



Urban Design Brief and Streetscape Study

1317 York Road, Niagara-on-the-Lake, ON – Townhouse and Single-detached Development

14 July 2025

1. INTRODUCTION

St. David's Neighborhood – Urban Design Guidelines:

- Rich History, Agricultural bounty and growing popularity of agri-tourism.
- Significant economic potential while providing opportunity to balance residential growth with the preservation of working agricultural landscapes.

Objectives:

- Urban Design guidelines help propose a high-quality, integrated approach to enhancing and preserving St. David's unique qualities.
- Physical connection between St. Davids natural landscape, existing village neighborhood and its emerging communities.

Key qualities of St. Davids:

- Rural village atmosphere with proximity to larger cities;
- Proximity to the U.S., the Niagara Escarpment, Historic Old Town, Highway 405;
- Built form and cultural heritage;
- Large lots;
- Compactness and walkability of the Village;
- Landscape vistas: views of farmland and the Niagara Escarpment.

COMMUNITY CONCERNS



3. ST.DAVIDS URBAN DESIGN GUIDELINES

A. GUIDING PRINCIPLES

Key Themes:

- Preservation of the unique qualities.
- Architectural diversity.

Principles:

1.Affirm St. Davids' Cultural Legacy

- Preserve unique characteristics
- Maintaining architectural diversity
- Enhancing public realm

2.Define a Sustainable Development Framework

- Encourages pedestrian movement and public transit.

3. Re-establish the village centre as the commercial focus of the Community.

- Develop guidelines that instruct the new and reaffirm the old.

4. Create an Open Space Network

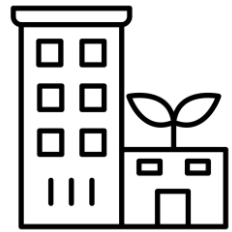
- Connectivity to open space using well developed walkway, sidewalk and trail network.

5. Foster High-quality Built Form and Community Design.

- New neighbourhoods respect and complement the vernacular character of the existing Village neighbourhoods.
- No one vernacular architectural style or period is dominant in St. Davids, a mix of housing types is encouraged in new development.



RICH HISTORY AND ARCHITECTURAL CHARACTER



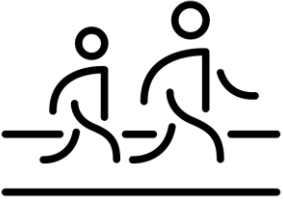
EFFICIENCY (ACCESS AND TRANSPORTATION)



DESIGNING FOR COMMUNITY



COMPATIBLE WITH EXISTING FABRIC



WALKABILITY

3. ST.DAVIDS URBAN DESIGN GUIDELINES

B. URBAN DESIGN FRAMEWORK AND GUIDELINES

- Streets (Section 3.4)

The traffic volume is highest along York Road. Hence the proposed units are oriented along Tanbark road to redirect traffic. Since the proposed development is located along York road and Tanbark road at the intersection. The vehicular speed and traffic at the intersection will be regulated ensuring safety in the neighborhood.

- Village Centre (Section 3.5)

Village centre surrounds the intersection of York Road and Four-mile Creek Road. The village centre is the Historic commercial, social and industrial centre of St. Davids. Hence it is highly crucial to maintain the architectural character of St. David's. The subject property falls within the 5-minute walking radius from the intersection (gateway feature zone) of the village centre the proposed development portrays architectural character of St. Davids.

- Built Form (Section 3.6)

St. David's rich architectural legacy provides the basis for the development of the built form urban design guidelines. Guidelines specifically designed to instruct infill and new development within the Village's historic centre and throughout existing and emerging communities.



3. ST.DAVIDS URBAN DESIGN GUIDELINES

C. PUBLIC REALM GUIDELINES

- Stormwater Management

The proposed site grading design will ensure **positive drainage** away from the buildings and neighbouring properties to the east and south. Side and rear yard swales will convey the majority of the site's runoff and two (2) catchbasins will capture those flows.

- Streets

Supports informal socializing, walking, cycling and other recreational activities.

- Pedestrian Network

The existing sidewalk will be retained in order to ensure **connectivity and safe access** for its pedestrians.

- Streetscape

The streetscape involves **trees and vegetation** that prevails through different seasons of the year and can be maintained.

- Gateway features

The subject location is located on the intersection designated as gateway feature along York Road and Tanbark Road. The proposed development contributes to the **architectural character** along with the Gateway feature design.

- Residential areas

1317 York Road is located on a predominantly residential area. The neighborhood involves single-detached dwellings, and the proposed development intends to provide **diversity with regard to housing types** available in the neighborhood. Quartek Group has ensured to carefully design the townhouses to include architecture styles and detailing that embraces the **cultural legacy** of St.David's Neighborhood.



SOCIAL ACTIVITY,
CONNECTIVITY AND SAFE
ACCESS



ENHANCED STREETScape



MIX OF HOUSING TYPES WHILE
MAINTAINING THE RICH
ARCHITECTURE HISTORY

3. ST.DAVIDS URBAN DESIGN GUIDELINES

D. PRIVATE REALM GUIDELINES

- **Infill**

Under-utilized lot and sensitive to low-density residential neighborhood

- **Architectural Elements**

Inspired from Victorian, Georgian and Regency style with Italianate detailing.

- **New Residential Built-form**

The subject neighborhood is a majority single-detached neighborhood and provides mix of housing types available in the neighborhood.

- **Gateway Feature**

The Feature design for the Gateway feature should be reminiscent of local architectural styles, using materials such as wood, stone and brick.

- **Scale, Massing and Building Separation**

Proposals for infill development is sensitive to the attributes of adjacent properties in terms of such elements as scale, massing, building separations, and landscaped open space;

- **Cultural Heritage**

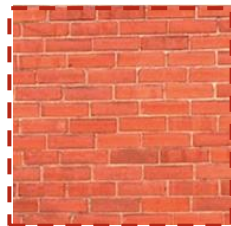
The Subject Property, being located on York Road, is part of a historic streetscape that includes seven listed and one Part IV-designated properties between Tanbark and Four Mile Creek Road.

- **Density**

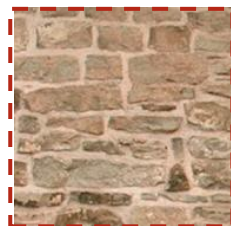
Creates a balanced density in the neighborhood by making efficient use of property.



WOOD SIDING



RED BRICK



STONE



CHIMNEYS



GABLE ROOF



VARIETY OF BUILDING MATERIALS GIVING THE NEIGHBORHOOD DIVERSITY AND VISUAL INTEREST

4. PROPOSED DEVELOPMENT

Site Location: 1317 York Road, Niagara-on-the-Lake, ON

Legal Description: PT LOT 90

Proposed Zoning: RM1 – Site-specific Residential Multiple 1 and R1-xx – Site-specific Residential 1 Density.

Access: Tanbark Road and York Road

Townhouses:

Lot frontage:

Interior Lot: 6.5 meters facing Tanbark Road

Exterior Lot: 8.8 metres facing Tanbark Road

Lot Area:

Interior Lot: 217 SQ.M

Exterior Lot: 280 SQ.M

Single-Detached Dwelling:

Lot frontage: 15.9 metres facing York Road

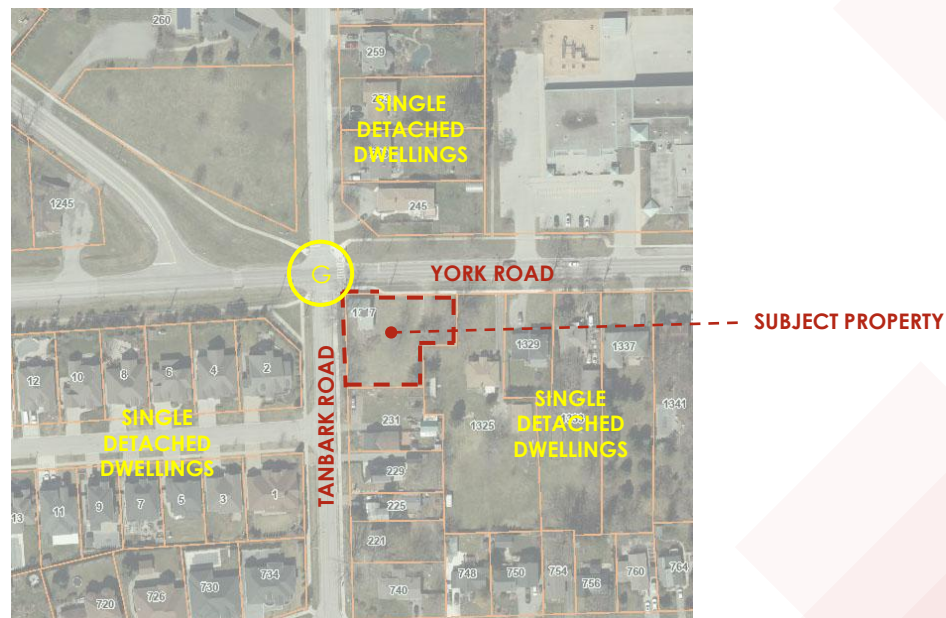
Lot area: 306 sq.m (3,293 sq.ft) in size.

Proposed Development – Five townhouse units with frontage along Tanbark Road. One single-detached unit facing York Road.

The proposed 2-storey townhouse units complies with the Provincial and Regional policies for development in a settlement area that can utilize existing municipal services.

The subject property – 1317 York Road, ON falls under the **St. Davids Community Zoning District** (Schedule A-23).

The Town encourages Residential intensification, infill development and redevelopment in urban areas that have sufficient existing or planned infrastructure.



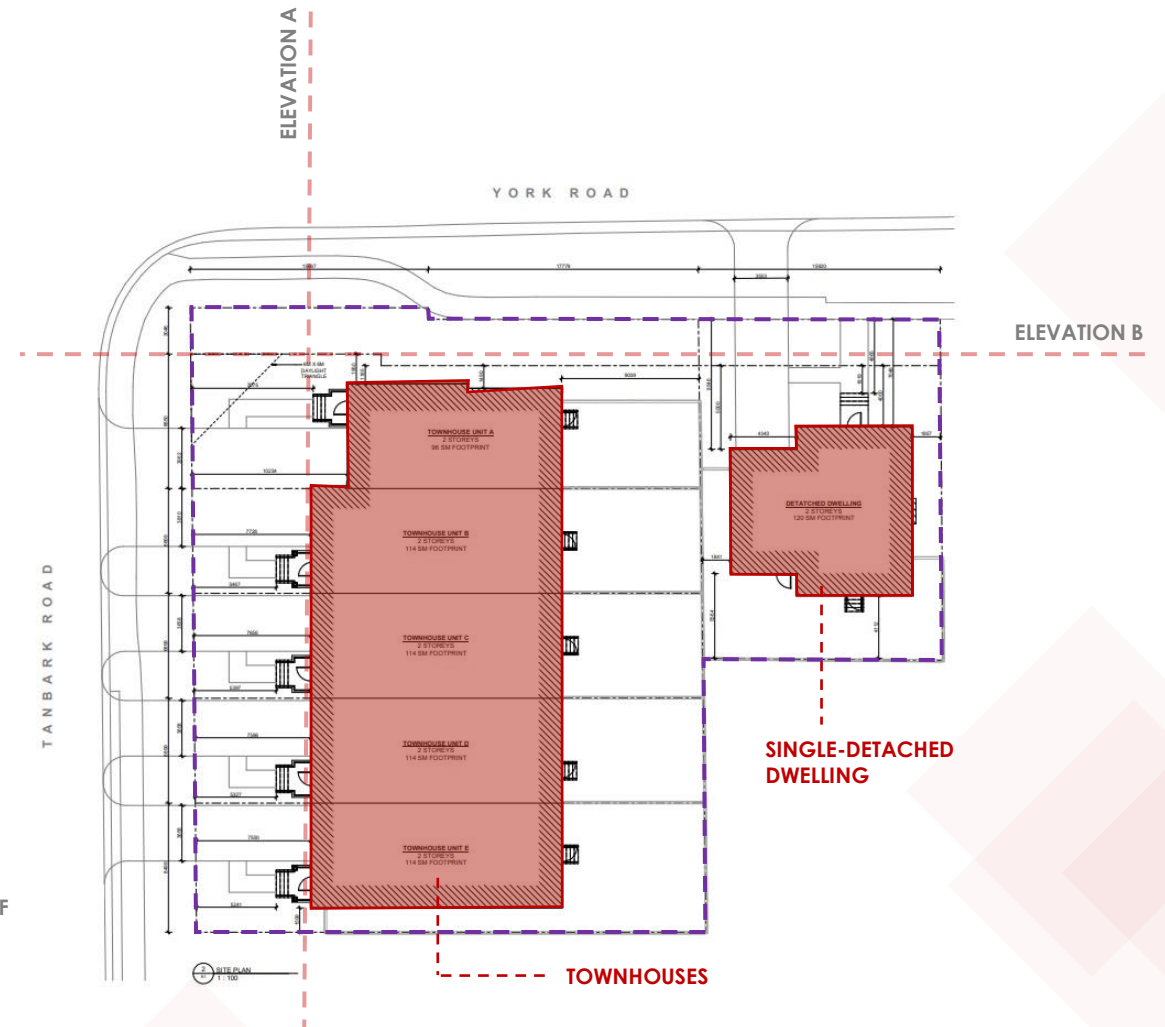
4. PROPOSED DEVELOPMENT

Appendix 4 – St. Davids Secondary Plan

OBJECTIVES:

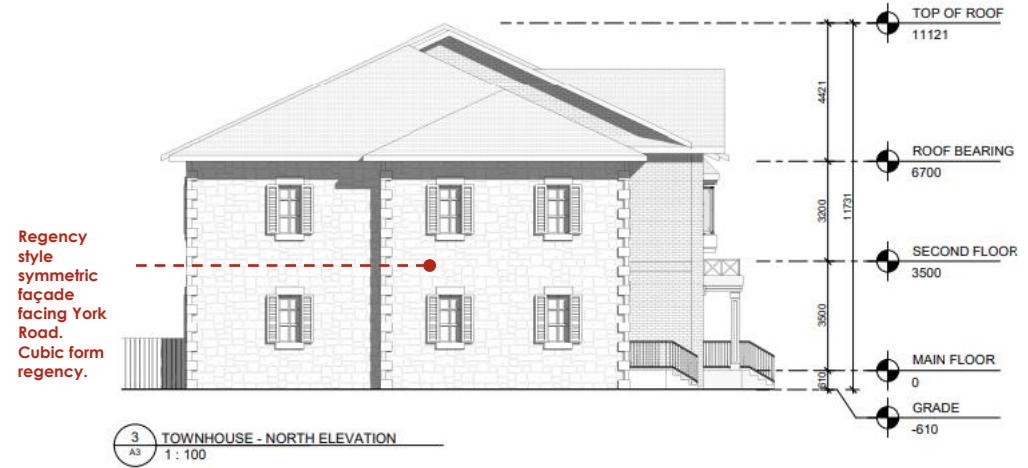
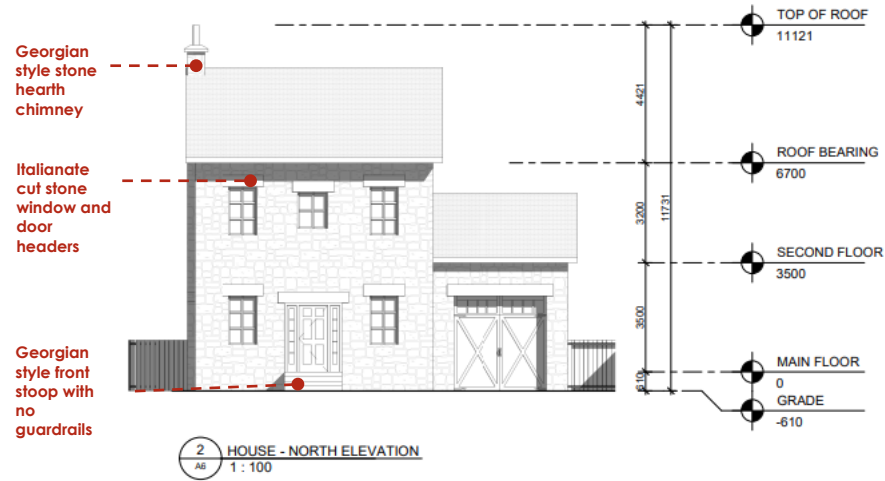
- ✓ Ambience and character of historic village
- ✓ Maintain Urban area boundaries
- ✓ Efficient future growth
- ✓ Provide diversity of housing types
- ✓ Comprehensive approach to transportation planning
- ✓ Comprehensive approach to stormwater management
- ✓ Well designed new development through urban design guidelines

TARGET AREAS – PROPOSED DEVELOPMENT



5. ELEVATIONS

B. ELEVATION – ALONG YORK ROAD



6. LANDSCAPE DESIGN

- Unique Street Character

- a) Vary the length of streets and blocks.
 A **variety of streets and blocks** that are occasionally offset, single loaded or curved will enhance one's orientation and enjoyment of the area.
- b) Provide a variety of setbacks
 Opportunities to provide a **variety of street setbacks** will create visual interest and a sense of informality.

- Links to natural and Heritage features

The organization of streets and blocks should reinforce an **historic connection** to the landscape by providing physical and visual connections to natural features, parks and the surrounding rural landscape.

These features can define the edges or centres of neighborhoods; they should be both easily seen and accessible to create a **strong sense of local identity** in St. Davids established village area.

- Street Trees

- b) Native street trees should be planted throughout the Village, along York and Four Mile Creek Roads, Tanbark and Warner Roads, as well as along all streets in new communities.
- d) Only native species that are tolerant of urban conditions, salt, poor soil, and uneven irrigation, should be planted. Good examples are Silver Maple, **Red Maple**, Red Oak, and White Oak.



KARPICK RED MAPLE



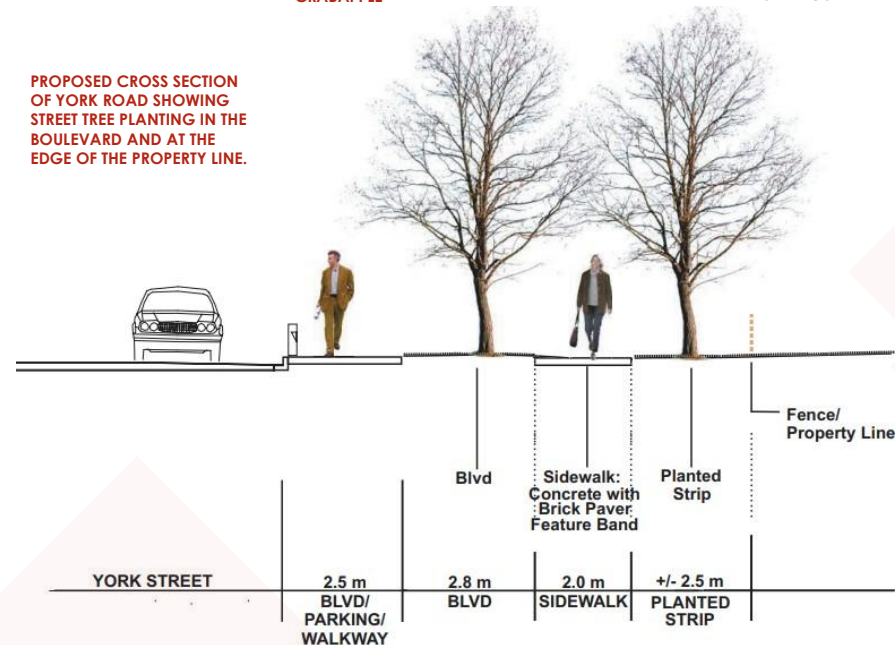
COLUMNAR SIBERIAN CRABAPPLE



PURPLE FOUNTAIN BEECH

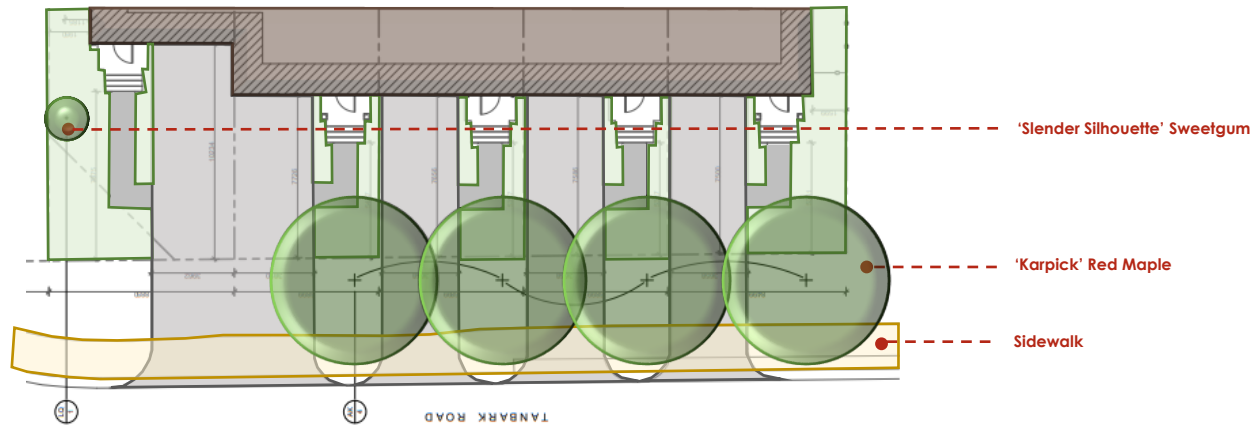


SLENDER SILHOUETTE SWEETGUM

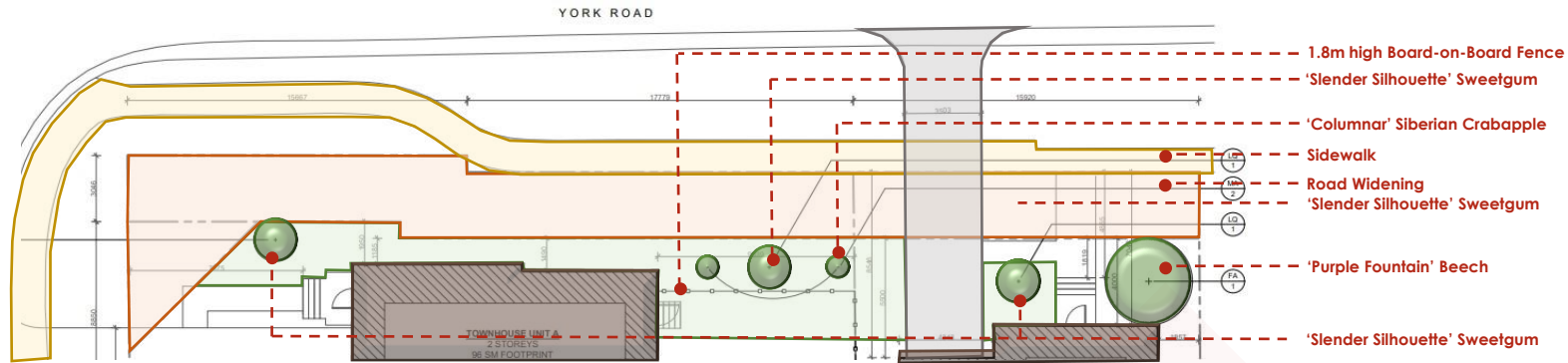


6. LANDSCAPE DESIGN

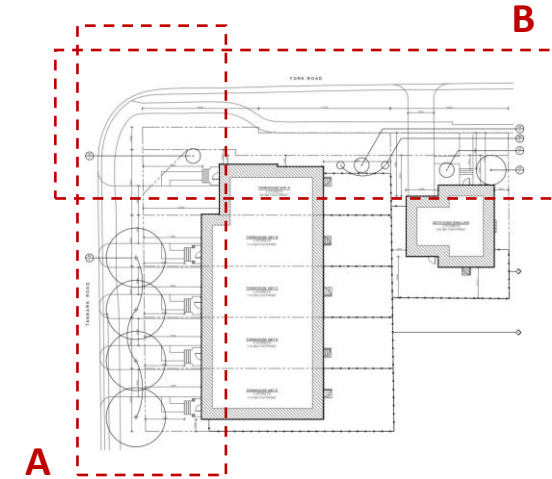
A. PROPOSED STREETScape PLAN: ALONG TANBARK ROAD



B. PROPOSED STREETScape PLAN: ALONG YORK ROAD



KEY MAP:



6. LANDSCAPE DESIGN - RATIONALE

- **Appropriate to subject property - Size**
 AK – ‘Karpick’ Red Maple – (8m wide spread)
 FA – ‘Purple Fountain’ Beech – (4m wide spread)
 LQ – ‘Slender Silhouette’ Sweetgum – (3m wide spread)
 MA – ‘Columnar’ Siberian Crabapple – (2m wide spread)
- **Successfully grow in that environment.**
 The proposed trees can successfully grow in current situations.
- **Doesn't interfere with Traffic and view.**
 Given the anticipated road widening along the regional road, it is very crucial to pick the right trees with appropriate spread to be planted along York Road so no disturbances are created in the future.



STREETSCAPE VIEW FROM YORK ROAD – WITH MATURE TREES



STREETSCAPE VIEW FROM TANBARK ROAD – NO TREES



STREETSCAPE VIEW FROM TANBARK ROAD – TREES

7. CULTURAL HERITAGE LANDSCAPE ANALYSIS

SOURCE: NIAGARA ON THE LAKE HERITAGE PORTAL

St. Davids Heritage Day, 1780 - 2003, Historic Homes & Buildings of St. Davids

Native victory at the Battle of Beaverdams. The house and property has been owned by Secord's, Woodruffs' and Hanniwells' over the years.

In 1915 it was purchased by the Paxton family and remains their property today with the 4th generation now living in the house.

Currently the home of Aileen Paxton & John Paxton. This house is difficult to see from the lane. Please do not go on private property.

The Lowrey House
1360 York Rd. ~ Circa 1908

This large Edwardian style red brick house was built in 1908 by E.D. Lowrey, on his father David Jackson Lowrey's farm.

The specifications for construction of the house are 17 legal size pages long and specify everything from the amount of mortar between the bricks to the type of wood to be used in various parts of the house. This house was built of the best quality material and intended to age gracefully which indeed it has.


The house has two large stained glass windows, chestnut trim, large crown molding on 10' ceilings, pine flooring, cut stone windows sills, two fireplaces, double wall construction with exterior of brick veneer. The house was constructed with indoor plumbing an unusual feature in those days in St. Davids.

A large water tank was located in the third floor attic into which water was pumped from an outside cistern. The weight of the water alone would have required extensive strengthening of the interior support walls.


In the days before electricity the house was also constructed with an acetylene gas lighting system. The generator is still in the basement in which calcium carbide made at the Cyanamide Plant in Niagara Falls was mixed with water to produce acetylene gas. Apparently people would visit from afar to view the gas lights and chandelier ablaze on special occasions such as Christmas.

This house had the first telephone in the village. A member of the family, as the story goes, met his future wife over the telephone. She was an operator at the Niagara Falls Bell Exchange.

This beautiful Edwardian house is presently the home of Mrs. Howard Lowrey.



St. Davids Spectator ~ Gill House
1367 York Rd. ~ Circa 1815




This was the home of The Spectator, the first newspaper in the area first published in 1816 and edited by Amos McKenny. See a copy of the newspaper on page 23. The floor beams are hand hewn logs with one side flat and the framing is all mortice and tendon joined attesting to the age of the building. Later converted to a home.

and the Young's, Smiths, and Fred Lowrey lived here.

The building currently contains two separate dwellings and is owned by Bob Gill.

Lowrey ~ Birdsey House
1376 York Rd. ~ Circa 1912


This Edwardian style home was built in 1912 by Harry Lowrey, one of the founders of the Lowrey Canning Factory later bought out by Canadian Canners. Currently the home of Rita & Sid Birdsey.




Lowrey ~ Rignanesi House
1384 York Rd. ~ Circa 1820

The exact date of construction of this house at present is unknown except that it was built in the early 1800's. When David Jackson Lowrey (UEL) bought the present Lowrey farm and moved here from Vanessa near Hamilton, in 1867, this became the Lowrey family home.

David Lowrey brought the first peach trees and commercial grapey to the district in 1869. In the early 1900 this was the home of AA Vivian. Currently the home of Mr. & Mrs. A. Rignanesi.



Woodruff ~ Rigby House
1385 York Rd. ~ Circa 1815



This house was Heritage Designated in 1984. The Woodruff ~ Rigby House, a five bay, two storey building in the vernacular Georgian tradition was built by Richard (King Dick) Woodruff in 1815 to replace a house in the same location which was burned down in 1814 by the Americans. The house is on 11/2 acres of land which was purchased from Major David Secord in 1811 and was called "The Homestead".

Barbara & Richard Rigby, the present owners, have been restoring the house since 1976 and their labor of love is now almost complete.

The exterior of the house has many Georgian elements ~ the balanced facade, the windows are large in relation to wall space, wooden fanlights in the gable ends, a medium pitch roof and interior end chimneys.

The beams and joists are all hand hewn and mortise and tendon joined. The exterior walls are filled with brick for insulation.

During restoration of the exterior of the house a worker saw something shiny drop on the ground. He took it to a pawn shop and was offered money for the 1815 Canadian coin. Realizing what it was he framed the coin using wood from the house and presented it to the Rigbys. The coin was the house's "trademark coin" placed behind the siding when the house was built.


The house has six large brick fireplaces. Five fireplaces have a very plain but beautiful white pine mantel.

The house has 12 rooms, many of which still retain the chair rails, a feature that was common to the Upper Canada Georgian house.

Following Richard Woodruff's death in 1872 the house was occupied by his widow and then their son George. The house remained in the Woodruff family until 1918 when it was acquired by the Turnbulls' and then inherited by the Pringles.

This beautifully restored house is currently the home of Richard and Barbara Rigby.


Lowrey ~ McQuade House
1388 York Rd. ~ Circa 1913



This Edwardian style house built in 1913 illustrates the large roof and generous use of windows typical of this style. The construction is unusual in that the first floor is brick and the second floor frame construction.

The house was originally built by Gussie Lowrey, whose married name was Vivian. Subsequent owners were a Dr. Murdock and the Irwin family. During recent renovations a ladies purse was found with \$100.00 dating from the 1940's. This was a significant sum at that time. Currently the home of Ruth & Ted McQuade.


Pendergast ~ McQuade Blacksmith Shop
The Swallows Nest
1388 York Rd. ~ Circa 1870



The board and batten building, located east of the house at 1388 York Rd. and close to the sidewalk was originally a blacksmith shop that operated from 1870 ~1912. The building was later used for fruit packing and is currently used for storage. Mr. John Pendergast was the last blacksmith to run the shop.


The wooden structure was fabricated in Stamford and brought to St. Davids by horse and wagon. The foundation is thought to be much older than the building.

St. Davids Presbyterian Church
1436 York Rd. ~ Circa 1887



This brick church was built in 1887 using in part bricks from the large smoke stack of the James Counter Woodruff sawmill. George Clement donated the land for the church.

St. Davids United Church
1453 York Rd. ~ Circa 1949



This year the St. Davids United Church celebrated its 214th anniversary as a parish founded in 1789. The first church was located in the area of the present cemetery and was presumably burned down in 1814. Construction of the second church of frame construction was started in 1815 but because of a rift in the Methodist congregation it was not completed until 1845.

The present church was built in

[St. Davids Heritage Day, 1780 - 2003, The Spectator \(photocopy\): Niagara-on-the-Lake Heritage Portal](#)

7. CULTURAL HERITAGE LANDSCAPE ANALYSIS

Between Tanbark Road and Four Mile Creek Road, there are several properties which contribute to the historic streetscape of the St. Davids Established Village Area:

EXISTING CONDITIONS



1385 YORK ROAD – GEORGIAN ELEMENTS
(DESIGNATED PART IV ONTARIO HERITAGE ACT)



1360 YORK ROAD – EDWARDIAN STYLE – BRICK VENEER
(LISTED, NON-DESIGNATED HERITAGE PROPERTY – TOWN'S HERITAGE REGISTER)



1367 YORK ROAD – FLOOR BEAMS AND HAND-Hewn LOGS
(LISTED, NON-DESIGNATED HERITAGE PROPERTY ON THE TOWN'S HERITAGE REGISTER)



1376 YORK ROAD – EDWARDIAN STYLE
(LISTED, NON-DESIGNATED HERITAGE PROPERTY ON THE TOWN'S HERITAGE REGISTER)



STREETSCAPE – YORK ROAD

PROPOSED DEVELOPMENT – BUILT FORM

Elements

Victorian era inspired:

- Doors
- Horizontal wood siding
- Bay window

Italianate cut stone archway

Georgian era inspired:

- Shutters
- Front stoop with no guardrails.

Regency style symmetric façade along York Road.

The subject property is located at the intersection of York Road and Tanbark Road in close proximity to the historic core of the village.

The subject property is located within the St. Davids Secondary Plan area and the proposed development contributes to the character and ambience of the St. Davids 'Established Village Area'.

PROPOSED DEVELOPMENT – STREETSCAPE

Road:

Tanbark road was reconstructed to maintain an Urban style to connect from the southern terminus to York Road.

Sidewalk:

1.5m sidewalk provided at the east side of Tanbark Road along the frontage of the proposed townhouses in the subject lands.

Native trees:

- Native street trees should be planted throughout the Village, along York and Four Mile Creek Roads, Tanbark and Warner Roads, as well as along all streets in new communities.
- Only native species that are tolerant of urban conditions, salt, poor soil, and uneven irrigation, should be planted. Good examples are Silver Maple, Red Maple, Red Oak, and White Oak.



STREETSCAPE – TANBARK ROAD

8. IMPLEMENTATION

- **Design Character** – Compatible with surrounding area and St. David's character. Sensitive towards elements such as scale, massing, building separations, and landscaped open space.
- **Efficient use of Land** – The subject lands have been used efficiently which would otherwise be left underused due to oversized lots for single detached use.
- **Lot frontage** – Aligns with frontage provided by existing lots and zoning provisions.
- **Sufficient parking space** - Provided for the proposed development as per zoning regulations.
- **Regional waste collection** - Along Tanbark Road and York Road.
- **Convenient access** - Direct frontage on Tanbark road and York Road.
- **Building design** - Ensures privacy for its adjacent neighbors with regard to window placement and providing sufficient rear yard setbacks.

ZONING MATRIX		
ZONING DESIGNATION:	R1	
BYLAW NUMBER	4316-09	
PERMITTED USES:	RM1 - TOWNHOUSES (SITE-SPECIFIC)	
	REQUIRED:	PROPOSED:
LOT AREA (MIN)	Min Interior Lot 230 SQ.M and Exterior Lot 300 SQ.M	<u>Interior Lot - 217 SQ.M</u> <u>Exterior Lot - 280 SQ.M</u>
LOT FRONTAGE (MIN AND MAX)	Min Interior Lot 6.2M and Exterior Lot 10.0M	Interior Lot - 6.5M <u>Exterior Lot - 8.8M</u>
FRONT YARD SETBACK TO THE FRONT FACE OF THE BUILDING (MIN)	4.5M	7.5M
FRONT YARD SETBACK (MAX)	6.0M	<u>7.5M and 10.25M</u>
FRONT YARD SETBACK TO FRONT FACE OF THE ATTACHED GARAGE (MIN)	7.5M	7.5M
SIDE YARD INTERIOR (MIN)	1.5M, End units taller than 5.0m then 1.8M no attached garage provided then 3.0M	3.0M
SIDE YARD EXTERIOR (MIN AND MAX)	4.5 M entrance to attached garage faces exterior side yard then 6.0M	<u>1.1M</u>
REAR YARD (MIN)	7.5 M Except for units having a height 8.0M or greater, then 9.0M shall be provided.	9.0M
BUILDING HEIGHT (MAX)	10.0 M	<u>11.1M (TOR)</u>
LANDSCAPE OPEN SPACE (MIN)	25%	35%
LOT COVERAGE (MAX)	45%	<u>50%</u>
MAXIMUM WIDTH OF GARAGE FACE	3.5M	3.2M <u>3.9M (Corner Lot)</u>
MINIMUM DWELLING FLOOR AREA	80 SQ.M	96-110 SQ.M
MINIMUM ACCESSORY BUILDING YARDS SETBACK	0.5M	N/A
MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK	4.5M	N/A
PARKING (MIN)	2 STALLS	2 STALLS/UNIT

ZONING MATRIX		
ZONING DESIGNATION:	R1 - RESIDENTIAL 1	
BYLAW NUMBER	4316-09	
PERMITTED USES:	R1 SINGLE DETACHED DWELLING (SITE-SPECIFIC)	
	REQUIRED:	PROPOSED:
LOT AREA (MIN)	668 SQ.M	<u>306 SQ.M</u>
LOT FRONTAGE (MIN)	18.0 M	<u>15.9M</u>
FRONT YARD (MIN AND MAX)	Min 6.0 M and Max 7.5 M	<u>4.0M</u>
FRONT YARD SETBACK TO FRONT FACE OF THE ATTACHED GARAGE	8.5M	<u>5.5M</u>
SIDE YARD INTERIOR (MIN)	1.5M, No attached garage 3.0M	1.8M
SIDE YARD EXTERIOR (MIN AND MAX)	4.5 M	N/A
REAR YARD (MIN)	7.5 M	<u>4.2M</u>
BUILDING HEIGHT (MAX)	10.0 M	<u>11.1M</u>
LANDSCAPE OPEN SPACE (MIN)	30%	50% (154 SQ.M)
LOT COVERAGE (MAX)	33%	<u>40% (120 SQ.M)</u>
MAXIMUM WIDTH OF GARAGE FACE	7.5M	4.3M
MINIMUM DWELLING FLOOR AREA	125 SQ.M	120 SQ.M
MINIMUM ACCESSORY BUILDING YARDS SETBACK	N/A	N/A
MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK	N/A	N/A
PARKING (MIN)	2 STALLS	2 STALLS/UNIT

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