

Urban Design Brief

Proposed Hotel Development



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Urban Design Brief
Proposed Hotel Development
144 & 176 John Street
Niagara-on-the-Lake

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About This Brief:

The consultant firm of Quartek Group has been retained by Two Sisters Corp. to provide an urban design brief in support of the zoning by-law amendment and site plan application for 144-176 John Street. This brief provides planning background specific to massing, unique character attributes of the site and rationale for the choice of new-built mass, and each building placement, in relationship to the boundaries or context of other buildings and of existing site features to be preserved. This brief is to be reviewed in conjunction with reports prepared by others, particularly the planning justification report as related to provincial policy statements, Regional Official Plan and guiding policies of the current official plan for the Town of Niagara-on-the-Lake. Other reports may be referenced, as applicable, to the general information provided herein. This is a revised urban design brief from the November 2017 submission and is amended to reflect a substantial reconfiguration of the proposed hotel massing and setbacks, as well as revised setbacks for the maintenance building in conjunction with landscape refinements in response to public feedback, agency comments and comments from the Town.

Executive Summary:

Randwood is the largest site among the Community's identified "Estate Lot" properties and as such is over twice the area of typical urban block patterns found elsewhere in Old Town and therefore truly unique.

The proposed hotel and conference centre conforms with Official Plan designations set out to guide and preserve the property attributes. The design approach is an appropriate response to preserving the natural and cultural assets of the site. The new building has massing that while taller than the 2011 concept Site Plan, offers a smaller footprint in a location which ultimately works better for the proposed uses and is less intrusive on the neighbouring properties. This approach has been thoughtful in protecting the existing inventory of trees on the site and in preserving other cultural features.

By centralizing a hotel and conference operation well away from the boundaries of the property, the project reduces disturbance to neighbouring lands by,

- keeping vehicle movement patterns, particularly underground parking access ramps, and servicing activity more contained to the centre of the site;
- increasing distance away from higher features of the main building;
- screening maintenance activity by orienting access to the new maintenance building away from the adjacent western property and screening same with the building and other new/existing landscape features
- providing parking underground for a high percentage of guest vehicles and leaving only the existing surface parking which is located further away from the private lands;
- eliminating long-period shading events by placement of new building mass thereby with no adverse impact to surrounding properties;
- re-using the perimeter privacy walls and expanding this character attribute to provide a south privacy wall system to ensure clear physical boundaries to guests;
- controlling hotel guest room vistas on east and west hotel block from with screening, angle orientation and terracing to eliminate potential views into private backyards from above;

Executive Summary cont'd.....

- positioning mechanical equipment anticipated for the new buildings in locations to reduce noise transfer, and
- preserving a high percentage of the original, living stock of mature canopy trees in the north regions of the property and around the perimeter, while providing new landscape surface space to intensify vegetation to ensure visual privacy.

In consideration of the Old Town's history and with past reference to 'grand hotels', the proposed Hotel and Conference Centre is a thoughtful adaptive re-use of a uniquely large estate lot. In context of its past uses including that of a conferencing retreat, the commercial enhancement of this function should not represent a threat to the Old Town's character but rather way to preserve many of the landmark elements through a quality, design addition to compliment the Rand Estate; an Estate which presently contains a mix of architectural and landscape design which reflect the historic and evolving character of the Old Town.

Based on the lines of sight demonstrated in sectional studies, the proposed hotel height and plan expanse will not notably be visible from beyond the limits of the property. Vistas outside the estate's iconic brick and ivy privacy walls of the Old Town will remain unaffected, quaint and "town-like" in scale. In essence, the hotel will invoke an introverted, private experience, exclusive by character.

Aside from central placement within the site, the hotel is set back further from John Street and is amply buffered by distance and landscapes to not overshadow the stately Randwood mansion. The iconic inward vista from the gates of John Street shall remain preserved for new generations to see and openly access.

By positioning the dominant "grand hotel" elevation on the south ridge of the One-Mile Creek ravine, the new building sets up a dynamic juxtaposition of terrain in a way not unlike the spatial "juxtaposition" that past visitor's arriving to Randwood Estate would have experienced. The hotels positioning preserves the plan that the original landscape architects, Dunnington & Grubb created for the site's most celebrated entry and vistas. The proposed entrance route by vehicle or by pedestrian path, of new hotel guests, will continue to use this historic procession of carriageway or walkway, starting from the east gate on John Street. Once past the Randwood mansion the new extension to the route will utilize similar landscape screening techniques so that guests only formally "discover" the hotel as they emerge from the forest clearing, and see segments of the hotel's north elevation and Porte cochere.

The choice of architectural expression proposed for the intervening buildings is inspired by a range of boutique-class hotels and private resorts in scale and setting. The hotel borrows style reference from early 20th Century Art Nouveau movement and "Sullivan-esque" architectural expressions wherein the design transitions from classical revival mainstays. This was the beginning of forward looking architectural design with styles not based on previous building forms though at play during the Rand family's early tenure on the site.

Executive Summary cont'd.....

Changes in construction techniques, especially the development of sky scraper technology, and a desire to create houses that fit visually into the natural environment influenced the developing styles of this referenced era. While this is an entirely modern hotel in all other ways, with much different construction methods and materials compared to the referenced style, the composition still intends to convey a sympathetic, artful building that will be harmonious in its placement surrounded by garden and nostalgic elements of the past.

For all intent and purposes of systems and performance, the Two-Sisters design team are creating a modern building from many levels of that architectural expression. Aesthetically, they seek to create a stylistically timeless expression that is transforming classical elements of the hotel, its cornice and its colonnade for example, into organic features, expressive of art, humanity and nature in a way that will be attractive, unique and welcoming to guests.

From perspective of massing, the hotel has utilized a stepped block massing set upon a ground-floor plinth that contains all social, recreations and business conference functions, as well as fine dining. This revised submission has substantially articulated the hotel upper floors and has reduced the extent of projection created by the main conference hall and associated reception space. As a result, it is vastly different from the original plan submitted. Furthermore, the revised landscape plan has incorporated raised planters and private function zones into the south facing grounds that will transition the scale of the main hotel to suit the more intimate activities envisioned for the space. Effort has been placed on more effective screening and planting to reduce paving stone areas and to add addition greenery.

Recognizing that the new building's exterior and interior should relate to its environment, being in a natural, park-like setting, the architecture tastefully incorporates an organic ornamentation to soften the building surfaces and to add a tactile, human scale and character that is welcoming and artful. The new landscape features present a modern ordering system that, much like the hotel, are simple and harmonious yet correlate with traditions of ordered gardens and controlled vistas, these being presented in ways that could just as easily be found in the context of a renaissance villa. Views into the new garden from the Grand Hall or dining facilities inside the hotel will be spectacular and the choice of planting will provide year-round colour and splendour for guests to enjoy.

The Randwood Mansion is to be preserved outwardly with its warm grandeur and will undergo adaptive re-use to serve spa and other complementary functions for hotel quests and day visitors. The other prominent existing former residence, the Devonian House, will be preserved and shall contain passive activities on the complex. The existing Coach House will be adapted to accommodate wedding ceremonies within its preserved surroundings.

With the new focus of a world-class hotel at the centre of the property, these important buildings from the past shall have engaging, complementary uses on the site and can therefore be maintained as part of a thoughtful, yet ever evolving conservation plan. It should not prove difficult to conclude how the proposed changes to the property will be a viable, and sustainable solution for this very unique estate property.

PART 1

1.1 Physical Context

Site Definition:

The legal description of the property is as follows:

Lot 144 and 176 John Street
Plan 692 Part Lot 144
RP 30R – 1792 Part 6
AND
Plan 692 Part Lot 144
RP 30R – 1792 Parts 3 and 5
Town of Niagara-on-the-Lake
Municipality of Niagara

This subject site is a relatively large parcel of land that measures 53,806 m² (13.29 acres) in area and located within the “Old Town” urban boundary of Niagara-on-the-Lake. This parcel was once part of a much larger estate property known locally as the “Randwood Estate”. Other remaining estate lots fall within street ordering and therefore do not exceed a typical 2.3 hectares (6 acres) in area.



Site Definition cont'd.....

The site is situated within a predominately residential and estate vineyard area of Town and is 20 minutes walking distance away from the business district, just metres away from the south-east urban boundary and neighbouring agricultural lands beyond. With an address on John Street (144 & 176), the site has frontage that extends 278 metres (912 feet) along this municipally-owned thoroughfare. The site also has frontage of 122 metres (400 feet) along municipally-owned Charlotte Street.

Existing Zoning Background:

The Official plan was amended in 2011 to permit a general commercial-Randwood Estate description. The lot has two Official Plan Designations allowing “open space” and “Commercial” uses including a Hotel and Conference Centre under the descriptions of the “Official Plan Amendment - Randwood Estate”

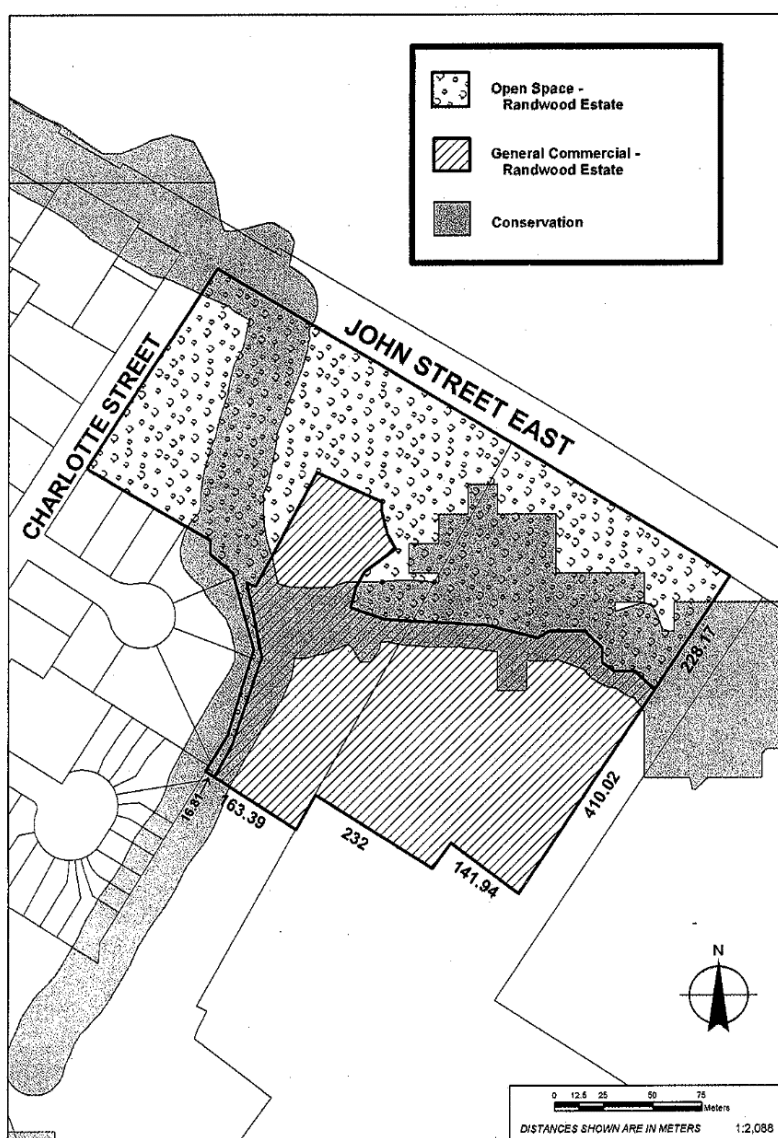


Figure 1- Existing OP zone mapping of OPA51 By-Law 4511-11

SCHEDULE ATTACHED TO OFFICIAL PLAN AMENDMENT #51

Zoning Background cont'd....

By-law 4511-11 as shown on the reference map below. There is also a conservation overlay. The Zoning By-law also permits the proposed commercial uses and includes a hold provision as per site specific zoning By-Law 4216T-11. The uses permitted in the "Open Space" portion of the site are very limited for intent of preserving its existing character, and setting, as seen from the streets and as experienced by the visitors to the site, when entering any of the two gated openings along existing privacy walls facing John and Charlotte Streets. The established "General Commercial-Randwood" (GC-56) uses in the 2011 Holding Zoning Bylaw, permits a hotel, conference centre, art gallery and restaurant in addition to various outdoor structures or accessory buildings. A third overlay hatching on the reference map identifies the extent of "conservation" lands established along watercourses that pass through the property and is described later in this report.

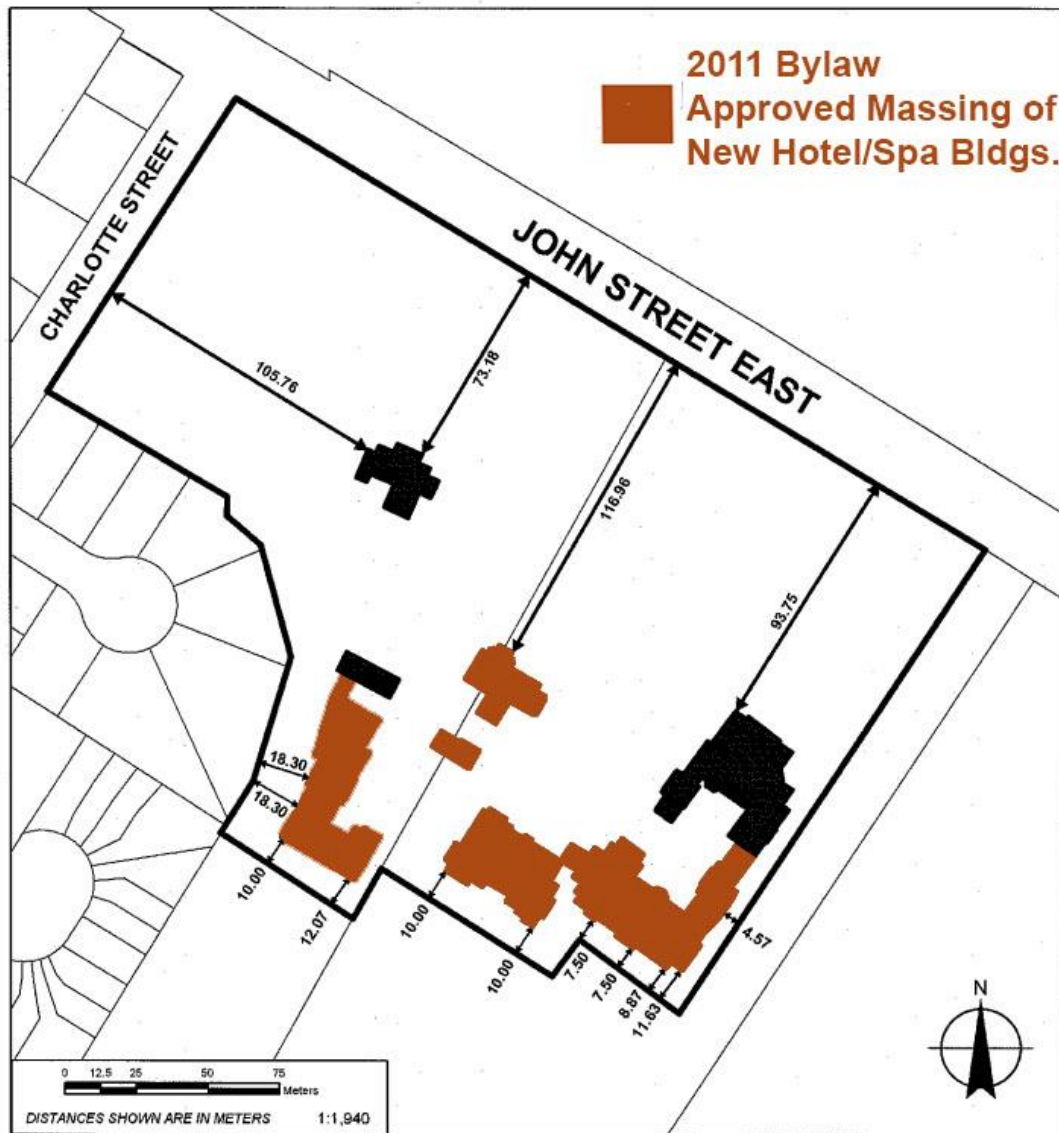


Figure 2- Previous Application Excerpt; Setbacks of new building; From By-Law 4216T-11

Site Definition cont'd....

The proposed building locations, as included with the site-specific zoning By-law 4316T-11 approval, anticipated a combination of two-storey and three-storey buildings to be placed on the site at locations along the east, south and west perimeter of the commercially zoned portion of the site, all collectively to achieve a combined 10.2% building coverage of the site excluding sub-surface parking structures. The new buildings of the 2011 design were shown to link to the existing Randwood mansion and existing Coach house. The above-grade buildings were physically connected to surface or underground parking areas. It is important to observe the proposed 2011 hotel and conference development (although capable of being phased and although operationally smaller) opted to position the bulk of the three-storey buildings with only setbacks ranging between 6 to 18 metres from the property boundaries. Consequently, a large area of existing trees and lawn was to be removed behind the Randwood mansion including lands containing an original gazebo structure. The gazebo will not be lost under the current design proposal. The 2011 site plan also placed a new building in the centre of the site between the mansion and the coach house whereas the current design proposal concentrates the new building within an open area of the site, allowing for existing structures to be maintained and adaptively reused.

On-Site Attributes:

Physically, the subject lot is irregular-shaped with a substantial area containing both natural and formally-designed landscape features. The site includes two former residences and a coach house of sizes noted below:

	Existing Building Name	Footprint Area		Maximum Bldg. Height		Perimeter Bldg. Height	
		sq. metres	sq. feet	metres	feet	metres	feet
1	Randwood Mansion Building	1037.59	11168.56	13.00	42.65	10.00	32.81
2	Devonian House	404.31	4351.96	11.50	37.65	9.60	31.50
3	Coach House	162.80	1752.39	7.00	23.00	5.00	16.40

From public perception, the property is valued for heritage attributes from the perspective of the architectural building elements, but more distinctly possesses stronger heritage landscape merit and historic site significance. This brief will defer further general comment on the specific heritage attributes. In advance of a formal heritage designation, the team is aware of past heritage recommendations and of identified elements of the 2011 bylaw deemed important for preservation. These elements generally include parts of the Randwood Mansion building, the Devonian House and the Coach House exteriors as well as those landscape features identified as being authored by turn of the century landscape design partnership of Dunnington and Grubb. This proposed develop is a financially viable way forward to preserve a cultural landmark for mutual benefit of the owner and the public.

On-Site Attributes cont'd...

The mansion, having undergone numerous changes and additions is not a pure example of one style of architecture. Its north elevation as seen from John Street is arguably the most iconic part of its design value.



Figures 3, 4 & 5 - (above) Devonian House- east elevation; (below) Coach House – north (Left) and west (right) elevations



On-Site Attributes cont'd...



Figures 6, 7 & 8 - Randwood Mansion - (above) south elevation; (below) north front (left) and east elevations (right)



On-Site Attributes cont'd...

Previous studies place greater importance on the heritage landscape, particularly related to the known Dunnington-Grubb components built during the Rand era such as the axial stone walkway, the reflecting pond, as well as the extensive collection of century-old planting.



All heritage attributes are being given consideration in the current proposed design. Under the new development proposal, and with only minor exception, existing buildings are being preserved and repurposed for associated guest spa or hospitality uses ancillary to the hotel and conference facility operations. To retain the character and desired pace of movement throughout the site, narrow carriageways are preserved in the original locations, with the only exception being where emergency access vehicles and servicing access require modification to widen internal driveways.



Figures 9,10 & 11 –(above) Dunnington-Grubb designed stone stepped walkway; (left) Devonian House layby area; (far Left) narrow carriageway lanes

In terms of suitable building re-use, the applicant has weighed the attribute value of a west wing annex addition of the Randwood mansion that was only built in the last 20 years. This annex does not serve any heritage interest and it is therefore proposed that this section of the mansion, consisting of approximately 107 square metres on two levels of office space, be carefully removed from the remaining mansion to create a new covered walkway linkage between buildings, an outdoor pool and a patio area.

On-Site Attributes cont'd...



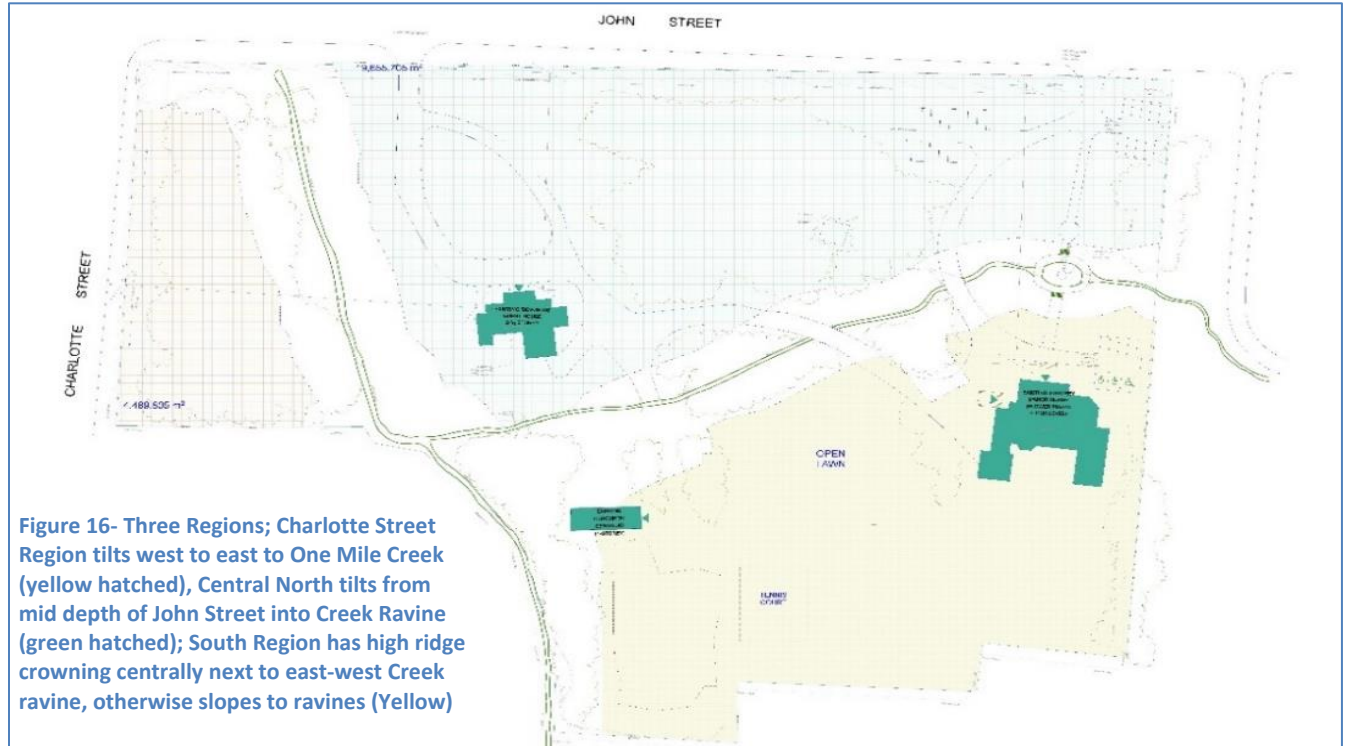
Figures 12 & 13 - 1997 southwest annex addition to Randwood; (left) west elevation, (right)- view of annex east flanking inside sunken rear courtyard

The site contains two attractive gazebos that would be also be retained within the hotel development overlay as important attributes for passive use.



Figures 14 & 15- (left) heritage round gazebo in south-west quadrant, (right) 20-year old square gazebo in front-central grounds.

On-Site Attributes cont'd.....



Topography: When observing terrain, the site is divided into three areas by ravines created by the natural watercourse arms of One-Mile Creek. The Creek arms join mid-way and continue to flow north passing under John Street into the Butler's Barracks land (Parks Canada). Each area of the site is slightly sloped toward the ravines from east to west. The commercial-use area of the site is mainly south of the bisecting east-west ravine. Although generally flat terrain, there is an open lawn area that extends from the Randwood mansion to within 20 metres of the coach house building forming a slightly elevated plateau.



Figures 17 & 18- Natural Screening along east carriageway approach to Randwood

On-Site Attributes cont'd.....

Although somewhat of an optical exaggeration due to the gradual decent into the central ravine (experienced by those following the carriageways or on the stone walk), the mansion and surrounding ground plane, appear to be on a high ridge when viewed from the John Street gate approach. (See also "Procession" on page 17)

Areas of Least Adverse Impact from Potential New Development:

There is a topographically lowered area within the south west quadrant of the site where a former parking lot was constructed. Adjacent to the lot is an abandoned tennis court. Both these asphalt-surfaced areas were found to be in very poor condition, and therefore their material and fencing are recommended for removal. The south-central area of the property is generally an open grassy field with interspersed patches of trees, none of which appear to be part of the Dunnington-Grubb planting scope. Of all regions of the site, this central south area, along with the south-west quadrant described above, appear to possess the least number of trees and other elements of cultural significance where new building or landscaping can be introduced. Previous development proposals agreed with this assessment. When referencing the 2011 concept site plan, both the south-west and south-east quadrants of the site were deemed suitable areas for new building placement even when some of the 2011 hotel functions would have been located closer to existing residential rear yards that back onto the One Mile Creek and the Randwood west property line. The landscape attribute of the south-east quadrant contains several mature trees and open lawn that can now be preserved under the new site plan central building placement.



Figures 19 & 20 - former parking area and tennis court (south-west quadrant) at Randwood

Tree and Plant Preservation:

A tree inventory and preservation plan is part of a separate study provided with the application for greater detail about species and location. The floor of the ravines is heavily wooded, and the north half of the site is populated with many varieties of tall, mature trees and plantings. In the new development these would be preserved. Year round this creates a very dense canopy that blocks off much of the high land and private areas of the site, south of the central ravine's top of bank.

On-Site Attributes cont'd.....

However, there are many ash trees in this inventory that have succumbed to the emerald ash borer invasion, which would support a plan for adding suitable replacement trees.

Bridges:

There are three existing vehicle bridges in place which cross the east-west arm of the Creek. These are in various states of disrepair. The bridges, those with existing architectural qualities, will be restored while one concrete vehicle bridge will be replaced with a larger, and more attractive, new bridge designed so it can support delivery truck movements and emergency vehicle access, in addition to light vehicle traffic of the hotel / conference guests. All bridge locations are being retained in some capacity and with the least disturbance to surrounding landscape.



Figure 21 & 22 - Concrete Bridges: (left) central carriageway bridge; (right) west service bridge, to be replaced

The Dunnington-Grubb design included a reflecting pond that incorporates two natural stone footbridges that are attractive and in a restorable condition. There is a smaller, existing footbridge near the west fork of the Creek and another two wooden footbridges along the north portion of the Creek, in place to connect trails within the site.



Figures 23 & 24 -Dunnington-Grubb designed pond feature: (Left) east creek entry bridge (right) west creek exit bridge

On-Site Attributes cont'd....

Privacy Walls:



Figures 25 ,26, 27 & 28- Estate Privacy Walls: (top left) west gate on John St.; (top right) east gate on John St.:(lower left) central wall; (lower right) Charlotte St. field stone wall

The frontage along John Street is defined by a 1.5-metre high privacy wall constructed of stucco masonry with brick posts and stone caps. This brick posted wall is punctuated by grand primary and secondary gate features which dates back from the original estate. The Charlotte Street frontage is delineated by an attractive mortared field stone wall of varying height. Both walls are described as valued in defining the character of the site.

Procession: The formal stone walkway to the mansion and the carriage ways placement in the landscape design, very effectively use axial alignment and redirection to heighten the experience of arrival for the visitor.

On-Site Attributes cont'd.....

The selection of trees and shrubbery (though now mature) were placed with purpose to screen parts of the site, as one moves through the park-like setting, so man-made features of the site are revealed along the path to the delight and awe of guests.

This processional movement established by the Dunnington Grubb design, is an attribute that the new applicant shall continue to utilize for its intended objectives; Hotel guests to first pass from the public realm into a sheltered park land where, if on foot, they move through a beautiful rationalized stone axial path that is terminated by the Randwood mansion (spa) building perched on the horizon. Alternatively, if in a vehicle, they enter on axis, then drive off the axial alignment into the forest path that screens all other parts of the site, except glimpses of the mansion and fore-garden elements until practically arriving at the crest of the ravine ridge.

Figure 29 - Site Utilization and Procession: (yellow dot)- area of old parking and tennis court to be removed in 2011 application and new application; (orange dot)- area being preserved in new application; (Mauve line) -processional path (carriageway) preserved in new entrance for hotel/ conference guests and spa visitors.



1.2 Response to Existing Context

Official Plan:

A complete planning justification report is supplied with the application. The development is guided by established urban design policies that pertain to commercial development of an identical or similar scale.

Context of Other Hotel Operations in the Community:

The proposed uses will not differ significantly from the use and scale of operations found at three other hotels located inside the Old Town urban boundary as identified at the time of this application. The Randwood hotel will offer marginally more accommodation than what is provided at other existing hotels; The Queens Landing Inn offers 140 rooms for hotel accommodation. The Pillar and Post Inn has 122 rooms accommodation, though both examples are under the same Vintage Inns ownership. These examples, and other smaller hotels within the traditional urban fabric of “Old Town” particularly the Prince of Wales Hotel, are all generally buildings contained within the existing street block pattern. Some of these hotels were built out of renovation, or were approved to the building height of two or three storeys when new, but all were held to constraints of similar scale found in surrounding commercial and residential building heights and inured to the massing pattern found within that same block and to the generally smaller lot size contained therein. As described in detail elsewhere in this report, none of the other hotel sites in Old Town have the buffer conditions of distance and density of surrounding vegetation, as found available on the subject Randwood property to support a higher building of greater mass.

Building Height and Mass Comparison to Existing Buildings on the Site:

There are examples of hotel projects constructed within the Town of Niagara-on the-Lake that are between 5 and 7 storeys in height and there are locations outside of the “Old Town” approved for still higher storey-count hospitality projects; all of which have lesser setbacks from property boundaries by comparison to this application.

The proposed hotel has been substantially reconfigured since the original application. As a function of consultation with the town and neighbours since the previously release of this report, the six-storey portion of the hotel is now confined to a central block element of the hotel whereby the east and west flanking blocks are reduced to five storeys height in stepped blocks. Although the hotel massing may contain parts of the building that are still at 21.95 metres (72 feet) in building height as a maximum, the revised hotel is more fragmented into terraced blocks, and appears less elongated. It has changed to include stepped-down five-storey flanking blocks and other vertical articulation to soften its appearance and to achieve the desired height transition between other adjacency of buildings on the site.

More specifically, the height from average adjacent grade of flanking five-storey east and west blocks is 19.00 metres or 62.33 feet measured from the top of the flared cornice parapet to grade. This cornice parapet occurs at sections of the flanking blocks where the building face is typically recessed horizontally from the western and eastern face of the building except at central accent pilon features.

Building Height and Mass Comparison cont'd....

Nearest to adjacent buildings is the use of open-railings as a treatment on west and east flanking roofs thereby further reducing the building to a height of 18.35 metres or 60.20 feet measurement from the adjacent grade. There are fourth-floor level balcony terraces, located on the north corners of flanking east and west blocks resulting in a transition of building height with this step being 11.90 metres height or 39.04 feet distance from adjacent grade. Open wrought-iron railings, posts and other ornamental elements of the building extend above the height measurements provided but are only located at the fifth floor roof or lower floor terracing intervals.

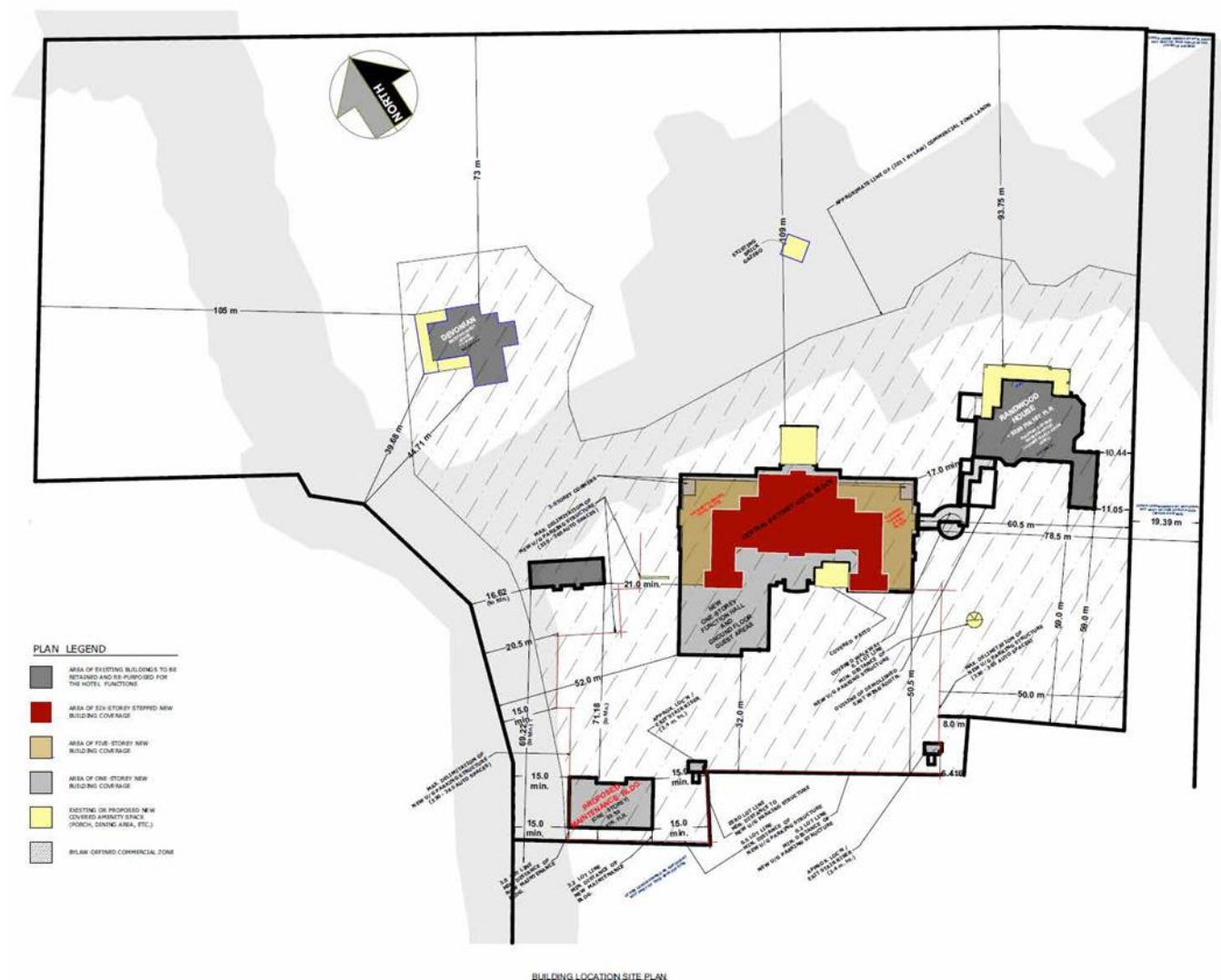


Figure 30 - reduced image of submitted setback plan showing ample distances of new hotel block (red) and ground floor conference centre plinth (grey) from the existing property lines and distances internally away from the Randwood mansion and other buildings on the site

Building Height and Mass Comparison cont'd....

As was an original objective for privacy, the hotel room windows facing west within the five-storey block are to include mechanical screening within rooms and shall be further screened by the existing, and new, trees planted on the subject property, eliminating potential lines of sight into private neighbouring lands. (See Landscape Plan).

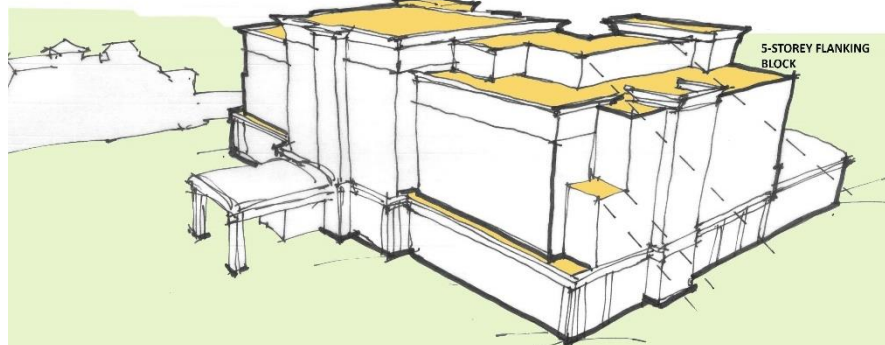


Figure 31 - Articulation of Hotel Blocks to fragment overall mass and scale

In addition to added ground screening, the east and west facing sixth-floor units are now setback from the flanking blocks of the hotel to create private patio space on the five-storey roof section. This setback will prevent direct views downward into surrounding lands ensuring mutual privacy for both hotel visitors and nearby residents. As

a revision to the design, the hotel is more articulated incorporating several plan changes intended to break up the solidity of the building mass. A shadow study (supplied separately) has demonstrated no harmful impact from the new hotel because of its location or height.

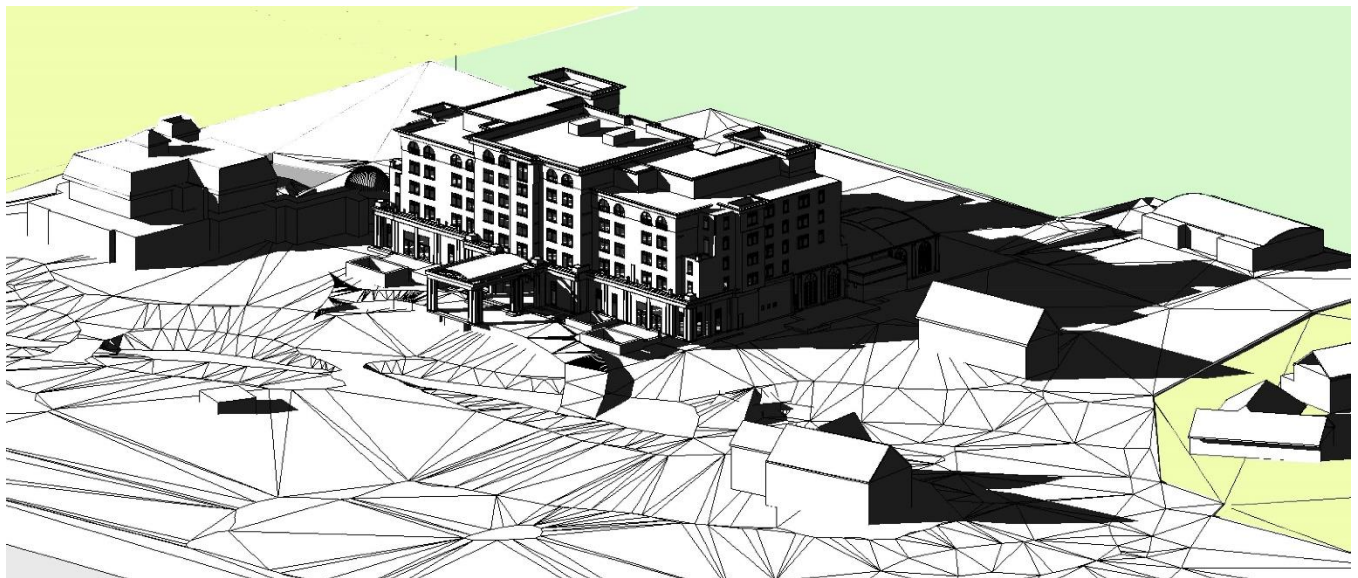


Figure 32 - The New Hotel Block; accurate massing model image of building relative all on-site existing buildings and the nearest neighbouring houses with all natural vegetation removed for illustration purposes only.

Building Adjacency:

The applicant is equally cognizant of the relationship in massing between the original mansion house (Randwood) and the new hotel.

Building Adjacency cont'd....

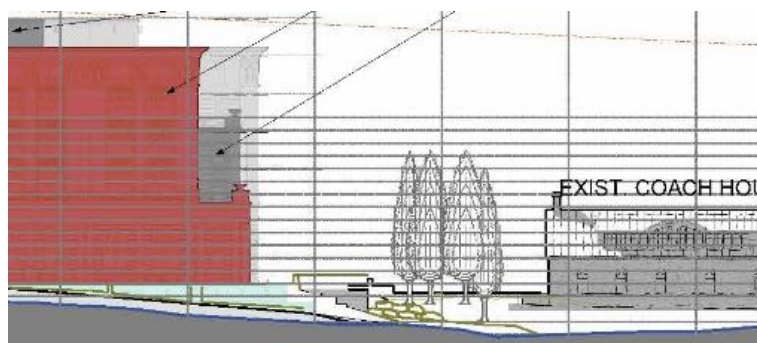
Although of less significance in hierarchy of space, the Coach house has also been buffered by a setback and by retainment of large established trees on the east side of the building. The orientation of the new hotel block has its narrowest elevation nearest the mansion and establishes a continuation of massing along the south ridge of the ravine.

The new hotel is no nearer than 17.0 metres (55.77 feet) from the south west corner of the Randwood mansion and this spacing is softened by introduction of new trees and other landscaping elements as shown on plans and elevations that form part of the submission package. The 11.90 metre-high fourth floor terraced corner of the hotel is within two metres difference in height from the heritage mansion closest perimeter eaveline. The Randwood central pergola is in fact higher than the hotel's terraced corner. Immediately behind and to the west of the terraced corner, the hotel fascade rises to 18.35 metres but this is at 20 and 21 metres minimum horizontal distance away by that point. These distances, combined with the fragmentation of the newest hotel massing and the careful treatment of the proposed new linking walkway between buildings, collectively serve to minimize the transition of height and relative impact on the scale of the mansion building.



Figures 33 & 34 - Gap Elevation (above) between Existing Randwood mansion, (Below) between existing Coach House

The counterpart distance between the existing Coach house building and the nearest part of the hotel/conference centre five-storey massing is no closer than 21 metres (~69 feet) and is at a transition point where existing trees will remain within this spacing to soften the variance in height variation of approximately 13.0 metres. Though perhaps always deemed a second order of building on the estate property and much smaller than the mansion, the use of new landscaping including stepped



planters, connecting steps and pathways, etc., are intended to engage the Coach house with ground-floor functions of the conference centre and the new garden areas. The transition is therefore similarly mitigated by the articulation of the hotel as described about the mansion transition. This impact here appears to be less noticable due in part by the variety terrain changes that occur between the buildings. The hotel and the coachhouse, are clearly on a different plain of reference in terms of ground floor height.

The Devonian House is remote from the proposed hotel/conference centre being more than 50 metres away and isolated by the ravine and dense vegetation that are located in between.

Building Adjacency cont'd....

The two buildings are also on different ground floor plains of reference and cooresponding grades and after factoring the distances of separation at over 55 metres, equates to no conflicting height transition.

The Site in Context:

The site is one of several former “estate” lots located within Old Town that were established early in the 20th century by wealthy influential families who came to settle here or make this their Summer residence. Randwood is the largest of these remaining properties and is one of two that possess prominent frontage on John Street to form one of the Town’s more attractive entrance ways from the Niagara Parkway. The site is largely under a high-canopy of mature trees that adjoin heavily wooded surroundings along the Street past other sizable estate lots and wineries east of Randwood and what partly bounds the Parks Canada “Commons” to the north.



Figure 35- Site Proximity: (yellow dot) pedestrian trail network connections

PART 2

The purpose of Part 2 is to describe the proposed development concept and design solutions that respond to the goals established in Part 1.

2.1 Urban Design Goals and Objectives for the Site

Design goals can be summarized as follows:

- Create a world-class resort experience for visitors to Niagara that offers a level of service and privacy not otherwise achievable without the generous space afforded by a 13-acre parcel of land
- Through choice of a mid-rise block massing on a larger ground level plinth, create a “Grand Hotel” of scale that is unique to the Old Town yet suitable and architecturally appropriate in context of the park-like grounds that only Randwood’s site, size, and character offer. No other site in the Old Town would be suitable for such a grand gesture.
- Selecting a central new building location that will permit guests to enjoy the several unique garden settings.
- Target suitable mass transition distances and buffering techniques to preserve the existing setting of the Randwood Mansion and other legacy buildings, while still responding to obvious site placement harmony.
- Defining in the new hotel’s building elements an “ornamental” modern architecture style, one which draws from classical and other transitional periods with careful measure to achieve a timeless fit. Not only adhering to preservation of open space zoning on the site, but more conscientiously reinstating the original function and feel predicated by the inferences of the Dunnington-Grubb landscape plan. This will be achieved by utilizing again the romantic processional movement along the estates’ pedestrian walkways and carriageways thereby engaging with the heritage landscape in the same processional way for which it was intended. Upon completion of the new buildings, representing no adverse impact on the surrounding neighbourhood; achieved through increased building setbacks, concentration of new built form, mitigation of noise, shadowing, environmental protection measures, lines-of-sight screening, commercial exhaust odour management, traffic control and delivery logistics.

2.2 Development Concept

a. Site Design



Figure 36- The largest hotel, Queens Royal Hotel; located at the mouth of the Niagara River on the site now named Queens Royal Park

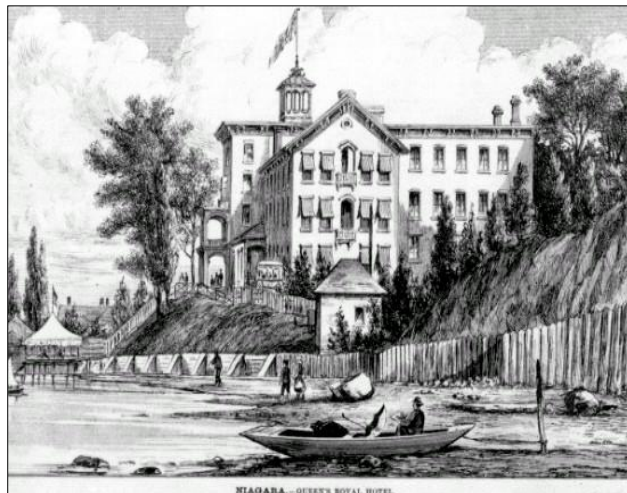
The Two Sisters Resort is a singular new statement building in the form of a Grand Hotel. Historically Niagara-on-the-Lake has been home to several large hotels built in the late 19th century of similar scale and height. These were bold statements in their time. This proposal responds to market demand for a premium-level destination that many other world-class tourist and business destinations comparable to Niagara-on-the-Lake, already offer. The project strives for grandeur reminiscent of the early resort era of the Town whose influence still shape many of the larger parks and character features of this community.

Citing the Queen's Royal Park Hotel (figures 36 & 38) and the Chautauqua Hotel (figure 37), both had a large breadth of landscape around the buildings and commanded presence on the townscape. The Queens Royal Hotel was over four-storeys in height at its central block and occupied a more confined parcel of land at the mouth of the Niagara River, making it quite a prominent landmark along the Town's shoreline.

From Town's History of Niagara-on-the-Lake;

"Wealthy American visitors came to stay for long summer vacations resulting in the enlargement of some of the older homes to accommodate children, relations, friends and servants. Large new summer residences were also constructed with balconies, verandas, widows' walks and large airy rooms. A religious camp grew up in the Chautauqua area resulting in the construction of a hotel, an amphitheatre seating several thousand people and several summer cottages of a distinctly Victorian design. When the Chautauqua Institute ceased to exist, the ensuing development took on a unique design resembling the spokes of a wheel. The Queen's Royal Niagara Hotel was constructed in what is now Queen's Royal Park to accommodate distinguished visitors such 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."

Site Design cont'd.....



Figures 37 & 38- (left) photo of the Chautauqua Hotel (right) historic rendering of the Queens Royal Park seen towering from the shore of the Niagara River.

No other site has the potential to fulfil the privacy requirements that many hotel clientele seek, while offering an exclusive range of service and tourism opportunity. Guests will be able to move freely within secured boundaries of the resort's manicured grounds. The site is unique therefore as it can meet these functional requirements without impacting on neighbouring lands. In other targeted markets, this hotel would cater to the multi-day stay visitor who seeks superior on-site passive recreation, relaxation and dining. The hotel is complimented with top drawer special event facilities that would offer a new standard for quality and features in Old Town.

Context of U/G Parking & Hotel/Conferencing Centre to Existing Site Grading:

The hotel and conferencing facilities will be constructed to interface with a newly-graded south platform created by an underground parking garage, the roof of which will support a large garden area. The parking structure and the hotel building would be a single phase of construction, to be built and fully integrated, in a way to deliver the completed complex with the least disturbance and disruption to the neighbouring properties and other sensitive areas of the site. The new south platform height was determined by the averaging of existing grades at the perimeter of this garden roof top to minimize impact on adjacent undisturbed areas of the site. The resultant finished ground floor elevation of the new hotel is established at 90.80 metres geodetic and will be only 700 to 800 mm (27 to 31 inches) above the original surface elevation of the grass clearing located on the south bank of the ravine west of the Randwood Mansion. This proposed floor elevation is still approximately 1200mm (4 feet) lower than the existing finished floor of the Randwood mansion at 92.00 metres geodetic. Rather than set the hotel at a higher datum just to align with the mansion ground floor, a ramping system contained inside the proposed one-storey link between buildings, will achieve fully accessible pedestrian movement. A new maintenance building is proposed at the south west corner of the property that would also be constructed on top of the underground parking structure. This maintenance building shall house grounds keeping equipment and seasonal storage. Any low-level activity associated with building will be confined to the east side, where overhead doors and man-doors give periodic access and where the building will buffer sound from neighbouring properties. This building has been moved east from its original proposed location.

Public Views and/or Public Vistas:

There are no established public views or public vistas within the property that the new development will impede. The beautiful, ivy-covered privacy wall, with soldier-like brick pillars aligned along John Street, is the only public view of the site and this will be maintained under the new use. There is a natural clearing in the foreground of the hotel on the property, north of the Devonian House where the existing carriageway path connects to the existing west gate near the intersection at John and Charlotte streets which obscures the new building placement to only the top two floors.

The “Commons” area, which is part of Parks Canada jurisdiction and known to most residents of Old



Figure 41 - View from Parks Canada Commons along John Street showing existing tree canopy and natural screening of new buildings

Town as a passive recreation area, is located on the opposite side of John Street. The features of the Commons site are open grassy areas interspersed with former roads, now public trails punctuated by mature treelines. No views of the new hotel building are calculated to be visible from this public area for the region of this parkland south of the Queens Parade entry into Town.

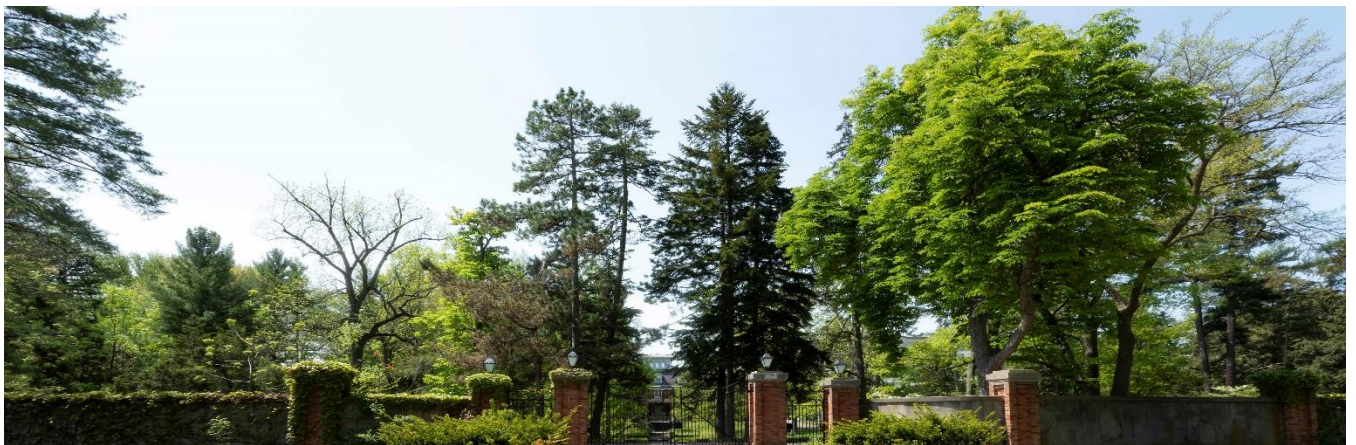
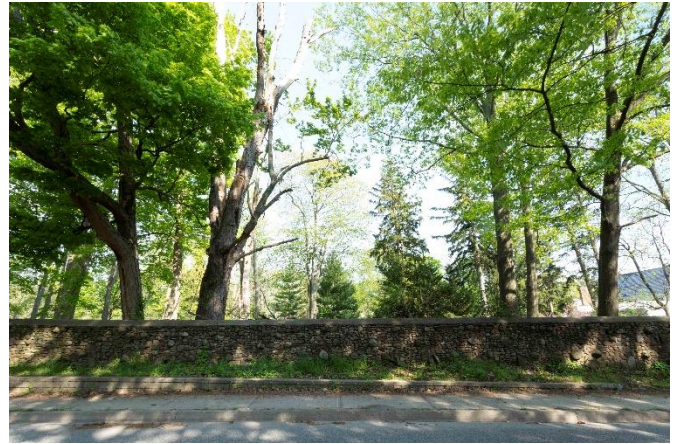


Figure 42 - View from John Street with Hotel in place (Klokwerks Image of Model)

Public Views and/or Public Vistas cont'd....

We have supplied some inserted images from the Klokwerks model and photography overlays to demonstrate the insertion of the Hotel in the proposed placement and at the proposed geodetic floor elevation.



Figures 43 & 44 - (left) View toward inserted Hotel from Christopher St.; (right) View from Charlotte St. toward inserted Hotel (Klokwerks model images)



Figure 45 - View from Stone walkway of Hotel in Context (Klokwerks Image of Model)

Public Views and/or Public Vistas cont'd....

The existing privacy walls along the Streets would be preserved and continue to screen the foreground as they once screen the private spaces of the estate.

In terms of addressing transition from the context of the adjacent urban fabric and the proposed new hotel, much of the applicant's strategy is based on the ample buffer afforded the newly introduced elements by the dense vegetation and distances away from the neighbouring residential properties.

Figure 46- Retained Privacy Wall and introduction of similar wall system on south boundary of hotel property.

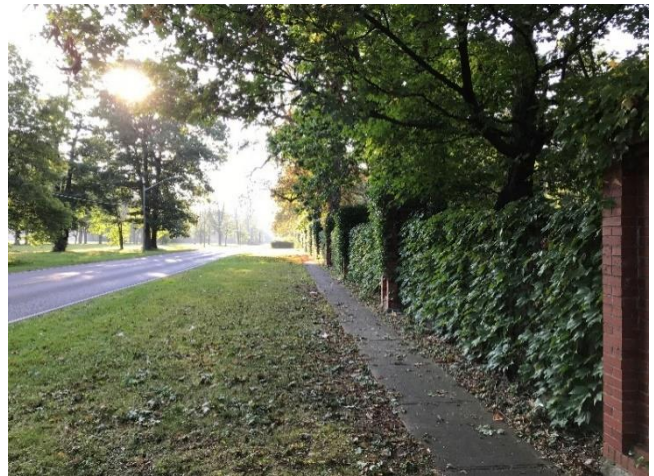


Figure 47 - View from Devonian House with Hotel in Context (Klokwerks Image)

Landscape Plan:

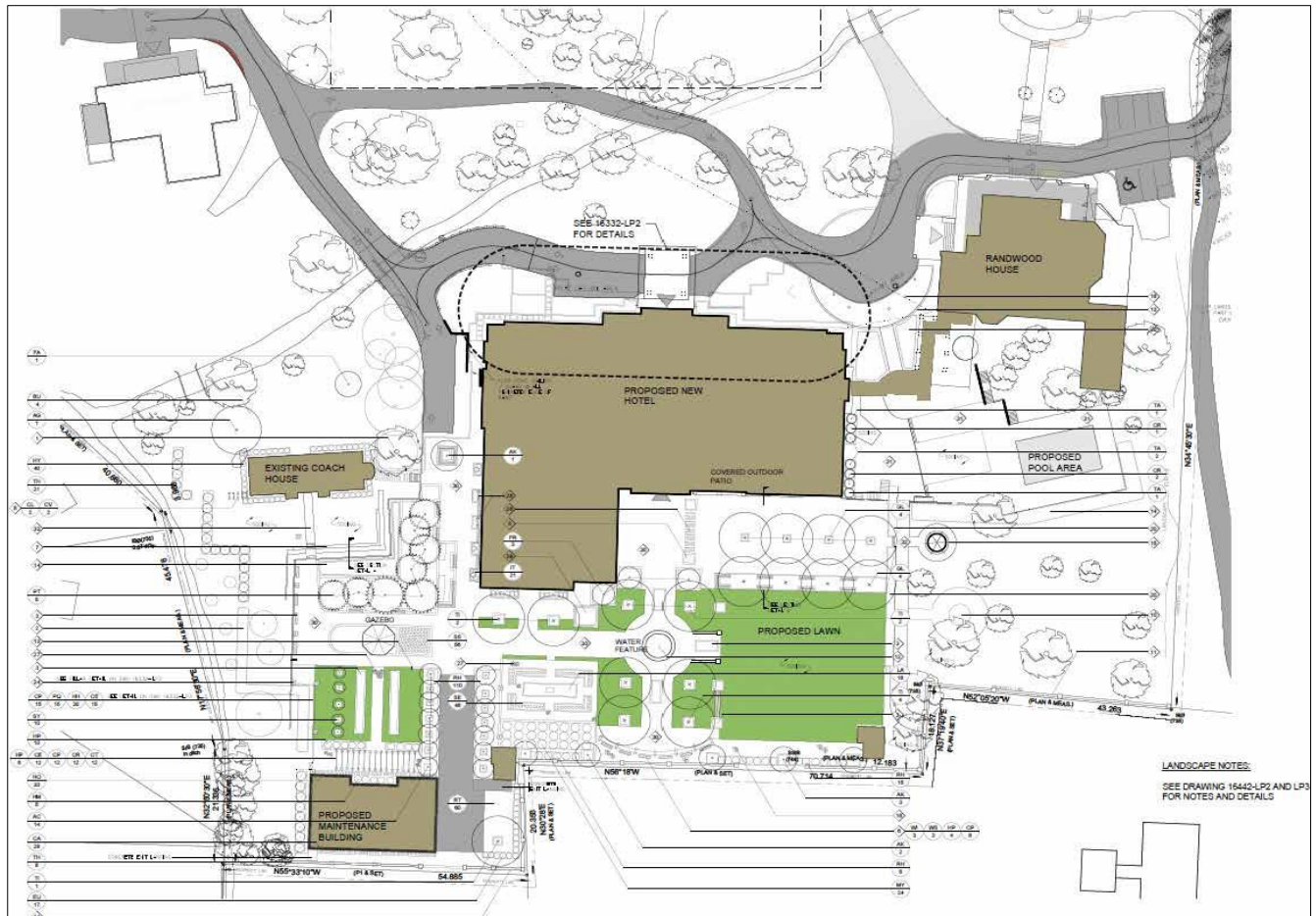


Figure 50- General Arrangement Landscape Plan: New planting and incorporation of preserved plants around the hotel.

Landscaping strategies stem from two styles. For all new planting and new hard landscaping features that face into or fringe onto the original Dunnington-Grubb landscaping plan, the new design endeavours to use similar complimentary plant materials and add tasteful classically-styled character elements in the form of any new planters, low stone walls, etc. and in treatment of new or restored bridges.

The lands that will be south of the hotel will be distinctively rationalized as an extension of the hotel's grand hall axial ordering found in old world rational garden planning yet styled around a clean, modern interpretation of renaissance landscaping. The planting material, although selected from plant varieties that thrive in the Niagara climate, will be more ornamental, many will be planted in rows of raised bedding areas and interspersed with areas of pavers, hedgerows and groomed lawns. Other areas of the new landscape address integration and processional movement upon approach. Rather than reveal the new hotel from the Street, the new building will be substantially concealed until the last moment.



Figures 51 & 52 - Sampled Landscape: Example of character feature sought in the completed design; (left) rationale garden south of hotel (right) pool privacy

This transition is further softened by way of new, large-caliper, tree planting (conifers) around the base of the hotel at its north-east corner and in the areas near to the one-storey link between the two buildings. Aside from buffering the 8.5-metre variation in average adjacent building height, these trees will serve to partially conceal the visitor's approach from the east carriageway.

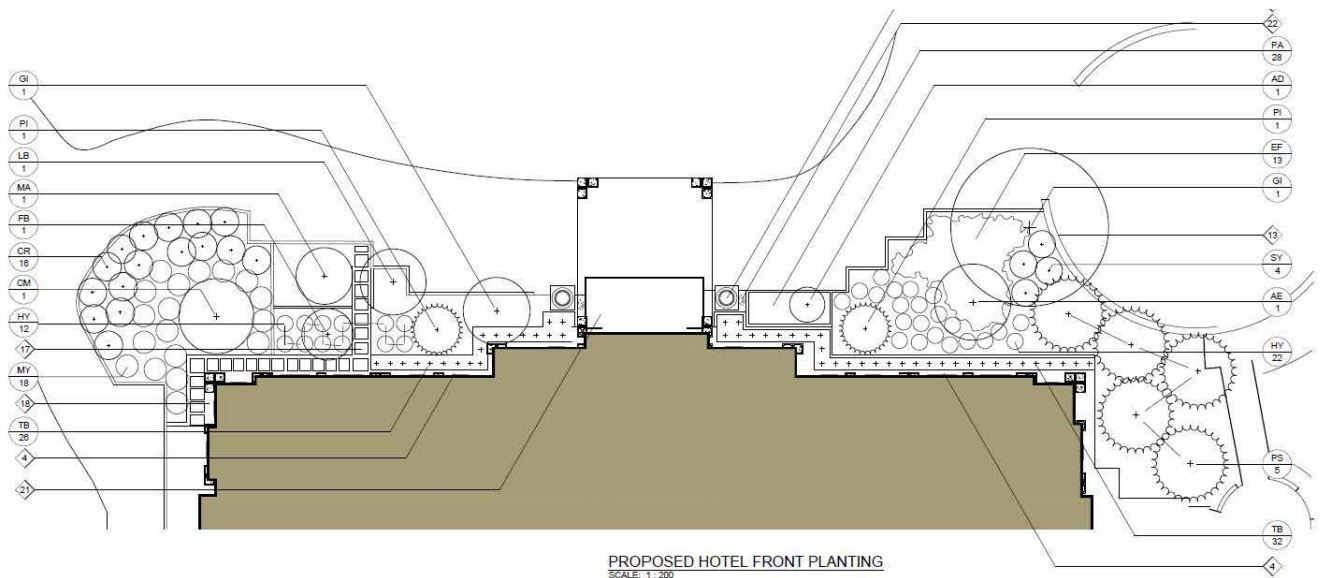


Figure 53 - Use of similar romantically ordered planting areas at north elevation of hotel. Note large stand of new evergreen trees at east layby area to screen hotel from visitor approach until vehicle in position at top of ridge line.

Parking

The program and scale of the proposed development does not foresee need for additional parking requirements beyond those shown. Of the calculated parking requirements, the proposed spaces will exceed required number of spaces for guests of the hotel, the restaurants, conferencing facilities and spa appointments envisioned for the operation of the resort complex stipulated in the Zoning bylaws, while addressing most overlapping events. As many as 336 parking spaces are accommodated underground in a double-level parking facility. Only in areas of the site where existing parking already is found will there be continued surface parking opportunities. Although 29 spaces currently appear to be functionally

adequate, the surface parking will not exceed the 2011 bylaw maximum. These existing parking lots are in locations already screened by privacy walls or by landscaping. The surface spaces will serve functions of occasional use, better barrier-free accessibility for the spa building (Randwood mansion) and for short-term parking in general.

Access, Accessibility circulation, Loading, Storage

General Site Movement:

This direction of visitor entry will be a one-way entrance point to the resort and forms one of the screening strategies with intent that guests arriving for the first time do not take in the full grandeur of the hotel until they are aligned with the new porte-cochere. This entrance procession extends the nodal points along what is believed to be the routing taken by visitors approaching the original Randwood mansion.



Figure 54- Emergency and Visitor Access: Solution for minimizing impact on the Dunnington-Grubb features; Retained small opening size in East Gate, no change to axial vista and size of carriage lane to Randwood Mansion.

Formal guest entrance will be from a “porte-cochere” feature constructed at the front (North facing) elevation of the hotel. New roads connecting this entrance will tie into existing carriage ways. Visitors to the site who may only be spa guests, or attendees at meetings, can access the Randwood mansion using its existing west-facing canopy and immediate to a new layby area at the east link between buildings. The new link will permit a more dignified barrier-free access to the Randwood mansion and eliminate primary access by way of a retro-fitted chair lift currently located at the east side of the Randwood mansion covered front porch.

The application satisfies vehicle and other access requirements under four categories noted in this section

Emergency and Shipping/Receiving Access Strategy: To achieve this effectively, the plan only widens and reinforces select routing along the existing carriage lane (6 metres) that passes through the front yard of the property, with least disturbance of this sensitive area. The preferred approach would not impact on the area determined to be the zone where the completed Dunnington-Grubb heritage landscape features exist, by widening the existing carriage-way. This involves access to the 120 John Street entrance that are also owned by the applicant to create this “least-impact” route. From all records available to the design team, this preferred path does not impose on the Dunnington-Grubb scope. This widening extends from the west (adjusted) gate entrance on John Street to direct emergency vehicles on a re-built bridge where the route will cross the creek on approach to the existing coach house. From this widening bridge the existing lane joins a new approach road, in front of the hotel to permit emergency vehicle access to the new hotel’s primary entrance. By tracking south instead, vehicles can move to the ramp entrance of the new underground parking lot. The east leg of this new lane continues past the hotel’s porte-cochere and joins the existing layby area at the west side of the existing Randwood mansion.

Proposed routes would will meet building code clearances for fire truck manoeuvring and fire hydrant distances, etc. except for a very short and straight section of lane between the Randwood mansion front porch and the stone wall of the Dunnington Grubb walkway where the fire truck path of travel will be 5 metres wide for approximately 25 metres distance. From a site Impact, perspective, this is a preferred strategy for access. Instead of widening the narrow carriage lanes in the north-east quadrant of the site to create a direct fire lane loop from John Street for alternative emergency vehicle access; the access will be accomplished through a new proposed access from the adjoining lands at 120 John Street located immediately east of the property. This solution thereby preserves the heritage entrance gate and the axial vista of Randwood as seen from John Street.

No access at this time is necessary from the south property-line of the project. The proposed new maintenance building will be utilized for seasonal storage and for shelter of light equipment for lawn/garden maintenance. The maintenance building has been moved four metres east from its previous location to reduce its impact on neighbouring lands and the watercourse. The height of the finished floor of the maintenance building will be approximately 1.2 to 1.4 metres lower than the finished floor of the hotel and follows the natural change in the site’s terrain.

Access, Accessibility circulation, Loading, Storage cont'd.....

Building Receiving Area:

The loading area for the hotel is at basement level and is located on the west side of the building adjacent to the underground parking entrance. The location shares the same lane and approach ramp as the parking garage. On the surface, service vehicles will follow the same emergency vehicle route through the site to and from the receiving area. A layby area is provided at the basement level receiving area next to doorways for loading and unloading hotel supplies and waste. This area will be a partially screened but large enough to allow safe, unimpeded underground parking access to coincide with periodic truck loading activity. The size of delivery vehicle will be limited to single axle trucks. Deliveries will be scheduled to avoid noise and disturbance. Perishable waste will be handled by small-format trucks contracted for frequent pick-up and transferred from an internal refrigerated, garbage room located inside the hotel's basement. Access to the Randwood mansion building for receiving will be achieved from the existing east basement entrance on the northeast corner, coinciding with where existing surface parking and loading areas now are located. Bus traffic is generally not desired but can be accommodated strictly for the occasional drop-off function only with no provision for on-site parking due to the associated noise and odour generated.

Guest Vehicle Site Movement and Parking Strategy:

The guest experience is predicated around an extended stay that removes the need for frequent arrival and departure events by car, where instead, shuttle services and other preferred modes of movement, like pedestrian or bicycle paths, will be encouraged. The vehicle entrance for guests will set a standard for every aspect of their stay. Guests will enter through the celebrated east gate from John Street which aligns with the iconic vista of Randwood mansion's north elevation and the axial stone walkway and lily pond then followed by the original narrow carriageway south, through the park-like setting of the front grounds. As described under processional design attributes, this proposed entrance route still gives prominence to the original mansion that is always (in one's left viewpoint) passing through the original heritage landscape.



Figure 55 – Collage: Concept of guest drop off under a porte-cochere at hotel with a valet service available

Access, Accessibility circulation, Loading, Storage cont'd.....

With the existing and new planting in place, the route gives only glimpses of the new hotel to create interest upon approach. Only after negotiating the last turn does one see the projected extent of the hotel elevation and the new planting features at its base. After arriving at the hotel's front entrance porte-cochere feature, a valet service will be available for guests or after drop-off they can continue to drive west down the embankment where they turn left to enter a gently sloping ramp into the underground parking area. Then exiting the underground parking, the movement sequence for guest pick-up at the hotel entrance is handled by crossing the rebuilt west bridge to travel to another part of the original carriageway back east where one then loops across the creek and back in line with the porte-cochere on the south ridge of the ravine. Guests leave the property by driving past the Devonian house to exit from the west gate onto John Street.

The Randwood estate contains some existing footpaths and trails that can be developed for pedestrian movement, bicycle use and possibly for recreational vehicle (golf-cart) shuttle system uses where practical, to ferry guests between points on the site or to connect visitors to the nearby Two Sisters winery or to downtown attractions and other points of interest. The intent of the application will be to develop new complimentary sidewalks and other links to the existing trails, walkways of the estate so guests have a variety of options for the enjoyment and appreciation of the local culture. Bicycle racks will be supplied at trailheads and at rental locations associated with guest services. The health & wellness component of guest services will offer passage outdoor recreation on the property, including facility for walking and mediation. The level of quality, as expected in all areas of a world-class hotel destination, will extend to the design treatment of footpaths and to the manicuring of the natural features around quiet private seating areas.

Access for People with Disabilities:

The development will meet all Code requirements for accessibility and will accommodate for accessible enjoyment of the grounds.

Connection to Community Transportation and other networks:

The site is not directly on a bus route. There is an existing sidewalk system on the south side of John Street that connects to other street sidewalks in Town. There are numerous walking trails in the nearby "Commons" and the site is very close to the network of parks and trails along the Niagara Parkway.

2.3 The Architectural Concept

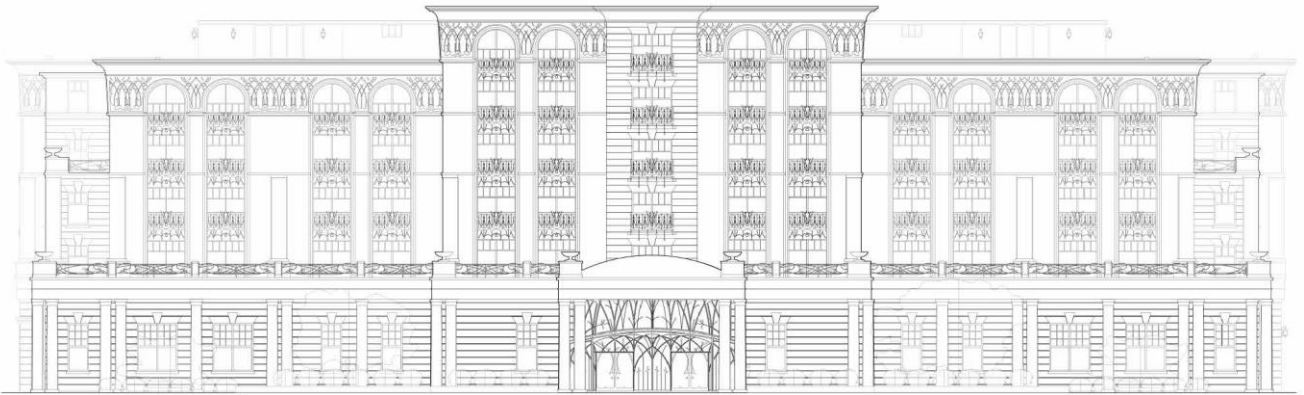


Figure 56 - Architect's sketch of Porte-Cochere at Hotel main entrance

Architectural Style and Urban Context:

Choosing an appropriate architecture for intervening new buildings is never a simple task particularly when there are existing architectural styles established by other buildings being preserved, some even in very close proximity.

There can be situations where the best choice is to follow the style of the inherent context. The architect team for previous hotel and artist retreat proposal in 2011 opted for a contextual approach to architectural treatment and states in the planning report *"The new construction will be designed to be respectful of the heritage buildings by utilizing compatible materials and methods of construction without actually mimicking the original construction appearance"*. We contend that if the site were, for example, part of the fabric within surrounding urban blocks with open views around, then height and scale would warrant consideration in the choice of new building. If there was a pattern of buildings built of similar, or identical, style and type of exterior material choice, and within context of the immediate urban block, then naturally we agree that new buildings should probably use similar stylistic gestures, scale and materials.

We observe how, in the case of the Randwood property, the architecture of each existing building on the site, differs and that each building is separated by considerable distance so that they are never seen in direct comparison with one another. A contextual method for architectural treatment alone may not necessarily be the only or right choice therefore.



Figure 57- Conventional Block Massing: evaluating appropriate height and pattern in context in urban setting.

Style and Urban Context cont'd....

In a scenario where a heritage building, or group of historically buildings of heritage significance exist with reverence, and where the intervening new building on the site may link or be added into the group, such an action may warrant a contrast or other form of differentiation. There is a school of thought that supports making a contemporary statement with any new architecture or site landscape change.

This approach acknowledges temporal changes on a site and can be seen in some cases as a very honest reaction which can be deemed equally respectful of heritage assets remaining on a site. The contrasting architecture must be thoughtful in its execution and follow transitional techniques that adequately frame the context of the heritage assets. Past practises often use simple yet bold contrasts in form, scale or choice of materials to achieve this contemporary expression, so the visitor can clearly understand the organizational principles that define what is heritage and what is not.



Figure 58 -Building 'up' to preserve the natural environment. Vancouver example shown.

There are successful examples where contemporary architecture has been introduced in a defined cultural landscape or heritage landscape. The design proposal draws from this alternative approach by observing a new, commercial-hospitality use for the property moving forward. This intervention is expressed by using scale and a modern building backdrop to differentiate the new elements on the site in an honest clear manner. Introductory landscaping follows the same approach as the architecture by

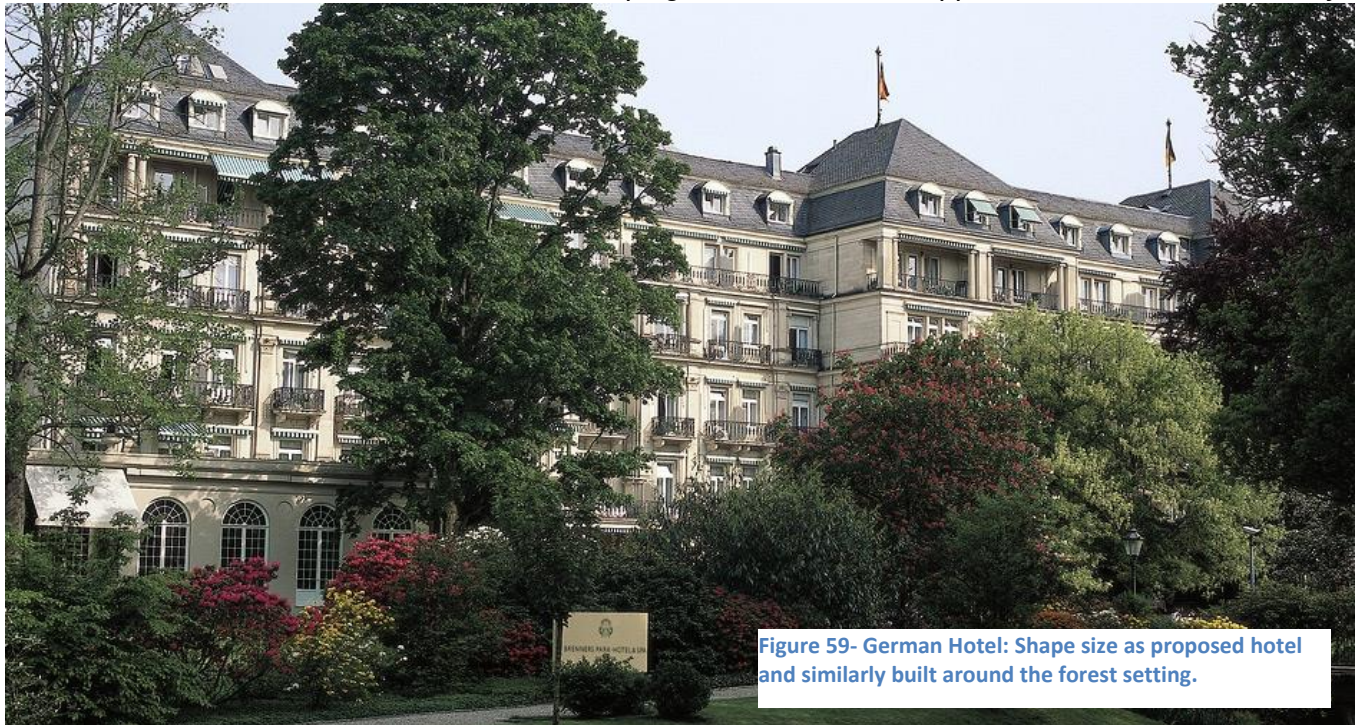


Figure 59- German Hotel: Shape size as proposed hotel and similarly built around the forest setting.

creating a bold departure from the heritage landscape elements, still preserved in the “Open Space” designation/zoning and now defined by boundary rather than by blending. The new building separately frames both landscape styles from south or north view, thereby diluting neither type’s expressive impact. While the new may replace parts of the site character, the value of the remaining, and best examples of cultural landscape are kept and given new purpose.

Style and Urban Context cont'd....

There are many examples of boutique hotels that would fit into the backdrop of a spacious, meticulously-kept private grounds. We have supplied a collage of character examples that serve as inspiration...

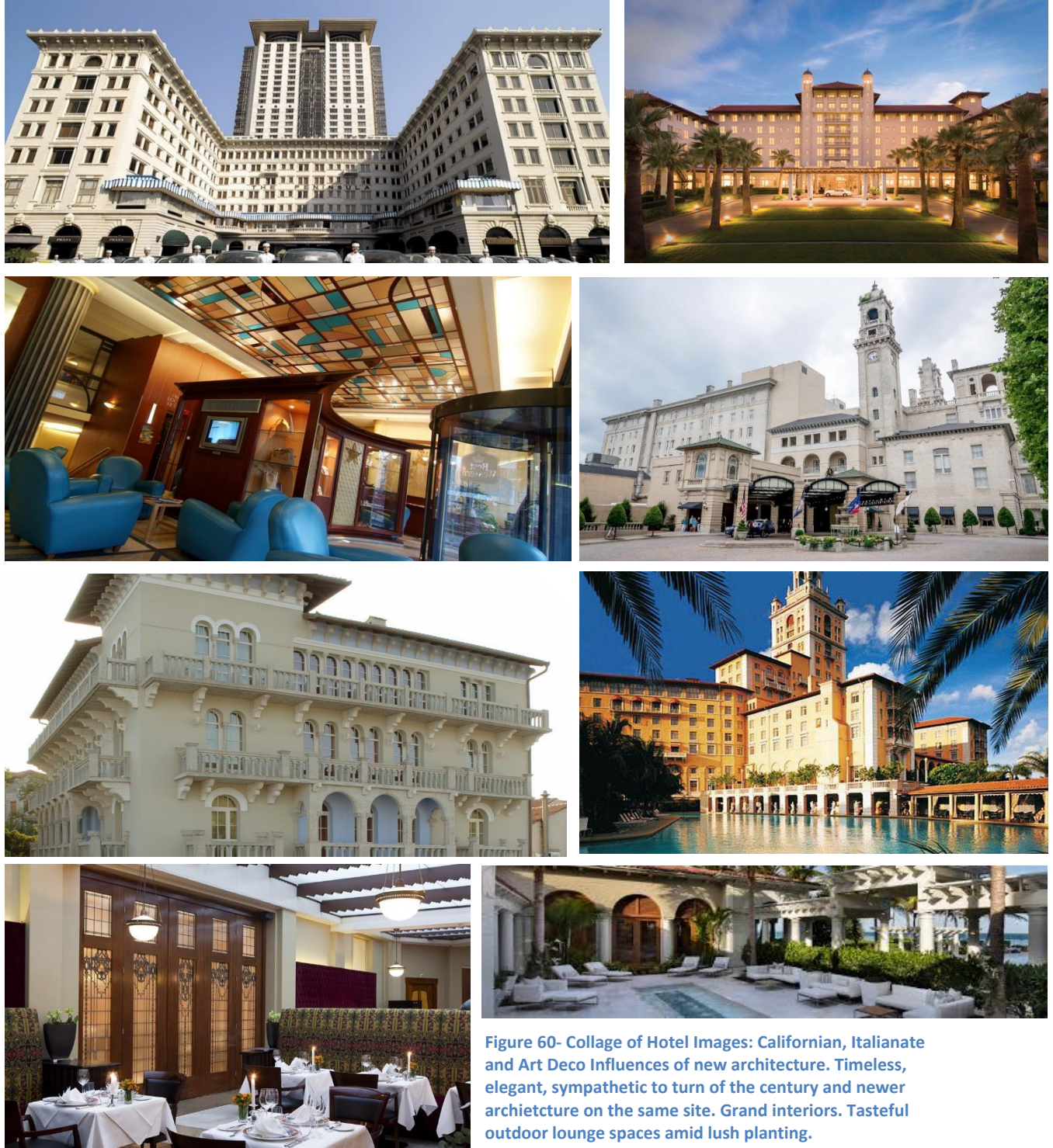


Figure 60- Collage of Hotel Images: Californian, Italianate and Art Deco Influences of new architecture. Timeless, elegant, sympathetic to turn of the century and newer architecture on the same site. Grand interiors. Tasteful outdoor lounge spaces amid lush planting.

Style and Urban Context cont'd....

There are other building examples that may not necessarily be hotels but serve as sources of architectural expression. While we emphasize the objective of creating a modern hotel the development team seeks a stylistically timeless expression and have inclinations toward classical forms.

Primary Classical Gestures: The age of the modern office building high-rise emerged after the introduction of steel framing and other construction techniques. Turn-of-the-century Chicago architect, Louis Sullivan applied ornamentation to terra cotta façade elements on city office towers ranging from ten to twenty storeys in height in a way that made the building appear organic in nature. The Prudential Building in Buffalo, NY was built in 1895 and is elaborately rendered in terracotta panels and has an exaggerated cornice as this example photo shows in figure 56.

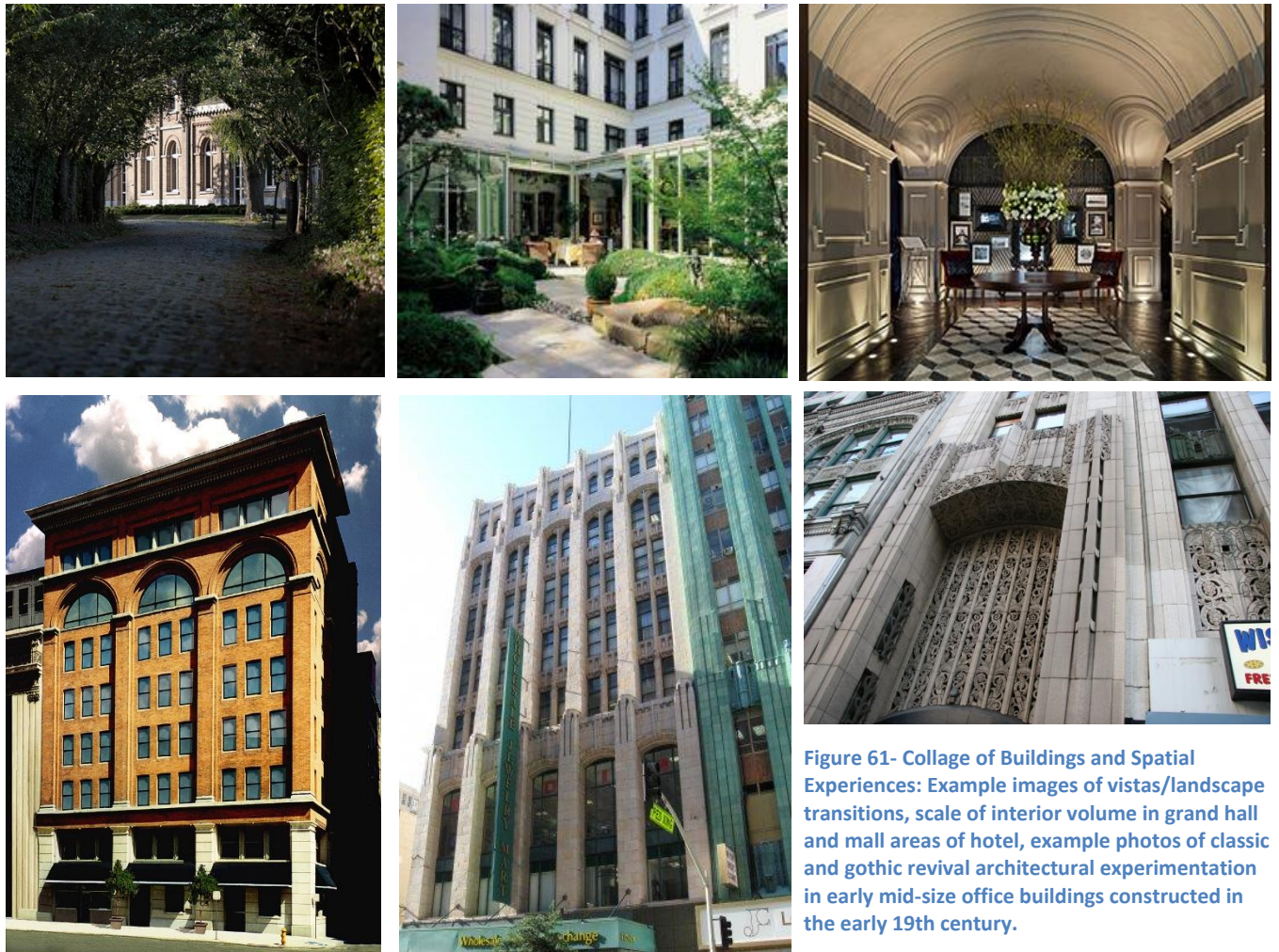


Figure 61- Collage of Buildings and Spatial Experiences: Example images of vistas/landscape transitions, scale of interior volume in grand hall and mall areas of hotel, example photos of classic and gothic revival architectural experimentation in early mid-size office buildings constructed in the early 19th century.

Style and Urban Context cont'd....



Figure 62- Sullivan mid-rise office Buildings in Buffalo, NY (left) and St. Louis, MO (right): departing from the classical forms in the use of ornamentation, use of an organic stylization and a possible adaptation for use with the subject hotel building.



Figure 63 - Other examples of more classical cornice and fenestration interpretations of the same early "Flat Iron" buildings in North America.

The proposed hotel would develop a cornice feature that incorporates an organic pattern in architectural pre-cast panels along lines of an organic character. The base would step out from the mass of the upper floor of the hotel to create a plinth element for the building. Since the original submission the design team has further articulated the hotel mass to include terracing (stepping) and to create a more fragmented mass that creates new points of interest and lesser scale. The twin stair tower element has enabled the hotel plan to maintain the same minimal coverage while wrapping into the sides of the formal rear garden. This gesture has simultaneously reduced the prominence of the main conference block located on the ground floor of the hotel.

Style and Urban Context cont'd....

The design follows traditional use of an entablature band and series of paired and single columns in base relief to ground the building. Classical elements are appropriate for the application and include the rusticated banding of the perimeter wall on the ground level. The upper second to fifth floor exterior walls would be generally smoother and lighter in finish appearance but the fluting of vertically aligned window openings would be carefully detailed to conceal joint lines and to create attractive shadowing and depth in the panels. The revised application has permitted the team to present a more refined solution and to include the description of various decorative elements.

All the proposed light-coloured building parts would be constructed from a high quality architectural pre-cast concrete system to resemble various textures of natural limestone.

We are working with this mandate but have opened the exterior character to limit the classical elements to a simplified colonnade feature what wraps around the public conference functions of the main floor. This cleanly-defined architectural concrete colonnade that encompasses the perimeter of the hotel and conference centre ground floor, is a strongly expressed horizontal band of material projecting approximately 400 mm or 16 inches, out from the vertical face of the hotel floor levels above on west and east sides. With its rusticated walls set behind, this element forms a base or “plinth” for the hotel and this further breaks up the verticality of the mass. This colonnade band is located at 6.30 metres height or 20.67 feet from the adjacent grade. This same colonnade feature projects further from the upper floors on the north and south elevations to enhance the terraced effect and soften the vertical scale for visitors walking around the building at grade.

This is a level that celebrates a 6 metre (20 foot) floor to floor volume and houses conference rooms, bar/restaurant and the central reception desk/concierge operations of the hotel, the latter located within the grand hall that links the main entrance to all areas and is the very heart of the hotel.

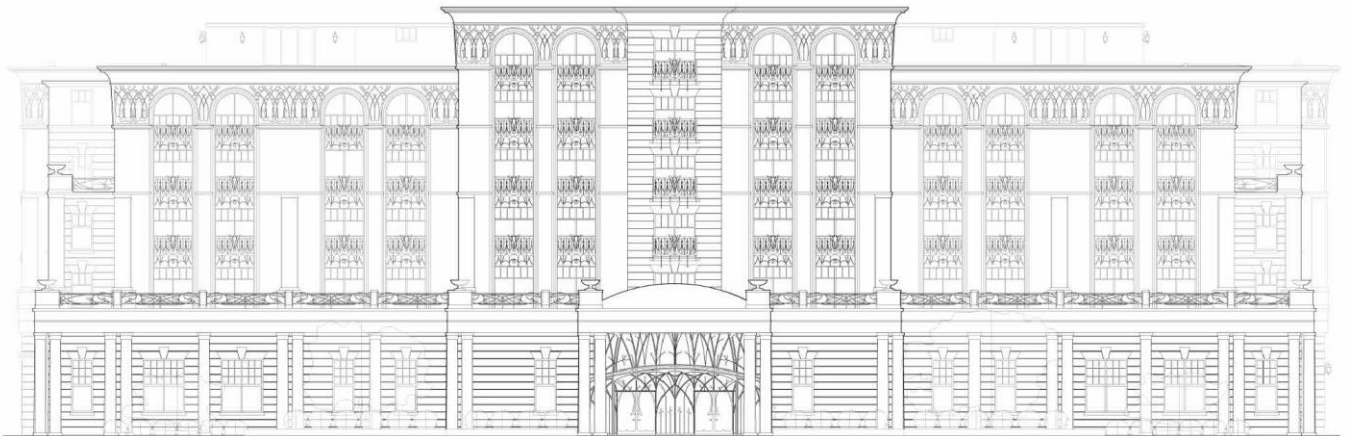


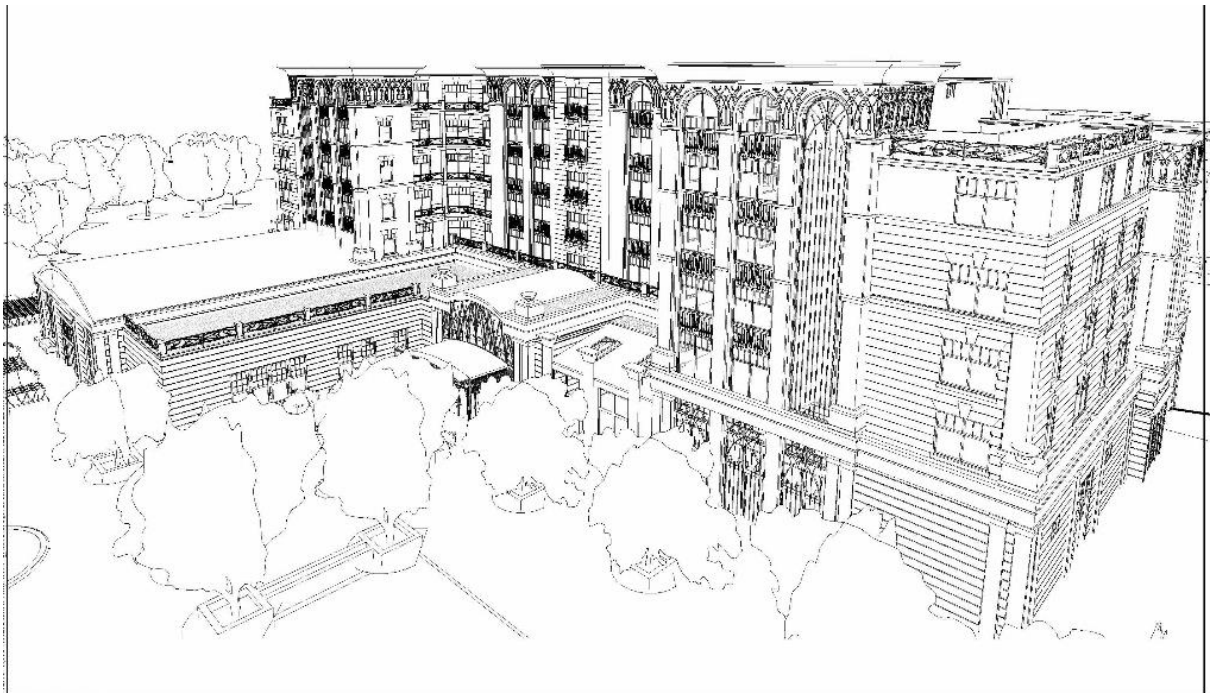
Figure 64 - example detailed north elevation showing line and pattern form for the proposed hotel

Style and Urban Context cont'd....



Style and Urban Context cont'd....

Figure 65 -





Figures 66 & 67 - Proposed Hotel Building Elements: Treatment of the sixth floor to spray outwards gracefully, pylon-like, in wall sections to be accented. These panels will be patterned in forms to produce an organic base-relief that flows with the arched windows and corners.



Ornamentation:

While the building can be very much a contemporary expression in shape, there are movements at play within the design industry, to revisit the validity of decorative elements.

The ornamentation can be derived from period styles of architecture. The ornament can be extractions from base-relief sculpture or mural work brought over from other mediums in art. There are many historic examples where architecture has become transformative and it bridges from rigid classical traditions to find new for means of expression.

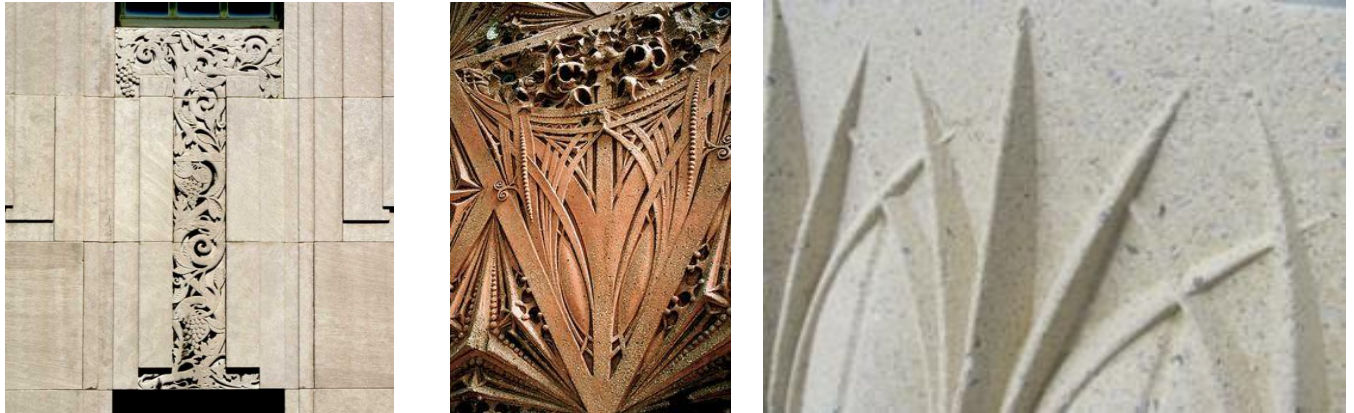


Figure 68- Organic Stylization: (above) Examples of base-relief stone and casting techniques for exterior building panels.

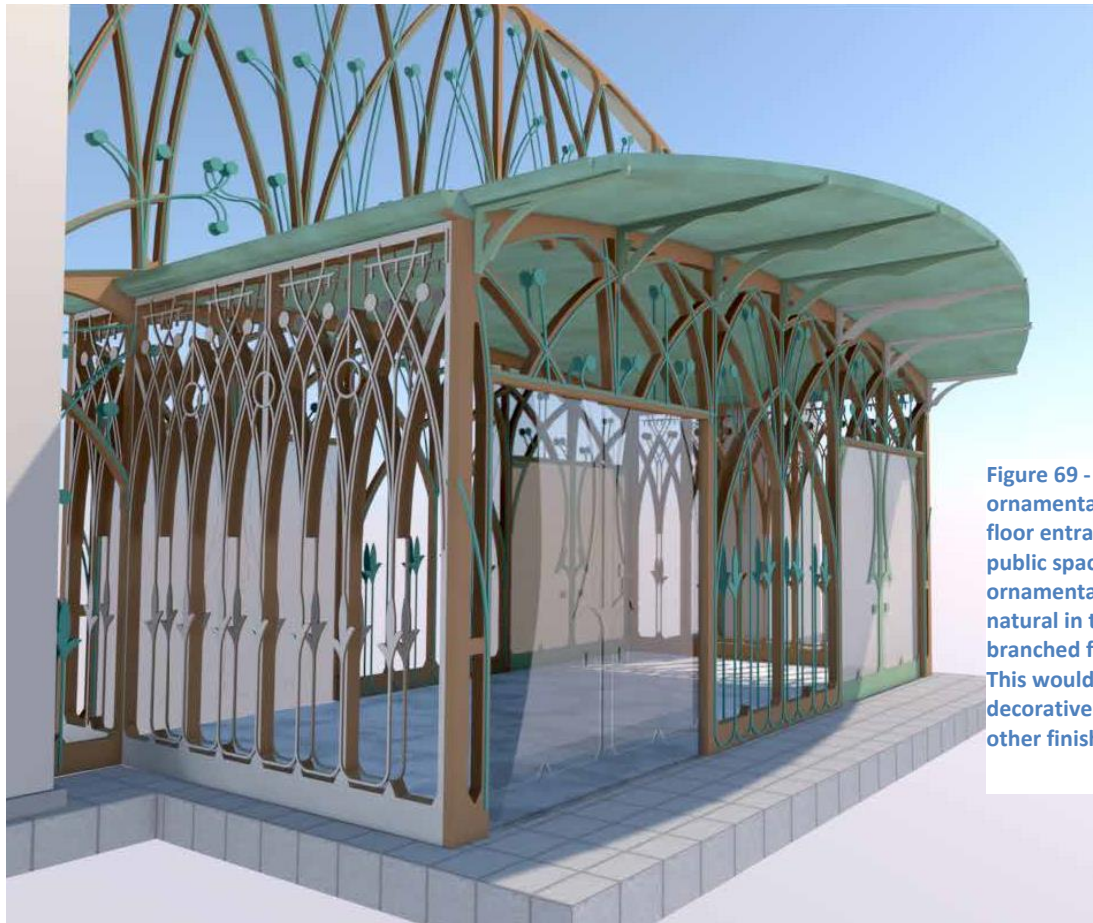


Figure 69 - Example of proposed ornamental work around ground-floor entrance vestibule and other public space. Introduces an ornamentation that is organic and natural in the spirit Art Noveau as it branched from prior classical forms. This would be used in contrast to decorative “Stone”, mosaic tiles and other finishes.

Ornamentation Cont'd...

At grade, the building would incorporate an elegant, colonnade wrapping the larger stepped plinth and creating a well-proportioned human scale for pedestrians viewing the building. The simplicity of the exterior concrete surfaces receive accent from the choice of framing openings and the complimentary elements of the building. These include wrought-iron or cast ornamental railings and balustrades around the plinth feature of the ground floor. The railings are punctuated by stone posts and larger corner pedestals, possibly with artful planters or urns.



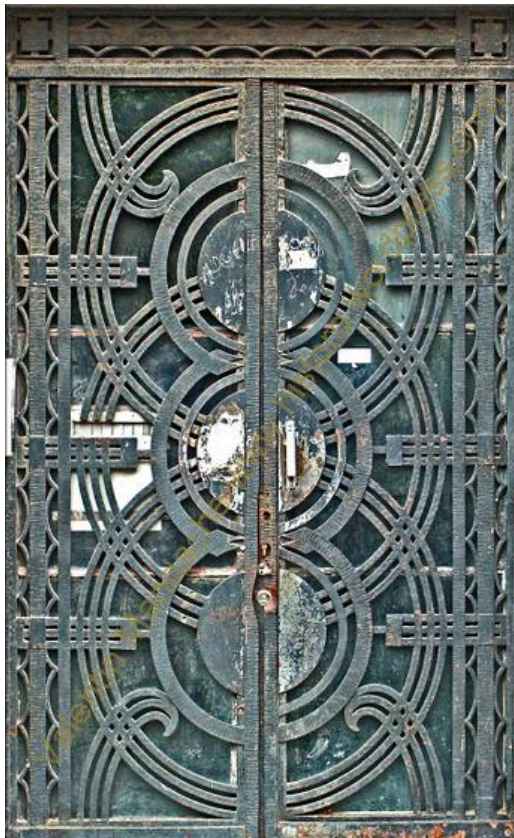
Figure 70- Preliminary Elevation Study: Enlargement of the plinth pre-cast elements and the use of custom perforated grating that infill the vertical openings and conceal unit vents and other mechanical grills.

The use of ornamentation would extend to the upper elevations and will be used for other secondary architectural hardware. We have shown a preliminary example in figure 60 of a possible grating design that would be anchored flush to the curtain-wall glazing system of hotel suite windows and exterior doors. The pattern will be replicated in architectural pre-cast elements such as base-relief panels around windows.

Ornamentation Cont'd...



Figure 71 - Example gratings/grill collage: ideas from various exterior and interior photos



Ornamentation Cont'd...

Railings proposed for the exterior would draw from an art nouveau and organic style that will be in harmony with the grating and base-relief ornamentation used elsewhere to create a unified building identity on the exterior. To some extent wall and pendant exterior light fixtures will be themed in a similar manner. Some of these elements may find placement inside the public spaces for continuity.

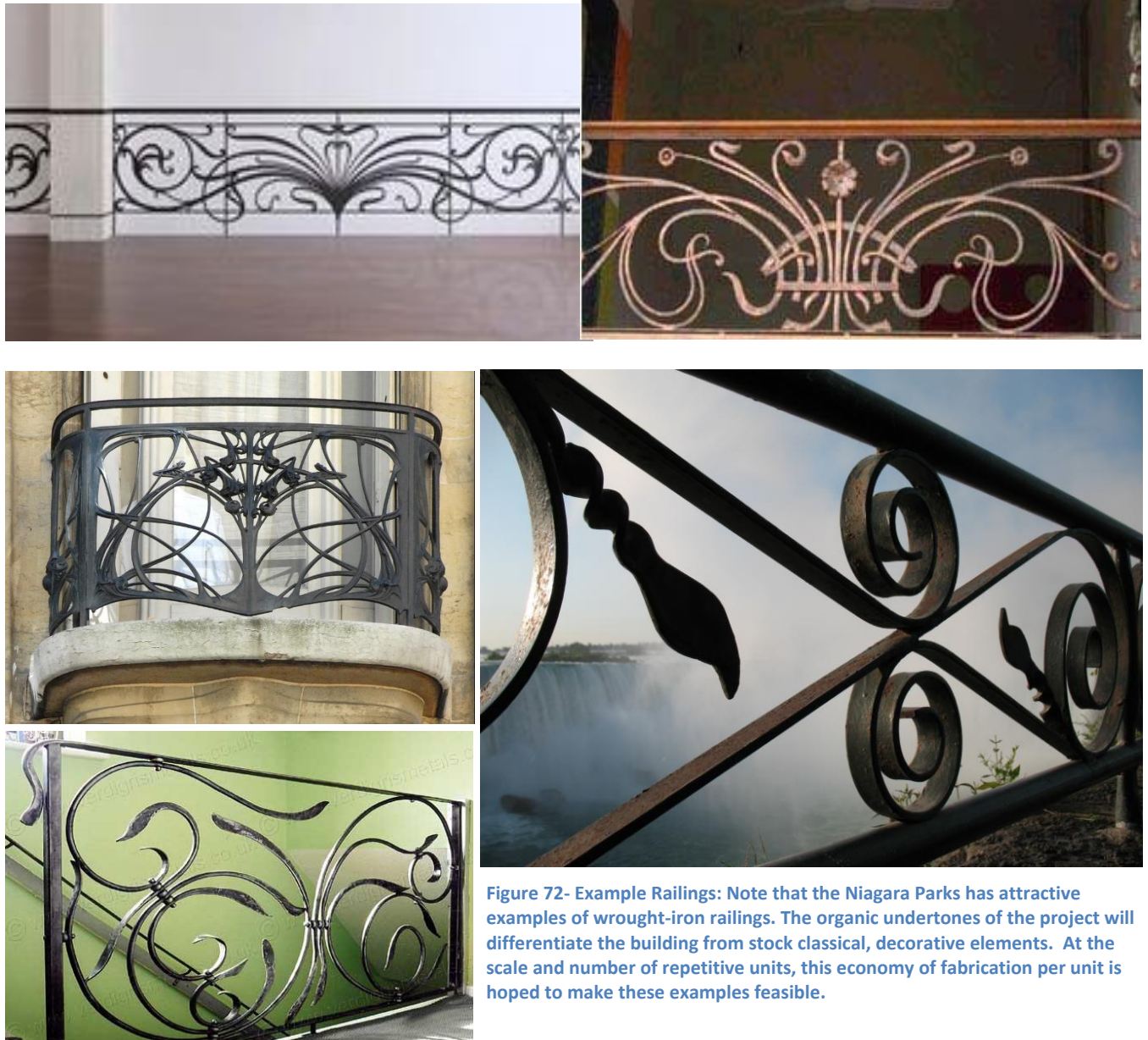
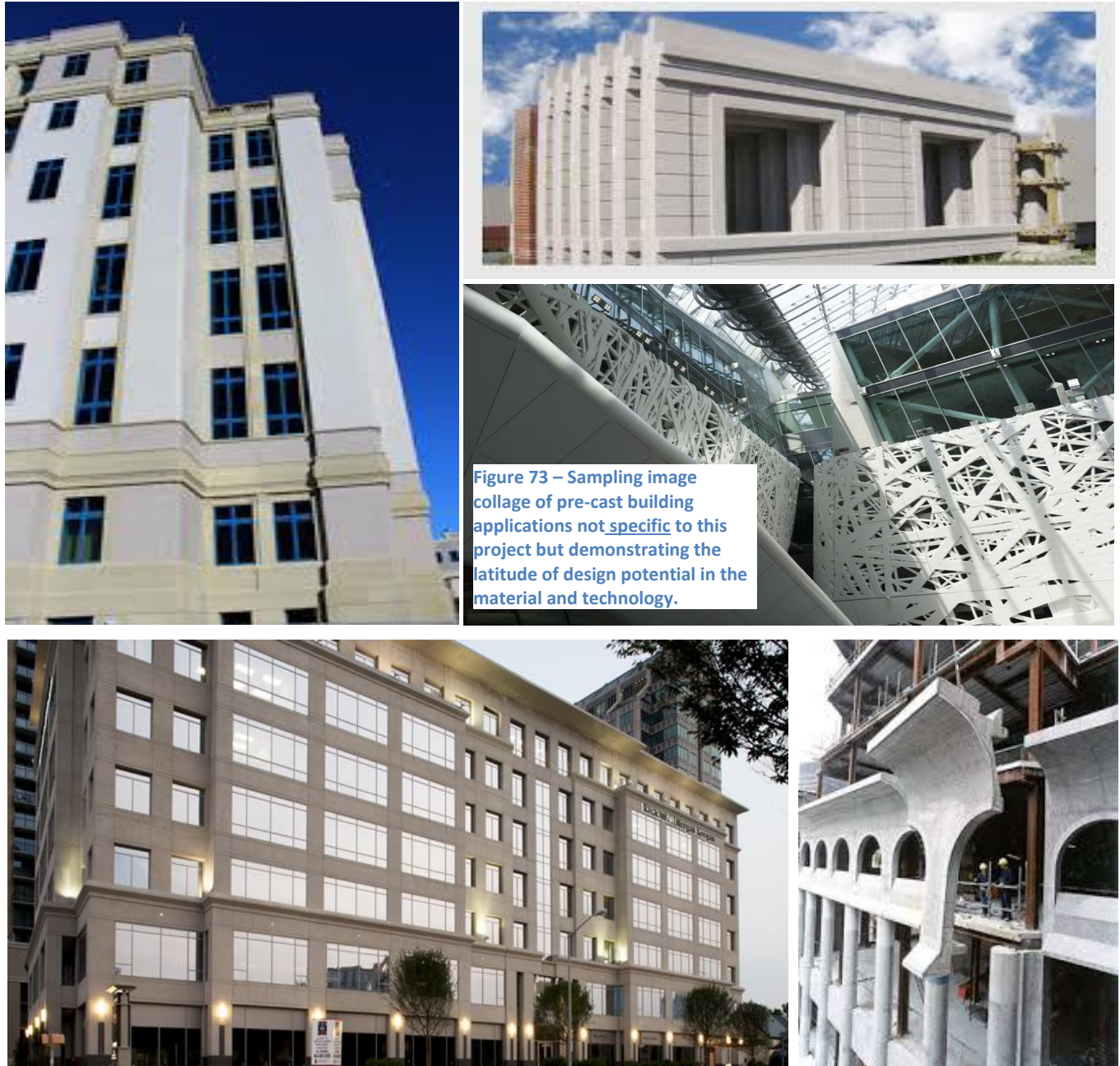


Figure 72- Example Railings: Note that the Niagara Parks has attractive examples of wrought-iron railings. The organic undertones of the project will differentiate the building from stock classical, decorative elements. At the scale and number of repetitive units, this economy of fabrication per unit is hoped to make these examples feasible.

Materials:

Although still in preliminary stages and subject to change, the new building materials will consist of a range of concrete architectural products available from custom pre-cast applications. The Hotel would be a significant upscale selection range of finish as compared to other pre-cast building panel systems used locally before this project. The custom work will extend to an ornate building cornice feature as well as a delicate, and well detailed, ground floor-level column pattern as described in “Architectural Treatment” under this section.



Materials cont'd....



Figure 74 -(left) Pre-cast structure sample and (right) small sampling of colours and textures that are available

Secondary material choices being proposed include use of custom wrought-iron designs for wall panels, railings and balustrades as well as potentially some ornamental cast ironwork elements, all to compliment



Figure 75- Collage: character/style examples of wrought iron and decorative metal grates/ wall panels over equipment vents, etc.

the natural stone finishes and colours being emulated.

The visible roofing materials will be constructed with a raised-seam pre-finished metal exterior.



Figure 76 – Collage:
Example curved
standing-seam metal
roof systems



Lighting and Signage:

Site lighting shall be confined to low height lamp standards providing solely a downlighting component for all carriageway areas, re-instating fixtures where existing with similar reproduction products likely with LED technology. Other site lighting would include bollard and step walkway lighting systems and selective landscape feature flood lighting and up-lighting. Security lighting on secondary buildings and in non-public areas of the hotel exterior will be wall pack type. In high profile areas of the Hotel, Randwood Mansion, Devonian and Coach house buildings, architecturally-appropriate wall and pendant light fixtures will be selected. As highlighting technique, the architectural cornice of the hotels will be illuminated with a uniform-level speciality flood light array. Except for the cornice lighting that will be a twilight and early evening accent, a majority of the lighting will meet Dark-Sky standards and the photometrics will be reviewed for excessive conditions of overlap or glare, while achieving industry levels for safety of guest while on site. All lighting shall be prevented from casting light into neighbouring properties

Signage will not be backlit, instead generally illuminated by low-intensity floods or gooseneck fixtures.



Figures 77 & 78: Example pathway lighting (left) and localized up-lighting on buildings (right)

PART 3

3.1 Summation

Summation:

The property known as Randwood is one of the last remaining estate properties in Niagara-on-the-Lake and inherently the largest of this loosely defined typology. Randwood is most unique even then considering it does not fit into the standard grid pattern of streets nor is massing confined to the scale of urban fabric that is typical of “Old Town” 19th century expansion. The site has remained largely intact despite years of development pressures to intensify it into multi-residential or conventional commercial uses. One may conject that its survival has been due to its untouchable perfection, that unique symbiotic correlation between its park-like landscape and the placement of its architecture that makes it so memorable to the visitor while making removal of any part at risk of diminishing its wholeness. The development team at Two Sisters have recognized this inherent character and has found a way forward to preserve most of the estate and to embrace the unique character elements of its past while building upon this storyline of its history. They want to create a viable business plan that will help to preserve the things we all find endearing about Randwood.

By centrally locating a grand hotel, of stately size and in the place of this site’s predominately empty core, we compositionally ignite many natural synergies that we believe are worthy of tinkering with perfection and improving the whole. The many preserved attributes of the site and new synergies are described under each topic of this brief. This project appropriate that in scale, it is bold but sympathetic to the existing grouping of architectural styles found on the property with sufficient breathing room. More important still, this project is deemed to be a suitable fit for the landscape dynamics that the Dunnington-Grub plan originally accommodated. It achieves this fit by preserving the private stateliness of Randwood’s address on John Street, one of the most prominent thoroughfares in Niagara-on-the-Lake. It dovetails with and incorporates with same rigor in the new landscape, an understanding of the processional experience of entry and delight in discovery that occurs while moving through the landscape and seeing what is slowly revealed to visitors to the site.

This design is not without considerable understanding of necessary scale for successful hospitality operation. This has meant considerable investment in underground parking to remove this necessity from the compatibility equation almost entirely. By tucking away parking out of sight and out of mind, the development creates better more sustainable recreation and hospitality space for guests in the south half of the property. It takes a heritage legacy and restores its function in the front half of the site and in all the existing buildings. Lastly it preserves and enhances the unique and dense vegetation that buffers the neighbouring properties from the hotel and shelters the hotel guests from all the din of the outside world. This sets unique precedent specific to a unique site for which there is no comparison. No other site in Niagara could provide the backdrop for a hotel of this classification and as such it is incumbent that Developer and Community understand the mutually beneficial objectives laid out for its approval.



Figures 79 & 80: Model view of articulated rear massing (top) and West elevation rendering without Coach house in the foreground (below)





Figure 81: East Elevation with link removed for exposure to wall face.