
The Corporation of the Town of Niagara-on-the-Lake Information Report to Council

SUBJECT: Former Rand Estate and John Street East Character Study
– Consultant Report

DATE: 2023-12-05

REPORT #: CDS-23-258

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DEPARTMENT: Community & Development Services

BACKGROUND INFORMATION

The purpose of this report is to provide information on the Draft Former Rand Estate and John Street East Character Study (the “study”). The study has been prepared by Urban Strategies and supported by GBCA Architects.

The basis for the study arose from policies in the Town’s adopted but not yet approved Official Plan (OP). The adopted OP provides general policy based on the John Street East Summer Homes Character Area and specific direction for Randwood as a Special Study Area.

The Site Specific Policy for S4-24, “Special Study Area – Randwood,” states:

That the lands designated “Special Study Area” shall not be developed until such time as a study has been completed by the Town and released for public review and comment which determines the appropriate land use designation for this Special Study Area. Following completion of the study, the Official Plan shall be amended to apply the appropriate designation and the subject lands may develop in accordance with the applicable land use policies of that designation.

The study commenced in October 2022.

The intent of the study is to define the area’s character and identify policies and criteria to guide change over time. In identifying and defining the character, consideration was given to the context of abutting established neighbourhoods, natural features, agricultural lands, and existing cultural heritage landscapes and attributes.

The consultant team undertook a significant amount of research to understand the history of the area in advance of preparing principles and policies to guide future change. Further, they engaged with members of SORE, the landowners, the Municipal Heritage Committee, and the general public on the initial findings.

The draft Character Study report is now being released for information.

NEXT STEP / CONCLUSION

Additional input will be collected following the release of the Character Study, and the formal amendment process will commence in accordance with the *Planning Act* to incorporate policy and design guidance into the Town's Official Plan. This process will include an Open House and Statutory Public Meeting ahead of a Recommendation Report on the proposed amendment.

ATTACHMENTS

- **Appendix I** – Former Rand Estate and John Street East Character Study - Draft Report