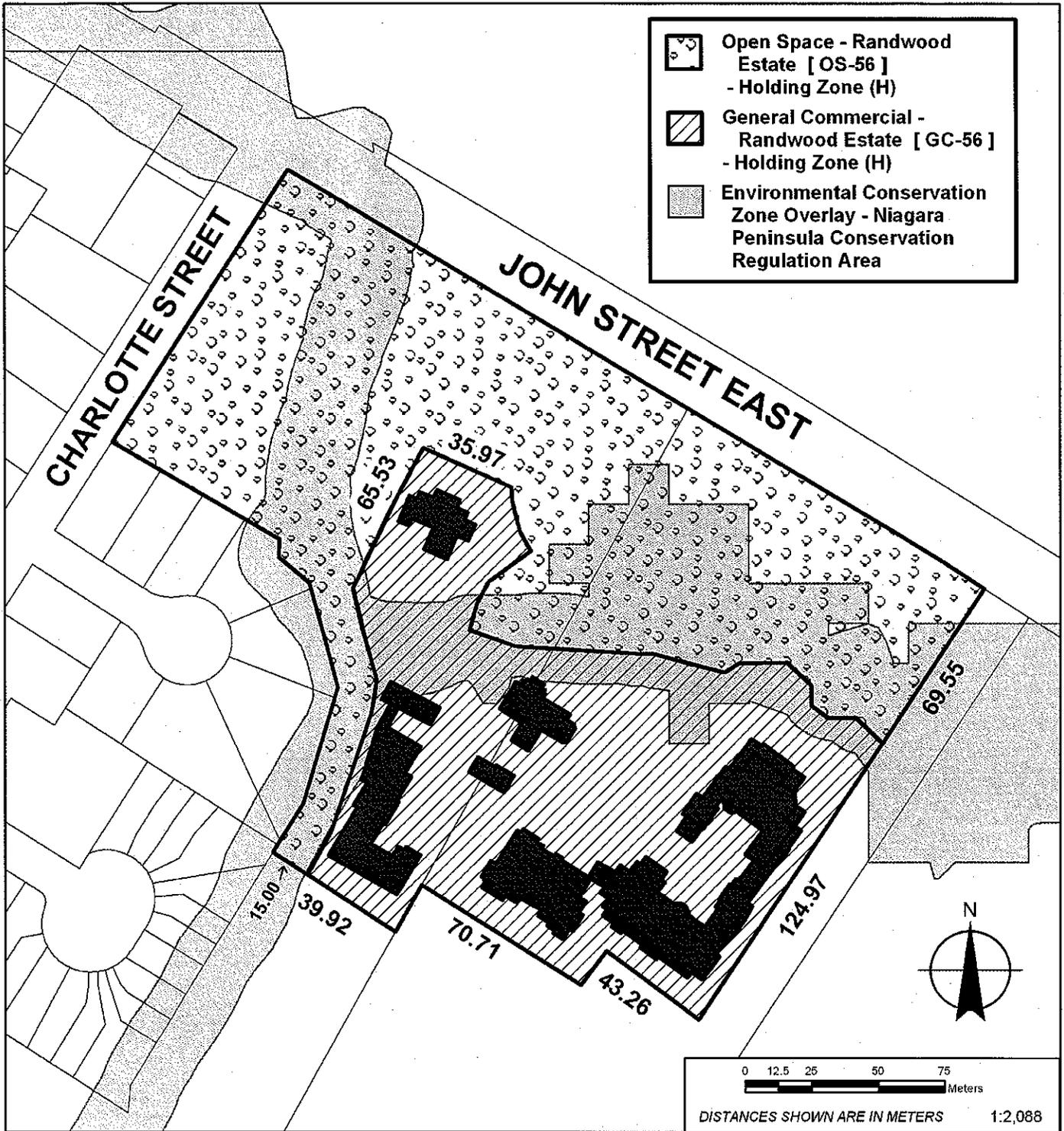
READ A FIRST, SECOND AND THIRD TIME THIS 12th DAY OF DECEMBER, 2011.



LORD MAYOR DAVE EKE



TOWN CLERK HOLLY DOWD



SCHEDULE 1

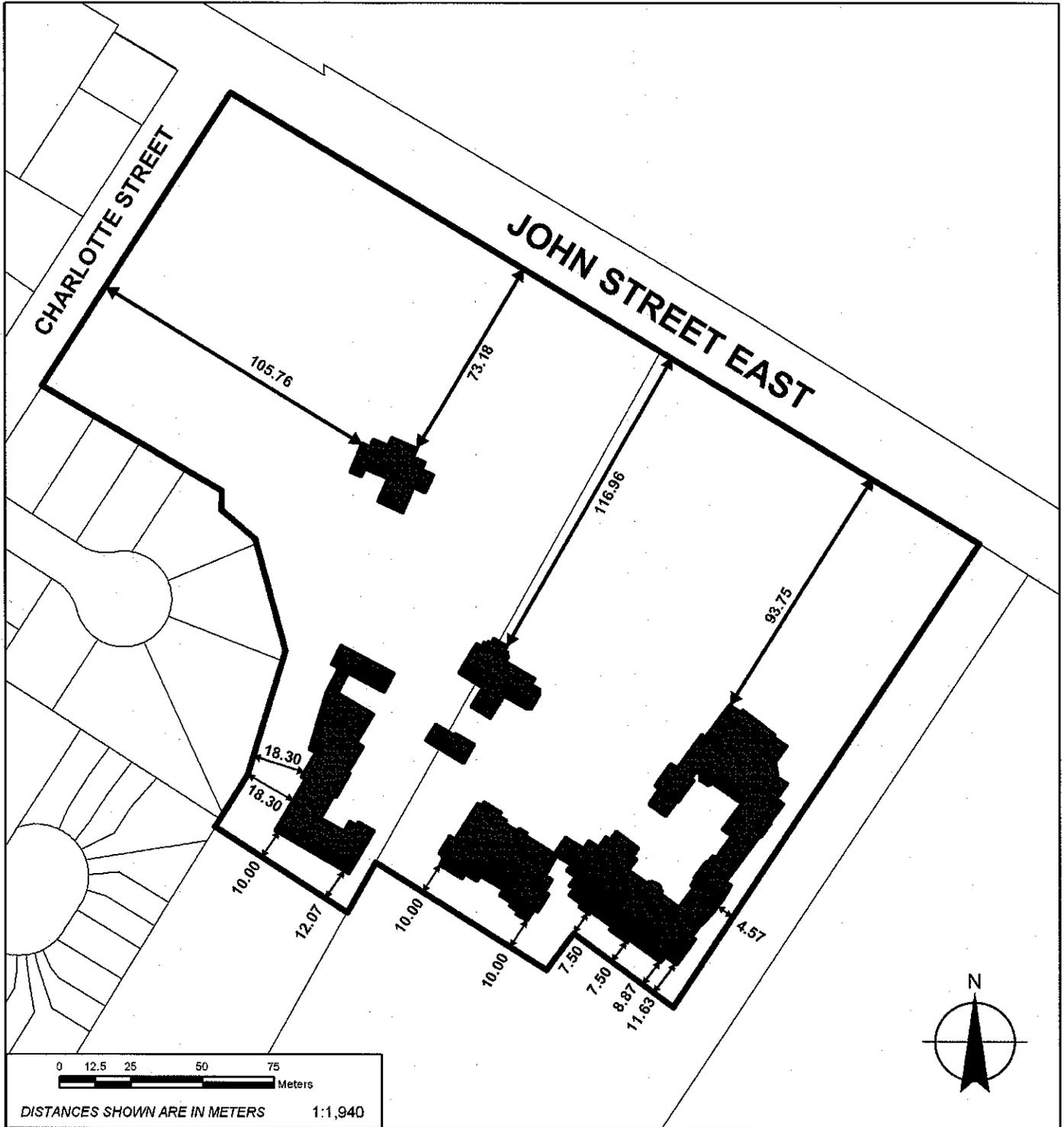
BY-LAW 4316T-11 BEING AN AMENDMENT TO SCHEDULE "A-2" OF ZONING BY-LAW 4316-09, AS AMENDED, OF THE TOWN OF NIAGARA-ON-THE-LAKE, AS PASSED ON THE 12th DAY OF DECEMBER, 2011.

[Signature]

**LORD MAYOR
DAVE EKE**

[Signature]

**TOWN CLERK
HOLLY DOWD**



SCHEDULE 2

BY-LAW 4316T-11 BEING AN AMENDMENT TO SCHEDULE "A-2" OF ZONING BY-LAW 4316-09, AS AMENDED, OF THE TOWN OF NIAGARA-ON-THE-LAKE, AS PASSED ON THE 12th DAY OF DECEMBER, 2011.

**LORD MAYOR
DAVE EKE**

**TOWN CLERK
HOLLY DOWD**

Plant Material Utilized by the Dunnington-Grubbs as Listed in Historic Sheridan Nurseries Catalogues (1921-1937)

Deciduous Trees	
<u>Botanical Name</u>	<u>Common Name</u>
<i>Acer campestre</i>	Hedge Maple
<i>Acer ginnala</i>	Amur Maple
<i>Acer palmatum dissectum 'Seiru'</i>	Green Dragon Japanese Maple*
<i>Acer tartaricum</i>	Tartarian Maple
<i>Betula papyrifera</i>	Paper Birch
<i>Catalpa speciosa</i>	Western Catalpa
<i>Cercis canadensis</i>	Eastern Redbud
<i>Cladrastis lutea</i>	Yellow Wood
<i>Fagus sylvatica purpurea</i>	Purple Beech
<i>Ginkgo biloba</i>	Ginkgo
<i>Malus floribunda</i>	Japanese Crab Apple
<i>Malus sargentii 'Rosea'</i>	Pink Sargent Crab Apple*
<i>Platanus x acerifolia 'Bloodgood'</i>	London Plane Tree*
<i>Quercus alba</i>	White Oak
<i>Quercus coccinea</i>	Scarlet Oak
<i>Quercus rubra</i>	Red Oak
<i>Sophora japonica 'Regent'</i>	Japanese Pagoda Tree*
<i>Sorbus aucuparia</i>	European Mountain Ash

Coniferous Trees	
<u>Botanical Name</u>	<u>Common Name</u>
<i>Abies balsamea</i>	Balsam Fir
<i>Abies concolor</i>	White Fir
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Picea glauca</i>	White Spruce*
<i>Picea pungens 'Glauca'</i>	Colorado Blue Spruce
<i>Pinus cembra</i>	Swiss Stone Pine
<i>Pinus nigra</i>	Austrian Pine
<i>Pinus sylvestris</i>	Scott's Pine
<i>Thuja occidentalis</i>	White Cedar
<i>Thuja occidentalis 'Wareana'</i>	Siberian Cedar
<i>Tsuga canadensis</i>	Canadian Hemlock

APPENDIX IV

Deciduous Shrubs	
<u>Botanical Name</u>	<u>Common Name</u>
<i>Aronia arbutifolia</i> 'Brilliantissima'	Red Chokeberry*
<i>Berberis thunbergii</i> 'Bailone'	Ruby Carousel Barberry*
<i>Buddleia davidii</i> 'Ile de France'	Ile de France Butterfly Bush
<i>Caragana aborescens</i>	Siberian Pea Shrub
<i>Chionanthus virginicus</i>	Fringetree
<i>Cornus alba siberica</i>	Redbark Dogwood
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster
<i>Dutzia gracilis</i>	Slender Dutzia
<i>Euonymus alatus</i>	Burning Bush
<i>Forsythia x intermedia</i> 'Spectabilis'	Showy Forsythia
<i>Forsythia suspensa</i>	Weeping Forsythia
<i>Hydrangea arborescens</i> 'Grandiflora'	Snowhill Hydrangea
<i>Hydrangea paniculata</i> 'Grandiflora'	Peegee Hydrangea
<i>Kerria japonica</i> 'Pleniflora'	Japanese Rose
<i>Ligustrum amurense</i>	Amur Privet
<i>Ligustrum vulgare</i>	Common Privet
<i>Lonicera morrowii</i>	Honeysuckle
<i>Magnolia x soulangiana</i>	Saucer Magnolia
<i>Philadelphus coronarius</i> 'Aurens'	Golden Mock Orange
<i>Prunus triloba</i> var. <i>multiplex</i>	Flowering Almond*
<i>Ribes alpinum</i>	Alpine Current
<i>Ribes aureum</i>	Golden Current
<i>Rosa rugosa alba</i>	White Japanese Rose
<i>Spiraea tomentosa</i>	Steeplebush
<i>Spiraea trichocarpa</i>	Korean spirea
<i>Spiraea x vanhouttei</i>	Bridal Wreath Spirea
<i>Symphoricarpos x chenaulti</i> 'Hancock'	Hancock Snowberry*
<i>Syringa vulgaris</i>	Common Lilac
<i>Syringa</i> 'Belle de Nancy'	Belle de Nancy Lilac
<i>Syringa</i> 'Madame Lemoine'	Madame Lemoine Lilac
<i>Viburnum lantana</i>	Wayfaring Tree
<i>Viburnum lentago</i>	Nannyberry
<i>Viburnum opulus</i> 'Nanum'	Hedge Viburnum
<i>Viburnum opulus</i> 'Sterile'	European Snowball Viburnum
<i>Viburnum plicatum</i> f. <i>tomentosum</i> 'Summer Snowflake'	Japanese Summer Snowflake Viburnum*
<i>Wiegelia florida</i> 'Purpurea'	Purple Weigella*

Broadleaf Evergreen Shrubs	
<u>Botanical Name</u>	<u>Common Name</u>
<i>Euonymus fortunei</i> var.	Winter Creeper Varieties*
<i>Cotoneaster horizontalis</i>	Rock Spray Cotoneaster
<i>Mahonia aquifolium</i>	Oregon Grape Holly

Coniferous Shrubs	
<u>Botanical Name</u>	<u>Common Name</u>
<i>Juniperus chinensis sargentii</i> 'Glauca'	Blue Sargent Juniper*
<i>Juniperus chinensis sargentii</i> 'Viridis'	Green Sargent Juniper*
<i>Juniperus sabina</i>	Savin Juniper
<i>Juniperus squamata</i> 'Blue Carpet'	Blue Carpet Juniper*
<i>Pinus mugo mugo</i> var. <i>pumilo</i>	Mugho Pine*
<i>Taxus cuspidata</i>	Japanese Yew

Perennials	
<u>Botanical Name</u>	<u>Common Name</u>
<i>Achillea millefolium</i> var.	Millefolium Yarrow Varieties
<i>Alyssum saxatile</i> 'Compacta'	Basket of Gold Alyssum
<i>Anemone</i> x 'Queen Charlotte'	Queen Charlotte Anemone
<i>Anemone</i> 'Whirlwind'	Whirlwind Anemone
<i>Aquilegia vulgaris</i> var.	Columbine Varieties
<i>Arabis</i> sp.	Rock Cress Species*
<i>Armeria maritime</i> var.	Sea Thrift Varieties
<i>Astilbe</i> sp.	Astilbe Species
<i>Baltonia asteroides</i> 'Nana'	False Starwort*
<i>Campanula persicifolia</i> var.	Bellflower Varieties
<i>Centura dealbata</i>	Persian Cornflower
<i>Centura Montana</i> var.	Cornflower Varieties
<i>Coreopsis</i> sp.	Coreopsis Species
<i>Delphinium</i> sp.	Delphinium Species
<i>Dianthus barbatus</i> var.	Sweet William Varieties
<i>Dicentra spectabilis</i>	Bleeding Heart
<i>Digitalis</i> sp.	Foxglove Species
<i>Echinops rito</i>	Globe Thistle
<i>Echinacea purpurea</i>	Purple Cone Flower
<i>Eryngium planum</i> var.	Sea Holly Varieties
<i>Gaillardia grandiflora</i> var.	Blanket Flower Varieties
<i>Geranium pratense</i> 'Dark Reiter'	Dark Lord Geranium*
<i>Gypsophila paniculata</i>	Baby's Breath
<i>Iberis sempervirens</i>	Candytuft

<i>Incarvillea delavayi</i>	Hardy Gloxinia
<i>Iris germanica</i>	Bearded Iris
<i>Iris pseudoacorus</i>	Yellow Flag Iris
<i>Iris pumila</i>	Dwarf Bearded Iris
<i>Iris siberica</i>	Siberian Iris
<i>Lathyrus latifolius</i>	Sweet Pea
<i>Litaris spicata</i>	Blazing Star
<i>Lupinus popyphyllus</i> var.	Lupine Varieties
<i>lychnis chalcedonica</i>	Maltese Cross Campion
<i>Monarda didyma</i> var.	Bergamot Varieties
<i>Nepeta mussini</i>	Catmint
<i>Paeonia</i> sp.	Peony Species
<i>Papaver alpinum</i>	Alpine Poppy
<i>Papaver orientale</i> var.	Oriental Poppy Varieties
<i>Penstemon barbatus</i> var.	Beard Tounge Varieties
<i>Phlox divaricata</i> var.	Phlox Varieties
<i>Phlox subulata</i>	Moss Pink
<i>Rudbeckia</i> sp.	Cone Flower Species
<i>Saponaria ocymoides</i>	Rock Soapwort
<i>Thalictrum aquilegifolium</i>	Columbine Meadow Rue
<i>Thymus serpyllum</i>	Mother of Thyme
<i>Veronica incana</i>	Silver Speedwell
<i>Vinca minor</i>	Periwinkle
<i>Yucca filamentosa</i>	Yucca

Vines	
<u>Botanical Name</u>	<u>Common Name</u>
<i>Akebia quinata</i>	Fiveleaf Akebia
<i>Clematis paniculata</i>	Sweet Autumn Clematis
<i>Clematis virginiana</i>	Virgin's Bower
<i>Hedera helix</i>	English Ivy
<i>Lonicera x brownie</i> 'Dropmore Scarlet'	Dropmore Scarlet Honeysuckle*
<i>Wisteria sinensis</i> var.	Wisteria Varieties

* Denotes a modern species or variety of heritage plant material

Appendix V – Draft Statement of Significance – The Rand Estate – 144-176 John Street, Niagara-on-the-Lake

The Rand Estate is a 5 hectare estate lot located on the south side of John Street between Charlotte Street and the Niagara River Parkway. It is a significant cultural heritage landscape that includes important built heritage resources, a formal designed landscape and a natural or picturesque landscape.

The estate dates back to the founding of the Town and was owned by such important early citizens as Peter Russell, Governor Simcoe's successor and William Dickson, a lawyer and merchant and member of the Legislative Council. Later summer residents included General Lansing, a prominent New York businessman and Civil War general, George Rand I and George Rand II, New York businessmen and philanthropists who made a lasting impact on the estate; and Calvin Rand, who, with Brian Doherty, founded the Shaw Festival.

The estate is indicative of the large lots and homes built in Niagara-on-the-Lake by wealthy summer visitors in the late 19th and early 20th centuries. There are three (3) significant buildings on the property and two (2) garden structures.

1. Randwood, the original summer home. This brick building may contain portions of the William Dickson house destroyed in the War of 1812-14. It has a mansard roof and characteristics of both the Second Empire and Italianate Villa styles. It has been considerably altered by a number of owners of the years.
2. The Coach House is the oldest of the three (3) buildings and may have been constructed by descendants of the William Dickson. It is Gothic Revival in style and was altered in the late 20th century.
3. The Sheets (Devonian) House was constructed in 1922 for Evelyn Rand on the occasion of her marriage to Henry Sheets. It is Colonial Revival in style and retains many original interior details, particularly on the main floor.
4. The brick pavilion and the wooden gazebo are significant structures that contribute to the picturesque cultural heritage landscape.

The property is enclosed on two (2) sides by a concrete and stone wall punctuated by brick pillars and two entrance gates, the main gate with its elaborate wrought iron details, and the gate leading to the Sheets (Devonian) house. The wall is a significant component of the cultural heritage landscape.

The Rand Estate contains remnants of a formal landscape designed by the firm of Dunninton-Grubb, pioneers in the profession of landscape architecture in Canada and founders of Sheridan Nurseries, who designed the landscapes for University Avenue in Toronto and Oakes Gardens in Niagara Falls. The natural or picturesque landscape

includes One Mile Creek and many unusual specimen trees and plants and native species. At one time the estate was a much larger, more self-sufficient and cohesive entity with a milkhouse, and stables which survives as a private home; but is now separated from the property.

Description of Heritage Attributes

Key heritage attributes that reflect the Rand Estates importance as both a designed and natural or picturesque landscape indicative of the early settlement of the Town and the influx of wealthy summer residents in the late 19th and early 20th centuries include:

- The concrete, brick and stone wall and entrance gate;
- The three extant buildings on the property – Randwood, the Coach House and the Sheets (Devonian House);
- The brick pavilion and the gazebo;
- The designed Dunnington-Grubb landscape including the walkway, lily pond, sculpture, stone bridges and walls and any remaining shrubs or plantings;
- Remnants of the picturesque natural landscape including mature native and specimen trees, plants and shrubs; and
- The boxwood hedge.

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Appendix B – One Mile Creek and Dunington-Grubb designed landscaping



Appendix C – 1997 rear addition to Randwood proposed for demolition outlined in red



Appendix D – View from the Commons to 144 & 176 John Street with Sheets House visible through trees



Appendix E – Location of proposed hotel building beyond gazebo with coach house and Sheets House visible at left, and Randwood visible at right



Appendix F – 'Central-axis' view from John Street to Randwood



Appendix F – 'Central-axis' view from John Street to Randwood



