

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. 5284-20**

(176 John Street East, Roll No. 262701000200800)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS, **176 JOHN STREET EAST (LOT 144 RCP 692 NIAGARA; TOWN OF NIAGARA-ON-THE-LAKE)**, IN THE TOWN OF NIAGARA-ON-THE-LAKE, IN THE PROVINCE OF ONTARIO, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST.

**WHEREAS** Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

**AND WHEREAS** the Council of The Corporation of The Town of Niagara-on-the-Lake has caused to be served on the owner of the lands and premises known as the **176 JOHN STREET EAST**, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

**AND WHEREAS** the reasons for designation are set out in Schedule 'B' hereto;

**AND WHEREAS** a notice of objection to the proposed designation was served on the Town Clerk and the matter was referred to the Conservation Review Board; and

**AND WHEREAS** on October 22, 2020, notice of objection to the notice of intention to designate was withdrawn.

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

1. There is designated as being of cultural heritage value or interest the real property known as **176 JOHN STREET EAST** in the Town of Niagara-on-the-Lake in the Province of Ontario, 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.
3. The Clerk is hereby authorized to cause copy of this By-law to be served on the owners of the aforesaid property and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in a newspaper having general circulation.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 21ST DAY OF DECEMBER, 2020**

  
LORD MAYOR BETTY DISERO

  
TOWN CLERK PETER TODD

## SCHEDULE 'B'

### 176 JOHN STREET EAST

#### Description of Property

The property is located on John Street East and generally follows a rectangular property line. The property is accessed from John Street East through large red brick pillars and the gate which frame the entrance. There are multiple structures associated with the property including 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, water fountain and landscaping features.

#### Statement of Cultural Heritage Value or Interest

The property known as 176 John Street East has cultural heritage value or interest for its design and physical values, its historical/associative values, and its contextual values.

It has physical/design value because of its main residence which is a representative example of an evolved summer residence that has evidence of multiple architectural styles, such as Second Empire style, Italianate and Neo-Classical features. It also has physical/design value for its concrete, brick and stone wall found along John Street East which is a rare local example of an intact large wall which delineates the original estate boundary.

The property has historical/associative values due to its many historical associations. The property has direct associations with Hon. Peter Russel and William Dickson who were early owners of the property. It also has direct associations with the Rand Family who originally kept the property as a summer home. George Rand I purchased the property in 1910 and began modifying the existing residence and building many new structures on the estate grounds. The property remained in the Rand Family until 1976. In addition, the property 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 the property from 1980 until 1993. Lastly, the property is associated with Canadian landscape architect team Howard Dunnington and Lorrie Dunnington-Grubb. The couple designed and worked on various areas and landscapes on the property. The couple were pioneers and well respected in the Canadian landscape architect community. The property also has historical/associative value as it demonstrates or reflects their work and ideas.

The property has contextual value as it is important in defining, maintaining or supporting the character of an area. The large concrete, brick and stone walls that front the property are important in defining the character of the John Street area. The view from the entrance gate on John Street East showing the long central axis, lily pond and main residence also is important in defining the character of the area. It is physically, functionally, visually or historically linked to its surroundings. The property was originally part of the larger estate known as Randwood, which was owned by the Rand family from 1919 until 1980. It forms part of a larger significant cultural heritage landscape that includes all the grounds

**SCHEDULE 'A'**

LOT 144 RCP 692 NIAGARA; TOWN OF NIAGARA-ON-THE-LAKE

PIN: 46404-0037 (LT)

of the original estate. The property is visually and historically linked to the surrounding properties. The property is a local landmark.

### **Description of Heritage Attributes**

The cultural heritage value or interest associated with the property is represented in following heritage attributes:

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; and
- 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; and
- The mansard roof and enclosed brick tower.