

Part Four (of Six)



CULTURAL HERITAGE IMPACT ASSESSMENT

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

ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	23.10.04



LEGEND	
(ST)	LIMESTONE
(BR)	RED CLAY BRICK
(WD)	WOOD
(MT1)	COPPER PANEL
(MT2)	METAL PANEL
(G1)	FIXED WINDOW
(G2)	OPERABLE WINDOW
(G3)	GLAZED PATIO DOOR
(G4)	STOREFRONT
(GS)	GLAZED GUARD RAIL

2 SOUTH ELEVATION
0 2500 5000 mm
SCALE: 1:100



1 WEST ELEVATION
0 2500 5000 mm
SCALE: 1:100

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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

**COLOURED
ELEVATIONS**

A-903

ISSUED DATE:.

MAY.5.25

Shaw Festival

NEW ROYAL
GEORGE THEATRE

PROJECT ADDRESS:

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



ARCHITECT:

Unity Design Studio Inc.
138 Simcoe Street, Peterborough, Ontario, K9H 2H5
P.705.743.3311 info@unitydesignstudio.ca

MECHANICAL ENGINEER

Smith + Andersen
100 Shepard Ave E, North York, ON, M2N 6N5
P.519-286-1494 raed.el-khatib@smithandandersen.com

CIVIL ENGINEER:

Quartek
89-91 St. Paul Street, St. Catharines, ON, K9J 2R8
P.905-984-8676 dpeters@quartekgroup.com

STRUCTURAL ENGINEER

LEA Consulting
40 University Avenue, Suite 503 Toronto, ON, M5J 1T1
P.905-470-0015 JFord@lea.ca

ELECTRICAL ENGINEER

Smith + Andersen
100 Shepard Ave E, North York, ON, M2N 6N5
P.519 963 8889 Brad.Tilson@smithandandersen.com

LANDSCAPE ARCHITECT:

Basterfield & Associates
416 Chambers Street, Peterborough, Ontario, K9H 3V1
P.705 745 3623 kim@basterfield.ca

THEATRE CONSULTANTS

Theatre Consultants Collaborative
6325 Old NC, 86 Chapel Hill, NC, 27516
P.000 006-0000 Other@email.com

ACOUSTICS

Threshold Acoustics LLC
141 West Jackson Boulevard, Suite 2080 Chicago, IL, 60604
P.312-386-1400 sptfeiffer@thresholdacoustics.com

No.	SHEET NAME
GENERAL	
G-001	BUILDING INFORMATION SHEET
ARCHITECTURAL SITE	
AS-100	SITE PLAN - EXTENDED CONTEXT
AS-101	SITE PLAN
AS-102	SITE PLAN - EXISTING & REMOVALS
AS-110	EXISTING - SHADOW STUDY - APRIL 21
AS-111	EXISTING - SHADOW STUDY - JUNE 21
AS-112	EXISTING - SHADOW STUDY - JULY 21
AS-113	EXISTING - SHADOW STUDY - AUGUST 21
AS-114	EXISTING - SHADOW STUDY - SEPTEMBER 21
AS-115	EXISTING - SHADOW STUDY - DECEMBER 21
AS-122	SHADOW STUDY - APRIL 21
AS-123	SHADOW STUDY - JUNE 21
AS-124	SHADOW STUDY - SEPTEMBER 21
AS-125	SHADOW STUDY - DECEMBER 21
AS-126	SHADOW STUDY - JULY 21
AS-127	SHADOW STUDY - AUGUST 21
ARCHITECTURAL	
A-100	BASEMENT FLOOR PLAN
A-101	GROUND FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-100	ROOF PLAN OVERALL
A-201	BUILDING ELEVATIONS
A-204	BUILDING ELEVATIONS - COLOURED
A-301	BUILDING SECTIONS

ISSUED FOR RE-ZONING

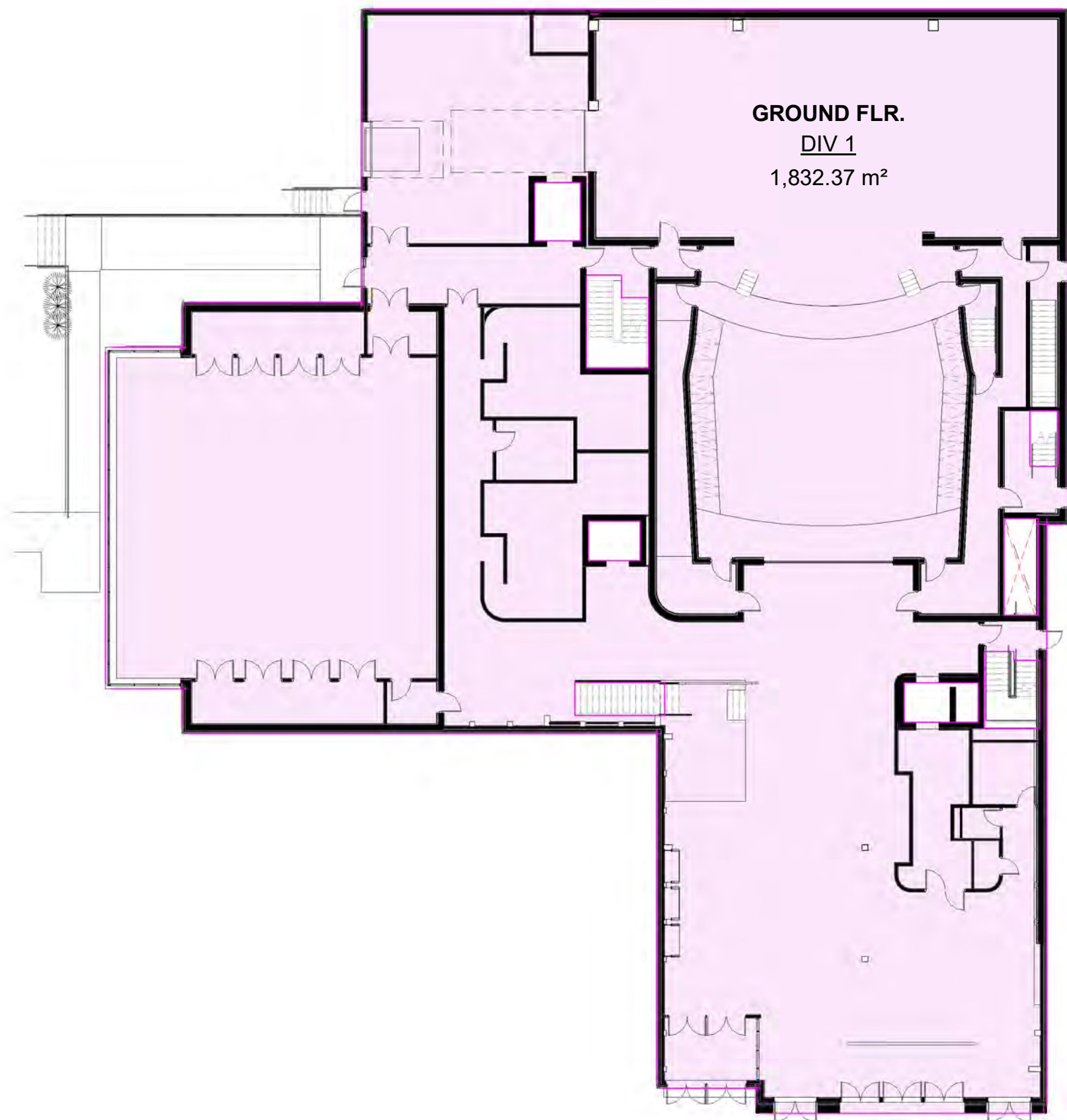
GROSS FLOOR AREA			
NAME	OBC CLASSIFICATION	AREA	AREA #2
BASEMENT	DIV 1	1,276.92 m ²	13744.68 SF
GROUND FLR	DIV 1	1,832.37 m ²	19723.43 SF
2ND FLR. GFA	DIV 1	889.68 m ²	9576.4 SF
3RD FLR. GFA	DIV 1	751.42 m ²	8088.26 SF
		4,750.39 m ²	51132.77 SF

TOTAL AREA REMOVED

BASEMENT 446m² / 4,800ft²
GROUND 97m² / 1044ft²
2ND FLOOR 387m² / 4,166ft²
3RD FLOOR 556m² / 5,985ft²
TECH GALLERY 205m² / 2,207ft²

TOTAL 1,701m² / 18,309ft²

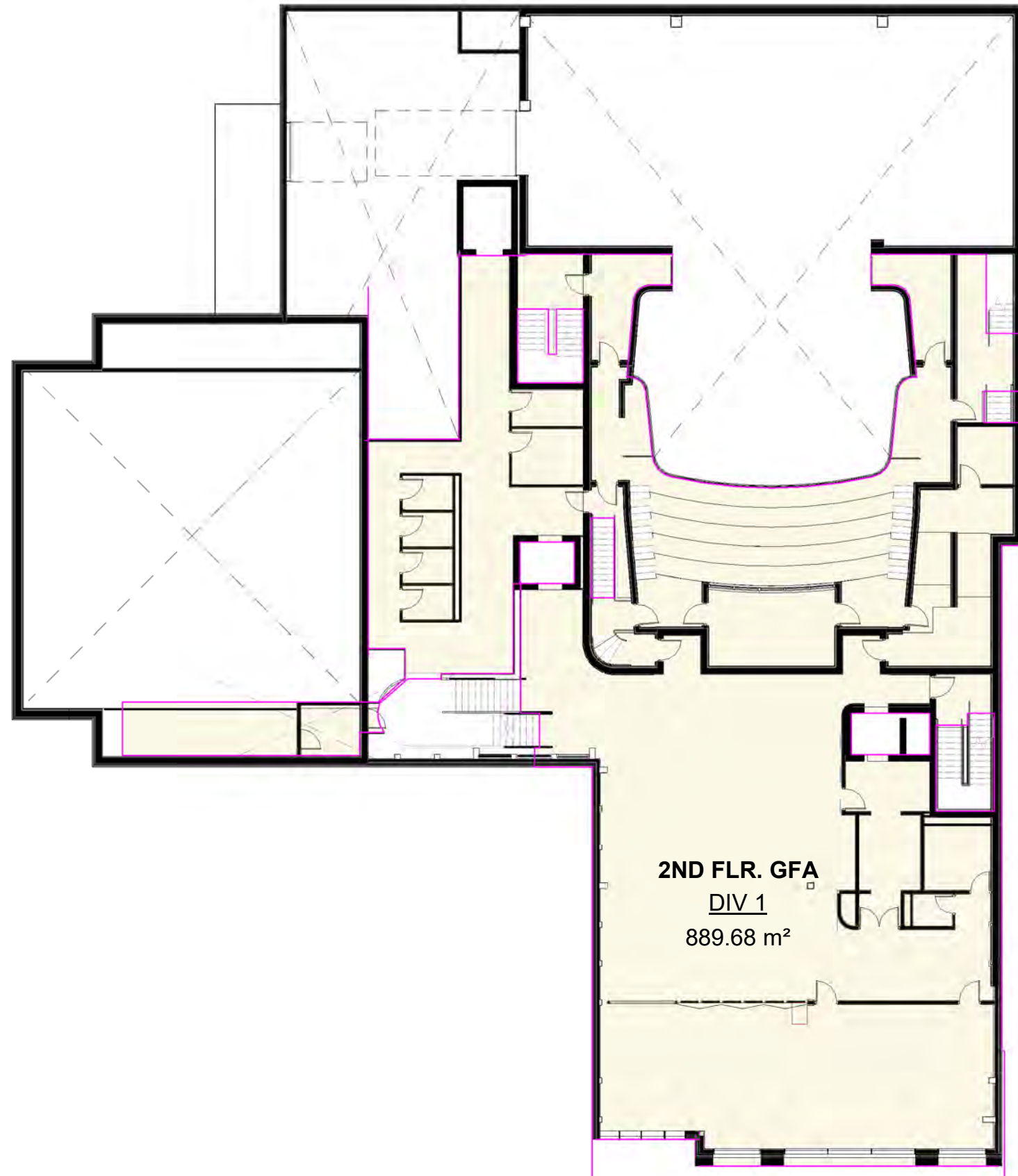
3rd FLR. - GFA



GRD/STAGE FLR. - GFA

GROSS FLOOR AREA

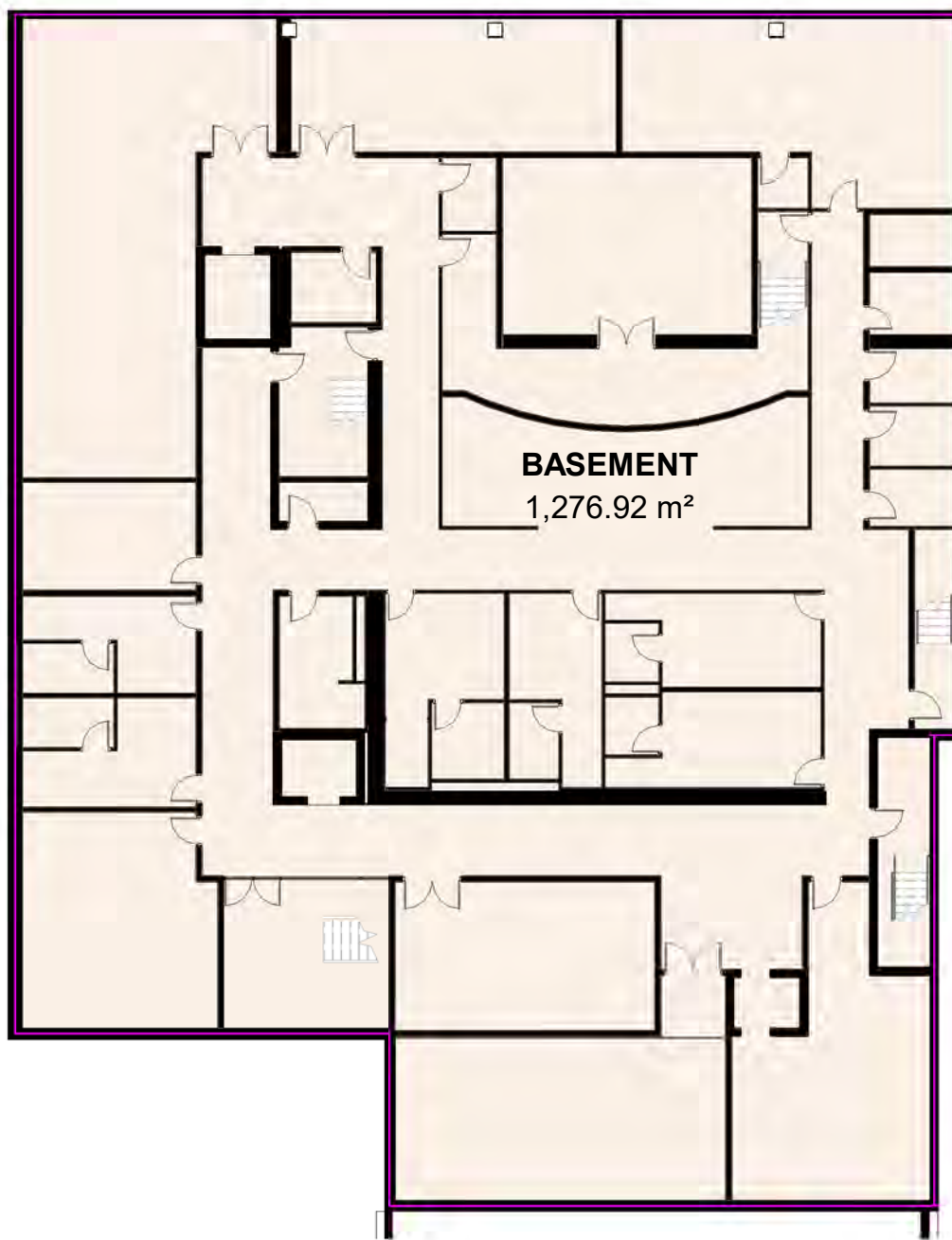
3RD FLR. GFA



2nd FLR. - GFA

GROSS FLOOR AREA

GROUND FLR.



BASEMENT - GFA

O.B.C. MATRIX

NAME OF PRACTICE: Lee Architects Inc. 138 Simcoe St. Peterborough, ON K9H 2H5				NAME OF PROJECT: NEW ROYAL GEORGE THEATRE PROJECT LOCATION: 83 Queen St. Niagara-on-the-Lake, ON L0S 1J0			
ITEM	2012 ONTARIO BUILDING CODE DATA MATRIX - PARTS 3 AND 9				OBC REFERENCE		
01	PROJECT DESCRIPTION	☒ NEW ☐ ADDITION ☐ ALTERATION	☐ CHANGE OF USE	☐ PART 11 11.1 TO 11.4	☐ PART 3 3.1.2 [A]	☐ PART 9	
02	MAJOR OCCUPANCY(S) A1				3.1.2.1. (1) APPENDIX "A"		
03	BUILDING AREA (m ²)	EXISTING: 0 m ²	NEW: 2,188.99 m ²	TOTAL: 2,188.99 m ²	3.1.2.2 [A]		
04	GROSS FLOOR AREA (m ²)	EXISTING: 0 m ²	NEW: 8,213.24 m ²	TOTAL: 8,213.24 m ²	3.1.2.2 [A]		
05	MEZZANINE(S) AREA (m ²)	EXISTING: 0 m ²	NEW: 0 m ²	TOTAL: 0 m ²	3.2.1.1. (3) thru (8)		
06	MEZZANINE 10% OR LESS ENCLOSED AREA (m ²)	0 m ²					
07	MEZZANINE 40% OR MORE ENCLOSED AREA (m ²)	0 m ²					
08	NUMBER OF STOREYS	ABOVE GRADE: 3	BELOW GRADE: 1	1.4.1.2 [A], 3.2.1.1.			
09	BUILDING HEIGHT (m)	9.135 m					
10	NUMBER OF STREETS / FIRE FIGHTER ACCESS	2			3.2.2.10. & 3.2.5.		
11	BUILDING CLASSIFICATION	Assembly Occupancy Only					
12	SPRINKLER SYSTEM PROPOSED:	☒ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED			3.2.1.5. 3.2.2.17. INDEX		
13	STANDPIPE SYSTEM REQUIRED:	☐ YES ☒ NO			3.2.8. 3.2.8.10.		
14	HOSE CABINET LOCATION:	30.0M MAX. + 3.0M HOSE STREAM			3.2.4.		
15	FIRE ALARM REQUIRED:	☒ YES ☐ NO			3.2.5.7.		
16	WATER SERVICE/SUPPLY IS ADEQUATE:	☒ YES ☐ NO			3.2.6.		
17	CONSTRUCTION RESTRICTIONS:	REQUIRED: ☐ COMBUSTIBLE PERMITTED ☐ NON-COMBUSTIBLE PROVIDED: ☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE					
18	HAZARDOUS SUBSTANCES:	☒ YES ☐ NO					
19	HAZARDOUS SUBSTANCES:	☒ YES ☐ NO					
20	BARrier-FREE DESIGN:	☒ YES ☐ NO (EXPLAIN):			3.8.		
21	BARrier-FREE ENTRANCES:	No. OF ENTRANCES NEED TO BE BARRIER FREE: 1			3.8.1.2. 3.8.3.3.		
22	POWER DOOR OPERATORS REQD:	☒ YES ☐ NO					
23	REQUIRED FIRE RESISTANCE RATINGS:	HORIZONTAL ASSEMBLIES FIRE RESISTANCE RATINGS (F.R.R.)			3.2.4.1.		
24	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	LISTED DESIGN No. (L.D.C.) OR ASSEMBLY DESCRIPTION (S.B-2)					
25	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	FLOOR: FLOOR: ROOF: ROOF: MEZZANINE: MEZZANINE: FIRE RESISTANCE RATINGS OF SUPPORTING MEMBERS (F.R.R.)					
26	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	FLOOR: FLOOR: ROOF: ROOF: MEZZANINE: MEZZANINE: SPACE NAME: REQUIRED RATING:					
27	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	SUITES: PUBLIC CORRIDORS: JANITOR ROOMS: SERVICE ROOMS: VERTICAL SERVICE SPACES: ELEVATOR - HOISTWAY: ELEVATOR - MACHINE ROOM: EXITS - STAIR TOWERS: EXITS - CORRIDORS: LOBBY SEPARATION TO OTHER EXITS					
28	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	MAX. TRAVEL DISTANCE: 0 m					
29	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	2.2.3.1.					
30	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	WALL FACE AREA OF E.B.F. (m ²)					
31	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	LIMITING DISTANCE (m)					
32	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	RATIO L/H OR U.P.O. (1:K)					
33	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	PERMITTED MAX. % OF OPENINGS					
34	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	REQUIRED MAX. % OF WALL					
35	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	LISTED DESIGN OR DESCRIPTION					
36	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	NON-COMB. CONSTN. REQD.					
37	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	NON-COMB. CLADDING REQD.					
38	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	NORTH 0.5 m ² 1 m ² >0 m 0 % 200 %					
39	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	EAST 4 m ² 2 m ² >0 m 0 % 50 %					
40	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	SOUTH 0.002 m ² 0.001 m ² >0 m 0 % 50 %					
41	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	WEST 9 m ² 3 m ² >0 m 0 % 33.333333 %					
42	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	OCCUPANT LOAD: (REFER TO OCCUPANT LOAD CHART FOR SPECIFICS)			3.1.17.		
43	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	OCCUPANT LOAD BASED ON: ☐ 46 m ² /PERSON ☒ DESIGN OF BUILDING					
44	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	OCCUPANCY: LOAD: PERSONS:					
45	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	BASEMENT: TBD 0					
46	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	LEVEL 01: TBD 0					
47	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	LEVEL 02: TBD 0					
48	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	LEVEL 03: TBD 0					
49	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	TOTAL OCCUPANT LOAD: 690 PEOPLE					
50	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	WASHROOM REQUIREMENTS: (REFER TO WASHROOM AND HEALTH REQUIREMENTS CHART)			3.7.5.		
51	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	OTHER:					

LOCATION PLAN



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DESIGN DEVELOPMENT

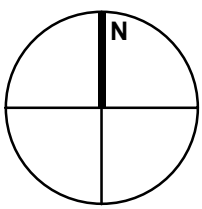
PROJECT No. 25-105
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

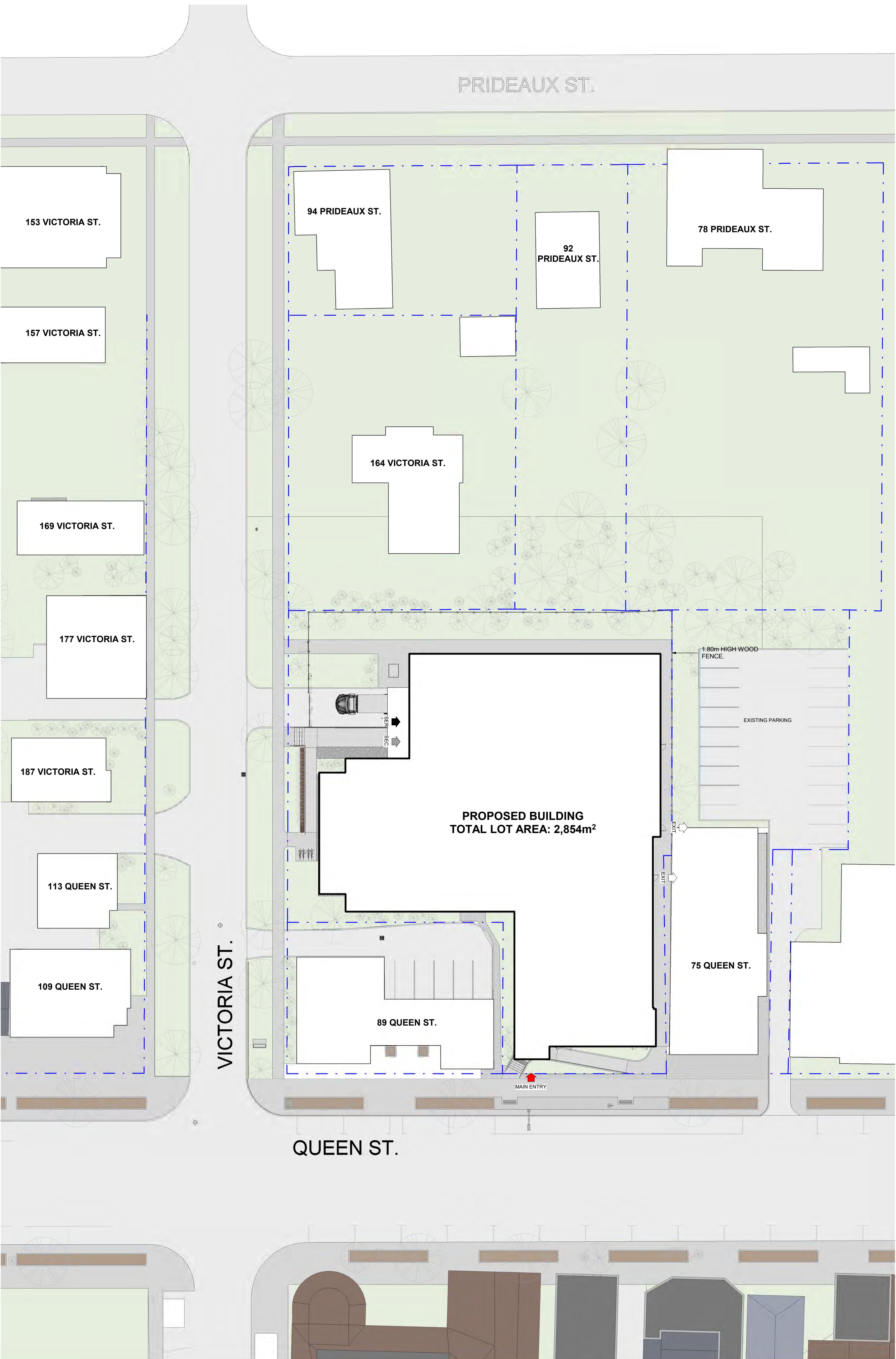
83 Queen Street, Niagara-on-the-Lake, ON

**BUILDING
INFORMATION SHEET**

G-001



ISSUE / REVISIONS	
1	ISSUED FOR RE-ZONING MAY 5/25



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**CONSTRUCTION
DOCUMENTATION**
PROJECT No. 22-140
START DATE JAN. 2023

**SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE**

Address,
Niagara on the Lake ON.

SITE AREA			
Name	Area	Area m2	Comments
SITE	0.29 hectare	2,856 m ²	

GROSS FLOOR AREA			
NAME	OBC CLASSIFICATION	AREA	AREA ft ²
GROUND FLR.	01V 1	1,832.37 m ²	19723.43 SF
BASEMENT	01V 1	1,276.82 m ²	13744.68 SF
2ND FLR. GFA	01V 1	889.48 m ²	9574.4 SF
3RD FLR. GFA	01V 1	751.42 m ²	8080.26 SF
		4,750.39 m ²	51132.77 SF

ISSUE / REVISIONS	
1	ISSUED FOR CM RFP APR. 24.25
2	ISSUED FOR RE-ZONING MAY. 5.25

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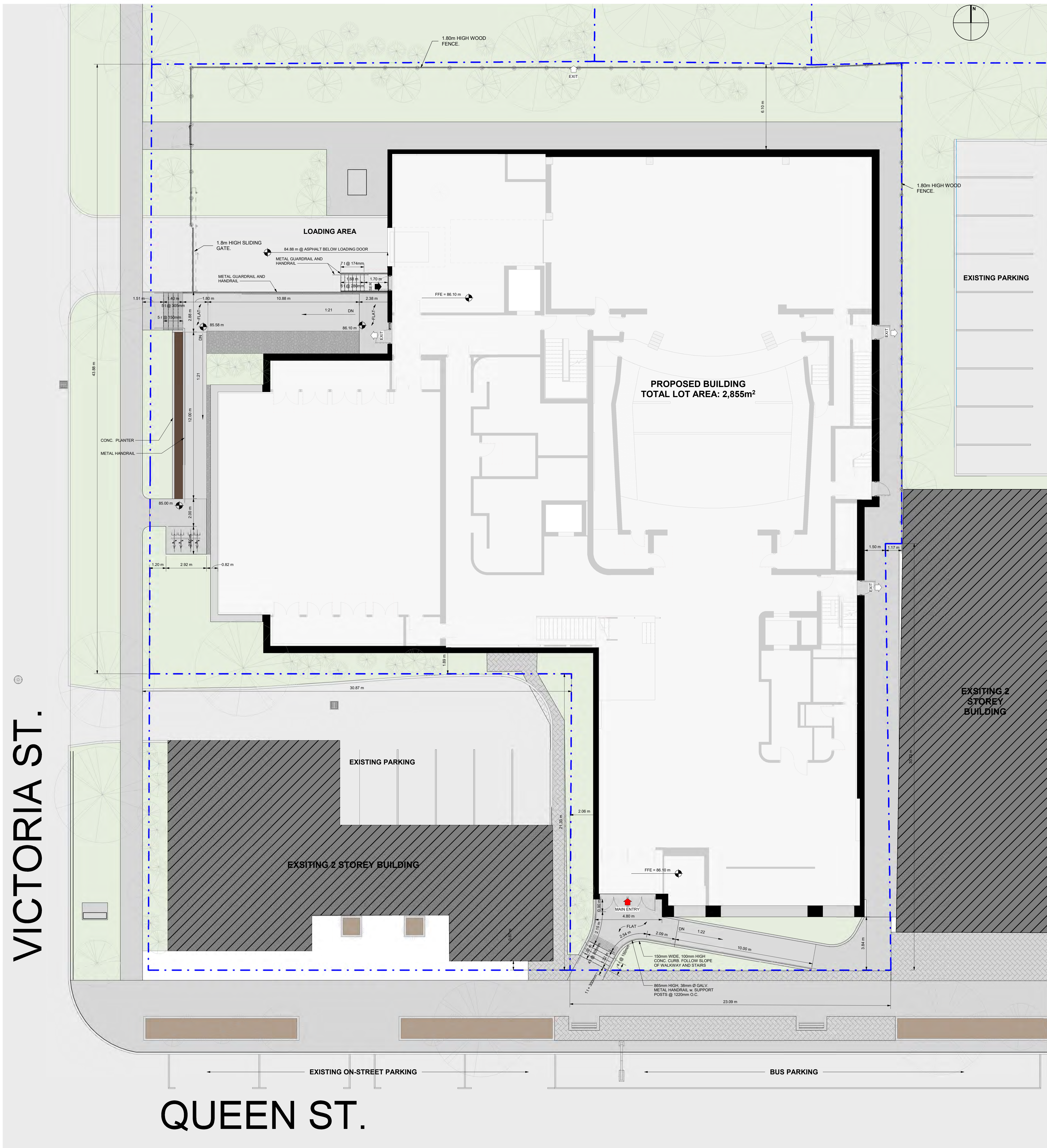
**CONSTRUCTION
DOCUMENTATION**

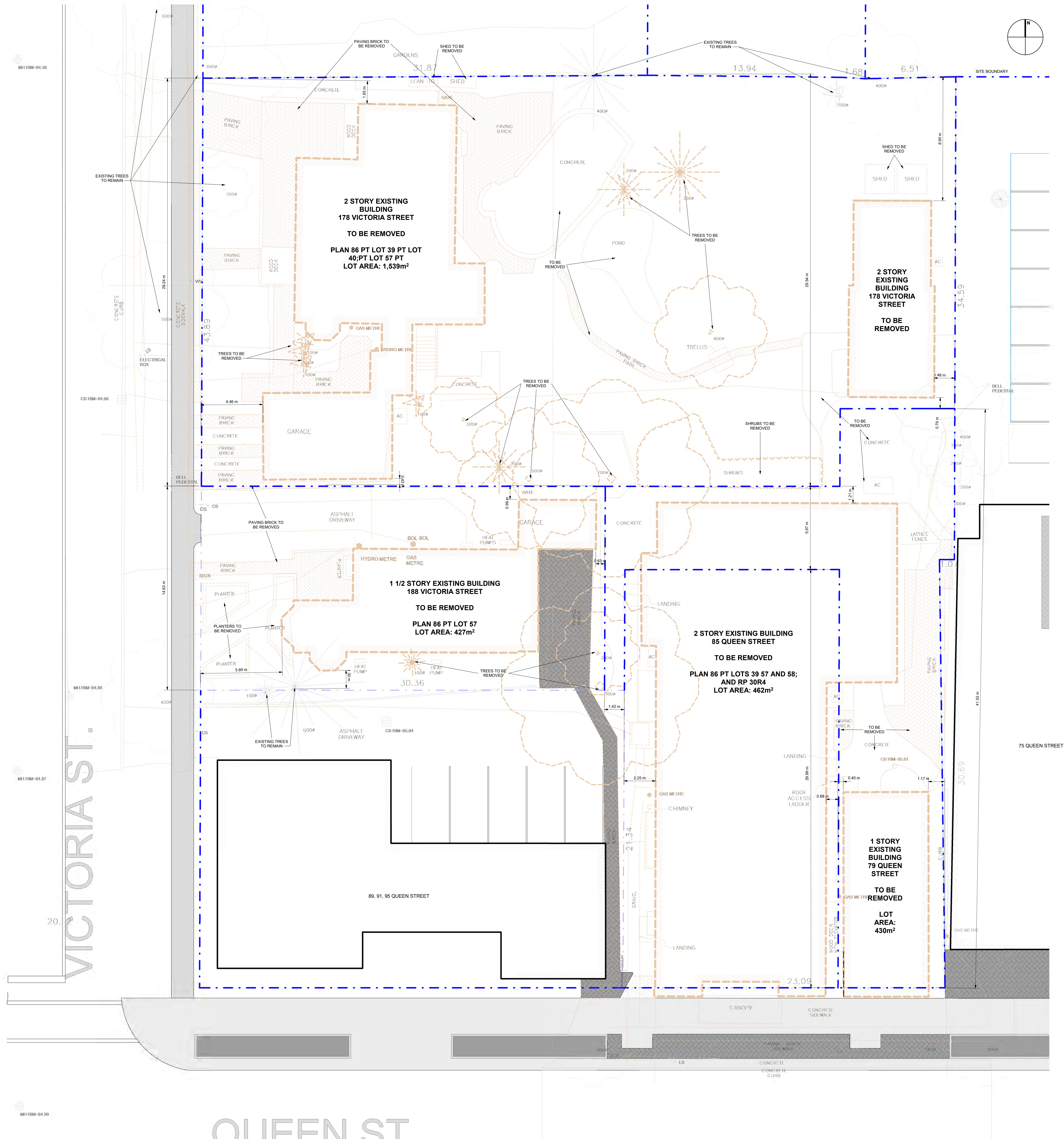
PROJECT No. 22-140
START DATE JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

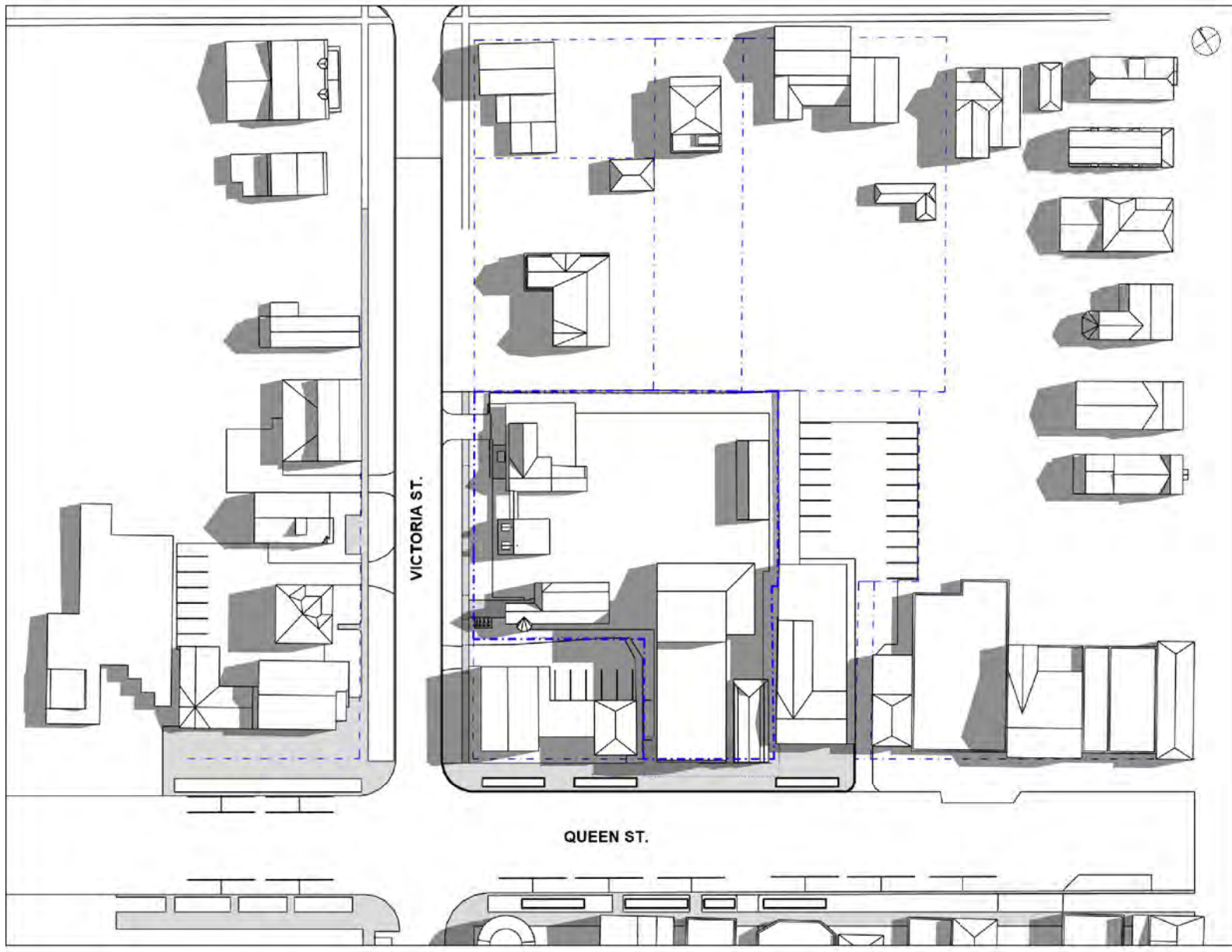
Address,
Niagara on the Lake ON.

SITE PLAN

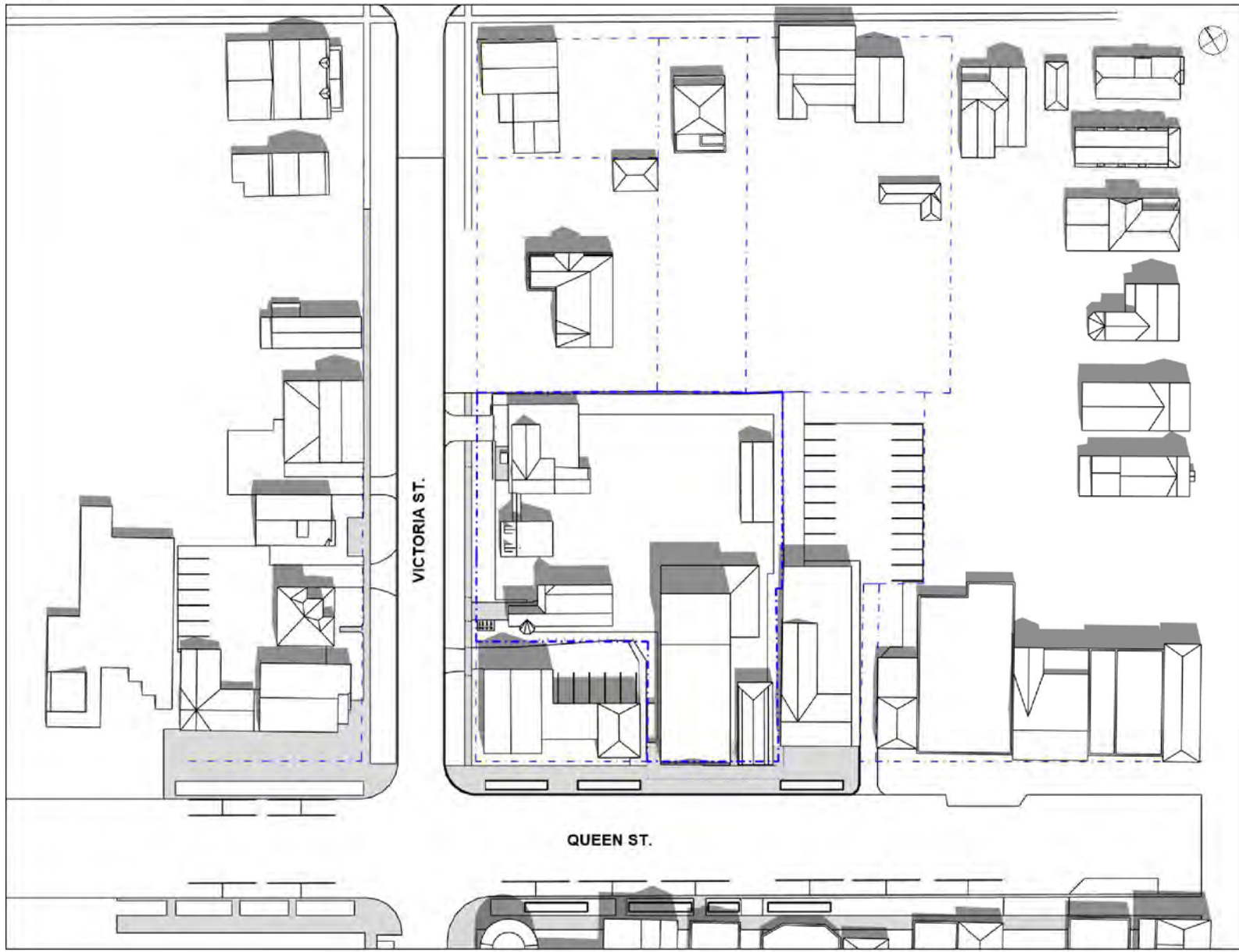




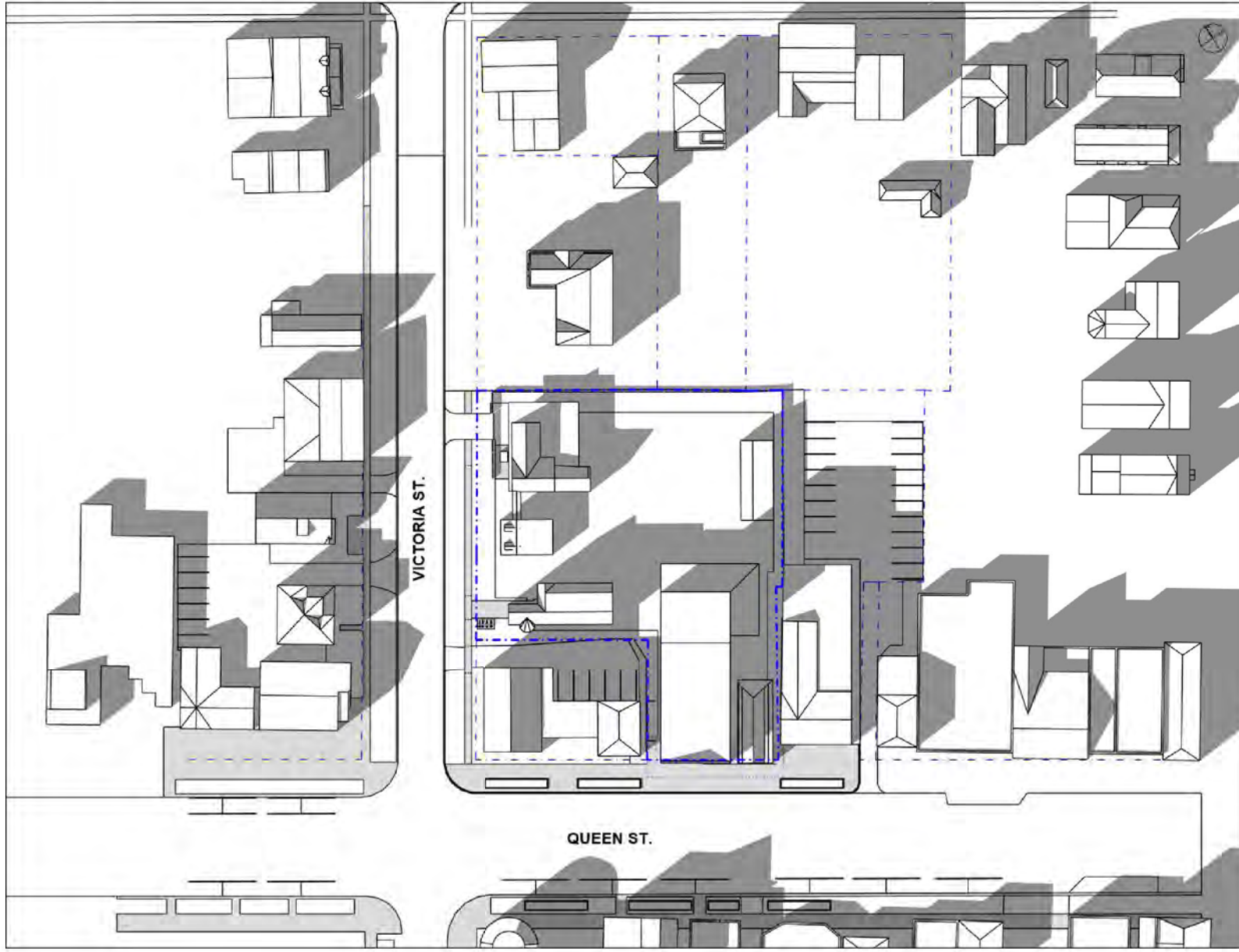
[1 of 9] [April 21, 2023 - 10:00]



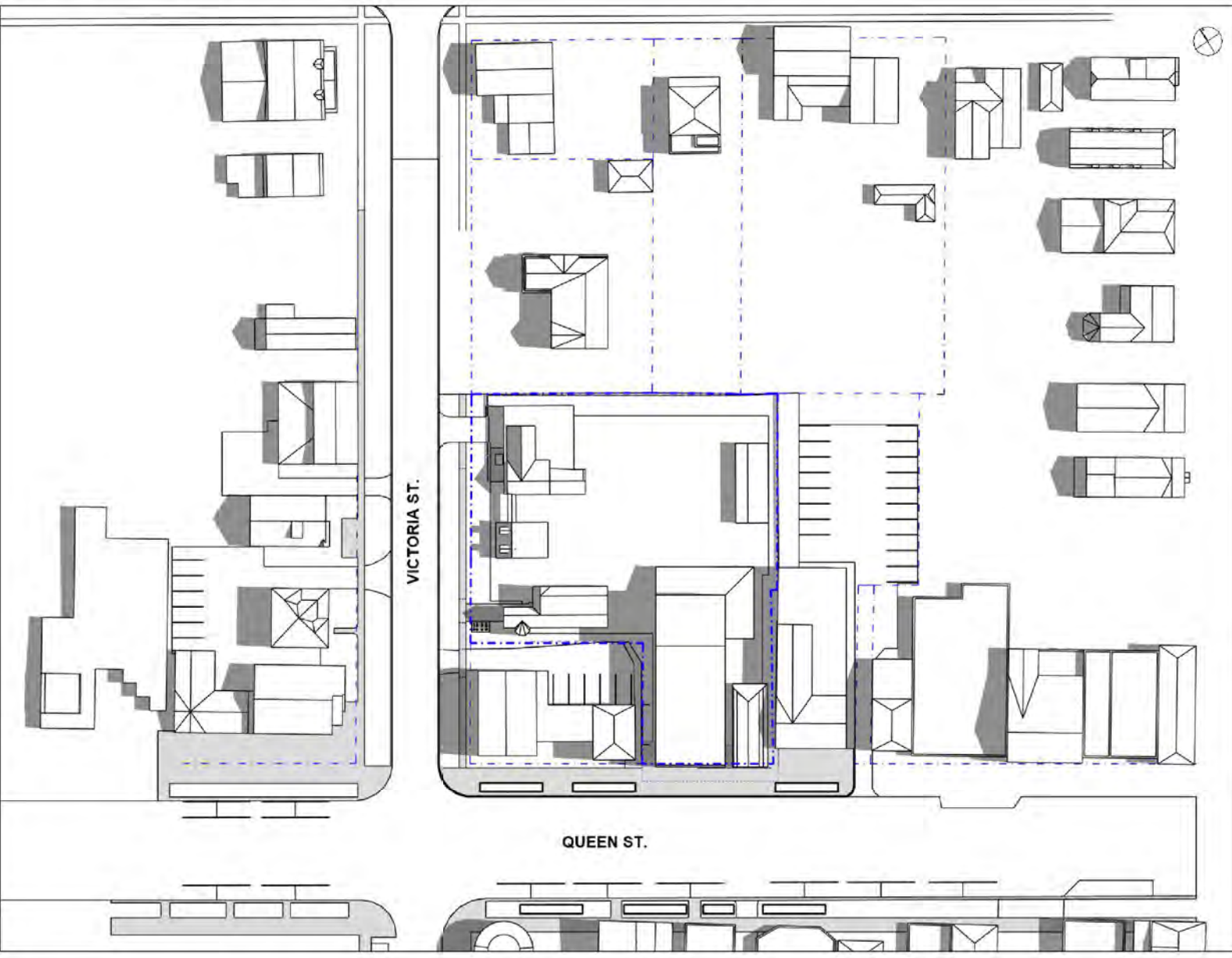
[5 of 9] [April 21, 2023 - 14:00]



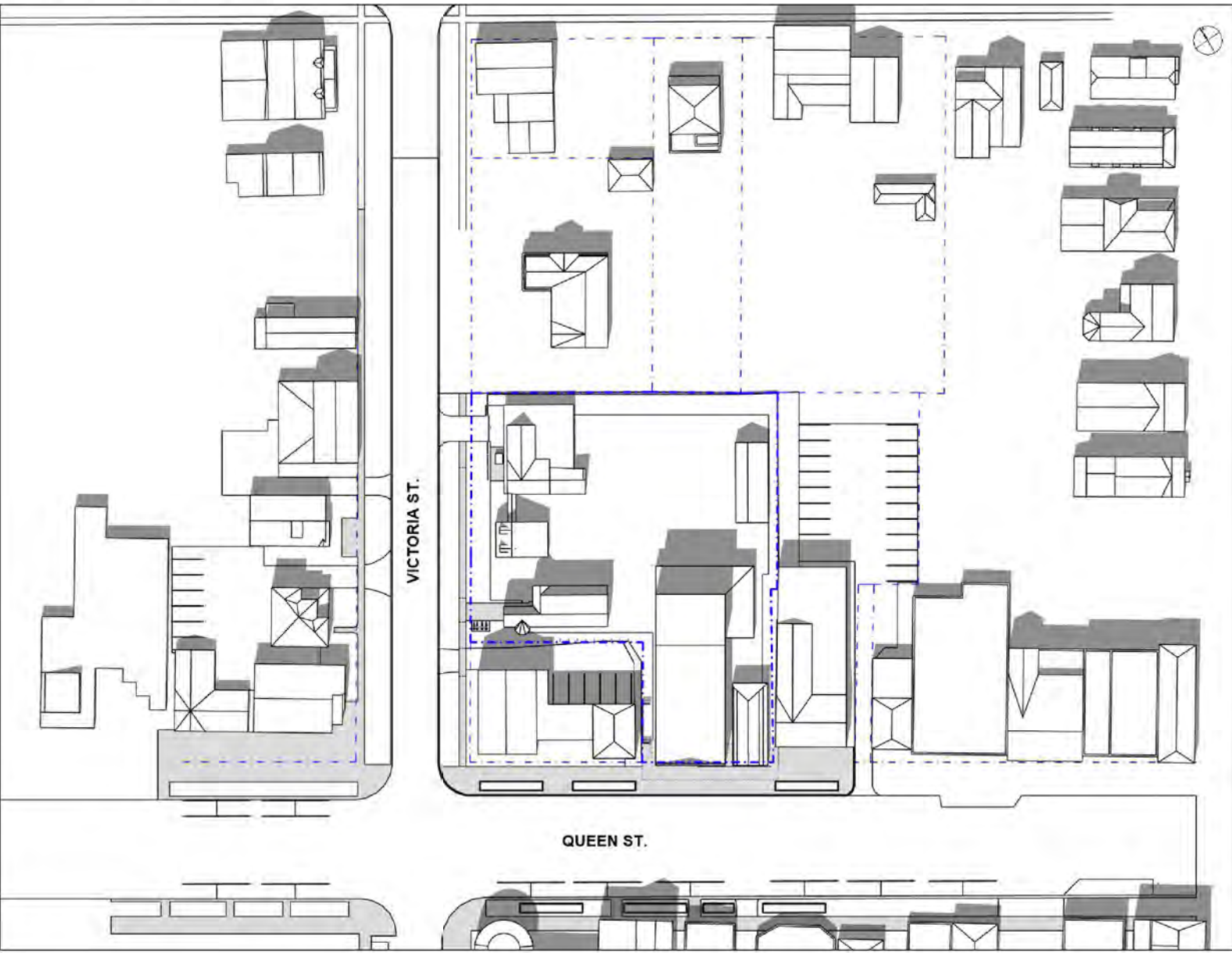
[9 of 9] [April 21, 2023 - 18:00]



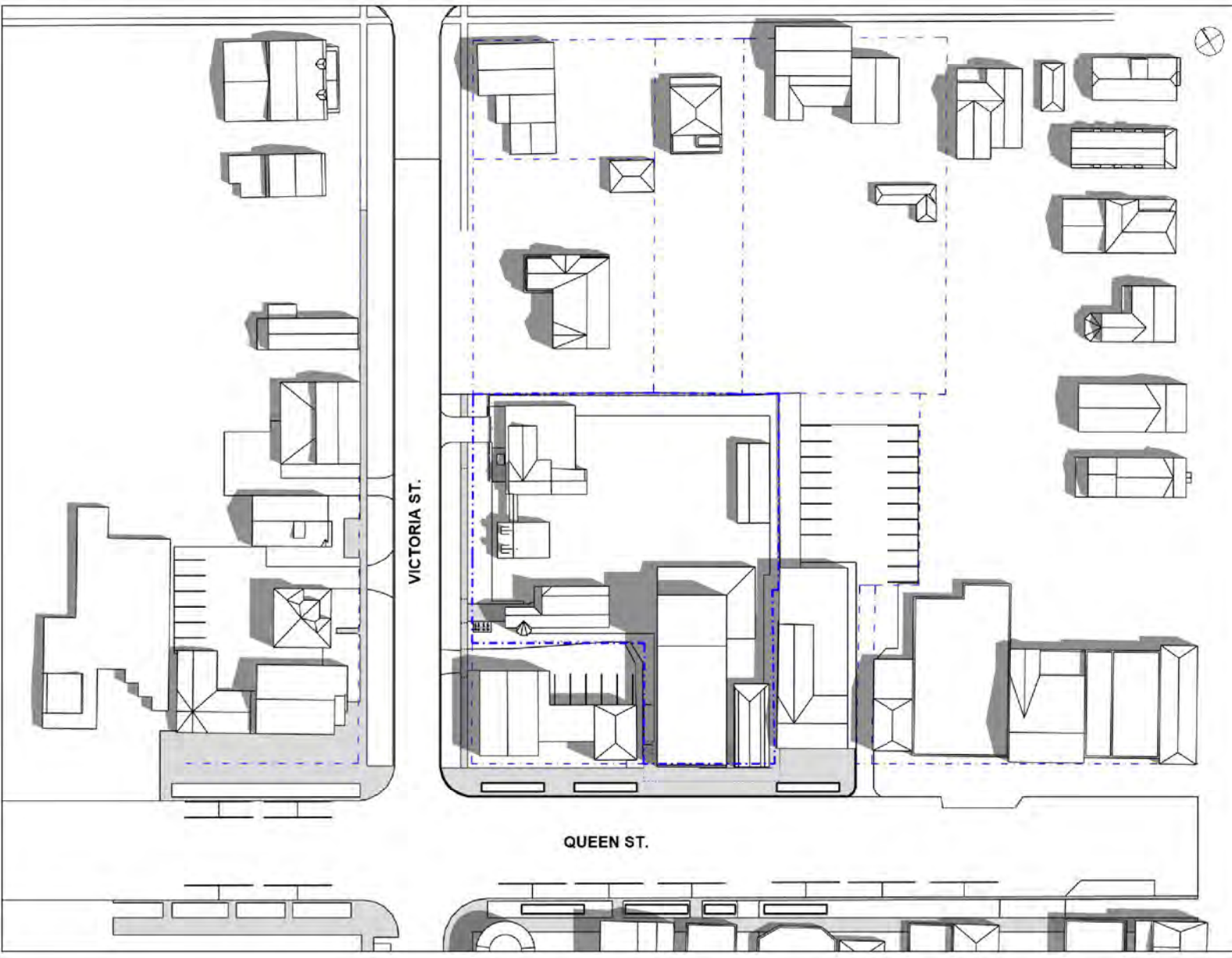
[2 of 9] [April 21, 2023 - 11:00]



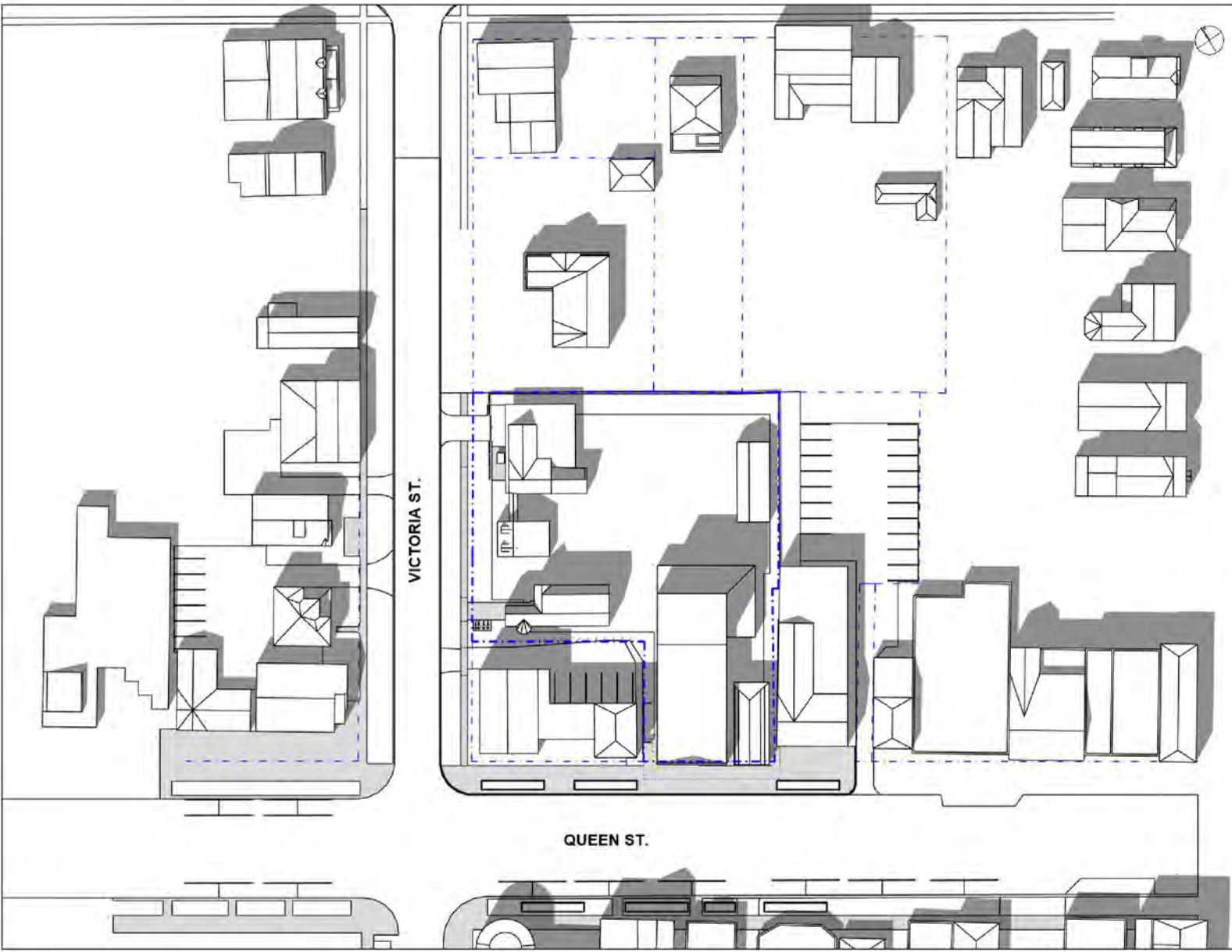
[6 of 9] [April 21, 2023 - 15:00]



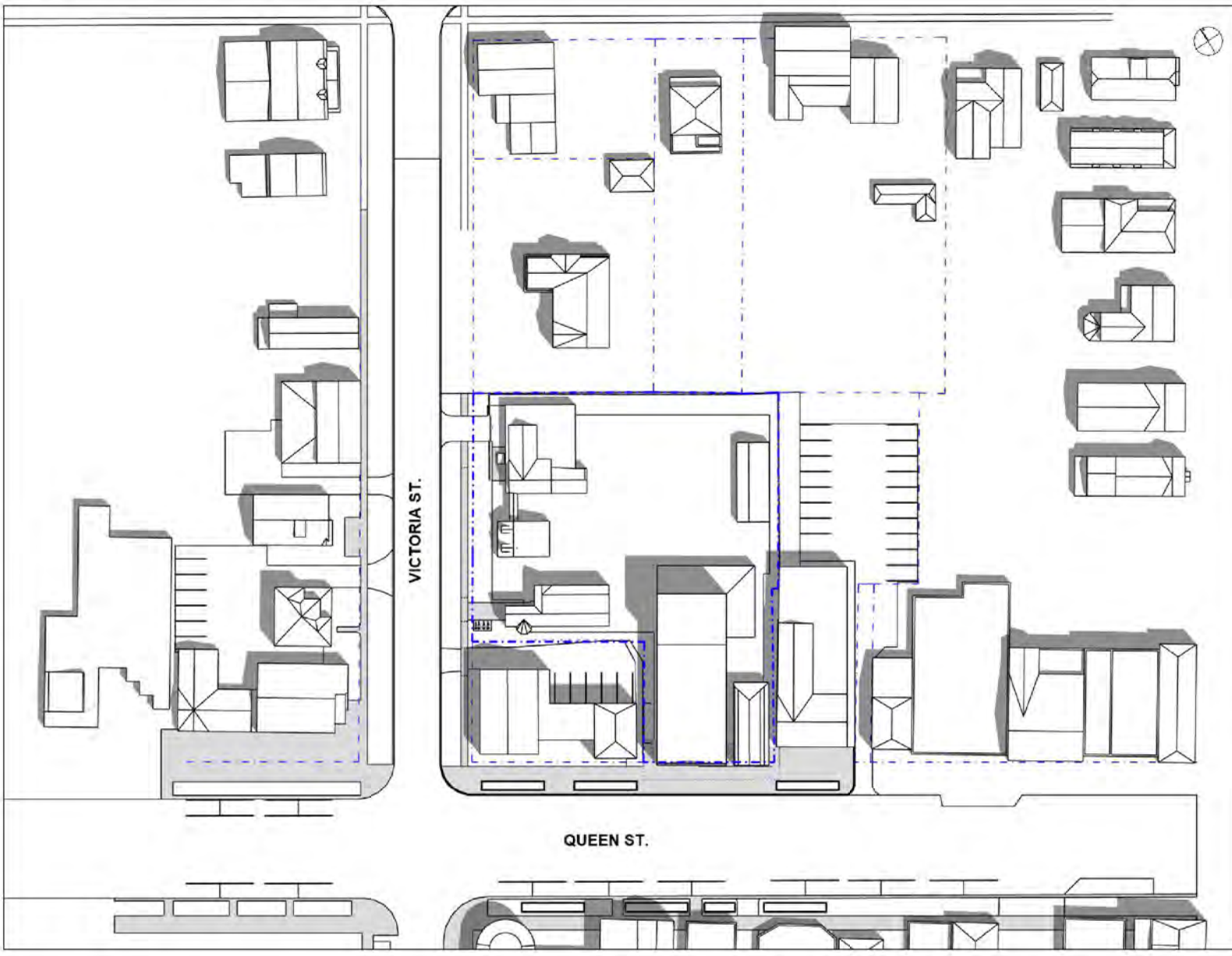
[3 of 9] [April 21, 2023 - 12:00]



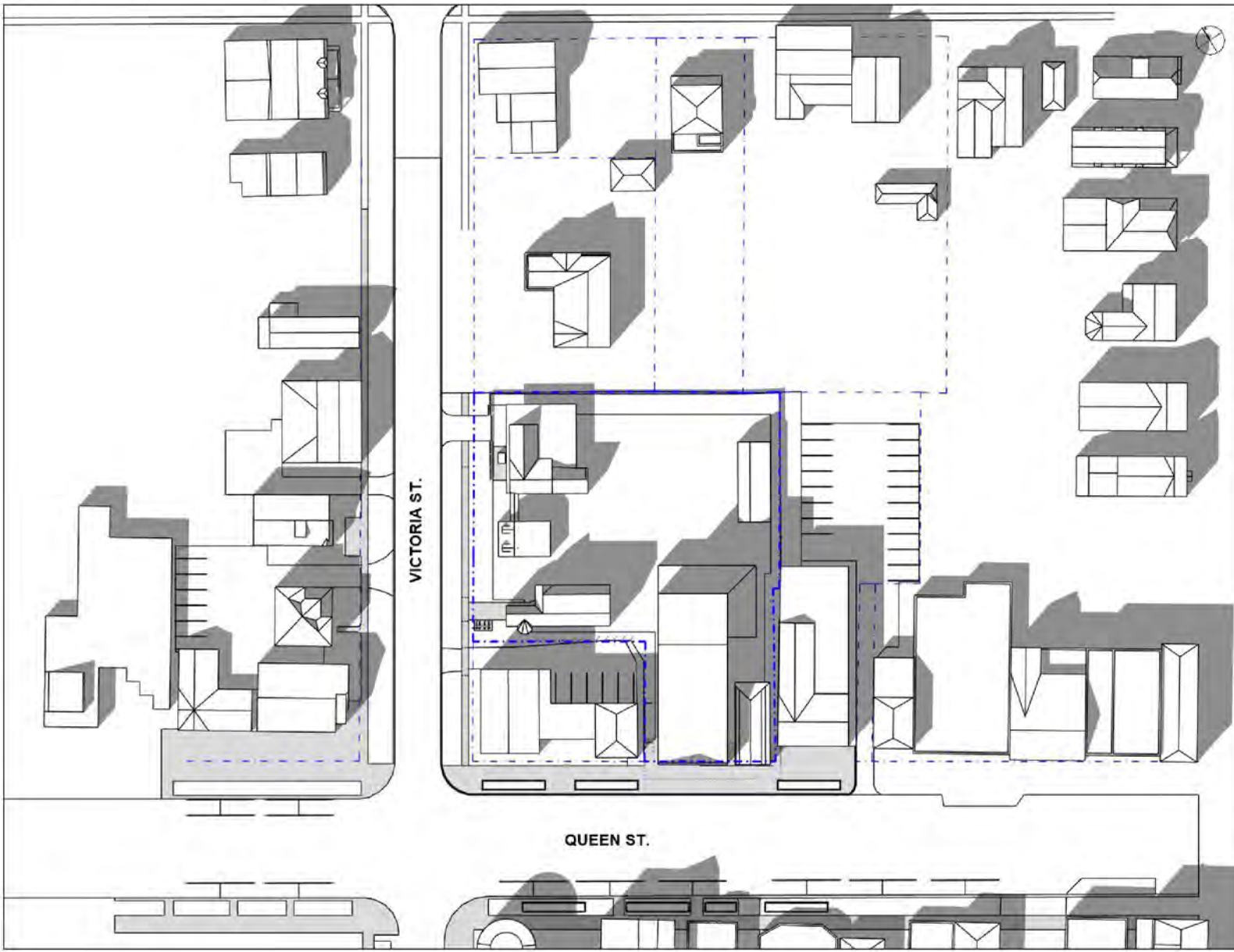
[7 of 9] [April 21, 2023 - 16:00]



[4 of 9] [April 21, 2023 - 13:00]



[8 of 9] [April 21, 2023 - 17:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

SUNRISE - 6:25 AM

SUNSET - 8:06 PM

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 3, 2023

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CONSTRUCTION
DOCUMENTATION

PROJECT No. 22-140
START DATE JAN. 2023

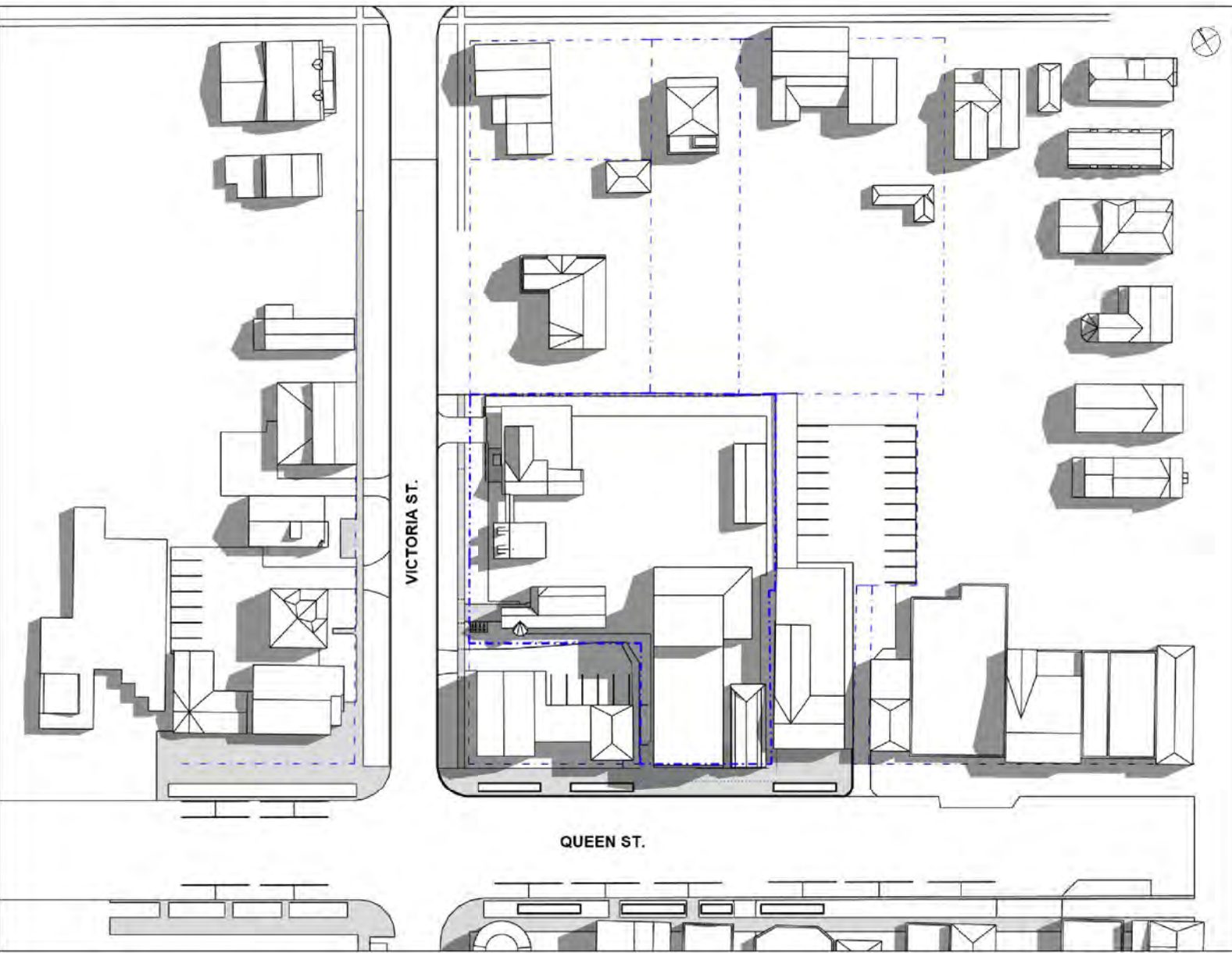
SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

Address:
Niagara on the Lake ON.

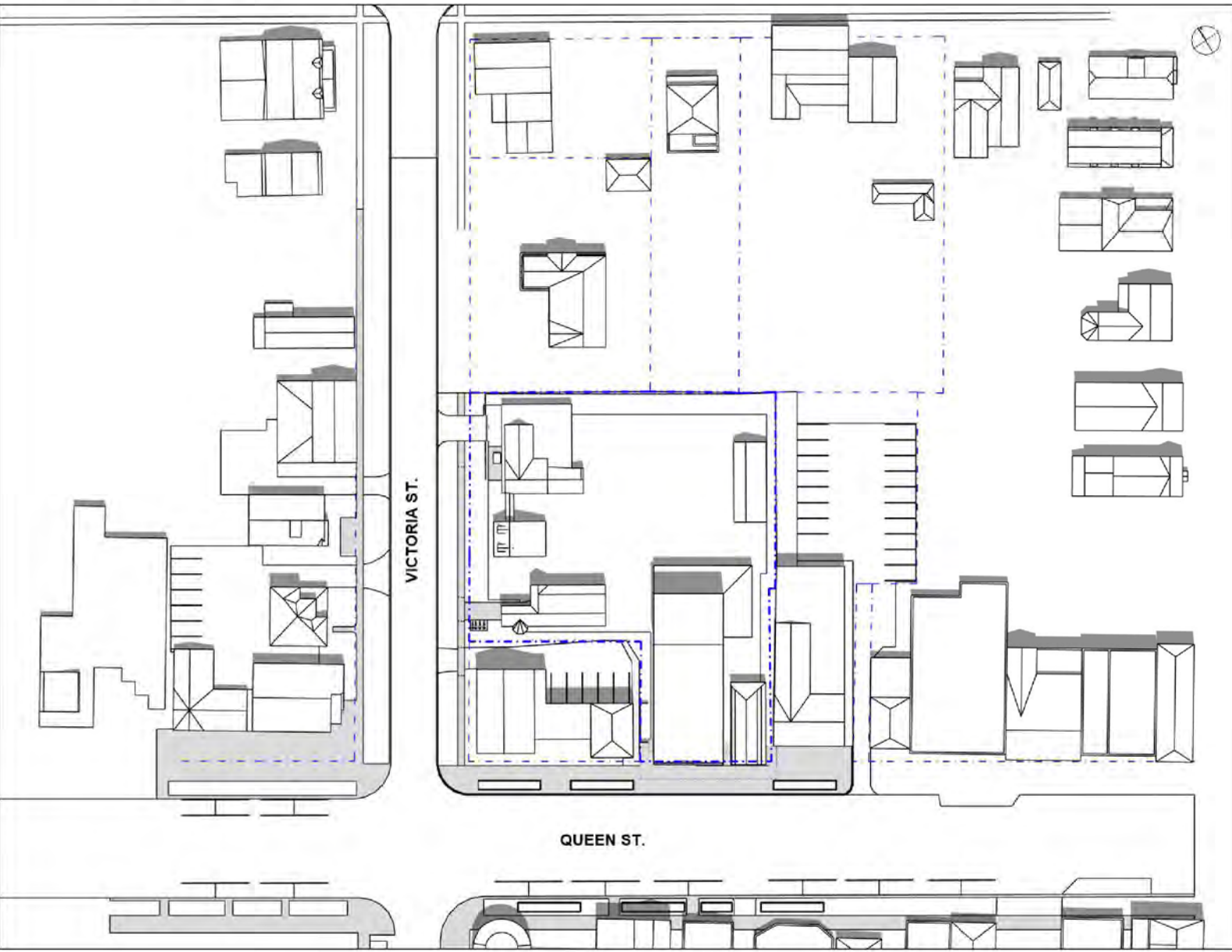
EXISTING - SHADOW
STUDY - APRIL 21

AS-110

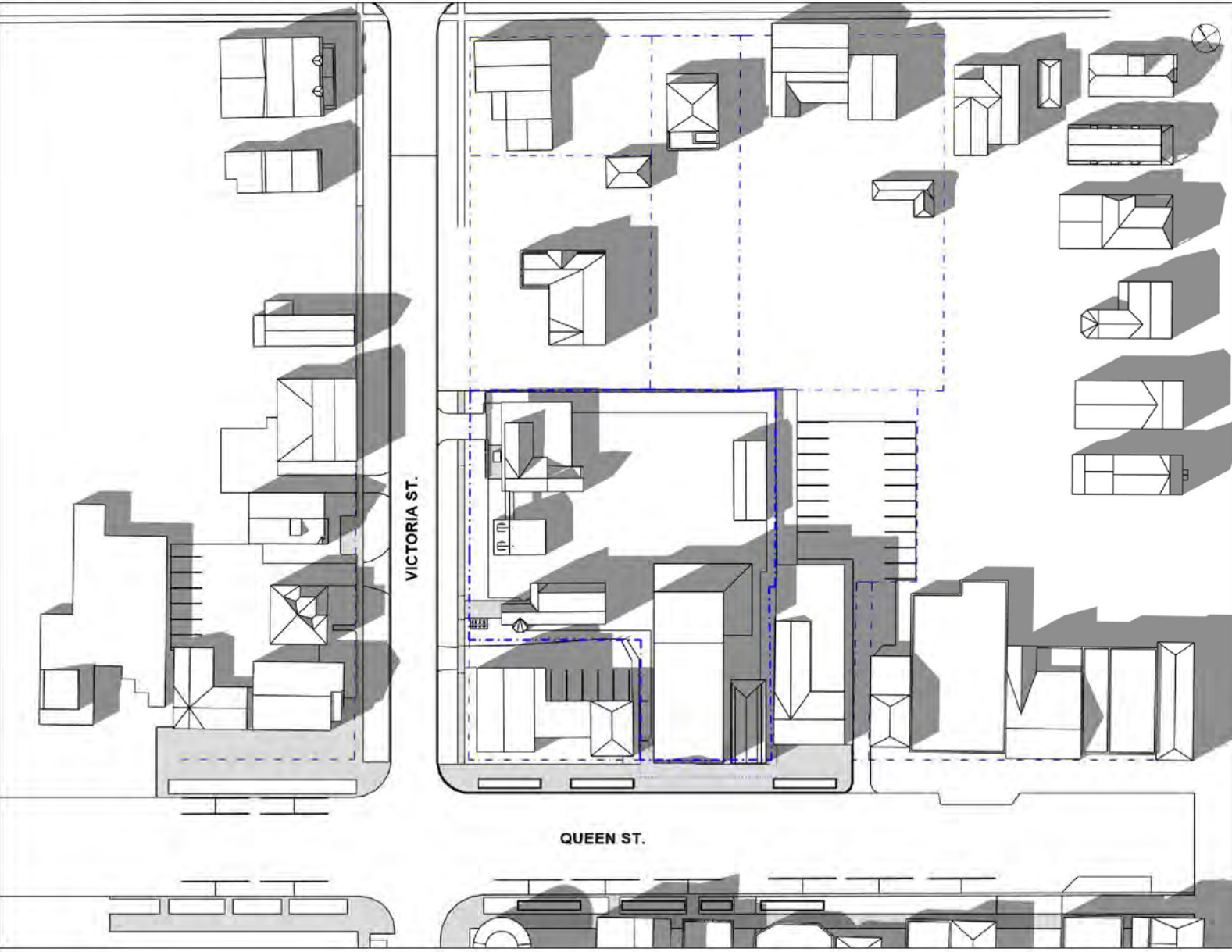
[1 of 9] [June 21, 2023 - 10:00]



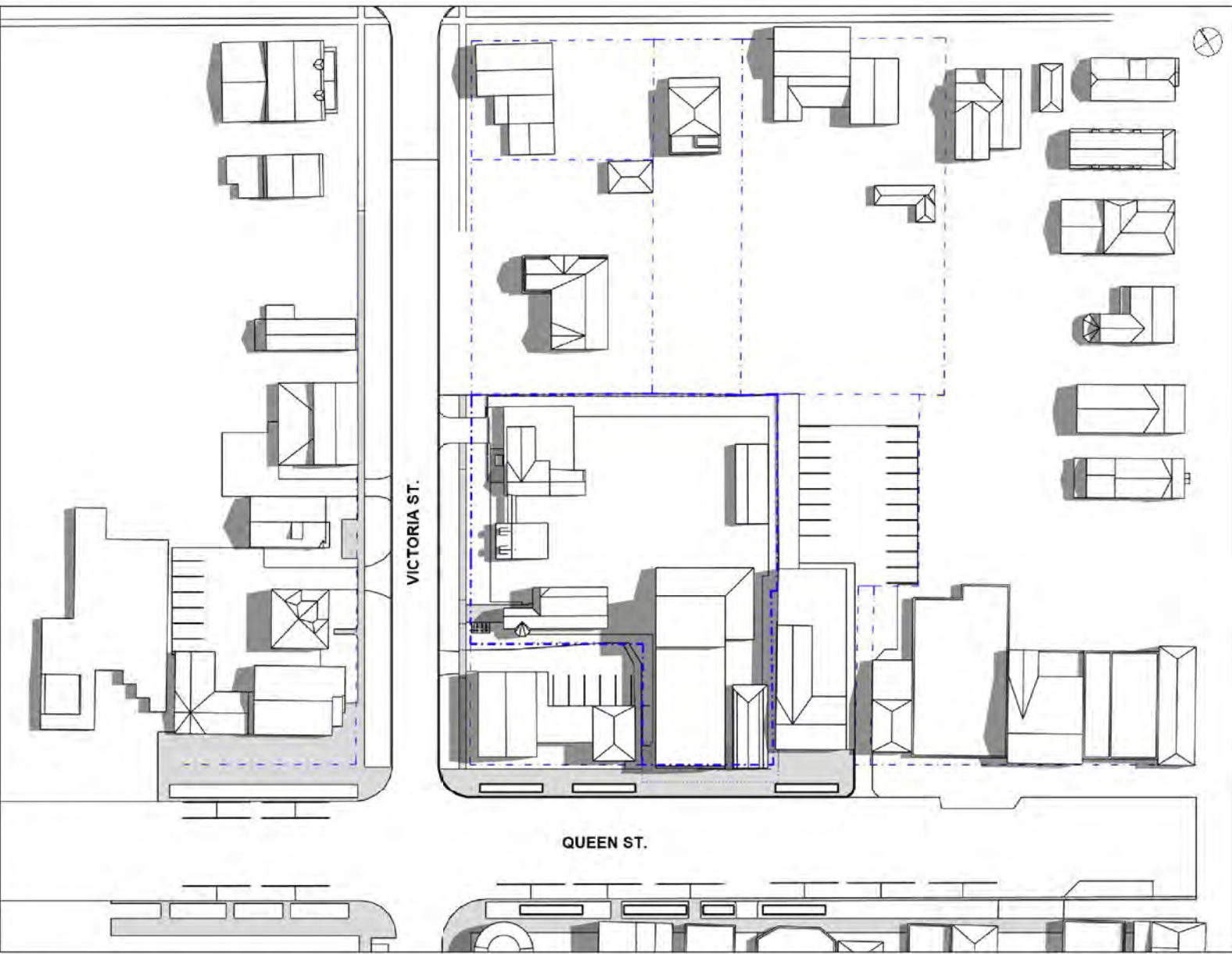
[5 of 9] [June 21, 2023 - 14:00]



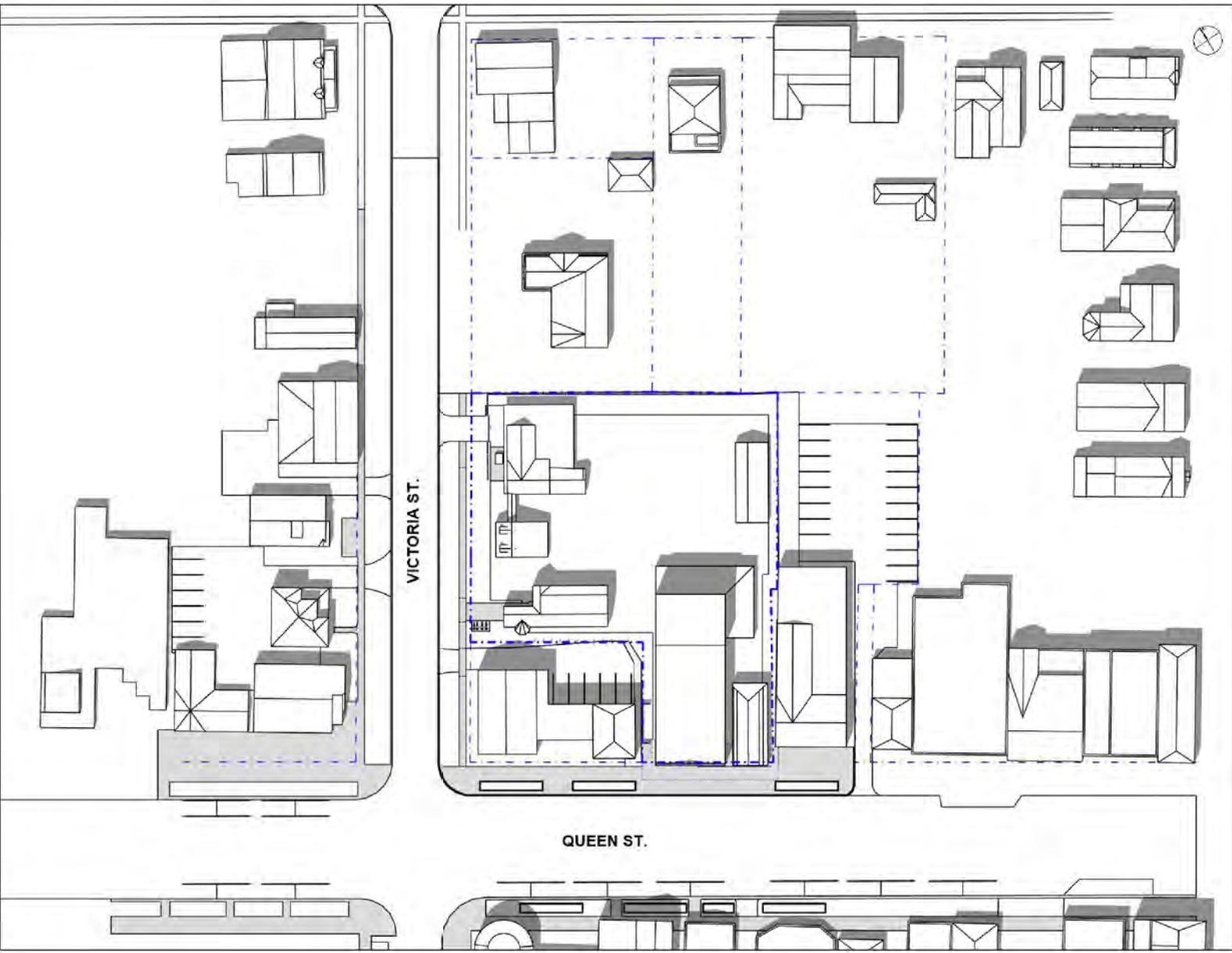
[9 of 9] [June 21, 2023 - 18:00]



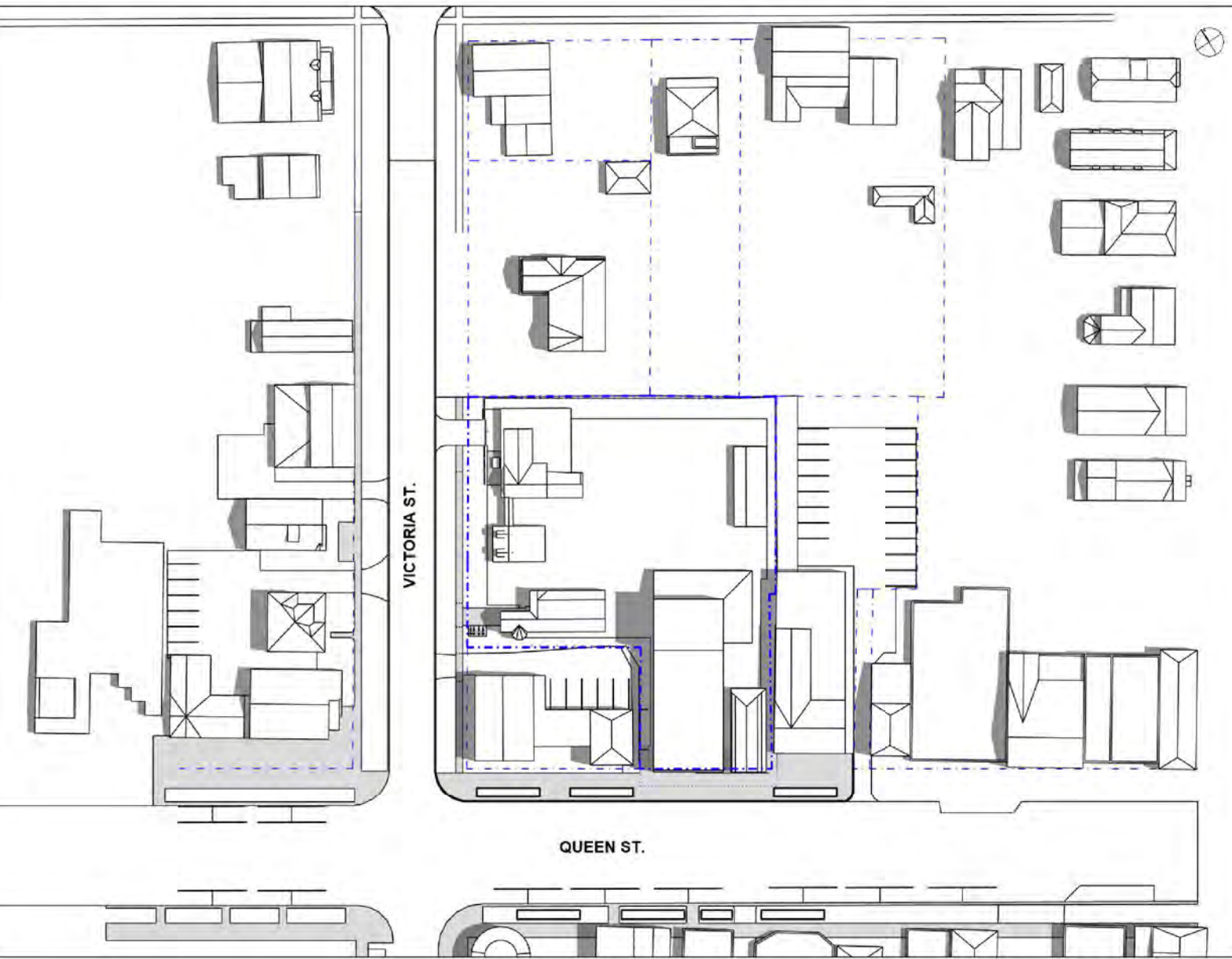
[2 of 9] [June 21, 2023 - 11:00]



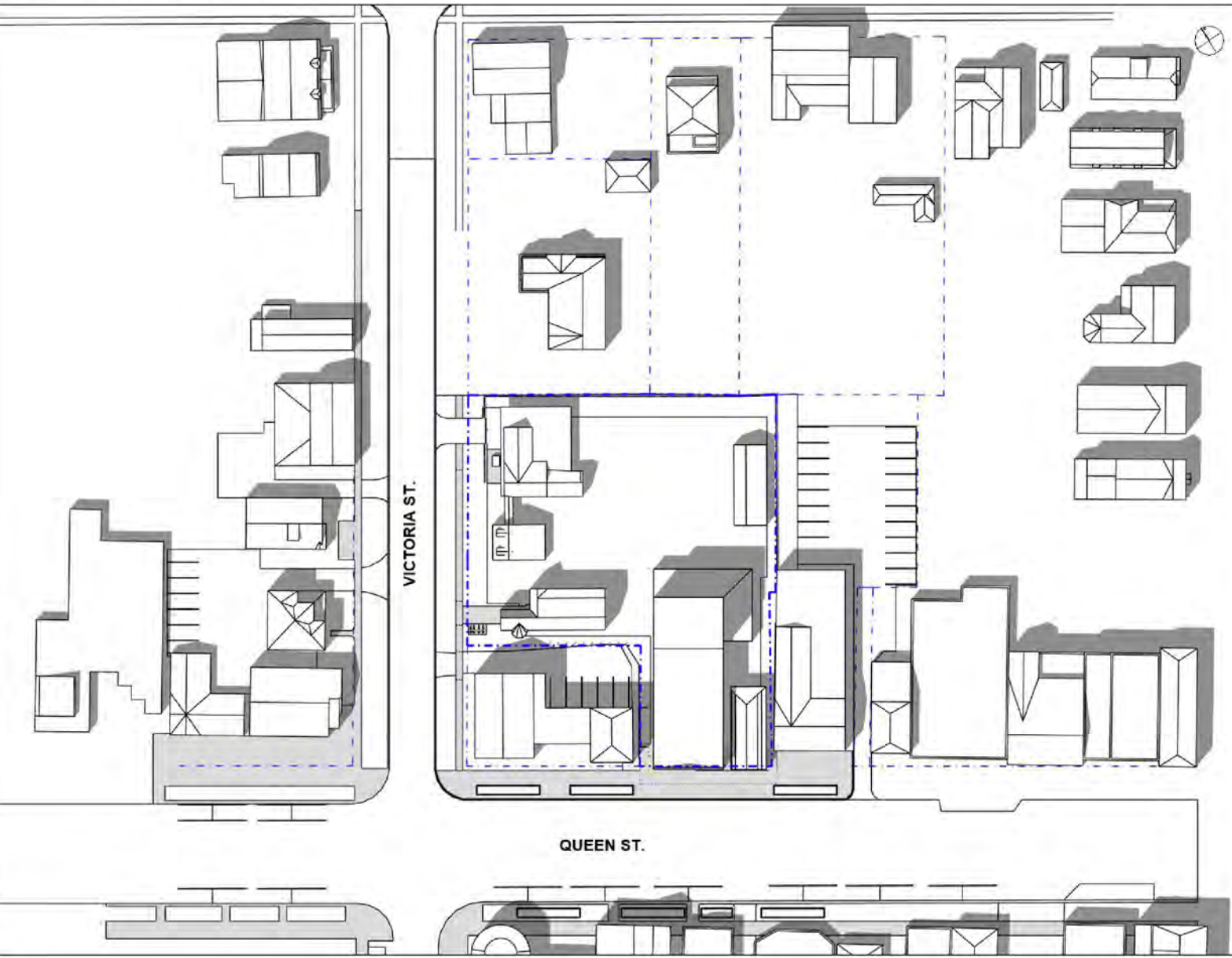
[6 of 9] [June 21, 2023 - 15:00]



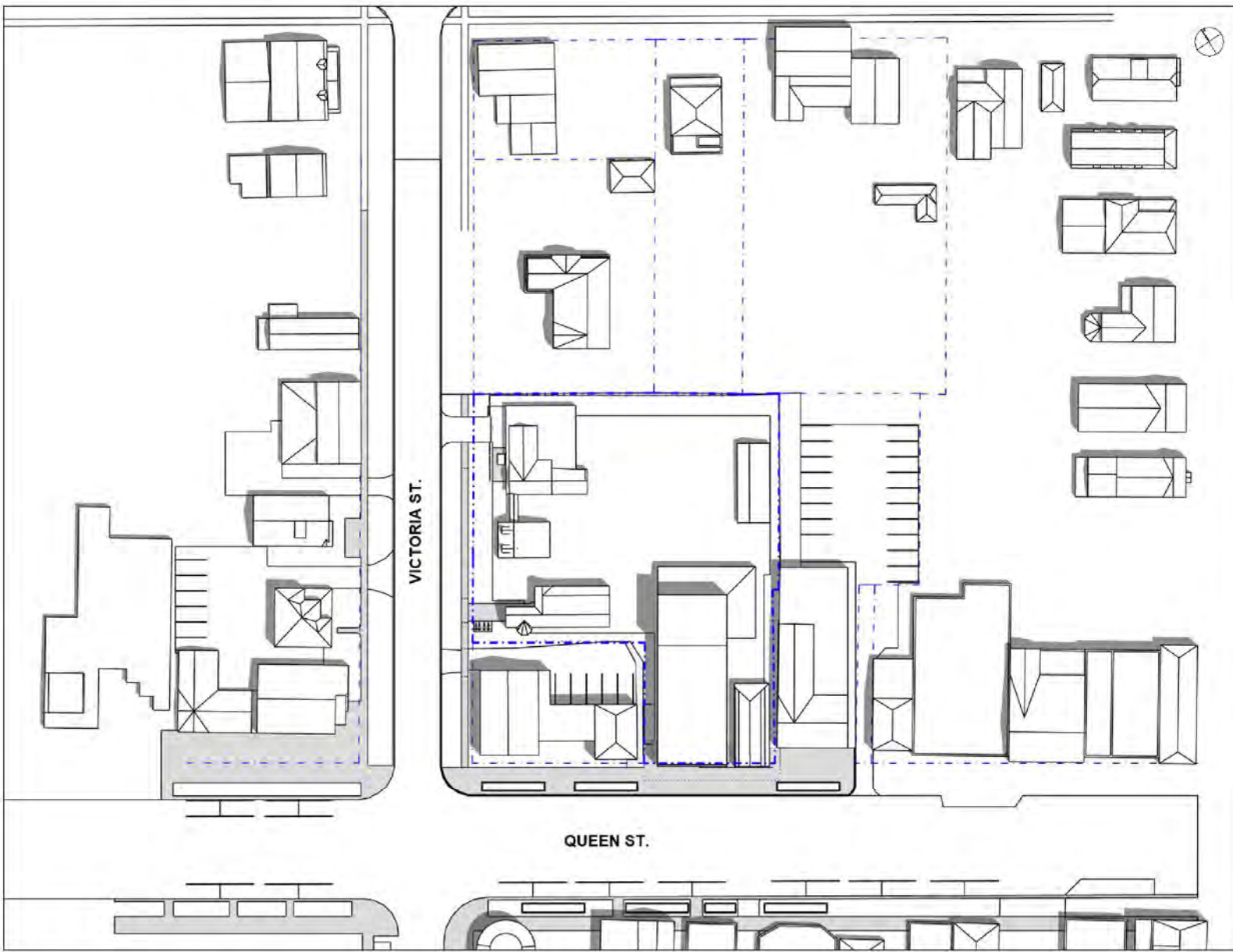
[3 of 9] [June 21, 2023 - 12:00]



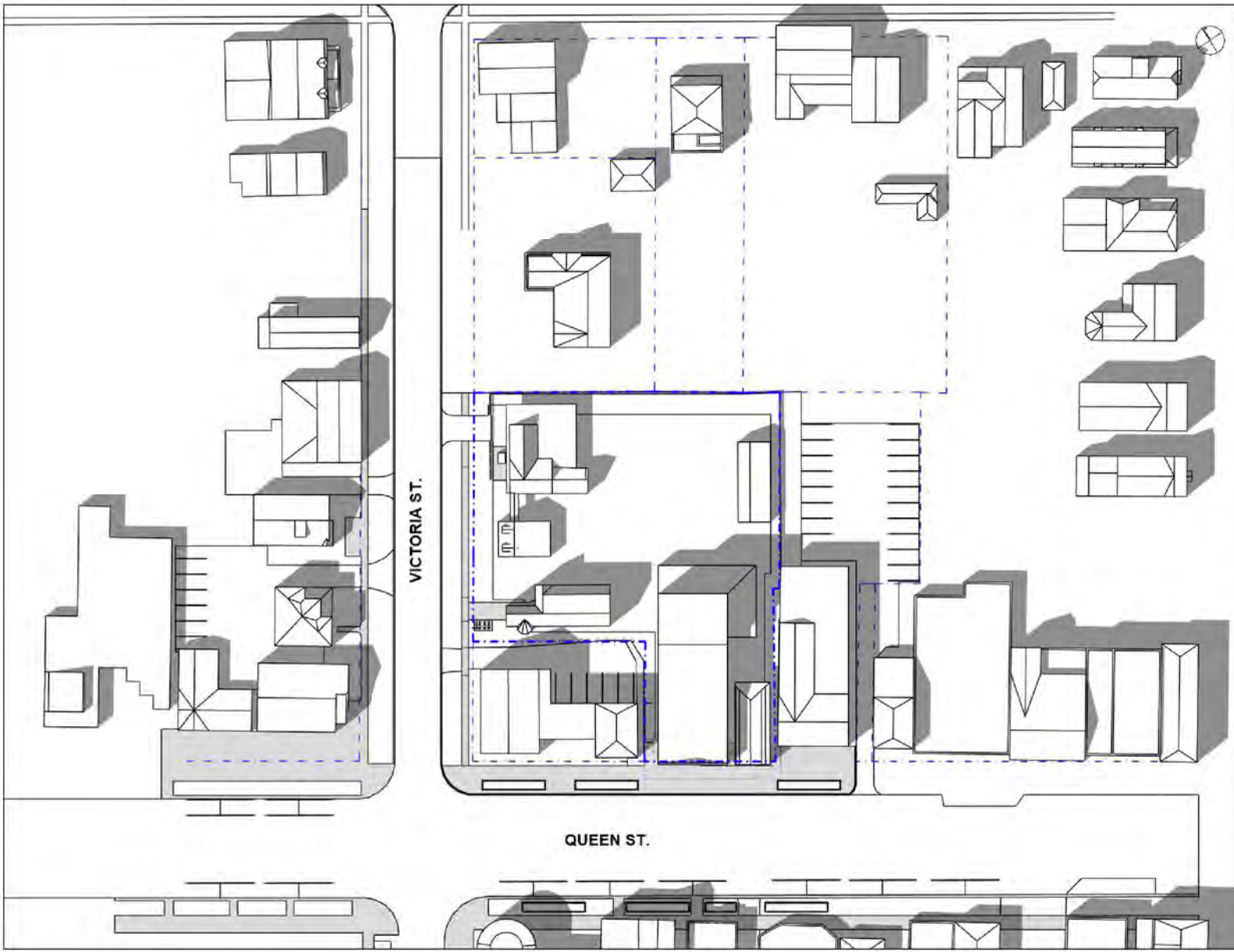
[7 of 9] [June 21, 2023 - 16:00]



[4 of 9] [June 21, 2023 - 13:00]



[8 of 9] [June 21, 2023 - 17:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

SUNRISE - 5:36 AM

SUNSET - 9:00 PM

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 5 25

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CONSTRUCTION DOCUMENTATION

PROJECT No. 22-140

START DATE JAN. 2023

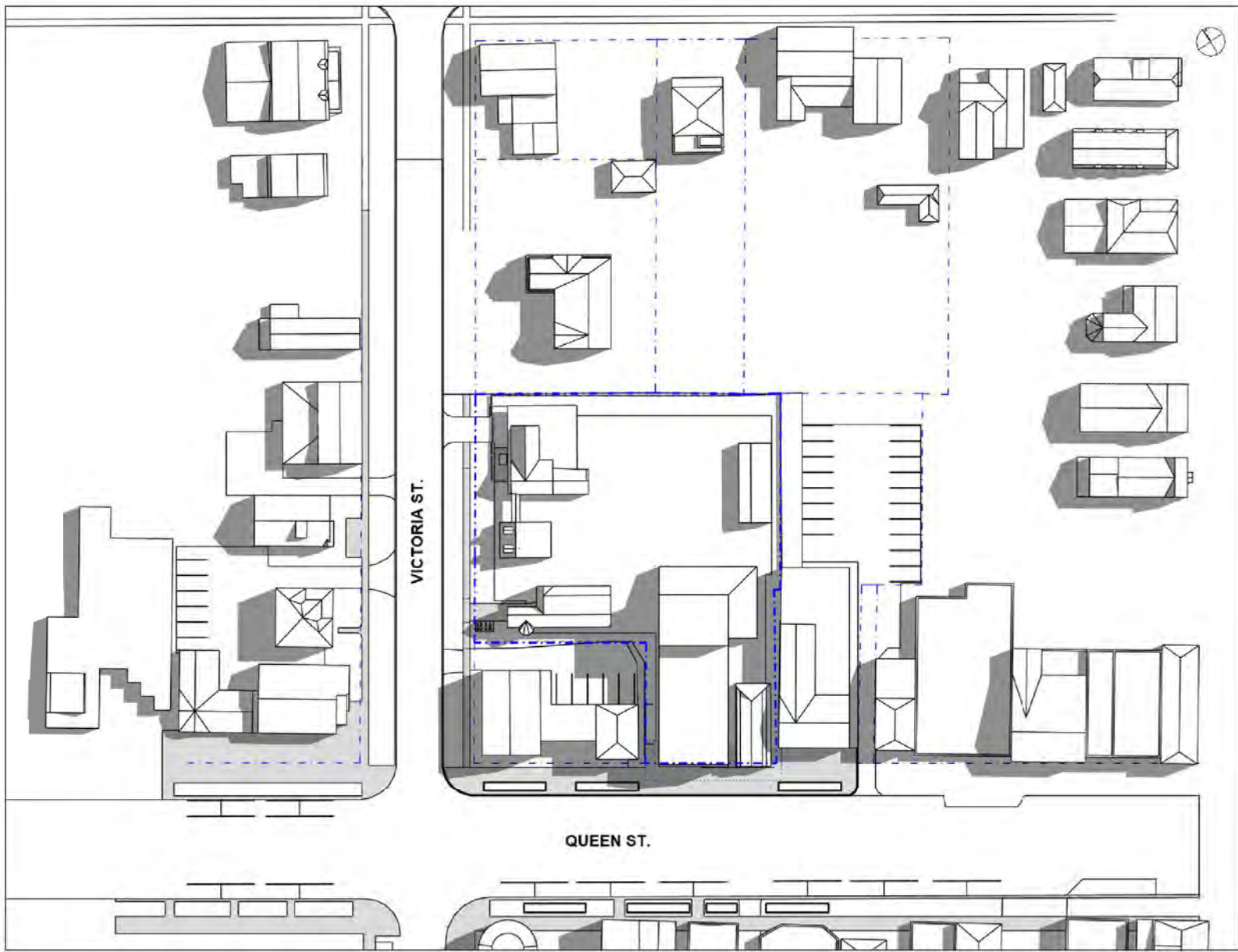
SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

Address,
Niagara on the Lake ON.

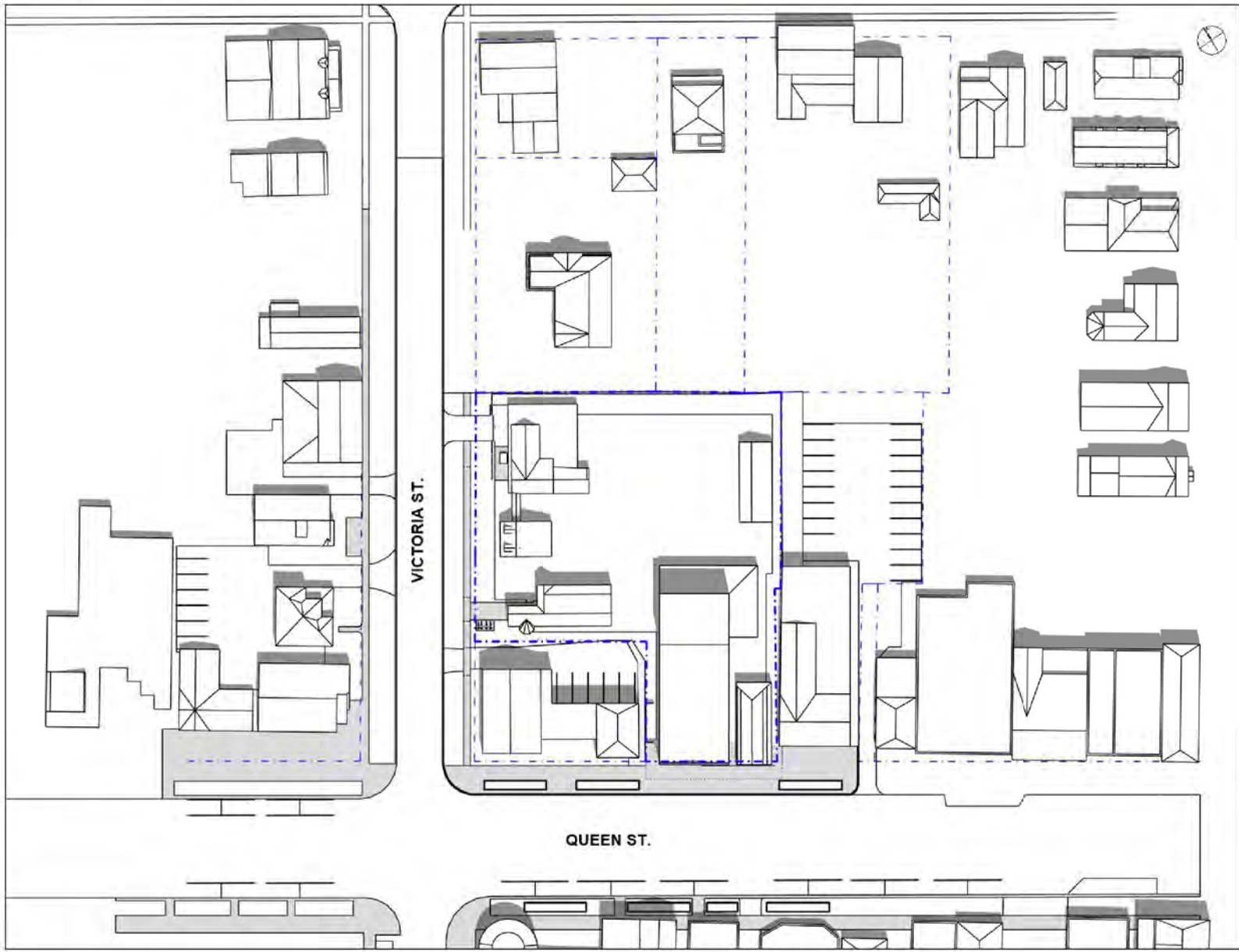
EXISTING - SHADOW
STUDY - JUNE 21

AS-111

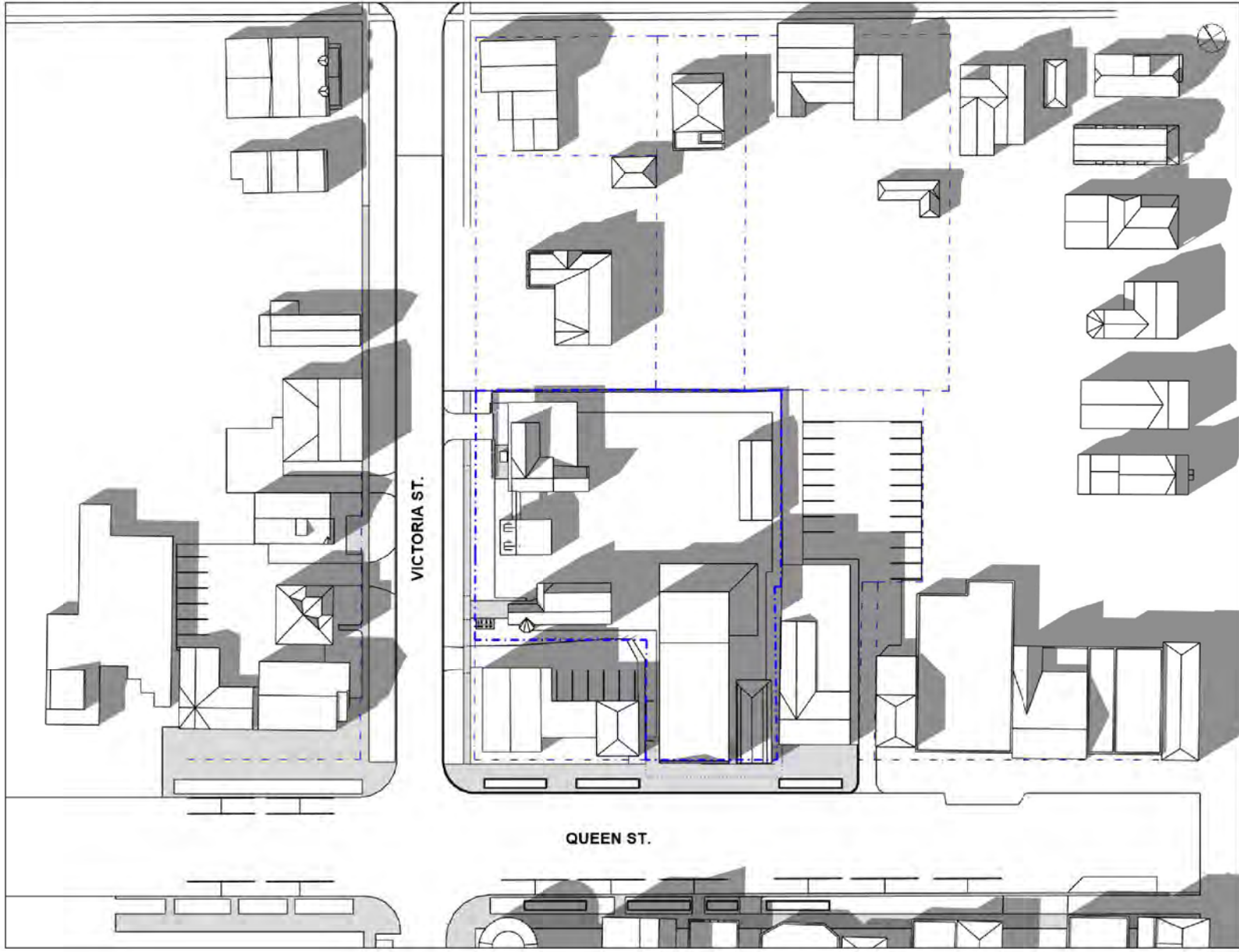
[1 of 9] [July 21, 2023 - 10:00]



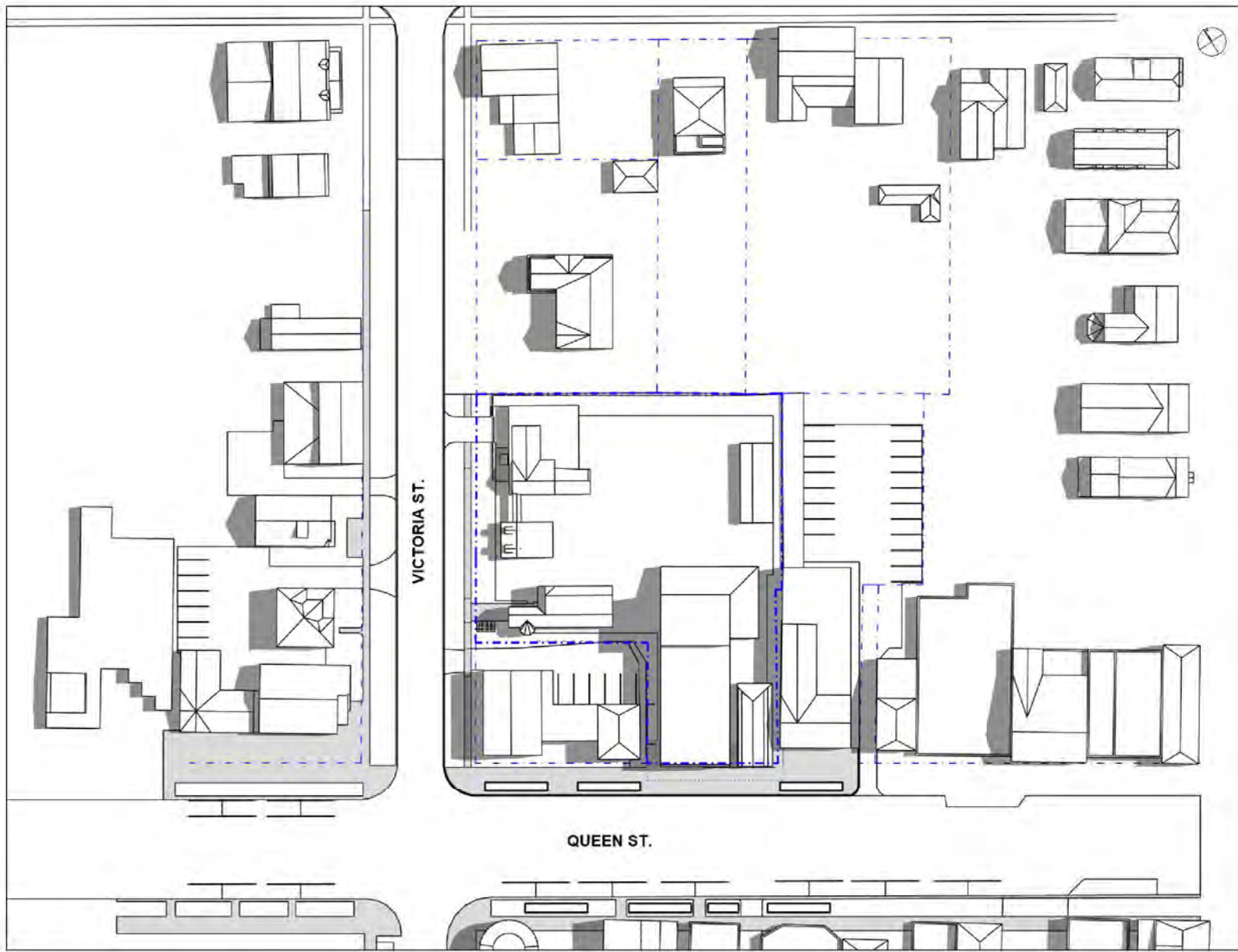
[5 of 9] [July 21, 2023 - 14:00]



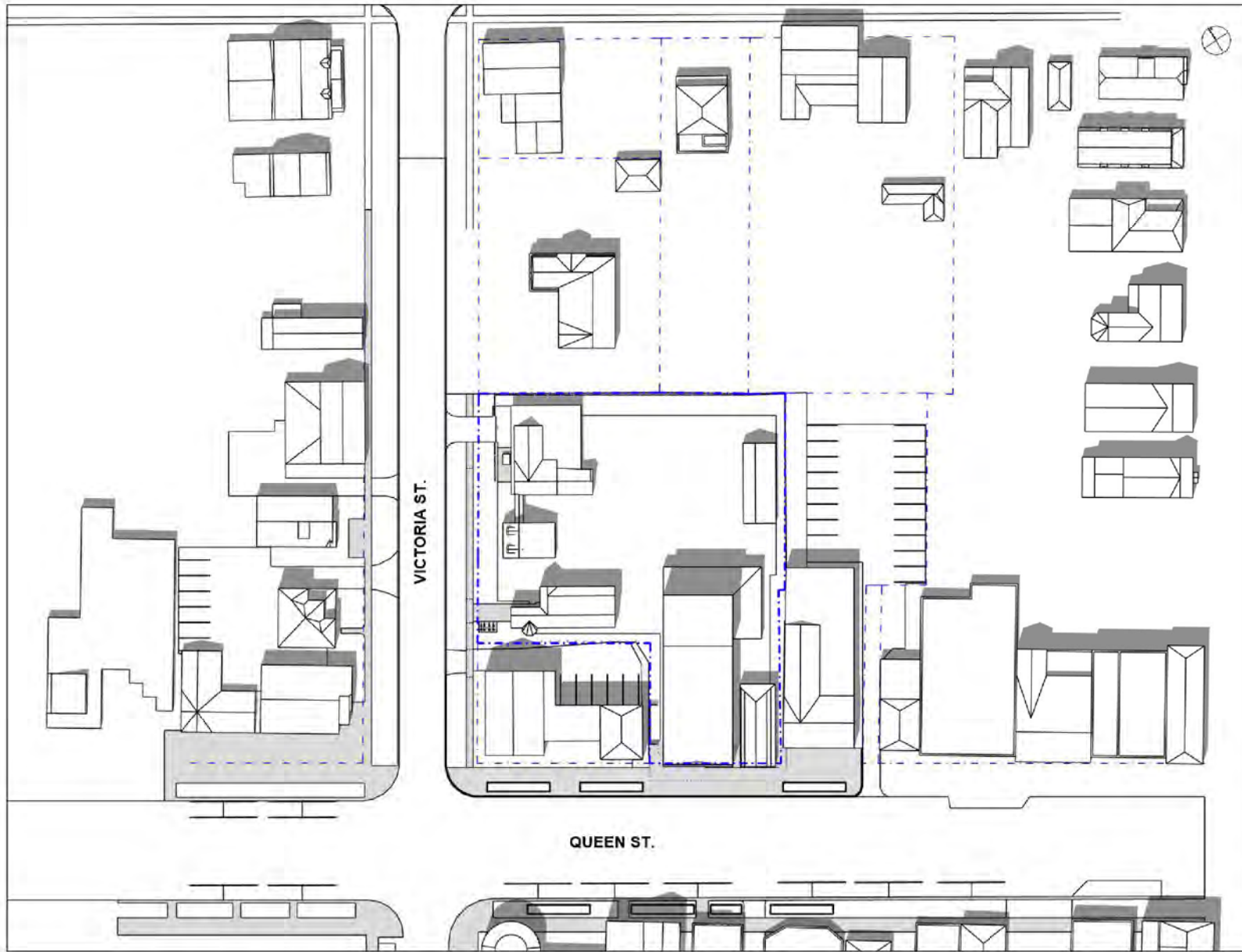
[9 of 9] [July 21, 2023 - 18:00]



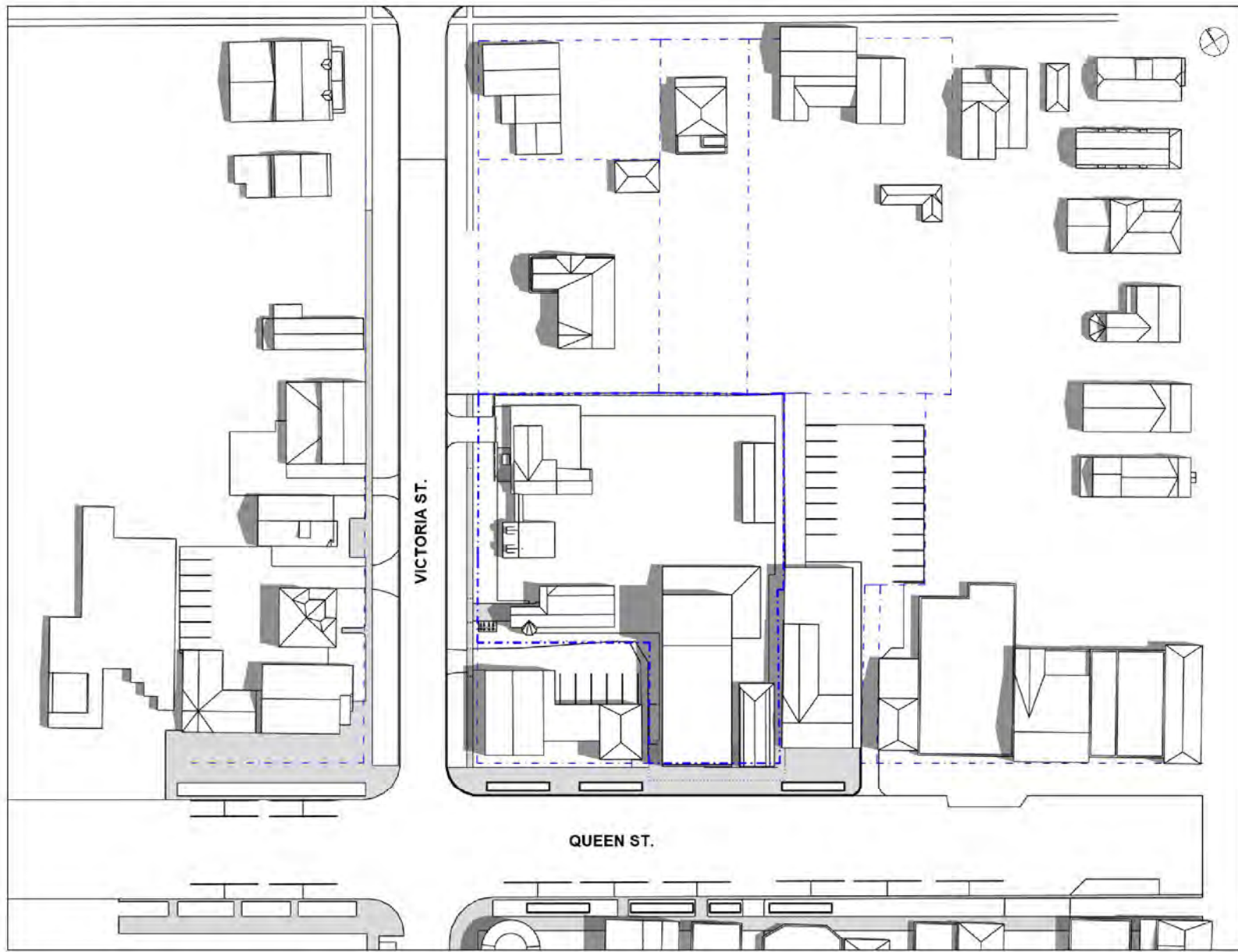
[2 of 9] [July 21, 2023 - 11:00]



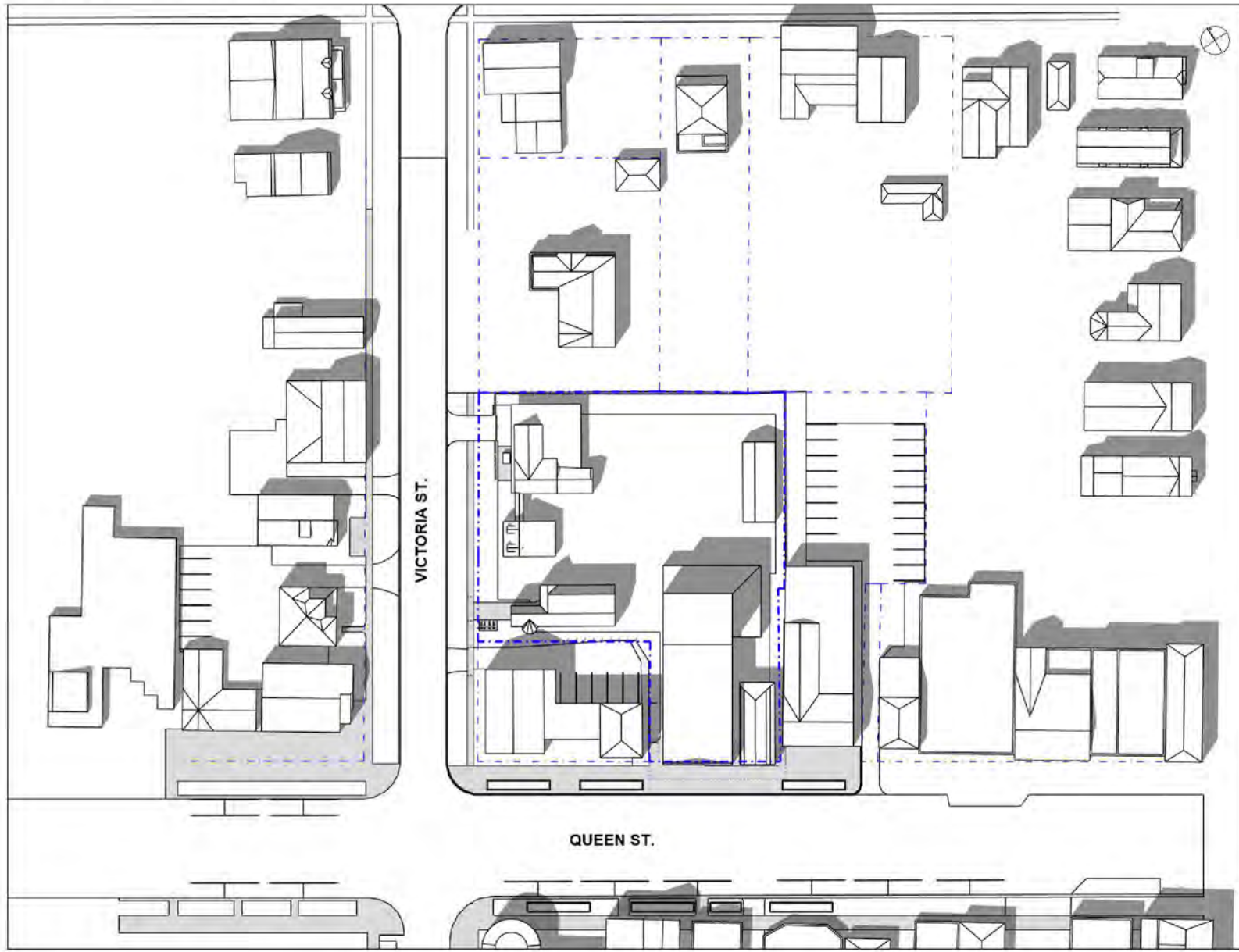
[6 of 9] [July 21, 2023 - 15:00]



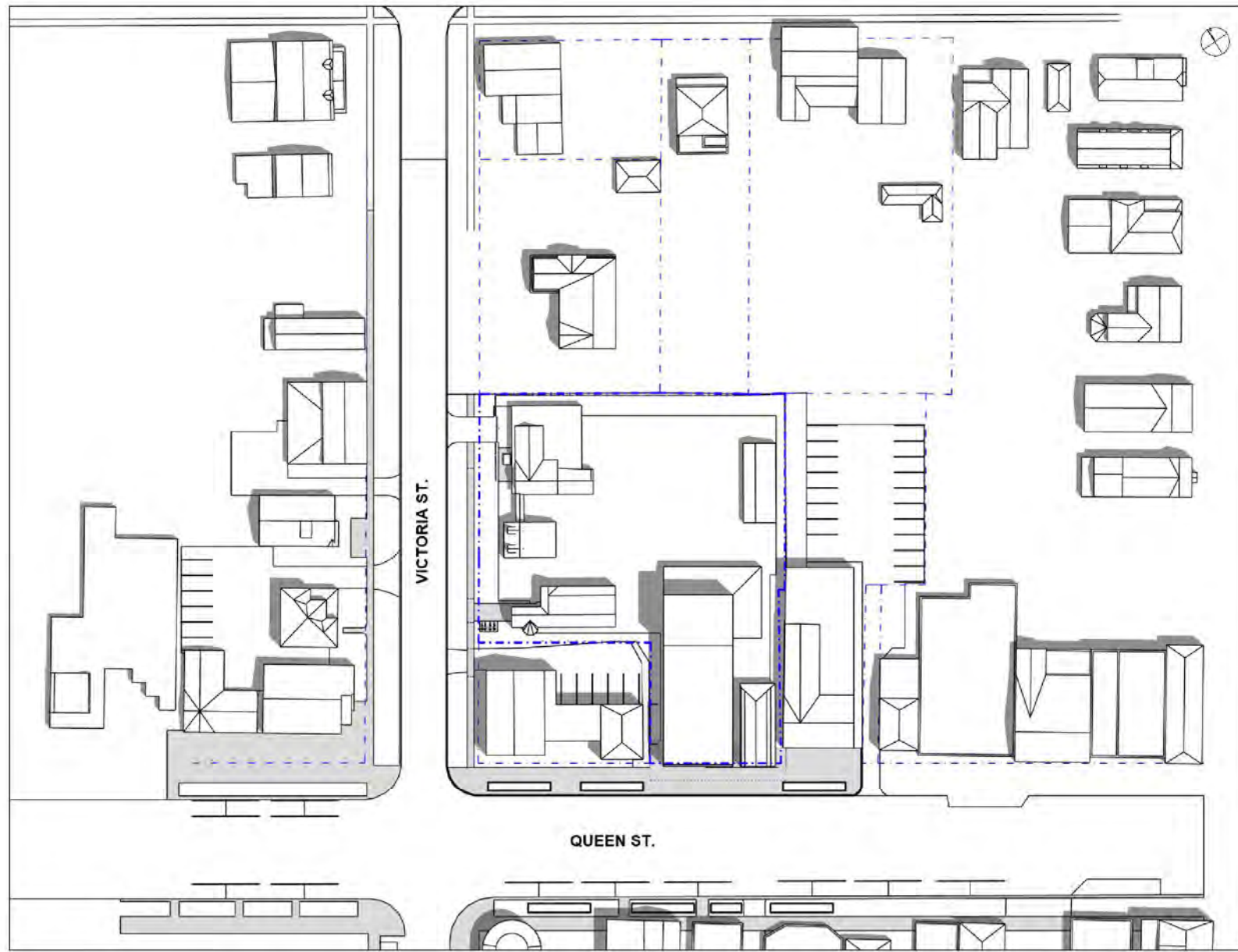
[3 of 9] [July 21, 2023 - 12:00]



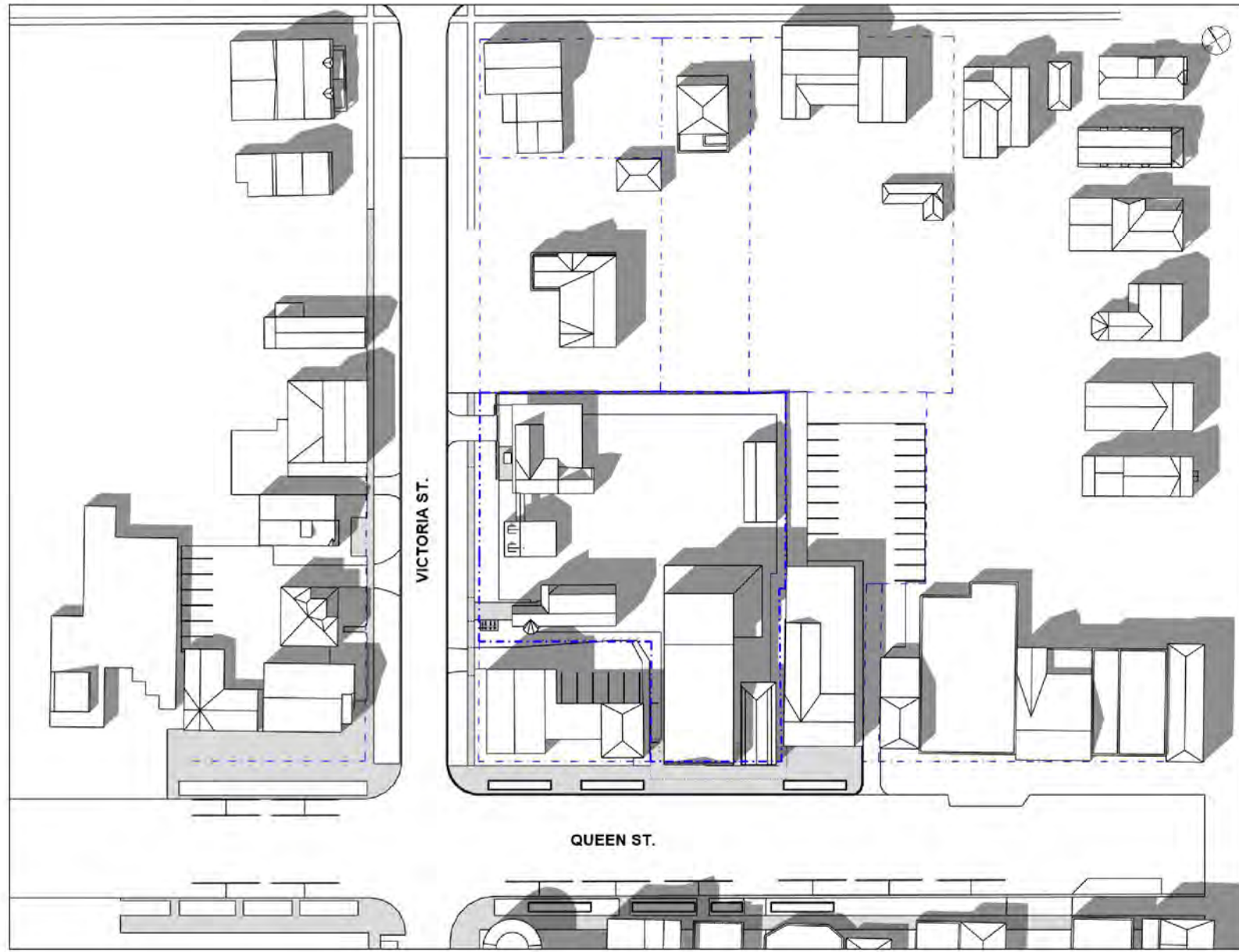
[7 of 9] [July 21, 2023 - 16:00]



[4 of 9] [July 21, 2023 - 13:00]



[8 of 9] [July 21, 2023 - 17:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

SUNRISE - 5:55 AM

SUNSET - 8:50 PM

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 3, 2025

NOTICE:
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PRELIMINARY
REVIEW NOT FOR
DISTRIBUTION

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CONSTRUCTION
DOCUMENTATION
PROJECT No. 22-140
START DATE JAN. 2023

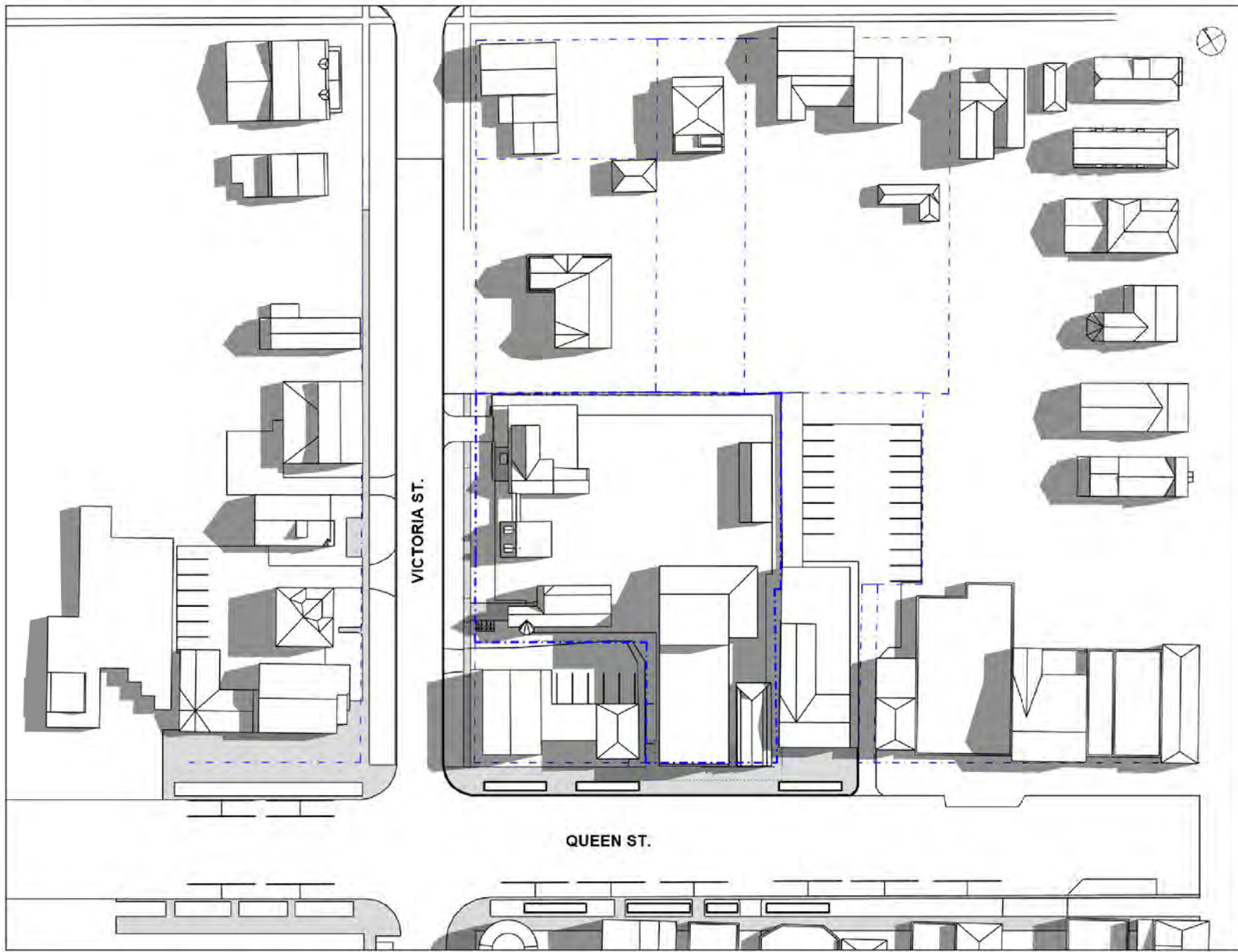
SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

Address:
Niagara on the Lake ON

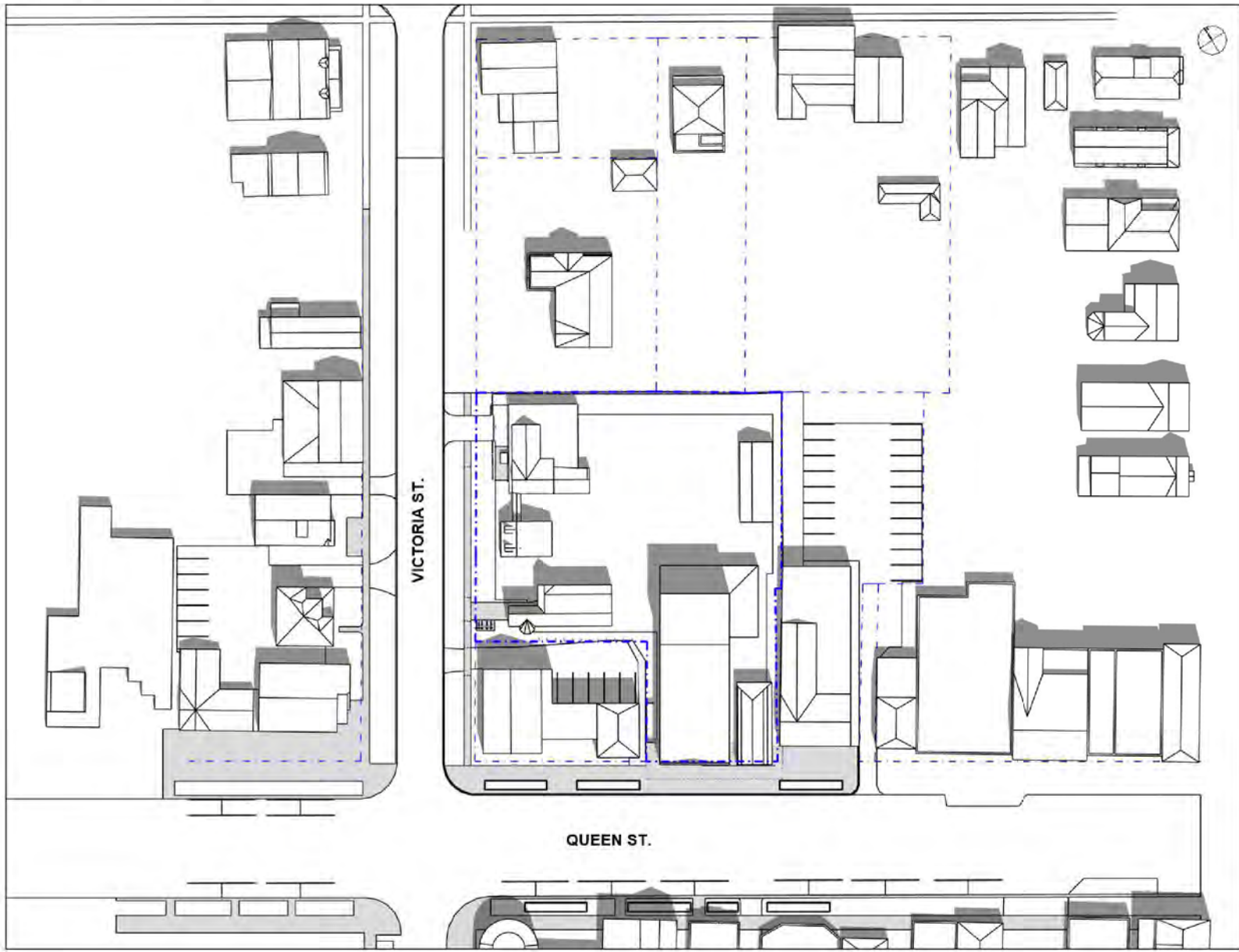
EXISTING - SHADOW
STUDY - JULY 21

AS-112

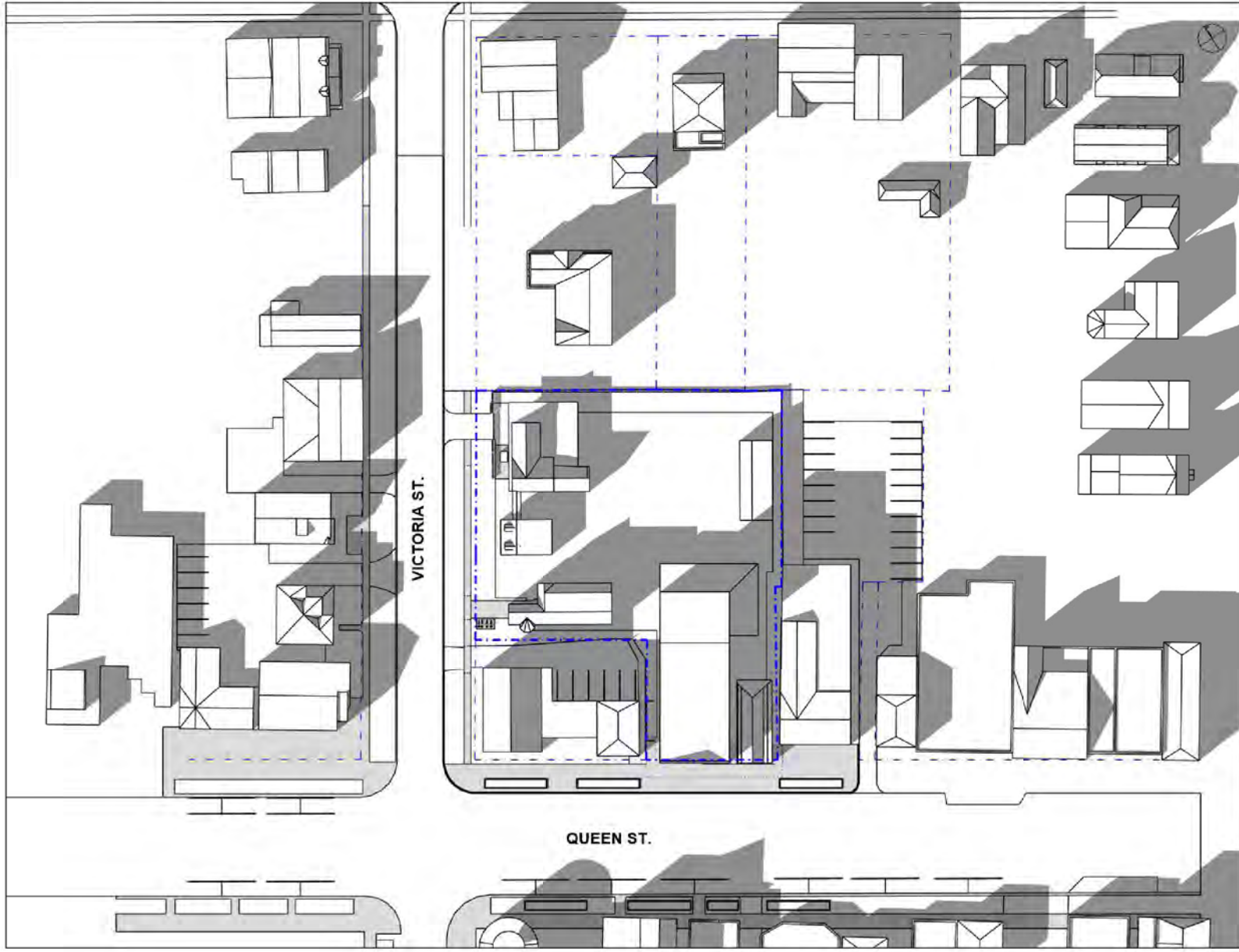
[1 of 9] [August 21, 2023 - 10:00]



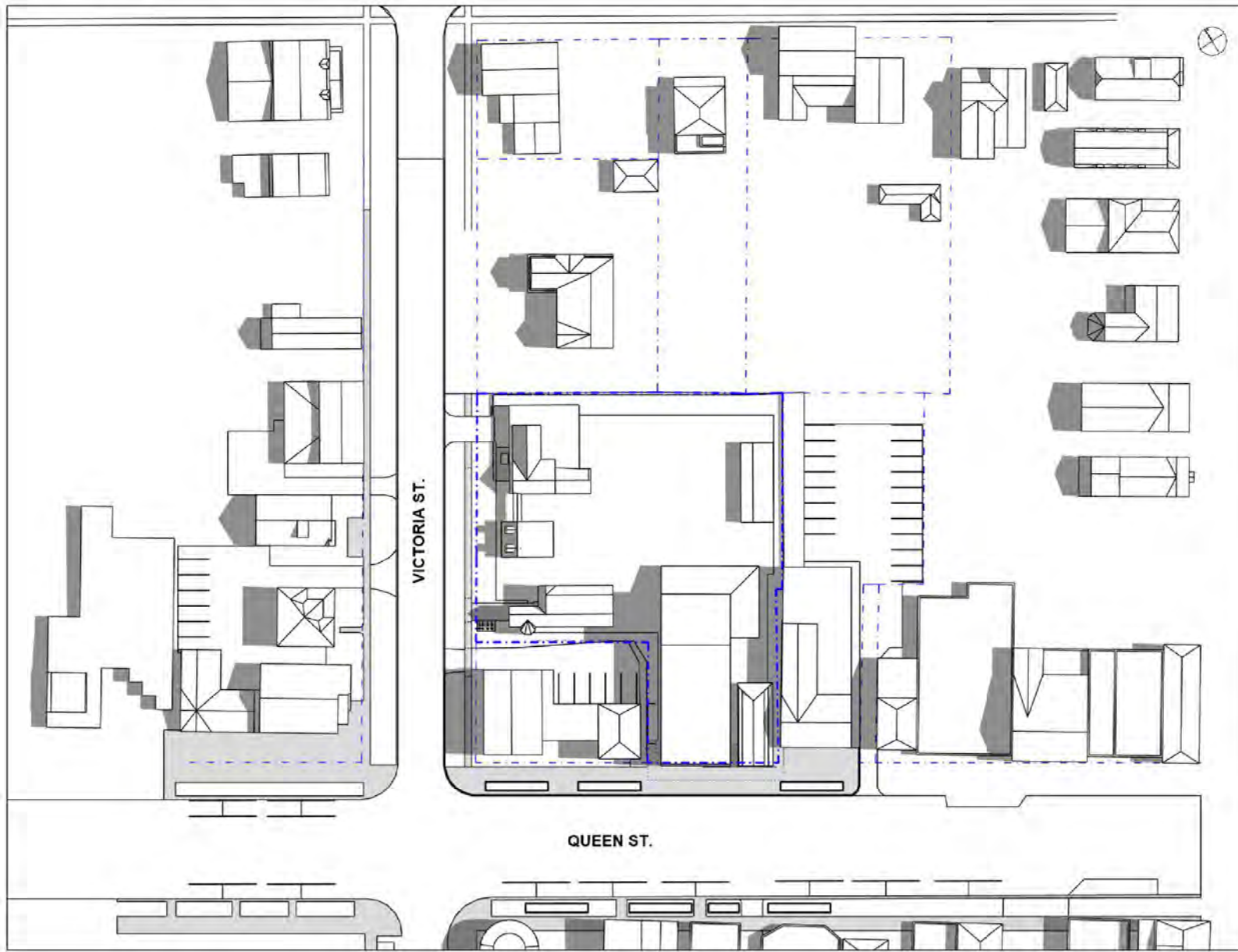
[5 of 9] [August 21, 2023 - 14:00]



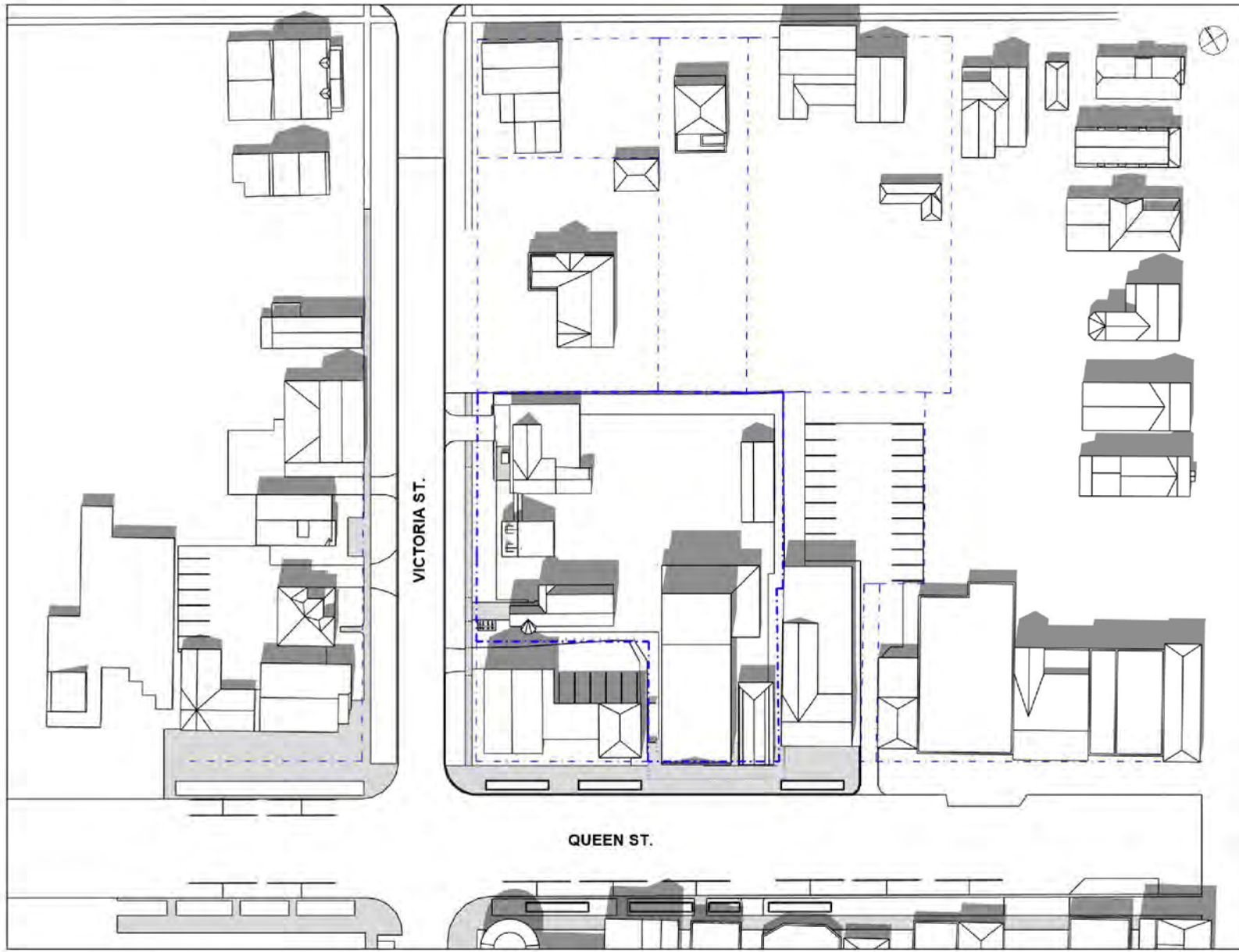
[9 of 9] [August 21, 2023 - 18:00]



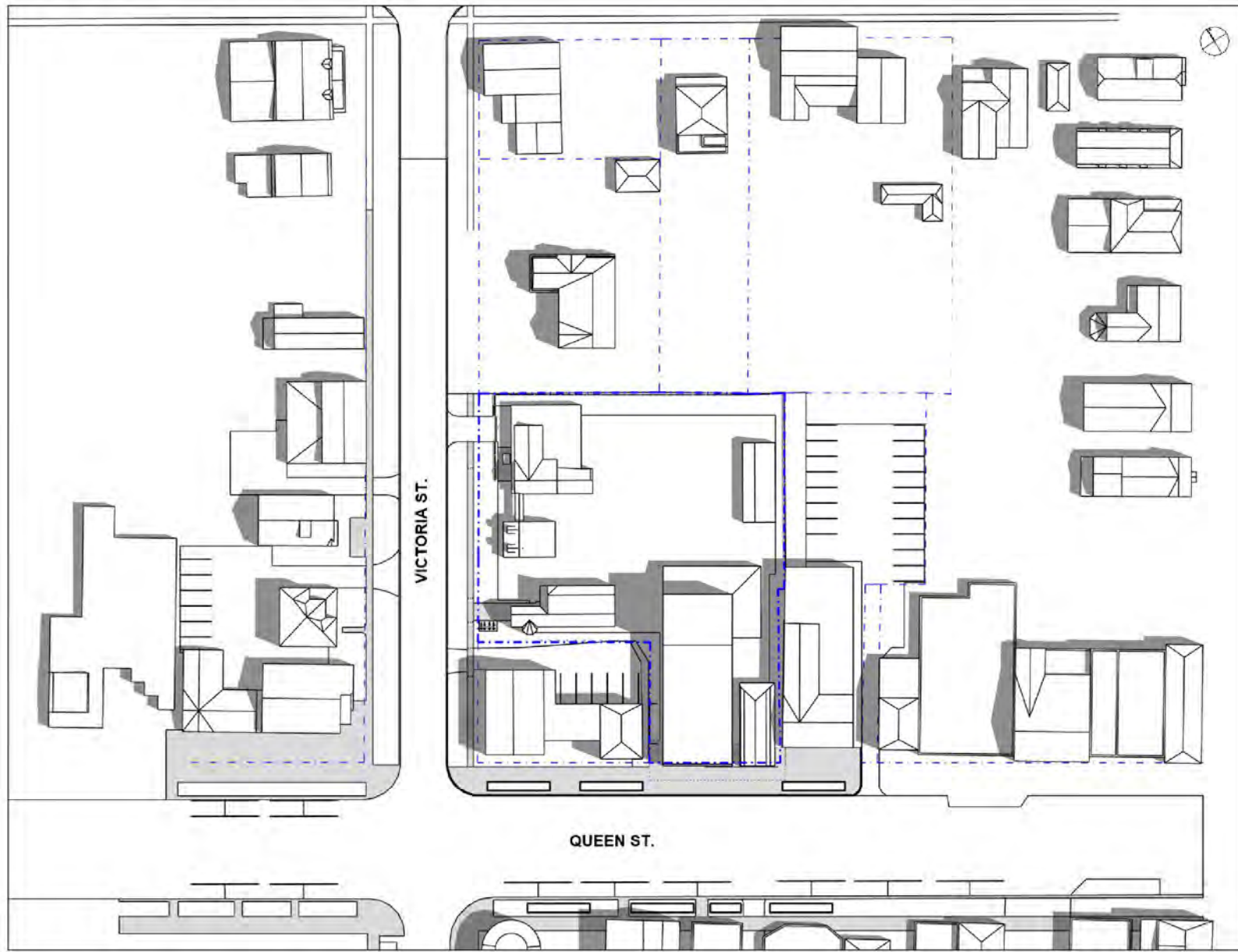
[2 of 9] [August 21, 2023 - 11:00]



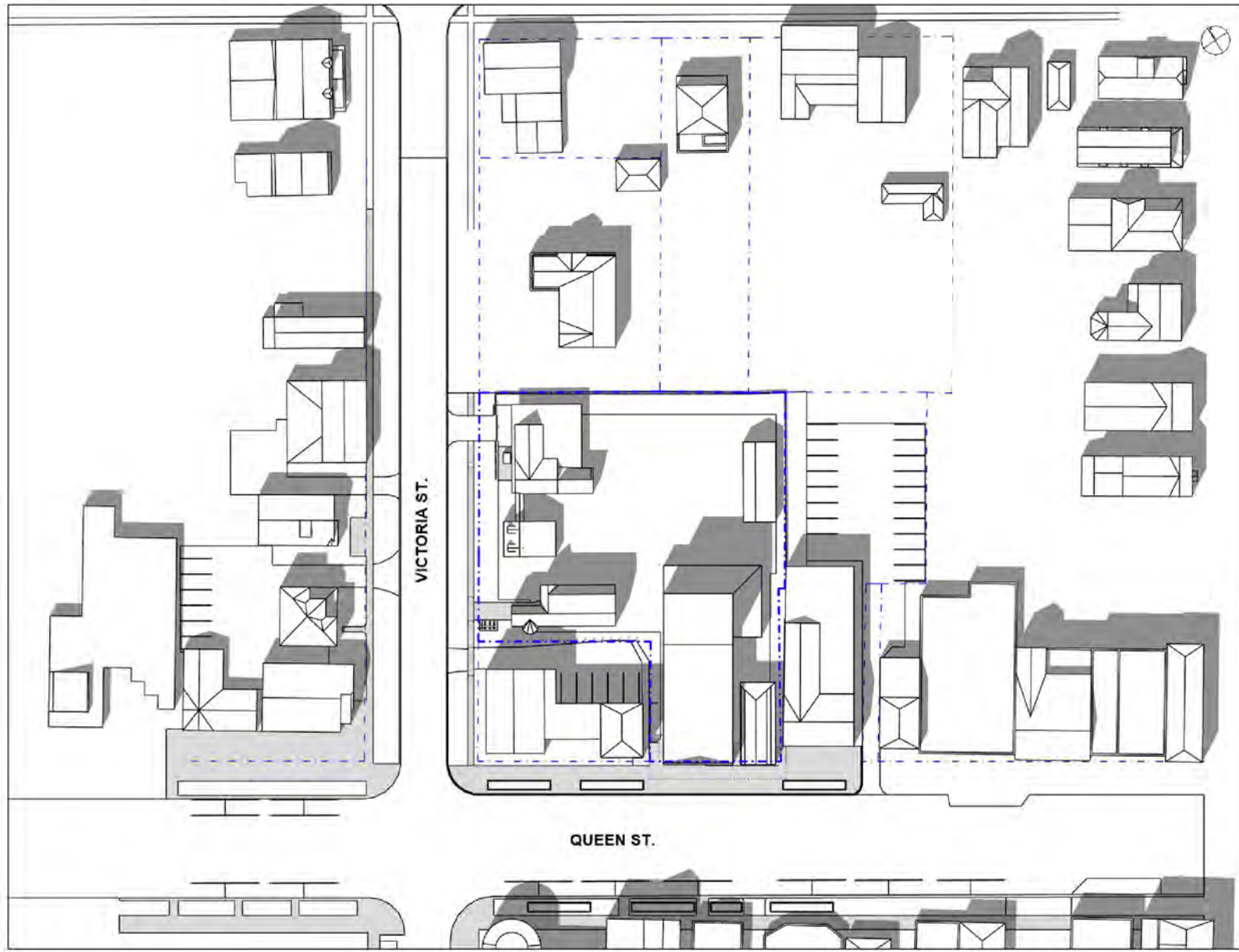
[6 of 9] [August 21, 2023 - 15:00]



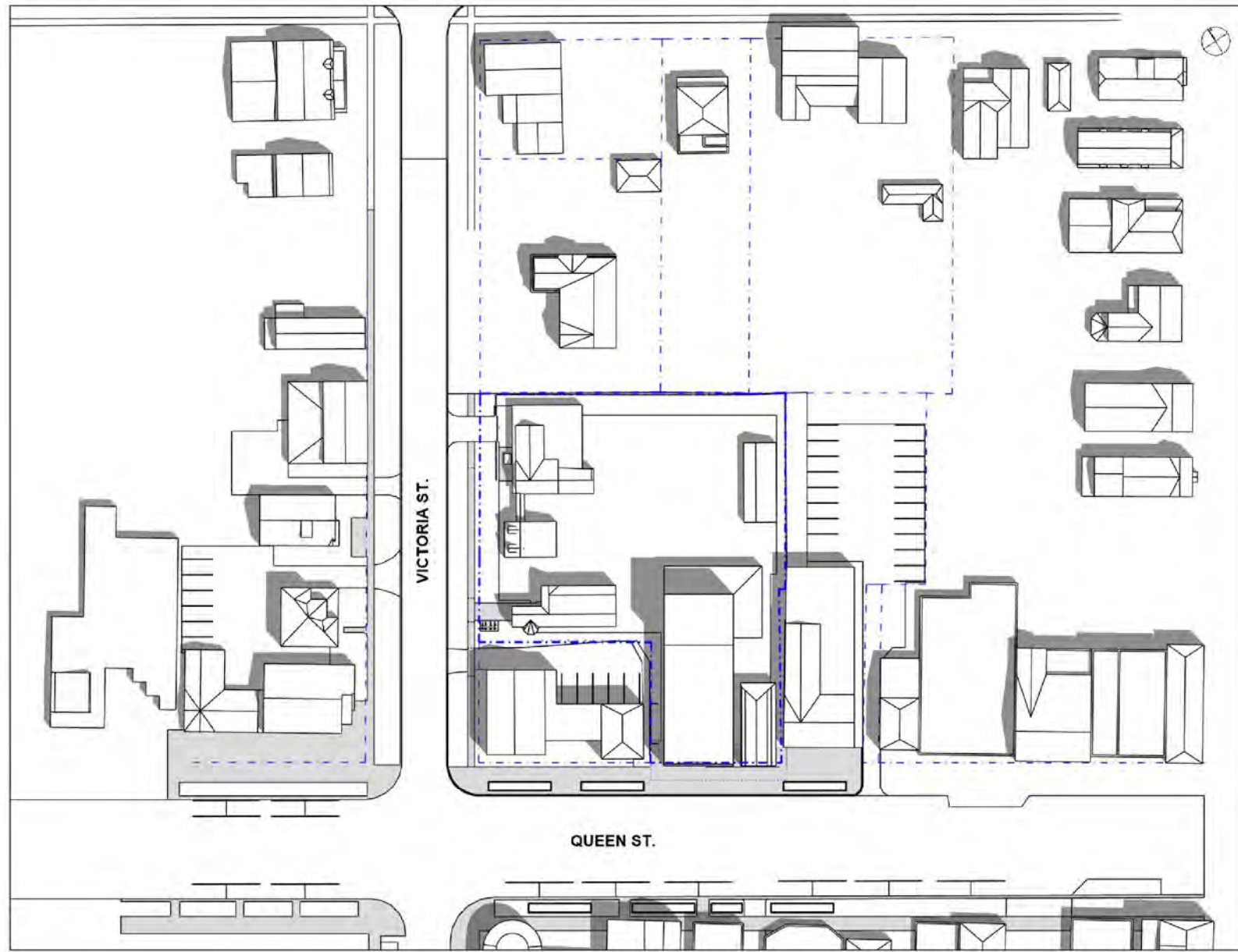
[3 of 9] [August 21, 2023 - 12:00]



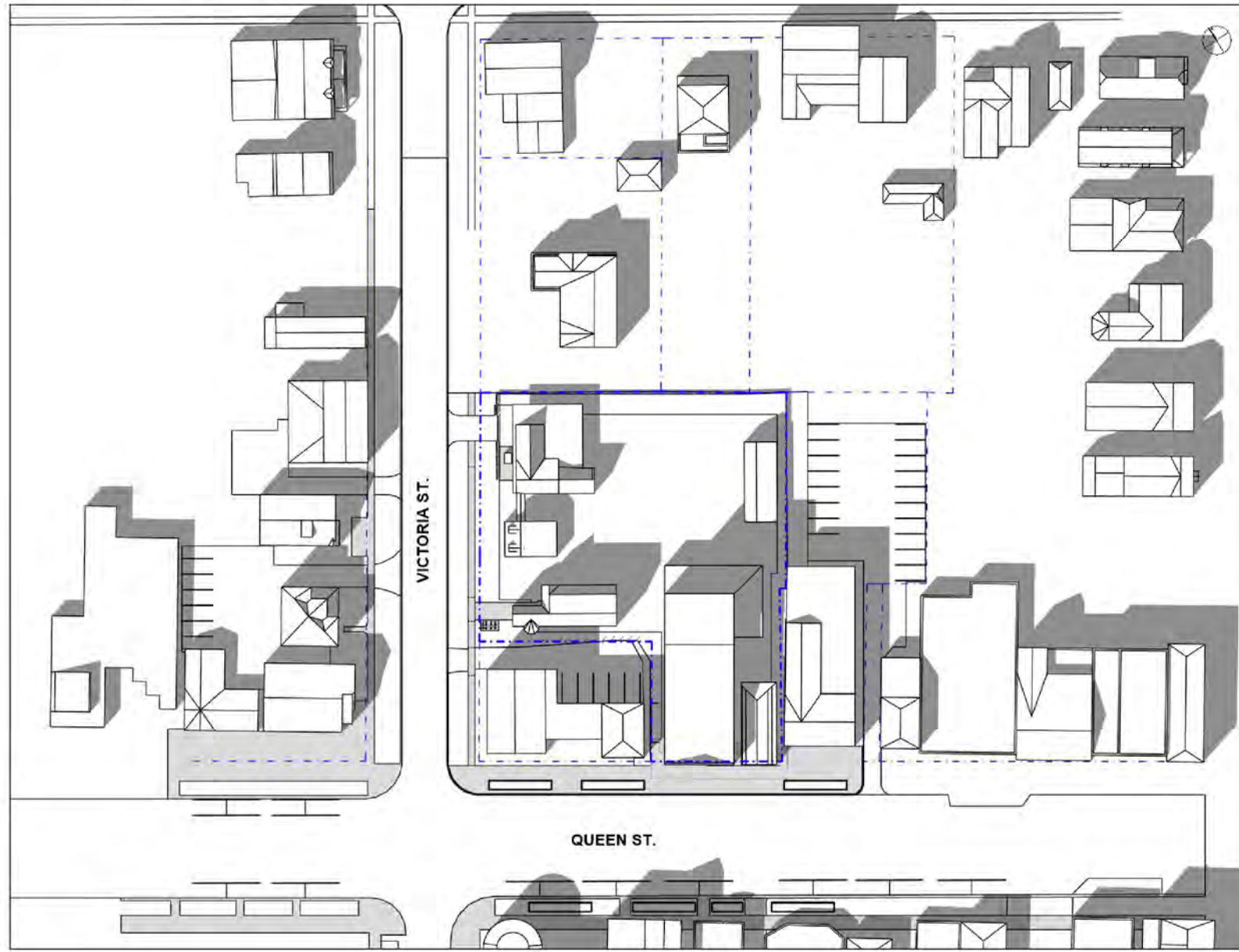
[7 of 9] [August 21, 2023 - 16:00]



[4 of 9] [August 21, 2023 - 13:00]



[8 of 9] [August 21, 2023 - 17:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

SUNRISE - 6:28 AM

SUNSET - 8:10 PM

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 5, 25

NOTICE:
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CONSTRUCTION
DOCUMENTATION

PROJECT No. 22-140
START DATE JAN. 2023

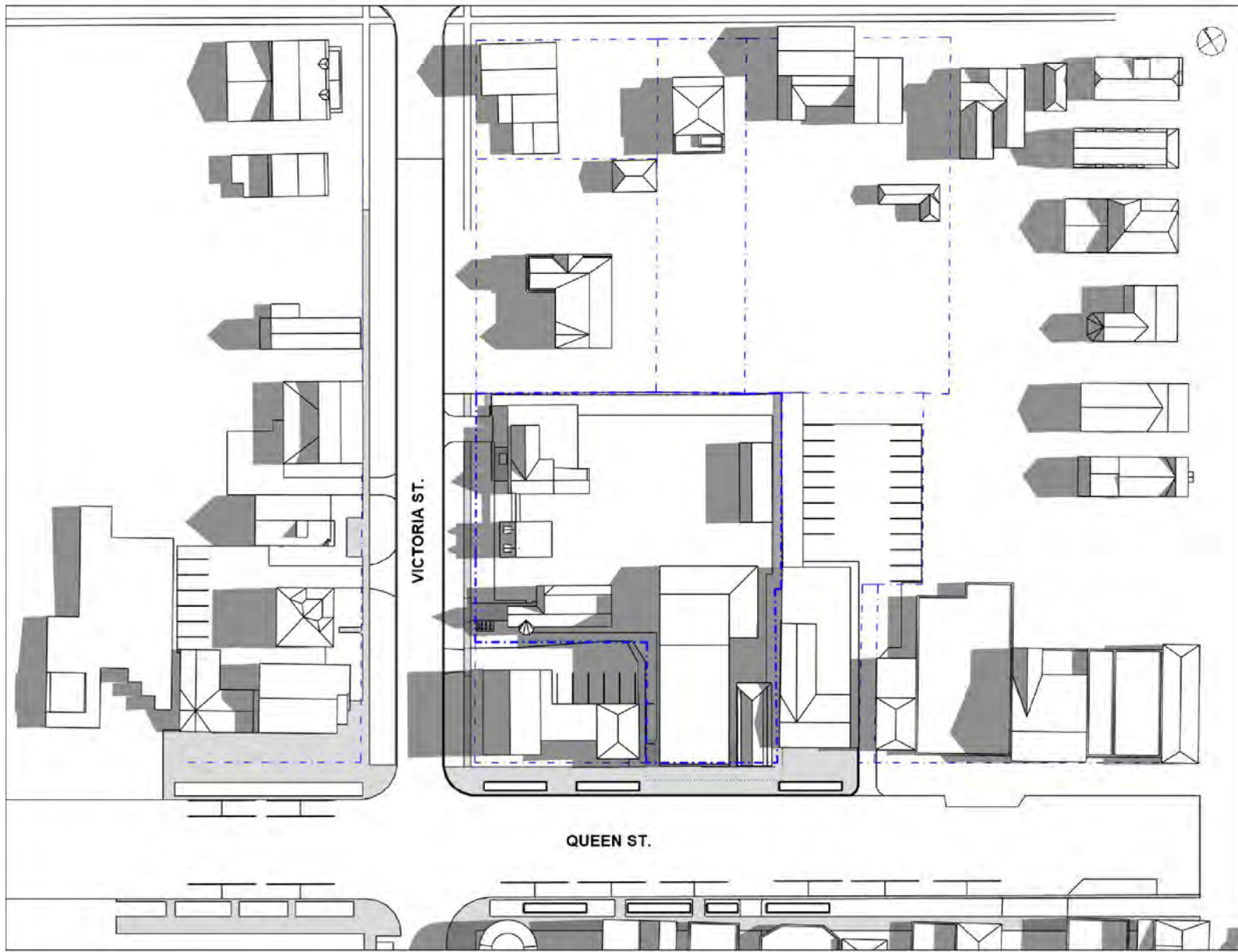
SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

Address:
Niagara on the Lake ON.

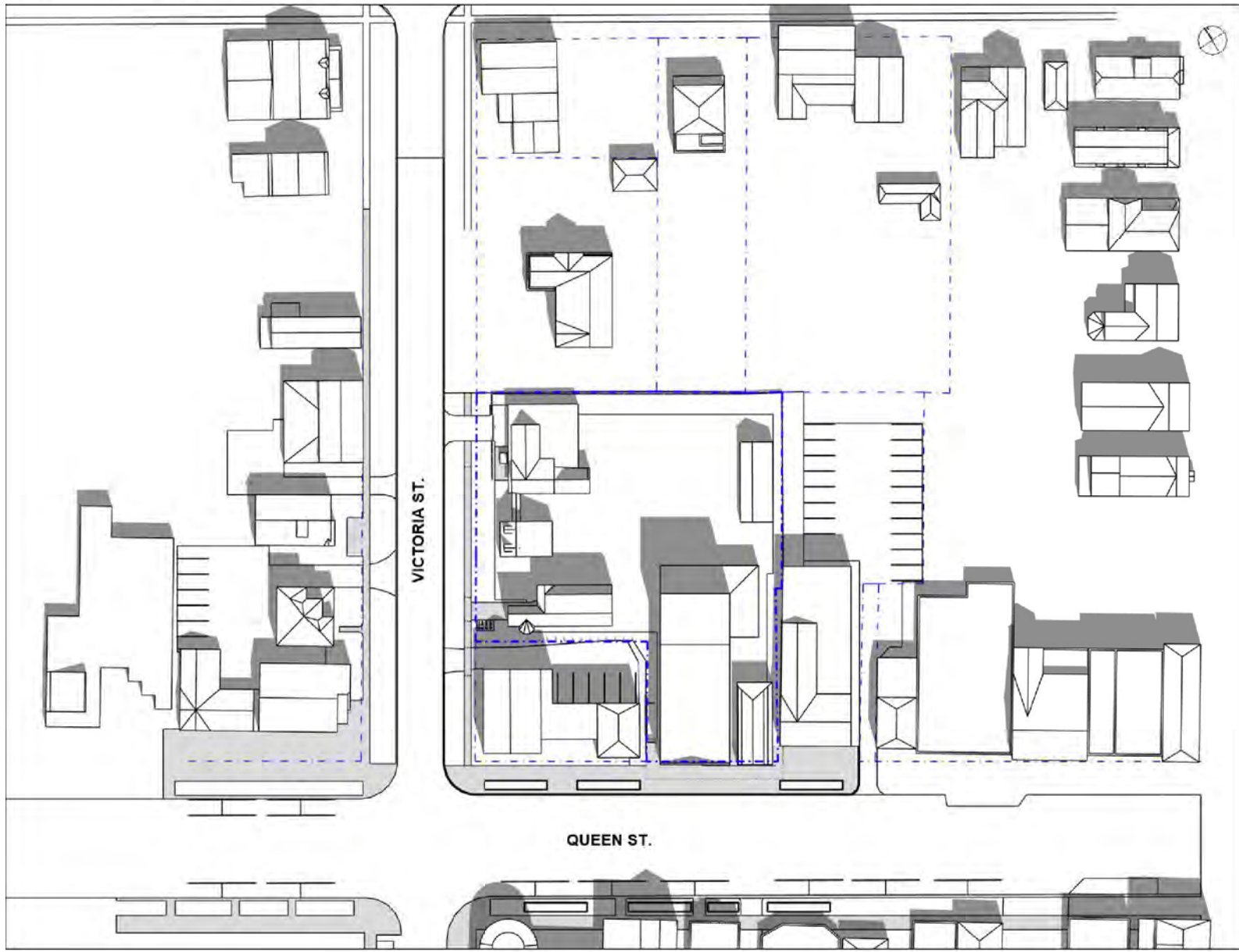
EXISTING - SHADOW
STUDY - AUGUST 21

AS-113

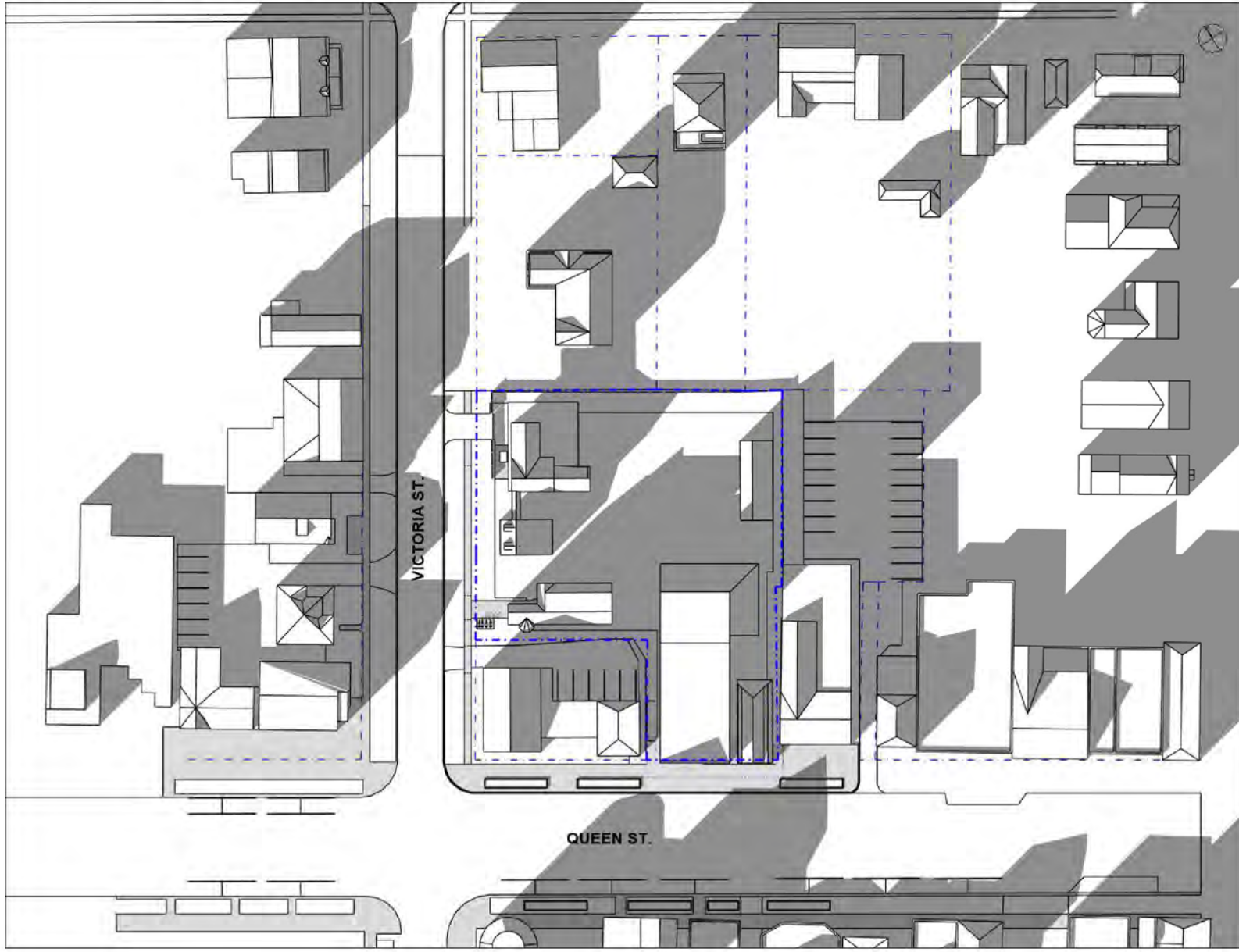
[1 of 9] [September 21, 2023 - 10:00]



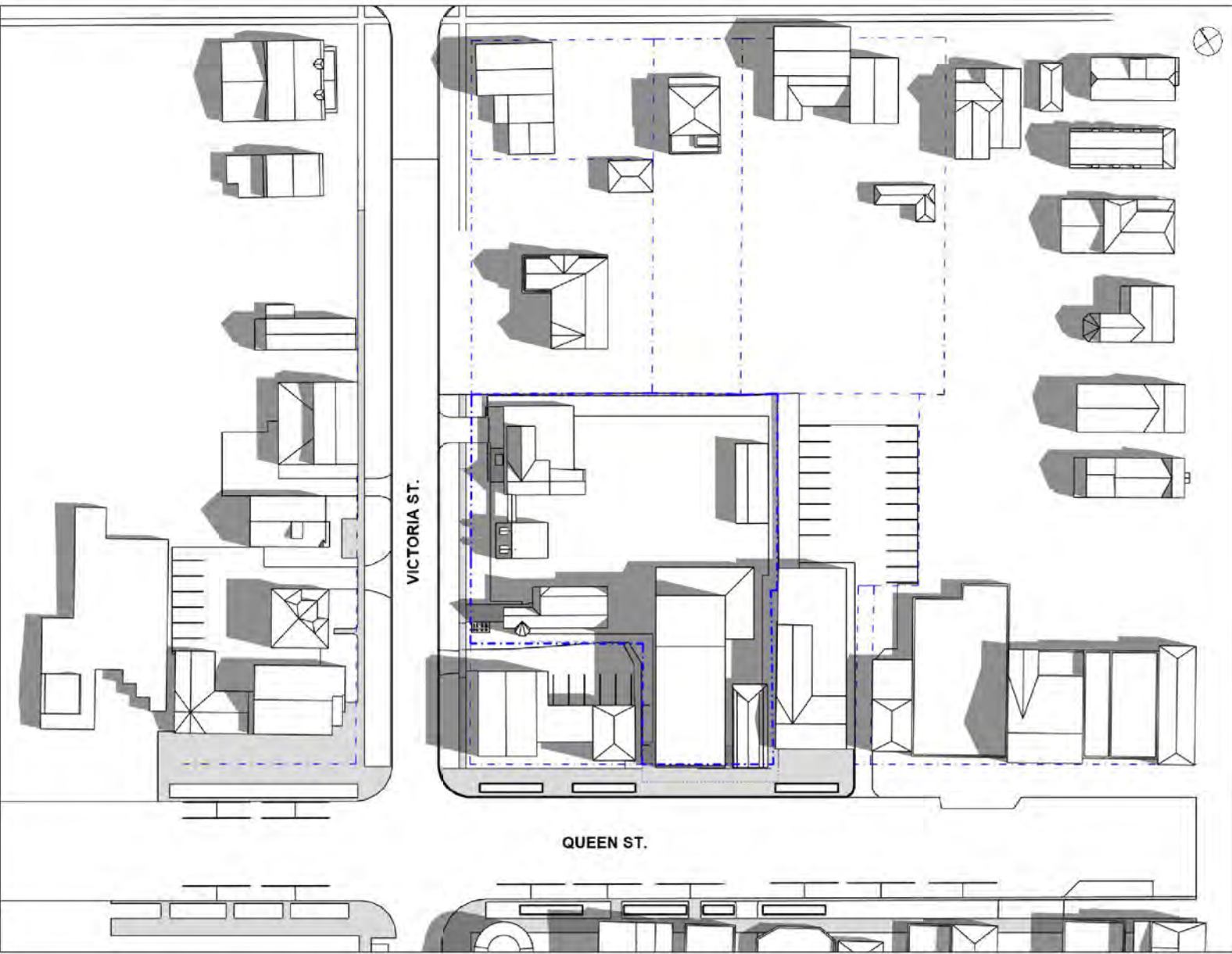
[5 of 9] [September 21, 2023 - 14:00]



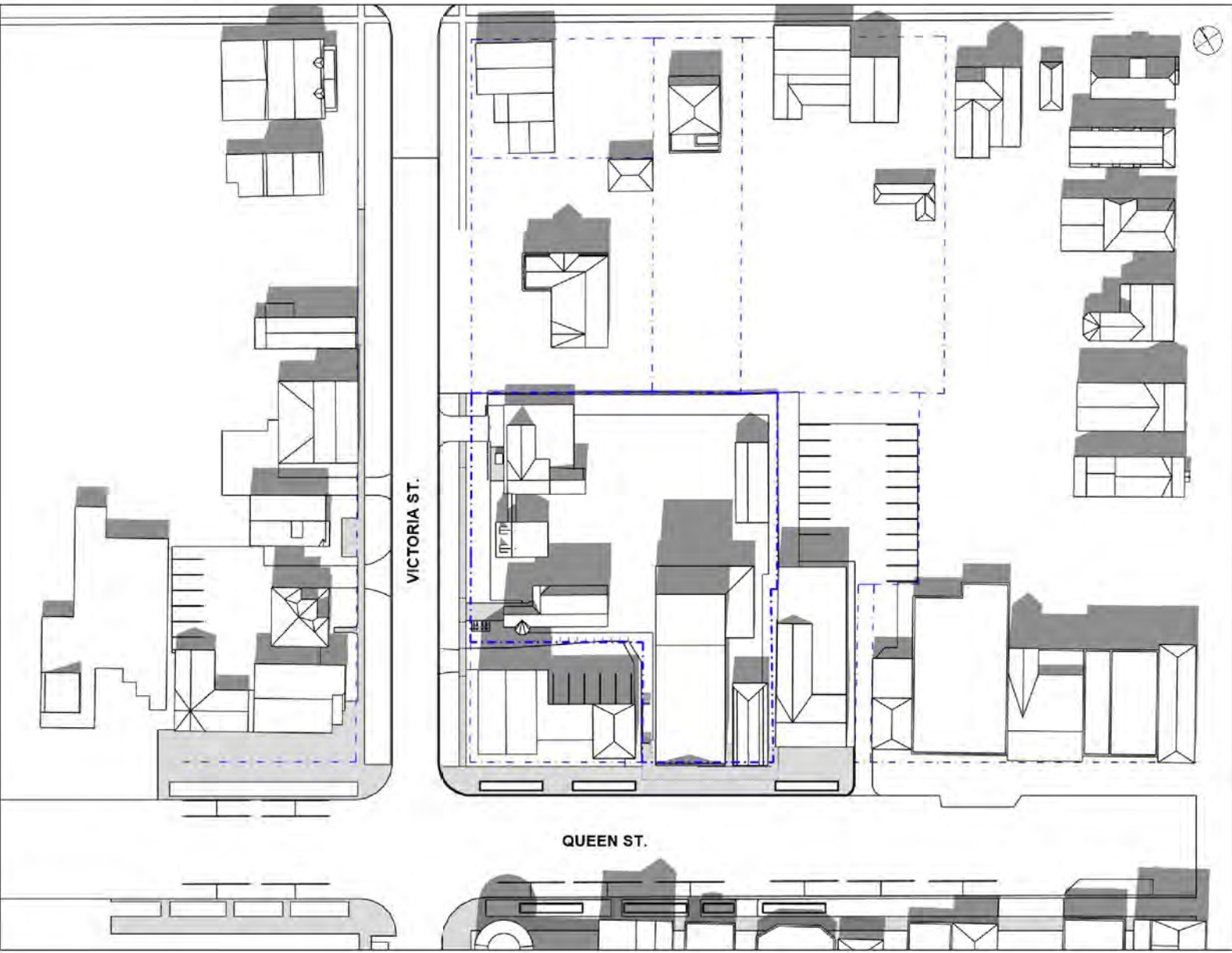
[9 of 9] [September 21, 2023 - 18:00]



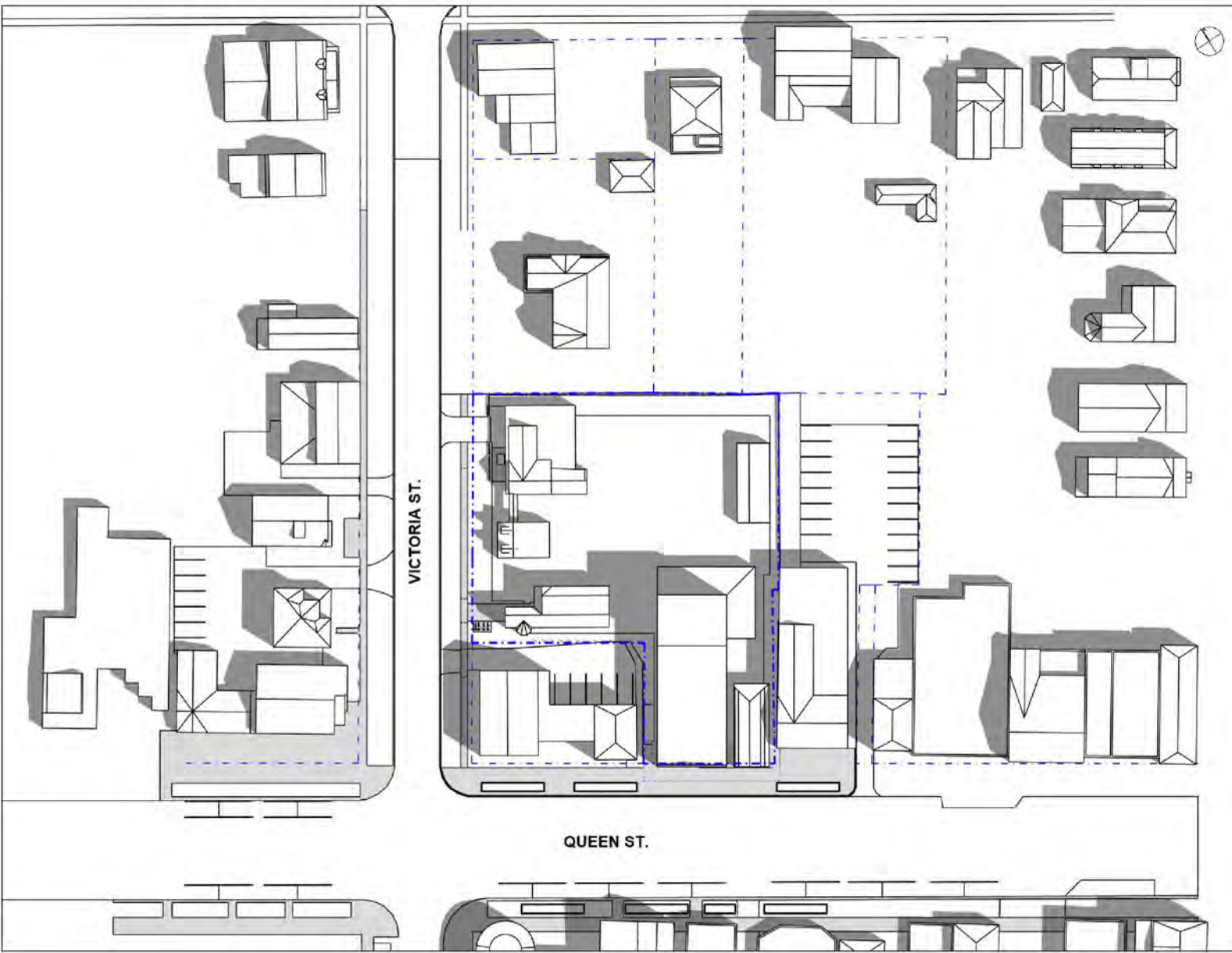
[2 of 9] [September 21, 2023 - 11:00]



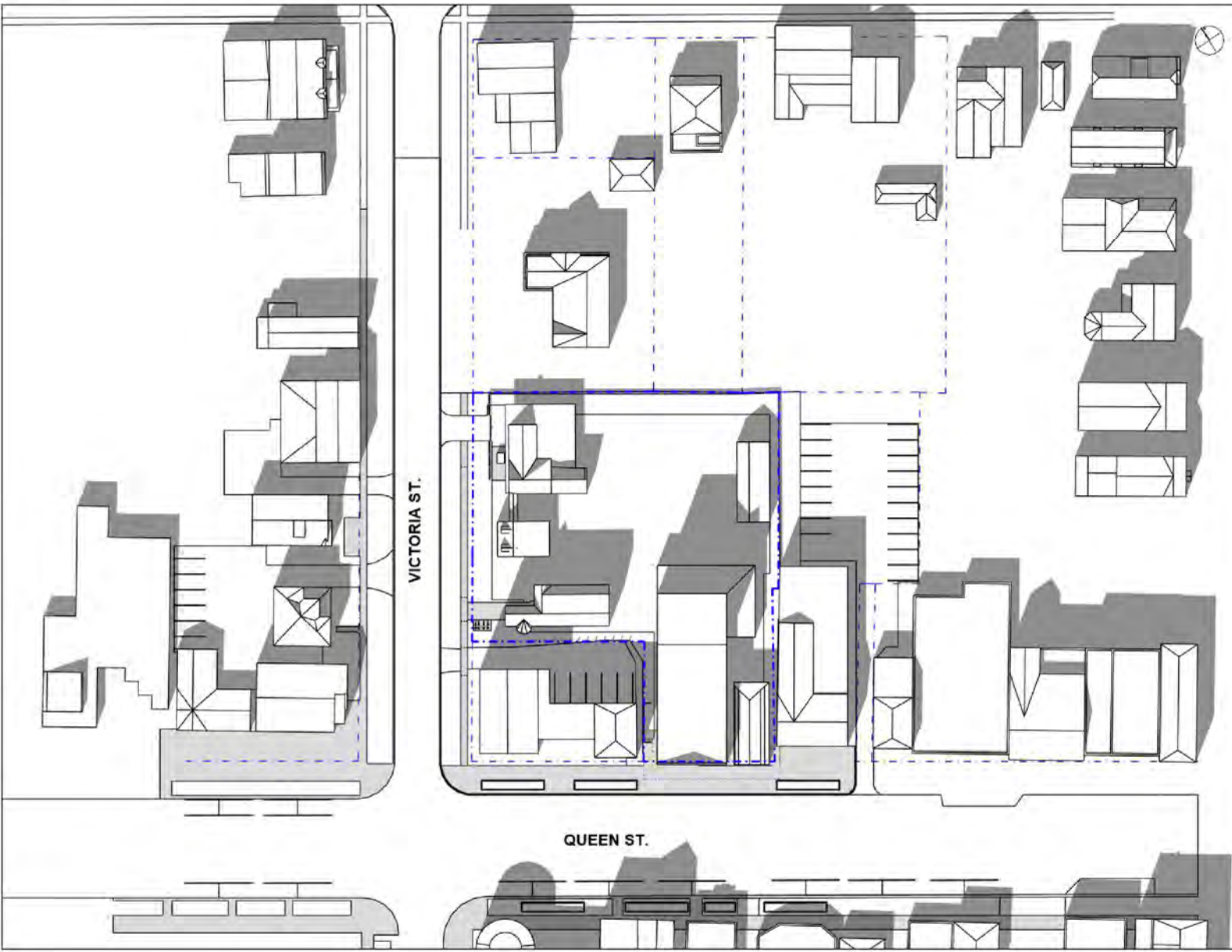
[6 of 9] [September 21, 2023 - 15:00]



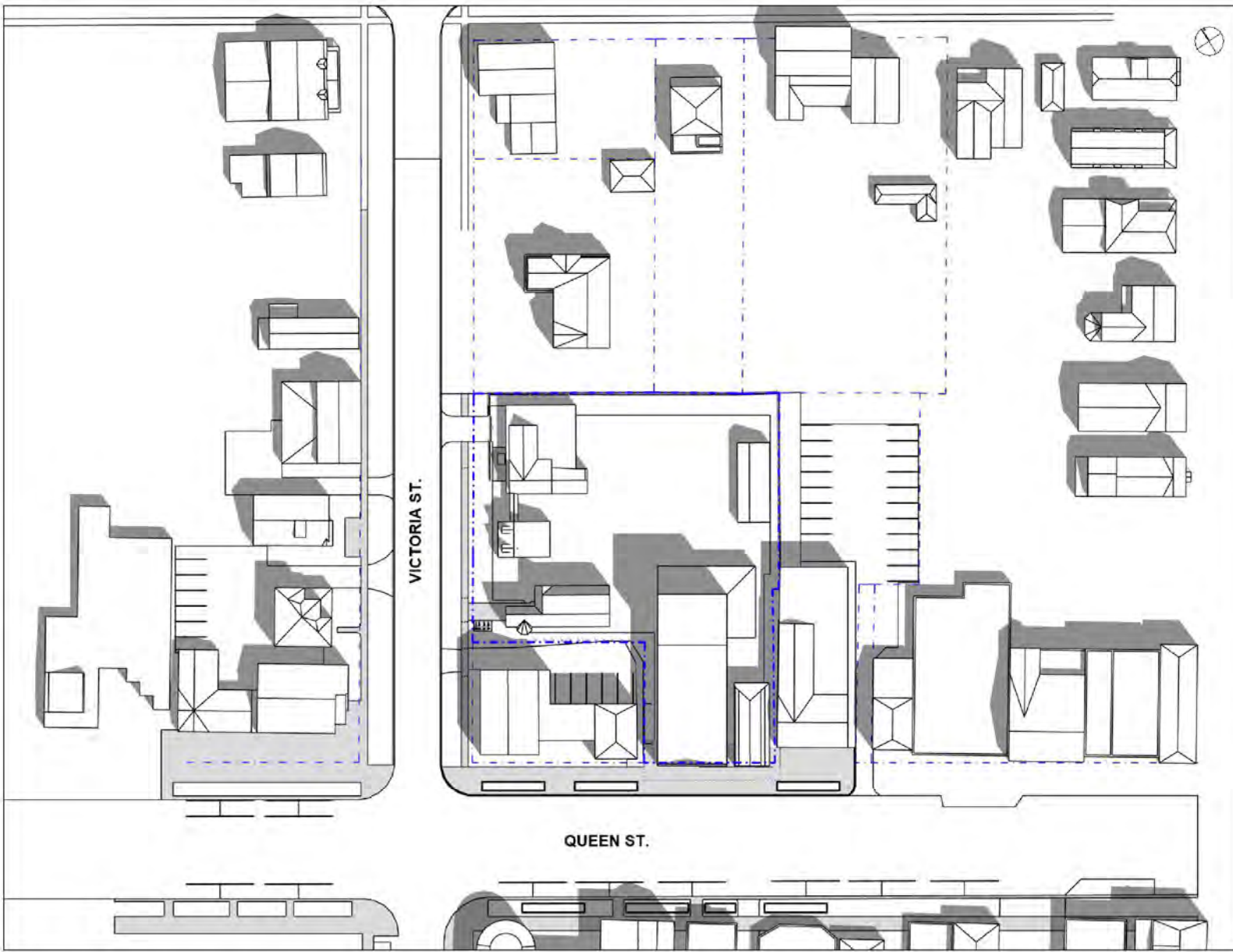
[3 of 9] [September 21, 2023 - 12:00]



[7 of 9] [September 21, 2023 - 16:00]



[4 of 9] [September 21, 2023 - 13:00]



[8 of 9] [September 21, 2023 - 17:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

SUNRISE - 7:02 AM

SUNSET - 7:16 PM

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 5, 25

NOTICE:
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CONSTRUCTION
DOCUMENTATION

PROJECT No. 22-140
START DATE JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

Address:
Niagara on the Lake ON

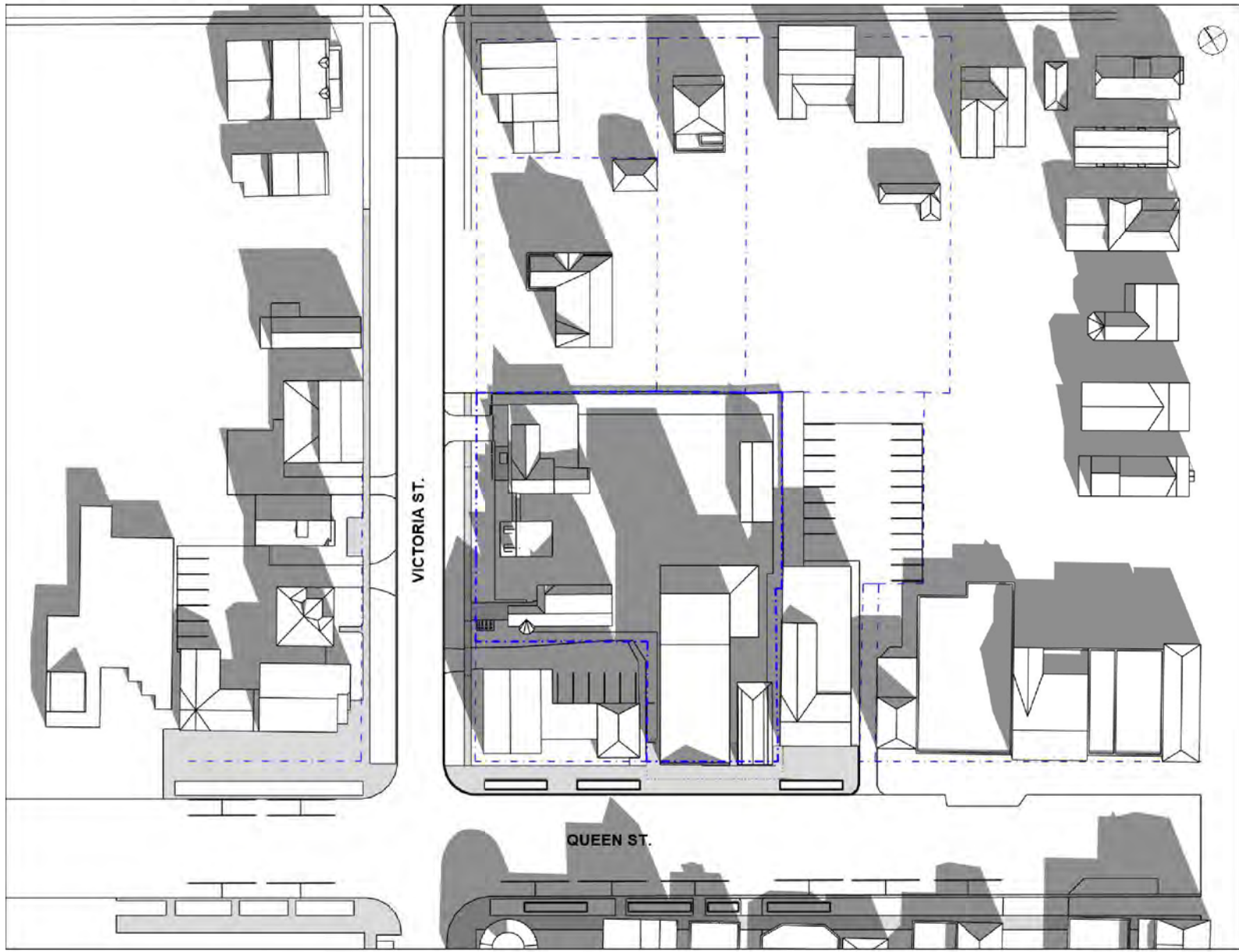
EXISTING - SHADOW
STUDY - SEPTEMBER
21

AS-114

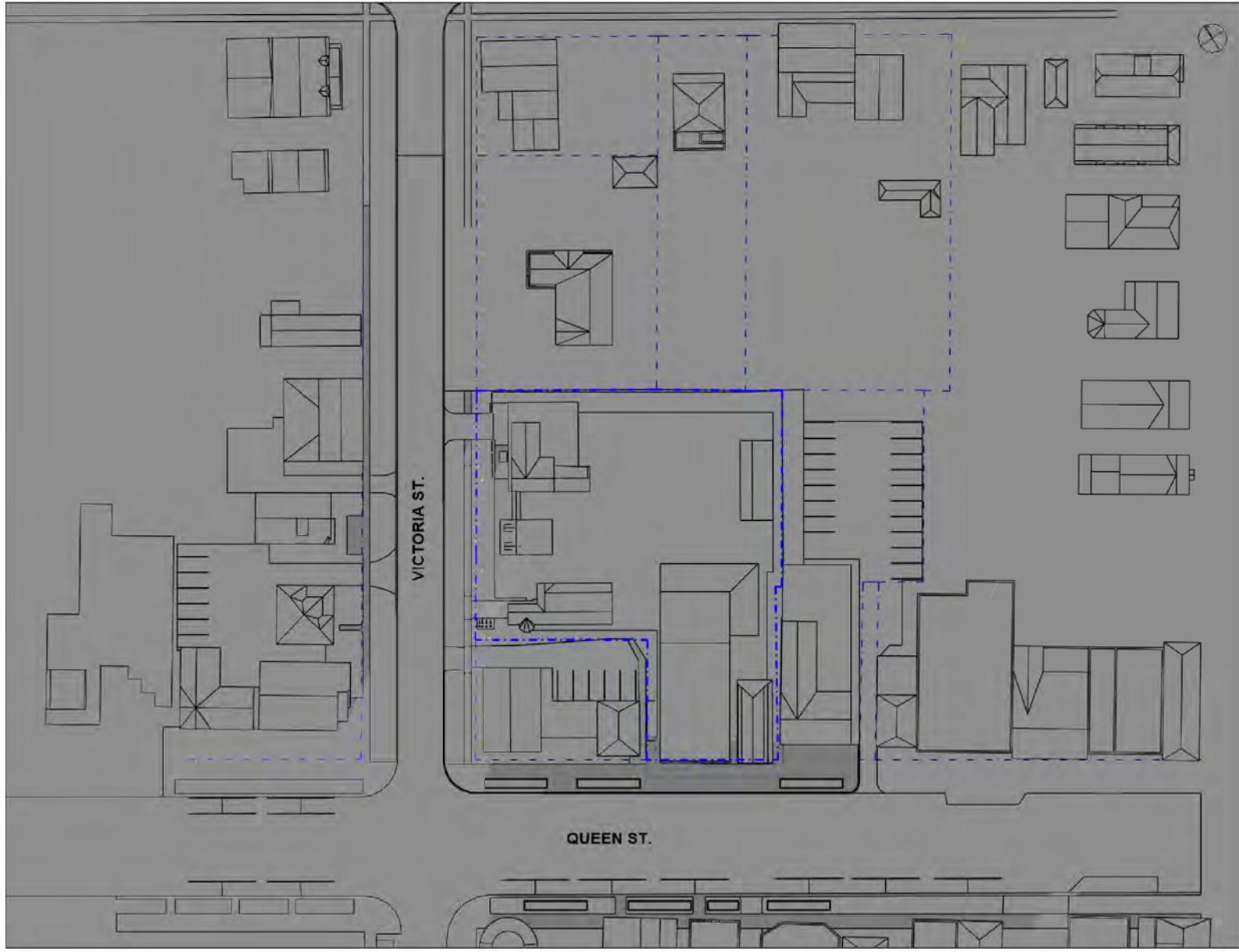
[1 of 9] [December 21, 2023 - 10:00]



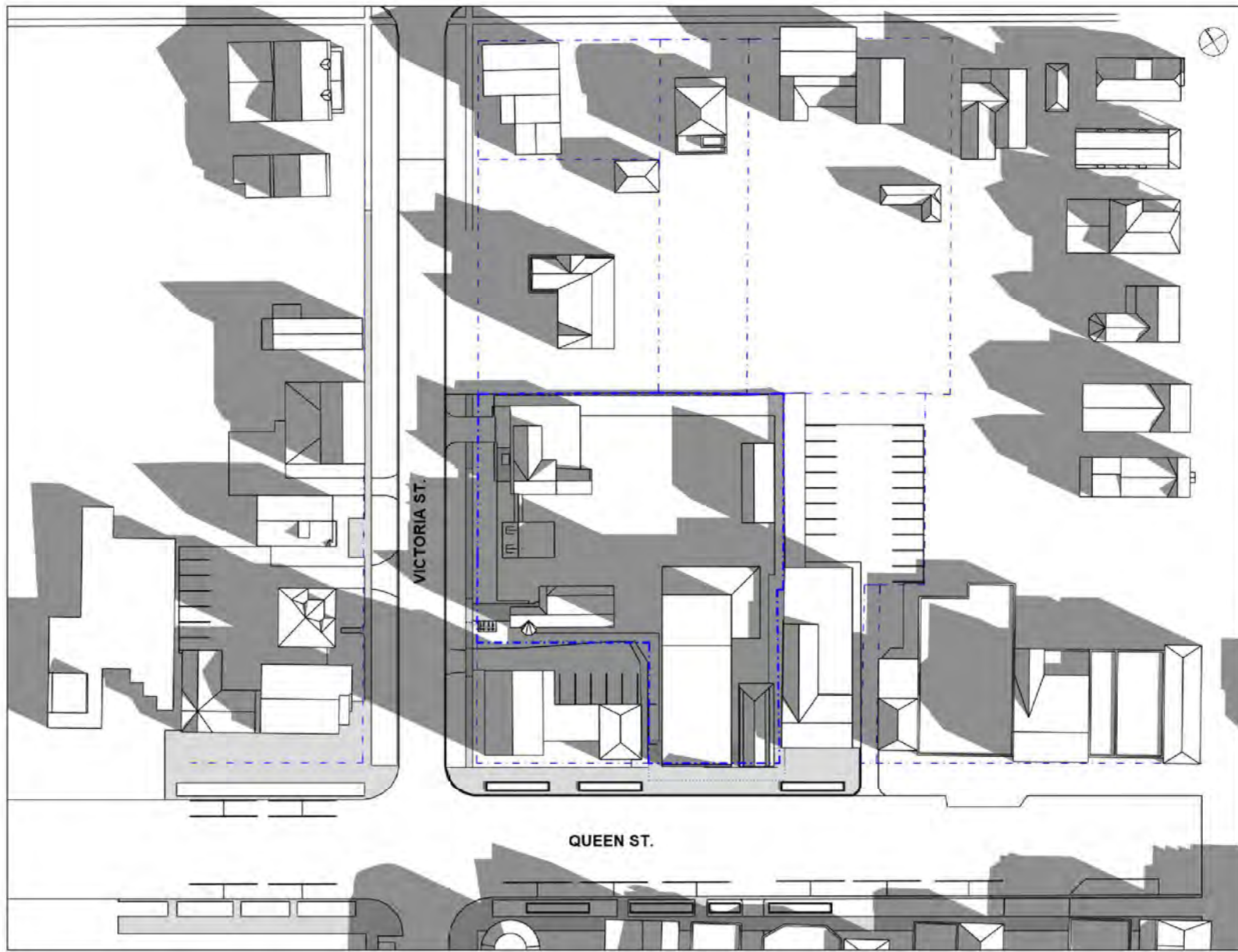
[5 of 9] [December 21, 2023 - 14:00]



[9 of 9] [December 21, 2023 - 18:00]



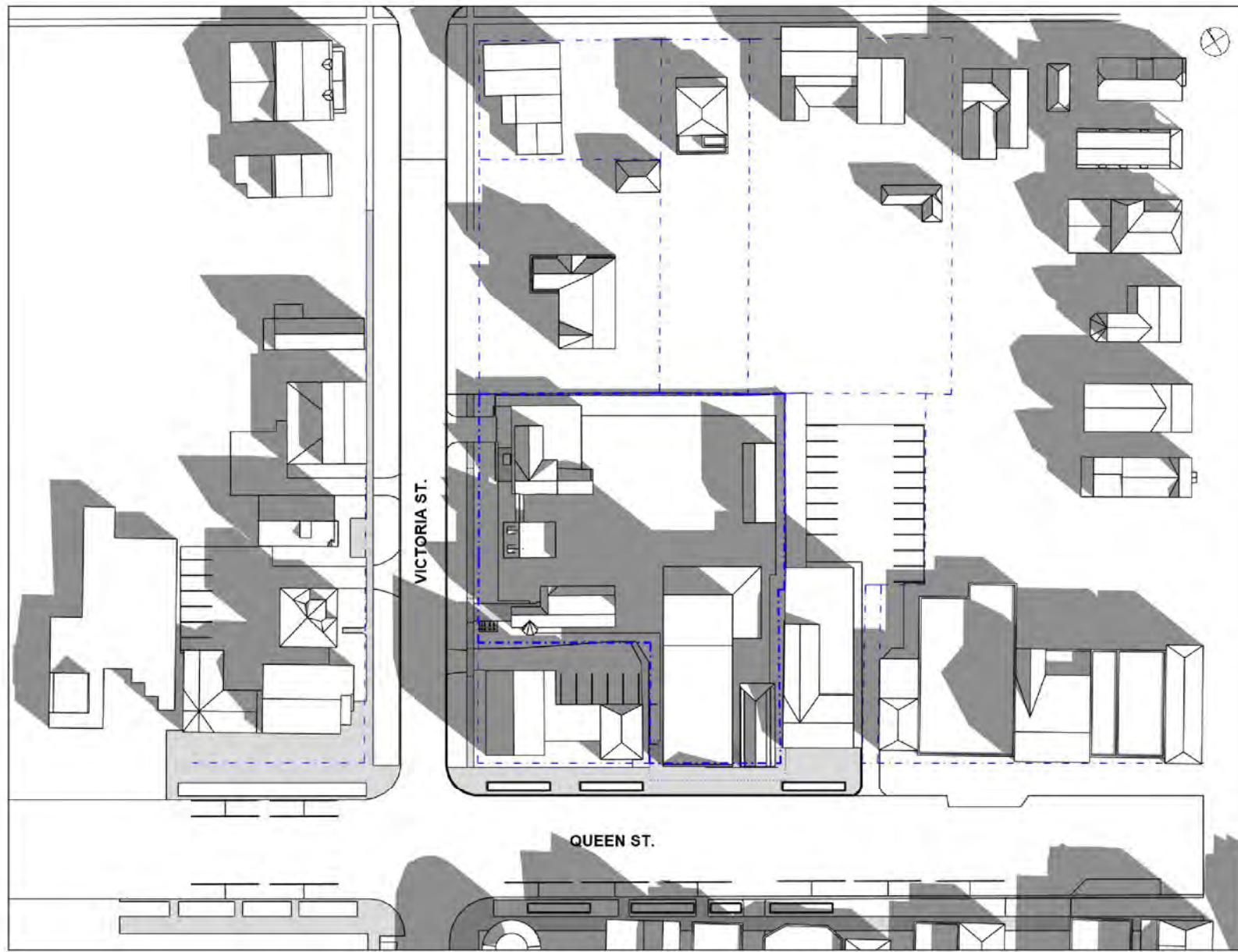
[2 of 9] [December 21, 2023 - 11:00]



[6 of 9] [December 21, 2023 - 15:00]



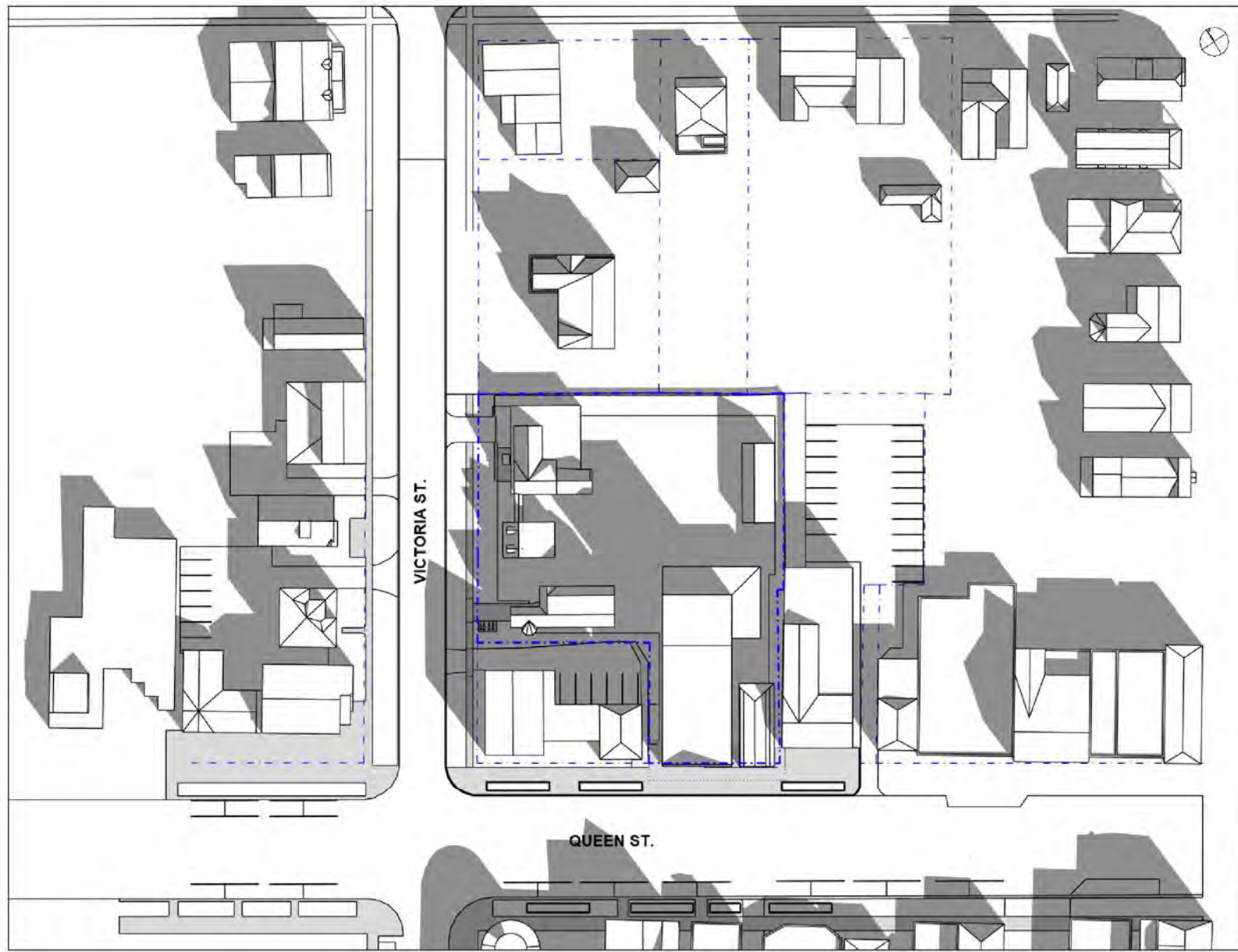
[3 of 9] [December 21, 2023 - 12:00]



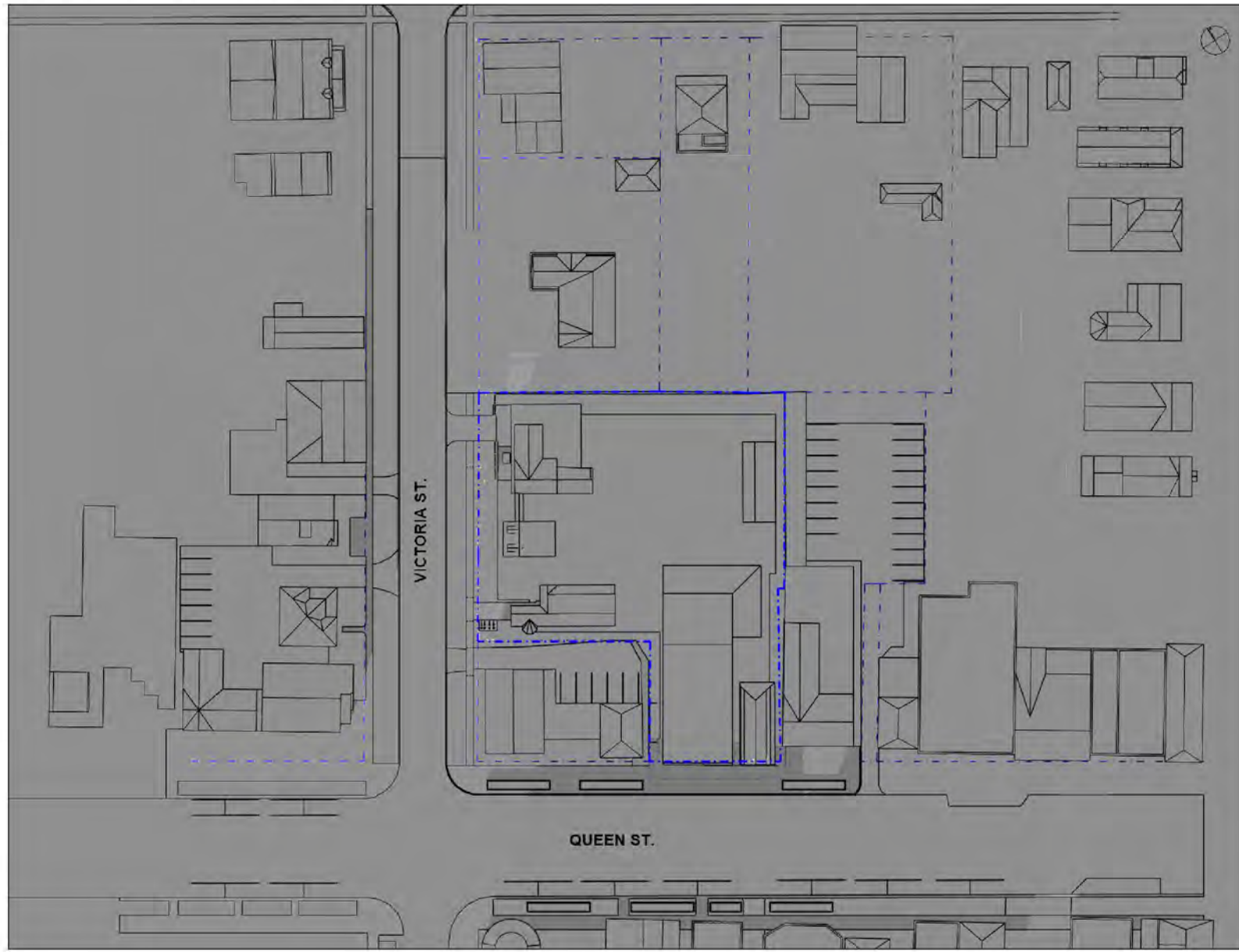
[7 of 9] [December 21, 2023 - 16:00]



[4 of 9] [December 21, 2023 - 13:00]



[8 of 9] [December 21, 2023 - 17:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

SUNRISE - 7:45 AM

SUNSET - 4:44 PM

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 5 25

NOTICE:

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CONSTRUCTION
DOCUMENTATION

PROJECT No. 22-140

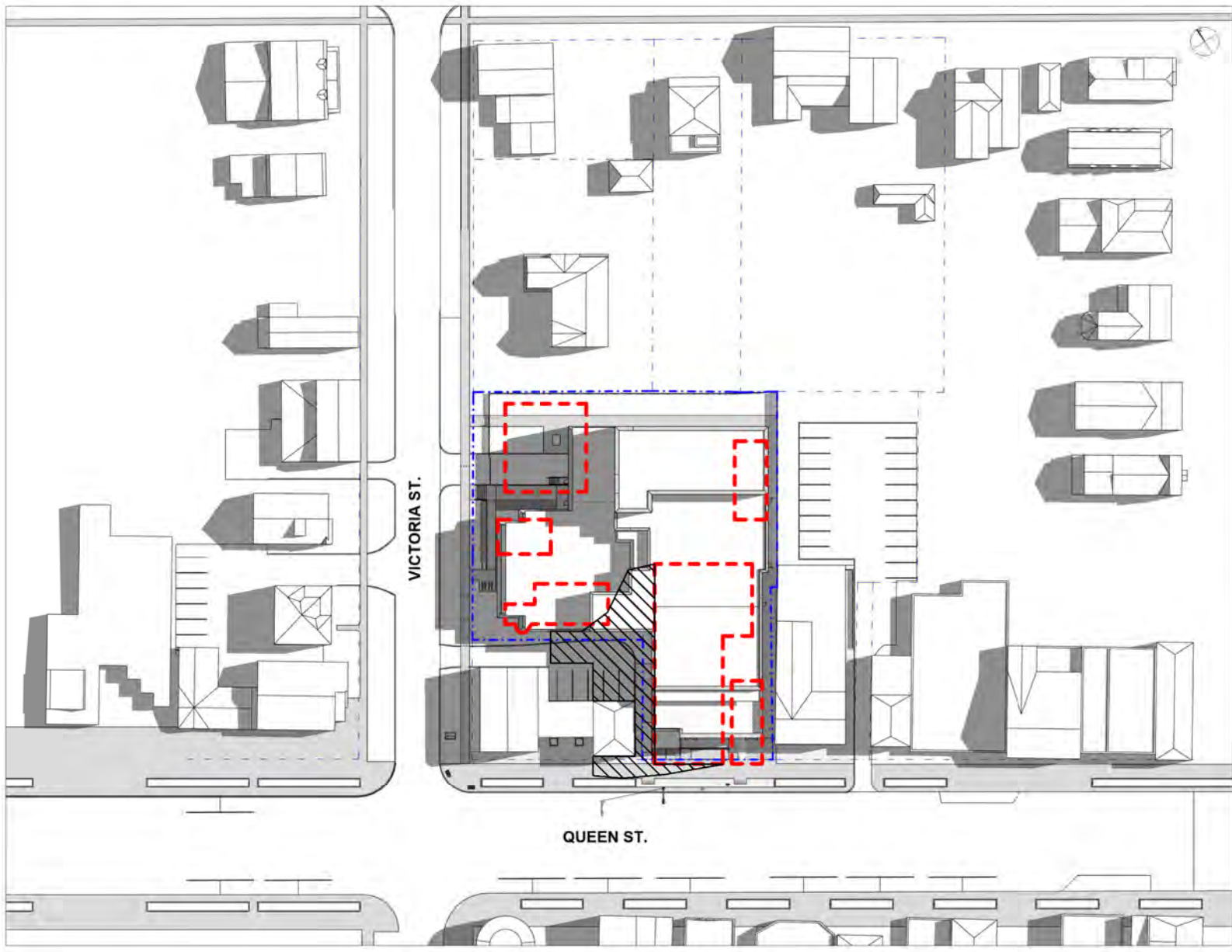
START DATE JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

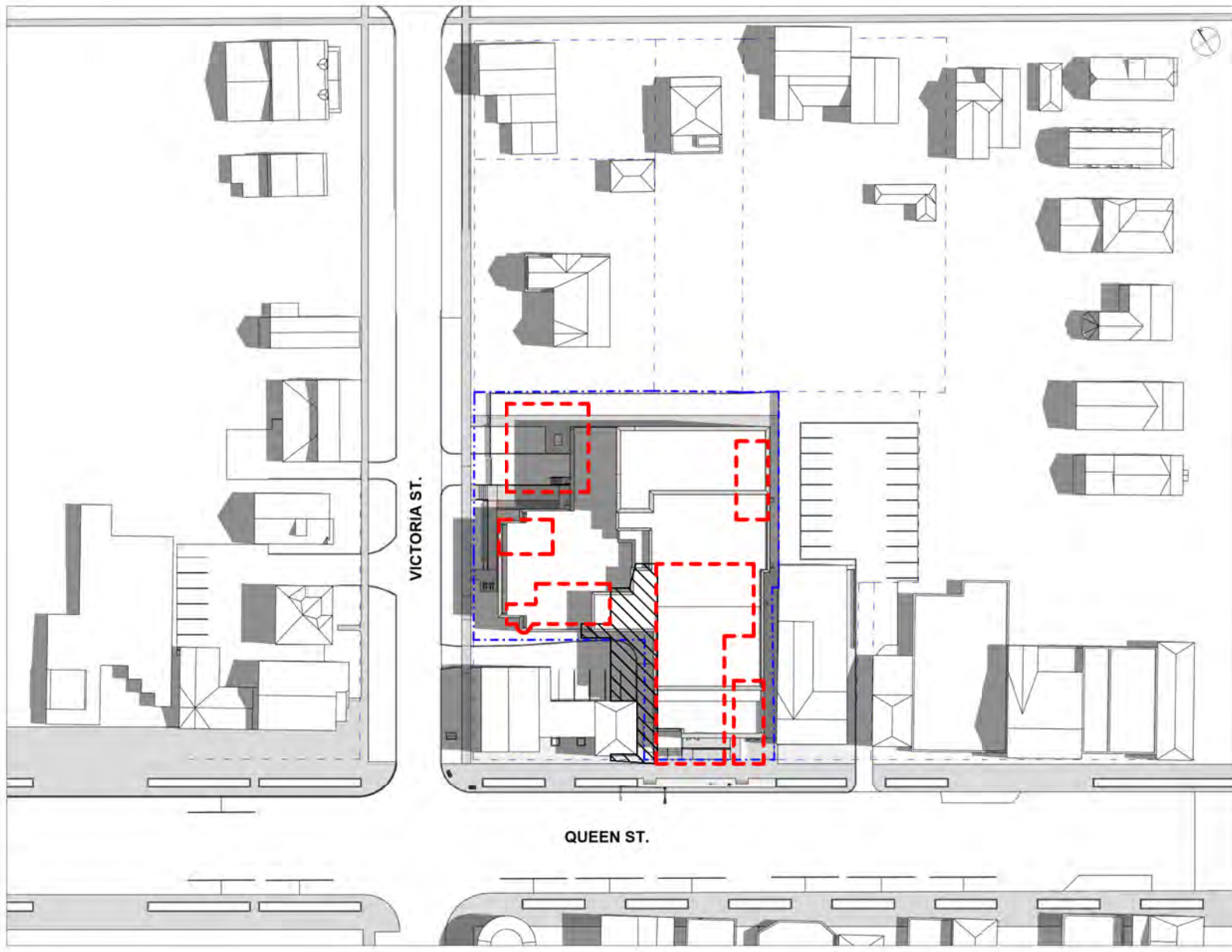
Address:
Niagara on the Lake ON.

EXISTING - SHADOW
STUDY - DECEMBER 21

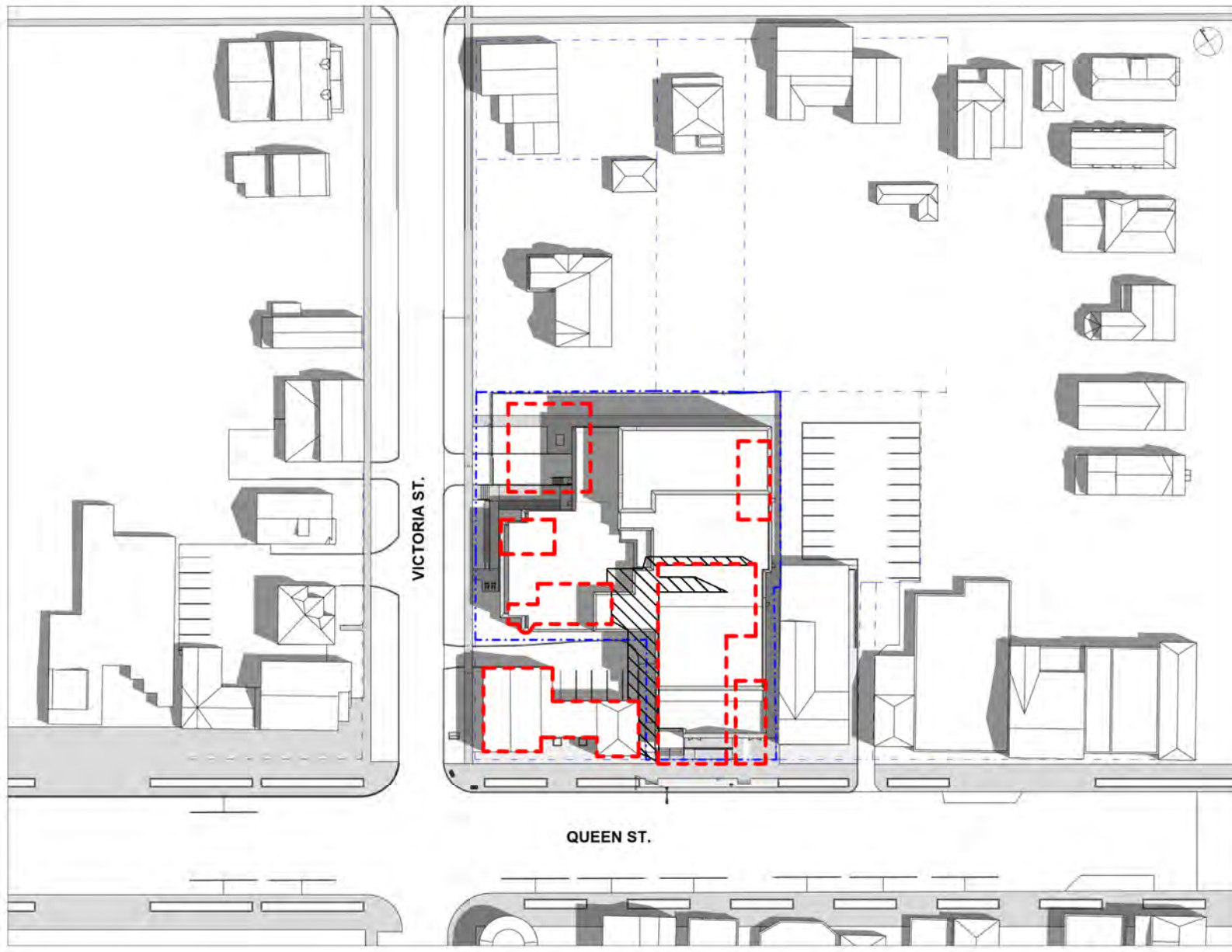
[1 of 8] [April 21, 2023 - 10:00]



[2 of 8] [April 21, 2023 - 11:00]



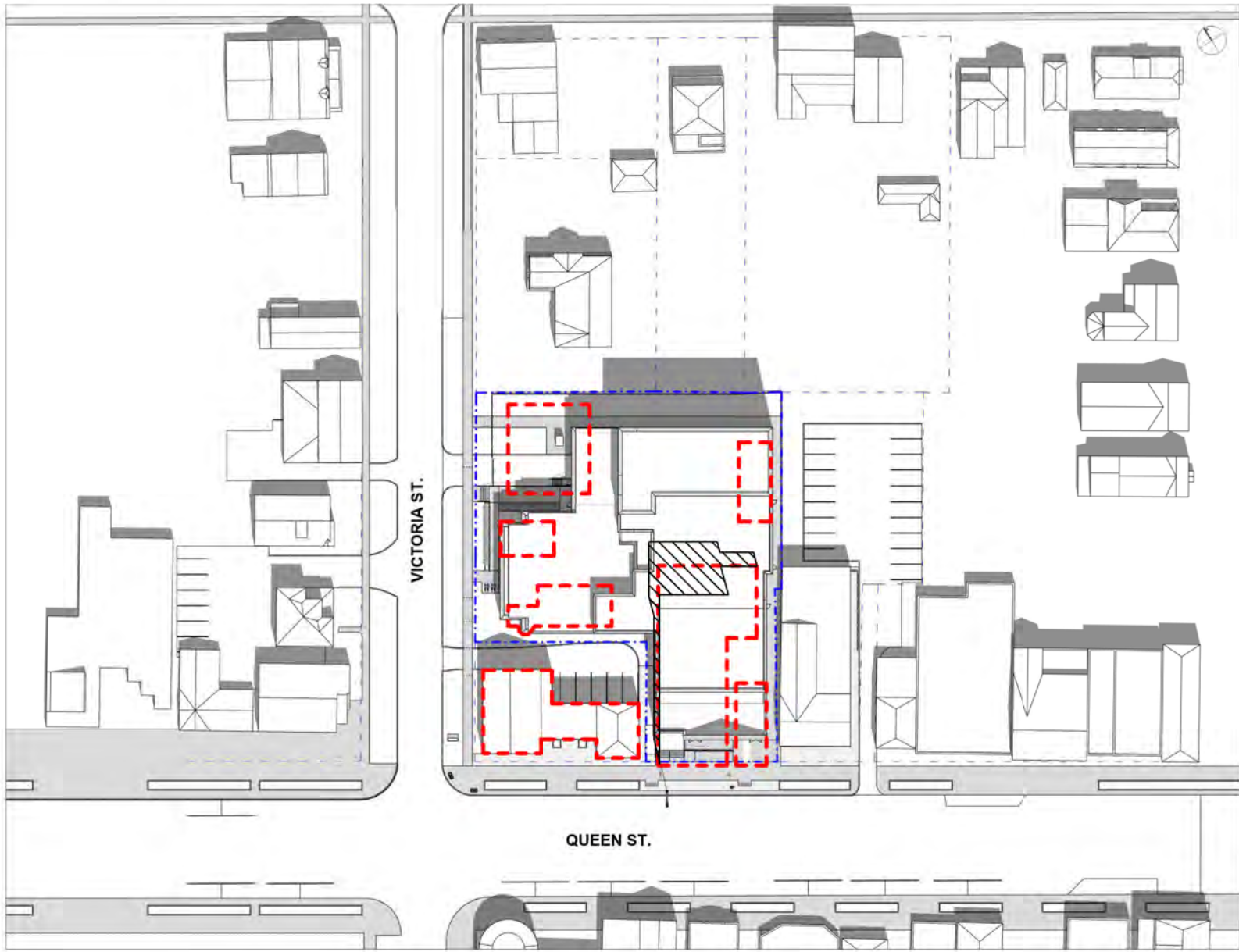
[3 of 8] [April 21, 2023 - 12:00]



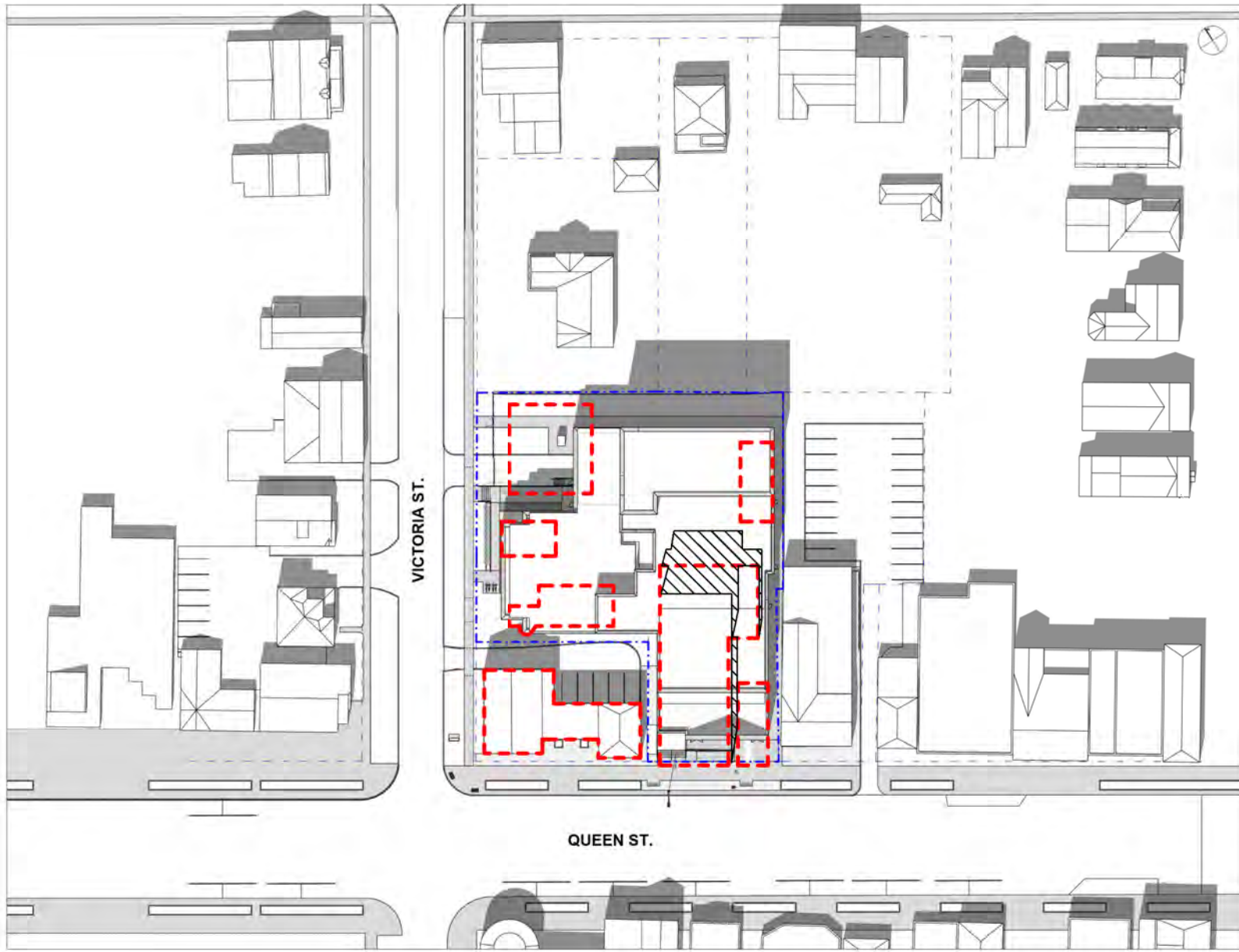
[4 of 8] [April 21, 2023 - 13:00]



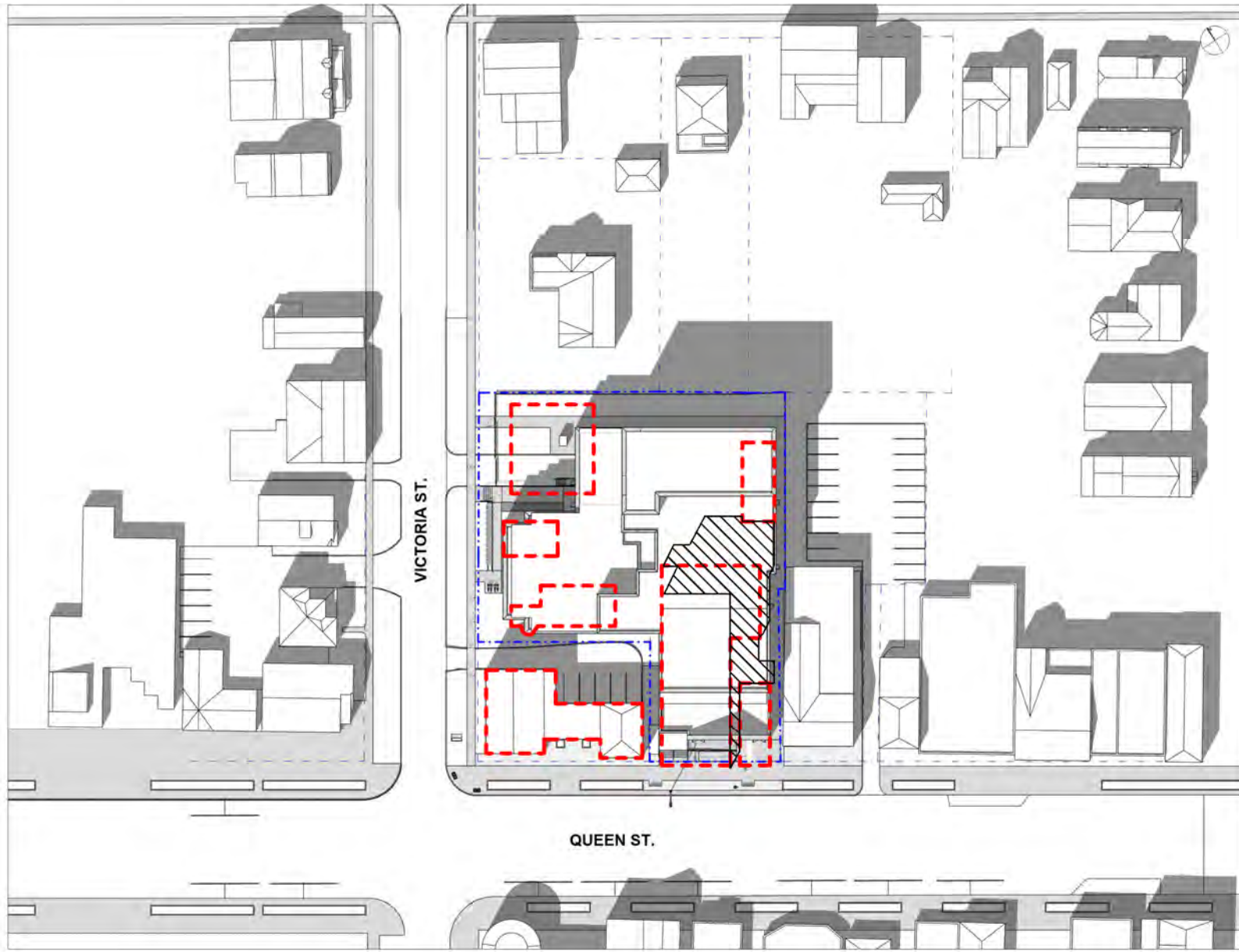
[5 of 8] [April 21, 2023 - 14:00]



[6 of 8] [April 21, 2023 - 15:00]



[7 of 8] [April 21, 2023 - 16:00]



[8 of 8] [April 21, 2023 - 17:00]



[9 of 8] [April 21, 2023 - 18:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

SUNRISE - 6:25 AM

SUNSET - 8:06 PM

EXISTING BUILDING OUTLINE

EXISTING SHADOW OUTLINE

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 5, 25

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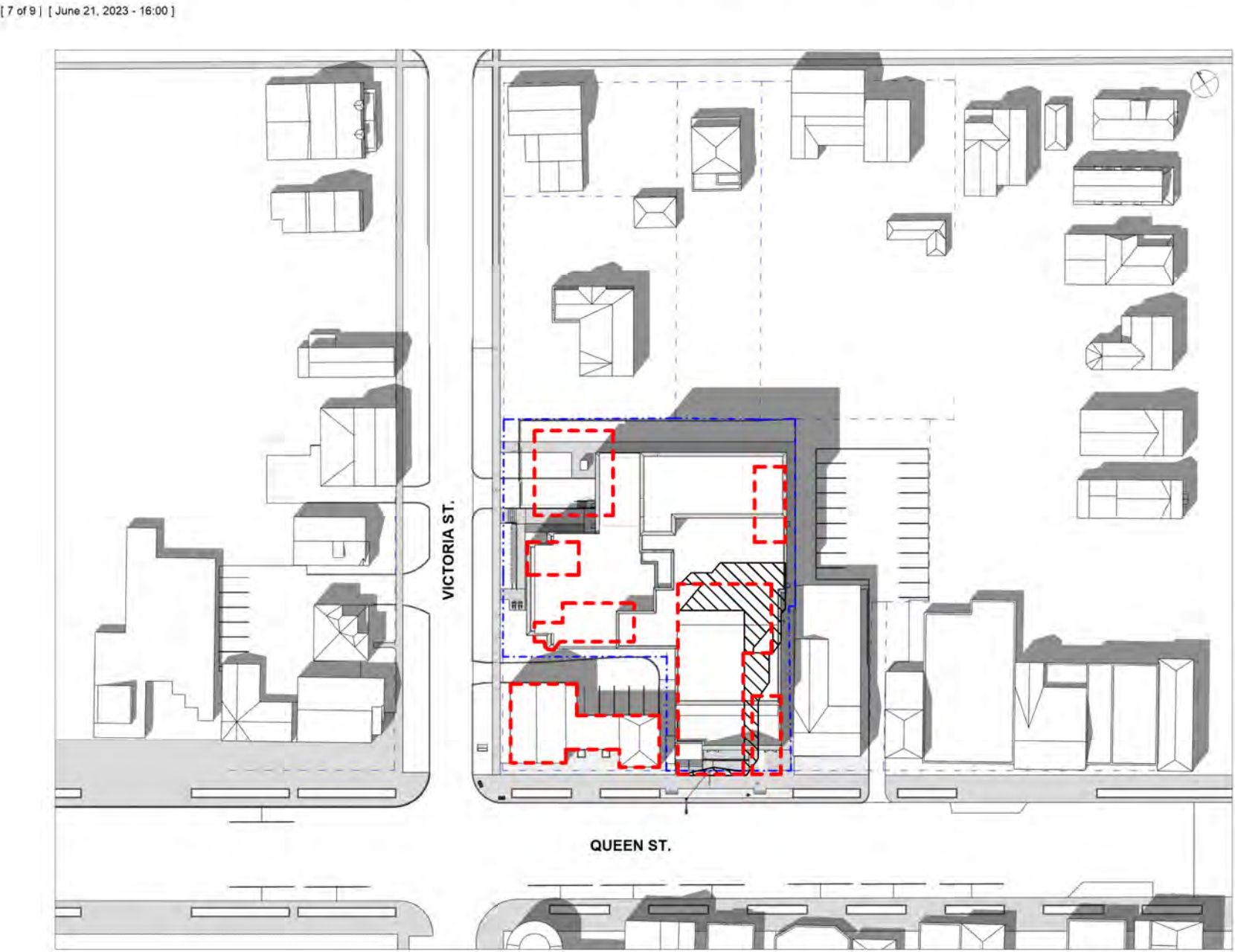
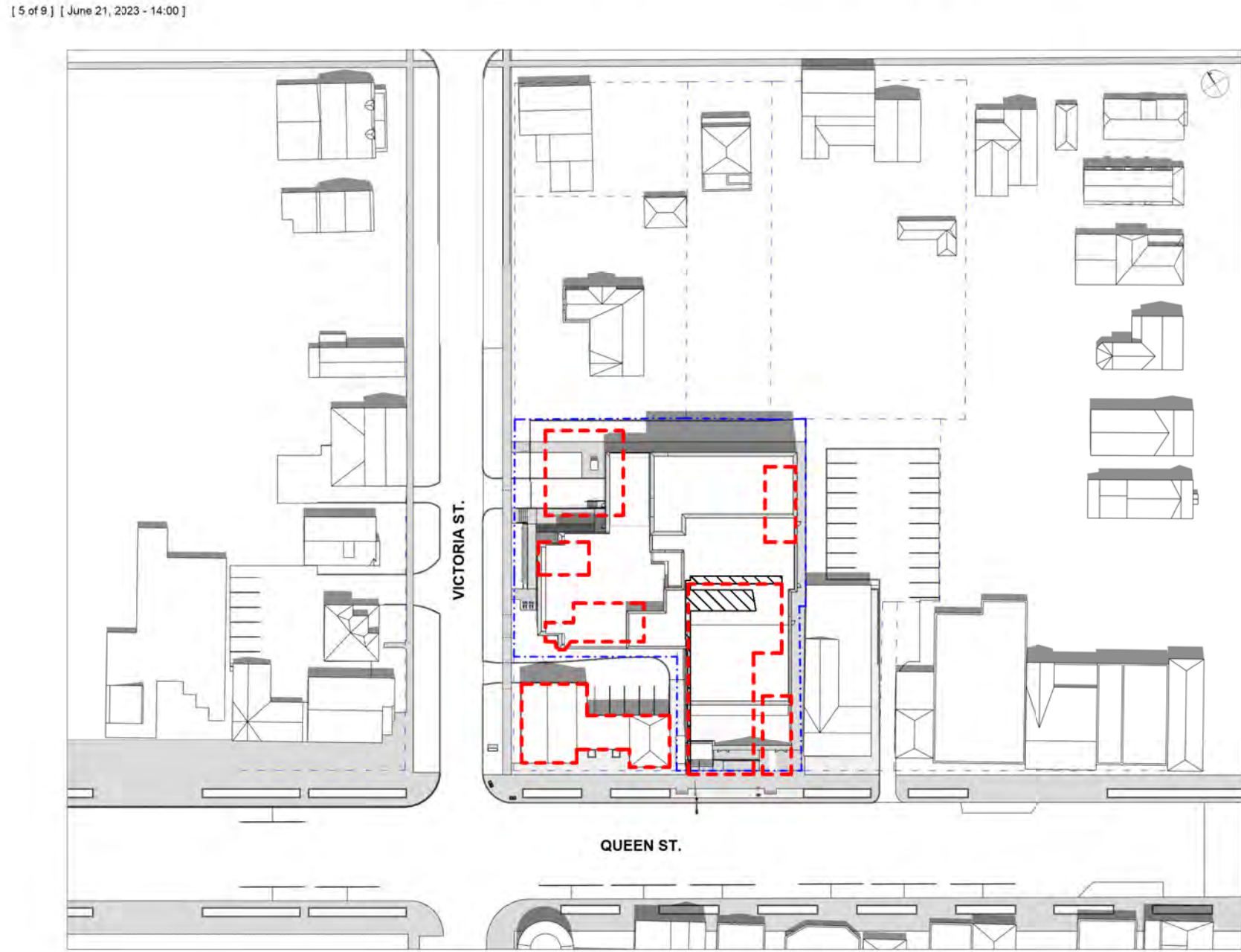
**CONSTRUCTION
DOCUMENTATION**

PROJECT No. 22-140
START DATE JAN. 2023

**SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE**

Address:
Niagara on the Lake ON

**SHADOW STUDY -
APRIL 21**



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

SUNRISE - 5:36 AM

SUNSET - 9:00 PM

EXISTING BUILDING OUTLINE

EXISTING SHADOW OUTLINE

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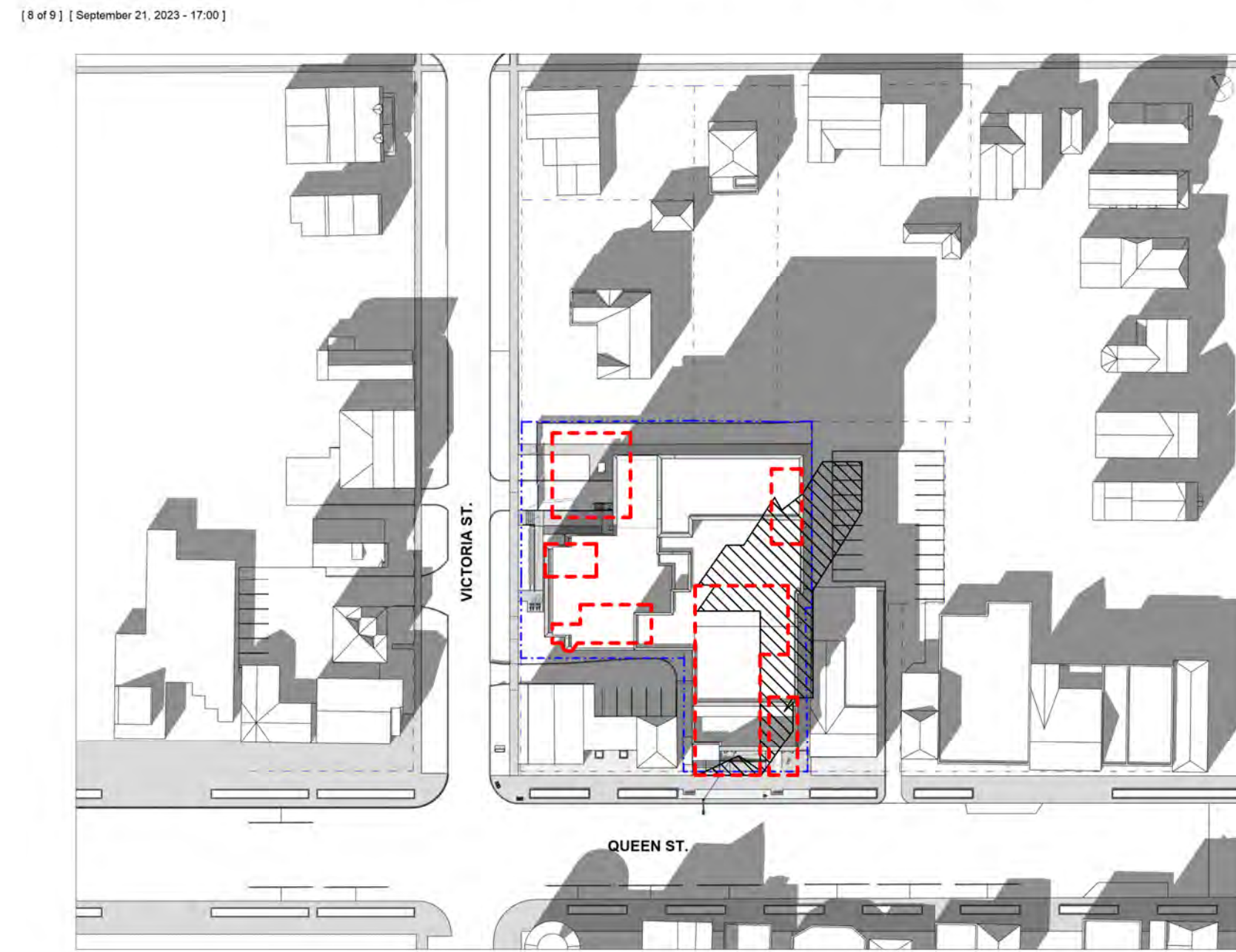
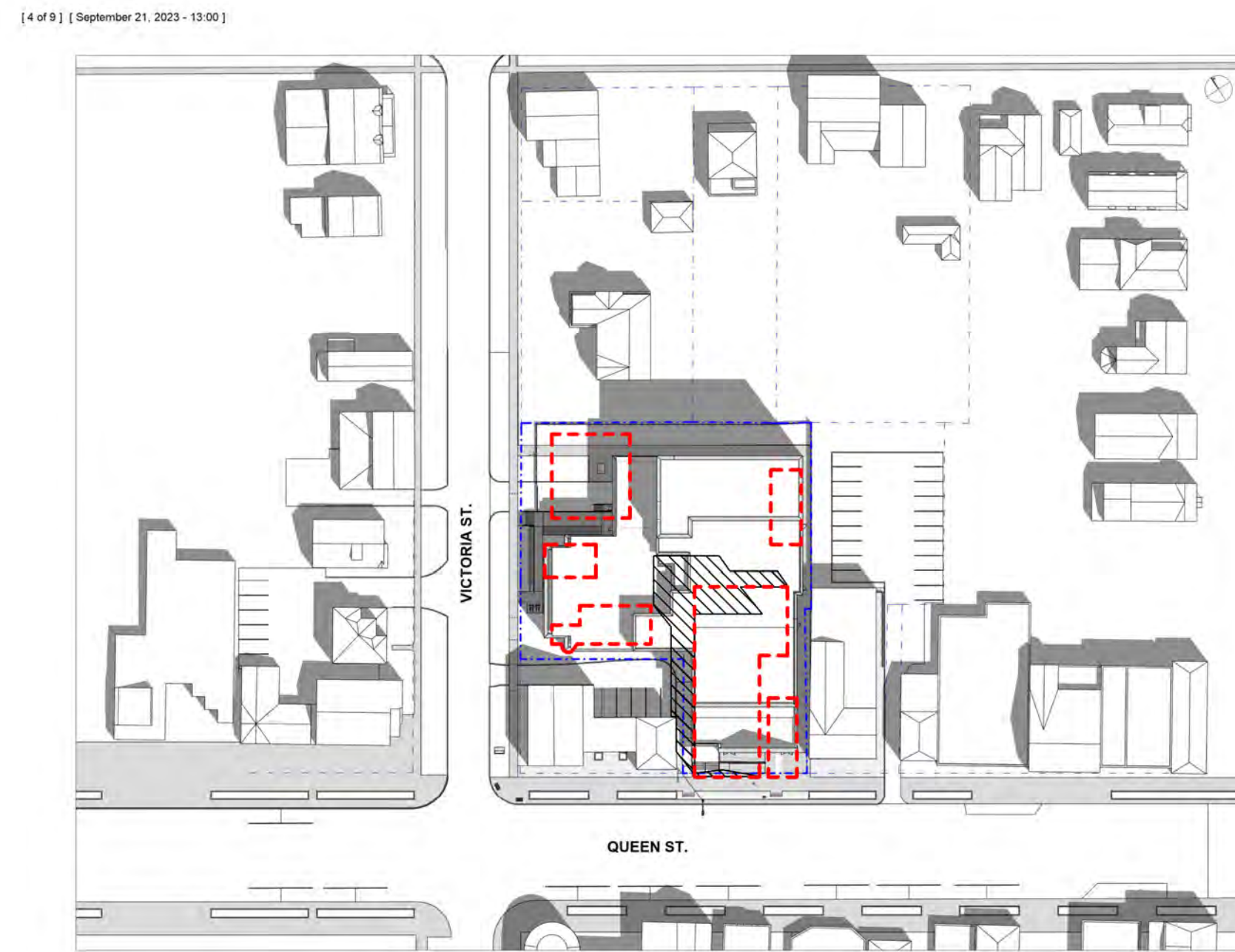
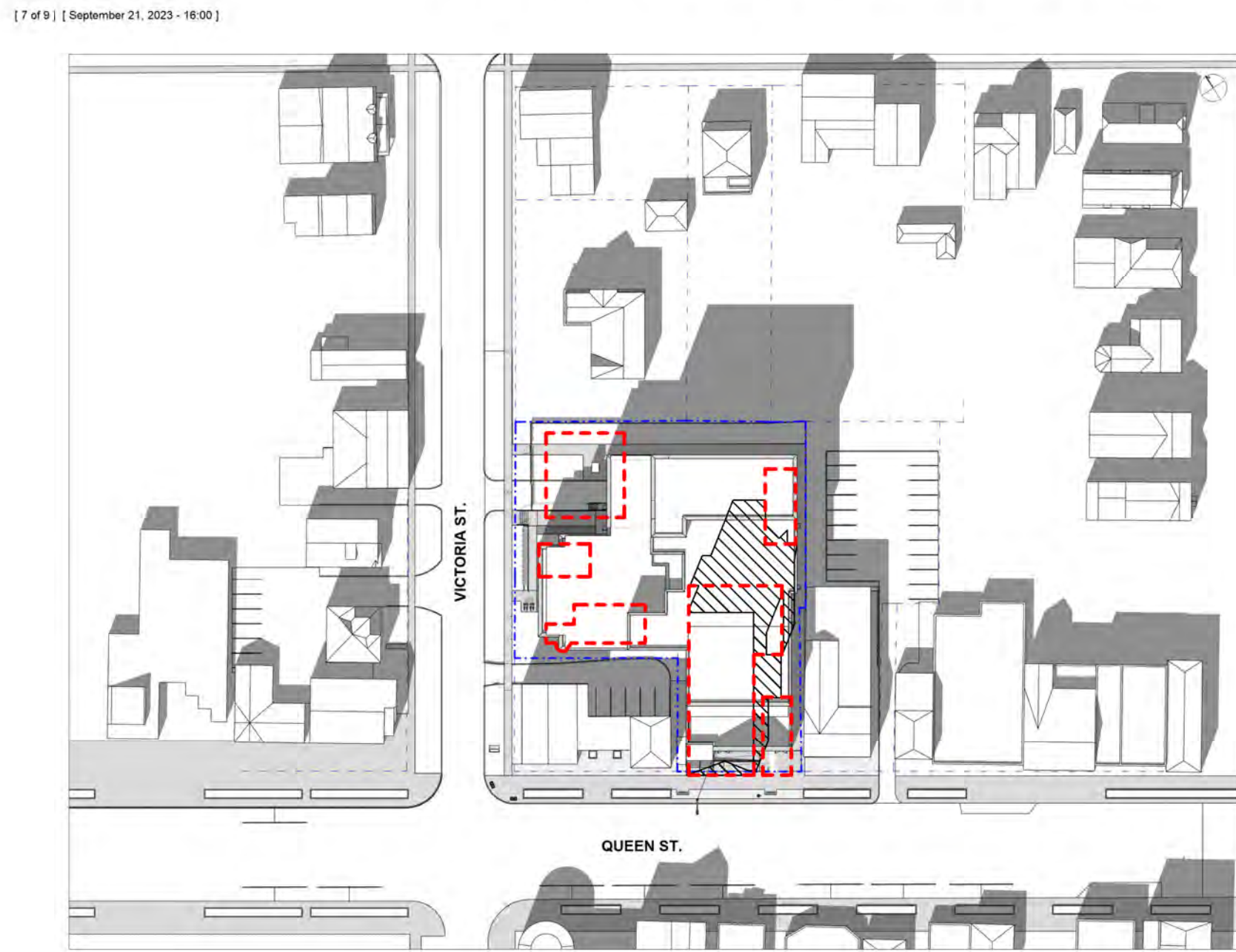
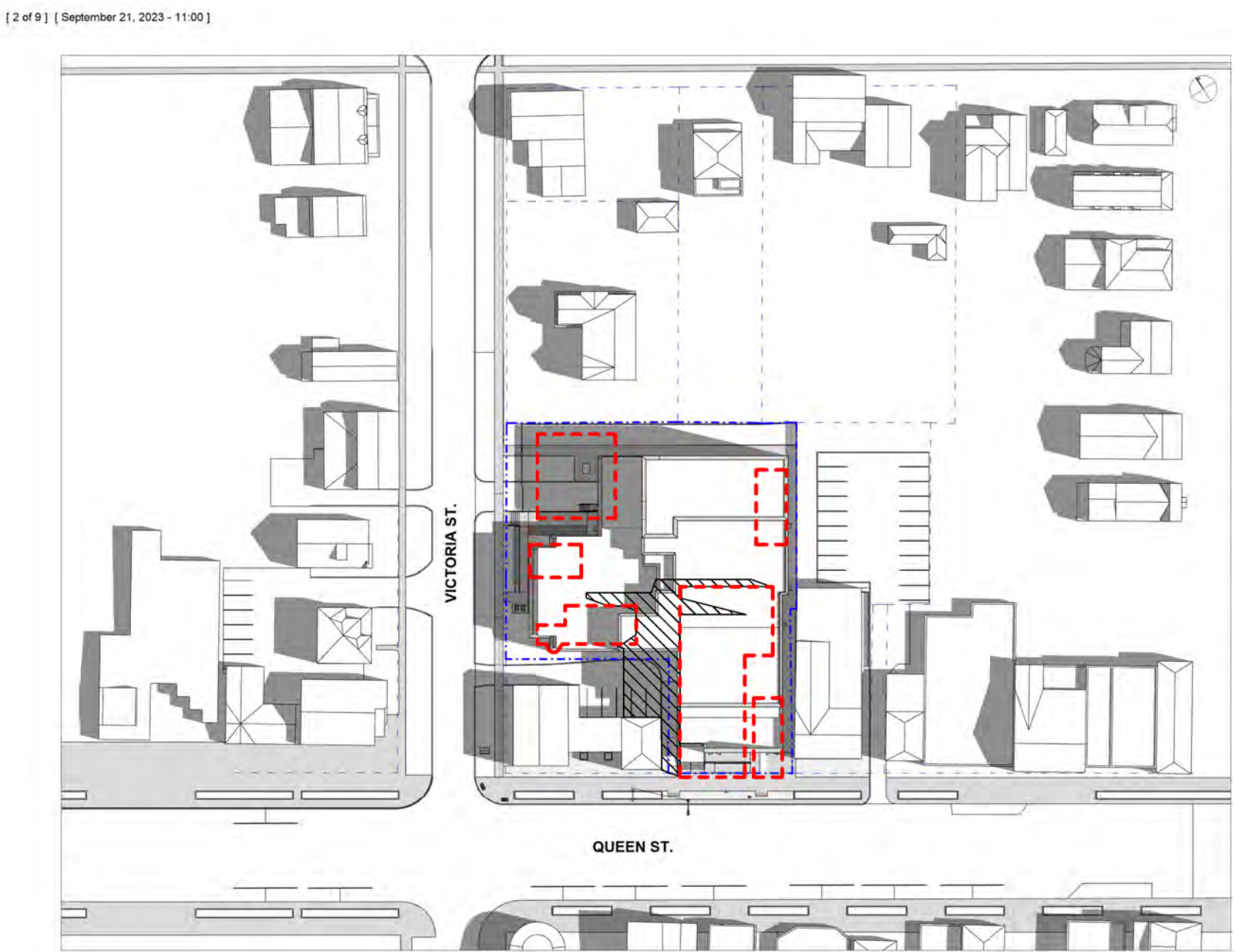
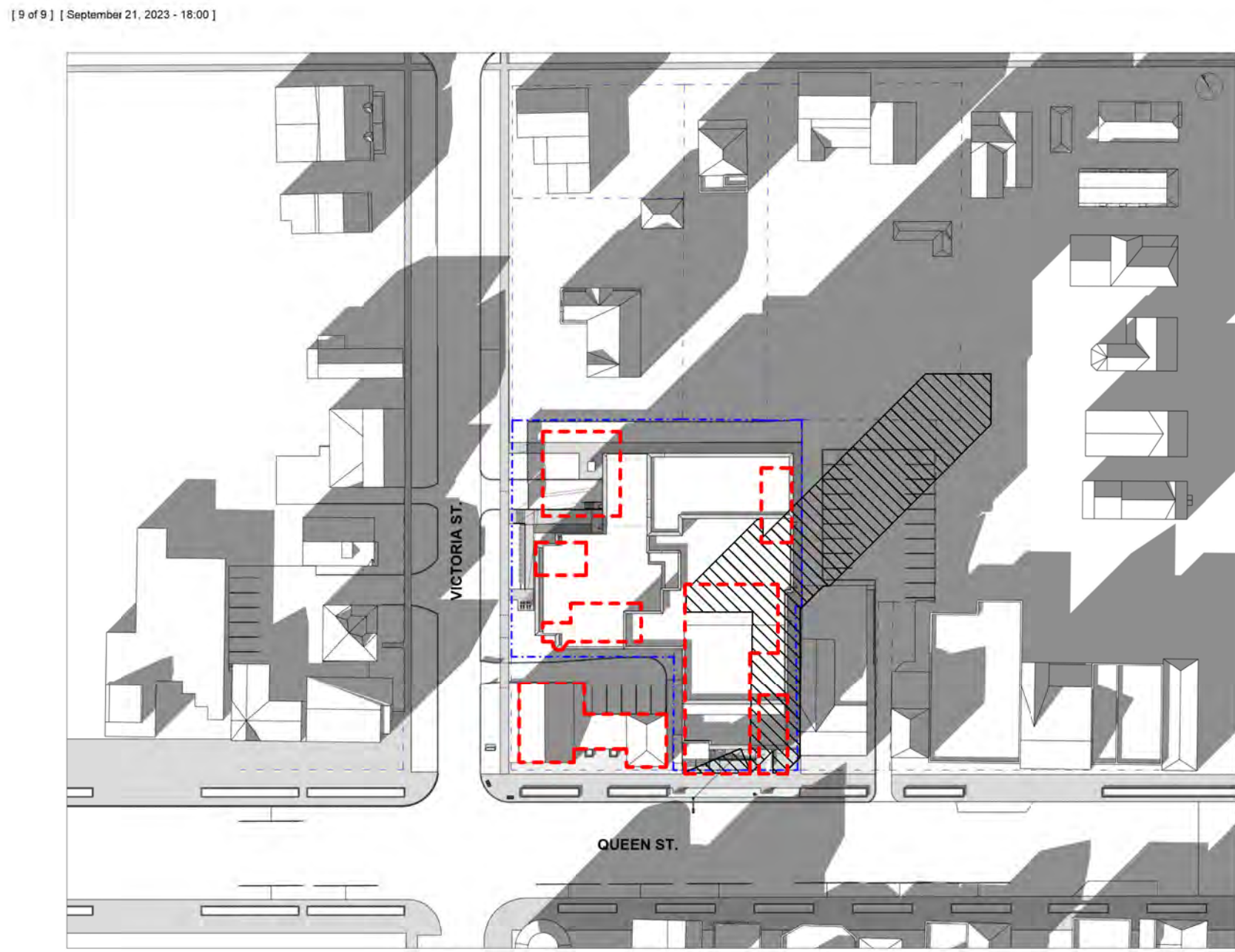
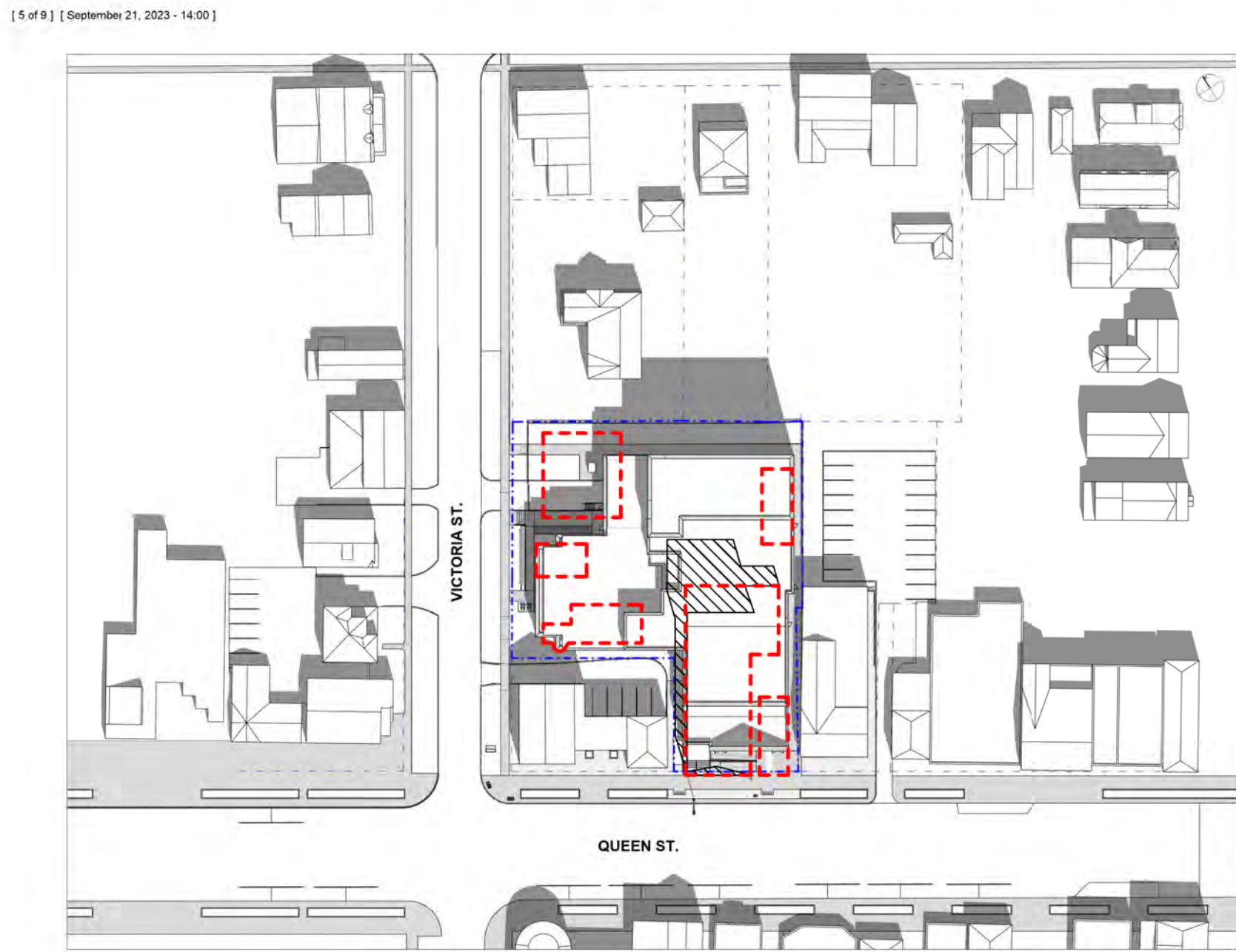
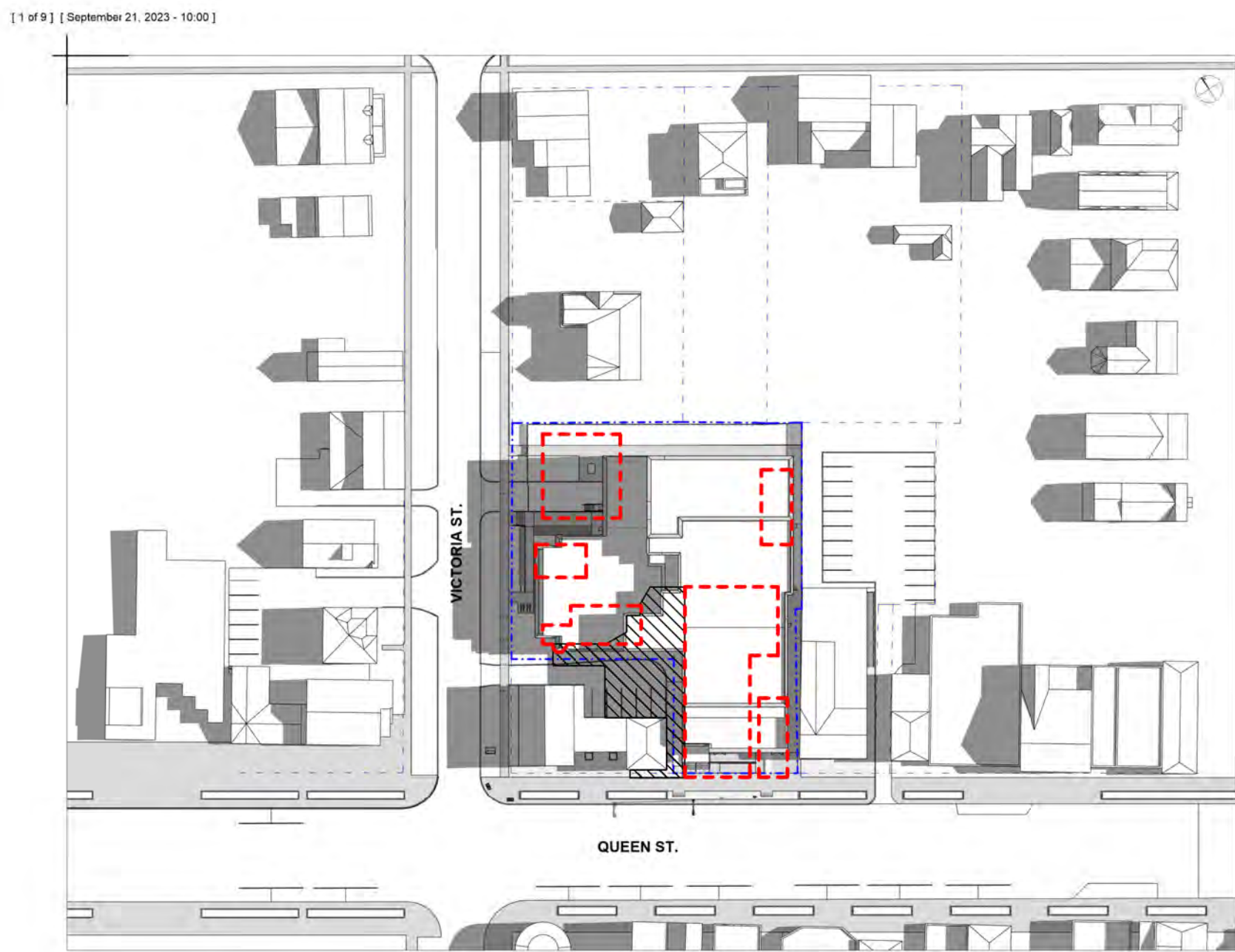
CONSTRUCTION DOCUMENTATION

PROJECT No. 22-140
START DATE JAN. 2023

**SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE**

Address:
Niagara on the Lake ON

**SHADOW STUDY -
JUNE 21**



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

SUNRISE - 7:02 AM

SUNSET - 7:16 PM

EXISTING BUILDING OUTLINE

EXISTING SHADOW OUTLINE

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 25

NOTICE:

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CONSTRUCTION DOCUMENTATION

PROJECT No. 22-140
START DATE JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

Address:
Niagara on the Lake ON

SHADOW STUDY -
SEPTEMBER 21

AS-124

[1 of 8] [December 21, 2023 - 10:00]



[2 of 8] [December 21, 2023 - 11:00]



[3 of 8] [December 21, 2023 - 12:00]



[4 of 8] [December 21, 2023 - 13:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

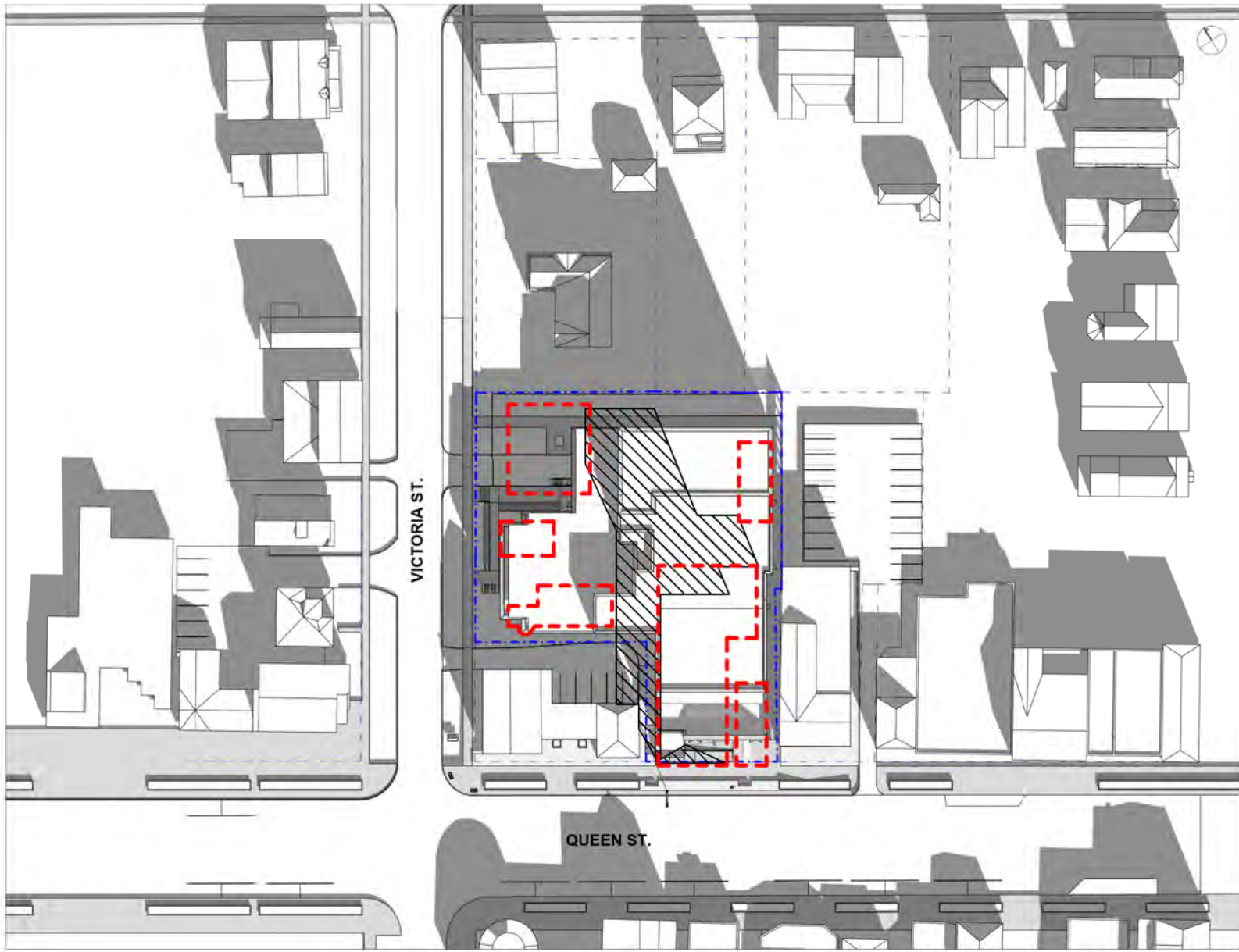
SUNRISE - 7:45 AM

SUNSET - 4:44 PM

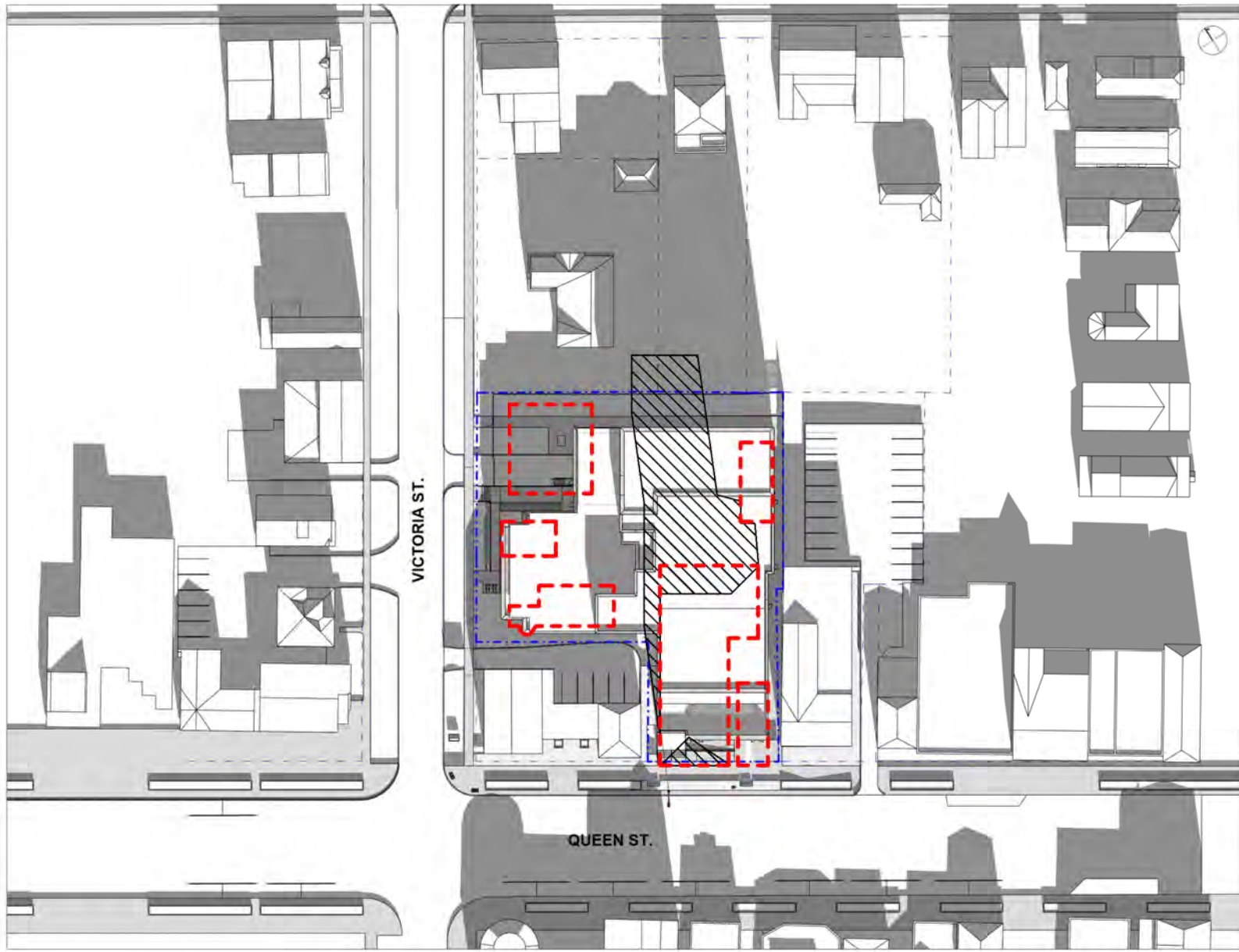
EXISTING BUILDING OUTLINE

EXISTING SHADOW OUTLINE

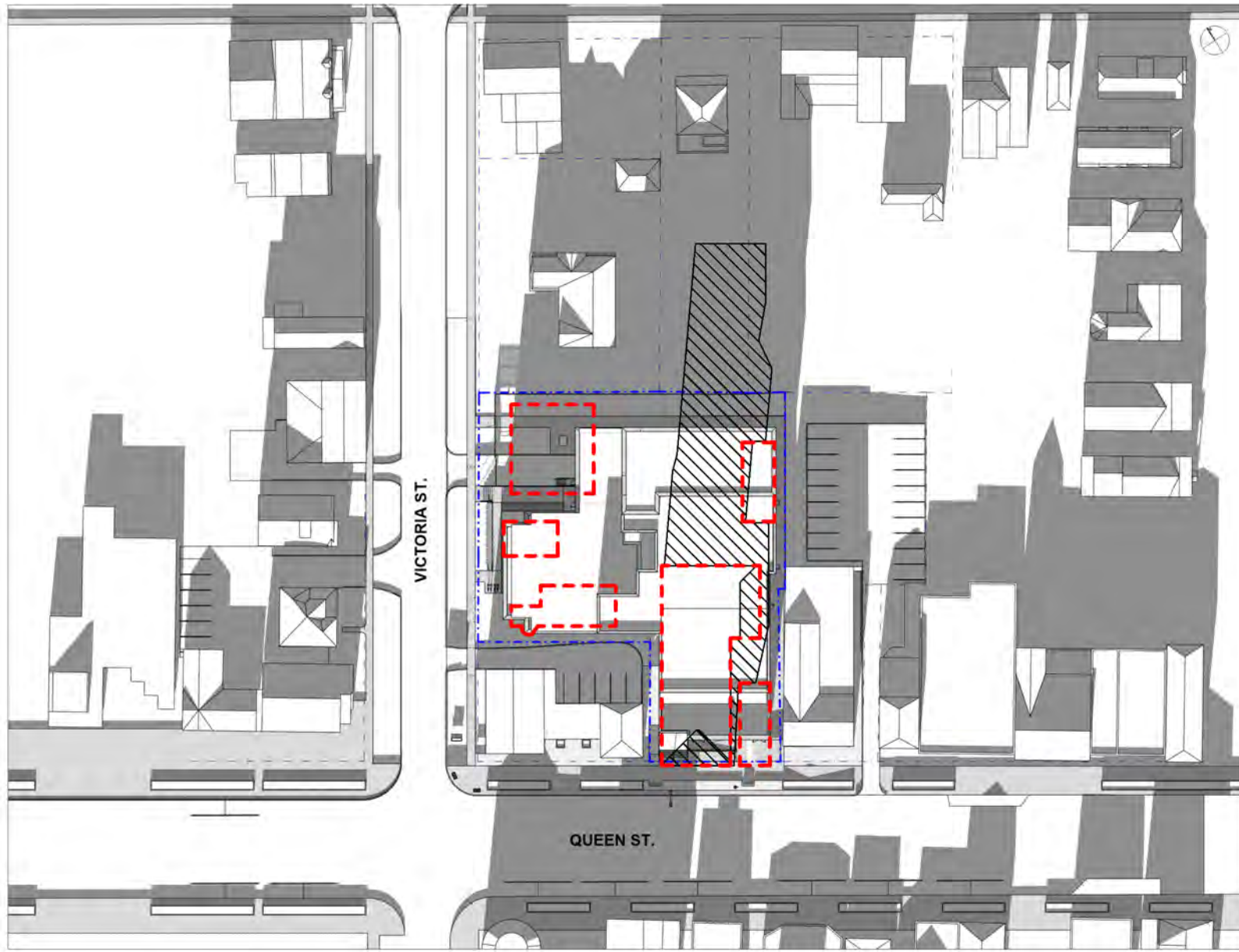
[5 of 8] [December 21, 2023 - 14:00]



[6 of 8] [December 21, 2023 - 15:00]



[7 of 8] [December 21, 2023 - 16:00]



[8 of 8] [December 21, 2023 - 17:00]



[9 of 8] [December 21, 2023 - 18:00]



ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 3, 2025

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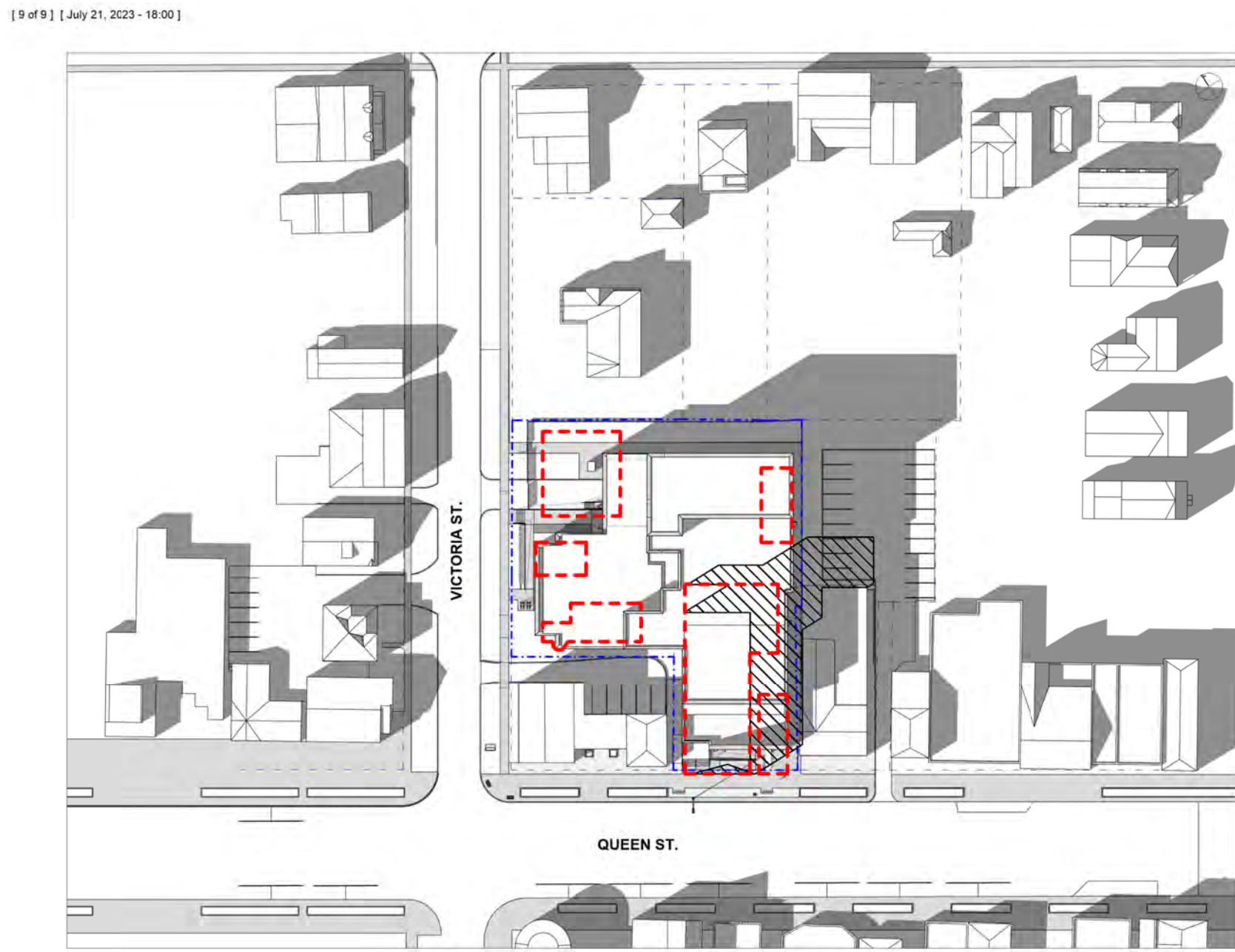
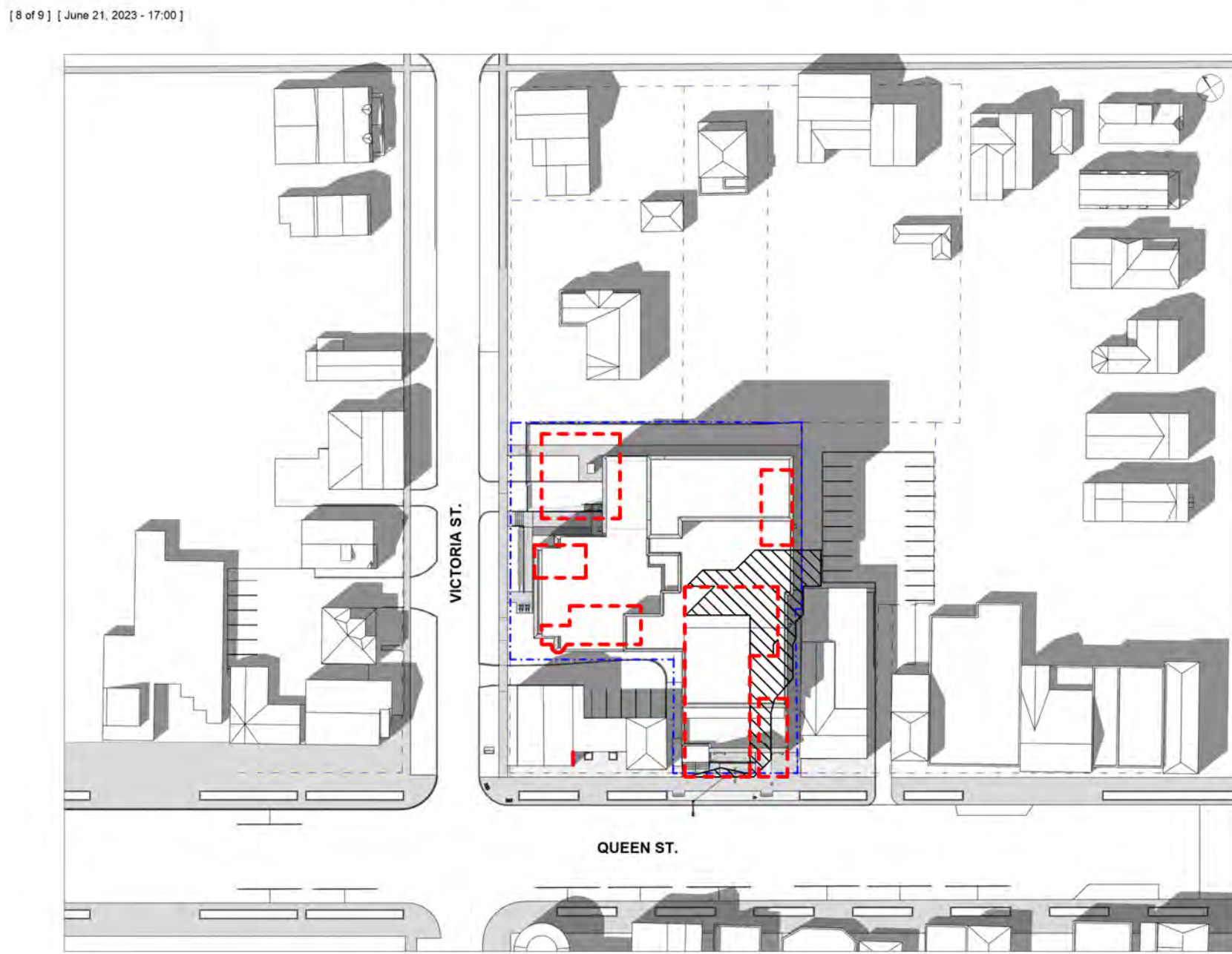
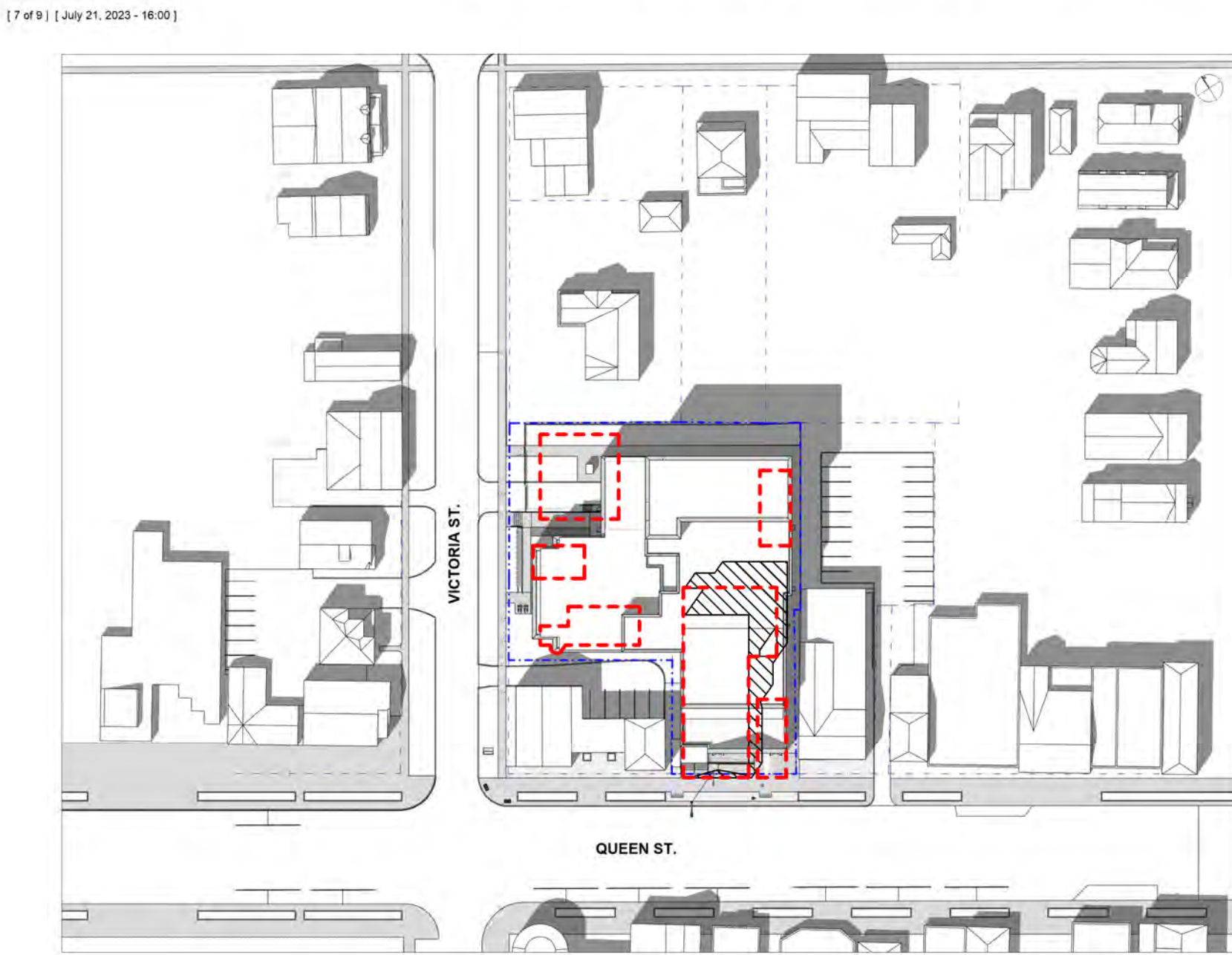
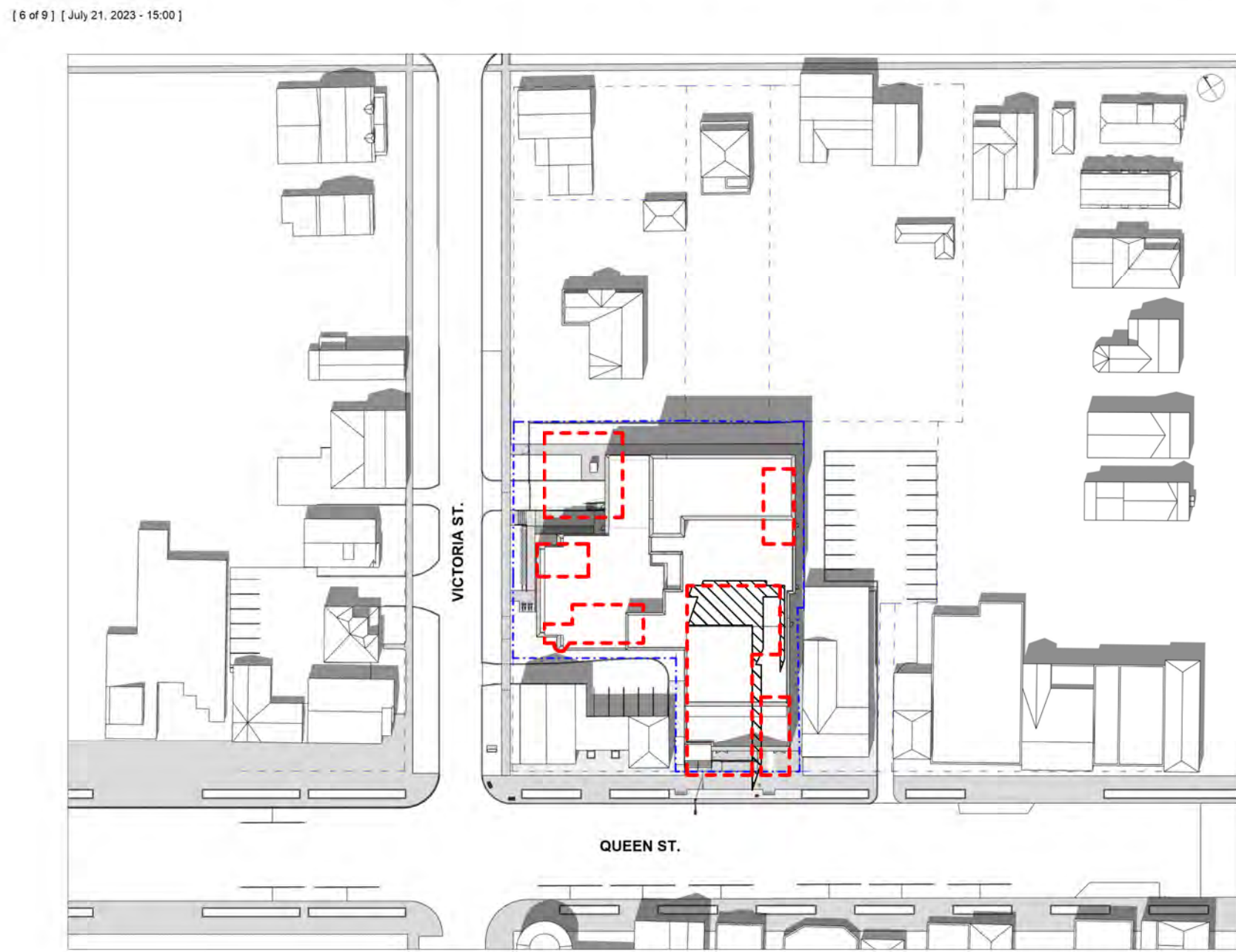
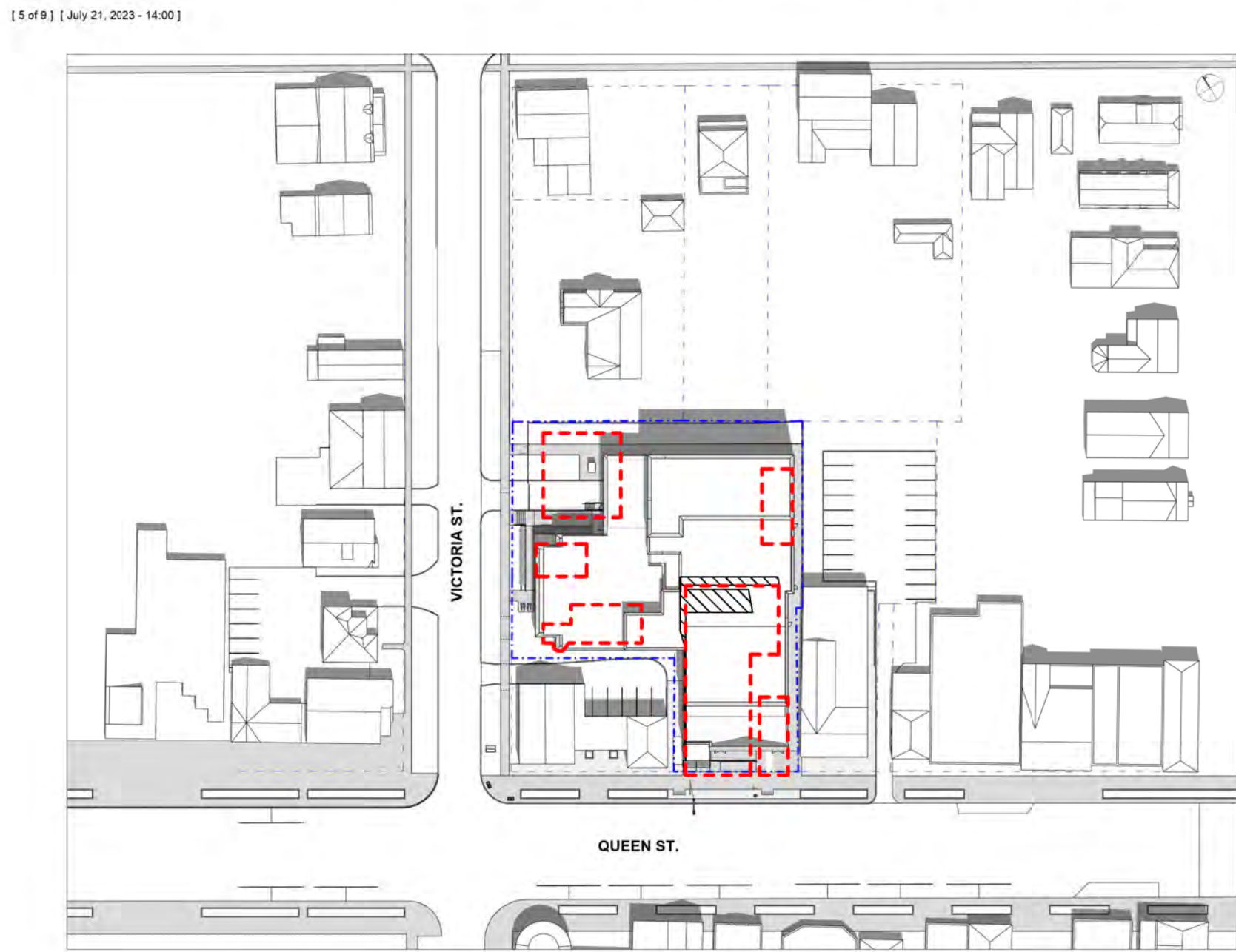
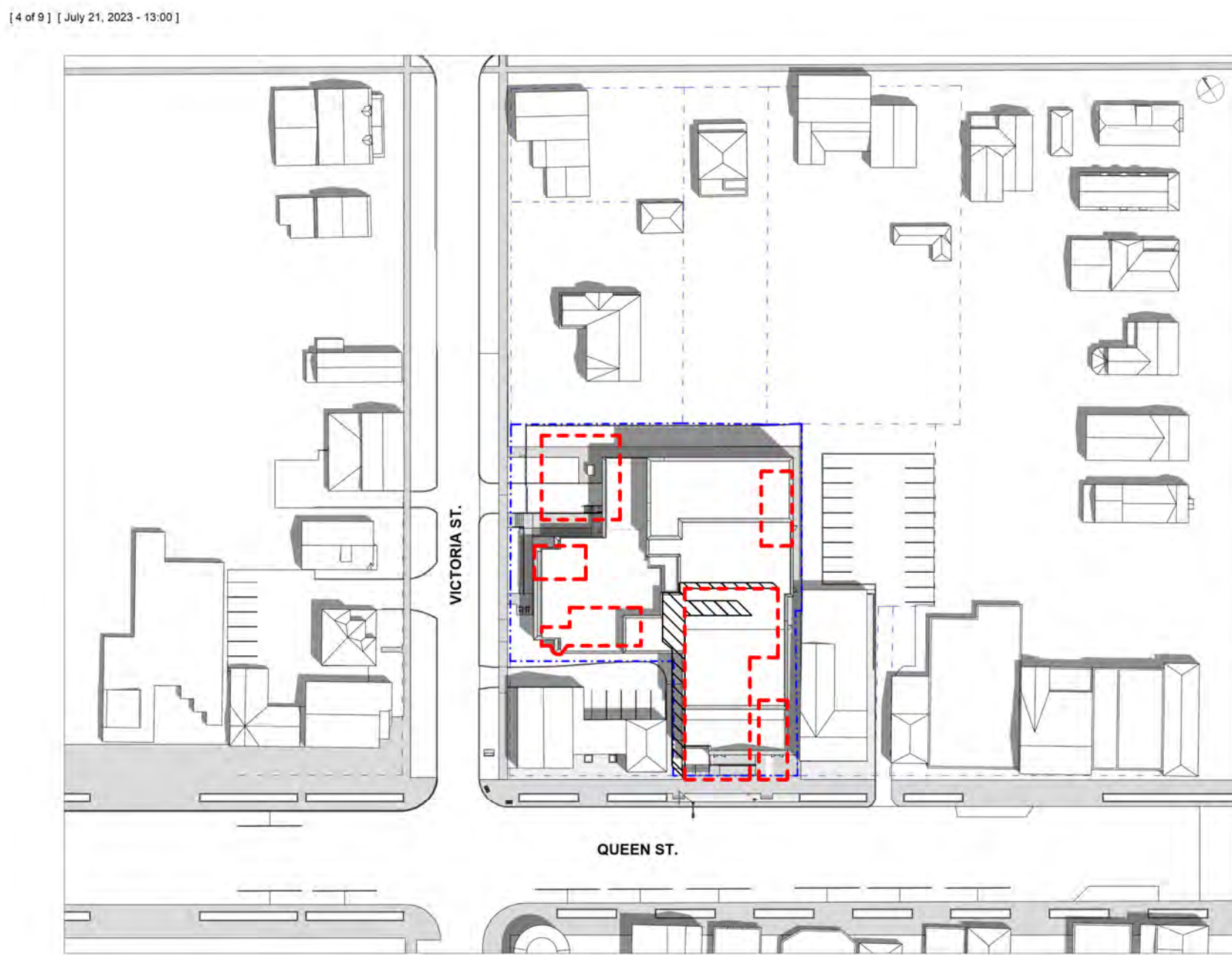
CONSTRUCTION
DOCUMENTATION
PROJECT No. 22-140
START DATE JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

Address:
Niagara on the Lake ON

SHADOW STUDY -
DECEMBER 21

AS-125



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

SUNRISE - 5:55 AM

SUNSET - 8:50 PM

EXISTING BUILDING OUTLINE

EXISTING SHADOW OUTLINE

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 5, 25

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PRELIMINARY
REVIEW NOT FOR
DISTRIBUTION

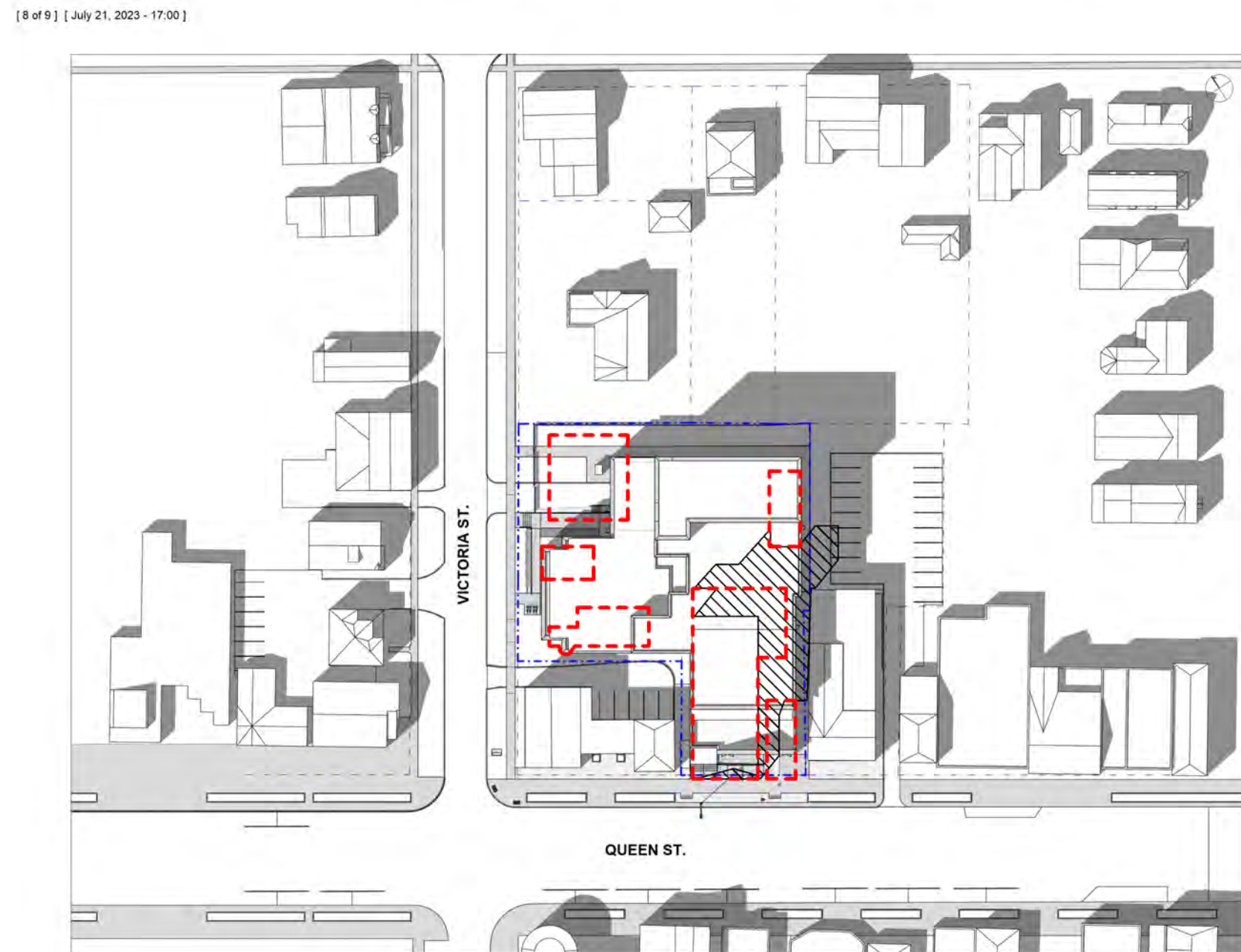
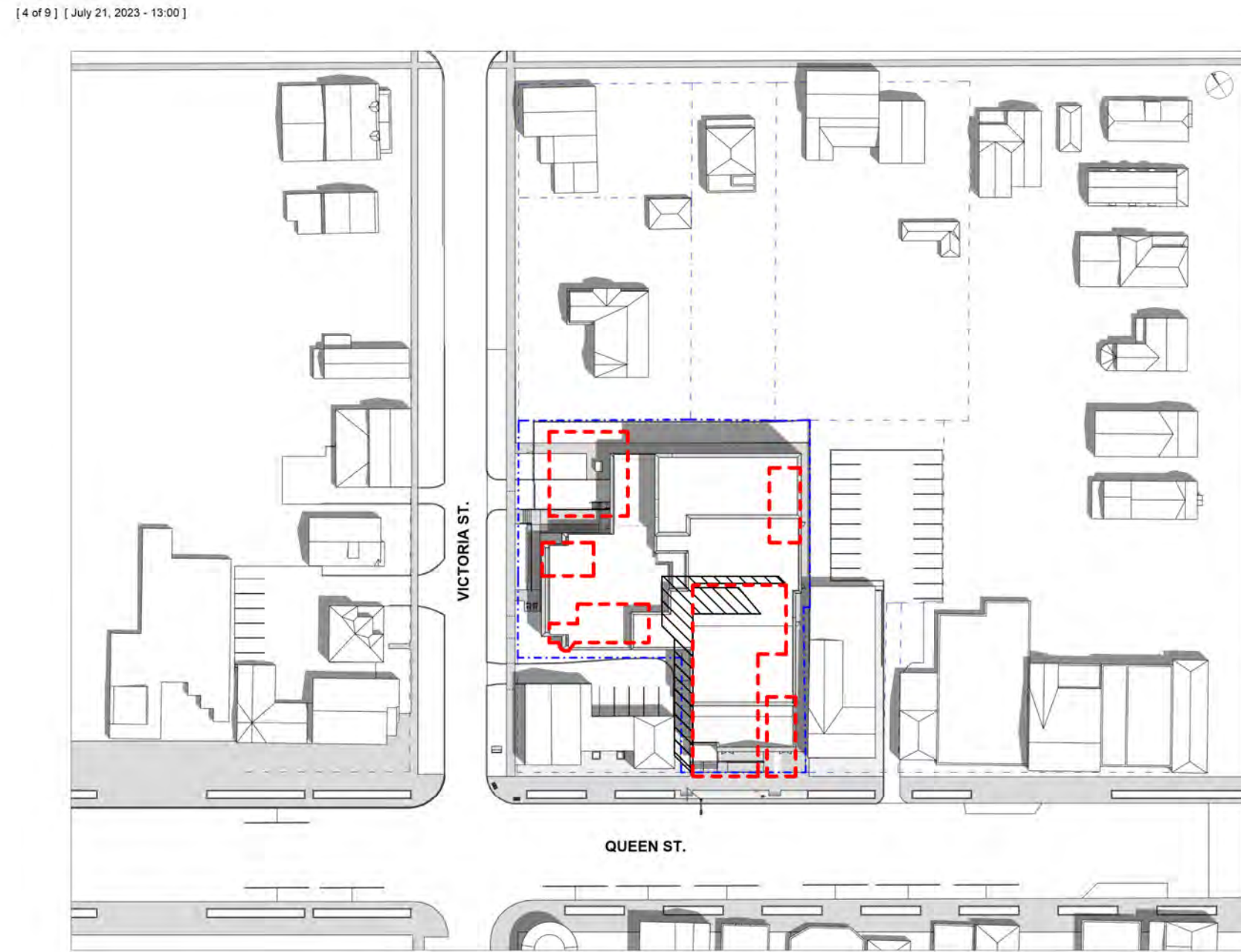
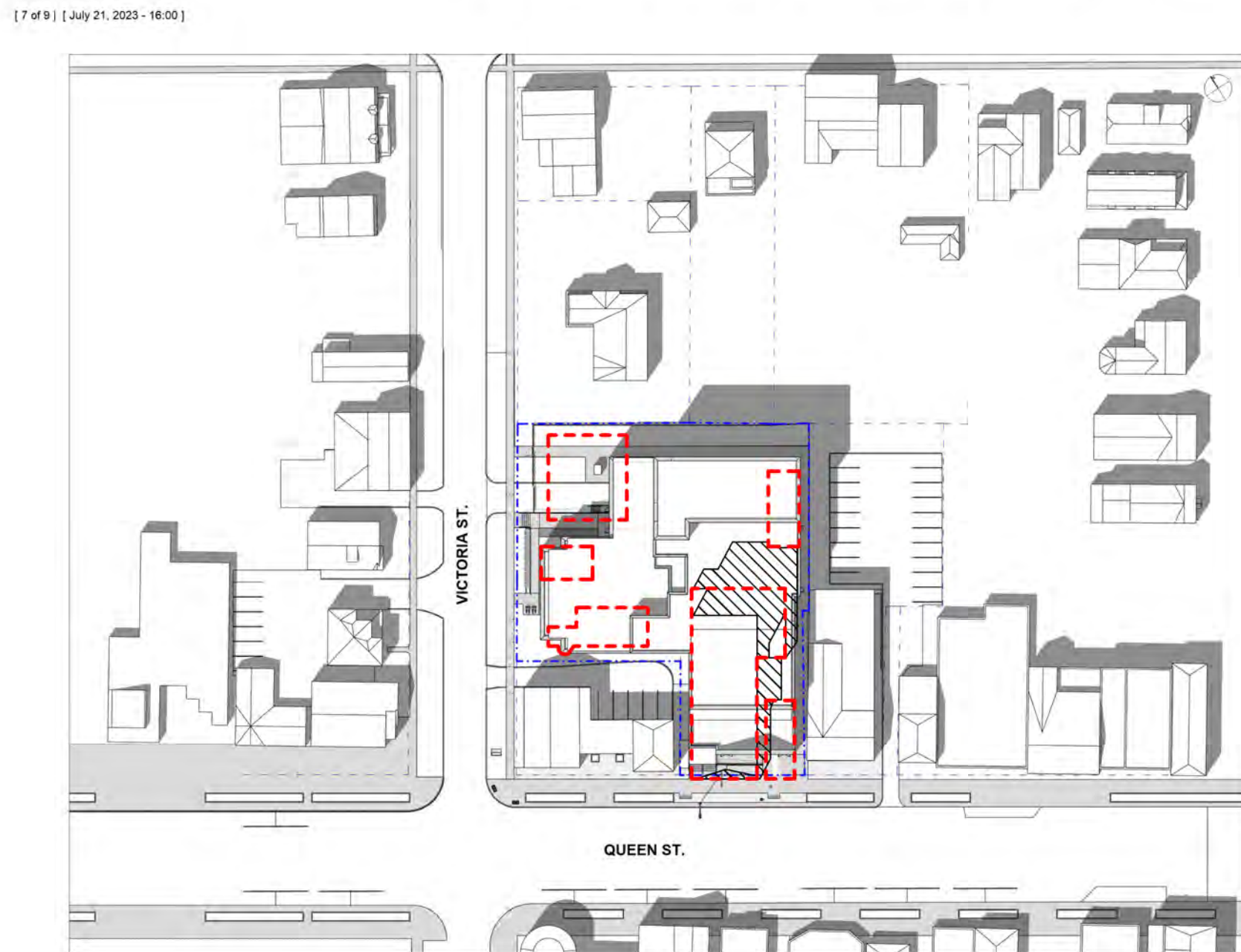
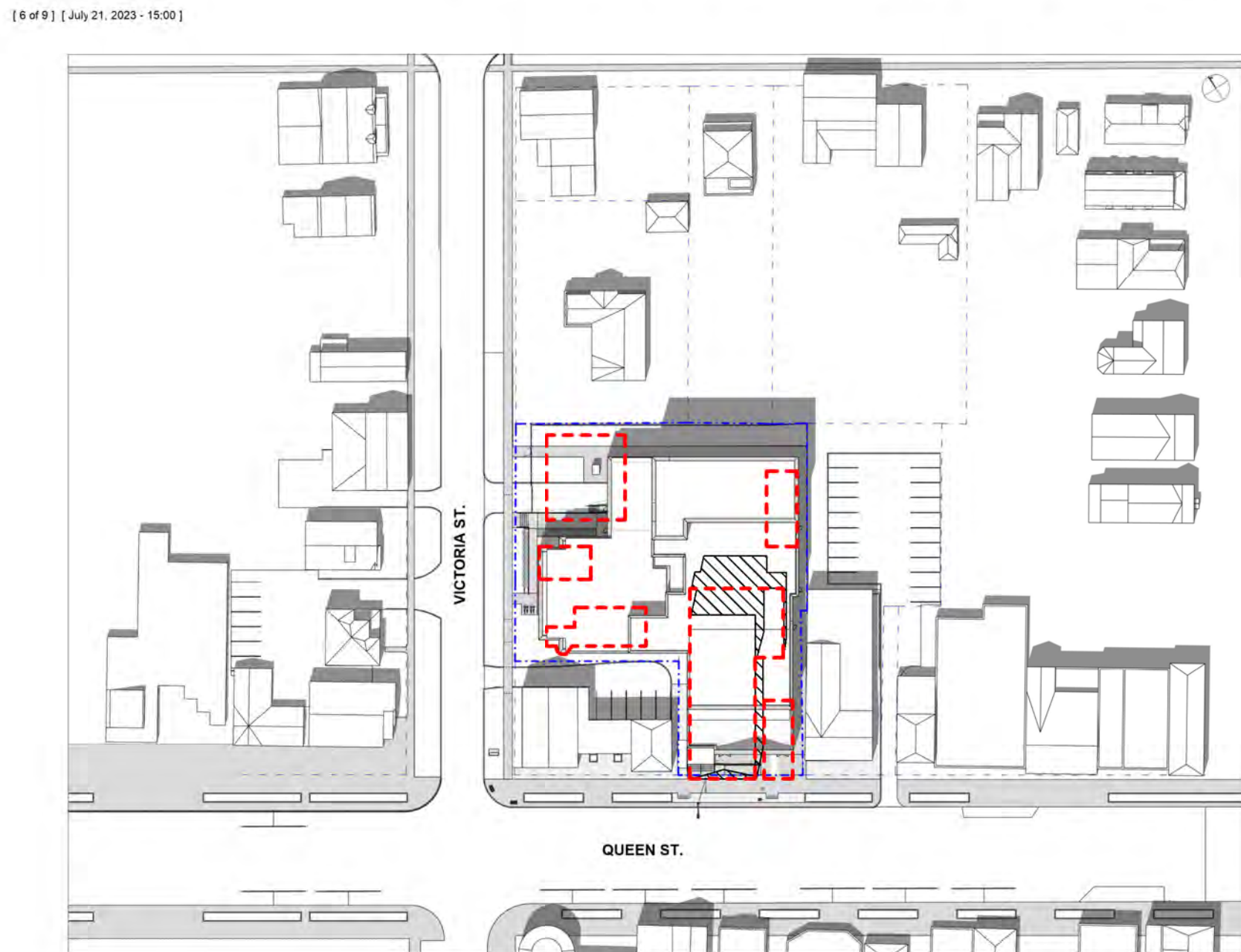
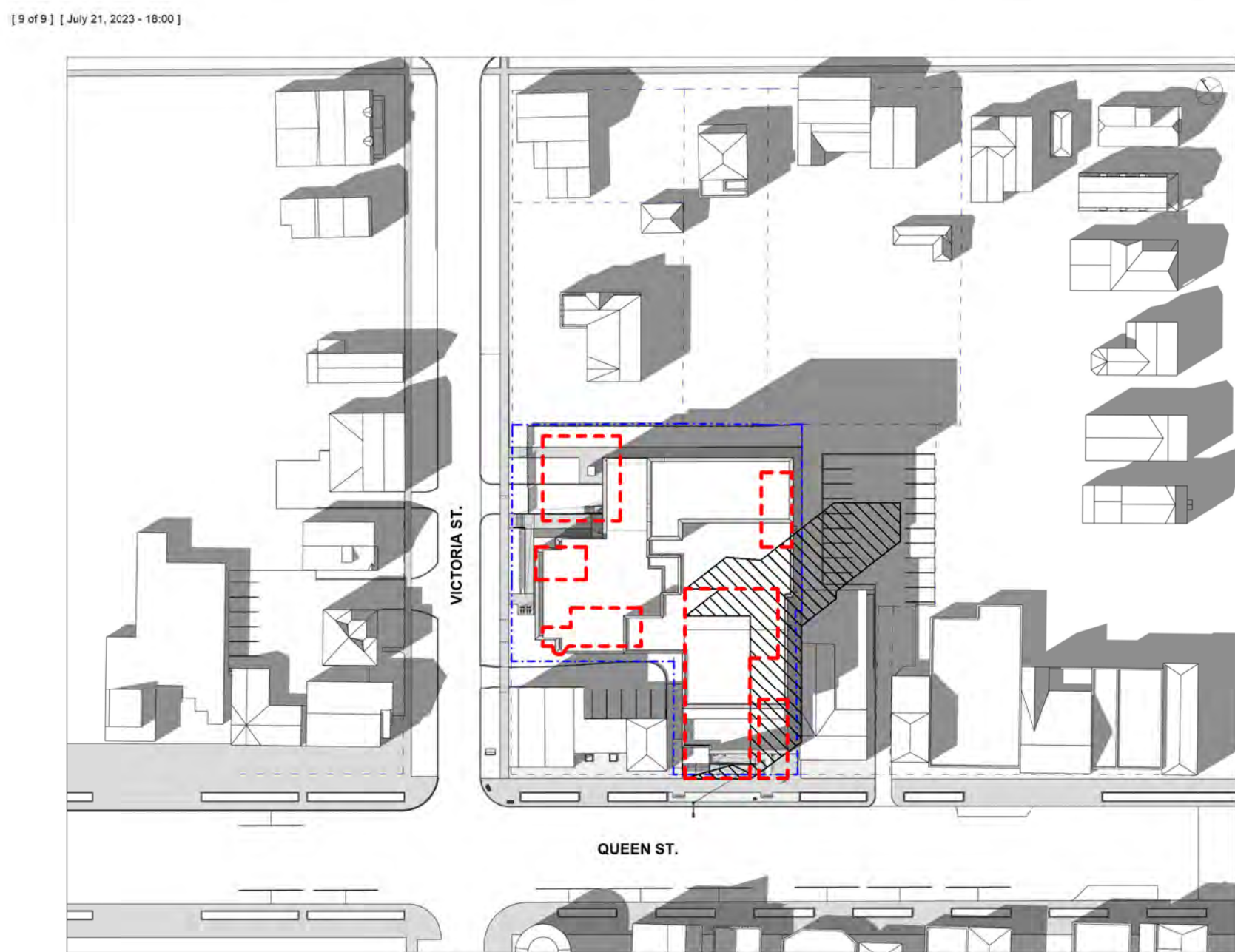
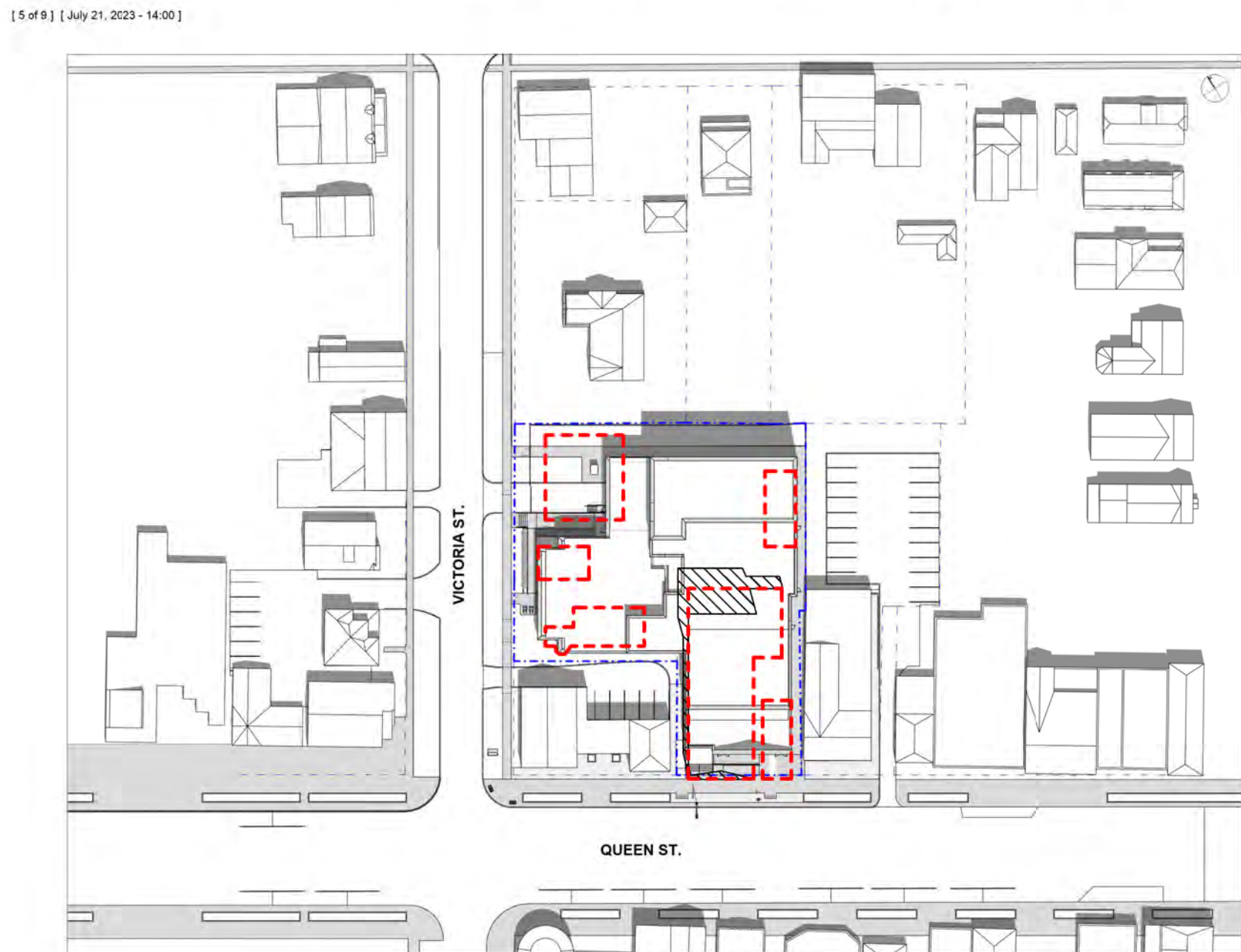
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CONSTRUCTION
DOCUMENTATION
PROJECT No. 22-140
START DATE JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

Address:
Niagara on the Lake ON

SHADOW STUDY -
JULY 21



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

SUNRISE - 6:28 AM

SUNSET - 8:10 PM

EXISTING BUILDING OUTLINE

EXISTING SHADOW OUTLINE

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 5, 2023

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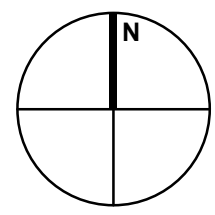
CONSTRUCTION
DOCUMENTATION
PROJECT No. 22-140
START DATE JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

Address:
Niagara on the Lake ON

SHADOW STUDY -
AUGUST 21

AS-127



ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	APR.10.23
2	ISSUED FOR CM RFP	APR.24.25
3	ISSUED FOR RE-ZONING	MAY.1.25

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DESIGN DEVELOPMENT

PROJECT No. 25-105
START DATE APR.23

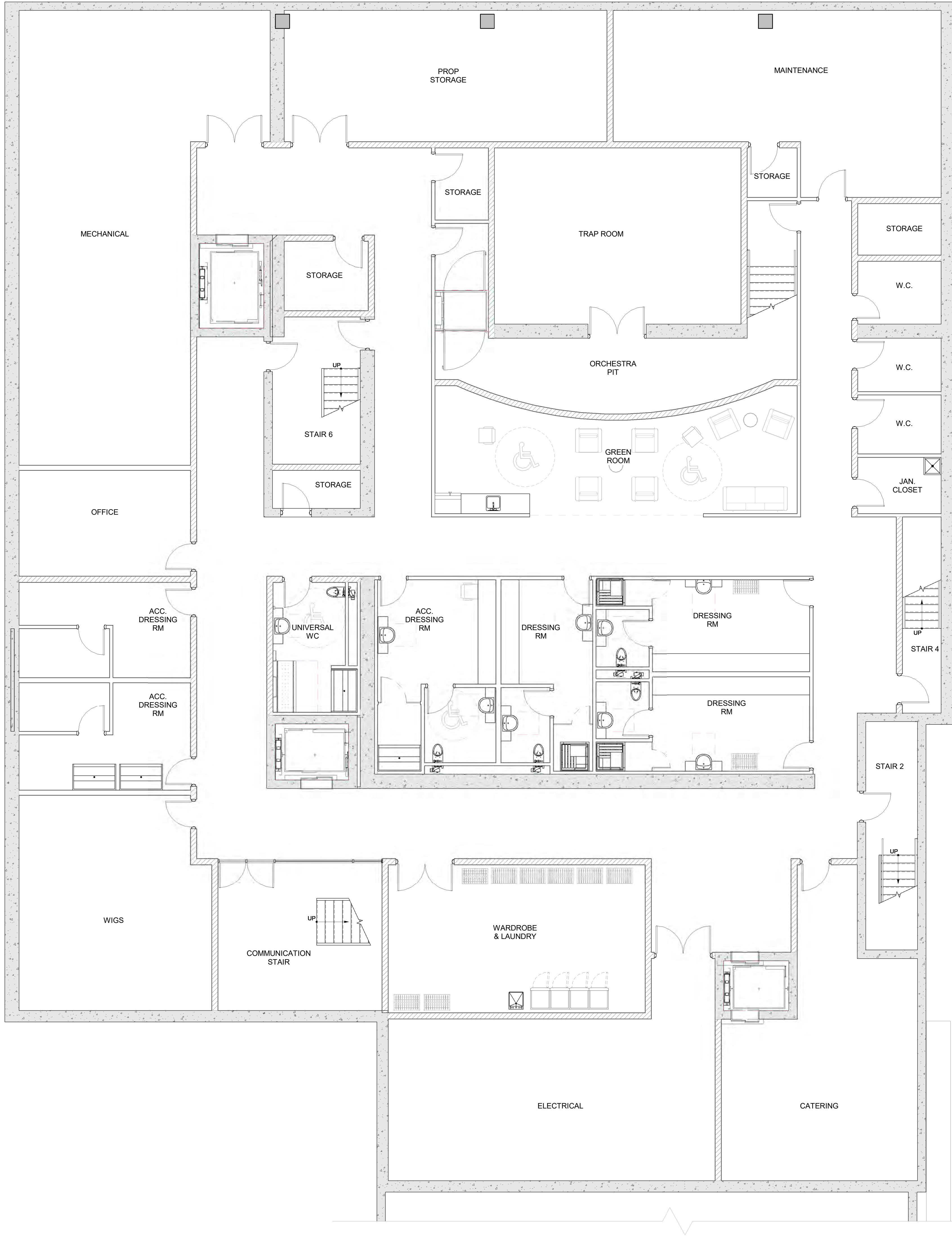
Shaw Festival
NEW ROYAL GEORGE
THEATRE

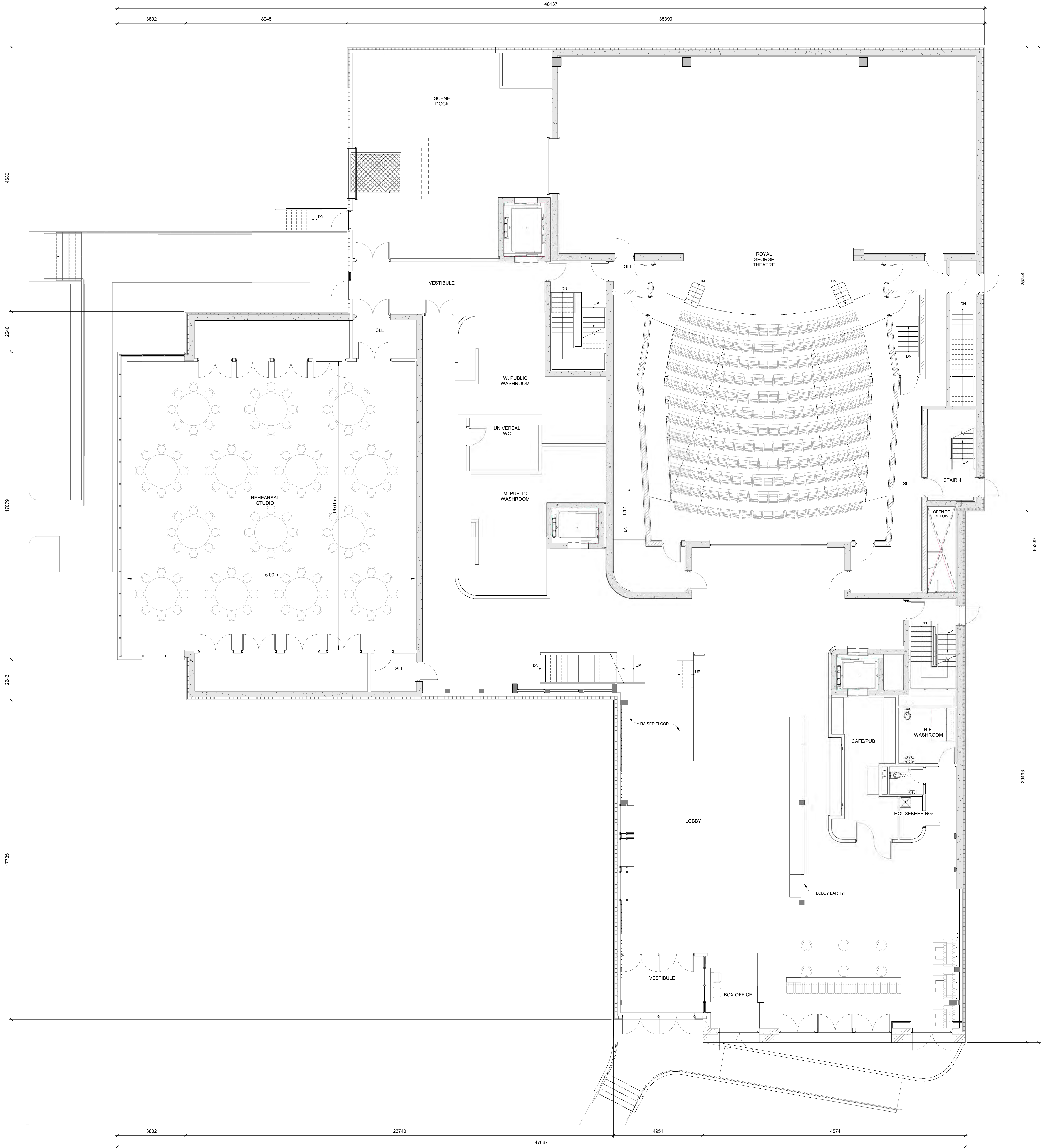
83 Queen Street, Niagara-on-the-Lake, ON

BASEMENT FLOOR
PLAN

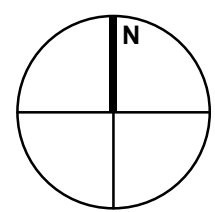
A-100

1 | BASEMENT FLOOR PLAN
A-100 | REF: A-301 | Scale: 1: 75





1 GROUND STAGE FLOOR PLAN
A-101 REF: A-201 Scale: 1:75



ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	APR.10.23
2	ISSUED FOR CM RFP	APR.24.25
3	ISSUED FOR RE-ZONING	MAY.1.25

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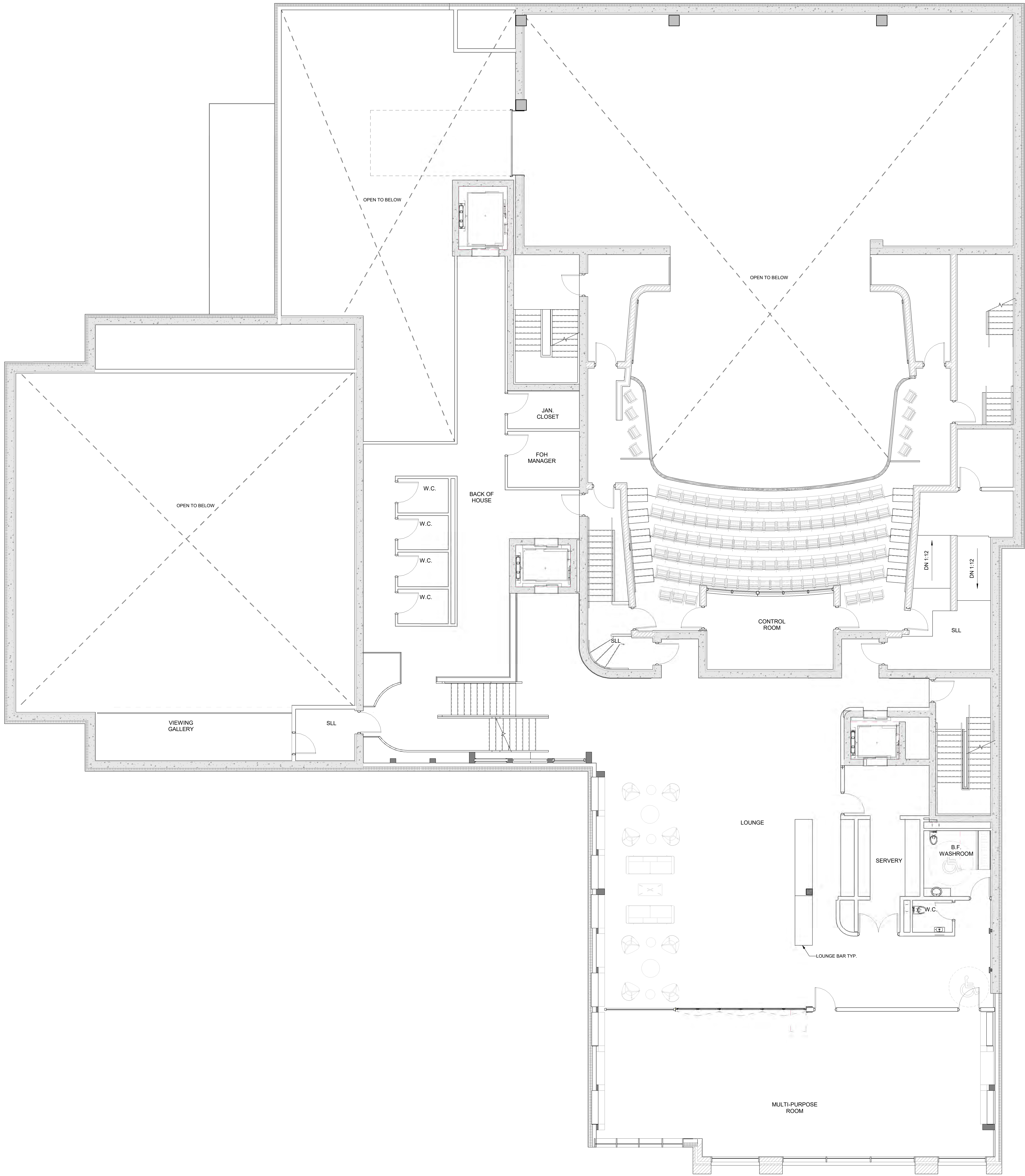
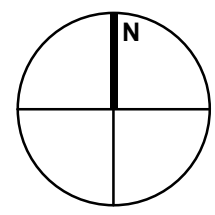
DESIGN DEVELOPMENT

PROJECT No. 25-105
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

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

GROUND FLOOR PLAN



1 | SECOND FLOOR & GALLERY PLAN
A-102 | REF: A-201 | Scale: 1 : 75

ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	APR.10.23
2	ISSUED FOR CM RFP	APR.24.23
3	ISSUED FOR RE-ZONING	MAY.2.23

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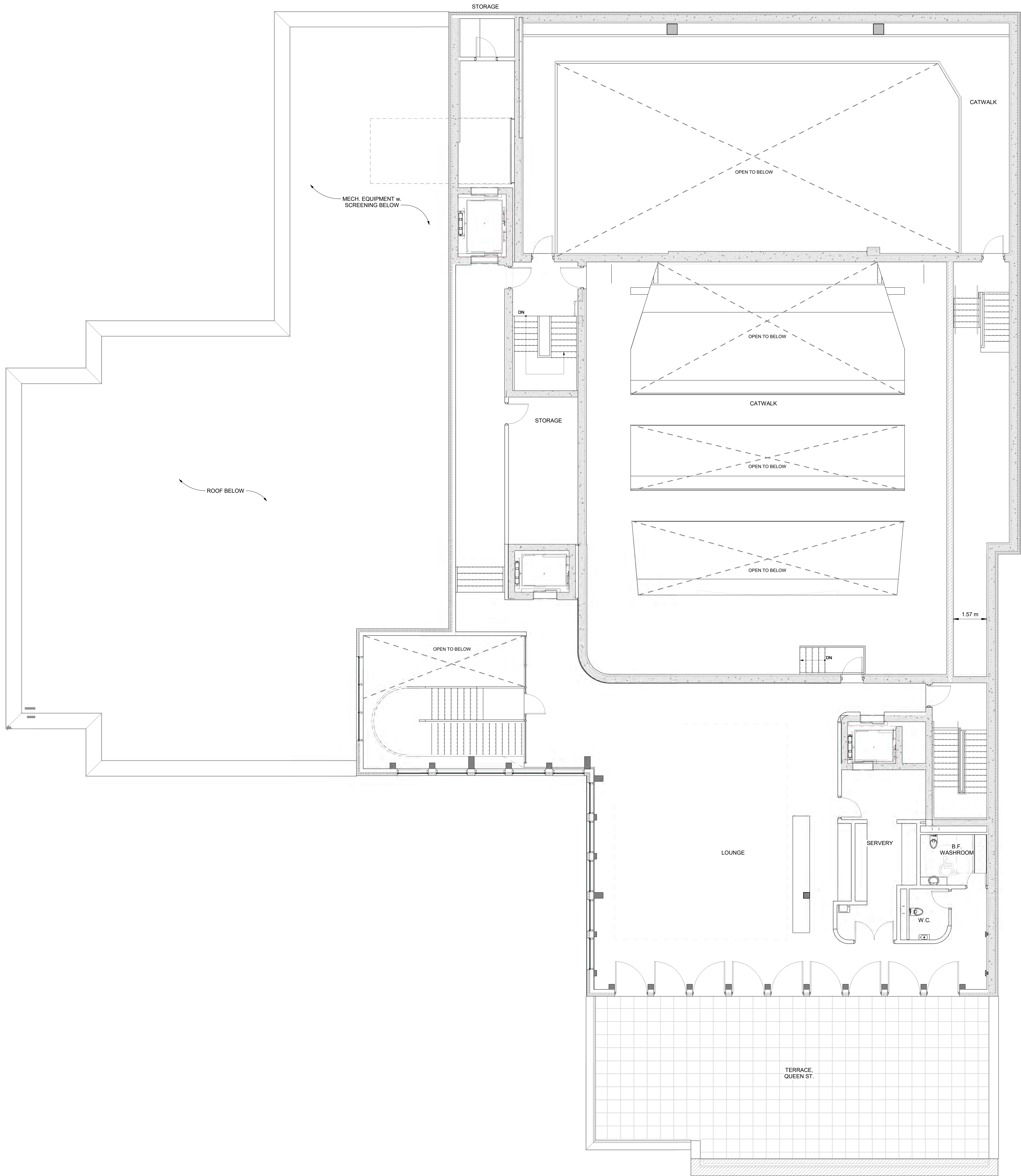
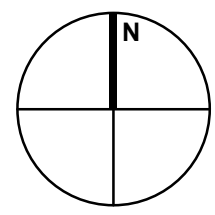
DESIGN DEVELOPMENT
PROJECT No. 25-105
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

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

SECOND FLOOR PLAN

A-102



1 | THIRD FLOOR PLAN
A-103 | REF: A-201 | Scale: 1:75

ISSUE / REVISIONS			
1	HERITAGE PRECONSULT	APR.10.23	
2	ISSUED FOR CM RFP	APR.24.25	
3	ISSUED FOR RE-ZONING	MAY.2.25	

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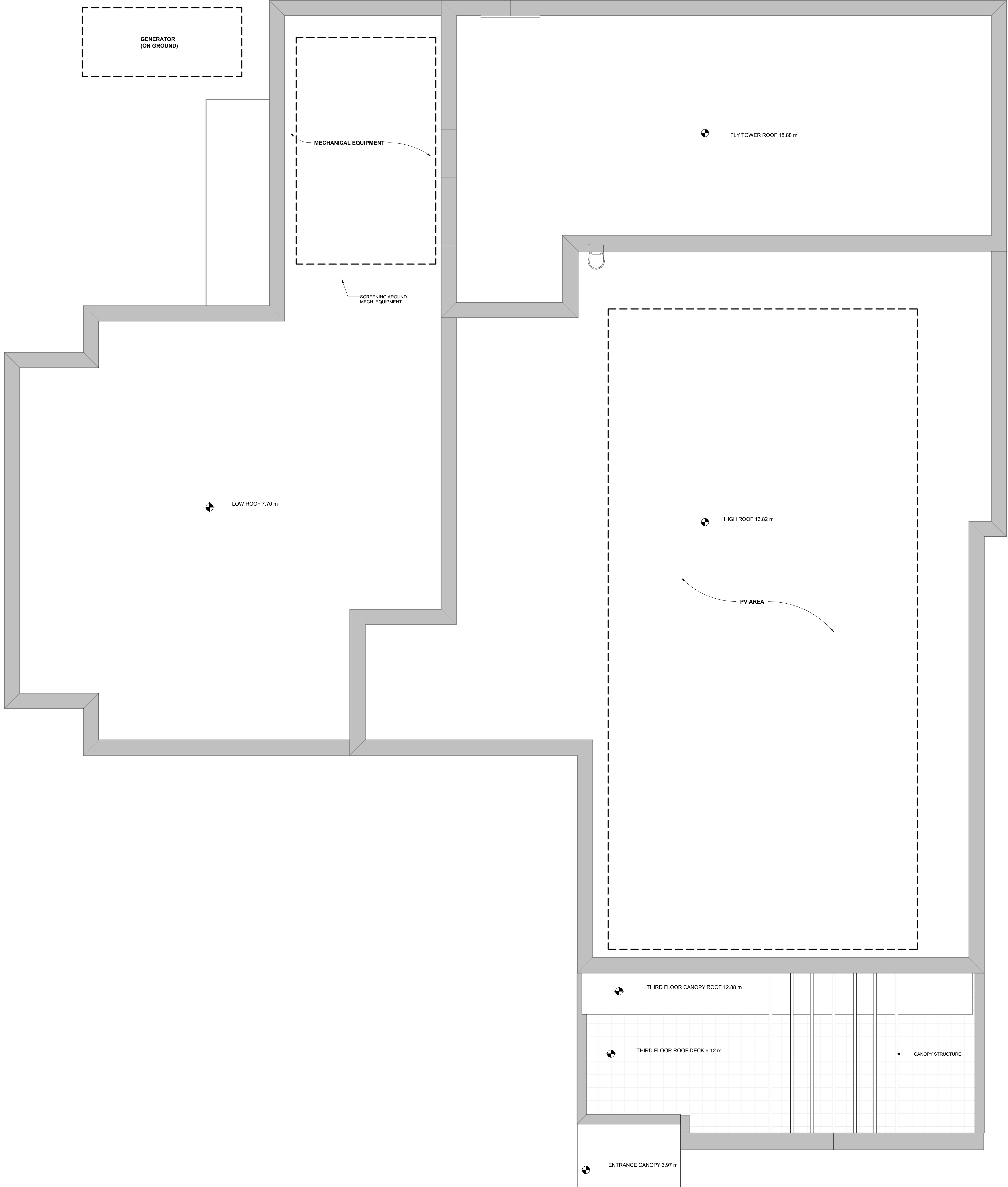
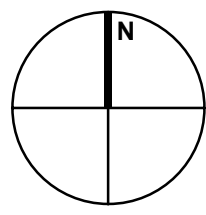
DESIGN DEVELOPMENT
PROJECT No. 25-105
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

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

THIRD FLOOR PLAN

A-103



1 | ROOF PLAN - OVERALL
A-190 | REF: A-201 | Scale: 1 : 75

ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	APR.10.23
2	ISSUED FOR CM RFP	APR.24.25
3	ISSUED FOR RE-ZONING	MAY.2.25

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DESIGN DEVELOPMENT
PROJECT No. 25-105
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

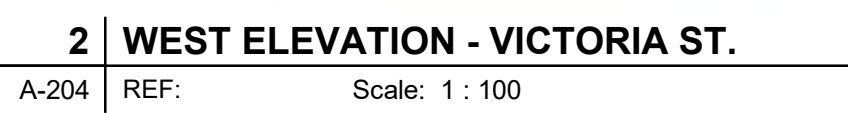
83 Queen Street, Niagara-on-the-Lake, ON

ROOF PLAN OVERALL

A-190



LEGEND	
ST	LIMESTONE
BR	LIGHT CLAY BRICK
WD	WOOD
MT1	METAL PANEL
MT2	METAL FLASHING
G1	FIXED WINDOW
G2	OPERABLE WINDOW
G3	GLAZED PATIO DOOR
G4	STOREFRONT
G5	GLAZED GUARD RAIL



NOTICE

The issuance of this record drawing is representation by the architect that the construction shown on the drawing is for the enlargement or alteration of the building in general, as opposed to precise, conformity with the design prepared and provided by the architect. It is not a representation that the construction shown on the drawing is for the enlargement or alteration of the building in conformity with a design that has been prepared and provided by others.

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contractor

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DESIGN DEVELOPMENT

PROJECT No. 25-105
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

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

BUILDING ELEVATIONS - COLOURED

ISSUE / REVISIONS	
1 HERITAGE PRECONSULT	APR.10.23
2 ISSUED FOR CM RFP	APR.24.23
3 ISSUED FOR RE-ZONING	MAY.1.23

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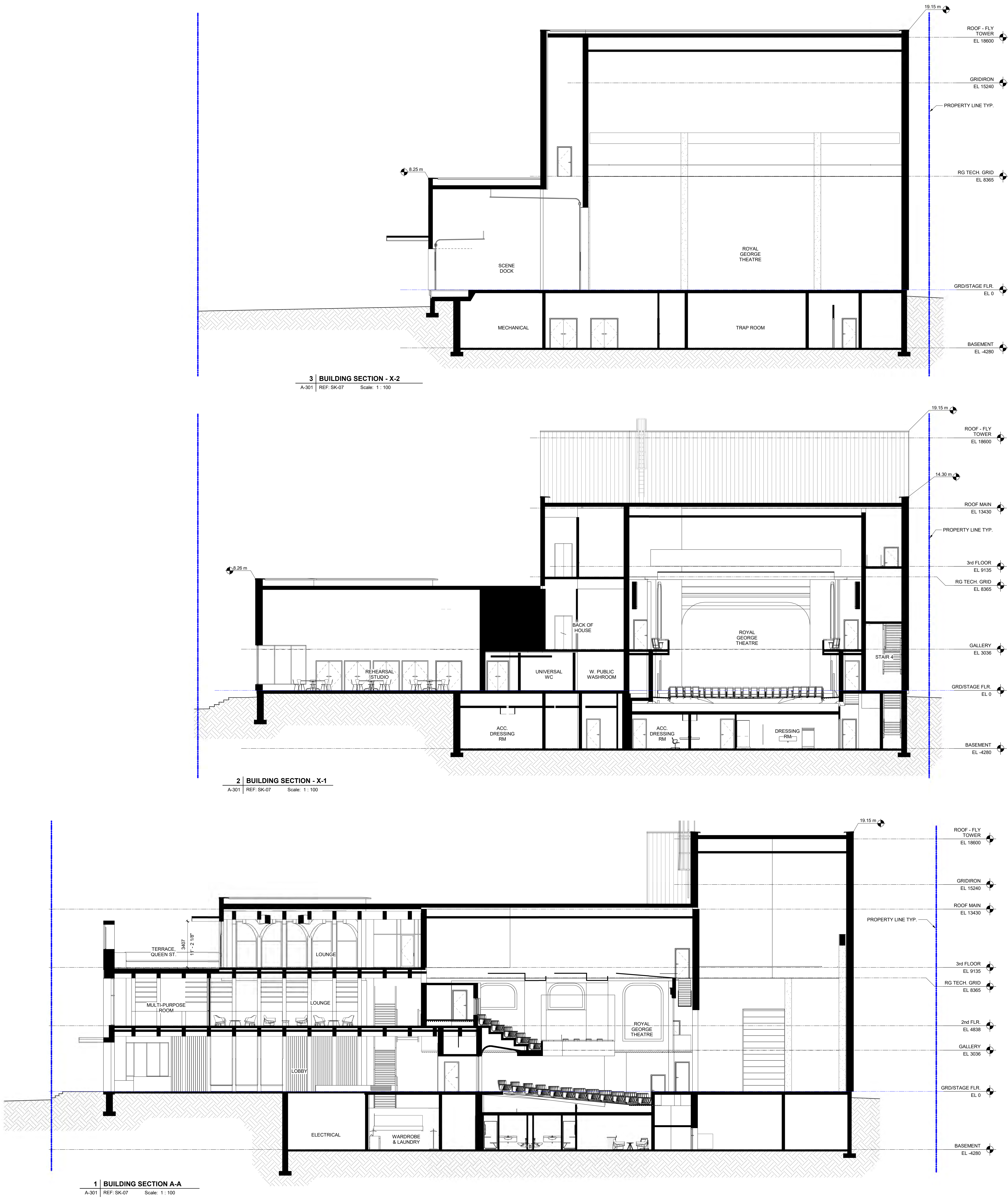
DESIGN DEVELOPMENT
PROJECT No. 25-105
START DATE APR.23

Show Festival
NEW ROYAL GEORGE
THEATRE

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

BUILDING SECTIONS

A-301



ISSUED DATE:.

MAY.20.25

Shaw Festival

NEW ROYAL
GEORGE THEATRE

PROJECT ADDRESS:

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



No.	SHEET NAME
GENERAL	
G-001	BUILDING INFORMATION SHEET
ARCHITECTURAL SITE	
AS-100	SITE PLAN - EXTENDED CONTEXT
AS-101	SITE PLAN
AS-102	SITE PLAN - EXISTING & REMOVALS
AS-110	EXISTING - SHADOW STUDY - APRIL 21 & JUNE 21
AS-111	EXISTING - SHADOW STUDY - JULY 21 & AUGUST 21
AS-112	EXISTING - SHADOW STUDY - SEPTEMBER 21 & DECEMBER 21
AS-122	SHADOW STUDY - APRIL 21 & JUNE 21
AS-123	SHADOW STUDY - JULY 21 & AUGUST 21
AS-124	SHADOW STUDY - SEPTEMBER 21 & DECEMBER 21
ARCHITECTURAL	
A-100	BASEMENT FLOOR PLAN
A-101	GROUND FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-190	ROOF PLAN OVERALL
A-201	BUILDING ELEVATIONS
A-204	BUILDING ELEVATIONS - COLOURED
A-301	BUILDING SECTIONS

ARCHITECT:

Unity Design Studio Inc.
138 Simcoe Street, Peterborough, Ontario, K9H 2H5
P.705.743.3311 info@unitydesignstudio.ca

MECHANICAL ENGINEER

Smith + Andersen
100 Shepard Ave E, North York, ON, M2N 6N5
P.519-286-1494 raed.el-khatib@smithandandersen.com

CIVIL ENGINEER:

Quartek
89-91 St. Paul Street, St. Catharines, ON, K9J 2R8
P.905-984-8676 dpeters@quartekgroup.com

STRUCTURAL ENGINEER

LEA Consulting
40 University Avenue, Suite 503 Toronto, ON, M5J 1T1
P.905-470-0015 JFord@lea.ca

ELECTRICAL ENGINEER

Smith + Andersen
100 Shepard Ave E, North York, ON, M2N 6N5
P.519 963 8889 Brad.Tilson@smithandandersen.com

LANDSCAPE ARCHITECT:

Basterfield & Associates
416 Chambers Street, Peterborough, Ontario, K9H 3V1
P.705 745 3623 kim@basterfield.ca

THEATRE CONSULTANTS

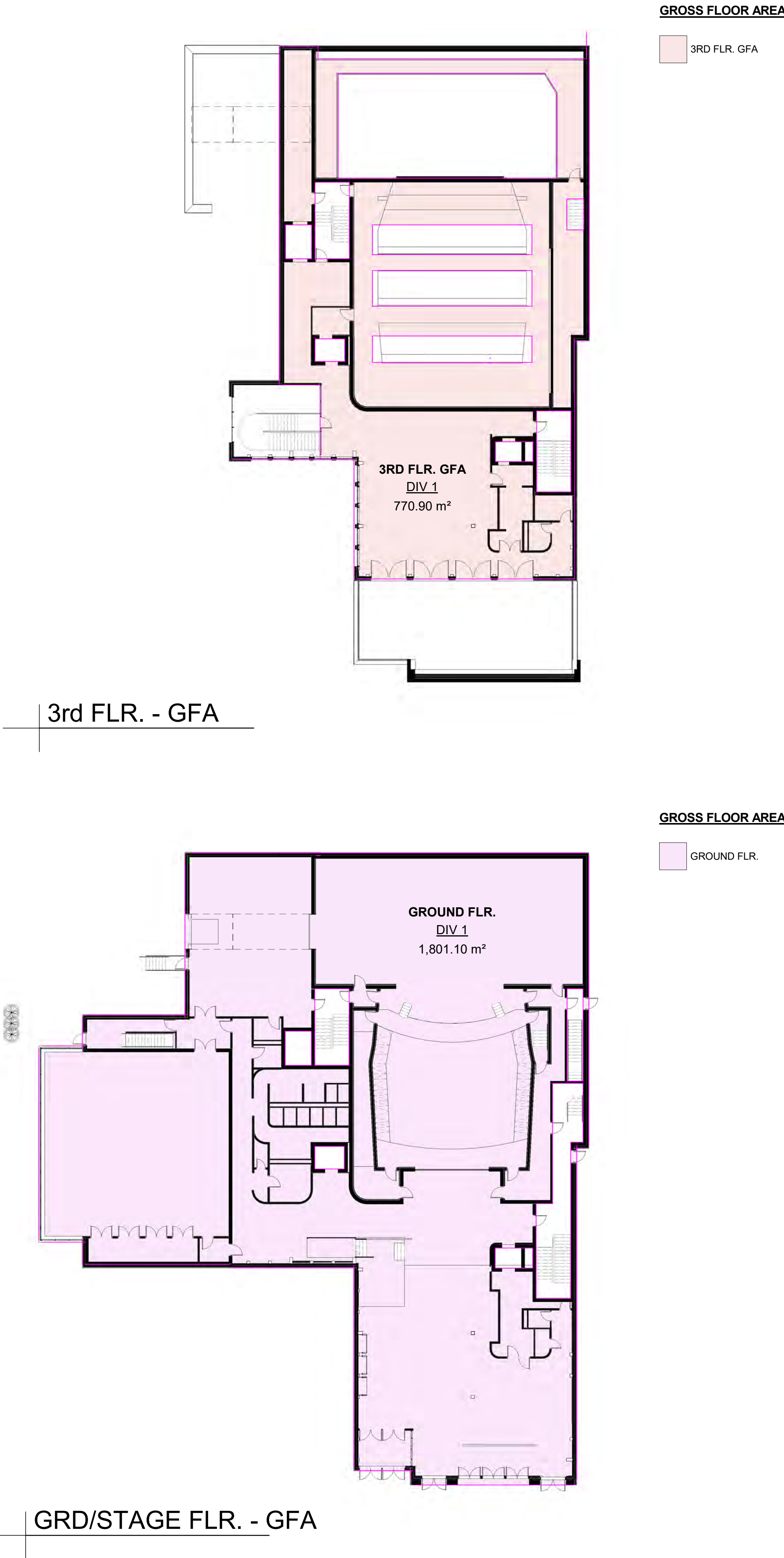
Theatre Consultants Collaborative
6325 Old NC, 86 Chapel Hill, NC, 27516
P.000 006-0000 Other@email.com

ACOUSTICS

Threshold Acoustics LLC
141 West Jackson Boulevard, Suite 2080 Chicago, IL, 60604
P.312-386-1400 sptfeiffer@thresholdacoustics.com

ISSUED FOR RE-ZONING

GROSS FLOOR AREA			
NAME	OBC CLASSIFICATION	AREA	AREA #2
BASEMENT	DIV 1	1,270.00 m ²	13670.16 SF
GROUND FLR.	DIV 1	1,801.10 m ²	19386.86 SF
2ND FLR. GFA	DIV 1	903.67 m ²	9727 SF
3RD FLR. GFA	DIV 1	770.90 m ²	8297.95 SF
		4,745.67 m ²	51081.96 SF



O.B.C. MATRIX

NAME OF PRACTICE: Lee Architects Inc. 138 Simcoe St. Peterborough, ON K9H 2H5				NAME OF PROJECT: NEW ROYAL GEORGE THEATRE PROJECT LOCATION: 83 Queen St. Niagara-on-the-Lake, ON L0S 1J0			
ITEM	2012 ONTARIO BUILDING CODE DATA MATRIX - PARTS 3 AND 9				OBC REFERENCE		
01	PROJECT DESCRIPTION	☒ NEW ☐ ADDITION ☐ ALTERATION	☐ CHANGE OF USE ☐ PART 11 11.1 TO 11.4	☐ PART 3 3.1.2 [A]	☐ PART 9 9.1.2 [A]		
02	MAJOR OCCUPANCY(S) A1				3.1.2.1. (1) APPENDIX "A"		
03	BUILDING AREA (m ²)	EXISTING: 0 m ² NEW: 1,996.32 m ² TOTAL: 1,996.32 m ²				3.1.2.2 [A]	
04	GROSS FLOOR AREA (m ²)	EXISTING: 0 m ² NEW: 4,745.67 m ² TOTAL: 4,745.67 m ²				3.1.2.2 [A]	
05	MEZZANINE(S) AREA (m ²)	EXISTING: 0 m ² NEW: 0 m ² TOTAL: 0 m ²				3.2.1.1. (3) thru (8)	
06	MEZZANINE 40% OR MORE UNCLOSED AREA (m ²)	0 m ²				1.4.1.2 [A], 3.2.1.1.	
07	NUMBER OF STOREYS	BELOW GRADE: 1 ABOVE GRADE: 3				3.2.1.10, 3.2.1.5.	
08	BUILDING HEIGHT (m)	9.135 m				3.2.1.10, 3.2.1.5.	
09	NUMBER OF STREETS / FIRE FIGHTER ACCESS	2				3.2.1.10, 3.2.1.5.	
10	BUILDING CLASSIFICATION	Assembly Occupancy Only				3.2.1.10, 3.2.1.5.	
11	SPRINKLER SYSTEM PROPOSED:	☒ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED				3.2.1.5. 3.2.2.17. INDEX	
12	STANDPIPE SYSTEM REQUIRED:	☐ YES ☒ NO				3.2.8. 3.2.4.10.	
13	FIRE ALARM REQUIRED:	☒ YES ☐ NO				3.2.4.	
14	WATER SERVICE/SUPPLY IS ADEQUATE:	☒ YES ☐ NO				3.2.5.7.	
15	CONSTRUCTION RESTRICTIONS:	REQUIRED: ☐ COMBUSTIBLE PERMITTED PROVIDED: ☐ COMBUSTIBLE				3.2.6.	
16	HAZARDOUS SUBSTANCES:	☒ YES ☐ NO				3.8.	
17	BARrier-FREE DESIGN:	☒ YES ☐ NO (EXPLAIN):				3.8.	
18	BARrier-FREE ENTRANCES:	No. OF ENTRANCES NEED TO BE BARrier FREE: 1				3.8.1.2.	
19	REQUIRED FIRE RESISTANCE RATINGS:	POWER DOOR OPERATORS REQD.: ☒ YES HORIZONTAL ASSEMBLIES FIRE RESISTANCE RATINGS (F.R.R.) FLOOR: _____ ROOF: _____ MEZZANINE: _____ FIRE RESISTANCE RATINGS OF SUPPORTING MEMBERS (F.R.R.) FLOOR: _____ ROOF: _____ MEZZANINE: _____ REQUIRED SEPARATION FIRE RESISTANCE RATINGS: SPACE NAME: _____ REQUIRED RATING: _____ SUITES: _____ PUBLIC CORRIDORS: _____ JANITOR ROOMS: _____ SERVICE ROOMS: _____ VERTICAL SERVICE SPACES: _____ ELEVATOR - HOISTWAY: _____ ELEVATOR - MACHINE ROOM: _____ EXIT - STAIR TOWERS: _____ EXIT - CORRIDORS: _____ LOBBY SEPARATION TO OTHER EXITS: _____ MAX. TRAVEL DISTANCE: 0 m				3.2.4.1.	
20	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	NO. OF ENTRANCES NEED TO BE BARrier FREE: 1				3.8.1.2.	
21	EXITS:	MAX. TRAVEL DISTANCE: 0 m				3.8.1.2.	
22	PROPOSED BUILDING FACE & SPATIAL SEPARATION:	WALL FACE: _____ AREA OF E.B.F. (m ²): _____ LIMITING DISTANCE (m): _____ RATIO L/H OR U.P.O. (1:K): _____ PERMITTED MAX. % OF OPENINGS: _____ NORTH: 0.5 m ² 1 m ² >0 m 0 % 200 % EAST: 4 m ² 2 m ² >0 m 0 % 50 % SOUTH: 0.002 m ² 0.001 m ² >0 m 0 % 50 % WEST: 9 m ² 3 m ² >0 m 0 % 33.333333 %				3.2.3.1.	
23	OCCUPANT LOAD:	(REFER TO OCCUPANT LOAD CHART FOR SPECIFICS) OCCUPANT LOAD BASED ON: ☐ 46 m ² /PERSON DESIGN OF BUILDING OCCUPANCY: _____ LOAD: _____ PERSONS: _____ BASEMENT: TBD LEVEL 01: TBD LEVEL 02: TBD LEVEL 03: TBD TOTAL OCCUPANT LOAD: 488 PEOPLE				3.1.17.	
24	WASHROOM REQUIREMENTS:	(REFER TO WASHROOM AND HEALTH REQUIREMENTS CHART)				3.7.5.	
25	OTHER:						

LOCATION PLAN



ISSUE / REVISIONS

1	HERITAGE PRECONSULT	APR.10.23
2	ISSUED FOR RE-ZONING	MAY.20.25

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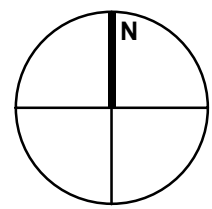
DESIGN DEVELOPMENT

PROJECT No. 25-105
START DATE APR.23

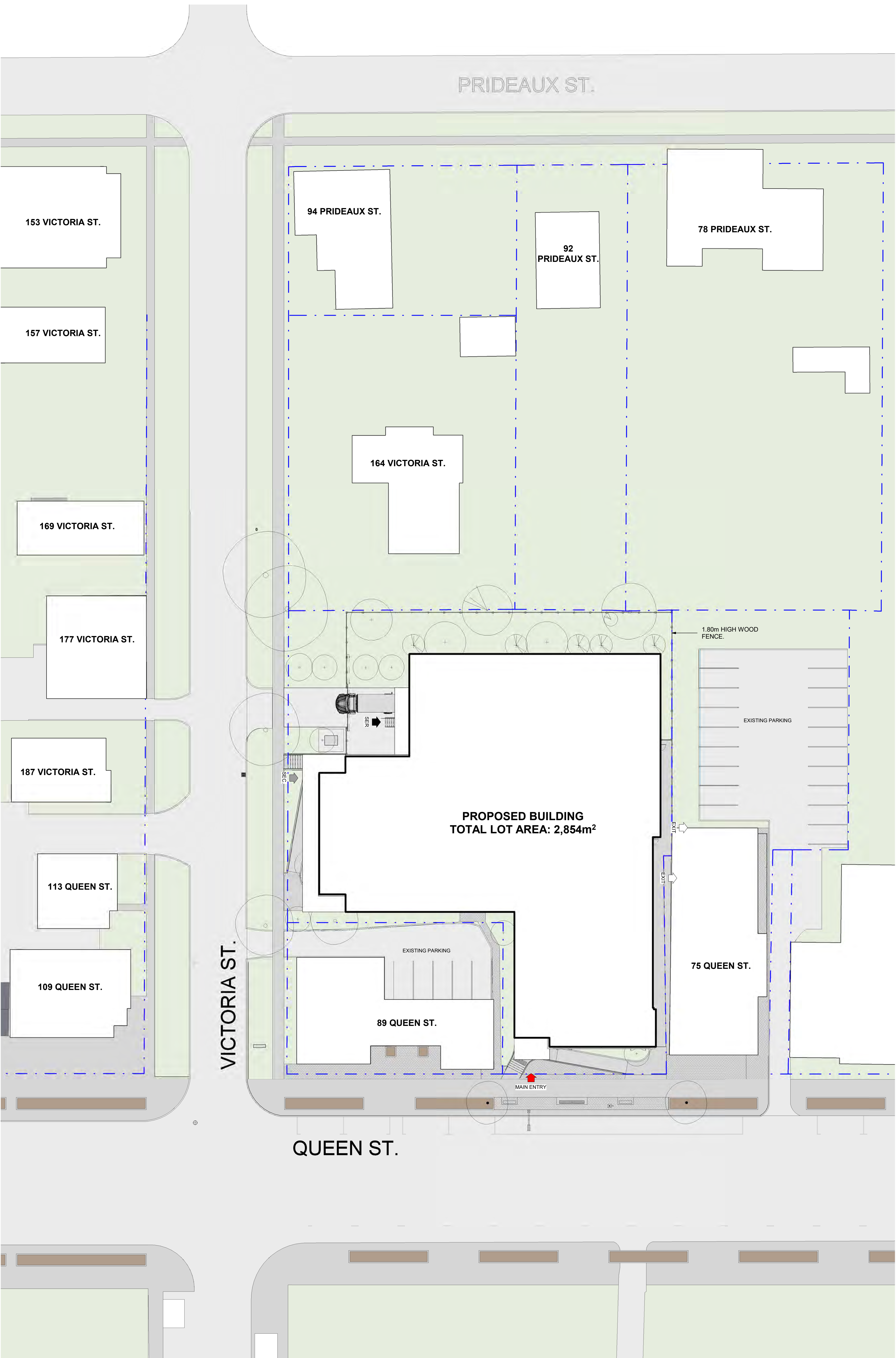
Shaw Festival
NEW ROYAL GEORGE
THEATRE

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

BUILDING
INFORMATION SHEET



ISSUE / REVISIONS	
1	ISSUED FOR RE-ZONING MAY 20 25



NOTICE:
The issuance of this record drawing is a representation by the architect that the construction, enlargement or alteration of the building is in general, as depicted to provide, conformity with the design prepared and provided by the architect. It is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others.

The revisions to these contract documents, reflecting the significant changes in the Work made during construction, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

**PRELIMINARY
REVIEW NOT FOR
DISTRIBUTION**

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.

**CONSTRUCTION
DOCUMENTATION**
PROJECT No. 22-140
START DATE JAN. 2023

**SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE**

Address:
Niagara on the Lake ON

SITE AREA			
Name	Area	Area m2	Comments
SITE	0.29 hectare	2,856 m ²	

GROSS FLOOR AREA			
NAME	OBC CLASSIFICATION	AREA	AREA ft2
GROUND FLR	DIV 1	1,801.10 m ²	16386.86 SF
BASEMENT	DIV 1	1,270.00 m ²	13670.16 SF
GROUND FLR GFA	DIV 1	903.67 m ²	9722 SF
GROUND FLR GFA	DIV 1	770.90 m ²	8297.95 SF
		6,745.67 m ²	51081.98 SF

NOTICE

The issuance of this record drawing is a representation by the architect that the construction, enlargement or alteration of the building is in general, as opposed to precise, conformity with the design prepared and provided by the architect. It is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others.

The revisions to these contract documents affecting the significant changes in the Work made during completion, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

contractor

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SITE PLAN

