Heritage Impact Assessment – 144, 176, and 200 John Street East and 588 Charlotte Street, Niagara-on-the-Lake

Final Report

April 16, 2026

Prepared for:
Solmar (Niagara 2) Corp.
122 Romina Drive
Concord, ON L4K 4Z7

Prepared by:
Stantec Consulting Ltd.
400-1305 Riverbend Road
London, ON N6K 0J5

Project/File:
160941033

Stantec

Limitations and Sign-off

The conclusions in the Report titled Heritage Impact Assessment – 144, 176, and 200 John Street East, and 588 Charlotte Street, Niagara-on-the-Lake are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Solmar (Niagara 2) Corp. (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.

Prepared by

Digitally signed by Walter, Laura
Date: 2026.04.16 11:23:04 -04'00'

(signature)

Laura Walter, MA, CAHP
Cultural Heritage Specialist

Prepared by

Digitally signed by Frank Smith
Date: 2026.04.16 11:36:20 -04'00'

(signature)

Frank Smith, MA, CAHP
Cultural Heritage Specialist

Reviewed by

Digitally signed by Jones, Lashia
Date: 2026.04.16 11:05:32 -04'00'

(signature)

Lashia Jones, MA, CAHP
Senior Cultural Heritage Specialist

Approved by

Digitally signed by Rivard, Meaghan
Date: 2026.04.16 11:15:07 -04'00'

(signature)

Meaghan Rivard, MA, CAHP
Associate, Senior Cultural Heritage Specialist

Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by Solmar (Niagara 2) Corp. (the Proponent) to prepare a Heritage Impact Assessment (HIA) for the Subject Estate at 144, 176, 200 John Street East, and 588 Charlotte Street, in the Town of Niagara-on-the-Lake (NOTL), in the Regional Municipality of Niagara, Ontario (Figure 1). The property parcels comprise most of the former estate known as Randwood, which was associated with members of the Rand Family between 1910 until 2016. Each property parcel is designated under Section 29, Part IV of the *Ontario Heritage Act* with four separate designation by-laws. The former estate is also recognized as a cultural heritage landscape (CHL).

In accordance with municipal and provincial policy, an HIA is required to assess the proposed impacts of development on the designated Subject Estate and adjacent protected heritage properties. As part of the Zoning application, the HIA will review alternative approaches to development, consider associated impacts, and provide mitigation options to demonstrate how the identified cultural heritage value or interest (CHVI) will be conserved in the context of the proposed development.

This HIA has been prepared using the Town's *Standard Terms of Reference: Heritage Impact Assessments & Cultural Heritage Evaluation Reports* (TOR) (Town of NOTL 2021). Following the Town's TOR, this HIA also follows guidance from heritage best practices, and by the Ministry of Citizenship and Multiculturalism InfoSheet #5 in Heritage Resources in the *Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*.

The Proponent intends to develop the Subject Estate in partnership with the Ritz-Carlton for residential and commercial purposes. The proposed development includes much of Randwood and provides a comprehensive approach to change that includes contemporary residential, leisure, and recreational uses. These uses harken back to the

former residential and recreational use of the lands by the Rand family, albeit at a different scale.

Following assessment, it was determined that the Proposed Concept Plan results in adverse impacts to heritage attributes, built elements, and landscape elements of the Subject Estate. The potential for direct and indirect impacts to the Subject Estate has been identified because of the following activities:

- The construction of hotel surface parking, and underground parking garage at 144 John Street East that extends into 176 and 200 John Street East.
- The construction of the new hotel and hotel access road at 176 John Street East.
- The widening of the 200 John Street East entrance at 200 John Street East and construction of residential access road to the rear of the property.
- The construction of an outdoor pool/spa area at 176 John Street East extending into 200 John Street East.

Following discussions with the Proponent and Town Staff, the proposed Concept Plan was revised to reduce impacts. This was done, in part, by setting the hotel back an additional 30 meters from the Main Residence at 176 John Street, retaining or restoring landscape elements *in situ* wherever feasible, and assessing the impacts associated with eight alternative access roads to the hotel and residential buildings.

All access roads assessed result in some adverse impacts to heritage attributes, built heritage elements, and landscape elements of the site. All alternatives considered result in impacts to existing trees on the property, with a range of between 5 and 12% of the total inventoried canopy required to be removed. In many cases, where impacts were reduced on one portion of the Subject Estate, impacts were identified elsewhere. For example, access alternatives that avoided impacts to the pool complex and trees at 200 John Street East would result in impacts to the coach house at 144 John Street East, or the entrance to the Main Residence and sunken garden at 176 John Street East. When technical feasibility was considered, challenges were identified in each alternative from a transportation, site safety, natural heritage, or operational perspective. Therefore, the

proposed Concept Plan site access was carried forward as it was the most feasible alternative.

While there are impacts associated with the proposed development, the proposed approach is appropriate because it conserves the overall CHVI of the Subject Estate by:

- Incorporating the majority of the heritage attributes, built elements, and landscape elements *in situ* resulting in the continued retention of much of the property's estate-like character.
- Mitigating through relocation, compatible design, or other methods when retention *in situ* is not feasible.
- Incorporating existing elements of the Subject Estate into a new development in a functional and intentional way. Incorporated attributes and elements have a dedicated use and are visible to the patrons, residents, or guests of the site.
- Maintaining similar relationships of heritage attributes, built and landscape elements to their surroundings, historical context, or historical uses that support the overall estate-like character.

While heritage attributes will be altered, and some existing built and landscape elements will be removed, the Subject Estate has evolved over many decades with various eras of use that have added, removed, and adapted buildings and CHL elements on the site. The proposed development introduces a new layer of change that re-establishes the historic use of the property as a luxury recreational property and gathering space, albeit on a larger scale than when it was a private estate. The proposed Concept Plan:

- Provides integration between the separate property parcels that once formed Randwood
- Allows for a comprehensive use of the Subject Estate, while having some separate requirements for the hotel and residential buildings
- Provides an opportunity for new built and landscape elements that can be coordinated to provide a more unified design and complement the collective nature of the site as a CHL.

Some existing elements of the Subject Estate cannot be retained *in-situ*, including the pool and surrounding landscaped area, the tea house, mound, peony garden, rose of Sharon, oriental cedar hedge, concrete bridges, and carriage house. The preferred alternative to conserve the CHVI of the site includes a combination of relocation (for the tea house, and potentially Carriage House), and removal with mitigation measures to offset the adverse impacts of their removal or replacement. The below table summarizes the recommended mitigation measures by heritage attribute or built heritage/landscape element with a timeline of when measures should be undertaken.

Recommended Mitigation Measures

Mitigation Measure	Heritage Attributes/ Element	Timeline
Commemoration Plan	All	Condition of Site Plan Approval
Documentation and Salvage Plan	• Carriage House, if relocation is not feasible • Pool complex	Prior to demolition activities/ Condition of Site Plan Approval
Relocation Plan	• Tea house • Carriage House, if relocation is feasible	Prior to demolition activities/ Condition of Site Plan Approval
Conservation Plan	• Devonian House • Main Residence • Concrete, masonry, and stone walls • Red brick entrance pillars and gate • Whistle Stop • Bath Pavilion • Victorian Wooden Gazebo	Prior to demolition activities/ Condition of Site Plan Approval
Design Guidelines and Heritage Landscape Plan	• Site-wide/ CHL • Dunington-Grubb Landscape surviving landscape elements	Condition of Site Plan Approval
Isolating Development	All (except those being removed)	Preliminary and Detailed Design

Mitigation Measure	Heritage Attributes/ Element	Timeline
Vibration Monitoring	• Devonian House • Coach House • Main Residence • Concrete and masonry walls • Red brick entrance pillars	Pre-construction survey, monitoring during construction, and post-construction survey
Arborist Report and *Tree Management Plan*	• Mature trees • Dunington-Grubb Landscape surviving landscape elements • Boxwood hedge	Prior to demolition activities/ Condition of Site Plan Approval

Mitigation measures, as outlined in this report will be required where heritage attributes and cultural landscape elements are impacted through the proposed design. Through the implementation of these measures, the cultural heritage value of the Subject Estate can be conserved while adapting to a new use, and the story of the Randwood Estate will carry on through the site's continued evolution.

The executive summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.

Table of Contents

1 Introduction to Subject Estate 1
1.1 Study Purpose 1
1.2 Methodology 2
1.3 Context 3
2 Legal Frameworks and Heritage Best Practices 6
2.1 Policies 6
2.2 Guidance Documents 13
3 Background Review and Analysis 17
3.1 Introduction 17
3.2 Historical Property Use 17
3.3 Randwood 20
3.4 Dunington-Grubb Landscape Architects 25
4 Statements of Significance and Heritage Attributes 28
4.1 Introduction 28
4.2 Consolidated Statement of Significance 29
5 Assessment of Existing Conditions 37
5.1 Subject Estate Context 37
5.2 144 John Street East 39
5.3 176 John Street East 47
5.4 200 John Street East 56
5.5 588 Charlotte Street 67
5.6 Randwood Cultural Heritage Landscape 72
6 Description of the Proposed Development 75
7 Impacts of Proposed Concept Plan 81
7.1 Heritage Attributes 81
7.2 Cultural Heritage Landscape 83
7.3 Trees 84
7.4 Impacts on Adjacent Heritage Properties 85
7.5 Retention 85
7.6 Relocation 88
7.7 Demolition 89
8 Considered Alternatives 90
8.1 Introduction 90
8.2 Access Alternatives 91

8.3 Impact of Access Alternatives 102
8.4 Summary of Impact Analysis 118
9 Feasibility of Access Alternatives 120
9.1 Transportation and Public Safety 120
9.2 Site Planning and Servicing Requirements 121
9.3 Natural Heritage 122
9.4 Feasible Alternatives 123
10 Conservation Strategy 124
11 Recommended Mitigation 126
11.1 Commemoration Plan 127
11.2 Documentation 128
11.3 Salvage 129
11.4 Relocation Plan 129
11.5 Conservation Plan 130
11.6 Design Guidelines 130
11.7 Isolating Development and Vibration Monitoring 133
11.8 Arborist Report and *Tree Management Plan* 134
11.9 Summary of Mitigation Recommendations 134
12 Conclusion 136

List of Tables

Table 1 Heritage Recognitions 1
Table 2 Subject Lands Historical Use Overview 18
Table 3 Heritage Attributes for the Subject Estate 32
Table 4 144 John Street East Visual Condition 45
Table 5 176 John Street East Visual Condition 54
Table 6 200 John Street East Visual Condition 64
Table 7 588 Charlotte Street Visual Condition 71
Table 8 Summary of Built and Landscape Elements within the Proposed Concept Plan 78
Table 9 Summary of Impact Assessment of the Proposed Concept Plan 81
Table 10 Summary of Alternative 1 Impact Assessment 103
Table 11 Summary of Alternative 2 Impact Assessment 105
Table 12 Summary of Alternative 3 Impact Assessment 106
Table 13 Summary of Alternative 4 Impact Assessment 108
Table 14 Summary of Alternative 5 Impact Assessment 110

Table 15 Summary of Alternative 6a Impact Assessment 112
Table 16 Summary of Alternative 6b Impact Assessment 114
Table 17 Summary of Alternative 7 Impact Assessment 115
Table 18 Summary of Alternative 8 Impact Assessment 117
Table 19 Preferred Alternatives 124
Table 20 Recommended Mitigation Measures for Specific Heritage Attributes 126
Table 21 Recommended Mitigation Measures 134

List of Figures

Figure 1 Subject Estate 4
Figure 2 Adjacent Heritage Properties 5
Figure 3 Existing Built Elements 35
Figure 4 Existing Landscape Elements 36
Figure 5 Access Alternatives 93

List of Appendices

Appendix A Bibliography
Appendix B Designation By-Laws and Statements of Significance
Appendix C Site Condition Photographs
Appendix D Concept Plan and Conceptual Renderings
Appendix E Concept Plan – Impact Assessment
Appendix F Adjacent Heritage Properties – Impact Assessment
Appendix G Alternatives – Impact Assessment
Appendix H Access Alternatives Analysis

Project Personnel

Project Manager:	Lashia Jones, MA, CAHP
Report Writers:	Laura Walter, MA, CAHP
	Frank Smith, MA, CAHP
	Christian Giansante, CAHP
Figures:	Gabrielle Miller, M.Sc.
Administrative Assistant:	Sarah Hilker
Quality Reviewer:	Lashia Jones, MA, CAHP
Independent Reviewer:	Meaghan Rivard, MA, CAHP

Acronyms / Abbreviations

CAHP	Canadian Association of Heritage Professionals
CHL	Cultural Heritage Landscape
CHVI	Cultural Heritage Value or Interest
HIA	Heritage Impact Assessment
MA	Master of Arts
NHS	National Historic Site of Canada
No.	Number
NOID	Notice of Intention to Designate
NOTL	Niagara-on-the-Lake
OHA	Ontario Heritage Act
PPS	Provincial Planning Statement
TOR	Terms of Reference

1 Introduction to Subject Estate

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by Solmar (Niagara 2) Corp. (the Proponent) to prepare a Heritage Impact Assessment (HIA) for the Subject Estate at 144, 176, 200 John Street East, and 588 Charlotte Street, in the Town of Niagara-on-the-Lake (NOTL), in the Regional Municipality of Niagara, Ontario (Figure 1). Property parcels comprise Randwood, the former estate associated with members of the Rand Family between 1910 and 2016. Each property parcel is designated under Section 29, Part IV of the *Ontario Heritage Act* with separate designation by-laws. Adjacent to the Subject Estate there is also one property designated under Part IV of the OHA, and the Butlers Barrack's National Historic Site of Canada (NHS) (Table 1).

The Proponent intends to develop the Subject Estate. In accordance with municipal and provincial policy, an HIA is required to assess the proposed impacts of the development on the designated Subject Estate and adjacent heritage properties. The HIA will review alternative approaches to development, consider associated impacts and provide mitigation options to demonstrate how the identified cultural heritage value or interest (CHVI) will be conserved in the context of the proposed development.

Table 1 Heritage Recognitions

Property	By-Law Number (No.)	Associated Dates
144 John Street East (Subject Estate)	By-Law No. 5285-20	• Notice of Intention to Designate (NOID) in 2018 • Designated in 2020
176 John Street East (Subject Estate)	By-Law No. 5284-20	• NOID in 2018 • Designated in 2020
200 John Street East (Subject Estate)	By-Law No. 5392-22	• NOID in 2018 • Designated in 2022

Property	By-Law Number (No.)	Associated Dates
588 Charlotte Street (Subject Estate)	By-Law No. 5390-22	• NOID in 2018 • Designated in 2022
9 Weatherstone Court (adjacent to Subject Lands)	By-Law No. 1971-88	• Designated in 1988
400 King Street (Butler's Barracks NHS) (adjacent to Subject Estate)	Not applicable	• Recognized in 1962

1.2 Methodology

This HIA has been prepared using the Town's *Standard Terms of Reference: Heritage Impact Assessments & Cultural Heritage Evaluation Reports* (TOR) (Town of NOTL 2021). Following the Town's TOR this HIA contains:

- Introduction to Subject Estate
- Background Review and Analysis
- Statements of Significance
- Assessment of Existing Condition
- Description of the Proposed Development
- Impact of Development
- Alternatives and Mitigation Strategies
- Conservation Strategy
- Appendices (Bibliography, Designation By-Laws, Site Condition Photographs, Concept Plan, Assessment of Impacts Analysis)

Following the Town's TOR, this HIA also follows guidance from heritage best practices discussed in Section 2.2, and by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (InfoSheet #5).

1.3 Context

The Subject Estate is situated within the Town of NOTL and are bounded to the north by John Street East, to the west by Charlotte Street, Weatherstone Court, and Christopher Court, to the southwest by the Upper Canada Heritage Trail, and to the southeast by 210 and 240 John Street East. A concrete, masonry, and stone wall delineate the former estate boundaries to the north along John Street East, to the west along Charlotte Street, and to the southwest along a portion of the Upper Canada Heritage Trail. Within the boundaries are structures and landscape elements associated with the Rand family's 20th century ownership of the property.

The former estate is recognized as a cultural heritage landscape (CHL) that contains multiple residences, outbuildings, and landscape elements such as the extensive boundary wall, mature vegetation, bridges, gazebos, gardens, and a pool area. Portions of the landscape reflect the designs of Howard and Lorrie Dunington-Grubb, who were significant early landscape architects in Canada. Additional information regarding the historical significance of the Subject Estate is contained in Section 4, and the existing conditions are detailed in Section 5. The Subject Estate is also bisected by One Mile Creek that generally runs west-east through the properties fronting John Street East.

The Subject Estate is located adjacent to two heritage properties (See Figure 2). To the west, 9 Weatherstone Court (formerly 580 Charlotte Street) is designated under Part IV of the OHA. The property contains the Randwood Milkhouse and Stables that were built circa 1919 for George F. Rand I. To the north, on the north side of John Street East, is the Butler's Barracks and The Commons. The Butler's Barracks at 400 King Street is a NHS while The Commons is an open space that connects Butler's Barracks to Fort George NHS to the north and northwest (Parks Canada no date [n.d.]).



Stantec

Legend

- Approximate Property Boundary
- Subject Lands

Base Features

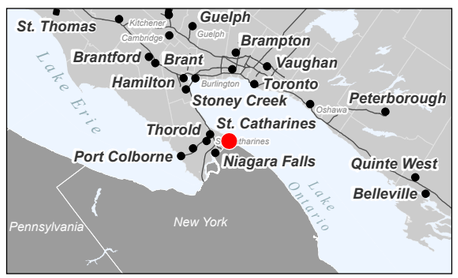
- Major Road
- Minor Road
- Watercourse (Intermittent)

0 50 100 Meters

1:2,500 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2026.
3. Orthoimagery provided by © OpenStreetMap (and) contributors, CC-BY-SA.
4. Property and subject lands boundaries were digitized by Stantec and are approximate.



Project Location
Niagara-on-the-lake

160941033
Prepared by gamiller on 2026-03-10
Technical Review by lwalter on 2026-02-13

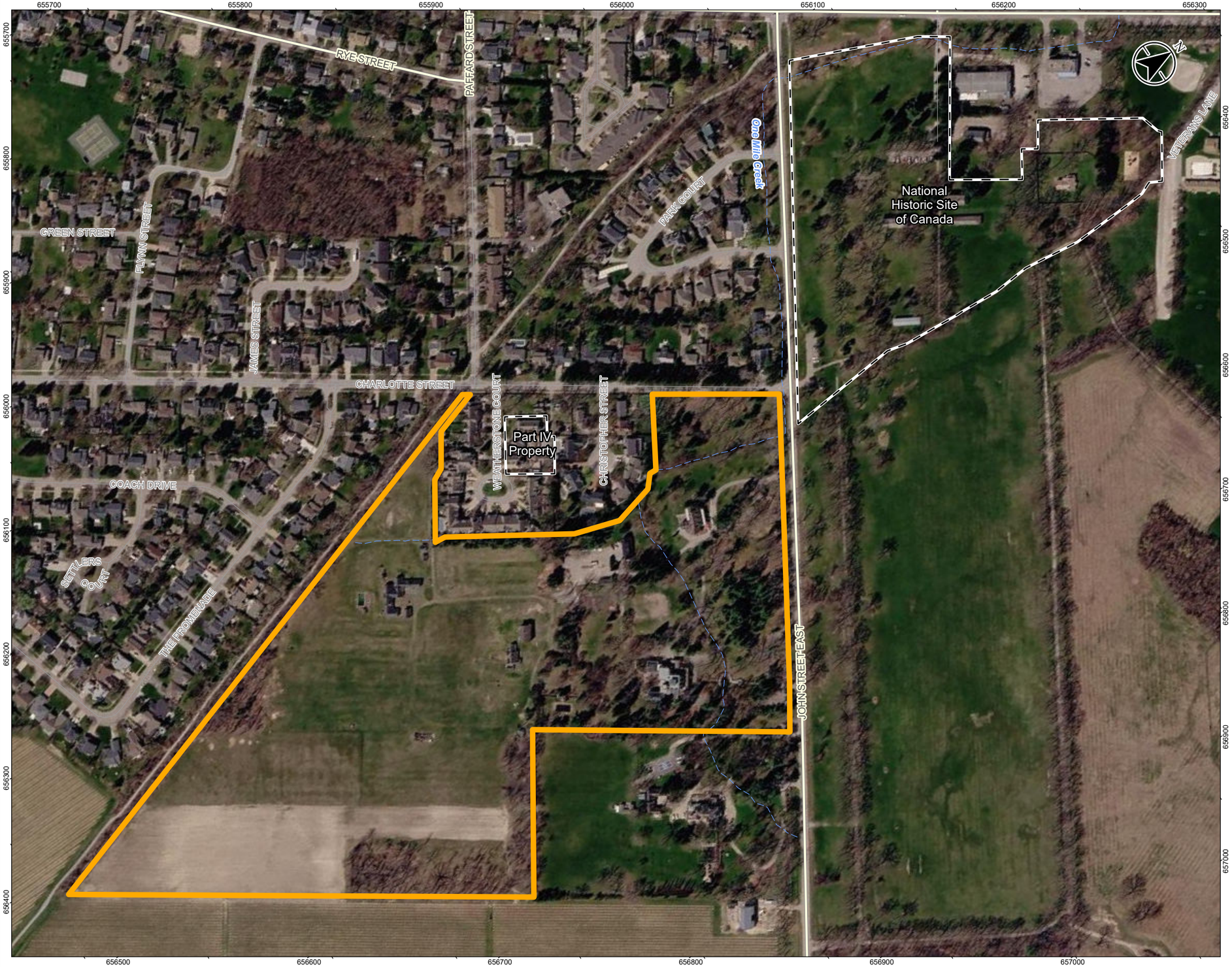
Client/Project
SOLMAR (NIAGARA 2) CORP
HERITAGE IMPACT ASSESSMENT – 144, 176, AND 200 JOHN STREET EAST, AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Figure No.
1

Title
Subject Lands

G:_GIS_Project_Folder\160941033_RandwoodEstate\figures\Randwood_Report_March2026\Randwood_Report_March2026.aprx\SM_001_REVB_SubjectLands Revised on 3/10/2026 10:31 AM by gamiller

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.



Stantec

Legend

- Adjacent Heritage Lands
- Subject Lands

Base Features

- Major Road
- Minor Road
- Watercourse (Intermittent)

0 100 200 Meters

1:3,750 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2026.
3. Orthoimagery provided by © OpenStreetMap (and) contributors, CC-BY-SA.
4. Property and subject lands boundaries were digitized by Stantec and are approximate.



Project Location
Niagara-on-the-lake

160941033
Prepared by gamiller on 2026-03-10
Technical Review by lwalter on 2026-02-13

Client/Project
SOLMAR (NIAGARA 2) CORP
HERITAGE IMPACT ASSESSMENT – 144, 176, AND 200 JOHN STREET EAST, AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Figure No.
2

Title
Adjacent Heritage Properties

G:_GIS_Project_Folder\160941033_RandwoodEstate\figures\Randwood_Report_March2026\Randwood_Report_March2026_AdjacentHeritageProperties_Revised on 3/10/2026 10:31 AM by gamiller.aprx\SM_002_REVB_AdjacentHeritageProperties

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

2 Legal Frameworks and Heritage Best Practices

2.1 Policies

2.1.1 Planning Act

The Planning Act provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the Planning Act identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

(d) The conservation of features of significant architectural, cultural, historical or scientific interest

(Government of Ontario 1990a)

2.1.2 Ontario Heritage Act

The *Ontario Heritage Act* (OHA) provides the primary statutory framework for the conservation of cultural heritage resources in Ontario. Conservation of cultural heritage resources is a matter of provincial interest, as reflected in the OHA policies. Under Part IV the OHA, a municipal council may designate individual properties containing CHVI (Part IV) where it meets the prescribed criteria according to *Ontario Regulation 9/06*. Alterations (Section 33 of the OHA), demolition, or removal (Section 34 of the OHA) of heritage attributes detailed in the designation by-law requires a property owner to apply to the municipal council to receive consent in writing to the proposed alteration or demolition. An application is to be accompanied by the municipality's prescribed information and material (Government of Ontario 1990b).

2.1.3 Provincial Planning Statement

An updated *Provincial Planning Statement* (PPS) came into effect in 2024 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 4.6 of the PPS states that a "protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved" (Government of Ontario 2024).

Under the PPS definition, conserved means:

> The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Under the PPS definition, significant means:

> In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Under the PPS, "protected heritage property" is defined as follows:

> Property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or Part IV of the Ontario Heritage Act; property



> identified by a provincial ministry or a prescribed public body as a property have cultural heritage value or interest under the *Standards and Guidelines for the Conservation of Provincial Heritage Properties*; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Under the PPS, "cultural heritage landscape" is defined as follows:

> Means 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, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.
>
> (Government of Ontario 2024)

2.1.4 Regional Municipality of Niagara

The *Niagara Official Plan* is the Regional Municipality of Niagara's (Niagara Region) long-term, strategic policy planning framework for managing growth in Niagara. Cultural Heritage policies are under Chapter 6: Vibrant Region and the conservation of cultural heritage resources is a matter of Regional interest (Niagara Region 2024: 192). The following policies included verbatim are applicable to this HIA:

6.5.1.1 *Significant cultural heritage resources* shall be *conserved* in order to foster a *sense of place* and benefit communities, including First Nations and Métis communities.

6.5.1.2 The Region encourages Local Area Municipalities to designate properties of cultural heritage value or interest, either individually or as part of a larger are or Heritage Conservation District, under the Ontario Heritage Act.

6.5.1.5 *Development* and *site alteration* on *protected heritage property* or *adjacent lands* shall not be permitted, except where the proposed *development* and *site alteration* has been evaluated through a heritage impact assessment and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.

6.5.1.7 Local Area Municipalities are encouraged to consider the use of heritage impact assessment in conserving *cultural heritage resources* on a community planning basis.

(Niagara Region 2024: 192-193)

2.1.5 Town of Niagara-on-the-Lake

2.1.5.1 Official Plan

The Town's Official Plan serves as a guide for future development and infrastructure provision within the community. The Town adopted a new Official Plan in 2019, but it has not yet been approved by Niagara Region. Therefore, policies of the 2017 Official Plan are considered in this HIA.

Section 18 of the Official Plan contains the goals, objectives, and policies for heritage conservation. The following goals and objectives included verbatim are applicable to this HIA:

18.2(1) To protect, preserve and encourage the restoration of the original architectural detail wherever feasible on all buildings having architectural and historical merit within the context of the Town of Niagara-on-the-Lake, as well as on all buildings contributing towards heritage value of the Town of Niagara-on-the-Lake.

18.2(2) To encourage good contemporary building design by using sympathetic forms while avoiding simply copying historic architecture. To restrict building design that is not compatible with existing structures or

unsympathetic alternations to buildings that would detract from the character of a Heritage Resource. Where lands or buildings have been designated pursuant to the Ontario Heritage Act the provisions of that Act regarding buildings and additions shall apply.

18.2(3) To prevent the demolition, destruction or inappropriate alteration or use of heritage resources.

18.2(5) To develop and encourage creative, appropriate and economically viable uses of heritage resources.

The following heritage policies included verbatim are applicable to this HIA:

18.4(2) It shall be the policy of Council to encourage the preservation of buildings and sites having historical and/or architectural values.

18.4(5) Council shall exercise its legislative authority to control the alteration or demolition of heritage.

18.4(6) Council, with the advice of LACAC, will regulate and guide alterations and additions to heritage resources. Council may also request comments from LACAC for any development within a Heritage District, proposed expansion area or where it is believed that a development may impact on heritage resources.

2.1.5.2 Zoning By-Law

The Subject Estate is within the Old Town Zoning District in the Town's Comprehensive Zoning By-Law 4316-09. The properties at 144 and 176 John Street East, and the access way to 200 John Street East, are zoned General Commercial, Holding Zone, and Open Space. Under General Commercial zoning, the properties may include an art gallery, artist studio(s), learning centre, conference centre, hotel with a maximum of 106 rooms in the hotel and 8 rooms in the Devonian house for a total of 114 rooms, outdoor patio, restaurant, and accessory buildings.



The remaining 200 John Street East and 588 Charlotte Street are zoned Low Density Residential, Medium Density Residential,, agricultural, and a portion of the lands on 200 John Street East includes agricultural lands within the greenbelt (Town of NOTL 2014). A zoning by-law amendment is required to amend the existing GC-56 zone boundary to recognize the updated boundary being established through the OPA, rezone lands currently zoned residential and agricultural for “Residential Multiple (RM1) Site-Specific” and add a new site-specific provision to permit the proposed number of residential units.

2.1.6 Character Study

In 2022, the Town initiated the *Former Rand Estate and John Street East Character Study* (Character Study) to determine appropriate land use designations and policies for an area including the Subject Estate. The study area used included the four Randwood property parcels (Subject Estate), 210 John Street East, and the residential developments on Christopher Street and Weatherstone Court. The Character Study was adopted by the Town but is currently under appeal and not in effect. The following are the applicable policies of the Character Study to the proposed development and have been included for reference:

1c) Conservation plans, and heritage conservation measures generally, shall be consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

1d) The adaptive re-use of heritage buildings and other structures with uses that complement existing and planned uses in the area shall be strongly encouraged.

1e) The restoration or interpretation of significant but lost heritage landscape features shall be strongly encouraged.

3b) New streets, driveways and pathways in the area should be aligned to conserve and provide public exposure to cultural heritage features where feasible.

3c) The common open spaces identified in the Heritage and Development Framework shall be designed to provide public views and access to natural and cultural heritage features. The designs shall include elements that interpret the history of the Rand Estate.

3d) The axial walkway and circular mound between the whistle stop and the main house shall be reflected and interpretated in the design of a future street and pathway network.

3e) Site plans and landscape management and design shall include pedestrian connections and wayfinding measures between cultural heritage features.

3g) Designated heritage structures shall stand apart from new development, generally by at least 5 metres, to reinforce their cultural significance. Landscaping that recalls their historic setting shall be encouraged.

Plate 1 shows the Heritage and Development Framework in the Character Study.

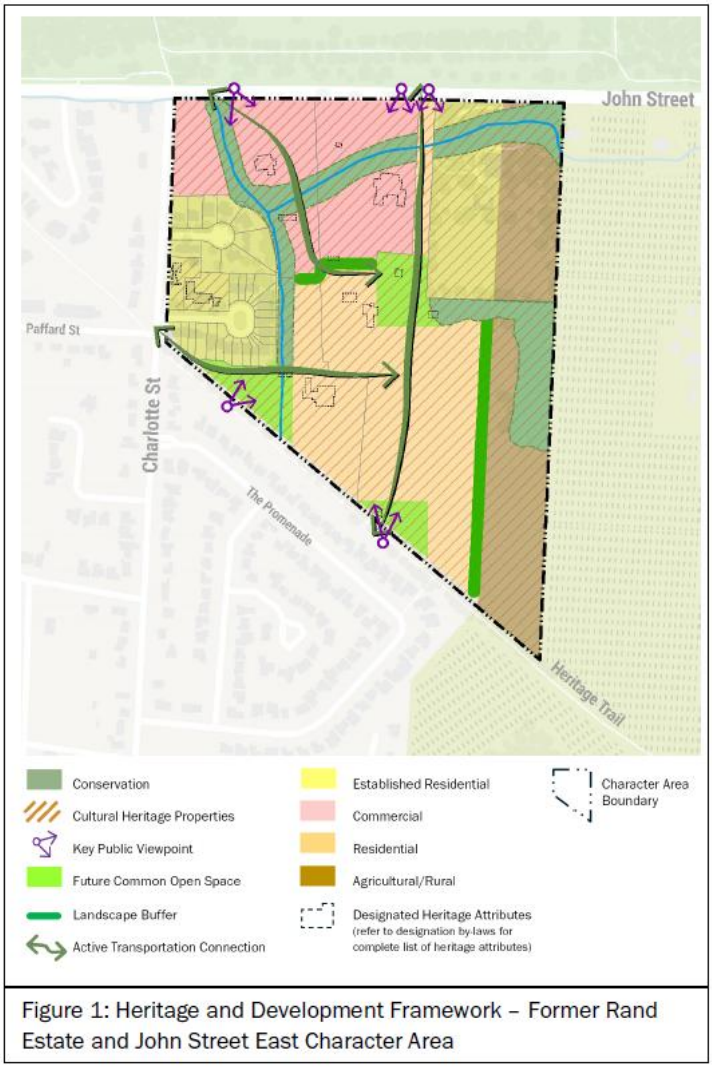


Figure 1: Heritage and Development Framework – Former Rand Estate and John Street East Character Area

Plate 1 Heritage and Development Framework in the Character Study

2.2 Guidance Documents

The Town has adopted several best practice documents to inform conservation decisions as a component of the Town's HIA TOR. The following are the recommended guidance documents:

- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 2010) (Standards and Guidelines)

- *Ontario Heritage Toolkit* (Ministry of Citizenship and Multiculturalism [MCM] 2025a)
- *Eight Guiding Principles in the Conservation of Built Heritage Properties* (MCM 2025b)
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003)
- *Appleton Charter for the Protection and Enhancement of the Built Environment* (International Council of Monuments and Sites 1983)

This HIA uses guidance in these above documents for the preparation of the impact assessment and development of alternatives and mitigation measures.

2.2.1 Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines* recommend that before carrying out an intervention at an historic place, practitioners should be mindful of its overall heritage value and use the documented character-defining elements from a value statement as a starting point and guide, if such a statement exists. This understanding of heritage value, along with the *Standards and Guidelines*, provides both a conceptual and practical framework for how interventions should be carried out (Parks Canada 2010).

An early step in the conservation decision-making process is identifying the type of conservation treatment required based on the understanding of heritage value and current conditions. The *Standards and Guidelines* include three primary conservation treatments to be considered, including:

> **Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.
>
> **Rehabilitation:** the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.



> **Restoration:** the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.
>
> (Parks Canada 2010)

2.2.2 InfoSheet #5

The assessment of impacts is based on the impacts defined in the MCM Infosheet #5. Impacts to heritage resources may be direct or indirect.

Direct impacts include:

- Destruction of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance

Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by creating:

- Shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces
- Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource

(Government of Ontario 2006)



Categorized with land disturbance, this HIA also evaluates the potential for indirect impacts due to vibrations resulting from construction and the transportation of project components and personnel. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; National Park Service 2001; Rainer 1982; Wiss 1981). For this study, a 50-metre buffer is used to represent a conservative approach to delineate potential effects related to vibration.

In addition to providing a framework to assess the impacts of a proposed undertaking, the MCM Infosheet #5 also provides methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass, setback, setting, and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones, site plan control, and other planning mechanisms

(Government of Ontario 2006)

3 Background Review and Analysis

3.1 Introduction

Substantial background research has been completed on the Subject Estate in cultural heritage studies within the past decade. As such, additional historical research was not undertaken as part of this HIA. A summary is included in the following sections to provide an understanding of the larger CHL of the four designated properties that form the former Randwood estate.

3.2 Historical Property Use

The Subject Estate has a long history of ownership by individuals who contributed politically, economically, and socially to the development of the Niagara Peninsula and Western New York. The early history of the Subject Estate is linked to the role of NOTL as the first capital of Upper Canada through its initial ownership by Peter Russel and later William Dickson, both officials in early Upper Canada. As the political importance of NOTL declined, the community became increasingly valued for its moderate climate, recreational opportunities, and proximity to the urban centres of Toronto and Buffalo.

From the late 19th century into the early 21st century, the history of the Subject Estate is closely linked to NOTL's role as a summer destination for tourism. While used as a summer home for George F. Rand and George Rand II, the large gatherings and parties were frequently held on the Subject Estate. This tradition continued under Calvin Rand, who mostly used the property as a summer home. He later sold present-day 144 John Street and 176 John Street to the Devonian Foundation, which under the Niagara Institute used the property for seminars, workshops, and conferences. The historical uses of the Subject Estate are summarized in Table 2.

Table 2 Subject Lands Historical Use Overview

Ownership Period	Overview
Peter Russel (*circa* 1796-1798)	Peter Russel owned 160 acres of land which included the Subject Estate. Russel served as the administrator of Upper Canada following the departure of John Graves Simcoe in July 1796. While Upper Canada's capital had been recently relocated to York (Toronto), Russel built a residence on his property that his sister resided in until her relocation to York in 1797. Russel is known to have practiced the enslavement of people in Upper Canada. However, the extent of enslavement on the Subject Estate is unknown.
Dickson Family (1798-1873)	William Dickson was a member of Upper Canada's elite who was a merchant, land speculator, lawyer, and promoter of colonial settlement. In 1811, Dickson built a residence within the Subject Estate which was destroyed during the War of 1812. Beginning in the 1820s, Dickson divided the Subject Estate between his sons, also prominent colonial officials. During this time, the Subject Estate was known as Rowanwood (north half, includes part of present-day 144 John Street) and Woodlawn (south half, includes parts of present-day 200 John Steeet, 588 Charlotte Street, and 176 John Street). Dickson is also known for his participation in a duel at Fort Niagara, New York in 1806 that resulted in the death of fellow lawyer William Weekes (Riddel 1915).
Lansing Family (1873-1905)	Henry Livingston Lansing purchased Woodlawn for use as a summer house and later lived full time on the property. During his ownership, the present-day main residence at 176 John Street was built. Lansing was a prominent banker in upstate New York and was the treasurer and secretary of the Buffalo and Erie Railroad. Following his death, his son Livingston Lansing inherited the property and used it as a summer house. During this time, Rowanwood (part of present-day 144 John Street) was a separately owned property with no direct connection to Lansing.

Ownership Period	Overview
Early Rand (1905-1942)	George F. Rand was a prominent banker from upstate New York. In 1905 he purchased Woodlawn for use as a summer house and in 1910 also purchased Rowanwood, uniting both properties as Randwood. Following his death in 1919, the estate was inherited by his son George Rand II. George Rand II commissioned much of the estate's remaining built features, including the milk house (now 9 Weatherstone Court), stables, the Sheets House (a wedding present for his daughter Evelyn Rand, also presently referred to as the Devonian House), and landscaping by Dunington-Grubb.
Middle Rand (1943-1970)	Following the death of George Rand II in 1942, the estate was used as a summer residence by Calvin Rand and Evelyn Rand, except for a brief period of time between 1961 and 1964, when Calvin Rand lived full time at Randwood. In the mid-20th century, the Rand family began to subdivide portions of the property, including land that is located along present-day Weatherstone Court and Christopher Street. Around this time, the stables on 588 Charlotte Street were converted into a residence.
Late Rand and the Niagara Institute (1971-2016)	Calvin Rand established the Niagara Institute of International Studies and leased the Main Residence and Devonian House to the foundation. In 1976, Calvin Rand sold 176 John Street and 144 John Street to the Devonian Foundation. Calvin Rand retained ownership of 200 John Street until his death in 2016.

3.3 Randwood

Early Rand (1905-1942)

George Franklin Rand purchased 176 John Street East (including the Main Residence), 200 John Street East, and 588 Charlotte Street in 1910, and 144 John Street East in 1919. At the time, Rand was a dominant figure in banking in upstate New York. Rand had established a private bank in 1890, , in Tonawanda, New York. He also organized and was president of the First National Bank of Tonawanda. Additionally, he served as vice president of Columbia National Bank, and president of Central National Bank and Marine National Bank of Buffalo. In 1902, he moved his family to Buffalo when he became president of Columbia National Bank (North Tonawanda History Museum 2006).

Rand purchased the Subject Estate to serve as a summer estate for his family that included his wife Vina and four children, George, Calvin, Evelyn, and Gretchen. This purchase for use of a summer estate was typical for wealthy families in the 19th and early 20th centuries. During the early decades of the 19th century, as Upper Canada welcomed more wealthy immigrants, the British practice of purchasing a rural retreat, called an “estate”, became more common (Bray Heritage 2018: 6). These estates were often built close to water and on large acreages, that often shrunk as the surrounding urban setting began to encroach on the property (Bray Heritage 2018: 6). In NOTL, specifically, the town became a popular tourist destination in the late 19th century, accessible by train and steamship from major cities including Toronto and Buffalo (Bray Heritage 2018: 8; Bernat and Ormsby 2003). The Town of NOTL was especially popular with affluent Americans who enjoyed spending long summer holidays in the area because of the moderate climate. As a result, many of these families acquired property and either built new large summer residences or adapted existing residences (Bray Heritage 2018: 8). Rand was one of these Americans, who purchased property in NOTL, while he was still living in Buffalo (Bray Heritage 2018: 8).

Rand's purchase of 176 John Street East included the residence known as Woodlawn, which was later renamed Randwood. It is referred to in the designation By-Law as the Main Residence. Construction of the existing boundary wall on the property is believed to have begun *circa* 1880 but was completed under Rand's ownership in the early 20th century by masons in the Elliot family including William Henry, John William, and James Edward (Wallace 2021). Following an examination of the walls in 2022, the stone wall along Charlotte Street on 144 John Street East dates to the 20th century, and sections along John Street East are a mixture of early 20th century and several portions are newer than 1921 (PJ Materials Consultants Limited and Shoalts Engineering 2022). The local newspaper reported on the progress of the estate in the early 20th century, including the hiring of caretaker/gardener and the construction of driveways, plans to build cottages, a barn, and other structures on Charlotte Street (Wallace 2021).

Following the deaths of George F. and Vina Rand in 1919, the estate passed to their eldest son George Rand II. He had followed his father into the banking business in Buffalo, becoming president of the Marine Trust of Buffalo in 1926, and president of Marine Midland Corporation in 1929. Between 1918 and 1923, a Jacobean and Tudor style mansion was built for Rand and his siblings in Buffalo at 1180 Delaware Avenue (Plate 2). Rand rarely took a vacation but drove to and from his summer home at the Randwood to work in Buffalo daily during the summer months (Dunn 2003). In recognition of the Rand family's contributions to Buffalo, an office building was constructed in 1929 within the city at 14 Lafayette Square and was named the Rand building (Plate 3). It was the tallest building in Buffalo for 43 years (Eck 2016).

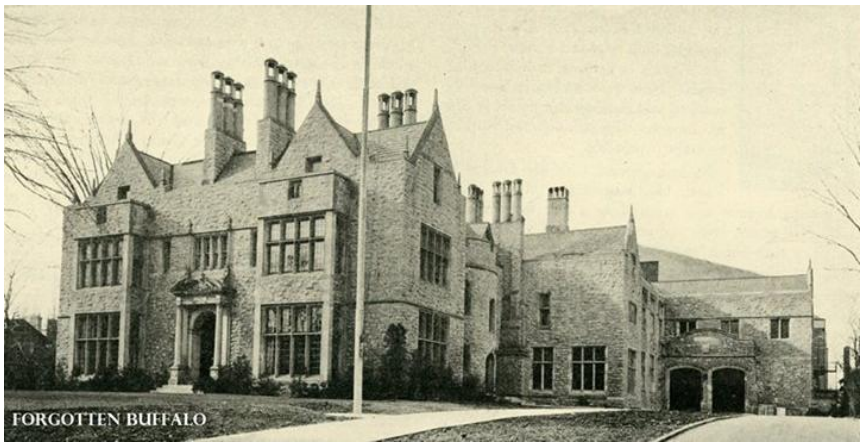


Plate 2 **1180 Delaware Avenue in Buffalo (Preservation Ready 2015)**



Plate 3 **Rand building in the 1950s (Eck 2016)**

George Rand II was responsible for commissioning many of the distinctive features of Randwood which remain today. He constructed agricultural outbuildings, including the milk house and stables (9 Weatherstone Court), and the Devonian House (144 John Street East) in 1922 as a wedding gift for Evelyn Rand and her husband Lieutenant Henry Bennet Sheets to use as a summer house. George Rand II also retained the services of the landscape architecture firm Dunington-Grubb to design some of the landscape elements of Randwood (see Section 3.4). A portion of the estate was incorporated as Randwood Farms in 1929, and series of stables and outbuildings were constructed to support a small-scale farming operation that included prize-winning cattle and horses, chickens, orchards, vegetable gardens, and possibly a plant nursery (Masson 2020).

George Rand II married Isabel Williams in 1922, and they had three children, George III, Isabel, and Calvin. Following George Rand II's death in 1942, his wife continued to spend summers at the estate until her death in 1950. Their three children inherited Randwood (Masson 2020).

Middle Rand (1943-1970)

Following the Second World War, the large summer estate era came to an end as new tax policies and the difficulties in finding adequate staffing for large properties led some families to sell or downsize their seasonal properties. As a result, many former large summer estates were converted to other uses or sold for residential developments

By the mid-20th century, Calvin Rand began to use Randwood as a summer residence. Calvin Rand was a prominent resident of NOTL and is known for the founding of the Shaw Festival. Between 1961 and 1964, Randwood was Calvin's primary residence. Rand lived on the property with his wife Patricia and his five daughters: Robin, Melissa, Jennifer, Lucinda, and Elizabeth. Rand held opening night parties at Randwood in the 1960s for the Shaw Festival (Masson 2021).

Late Rand (1971-2016)

In 1971, Calvin Rand established the Niagara Institute of International Studies and leased the Main Residence at 176 John Street East and Devonian House at 144 John Street East to the foundation. The Niagara Institute was a forum for society leaders to discuss and exchange ideas (Masson 2021). The property parcels of 144 and 176 John Street East served as a setting for these meetings for society leaders. In 1976, Calvin Rand sold 176 John Street East and 144 John Street East to the Devonian Foundation, who continued to lease the property to the Niagara Institute.

In the 1970s, Calvin Rand relocated to the 20 acres of land on the southern part of Randwood (Globe and Mail 1977). The properties at 200 John Street East and 588 Charlotte Street remained under Rand and Sheets family ownership during this period. In the 1970s, a new gate was added at 200 John Street East for Calvin Rand's use and access to his newly constructed summer residence at 200 John Street. As evident on aerial photographs from the 1960s and 1970s, a previous accessway to 200 John Street East, was through a service access located on 176 John Street East (Plate 4 and Plate 5). Previous aerials from the 1930s to1950s are too heavily treed in this area to see this

accessway. This access was closed by the 1990s. The Sheets family sold the property at 588 Charlotte Street to the Dingman family in 1980. The property at 200 John Street East remained in Rand's ownership until his death in 2016.



Plate 4 **Excerpt of 1960 aerial photograph with previous 176 John Street East service entrance (denoted by yellow arrow) (Natural Resources Canada 1961)**



Plate 5 Excerpt of 1971 aerial photograph with previous 176 John Street East service entrance (denoted by yellow arrow) (Canada Department of Highways 1971)

3.4 Dunington-Grubb Landscape Architects

The Dunington-Grubb landscape architecture firm was led by the husband-and-wife duo Howard Grubb and Lorrie Dunington. Howard Grubb was born in 1881 in York, England. In 1904, he enrolled in Cornell University to study landscape architecture. After graduation, he returned to England and was employed by Thomas Mawson, a prominent English landscape architect (Butts and Stensson 2012: 86). Lorrie Dunington was born in England in 1877 and grew up in India, South Africa, and Australia. She was one of the first women students admitted to the Horticultural College in Swanley, Kent. Howard and Lorrie met in 1910 when Howard attended a lecture held by Lorrie at the Architectural Association in England. Three months after their first introduction, the pair

were engaged to be married. In 1911, they immigrated to Canada and settled in Toronto (Butts and Stensson 2012: 16-17).

Landscape architecture was a relatively new profession in Canada and the pair found quick success in Toronto. When they began practicing in Canada there was no ornamental plant nursery. In response, they founded Sheridan Nurseries in 1913 to provide an improved supply of plant materials for their clients and to supplement their income (Butts and Stensson 2012: 18-20). Dunington and Grubb worked on a variety of projects, including public and private garden design, civic art and town planning, and park designs. Lorrie was known for her knowledge of perennials and rock garden plants and her style of design which emphasized a variety of colours and textures. Howard, also known as the father of landscape architecture in Canada, was known for his use of the Beaux-Arts style in his designs (Milovoroff 2015). Howard preferred the Beaux-Arts style in his work as he was devoted to the values of fine gardening and detail. This style was particularly popular for large estate properties.

Two features on the Subject Estate are known to have been designed by Dunington-Grubb based on archival drawings available in the Dunington-Grubb Stensson Collection at the University of Guelph. Within that collection are drawings for Randwood's tea house, a sunken landscaped pool area, and pergola, as well as a gate feature and stone steps and bridges in a sunken garden at the front of the main house. An undated postcard in the collections of the NOTL Museum shows the sunken garden at 176 John Street as it appeared in the early to mid-20th century (Plate 6).



Plate 6 The sunken garden at Randwood (176 John Street), early to mid-20th century (NOTL Museum n.d.)

4 Statements of Significance and Heritage Attributes

4.1 Introduction

The Subject Estate is protected by four separate designation by-laws with individual Statements of CHVI. However, given the interconnected history and association with Randwood, the statements are similar with overlapping elements. For the purposes of this HIA and to reduce repetition when discussing the CHVI of the property, a consolidated statement is included in Section 4.2 for the Subject Estate, with individual heritage attributes outlined for each property in Section 4.2.3. This approach was approved by Town staff prior to submission. Individual property designating by-laws are contained in Appendix B.

As a CHL, the Subject Estate includes numerous built and landscape elements from the grounds of the former estate, including bridges, circulation routes, watercourses, landforms, and vegetation that are not always explicitly identified in the heritage attributes of the designating by-laws. While existing built and landscape elements of the Randwood CHL are often inter-connected, for visual clarity they are mapped separately on Figure 3 and Figure 4.

The Subject Estate is adjacent to 9 Weatherstone Court, a designated property under Part IV of the OHA and The Butler's Barracks at 400 King Street, a NHS. The Statements of Significance for these properties are also contained in Appendix B. In the case of 9 Weatherstone Court, while formerly part of Randwood as its milkhouse and stables, the designated parcel has lost its integration into the larger Randwood CHL through the construction of over 20 modern residences along Weatherstone Court and Christopher Street between the designated parcel and Subject Estate.

4.2 Consolidated Statement of Significance

4.2.1 Description of Property

The Subject Estate contains the municipal addresses of 144, 176, 200 John Street East, and 588 Charlotte Street, in the Town of Niagara-on-the-Lake. The Subject Estate is bound to the north[1] by John Street East, to the west by Charlotte Street, Weatherstone Court, and Christopher Court, to the south by the Upper Canada Heritage Trail, and to the east by 210 and 240 John Street East. Each property is independently accessed. The Subject Estate contains several structures that had former residential/institutional, agricultural, or recreational uses, mature trees and vegetation of various species, circulation routes, bridges, and watercourses.

The property at 144 John Street East is accessed from John Street East marked by large red brick pillars that frame the entrance. This parcel contains a residential building (Devonian House or Sheet House) built in 1922, and the Coach House which was built c. 1860s.

The property at 176 John Street East is accessed from John Street East through large red brick pillars and gate which frame the entrance. This parcel contains the main residence (Randwood), a wooden gazebo, and a modern brick pavilion. There are numerous landscaping features of note including the wooden and stone foot bridges, stone pathways, and the sunken lily pond with sculpture.

The property at 200 John Street East has two entrances including the main entrance from a long gravel driveway off John Street East and the secondary pedestrian entrance located at the rear of the property from the Upper Canada Heritage Trail. Both entrances are marked by red brick pillars. This property contains the carriage house, the

[1] These directions have been adjusted from the original statements to be consistent with the direction descriptions used elsewhere in this report.

Calvin Rand Summer House, remnants of a greenhouse, the teahouse and pool, the pool pavilion, and wooden gazebo (Whistle stop).

The property at 588 Charlotte Street is accessed from Charlotte Street where two large red brick pillars frame the gravel driveway. This property contains the Main Dwelling (formerly stables), a detached outbuilding, two small sheds, and a wooden gazebo. There is a large in-ground pool at the rear of the residence, and a small pet cemetery enclosed in a white wooden fence south of the residence.

4.2.2 Statement of Cultural Heritage Value or Interest

The Subject Estate has cultural heritage value or interest for design and physical values, historic/associative values, and contextual values.

Design and Physical Values

The property at 144 John Street East has design and physical value for its 1920s, two and one-half storey main residence, known as the Sheet House or the Devonian House, which is a representative example of a Colonial Revival House which was built and used as a summer home from c. 1920-1980. The property's c.1860 coach house is a unique local example of a coach house with Gothic Revival details.

The property at 176 John Street East has a representative example of an evolved summer residence in a Second Empire style, with Italianate and Neo-classical features.

The property at 200 John Street East has design and physical value for its tea house and pool pavilion (c. 1928) which are unique examples of a design by Howard and Lorrie Dunington-Grubb. The pool is an early example of its kind and may have been the first pool in Niagara-on-the-Lake. The extant wood gazebo (Whistle stop) is a unique and rare surviving example of a Whistle stop station used privately.

The concrete, brick and stone wall located along John Street East, Charlotte Street, and the Upper Canada Heritage Trail is a rare local example of a surviving estate wall that delineated a local estate boundary.

Historical and Associative Values

The Subject Estate has historical/associative value for their direct associations with Hon. Peter Russel and William Dickson who were early owners of the lands. The Subject Estate is also directly associated with the Rand family, who were a prominent family in Niagara-on-the-Lake. George Rand I purchased 176 and 200 John Street East, and 588 Charlotte Street in 1910, and 144 John Street East in 1919. Rand and his wife Vina had four children: George, Calvin, Evelyn, and Gretchen. The property at 144 John Street East is most associated with Evelyn Rand and Henry Sheets, who built the existing house and used the property as a summer house until 1980. Evelyn was a noted equestrian. The property at 200 John Street East is most associated with Calvin Rand, who played a direct role in the establishment of The Shaw Festival, which has grown into an international attraction and a significant cultural feature of the community. The property at 588 Charlotte Street is associated with George Rand II, who built stables and outbuildings and Henry Sheets Jr. (Evelyn and Henry's son) who owned and lived on the property throughout the mid-20th century.

In addition, the Subject Estate is associated with the Devonian Group (now part of the Devonian Group of Charitable Foundations) and The Niagara Institute (now part of the Conference Board of Canada) which used the property for conference, seminars and as a place of teaching. The Niagara Institute was established by Calvin Rand in 1971 and they used 176 John Street East from 1980 until 1993.

Lastly, parts of the surviving landscape reflect the work and design of Howard and Lorrie A. Dunington-Grubb. The couple designed and worked on various areas and landscapes of 144, 176, and 200 John Street East. They were pioneers in their field and well respected in the Canadian landscape architecture community.

Contextual Values

The Subject Estate has contextual value as they are important in defining, maintaining, or supporting the character of an area. The large concrete, brick and stone walls that delineate the Subject Estate on the northwest and northeast are important in defining the character of the John Street/Charlotte Street area. The view of 176 John Street East from the entrance gate on John Street East showing the long central axis, lily pond and main residence is important in defining the character of the area.

The Subject Estate is physically, functionally, visually, and/or historically linked to their surroundings. The Subject Estate was originally part of the larger estate known as Randwood, which was owned by the Rand family from 1919 until 1980. Portions of the Subject Estate were used as a small-scale farming operation during the Rand ownership. It forms part of a larger significant cultural heritage landscape that includes all the grounds of the original estate. The Subject Estate is visually and historically linked to surrounding properties. Lastly, the Subject Estate is a local landmark.

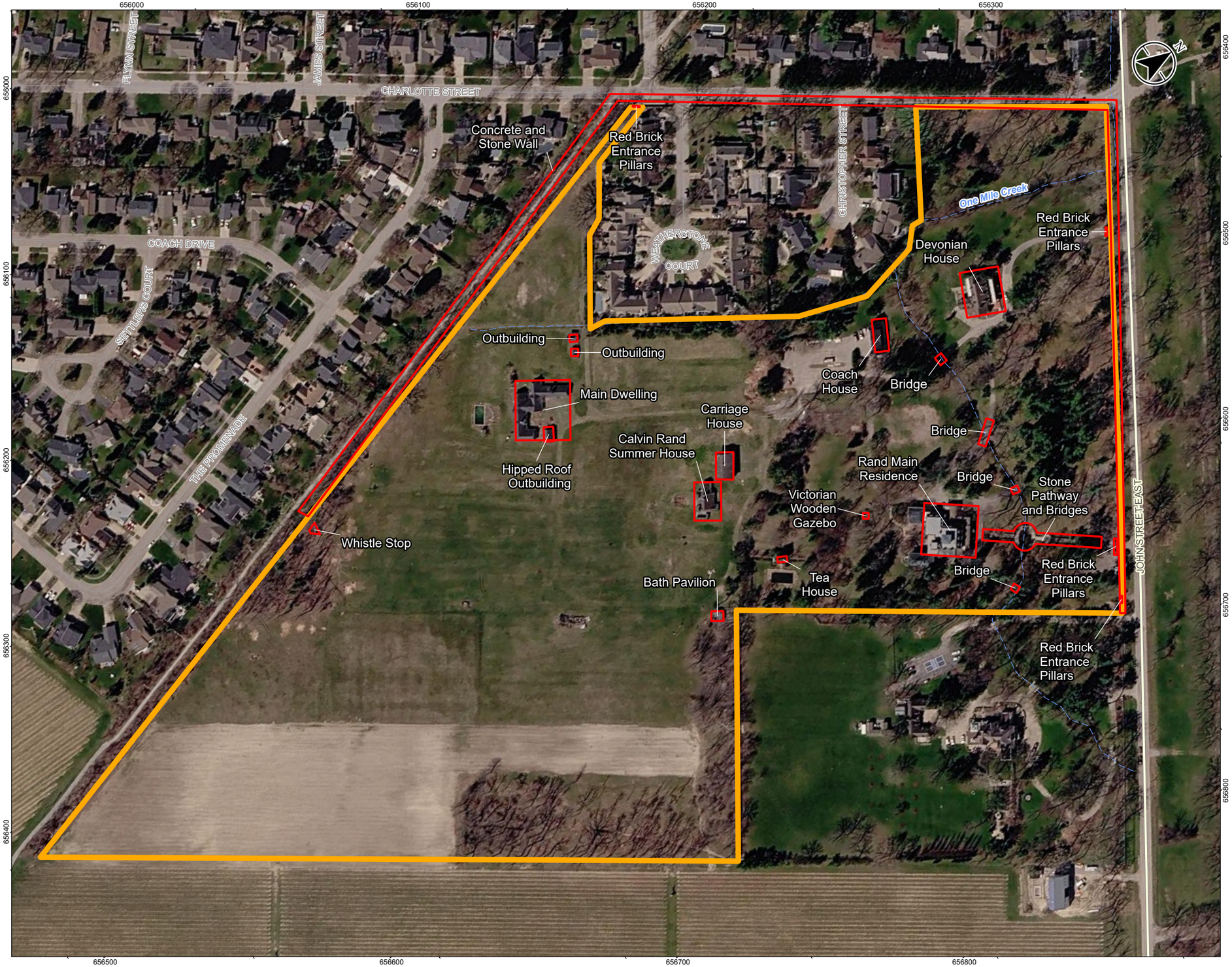
4.2.3 Heritage Attributes

Table 3 Heritage Attributes for the Subject Estate

Property	Description	Heritage Attributes
144 John Street East	The property (as a whole)	• The concrete and stone wall which extends along John Street East and Charlotte Street • The red brick pillars which mark the entrance to the property • The mature trees and plantings and boxwood hedge • The surviving elements of the Dunington-Grubb landscape
	The Devonian House or Sheets House	• The two and a half storey frame building • The gable roof and three attic dormers • The two-storey open porch supported by wooden paired square post

Property	Description	Heritage Attributes
	The Coach House	• One and half storey massing • The steep gable roof with decorative bargeboard trim • The early windows on the ground floor north elevation and the first and second floor east elevation and south elevations
176 John Street East	The property	• The long central axis from John Street East • The Victorian wooden gazebo • The metal entrance gate framed with red brick pillars • The surviving elements of the Dunington-Grubb landscape including the formal stone path, sunken lily pond with sculpture, arched stone bridges • The concrete and stone wall which extends along John Street East
	Main residence	• The three-storey brick building with Second Empire, Italianate and Neo-classical features with its form, scale, and massing • The mansard roof and enclosed brick tower
200 John Street East	The property	• The tea house and pool • The surviving elements of the Dunington-Grubb landscape • The one storey, rectangular bath pavilion • The extant wood gazebo (Whistle stop) • The wall and red brick pillars at the rear of the property and on John Street East
	Carriage House	• The two-storey carriage house with hipped roof • The asymmetrical façade with three French style door openings on the main floor • The original rectangular diamond patterned windows

Property	Description	Heritage Attributes
	The Calvin Rand Summer House (the Guest House)	• Entire exterior of the dwelling
588 Charlotte Street	The property	• The stone wall located along the rear of the property • The red brick pillars and stone wall located at the entrance on Charlotte Street • Main Dwelling and Sheds • The one storey rectangular outbuilding with hipped roof and overhanging eaves and large French doors with ornate diamond shaped windows with the original estate



Stantec

Legend

- Existing Built Elements
- Subject Lands

Base Features

- Major Road
- Minor Road
- Watercourse (Intermittent)

0 50 100 Meters

1:2,500 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2026.
3. Orthoimagery provided by © OpenStreetMap (and) contributors, CC-BY-SA.
4. Site plan features were georeferenced from an unreferenced CAD file; location accuracy may be imperfect.
5. Subject lands boundary was digitized by Stantec and is approximate.



Project Location
Niagara-on-the-lake

160941033
Prepared by gamiller on 2026-04-14
Technical Review by lwalter on 2026-02-13

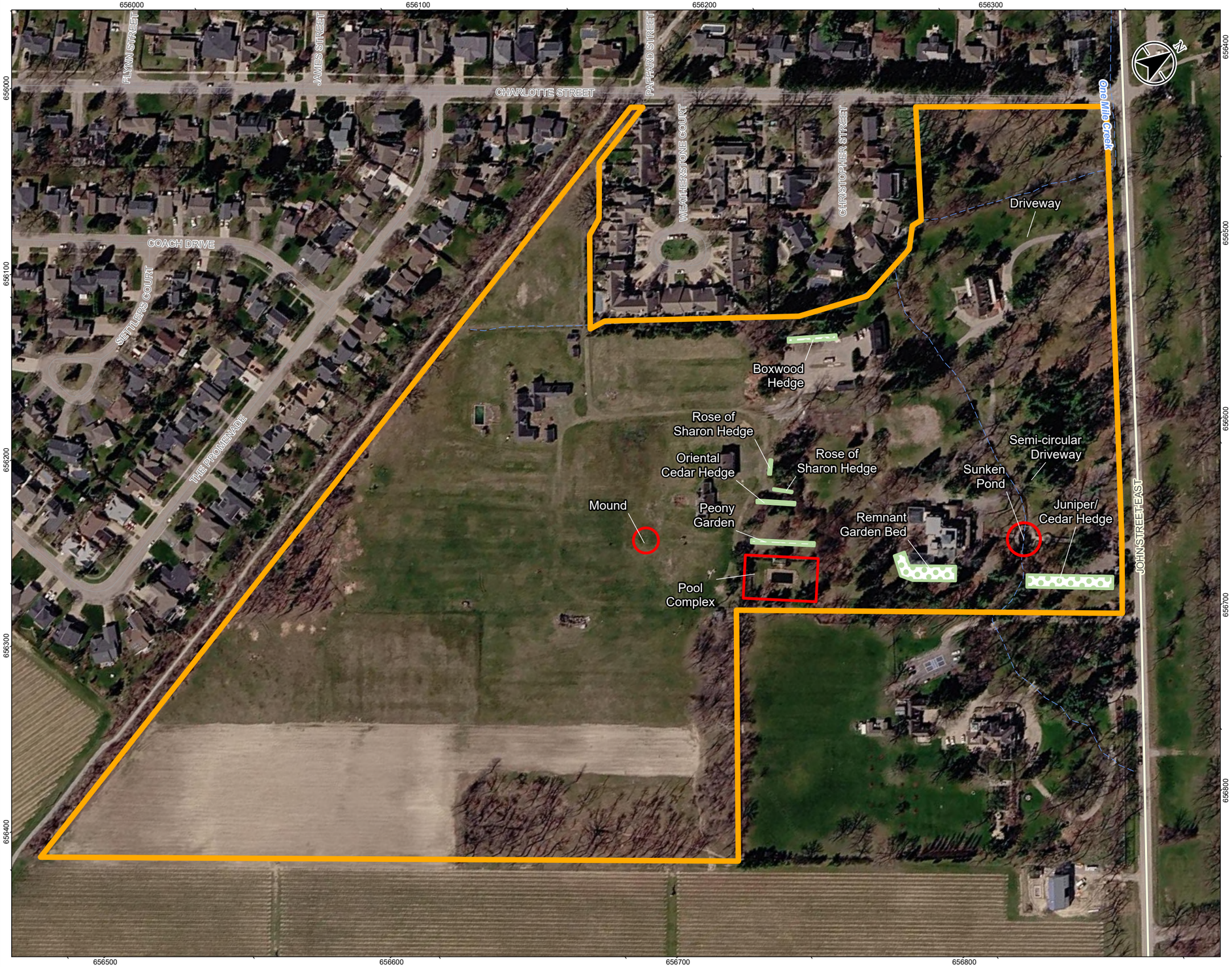
Client/Project
SOLMAR (NIAGARA 2) CORP
HERITAGE IMPACT ASSESSMENT – 144, 176, AND 200 JOHN STREET EAST, AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Figure No.
3

Title
Existing Built Elements

G:_GIS_Project_Folder\160941033_RandwoodEstate\figures\Randwood_Report_March2026\Randwood_Report_March2026.aprx\SM_003_REVG_ExistingBuiltElements Revised on 4/14/2026 12:17 PM by gamiller

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.



Stantec

Legend

- Existing Landscape Elements
- Existing Planted Elements
- Subject Lands

Base Features

- Major Road
- Minor Road
- Watercourse (Intermittent)

0 50 100 Meters

1:2,500 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2026.
3. Orthoimagery provided by © OpenStreetMap (and) contributors, CC-BY-SA.
4. Subject lands boundary was digitized by Stantec and is approximate.
5. Individual trees are not displayed on the map.



Project Location
Niagara-on-the-lake

160941033
Prepared by gamiller on 2026-04-14
Technical Review by lwalter on 2026-02-13

Client/Project
SOLMAR (NIAGARA 2) CORP
HERITAGE IMPACT ASSESSMENT – 144, 176, AND 200 JOHN STREET EAST, AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Figure No.
4

Title
Existing Landscape Elements

G:_GIS_Project_Folder\160941033_RandwoodEstate\figures\Randwood_Report_March2026\Randwood_Report_March2026.aprx\SM_004_REVF_ExistingLandscapeElements Revised on 4/10/2026 3:33 PM by gamiller

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

5 Assessment of Existing Conditions

5.1 Subject Estate Context

The Subject Estate is situated at the southeast portion of the Town's urbanized area. To the west are low-density residential neighbourhoods, to the north is Butler's Barracks NHS and the Commons, and to the east is a residential property at 210 John Street East, and Two Sisters Vineyards. John Street East, forming the northern border of the Subject Estate, is a two-lane asphalt roadway with grassed shoulders and a concrete sidewalk on its south side (Photo 1). West of Charlotte Street, the south side of John Street East is residential, and the north side contains Butler's Barracks NHS (Photo 2). Adjacent to the Subject Estate, running the north side of John Street East, the Commons is an open park area with public trails connected to the NHS (Photo 3 and Photo 4).

Charlotte Street to the west of the Subject Estate is a two-lane asphalt roadway with concrete curbs, and a concrete sidewalk on its east side (Photo 5 and Photo 6). It connects with Christopher Street and Weatherstone Court, residential streets, formerly part of the larger Randwood Estate. Former stables from the estate are located at 9 Weatherstone Court. Along the southern edge of the Subject Estate is the Upper Canada Heritage Trail, a gravel trail along the former railway line bed bordered by vegetation.

One Mile Creek meanders through Randwood. One Mile Creek is located within the Lake Ontario and Niagara Peninsula Watershed and is managed by the Niagara Peninsula Conservation Authority (Esri Canada Education and Research 2023). All the creeks within the watershed that drain into Lake Ontario follow the same naming convention with names that indicate their approximate distance from the Niagara River (Exploring Niagara 2014). The headwaters that feed One Mile Creek are located in Paradise Grove and the creek has a relatively small watershed with a drainage area of about 5.2 square kilometres (Friends of One Mile Creek 2026). One Mile Creek, which



has a rich cultural and archaeological history, flows through NOTL's Old Town with historic sites along its banks including Fort George, Hotel Chautaugua, and the Subject Estate (Aquafor Beech Ltd. and LURA Consulting Ltd. 2005). It pools at Lansdowne Pond before reaching its outlet on Lake Ontario (Friends of One Mile Creek 2026).



Photo 1 **John Street East, looking east**



Photo 2 **John Street East at Charlotte Street, looking southwest**



Photo 3 **John Street East, looking northwest**



Photo 4 **John Street East, looking northeast**



Photo 5 **Charlotte Street at John Street, looking south**



Photo 6 **Charlotte Street, looking south**



Photo 7 **9 Weatherstone Court, looking north**



Photo 8 **Upper Canada Heritage Trail, looking southeast**

5.2 144 John Street East

5.2.1 General Overview

This property is accessed from John Street East through an entrance denoted by a set of brick pillars capped with concrete and a metal gate (Photo 9). The border wall to the property on the north is composed of concrete sections with brick pillars (Photo 10). The western portion of the wall is composed of stone and concrete (Photo 11 and Photo 12). An asphalt driveway winds towards the Devonian House, with a circular drive with an inner grassed area and trees in front of the house (Photo 13). One Mile Creek runs west

and south of the Devonian House, with open space and trees. To the northeast of the building is a treed area.

The driveway continues past the Devonian House, east towards 176 John Street East, and south towards the Coach House. Heading south, the driveway crosses over One Mile Creek with a metal culvert and stone retaining wall on its west side, and a concrete box culvert with wing walls on its east side (Photo 14 and Photo 15). The driveway grade rises south of the creek through a tree-lined section before the Coach House (Photo 16).



Photo 9 **144 John Street East entrance, looking north**



Photo 10 **144 John Street East concrete wall with red brick pillars, looking east**



Photo 11 **144 John Street East stone wall, looking northeast**



Photo 12 **Detail of stone wall, looking northeast**



Photo 13 Panoramic view of 144 John Street East driveway, with treed area to the northeast, and One Mile Creek treed area to the northwest



Photo 14 144 John Street East driveway over One Mile Creek, looking east



Photo 15 Concrete box culvert on east side of driveway, looking northwest



Photo 16 Tree-lined section of driveway to Coach House, looking south

The Devonian House is a two and one-half storey frame structure with a gable roof with bookend brick chimneys (Photo 17 and Photo 18). It has two-storey west and east wings, and a rear one and one-half storey tail. The front (north) façade and rear (south) elevation each have three gabled dormers with 6/6 contemporary windows. Below the eaves are dentils except for in the gabled ends of the building. The building has a clapboard exterior.



Photo 17 Devonian House front façade, looking south



Photo 18 Devonian House rear elevation, looking northeast

The front façade has a full-width covered wrap-around porch with square columns. The three-bay front façade has a central entrance with a set of contemporary half-glass doors with a rectangular transom, within a wood surround with a wood entablature. In the centre of the entablature is an “R.” The central entrance is flanked by French doors each with a rectangular transom, wood surround, and wood entablature.

The first storey of the east wing has wood French doors with fanlights, semi-circular wood surrounds with label stops, and simple wood columns. The rear tail has gabled dormers on its west and east sides and a brick chimney. The tail has a basement access on its east side with a contemporary half glass door. The south entrance is inset with wood lattice work and a wood multi-pane door. Adjacent to the entrance is a bay window with a copper clad roof. The west side entrance has a wood multi-pane entry door with one multi-pane sidelight and an entablature with a horseshoe emblem. Adjacent to this entrance is a bay window with a copper clad roof. Between the entrance and the rear elevation of the main building is a brick and concrete arch, which may have been a former fountain.

The front porch wraps around to the rear through a west elevation loggia with semi-circular openings on simple wood columns. The loggia and rear porch have brick flooring. The rear and west elevation have French doors with rectangular wood transoms. The rear French doors each have an entablature. The loggia has a brick fireplace.

The Coach House is a one storey brick structure with a steeply-pitched gable roof with metal cladding and bookend parged chimneys (Photo 19 and Photo 20). Its south and north sides each have a shed dormer with central semi-elliptical section. The building has a stucco exterior and a parged foundation. The exterior has windows and doors within semi-elliptical openings. The east elevation has decorative bargeboard, a wood-half glass entry door, and three wood sash windows. The north elevation has a half-glass entry door with semi-elliptical transom, and four wood sash windows. The west elevation has decorative vergeboard and two wood windows. The south elevation has



three hinged wood double-doors separated by shed roof storage units with smaller hinged wood-double doors.

A boxwood hedge is situated to the rear of the Coach House bordering the west portion of the rear parking area (Photo 21).



Photo 19 Coach House, looking west



Photo 20 Coach House, looking northwest



Photo 21 Boxwood hedge, looking south

5.2.2 Visual Condition

A visual condition review was completed to understand the existing conditions of the heritage attributes. Table 4 provides a summary of the visual conditions of the heritage attributes, and associated photographs are contained in Appendix C. Overall, the heritage attributes at 144 John Street East are intact and in good condition. The exception is the concrete and red brick pillars identified to be in poor condition.

Table 4 144 John Street East Visual Condition

Description	Heritage Attribute	Visual Condition Notes
The property (as a whole)	The concrete and stone wall which extends along John Street East and Charlotte Street	Poor condition for localized sections along John Street East. Multiple large cracks in the concrete and curved entrance. Yellow staining and vegetation overgrowth. Brick pillars have spalled and missing bricks. The stone section along Charlotte Street is in good condition.
	The red brick pillars which mark the entrance to the property	Fair. Localized areas of spalling, cracks in bricks, and areas of missing bricks.
	The mature trees and plantings and boxwood hedge	Mature trees are extant. Boxwood hedge is in poor condition.
	The surviving elements of the Dunington-Grubb landscape	The by-law does not identify specific elements that are considered to be designed by Dunington-Grubb. The overall landscape of the property is intact.
The Devonian House or Sheets House	The two and a half storey frame building	Good. Minor paint peeling on exterior. Minor paint peeling and damage to glass panes on French doors.
	The gable roof and three attic dormers	Fair. Efflorescence on chimney and eavestrough. Minor damage to rear dormer window.

Description	Heritage Attribute	Visual Condition Notes
	The two-storey open porch supported by wooden paired square post	Good and intact.
The Coach House	One and half storey massing	Good. Minor cladding damage, and one missing downspout.
	The steep gable with decorative bargeboard trim	Good and intact.
	The early windows on the ground floor north elevation and the first and second floor east and south elevations	Good. One window on the east elevation, the bottom windowpane and muntin has been altered.

5.2.3 Supplementary Condition

A Heritage Building Conservation Plan was prepared for 144 John Street East by Shoalts Engineering in 2021. For the Devonian House, the plan noted the condition of the exterior of the building to be good, with minor elements requiring repairs and restoration. The most pressing concerns identified were the roofing; which requires a new shingle roof, and the holes in the wood siding (Shoalts Engineering 2021a: 2-3). For the Coach House, the plan noted the condition of the building to be very good, with minor elements requiring repairs and restoration. The roof was identified to be in excellent condition and gutters in good condition. The most pressing work recommended for the building was the repair of one hole in a wood door and two broken glass panes (Shoalts Engineering 2021a: 4-5).

A Conservation Plan was prepared for the walls on the property by PJ Materials Consultants Limited in association with Shoalts Engineering in 2022. For the Charlotte Street section of the wall, the plan identified cracks that should be chased (routed) and sealed with a hydraulic lime-based mortar. For the John Street East section, the plan identified overgrown vegetation, cracks, areas of delamination of concrete parging, spalled brickwork, and certain pillars that require rebuilding (PJ Materials Consultants Limited and Shoalts Engineering 2022).

5.3 176 John Street East

5.3.1 General Overview

The Property

This property is accessed from John Street East through an entrance denoted by a set of brick pillars capped with concrete and a metal gate (Photo 22). The bordering wall to the property is composed of cast-in-place concrete sections with brick pillars (Photo 23). It is also accessible from 144 John Street East from a winding west-south driveway from the Devonian House to the Main Residence (Photo 24 and Photo 25). Where the driveway crosses One Mile Creek there is a concrete arch bridge (Photo 26).

From the main entrance off John Street East is a small parking area to the east and remnants of the former east circular drive, a central pedestrian pathway, and the west portion of the circular drive that is still intact (Photo 27 and Photo 28). The west circular drive curves to the Main Residence (Photo 29). Where it crosses One Mile Creek there is a concrete arch bridge (Photo 30). The central formal stone pedestrian path from the main entrance descends into the sunken garden, set in the One Mile Creek valley and then inclines up to the Main Residence (Photo 31 to Photo 33). This pathway provides a central view from the entrance to the Main Residence. It is composed of stone steps, stone retaining walls, interlocking stones, stone benches, a stone fountain with a sculpture, and stone arch bridges (Photo 34 and Photo 35). One Mile Creek is the water source for the fountain and flows through the sunken garden under the stone arch



bridges (Photo 36). The pathway is lined with boxwood hedges. Adjacent to the formal sunken garden the landscape is open lawn with a mixture of tree species (Photo 37).



Photo 22 176 John Street East entrance gates, looking south



Photo 23 Concrete wall with brick pillars, looking east



Photo 24 144 John Street East driveway connection to 176 John Street East, looking west



Photo 25 Driveway between 144 and 176 John Street East, looking east



Photo 26 **Concrete arch bridge on driveway between 144 and 176 John Street East, looking north**



Photo 27 **East parking area and remnants of east circular drive, looking north**



Photo 28 **West circular drive, looking southwest**



Photo 29 **West circular drive, looking south**



Photo 30 **Concrete arch bridge over One Mile Creek, looking east**



Photo 31 **Central stone pathway, looking north**



Photo 32 **Central stone pathway, looking south towards Main Residence**

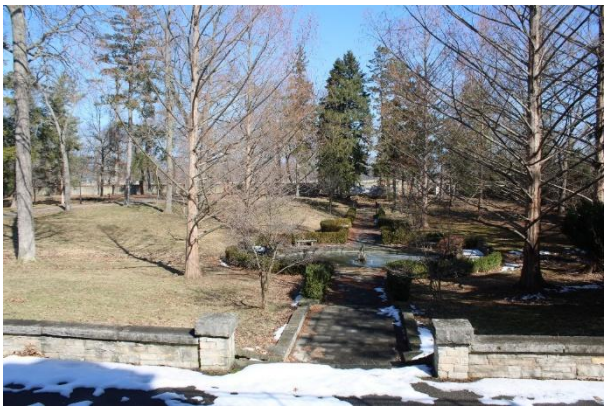


Photo 33 **Central stone pathway, looking north towards main entrance**



Photo 34 **Central fountain with stone arch bridge, looking east**



Photo 35 **Sculpture in fountain, looking northeast**



Photo 36 **West circular drive, looking east along One Mile Creek towards the sunken garden**



Photo 37 Sunken garden, looking southwest

Main Residence

The original portion of the Main Residence is a three storey structure with a mansard roof with slate shingles, a central cupola, and four tall brick chimneys with copper flues (Photo 38 and Photo 39). The central cupola has a hip roof with metal cladding, wide eaves and decorative wood brackets. It has symmetrically placed semi-circular arch 2/2 windows and wood cladding. The southeast corner of the building has a bay that extends to a full three-storeys with a mansard roof. The mansard roof throughout the building has semi-circular dormer windows with arched hood moulds, moulded wood surrounds, and a central keystone moulding. The residence has wide eaves with dentils. The residence has a red brick exterior with stone quoins.

The front (north) façade has a covered wrap-around porch with a brick and concrete foundation and columns, wood entablature, wood ceiling, and a concrete balustrade. The porch has an upper balcony with metal railing. The three-bay front façade has a central entrance with a replacement entry door with sidelights, fanlight, and brick voussoir with stone keystone and stone label stops. The entrance is flanked by wood French doors with rectangular transoms, brick voussoirs, stone keystones, and label stops. Above the central entrance on the second storey is a French door flanked by replacement windows. Remaining elevations of the Main Residence have rectangular

windows with brick voussoirs. To the rear of the Main Residence are multiple additions from the late 20th century (Photo 40).



Photo 38 Main Residence front façade, looking south



Photo 39 Main Residence, east elevation, looking west



Photo 40 Main Residence rear elevation, looking north

Victorian Gazebo

The Victorian gazebo is a wood structure with wood posts, curved wood rafters, and a steeply-pitched conical roof with wood shingles and a metal finial (Photo 41 and Photo 42).



Photo 41 Victorian gazebo, looking north



Photo 42 Victorian gazebo, looking southeast

5.3.2 Visual Condition

A visual condition review was completed to understand the existing conditions of the heritage attributes. Table 5 provides a summary of the visual conditions of the heritage attributes, and associated photographs are contained in Appendix C. Overall, the heritage attributes at 176 John Street East are in fair to good condition.

Table 5 176 John Street East Visual Condition

Description	Heritage Attribute	Visual Condition Notes
The property	The long axis from John Street East	Intact.
	The Victorian wooden gazebo	Intact. Good condition with localized peeling pair.
	The metal entrance gate framed with red brick pillars	Fair. Some efflorescence staining, brick spalling, and vegetation overgrowth.
	The surviving elements of the Dunington-Grubb landscape including the formal stone path, sunken lily pond with sculpture, arched stone bridges	Fair. The sculpture has weathering and missing stonework. The bridges in the sunken garden have efflorescence and yellow staining. The south bridge has overgrown vegetation.

Description	Heritage Attribute	Visual Condition Notes
	The concrete and stone wall which extends along John Street East	Good to poor. Some portions of the wall have overgrown vegetation, cracks, spalled brickwork, and efflorescence and yellow stains.
Main Residence	The three-storey brick building with Second Empire, Italianate and Neo-classical features with its form, scale, and massing	Good to fair. Some areas of peeling paint and efflorescence staining on brick. There is evidence of water damage on the north portion of the front façade porch with staining and peeling paint.
	The mansard roof and enclosed brick tower	Good. Some efflorescence staining on the brick.

5.3.3 Supplementary Condition

A Heritage Building Conservation Plan was prepared for 176 John Street East by Shoalts Engineering in 2021. The plan noted the condition of the masonry and most of the exterior modern finishes and cladding to be sufficient to protect the heritage building elements from deterioration. It was also noted that the roofing was intact and weather tight. The most pressing work identified was the need to repair the copper gutters. Once gutter repairs could be completed the plan recommended that the wood trims be restored and all the exterior woodwork scraped and painted (Shoalts Engineering 2021b: 2-3).

A *Conservation Plan* was prepared for the walls on the property by PJ Materials Consultants Limited in association with Shoalts Engineering in 2022. The plan identified overgrown vegetation, cracks, areas of delamination of concrete parging, spalled brickwork, and certain pillars that require rebuilding (PJ Materials Consultants Limited and Shoalts Engineering 2022).

5.4 200 John Street East

5.4.1 General Overview

5.4.1.1 The Property

This property is accessed from John Street East through an entrance denoted by a set of brick pillars capped with concrete and a wood gate (Photo 43). The bordering wall on John Street East is composed of concrete sections with brick pillars. Access to the rear (south) portion property is provided by a strip of land 66 feet (20.1 metres) wide. This strip contains the path of a former gravel driveway that is the early stages of ecological succession (Photo 44). The path leads over a small cast-in-place single span concrete bridge with stone abutments which spans One Mile Creek (Photo 45 and Photo 46). To the west of the creek the property boundary is delineated with juniper and cedar shrub plantings.



Photo 43 200 John Street East entrance, looking southwest



Photo 44 200 John Street East access, looking northeast



Photo 45 **200 John Street East lands with bridge denoted by yellow arrow, looking south**



Photo 46 **Concrete bridge over One Mile Creek, looking south**

Bath Pavilion

The bath pavilion is a one storey structure with a hip roof and asphalt shingles (Photo 47 and Photo 48). The structure has wide wood eaves. The front (west) façade has a wood entrance portico, topped with a pediment supported by four simple and classically inspired wood columns and two pilasters. The base of the portico is wood with wood steps. The exterior is clad in smooth stucco. The exterior has wood multi-pane casement windows within wood frames. The front entrance has a wood screen door.



Photo 47 **Bath pavilion front façade, looking east**



Photo 48 **Bath pavilion rear and east elevation, looking west**

Pool Area and Landscape Elements

The pool is a rectangular concrete in-ground structure (Photo 49 and Photo 50). It is surrounded by concrete and red brick hardscaping, grassed berms and lawn, and bordering shrubs and trees. The tea house is located on the west side of the pool. It is an open air wood structure with a hip roof supported by classically inspired columns (Photo 51 and Photo 52). On the east side of the pool are the concrete footings of the former pergola associated with the pool area (Photo 53). South of the pool area, the property is composed of open space and circular raised landform known as the mound (Photo 54 to Photo 56). The site historically contained a gravel walkway that was a pedestrian path connecting the Main Residence with the Whistle Stop at the rear of 200 John Street East. The pathway is no longer present and disappears from aerial photographs in the mid 20th century.

West of the tea house is the former peony garden area, located along a former gravel path (Photo 57), an Oriental cedar hedge (Photo 58), and rose of Sharon hedges are located further west (Photo 59 and Photo 60).



Photo 49 Pool, looking southwest



Photo 50 Pool, looking east



Photo 51 Tea house, looking north



Photo 52 Tea house, looking south



Photo 53 East of pool complex, looking north



Photo 54 View looking towards Whistle Stop, where former gravel path was located



Photo 55 **The Mound, looking southeast**



Photo 56 **Former alignment of gravel walkway, looking northeast from the Whistle Stop**



Photo 57 **Peony garden area, looking north**



Photo 58 **Oriental Cedar Hedge, looking northeast**



Photo 59 Rose of Sharon, looking north



Photo 60 Rose of Sharon, looking north

Whistle Stop and Rear Entrance

The Whistle Stop is an open air structure in a triangular form with an opening on its southside (Photo 61 and Photo 62). The base is made out of mortar and stone, and the top is constructed out of wood. The rear entrance to the property consists of brick pillars with concrete bases and caps (Photo 63). Adjacent to the entrance pillars is the rear stone boundary wall (Photo 64).



Photo 61 Whistle Stop, looking south



Photo 62 Whistle Stop, looking north



Photo 63 Rear property entrance, looking south



Photo 64 Rear stone wall, looking southwest

5.4.1.2 Carriage House

The carriage house is a two-storey structure with a medium-pitched Dutch-gable roof with asphalt shingles and a brick chimney (Photo 65 and Photo 66). The structure has wide overhanging eaves and is clad in smooth stucco. A continuous string course delineates the break between the first and second storeys. The front (north) façade has three double wood entrance doors with diamond pane windows. These entry doors are surmounted by pediments and also include a wood half glass entry door with diamond pane windows. Exterior windows are 6/6 wood sash windows.



Photo 65 Carriage House, looking south



Photo 66 Carriage House, looking northeast

5.4.1.3 Calvin Rand Summer House

The Calvin Rand Summer House is an irregularly shaped one storey structure with a concrete foundation (Photo 67 and Photo 68). The main portion of the structure has a high-pitched side gable roof with a red brick chimney. Attached to its west and east are medium-pitched side gable roof sections. Attached to its south elevation are shed and flat roof sections. Its exterior is clad in a smooth stucco. Its front (north) elevation has an offset entrance with a rectangular door opening and rectangular sidelights. The exterior has mostly rectangular windows and rectangular glass sliding doors.



Photo 67 Calvin Rand Summer House, looking southeast



Photo 68 Calvin Rand Summer House, looking northwest

5.4.2 Visual Condition

A visual condition review was completed to understand the existing conditions of the heritage attributes. Table 6 provides a summary of the visual conditions of the heritage attributes, and associated photographs are contained in Appendix C. Overall, the heritage attributes at 200 John Street East are in poor condition.

Table 6 200 John Street East Visual Condition

Description	Heritage Attribute	Visual Condition Notes
The property	The tea house and pool	Poor. The tea house is deteriorating with rotten and missing boards, peeling paint, and weather staining. The tea house is overgrown with vegetation.
	The surviving elements of the Dunington-Grubb landscape	Poor. See above notes for the tea house and pool.
	The one storey, rectangular bath pavilion	Poor. The building's roof has deteriorated resulting in water damage. Its exterior has peeling paint, rotting columns, rotting interior floor and beams, falling plaster, broken windows, and damaged soffits and fascia.
	The extant wood gazebo (Whistle stop)	Poor. Collapsed walls and roof. Overgrown vegetation, moss, and weather staining on stone and concrete.
	The wall and red brick pillars at the rear of the property and on John Street East	Poor. The John Stret East section has overgrown vegetation, cracks, weather staining, and spalled bricks. The rear section has collapsed portions, missing stones, and spalling and broken bricks.
Carriage House	The two-storey carriage house with hipped roof	Poor. Missing portions of the roof with significant water damage. The exterior has rotted eaves, water and rust stains, overgrowth vegetation, and broken windows.
	The asymmetrical façade with three French style door openings on the main floor	Intact.

Description	Heritage Attribute	Visual Condition Notes
	The original rectangular diamond patterned windows	Poor. Broken and boarded-up windows.
The Calvin Rand Summer House (the Guest House)	Entire exterior of the dwelling	Poor. Deteriorated roof has caused significant interior water damage. Broken windows, and localized cladding cracks.
Landscape Elements	n/a	Poor. The axial walkway is no longer extant. The mound is partially visible but is missing surrounding trees. The rose of Sharon and Oriental Cedar hedge are extant. The peony garden was not extant at the time of the site visit, but could not be determined as the species would be dormant at this time of year.

5.4.3 Supplementary Condition

Building Condition Assessments for the Carriage House, Guest House, Tea Pavilion, Bath House, and Whistle Stop were completed by Mark Shoalts, P.Eng., CAHP, with Shoalts Engineering. Conditions of these buildings were reviewed by Mark Shoalts between 2019 and 2024. A summary of the findings of these *Building Condition Assessments* is contained below:

Carriage House: The *Building Condition Assessment* completed by Shoalts Engineering in 2022 noted that the Carriage House had been reviewed between October 2019 and April 2022. The building exterior was described in “fair condition with some elements poor and a few elements in quite good condition” (Shoalts Engineering 2022a: 6). The building interior was described as “in fair to good condition on the ground floor and fair to poor condition on the second floor” (Shoalts Engineering 2022a: 8).

A memo from 2024 noted no significant changes to the condition of the Carriage House aside from signs vandalism which included the removal or hoarding, smashing of windows, and damage to three doors (Shoalts Engineering 2024).

Calvin Rand Summer House (Referred to as the Guest House): The *Building Condition Assessment* completed by Shoalts Engineering noted that the Calvin Rand Summer House had been reviewed between June 2021 and April 2022. The building exterior was described as in "fair condition with some elements very poor and a few elements in quite good condition" (Shoalts Engineering 2022b: 5). The building interior was described as in "fair to poor condition" (Shoalts Engineering 2022b: 5).

The report concluded that the structure has been damaged by moisture, mold, and general deterioration to the extent that extensive reconstruction is required (Shoalts Engineering 2022b: 5).

Tea House: The *Building Condition Assessment* completed by Shoalts Engineering noted that the tea house had been reviewed between June 2021 and April 2022. The report described the tea house as "in poor condition" (Shoalts Engineering 2022c: 6). Overall, the report noted that a lack of maintenance had resulted in the failure of some components but stated that the "basic structure is still sound and much of the fabric is readily reusable for restoration of the pavilion" (Shoalts Engineering 2022c: 10). However, a memo from 2024 noted that the tea house had been damaged by vandalism between June 2024 and December 2024. This included damage to the columns and railing of the tea house (Shoalts Engineering 2024).

Bath Pavilion: The *Building Condition Assessment* completed by Shoalts Engineering noted that the Bath Pavilion had been reviewed between June 2021 and April 2022. The report described the Bath Pavilion exterior as "in fair condition with some elements very poor and a few elements in quite good condition" (Shoalts Engineering 2022d: 4). The building interior was described as "in fair to poor" condition (Shoalts Engineering 2022d:



4). A memo from 2024 noted signs of vandalism, including a removal or hoarding and damage to the door (Shoalts Engineering 2024).

Whistle Stop: The *Building Condition Assessment* completed by Shoalts Engineering noted that the Whistle Stop had been reviewed between June 2021 and April 2022. The report described the Whistle Stop as “little more than a ruins” (Shoalts Engineering 2022e: 3). The report concluded that while the materials of the structure cannot be salvaged, enough physical evidence remains to accurately replicate the structure (Shoalts Engineering 2022e: 7).

5.5 588 Charlotte Street

5.5.1 General Overview

5.5.1.1 The Property

This property is accessed from Charlotte Street through an entrance denoted by a set of brick pillars capped with concrete and a wood gate (Photo 69). The bordering wall on Charlotte Street is composed of stone sections with brick pillars. The wall along the Upper Canada Heritage Trail is stone with a concrete cap (Photo 70).



Photo 69 Charlotte Street entrance gate, looking west



Photo 70 588 Charlotte Street entrance and adjacent stone wall, looking west

5.5.1.2 Main Dwelling and Outbuildings

The Main Dwelling is an irregularly shaped structure that has west, and east wings arranged at right angles creating an entrance courtyard on the north elevation (Photo 71 to Photo 74). Its exterior is clad in stucco. The front (north) elevation has a central entrance bay with a gabled roof that has returned eaves and is topped with a wooden cupola with metal weathervane. Exterior windows and doors have been boarded-up. The west wing end contains a former dovecote (Photo 75).

Directly north of the Main Dwelling is the one storey rectangular outbuilding with hipped roof with asphalt shingles, brick chimney, and overhanging eaves (Photo 76 and Photo 77). Its exterior is clad in stucco. Its doors have been boarded-up. The east elevation has wood sash window.

West of the Main Dwelling are two sheds. The first has a gable roof with asphalt shingles (Photo 78 and Photo 79). Its exterior is clad in stucco. It has wood frame windows. Its door has been boarded up. The second has a high-pitched gable roof with asphalt shingles, a wooden cupola, and an overhanging eaves (Photo 80 and Photo 81). Its exterior is clad in stucco. It has a wooden hinged entry door, and wood frame windows.



Photo 71 Main Dwelling, looking south



Photo 72 Main Dwelling, looking south



Photo 73 Main Dwelling, looking northwest



Photo 74 Main Dwelling, looking northeast



Photo 75 North wing dovecote, looking southwest



Photo 76 Outbuilding, looking northwest



Photo 77 Outbuilding, looking south



Photo 78 Shed, looking southwest



Photo 79 Shed, looking northeast



Photo 80 Shed, looking southwest



Photo 81 Shed, looking north

5.5.2 Visual Condition

A visual condition review was completed to understand the existing conditions of the heritage attributes. Table 7 provides a summary of the visual conditions of the heritage attributes, and associated photographs are contained in Appendix C. Overall, the heritage attributes at 588 Charlotte Street are in fair to poor condition.

Table 7 588 Charlotte Street Visual Condition

Description	Heritage Attribute	Visual Condition Notes
The property	The stone wall located along the rear of the property	Poor. Sections of the wall have collapsed or are missing. Some areas of yellow stains and overgrown vegetation.
	The red brick pillars and stone wall located at the entrance on Charlotte Street	Good. Some efflorescence staining and crack in concrete cap.
	Main Dwelling and Sheds	Poor. For the Main Dwelling the roof shingles are deteriorating with holes in some areas. Its exterior windows have broken panes. Exterior stucco has cracks and staining. Wood elements have peeling paint and areas of rot. The building has overgrown vegetation. The Sheds are in fair condition with peeling paint, stucco cracks and staining, and missing window panes.
	The one storey rectangular outbuilding with hipped roof and overhanging eaves and large French doors with ornate diamond shaped windows with the original estate	Fair. Exterior stucco and foundation have cracks and staining. The building has overgrown vegetation.

5.5.3 Supplementary Condition

Building Condition Assessments for the Main Dwelling (also referred to as the residence) and the three outbuildings (also referred to as the workshop, shed one, and shed two) were completed by Mark Shoalts, P. Eng, CAHP, with Shoalts Engineering. Conditions of these buildings were reviewed by Mark Shoalts between 2021 and 2022. A summary of the findings of these *Building Condition Assessments* is contained below:



Main Dwelling (Residence): The *Building Condition Assessment* completed by Shoalts Engineering in 2022 noted that the Main Dwelling had been reviewed between June 2021 and March 2022. The building exterior was described as in "generally good" condition (Shoalts Engineering 2022f: 5). The building interior was described as "in fair to poor condition" (Shoalts Engineering 2022f: 5). The report noted that the Main Dwelling would require renovations to once again be used as a residence. Relocation of the building is generally not feasible due to the composition of the foundation. Demolition is required to address soil contamination under the building due to the presence of hydrocarbons in the soil identified in a Phase II Environmental Site Assessment completed in 2018 (Shoalts Engineering 2022f: 5).

Outbuilding South of Main Dwelling (Workshop): The *Building Condition Assessment* completed by Shoalts Engineering in 2022 noted that the outbuilding exterior was in "quite good" condition. The interior was noted as in "adequate condition" (Shoalts Engineering 2022f: 7).

Shed One North of Main Dwelling: The *Building Condition Assessment* completed by Shoalts Engineering in 2022 noted that the outbuilding exterior is in "fair condition". The interior was noted as in "good condition" with the exception of the floor system, which is "complete deteriorated". The report notes that its small size and low ceiling limits potential adaptive reuses (Shoalts Engineering 2022: 9).

Shed Two North of Shed One: The *Building Condition Assessment* completed by Shoalts Engineering in 2022 noted that the outbuilding exterior is in "fair condition". The interior was noted as in "reasonably good condition". The report notes that its small size and low ceiling limits potential adaptive reuses (Shoalts Engineering 2022: 9).

5.6 Randwood Cultural Heritage Landscape

The four properties assessed above are part of a CHL that encompassed portions of Randwood. The CHL is bounded to the east, north, and west by the brick, concrete, and stone wall constructed between the late 19th and early 20th centuries. The Rand family



used 144 and 176 John Street East as an estate with a mix of landscaping that also included residential buildings. The estate was often used to host social gatherings and events. These properties were historically heavily treed, and remain so at present-day. The rear properties of 200 John Street East and 588 Charlotte Street were the recreational and farming grounds, including the pool area, gardens, fields, stables, and outbuildings. These four property parcels were connected by pathways and driveways.

The CHL has evolved since the establishment of ownership by the Rand family in the early 20th century. When George F. Rand purchased the Subject Estate between 1910 and 1919, his intent was to use the property as a summer estate; a typical use during the early 20th century in the Town of NOTL. Following his death, his son George Rand II continued the use of the Subject Estate as a summer estate with his family. He added new agricultural uses to the property and a portion of the estate was incorporated as Randwood Farms. Rand II also held parties and events on the Subject Estate, a tradition that was continued when the property was inherited by his children in 1942. It was this third generation of the Rand family that began to sell off portions of the estate, including parts of the property that had agricultural land uses. This reduced agricultural use of the Subject Estate marked a distinct turn in the family's use of the land.

In the 1960s, the Main Residence became Calvin Rand's primary residence. As a founder of the Shaw festival, Rand held opening night parties on the Subject Estate. Calvin and his sister would go on to sever the CHL into multiple parcels. Calvin Rand established the access to the rear of the property via a long driveway off John Street East and sold 176 and 144 John Street East to the Devonian Group of Charitable Foundations. Evelyn sold what would become Weatherstone Court and the CHL was effectively broken into separate property parcels for a variety of new uses.

The residential parcels of 144 and 176 John Street East retain their residential buildings with many historic circulation patterns, landscape elements, and trees. The former agricultural uses of the estate on 200 John Street East and 588 Charlotte Street are no longer extant as the agricultural lands have been unused for decades, but remnants of



structures remain. The milk house and stables added under George Rand II are intact but located within a residential subdivision separated from the Subject Estate. The former stables and outbuildings at 588 Charlotte Street have been modified for residential uses. A gravel path that formerly connected the Whistle Stop to the Main Residence faded from use by the mid-20th century. Orchards and other trees on 200 John Street East and 588 Charlotte Street have been removed. The recreational elements of the pool area at 200 John Street have evolved over time with a replacement pool installed and evolved vegetation (barberry hedges replaced a former perennial border), removal of a small rose garden opposite the tea house, and removal of a U-shaped pergola on the east side of the pool area.

Overall, the CHL is intact, but with missing elements. The property parcels of 144 and 176 John Street East are still treed estate lands with former residential structures. They retain circulation connections between the buildings. There is a vegetative screen separating 176 John Street East from the access route on 200 John Street East. The former recreational and farming grounds of 200 John Street East and 588 Charlotte Street no longer contain the former agricultural lands, orchards, or circulation routes from the early to mid-20th century. Randwood also included portions that were severed and sold in the mid-20th century that now form the residential neighbourhoods on Christopher Street and Weatherstone Court.

6 Description of the Proposed Development

The Proponent intends to develop the Subject Estate in partnership with The Ritz-Carlton for residential and commercial purposes. The proposed development includes much of the former Randwood and provides a comprehensive approach to change that includes contemporary residential, leisure, and recreational uses. These uses harken back to the former use of the lands by the Rand family, albeit at a different scale.

Given the significance of the Subject Estate, the proposed development concept has evolved over time to respond to inter-disciplinary feedback as well as Town staff discussions. Through a future site plan application, the detailed design of the site will be refined with technical input on transportation, grading, servicing, environment, landscaping, heritage, and arborist reports.

Proposed on the John Street East facing portion of the property is a five-storey hotel with 111 rooms, banquet and conference facilities, and restaurant located within the hotel. The Main Residence will be adaptively reused as an indoor spa, with outdoor spa area to the rear. The Devonian House will be adaptively reused as an additional restaurant. To the rear of the hotel residential condominiums are proposed with five individual buildings that are three storeys in height and have a total of between 230 and 270 units. The condominiums are proposed to have a separate vehicular entrance with controlled gate access. The proposed Concept Plan has been developed according to the Ritz Carleton design standards.

Proposed changes to each property parcel are discussed below. Through this comprehensive approach, the proposed development will integrate a variety of conservation treatments including preservation, rehabilitation, and restoration of various heritage attributes throughout the Subject Estate.



At 176 John Street East:

The Main Residence will be adaptively reused as a spa conserving the entirety of the original residence. An outdoor spa area is proposed behind the Main Residence. Adjacent to the Main Residence, and connected by an exterior walkway, a five-storey hotel is proposed. The proposed Concept Plan includes the introduction of a separate hotel access driveway from John Street East (7.1 metres wide), above and underground parking, and a landscaped space for outdoor events. Proposed removals include mature trees, two existing concrete culvert bridges (to be replaced with new bridges), and a portion of the existing boundary wall at each entrance.

As part of the proposed hotel development, the Proponent is proposing to retain the long central axis from John Street East to the Main Residence as a pedestrian walkway, with the existing entrance gate blocked to vehicular traffic. The associated formal stone path, sunken lily pond with sculpture, and arched stone bridges will be retained.

At 144 John Street East:

The Devonian House will be adaptively reused as a restaurant, and the Coach House will be adaptively reused as a bridal shop. The driveway at 144 John Street East will be retained as a one-way access to the restaurant.

At 200 John Street East:

A portion of the hotel's rear courtyard and underground parking is located on this property. To the south, five three storey residential condominium buildings are proposed with a combined 230 to 270 units. An access road to the condominium buildings is proposed along the southeast stretch of 200 John Street East that connects to the municipal right of way. The proposed road width is 9.2 metres (including 7.2 metres pavement width, 0.25 metres curb on either side, and a 1.5 metre sidewalk). To meet traffic safety requirements, portions of the existing wall and the red brick pillars at the entrance are proposed to be removed/relocated to allow for the width of modern roadway and sightlines. This residential access road will have a gate house adjacent to



the Main Residence to provide a controlled entrance to residents or their guests. To provide crossing over One Mile Creek, a new concrete box culvert is proposed and the grade will need to be raised. This will require construction of a retaining wall as part of the culvert crossing generally along the existing property line between 176 John Street East and 200 John Street East, where the present juniper and cedar hedge is located. The retaining wall is proposed to be constructed of armour stone. A pool area, clubhouse, and park area for use by site residents are proposed to the north of the residential buildings, adjacent to the outdoor spa. The new pool area incorporates the tea house, relocating it approximately 15 metres southwest of its existing location. The concept renderings show the proposed club house to include design inspiration drawn from the existing Coach House. The Calvin Rand Summer House is subject to a previous demolition permit application unrelated to this application. Removal of this building was previously supported by Town Staff and the Ontario Land Tribunal, and as such this building is not addressed in detail in this report.

As part of the residential development, the Proponent is proposing to retain the bath pavilion *in situ* and restore the Whistle Stop at its current location.

At 588 Charlotte Street:

A water detention pond and accessory buildings to service the development are proposed. Buildings presently located on this property, including the Main Dwelling/stables, one storey hipped roof outbuilding, and Sheds, are subject to a previous demolition permit application unrelated to this application. Removal of the Main Dwelling/stables was previously supported by Town staff and the Ontario Land Tribunal and as such is not addressed in detail in this report.

A summary of the built and landscape elements that will be incorporated into the Proposed Concept Plan is outlined in Table 8. Further discussion on impacts and mitigation measures in contained in Sections 7 and 11, respectively.

Table 8 Summary of Built and Landscape Elements within the Proposed Concept Plan

Built/Landscape Element	Address	Incorporation into Site Plan
Existing Built Heritage Elements		
Concrete and Stone Walls	All	Yes – some modifications needed to accommodate new entrances
Red Brick Entrance Pillars	144 John Street East	Yes – *in situ*
Devonian House	144 John Street East	Yes – *in situ*
Coach House	144 John Street East	Yes – *in situ*
Concrete bridge	144 John Street East	No - Replacement required
Concrete bridge	176 John Street East	No - Replacement required
Central Axis from John Street East	176 John Street East	Yes – *in situ*
Victorian Wooden Gazebo	176 John Street East	Yes – *in situ*
Dunington-Grubb landscape (formal stone path, sunken lily pond with sculpture, arched stone bridges)	176 John Street East	Yes – *in situ*
Main (Rand) Residence	176 John Street East	Yes – *in situ*
Concrete bridge	200 John Street East	No - Replacement required
Tea house	200 John Street East	Yes – relocation 15 metres southwest
Pool	200 John Street East	No – replacement required
Bath Pavilion	200 John Street East	Yes – *in situ*
Whistle Stop	200 John Street East	Yes – *in situ*

Built/Landscape Element	Address	Incorporation into Site Plan
Red Brick Pillars at the rear of the property and John Street	200 John Street East	No – modification required to accommodate new entrance at John Street East
Calvin Rand Summer House	200 John Street East	N/A – subject to pre-existing demolition permit application
Carriage House	200 John Street East	No – located where underground parking is proposed
Red Brick Pillars at Charlotte Street	588 Charlotte Street	Yes – *in situ*
Main Dwelling (Stable)	588 Charlotte Street	N/A – subject to pre-existing demolition permit application
Hipped Roof Outbuilding	588 Charlotte Street	N/A – subject to pre-existing demolition permit application
Sheds	588 Charlotte Street	N/A – subject to pre-existing demolition permit application
Existing Landscape Elements		
Mature Trees and Plantings	All	Partial – some trees will require removal to facilitate hotel, spa, and road construction.
Boxwood hedge	144 John Street East	Yes – *in situ*
Rose of Sharon Hedge	200 John Street East	No – located where underground parking is proposed

Built/Landscape Element	Address	Incorporation into Site Plan
Oriental Cedar Hedge	200 John Street East	No - located where underground parking is proposed
Peony Garden	200 John Street East	No - located where new pool area is proposed
Dunington-Grubb landscaped pool garden	200 John Street East	No – located where new pool area is proposed
Mound	200 John Street East	No – located where residential road and parking is proposed
Remnant Garden Bed	200 John Street East	No – located where access road is proposed
Juniper/Cedar Hedge	200 John Street East	No – located where access road is proposed
Meandering Driveway	144 John Street East and 176 John Street East	Yes – *in situ*

7 Impacts of Proposed Concept Plan

7.1 Heritage Attributes

The following section provides a summary of the detailed impact assessment presented in Appendix E. When measured against potential impacts identified in Section 2.2, the proposed development has been determined to result in direct and indirect impacts to the Subject Estate. Heritage attributes where impacts have been identified are summarized in Table 9. The potential for direct impacts has been identified due to the following activities:

- Construction of hotel surface parking, and underground parking garage at 144 John Street East that extends into 176 and 200 John Street East.
- Construction of the five-storey hotel and access at 176 John Street East.
- Widening of the 200 John Street East entrance at 200 John Street East and construction of a residential access to the rear of the property.
- Construction of an outdoor pool/spa area at 176 John Street East extending into 200 John Street East.

Table 9 Summary of Impact Assessment of the Proposed Concept Plan

Property Parcel	Direct Impact	Indirect Impact	Summary
144 John Street East	Yes	Yes	**Direct:** The proposed development requires removal of, and potential impacts to, mature trees and vegetation to provide access to the proposed underground parking. **Indirect:** The proposed development may result in land disturbances related to temporary construction vibrations, that may indirectly impact the wall and the Coach House. **Accordingly, mitigation measures are required.**

Property Parcel	Direct Impact	Indirect Impact	Summary
176 John Street East	Yes	Yes	**Direct:** The proposed development will result in the construction of a new five storey hotel building, new access road, and outdoor spa area. A retaining wall is proposed on the existing boundary between 176 John Street East and 200 John Street East, with a new concrete box culvert that would extend outward into 176 John Street East. A 34.5 metre portion of the wall will be removed to allow for the new hotel access gate. **Indirect:** The proposed development may result in land disturbances related to temporary construction vibrations that may indirectly impact the wall, stone elements of the sunken garden, and Main Residence. **Accordingly, mitigation measures are required.**
200 John Street East	Yes	Yes	**Direct:** The proposed development requires widening the 200 John Street East entrance which will result in the direct impacts to mature trees, vegetation, and a bridge on 200 John Street East. A 14.9 metre portion of the existing wall would be removed to provide the residential access entrance gate. A retaining wall is proposed on the existing boundary between 176 John Street East and 200 John Street East. The construction of the residential access and outdoor pool/spa area will directly impact mature trees, vegetation, and the surviving elements of the Dunington-Grubb landscape at the pool complex. It will also result in the removal of the Carriage House. **Indirect:** The proposed development may result in land disturbances related to temporary construction vibrations, that may indirectly impact the wall. **Accordingly, mitigation measures are required.**
588 Charlotte Street	N/A	No	**Not Applicable:** The existing Main Dwelling, outbuilding and sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.

Property Parcel	Direct Impact	Indirect Impact	Summary
CHL (All Properties)	Yes	Yes	**Direct:** The proposed development will result in a change to the property through the addition of new buildings and circulation networks. This requires removal of some existing trees, landforms, vegetation, garden areas, circulation networks, bridges, and setting of surviving elements of the Dunington-Grubb landscape. **Indirect:** The proposed development may result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. **Accordingly, mitigation measures are required.**

7.2 Cultural Heritage Landscape

The impacts of the proposed development on the Randwood CHL have been considered through assessment of individual impacts discussed in Section 7.1 and defined in Table 9 but must also be explored in the context of cumulative effects. The proposed development reunites the four property parcels with joint uses and circulation patterns. The proposed development will continue the evolution of the Randwood CHL, as the hotel and residential area and are being designed with consideration of the original intent of the summer estate in mind with residential, recreational, social, and natural and formal landscape elements proposed. This will result in Randwood once again becoming an important destination in NOTL for social gatherings and events, directly reflecting traditional uses of the property during much of the 20th century.

Within the hotel portion, the buildings will be set back from John Street East behind the wall and vegetation, the parcels will maintain a landscaped grounds with trees. To the rear of the Main Residence will be an outdoor spa, residential pool area and clubhouse. Lands behind the hotel will include landscaped and patio space for hotel events. While the hotel is proposed to be five storeys and its footprint is larger in comparison to adjacent historic buildings, it will be separated from adjacent buildings and there may be

opportunity to maintain and enhance vegetative screening. The hotel has been set back an additional 30 metres from the Main Residence so that the Main Residence remains a prominent part of the site.

Within the residential area, roadways and pathways have been designed to be distinct and complimentary to Dunington-Grubb landscape design. The hotel and residential area will be connected through landscaped pedestrian pathways. While the pathways and access roads will not directly replicate the historic circulation patterns of the CHL, the proposed concept will reinstate the circulation connection between the four properties with a mixture of linear and circular forms recognizing the historic design of the estate. The future circulation pattern will be more formal than existing driveways and Dunington-Grubb designs, but this approach will distinguish the old from the new, while being compatible with the surviving Dunington-Grubb landscape elements. The proposed concept will also reinstate a portion of the south semi-circular driveway as a pedestrian pathway. This historic circulation route was removed when the existing access driveway through 200 John Street and hedges were established in the late 20th century.

7.3 Trees

The assessment of impacts to trees is based on information collected between 2021 and 2024 with a location accuracy of between 1.5 and 1.8 metres. Given the variability of location accuracy, Stantec adopted an approach to impact analysis that assumed construction within the tree canopy zone may have the potential to damage or injure a tree or its root zone. While not every tree within the construction zone will require removal or sustain substantial damage, this has been assumed to be the case to represent a conservative approach to the identification of potential impacts.

Mature trees constitute an important aspect of the Subject Estate and their association with Randwood. Based on available existing tree inventory data, the Subject Estate contains 694 inventoried trees. While the hotel will be set back from the streetscape

behind the treed landscape, the construction of the hotel building with associated parking, access roadways (hotel and residential), and the outdoor spa area may result in impacts to, or removal of, approximately 31% of inventoried trees. As such, mitigation measures are required for tree management, monitoring, and replacements.

Potential impacts related to tree injury or removal will require re-assessment once an updated tree inventory is completed.

7.4 Impacts on Adjacent Heritage Properties

The impact assessment contained in Appendix F, determined that there are no anticipated direct or indirect impacts of the proposed development on adjacent heritage properties to the Subject Estate. The structure on the designated property at 9 Weatherstone Court is more than 50 metres west of the proposed hotel development and within a residential neighbourhood. Given the distance from the proposed development and the separation from the Subject Estate by residential properties, there are no anticipated direct or indirect impacts.

The Butler's Barracks NHS is adjacent to the Subject Estate, with built heritage structures more than 120 metres northwest of the proposed development. The identified viewscape between Butler's Barracks and Fort George will not be impacted by the proposed development. Therefore, given the distance and lack of visual impacts, the proposed development does not have anticipated direct or indirect impacts on character-defining elements. As such, mitigation measures are not required.

7.5 Retention

Generally, retention *in situ* is the preferred option when a change to heritage attributes is proposed. However, the benefits of retaining a structure or landscape element must be balanced with site-specific considerations and the changed setting within which the heritage attribute will be retained. Not only must the CHVI be considered, so too must the physical condition of the heritage attribute, its overall integrity, the site development



plan, and the context within which the attributes would be retained. Recognizing the need for balance is an important step in consideration of the preferred mitigation options.

The proposed development retains most of the heritage attributes on the Subject Estate *in situ*. Not all heritage attributes can be retained as the Subject Estate is being adaptively reused for contemporary hotel and residential purposes. A balance between the retention of heritage attributes along with some removals is required as part of the proposed development.

On 176 John Street East, an approximate 34.5 metre portion of the concrete wall is proposed to be removed to provide an entrance access to the hotel from John Street East. On 200 John Street East, a 14.9 metre portion of the wall needs to be removed to expand the entrance for the residential access road and sight lines. The concrete and stone wall (as a whole) extends approximately 325 metres along the Subject Estate boundary. The removals for the proposed development will account for 16% of the total wall area. The remaining portions of the wall will be retained *in situ* and restored.

On 200 John Street East, the pool would not be retained *in situ* as the residential access road is proposed along the southeastern edge of the pool area. A new pool area is proposed to the west of the existing pool. The existing tea house is proposed to be reconstructed and relocated approximately 15 metres to the southeast. Relocation is discussed further in Section 7.6. The Victorian wooden gazebo and bath pavilion are proposed to be retained *in situ*.

Landscaping and landforms around the pool would also be removed. Discussions with Town Staff determined that if the pool area were retained, existing vegetation that needs to be replanted due to declining health should be based on the Town’s approved species list, and original or historic plantings may not be encouraged.

Landscape elements at 200 John Street, including the mound, peony garden, rose of Sharon, and oriental cedar hedge cannot be retained *in situ* with the proposed development. The mound is located near the proposed residential access road and visitor parking area, which will require grading of the area to facilitate construction.

The Whistle Stop will be retained *in situ* and restored marking the western point of access to the estate. The former gravel path between the Whistle Stop and the pool area was abandoned in the mid-20th century and is not proposed to be restored. However, the location of the proposed residences will allow for visual connection from the Whistle Stop towards the pool area across pedestrian walkways and landscaped areas in front of the new residential buildings.

The Carriage House cannot be retained *in situ* as it is located where the underground parking is to be installed for the hotel. The use of underground parking limits the need for surface parking that would impact the landscaped character of the Subject Estate. To facilitate setting the hotel further back from the Main Residence, the location of the underground parking area results in impacts to the Carriage House. The condition assessment from 2022 on the Carriage House determined the building could be moved to another location on the property but acknowledged that moving the building on public roadways or below utility lines was not feasible (Shoalts Engineering 2022a: 12). As such, the next alternative of relocation is to be examined for feasibility for the Carriage House.

The Calvin Rand Summer House at 200 John Street East and Main Dwelling, and Sheds at 588 Charlotte Street have been proposed to be demolished as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.

7.6 Relocation

Where retention *in situ* is not feasible or preferred, relocation is often the next option considered to mitigate the loss of a heritage resource. As with retention, relocation of a structure or structures must be balanced with the CHVI identified. Relocation removes the resource from its contextual setting but allows for the preservation of noteworthy heritage attributes, particularly those identified to be of design or physical value. This is a viable option where the CHVI identified merits conservation and the integrity of the resource is determined to be sound.

Relocation of the existing pool complex is not considered a viable alternative, as the pool, landforms, and plantings would need to be reconstructed/re-established rather than relocated.

The Concept Plan proposes the relocation of the existing tea house approximately 15 metres to the southeast from its current location. The relocation allows for the tea house to be centred on the east side of the proposed new pool area, maintaining the functional relationship the tea house had to the historic pool area but re-establishing it in a contemporary context. The new location of the pool and its relationship to the tea house will be a mirror image of the historic relationship of the tea house and pool. This allows for the new work to be physically and visually distinguishable from the historic pool area, as it does not attempt to directly replicate the historic pool on a larger scale, but allows for new layers to the site that establish similar contextual relationships that are compatible with the CHVI of the site and its history. Given the poor condition of the tea house, substantial rehabilitation or reconstruction is required to restore the CHVI of the structure. The structure will be rehabilitated or reconstructed in-kind based on documentation of the existing structure and available historical drawings and images.



Relocation of the Carriage House on the Subject Estate may be a viable option pending review by a qualified building condition specialist or engineer. Relocation of the Carriage House will result in alteration to its existing context. However, given that the Carriage House relates most closely in style and function to the other former agricultural buildings on the property and these buildings are subject to a pre-existing demolition application, the context of the carriage house may change regardless. Relocation may have less of a contextual impact for the Carriage House than for other structures on the property and should be explored as a possible mitigative measure.

7.7 Demolition

If retention *in situ* and relocation are determined not to be viable alternatives, demolition may be considered as a last resort alternative. Mitigation measures are required to offset the impacts of demolition.

8 Considered Alternatives

8.1 Introduction

As outlined in Section 7, the proposed development results in adverse impacts to heritage attributes and CHL elements of the Subject Estate as a result of the proposed road access along 200 John Street East. To determine if there are options that result in fewer impacts, the project team identified a series of alternative access routes as shown on Figure 5. Each alternative provides access to both the hotel and residential buildings, either from a single access point that diverge between the hotel and residential buildings or using two separate access points (one for hotel, one for residential access). The following includes a description of understandings and assumptions used when developing and analysing the various alternatives.

Given the complex nature of the Subject Estate, it is understood that each alternative has the potential to result in impacts to heritage attributes and/or CHL elements of the site. The analysis of alternatives identifies where impacts occur from a cultural heritage perspective, and what mitigation would be required to offset adverse impacts (See Section 11). For the purposes of this HIA, the proposed access for the residential condominiums as described in Section 6 is also included in the summary of the alternatives below, for a comprehensive overview of options.

The proposed undertaking requires access to the hotel, spa area, and private residential area. These accessways will need to be created as new roads or use existing roads on the Subject Estate. New roads proposed for the site are anticipated to be 7.1 metres wide for the proposed hotel access, and 9.2 metres wide (including 7.2 metre pavement width plus 0.25 metre curbs on either side, and a 1.5 metre sidewalk) for the Ritz Carleton Lane accessing the residential buildings. For the purposes of this HIA, it is assumed that all roads, either newly constructed or widened existing routes, may require approximately 12 metres width to meet current transportation standards, accommodate pedestrian sidewalk(s), and account for construction, grading, servicing,



and bioswales alongside the road. The approximated width was used to identify a conservative approach to potential preliminary impacts to trees and other built or landscape elements of the Subject Estate. These impacts will be refined during site plan when detailed grading and construction plans are available.

8.2 Access Alternatives

Alternative 1: Extends south from John Street East at the present access of 144 John Street East and would extend south of the Devonian House and west of the Main Hotel Building west onto 588 Charlotte Street to provide access to the residential buildings. Access to the hotel would diverge eastward south of the creek crossing. The existing width of the 144 John Street East driveway is about 3.5 metres. This alternative would require widening of the entrance gate and existing driveway.

Alternative 2: This access uses the same proposed access from John Street East as the hotel access in the proposed Concept Plan, but residential access would diverge from the hotel access north of the creek and follow the existing access on 144 John Street East past the Coach House onto 588 Charlotte Street and 200 John Street East. This alternative would require removal of an existing wall section to create an entrance gate.

Alternative 3: Extends northwest from John Street East at the present access of 176 John Street East, west of the Main Residence (proposed spa) to 200 John Street East. This alternative would require the widening of the entrance gate and the western circular drive.

Alternative 4: Extends south along the existing access at 200 John Street East and west to the rear of the Main Residence through the proposed outdoor spa area to avoid the existing pool area, then south towards the residential area. The hotel access would diverge west of the Main Residence. This alternative would require widening of the 200 John Street East entrance gate.

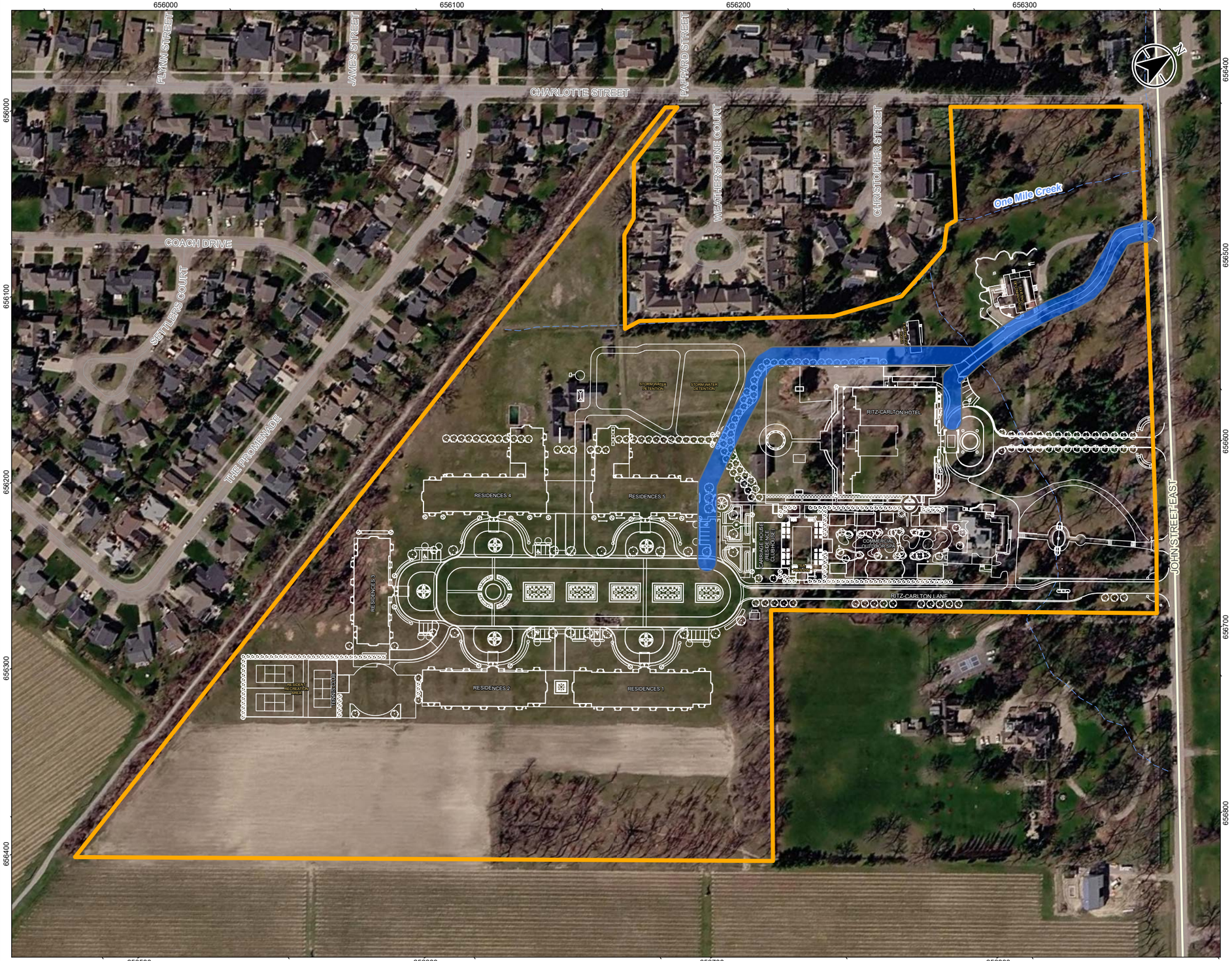
Alternative 5: Extends southeast from John Street East at the present access of 176 John Street East, west of the Main Residence to 200 John Street East. The hotel access would diverge in west of the Main Residence. This alternative would require the widening of the entrance gate and remnants of the eastern circular drive and alterations or removal of the stairs to the Main Residence and into the sunken garden.

Alternative 6a: Extends south along the existing access from 200 John Street East to the residential area. The hotel access would diverge in front of the Main Residence. This would require the widening of the 200 John Street East entrance gate and alterations or removal of the stairs to the Main Residence and into the sunken garden.

Alternative 6b: Residential access extends south along the existing access from 200 John Street East to the proposed residential area. The hotel access would be from 176 John Street East This alternative would require the widening of the 200 John Street East entrance gate and removal of a portion of the 176 John Street East wall for the construction of the hotel entrance.

Alternative 7: Extends east from the existing access from 588 Charlotte Street to the proposed residential area. The hotel access would be from 176 John Street East. This alternative would require widening of the existing 588 Charlotte Street entrance gate and a removal of a portion of the stone wall, as well as the removal of a portion of the 176 John Street East wall for the construction of the hotel entrance.

Alternative 8: Extends south from 176 John Street near a former access that existed in the 20th century but was closed off in the 1990s. It extends west of the hotel, and southeast onto 588 Charlotte Street and 200 John Street East. This alternative would require a new entrance through the concrete wall.



Stantec

Legend

- Road Alternative 1
- Site Plan Features
- Subject Lands

Base Features

- Major Road
- Minor Road
- Watercourse (Intermittent)

0 50 100 Meters

1:2,500 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2026.
3. Orthoimagery provided by © OpenStreetMap (and) contributors, CC-BY-SA.
4. Subject lands boundary was digitized by Stantec and is approximate.



Project Location
Niagara-on-the-lake

160941033
Prepared by gamiller on 2026-04-13
Technical Review by XXX on 2026-04-XX

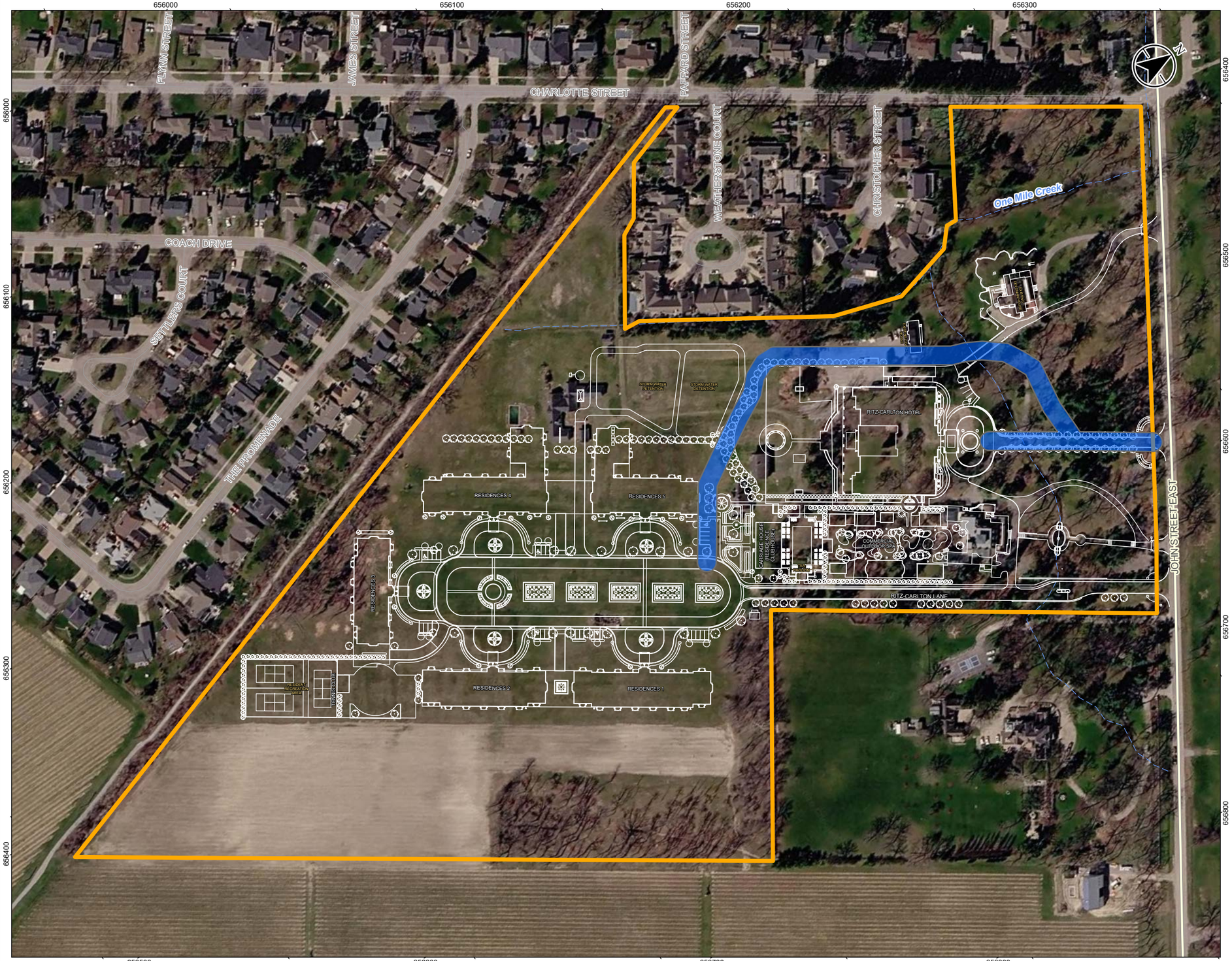
Client/Project
SOLMAR (NIAGARA 2) CORP
HERITAGE IMPACT ASSESSMENT – 144, 176, AND 200 JOHN STREET EAST, AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Figure No.
5.1

Title
Access Alternatives - Road Alternative 1

G:_GIS_Project_Folder\160941033_RandwoodEstate\figures\Randwood_Report_March2026\Randwood_Report_March2026_RoadAlternativesFigures.aprx\SM_REVE_AccessAlternatives_MapSeries Revised on 4/9/2026 4:04 PM by gamiller

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.



Stantec

Legend

- Road Alternative 2
- Site Plan Features
- Subject Lands

Base Features

- Major Road
- Minor Road
- Watercourse (Intermittent)

0 50 100 Meters

1:2,500 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2026.
3. Orthoimagery provided by © OpenStreetMap (and) contributors, CC-BY-SA.
4. Subject lands boundary was digitized by Stantec and is approximate.



Project Location
Niagara-on-the-lake

160941033
Prepared by gamiller on 2026-04-13
Technical Review by XXX on 2026-04-XX

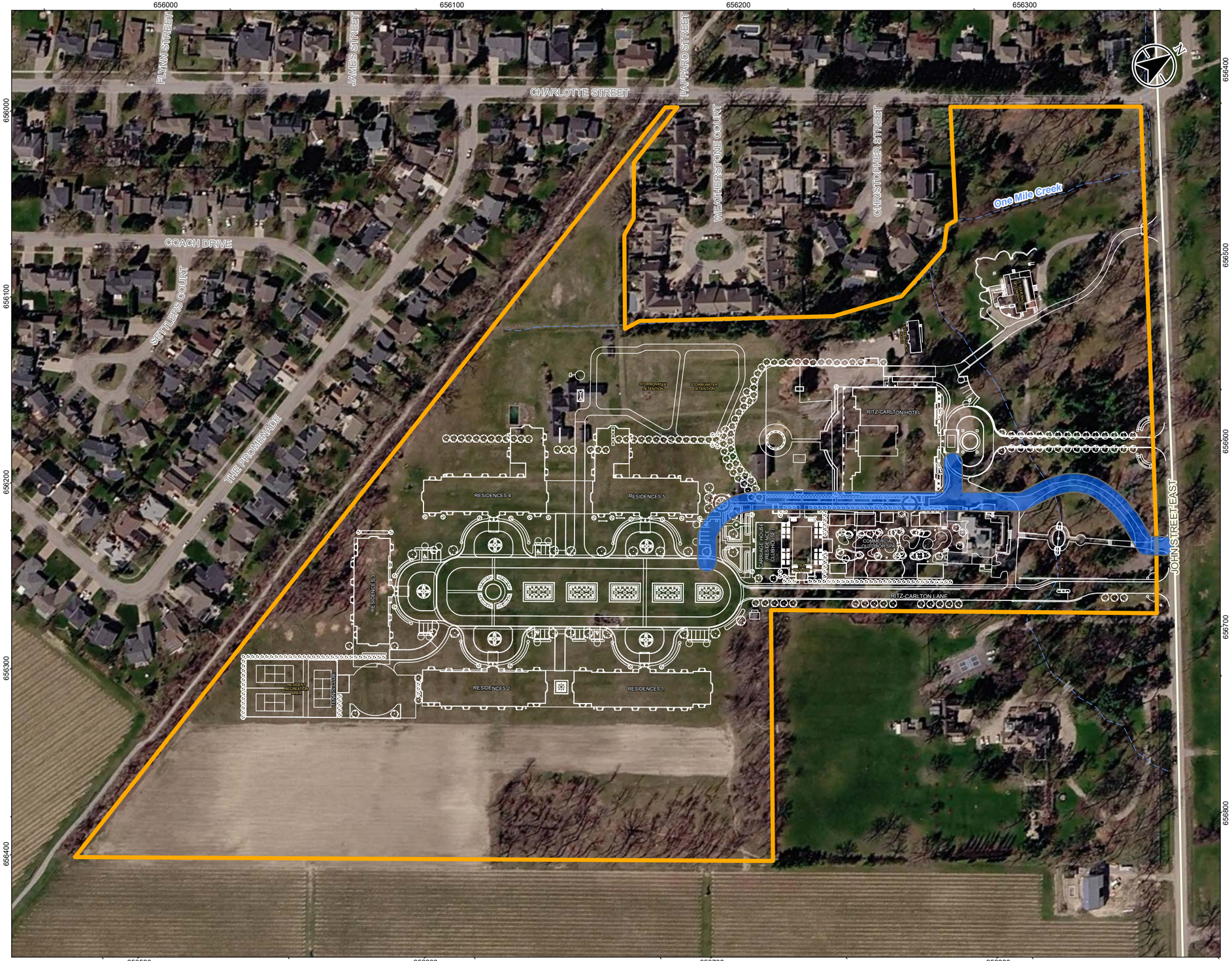
Client/Project
SOLMAR (NIAGARA 2) CORP
HERITAGE IMPACT ASSESSMENT – 144, 176, AND 200 JOHN STREET EAST, AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Figure No.
5.2

Title
Access Alternatives - Road Alternative 2

G:_GIS_Project_Folder\160941033_RandwoodEstate\figures\Randwood_Report_March2026\Randwood_Report_March2026_RoadAlternativesFigures.aprx\SM_REVE_AccessAlternatives_MapSeries Revised on 4/9/2026 4:04 PM by gamiller

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.



Legend

- Road Alternative 3
- Site Plan Features
- Subject Lands

Base Features

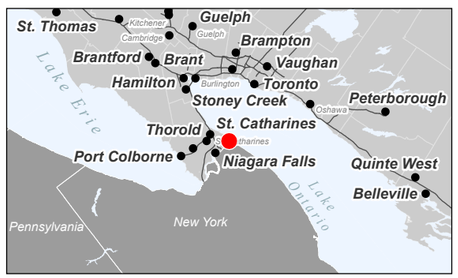
- Major Road
- Minor Road
- Watercourse (Intermittent)

0 50 100 Meters

1:2,500 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2026.
3. Orthoimagery provided by © OpenStreetMap (and) contributors, CC-BY-SA.
4. Subject lands boundary was digitized by Stantec and is approximate.



Project Location
Niagara-on-the-lake

160941033
Prepared by gamiller on 2026-04-13
Technical Review by XXX on 2026-04-XX

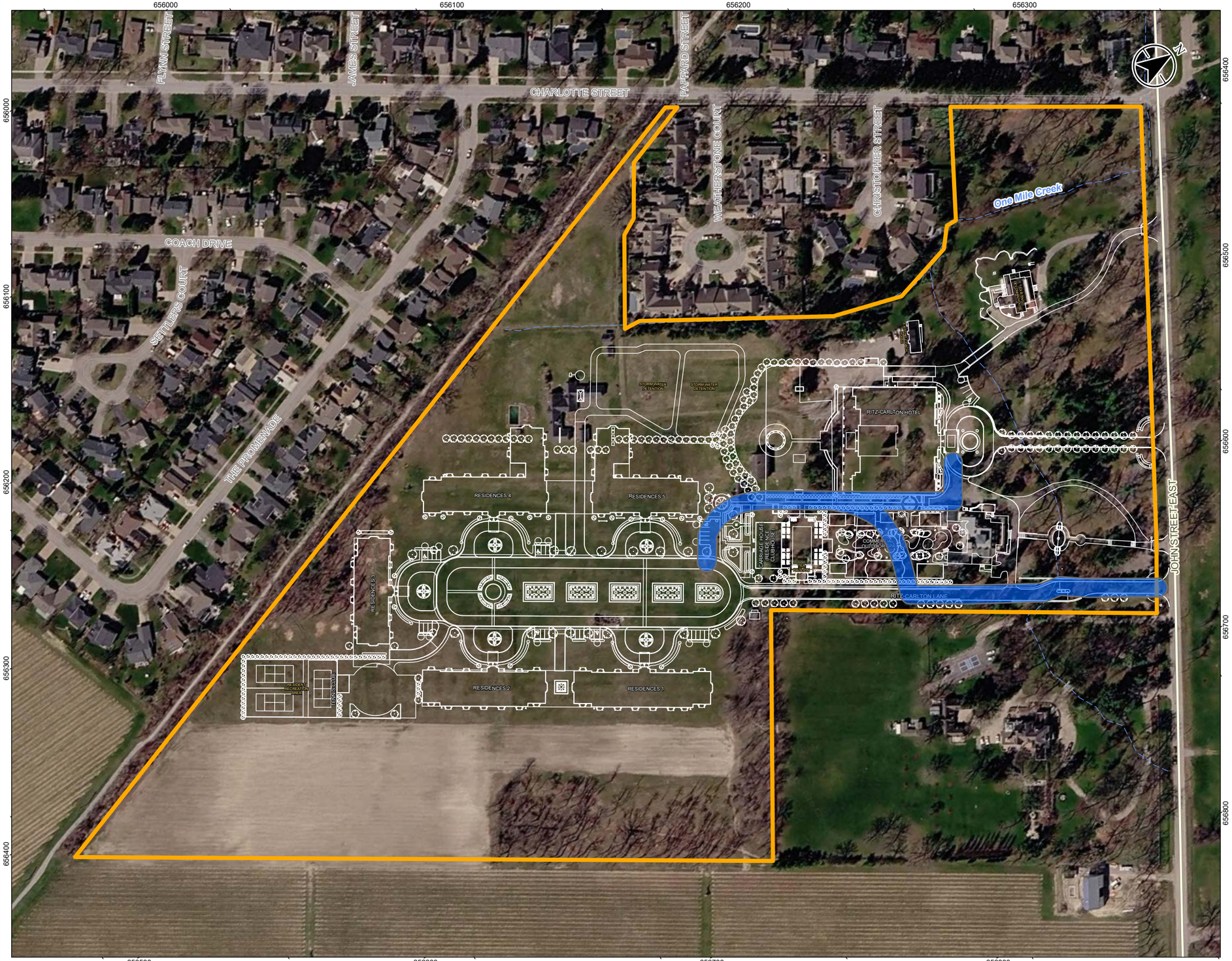
Client/Project
SOLMAR (NIAGARA 2) CORP
HERITAGE IMPACT ASSESSMENT – 144, 176, AND 200 JOHN STREET EAST, AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Figure No.
5.3

Title
Access Alternatives - Road Alternative 3

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

G:_GIS_Project_Folder\160941033_RandwoodEstate\figures\Randwood_Report_March2026\Randwood_Report_March2026_RoadAlternativesFigures.aprx\SM_REVE_AccessAlternatives_MapSeries Revised on 4/9/2026 4:04 PM by gamiller



Stantec

Legend

- Road Alternative 4
- Site Plan Features
- Subject Lands

Base Features

- Major Road
- Minor Road
- Watercourse (Intermittent)

0 50 100 Meters

1:2,500 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2026.
3. Orthoimagery provided by © OpenStreetMap (and) contributors, CC-BY-SA.
4. Subject lands boundary was digitized by Stantec and is approximate.



Project Location
Niagara-on-the-lake

160941033
Prepared by gamiller on 2026-04-13
Technical Review by XXX on 2026-04-XX

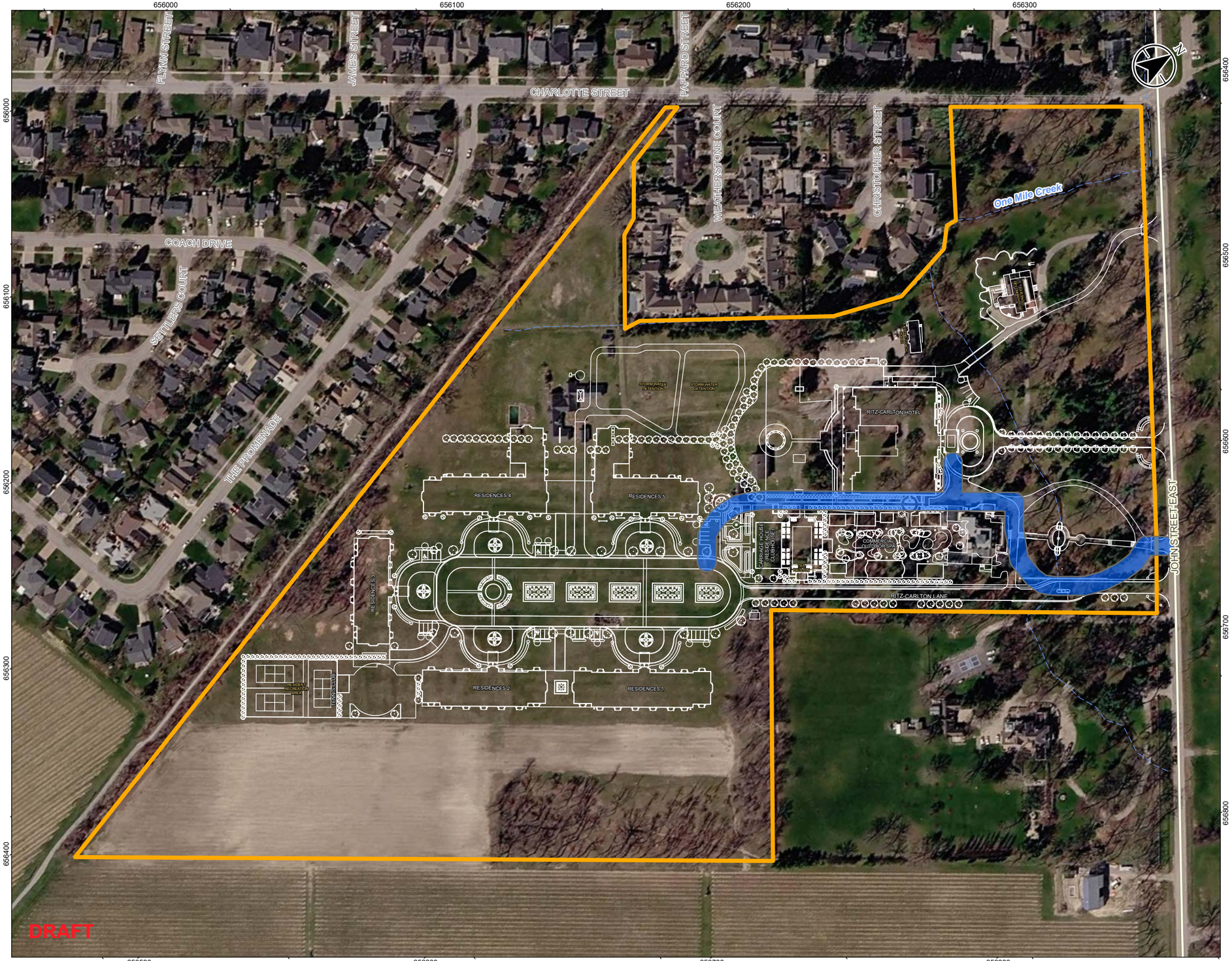
Client/Project
SOLMAR (NIAGARA 2) CORP
HERITAGE IMPACT ASSESSMENT – 144, 176, AND 200 JOHN STREET EAST, AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Figure No.
5.4

Title
Access Alternatives - Road Alternative 4

G:_GIS_Project_Folder\160941033_RandwoodEstate\figures\Randwood_Report_March2026\Randwood_Report_March2026_RoadAlternativesFigures.aprx\SM_REVE_AccessAlternatives_MapSeries Revised on 4/9/2026 4:04 PM by gamiller

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.



Stantec

Legend

- Road Alternative 5
- Site Plan Features
- Subject Lands

Base Features

- Major Road
- Minor Road
- Watercourse (Intermittent)

0 50 100 Meters

1:2,500 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2026.
3. Orthoimagery provided by © OpenStreetMap (and) contributors, CC-BY-SA.
4. Subject lands boundary was digitized by Stantec and is approximate.



Project Location
Niagara-on-the-lake

160941033
Prepared by gamiller on 2026-04-13
Technical Review by XXX on 2026-04-XX

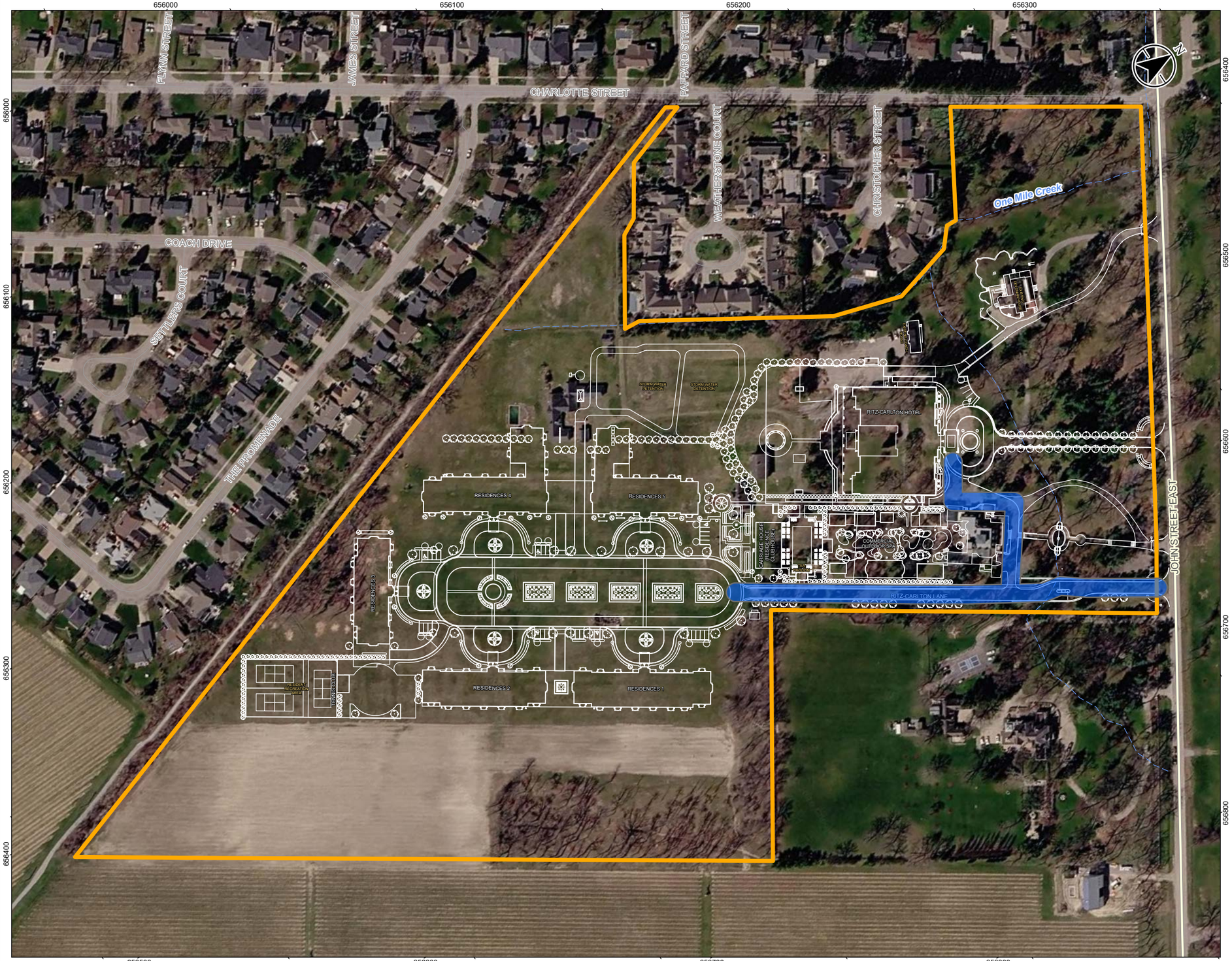
Client/Project
SOLMAR (NIAGARA 2) CORP
HERITAGE IMPACT ASSESSMENT – 144, 176, AND 200 JOHN STREET EAST, AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Figure No.
5.5

Title
Access Alternatives - Road Alternative 5

G:_GIS_Project_Folder\160941033_RandwoodEstate\figures\Randwood_Report_March2026\Randwood_Report_March2026_RoadAlternativesFigures.aprx\SM_REVE_AccessAlternatives_MapSeries Revised on 4/9/2026 4:04 PM by gamiller

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.



Stantec

Legend

- Road Alternative 6a
- Site Plan Features
- Subject Lands

Base Features

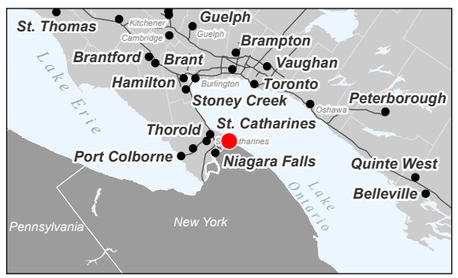
- Major Road
- Minor Road
- Watercourse (Intermittent)

0 50 100 Meters

1:2,500 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2026.
3. Orthoimagery provided by © OpenStreetMap (and) contributors, CC-BY-SA.
4. Subject lands boundary was digitized by Stantec and is approximate.



Project Location
Niagara-on-the-lake

160941033
Prepared by gamiller on 2026-04-13
Technical Review by XXX on 2026-04-XX

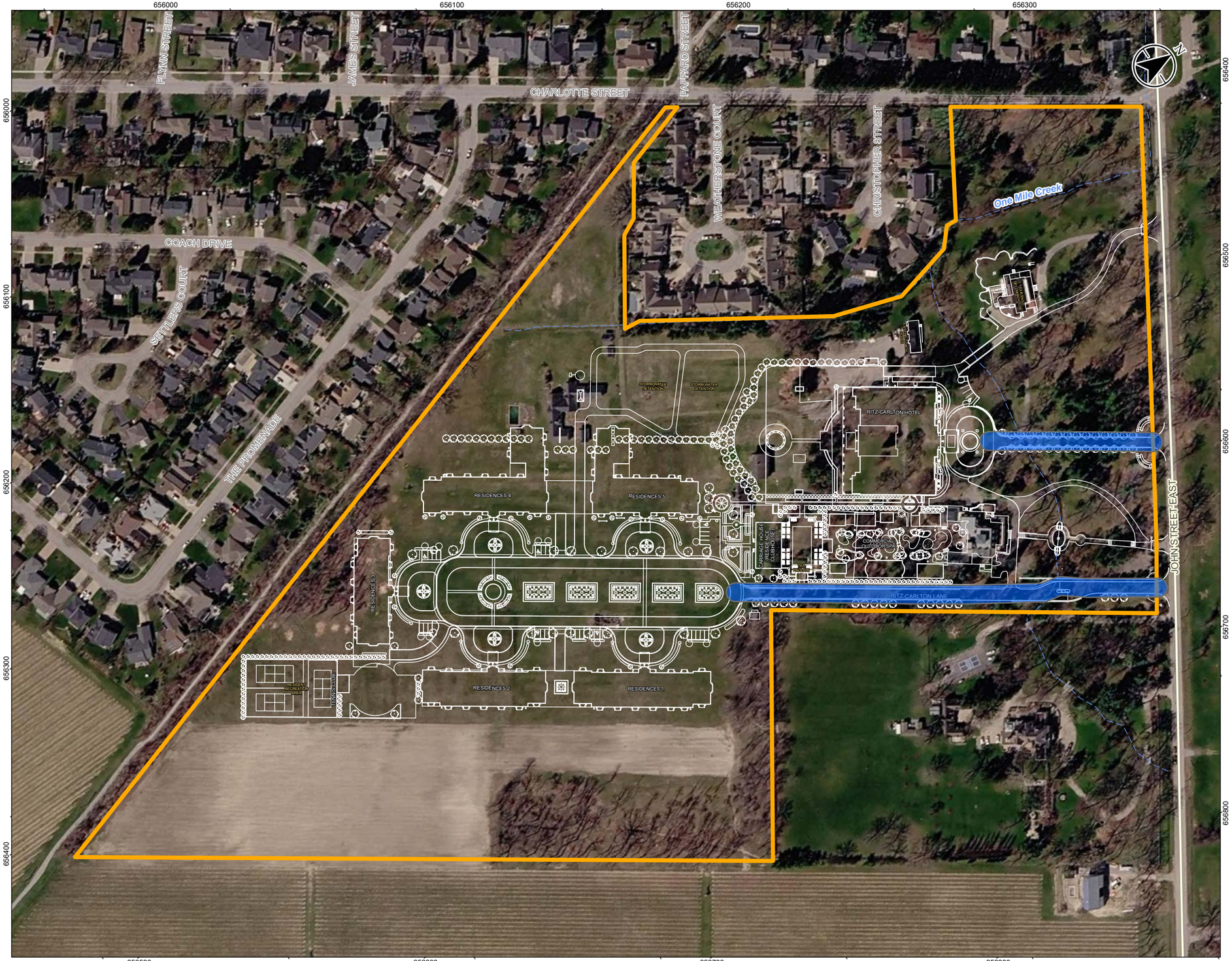
Client/Project
SOLMAR (NIAGARA 2) CORP
HERITAGE IMPACT ASSESSMENT – 144, 176, AND 200 JOHN STREET EAST, AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Figure No.
5.6

Title
Access Alternatives - Road Alternative 6a

G:_GIS_Project_Folder\160941033_RandwoodEstate\figures\Randwood_Report_March2026\Randwood_Report_March2026_RoadAlternativesFigures.aprx\SM_REVE_AccessAlternatives_MapSeries Revised on 4/9/2026 4:04 PM by gamiller

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.



Stantec

Legend

- Road Alternative 6b
- Site Plan Features
- Subject Lands

Base Features

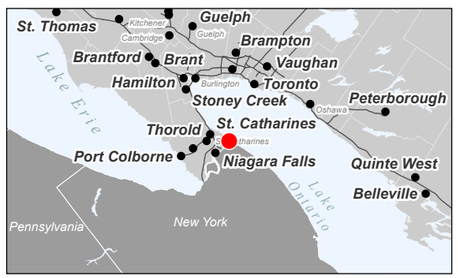
- Major Road
- Minor Road
- Watercourse (Intermittent)

0 50 100 Meters

1:2,500 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2026.
3. Orthoimagery provided by © OpenStreetMap (and) contributors, CC-BY-SA.
4. Subject lands boundary was digitized by Stantec and is approximate.



Project Location
Niagara-on-the-lake

160941033
Prepared by gamiller on 2026-04-13
Technical Review by XXX on 2026-04-XX

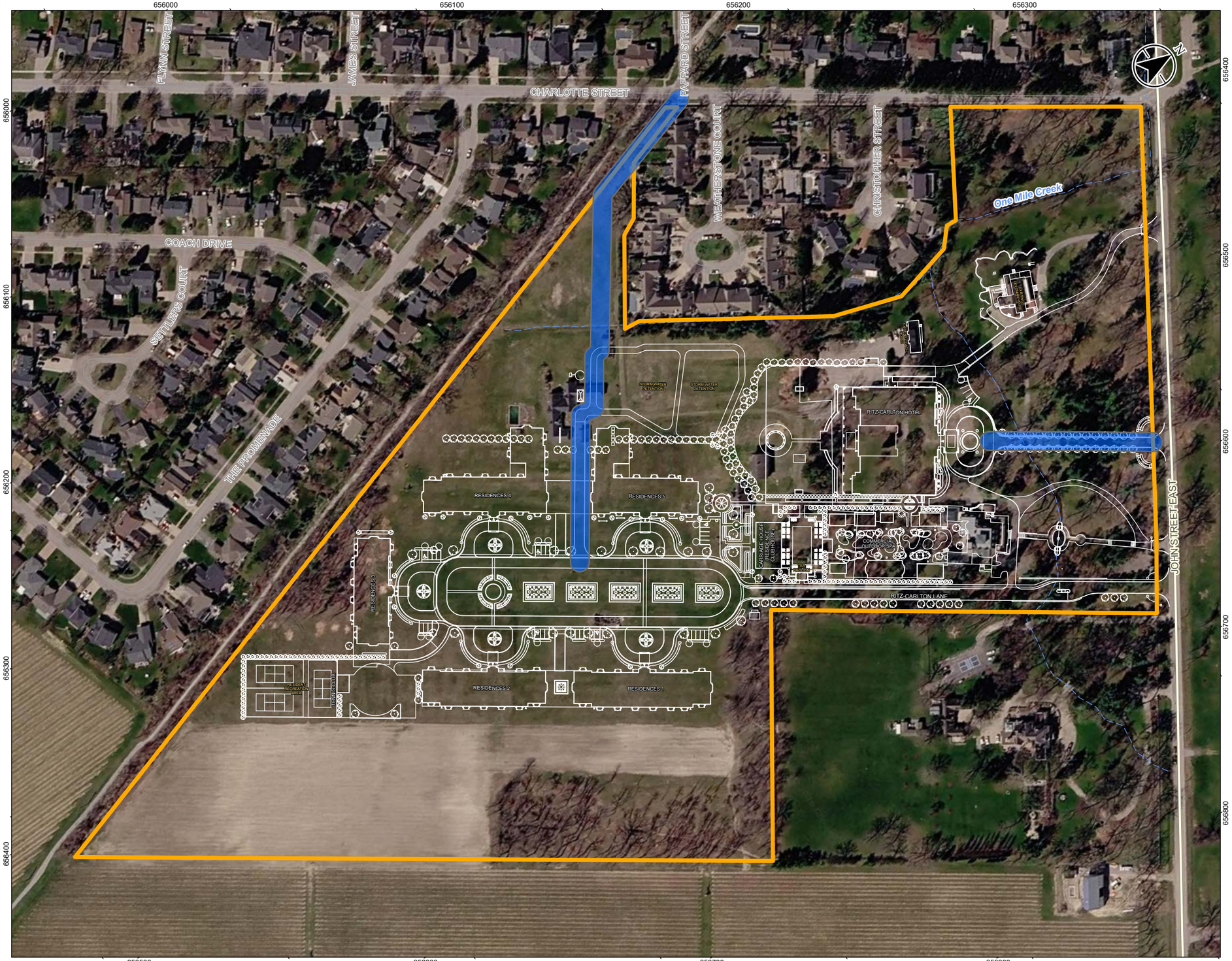
Client/Project
SOLMAR (NIAGARA 2) CORP
HERITAGE IMPACT ASSESSMENT – 144, 176, AND 200 JOHN STREET EAST, AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Figure No.
5.7

Title
Access Alternatives - Road Alternative 6b

G:_GIS_Project_Folder\160941033_RandwoodEstate\figures\Randwood_Report_March2026\Randwood_Report_March2026_RoadAlternativesFigures.aprx\SM_REVE_AccessAlternatives_MapSeries Revised on 4/9/2026 4:04 PM by gamiller

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.



Stantec

Legend

- Road Alternative 7
- Site Plan Features
- Subject Lands

Base Features

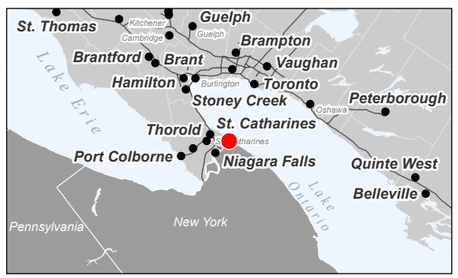
- Major Road
- Minor Road
- Watercourse (Intermittent)

0 50 100 Meters

1:2,500 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2026.
3. Orthoimagery provided by © OpenStreetMap (and) contributors, CC-BY-SA.
4. Subject lands boundary was digitized by Stantec and is approximate.



Project Location
Niagara-on-the-lake

160941033
Prepared by gamiller on 2026-04-13
Technical Review by XXX on 2026-04-XX

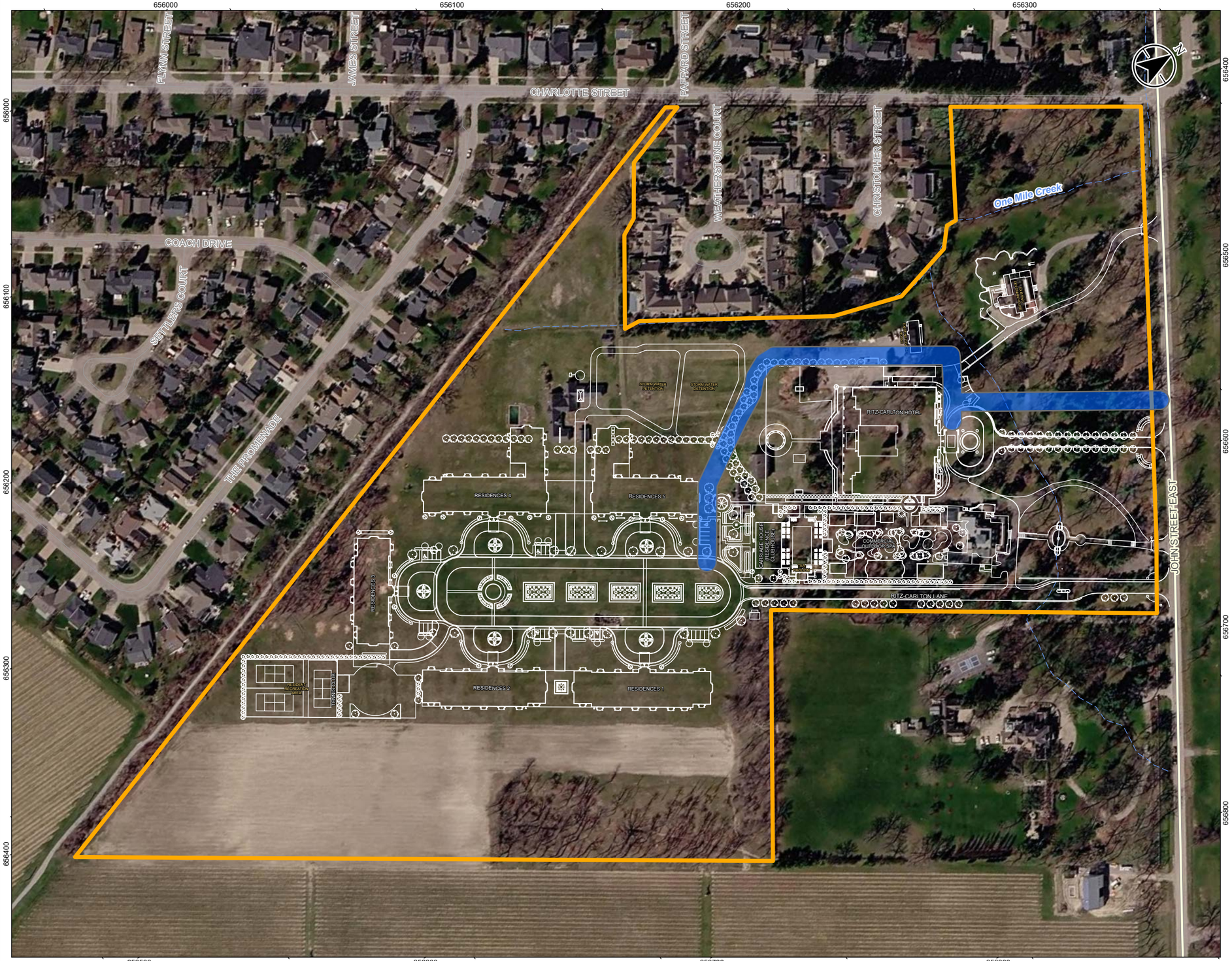
Client/Project
SOLMAR (NIAGARA 2) CORP
HERITAGE IMPACT ASSESSMENT – 144, 176, AND 200 JOHN STREET EAST, AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Figure No.
5.8

Title
Access Alternatives - Road Alternative 7

G:_GIS_Project_Folder\160941033_RandwoodEstate\figures\Randwood_Report_March2026\Randwood_Report_March2026_RoadAlternativesFigures.aprx\SM_REVE_AccessAlternatives_MapSeries Revised on 4/9/2026 4:04 PM by gamiller

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.



Stantec

Legend

- Road Alternative 8
- Site Plan Features
- Subject Lands

Base Features

- Major Road
- Minor Road
- Watercourse (Intermittent)

0 50 100 Meters

1:2,500 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Contains information licensed under the Open Government Licence – Ontario, and the Open Government Licence - Canada, accessed 2026.
3. Orthoimagery provided by © OpenStreetMap (and) contributors, CC-BY-SA.
4. Subject lands boundary was digitized by Stantec and is approximate.



Project Location
Niagara-on-the-lake

160941033
Prepared by gamiller on 2026-04-13
Technical Review by XXX on 2026-04-XX

Client/Project
SOLMAR (NIAGARA 2) CORP
HERITAGE IMPACT ASSESSMENT – 144, 176, AND 200 JOHN STREET EAST, AND 588 CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

Figure No.
5.9

Title
Access Alternatives - Road Alternative 8

G:_GIS_Project_Folder\160941033_RandwoodEstate\figures\Randwood_Report_March2026\Randwood_Report_March2026_RoadAlternativesFigures.aprx\ISM_REVE_AccessAlternatives_MapSeries Revised on 4/9/2026 4:04 PM by gamiller

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

8.3 Impact of Access Alternatives

To measure the impacts of each access alternative and determine the preferred approach from an exclusively heritage perspective, each alternative was assessed for direct and indirect impacts in accordance with Section 1.2. Consideration is given to where the access alternatives have potential to impact heritage attributes, built elements or landscape elements because of the location of the road. Where impacts to heritage attributes would also be experienced due to the proposed hotel, residential buildings, or required parking areas, this has been noted as well. The following sections summarize the analysis completed in the individual assessment tables contained in Appendix G. This impact assessment does not consider feasibility as that is discussed in Section 9.

8.3.1 Access Alternative 1

This alternative will not impact heritage attributes on 176 John Street East and 588 Charlotte Street. Impacts are anticipated to heritage attributes on 144 John Street East through the widening of the wall, relocation of its brick pillars, construction of a 12 metre wide accessway, and the potential removal of the Coach House. Indirect impacts are anticipated to heritage attributes on 200 John Street East from land disturbances related to temporary construction vibrations. These results are summarized in Table 10, and expanded on in Appendix G, Table G.1.

Table 10 Summary of Alternative 1 Impact Assessment

Property Parcel	Direct Impact	Indirect Impact	Summary
144 John Street East	Yes	Yes	**Direct:** This alternative will require the removal of a portion of the concrete wall, relocation of the red brick pillars, mature tree removals, and will require the removal of the Coach House. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the wall and Devonian House. **Accordingly, mitigation measures are required.**
176 John Street East	No	No	This alternative will not have direct or indirect impacts on heritage attributes, as proposed construction activities are more than 70 metres to the west.
200 John Street East	No	Yes	**Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the tea house and pool, the bath pavilion, and the Carriage House (proposed for removal for underground parking area). **Accordingly, mitigation measures are required.**
588 Charlotte Street	No	No	This alternative will not result in direct or indirect impacts to the stone wall or red brick entrance pillars.[2]

[2] The existing Main Dwelling and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.

Property Parcel	Direct Impact	Indirect Impact	Summary
Overall CHL (All Properties)	Yes	Yes	**Direct:** This alternative will directly impact the treed landscape of 144 John Street East. It will introduce a contemporary roadway that will impact the existing circulation network and mature trees. It will also involve changes the boundary wall of the CHL. It may also involve the removal of the Coach House. The Carriage House, rose of Sharon, oriental cedar and mound are required to be removed or relocated to accommodate the underground parking areas. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. **Accordingly, mitigation measures are required.**

8.3.2 Access Alternative 2

This alternative will not impact heritage attributes on 588 Charlotte Street. Impacts are anticipated to heritage attributes on 144 John Street East, as the construction of a new accessway will result in mature tree removals, the potential removal of the Coach House, and land disturbances during construction. Impacts are anticipated to the heritage attributes on 176 John Street East as the new access will result in the removal of a portion of the wall, as well as land disturbances during construction. Indirect impacts are anticipated to heritage attributes on 200 John Street East related to temporary land disturbances during construction activities. These results are summarized in Table 11, and expanded on in Appendix G, Table G.2.

Table 11 Summary of Alternative 2 Impact Assessment

Property Parcel	Direct Impact	Indirect Impact	Summary
144 John Street East	Yes	Yes	**Direct:** This alternative includes the removal of mature trees, and the potential removal of the Coach House. Roadway construction may also impact mature tree root systems. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the wall and Devonian House. **Accordingly, mitigation measures are required.**
176 John Street East	Yes	Yes	**Direct:** This alternative includes the removal of a portion of the wall. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the wall. **Accordingly, mitigation measures are required.**
200 John Street East	No	Yes	**Indirect:** This alternative will result in land disturbances related to temporary construction vibrations, that may indirectly impact the tea house and pool, bath pavilion, Carriage House (proposed for removal for the underground parking area). **Accordingly, mitigation measures are required.**
588 Charlotte Street	No	No	This alternative will not result in direct or indirect impacts to the stone wall or red brick entrance pillars.[3]

[3] The existing Main Dwelling, outbuilding, and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.

Property Parcel	Direct Impact	Indirect Impact	Summary
Overall CHL (All Properties)	Yes	Yes	**Direct:** This alternative will directly impact the treed landscape of 144 and 176 John Street East. It will introduce a contemporary roadway that will impact the circulation network and mature trees. It will also involve changes the boundary wall of the CHL. It may also involve the removal of built elements including the Coach House associated with the CHL. The Carriage House, rose of Sharon, oriental cedar and mound are required to be removed or relocated to accommodate the underground parking areas. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. **Accordingly, mitigation measures are required.**

8.3.3 Access Alternative 3

This alternative will not impact heritage attributes on 144 John Street East and 588 Charlotte Street. Impacts are anticipated to heritage attributes on 176 John Street East with the widening of the entrance gate and the construction of an accessway on the circular drive and to the north of the Main Residence. Indirect impacts are anticipated to heritage attributes on 200 John Street related to temporary land disturbances during construction activities. These results are summarized in Table 12, and expanded on in Appendix G, Table G.3.

Table 12 Summary of Alternative 3 Impact Assessment

Property Parcel	Direct Impact	Indirect Impact	Summary
144 John Street East	No	No	This alternative will not have direct or indirect impacts on heritage attributes, as proposed construction activities are more than 50 metres to the east.

Property Parcel	Direct Impact	Indirect Impact	Summary
176 John Street East	Yes	Yes	**Direct:** This alternative involves alterations to the circular drive, the entrance gate, the wall, the formal stone path, sunken garden, and a bridge. **Indirect:** This alternative will result in land disturbances related to temporary construction vibrations, that may indirectly impact the wall and the Main Residence. **Accordingly, mitigation measures are required.**
200 John Street East	No	Yes	**Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the tea house and pool, the wall, the Carriage House (proposed for removal for the underground parking area), and the bath pavilion. **Accordingly, mitigation measures are required.**
588 Charlotte Street	No	No	This alternative will not result in direct or indirect impacts to the stone wall or red brick entrance pillars.[4]
Overall CHL (All Properties)	Yes	Yes	**Direct:** This alternative will directly impact the landscape of 176 John Street East. It will introduce a contemporary roadway that will impact the circulation network, mature trees, and sunken garden. It will also involve changes the boundary wall of the CHL. It will also impact vegetative elements including the removal of the rose of Sharon. The Carriage House, rose of Sharon, oriental cedar and mound are required to be removed or relocated to accommodate the underground parking areas. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. **Accordingly, mitigation measures are required.**

[4] The existing Main Dwelling, outbuilding, and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.

8.3.4 Access Alternative 4

This alternative accesses the property through 200 John Street East but avoids the existing pool area by veering westward behind the Main Rand Residence. This alternative will not impact heritage attributes on 144 John Street East and 588 Charlotte Street. Impacts are anticipated on heritage attributes on 176 John Street East with the removal of an existing bridge, and temporary land disturbances during construction activities. Direct and indirect impacts are anticipated on heritage attributes on 200 John Street East with the potential removal of a portion of the wall and relocation of the red brick pillars, as well as temporary land disturbances during construction activities. These results are summarized in Table 13, and expanded on in Appendix G, Table G.4.

Table 13 Summary of Alternative 4 Impact Assessment

Property Parcel	Direct Impact	Indirect Impact	Summary
144 John Street East	No	No	This alternative will not have direct or indirect impacts on heritage attributes, as proposed construction activities are more than 100 metres to the east.
176 John Street East	Yes	Yes	**Direct:** This alternative includes a retaining wall proposed on the existing boundary between 176 John Street East and 200 John Street East, with a new concrete box culvert that would extend outward into 176 John Street East. **Indirect:** This alternative will result in land disturbances related to temporary construction vibrations, that may indirectly impact the brick pillars, concrete and stone wall, and the Main Residence. **Accordingly, mitigation measures are required.**

Property Parcel	Direct Impact	Indirect Impact	Summary
200 John Street East	Yes	Yes	**Direct:** This alternative involves the removal of a portion of the wall, and the relocation of the red brick pillars at the John Street East entrance. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the tea house and pool, the wall, and the Carriage House. The Carriage House is required to be removed or relocated to accommodate the underground parking area. Roadway construction may also indirectly impact mature tree root systems. **Accordingly, mitigation measures are required.**
588 Charlotte Street	No	No	This alternative will not have direct or indirect impacts on heritage attributes, as proposed construction activities are more than 100 metres to the north.[5]
Overall CHL (All Properties)	Yes	Yes	**Direct:** This alternative will involve mature tree and vegetation removals and changes the boundary wall of the CHL. The Carriage House, rose of Sharon, oriental cedar and mound are required to be removed or relocated to accommodate the underground parking areas. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. **Accordingly, mitigation measures are required.**

[5] The existing Main Dwelling, outbuilding, and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.

8.3.5 Access Alternative 5

This alternative will not impact heritage attributes on 144 John Street East and 588 Charlotte Street. Direct and indirect impacts are anticipated to heritage attributes on 176 John Street East with the widening of the entrance gate and the construction of an accessway on the circular drive and to the north of the Main Residence. Indirect impacts are anticipated to heritage attributes on 200 John Street East related to temporary land disturbances during construction activities. These results are summarized in Table 14, and expanded on in Appendix G, Table G.5.

Table 14 Summary of Alternative 5 Impact Assessment

Property Parcel	Direct Impact	Indirect Impact	Summary
144 John Street East	No	No	This alternative will not have direct or indirect impacts on heritage attributes, as proposed construction activities are more than 50 metres to the east.
176 John Street East	Yes	Yes	**Direct:** This alternative involves alterations to the circular drive, the entrance gate, the wall, the formal stone path, sunken garden, and replacement of a bridge. It may also require removal of the Main Residence's steps and a portion of the sunken garden's stone wall. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the concrete and stone wall, and the Main Residence. **Accordingly, mitigation measures are required.**
200 John Street East	No	Yes	**Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the tea house and pool, the wall and brick pillars, and the Carriage House (proposed for removal for the underground parking area) **Accordingly, mitigation measures are required.**

Property Parcel	Direct Impact	Indirect Impact	Summary
588 Charlotte Street	No	No	This alternative will not have direct or indirect impacts on heritage attributes, as proposed construction activities are more than 100 metres to the north.[6]
Overall CHL (All Properties)	Yes	Yes	**Direct:** This alternative will directly impact the landscape of 176 John Street East. It will introduce a contemporary roadway that will impact the existing circulation network, mature trees, and sunken garden. It will also involve changes the boundary wall of the CHL. The Carriage House, rose of Sharon, oriental cedar and mound are required to be removed or relocated to accommodate the underground parking areas. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. **Accordingly, mitigation measures are required.**

8.3.6 Access Alternative 6a

This alternative will not impact heritage attributes on 144 John Street East and 588 Charlotte Street . Impacts are anticipated to heritage attributes on 176 John Street East through the widening of the 200 John Street East entrance, the construction of the accessway over the east circular drive, and the construction of the hotel access in front of the Main Residence. Impacts are anticipated to heritage attributes on 200 John Street East with the removal the pool, surviving elements of the Dunington-Grubb landscape, a portion of the wall, and the relocation of the red brick pillars at the John Street East entrance. These results are summarized in Table 15, and expanded on in Appendix G, Table G.6.

[6] The existing Main Dwelling, outbuilding, and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.

Table 15 Summary of Alternative 6a Impact Assessment

Property Parcel	Direct Impact	Indirect Impact	Summary
144 John Street East	No	No	This alternative will not have direct or indirect impacts on heritage attributes, as proposed construction activities are more than 100 metres to the east.
176 John Street East	Yes	Yes	**Direct:** This alternative will require a retaining wall as part of a new concrete box culvert over one Mile Creek generally along the existing property line between 176 John Street East and 200 John Street East and direct alterations to a portion of the wall adjacent to 200 John Street East. This alternative also includes a road divergence to the hotel in front of the Main Residence which may directly impact the Main Residence's porch or a portion of the stone path to the sunken garden, as well as the long central axis. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the red brick pillars and concrete and stone wall, and the Main Residence. **Accordingly, mitigation measures are required.**
200 John Street East	Yes	Yes	**Direct:** This alternative includes the removal of the pool, surviving elements of the Dunington-Grubb landscape, a portion of the wall, and the relocation of the red brick pillars at the John Street East entrance. The Carriage House is required to be removed or relocated to accommodate the underground parking area. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the tea house and bath pavilion. **Accordingly, mitigation measures are required.**
588 Charlotte Street	No	No	This alternative will not have direct or indirect impacts on heritage attributes, as proposed construction activities are more than 100 metres to the north.[7]

[7] The existing Main Dwelling, outbuilding, and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.

Property Parcel	Direct Impact	Indirect Impact	Summary
Overall CHL	Yes	Yes	**Direct:** This alternative will involve alterations to the former recreational grounds to the south of the Main Residence. It will also involve mature tree and vegetation removals and changes the boundary wall of the CHL. The Carriage House, rose of Sharon, oriental cedar and mound are required to be removed or relocated to accommodate the underground parking areas. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. **Accordingly, mitigation measures are required.**

8.3.7 Access Alternative 6b

This alternative will not impact heritage attributes at 588 Charlotte Street . Indirect impacts from land disturbances during temporary construction vibrations may impact heritage attributes on 144 John Street East. Impacts are anticipated to heritage attributes on 176 John Street East through the widening of the 200 John Street East entrance, the construction of the hotel access, and includes a retaining wall proposed on the existing boundary between 176 John Street East and 200 John Street East, with a new concrete box culvert that would extend outward into 176 John Street East. Impacts are anticipated to heritage attributes on 200 John Street East with the construction of a road along the east portion of the property with trees and remnant landscaping removal the pool, surviving elements of the Dunington-Grubb landscape, a portion of the wall, and the relocation of the red brick pillars at the John Street East entrance. These results are summarized in Table 16, and expanded on in Appendix G, Table G.7.

Table 16 Summary of Alternative 6b Impact Assessment

Property Parcel	Direct Impact	Indirect Impact	Summary
144 John Street East	No	Yes	**Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the concrete wall along John Street East. **Accordingly, mitigation measures are required.**
176 John Street East	Yes	Yes	**Direct:** This will require a retaining wall as part of a new concrete box culvert over one Mile Creek generally along the existing property line between 176 John Street East and 200 John Street east and direct alterations to a portion of the wall adjacent to 200 John Street East. It also involves the removal of a portion of the wall for a hotel entrance. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the red brick pillars and concrete wall, and the Main Residence. **Accordingly, mitigation measures are required.**
200 John Street East	Yes	Yes	**Direct:** This alternative includes the removal of the pool, surviving elements of the Dunington-Grubb landscape, a portion of the wall, and the relocation of the red brick pillars at the John Street East entrance. The Carriage House is required to be removed or relocated to accommodate the underground parking area. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the tea house and bath pavilion. **Accordingly, mitigation measures are required.**
588 Charlotte Street	No	No	This alternative will not have direct or indirect impacts on heritage attributes, as proposed construction activities are more than 100 metres to the northeast.[8]

[8] The existing Main Dwelling, outbuilding, and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.

Property Parcel	Direct Impact	Indirect Impact	Summary
Overall CHL (All Properties)	Yes	Yes	**Direct:** This alternative will involve alterations to the former recreational grounds to the south of the Main Residence. It will also involve mature tree and vegetation removals and changes the boundary wall of the CHL. The Carriage House, rose of Sharon, oriental Cedar and mound are required to be removed or relocated to accommodate the underground parking areas. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. **Accordingly, mitigation measures are required.**

8.3.8 Access Alternative 7

Indirect impacts from land disturbances during temporary construction vibrations may impact heritage attributes on 144, 176, and 200 John Street East. Direct impacts are anticipated to heritage attributes on 176 John Street East with the construction of the hotel access and the removal of a portion of the wall and mature trees. Impacts are anticipated on heritage attributes on 588 Charlotte Street, with the widening of its entrance and the construction of the alternative through the property. These results are summarized in Table 17, and expanded on in Appendix G, Table G.8.

Table 17 Summary of Alternative 7 Impact Assessment

Property Parcel	Direct Impact	Indirect Impact	Summary
144 John Street East	No	Yes	**Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the concrete wall along John Street East. **Accordingly, mitigation measures are required.**

Property Parcel	Direct Impact	Indirect Impact	Summary
176 John Street East	Yes	Yes	**Direct:** This alternative will involve alterations to the concrete wall along John Street East. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the concrete wall along John Street East. **Accordingly, mitigation measures are required.**
200 John Street East	No	Yes	**Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the bath pavilion. **Accordingly, mitigation measures are required.**
588 Charlotte Street	Yes	Yes	**Direct:** This alternative will result in the removal of a portion of the stone wall and the relocation of the red brick pillars. **Indirect:** This alternative may have indirect impacts on the adjacent portions of the stone wall through temporary vibrations during construction activities. **Accordingly, mitigation measures are required.**
Overall CHL	Yes	Yes	**Direct:** This alternative will involve alterations to the former agricultural and recreational grounds. It will also involve changes to the boundary wall of the CHL. It also involves the construction of a hotel access through the treed landscape along John Street East. The Carriage House, rose of Sharon, oriental cedar and mound are required to be removed or relocated to accommodate the underground parking areas. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. **Accordingly, mitigation measures are required.**

8.3.9 Access Alternative 8

This alternative will not impact heritage attributes at 588 Charlotte Street . Direct and indirect impacts are anticipated to 144 John Street East through the construction of the alternative through the property which may result in tree removals and the removal and/or relocation of the Coach House. Impacts are anticipated to the heritage attributes on 176 John Street East as the new accessway will result in the removal of a portion of the wall, as well as land disturbances during construction. Indirect impacts are anticipated to heritage attributes on 200 John Street related to temporary land disturbances during construction activities. These results are summarized in Table 18, and expanded on in Appendix G, Table G.8.

Table 18 Summary of Alternative 8 Impact Assessment

Property Parcel	Direct Impact	Indirect Impact	Summary
144 John Street East	Yes	Yes	**Direct:** This alternative involves the removal of mature trees on the property. It also has the potential to involve the removal and/or relocation of the Coach House to alter the location of the parking garage. **Indirect:** This alternative may have indirect impacts on the concrete wall along John Street East, through temporary vibrations during construction activities. **Accordingly, mitigation measures are required.**
176 John Street East	Yes	Yes	**Direct:** This alternative involves the removal of a portion of the concrete wall and mature trees. **Indirect:** This alternative may have indirect impacts on adjacent portions of the concrete wall through temporary vibrations during construction activities. **Accordingly, mitigation measures are required.**
200 John Street East	No	Yes	**Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact the tea house and pool, and the Carriage House (proposed for removal for the underground parking area). **Accordingly, mitigation measures are required.**

Property Parcel	Direct Impact	Indirect Impact	Summary
588 Charlotte Street	No	No	This alternative will not have direct or indirect impacts on heritage attributes, as proposed construction activities are more than 100 metres to the north.[9]
Overall CHL (All Properties)	Yes	Yes	**Direct:** This alternative will directly impact the treed landscape of 144 and 176 John Street East. It will introduce a contemporary roadway that will impact the circulation network and mature trees. It will also involve changes the boundary wall of the CHL. It may also involve the removal of built elements including the Coach House associated with the CHL. The Carriage House, rose of Sharon, oriental cedar and mound are required to be removed or relocated to accommodate the underground parking areas. **Indirect:** This alternative may result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. **Accordingly, mitigation measures are required.**

8.4 Summary of Impact Analysis

As outlined in the previous sections, the proposed Concept Plan and all considered access alternatives have the potential to result in some adverse impacts to heritage attributes and/or the CHL elements of the former estate property. All access alternatives have the potential to result in the loss or relocation of at least one heritage attribute: Alternatives 1, 2, 3, 4, 5, 6a, and 8 would require site reconfigurations to accommodate an additional roadway and the entrance to the underground parking area, which would result in the removal or relocation of the existing Coach House. Alternative 6a and b, the Concept Plan's proposed residential access, poses no impacts to the Coach House but

[9] The existing Main Dwelling, outbuilding, and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.

results in the loss of the existing pool complex and alters the existing setting of the sunken garden on the east side where the proposed access road would be located. Alternative 7 would require widening of the existing access gates from Charlotte Street.

All alternatives will result in the impact and removal of mature trees, though Alternative 7 results in the lowest number of trees within the Subject Estate that would be potentially impacted, in part because there are fewer trees on the south portion of the Subject Estate than in the rest of the site. Tree removals may be required outside of the Subject Estate for this alternative to be viable. The removal of trees for the proposed access from 200 John Street East may impact a higher number than other alternatives. However, this option also localizes many of the impacts to the eastern edge of 200 John Street East, rather than further widening existing circulation routes or adding additional access roads within 144 and 176 John Street East. This has the potential to minimize the interventions that would be experienced in 144 and 176 John Street East where the integrity of the CHL is most intact. The road access proposed along 200 John Street East also includes removal of 10 trees that have been approved for removal by the Town based on their health rating.



9 Feasibility of Access Alternatives

This section discusses the feasibility of access alternatives informed by transportation and public safety, site planning and functional servicing requirements, and natural heritage perspectives. Input from other disciplines has been included to comment on the feasibility of the access alternatives and where balance may be required between heritage conservation and other site considerations. An analysis of the advantages and disadvantages of each alternative is contained in Appendix H and discussions of alternatives by discipline input are contained below. As previously noted, each alternative results in impacts on the existing properties and their identified CHVI. The feasible access alternatives are discussed in Section 9.4.

9.1 Transportation and Public Safety

From a transportation and safety perspective, Alternatives 1, 2, 3, 5, and 8 that combine hotel and residential access could result in a higher traffic volume that is not appropriate for shared operating space between vehicles and cyclists. Accommodating cycling infrastructure would likely require wider roads, which would impact more trees and result in increased intervention to the Randwood CHL at 144 and 176 John Street East.

Transportation concerns were also identified for alternatives that use 90-degree elbows or steep curves/angles, as they impact sight lines and are not generally recommended. This is applicable to Alternatives 1, 2, 3, 4, and 5, 6a, and 8. From a transportation perspective, road access alternatives that reduce curves and include straight lines are preferred for safety and functionality.

Alternatives that pass between the hotel and spa area, if they do not present transportation concerns outlined previously, present functional and safety challenges for the use of the site, wherein pedestrians travelling between the parking, hotel, and spa area would be required to cross the road carrying vehicular traffic to the residential buildings on site. A shift would also be required to the location of the hotel building,



which would result in similar challenges in accommodating the additional road width and underground parking area and would require the removal or relocation of the coach house, and would push the location of the hotel closer to the residential area on Christopher Crescent. From an architectural perspective, the site has been designed to accommodate service vehicles (deliveries, waste collection pickup) on the west side of the hotel to avoid vehicular circulation of large vehicles on the east side of the hotel where the proposed spa facilities are planned. Alternatives 2, 3, 4, and 5 that include a roadway between the hotel and spa has the potential to disrupt the safety and enjoyment the site by residents and patrons.

9.2 Site Planning and Servicing Requirements

All alternative access routes through 144 or 176 John Street East present feasibility challenges related to other site constraints. To accommodate a roadway west of the proposed hotel and the entrance to the underground parking lot, there would be a need to remove or relocate the Coach House.

Wrapping around the proposed main hotel, access Alternative 1 would need to be modified due to the position of the water detention pond. The pond cannot be relocated elsewhere in the proposed development. Alterations to this would result in additional curves or angles that, as previously noted, are not preferred from a transportation safety perspective.

Alternatives that combine access routes for the hotel and residential condominiums are not preferred from an architectural planning perspective. While the proposed development makes comprehensive use of the Subject Estate, uses within the site will be divided between patrons and private residents. Patrons are those who will have transient use of the site and its facilities to visit the hotel for short-term stays, dine at restaurants, attend meeting, banquets, or other functions, and use the spa. Private residents will be those who live in the residential condominiums or visit as guests. While they may use the hotel facilities, they will also have their own private clubhouse, outdoor

recreation facilities, and private underground parking not accessible to patrons. Separate entrances for these specific user groups will maintain a distinction between areas that are available or accessible for each user group and avoid patrons inadvertently travelling to parts of the site they do not have access to.

The proposed development has been designed to include formal landscaped spaces and entrances to be compatible with the Beaux Arts influence of landscape designs on the Subject Estate found in the Dunington-Grubb designs, and also to contrast with and be distinguishable from the more informal designs of the site that include meandering driveways between existing buildings. A linear drive is proposed for the hotel and a separate linear drive is proposed to the residential buildings, to bring guests and residents to their destination through a formal axis that draws attention to the sense of arrival at the destination and is distinct from the historic curvilinear circulation routes. Alternative access roads that require meandering paths through the site reduce the formal and direct approach to the proposed new buildings and may also present wayfinding challenges for patrons that can affect safety and enjoyment of the site.

9.3 Natural Heritage

From a natural heritage perspective concerns were identified with mature tree removals that may impact bat species at risk habitat. This is applicable to all alternatives. Natural heritage concerns were also identified for Alternatives 1, 7, and 8 that may require an entirely new crossing over One Mile Creek.

Alternatives 1, 2, and 8 would require relocation or removal of the Coach House to be feasible and accommodate the road access and underground parking access. Due to the requirements to have a 10 metre setback from the existing One Mile Creek and the location of the 100 year floodline, relocation opportunities near the building’s existing location would be limited. Relocation opportunities on 144 and 176 John Street East would be limited, as the building would be situated in front landscape of the site, and would impact the contextual relationship between buildings within the CHL. It would also

require new road access to allow for adaptive reuse, and both a new position and access road would likely result in the removal of trees. Relocation within 588 Charlotte Street may be feasible, but would impact the existing contextual relationship of the building to its surroundings.

9.4 Feasible Alternatives

Based on input for other disciplines and the discussion of the advantages and disadvantages of each alternative, two alternatives were determined to be feasible. Alternative 6b from John Street East was determined to be feasible if the minimum corner clearance for the entrance could be met. Alternative 7 was determined to be feasible if Town-owned lands were acquired to allow for the required road width needed, and Charlotte Street was reclassified as a collector road.

10 Conservation Strategy

The preferred conservation alternative where heritage attributes that cannot be retained *in situ* is a combination of relocation and demolition with mitigation measures. As discussed in the previous sub-section, not all heritage attributes can be retained *in situ* or physically can be relocated. This was determined through a heritage attribute's condition, and its connection with other attributes on the Subject Estate. The preferred alternative for the Carriage House is relocation, pending confirmation that relocation is feasible, and that a suitable location and use within the Subject Estate can be identified. Table 19 summarizes the preferred alternatives for the heritage attributes proposed for removal.

Table 19 Preferred Alternatives

Heritage Attributes/Landscape Elements	Preferred Alternative
Concrete and stone wall	Alteration through selective demolition with mitigation measures
Pool	Demolition with mitigation measures
Tea house	Relocation with mitigation measures
Surviving Dunington-Grubb landscape elements	Demolition with mitigation measures
Mature trees	Select removal with mitigation measures
Mound, peony garden, rose of Sharon, and oriental cedar hedge	Removal with mitigation measures
Concrete bridges	Removal with mitigation measures
Carriage House	Relocation, pending feasibility discussions with the Proponent. If not feasible, then demolition with mitigation measures.

Heritage Attributes/Landscape Elements	Preferred Alternative
Calvin Rand Summer House	Subject to preexisting demolition application
Main Dwelling and Sheds	Subject to preexisting demolition application
Outbuilding	Subject to preexisting demolition application

11 Recommended Mitigation

To minimize or offset the potential for direct and indirect impacts, mitigation measures have been prepared for the preferred alternatives and Concept Plan impacts. Mitigation measures recommended for the Subject Estate as a wholistic approach include the preparation of a site-wide Commemoration Plan, Design Guidelines for the new hotel, new entrance gate, and landscape plan, and isolating development. Mitigation measures for specific heritage attributes are summarized in Table 20 and expanded on in the following sub-sections.

Table 20 Recommended Mitigation Measures for Specific Heritage Attributes

Mitigation Measure	Applicable Heritage Attributes
Commemoration Plan	• Site wide
Documentation Plan	• Existing CHL
Salvage	• Red brick entrance pillars
Relocation Plan	• Carriage House • Tea house
Conservation Plan	• Devonian House • Main Residence • Concrete, masonry, and stone walls • Red brick entrance pillars and gate • Tea house • Bath pavilion • Victorian wood gazebo • Whistle Stop
Design Guidelines and Heritage Landscape Plan	• Site-wide/CHL • Dunington-Grubb Landscape surviving landscape elements

Mitigation Measure	Applicable Heritage Attributes
Isolating development and vibration monitoring	• Devonian House • Coach House • Main Residence • Concrete and masonry walls • Red brick entrance pillars • Bridge on 144 John Street East
Arborist Report and *Tree Management Plan*	• Mature trees • Dunington-Grubb Landscape surviving landscape elements • Boxwood hedge (retention *in-situ* is proposed, but may require mitigation to address existing condition)

11.1 Commemoration Plan

A Commemoration Plan identifies options to recognize the CHVI and heritage attributes associated with the Subject Estate and provide strategies to guide the integration of retained, relocated, and/or salvaged elements into the proposed development, and provide interpretation of elements of the site that have been altered or removed. The Commemoration Plan will provide the framework for telling the story of the Subject Estate, with a particular focus on the contributions of the Rand family and the Dunington-Grubb landscape architecture firm, so that residents and patrons of the site gain an understanding of the evolution of the site from a former summer estate property to its present-day use. The Commemoration Plan can also help to describe and interpret elements that have been severed from the Subject Estate (9 Weatherstone Court), adjacent elements (the former Buffalo Rail Line that provided access to the summer estate), and elements that became abandoned as the uses of the Subject Estate evolved (orchards, pathway from whistle stop to house).

The commemoration plan is to include:

- A commemoration approach
- An overview of salvageable materials, historic graphics (photographs, maps, drawings, etc.), significant dates, and themes for commemoration
- Consultation with stakeholders, local heritage groups, and the Niagara-on-the-Lake Museum
- Development of preliminary commemoration concepts
- Identification of potential locations on the Subject Estate for commemorative elements and salvaged materials

Given the extensive research completed to date on the history of the Subject Estate, the Commemoration Plan will build on this existing information to provide detailed recommendations for interpretive panel content and graphics, suggestions for commemorative plantings, vegetation, and landscaping, and identifying potential opportunities for events or partnerships with other organizations that have historical connections to the site, including the Shaw Festival (established by Calvin Rand) and institutions or organizations that promote and celebrate the work of Dunington-Grubb:

Interpretive panels/signage is recommended throughout the Subject Estate to connect the history of the CHL and heritage attributes. Potential locations for an interpretive panel(s) or other commemorative elements may include the Upper Canada Heritage Trail at the Whistle Stop for public viewing on the trail, the outdoor spa area near the tea house or Victorian wooden pavilion, the sunken garden in front of the Main Residence, the bath pavilion, and the Devonian House.

11.2 Documentation

Detailed documentation is a strategy for mitigation where demolition or alteration of a heritage resource is anticipated. Documentation creates a public record of the resource, or resources, which provides researchers and the general public with a land use history, construction details, and photographic record of the property where permanent changes will occur.

Demolition considers permanent alterations to identified CHVI. Although documentation would not lessen the impact of these alterations, it would seek to record the CHVI identified making the building records available for future study. Documentation activities are typically carried out through photography, photogrammetry, and/or LiDAR scanning in advance of any changes made to the property. A potential option is drone footage of the Subject Estate prior to the demolition of any heritage attributes. This footage may be later useful for commemoration graphics.

11.3 Salvage

Salvage where the condition of a heritage attribute is feasible for removal and adaptive reuse is recommended when a historical building is facing demolition. Historical building materials are often high-quality and can be reused in other buildings or incorporated into modern developments as commemorative elements. Through the selective salvage of identified heritage attributes and other materials, the CHVI of a property can be retained, if in a different context. Salvage acknowledges the heritage attributes in their current context and, where feasible, allows for reuse.

11.4 Relocation Plan

A Relocation Plan addresses how built heritage attributes will be moved on the Subject Estate. It includes a relocation strategy including short-term and medium-term measures to prepare the structure and new site for relocation, and the methodology of the relocation. If relocation is determined by a qualified engineer to be a viable option and is pursued for the tea house and Carriage House, a relocation strategy is to include:

- Brief description of the suitability of the proposed new location
- Description and specifications of site preparation
- Description and specifications for preparation work required to the structure prior to relocation
- Description of methodology proposed to complete the relocation

11.5 Conservation Plan

A Conservation Plan provides advice on short-term, medium-term, and long-term conservation strategies for the built heritage attributes that will be retained or relocated on the Subject Estate, based on the conditions observed on site. A Conservation Plan includes guidance for repairs, stabilization, monitoring, and maintenance measures.

A Conservation Plan is required prior to construction or demolition on site, and will outline the various requirements for alteration of heritage attributes for adaptive reuse, how they will be protected during the construction period, and how they should be monitored and maintained for long-term preservation.

11.6 Design Guidelines

11.6.1 Hotel, Residences, and Spa

The proposed hotel and spa development will be situated adjacent to and will incorporate structures that are designated under Part IV of the OHA, and form part of a broader CHL. To mitigate impacts to the character of the Subject Estate as a CHL, Design Guidelines are recommended, in consultation with Heritage Planning staff and Heritage Professionals to be implemented as conditions of the site plan approval process. The design guidelines should be consistent with the *Standards and Guidelines*.

It is recommended that Design Guidelines of the development consider visual consistency for proposed new hotel and spa structures, including attention to materials, architectural forms, architectural styles, roof pitches, fenestration patterns, and detailing. Within the existing CHL, built elements have an eclectic mix of historical architectural styles and influences including Gothic Revival, Second Empire, Colonial Revival, Vernacular, and Beaux Arts. New design should not attempt to replicate existing buildings but may consider integrating some historic influences in a contemporary manner or introducing new styles that are compatible with the eclectic and varied nature of the site. New buildings should not be designed to look historic or provide a false



sense of authenticity but should be recognizable as a separate layer of site evolution in built form. To be subordinate to existing built elements of the site, simplified forms and details are recommended, and overly ornate styles or decorative elements are discouraged.

In the spa area, new structures may consider contemporary adaptations of landscape structures and styles that inspired the Dunington-Grubb landscape architecture firm, such as Beaux Arts, Classical Revival, and Japanese gardens. New elements should not attempt to replicate Dunington-Grubb designed structures that were never built at Randwood, but may provide a point of inspiration for styles and detailing that could be complimentary to the character of the site and pay homage to the firm's impressive volume of work.

11.6.2 Entrance Gates

The new hotel access at 176 John Street East requires a new entrance gate within the wall along John Street East. Following the *Standards and Guidelines*, the design of the new gate is to be compatible with the form and materials of the property's existing wall and gate, using wrought iron and red brick pillars. Its design should be compatible to the existing gate at 176 John Street East, and may take inspiration from the gate depicted in sketches prepared by Dunington-Grubb (Plate 7) but should be recognizable as a contemporary element.

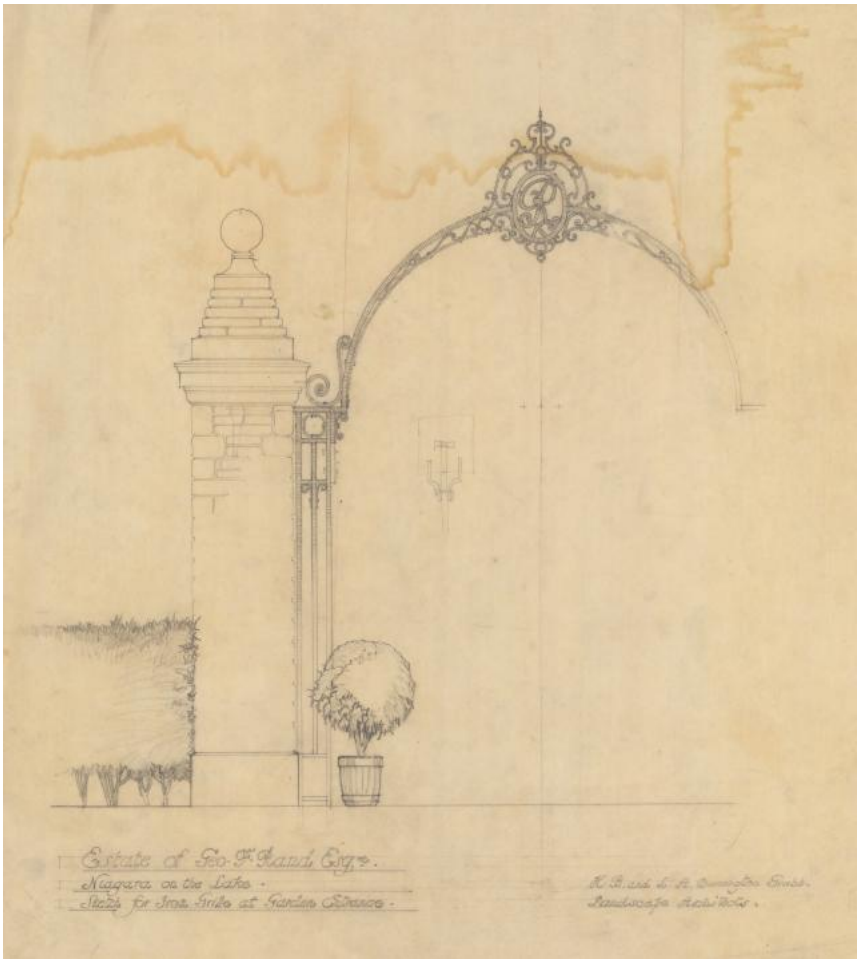


Plate 7 Dunington-Grubb Sketch of Iron Grille at Garden Entrance (University of Guelph n.d.)

11.6.3 Heritage Landscape Plan

Landscaping and vegetation are an integral part of the Subject Estate and its CHL, both historically and in present-form. A Landscape Plan has been prepared to identify proposed landscape treatments for the proposed development. A Heritage Landscape Plan is required to mitigate impacts where they occur to landscape elements of the CHL and to integrate proposed new landscaping in a manner that is compatible with the CHVI of the Subject Estate. A Heritage Landscape Plan must be prepared by a qualified Landscape Architect with experience on heritage landscapes and CHLs. It is recommended that the Heritage Landscape Plan consider:

- Approaches to integrate or screen the proposed new road and infrastructure along the proposed access of 200 John Street East adjacent to the sunken garden at 176 John Street East. This will include specifications for construction materials for the proposed retaining wall, design details and length of the proposed culvert, and identification of appropriate vegetation, grading/berms, or other landscape treatments to reduce visual impacts to the setting of the sunken garden.
- Approaches for screening the proposed new hotel building with additional tree plantings.
- Locations and species for tree replacement plantings to compensate tree removals (in consultation with a qualified arborist).
- Landscape treatments and plant species for the proposed landscaping around the proposed new access roads, spa area, and residential area.
- Treatments or mitigation if Shadow Studies identify potential to affect the viability of site vegetation.

New landscaping and plantings should be distinguishable from historic landscape designs and should not attempt to replicate previous landscaped areas of the site, but may consider taking inspiration from previous site landscaping that included rose gardens, mixed perennials, peonies, specimen trees, flowering tree species, fruit trees, conifer varieties, boxwood hedging, trellis vines, and rock gardens.

11.7 Isolating Development and Vibration Monitoring

In order to prevent indirect impacts from construction activities, the heritage attributes being retained *in situ* on the Subject Estate can be isolated from construction-related activities. This includes protective barriers to indicate where construction activities should be limited. An effective approach typically includes identification of heritage attributes on construction drawings/plans to provide for sensitive treatment throughout construction activities. Heritage attributes can also be physically marked off with temporary construction fencing or hoarding.

Construction activities proposed throughout the Subject Estate are within 50 metres of heritage attributes, and they are at risk for indirect impacts resulting from construction-related ground vibration. To mitigate this risk, a strategy to carry out a pre-condition survey, vibration monitoring, and post-condition survey should be considered and developed by a licensed Engineer preferably with heritage experience.

11.8 Arborist Report and *Tree Management Plan*

To conserve mature trees and mitigate where tree removals are required on the Subject Estate, an *Arborist Report* and *Tree Management Plan* is required and is being undertaken in Spring of 2026. Mitigation measures for tree protections, monitoring, and removals are to adhere to the recommendations in the Arborist Report and *Tree Management Plan*. It is anticipated that for all trees that are to be removed for the proposed development or due to declining health, replacement planting will be required to meet the Town's *Private Tree Protection By-law No. 5139-19*, which dictates the number of replacements required depending on the diameter at breast height of trees to be removed. This will require more than one for one replacement of trees removed.

11.9 Summary of Mitigation Recommendations

Table 21 summarizes the recommended mitigation measures by heritage attribute with a timeline of when measures should be undertaken.

Table 21 Recommended Mitigation Measures

Mitigation Measure	Heritage Attributes	Timeline
Commemoration Plan	All	Condition of Site Plan Approval
Documentation and Salvage Plan	• Carriage House, if relocation is not feasible • Pool complex	Prior to demolition activities/ Condition of Site Plan Approval

Mitigation Measure	Heritage Attributes	Timeline
Relocation Plan	• Tea house • Carriage House, if relocation is feasible	Prior to demolition activities/ Condition of Site Plan Approval
Conservation Plan	• Devonian House • Main Residence • Concrete, masonry, and stone walls • Red brick entrance pillars and gate • Whistle Stop • Bath Pavilion • Victorian Wooden Gazebo	Prior to demolition activities/ Condition of Site Plan Approval
Design Guidelines and Heritage Landscape Plan	• Site-wide/ CHL • Dunington-Grubb Landscape surviving landscape elements	Condition of Site Plan Approval
Isolating Development	All (except those being removed)	Preliminary and Detailed Design
Vibration Monitoring	• Devonian House • Coach House • Main Residence • Concrete and masonry walls • Red brick entrance pillars	Pre-construction survey, monitoring during construction, and post-construction survey
Arborist Report and *Tree Management Plan*	• Mature trees • Dunington-Grubb Landscape surviving landscape elements • Boxwood hedge	Prior to demolition activities/ Condition of Site Plan Approval

12 Conclusion

Conservation, as defined by the PPS (defined in Section 2.1.3) speaks to the identification, protection, management and use of heritage resources such that their CHVI is retained. Identification of the CHVI of the Subject Estate has been established through the various reports and studies, and the preparation of designating by-laws for the property parcels in the Subject Estate. Their protection and management are governed by the process under the OHA, through which alteration permits are required for alteration or demolitions.

At present, the Subject Estate has a limited, temporary use. A new use is required for the site to allow for its conservation and management into the long term. When considering the *Standards and Guidelines*, the proposed Concept Plan involves an overall approach of rehabilitation for the Subject Estate. The historic use of the property is no longer viable and a depiction of the property during a particular period in its history is also not appropriate as an evolved landscape. Alterations and additions to the site are planned for a new use. However, where impacts are identified, a conservation strategy that includes mitigation measures can recognize the historic use and CHIV of the CHL as part of the proposed new use.

The proposed Concept Plan results in adverse impacts to heritage attributes, built elements, and landscape elements of the Subject Estate. While there are impacts, the proposed approach is appropriate because it conserves the overall CHVI of the Subject Estate by:

- Incorporating the majority of the heritage attributes, built elements, and landscape elements *in situ*.
- Mitigating through relocation or other methods when retention *in situ* is not feasible.
- Incorporating elements of the site into a new development in a functional and intentional way. Retained attributes and elements have a dedicated use, are visible to and/or accessible to the patrons, residents, or guests of the site.



- Maintaining similar relationships of heritage attributes, built and landscape elements to their surroundings, historical context, or historical uses, such as the tea house that, while relocated slightly, would continue to perform the same role it historically did.

Given that impacts occur for all access alternatives, there is a need to balance heritage impacts with other site considerations and requirements. As noted in the *Standards and Guidelines*, minimal intervention does not mean doing little or nothing, or the least possible. Based on the constraints of the site, the proposed Concept Plan requires significant interventions on some heritage attributes for the property to be able suit its new function as permitted by the existing zoning regulations. The *Standards and Guidelines* note that, “enough intervention to arrest or correct deterioration, meet codes, or introduce new services can be quite extensive. Determining minimal intervention is a matter of rigorous assessment, options analysis, and creativity that balances technical and programmatic requirements with heritage value” (Parks Canda 2010: 26).

While the proposed Concept Plan’s proposed residential access results in adverse, irreversible impacts to the pool complex and has the potential to impact the setting of the sunken garden at 176 John Street East, this alternative has been demonstrated to be the preferred access route for transportation safety and site operation functionality, as it separates accesses between the two proposed uses for the site, limits curved and angled roads, and limits additional pedestrian crossings between the hotel and spa.

From a heritage perspective, the potential impacts to the setting of the sunken garden can be offset by the remaining portions being conserved and rehabilitated. Raising of the grade for the proposed access road will still retain the sunken experience of the lily pond and surrounding paths, but will need to be either screened from the garden (as the existing drive was screened with vegetation in the late 20th century), or carefully landscaped. If landscaped, it should be integrated into the required retaining wall and culvert infrastructure in a way that is compatible with and subordinate to the character of the sunken garden. Mitigation measures will be required to address potential impacts to the setting of the sunken garden through landscape design and plantings.

While the residential access results in the removal of the pool, landscaped setting, and adjacent plantings, the recreational use of the pool area will be re-established through a new pool that can be compatible in design to the character of the CHL. The tea house and bath pavilion will be rehabilitated to provide a historical connection to the site with the contemporary pool.

The proposed Concept Plan will result in the retention *in situ* and conservation of the Devonian House, Main Residence, sunken garden at 176 John Street East, Victorian Wooden, Gazebo, Bath Pavilion, and Whistle Stop. The stone and concrete wall will also be retained *in-situ*, with some alterations to permit new or widened entrances to the site to allow for vehicle and pedestrian access and required sight lines. The tea house is proposed to be relocated approximately 15 metres southwest from its existing location to be functionally integrated into a new pool area for site residents. A portion of the former semi-circular driveway in front of the Main Residence is proposed to be reinstated as a pedestrian pathway, partially restoring an element of the site that was removed for decades. The majority of trees within the Subject Estate will be retained, and replanting will be required to compensate for removals.

This is in keeping with the Town's heritage conservation goals and objectives in Section 18.2(5) of the Official Plan, "To develop and encourage creative, appropriate and economically viable uses of heritage resources" (Town of NOTL 2017). The proposed Concept Plan is anticipated to have positive impacts as heritage attributes will be adaptively re-used and/or rehabilitated through heritage best practices identified in Section 2.2. Four attributes (the Carriage House, the pool, tea house, and surviving Dunington Grubb landscape of 200 John Street East) would be removed or relocated, and mitigation will be required to offset the anticipated impacts. Landscape elements such as the mound, rose of Sharon, oriental cedar, remnant garden bed, and peony garden would be removed, however there may be potential through a Heritage Landscape Plan to identify methods of replanting these or similar compatible species within the landscaped areas of the site to commemorate the site's history and contribute

to the landscape character of the new development. Another three attributes (the Calvin Rand Summer House, Main Dwelling and sheds, and one storey outbuilding) are subject to pre-existing demolition applications not related to this OPA ZBA application.

The proposed hotel building will be physically and visually distinguishable from the other buildings on the Subject Estate. While it borrows contemporary elements of the Second Empire design that are found on the Main Residence at 176 John Street East, it will be distinguishable through its form and type. The proposed hotel will be a larger and taller massing than other existing structures on the site, and will therefore not be physically subordinate to existing buildings in the CHL. However, efforts have been taken to set the hotel back from the front façade lines of existing buildings to provide visual and physical separation. Retention of many mature trees on the site will help to screen the proposed new building from other areas of the site.

The proposed Concept Plan introduces new layers into the CHL, and with that, impacts. Where impacts occur, they can be mitigated. The new roads proposed align with the objectives of the *Standards and Guidelines* as they maintain the historic circulation routes with limited need for change. The new roads are compatible through their landscaped formality, which is evident in parts of the historic site design, but also allow for the historic circulation routes to be distinguishable from the new ones where the new are linear and old are meandering.

Similarly, the conceptual landscaping on the site is proposed to follow a more formal style than the historic landscaping of the site, which contained a mixture of formal and informal elements. The more formal design of the proposed Concept Plan is primarily located in the rear portions of the Subject Estate and will help to distinguish this from the more informal landscaping historically used elsewhere on the Subject Estate. While more formal in design, the proposed Concept Plan is compatible with the history and evolution of the site and includes linear and circular forms that are found in the Beaux Arts landscape designs of Dunington-Grubb. Mitigation measures through compatible heritage landscape design can help to mitigate the loss historic vegetation that is



required to be removed by identifying opportunities to re-integrate these species or compatible alternatives into the future development.

While heritage attributes will be altered, and some existing built and landscape elements will be removed from the site, the Subject Estate has evolved over many decades with various eras of use that have added, removed, and adapted buildings and CHL elements on the site. The proposed Concept Plan introduces a new layer of change that re-establishes the historic use of the property as a luxury recreational property, albeit on a larger scale than when it was a private estate. Its design provides integration between the separate property parcels that once formed Randwood, and the proposed use, while having some separate requirements for the hotel and residential buildings, allows for a comprehensive use of the Subject Estate where the design of new built and landscape elements can be coordinated to provide a more unified design, and complement the collective nature of the site as a CHL. Mitigation measures, as outlined in this report will be required where heritage attributes and cultural landscape elements are impacted through the proposed design. Through the implementation of these measures, the cultural heritage value of the Subject Estate can be conserved while adapting to a new use, and the story of the Randwood Estate will carry on through the site’s continued evolution.

Appendices

Appendix A Bibliography

Aquafor Beech Ltd. and LURA Consulting Ltd. 2005. *One Mile Creek Watershed Strategy, Final Report.* Electronic Document: https://npca.ca/images/uploads/common/NPCA-Watershed-Plan-One-Mile-Creek.pdf. Last Accessed: March 6, 2026.

Bray Heritage. 2018. *Niagara-on-the-Lake, Estate Lots Study*. Report on file at Stantec.

Bernat, Clark and Joy Ormsby. 2003. *Looking Back: Niagara-on-the-Lake Ontario*. Looking Back Press.

Butts, Edward, and Karl Stensson. 2012. *Sheridan Nurseries: One Hundred Years of People, Plans, and Plants*. Toronto: Dundurn.

Canada Department of Highways. 1971. *Aerial photograph Line 2-232*. Electronic Document: https://map.library.brocku.ca/airphoto/1971/JPG/1971-MN-2-232.jpg. Last Accessed: March 12, 2026.

Crispino, M. and M. D'Apuzzo. 2001. Measurement and Prediction of Traffic-induced Vibrations in a Heritage Building. *Journal of Sound and Vibration* 246 (2): 319-335.

Dunn, Edward T. 2003. *Buffalo's Delware Avenue: Mansions and Families*. Buffalo: Caninsius College Press.

Eck, Susan J. 2016. *The Rand Building: 14 Lafayette Square*. Electronic Document: https://www.wnyhistory.org/portfolios/businessindustry/rand_building/rand_building.htm. Last Accessed: February 27, 2026.

Ellis, Patricia. 1987. Effects of Traffic Vibration on Historic Buildings. *The Science of the Total Environment* 59: 37-45.

Esri Canada Education and Research. 2023. *Sub Sub Drainage Area.* Electronic Document: https://hub.arcgis.com/datasets/edu::watersheds-in-canada-1/about?layer=1. Last Accessed: March 6, 2026.

Exploring Niagara. 2014. *The Niagara Watershed.* Electronic Document: https://exploringniagara.exploringniagara.ca/all_about_niagara/the_geography_of_niagara/the_niagara_watershed.html. Last Accessed: March 6, 2026.

Fram, Mark. 2003. *The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Erin: The Boston Mills Press.

Friends of One Mile Creek. 2026. *About One Mile Creek.* Electronic Document: https://friendsofonemilecreek.org/about-one-mile-creek-in-notl/. Last Accessed: March 6, 2026.

Globe and Mail. *Home converted to conference centre*. July 15, 1977.

Government of Ontario. 1990a, last amendment in 2025. *Planning Act, R.S.O. 1990, c. P. 13*. Electronic Document: https://www.ontario.ca/laws/statute/90p13. Last Accessed: January 27, 2026.

Government of Ontario.1990b, last amendment in 2025. *Ontario Heritage Act, R.S.O. 1990, c. O. 18*. Electronic Document: https://www.ontario.ca/laws/statute/90o18. Last Accessed: January 27, 2026.

Government of Ontario. 2020. *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*. Electronic Document: https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf. Last Accessed: January 27, 2026.

Government of Ontario. 2024. *Provincial Planning Statement, 2024*. Electronic Document: https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf. Last Accessed: January 27, 2026.

International Council of Monuments and Sites. 1983. *Appleton Charter for the Protection and Enhancement of the Built Environment*. Electronic Document:

https://www.icomos.org/images/DOCUMENTS/Charters/appleton.pdf. Last Accessed: January 27, 2026.

Masson, Elizabeth. 2020. *Niagara's History Unveiled: Randwood Part 3: Contributions of the Dunington-Grubbs*. Electronic Document: https://niagaranow.com/news.phtml/4841-niagaras-history-unveiled-randwood-part-3-contributions-of-the-dunington-grubbs/. Last Accessed: February 18, 2026.

Masson, Elizabeth. 2021. *Randwood Part 4: Calvin Rand and the modern era*. Electronic Document: https://niagaranow.com/news.phtml/4842-randwood-part-4-calvin-rand-and-the-modern-era/. Last Accessed: February 18, 2026.

MCM. 2025a. *Ontario Heritage Toolkit*. Electronic Document: https://www.ontario.ca/page/ontario-heritage-tool-kit. Last Accessed: January 27, 2026.

MCM. 2025b. *Eight Guiding Principles in the Conservation of Built Heritage Properties*. Electronic Document: https://www.ontario.ca/page/eight-guiding-principles-conservation-built-heritage-properties. Last Accessed: January 27, 2026.

Milovsoroff, Ann. 2015. *Howard Burlingham Dunington-Grubb*. Electronic Document: https://thecanadianencyclopedia.ca/en/article/howard-burlingham-dunington-grubb. Last Accessed: February 18, 2026.

National Park Service. 2001. *Identifying and Avoiding Risks from Adjacent Construction*. Electronic Document: https://www.nps.gov/orgs/1739/upload/tech-note-temporary-protection-03-during-construction.pdf. Last Accessed: March 12, 2026.

Natural Resources Canada. 1960. *Aerial photograph A16991-153*. Electronic Document: https://map.library.brocku.ca/airphoto/1960/1960-JPEG/A16991-153.jpg. Last Accessed: March 12, 2026.

Niagara-on-the-Lake Museum. N.d. *Randwood*. Object ID: 2009.028.002. Electronic Document: https://notlmuseum.catalogaccess.com/photos/10835?search=randwood&includedFields=Photos%2CArchives&page=1&size=10&withImages=false. Last Accessed: February 18, 2026.

Niagara Region. 2024. *Niagara Official Plan*. Electronic Document:https://www.niagararegion.ca/official-plan/pdf/2022-niagara-official-plan.pdf. Last Accessed: January 26, 2026.

North Tonawanda History Museum. 2006. *Rand Family Left Lasting Imprint on North Tonawanda and the World*. Electronic Document: https://www.iment.com/maida/familytree/lansing/georgerand.html. Last Accessed: February 18, 2026.

Ontario Architecture. N.d. *Modernist*. Electronic Document: https://www.ontarioarchitecture.com/Contempo.htm. Last Accessed: February 25, 2026. Parks Canada. N.d. *Butler's Barracks National Historic Site of Canada*. Electronic Document: https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=430. Las Accessed: January 30, 2026.

Parks Canada. 2010. *Standards and Guidelines for the Conservation of Historic Places Canada*. Electronic Document: https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf. Last Accessed: January 27, 2026.

PJ Materials Consultants Limited and Shoalts Engineering. 2022. *Conservation Plan, Freestanding Boundary Walls, The Randwood Lands, John Street East & Charlotte Street, Niagara-on-the-Lake, Ontario*. Report on file at Stantec.

Preservation Ready. 2015. *Canisius High School/Rand Mansion*. Electronic Document: https://www.preservationready.org/Buildings/1180DelawareAvenue. Last Accessed: February 18, 2026.

Rainer, J.H. 1982. Effects of Vibrations on Historic Buildings. *The Association for Preservation Technology*, XIV (1) 2-10.

Riddell, William Renwick. Duel in Early Upper Canada. In the *Journal of Criminal Law and Criminology*, volume 6 (2) 165-176.

Shoalts Engineering. 2021a. *Heritage Building Conservation Plan, Randwood, 144 John Street East, Niagara-on-the-Lake*. On file at Stantec.

Shoalts Engineering. 2021b. *Heritage Building Conservation Plan, Randwood, 176 John Street East, Niagara-on-the-Lake*. On file at Stantec.

Shoalts Engineering. 2022a. *Building Condition Assessment, The Carriage House, 200 John Street, Niagara-on-the-Lake.* On file at Stantec.

Shoalts Engineering. 2022b. *Building Condition Assessment, The Guest House, 200 John Street, Niagara-on-the-Lake.* On file at Stantec.

Shoalts Engineering. 2022c. *Building Condition Assessment, The Tea Pavilion, 200 John Street, Niagara-on-the-Lake.* On file at Stantec.

Shoalts Engineering. 2022d. *Building Condition Assessment, The Bath House, 200 John Street, Niagara-on-the-Lake.* On file at Stantec.

Shoalts Engineering. 2022e. *Building Condition Assessment, The Whistle Stop, 200 John Street, Niagara-on-the-Lake.* On file at Stantec.

Shoalts Engineering. 2022f. *Building Condition Assessments, 588 Charlotte Street, Niagara-on-the-Lake.* On file at Stantec.

Shoalts Engineering. 2024. *Re: Building Conditions, 200 John Street, NOTL.* On file at Stantec.

Town of NOTL. 2016. *Section 7, Old Town Community Zoning District*. Electronic Document: https://www.notl.com/sites/default/files/2023-05/Section%207%20Old%20Town%20Zoning%20District%20%28August%202016%29.pdf. Last Accessed: February 11, 2026.

Town of NOTL. 2021. *Standard Terms of Reference: Heritage Impact Assessments & Cultural Heritage Evaluation Reports*. Electronic Document: https://www.notl.com/sites/default/files/2023-07/Terms%20of%20Reference%20HIA_CHER%202021%20website_0.pdf. Last Accessed: February 27, 2026.

Town of NOTL. 2014. *SCHEDULE A-2, ZONING BYLAW, OLD TOWN COMMUNITY ZONING DISTRICT*. Electronic Document: https://www.notl.com/sites/default/files/2022-06/Schedule%202%20%28Old%20Town%29%20March%202014.pdf. Last Accessed: February 11, 2026.

Town of NOTL. 2017. *Town of Niagara-on-the-Lake Official Plan*. Electronic Document: https://www.notl.com/sites/default/files/2021-11/NOTL%20Official%20Plan%20%28Amended%20to%20July%2017%2C%202017%29.pdf. Last Accessed: January 27, 2026.

Town of NOTL. 2026. *Niagara-on-the-Lake Municipal Register of Properties of Cultural Heritage Value or Interest*. Electronic Document: https://www.notl.com/sites/default/files/2026-01/Municipal%20Heritage%20Register%20January%202026_0.pdf. Last Accessed: January 30, 2026.

University of Guelph. Dunington-Grubb and Stensson Fonds, XL3 MS A001007 George F. Rand Residence—Randwood, Niagara on the Lake, Ont.

Urban Strategies Inc. and GBCA Architects. 2024. *Former Rand Estate and John Street East Character Study*. Report on file at Stantec.

Wallace, Leah. 2020. *200 John Street & 588 Charlotte Street, Draft Plan of Subdivision, Town of Niagara-on-the-Lake, Heritage Impact Assessment*. Report on file at Stantec.

Wiss, J.F. 1981. Construction Vibrations: State-of-the-Art. *Journal of Geotechnical Engineering Division*. 107: 167-18.

Appendix B Designation By-Laws and Statements of Significance

9 Weatherstone Court

CORPORATION

OF THE

TOWN OF NIAGARA-ON-THE-LAKE

BY-LAW NO. 1971-88

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE RANDWOOD MILKHOUSE AND STABLES, ~~580 CHARLOTTE~~ STREET, BEING PART 2 ON PLAN 30R-5540, NIAGARA-ON-THE-LAKE AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE AND INTEREST

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, Chapter 337 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest; and

WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake has caused to be served on the owners of the lands and premises known as The Randwood Milkhouse and Stables, 580 Charlotte Street, being Part 2 on Plan 30R-5540, Niagara-on-the-Lake, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS the reasons for designation are set out in Schedule "B" hereto; and

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality;

THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. THERE is designated as being of architectural and historic value and interest the real property known as The Randwood Milkhouse and Stables, 580 Charlotte Street, being Part 2 on Plan 30R-5540, Niagara-on-the-Lake, more particularly described in Schedule "A" hereto.

2. THE municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

3. THE Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST TIME THIS 26th DAY OF September, 1988

READ A SECOND TIME THIS 26th DAY OF September, 1988

READ A THIRD TIME AND PASSED THIS 26th DAY OF September, 1988

LORD MAYOR J. MARINO

TOWN CLERK R. G. HOWSE

SCHEDULE "A"

TO BY-LAW NO. 1971-88

THE RANDWOOD MILKHOUSE AND STABLES

9 Wealhestone Court ~~580~~ CHARLOTTE STREET, NIAGARA-ON-THE-LAKE

ALL AND SINGULAR those lands and premises, situate, lying and being in the Town of Niagara-on-the-Lake, formerly in the County of Lincoln, now the Regional Municipality of Niagara, Province of Ontario, and being part of Parcel Block A-1 in the Register for Section M-100,

BEING Part 2 on a Reference Plan deposited in the Registry Office for the Registry Division of Niagara North as Plan 30R-5540.

SCHEDULE "B"

TO BY-LAW NO. 1971-88

STATEMENT OF THE REASONS FOR THE PROPOSED DESIGNATION

The Randwood Milkhouse and Stables, c.1919
580 Charlotte Street
Part of Block A, Plan M-100, being Part 2 on Plan 30R-5540
Town of Niagara-on-the-Lake, Ontario

The Randwood milkhouse and stables, built in 1919 for George F. Rand I, are recommended for designation for architectural and historical reasons. Eclectic in style, they are constructed in the shingle style of the time and typify model farm buildings designed to accompany an estate in the early twentieth century. The two buildings constitute a significant architectural entity and notable aspects of the co-ordinated design include the low, rambling form creating a sequestered courtyard and a silo dressed as a "chateauesque" tower with a conical crown accenting one corner. The rough-cast stucco walls, combined with decorative stone treatment and flared eaves on the long, sloping roofs bridge the taste of the Romanesque and Colonial revivals as do some of the major gable windows, the gable forms and small diamond paned windows, the latter both Queen Anne Revival and Tudor precedents.

The property on which the stables and milkhouse stand is historically significant because of its association with several notable owners who were prominent in the ea development of Upper Canada and the Niagara area particular the Honourable Peter Russell, Simcoe's successor as Administrator of Upper Canada; the Honourable William Dickson; and General Henry Lansing. The stables and milkhouse are significant because of their connection with the Rand family. Mrs. Evelyn Sheets, daughter of George F. Rand I, was a keen equestrian vitally interested in the stables. A son, George F. Rand II, raised prize cattle and the milkhouse was his interest. The Rand family, noted in the United States for its business acumen and political connections, especially with President F. D. Roosevelt, was one of the most influential of those American families who spent summers in Niagara-on-the-Lake early in this century and who repaired and renovated some of the Town's fine homes.

This designation is to include the entire exterior facade of both the stables and milkhouse.

Appendix C Site Condition Photographs



Photo 1: 144 John Street East. Concrete cracks on curved entrance wall, looking southeast



Photo 2: 144 John Street East. Concrete cracks on curved entrance wall, looking southwest



Photo 3: 144 John Street East. Yellow staining on walls, looking northeast



Photo 4: 144 John Street East. Brick spalling and cracks on entrance pillar, looking east



Photo 5: 144 John Street East. Devonian House clapboard siding with minor paint peeling, looking northwest.



Photo 6: 144 John Street East. Devonian House paint peeling on French doors, looking west.

Filepath:\\ca0217-ppfss01\work_group\01609\active\160941033\05_reporting\ritz_hia\appendix\app_c_condition_photographs.docx

Stantec

Client/Project Solmar (Niagara 2) Corp. Heritage Impact Assessment – 144, 176, 200 John Street East and 588 Charlotte Street, Niagara-on-the-Lake	March 2026 160941033
Appendix C	Page 1 of 8
Title Site Condition Photographs	



Photo 7: 144 John Street East. Devonian House efflorescence staining on eaves, looking north.



Photo 8: 144 John Street East. Devonian House efflorescence staining on chimney, looking east.



Photo 9: 144 John Street East. Devonian House, minor damage on rear gable dormer, looking southeast.



Photo 10: 144 John Street East. Coach House, minor cladding damage detail.



Photo 11: 144 John Street East. Coach House, altered window pane, looking west.



Photo 12: 144 John Street East. Coach House, missing down spout, looking south.

Filepath:\\ca0217-ppfss01\work_group\01609\active\160941033\05_reporting\ritz_hia\appendix\app_c_condition_photographs.docx



Photo 13: 176 John Street East. Vegetation overgrowth and weathering on entrance pillar and wall.



Photo 14: 176 John Street East. Weathering on entrance pillar and wall.



Photo 15: 176 John Street East. South bridge in sunken garden with staining and overgrowth, looking southeast.



Photo 16: 176 John Street East. North bridge in sunken garden with staining, looking northeast.



Photo 17: 176 John Street East. Yellow stains on wall, looking east.



Photo 18: 176 John Street East. Main Residence, efflorescence staining on chimney, looking north.

Filepath:\\ca0217-ppfss01\work_group\01609\active\160941033\05_reporting\ritz_hia\appendix\app_c_condition_photographs.docx



Photo 19: 176 John Street East. Main Residence, water damage and staining on brick and concrete, looking northwest.



Photo 20: 176 John Street East. Main Residence, efflorescence staining on brickwork, looking south.



Photo 21: 200 John Street East. Tea house with rotten and missing boards and peeling paint, looking west.



Photo 22: 200 John Street East. Tea house ceiling detail with missing boards, peeling paint, and weathering stains.



Photo 23: 200 John Street East. Bath pavilion with deteriorated roof, water damage, staining, peeling paint, and missing window panes, looking east.



Photo 24: 200 John Street East. Bath pavilion with deteriorated column, weathered boards, and peeling paint, looking southwest.

Filepath:\\ca0217-ppfss01\work_group\01609\active\160941033\05_reporting\ritz_hia\appendix\app_c_condition_photographs.docx



Photo 25: 200 John Street East. Whistle stop overgrowth vegetation, moss growth and weather staining, looking northeast.



Photo 26: 200 John Street East. Whistle stop collapsed walls, overgrowth vegetation, and weather staining, looking northeast.



Photo 27: 200 John Street East. Brick pillar with spalled bricks and yellow staining, looking southwest.



Photo 28: 200 John Street East. Rear stone wall being held in place with steel supports, looking southwest.



Photo 29: 200 John Street East. Missing portion of the wall, looking west.



Photo 30: 200 John Street East. Carriage House with holes in roof, water and rust stains, and overgrown vegetation, looking east.

Filepath:\\ca0217-ppfss01\work_group\01609\active\160941033\05_reporting\ritz_hia\appendix\app_c_condition_photographs.docx



Photo 31: 200 John Street East. Carriage House with overgrown vegetation, looking north.



Photo 32: 200 John Street East. Carriage House with rotted eaves detail.



Photo 33: 200 John Street East. Calvin Rand Summer House overgrown moss on roof, looking northwest.



Photo 34: 200 John Street East. Calvin Rand Summer House deteriorated roof shingles, looking east.



Photo 35: 200 John Street East. Calvin Rand Summer House broken glass on sliding doors, looking west.



Photo 36: 200 John Street East. Calvin Rand Summer House with holes in flooring, looking north.



Photo 37: 588 Charlotte Street. Stone wall with yellow staining and overgrown vegetation, looking northwest.



Photo 38: 588 Charlotte Street. Stone wall collapsed portion, looking southwest.



Photo 39: 588 Charlotte Street. Missing portions of the stone wall, looking southwest.



Photo 40: 588 Charlotte Street. Entrance brick pillar with crack in concrete cap.



Photo 41: 588 Charlotte Street. Entrance pillar with efflorescence staining.



Photo 42: 588 Charlotte Street. Main Dwelling northeast elevation with peeling paint, wood rot, stucco cracks, and overgown vegetation, looking west.



Photo 43: 588 Charlotte Street. Main Dwelling southwest elevation with missing shingles and holes in roof, looking northeast.



Photo 44: 588 Charlotte Street. Outbuilding with exterior stains, overgrown vegetation, and broken window panes, looking northeast.



Photo 45: 588 Charlotte Street. Outbuilding exterior stains and overgown vegetation detail.

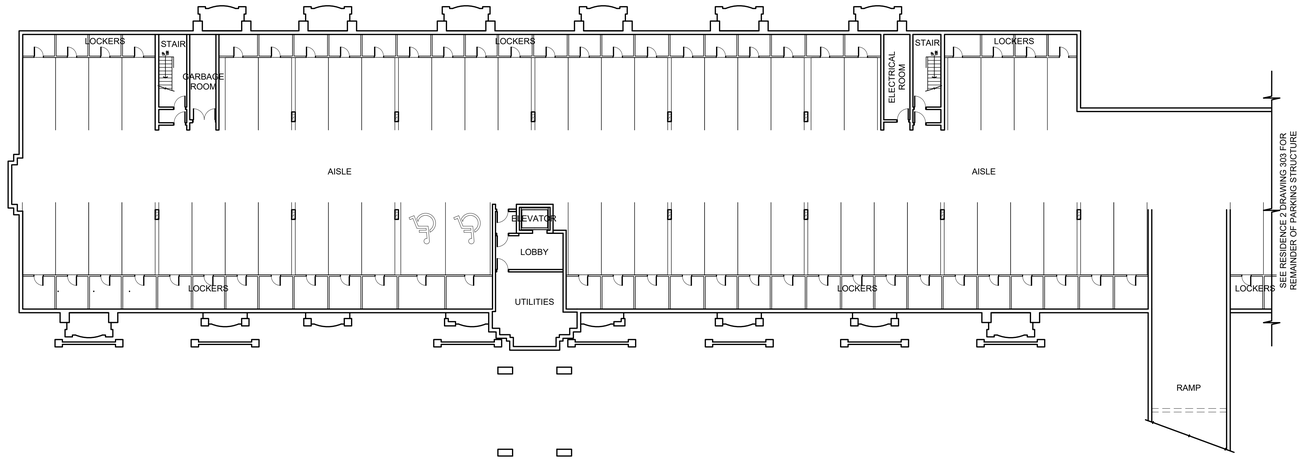


Photo 46: 588 Charlotte Street. Outbuilding stucco cracks detail.

Filepath:\\ca0217-ppfss01\work_group\01609\active\160941033\05_reporting\ritz_hia\appendix\app_c_condition_photographs.docx

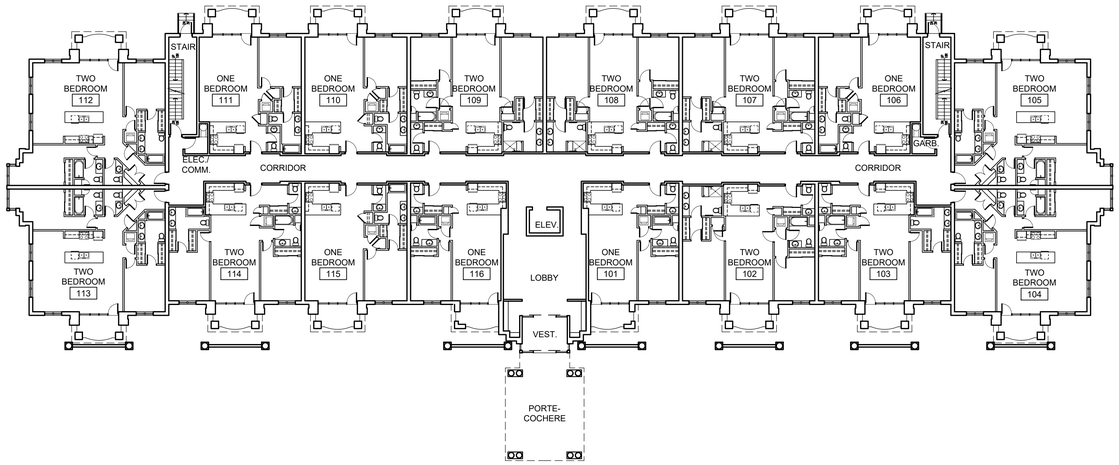
Appendix D Concept Plan and Conceptual Renderings

Please note that Appendix D does not meet AODA (Accessibility for Ontarians with Disabilities Act) standards as it was not produced by Stantec.



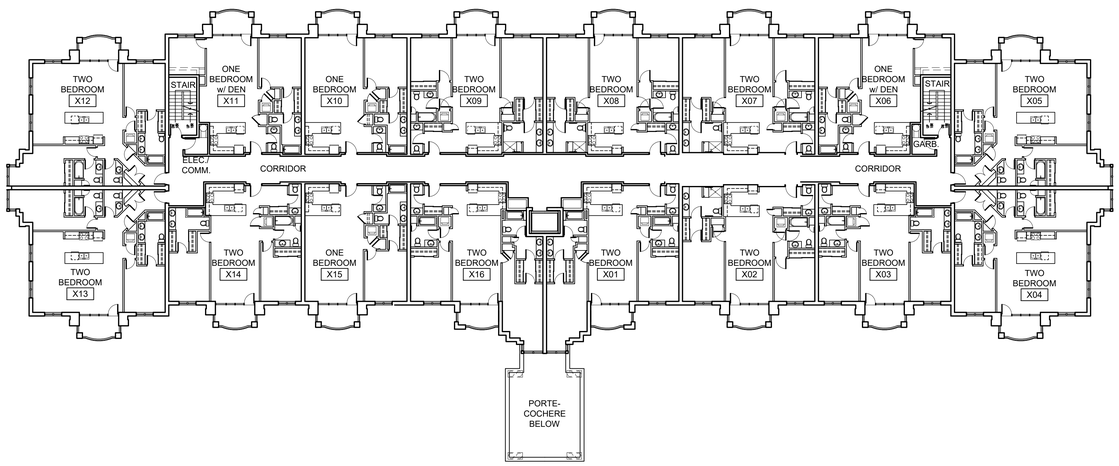
BASEMENT FLOOR PLAN

SCALE : 1:200



GROUND FLOOR PLAN

SCALE : 1:200



SECOND & THIRD FLOOR PLAN

SCALE : 1:200

Peter J. Lesdow architect
489 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C3
telephone 905.357.0711 e-mail pjlesdow@gmail.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

RESIDENCE 1
FLOOR PLANS
RESIDENCES at 200 John St. & 856 Charlotte St.

DATE	REVISIONS
Apr. 10/ 25	FOR COORDINATION
Apr. 13/ 25	FOR RZONING SUBMISSION

RITZ-CARLTON HOTEL, SPA & RESIDENCES
144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE:	Nov. 18/ 22
SCALE:	1:200
DRAWN BY:	MW/OD
CHECK BY:	PJL

25 – 01

A301



WEST ELEVATION

SCALE: 1:200



EAST ELEVATION

SCALE: 1:200



NORTH ELEVATION

SCALE: 1:200



SOUTH ELEVATION

SCALE: 1:200

Peter J. Lesdow
architect
4855 Drummond Road, Unit 11 - Niagara Falls, Ontario L2E 6C5
telephone 905.357.1112 - email: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

RESIDENCE 1
ELEVATIONS

RESIDENCES at 200 John St. & 856 Charlotte St.

REVISIONS	DATE

DATE	REVISIONS
Nov. 10/ 25	FOR COORDINATION
Nov. 13/ 25	FOR REZONING SUBMISSION

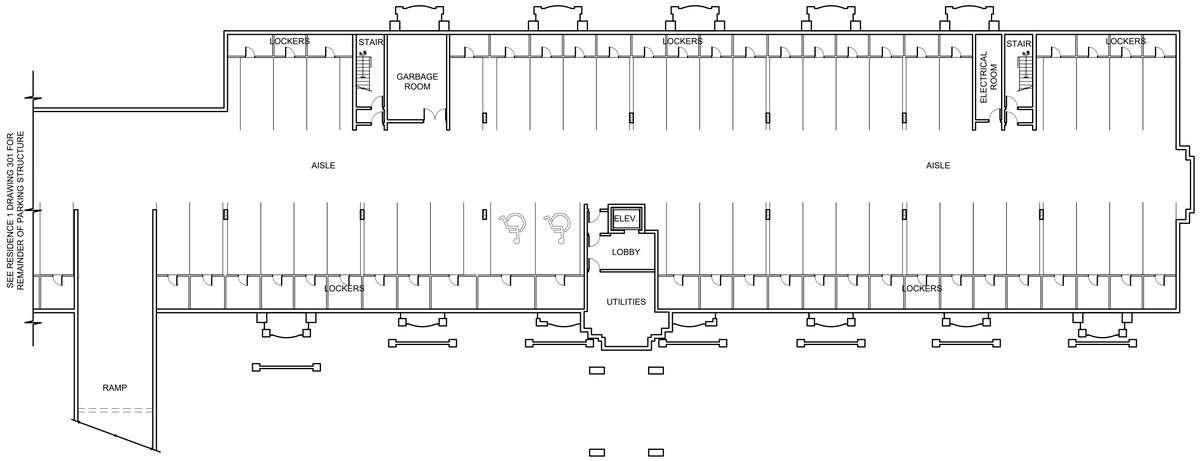
RITZ-CARLTON HOTEL, SPA & RESIDENCES

144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE: Nov. 18/ 22
SCALE: 1:200
DRAWN BY: MW/OD
CHECK BY: PJL

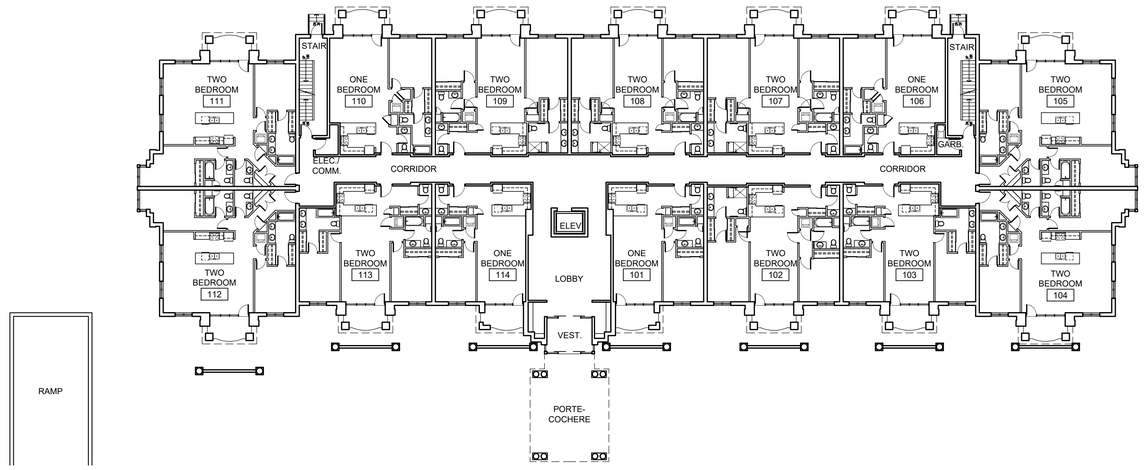
25 – 01

A302



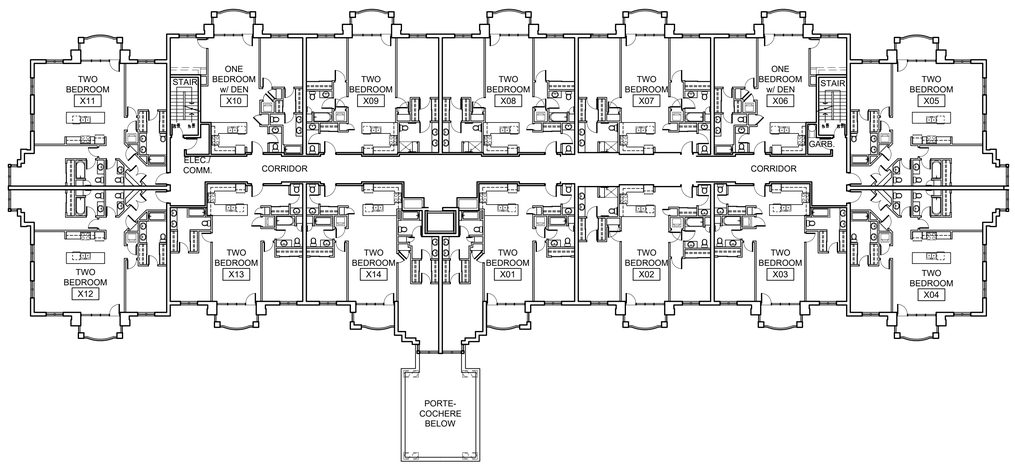
BASEMENT FLOOR PLAN

SCALE : 1:200



GROUND FLOOR PLAN

SCALE : 1:200



SECOND & THIRD FLOOR PLAN

SCALE : 1:200

Peter J. Lesdow architect
489 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C3
telephone 905-357-0711 e-mail: pjlesdow@gmail.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

RESIDENCE 2
FLOOR PLANS
RESIDENCES at 200 John St. & 856 Charlotte St.

DATE	REVISIONS
Apr. 10/ 25	FOR COORDINATION
Apr. 13/ 25	FOR RZONING SUBMISSION

RITZ-CARLTON HOTEL, SPA & RESIDENCES
144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontaro

DATE:	Nov. 18/ 22
SCALE:	1:200
DRAWN BY:	MW/OD
CHECK BY:	PJL

25 – 01

A303



WEST ELEVATION

SCALE : 1:200



EAST ELEVATION

SCALE : 1:200



NORTH ELEVATION

SCALE : 1:200



SOUTH ELEVATION

SCALE : 1:200

Peter J. Lesdow architect
4855 Drummond Road, Unit 11 - Niagara Falls, Ontario L2E 6C5
telephone (905) 357-1212 - email: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

RESIDENCE 2
ELEVATIONS

RESIDENCES at 200 John St. & 856 Charlotte St.

REVISIONS	DATE

REVISIONS	DATE
FOR COORDINATION	Nov. 10/ 25
FOR REZONING SUBMISSION	Nov. 13/ 25

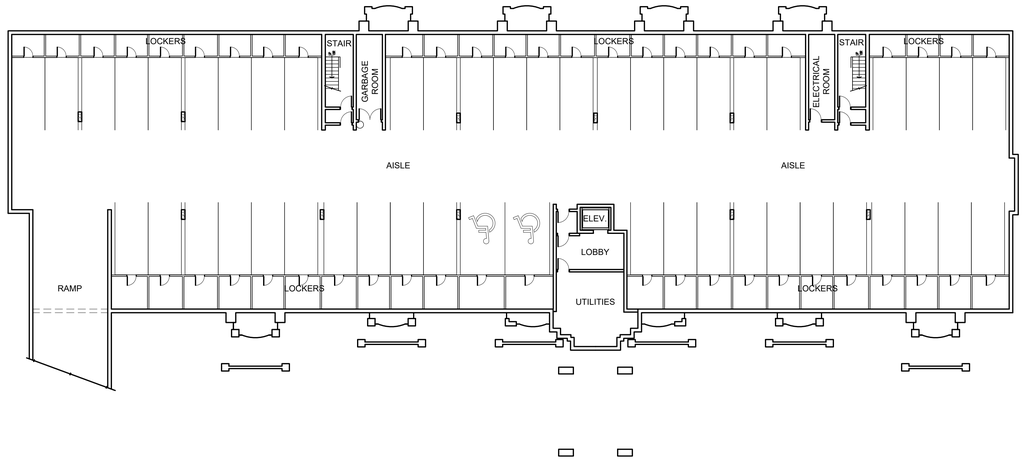
RITZ-CARLTON HOTEL, SPA & RESIDENCES

144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE:	Nov. 18/ 22
SCALE:	1:200
DRAWN BY:	MW/OD
CHECK BY:	PJL

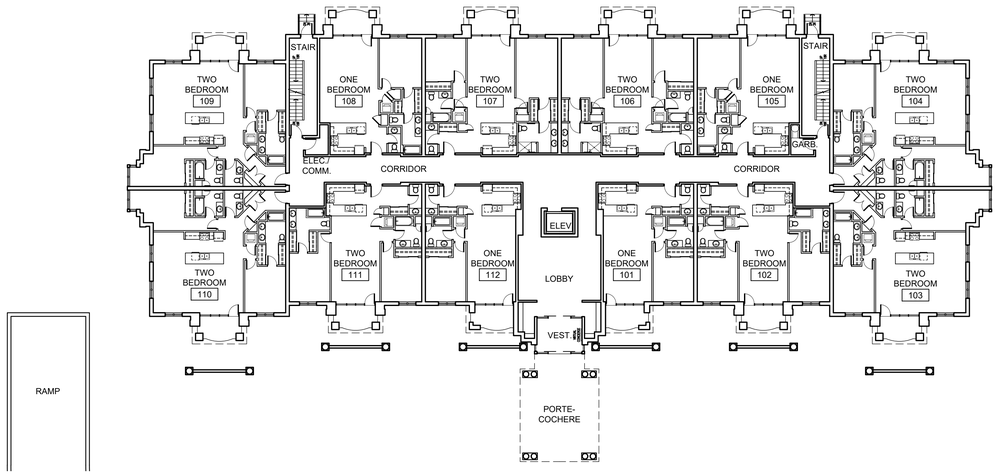
25 – 01

A304



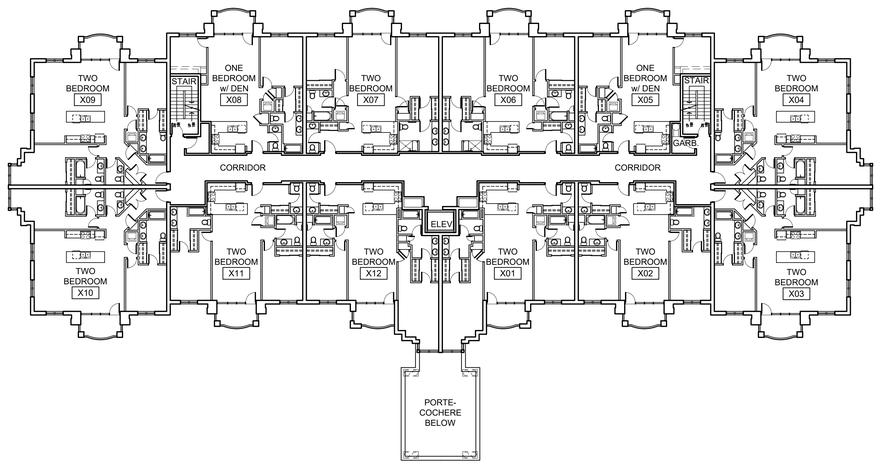
BASEMENT FLOOR PLAN

SCALE : 1:200



GROUND FLOOR PLAN

SCALE : 1:200



SECOND & THIRD FLOOR PLAN

SCALE : 1:200

Peter J. Lesdow architect
4855 Drummond Road, Unit 11, Niagara Falls, Ontario L2E 6C5
telephone 905.357.0322 e-mail plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

RESIDENCE 3
FLOOR PLANS
RESIDENCES at 200 John St. & 856 Charlotte St.

DATE	REVISIONS
Apr. 19/ 26	FOR COORDINATION
Apr. 13/ 26	FOR REZONING SUBMISSION

RITZ-CARLTON HOTEL, SPA & RESIDENCES
144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE:	Nov. 18/ 22
SCALE:	1:200
DRAWN BY:	MW/OD
CHECK BY:	PJL

25 – 01

A305



NORTH ELEVATION

SCALE : 1:200



SOUTH ELEVATION

SCALE : 1:200



EAST ELEVATION

SCALE : 1:200



WEST ELEVATION

SCALE : 1:200

Peter J. Lesdow
architect
4165 Drummond Road, Unit 11 - Niagara Falls, Ontario L2E 6C3
telephone (905) 357-1211 - e-mail: pjlesdow@gmail.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

RESIDENCE 3
ELEVATIONS

RESIDENCES at
200 John St. & 856 Charlotte St.

REVISIONS	DATE	REVISIONS
	Nov. 10/ 25	FOR COORDINATION
	Nov. 13/ 25	FOR REZONING SUBMISSION

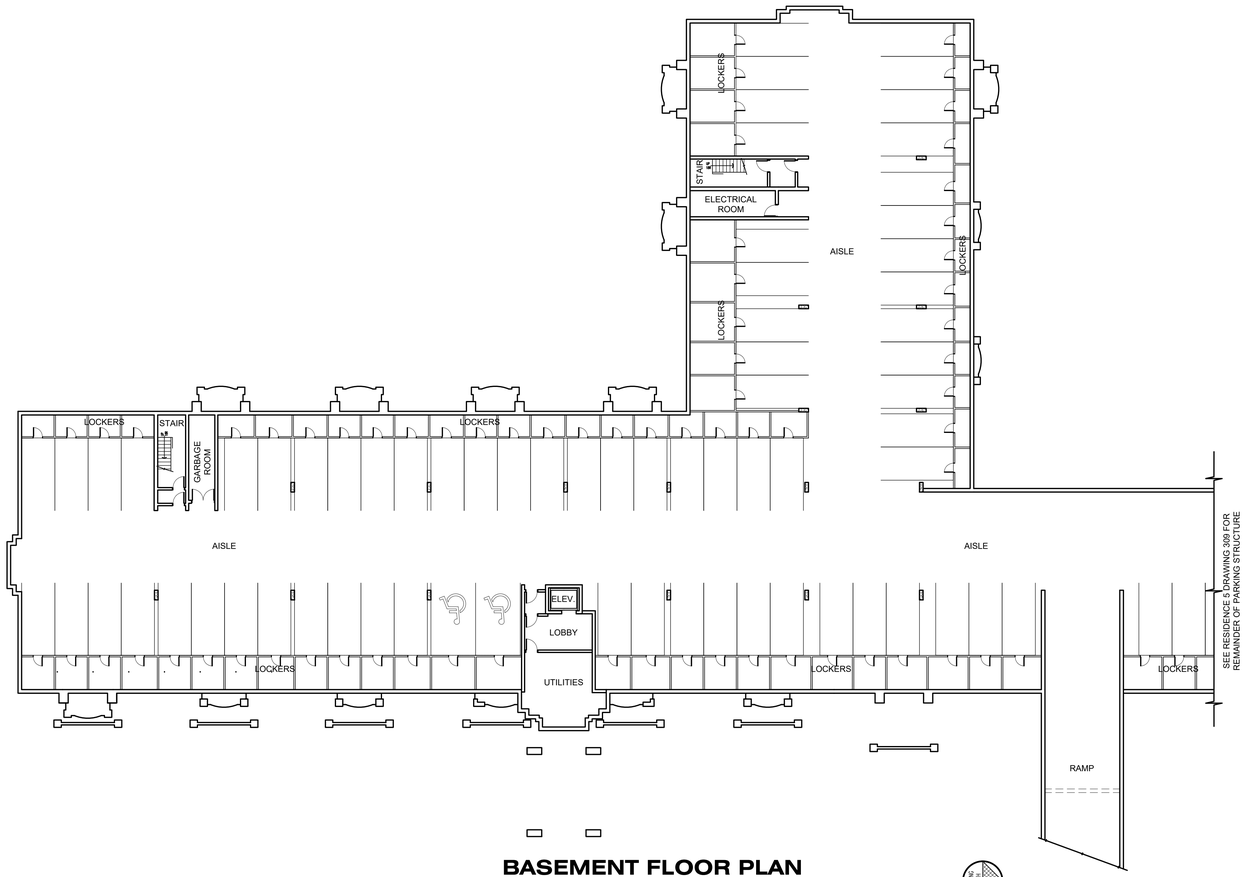
RITZ-CARLTON HOTEL,
SPA & RESIDENCES

144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE:	Nov. 18/ 22
SCALE:	1:200
DRAWN BY:	MW/OD
CHECK BY:	PJL

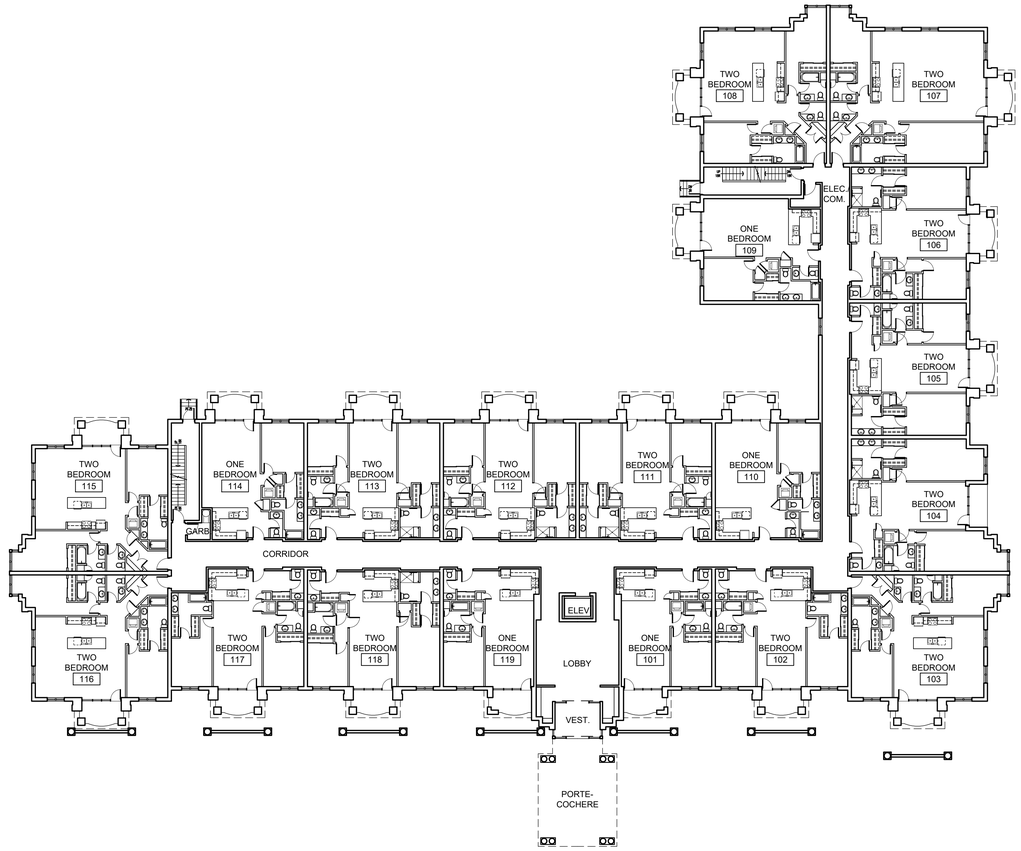
25 – 01

A306



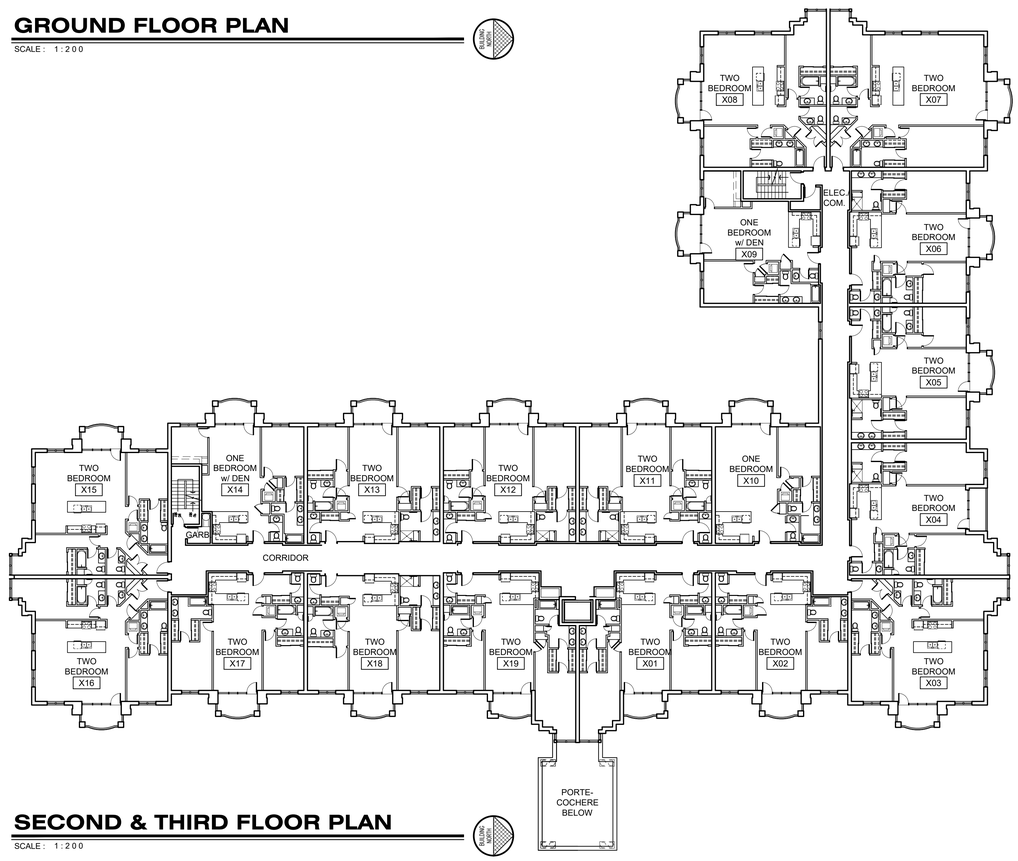
BASEMENT FLOOR PLAN

SCALE : 1:200



GROUND FLOOR PLAN

SCALE : 1:200



SECOND & THIRD FLOOR PLAN

SCALE : 1:200

Peter J. Lesdow architect
489 Drummond Road, Unit 11, Niagara Falls, Ontario L2E 6C5
telephone (905) 357-0711 email: pjlesdow@gmail.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

RESIDENCE 4
FLOOR PLANS
RESIDENCES at 200 John St. & 856 Charlotte St.

DATE	REVISIONS
Apr. 19/ 24	FOR COORDINATION
Apr. 13/ 26	FOR REZONING SUBMISSION

RITZ-CARLTON HOTEL, SPA & RESIDENCES
144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE:	Nov. 18/ 22
SCALE:	1:200
DRAWN BY:	MW/OD
CHECK BY:	PJL

25 – 01

A307



EAST ELEVATION

SCALE : 1 : 2 0 0



WEST ELEVATION

SCALE : 1 : 2 0 0



SOUTH ELEVATION

SCALE : 1 : 2 0 0



NORTH ELEVATION

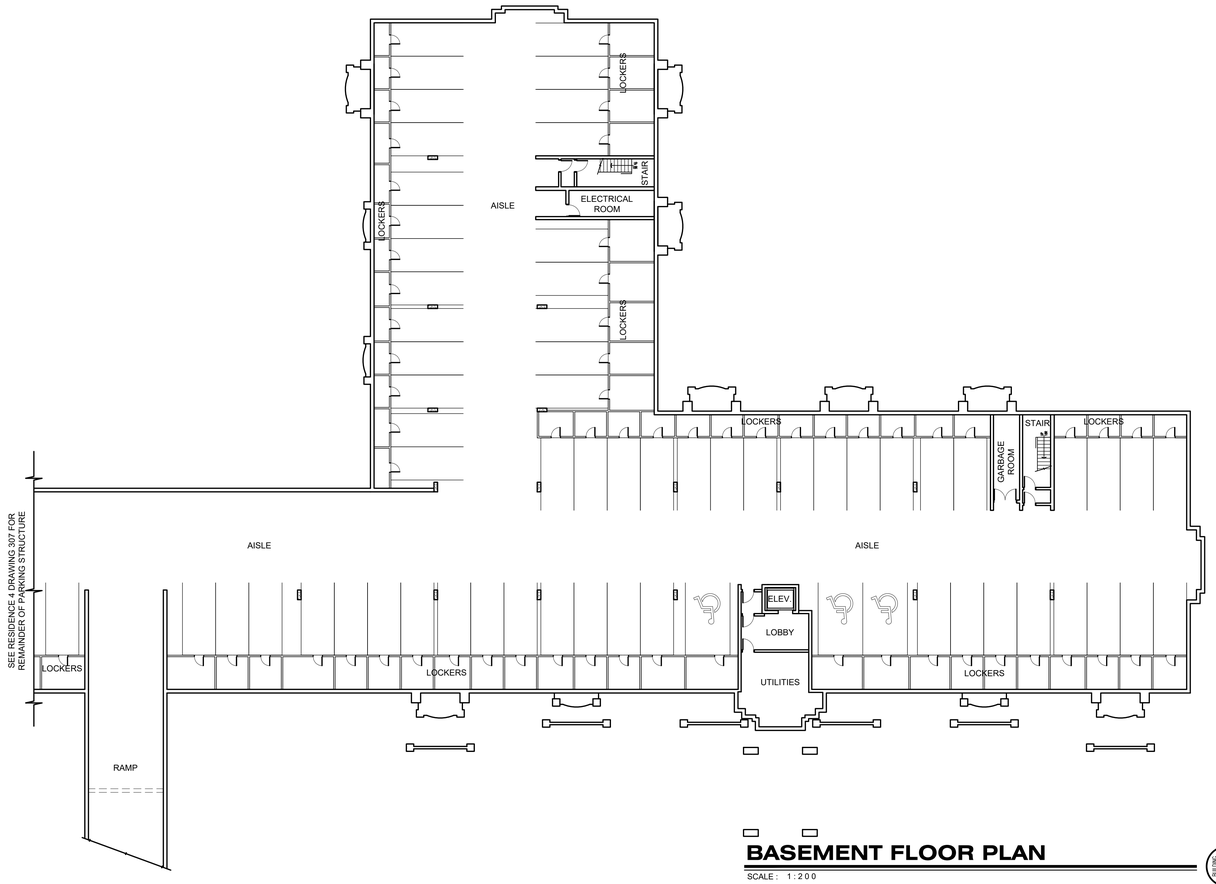
SCALE : 1 : 2 0 0

Peter J. Lesdow
architect
489 Drummond Road, Unit 11 , Niagara Falls, Ontario L2E 6C5
telephone 905.357.0711 e-mail: pjlesdow@gmail.com

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

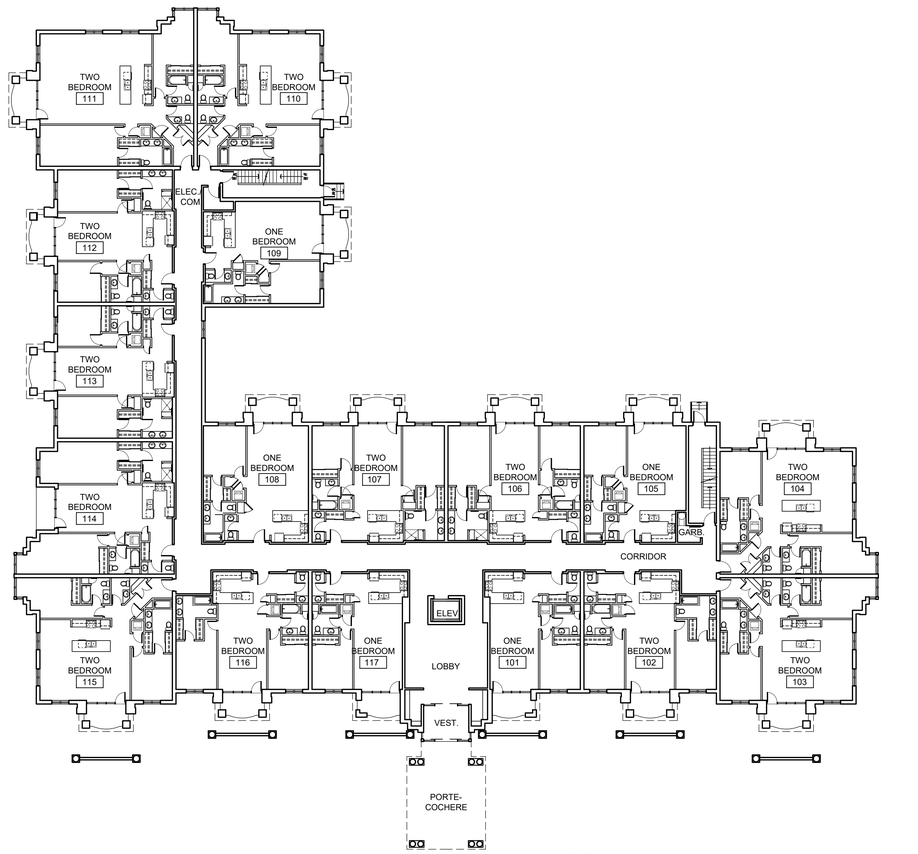
RESIDENCE 4
ELEVATIONS
RESIDENCES at
200 John St. & 856 Charlotte St.

REVISIONS	DATE	REVISIONS



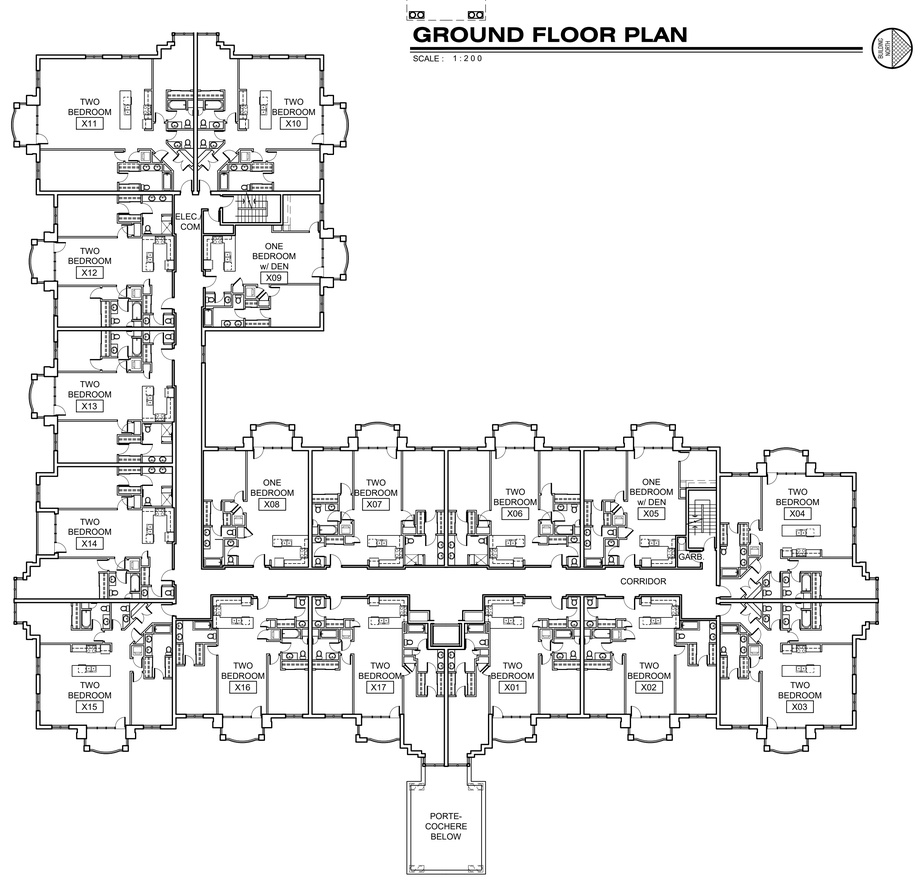
BASEMENT FLOOR PLAN

SCALE : 1:200



GROUND FLOOR PLAN

SCALE : 1:200



SECOND & THIRD FLOOR PLAN

SCALE : 1:200

Peter J. Lesdow
architect
4855 Drummond Road, Unit 11 - Niagara Falls, Ontario L2E 6C5
telephone (905) 357-0171 - e-mail: pjlesdow@gmail.com

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

RESIDENCE 5
FLOOR PLANS
RESIDENCES at
200 John St. & 856 Charlotte St.

DATE	REVISIONS
Apr. 10/ 25	FOR COORDINATION
Apr. 13/ 25	FOR REZONING SUBMISSION

RITZ-CARLTON HOTEL, SPA & RESIDENCES
144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE:	Nov. 18/ 22
SCALE:	1:200
DRAWN BY:	MW/OD
CHECK BY:	PJL

25 – 01

A309



EAST ELEVATION

SCALE : 1 : 2 0 0



WEST ELEVATION

SCALE : 1 : 2 0 0



SOUTH ELEVATION

SCALE : 1 : 2 0 0



NORTH ELEVATION

SCALE : 1 : 2 0 0

Peter J. Lesdow
architect
469 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone: 905-357-0711 email: peterjlesdow@gmail.com

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

RESIDENCE 5
ELEVATIONS
RESIDENCES at 200 John St. & 856 Charlotte St.

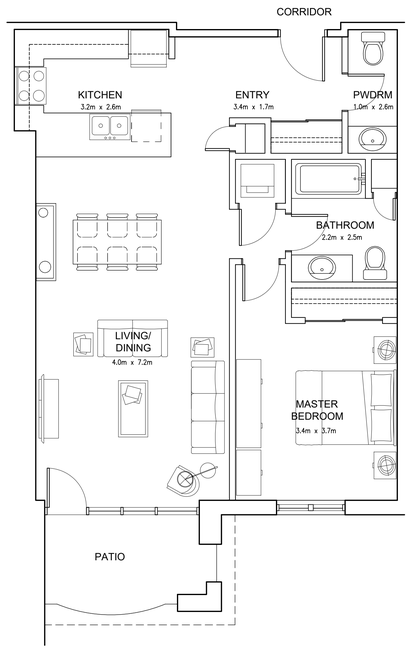
DATE	REVISIONS
Apr. 10/ 26	FOR COORDINATION
Apr. 13/ 26	FOR REZONING SUBMISSION

RITZ-CARLTON HOTEL, SPA & RESIDENCES
144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE:	Nov. 18/ 22
SCALE:	1:200
DRAWN BY:	MW/OD
CHECK BY:	PJL

25 – 01

A310

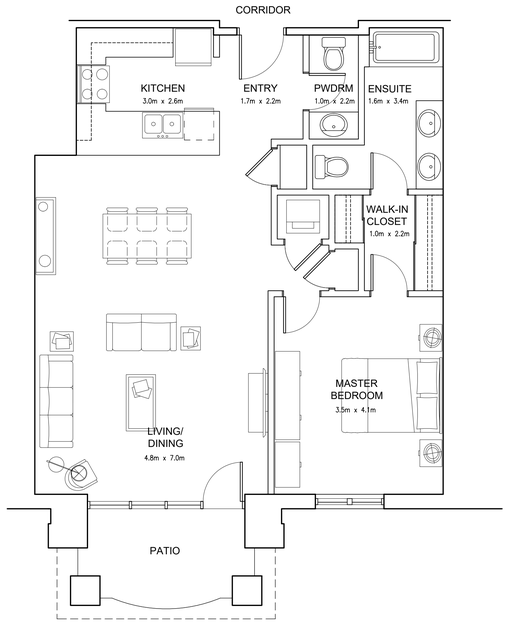


ONE BEDROOM

SCALE : 1 : 5 0

(GROUND FLOOR ONLY)

Area: 77.1 m² / 830 ft²

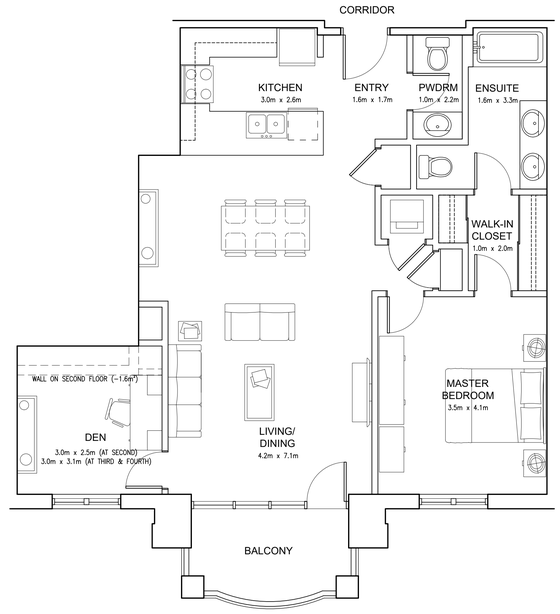


ONE BEDROOM

SCALE : 1 : 5 0

(GROUND FLOOR ONLY)

Area: 84.0 m² / 905 ft²

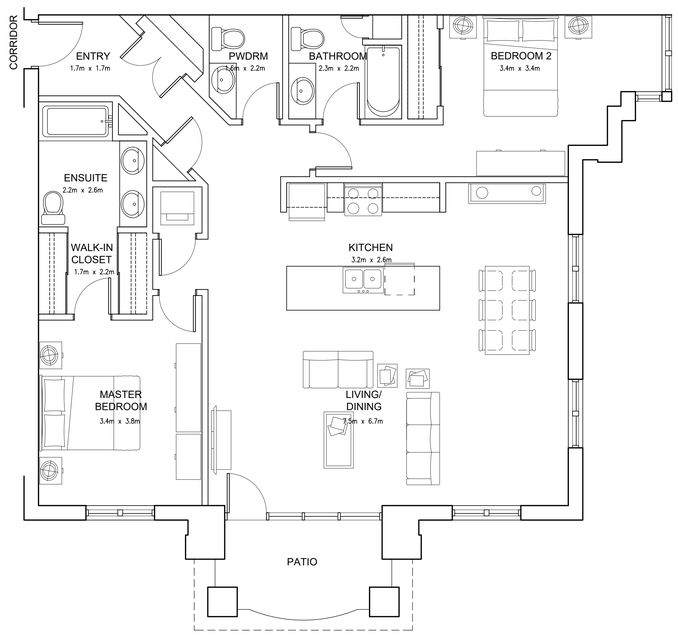


ONE BEDROOM w/ DEN

SCALE : 1 : 5 0

(SECOND to FOURTH)

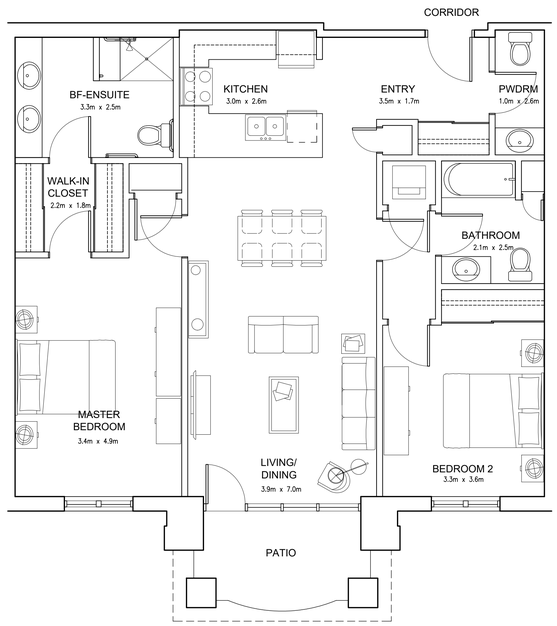
Area: 91.9 m² / 990 ft²



TWO BEDROOM

SCALE : 1 : 5 0

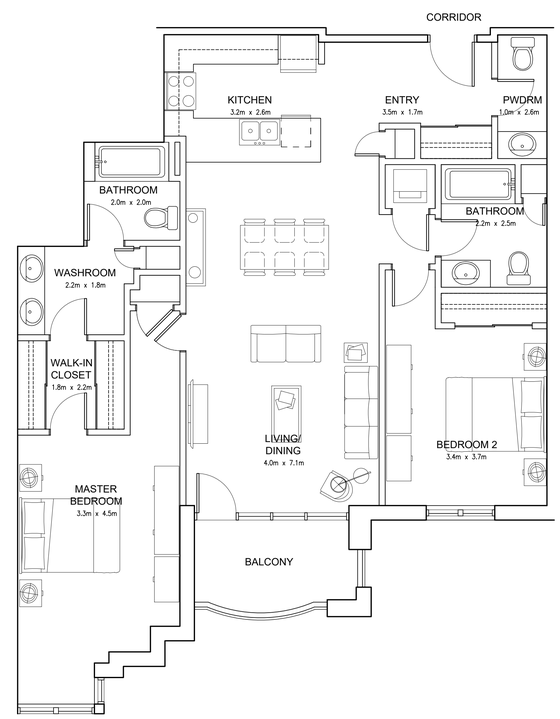
Area: 124.2 m² / 1,335 ft²



TWO BEDROOM

SCALE : 1 : 5 0

Area: 111.1 m² / 1,195 ft²



TWO BEDROOM

SCALE : 1 : 5 0

(SECOND to FOURTH)

Area: 114.0 m² / 1,225 ft²

Peter J. Lesdow
architect
489 Drummond Road, Unit 11, Niagara Falls, Ontario L2E 6C5
telephone 905.357.0711 e-mail pjlesdow@gmail.com

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

RESIDENCE 5
SAMPLE UNIT PLANS
RESIDENCES at
200 John St. & 856 Charlotte St.

DATE	REVISIONS
Apr. 19/ 26	FOR COORDINATION
Apr. 13/ 26	FOR REZONING SUBMISSION

RITZ-CARLTON HOTEL, SPA & RESIDENCES
144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE:	Nov. 18/ 22
SCALE:	1:200
DRAWN BY:	MW/OD
CHECK BY:	PJL

25 – 01

A311



Ritz - Carlton

Hotel, Spa & Residences

144 & 176 John Street, Niagara-on-the-Lake, Ontario

View from Northwest

Peter J. Lesdow
architect



Ritz - Carlton

Hotel, Spa & Residences

144 & 176 John Street, Niagara-on-the-Lake, Ontario

View from Northeast

Peter J. Lesdow
architect



Ritz - Carlton

Hotel, Spa & Residences

144 & 176 John Street, Niagara-on-the-Lake, Ontario

View from Southwest

Peter J. Lesdow
architect



Ritz - Carlton

Hotel, Spa & Residences

200 John Street & 856 Charlotte Street, Niagara-on-the-Lake, Ontario

View from Boulevard

Peter J. Lesdow
architect



Ritz - Carlton

Hotel, Spa & Residences

144 & 176 John Street, Niagara-on-the-Lake, Ontario

View from Southeast

Peter J. Lesdow
architect



KEY PLAN

SCALE : NOT TO SCALE

LEGEND

SITE WORKS

PERMETER OF BUILDING
PERMETER OF COVERED (DASHED)
STRUCTURE
PERMETER OF COVERED (DASHED)

- BUILDING
- STRUCTURE (UNENCLOSED)
- EXISTING BUILDING
- PAVERS
- ASPHALT
- CONCRETE
- POOL
- CONCRETE CURB

UNHATCHED AREAS TO BE GRASS or LANDSCAPE
ALL SITE WORK NEW UNLESS NOTED OTHERWISE

(###) PARKING SPACES

CHARLOTTE STREET
RAILROAD STREET
No. 692
No. 114 (RAILROAD STREET) BY-LAW No. 1713-77, INST. No. RO362357
UPPER CANADA HERITAGE TRAIL
REGISTRAR'S COMPILED PLAN
ESTABLISHED AS A PUBLIC HIGHWAY FORMING PART OF REGIONAL ROAD 55
ADJACENT CG ZONE
LOT 16: REGISTERED PLAN M-11 (PLAN BA-179)
P.I.N. 46404 - 0009
LOT 14 REGISTERED PLAN M-11 (PLAN BA-179)
P.I.N. 46404 - 0207
Ex. GARBAGE DUMP
JOHN STREET
P.I.N. 46405
ADJACENT WINERY
AGRICULTURAL
ADJACENT RESIDENTIAL RM1 ZONE
P.I.N. 46404 - 0362
LOT 146 PART 1 PLAN 30R - 4849
LOT 10 PLAN 30R 1792
LOT 3 PLAN 30R 1792
LOT 4 PLAN 30R 1792
LOT 5 PLAN 30R 1792
LOT 6 PLAN 30R 1792
LOT 7 PLAN 30R 1792
LOT 8 PLAN 30R 1792
LOT 9 PLAN 30R 1792
LOT 156 PLAN 30R 1792
PART 1 PLAN 30R 1792
PART 2 PLAN 30R 1792
PART 3 PLAN 30R 1792
PART 4 PLAN 30R 1792
PART 5 PLAN 30R 1792
PART 6 PLAN 30R 1792
PART 7 PLAN 30R 1792
PART 8 PLAN 30R 1792
PART 9 PLAN 30R 1792
PART 12, PLAN 30R 1792
PART 13, PLAN 30R 1792
PART 1 PLAN 30R 4404
PART 2 PLAN 30R 4404
PART 3 PLAN 30R 4404
PART 4 PLAN 30R 4404
PART 1 PLAN 30R 5362
PART 2 PLAN 30R 5362
PART 3 PLAN 30R 5362
PART 4 PLAN 30R 5362
PART 5 PLAN 30R 5362
PART 6 PLAN 30R 5362
PART 7 PLAN 30R 5362
PART 8 PLAN 30R 5362
PART

KEY PLAN

SCALE : NOT TO SCALE

LEGEND

ZONING

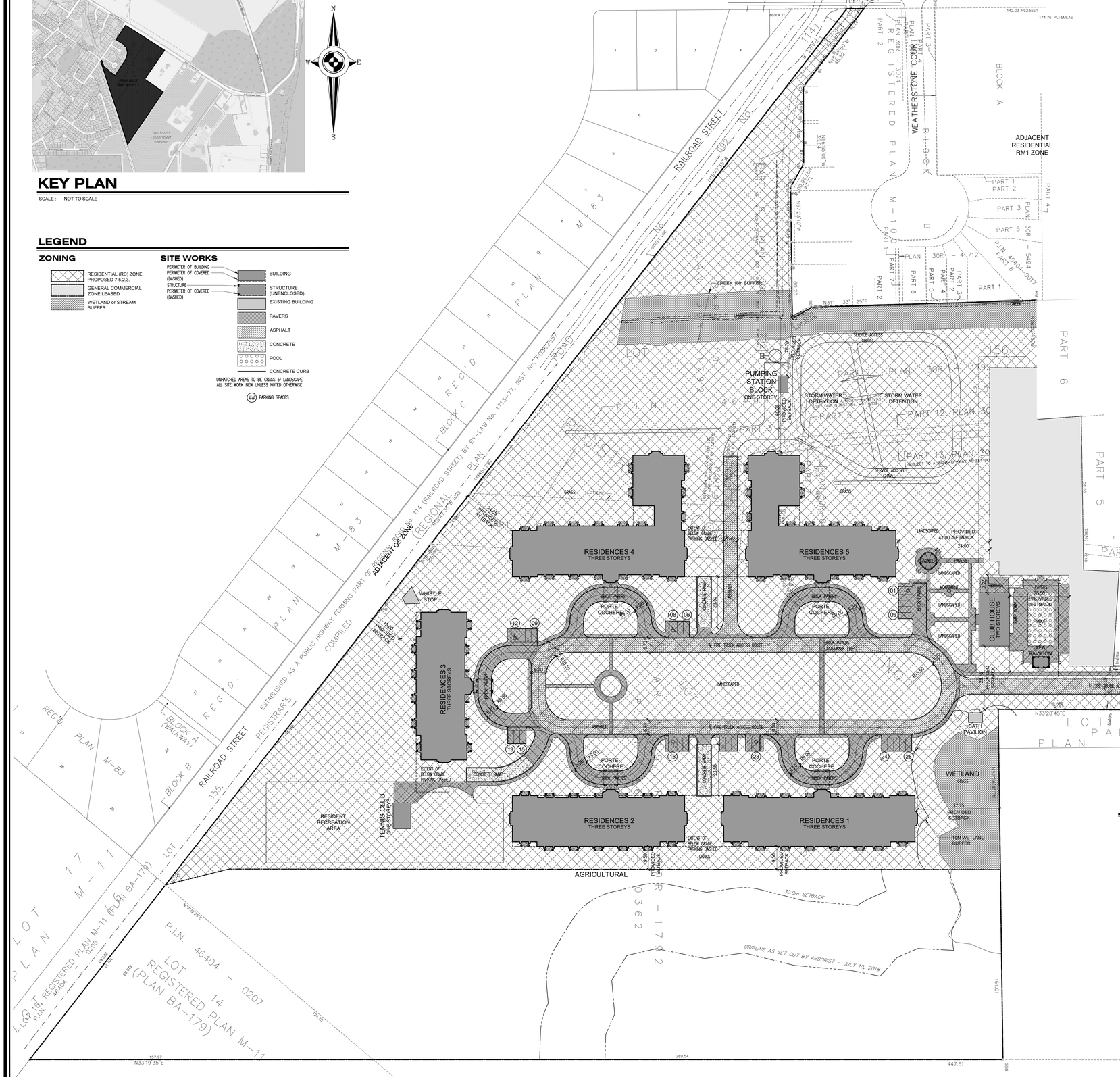
- RESIDENTIAL (RD) ZONE PROPOSED 7.5.2.3.
- GENERAL COMMERCIAL ZONE LEASED
- WETLAND or STREAM BUFFER

SITE WORKS

- PERIMETER OF BUILDING / PERIMETER OF COVERED (DASHED) — BUILDING
- PERIMETER OF COVERED STRUCTURE / PERIMETER OF COVERED (DASHED) — STRUCTURE (UNENCLOSED)
- EXISTING BUILDING
- PAVERS
- ASPHALT
- CONCRETE
- POOL
- CONCRETE CURB

UNHATCHED AREAS TO BE GRASS or LANDSCAPE
ALL SITE WORK NEW UNLESS NOTED OTHERWISE

(##) PARKING SPACES



SITE STATISTICS

Residence Site
586 Charlotte Street
200 John Street East

PROPERTY AREA

			Proposed
Property Area			123,501.69 m²
Subtract	- Leased Lands to General Commercial 144 & 176 John Street to be named General Commercial	- 4,456.88 m²	
	- Agricultural Zone	- 36,045.56 m²	
	- Wetland Area	- 1,603.23 m²	
	- Stream Buffers	- 3,265.02 m²	
Total to be Zoned Medium Density Residential			78,131.10 m²

BUILDING GROUND COVER

Residence 1	2,299.19 m²
Residence 2	2,068.43 m²
Residence 3	1,778.65 m²
Residence 4	2,532.60 m²
Residence 5	2,532.60 m²
Tennis Club	92.80 m²
Carriage Club House	500.45 m²
Pumping Station	33.36 m²
Total Building Ground Cover	12,130.05 m²

BUILDING GROSS FLOOR AREAS

Residence 1	9,402.49 m²
Residence 2	8,145.21 m²
Residence 3	7,245.51 m²
Residence 4	11,588.55 m²
Residence 5	10,613.75 m²
Tennis Club	92.80 m²
Club House	819.69 m²
Pumping Station Block	33.36 m²
Total Gross Floor Building Area	47,941.36 m²

SITE STATISTICS

Full Property		123,501.69 m²
Gross Building Ground Cover 9.8% of Property		12,130.05 m²
Landscape Area 85.8% of Property		106,913.24 m²
Asphalt Area 4.4% of Property		5,458.40 m²
Lands Zoned Residential		78,131.10 m²
Gross Building Ground Cover 15.5% of Residential Zone		12,130.05 m²
Landscape Area 77.5% of Residential Zone		60,542.65 m²
Asphalt Area 7.0% of Residential Zone		5,458.40 m²
Number of Residential Units	Official Plan Allows 30 units per hectare Zoned Lands are 7.81 hectares x 30 units	234 units

PARKING REQUIREMENTS

1 space per Unit x 234 Units =		234 spaces
PARKING PROVIDED		
Surface	Barrier Free	5 spaces
	Standard 2.75 x 6 m	23 spaces
Underground	Barrier Free	10 spaces
	Standard 2.75 x 6 m	254 spaces
Total Parking Provided		292 spaces

CURRENT RESIDENTIAL DEVELOPMENT (RD) DESIGNED TO RESIDENTIAL MULTIPLE (RM1) ZONE - 7.5.2.3 APARTMENT BUILDING ZONING RELIEF TABLE

BY-LAW 7.9.2	BY-LAW REQUIREMENT	PROVIDED	BY-LAW RELIEF REQUESTED
a) Minimum lot frontage	25.0 m	20.12 m	5.0 m
b) Minimum lot area	912 m²	123,501.69 m²	None
c) Maximum lot coverage	50 %	9.8 %	None
d) Minimum landscape open space	25 %	85.8 %	None
e) Minimum front yard setback	7.5 m	286.15 m	None
f) Minimum interior side yard setback	5 m	5.6 m	None
g) Minimum exterior side yard setback	7.5 m	Not Applicable	None
h) Minimum rear yard setback	7.5 m	14.55 m	None
i) Minimum dwelling unit floor area			
1) Bachelor unit	37 m²	Not Applicable	None
2) 1 bedroom unit	55.7 m²	77.1 m²	None
3) 2 bedroom unit	69 m²	104.6 m²	None
4) 3 bedroom unit	80 m²	Not Applicable	None
j) Maximum Building height	12.0 m	12.0 Average 15.1 Architectural Features/Mechanical	3.5 m
k) Minimum accessory building yard setback	1.5 m	5.56	None
l) Minimum accessory building exterior side yard setback (as amended by 4316Y-12)	4.5 m	Not Applicable	None

ZONING SITE PLAN - RESIDENTIAL

SCALE : 1:750

Peter J. Lesdow architect
489 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone 905.357.0711 email pjlesdow@gmail.com
ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW LICENCE 3745

REVISIONS	DATE

REVISIONS	DATE
FOR COORDINATION	Apr. 10/ 26
FOR REZONING SUBMISSION	Apr. 13/ 26
FOR REZONING SUBMISSION	Apr. 15/ 26

RITZ-CARLTON HOTEL, SPA & RESIDENCES
144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE: Nov. 18/ 22
SCALE: 1:750
DRAWN BY: MW/OD
CHECK BY: PJL

25 – 01

A102

P.I.N. 46405



KEY PLAN

SCALE : NOT TO SCALE

LEGEND

ZONING

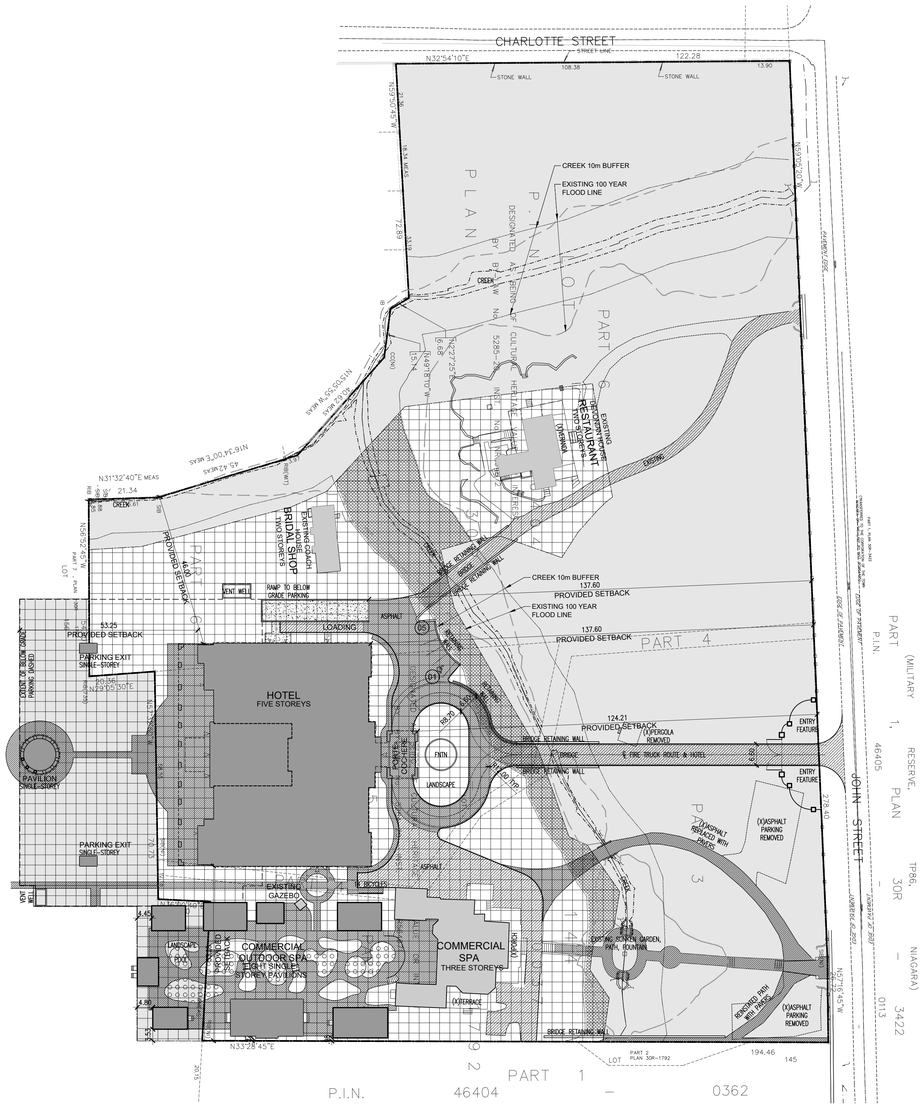
- GENERAL COMMERCIAL (GC) ZONE
- RESIDENTIAL (RB) ZONE PROPOSED 7.5.2.3.
- OPEN SPACE (OS) ZONE LEASED
- GENERAL COMMERCIAL ZONE LEASED
- WETLANDS

SITE WORKS

- PERIMETER OF BUILDING
- PERIMETER OF COVERED (DASHED)
- STRUCTURE
- PERIMETER OF COVERED (DASHED)
- BUILDING
- STRUCTURE (UNENCLOSED)
- EXISTING BUILDING
- PAVERS
- ASPHALT
- CONCRETE
- POOL
- CONCRETE CURB

UNHATCHED AREAS TO BE GRASS or LANDSCAPE
ALL SITE WORK NEW UNLESS NOTED OTHERWISE

(###) PARKING SPACES





BASEMENT NORTH FLOOR PLAN

SCALE : 1:125

BUILDING NORTH

Peter J. Lesdow architect
4455 Drummond Road, Unit 11, Niagara Falls, Ontario L2E 6C5
telephone 905.357.0711 e-mail plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

BASEMENT NORTH FLOOR PLAN
HOTEL at 144 & 176 John St

REVISIONS	DATE	REVISIONS
	Nov. 19/ 26	FOR COORDINATION
	Mar. 13/ 26	FOR REZONING SUBMISSION
	Mar. 15/ 26	FOR REZONING SUBMISSION

RITZ-CARLTON HOTEL, SPA & RESIDENCES
144 - 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE:	Nov. 18/ 22
SCALE:	1:100
DRAWN BY:	MW/OD
CHECK BY:	PJL

25 – 01

A201

VENTILATION EXHAUST WELL WITH GRILLE ABOVE

196 190 180 170 167

197

OUTDOOR EVENT PAVILION ABOVE

143 150 160 166

200

STAIR E TO GRADE

STAIR F TO GRADE

142 140 130 120 119

PARKING GARAGE

93 100 110 118

92 90 80 70 67

210

42 50 60 66

STAIR C

LINE OF BUILDING ABOVE

STAIR D

41 40 30 24

MATCH LINE TO DRAWING A201

PARKING GARAGE
217 SPACES

MATCH LINE TO DRAWING A201

TOTAL UNDERGROUND
217

01 10 20 23

VENTILATION EXHAUST WELL WITH GRILLE ABOVE

W.R.

REVENUE MANAGER

FINANCE DIRECTOR

EXECUTIVE ASSISTANT

GENERAL MANAGER

DIRECTOR OF OPERATIONS

MANAGER OF SALES

DIRECTOR OF SALES

DIRECTOR OF MARKETING

SECURE STORAGE

HUMAN RESOURCE DIRECTOR

CARPENTRY AREA

WORKSHOP

MAINTENANCE

WARDROBE UNIFORM AREA

WASH

WASH

WASH

DRYERS

FOLDING TABLE

HUMAN

BASEMENT SOUTH FLOOR PLAN

SCALE : 1:125

BUILDING NORTH

Peter J. Lesdow
architect
4493 Drummond Road, Unit 11, Niagara Falls, Ontario L2E 6C3
telephone (905) 371-1111 e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

RITZ-CARLTON HOTEL, SPA & RESIDENCES

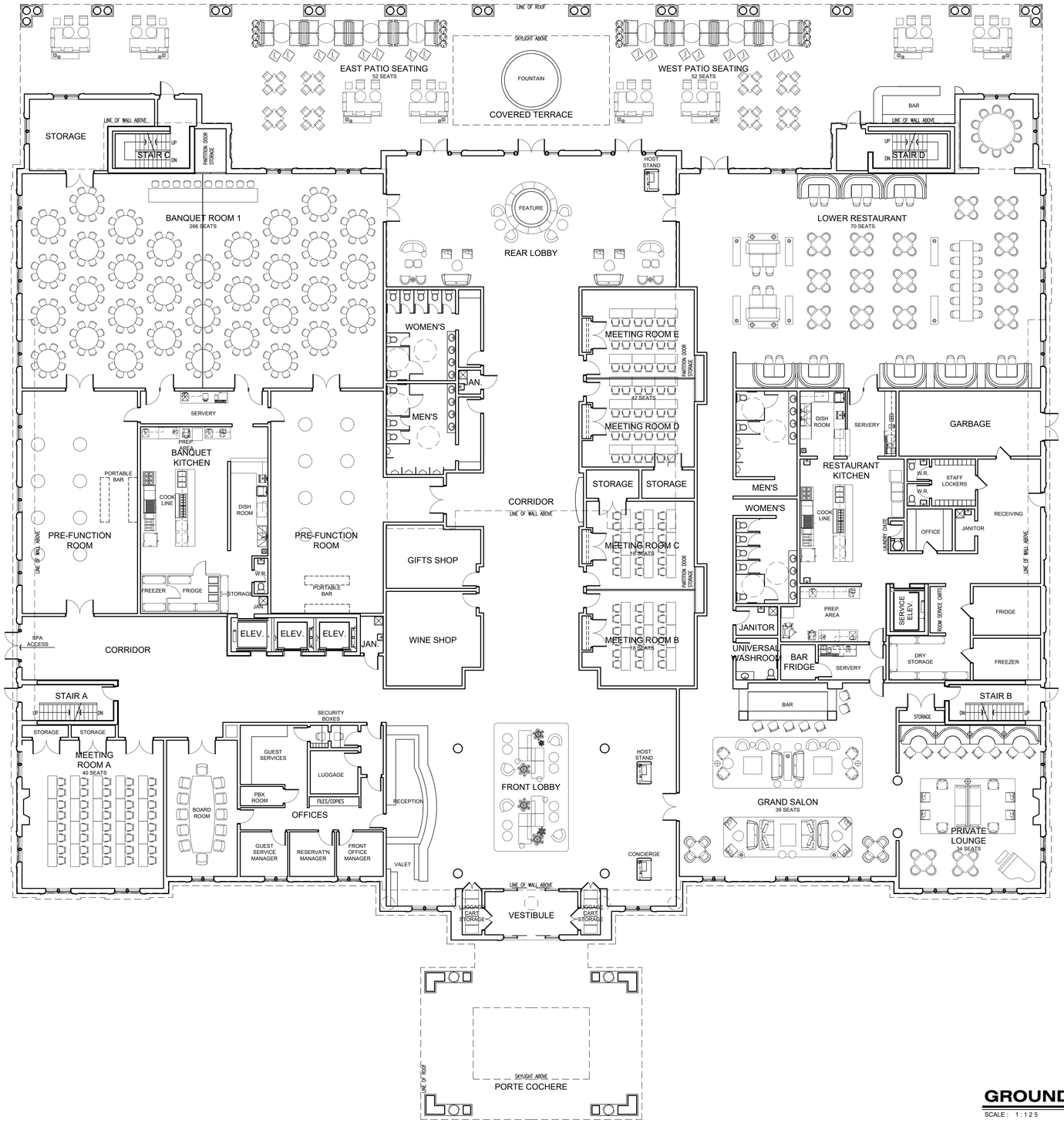
144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE	REVISIONS
Apr. 10/ 26	FOR COORDINATION
Apr. 13/ 26	FOR REZONING SUBMISSION
Apr. 15/ 26	FOR REZONING SUBMISSION

DATE:	Nov. 18/ 22
SCALE:	1:100
DRAWN BY:	MW/OD
CHECK BY:	PJL

25 – 01

A202



GROUND FLOOR PLAN

SCALE : 1:125

BUILDING NORTH

Peter J. Lesdow architect
489 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone 905.357.0711 e-mail plesdow@cogeco.ca

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

GROUND FLOOR PLAN
HOTEL at
144 & 176 John St

REVISIONS	DATE	REVISIONS
	Apr. 10/ 26	FOR COORDINATION
	Apr. 13/ 26	FOR REZONING SUBMISSION
	Apr. 15/ 26	FOR REZONING SUBMISSION

RITZ-CARLTON HOTEL, SPA & RESIDENCES
144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

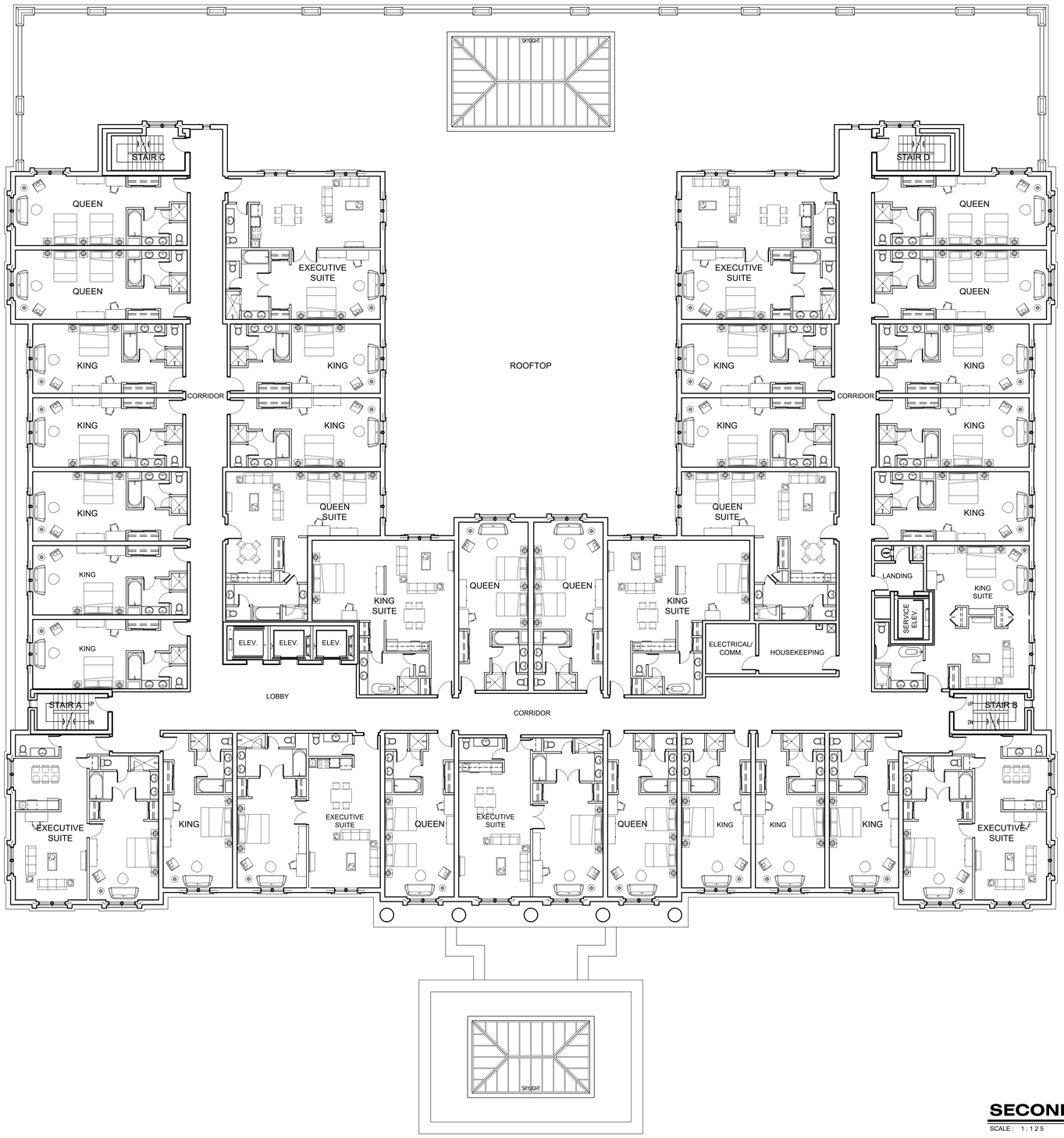
DATE:	Nov. 18/ 22
SCALE:	1:100
DRAWN BY:	MW/OD
CHECK BY:	PJL

25 – 01

A203

SUITE COUNT SUMMARY

FLOOR	UNIT TYPE: Queen	Queen Suite	King	King Suite	Executive Suite	Deluxe Suite	Presidential Suite		
1	0	0	0	0	0	0			0
2	8	2	16	3	6	0			35
3	8	2	16	3	6	0			35
4	6	2	15	3	6	1	0		33
5	0	1	1	2	1	2	1		8
TOTAL	22	7	48	11	19	3	1		111



SECOND FLOOR PLAN

SCALE : 1:125

BUILDING WIDTH

Peter J. Lesdow architect
489 Drummond Road, Unit 11 Niagara Falls, Ontario L2E 6C5
telephone 905.357.0711 email plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

SECOND FLOOR PLAN
HOTEL at
144 & 176 John St

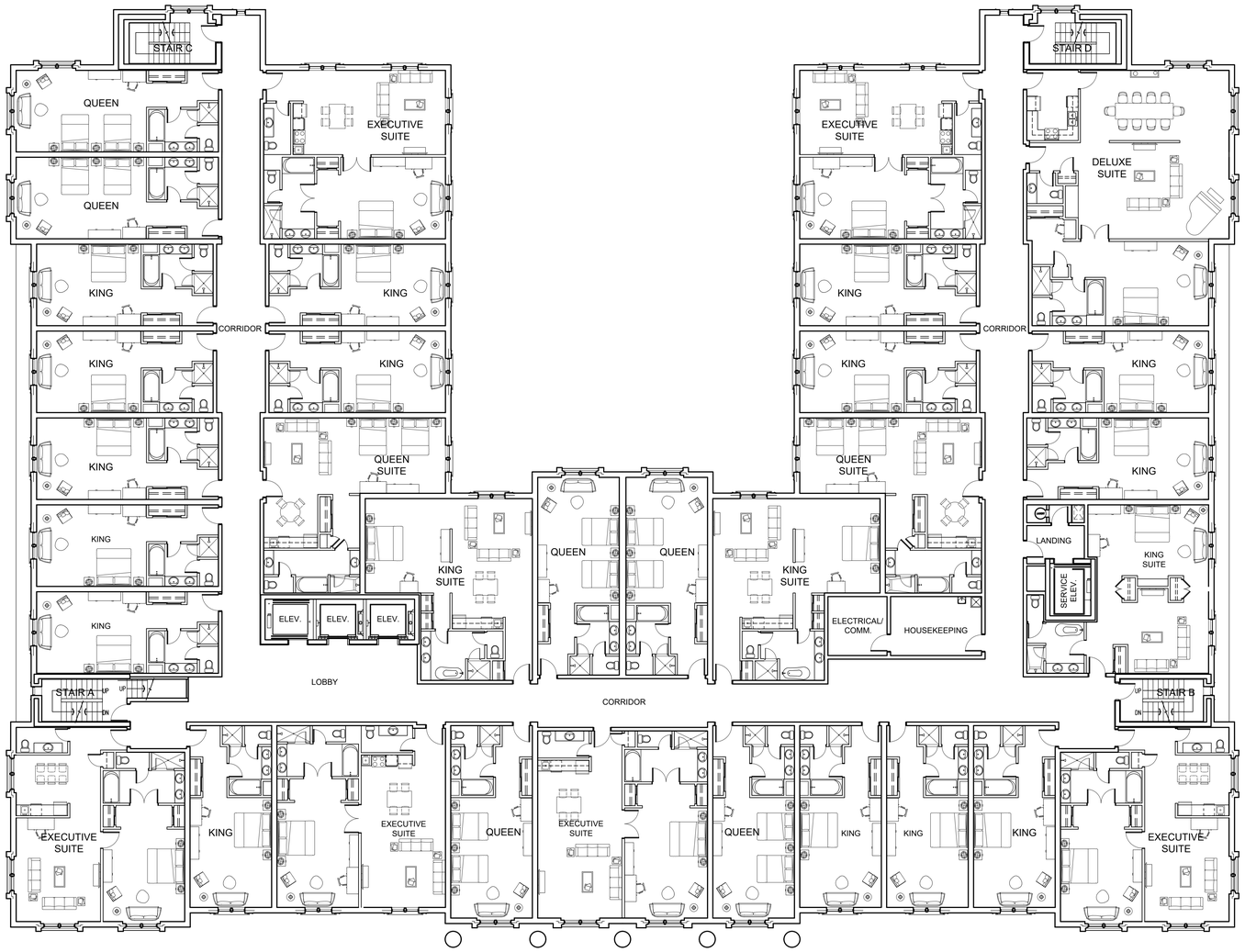
REVISIONS	DATE
FOR COORDINATION	Apr. 10/ 26
FOR REZONING SUBMISSION	Apr. 13/ 26
FOR REZONING SUBMISSION	Apr. 15/ 26

RITZ-CARLTON HOTEL, SPA & RESIDENCES
144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE:	Nov. 18/ 22
SCALE:	1:100
DRAWN BY:	MW/OD
CHECK BY:	PJL

25 – 01

A204



SUITE COUNT SUMMARY

FLOOR	Queen	Queen Suite	King	King Suite	Executive Suite	Deluxe Suite	Presidential Suite	
1	0	0	0	0	0	0		0
2	8	2	16	3	6	0		35
3	8	2	16	3	6	0		35
4	6	2	15	3	6	1		33
5	0	1	1	2	1	2		8
TOTAL	22	7	48	11	19	3	1	111

THIRD & FOURTH FLOOR PLAN

SCALE : 1:125

BUILDING NORTH

Peter J. Lesdow architect
489 Drummond Road, Unit 11 , Niagara Falls, Ontario L2E 6C5
telephone 905.357.0711 e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

THIRD & FOURTH FLOOR PLAN
HOTEL at 144 & 176 John St

DATE	REVISIONS
Apr. 10/ 26	FOR COORDINATION
Apr. 13/ 26	FOR REZONING SUBMISSION
Apr. 15/ 26	FOR REZONING SUBMISSION

RITZ-CARLTON HOTEL, SPA & RESIDENCES
144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

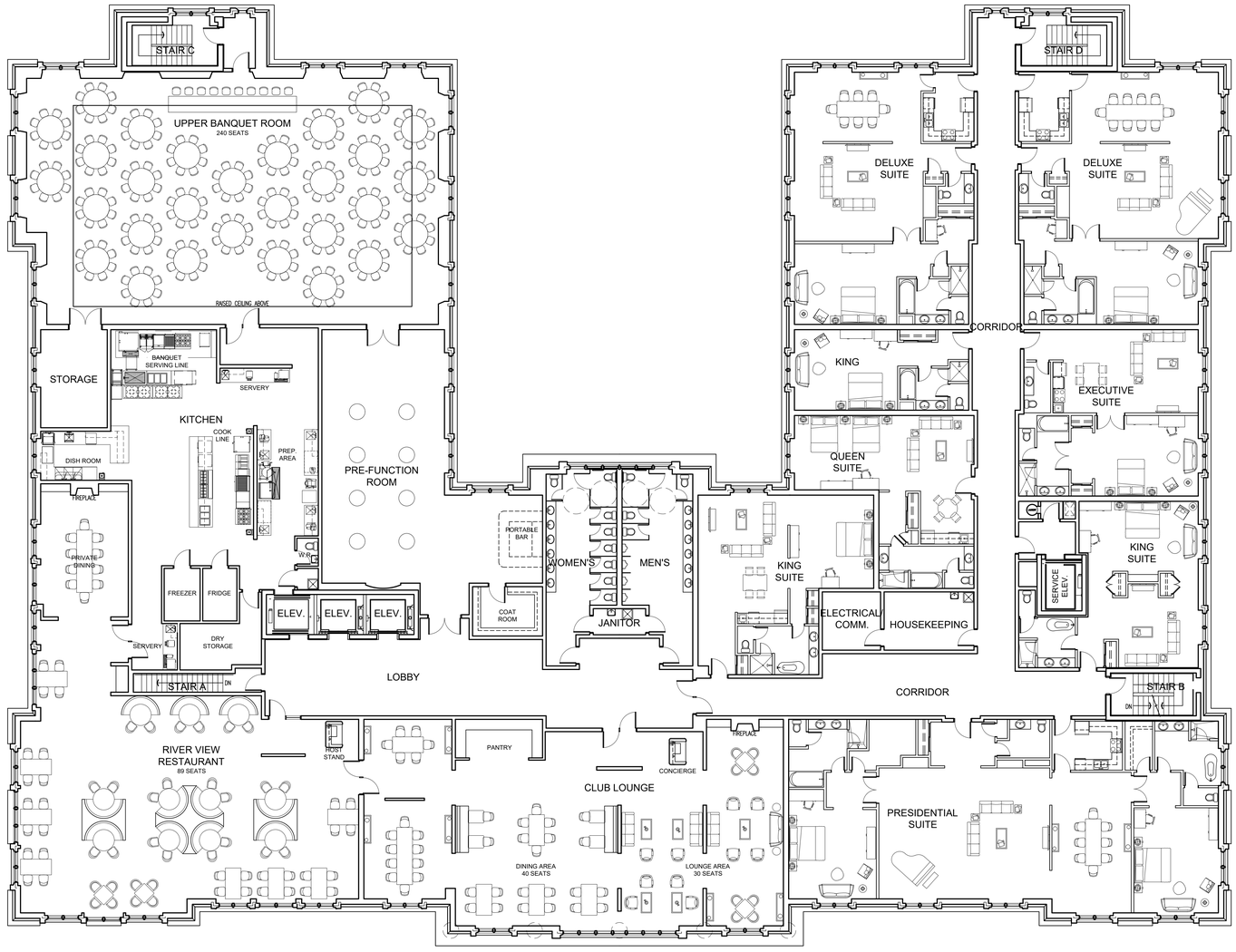
DATE:	Nov. 18/ 22
SCALE:	1:100
DRAWN BY:	MW/OD
CHECK BY:	PJL

25 – 01

A205

SUITE COUNT SUMMARY

FLOOR	Queen	Queen Suite	King	King Suite	Executive Suite	Deluxe Suite	Presidential Suite		
1	0	0	0	0	0	0		0	
2	8	2	16	3	6	0	0	35	
3	8	2	16	3	6	0	0	35	
4	6	2	15	3	6	1	0	33	
5	0	1	1	2	1	2	1	8	
TOTAL	22	7	48	11	19	3	1		111



FIFTH FLOOR PLAN

SCALE : 1:125

BUILDING NORTH

Peter J. Lesdow architect
489 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone 905.357.0172 e-mail plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

FIFTH FLOOR PLAN
HOTEL at
144 & 176 John St

DATE	REVISIONS
Apr. 10/ 26	FOR COORDINATION
Apr. 13/ 26	FOR REZONING SUBMISSION
Apr. 15/ 26	FOR REZONING SUBMISSION

RITZ-CARLTON HOTEL, SPA & RESIDENCES
144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE:	Nov. 18/ 22
SCALE:	1:100
DRAWN BY:	MW/OD
CHECK BY:	PJL

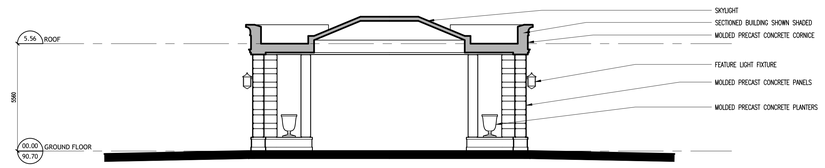
25 – 01

A206



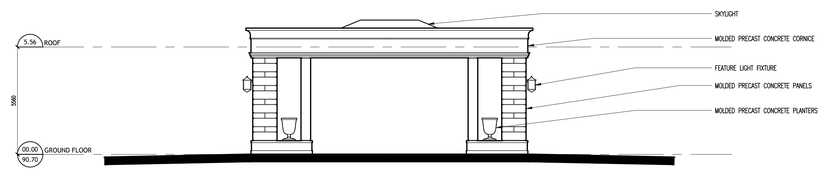
NORTH ELEVATION

SCALE : 1 : 1 2 5



NORTH PORTE-COCHERE INTERIOR

SCALE : 1 : 1 2 5



NORTH PORTE-COCHERE

SCALE : 1 : 1 2 5

Peter J. Lesdow architect
4855 Drummond Road, Unit 11 , Niagara Falls, Ontario L2E 6C5
telephone (905) 357-1212 e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

NORTH ELEVATIONS
HOTEL at
144 & 176 John St

REVISIONS	DATE	REVISIONS



WEST ELEVATION

SCALE : 1:125



WEST ELEVATION AT INTERIOR

SCALE : 1:125

Peter J. Lesdow architect
4455 Drummond Road, Unit 11, Niagara Falls, Ontario L2E 6C3
telephone (905) 357-2112 e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

REVISIONS	DATE	REVISIONS
	Apr. 10/ 26	FOR COORDINATION
	Apr. 13/ 26	FOR REZONING SUBMISSION
	Apr. 15/ 26	FOR REZONING SUBMISSION

RITZ-CARLTON HOTEL, SPA & RESIDENCES

144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

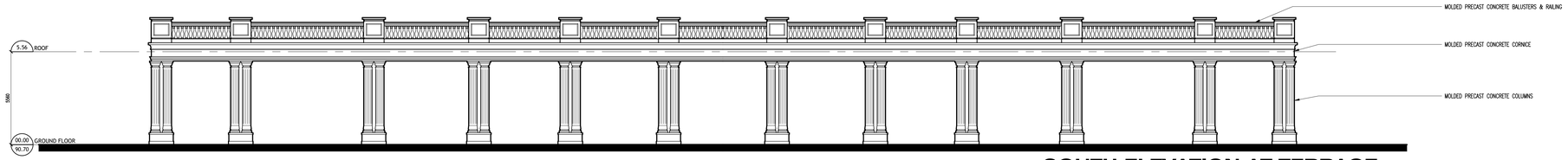
DATE:	Nov. 18/ 22
SCALE:	1:100
DRAWN BY:	MW/OD
CHECK BY:	PJL

25 – 01

WEST ELEVATIONS

HOTEL at 144 & 176 John St

A208



SOUTH ELEVATION AT TERRACE

SCALE : 1 : 1 2 5



SOUTH ELEVATION THROUGH TERRACE

SCALE : 1 : 1 2 5



SOUTH ELEVATION AT INTERIOR

SCALE : 1 : 1 2 5

Peter J. Lesdow architect
4855 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone (905) 357-1212 e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

SOUTH ELEVATIONS
HOTEL at 144 & 176 John St

REVISIONS	DATE

REVISIONS	DATE
FOR COORDINATION	Apr. 10/ 25
FOR REZONING SUBMISSION	Apr. 13/ 25
FOR REZONING SUBMISSION	Apr. 15/ 25

RITZ-CARLTON HOTEL, SPA & RESIDENCES
144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE: Nov. 18/ 22
SCALE: 1:100
DRAWN BY: MW/OD
CHECK BY: PJL

25 – 01

A209



EAST ELEVATION

SCALE : 1 : 1 2 5



EAST ELEVATION AT INTERIOR

SCALE : 1 : 1 2 5

Peter J. Lesdow architect
4455 Drummond Road, Unit 11 - Niagara Falls, Ontario L2E 6C3
telephone (905) 357-2112 - email: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

EAST ELEVATIONS
HOTEL at 144 & 176 John St

REVISIONS	DATE	REVISIONS
	Apr. 10/ 26	FOR COORDINATION
	Apr. 13/ 26	FOR REZONING SUBMISSION
	Apr. 15/ 26	FOR REZONING SUBMISSION

RITZ-CARLTON HOTEL, SPA & RESIDENCES
144, 176 & 200 John St., 856 Charlotte St.
Niagara-on-the-Lake, Ontario

DATE:	Nov. 18/ 22
SCALE:	1:100
DRAWN BY:	MW/OD
CHECK BY:	PJL

25 – 01

A210

Appendix E Concept Plan – Impact Assessment

Table F.1 Impact Assessment of the Concept Plan on Heritage Attributes for 144 John Street East

Heritage Attributes	Potential for Direct Impact	Potential for Indirect Impact	Discussion
The concrete and stone wall which extends along John Street East and Charlotte Street	N	Y	The proposed development will not have direct impacts to the wall. The proposed new access to the east on 176 John Street East will require the removal of the portion of the wall with construction activities within 15 metres of the 144 John Street East wall. As such, there is potential for indirect vibration impacts resulting from temporary construction activities. **Accordingly, mitigation measures must be prepared.**
The red brick pillars which mark the entrance to the property	N	N	The proposed development will not have direct or indirect impacts to the red brick pillars. This entrance will be preserved and maintained as a secondary access to the Subject Estate as a one-way entrance.
The mature trees and plantings and boxwood hedge	Y	Y	The proposed development involves the installation of surface parking and an entrance to underground parking. This will result in the removal of mature trees, a direct irreversible impact. A Shadow Study has been completed for OPA/ZBA submission and should be considered as part of detailed design/site plan to determine if there is potential for impacts to plantings or vegetation from shadows cast by the proposed new hotel. Where the potential for impacts are identified, mitigation measures may be required and will be discussed in the Heritage Landscape Plan. The boxwood hedge is proposed to be retained *in-situ* but may require mitigation to address it's condition. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape	N/A	N/A	There are no known Dunington-Grubb landscape plans for this property, and potential impacts to trees, vegetation, landscape elements are considered under the Randwood CHL.
The two and a half storey frame building (Devonian House)	N	N	The proposed development is not anticipated to have direct or indirect impacts to the Devonian House. It is located more than 50 metres from proposed construction activities. Future alterations may be required for adaptive reuse as a restaurant, but are not considered within the scope of the application at this time. Future alterations will require approval under the OHA framework.
The gable roof and three attic dormers (Devonian House)	N	N	The proposed development will not have direct or indirect impacts to the Devonian House. It is located more than 50 metres from proposed construction activities.
The two-storey open porch supported by wooden paired square post (Devonian House)	N	N	The proposed development will not have direct or indirect impacts to the Devonian House. It is located more than 50 metres from proposed construction activities. Future alterations may be required for adaptive reuse as a restaurant, but are not considered within the scope of the application at this time. Future alterations will require approval under the OHA framework.
One and half storey massing (Coach House)	N	Y	The proposed development is not anticipated to have direct impacts on the Coach House. It will be retained *in situ* and adaptively reused as a maintenance building. This new use will not indirectly impact the heritage value is it will still be an accessory building to the property. The Coach House is directly adjacent to proposed construction activities associated with the underground parking. Land disturbance from construction activities

Heritage Attributes	Potential for Direct Impact	Potential for Indirect Impact	Discussion
			may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The steep gable roof with decorative bargeboard trim (Coach House)	N	Y	The proposed development will not have direct impacts on the Coach House. It will be retained *in situ* and adaptively reused as a maintenance building. This new use will not indirectly impact the heritage value is it will still be an accessory building to the property. The Coach House is directly adjacent to proposed construction activities associated with the underground parking. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The early windows on the ground floor north elevation and the first and second floor east elevation and south elevations (Coach House)	N	Y	The proposed development will not have direct impacts on the Coach House. It will be retained *in situ* and adaptively reused as a maintenance building. This new use will not indirectly impact the heritage value is it will still be an accessory building to the property. The Coach House is directly adjacent to proposed construction activities associated with the underground parking. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**

Table F.2 Impact Assessment of the Concept Plan on Heritage Attributes for 176 John Street East

Heritage Attributes	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The long central axis from John Street East	N	N	The proposed development will not have direct or indirect impacts to the long central axis from John Street East. It will be retained *in situ*.
The Victorian wooden gazebo	N	N	The proposed development will not have direct or indirect impacts to the Victorian wooden gazebo. It will be retained and integrated into the outdoor spa.
The metal entrance gate framed with red brick pillars	N	Y	The proposed development will not have direct impacts on the entrance gate. This alternative requires the widening of the entrance at 200 John Street East, which involves the removal of a portion of the wall on the adjacent property parcel at 176 John Street East. The existing entrance gate is within 15 metres of proposed construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape including the formal stone path, sunken lily pond with sculpture, arched stone bridges	Y	Y	The proposed development involves the construction of a new access road along portions of the existing driveway adjacent to the Dunington-Grubb landscape as part of the construction of Ritz-Carlton Lane. The formal stone path, sunken lily pond, and north stone bridge will be retained *in situ*. The sunken lily pond and its stone arch bridges are within 25 metres of construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. This road alternative would require raising the profile of the road approximately two metres from the lowest point of the existing grade to cross One Mile Creek, which will require the replacement of the existing concrete bridge with a new culvert. A retaining wall is required alongside the roadway, which will be visible from the sunken lily pond, and will alter the existing surroundings of the garden. **Accordingly, mitigation measures must be prepared.**
The concrete and stone wall which extends along John Street East	Y	Y	This proposed development requires the removal of a portion of the wall for the new access to the hotel. This alteration will result in a direct impact to the wall. It also requires the removal of a portion of the wall for the new access to the residential area, to expand the entrance at 200 John Street East. There is also the potential for indirect land disturbance impacts to the remaining adjacent portions of the wall through temporary vibrations during construction activities. **Accordingly, mitigation measures must be prepared.**

Heritage Attributes	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The three-storey brick building with Second Empire, Italianate and Neo-classical features with its form, scale, and massing	N	Y	The Main Residence will be retained *in situ* and adaptively reused as a spa building. No direct impacts are anticipated to this attribute through the adaptive reuse, however there is an indirect impact through the building's change in use from residential to commercial. Future alterations may be required for adaptive reuse as a restaurant, but are not considered within the scope of the application at this time. Future alterations will require approval under the OHA framework. The proposed developed involves construction activities and vehicular traffic directly adjacent to the Main Residence. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The mansard roof and enclosed brick tower	N	Y	The proposed developed involves construction activities and vehicular traffic directly adjacent to the Main Residence. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**

Table F.3 Impact Assessment of the Concept Plan on Heritage Attributes for 200 John Street East

Heritage Attributes	Potential for Direct Impact	Potential for Indirect Impact	Discussion
The tea house and pool	Y	Y	The proposed development requires the removal of the pool as part of the construction of the access to the residential area. This will be a direct irreversible impact. The tea house will be retained *in situ* but will be within 50 metres of construction activities for the proposed spa and pool. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape	Y	N	The surviving Dunington-Grubb landscape elements surrounding the pool be removed with the proposed undertaking. This will have a direct irreversible impact. **Accordingly, mitigation measures must be prepared.**
The one storey, rectangular bath pavilion	N	Y	The proposed development will not have direct or indirect impacts to the bath pavilion. It will be retained *in situ*. Construction activities are proposed within 5 metres of the bath pavilion. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The extant wood gazebo (Whistle stop)	N	N	The Whistle stop will be retained *in situ* and restored. Its deteriorated condition may require reconstruction.
The wall and red brick pillars at the rear of the property and on John Street East	Y	Y	This alternative requires the widening of the entrance at 200 John Street East, which involves the removal of a portion of the wall. This alteration will result in a direct impact to the wall. There is also the potential for indirect land disturbance impacts to the remaining adjacent portions of the wall through temporary vibrations during construction activities. This alterative also requires the removal and relocation of the existing red brick pillars. The pillars will be relocated approximately 2.5 metres to the west and east. **Accordingly, mitigation measures must be prepared.**
The two-storey carriage house with hipped roof (Carriage House)	Y	N	The Carriage House is proposed to be removed as part of the development as it is located where the underground parking is to be installed. This is a direct and irreversible impact. **Accordingly, mitigation measures must be prepared.**
The asymmetrical façade with three French style door openings on the main floor (Carriage House)	Y	N	The Carriage House is proposed to be removed as part of the development as it is located where the underground parking is to be installed. This is a direct and irreversible impact. **Accordingly, mitigation measures must be prepared.**
The original rectangular diamond pattern windows (Carriage House)	Y	N	The Carriage House is proposed to be removed as part of the development as it is located where the underground parking is to be installed. This is a direct and irreversible impact. **Accordingly, mitigation measures must be prepared.**

Heritage Attributes	Potential for Direct Impact	Potential for Indirect Impact	Discussion
Entire exterior of the dwelling (Calvin Rand Summer House)	N/A	N/A	The Calvin Rand Summer House is subject to a pre-existing demolition permit application.

Table F.4 Impact Assessment of the Concept Plan on Heritage Attributes for 588 Charlotte Street

Heritage Attributes	Potential for Direct Impact	Potential for Indirect Impacts	Discussion
The stone wall located along the rear of the property	N	N	The proposed development will not have direct or indirect impacts on the stone wall. **Accordingly, mitigation measures must be prepared.**
The red brick pillars and stone wall located at then entrance on Charlotte Street	N	N	The proposed development will not have direct or indirect impacts to the red brick pillars and wall at Charlotte Street. It is located more than 100 metres from proposed construction activities.
Main Dwelling and Sheds	N/A	N/A	The Main Dwelling and Sheds are subject to a pre-existing demolition permit application.
The one storey rectangular outbuilding with hipped roof and overhanging eaves and large French doors with ornate diamond shaped windows with the original estate	N/A	N/A	The outbuilding is subject to a pre-existing demolition permit application.

Table F.5: Impact Assessment of the Concept Plan on the Randwood Cultural Heritage Landscape

Subject Estate CHL	Potential for Direct Impact	Potential for Indirect Impacts	Discussion
Overall CHL	Y	Y	The proposed development results in direct impacts to the existing CHL of the Subject Estate, as it will result in the alteration of the lands and the settings of built and landscape elements as they currently exist with the addition of new five storey hotel and spa buildings, landscaped areas, water detention pond, parking, recreational areas, and circulation routes. The proposed development may also result in direct impacts to individual elements of the CHL, with the proposed replacement of the two existing concrete bridges, removal of mature trees and vegetation where new access roads, parking areas, and buildings are proposed, removal of the raised landform known as the mound, relocation of the tea house, removal of the pool and surrounding Dunington Grubb-Landscape at 200 John Street, and removal of the Carriage House. While alterations and removals are proposed to the existing CHL, the proposed development also provides opportunities to reconnect parts of the Subject Estate that have been severed from each other for decades and provides a comprehensive range of uses that are in keeping with the property's history as a recreational destination. **Accordingly, mitigation measures are required.**

Appendix F Adjacent Heritage Properties – Impact Assessment

Table F.1 Impact Assessment for Adjacent Heritage Properties

Property Address	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
9 Weatherstone Court	N	N	N	N	N	N	N	The former Randwood stables and milkhouse are more than 50 metres west of the proposed development. There are no direct impacts anticipated to the former stables and milkhouse, or indirect impacts related to obstructions or land disturbances given the distance between the designated property and the proposed development. The proposed four-storey hotel is situated more than 100 metres east of the former stables and milkhouse, indirect impacts related to shadows are not anticipated. The designated property was isolated from Randwood in the mid-20th century with the development of Weatherstone Court; thus the proposed development will not have isolation impacts. The designation by-law does not identify views as heritage attributes, therefore there are no historic protected views that are being obscured. The proposed development will not impact the existing use of the designated property.
400 King Street	N	N	N	N	N	N	N	The proposed development is not anticipated result in direct impacts to the character-defining elements of Butler's Barracks. No construction activities are proposed on or directly adjacent to the NHS property. The proposed development is more than 120 metres southwest of extent above ground built heritage structures, thus there is not potential for indirect land disturbances. The hotel is proposed to be five storeys in height (22 metres high) to accommodate the hotel rooms, restaurant, banquet facilitates and the required floor to ceiling heights. An additional three metres (for a total height of 25 metres) accommodate architectural elements of the roofline. While the proposed design is higher than the height of 17.5 metres as approved in the existing zoning, the proposed hotel is not anticipated to result in impacts to the adjacent National Historic Site. The identified viewscape between Butler's Barracks and Fort George will not be impacted by the proposed development. The proposed contemporary structures associated with the development are set back from the John Street East streetscape, behind the wall and mature vegetation. They will not impact the heritage character of the John Street East streetscape.

Appendix G Alternatives – Impact Assessment

G.1 Access Alternative 1

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
144 John Street East			
The concrete and stone wall which extends along John Street East and Charlotte Street	Y	Y	This road alternative requires the widening of the entrance at 144 John Street East, which involves the removal of a portion of the wall. This alteration will result in a direct and irreversible impact to the wall. There is also the potential for indirect land disturbance impacts to the remaining adjacent portions of the wall through temporary vibrations during construction activities. **Accordingly, mitigation measures must be prepared.**
The red brick pillars which mark the entrance to the property	Y	N	This road alterative requires the removal and relocation of the red brick pillars. The pillars would need to be moved approximately 2 metres to the west and east. This would be a direct alteration impact. **Accordingly, mitigation measures must be prepared.**
The mature trees and plantings and boxwood hedge	Y	N	The widening of the existing driveway and construction of a new accessway would have direct impacts on the mature trees, as removals would be required. No impacts are anticipated to the boxwood hedge from this road alternative. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape	N/A	N/A	There are no known Dunington-Grubb landscape plans for this property, and potential impacts to trees, vegetation, landscape elements are considered under the Randwood CHL.
The two and a half storey frame building (Devonian House)	N	Y	This road alternative would have construction and increased vehicular traffic directly adjacent to the Devonian House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The gable roof and three attic dormers (Devonian House)	N	Y	This road alternative would have construction and increased vehicular traffic directly adjacent to the Devonian House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The two-storey open porch supported by wooden paired square post (Devonian House)	N	Y	This road alternative would have construction and increased vehicular traffic directly adjacent to the Devonian House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
One and half storey massing (Coach House)	Y	N	This road alternative would require adjustments to the location of either the access road or the underground parking entrance. To accommodate both, the alternative would result in removal or relocation of the Coach House. This would result in a direct impact and remove the Coach House from its contextual position. **Accordingly, mitigation measures must be prepared.**
The steep gable roof with decorative bargeboard trim (Coach House)	Y	N	This road alternative would require adjustments to the location of either the access road or the underground parking entrance. To accommodate both, the alternative would result in removal or relocation of the Coach House. This would result in a direct impact and remove the Coach House from its contextual position. **Accordingly, mitigation measures must be prepared.**
The early windows on the ground floor north elevation and the first and second floor east elevation and south elevations (Coach House)	Y	N	This road alternative would require adjustments to the location of either the access road or the underground parking entrance. To accommodate both, the alternative would result in removal or relocation of the Coach House. This would result in a direct impact and remove the Coach House from its contextual position. **Accordingly, mitigation measures must be prepared.**
176 John Street East			
The long central axis from John Street East	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 120 metres to the west of this attribute.
The Victorian wooden gazebo	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 90 metres to the west of this attribute.
The metal entrance gate framed with red brick pillars	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 200 metres to the west of this attribute.
The surviving elements of the Dunington-Grubb landscape including the formal stone path, sunken lily pond with sculpture, arched stone bridges	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 120 metres to the west of this attribute.
The concrete and stone wall which extends along John Street East	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 80 metres to the west of this attribute.
The three-storey brick building with Second Empire, Italianate and Neo-classical features with its form, scale, and massing	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the west of this attribute.
The mansard roof and enclosed brick tower	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the west of this attribute.

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
200 John Street East			
The tea house and pool	N	Y	This road alternative would have construction activities within 25 metres of the tea house and pool. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape	N	Y	This road alternative would have construction activities within 25 metres of the tea house and pool. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The one storey, rectangular bath pavilion	N	Y	Construction activities are within 5 metres of the bath pavilion. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The extant wood gazebo (Whistle stop)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed road construction activities are more than 150 metres to the west of this attribute.
The wall and red brick pillars at the rear of the property and on John Street East	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed road construction activities are more than 150 metres to the west of this attribute.
The two-storey carriage house with hipped roof (Carriage House)	N	Y	This road alternative would have construction activities directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The asymmetrical façade with three French style door openings on the main floor (Carriage House)	N	Y	This road alternative would have construction activities directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The original rectangular diamond pattern windows (Carriage House)	N	Y	This road alternative would have construction activities directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
Entire exterior of the dwelling (Calvin Rand Summer House)	N/A	N/A	The existing dwelling has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
588 Charlotte Street			
The stone wall located along the rear of the property	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the north of this attribute.
The red brick pillars and stone wall located at then entrance on Charlotte Street	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 150 metres to the east of this attribute.
Main Dwelling and Sheds	N/A	N/A	The existing Dwelling and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application
The one storey rectangular outbuilding with hipped roof and overhanging eaves and large French doors with ornate diamond shaped windows with the original estate	N/A	N/A	The existing outbuilding has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application
Subject Estate			
Overall CHL	Y	Y	This alternative will directly impact the treed landscape of 144 John Street East. It will introduce a contemporary roadway that will impact the existing circulation network as a narrow driveway. It will also involve changes the boundary wall to provide a wider entrance. It may also involve the removal or relocation of the Coach House in order to accommodate road access and the underground parking entrance. This alternative will result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. This alternative would result in impacts to approximately 5% of the total trees on the Subject Estate. **Accordingly, mitigation measures are required.**

G.2 Access Alternative 2

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
144 John Street East			
The concrete and stone wall which extends along John Street East and Charlotte Street	N	Y	The wall is within 20 metres of proposed construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The red brick pillars which mark the entrance to the property	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres from of this attribute.
The mature trees and plantings and boxwood hedge	Y	N	This road alternative requires mature tree removals. It will result in direct destruction impacts to the mature trees. No impacts are anticipated to the boxwood hedge. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape	N/A	N/A	There are no known Dunington-Grubb landscape plans for this property, and potential impacts to trees, vegetation, landscape elements are considered under broader CHL.
The two and a half storey frame building (Devonian House)	N	Y	This alternative would have construction activities within 30 metres of the Devonian House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The gable roof and three attic dormers (Devonian House)	N	Y	This alternative would have construction activities wit 30 metres of the Devonian House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The two-storey open porch supported by wooden paired square post (Devonian House)	N	Y	This alternative would have construction activities within 30 metres of the Devonian House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
One and half storey massing (Coach House)	Y	N	This road alternative would require adjustments to the location of either the access road or the underground parking entrance. To accommodate both, the alternative would result in removal or relocation of the Coach House. This would result in a direct impact and remove the Coach House from its contextual position. **Accordingly, mitigation measures must be prepared.**

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The steep gable roof with decorative bargeboard trim (Coach House)	Y	N	This road alternative would require adjustments to the location of either the access road or the underground parking entrance. To accommodate both, the alternative would result in removal or relocation of the Coach House. This would result in a direct impact and remove the Coach House from its contextual position. **Accordingly, mitigation measures must be prepared.**
The early windows on the ground floor north elevation and the first and second floor east elevation and south elevations (Coach House)	Y	N	This road alternative would require adjustments to the location of either the access road or the underground parking entrance. To accommodate both, the alternative would result in removal or relocation of the Coach House. This would result in a direct impact and remove the Coach House from its contextual position. **Accordingly, mitigation measures must be prepared.**
176 John Street East			
The long central axis from John Street East	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 30 metres to the west of this attribute.
The Victorian wooden gazebo	N	N	This alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 60 metres to the west of this attribute.
The metal entrance gate framed with red brick pillars	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the west of this attribute.
The surviving elements of the Dunington-Grubb landscape including the formal stone path, sunken lily pond with sculpture, arched stone bridges	N	N	Surviving Dunington-Grubb landscape elements including the formal stone path, sunken lily pond, and bridges are more than 50 metres south of proposed construction activities. **Accordingly, mitigation measures must be prepared.**
The concrete and stone wall which extends along John Street East	Y	Y	This road alternative requires the creation of new entrance on John Street East, which involves the removal of a portion of the wall. This alteration will result in a direct impact to the wall. There is also the potential for indirect land disturbance impacts to the remaining adjacent portions of the wall through temporary vibrations during construction activities. **Accordingly, mitigation measures must be prepared.**
The three-storey brick building with Second Empire, Italianate and Neo-classical features with its form, scale, and massing	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the west of this attribute.
The mansard roof and enclosed brick tower	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the west of this attribute.

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
200 John Street East			
The tea house and pool	N	Y	This road alternative would have construction activities within 25 metres of the tea house and pool. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape	N	Y	This road alternative would have construction activities within 25 metres of the tea house and pool. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The one storey, rectangular bath pavilion	N	Y	Construction activities are within 5 metres of the bath pavilion. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The extant wood gazebo (Whistle stop)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 150 metres to the north of this attribute.
The wall and red brick pillars at the rear of the property and on John Street East	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 150 metres from this attribute.
The two-storey carriage house with hipped roof (Carriage House)	N	Y	This road alternative would have construction activities directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The asymmetrical façade with three French style door openings on the main floor (Carriage House)	N	Y	This road alternative would have construction activities directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The original rectangular diamond pattern windows (Carriage House)	N	Y	This alternative would have construction activities directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
Entire exterior of the dwelling (Calvin Rand Summer House)	N/A	N/A	The existing dwelling has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
588 Charlotte Street			
The stone wall located along the rear of the property	N	N	This alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the north of this attribute.
The red brick pillars and stone wall located at then entrance on Charlotte Street	N	N	This alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 150 metres to the north of this attribute.
Main Dwelling and Sheds	N/A	N/A	The existing Main Dwelling and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
The one storey rectangular outbuilding with hipped roof and overhanging eaves and large French doors with ornate diamond shaped windows with the original estate	N/A	N/A	The existing outbuilding has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
Subject Estate			
Overall CHL	Y	Y	This road alternative will directly impact the treed landscape of 144 John Street East. It will introduce a contemporary roadway that will impact the existing circulation network as a narrow driveway. It will also involve changes the boundary wall to provide a wider entrance. It may also involve the removal or relocation of the Coach House in order to accommodate road access and the underground parking entrance. This alternative will result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. This alternative would result in impacts to approximately 6% of the total trees on the Subject Estate. **Accordingly, mitigation measures are required.**

G.3 Access Alternative 3

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
144 John Street East			
The concrete and stone wall which extends along John Street East and Charlotte Street	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the east of this attribute.
The red brick pillars which mark the entrance to the property	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 190 metres to the east of this attribute.
The mature trees and plantings and boxwood hedge	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.
The surviving elements of the Dunington-Grubb landscape	N/A	N/A	There are no known Dunington-Grubb landscape plans for this property, and potential impacts to trees, vegetation, landscape elements are considered under broader CHL.
The two and a half storey frame building (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the east of this attribute.
The gable roof and three attic dormers (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the east of this attribute.
The two-storey open porch supported by wooden paired square post (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the east of this attribute.
One and half storey massing (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 80 metres to the east of this attribute.
The steep gable roof with decorative bargeboard trim (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 80 metres to the east of this attribute.
The early windows on the ground floor north elevation and the first and second floor east elevation and south elevations (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 80 metres to the east of this attribute.
176 John Street East			
The long central axis from John Street East	Y	N	This road alternative requires construction of 12 metre accessway which would result in direct alteration impacts to the northernmost portion of the long central axis. **Accordingly, mitigation measures must be prepared.**

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The Victorian wooden gazebo	N	Y	This road alternative will not have direct impacts this heritage attribute. Proposed construction activities are within 5 metres of the gazebo, as such there is the potential for indirect impacts related to land disturbances during construction activities. **Accordingly, mitigation measures must be prepared.**
The metal entrance gate framed with red brick pillars	Y	N	This road alterative requires the removal and relocation of the red brick pillars. The pillars would need to be relocated approximately 2.5 metres to the west and east. This would result in a direct alteration to the heritage attributes. The metal entrance gate would need to be modified to be reinstated in a wider opening, or relocated. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape including the formal stone path, sunken lily pond with sculpture, arched stone bridges	Y	N	This road alternative requires construction of 12 metre accessway which directly alters the northernmost section of the formal stone path and sunken garden. This would be a direct alteration impact. **Accordingly, mitigation measures must be prepared.**
The concrete and stone wall which extends along John Street East	Y	Y	This road alternative requires the widening of the entrance at 176 John Street East, which involves the removal of a portion of the wall. This alteration will result in a direct impact to the wall. There is also the potential for indirect land disturbance impacts to the remaining adjacent portions of the wall through temporary vibrations during construction activities. **Accordingly, mitigation measures must be prepared.**
The three-storey brick building with Second Empire, Italianate and Neo-classical features with its form, scale, and massing	N	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Main Residence. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The mansard roof and enclosed brick tower	N	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Main Residence. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
200 John Street East			
The tea house and pool	N	Y	This road alternative would have construction activities within 200 metres of the tea house and pool. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The surviving elements of the Dunington-Grubb landscape	N	Y	This road alternative would have construction activities within 20 metres of the tea house and pool. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The one storey, rectangular bath pavilion	N	Y	Construction activities are within 5 metres of the bath pavilion. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The extant wood gazebo (Whistle stop)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 200 metres to the north of this attribute.
The wall and red brick pillars at the rear of the property and on John Street East	N	Y	This road alternative involves wall alterations within 15 metres of the 200 John Street East wall. As such, there is potential for indirect vibration impacts resulting from temporary construction activities. **Accordingly, mitigation measures must be prepared.**
The two-storey carriage house with hipped roof (Carriage House)	N	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The asymmetrical façade with three French style door openings on the main floor (Carriage House)	N	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The original rectangular diamond pattern windows (Carriage House)	N	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
Entire exterior of the dwelling (Calvin Rand Summer House)	N/A	N/A	The existing dwelling has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application
588 Charlotte Street			
The stone wall located along the rear of the property	N	N	This alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the north of this attribute.

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The red brick pillars and stone wall located at then entrance on Charlotte Street	N	N	This alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 200 metres to the north of this attribute.
Main Dwelling and Sheds	N/A	N/A	The existing Main Dwelling and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
The one storey rectangular outbuilding with hipped roof and overhanging eaves and large French doors with ornate diamond shaped windows with the original estate	N/A	N/A	The existing outbuilding has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
Subject Estate			
Overall CHL	Y	Y	This alternative will directly impact the landscape of 176 John Street East. It will introduce a contemporary roadway that will impact the northernmost portion of the existing circulation network, mature trees, and setting of the sunken garden. It will also involve changes the boundary wall of the CHL. This alternative will result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. This alternative would result in impacts to approximately 7% of the total trees on the Subject Estate. **Accordingly, mitigation measures are required.**

G.4 Access Alternative 4

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
144 John Street East			
The concrete and stone wall which extends along John Street East and Charlotte Street	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 120 metres to the east of this attribute.
The red brick pillars which mark the entrance to the property	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 200 metres to the east of this attribute.
The mature trees and plantings and boxwood hedge	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.
The surviving elements of the Dunington-Grubb landscape	N/A	N/A	There are no known Dunington-Grubb landscape plans for this property, and potential impacts to trees, vegetation, landscape elements are considered under broader CHL.
The two and a half storey frame building (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 130 metres to the east of this attribute.
The gable roof and three attic dormers (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 130 metres to the east of this attribute.
The two-storey open porch supported by wooden paired square post (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 130 metres to the east of this attribute.
One and half storey massing (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 80 metres to the east of this attribute.
The steep gable roof with decorative bargeboard trim (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 80 metres to the east of this attribute.
The early windows on the ground floor north elevation and the first and second floor east elevation and south elevations (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 80 metres to the east of this attribute.
176 John Street East			
The long central axis from John Street East	N	N	This alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are east of this attribute.

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The Victorian wooden gazebo	N	Y	This road alternative will not have direct impacts this heritage attribute. Proposed construction activities are within 5 metres of the gazebo, as such there is the potential for indirect impacts related to land disturbances during construction activities. **Accordingly, mitigation measures must be prepared.**
The metal entrance gate framed with red brick pillars	N	Y	The alternative will not have direct impacts on the entrance gate. This alternative requires the widening of the entrance at 200 John Street East, which involves the removal of a portion of the wall on the adjacent property parcel. The entrance gate is within 15 metres of proposed construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape including the formal stone path, sunken lily pond with sculpture, arched stone bridges	N	Y	This road alternative requires widening portions of the existing driveway on 200 John Street East adjacent to the Dunington-Grubb landscape. The formal stone path, sunken lily pond, and north stone bridge would be retained *in situ*. The sunken lily pond and its stone arch bridges are within 25 metres of construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. A pedestrian path is proposed to reinstate portions of the previous semi-circular drive circulation route that was modified and removed when the property was severed This road alternative would require raising the profile of the road approximately two metres from the lowest point of the existing grade to cross One Mile Creek, which will require the replacement of the existing concrete bridge with a new culvert. A retaining wall would be required alongside the roadway, which will be visible from the sunken lily pond, and will alter the existing surroundings of the garden. **Accordingly, mitigation measures must be prepared.**
The concrete and stone wall which extends along John Street East	Y	Y	This road alternative requires the widening of the entrance at 200 John Street East, which involves the removal of a portion of the wall on 176 John Street East. There is the potential for indirect land disturbance impacts to the adjacent portions of the wall through temporary vibrations during construction activities. **Accordingly, mitigation measures must be prepared.**
The three-storey brick building with Second Empire, Italianate and Neo-classical features with its form, scale, and massing	N	Y	The road alternative will not have direct impacts on the Main Residence. The residence directly adjacent to proposed construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The mansard roof and enclosed brick tower	N	Y	The road alternative will not have direct impacts on the Main Residence. The residence is directly adjacent to proposed construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials.

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
			Accordingly, mitigation measures must be prepared.
200 John Street East			
The tea house and pool	N	Y	This road alternative would have construction activities within 20 metres of the tea house and pool. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape	N	Y	This road alternative would have construction activities within 20 metres of the tea house and pool. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The one storey, rectangular bath pavilion	N	Y	Construction activities are within 5 metres of the bath pavilion. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The extant wood gazebo (Whistle stop)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 200 metres to the north of this attribute.
The wall and red brick pillars at the rear of the property and on John Street East	Y	Y	This road alternative requires the widening of the entrance at 200 John Street East, which involves the removal of a portion of the wall. This alteration will result in a direct impact to the wall. There is also the potential for indirect land disturbance impacts to the remaining adjacent portions of the wall through temporary vibrations during construction activities. This alterative also requires the removal and relocation of the red brick pillars. The pillars will be relocated approximately 2.5 metres to the west and east. **Accordingly, mitigation measures must be prepared.**
The two-storey carriage house with hipped roof (Carriage House)	N	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The asymmetrical façade with three French style door openings on the main floor (Carriage House)	N	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The original rectangular diamond pattern windows (Carriage House)	N	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
Entire exterior of the dwelling (Calvin Rand Summer House)	N/A	N/A	The existing dwelling has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application
588 Charlotte Street			
The stone wall located along the rear of the property	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the north of this attribute.
The red brick pillars and stone wall located at then entrance on Charlotte Street	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 200 metres to the north of this attribute.
Main Dwelling and Sheds	N/A	N/A	The existing Main Dwelling and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
The one storey rectangular outbuilding with hipped roof and overhanging eaves and large French doors with ornate diamond shaped windows with the original estate	N/A	N/A	The existing outbuilding has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
Subject Estate			
Overall CHL	Y	Y	This road alternative will involve alterations to the existing driveway at 200 John Street East abutting the sunken garden at 176 John Street East, and may require raised grades, a new crossing over One Mile Creek, and a change to the setting surrounding the sunken garden. It will also involve mature tree and vegetation removals and changes the boundary wall at 200 John Street East. This alternative will result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. This alternative would result in impacts to approximately 10% of the total trees on the Subject Estate. **Accordingly, mitigation measures are required.**

G.5 Access Alternative 5

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
144 John Street East			
The concrete and stone wall which extends along John Street East and Charlotte Street	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the east of this attribute.
The red brick pillars which mark the entrance to the property	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 190 metres to the east of this attribute.
The mature trees and plantings and boxwood hedge	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.
The surviving elements of the Dunington-Grubb landscape	N/A	N/A	There are no known Dunington-Grubb landscape plans for this property, and potential impacts to trees, vegetation, landscape elements are considered under broader CHL.
The two and a half storey frame building (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the east of this attribute.
The gable roof and three attic dormers (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the east of this attribute.
The two-storey open porch supported by wooden paired square post (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the east of this attribute.
One and half storey massing (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 80 metres to the east of this attribute.
The steep gable roof with decorative bargeboard trim (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 80 metres to the east of this attribute.
The early windows on the ground floor north elevation and the first and second floor east elevation and south elevations (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 80 metres to the east of this attribute.
176 John Street East			
The long central axis from John Street East	Y	N	This road alternative requires construction of 12 metre accessway which would result in direct alteration impacts to the northernmost portion of the long central axis. **Accordingly, mitigation measures must be prepared.**

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The Victorian wooden gazebo	N	Y	This road alternative will not have direct impacts this heritage attribute. Proposed construction activities are within 5 metres of the gazebo, as such there is the potential for indirect impacts related to land disturbances during construction activities. **Accordingly, mitigation measures must be prepared.**
The metal entrance gate framed with red brick pillars	Y	N	This road alterative requires the removal and relocation of the red brick pillars. The pillars would need to be relocated approximately 2.5 metres to the west and east. This would result in a direct alteration to the heritage attributes. The metal entrance gate would need to be modified to be reinstated in a wider opening or relocated. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape including the formal stone path, sunken lily pond with sculpture, arched stone bridges	Y	N	This road alternative requires construction of 12 metre accessway which directly alters the northernmost section of the formal stone path and sunken garden. This would be a direct alteration impact. **Accordingly, mitigation measures must be prepared.**
The concrete and stone wall which extends along John Street East	Y	Y	This road alternative requires the widening of the entrance at 176 John Street East, which involves the removal of a portion of the wall. This alteration will result in a direct impact to the wall. There is also the potential for indirect land disturbance impacts to the remaining adjacent portions of the wall through temporary vibrations during construction activities. **Accordingly, mitigation measures must be prepared.**
The three-storey brick building with Second Empire, Italianate and Neo-classical features with its form, scale, and massing	Y	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Main Residence. To allow for a 12 metre accessway, the steps of the residence may need to be removed. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The mansard roof and enclosed brick tower	N	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Main Residence. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
200 John Street East			
The tea house and pool	N	Y	This road alternative would have construction activities within 20 metres of the tea house and pool. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The surviving elements of the Dunington-Grubb landscape	N	Y	This road alternative would have construction activities within 20 metres of the tea house and pool. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The one storey, rectangular bath pavilion	N	Y	Construction activities are within 5 metres of the bath pavilion. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The extant wood gazebo (Whistle stop)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 200 metres to the north of this attribute.
The wall and red brick pillars at the rear of the property and on John Street East	N	Y	This road alternative involves wall alterations within 15 metres of the 200 John Street East wall. As such, there is potential for indirect vibration impacts resulting from temporary construction activities. **Accordingly, mitigation measures must be prepared.**
The two-storey carriage house with hipped roof (Carriage House)	N	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The asymmetrical façade with three French style door openings on the main floor (Carriage House)	N	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The original rectangular diamond pattern windows (Carriage House)	N	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
Entire exterior of the dwelling (Calvin Rand Summer House)	N/A	N/A	The existing dwelling has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
588 Charlotte Street			
The stone wall located along the rear of the property	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the north of this attribute.
The red brick pillars and stone wall located at then entrance on Charlotte Street	N	N	This alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 200 metres to the north of this attribute.
Main Dwelling and Sheds	N/A	N/A	The existing Main Dwelling and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
The one storey rectangular outbuilding with hipped roof and overhanging eaves and large French doors with ornate diamond shaped windows with the original estate	N/A	N/A	The existing outbuilding has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
Subject Estate			
Overall CHL	Y	Y	This alternative will directly impact the landscape of 176 John Street East. It will introduce a contemporary roadway that will impact the northernmost portion of the existing circulation network, mature trees, and setting of the sunken garden. It will also involve changes the boundary wall of the CHL. This alternative will result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. This alternative would result in impacts to approximately 7% of the total trees on the Subject Estate. **Accordingly, mitigation measures are required.**

G.6 Access Alternative 6a

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
144 John Street East			
The concrete and stone wall which extends along John Street East and Charlotte Street	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the east of this attribute.
The red brick pillars which mark the entrance to the property	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 200 metres to the east of this attribute.
The mature trees and plantings and boxwood hedge	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the east of this attribute.
The surviving elements of the Dunington-Grubb landscape	N/A	N/A	There are no known Dunington-Grubb landscape plans for this property, and potential impacts to trees, vegetation, landscape elements are considered under the Randwood CHL.
The two and a half storey frame building (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 150 metres to the east of this attribute.
The gable roof and three attic dormers (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 150 metres to the east of this attribute.
The two-storey open porch supported by wooden paired square post (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 150 metres to the east of this attribute.
One and half storey massing (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 150 metres to the east of this attribute.
The steep gable roof with decorative bargeboard trim (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 150 metres to the east of this attribute.
The early windows on the ground floor north elevation and the first and second floor east elevation and south elevations (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 150 metres to the east of this attribute.
176 John Street East			
The long central axis from John Street East	Y	N	This road alternative includes hotel access in front of the Main Residence which would result in a direct alteration impact to visual axis towards the residence. **Accordingly, mitigation measures must be prepared.**

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The Victorian wooden gazebo	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 20 metres to the north of this attribute.
The metal entrance gate framed with red brick pillars	N	Y	The road alternative will not have direct impacts on the entrance gate. This alternative requires the widening of the entrance at 200 John Street East, which involves the removal of a portion of the wall on the adjacent property parcel. The entrance gate is within 15 metres of proposed construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape including the formal stone path, sunken lily pond with sculpture, arched stone bridges	Y	Y	This road alternative requires widening portions of the existing driveway on 200 John Street East adjacent to the Dunington-Grubb landscape. The formal stone path, sunken lily pond, and north stone bridge would be retained *in situ*. The sunken lily pond and its stone arch bridges are within 25 metres of construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. This road alternative would require raising the profile of the road approximately two metres from the lowest point of the existing grade to cross One Mile Creek, which will require the replacement of the existing concrete bridge with a new culvert. A retaining wall would be required alongside the roadway, which will be visible from the sunken lily pond, and will alter the existing surroundings of the garden. This road alternative would require hotel access in front of the Main Residence, which would require the removal of the Main Residence's porch or a portion of the stone path into the sunken garden. **Accordingly, mitigation measures must be prepared.**
The concrete and stone wall which extends along John Street East	N	Y	The road alternative will not have direct impacts on the wall along John Street East. This alternative requires the widening of the entrance at 200 John Street East, which involves the removal of a portion of the wall on the adjacent property parcel. There is the potential for indirect land disturbance impacts to the adjacent portions of the wall through temporary vibrations during construction activities. **Accordingly, mitigation measures must be prepared.**
The three-storey brick building with Second Empire, Italianate and Neo-classical features with its form, scale, and massing	Y	Y	This road alternative would require hotel access in front of the Main Residence, which would require the removal of the Main Residence's porch or a portion of the stone path into the sunken garden. The residence is directly adjacent to proposed construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The mansard roof and enclosed brick tower	N	Y	This road alternative would require hotel access in front of the Main Residence, which would require the removal of the Main Residence's porch or a portion of the stone path into the sunken garden. The residence is directly adjacent to proposed construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
200 John Street East			
The tea house and pool	Y	Y	This road alternative requires the removal of the pool to provide the required roadway width for the access to the residential area. The roadway will have a direct irreversible impact to the heritage attribute. The tea house will be retained *in situ* but will be within 50 metres of construction activities for the proposed spa and pool. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape	Y	N	This road alternative requires the landscaped area around the pool to provide the required roadway width for the access to the residential area. The roadway will have a direct irreversible impact to the heritage attribute. **Accordingly, mitigation measures must be prepared.**
The one storey, rectangular bath pavilion	N	Y	This road alternative would have construction activities within 5 metres of the bath pavilion. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The extant wood gazebo (Whistle stop)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute.
The wall and red brick pillars at the rear of the property and on John Street East	Y	Y	This road alternative requires the widening of the entrance at 200 John Street East, which involves the removal of a portion of the wall. This alteration will result in a direct impact to the wall. There is also the potential for indirect land disturbance impacts to the remaining adjacent portions of the wall through temporary vibrations during construction activities. This alterative also requires the removal and relocation of the red brick pillars. The pillars will be relocated approximately 2.5 metres to the west and east. **Accordingly, mitigation measures must be prepared.**
The two-storey carriage house with hipped roof (Carriage House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.
The asymmetrical façade with three French style door openings on the main floor (Carriage House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The original rectangular diamond pattern windows (Carriage House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.
Entire exterior of the dwelling (Calvin Rand Summer House)	N/A	N/A	The existing dwelling has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
588 Charlotte Street			
The stone wall located along the rear of the property	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the northeast of this attribute.
The red brick pillars and stone wall located at then entrance on Charlotte Street	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 200 metres to the northeast of this attribute.
Main Dwelling and Sheds	N	N	The existing Main Dwelling and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
The one storey rectangular outbuilding with hipped roof and overhanging eaves and large French doors with ornate diamond shaped windows with the original estate	N	N	The existing outbuilding has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
Subject Estate			
Overall CHL	Y	Y	The road alternative results in direct impacts to the existing CHL of the Subject Estate, as it will result in the alteration of the lands and the settings of built and landscape elements as they currently exist with the addition of new hotel and spa buildings, landscaped areas, water detention pond, parking, recreational areas, and circulation routes. This alternative would result in impacts to approximately 11% of the total trees on the Subject Estate. **Accordingly, mitigation measures are required.**

G.7 Access Alternative 6b

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
144 John Street East			
The concrete and stone wall which extends along John Street East and Charlotte Street	N	Y	The wall is within 20 metres of proposed construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The red brick pillars which mark the entrance to the property	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the east of this attribute.
The mature trees and plantings and boxwood hedge	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 25 metres to the east of the mature trees and 80 metres northeast of the boxwood hedge.
The surviving elements of the Dunington-Grubb landscape	N/A	N/A	There are no known Dunington-Grubb landscape plans for this property, and potential impacts to trees, vegetation, landscape elements are considered under the Randwood CHL.
The two and a half storey frame building (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.
The gable roof and three attic dormers (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.
The two-storey open porch supported by wooden paired square post (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.
One and half storey massing (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the northeast of this attribute.
The steep gable roof with decorative bargeboard trim (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the northeast of this attribute.
The early windows on the ground floor north elevation and the first and second floor east elevation and south elevations (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the northeast of this attribute.

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
176 John Street East			
The long central axis from John Street East	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are to the west and east of this attribute.
The Victorian wooden gazebo	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.
The metal entrance gate framed with red brick pillars	N	Y	The road alternative will not have direct impacts on the entrance gate. This alternative requires the widening of the entrance at 200 John Street East, which involves the removal of a portion of the wall on the adjacent property parcel. The entrance gate is within 15 metres of proposed construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape including the formal stone path, sunken lily pond with sculpture, arched stone bridges	Y	Y	This road alternative requires widening portions of the existing driveway on 200 John Street East adjacent to the Dunington-Grubb landscape. The formal stone path, sunken lily pond, and north stone bridge would be retained *in situ*. The sunken lily pond and its stone arch bridges are within 25 metres of construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. This road alternative would require raising the profile of the road approximately two metres from the lowest point of the existing grade to cross One Mile Creek, which will require the replacement of the existing concrete bridge with a new culvert. A retaining wall would be required alongside the roadway, which will be visible from the sunken lily pond, and will alter the existing surroundings of the garden. **Accordingly, mitigation measures must be prepared.**
The concrete and stone wall which extends along John Street East	Y	Y	The road alternative requires the removal of a portion of the wall for the hotel access. This alternative also requires the widening of the entrance at 200 John Street East, which involves the removal of a portion of the wall on the adjacent property parcel. There is the potential for indirect land disturbance impacts to adjacent portions of the wall through temporary vibrations during construction activities. **Accordingly, mitigation measures must be prepared.**
The three-storey brick building with Second Empire, Italianate and Neo-classical features with its form, scale, and massing	N	Y	The road alternative will not have direct impacts on the Main Residence. The residence is within 15 metres of proposed construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The mansard roof and enclosed brick tower	N	Y	The road alternative will not have direct impacts on the Main Residence. The residence is within 15 metres of proposed construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
200 John Street East			
The tea house and pool	Y	Y	This road alternative requires the removal of the pool to provide the required roadway width for the access to the residential area. The roadway will have a direct irreversible impact to the heritage attribute. The tea house will be retained *in situ* but will be within 50 metres of construction activities for the proposed spa and pool. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape	Y	N	This road alternative requires the landscaped area around the pool to provide the required roadway width for the access to the residential area. The roadway will have a direct irreversible impact to the heritage attribute. **Accordingly, mitigation measures must be prepared.**
The one storey, rectangular bath pavilion	N	Y	This road alternative would have construction activities within 5 metres of the bath pavilion. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The extant wood gazebo (Whistle stop)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute.
The wall and red brick pillars at the rear of the property and on John Street East	Y	Y	This road alternative requires the widening of the entrance at 200 John Street East, which involves the removal of a portion of the wall. This alteration will result in a direct impact to the wall. There is also the potential for indirect land disturbance impacts to the remaining adjacent portions of the wall through temporary vibrations during construction activities. This alterative also requires the removal and relocation of the red brick pillars. The pillars will be relocated approximately 2.5 metres to the west and east. **Accordingly, mitigation measures must be prepared.**
The two-storey carriage house with hipped roof (Carriage House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.
The asymmetrical façade with three French style door openings on the main floor (Carriage House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.
The original rectangular diamond pattern windows (Carriage House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
Entire exterior of the dwelling (Calvin Rand Summer House)	N/A	N/A	The existing dwelling has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
588 Charlotte Street			
The stone wall located along the rear of the property	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the northeast of this attribute.
The red brick pillars and stone wall located at then entrance on Charlotte Street	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 200 metres to the northeast of this attribute.
Main Dwelling and Sheds	N	N	The existing Main Dwelling and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
The one storey rectangular outbuilding with hipped roof and overhanging eaves and large French doors with ornate diamond shaped windows with the original estate	N	N	The existing outbuilding has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
Subject Estate			
Overall CHL	Y	Y	The road alternative results in direct impacts to the existing CHL of the Subject Estate, as it will result in the alteration of the lands and the settings of built and landscape elements as they currently exist with the addition of new hotel and spa buildings, landscaped areas, water detention pond, parking, recreational areas, and circulation routes. This alternative would result in impacts to approximately 12% of the total trees on the Subject Estate. **Accordingly, mitigation measures are required.**

G.8 Access Alternative 7

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
144 John Street East			
The concrete and stone wall which extends along John Street East and Charlotte Street	N	Y	The wall is within 20 metres of proposed construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The red brick pillars which mark the entrance to the property	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the east of this attribute.
The mature trees and plantings and boxwood hedge	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 25 metres to the east of the mature trees and 80 metres northeast of the boxwood hedge.
The surviving elements of the Dunington-Grubb landscape	N/A	N/A	There are no known Dunington-Grubb landscape plans for this property, and potential impacts to trees, vegetation, landscape elements are considered under the Randwood CHL.
The two and a half storey frame building (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.
The gable roof and three attic dormers (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.
The two-storey open porch supported by wooden paired square post (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the east of this attribute.
One and half storey massing (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the northeast of this attribute.
The steep gable roof with decorative bargeboard trim (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the northeast of this attribute.
The early windows on the ground floor north elevation and the first and second floor east elevation and south elevations (Coach House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the northeast of this attribute.

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
176 John Street East			
The long central axis from John Street East	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the west of this attribute.
The Victorian wooden gazebo	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the northwest of this attribute.
The metal entrance gate framed with red brick pillars	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the west of this attribute.
The surviving elements of the Dunington-Grubb landscape including the formal stone path, sunken lily pond with sculpture, arched stone bridges	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the west of this attribute.
The concrete and stone wall which extends along John Street East	Y	Y	The road alternative requires the removal of a portion of the wall for the hotel access. There is the potential for indirect land disturbance impacts to adjacent portions of the wall through temporary vibrations during construction activities. **Accordingly, mitigation measures must be prepared.**
The three-storey brick building with Second Empire, Italianate and Neo-classical features with its form, scale, and massing	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the northwest of this attribute.
The mansard roof and enclosed brick tower	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the northwest of this attribute.
200 John Street East			
The tea house and pool	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres of this attribute.
The surviving elements of the Dunington-Grubb landscape	N	N	This road alternative will not have direct impacts on this heritage attribute. Proposed construction activities are more than 100 metres of this attribute.
The one storey, rectangular bath pavilion	N	Y	Construction activities are within 5 metres of the bath pavilion. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The extant wood gazebo (Whistle stop)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres of this attribute.

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The wall and red brick pillars at the rear of the property and on John Street East	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the north of this attribute (rear) and 100 metres west of this attribute (front).
The two-storey carriage house with hipped roof (Carriage House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 75 metres to the south of this attribute.
The asymmetrical façade with three French style door openings on the main floor (Carriage House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 75 metres to the south of this attribute.
The original rectangular diamond pattern windows (Carriage House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 75 metres to the south of this attribute.
Entire exterior of the dwelling (Calvin Rand Summer House)	N/A	N/A	The existing dwelling has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
588 Charlotte Street			
The stone wall located along the rear of the property	Y	Y	This road alternative requires the widening of the entrance at 588 Charlotte Street which involves the removal of a portion of the wall. This alteration will result in a direct and irreversible impact to the wall. There is also the potential for indirect land disturbance impacts to the remaining adjacent portions of the wall through temporary vibrations during construction activities. **Accordingly, mitigation measures must be prepared.**
The red brick pillars and stone wall located at then entrance on Charlotte Street	Y	N	This road alterative requires the removal and relocation of the red brick pillars. The pillars would need to be moved approximately 2 metres to the west and east. This would be a direct alternation impact. **Accordingly, mitigation measures must be prepared.**
Main Dwelling and Sheds	N/A	N/A	The existing Main Dwelling and Sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.
The one storey rectangular outbuilding with hipped roof and overhanging eaves and large French doors with ornate diamond shaped windows with the original estate	N/A	N/A	The existing outbuilding has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application.

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
Subject Estate			
Overall CHL	Y	N	This residential road alternative results in limited impacts to heritage attributes of the Subject Estate, including limited tree removals. Impacts to trees are limited to a section of the site that is located behind a residential subdivision and largely screened off from the remainder of the Subject Estate. Former agricultural and orchard areas that were previously located in this area of the Subject Estate have been removed for several decades. However, the hotel access will have direct impacts to the John Street East landscape, a portion of the boundary wall, and mature trees. This alternative would result in impacts to approximately 3% of the total trees on the Subject Estate. **Accordingly, mitigation measures are required.**

G.9 Access Alternative 8

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
144 John Street East			
The concrete and stone wall which extends along John Street East and Charlotte Street	N	Y	The wall is within 10 metres of proposed construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The red brick pillars which mark the entrance to the property	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the east of this attribute.
The mature trees and plantings and boxwood hedge	Y	N	This road alternative requires the construction where mature trees are located. It will result in direct destruction impacts to the mature trees. No impacts are anticipated from the road alternative on the boxwood hedge. **Accordingly, mitigation measures must be prepared.**
The surviving elements of the Dunington-Grubb landscape	N/A	N/A	There are no known Dunington-Grubb landscape plans for this property, and potential impacts to trees, vegetation, landscape elements are considered as part of the Randwood CHL.
The two and a half storey frame building (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the southeast of this attribute.
The gable roof and three attic dormers (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the southeast of this attribute.
The two-storey open porch supported by wooden paired square post (Devonian House)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 50 metres to the southeast of this attribute.
One and half storey massing (Coach House)	Y	N	This road alternative would require the relocation of the underground parking garage which could potentially involve the removal and relocation of the Coach House. This would result in a direct impact and remove the Coach House from its contextual position. **Accordingly, mitigation measures must be prepared.**
The steep gable roof with decorative bargeboard trim (Coach House)	Y	N	This road alternative would require the relocation of the underground parking garage which could potentially involve the removal and relocation of the Coach House. This would result in a direct impact and remove the Coach House from its contextual position. **Accordingly, mitigation measures must be prepared.**

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The early windows on the ground floor north elevation and the first and second floor east elevation and south elevations (Coach House)	Y	N	This road alternative would require the relocation of the underground parking garage which could potentially involve the removal and relocation of the Coach House. This would result in a direct impact and remove the Coach House from its contextual position. **Accordingly, mitigation measures must be prepared.**
176 John Street East			
The long central axis from John Street East	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 100 metres to the west of this attribute.
The Victorian wooden gazebo	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 80 metres to the west of this attribute.
The metal entrance gate framed with red brick pillars	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 80 metres to the west of this attribute.
The surviving elements of the Dunington-Grubb landscape including the formal stone path, sunken lily pond with sculpture, arched stone bridges	N	Y	One of the arch bridges is within 20 metres of proposed construction activities. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The concrete and stone wall which extends along John Street East	Y	Y	This road alternative requires the creation of new entrance on John Street East, which involves the removal of a portion of the wall. This alteration will result in a direct impact to the wall. There is also the potential for indirect land disturbance impacts to the remaining adjacent portions of the wall through temporary vibrations during construction activities. **Accordingly, mitigation measures must be prepared.**
The three-storey brick building with Second Empire, Italianate and Neo-classical features with its form, scale, and massing	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 70 metres to the west of this attribute.
The mansard roof and enclosed brick tower	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 70 metres to the west of this attribute.
200 John Street East			
The tea house and pool	N	Y	This road alternative would have construction activities within 25 metres of the tea house and the pool. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The surviving elements of the Dunington-Grubb landscape	N	Y	This road alternative would have construction activities within 25 metres of the tea house and the pool. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The one storey, rectangular bath pavilion	N	Y	This road alternative would have construction activities within 5 metres of the bath pavilion. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The extant wood gazebo (Whistle stop)	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 200 metres to the north of this attribute.
The wall and red brick pillars at the rear of the property and on John Street East	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 200 metres from this attribute.
The two-storey carriage house with hipped roof (Carriage House)	N	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The asymmetrical façade with three French style door openings on the main floor (Carriage House)	N	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
The original rectangular diamond pattern windows (Carriage House)	N	Y	This road alternative would have construction and vehicular traffic directly adjacent to the Carriage House. Land disturbance from construction activities may have the potential to impact the heritage attribute through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. **Accordingly, mitigation measures must be prepared.**
Entire exterior of the dwelling (Calvin Rand Summer House)	N/A	N/A	The existing dwelling has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application
588 Charlotte Street			
The stone wall located along the rear of the property	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 200 metres to the north of this attribute.

Heritage Attribute	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
The red brick pillars and stone wall located at then entrance on Charlotte Street	N	N	This road alternative will not have direct or indirect impacts on this heritage attribute. Proposed construction activities are more than 200 metres to the north of this attribute.
Main Dwelling and Sheds	N/A	N/A	The existing dwelling and sheds have been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application
The one storey rectangular outbuilding with hipped roof and overhanging eaves and large French doors with ornate diamond shaped windows with the original estate	N/A	N/A	The existing outbuilding has been proposed to be removed as part of a pre-existing demolition application unrelated to the current OPA/ZBA application
Subject Estate			
Overall CHL	Y	Y	This road alternative will directly impact the treed landscape of 144 and 176 John Street East. It will introduce a contemporary roadway that will impact the circulation network and mature trees. It will also involve changes the boundary wall of the CHL. It may also involve the removal of built elements including the Coach House associated with the CHL. This alternative will result in land disturbances related to temporary construction vibrations, that may indirectly impact built elements of the site. This alternative would result in impacts to approximately 7% of the total trees on the Subject Estate. **Accordingly, mitigation measures are required.**

Appendix H Access Alternatives Analysis

H.1 Access Alternatives Analysis

Alternative	Advantages	Disadvantages
1	• No impacts to heritage attributes on 176 and 200 John Street East • Most retention of known surviving Dunington-Grubb elements • Spacing is adequate from adjacent intersections and driveways • Traffic flows to John Street through the Subject Lands, limited impact on adjacent community	• Direct impacts to 144 John Street East with the removal of wall portions, relocation of brick pillars, and mature trees • If underground parking needs to be shifted northwest, the Coach House would need to be removed or relocated and would push the location of the hotel closer to the residential area on Christopher Crescent • This alternative will directly impact the treed landscape of the CHL • Tree removal impacts the potential bat species at risk habitat • The water detention pond cannot be relocated • Additional traffic directly adjacent to Devonian House, limiting potential for adaptive reuse • Contains several horizontal curves reflective of a curvilinear alignment and could impact sight distance • The road could also have a 20 metre tangent with the intersection of John Street before the curve is introduced • If the access is to be shared between the residential and hotel, previous analysis identified the anticipated traffic volume would be higher than the threshold typically considered appropriate for shared operating space between vehicles and cyclists • Accommodating designated cycling facilities would require a wider roadway platform. • Traffic follow could negatively impact the safety cyclists if vehicles and cyclists are sharing the road • Visual barriers may be required between accessway and residential neighbourhood to the northwest • Potential impacts to One Mile Creek if a new crossing is required • Road access would be located on same side of hotel as waste collection and delivery area • Lack of formal entrance and approach presents wayfinding challenges • Intersects with service road required for delivers, waste collection, and valet overflow parking

Alternative	Advantages	Disadvantages
2	• No impacts to heritage attributes on 200 John Street East • Spacing is adequate from adjacent intersections and driveways • Traffic flows to John Street through Subject Estate, limited impact on adjacent community • Crosses One Mile Creek at an existing cross location to minimize impacts associated with the crossing structure	• Direct impacts to 144 John Street East with the removal of mature trees • If underground parking needs to be shifted northwest, the Coach House would need to be removed or relocated and would push the location of the hotel closer to the residential area on Christopher Crescent • Direct impacts to 176 John Street East with the removal of a portion of the wall • This alternative will directly impact the treed landscape of the CHL • Tree removal impacts potential bat species at risk habitat • Visual barriers may be required between accessway and residential neighbourhood to the northwest • 90-degree elbows/ tight curves are not recommended in the road alignment as they impact sight lines as well as off-tracking of vehicles through the elbow. Road would likely need to be “bulbed” at the elbow to account for this. • Angle of intersection adjacent to Devonian House is problematic • If the access is to be shared between the residential and hotel, previous analysis identified the anticipated traffic volume would be higher than the threshold typically considered appropriate for shared operating space between vehicles and cyclists • Accommodating designated cycling facilities would require a wider roadway platform. • Traffic follow could negatively impact the safety cyclists if vehicles and cyclists are sharing the road • Cuts through rear landscaped area required for outdoor events • Divides relationship between residences and hotel/spa

Alternative	Advantages	Disadvantages
3	• No impacts to heritage attributes at 144 John Street East and 588 Charlotte Street • Spacing is adequate from adjacent intersections and driveways • Traffic flows to John Street through Subject Estate, limited impact on adjacent community • Crosses One Mile Creek at an existing crossing location to minimize impacts associated with the crossing structure	• Direct impacts to 176 John Street East including alterations to its wall, entrance gate, circular drive, formal stone path, sunken garden, and bridge. • This alternative will directly impact the treed landscape of the CHL • High volumes of traffic between Ritz Carleton Hotel and Spa, would have safety concerns for pedestrians • Sight line issues for the access being close to buildings and the turn around in and from the hotel • The road should also have a 20 metre tangent with the intersection of John Street before the first curve is introduced • 90-degree elbows/tight curves are not recommended in the road alignment as they impact sight lines as well as off-tracking of vehicles through the elbow. Road would likely need to be “bulbed” at the elbow to account for this. • If the access is to be shared between the residential and hotel, previous analysis identified the anticipated traffic volume would be higher than the threshold typically considered appropriate for shared operating space between vehicles and cyclists • Accommodating designated cycling facilities would require a wider roadway platform • Tree removal impacts potential bat species at risk habitat • Divides relationship between hotel and spa and residences. Has potential to disrupt safety and enjoyment of patrons using the site
4	• No impacts to heritage attributes at 144 John Street East and 588 Charlotte Street • Traffic flows to John Street through Subject Estate, limited impacts on adjacent community • Crosses One Mile Creek at an existing crossing location to minimize impacts associated with the crossing structure	• Direct impacts to 176 John Street East with the alteration of the construction of a retaining wall and a new concrete box culvert • Direct impacts to 200 John Street East with alterations to the wall, brick pillars, and mature trees • 90-degree elbows/tight curves are not recommended in the road alignment as they impact sight lines as well as off-tracking of vehicles through the elbow. Road would likely need to be “bulbed” at the elbow to account for this. • If the access is to be shared between the residential and hotel, previous analysis identified the anticipated traffic volume would be higher than the threshold typically considered appropriate for shared operating space between vehicles and cyclists • Accommodating designated cycling facilities would require a wider roadway platform • High volumes of traffic between Spa and its outbuildings, which may have noise and safety impacts • Spacing is close to adjacent residential driveway, however as long as the minimum corner clearance can be met, this alternative is okay • Tree removals impacts potential bat species at risk habitat • Divides relationship between hotel and spa and residences. Has potential to disrupt safety and enjoyment of patrons using the site

Alternative	Advantages	Disadvantages
5	• No impacts to heritage attributes at 144 John Street East and 588 Charlotte Street • Spacing is adequate from adjacent intersections and driveways • Traffic flows to John Street through Subject Estate, limited impact on adjacent community	• Direct impacts to 176 John Street East including alterations to its wall, entrance gate, circular drive, formal stone path, sunken garden, and bridge. It may also require the removal of the Main Residence's steps and the sunken garden stone wall. • This alternative will directly impact the treed landscape of the CHL • High volumes of traffic between Ritz Carleton Hotel and Spa, will have safety concerns for pedestrians • The turning radius around the Main Residence between the hotel is not feasible • The road should also have a 20 metre tangent with the intersection of John Street before the first curve is introduced • 90-degree elbows/tight curves are not recommended in the road alignment as they impact sight lines as well as off-tracking of vehicles through the elbow. Road would likely need to be "bulbed" at the elbow to account for this • If the access is to be shared between the residential and hotel, previous analysis identified the anticipated traffic volume would be higher than the threshold typically considered appropriate for shared operating space between vehicles and cyclists • Accommodating designated cycling facilities would require a wider roadway platform • Tree removals impacts potential bat species at risk habitat • Divides relationship between hotel and spa and residences. Has potential to disrupt safety and enjoyment of patrons using the site • A new crossing of One Mile Creek would be required, although this may be offset if the existing crossing to the south is removed and the watercourse/riparian area is restored
6a	• No impacts to heritage attributes at 144 John Street East and 588 Charlotte Street • Designated residential access separated from hotel area • Traffic flows to John Street East through Subject Estate, limited impacts on adjacent community • Residential alignment is straight with limited curvature in the roadway • Volumes are projected to be low to permit a shared cycling space with vehicles keeping the roadway width to a minimum • Crosses One Mile Creek at an existing crossing location to minimize impacts associated with the crossing structure	• Direct impacts to 176 John Street East with the construction of a retaining wall and new box culvert. Potential direct impacts to the front of the Main Residence or a portion of the stone path, as well as the long central axis • Direct impacts to 200 John Street East with the removal of the pool, surviving elements of the Dunington-Grubb landscape, a potion of the wall, and the relocation of the brick pillars. • Spacing is close to adjacent residential driveway, however as long as the minimum corner clearance can be met, this alternative is okay • The turning radius around the Main Residence between the hotel is not feasible • 90-degree elbows/tight curves are not recommended in the road alignment as they impact sight lines as well as off-tracking of vehicles through the elbow. Road would likely need to be "bulbed" at the elbow to account for this • Tree removals impacts potential bat species at risk habitat

Alternative	Advantages	Disadvantages
6b	• No impacts to heritage attributes at 588 Charlotte Street • Designated residential access separated from hotel area • Traffic flows to John Street East through Subject Estate, limited impacts on adjacent community • Alignments are straight with limited curvature in the roadway • Volumes are projected to be low to permit a shared cycling space with vehicles keeping the roadway width to a minimum • Crosses One Mile Creek at an existing crossing location to minimize impacts associated with the crossing structure	• Direct impacts to 176 John Street East with a new retaining wall and concrete box culvert, as well as the removal of a portion of its wall • Direct impacts to 200 John Street East with the removal of the pool, surviving elements of the Dunington-Grubb landscape, a potion of the wall, and the relocation of the brick pillars. • Spacing is close to adjacent residential driveway, however as long as the minimum corner clearance can be met, this alternative is okay • Tree removals impacts potential bat species at risk habitat
7	• No impacts to heritage attributes on 144 John Street East • Designated residential access separated from hotel area • Alignments are straight with limited curvature in the roadway	• Direct impacts to 176 John Street East with the removal of a portion of its wall • Direct impacts to 588 Charlotte Street with removals of a portion of the stone wall, and relocation of red brick pillars • Traffic flows to Charlotte Street, impact on adjacent community • Access would be skewed with Paffard Street, sight distance could be problematic with a skew • Charlotte Street is currently classified as a local road. However, the Town's Traffic Master Plan identifies that Charlotte Street will be reclassified as a collector road • This access is not wide enough to accommodate a full road width. Would require Town-owned lands • A new crossing of the tributary of One Mile Creek would be required, although this may be partially offset if the existing 588 Charlotte Street driveway crossing is removed and the watercourse/riparian area is restored • Lack of formal entrance and approach presents wayfinding challenges
8	• No impacts to heritage attributes on 588 Charlotte Street	• Direct impacts to 144 John Street East with removal of mature trees • If underground parking needs to be shifted northwest, the Coach House would need to be removed or relocated and would push the location of the hotel closer to the residential area on Christopher Crescent • Direct impacts to 176 John Street East with the removal of a portion of the wall and mature trees • Visual barriers may be required between accessway and residential neighbourhood to the northwest • If the access is to be shared between the residential and hotel, previous analysis identified the anticipated traffic volume would be higher than the threshold typically considered appropriate for shared operating space between vehicles and cyclists • Accommodating designated cycling facilities would require a wider roadway platform • Tree removals impacts potential bat species at risk habitat • A new crossing of One Mile Creek would be required

Alternative	Advantages	Disadvantages
		• Road access would be located on same side of hotel as waste collection and delivery area • Lack of formal entrance and approach presents wayfinding challenges • Intersects with service road required for delivers, waste collection, and valet overflow parking