



URBAN DESIGN COMMITTEE MEETING MINUTES

Tuesday January 23, 2018

07:00 PM

PRESENT:

Chair John Morley, Betty Disero, John Hawley, David Parker

REGRETS:

STAFF:

Raymond Tung Urban Design Specialist

Shirley Cater Manager of Planning

Tara Druzina Administrative Assistant

Victoria Wickabrod Customer Service Representative

OTHERS:

Councillors: Paolo Miele, Martin Mazza

MEDIA:

Mike Zettel Niagara this Week

MEDIA:

1. Call to Order

Chair John Morley called the meeting to order at 5:05 p.m.

2. Announcements

Raymond Tung, Urban Design Specialist provided an outline of the process of the Urban Design Meeting.

3. Presentations

There were no presentations at this time.

4. Adoption of Agenda

Moved by John Hawley that the agenda be adopted.

APPROVED.

5. Conflict of Interest

John Morley declared a conflict of interest with Report UDC-18-001 - 144 & 176 John Street (Randwood Estates) - hotel and conference centre - Zoning By-law Amendment as he is the landscape architect for this proposal.

6. Previous Minutes

The minutes from the December 12, 2017 meeting were received.

7. Correspondence

There was no correspondence at this time.

8. Business

The Committee discussed permitting Councillors in attendance an opportunity to comment on UDC reports on the agenda.

Moved by Betty Disero that Councillors Paolo Miele and Martin Mazza be permitted to speak to Report UDC-18-002 - 493-507 Line 2 Road.

APPROVED.

8.1 UDC-18-002 493-507 Line 2 Road - Medical Centre - Preliminary Review

Susan Smyth and Norm Ocampom, Quartek Group Inc., agents for the applicant were present to speak to the proposal. Susan Smyth gave an overview of the proposal. Ms. Smyth stated that this proposal is for the development of a medical centre being 2787 square metres (30,000 square feet). The building is proposed to be two stories facing Niagara Stone Road. Parking will be provided at the rear and east side of the building and parking requirements have been met. Landscaping has been provided along the perimeter and on the site but they are looking for further comment on the landscaping. Bicycle parking and pedestrian walkways have also been provided.

Norm Ocampom spoke to the preliminary elevations, materials which include brick

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or natural stone similar to Crossroads School and the use of glass and glazing.

The Committee discussed the following:

- Loading area does not look adequate
- Additional landscaping needed along Niagara Stone Road, Line 2 Road and parking area
- Niagara Stone Road entrance requires improvement
- Material on the building
- Type of landscaping needs to be identified
- Sidewalk along Line 2 Road
- Location of building

Councillor Paolo Miele asked questions of the representatives with respect to location of the building site lines, crosswalks, a traffic study and public safety.

Councillor Martin Mazza asked questions of the representatives with respect to relocation of the building and safety of the school students exiting onto Line 2 Road.

Chair John Morley concluded noting the staff recommendation that upon an application being submitted and circulated, the application will return to the Urban Design Committee for a formal review.

Moved by Betty Disero that Report UDC-18-002 - 493-507 Line 2 Road - Medical Centre - Preliminary Review be received.

APPROVED.

Chair John Morley stepped down as Chair and David Parker took the Chair.

8.2 UDC-18-001 144-176 John Street (Randwood Estate) - Hotel & Conference Centre - Zoning By-law Amendment

John Morley previously declared a conflict of interest with Report UDC-18-001 - 144 & 176 John Street (Randwood Estates) as he is the landscape architect for this application. John Morley did not take part in any discussion or vote on this application.

Moved by Betty Disero that Councillors Paolo Miele and Martin Mazza be permitted to speak to Report UDC-18-001.

APPROVED.

Maurizio Rogato, Two Sisters, Norm Ocampo, Quartek Group Inc., Paul Lowes, SGL Planning were present to represent the proposal. Maurizio Rogato provided a brief overview of the proposal. Mr. Rogato stated the previous Council approval permitted four new structures, lot coverage of 12% and a designation of General

Commercial. The current zoning permits various commercial uses and 5 storey height for buildings. The new application is for the hotel to in the open space of the property away from abutting properties, reduced lot coverage to 8%, increased underground parking, and increased setbacks.

Norm Ocampo provided a brief overview of the architectural design of the proposal. Mr. Ocampo spoke to the Urban Design Brief and the Heritage Brief.

DELEGATIONS

Under the Terms of Reference of the Urban Design Committee the number of deputations shall be limited to four (4). The following four deputations were given permission to speak prior to the meeting and are added to the agenda.

(a) Duff Roman, 38 Weatherstone Court

Duff Roman spoke to concern with the neighbourhood context, streetscape character and landscape plan with regard to trees and the tree canopy on the property. Mr. Roman further detailed his concern regarding the trees to be removed and Boxwood Hedge on the subject property. Chair David Parker thanked Mr. Roman for coming forward.

(b) Colin Patey, 26 Weatherstone Court

Colin Patey spoke to concern with the issue of building heights. Mr. Patey requested the committee to keep the height at 17.35 metres and referenced the 2011 staff report. Mr. Patey also stated concern with regard to mechanical structures for the hotel. Chair David Parker thanked Mr. Patey for coming forward.

(c) David Bell, 511 Charlotte Street speaking on behalf of Jim McCallum

David Bell stated that he had previously forwarded comments to the committee. Mr. Bell spoke to neighbourhood context, streetscape character, height and setbacks. Mr. Bell further spoke to the parking on the site. Chair David Parker thanked Mr. Bell for coming forward.

(d) David Auger, 12 Weatherstone Court

David Auger spoke to concern with vehicular access onto the property, size and scale, tree canopy and height of buildings. Mr. Auger further spoke to architectural style and heritage designation. Chair David Parker thanked Mr. Auger for coming forward.

Moved by Betty Disero that the Urban Design Committee permit more than four deputations, additional deputations above five would be limited to 2 minutes speaking.

APPROVED.**(e) Rick Stubbings, 665 Rye Street**

Rick Stubbings spoke to the historical context and future planning of the Town being important.

(f) Sally Miller, 7 Christopher Street

Sally Miller spoke to the maintenance building details and setbacks.

(g) Nicholas Miller, 7 Christopher Street

Nicholas Miller spoke to the Boxwood Hedge on the property and heritage landscaping.

Chair David Parker thanked those who came forward to speak.

The Committee discussed the following:

- Reconciling 2011 Report to current application
- Importance of site
- Height of buildings
- Landscaping at the rear on top of parking
- Visibility from John Street
- Design elements throughout the Town should be consistent and in support of Old Town
- Definition of height as it relates to the 2011 zoning bylaw and supporting reports – Raymond Tung acknowledged the discrepancy of lowest grade to highest peak and average grade to parapet.
- Different massing on the buildings
- More detail for maintenance building
- Two of the access points entering a field or conservation area and environmental impact of those access routes.
- The look of the proposed new bridge and the enforcement of one axle trucks versus two axle trucks and no bus parking as stated in the application
- Did the transportation report take into account the Hwy 55 route
- A description and location of the trees that have been removed and why, prior to the tree preservation plan approval.

Councillor Martin Mazza spoke to the process of the application.

Councillor Paolo Miele stated concerns with flooding, the flood plan, natural resources and the proposal for underground parking and the aquifer. Councillor Paolo Miele stated traffic is an issue in the summer.

Councillor Disero asked the staff if they could just take these recommendations or

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do they need a motion. A motion was requested by staff.

Report UDC-18-001 regarding 144-176 John Street (Randwood Estate) - Hotel & Conference Centre - Zoning By-law Amendment was not dealt with at this time.

Draft Motion - Moved by Betty Disero that

1. peer reviews for the following be submitted:

- urban design review;
- heritage impact study;
- environmental impact study on adjacent properties as requested in the 2011 report;

2. the traffic study be verified by staff to ensure the Hwy 55/John Street route has been considered;

3. an arborist report stating locations and species of trees that have been removed and reason for removal be required;

4. Applicant be required to submit a Part IV Heritage Designation application to MHC as written in the OPA.

5. The Committee further discussed peer reviews and having staff review the 2011 Planning report and how it relates to the Zoning By-law and providing a report back to the committee. (The vote not called on this motion.)

Moved by John Hawley that the secretariat staff bring these motions to the next UDC meeting on February 27th for consideration by the committee.

APPROVED.

9. New Business

There was no new business at this time.

10. Next Meeting Date

February 27, 2018

11. Adjournment

8:00 p.m.

VERBAL MOTIONS:

ADJOURNMENT: 08:00 PM

January 17, 2018
Urban Design Committee Report UDC-18-01

Report to: Town of Niagara-on-the-Lake Urban Design Committee

Subject: 144 & 176 John Street East (Randwood Estate) – hotel and conference centre – Zoning By-law Amendment

1. RECOMMENDATION

Planning staff recommends that with respect to the Zoning By-law Amendment application:

- 1.1 The site plan be supported, subject to the following conditions:
 - 1.1.1 Committee comments regarding the function of vehicular accesses and circulation;
 - 1.1.2 Committee comments regarding the design of the pedestrian footpaths with regard to their paving material and location(s); and
 - 1.1.3 Committee comments regarding the size and scale of the proposed hotel building on the ground.
- 1.2 The building elevations be supported, subject to the following conditions:
 - 1.2.1 Committee comments regarding the compatibility of the six-storey hotel building on the subject property and surrounding neighbourhood; and
 - 1.2.2 Committee comments regarding the architectural style of the proposed hotel building.
- 1.3 The landscape plan be supported, subject to the following conditions:
 - 1.3.1 Clarification from the applicant as to what the 15 proposed species are that form the vegetative screening on the western edge of the landscape terrace; and
 - 1.3.2 Committee comments regarding the contrast of landscape design for the rear terrace.

2. PURPOSE / PROPOSAL

The Town has received an application for Zoning By-law Amendment and Site Plan to permit a hotel and conference development with secondary uses that include an artist studio and learning centre, restaurants, art gallery, and spa. It should be noted that the existing property is zoned for those uses, arising from a previous Zoning By-law Amendment (submitted by a previous applicant) that was approved in 2011. The current zoning of the subject properties requires amendment as the zoning provisions were specific to the siting/location of buildings of the original proposal, and did not give flexibility to allow for changes.



Figure 1: Location map

3. BACKGROUND

3.1 Site description and surrounding land uses

The subject properties are located on the southern side of John Street East, between King Street and Queen’s Parade/Niagara River Parkway. The surrounding uses include residential subdivisions, estate wineries and large estate properties. The properties are also located across John Street East from the Commons, lands administered by Parks Canada. The properties lie at the periphery of Old Town, along the urban area boundary.

4. DISCUSSION / ANALYSIS

4.1 Site plan

4.1.1 Vehicular access and circulation

A total of three accesses are indicated on the site plan for public access, all of which currently exist and will be improved upon. All accesses are along John Street East. The eastern- and western-most accesses are proposed to be two-way, with only the central access being one-way for entering the site. The central access is proposed to be the main entrance for the development. *Staff seek the Committee’s advice on the proposed vehicular access and circulation.*

It should be noted that a fourth access into the site is shown to the proposed maintenance building to the south. It appears that this access would be made through a connection onto the adjacent property. *Staff seek clarification of this from the applicant, as to whether this access is connected to the access leading to the underground parking garage, and what the function of this access point will be.*

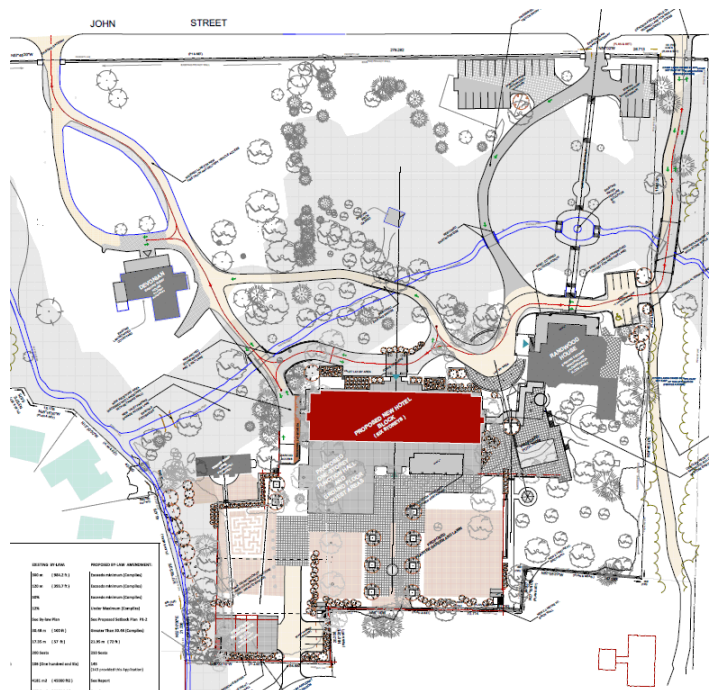


Figure 2: Site plan

Parking is largely accommodated in an underground two-level parking garage that will provide 365 spaces. The entrance to these spaces is located on the west side of the proposed hotel building. Additionally, 50 spaces are proposed (only 39 spaces are shown on the site plan) for surface-level parking, which is accommodated throughout the site, with a large component on two lots by the central one-way access. Staff support the provision of underground parking and seek the Committee's advice on parking provision of the site.

4.1.2 Pedestrian access and circulation

The site currently contains some existing footpaths and trails that will be improved upon, including the main footpath linking the central access to Randwood House. The urban design brief proposes that new complimentary footpaths will be built to link existing trails and walkway, as well as to allow for a shuttle service (via golf carts) to nearby Two Sisters winery and other points of interest in Old Town. Staff seek further details from the applicant to identify where

these new footpaths would be built, and their choice of paving material(s). *Staff seek the Committee's advice on the provision of pedestrian footpaths and their design (materials and location).*

4.1.3 Building location:

The proposed development incorporates the three main buildings on-site currently. They are: 1) Randwood House, 2) Sheets (Devonian) House and 3) Coach House. New proposed buildings that will be located on the site include: 1) a new six-storey hotel building, 2) a one-storey conference centre attached to the new hotel building and 3) a maintenance building.

The proposed new hotel building is the largest building on the site. It is proposed to be a six-storey building that is approximately 22m high, along with a one-storey podium building that will house conference facilities. It will also be connected to Randwood House via a breezeway. This building will be situated above a plinth that is directly above the underground parking structure. The building is set back from John Street by approximately 120m and will largely be screened by vegetation on-site. Staff do not oppose the location of the hotel building, but seek *the Committee's advice on the location of the hotel building, its size and scale on the ground.*

4.2 Building elevations and cross-sections



Figure 3: Building elevation of hotel (north)

The hotel building is designed to evoke the grandeur of a 'grand hotel' and resort. Several such hotels did exist in town, however have since been demolished. The building is oriented with its widest elevation paralleling John Street. The massing is continuous across a width of 62.1m, comparable to the widths of the Pillar and Post and Prince of Wales hotels. Staff do have concerns with the continuous



Figure 4: Building elevation of hotel (west)

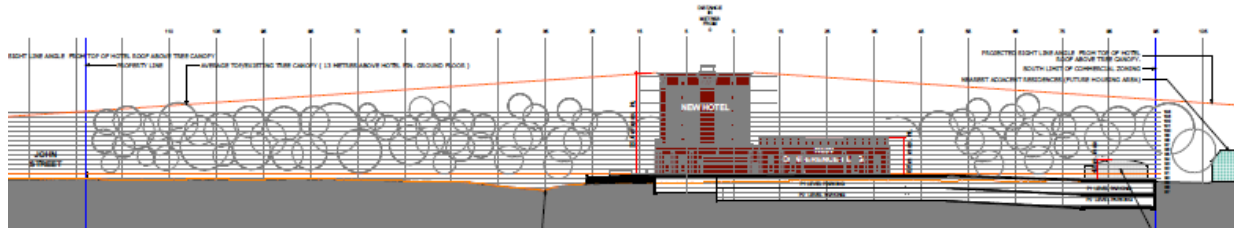


Figure 5: Cross-section of hotel building with trees

massing of the building at six storeys. This building would be the tallest in Old Town and would be comparable in height and massing to the hotels that are under construction in Glendale. Additionally, the hotel is proposed to be higher than the canopy of trees on the property, and can be viewed from the Commons. *Staff seek the Committee's advice if the height and massing are appropriate for the subject property and complementary to the surrounding neighbourhood.*

The architectural style of the hotel building was chosen not contextually, but to differentiate itself from the styles of the existing buildings on-site. A rationale for this, provided by the applicant, is because the buildings are not in close proximity to each other and thus, are never seen in direct comparison. Additionally, the existing buildings on-site are different in architectural styles. The style chosen is expressed in a modern style within a classical form. Inspiration images in the urban design brief include hotels in Italianate, Art Deco and Californian influences, as well as office buildings from the 19th century.



Figure 6: Architectural treatment of sixth storey

Staff are generally supportive of the design inspiration and approach taken, as long as the style chosen is complementary in size and scale to the property and the surrounding neighbourhood. *Staff seek the Committee's advice on the architectural style of the hotel building and whether the applicant's approach is appropriate for the site.*

4.3 Landscape plan

The proposed landscaping retains the original landscape features designed by Dunnington-Grubb, which include a reflection pool with two footbridges located in front of Randwood House. Staff are supportive of the preservation of the original landscape design.

The most significant new addition to the landscape of the property is the landscape terrace that will serve as a garden, lawn and patio for the restaurants. This terrace is situated higher than ground level and is accessed by stairs. Staff are generally supportive of this amenity area and recognize that it is complementary to a hotel. Staff do seek clarity from the applicant as to its height from the ground, as well as the programming that will take place on the lawn.

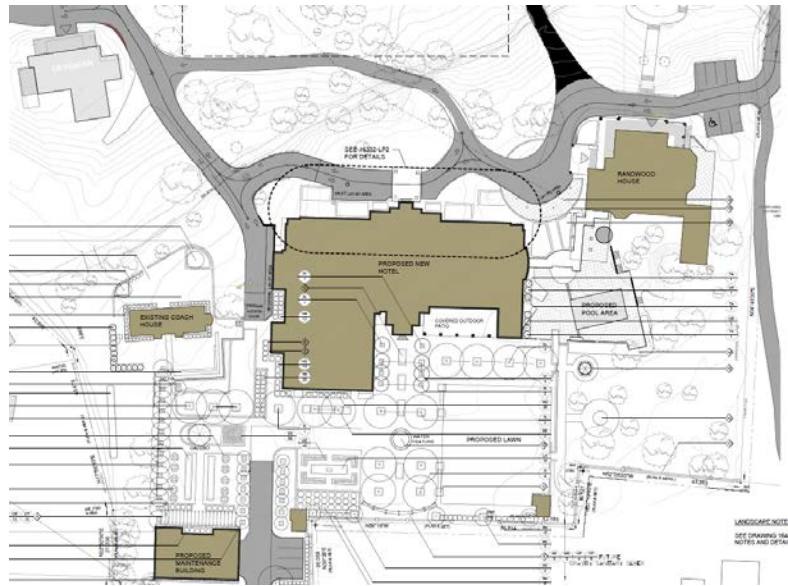


Figure 7: Landscape plan

The landscape plan indicates that there will be vegetative screening provided along the western side of the terrace, presumably to screen the residential subdivision on Christopher Street. The plant list does not provide the specific species for 'CO' for this screening and thus, Staff seek clarity from the applicant. Staff do have concerns about the viability of the trees proposed on the terrace and if their growth can be sustained when planted on a raised terrace. In general, Staff are supportive of the landscaping on the terrace, with its variety of plantings that are ornamental and grown in rows of raised planting beds. Staff appreciate the idea of providing, at the rear of the hotel building with a modern landscape, a contrast from the earlier, more traditional design of the Dunnington-Grubb landscaping at the front of the property. *Staff seek the Committee's advice on this dual landscape.*

5. FINANCIAL IMPLICATIONS

Fees have been collected upon receipt of the Zoning By-law Amendment application. Additional fees will be collected at building permit stage. There are no cost implications to the Town associated with this proposal.

7. CONCLUSION

Staff recommend that the urban design materials generally be supported, subject to the recommendations at the beginning of the report. It is anticipated that the applicant will return to the Committee once review comments are received and subsequent revisions are made.

Submitted by:

Written by:

Raymond Tung
Urban Design Specialist

Reviewed by:

Eric Withers, MCIP, RPP
Senior Planner



URBAN DESIGN COMMITTEE MEETING MINUTES

Tuesday February 27, 2018

05:00 PM

PRESENT:

Robert MacKenzie, Betty Disero, David Parker, John Morley

REGRETS:

John Hawley

STAFF:

Craig Larmour Director of Community and Development Services

Raymond Tung Urban Design Specialist/Planner

Tara Druzina Administrative Assistant

OTHERS:

MEDIA:

1. Call to Order

Chair Robert MacKenzie called the meeting to order at 5:00 p.m.

2. Announcements

Chair Robert MacKenzie detailed the Committee's role as an advisory committee of staff and Council.

3. Presentations

There were no presentations at this time.

4. Adoption of Agenda

Moved by David Parker that the agenda be adopted.

APPROVED.

5. Conflict of Interest

John Morley declared a conflict of interest with Urban Design Committee Minutes of January 23, 2018, in particular UDC-18-01 - 144 & 176 John Street (Randwood Estates)– hotel and conference centre, as he is the landscape architect for this proposal.

Robert MacKenzie declared a conflict of interest with the Urban Design Committee Minutes of January 23, 2018, in particular UDC-18-01 - 144 & 176 John Street (Randwood Estates) – hotel and conference centre, as he is the architect for this proposal.

6. Previous Minutes

Chair Robert MacKenzie stepped down as Chair and David Parker assumed the Chair.

Chair David Parker requested that the following points to the Minutes from January 23, 2018 be made to UDC-18-01 – 144& 176 John Street East (Randwood Estate);

- That during the meeting he stated the following;
 - Comments on John St.;
 - Siting of the hotel is good - centered and away from neighboring properties.
 - Building design;
 - Building looks too severe,
 - Parapet design is weak when compared to examples in design brief,
 - Some good detailing but general look is more like a Soviet style apartment block or airport/highway hotel.

Betty Disero requested that the following point to the Minutes from January 23, 2018 be made to UDC-18-01 – 144& 176 John Street East (Randwood Estate);

- A direct comment from the planner (Raymond Tung) to Mr. Hawley that “there was a discrepancy between the height of the Romance Hotel Proposal (2011) and the height permitted in the by-law”.

Moved by Betty Disero that the Minutes be adopted as amended.

APPROVED

The Committee further discussed matters arising from the Minutes with the addition of recommendations for Report UDC-18-01 regarding peer reviews.

Moved by Betty Disero that the following be added to the recommendations of UDC-18-01 – 144& 176 John Street East (Randwood Estate);

That the Town obtain, thorough peer reviews, from qualified independent experts, the following:

1. Urban design similar to the advice received during the 2011 proposal,
2. Cumulative heritage impact of both the hotel and the subdivision proposal on all physical and cultural heritage resources associated with the former Rand Estate, including the full extent of the Dunington-Grubb landscape plan on the 200 John Street and 588 Charlotte Street properties, with appropriate support from qualified heritage landscape experts,
3. Cumulative environmental and social impact assessment of both the hotel and subdivision proposal on the adjacent neighborhood and residences as well as on the 200 John Street and 588 Charlotte Street properties,
4. Cumulative traffic impacts of both hotel and subdivision, not just from Niagara River Parkway along John Street, but also from Hwy 55 along John Street and all other potential routes,
5. An arborist report on all trees removed to date by property owners and its contractors on all four properties comprising the former Rand Estate, as well as on the extent of damage to the boxwood hedge that was protected by the OPA for the Romance hotel proposal,
6. Report on the background of the quote from the planner “there was a discrepancy between the height of the Romance Hotel proposal and the height permitted in the by-law”.

APPROVED

7. Correspondence

There was no correspondence at this time.

8. Business

Chair Rob MacKenzie resumed the chair.

UDC-18-03 – 412 Four Mile Creek Road – 5 Unit Commercial Development

General discussion ensued regarding the report.

Moved by David Parker that the recommendations contained in UDC-18-03 – 412 Four Mile Creek Road be *amended* to include:

- 1.1 The white trim around the entrances and edge of wall for all elevations is reduced or removed;
- 1.2 Glazing lights should be vertical, not horizontal for all windows for all elevations;
- 1.3 Division of lights should be consistent for all units for all elevations;

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- 1.4 Additional windows be incorporated to improve the arrangement of openings above the loading garage on the west elevation;
- 1.5 The applicant should consider the impact of the loading area on the restaurant, as views from the restaurant will be partially obstructed by both the screening wall and delivery vehicles;
- 1.6 Window openings on exterior wall sections should be centered and proportionately arranged; and
- 1.7 *A possible corner element revision be circulated to the committee for comment at another date.*

APPROVED, AS AMENDED

UDC-18-04 – Vintages of Four Mile Creek – 38 Unit Townhouse Development

General discussion ensued regarding the report.

Moved by John Morley that the recommendations in UDC-18-04 - Vintages of Four Mile Creek – 38 Unit Townhouse Development be adopted to include:

- 1.1 The Landscape Plan be revised subject to the Committee's advice regarding planting selection;
- 1.2 The Landscape Plan be revised to address any possible misidentification of plantings; and
- 1.3 The Building Elevations be revised to address Staff and Committee advice regarding architectural treatment.

APPROVED

9. New Business

No new business at this time.

10. Next Meeting Date

11. Adjournment

VERBAL MOTIONS:

ADJOURNMENT: 06:15 PM