

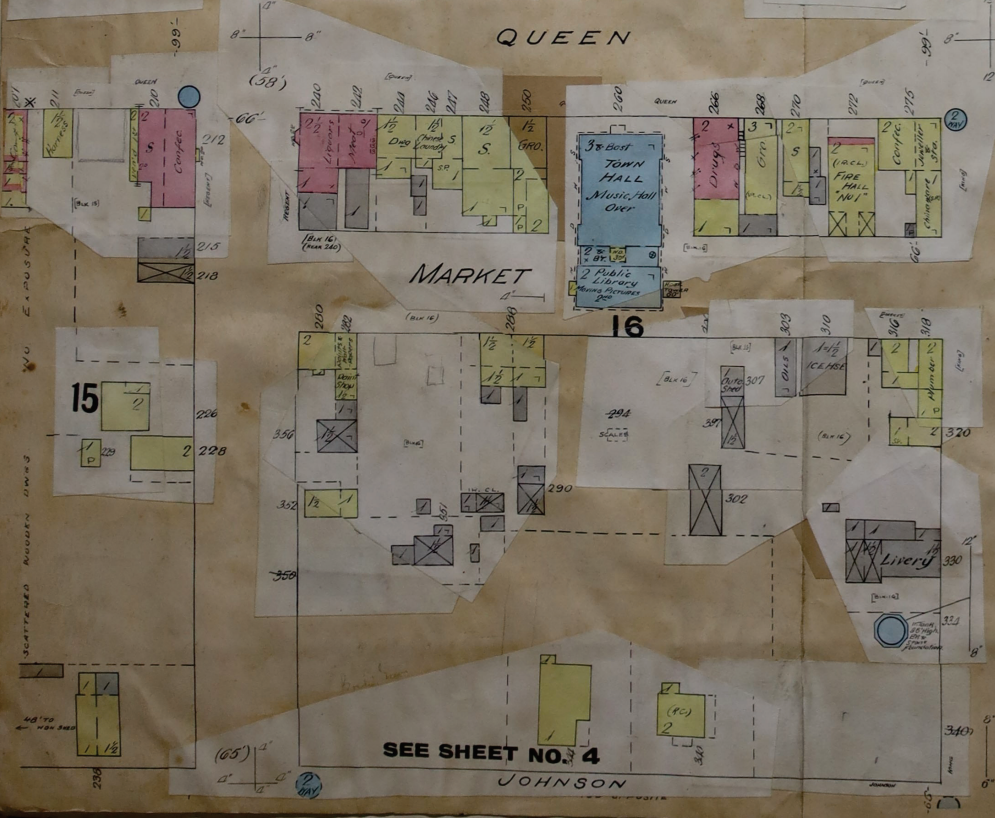
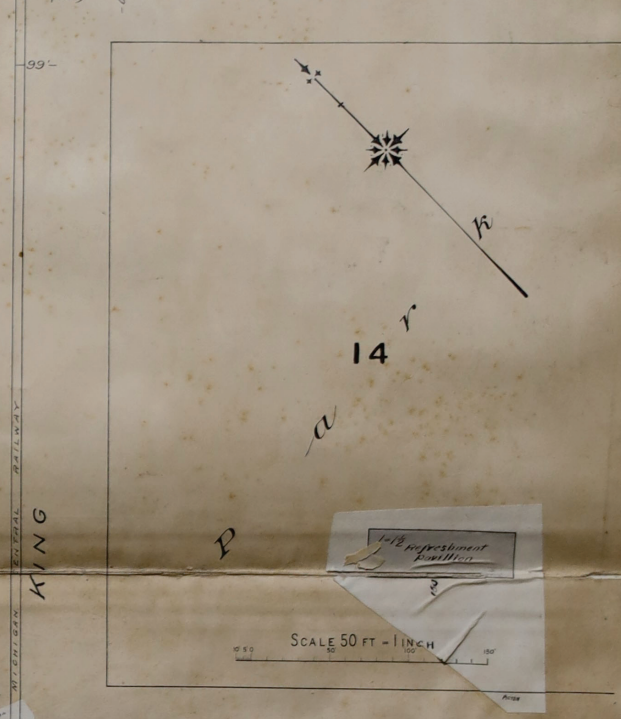
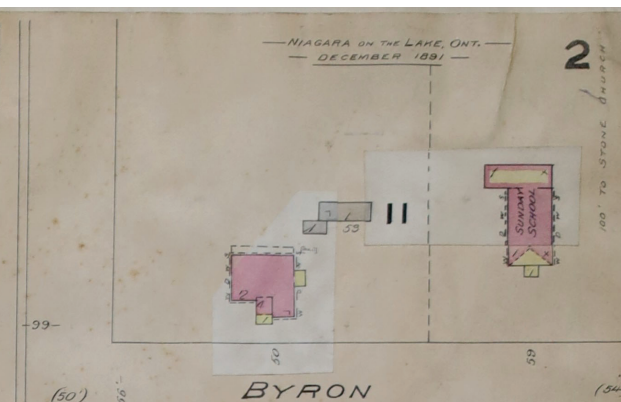
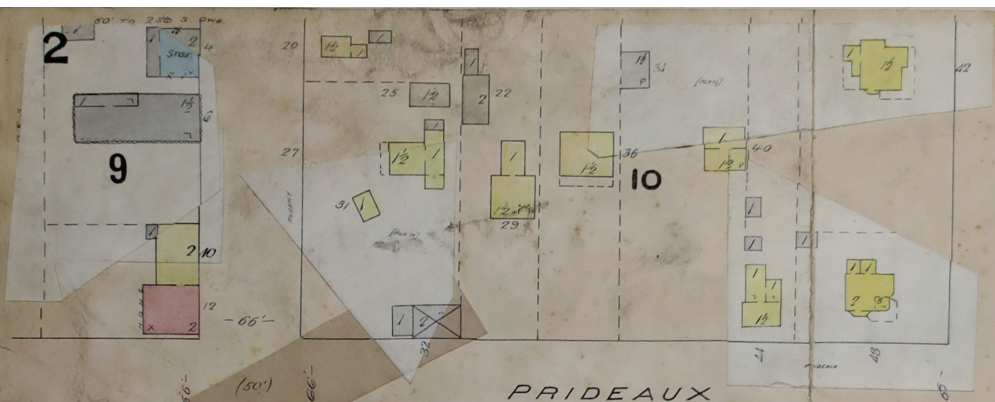
Part Two (of Three)



CULTURAL HERITAGE IMPACT ASSESSMENT

Town of Niagara-on-the-Lake | Royal George Theatre

APPENDIX C: ARCHIVAL DATA



3

22

23

3

9

PRIDEAUX

30

31

12

GATE

VICTORIA

QUEEN

SCALE 50 FT - 1 INCH

SEE SHEET NO. 2

39

40

15

JOHNSON

SEE SHEET NO. 4

Found'n
for 15th
Catholic
Church
St. Mary's
School
St. Mary's
School

2

PRIDEAUX

SEE SHEET NO. 5

2

NIAGARA ON THE LAKE, ONT.

31

12

QUEEN

SEE SHEET NO. 1
GATE

VICTORIA

SEE SHEET NO. 3
REGENT

40

15

JOHNSON

SEE SHEET NO. 4

SEE SHEET NO. 4

50

SCALE 50 FT. = 1 INCH

2

PRIDEAUX

SEE SHEET NO. 5

2

NIAGARA ON THE LAKE, ONT.
JUNE 1922

31

12

QUEEN

SEE SHEET NO. 1
GATE

VICTORIA

REGENT

SEE SHEET NO. 3

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15

JOHNSON

SEE SHEET NO. 4

SEE SHEET NO. 4

50

SCALE 50 FT. = 1 INCH

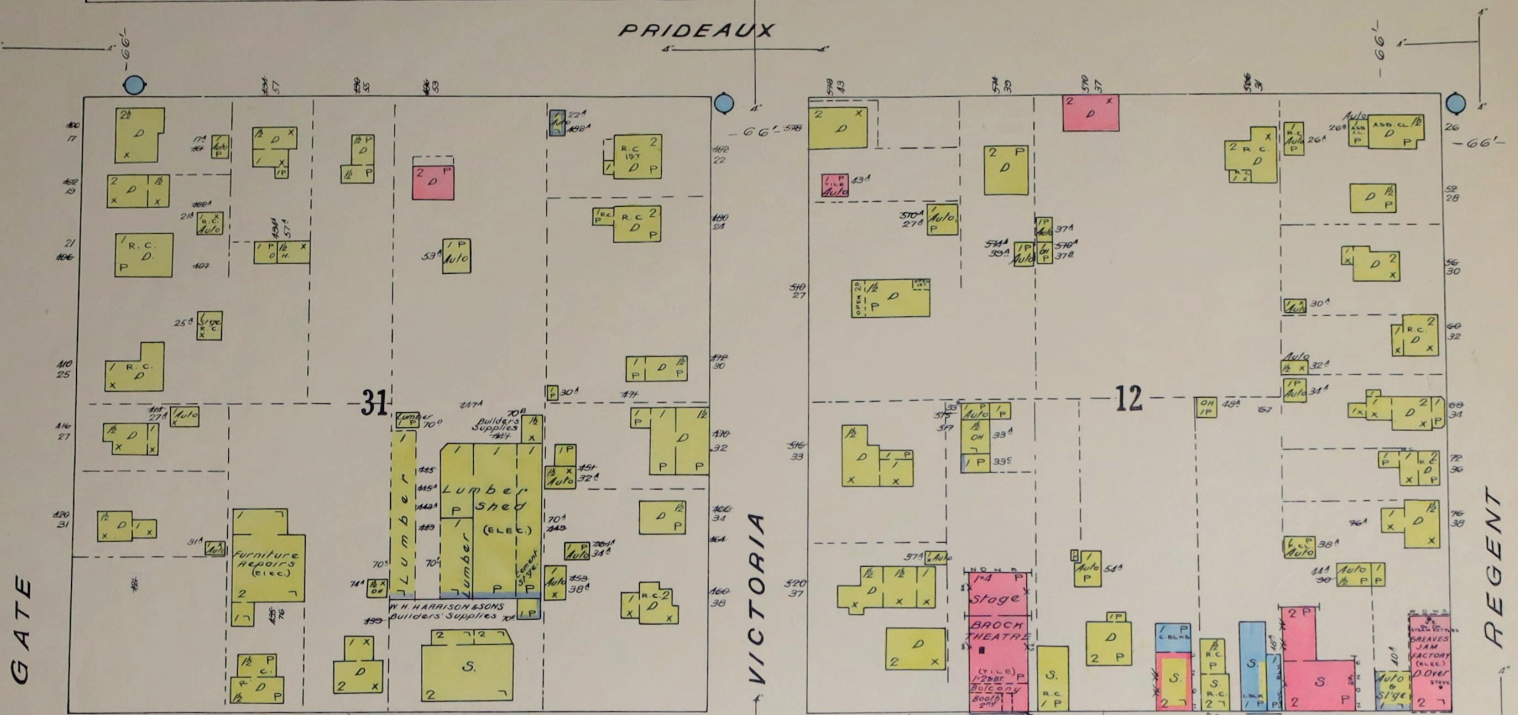
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SEE SHEET NO 5

— NIAGARA ON THE LAKE, ONT. —
— DECEMBER 1949 —

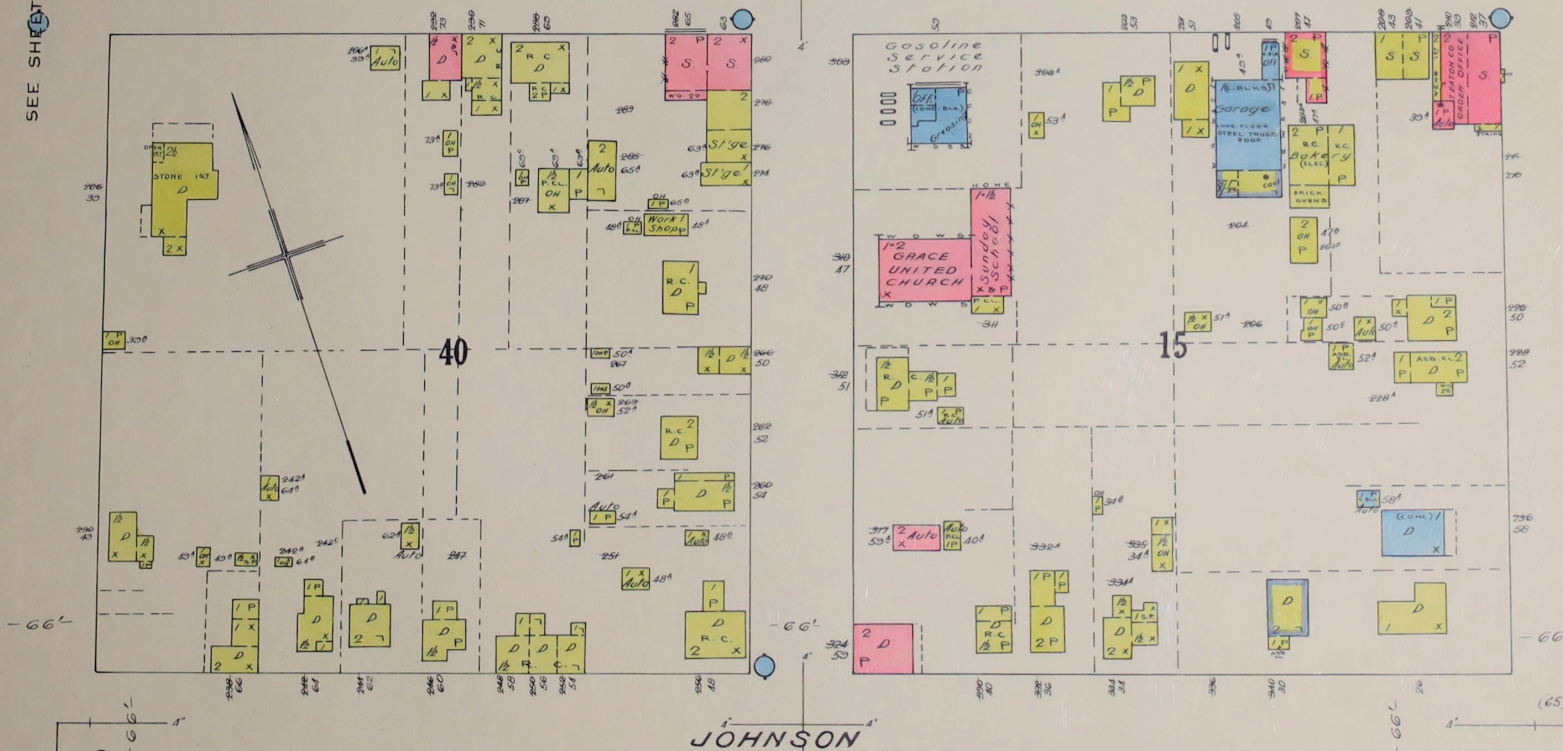
PRIDEAUX



QUEEN

SEE SHEET NO 4

SEE SHEET NO 3



SEE SHEET NO 4

Scale: 50 Feet to 1 Inch

100 Feet

APPENDIX D: POLICIES & REGULATORY FRAMEWORK

A.1 Federal, Provincial, and Municipal Frameworks Heritage and Urban Policy Framework

This section outlines the applicable policy and regulatory context informing the proposed redevelopment of the Royal George Theatre site, located at 85 Queen Street within the Queen-Picton Heritage Conservation District, Niagara-on-the-Lake. The proposal has been evaluated in light of a comprehensive framework of federal, provincial, and municipal heritage planning documents and best practices, with particular reference to the Standards and Guidelines for the Conservation of Historic Places in Canada (2010), the Provincial Policy Statement (2020), the Ontario Heritage Act, and local municipal planning policies including the Queen-Picton Heritage Conservation District Plan (1986) and the Town of Niagara-on-the-Lake Official Plan.

A.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under Section 3 of the Planning Act, provides overarching direction for land use planning in Ontario. Section 2.6 of the PPS outlines clear expectations for the conservation of cultural heritage: “2.6.1: Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

The PPS further defines built heritage resources as:

“A building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community.”

And cultural heritage landscapes as:

“A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value

or interest by a community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.”

Alignment:

The proposed redevelopment conserves the associative and contextual value of the Royal George Theatre while replacing a building that has lost much of its architectural integrity. The new design reinforces the historic role of the site as a cultural anchor and introduces a contemporary form that respects the character of the surrounding district. Stepbacks, materials, and massing have been developed in accordance with these conservation principles.

A.2 Ontario Heritage Act (R.S.O. 1990)

The subject properties are designated under Part V of the Ontario Heritage Act, which governs Heritage Conservation Districts. This designation requires that any alteration or demolition within the district be evaluated in relation to the district’s character-defining elements and be subject to the review and approval process outlined in Section 42 of the Act. Part V, Section 42(1):

“No owner of property situated in a heritage conservation district shall alter the property or permit the alteration of the property unless the owner obtains a permit from the municipality.”

Alignment:

The demolition of the Royal George Theatre has been assessed within a values-based conservation framework that focuses

on preserving the site's heritage significance through design, massing, and urban continuity. The proposal has been reviewed in terms of its fit within the overall district character and its contribution to the historic streetscape, consistent with the OHA's intent.

A.3 Standards and Guidelines for the Conservation of Historic Places in Canada (2010)

This national framework provides the guiding methodology for evaluating interventions at historic sites and encourages a tailored approach based on the cultural values of each place. The proposed project aligns with the treatment category of Rehabilitation, which supports adapting heritage places for contemporary uses while retaining heritage value.

Standard 11:

"Conserve the heritage value and character-defining elements when creating any new additions or related new construction. Make such new work physically and visually compatible with, subordinate to and distinguishable from the historic place."

Standard 12:

"Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future."

Alignment:

The design approach is fully aligned with these standards, featuring a clearly contemporary architectural expression that is distinguishable from the original theatre while referencing its massing and orientation. It avoids mimicry while reinforcing the legibility of the theatre's function and cultural role within the landscape.

A.4 Town of Niagara-on-the-Lake Official Plan

Under Section 18.3: Heritage Policies, the Town's Official Plan provides a framework for the assessment of development applications in or adjacent to designated heritage properties.

"The proposed building design and its effect on the historic character of abutting properties and the streetscape" must be considered.

"New development shall reinforce the existing character and maintain the overall streetscape pattern."

Alignment:

The new building has been carefully designed to reflect the scale, rhythm, and materiality of surrounding structures while improving upon accessibility, sustainability, and urban connectivity. The building's orientation and façade design support the continuation of Queen Street's commercial vibrancy.

A.5 Queen-Picton Heritage Conservation District Plan (1986)

The Heritage Conservation District Plan identifies buildings designated as "B" resources, defined as structures of contextual value that contribute to the district's overall composition. Section 5A.3 outlines:

"It is encouraged that alterations [to 'B' buildings] be undertaken in a complementary manner to maintain the integrity of the streetscape in accordance with height, scale, proportion, rooflines, materials, and orientation."

The Plan also encourages new construction on vacant or cleared lots, provided it:

"embellishes the streetscape composition" and

"does not reproduce past building styles, but is of good compatible design complementary to the height, proportion, scale, and character of the district."

Alignment:

The proposal addresses these expectations directly. The new building will occupy the same site, maintain the theatre's commercial function, and introduce a reinterpretation of the historic form that strengthens the identity of the Queen-Picton corridor. The use of contemporary materials compatible in tone and scale ensures visual coherence without pastiche.

APPENDIX E: DRAWING SETS & SHADOW STUDY (2023 & 2025)

ISSUED DATE:
23.10.04

Shaw Festival

NEW ROYAL GEORGE THEATRE

PROJECT ADDRESS:
**83 Queen Street,
Niagra-on-the-Lake, ON**



No.	SHEET NAME
0000	BUILDING INFORMATION SHEET
0001	GENERAL
0002	ARCHITECTURAL SITE
0003	ARCHITECTURAL FLOOR PLAN
0004	ARCHITECTURAL FLOOR PLAN
0005	ARCHITECTURAL FLOOR PLAN
0006	ARCHITECTURAL FLOOR PLAN
0007	ARCHITECTURAL FLOOR PLAN
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0100	ARCHITECTURAL FLOOR PLAN

ARCHITECT:

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ELECTRICAL ENGINEER

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LANDSCAPE ARCHITECT:

Baxterfield & Associates
416 Chambers Street, Peterborough, Ontario, K9H 3V1
P. 705.745.3023 kim@baxterfield.ca

THEATRE CONSULTANTS

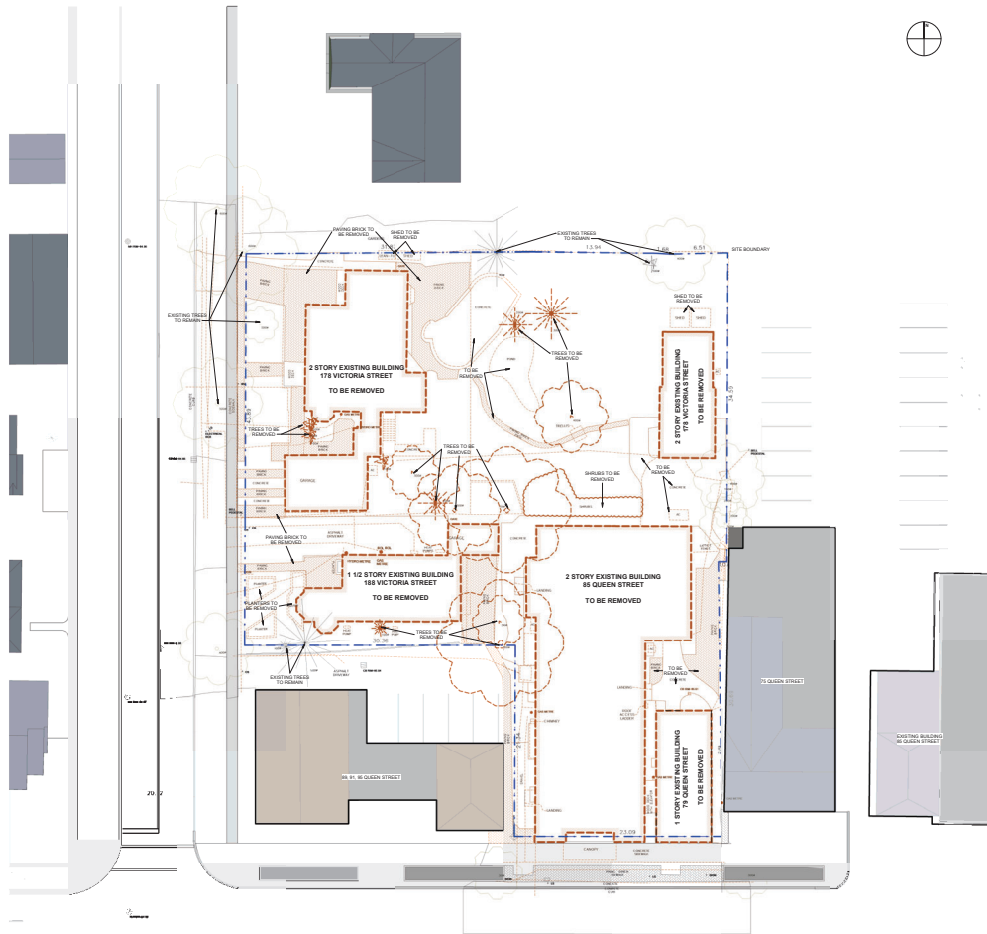
Theatre Consultants Collaborative
6325 Old NC, 88 Chapel Hill, NC, 27516
P. 800.306.5000 Cohen@gmail.com

ACOUSTICS

Threshold Acoustics LLC
141 West Jackson Boulevard, Suite 2080 Chicago, IL, 60604
P. 312.386.1400 sp@thresholdacoustics.com

HERITAGE PRECONSULT





1 | SITE PLAN - EXISTING & REMOVALS

TO BE REMOVED
SITE BOUNDARY
EXTENT OF REMOVAL

Project Management Office: Drawn By: Author:

Unity
Unity Design Studio Inc.
138 Simcoe Street
Peterborough, ON K9H 2H5
705 743 3311
info@unitydesignstudio.ca



All dimensions to be checked and verified on site. Do not scale drawings. Any discrepancies are to be reported to the Consultant. All drawings remain the property of the Consultant. Only latest approved drawings to be used for construction.

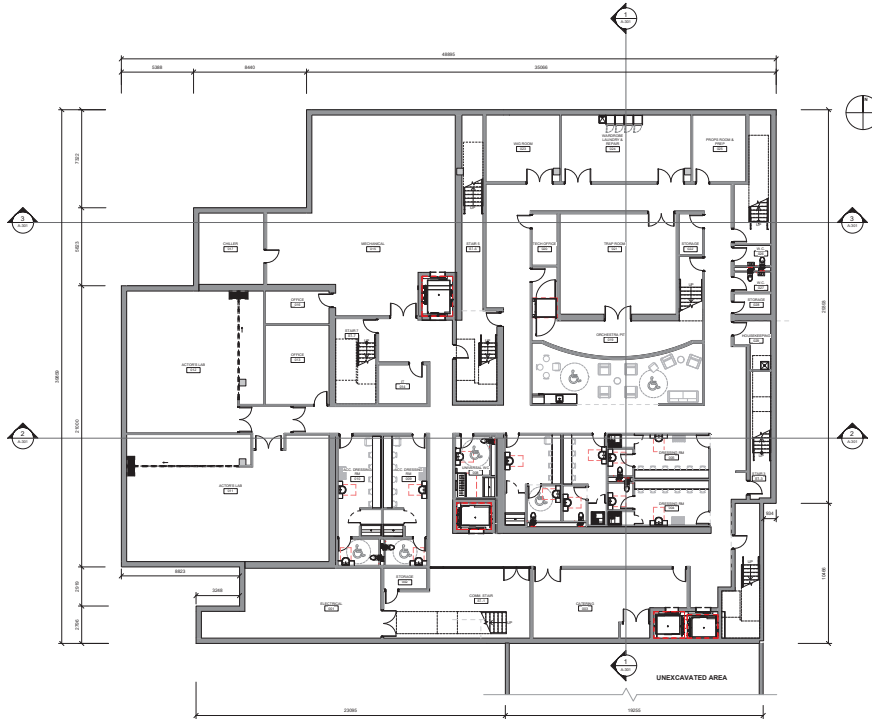
PROJECT No. 22-140
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

83 Queen Street, Niagra-on-the-Lake, ON

**BUILDING
INFORMATION SHEET**

G-001



1 BASEMENT FLOOR PLAN
A-100 10/1/2021 Scale: 1" = 10'

The issuance of this record drawing is representation by the architect that the construction, enlargement or alteration of the building is, in general, as measured or verified, conforming with the design amount and associated to the architect. It is not a representation that the construction, enlargement or alteration of the building is conforming with a design that has been reviewed or provided by others.

The reviewers in these contract documents, reflecting the significant changes in the Work, make claims, corrections, are based on data furnished by the contractor in the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the

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REVIEW NOT FOR
DISTRIBUTION

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DESIGN DEVELOPMENT

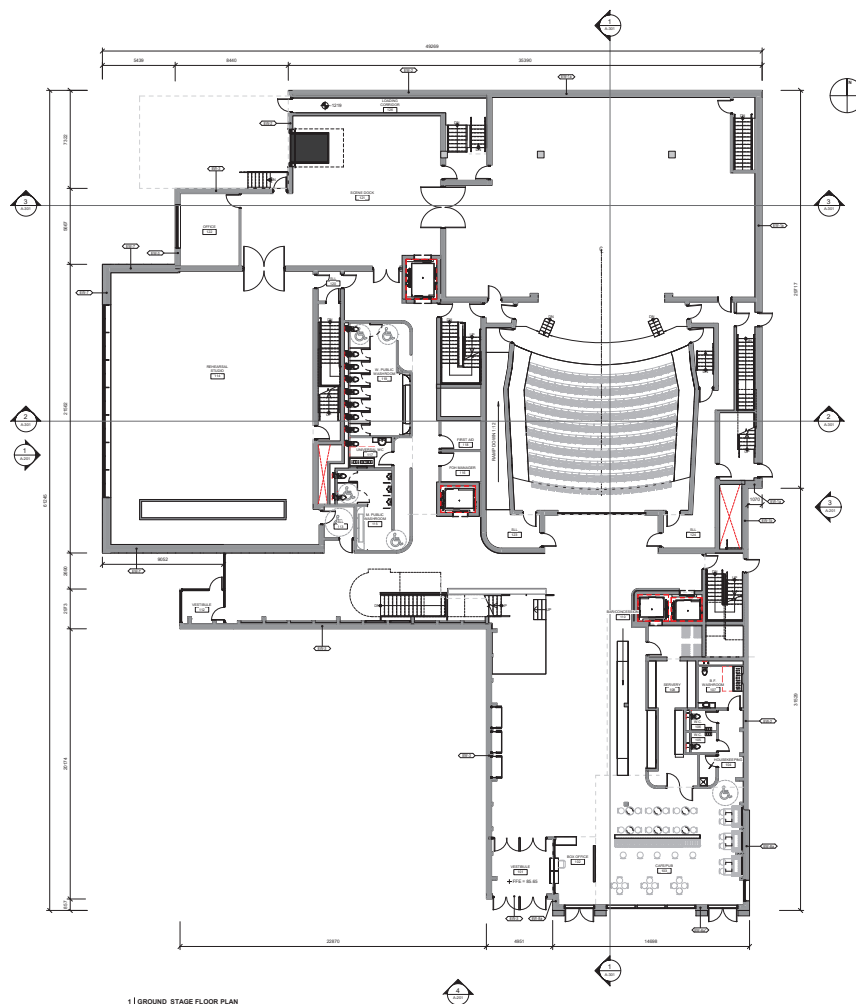
PROJECT No. 22-140
SOUTH PLAINS

Shaw Festival
NEW ROYAL GEORGE
THEATRE

83 Queen Street, Niagara-on-the-Lake, ON

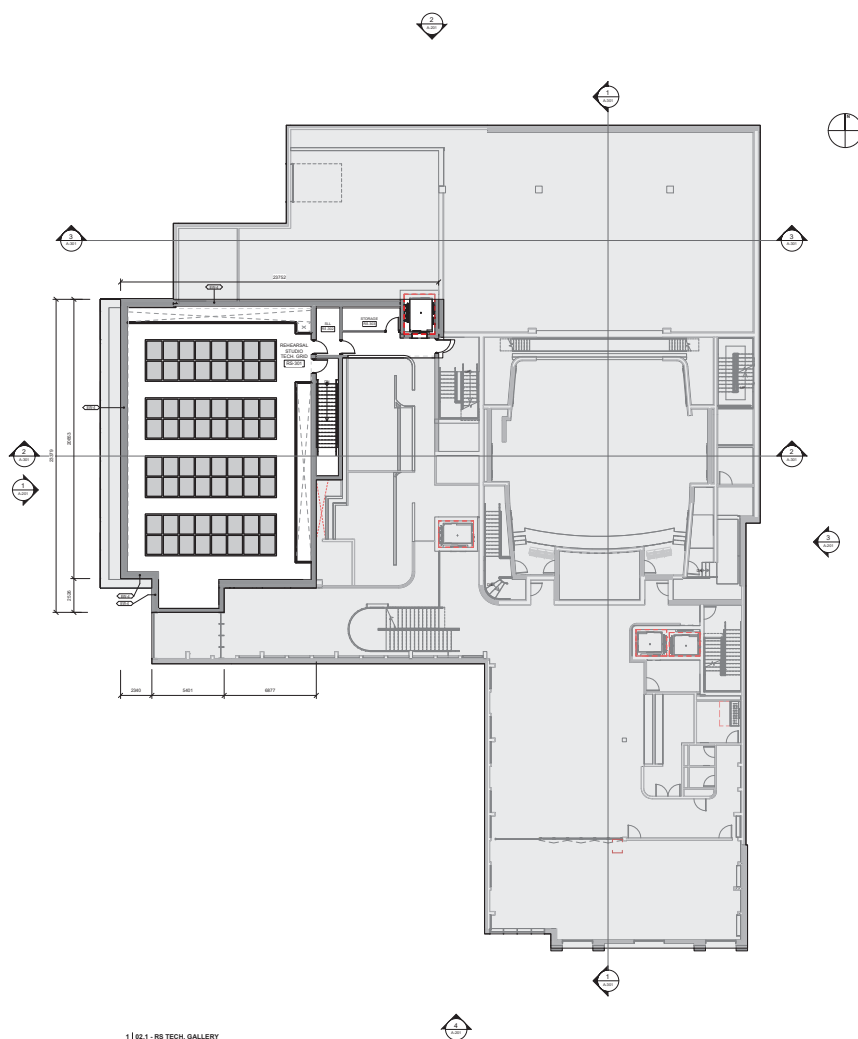
GROUND FLOOR PLAN

A-101

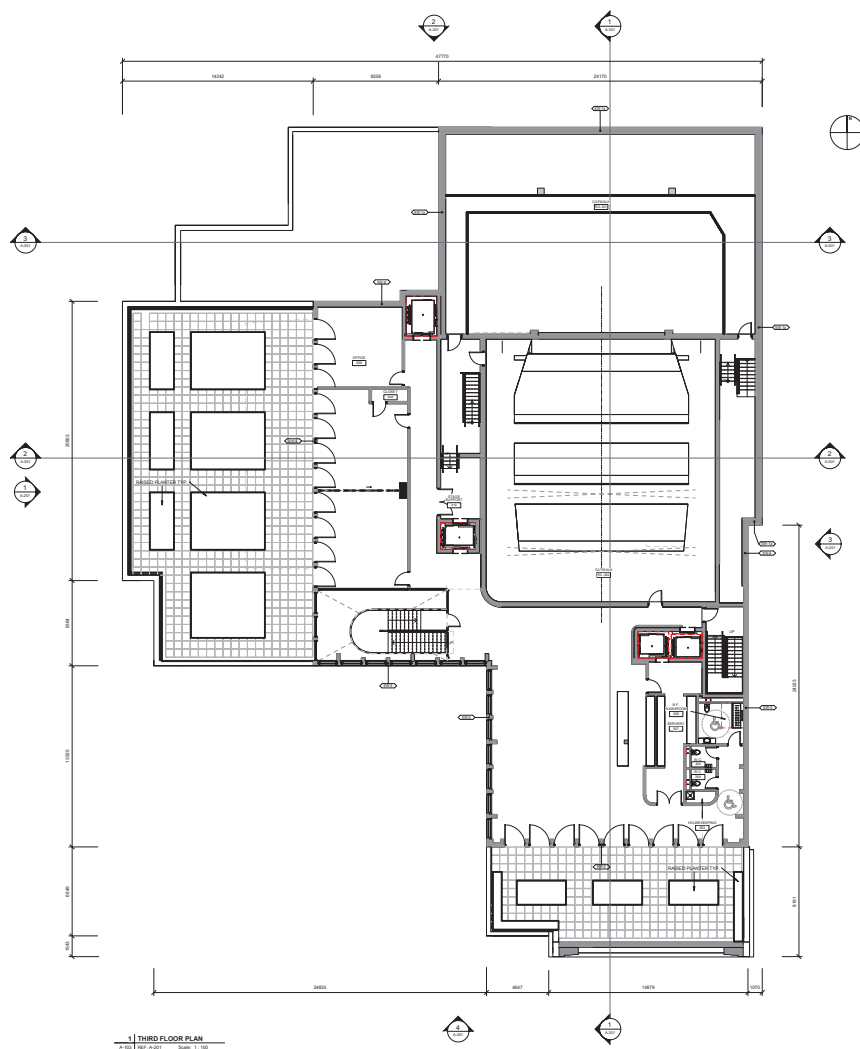


1 | GROUND STAGE FLOOR PLAN

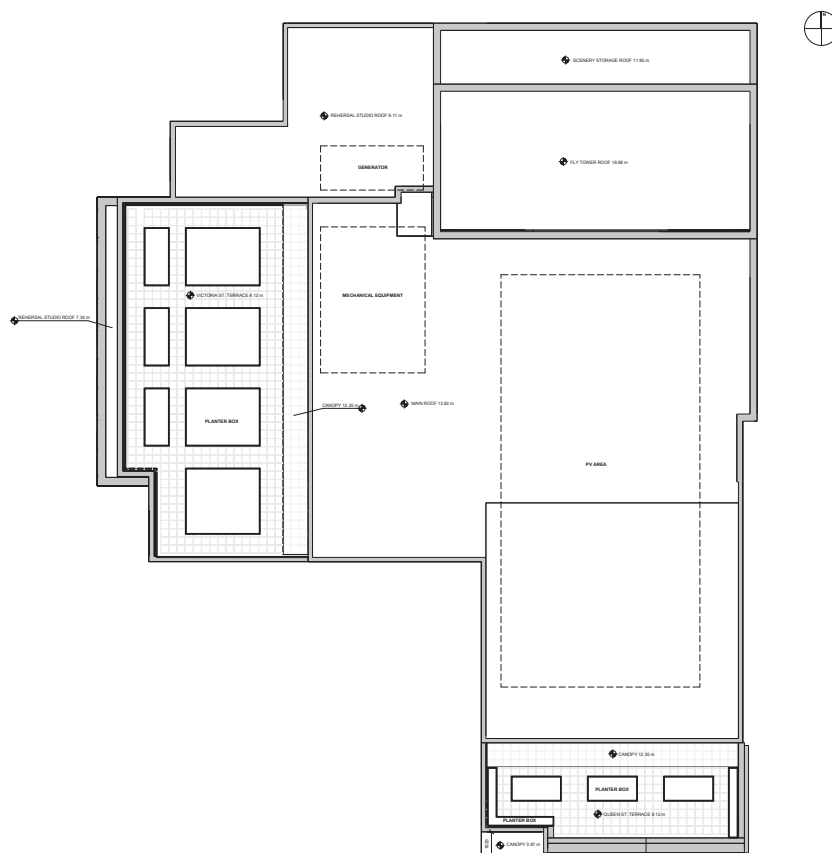




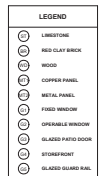
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A-102.1	R&F: A-201 Scale: 1 : 100



1 | THIRD FLOOR PLAN



1	ROOF PLAN - OVERALL
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Unity Design Studio Inc.
138 Simcoe Street
Peterborough, ON K9H 2H6
705.743.2211
info@unitydesignstudio.ca

ISSUE / REVISIONS

1. HERITAGE PRECONCERN 7	23.10.24
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NOTICE

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The recipients in these various contexts, including the signatories to the form, shall make claims, assertions, or statements only based on data furnished by the architect in this form. The architect shall not be held responsible for the accuracy or completeness of the information provided in the construction

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DESIGN DEVELOPMENT

PROJECT No. 22-140
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

83 Queen Street, Niagara-on-the-Lake, ON

BUILDING ELEVATIONS

A-201

Architect: Unity Design Studio Inc.

Project: Shaw Festival New Royal George Theatre



2 | SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 | WEST ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND	
(1)	LIMESTONE
(2)	RED CLAY BRICK
(3)	WOOD
(4)	COPPER PANEL
(5)	METAL PANEL
(6)	FIXED WINDOW
(7)	OPERABLE WINDOW
(8)	GLAZED PATIO DOOR
(9)	STOREFRONT
(10)	GLAZED GUARD RAIL

NOTES
The information on this drawing is preliminary and is subject to change without notice. It is not to be used for construction or for any other purpose without the written consent of the architect. The architect assumes no responsibility for the accuracy or completeness of the information on this drawing. The architect's services are limited to the preparation of architectural drawings and the provision of professional advice. The architect does not provide engineering, structural, or other specialized services. The architect's drawings are prepared for the purpose of obtaining permits and for the construction of the project. The architect's drawings are not to be used for any other purpose without the written consent of the architect.

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DESIGN DEVELOPMENT
PROJECT No. 20-140
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

388 Queen Street, Peterborough, ON

**COLOURED
ELEVATIONS**

A-903

ISSUED DATE:
MAY.20.25

Shaw Festival

NEW ROYAL GEORGE THEATRE

PROJECT ADDRESS:
**83 Queen Street,
Niagara-on-the-Lake, ON**



ARCHITECT:

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ELECTRICAL ENGINEER

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LANDSCAPE ARCHITECT:

Besterfield & Associates
416 Chambers Street, Peterborough, Ontario, K9H 3V1
P.705.745.3023 kim@besterfield.ca

THEATRE CONSULTANTS

Theatre Consultants Collaborative
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ACOUSTICS

Threshold Acoustics LLC
141 West Jackson Boulevard, Suite 2080 Chicago, IL, 60604
P.312.386-1400 sphafer@thresholdacoustics.com

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ISSUED FOR RE-ZONING



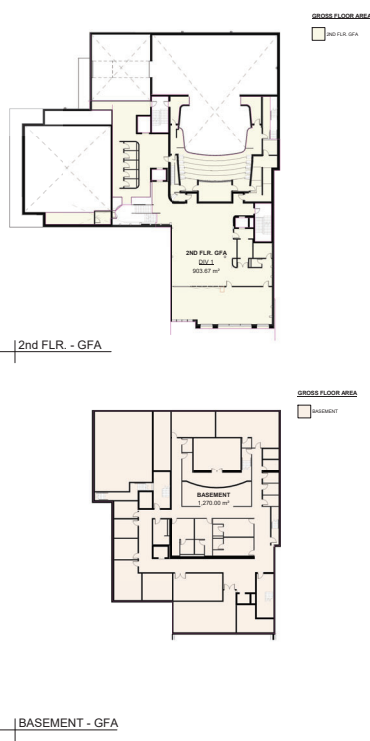
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3RD FLR. GFA
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GROUND FLR. - GFA

GROUND FLR.
122.1
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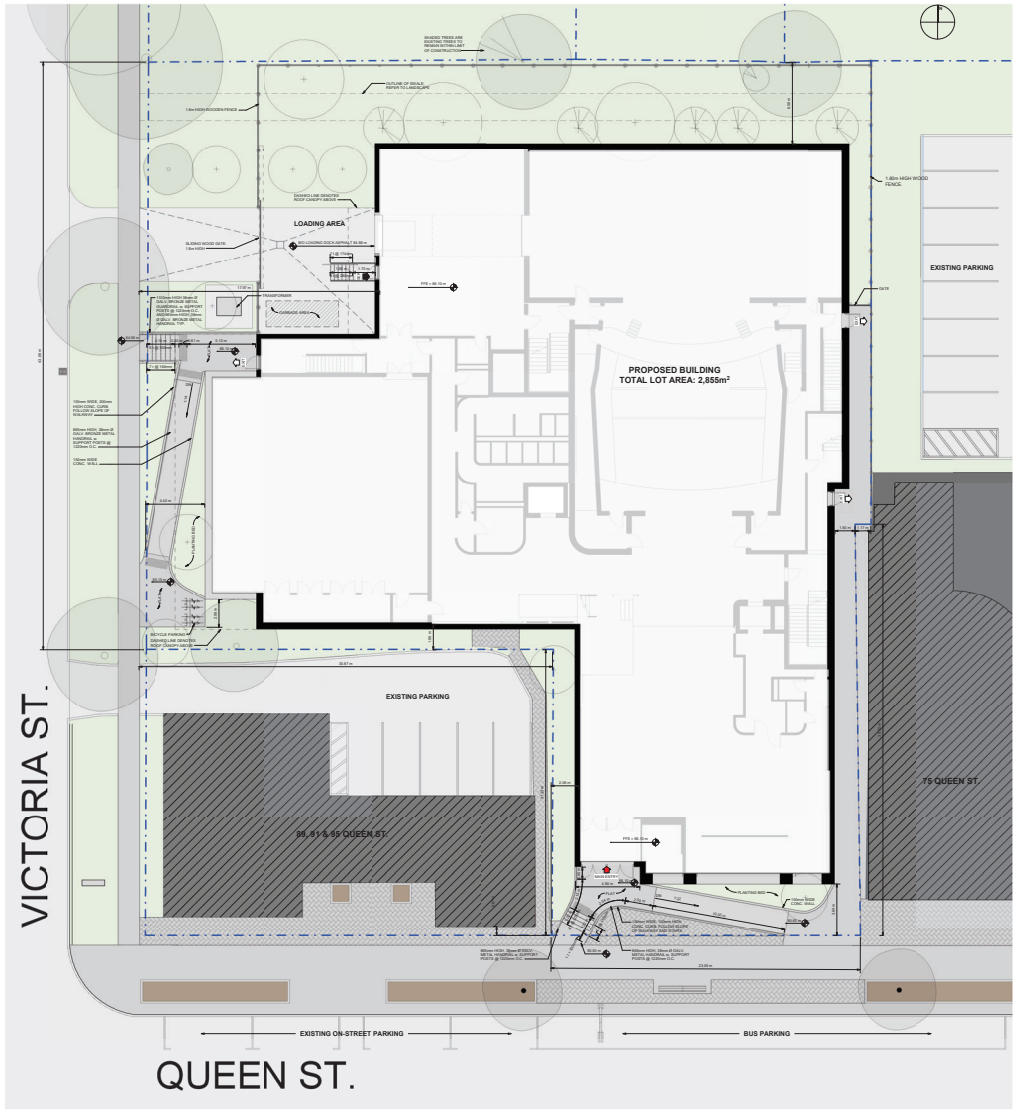
GROSS FLOOR AREA
GROUND FLOOR



LOCATION PLAN

An aerial photograph of a residential neighborhood. A red rectangle highlights a specific property located at the intersection of NW 10th and 11th Streets. The property is situated between 1001 1/2 Street NW and 1002 1/2 Street NW. The surrounding area consists of numerous houses with dark roofs and green lawns, with streets running in a grid pattern.

[illegible]



PROPOSED REMOVAL OF EXISTING BUILDINGS AND LOT RECONFIGURATION

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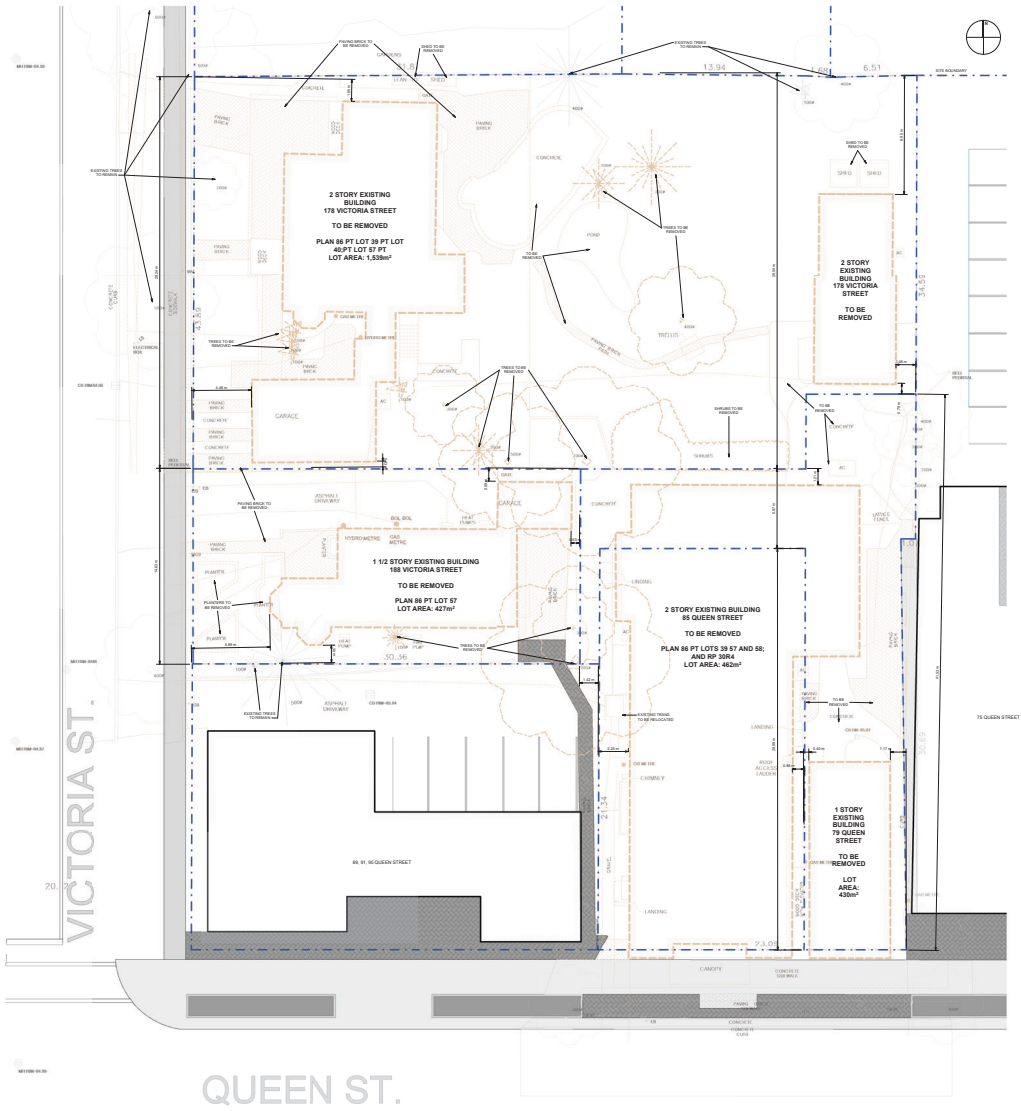
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TO BE REMOVED

SITE BOUNDARY
EXTENT OF REMOVAL



Unity Design Studio Inc.
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Vancouver, BC V6C 4K5
778 743 8211
info@unitydesignstudio.ca

1. PRELIMINARY REVIEW
2. PRELIMINARY REVIEW

PRELIMINARY
REVIEW NOT FOR
DISTRIBUTION

CONSTRUCTION
DOCUMENTATION
PROJECT No. 20-185
STREET DATE: JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

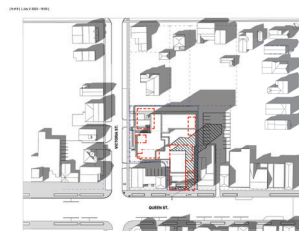
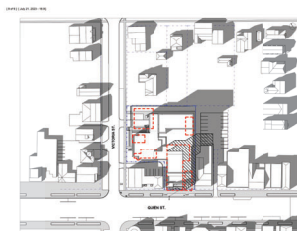
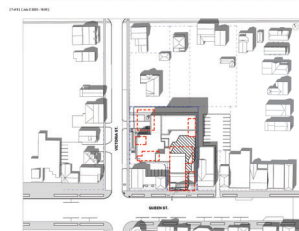
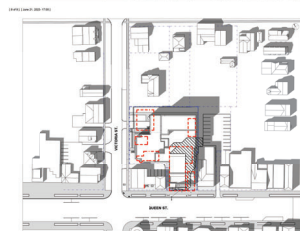
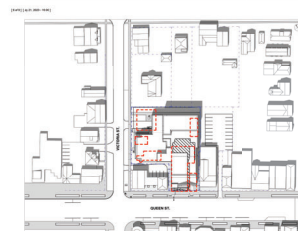
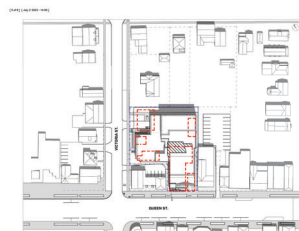
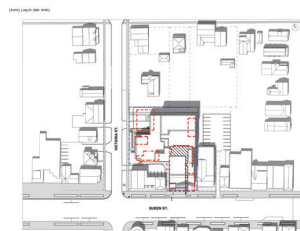
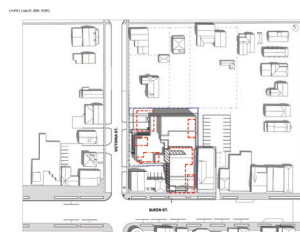
SITE PLAN - EXISTING
& REMOVALS

AS-102



8.332.1000 2000/0000 0000 0000

1. ISSUED FOR RECORD MAY 20 2011



JULY 21 & AUGUST 21



Unity Design Studio, Inc.
1580 Glenview Street
Pittsburgh, PA 15203-1501
Tel: 724.743.1011
info@unitydesignstudio.com

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	APRIL 2013
2	CONCEPT DESIGN	APRIL 2013
3	CONCEPT DESIGN	MAY 2013

NOTES
1. This drawing is intended to be used as a guide only. It is not a contract document. It is the responsibility of the client to verify all dimensions and details with the architect. Any dimensions or details shown on this drawing are subject to change without notice. The architect assumes no responsibility for the accuracy of the information provided by others.
2. The architect is not responsible for the design of the interior finishes, fixtures, and equipment. The client is responsible for the selection and procurement of these items. The architect will coordinate with the client to ensure that the design of these items is consistent with the overall design of the building.

All dimensions to be checked and verified on site. No field measurements. Any dimensions are to be reported to the Consultant. All drawings remain the property of the Consultant. All drawings are subject to change without notice.

DESIGN DEVELOPMENT
PROJECT No. 20-105
START DATE: APRIL 2013

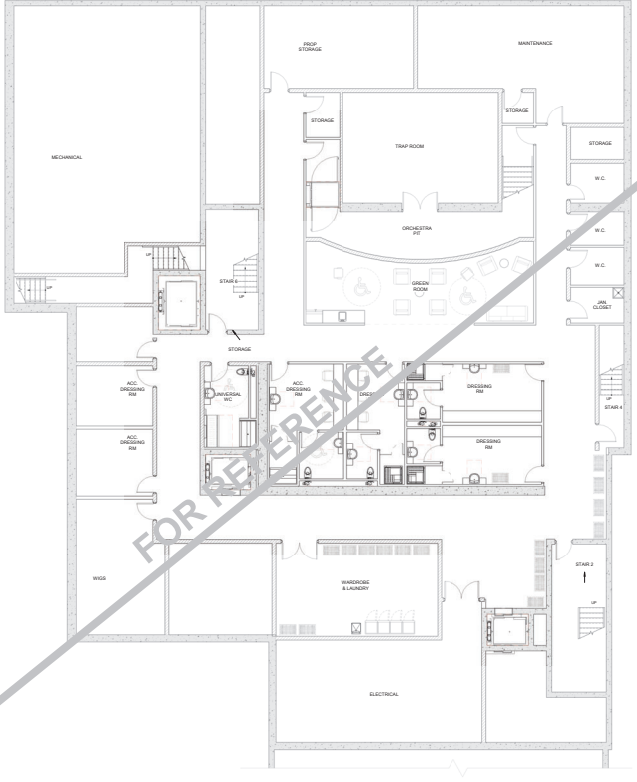
**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

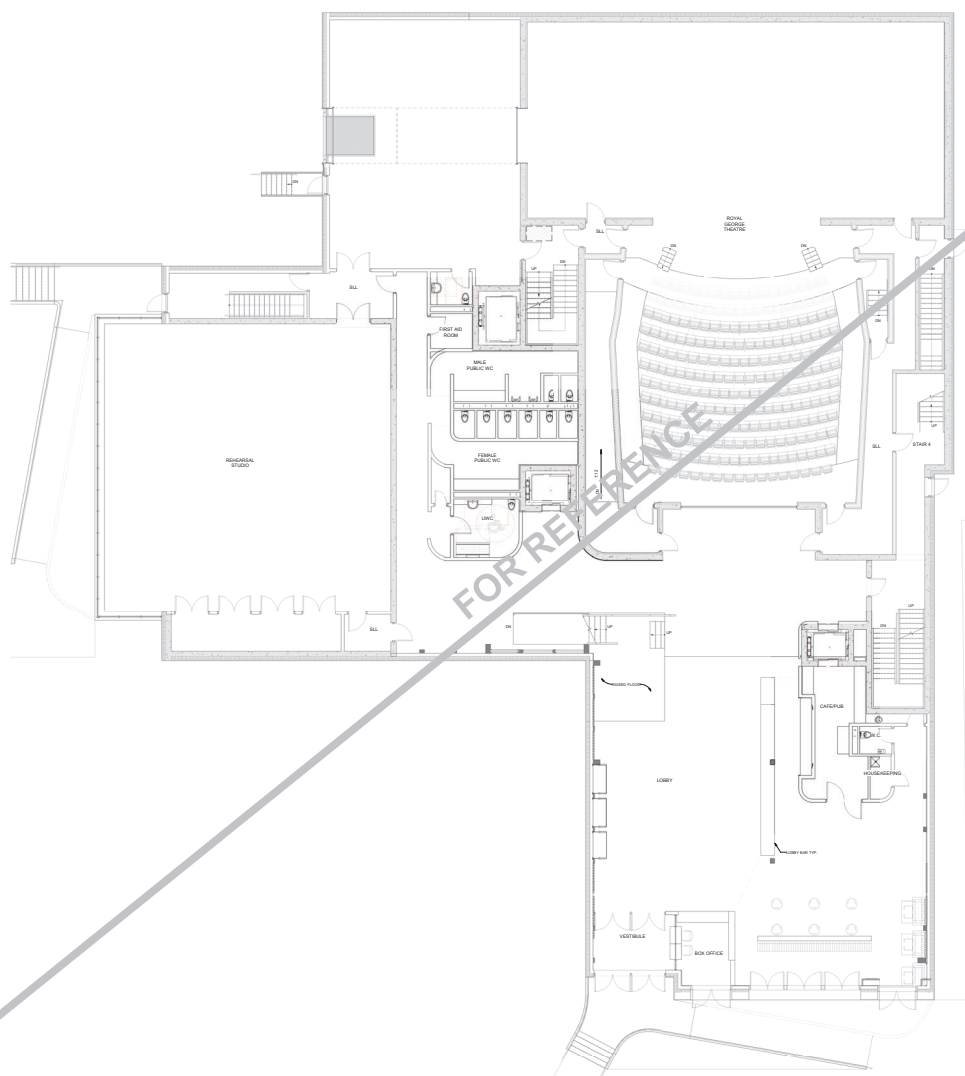
1000 Glenview Street, Pittsburgh, PA 15203

**BASEMENT FLOOR
PLAN**

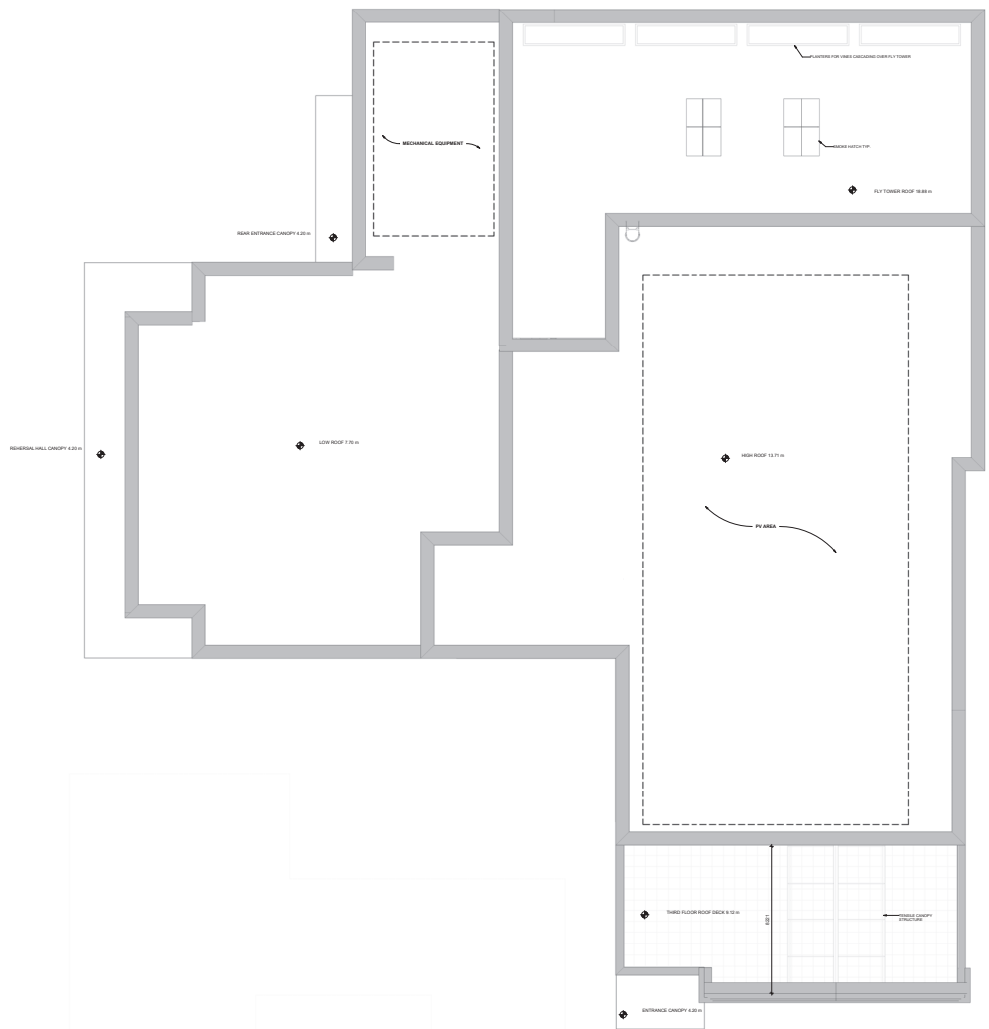
A-100

BASEMENT FLOOR PLAN
A-100





1 | GROUND STAGE FLOOR PLAN



1 | ROOF PLAN - OVERALL
1/16" = 1'-0" Scale

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	APR 23, 2023
2	ISSUED FOR PERMIT	APR 23, 2023
3	ISSUED FOR PERMIT	APR 23, 2023

NOTES

1. This drawing is to be used for the design of the roof structure only. It is not to be used for the design of the building structure or for the design of the building envelope. The design of the building structure and envelope is the responsibility of the structural engineer and the architect, respectively.

2. The roof structure is to be designed for a live load of 20 psf and a dead load of 10 psf. The roof structure is to be designed for a wind speed of 100 mph.

3. The roof structure is to be designed for a seismic zone of 2.

All dimensions to be checked and verified on site. No field measurements. Any discrepancies are to be reported to the Consultant. All drawings remain the property of the Consultant. All drawings are to be used for the design of the building structure and envelope only. No other use is permitted without the written consent of the Consultant.

DESIGN DEVELOPMENT

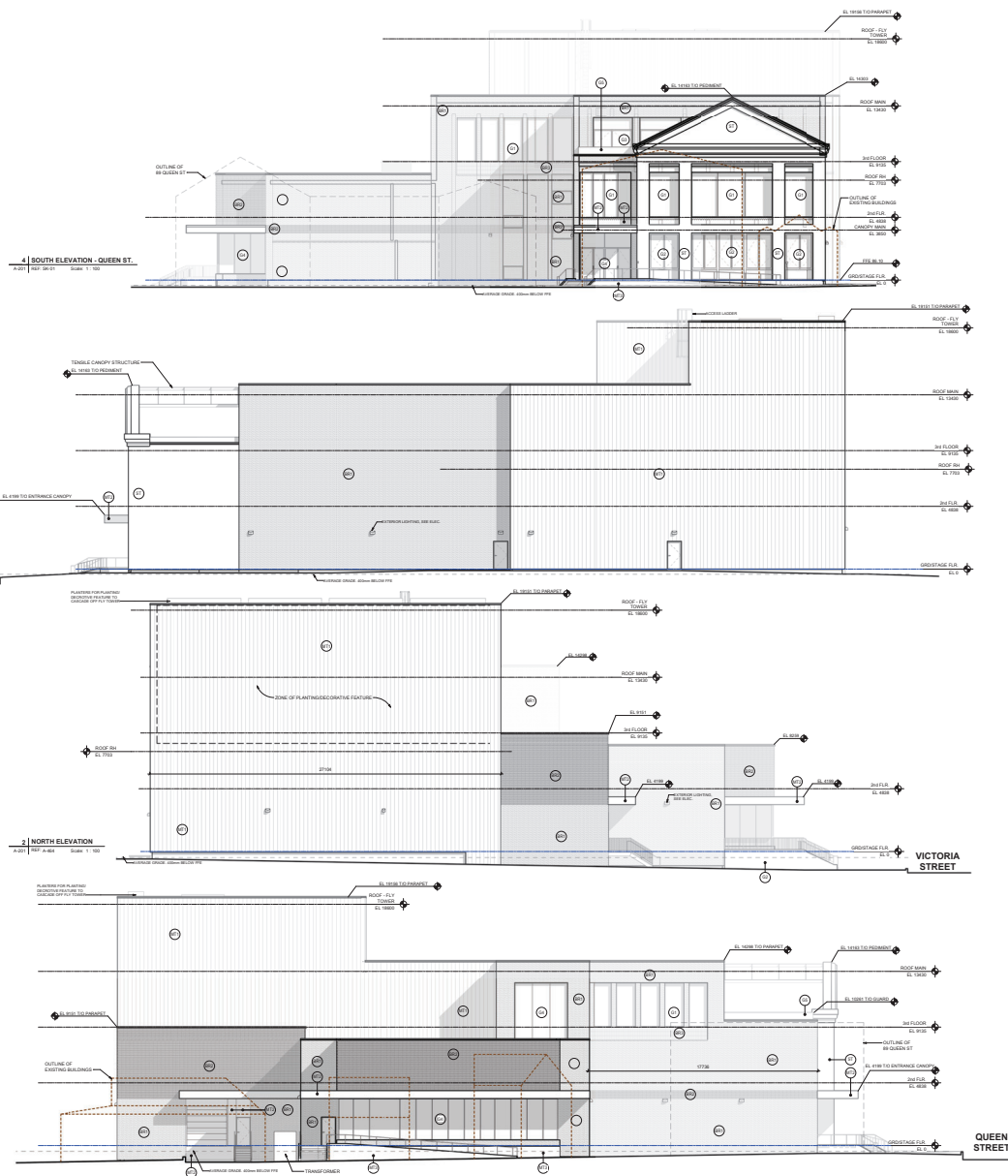
PROJECT No. 20-105
START DATE: APR 23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

300 Queen Street, Niagara-on-the-Lake, ON

ROOF PLAN OVERALL

A-190



LEGEND	
(ST)	LIMESTONE
(BR1)	HORIZ. LIGHT BRICK
(BR2)	HORIZ. LIGHT TEXTURED BRICK
(BR3)	LIGHT CLAY BRICK
(C)	CONCRETE
(MT1)	METAL PANEL
(MT2)	METAL FLASHING
(MT3)	CORTEN STEEL
(G1)	FIXED WINDOW
(G2)	OPERABLE WINDOW
(G3)	GLAZED PATIO DOOR
(G4)	STOREFRONT
(G5)	GLAZED GUARD RAIL

Architect: Unity Design Studio, Inc. 10000 10th Avenue, Suite 100, Boulder, CO 80501

Project: Shaw Festival New Royal George Theatre 10000 10th Avenue, Suite 100, Boulder, CO 80501

Sheet	Revision
1	1.0
2	2.0



2 SOUTH ELEVATION



1 WEST ELEVATION

NOTES
1. The building is shown in its proposed location and is not intended to be a representation of the actual building. The building is shown in its proposed location and is not intended to be a representation of the actual building. The building is shown in its proposed location and is not intended to be a representation of the actual building.

All dimensions to be checked and verified on site. No field work drawings. Any dimensions are to be reported to the Consultant. All drawings remain the property of the Consultant. All field work drawings are to be submitted for review and approval by the Consultant.

DESIGN DEVELOPMENT
PROJECT No. 20-105
START DATE: APR. 23

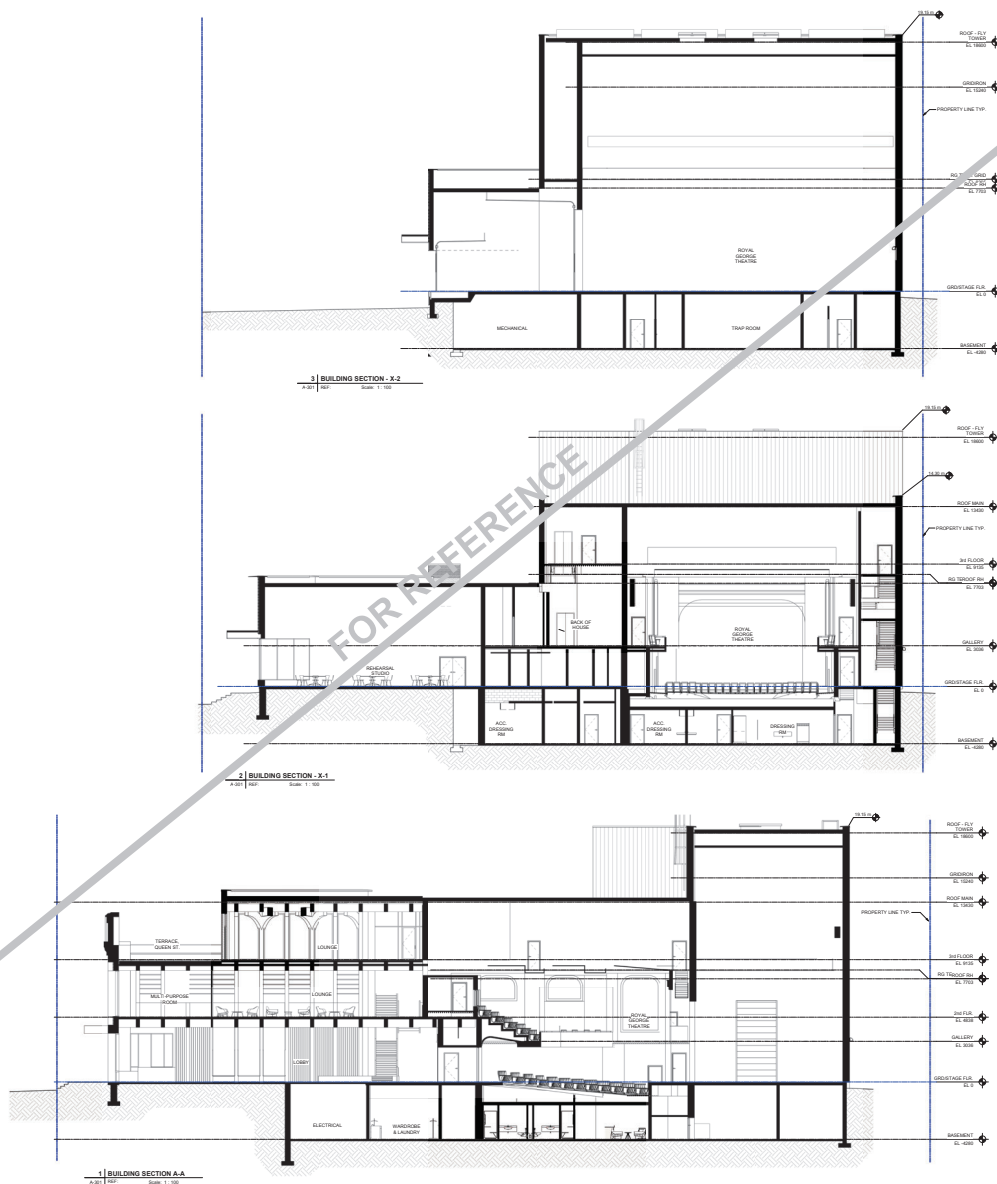
Shaw Festival
NEW ROYAL GEORGE
THEATRE

10000 10th Avenue, Suite 100, Boulder, CO 80501

BUILDING ELEVATIONS
- COLOURED

Project: Shaw Festival New Royal George Theatre, 2019-2021, Unity

Shaw Festival New Royal George Theatre, 2019-2021, Unity



Unity Design Studio, Inc.
1585 Dundas Street
West, Suite 100
Toronto, ON M6J 1A5
Tel: 416-593-1001
info@unitydesignstudio.ca

NO.	DATE	DESCRIPTION
1	2019-04-23	ISSUED FOR PERMIT
2	2019-05-01	ISSUED FOR PERMIT
3	2019-05-01	ISSUED FOR PERMIT

NOTES:
1. The drawings are to be used for construction purposes only. They are not to be used for any other purpose without the written consent of the architect.
2. The drawings are to be used for construction purposes only. They are not to be used for any other purpose without the written consent of the architect.
3. The drawings are to be used for construction purposes only. They are not to be used for any other purpose without the written consent of the architect.

All dimensions to be checked and verified on site. No field measurements. Any discrepancies are to be reported to the Consultant. All drawings remain the property of the Consultant. All drawings approved drawings to be used for construction.

DESIGN DEVELOPMENT
PROJECT No. 20-105
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

158 Dundas Street, West, Suite 100, Toronto, ON

BUILDING SECTIONS

A-301