

Part Two (of Six)



CULTURAL HERITAGE IMPACT ASSESSMENT

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

APPENDIX E: DRAWING SETS (INCLUDING STROKE DRAWINGS 2023 & 2025)

The following appendix presents the full architectural drawing sets alongside shadow studies from 2023 and 2025. Together, they illustrate the design evolution of the new Royal George Theatre and demonstrate how adjustments to massing, setbacks, and façade treatments respond to the surrounding heritage context.

Design Updates

The updated design for the new Royal George Theatre has addressed comments received from the Town of Niagara-on-the-Lake Zoning application submission, Town and Region staff, the Town's Heritage Consultant (ERA), the Municipal Heritage Committee and feedback received from the residents of NOTL, both through the NOTL residents association (400+ member), during the Royal George Open Houses and from direct email and community meetings.

Concerns about the building massing, and both the Queen and Victoria Street facades fitting in with the street context in the Heritage District have been studied. The Shaw Festival and the Design team have reviewed all the comments and have adjusted the design to address the formal comments and the informal common concerns from the residents. The following updates have been incorporated into the Re-zoning resubmission application.

Overall Building Massing

Where possible the building setbacks have been increased to reduce the overall building massing on visible on both Queen St and Victoria St. A total of 2832sf has been removed from the overall building area.

Queen St Façade

The overwhelming sentiment from the residents of the NOTL is the existing Royal George façade is a part of the Heritage fabric of the main street. While the façade is not original and was built as an exterior 'stage set' to homage a Georgian style theatre with the same materials, it is a nostalgic theatrical symbol of the various theatres that have existed on that site for over a century. To better align with the scale on Queen Street, a Ghost Façade of the original Theatre's façade will be re-interpreted and constructed from durable materials. The same proportions of overall building height, window openings, moulding details and column articulation will be used. The relationship of the ghost façade to the sidewalk and property line will be similar and the reconstruction will allow the entry portal to be at grade, eliminating an exterior ramped surface and improving accessibility to the box office. An illuminated entrance marquee will be constructed with the same relationship to the original façade and provide the traditional welcome beacon through the main entry door openings. This illuminated canopy will connect the ghost façade to the new theatre vestibule.

A small exterior courtyard planted with trees and partially covered with a canopy will create an area for outdoor seating and gathering pre and post show. It will be a place to gather, rest, meet neighbors or interact with fellow visitors.

The frontages on the second and third floor will be set back a further 24.5ft and 11.5ft respectively, and the terraces facing Queen street will be fitout with planter boxes and ornamental planting that will cascade over the slab edge, in keeping with

the rich NOTL commercial and residential landscaping seen throughout the town, and softening the higher elevations.

The exterior ramp has been moved to the interior of the lobby allowing the Façade remain uninterrupted and the main entrance universally accessible, while still bringing the theatre itself back above the water table.

Victoria Street Façade

Several design elements were considered and updated to address how the new façade will integrate with the residential character of the street. To reduce the scale, the building façade was pulled back a further 5ft from Victoria St and the north side of the rehearsal hall wall reduced in overall width 5ft from the Scenic Delivery Loading Bay, moving that aspect further from the next residential property to the north.

This rehearsal hall window will be realized and as a 'bay window' on the street façade, allowing it to be animated by actors in their rehearsals in view of passersby on the sidewalk. This serves the Shaw's charitable mission to educate people on theatre and to actively engage with the wider community of tourists and residents who might walk past the hall. The scale of this element will be lowered in height 9ft, to a new height of 19ft above grade.

In keeping with the residential roof articulation, the roof of the rehearsal hall and adjacent scene dock is updated to with a 5:12 pitched roof that is in harmony with roofscapes around it.

The scenic delivery dock will be behind a decorative wrought iron fence and automatic gate complete with brick pillars and plantings, making it out of view from the neighbors. Extensive ornamental planting and landscaping will further enhance the residential streetscape. A similar approach to concealing the walls of the current load-in area on the east side of the building with ivy will also be implemented on the scenic dock façade

above the canopy.

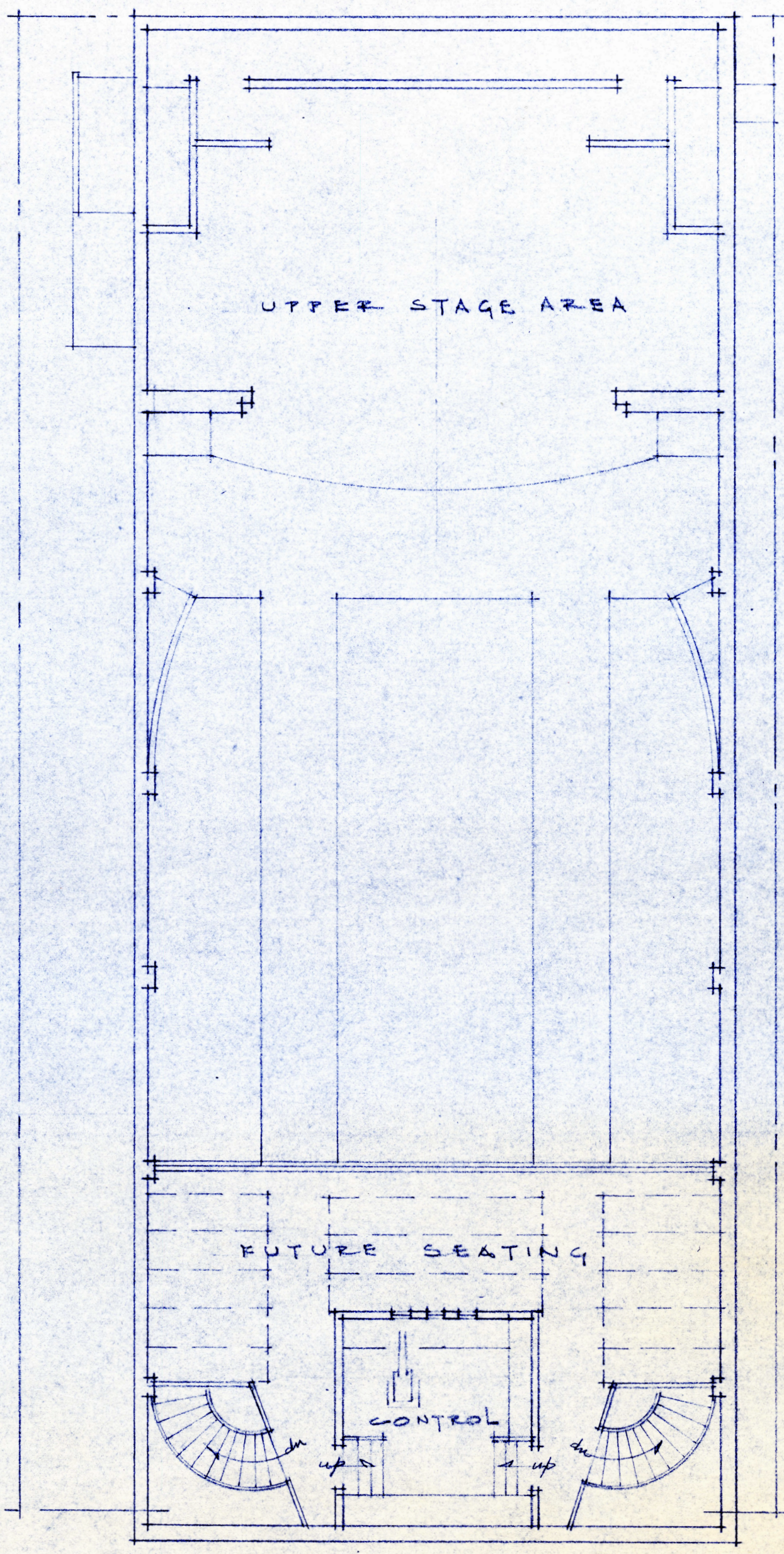
Ground – Level 3 Lobby / FOH Plan updates

The lobby spaces on each level have been reduced in overall area as described above.

The 1:22 ramp the was previously located on the Queen St exterior has been relocated to the interior ground floor lobby. The main building entry is through the main doors of the 'ghost façade' under the cover of the exterior marquee canopy that connects to the glazed entry vestibule. The box office has been moved to the west side of the entry vestibule and will have a service window onto the enclosed vestibule as well as an open counter serving the interior.

The second floor lobby has also significantly reduced in overall area by approximately 1466sf. This has been achieved by moving the façade north and creating an outdoor balcony that will partially concealed from the street by the 'ghost façade'. There are opportunities to incorporate a donor / art installation onto this surface visible to those on the terrace. The perimeter of the terrace will be surrounded by a continuous planter box on the outer side of the guardrail, softening it from the streetscape. The Multi-purpose room has been removed from this floor level and relocated to the third floor.

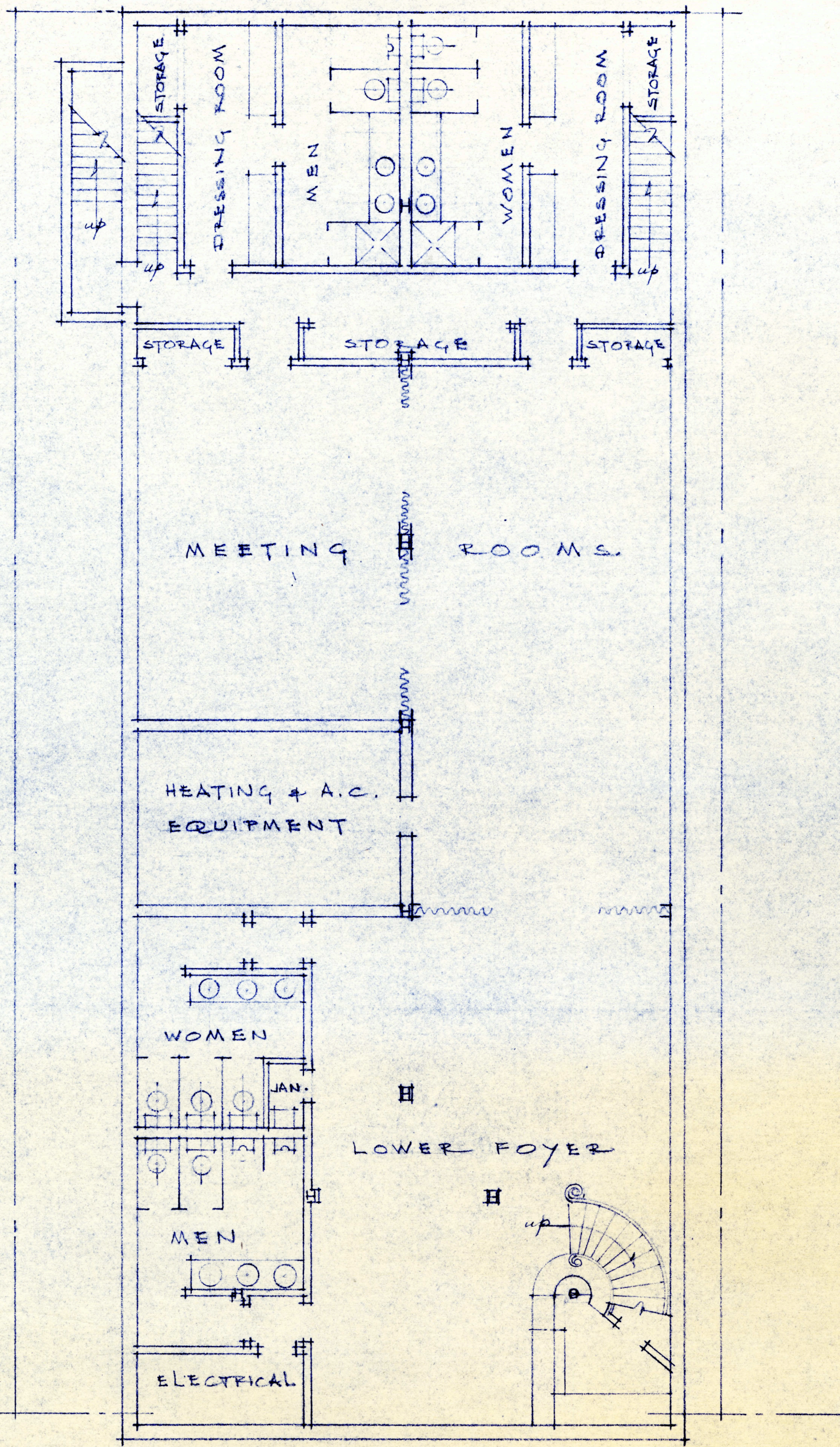
The third floor is also reduced in area by just under 600sf by, moving the south façade to the north and reducing the 3rd floor balcony size significantly. The same perimeter planter detail will be used around the terrace edge. This floor will be a multi-purpose space that will be used for education workshops, artistic practice, or a flexible donor, guild, or community area.



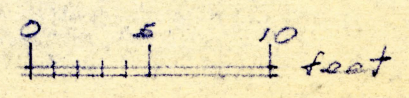
BALCONY PLAN 0 5 10 feet

The ROYAL GEORGE, NIAGARA-on-the-Lake, Ontario
HOME of the CANADIAN MIME THEATRE

Peter John Stokes / Architect: January 1973 72-101-3P

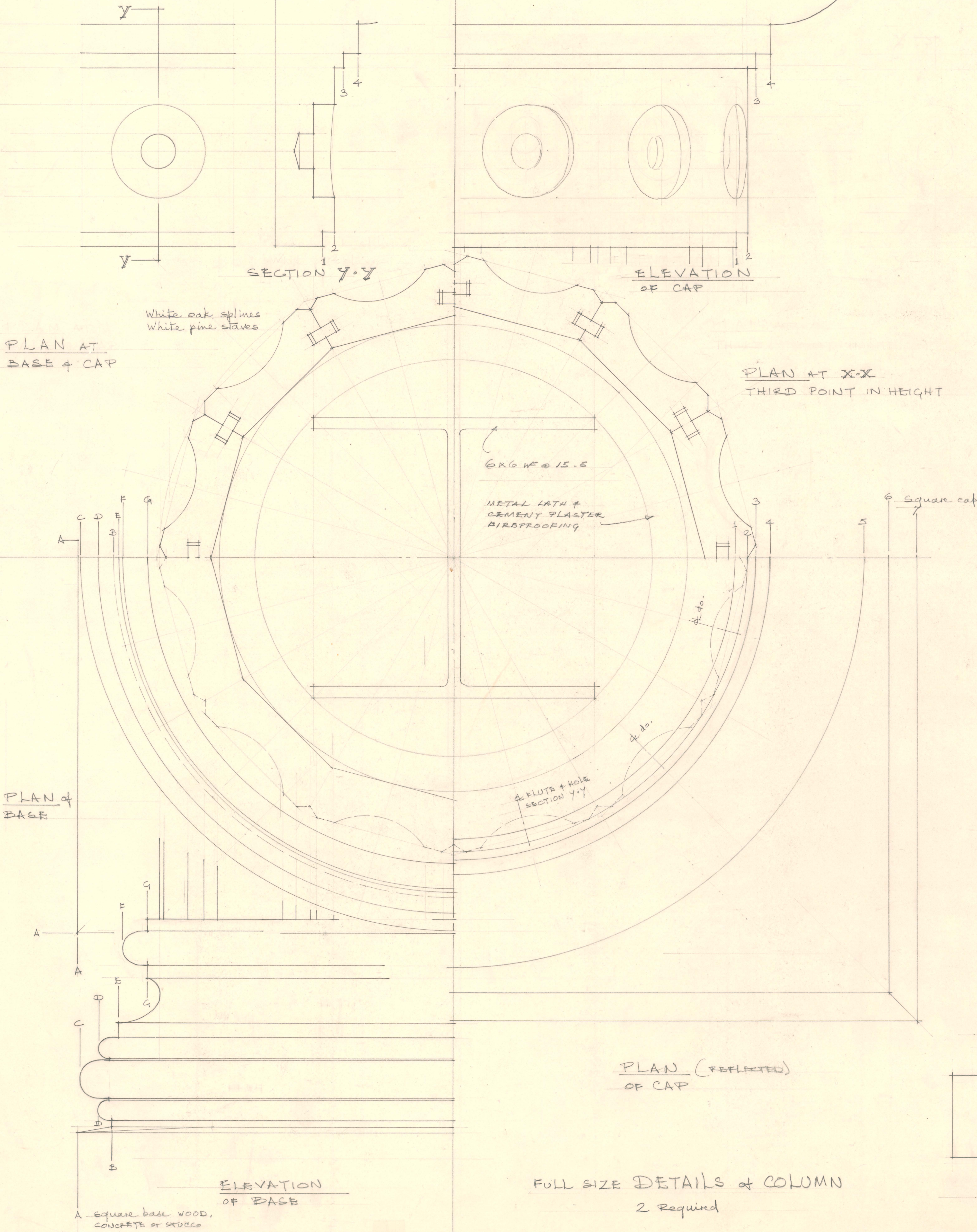


BASEMENT PLAN

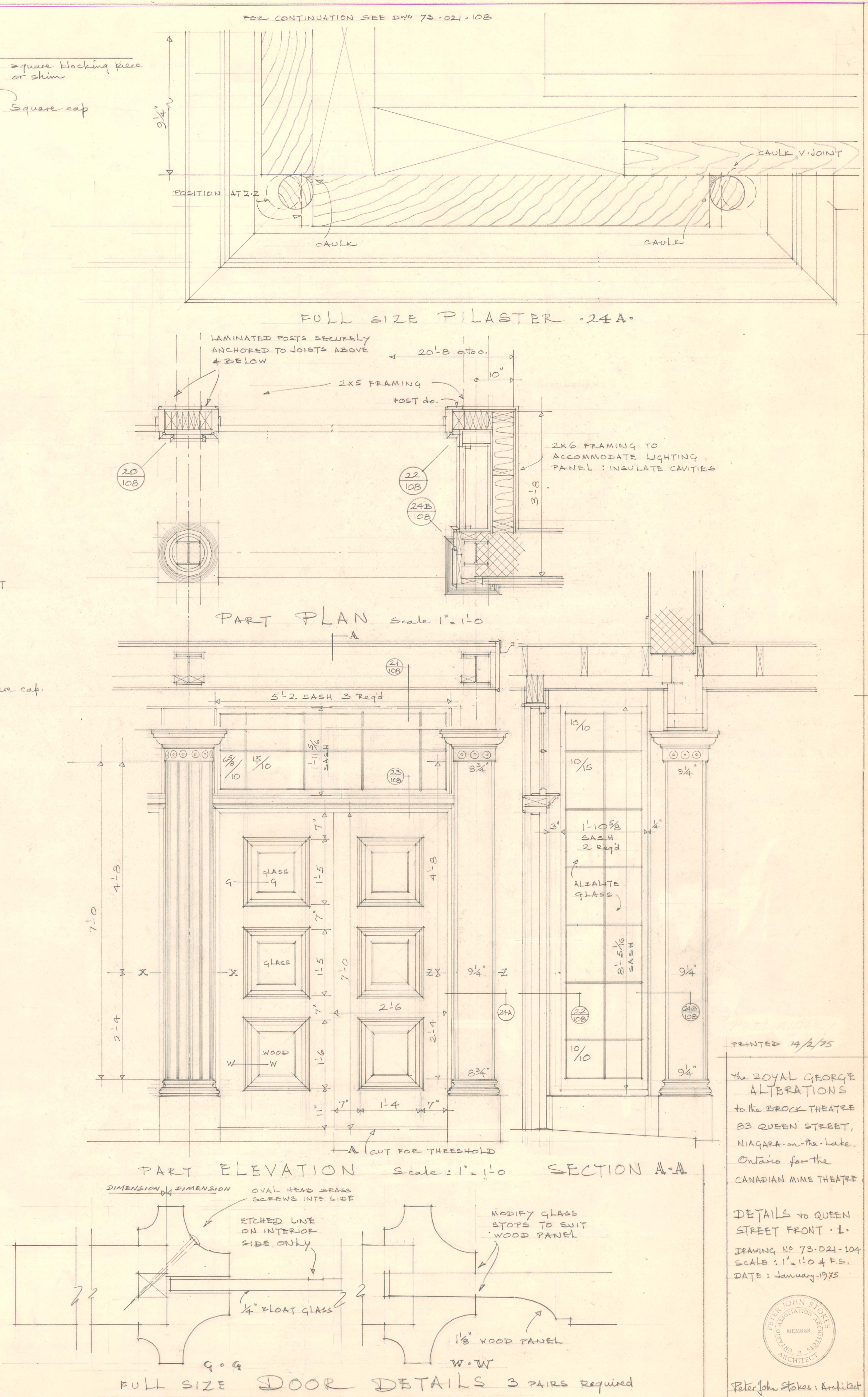


The ROYAL GEORGE, NIAGARA-on-the-lake, Ontario
HOME of the CANADIAN MIME THEATRE

Peter John Stokes/Architect January 1973 72-101-1P



FULL SIZE DETAILS of COLUMN
2 Required



PRINTED 19/2/75

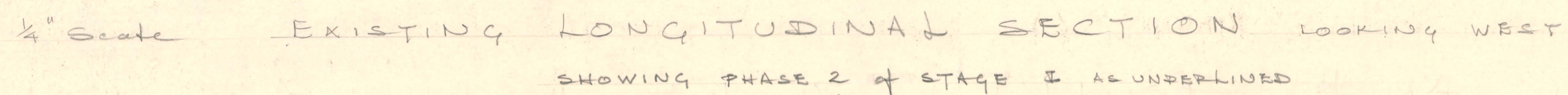
THE ROYAL GEORGE
ALTERATIONS
to the BROCK THEATRE
83 QUEEN STREET,
NIAGARA-on-the-Lake,
Ontario for the
CANADIAN MINE THEATRE

DETAILS to QUEEN
STREET FRONT - 1.

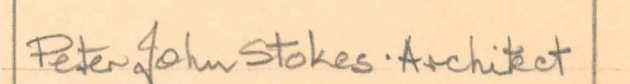
DRAWING NO 73-021-104
SCALE: 1" = 1'-0" & P.S.
DATE: January-1975

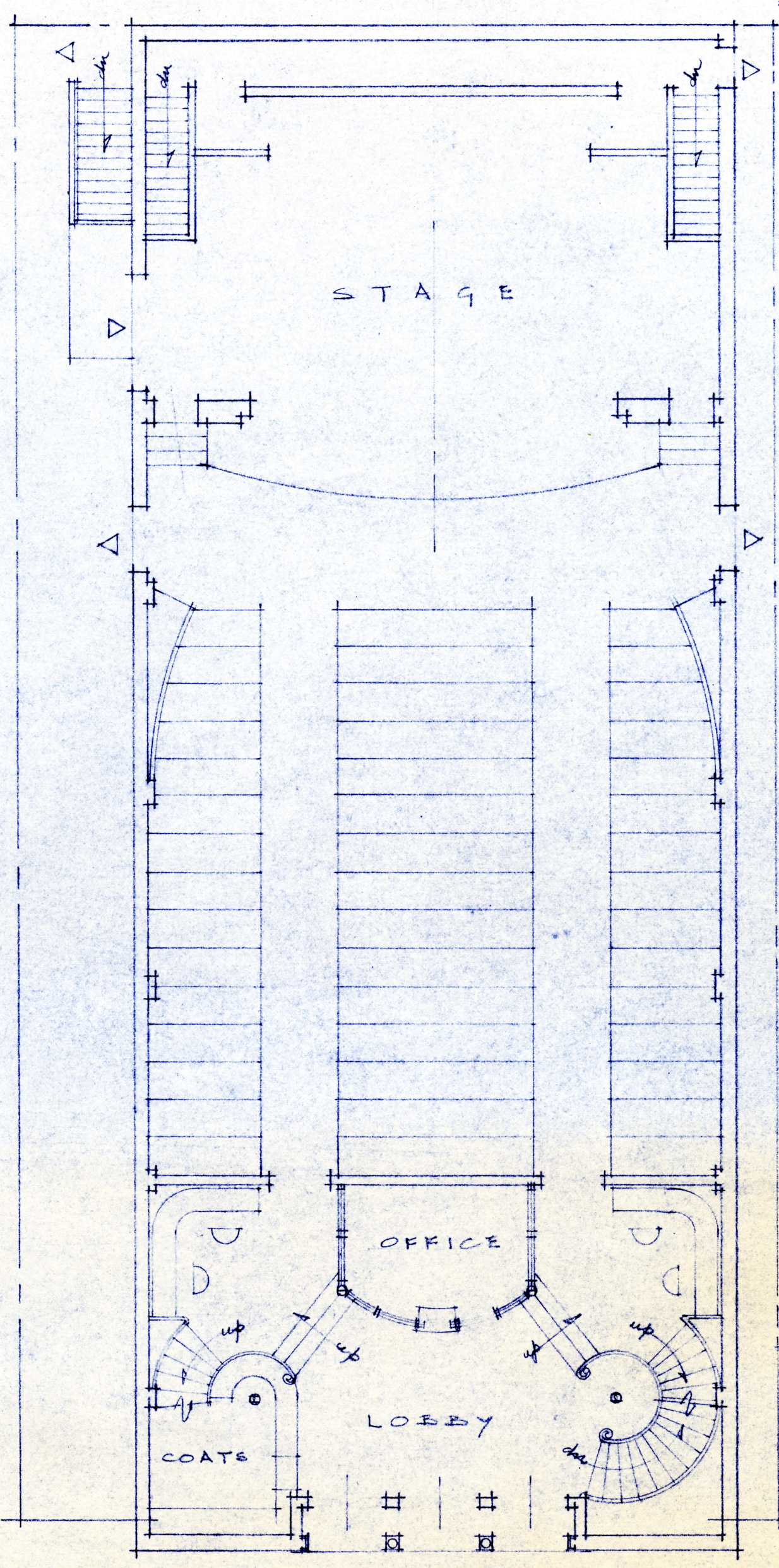
PETER JOHN STOKES
ASSOCIATION
MEMBER
ARCHITECT

Peter John Stokes: Architect



DRAWING NO: 73-021-103A
SCALE: $\frac{1}{4}'' = 1'-0$
DATE: June 1973



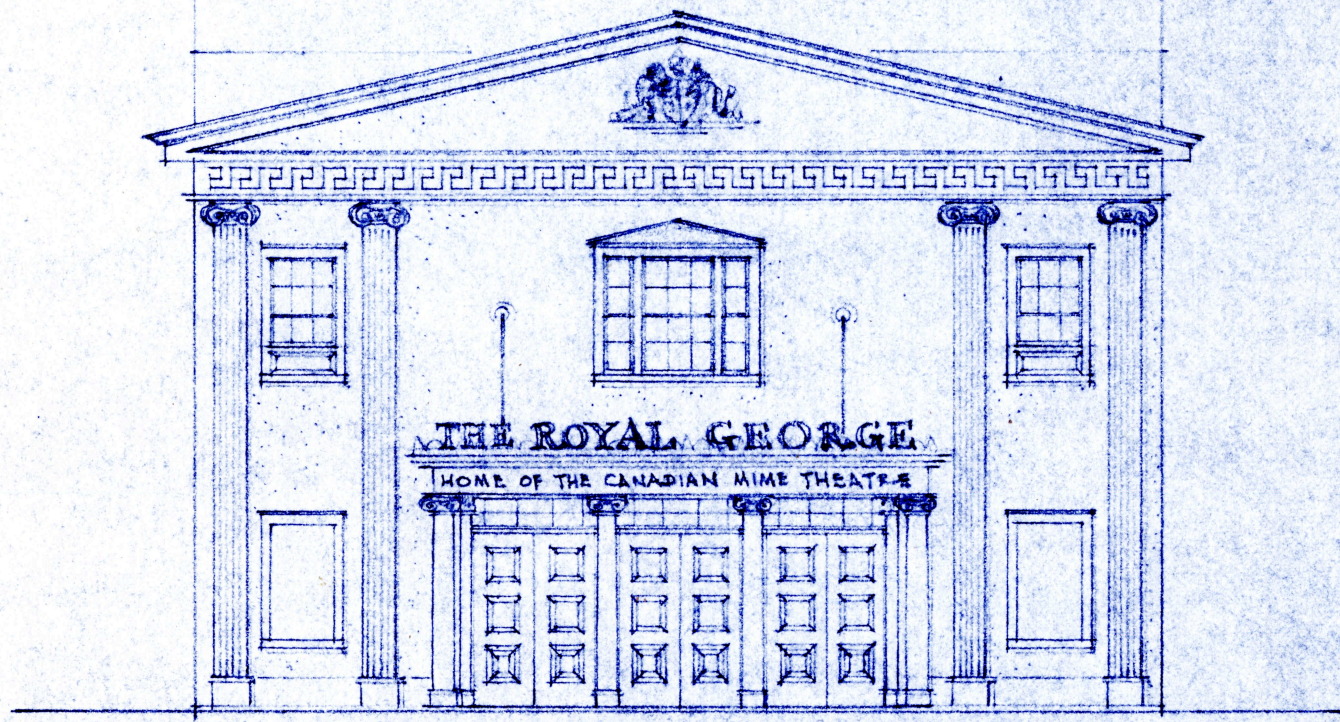


QUEEN STREET

GROUND FLOOR PLAN 0 5 10 feet

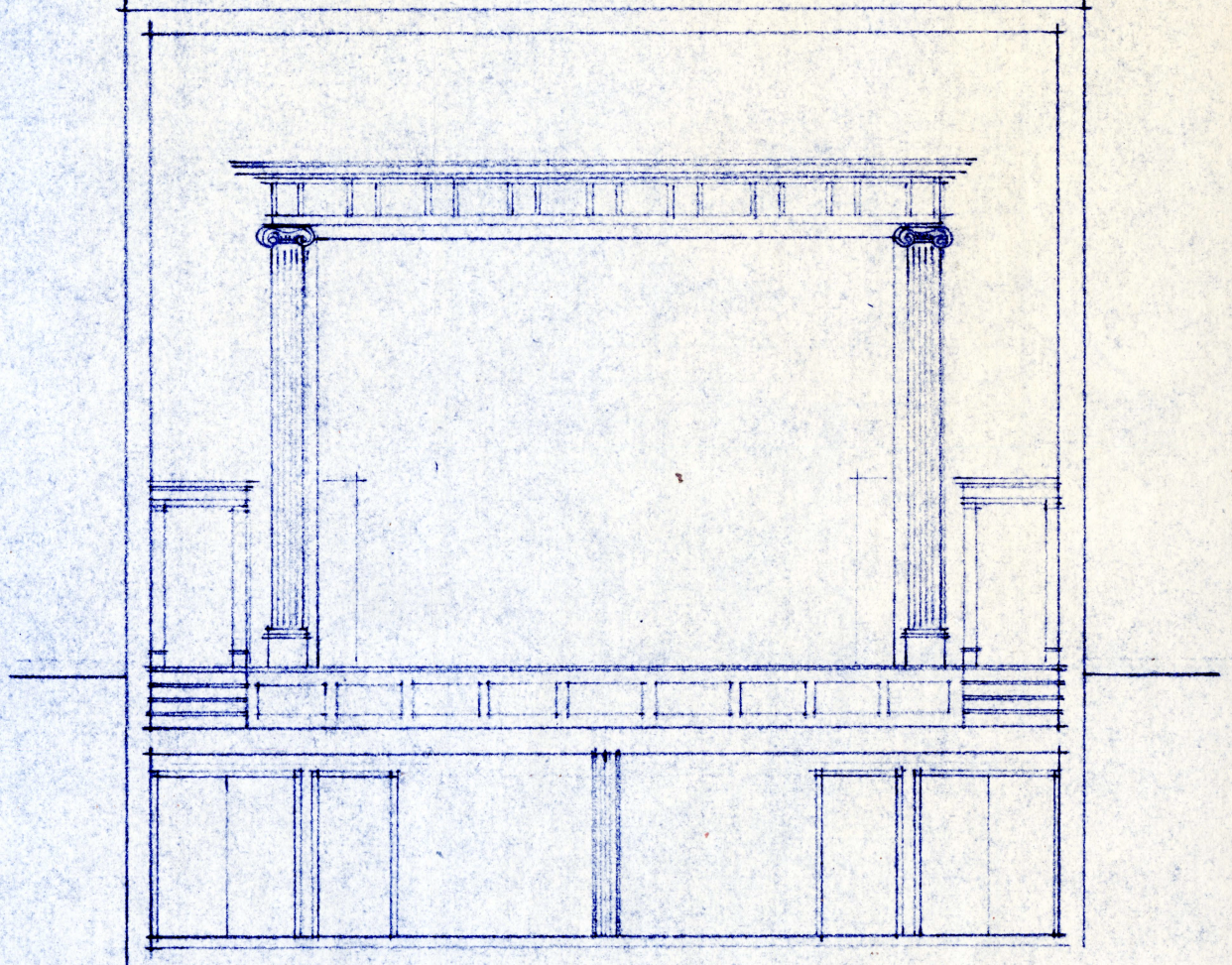
the ROYAL GEORGE, NIAGARA-on-the-Lake, Ontario
HOME of the CANADIAN MIME THEATRE
Peter John Stokes/Architect January 1973 72-101-2P

Bind -



SOUTH FRONT
TO QUEEN STREET

1" = 10' feet



SECTION SHOWING PROSCENIUM

The ROYAL GEORGE, NIAGARA-on-the-Lake, Ontario
HOME of the CANADIAN MIME THEATRE

Peter John Stokes / Architect
January 1973 72-101-4P

