

Randwood Estate / John Street East Character Study

Presentation to Committee of the Whole



December 5, 2023

**URBAN
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INC**

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Study Purpose and Objectives

Purpose: To define the character of the area and identify appropriate policies, regulations and design criteria for the subject lands, in the context of abutting established neighbourhoods, natural features, agricultural lands and existing cultural heritage landscapes and attributes.

Objectives:

1. Establish a planning framework that protects existing cultural and natural heritage features, as well as agricultural lands;
2. Establish land use and cultural heritage policies and other design guidance for potential development within the study area; and,
3. Define and recommend any additional implementation mechanism(s) or tools to address the area character.

Study Area

The Study Area includes the Rand Estate (144, 176 & 200 John St E & 588 Charlotte St) as well as Brunswick Place (210 John St E) and the properties on Christopher Street and Weatherstone Court.



Study Process and Timeline



Consultation



- SORE & Consultants: Oct 27, Nov 2
- Solmar & Consultant: Dec 2
- Technical Advisory Group: Dec 13

- Public Information Centre: Apr 27
- Online Engagement: Apr 27 – May 28
- SORE & Consultants: May 1, Jun 12
- Solmar & Consultant: May 2
- Municipal Heritage Committee: Jun 7

Upcoming:

- Public Open House
- Statutory Public Meeting

What We Heard

- The cultural heritage value of the former Randwood Estate should be recognized and respected. Designated buildings should be conserved and allow for adaptive reuse.
- The natural heritage of the site and the function of One Mile Creek should be protected. Trees should be preserved, protected and planted.
- New development should be compatible with existing homes in the area—buffers should be maintained and enhanced.
- The scale and character of new development should respect the established residential uses and the designated heritage buildings in terms of height (2-3 storeys) and architecture.
- Future development should allow public access for pedestrians and cyclists. There's an opportunity for a connection between the Heritage Trail and Butler's Barracks.

The recommended policies have considered and incorporated stakeholder and public feedback, including policy suggestions.

Cultural Heritage Analysis

The study area has been extensively studied and analyzed, with each successive report (since 1989) building on the earlier documents and integrating additional information and research as it became available.

Rand Estate Documentation Review		
DATE	DOCUMENT	
1	1985	Niagara on the Lake Estate Lots, Plan and Zoning by-law
2	1989	Randwood Estate Report (Niagara Institute Property Background History)
3	1989	Randwood Estate Report
4	2010	Heritage Impact Assessment Report: Randwood: The Romance Property
5	2017	HIA: 144-176 John Street, 200 John Street, and 588 Charlotte Street
6	2018	Niagara-on-the-Lake: Estate Lots Study, Final Report
7	2018	Cultural Heritage Evaluation Report: 144, 176, 200 John Street East and 588 Charlotte Street
8	2020	HIA: 200 John Street and 588 Charlotte Street for Draft Plan of Subdivision
9	2021	OLT Witness Statement
10	2021	Cultural Heritage Evaluation Report: 200 John Street East
11	2021	Cultural Heritage Evaluation Report: 588 Charlotte Street
12	2021	CRB: Cultural Heritage Evaluation Report: 200 John Street and 588 Charlotte Street
13	2021	CRB: Rand Estate: Visual Evidence
14	2021	CRB: Rand Estate: Visual Evidence
15	2021	CRB Witness Statement: Notice of Intention to Designate 200 John Street East
16	2021	CRB Witness Statement: Notice of Intention to Designate 200 John Street East
17	2022	Building Condition Assessment: The Bath House, 200 John Street
18	2022	Building Condition Assessment: The Carriage House, 200 John Street
19	2022	Building Condition Assessment: The Guest House, 200 John Street
20	2022	Building Condition Assessment: The Tea Pavilion, 200 John Street
21	2022	Building Condition Assessment: The Whistle Stop, 200 John Street
22	2022	Building Condition Assessments: 588 Charlotte Street
23	2022	HIA Addendum: 200 John Street and 588 Charlotte Street Draft Plan of Subdivision
24	2022	Conservation Plan: Freestanding Boundary Walls, the Randwood Lanes
25	2022	Urban Design Brief: 200 John Street East and 588 Charlotte Street
26	2023	Heritage Commemoration Plan: 200 John Street East and 588 Charlotte Street
DESIGNATION BY-LAWS		
1971	By-law 1971-88: 9 Weatherstone Court	
2020	By-law 5284-20: 176 John Street East	
2020	By-law 5285-20: 144 John Street East	
2022	By-law 5389-22: 200 John Street East	
2022	By-law 5390-22: 588 Charlotte Street	
2018	Heritage Register Report - 1 Christopher Street, 9 Christopher Street, 580 Charlotte Street, 2 Weatherstone Court	

Cultural Heritage Analysis

Rigorous assessments have ultimately informed Designation By-laws adopted in 2020 and 2022 for the remaining Rand Estate lands.

Each By-law includes a “Statement of cultural heritage value or interest” and a list of heritage attributes.

(note: not all heritage attributes pictured)



144 John Street East



9 Weatherstone Court



1 & 9 Christopher St, 2 Weatherstone Ct, 580 Charlotte St



176 John Street East








200 John Street East

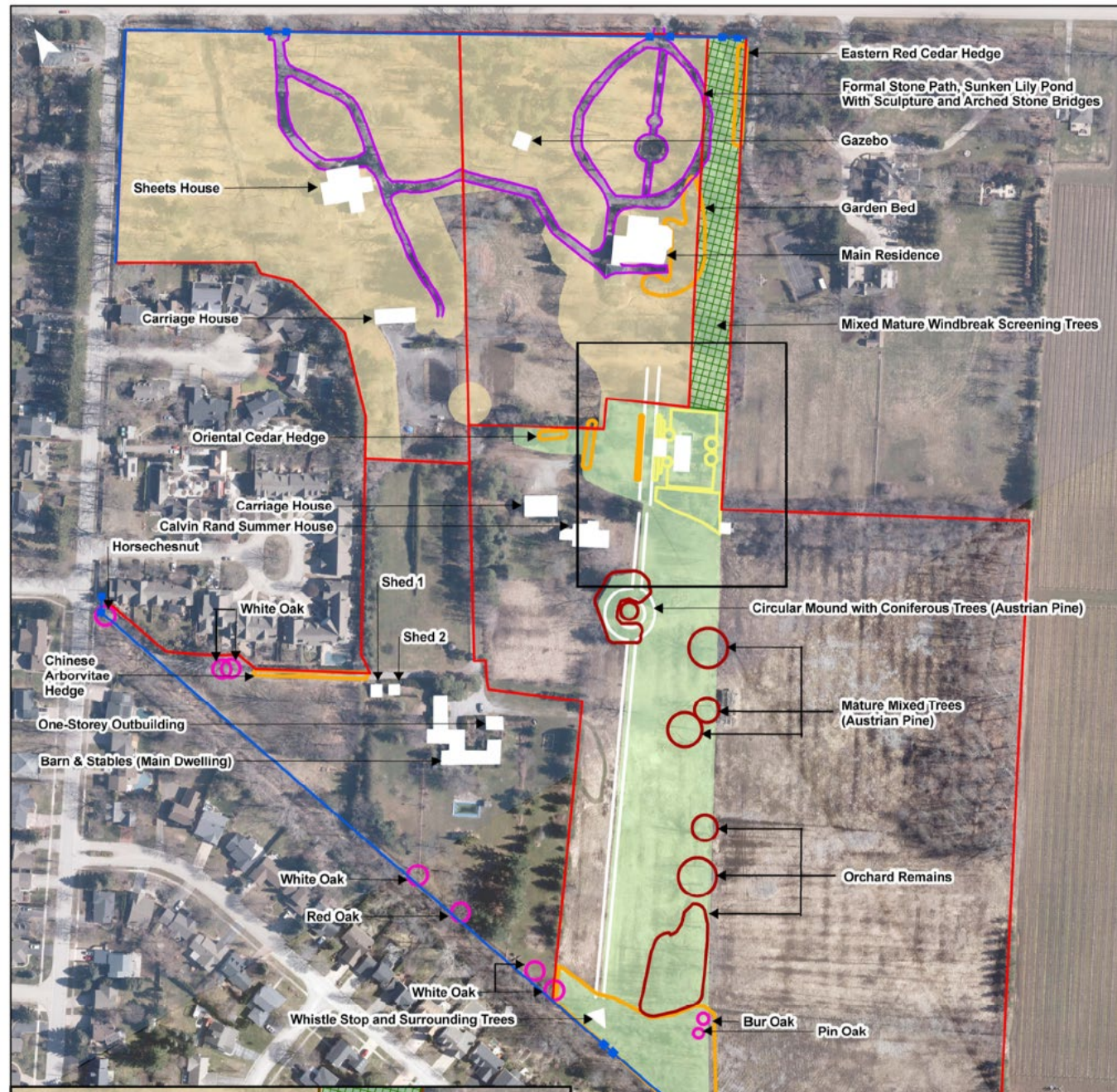


588 Charlotte Street

Cultural Heritage Analysis

In mapping the cultural heritage features within the study area, the various reports have been generally consistent.

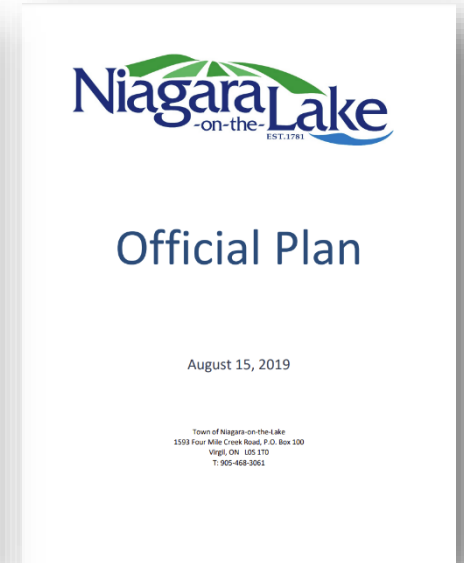
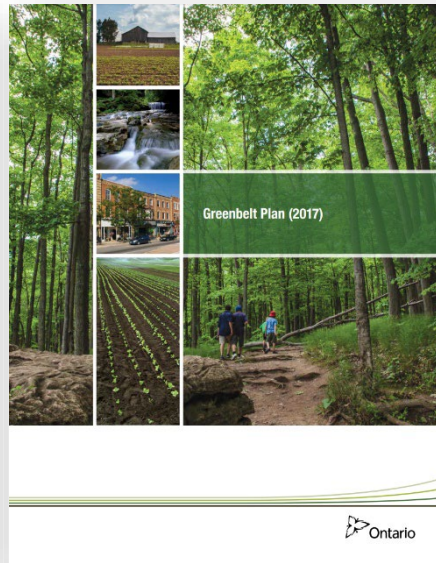
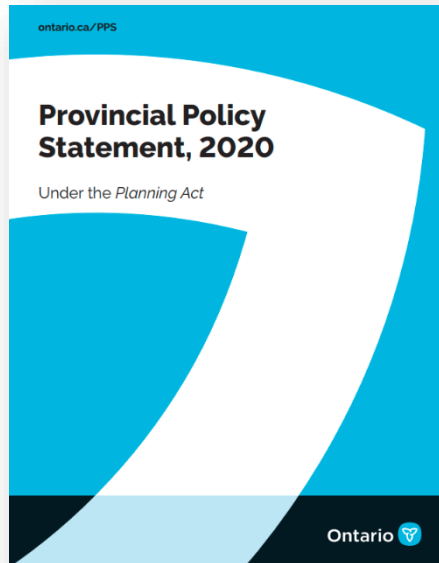
Legend		TITLE Rand Estate Heritage Attributes	
	Property Lines	CLIENT Town of Niagara-on-the-Lake	
	Removed in November 2018 after the Service of the NOIDs	PROJECT Conservation Review Board Hearing	PROJECT NO. LHC0119
	Dunington-Grubb Designed Landscape	CONSULTANT	
	Mature Trees and Plantings	YYYY-MM-DD	2021-07-06
	Gate Wall & Posts/Pillars		PREPARED LHC
NOTE(S) 1. All locations are approximate.		DESIGNED	JG
		FIGURE #	##



Map of cultural heritage attributes (LHC for Conservation Review Board – 2021)

Policy Themes

- Conserve significant cultural heritage
- Protect and buffer significant natural features
- Protect the countryside for agricultural uses and natural heritage
- Use lands for development efficiently and promote intensification
- Mix housing types in new communities

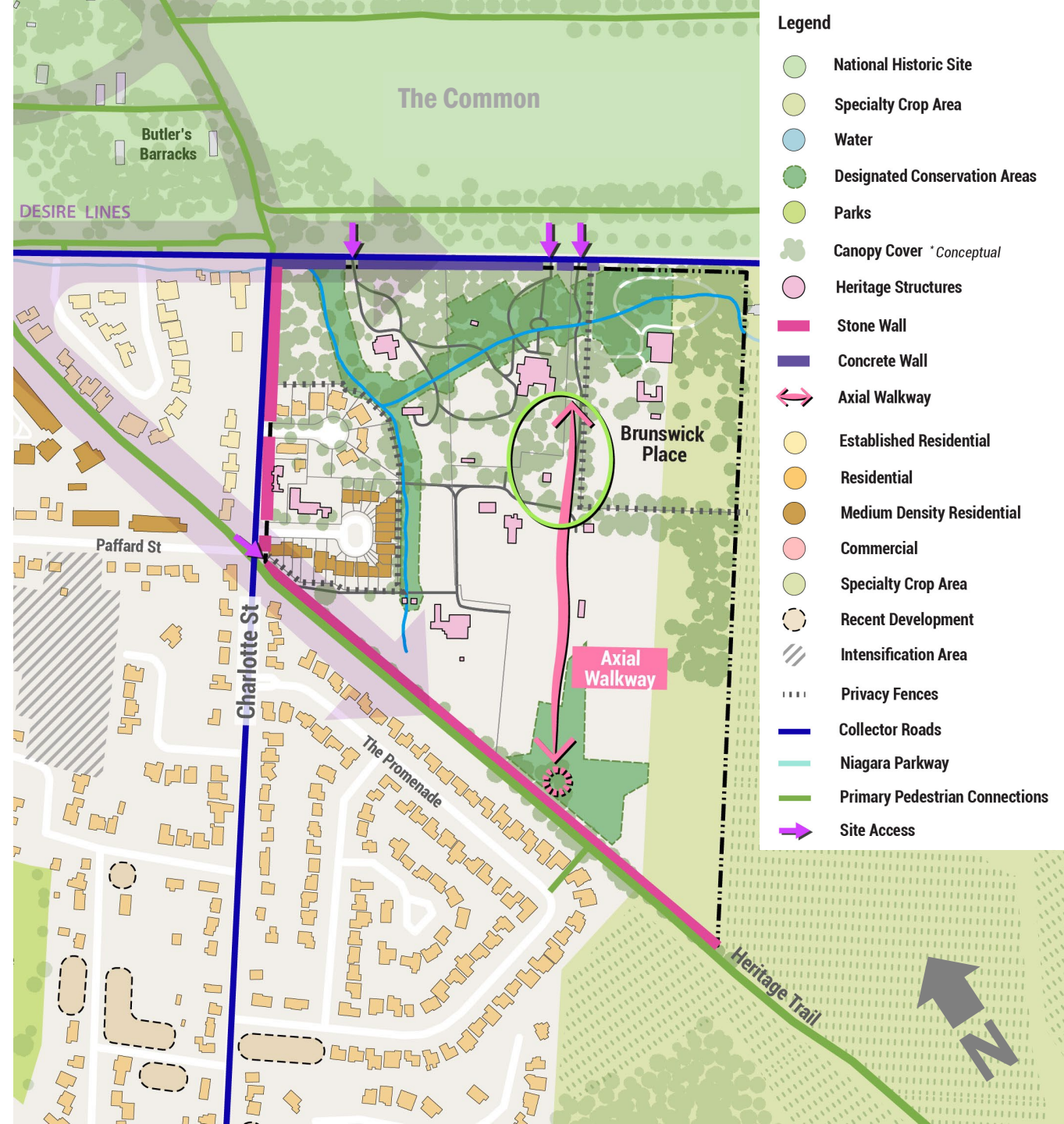


Character Analysis

The area's character is defined by:

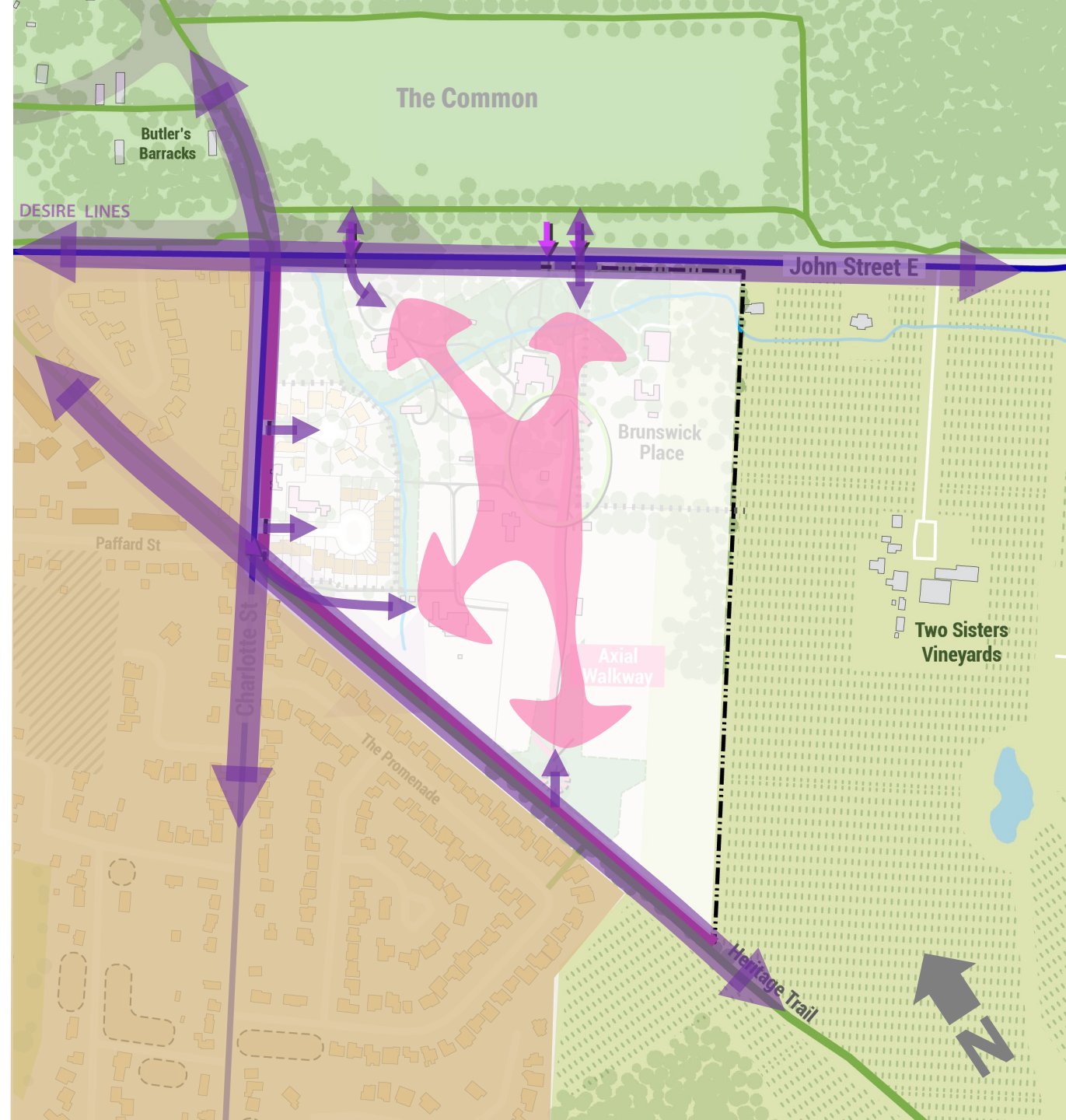
- A setting that is equal parts town, countryside and historic open space
- Significant natural features—watercourses and trees
- Concrete, masonry and stone walls
- Historic and distinctive buildings and formal landscapes
- Buffers and fences
- Suburban enclaves with a mix of housing types and architecture

All these characteristics should guide future development.



Future change will bring the opportunity for active transportation connections that:

- Better tie the area to its surroundings and the heart of Old Town
- Improve access to and connections between heritage attributes

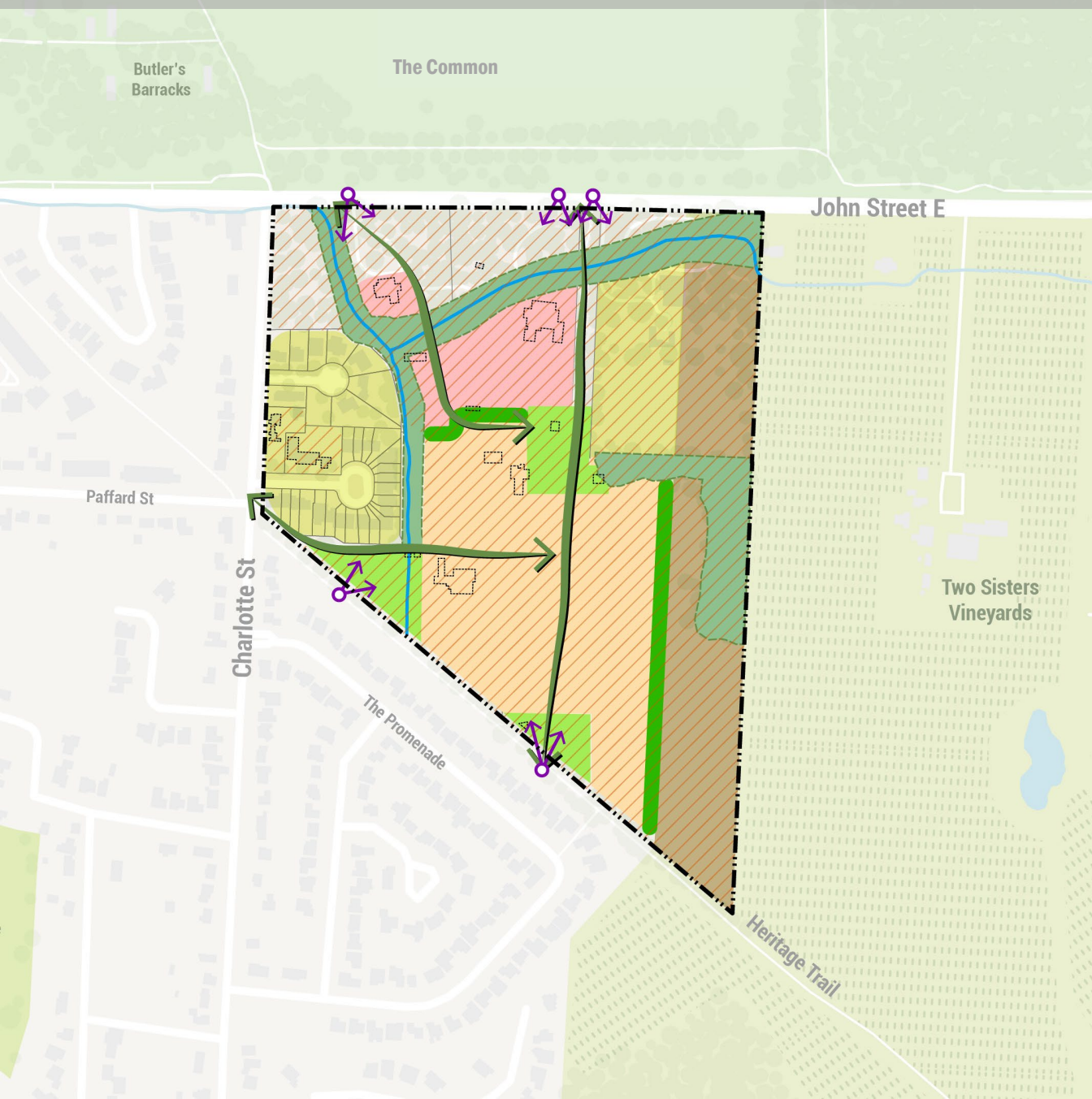













Policy Recommendations

Planning and Design Principles

1. Conserve, integrate and maintain significant cultural heritage features
2. Protect, enhance and maintain significant natural features and functions
3. Ensure cultural and natural heritage features are visible to the public
4. Accommodate active transportation connections through and to the area as part of a system of connected natural and cultural heritage features
5. Maintain compatibility and cohesion between distinct places
6. Accommodate a mix of housing types and sizes and compatible commercial uses
7. Respect the scale and character of existing development in the area and in adjacent neighbourhoods

Proposed Heritage and Development Framework



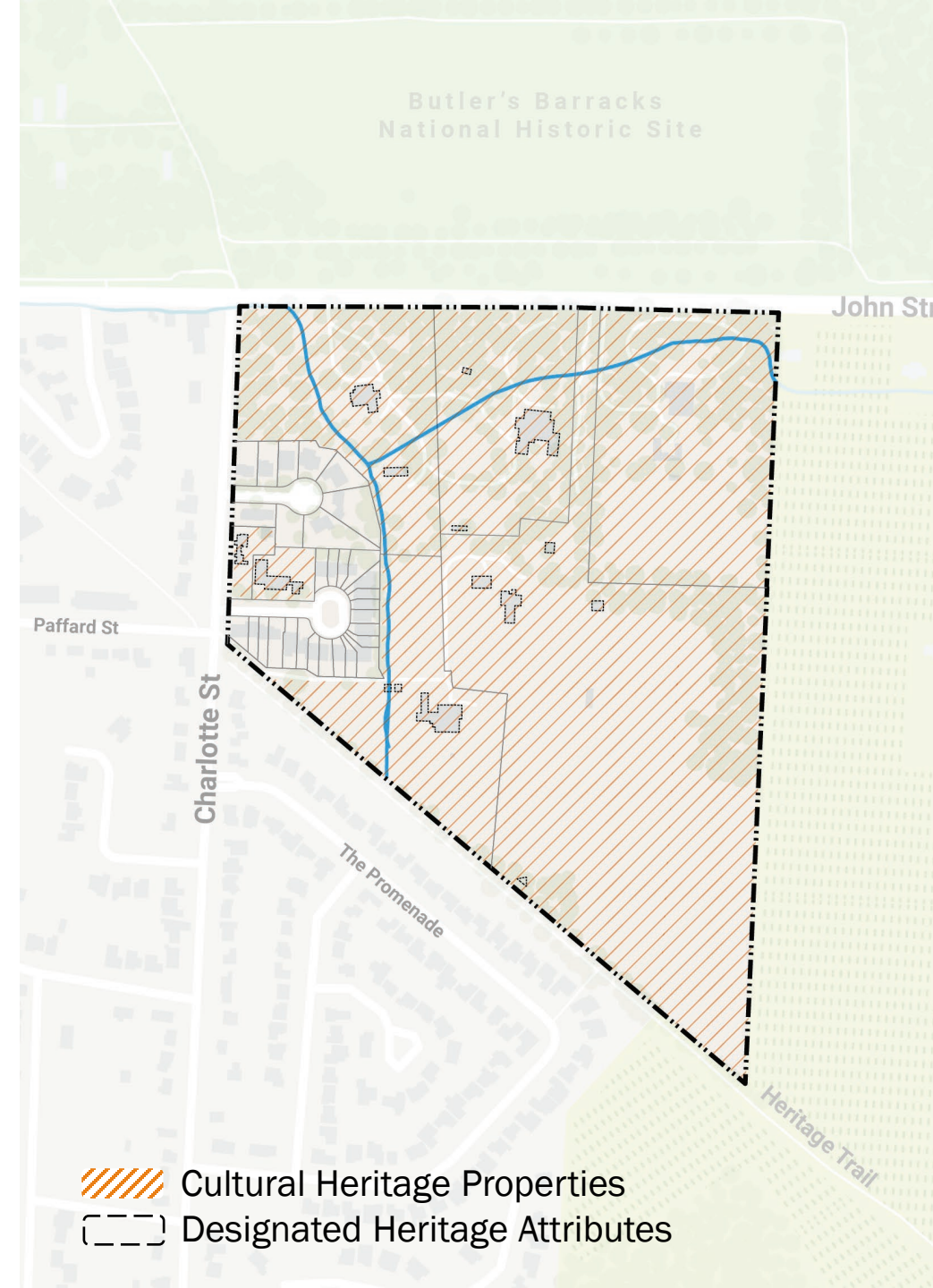
-  Conservation
-  Cultural Heritage Properties
-  Key Public Viewpoint
-  Future Common Open Space
-  Active Transportation Connection
-  Established Residential
-  Residential-Commercial
-  Agricultural/Rural
-  Residential
-  Landscape Buffer
-  Designated Heritage Attributes

Principle 1:

Conserve, integrate and maintain significant cultural heritage features

Recommended Policies:

- Applications must include a conservation plan and a landscape management and design plan.
- Adaptive re-use of heritage buildings and other structures shall be strongly encouraged.
- Restoration or interpretation of significant but lost heritage landscape features shall be strongly encouraged.
- The Town shall consider financial incentives to support heritage conservation in the area.

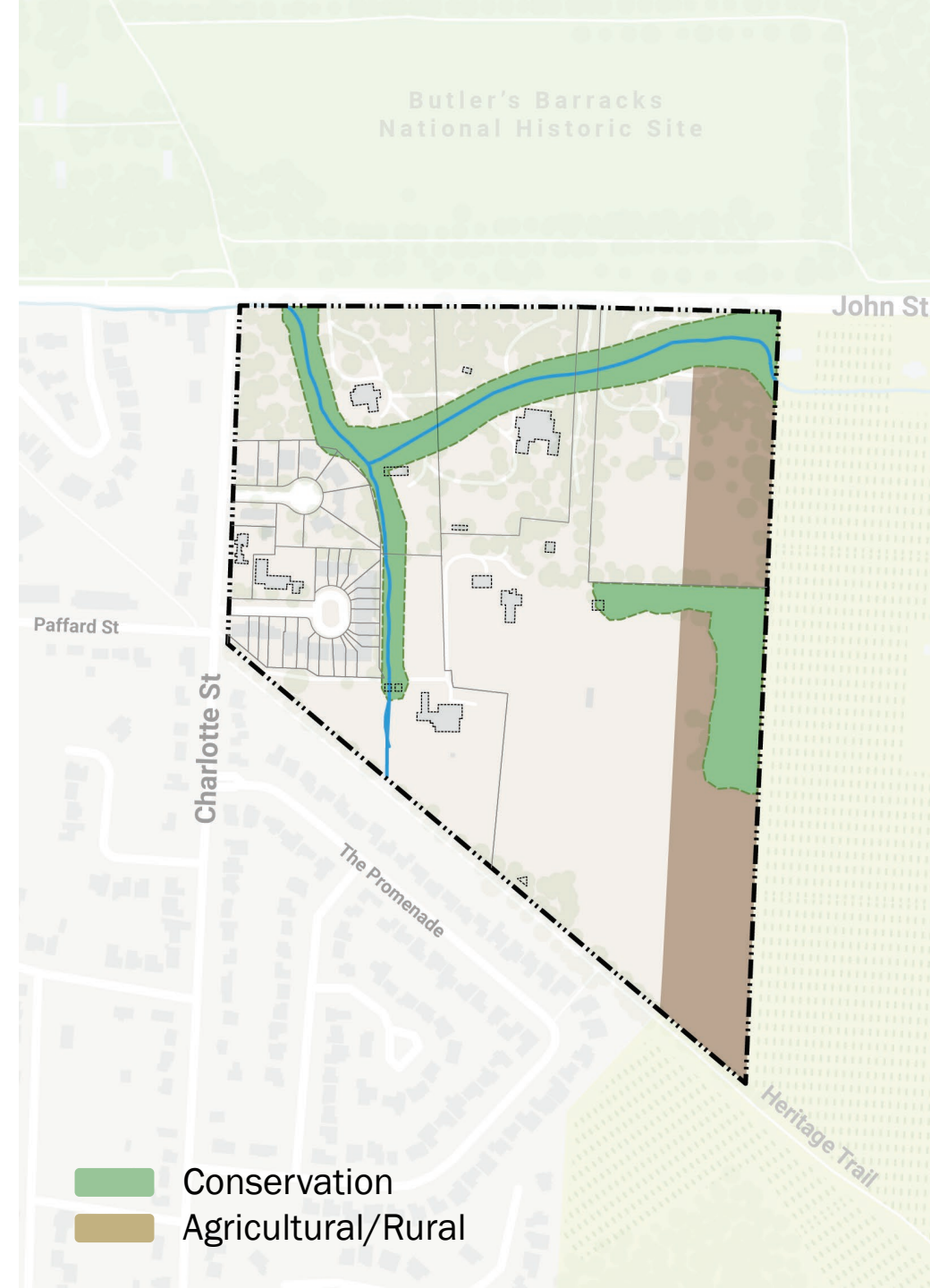


Principle 2:

Protect, enhance and maintain significant natural features and functions

Recommended Policies:

- Environmental impact studies (EISs) shall identify the limits of environmental features.
- The Town's Highly Vulnerable Aquifer and Natural Environment System policies and NPCA's regulations shall apply.
- New streets and other infrastructure shall minimize adverse impacts on existing natural features and functions.
- Landscape management/design plans shall include a tree preservation and planting plan and measures to enhance riparian zones (30% minimum tree canopy goal)
- Stormwater management facilities shall be designed as a naturalized landscape.



Principle 3:

Ensure cultural and natural heritage features are visible to the public

Recommended Policies:

- Maintain and enhance public views to heritage properties from adjacent roads and the Heritage Trail.
- New streets, driveways, pathways and open spaces should conserve and provide public exposure to cultural heritage features.
- Design common open spaces to provide public views and access to heritage features and interpret the history of the former estate.
- Reflect and interpret the axial walkway and circular mound.
- Site plans shall identify pedestrian connections and wayfinding measures between cultural heritage features.
- Designated heritage structures shall stand apart from new buildings.
- The Town shall develop a plan to interpret and promote the area's cultural heritage.



Principle 4:

Accommodate active transportation connections through the area as part of a system of connected natural and cultural heritage features

Recommended Policies:

- A future street and pathway network shall include a connection for pedestrians and cyclists from the Heritage Trail to John Street East.
- An additional gate or other opening in the stone wall along the Heritage Trail may be permitted.
- The Town shall develop and implement a plan to widen the sidewalk on the south side of John Street East or replace it with a multi-use path.
- The intersection of John Street East and Charlotte Street shall be improved for the comfort, safety and convenience of pedestrians and cyclists.

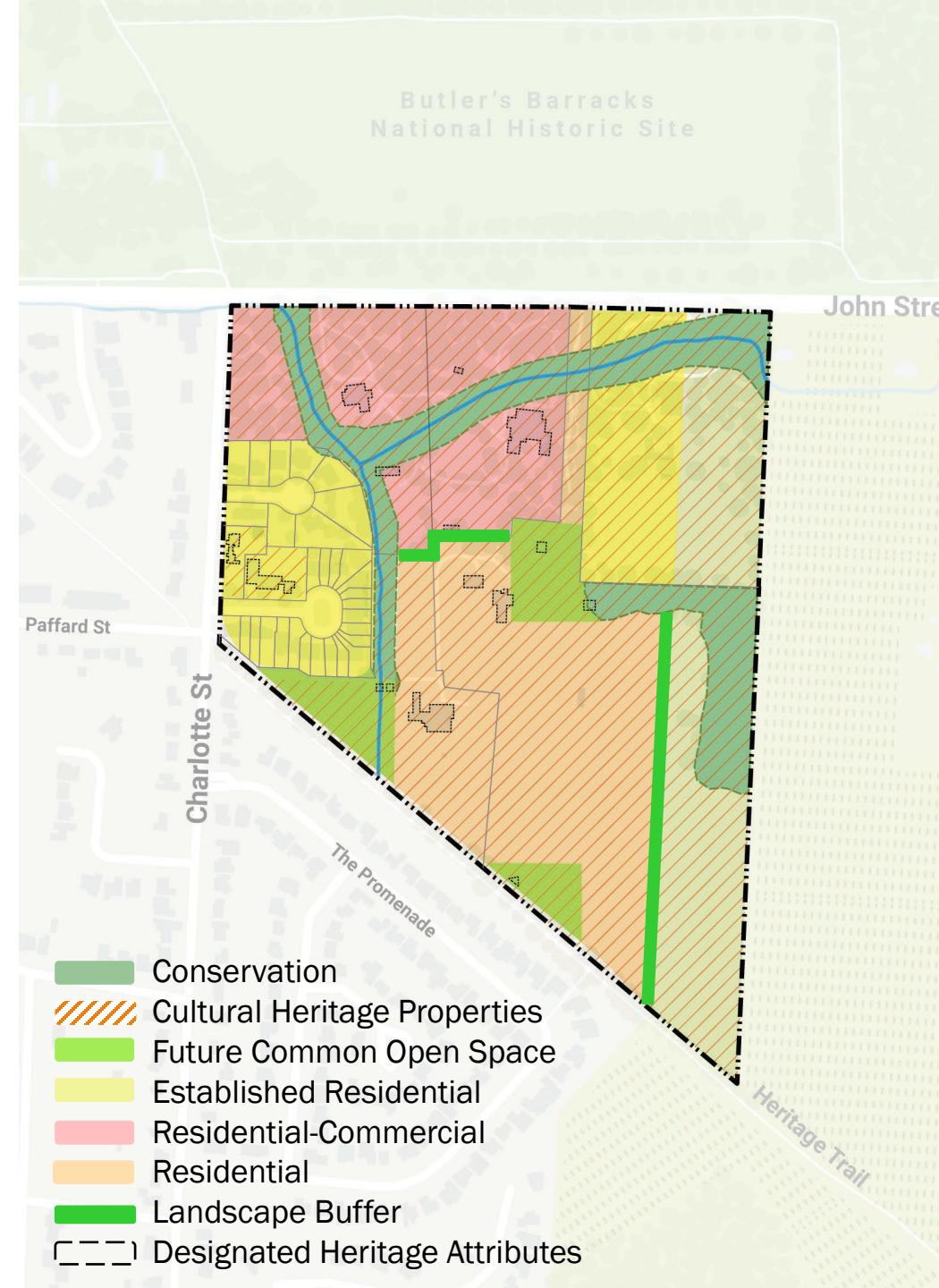


Principle 5:

Maintain compatibility and cohesion between distinct places

Recommended Policies:

- Future development and landscaping shall maintain, reinforce and extend the area's natural features to establish a network of green spaces.
- Enhance and maintain landscape buffers containing hedges and trees between future commercial uses and existing and new residential development.
- Further measures to ensure commercial uses do not have adverse impacts on neighbouring properties carried forward from Official Plan.
- Screen private rear yards adjacent to rural/agricultural lands with trees and hedges (min. 3 metres)
- Minimize the size of parking lots and locate them at the rear of buildings, screened from public view.

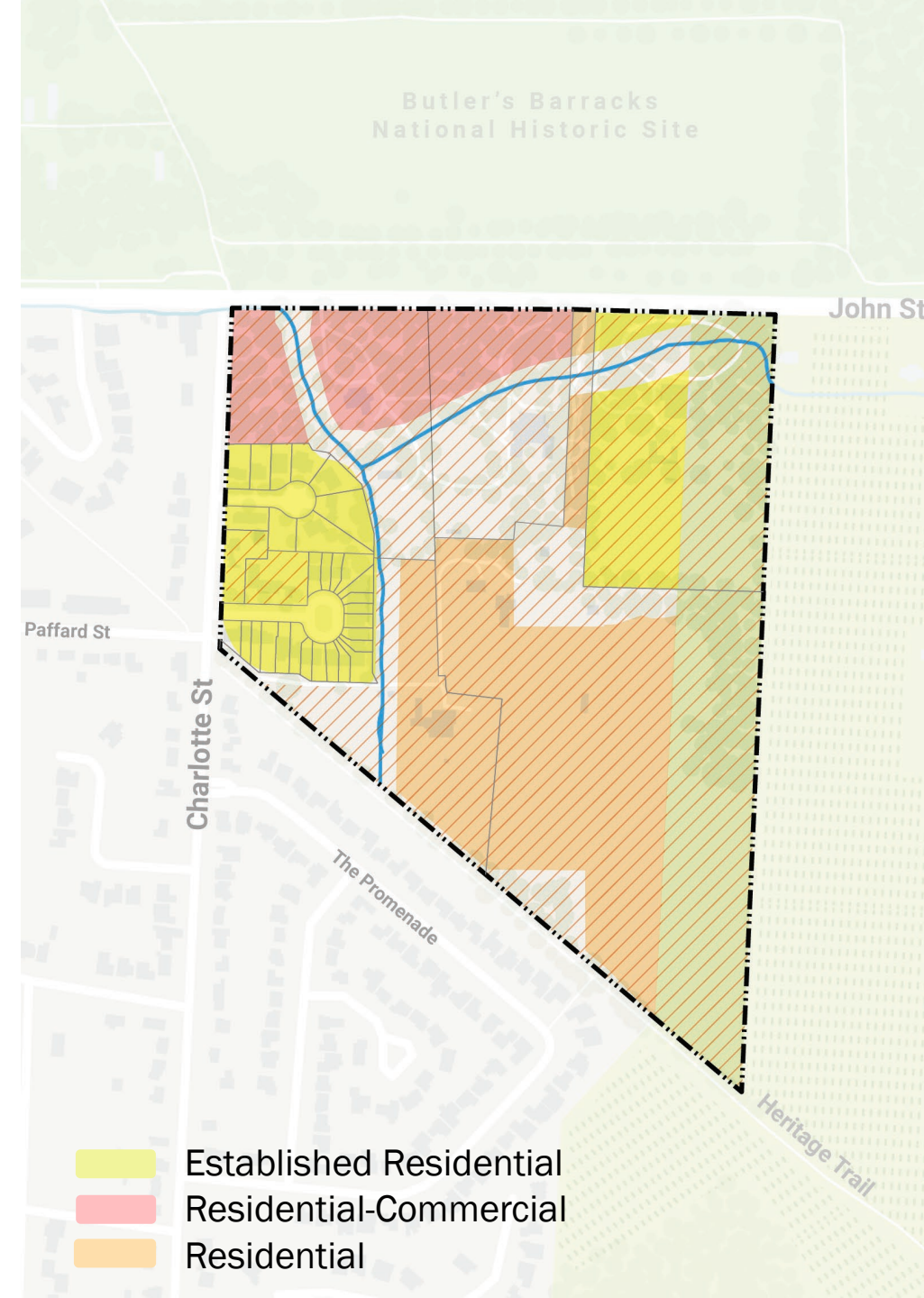


Principle 6:

Accommodate a mix of housing types and sizes and compatible commercial uses

Recommended Policies:

- Detached and semi-detached houses, townhouses, duplexes and triplexes permitted in the Residential area; additional units also permitted.
- Multiple dwellings shall be permitted within conserved heritage buildings in the Residential area.
- Existing permissions for commercial uses on 144 and 176 John Street East carried forward.
- Detached houses and multiple-unit buildings shall be permitted at the rear of the 144, 176 and 210 John Street East.
- All new housing shall minimize adverse impacts on cultural heritage features.

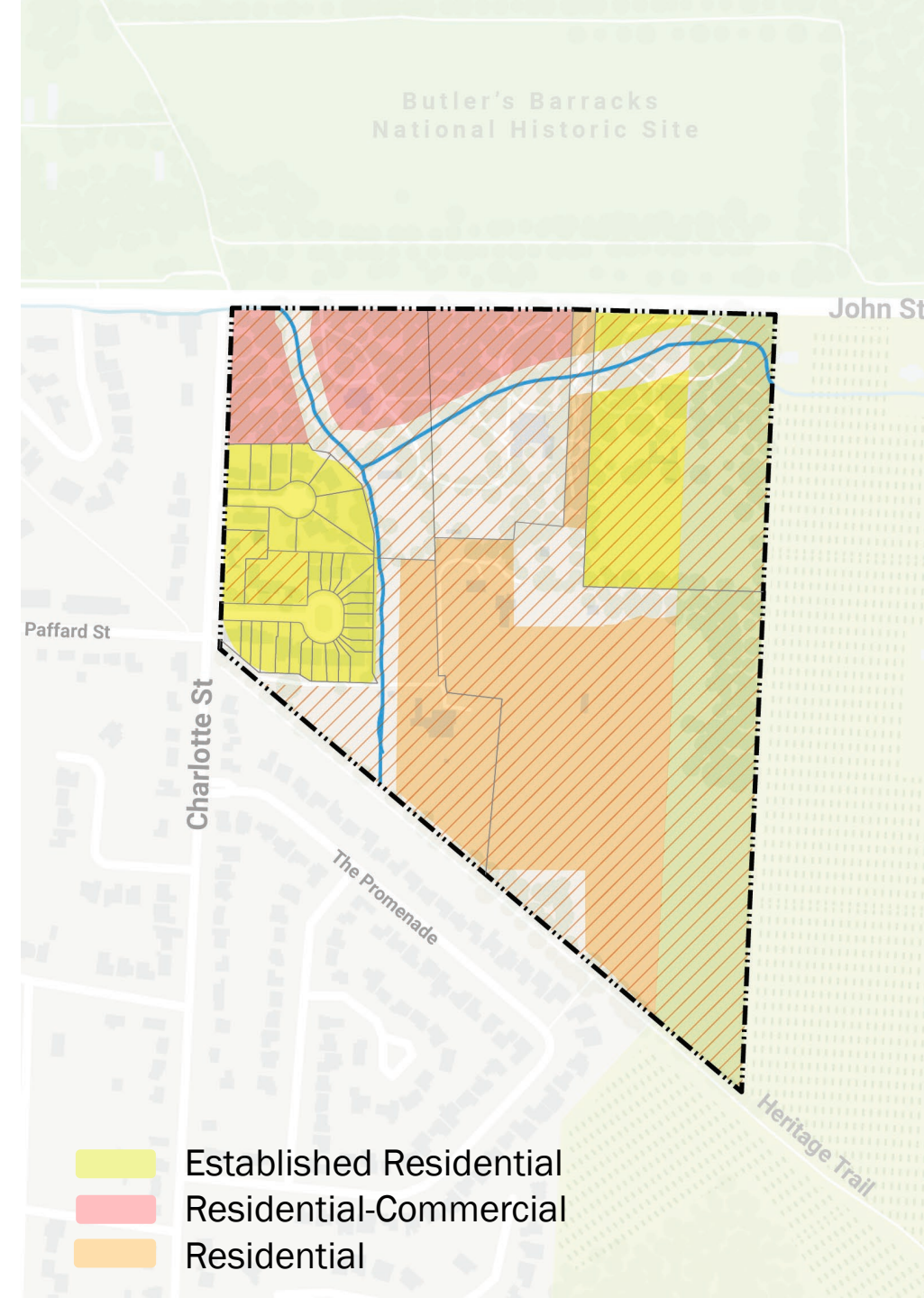


Principle 7:

Respect the scale and character of existing development in the area and in adjacent neighbourhoods

Recommended Policies:

- The massing of new development shall be in keeping with the scale and height of existing development—max. 3 storeys (residential buildings).
- A variety of architectural styles in keeping with the character of adjacent neighbourhoods and Old Town as a whole shall be encouraged.
- The existing general character of Christopher Street and Weatherstone Court shall be maintained.
- The visual impact of front garages and driveways shall be minimized.
- At least 50% of the front yards of new development shall comprise soft landscaping, including trees.



The Draft Report also includes additional design guidance for the public and private realms.

- New streets and pathways
- Common open spaces
- Lighting
- Built form
- Landscaping



Next Steps

- Collect and review Council, public and stakeholder feedback on draft recommendations
- Revise recommendations and OPA and prepare draft zoning by-law direction
- Bring forward OPA to Council in early 2024

Thank you!



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