

PETER J. LESDOW
A R C H I T E C T

SELECTION COMMITTEE
TOWN OF NIAGARA-ON-THE-LAKE
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON
L0S 1T0

September 22, 2021

**RE: ARCHITECTURAL DESIGN DESCRIPTION
PROPOSED WELLNESS SUITES
176 WELLINGTON STREET,
NIAGARA-ON-THE-LAKE**

Dear Selection Committee Members,

This written description of the project is meant to clarify and help the reader with the reasoning and understanding of the design objectives of this project when reviewing the design drawings. It addresses the following criteria and considerations upon which this design was developed:

1. The Building Program
2. Planning Considerations
3. Architecture
4. Traffic and Site Circulation
5. Trees and Landscaping
6. Parking

We trust the reader in their review of this projects design drawings will conclude this project is appropriate for this area and will be a great improvement to the existing site. The reader should also take away the benefits it will provide the area with much needed parking during the peak season. More importantly, its benefits to the community with the Wellness and Medical services it will provide.

Note that the enclosed design drawings and renderings enclosed were formatted to print on 36" wide by 24" high sheets to provide the 1/16" = 1'-0" scale as noted.

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BUILDING PROGRAM

The building provides uses which will not only benefit the residents of the building itself, but the community of Niagara-on-the-Lake as well. Amenities include:

Wellness Centre:

- Doctor's Office
- Chiropractic
- Natural Pathic Doctors
- Massage Therapy
- Dental Offices

This centre also provides:

- Gymnasium/ Custom Programs
- Pool, Water Aerobics
- Exercise Studio, Yoga, Thai Chi

Surgery Centre

- A full service, state-of- the-art facility with two surgical rooms.

The total modern Wellness and Health Care Facility will provide over 8,500 square feet of services for health-conscious public to replace that which was lost with the removal of the former hospital.

Wellness Condominium Suites

The proposed development, aside from its health care amenities, as described above is geared towards those individuals who wish to live in a facility which can provide a healthy lifestyle. Below is a description of the Wellness Condominium Areas.

Condominium Suites:

- 19 One Bedroom
- 5 One Bedroom with Den
- 50 Two Bedroom
- 4 Two Bedroom with Den

In total this development provides 78 condominium units.

For the resident's convenience the following are provided:

- Dining Room which seats 160 people, and an outdoor terrace is also provided
- Full-Service Kitchen preparing meals daily
- Multipurpose Room, which is designed to service public functions (e.g., lectures)
- Lounge/ Games Room
- Laundry
- Roof Top Terrace on the second floor with a gazebo and gardens

PLANNING

For this particular project, the site would require a Re-Zoning from its current Institutional Zone. With that in mind, this design was prepared to be in accordance with what we thought would be an appropriate Zone, Section 7, 7.5.23. Apartment Building, in the Town of Niagara-on-the-Lake's Zoning By-Law 4316-09. This design from our review meets or in some cases, greatly exceeds all the

requirements as prescribed in this Zoning By-Law Section. It should be noted the building height is less than the 39.4ft (12m) allowed by this By-Law and is 34.9 ft (10.5m) in accordance with the current Institutional By-Law.

As everyone is aware, this is a very important site to the Town; it is the first developed site a visitor sees when entering Old Town from the south along Queen's Parade. Currently one is greeted by an unattractive rear and side elevation of the old hospital and its associated parking lot. This proposal is designed to greatly improve this, which was one of the most important considerations in the planning of this site.

In response to this and provided a beautiful area and image addressing the visitor and street, the following was done:

- The buildings main façade is set further back from Queen's Parade than the current hospital. It is approximately 85 ft (25.9m) from the front lot line, where By-Law 7.5.2.3 allows 24.6 ft (7.5m) and the current sites Institutional By-Law 7.10 allows 49.2 ft (15m). The new buildings setback is consistent with the Church along the same side as Queen's Parade/ Picton Street. The greater building setback is sensitive to the quality of both the Town's park and the Church property to the North, and Parks Canada's property to the south. It creates an ideal transitional space to each park-like area on either side of this site.
- Within this setback is proposed a small parkette-type landscaped area which is consistent with the landscaping details found along Queen's Parade/ Picton Street.
- It is proposed to greet visitors to Old Town that an identifiable feature be provided which could offer historic information or be some artistic feature. We have identified this location with an obelisk, but with this idea, other design concepts could be further developed.
- This beautiful landscaped parkette will be backdropped by a new, beautiful building façade. Its stone columned and detailed apse dining room is provided with an outdoor terrace which could have been the main entry to the building. This will provide movement and people which is consistent with the already animated nature of Queen's Parade/ Picton Street.

In addition to the planning feature responding to the area, the design also provides building frontage along the streets which are consistent with the area in terms of the building setback, scale, height, and architectural detail. Each building face addresses each street as if it were its front façade.

With this design proposal conforming to the Town's By-Law standards for this type of building, how its site addresses visitors and Queen's Parade/ Picton Street and considering how its scale and architectural detail are consistent with the area, it will invariably fit in with its surroundings and achieve its true objective with the Town of Niagara-On-The-Lake.

ARCHITECTURE

In the development of the Architectural Concept, it was important that the design would fit in with the nature of the Town.

The first consideration was to develop a form or massing of a building which suited the Town's Zoning By-Law standards which were developed to maintain a certain scale of building to fit in with the existing area.

The second consideration was the aesthetic of the building itself; because of the building program and restricted height of 34'-5", a flat roof was necessary. After several studies, it was decided that the best approach would be to develop a traditional Georgian design in keeping with the character of Old Town while still maintaining the building height.

The following was also incorporated into architectural design:

- The choice of stone. Studies were done which explored the use of brick, stone, and a combination of the two. Stone was selected because it speaks to a more quality building.
- Human scale or scale appropriate to the area:
 - Smaller scale elements such as the front entrance gate
 - The building façades undulate and step back from the street
 - The building façades are broken down into smaller elements
 - The area of the building's main entrance is one storey along Wellington Street and increases to three stories behind.
- Cupola centrally placed to enclose unsightly mechanical roof equipment, providing a practical yet beautiful roof feature.
- Each elevation addressing streets around the building is beautiful. The elevation along the Parks Canada property, which some would consider the back of the building, could be mistaken as the front. In the design it was very important that this elevation be attractive to users of the Parks Canada area.

TRAFFIC SITE CIRCULATION

In the development of the site design, the following Traffic and Site Circulation considerations were addressed.

Buildings Driveway

The driveway entrance to the building was positioned on secondary Wellington Street. During the peak season, Queen's Parade/ Picton Street experiences high volumes of traffic; therefore, it made sense to avoid it as a main entrance into this site. It should be noted that the development supports a total of approximately 357 parking spaces.

To help with traffic in the area, the building's entrance was placed far from the intersection of Queen's Parade/ Picton Street and Wellington Street at 250 ft (76.2m).

Public Parking Driveway

There is a separate driveway entrance serving the public underground parking garage located on Wellington Street, positioned as far as can be from the intersection of Queen's Parade/ Picton Street and Wellington Street at approximately 90 ft (27.4m). This drive allows a queue of three cars before the entrance gate, and there is queueing for nine cars leaving the parking garage.

Service Entrance

The service entrance from Queen's Parade/ Picton Street and its driveway entrance is in the same position as the existing which provided access to the existing hospital parking lot which was used by service vehicles.

It should be noted that service vehicles, delivery and garbage pickup are infrequent and generally occur during off-peak traffic hours or could be scheduled as such. For this reason, this should not impact the traffic flow along Queen's Parade/ Picton Street.

On site, there is a hammer head turn around provided allowing service vehicles to enter and leave the site safely in a forward motion.

Pedestrian Sidewalk

A sidewalk as shown on the ground floor site plan is proposed along the south side of Wellington Street. This sidewalk would not only service pedestrians using the building but also pedestrians walking from the Marina area to the Town's main street Queen's Parade/ Picton Street.

TREES AND LANDSCAPING

The nature of Niagara-on-the-Lake's Old Town is one of trees and landscaping, particularly along Queen's Parade. The gardens and patios provided on the Ground Floor Plan displays the sites design sensitivity that responds to this nature of the Town.

All the beautiful mature trees along Wellington Street will be maintained as well as the small trees along Queen's Parade. This is not difficult to do considering the setbacks of the building from the street. It should be noted that many of these trees along the streets have not been shown in the perspective renderings because they covered much of the building; considering the renderings are intended to show the architectural design of the proposal, we omitted them.

There was one tree on site we would have liked to keep, however because of the buildings program we were unable to. However, in the landscape design of the proposed development five trees were added in appropriate locations which will in time develop into beautiful mature trees.

With respect to keeping with the nature of the East side of Queen's Parade, the main building is pulled back from its sidewalk approximately 85 ft (25.9m) to be only slightly forward, approximately 10 ft (3.05 m) of the Church to the north. This intentional design approach provided the opportunity for a large, landscaped area similar in nature to that along Queen's Parade/ Picton Street and includes formal gardens with flowering plants. This same landscape theme has been carried along Wellington Street as well as the building façade facing the Parks Canada property.

With maintaining the streets trees, setting the building back from Queen's Parade, and the landscape design approach proposed, this project will be a beautiful asset and integrate well within the area.

PARKING

Public Parking

To help alleviate Niagara-on-the-Lakes Old Town parking issues in peak season, this proposal provides a separate paid parking facility to be used by the public. This parking will be located on the first and second basement levels of the building and will provide approximately 227 spaces, including 7 barrier free spaces.

It will be accessed by pedestrians with a separate elevator and stairs from the building which connects both parking levels to a glass enclosed pavilion with the same architecture of the building. This pavilion is to be located at the landscaped corner of Queen's Parade and Wellington Street, and its design will give users a safe and welcoming experience when using the facility.

Building Parking

There will be just five surface parking spaces screened from Wellington Street, two of which are barrier free. They are to be used for those who visit the building for no more than 30 minutes or are picking up or dropping off people.

All parking for those visiting or living at the building is found on the first basement parking level, which

provides approximately 130 parking spaces including 5 barrier free spaces. Two elevators and four stairs provide access from this parking level to the building above.

We trust with this written description, design drawings and renderings, we have given a clear vision of this beautiful project. Thank you for your time in reviewing these documents and look forward to the possibility of making this project a reality.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Peter J. Lesdow', with a horizontal line drawn underneath.

Peter J. Lesdow

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