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✉ info@sglplanning.ca

March 27, 2023

Project: JS.NL

Town of Niagara-on-the-Lake
Community & Development Services
c/o Denise Horne
Heritage Planner
1593 Four Mile Creek Road
P.O. Box 100
Virgil, ON L0S 1T0

Dear Ms. Horne:

**Re: Heritage Permit Applications – Minor Change to Location of Road
200 John Street East, Niagara-on-the-Lake
Heritage File #: HER-015-2022**

This correspondence is further to the Heritage Permit Application submitted for 200 John Street East (Heritage File #: HER-015-2022) and is being provided to inform you of a minor revision to the location of the private road providing access to the proposed plan of subdivision from John Street East.

The revision has been made to address concerns raised about boundary trees along the shared property line between 200 and 210 John Street East.

As you are aware, the proposed right-of-way for the private road includes a paved section for vehicular travel, as well as a shoulder and a bioswale on either side of the road. The private road has been designed to meander from John Street East towards the proposed subdivision to minimize impact to existing mature trees, site grading, and the Dunington-Grubb landscape features around the pool complex. The current design of the private road has the road swinging approximately 1 metre from the shared property line between 200 and 210 John Street East in the area of the pool complex. This current location has resulted in concern with respect to the boundary trees. In response to these concerns, we have revised the design of the private road to provide approximately 5 additional metres of separation distance to the shared property line.

According to applicant's arborist, there will be no impact of the revised private road and associated bioswale location on the boundary trees, and in fact the revised road layout will potentially save an additional 4-7 boundary trees.

While the proposed private road has been moved closer to the pool complex, there are no changes proposed with respect to the revitalization and commemoration of the Dunington-Grubb landscape features associated with the pool complex. The stairs were already proposed to be moved and reconstructed with the previous alignment of the proposed private road. The revised alignment of the proposed private road will require the stairs to be moved and reconstructed, just slightly closer to the pool area, by approximately 5 metres. The original bricks of the stairs will be salvaged, cleaned and re-used.

It is our Heritage Consultant's opinion that the restoration of the pool area and tea pavilion described in detail in the Stantec Commemoration Plan (revised February 2023) will conserve the CHVI of the Dunington-Grubb landscape associated with the pool area, including the associated woody and herbaceous plant materials. Our consultants are supportive of the minor revision outlined on the attached plans and their position remains unchanged: when accompanied by the proposed commemoration programme, the proposal will provide an enhanced net benefit to the heritage features and user experience / educational opportunities of the site, including that this known Dunington-Grubb landscape will be opened to the public for the first time and can be experienced in the broader context of the Rand Estate.

We do not intend to file any changes to any of the documents previously submitted in support of the Heritage Permit Application as a result of this minor revision.

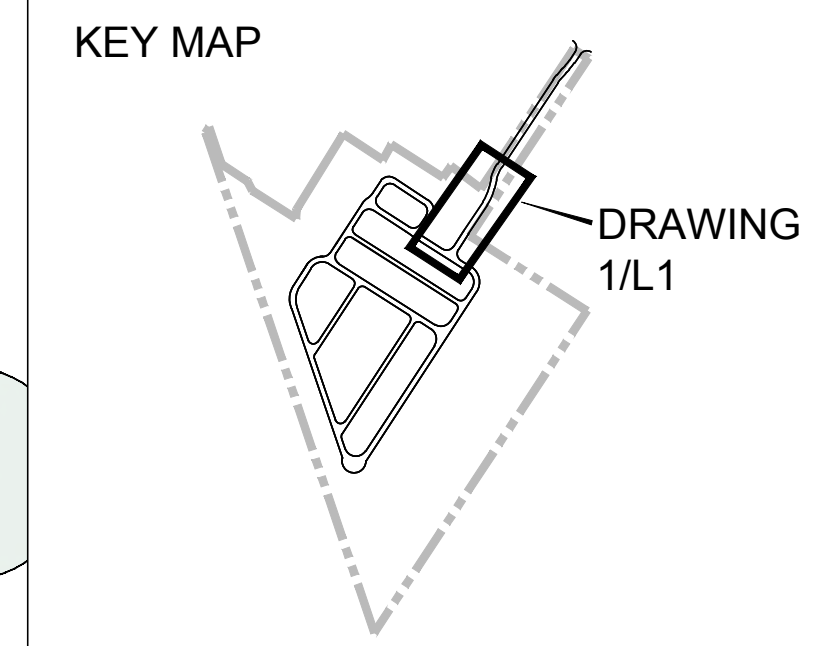
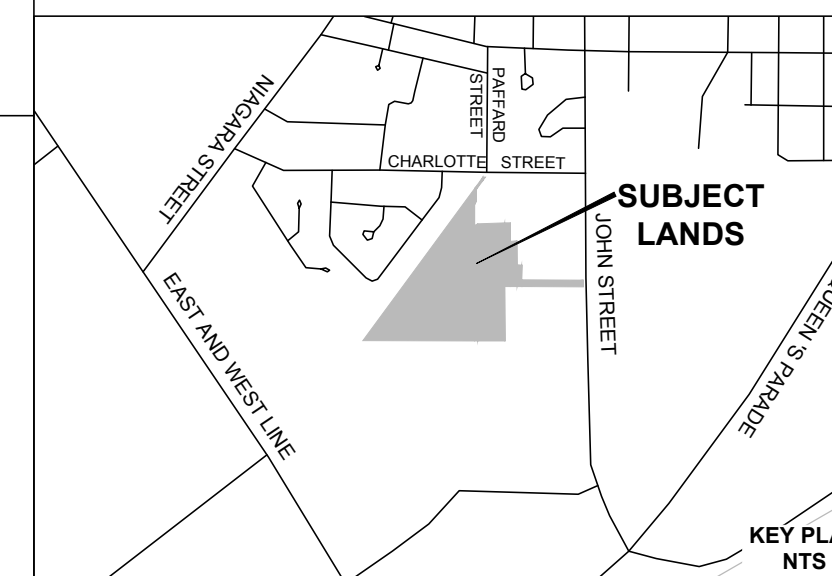
Please let us know if you have any questions or wish to discuss anything further.

Yours very truly,
SGL PLANNING & DESIGN INC.



David Riley, MCIP, RPP
Principal

c.c. Giuseppe Paolicelli



- LEGEND**
- EXISTING VEGETATION TO REMAIN
 - EXISTING VEGETATION TO BE REMOVED
 - PEDESTRIAN WALKWAY
 - SHOULDER
 - EDGE OF PAVEMENT
 - BIOSWALE
 - PROPERTY LINE

PROJECT TEAM
 Landscape Architects: SGL Planning & Design Inc.

CLIENT
 SOLMAR DEVELOPMENT

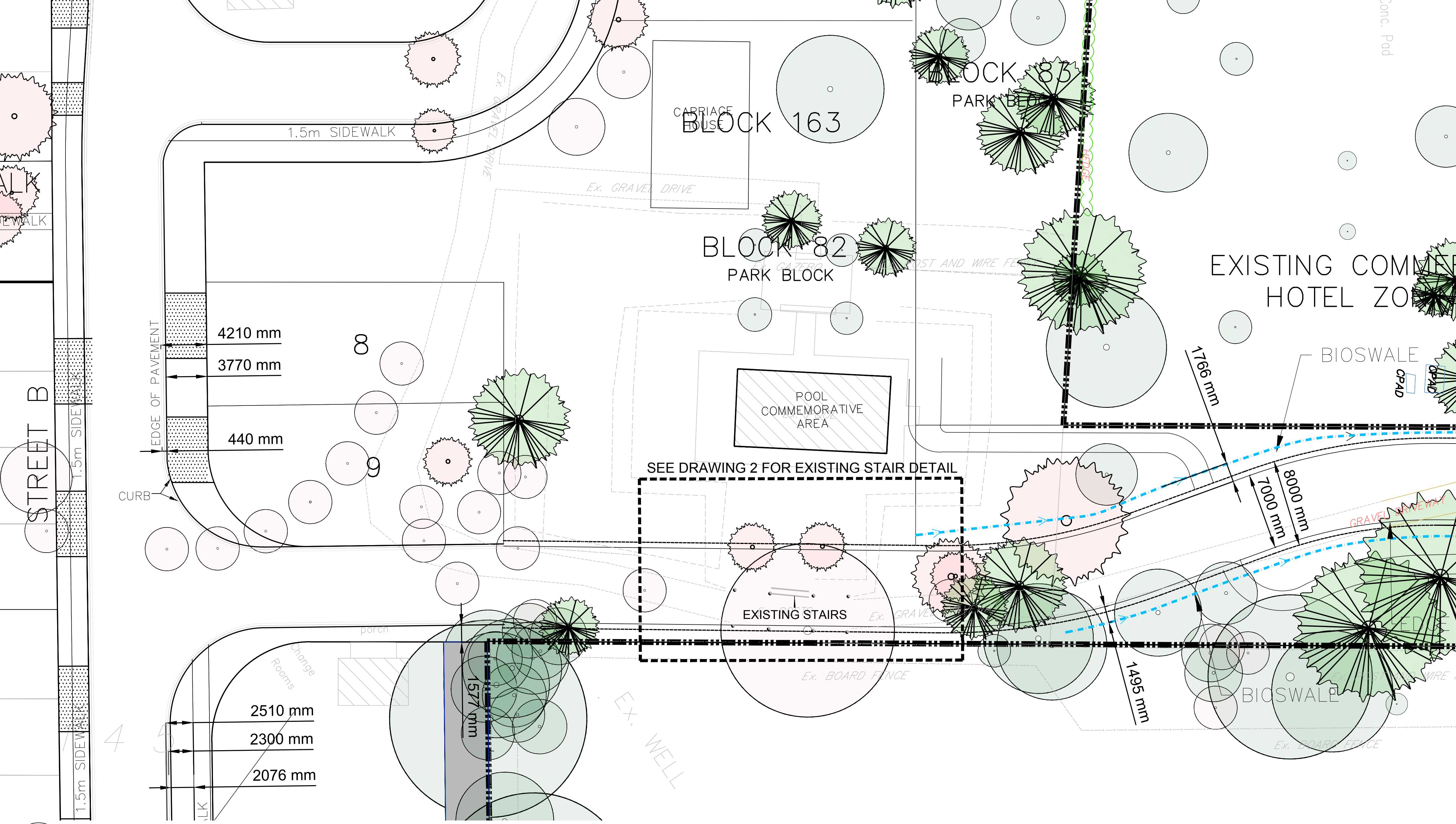
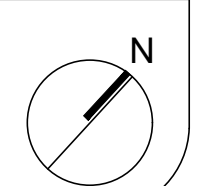
PROJECT
 200 John Street + 588 Charlotte Street
 Niagara-on-the-Lake, Ontario

DRAWING TITLE
 EXISTING HERITAGE ELEMENTS

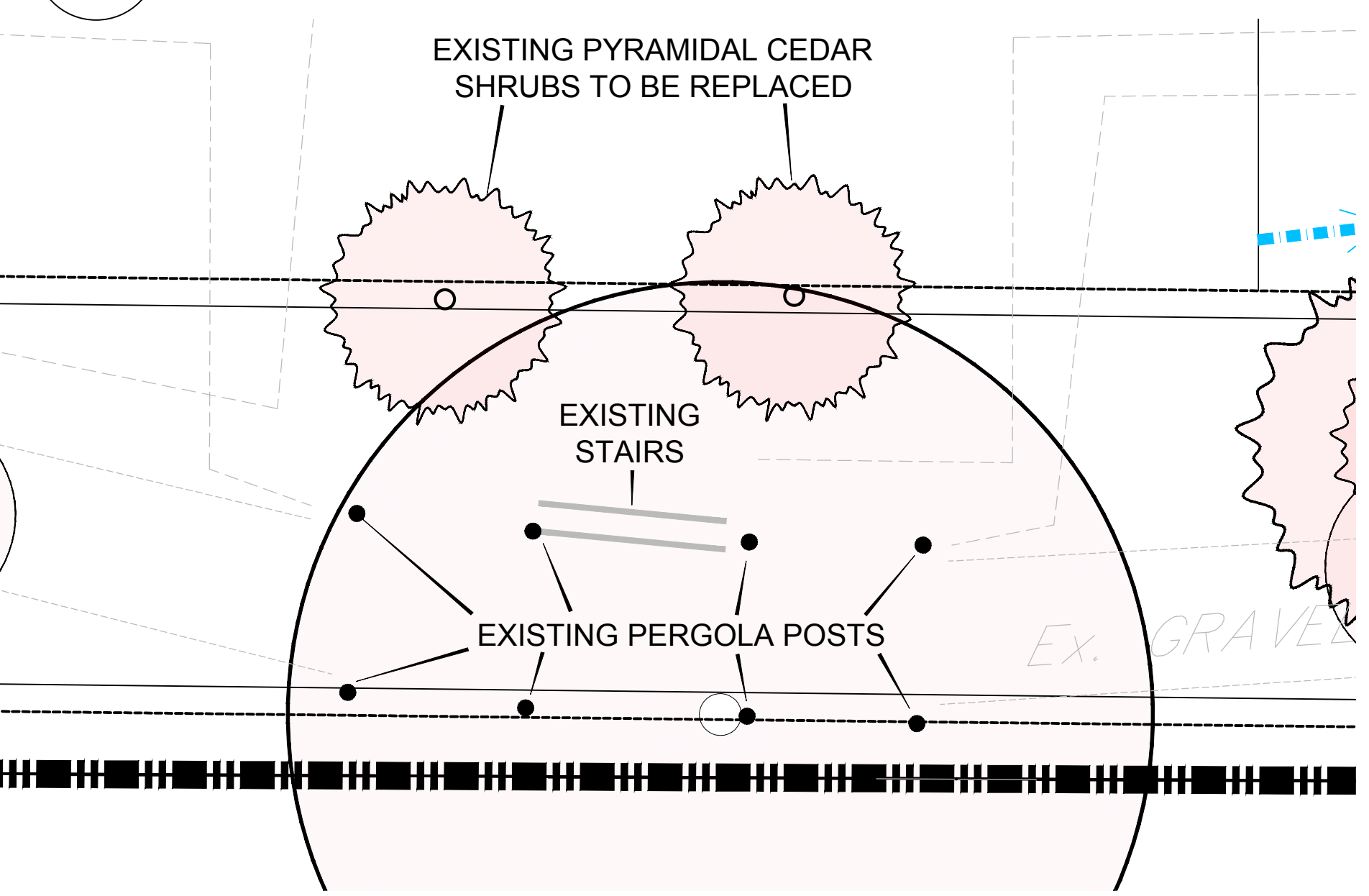
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 Drawn By : SJ
 Design By : CJ
 Project Number : JS.NL
 Project Start Date : MARCH 2023

REVISIONS	DATE	INITIAL

Drawing no:
L1



1
L1 EXISTING DRIVEWAY SITE PLAN



2
L1 EXISTING STAIRS AND CEDAR SHRUBS 1:100



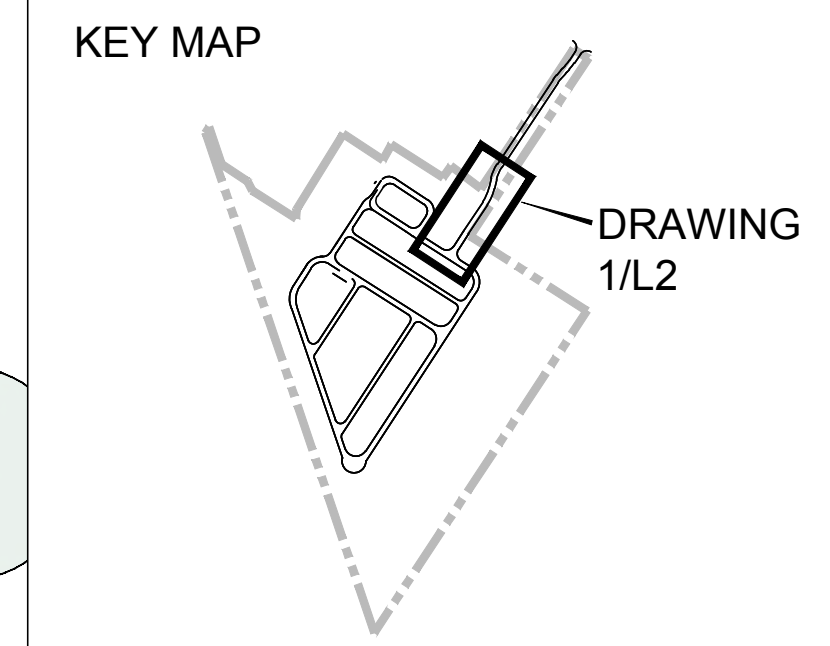
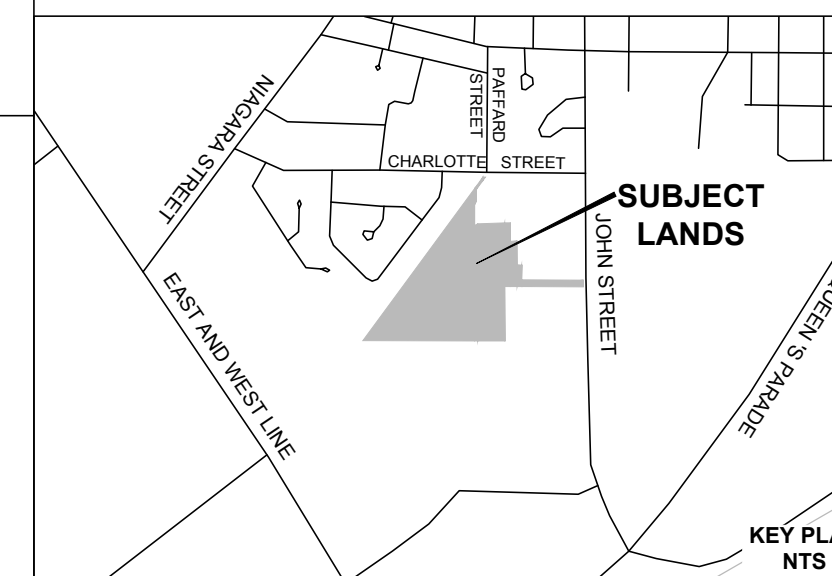
2A
L1 EXISTING STAIRS AND CEDAR SHRUBS SITE VISIT PHOTO



2B
L1 EXISTING POOL AND CEDAR SHRUBS SITE VISIT PHOTO



2C
L1 EXISTING STAIRS & CEDAR SHRUB SITE VISIT PHOTO



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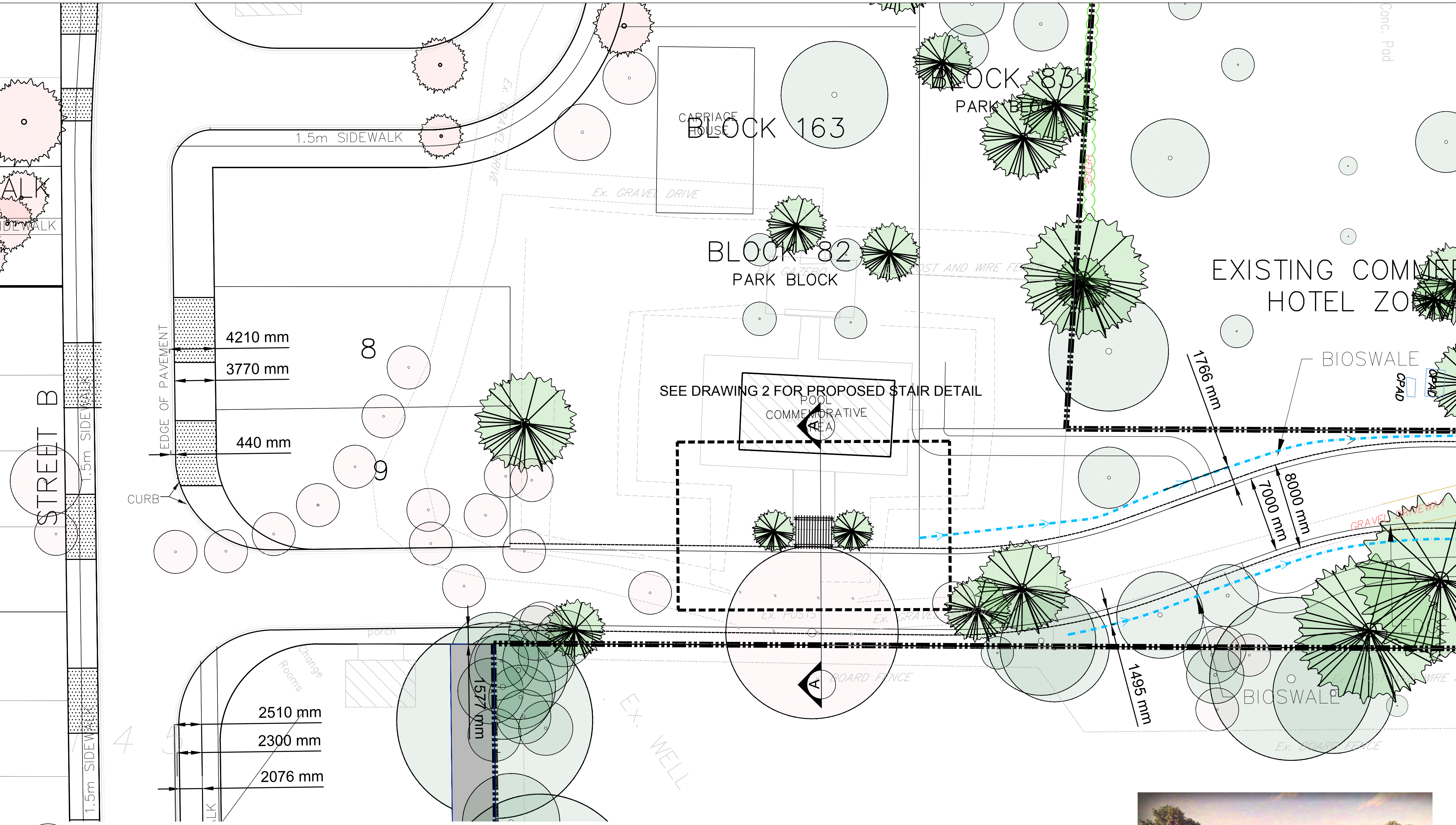
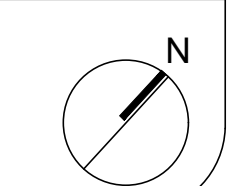
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DRAWING TITLE
 RE-LOCATED HERITAGE ELEMENTS

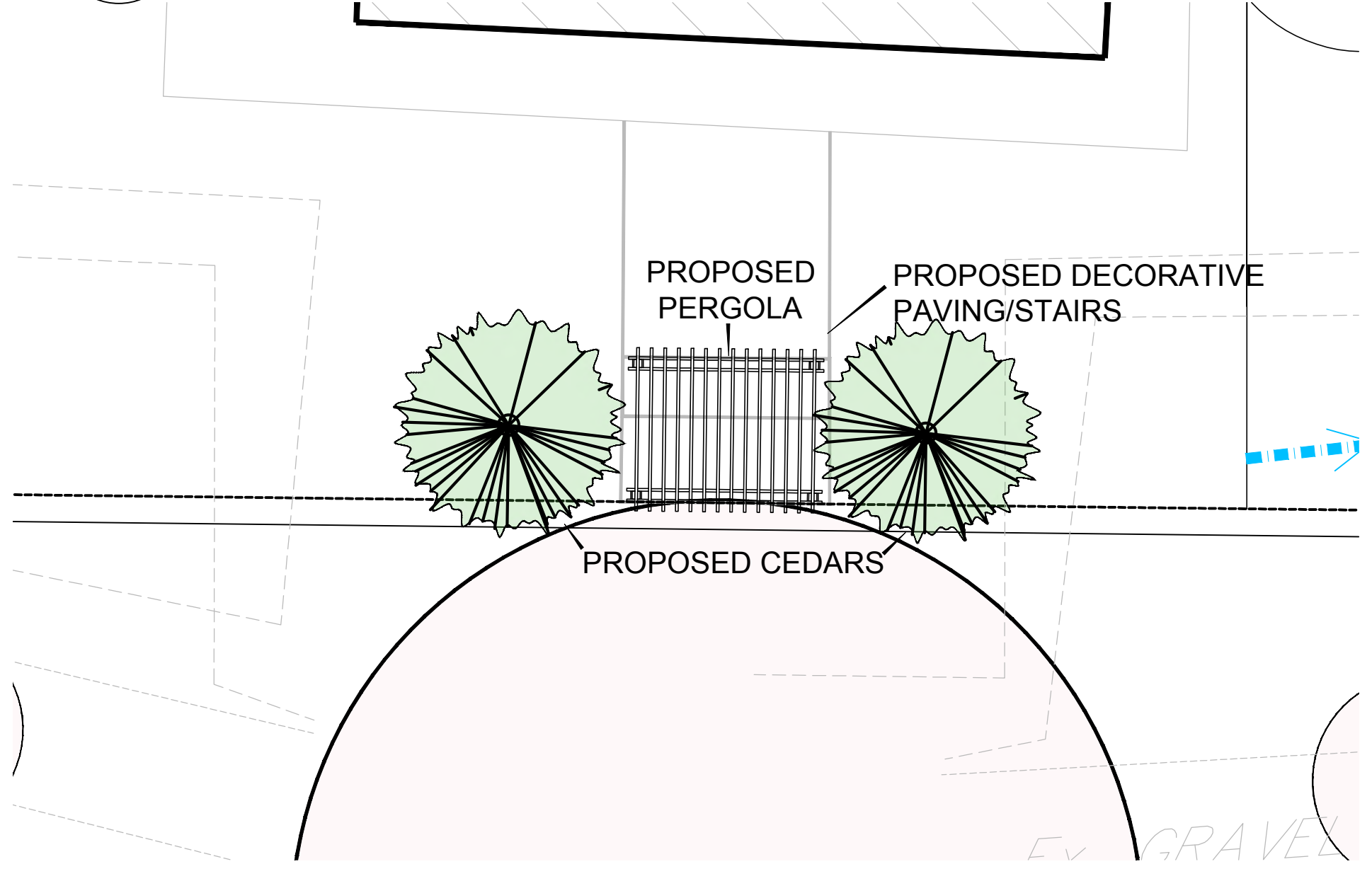
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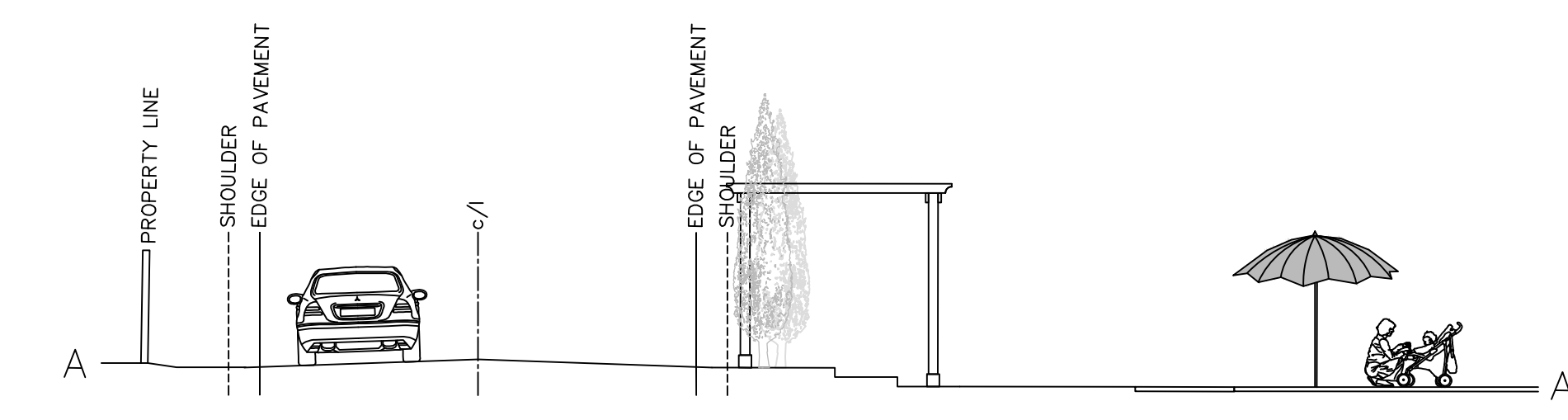
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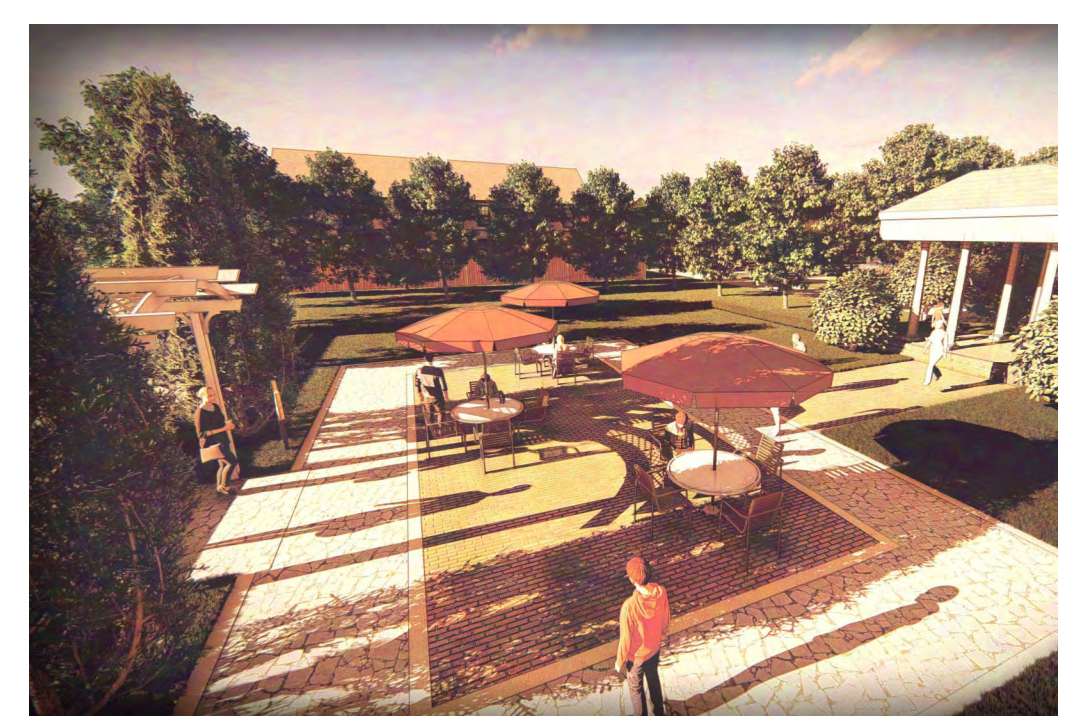
1
 L2 PROPOSED DRIVEWAY SITE PLAN



2
 L2 PROPOSED STAIRS, PERGOLA AND CEDAR SHRUBS 1:100



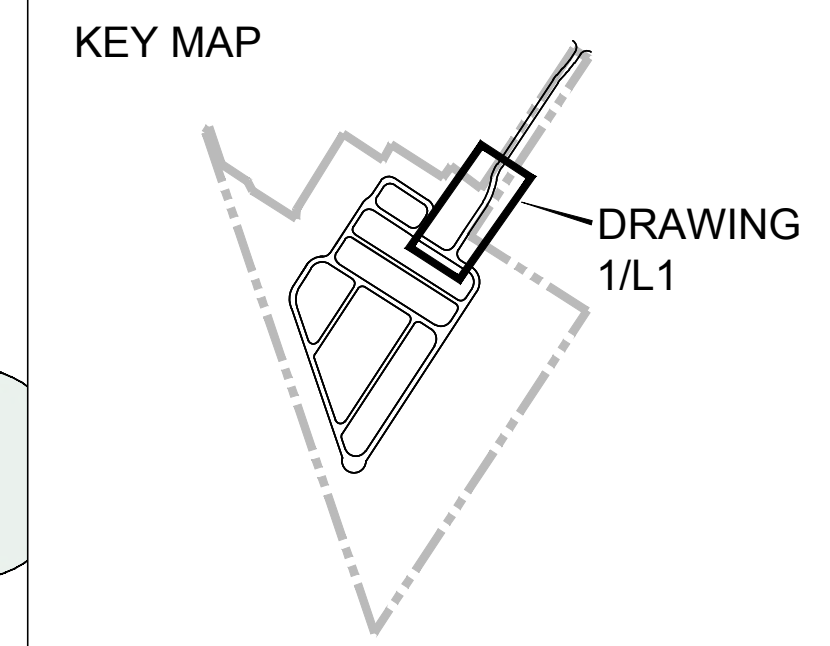
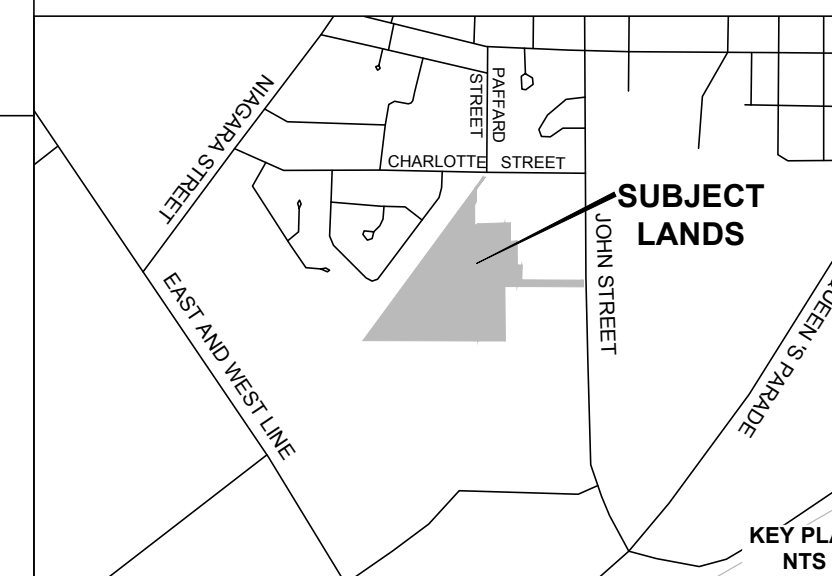
3
 L2 DRIVEWAY CROSS SECTION, PROPOSED STAIRS AND PERGOLA 1:100



4
 L2 RENDERING OF POOL
 COMMEMORATIVE AREA



5
 L2 RENDERING OF PERGOLA & STAIRS



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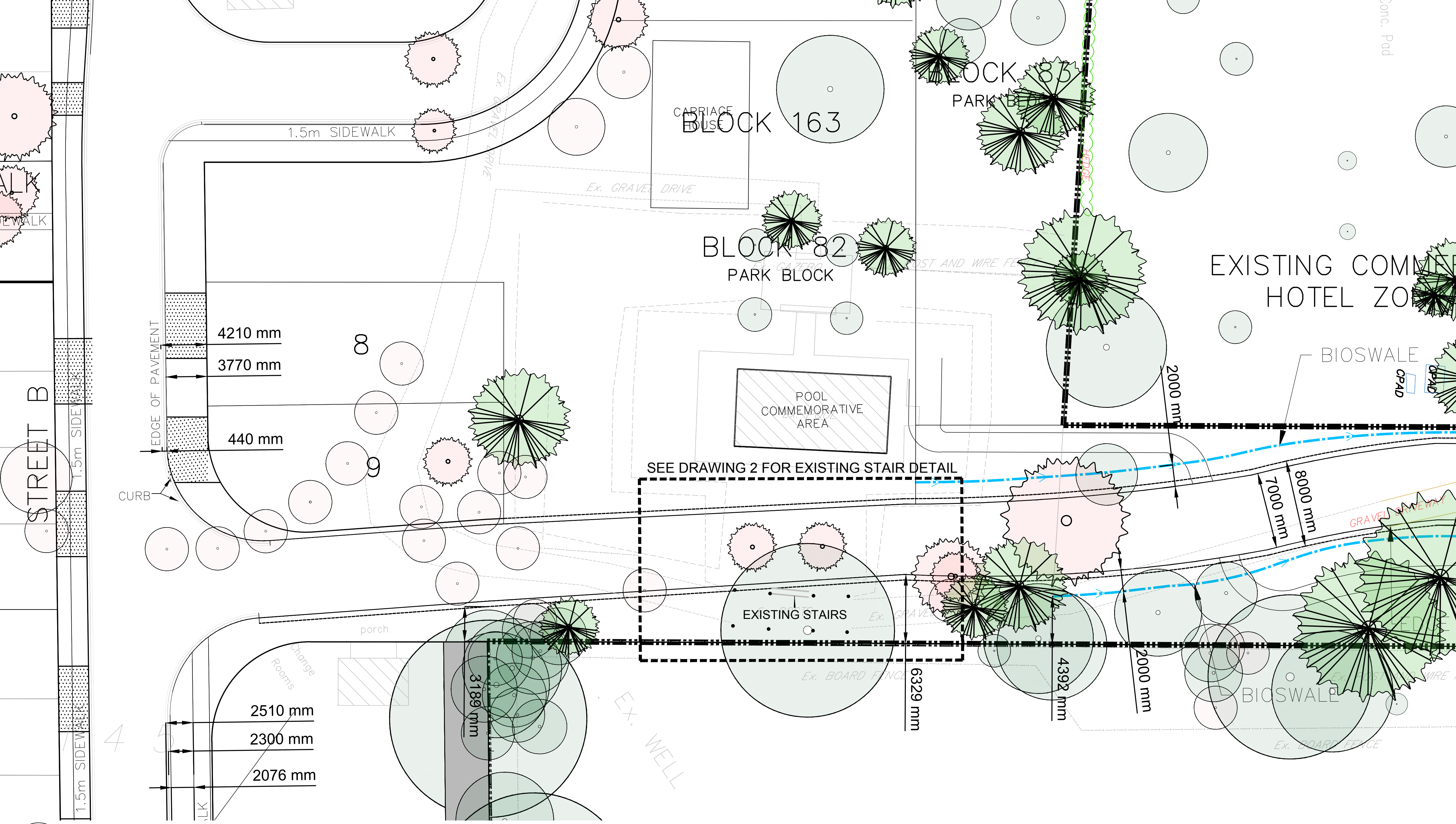
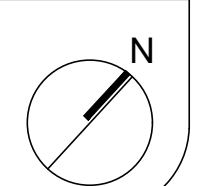
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 DRAFT
 RE-ALIGNED PROPOSED DRIVEWAY
 EXISTING HERITAGE ELEMENTS

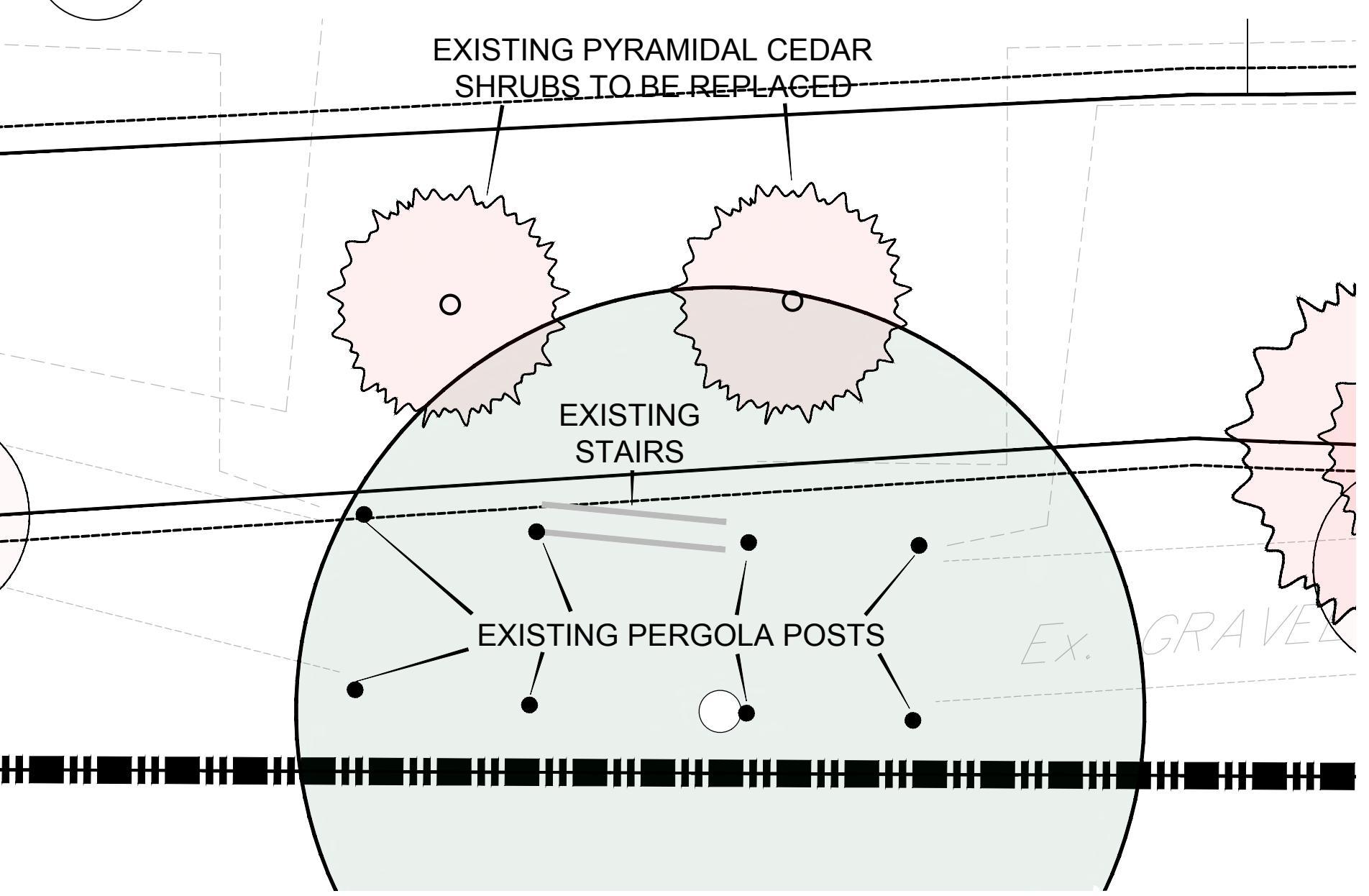
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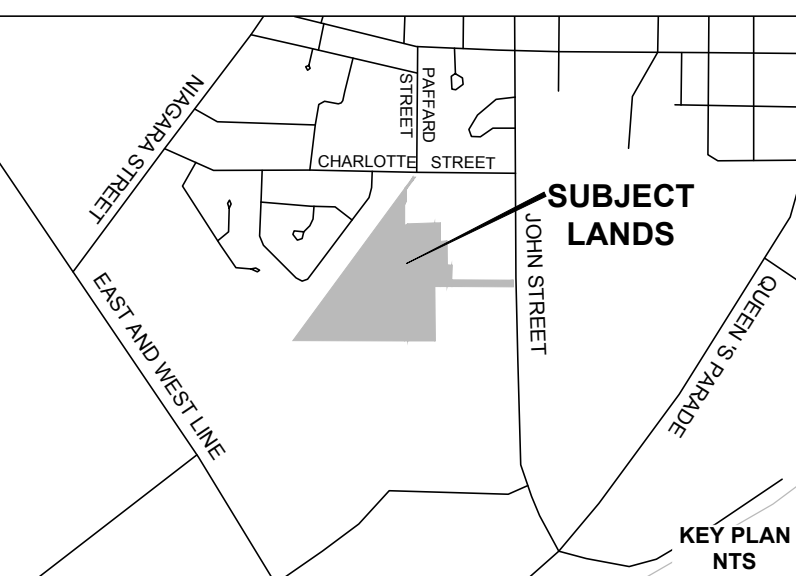
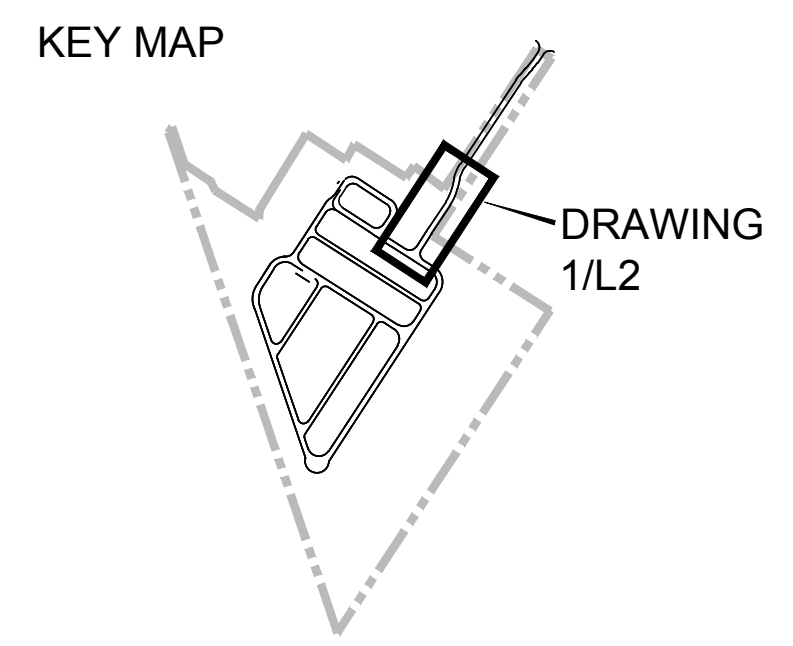
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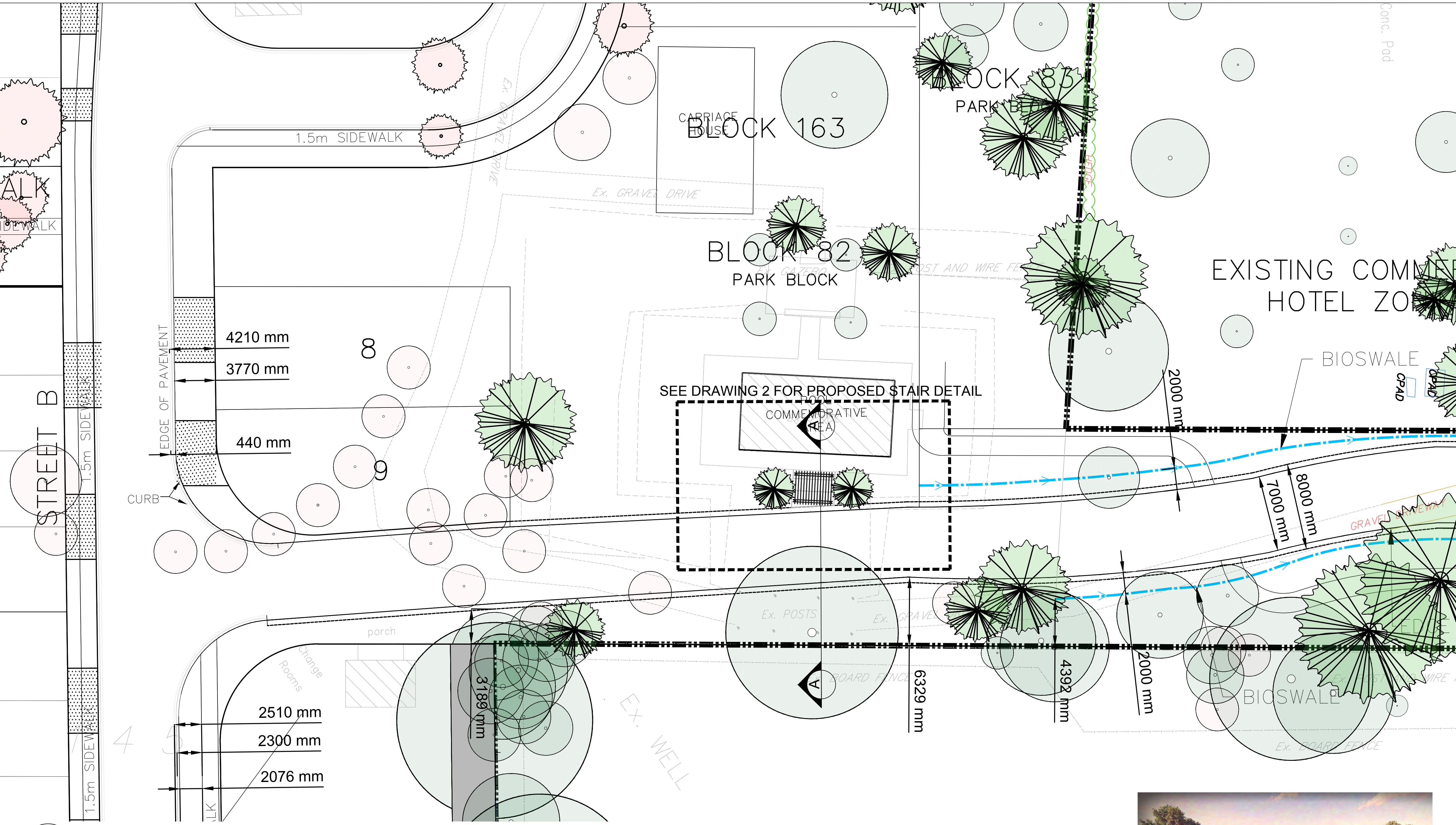
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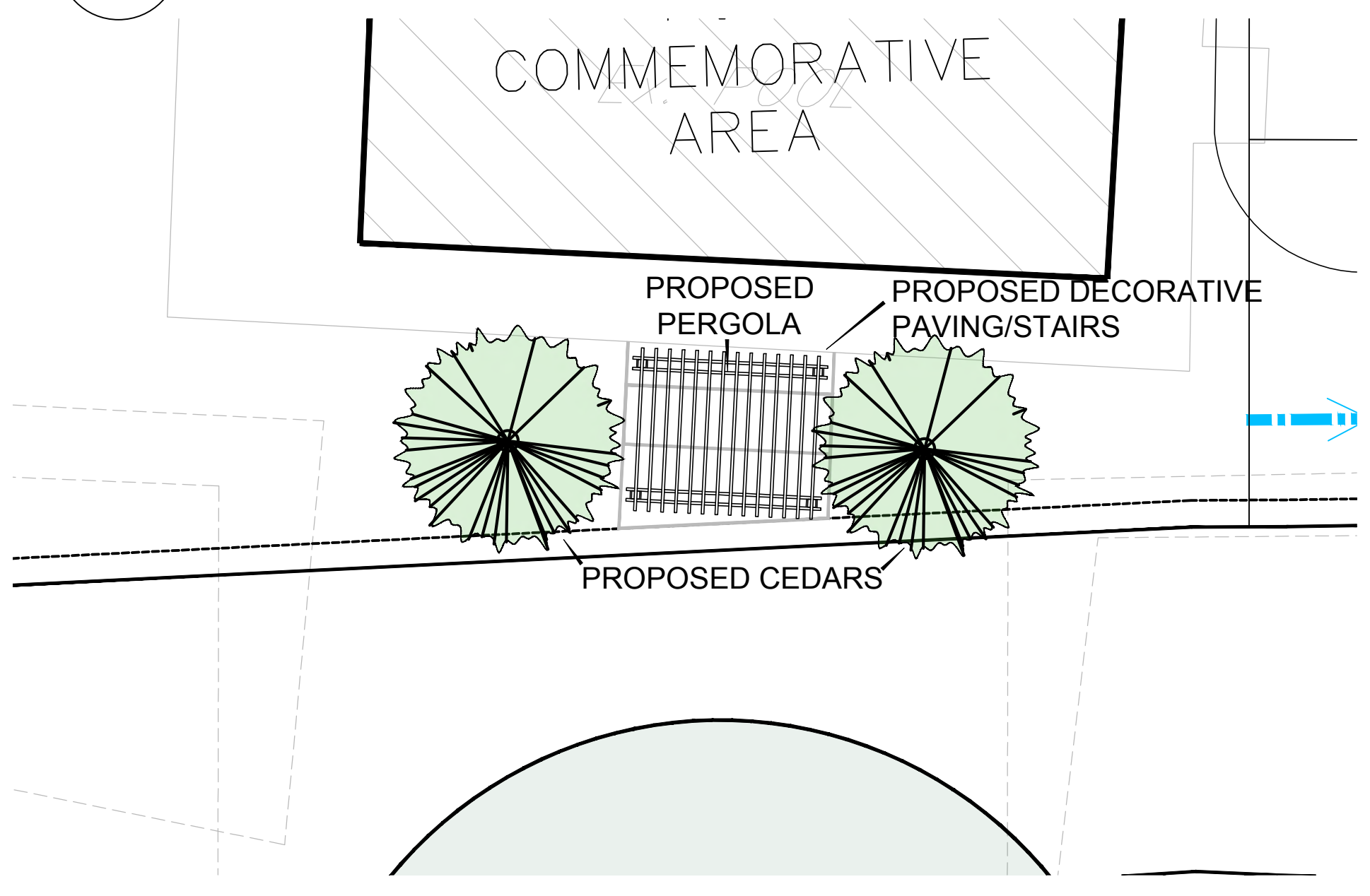
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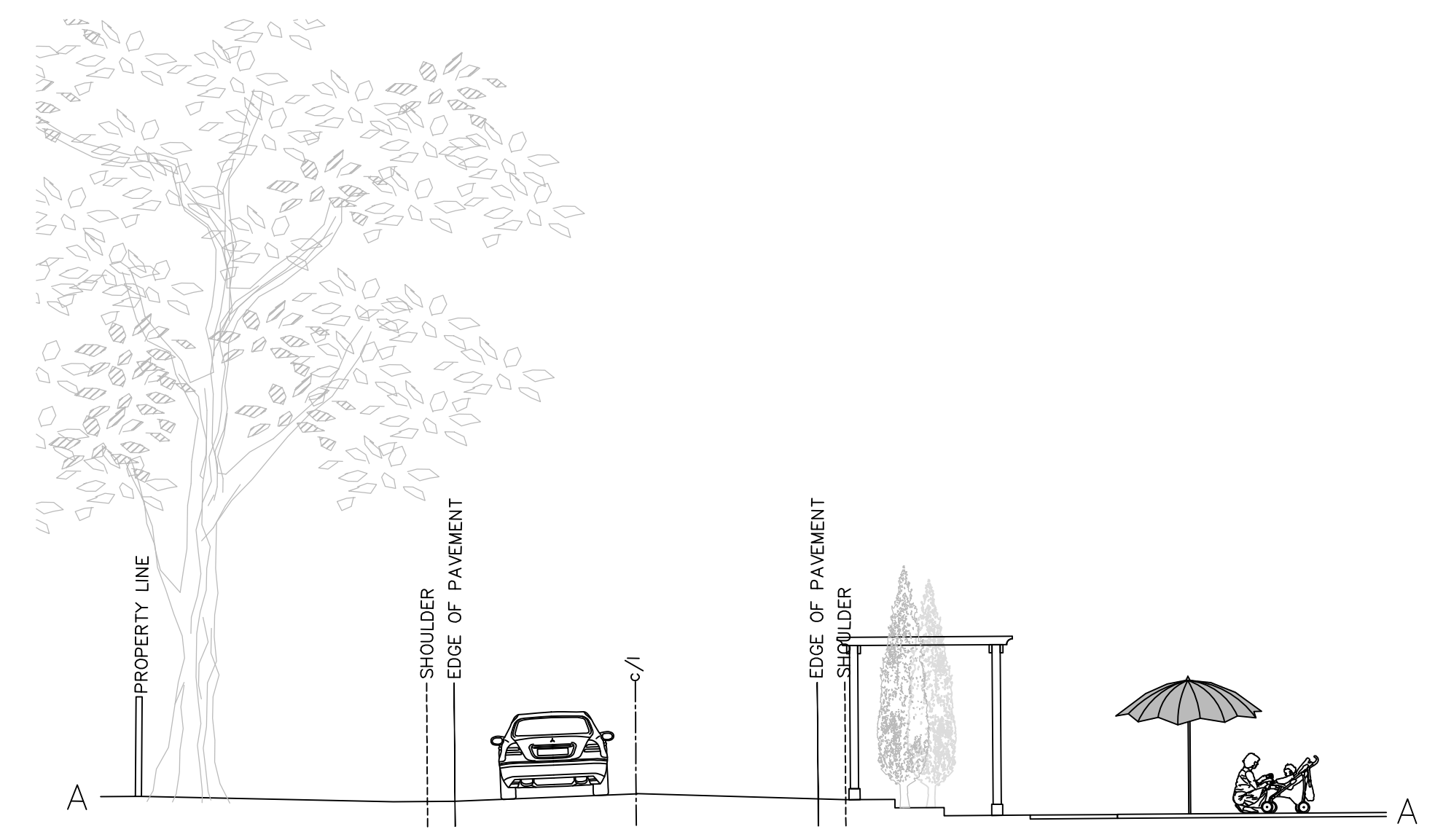
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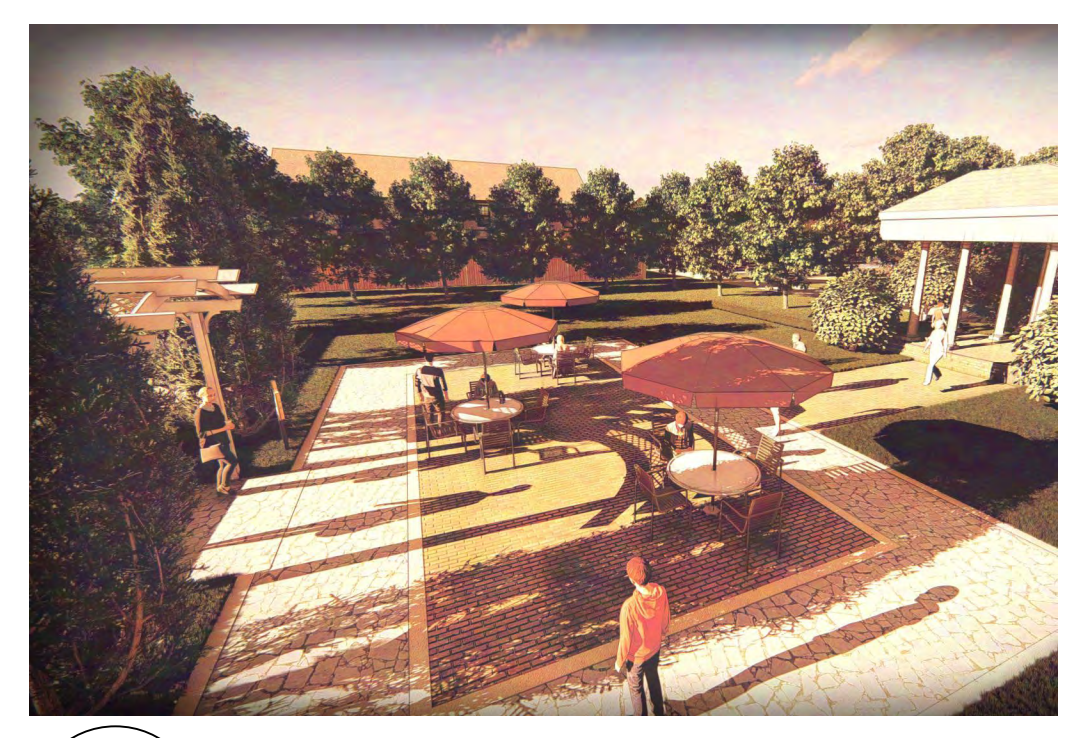
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