



Priority Heritage Designations

Item 15.3

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Council Meeting

February 25, 2025

Priority Designation Work – Updates and Next Steps

BACKGROUND

- Bill 23, the More Homes Built Faster Act, 2022 (“Bill 23”) implemented changes to the Ontario Heritage Act (the “OHA”) as of January 1, 2023, including a January 1, 2027, time limit for retaining ‘Listed’ properties on the Town’s Heritage Register.
- Listing on the Heritage Register provides interim protection from loss of heritage resources by demolition, but once these properties are removed, they are no longer afforded this protection.
- In addition, de-Listed properties can no longer be designated in the future after a prescribed event, such as a development application made under the *Planning Act*.
- In response, Council endorsed a Work Plan for Priority Designations in May 2023.
- Since May 2023, Staff has been pursuing a number of Part IV designations as identified on the priority list.
- To date, the Work Plan for Priority Designations has resulted in the Part IV designation of 14 Listed properties in the Town. A resident-initiated designation has also occurred.

Priority Designation Work – Updates and Next Steps

TOWN'S PROCESS – Property Example 14795 Niagara River Parkway

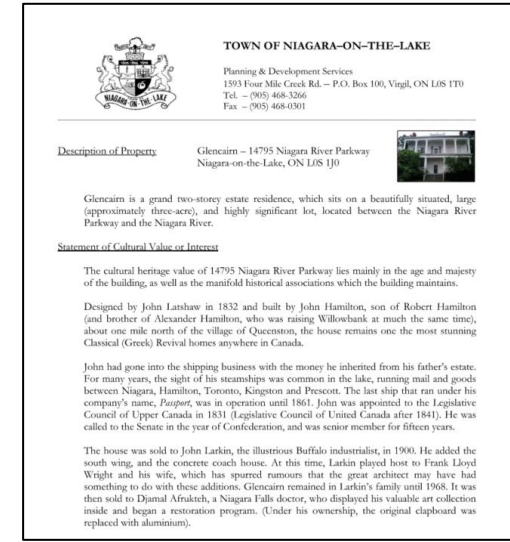
1. Desktop Review



Historical Information



Google Walkaround



Existing Information

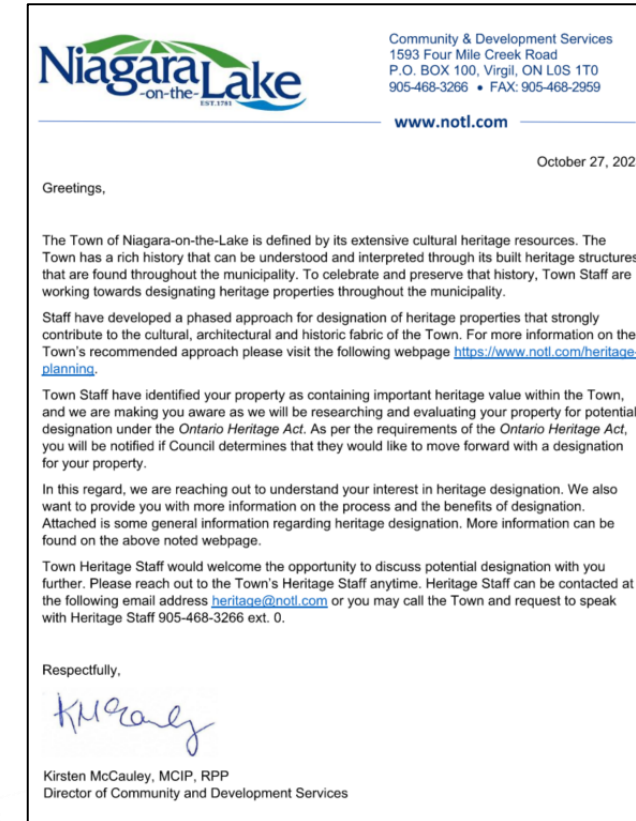
Priority Designation Work – Updates and Next Steps

TOWN'S PROCESS – Property Example 14795 Niagara River Parkway

2. Courtesy Letter
 - Town's interest in designation
 - Making owners aware of the reasons
 - Invitation to connect with Staff

Address	Title	Address	Title
17 Byron Street	St. Mark's Rectory	39 Byron Street	St. Marks Hall
41 Byron Street	St. Mark's Anglican Church	1436 Concession 2 Road	James McFarland House
130 Front Street	William Kirby House	167 Four Mile Creek Road	The Black House
46 Johnson Street	Barker Hall	1294 McNab Road	Former Anglican Christ Church
234 Johnson Street	Clench House	155 Gate Street	Methodist Meeting House
69 Prideaux Street	Demeath or Kerr-wooll House	210 John Street	Brunswick Place or Pinehurst
323 Simcoe Street	St. Andrew's Church	463 King Street	Thomas Best House

Properties from the Initial Priority List



Priority Designation Work – Updates and Next

TOWN'S PROCESS – Property Example 14795 Niagara River Parkway

3. Site Visit, Research and Evaluation

- Review to meet a minimum of **2 out of 9** criteria for designation related to design value, historical value and context/association.

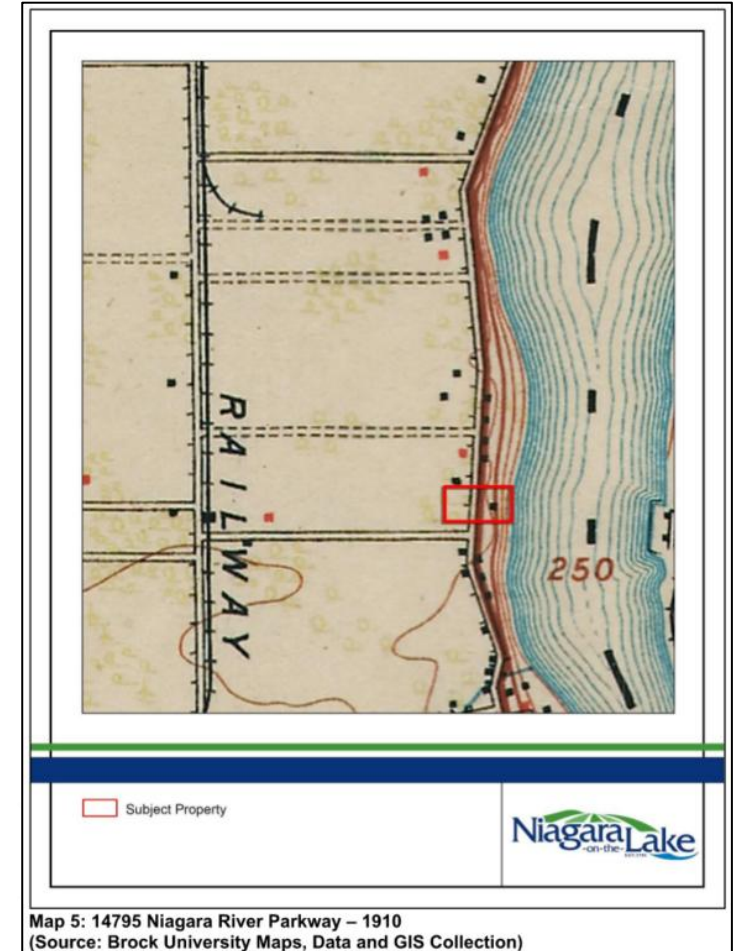
Table 1: Characteristics of Classical Revival Residential Buildings	
Characteristics	14795 Niagara River Parkway
Symmetrical façade	No
Two-storeys	Yes
Side-hall plan	Unknown
Five or three bay façades	Yes
Hip roof	Yes
Simple ornamentation	Yes
Larger windows and panes	Yes
Doorways with transom and sidelights	Yes
Details such as cornice, entablatures and overhanging eaves	Yes
Clapboard, ashlar or stucco cladding	Yes
Shallow mouldings around door and windows	Yes



Image 1: Facade (West Elevation) of Glencairn Hall
(Image taken on: December 14, 2023)



Image 2: South Elevation of Glencairn Hall
(Image taken on: December 14, 2023)



Map 5: 14795 Niagara River Parkway – 1910
(Source: Brock University Maps, Data and GIS Collection)

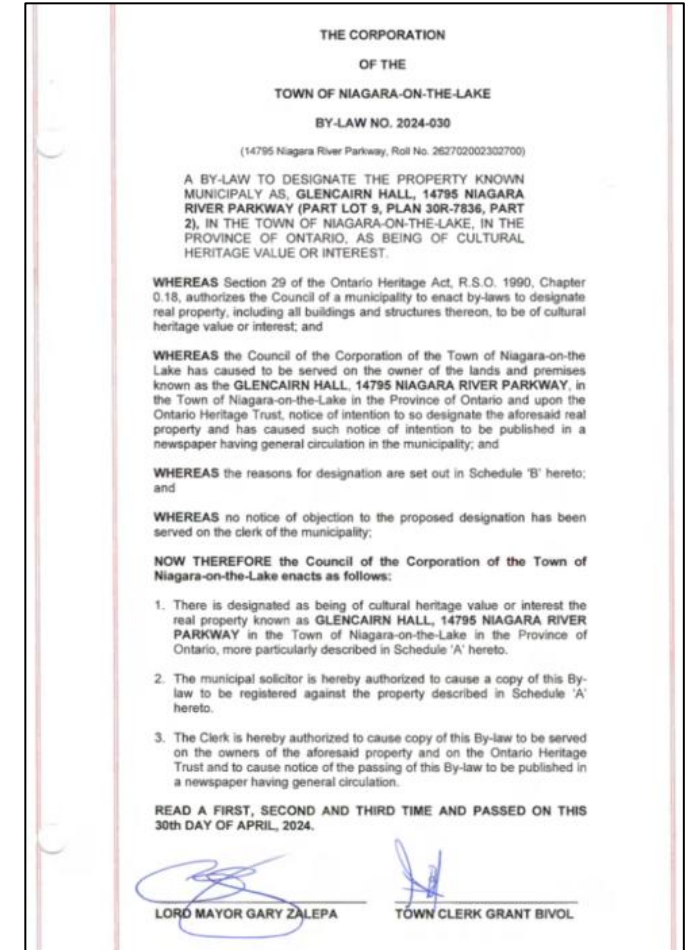
Priority Designation Work – Updates and Next Steps

TOWN'S PROCESS – Property Example 14795 Niagara River Parkway

4. Early Reach-out
 - Invitation to attend MHC meeting

5. Draft Designation By-law
 - Circulated to owner
 - Input by MHC

6. Midway Reach-out
 - Result of evaluation
 - Informing the owner the draft by-law has been endorsed
 - Invitation to connect and discuss



Priority Designation Work – Updates and Next Steps

TOWN'S PROCESS – Property Example 14795 Niagara River Parkway

7. Notice of Intention to Designate

- Published in newspaper having general circulation
- Mailed to owner and Ontario Heritage Trust
- Owners have 30 days to object to designation



**NOTICE OF INTENTION
TO DESIGNATE**

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18 AND IN THE MATTER OF THE LANDS AT THE FOLLOWING LOCATION IN THE PROVINCE OF ONTARIO

TAKE NOTICE that the Council of the Corporation of the Town of Niagara-on-the-Lake intends to designate the property at **14795 NIAGARA RIVER PARKWAY, GLENCAIRN HALL (PART LOT 9, PLAN 30R-7836, PART 2)** as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Description of Property
The subject property is called the Glencairn Hall and is located near the Queenston urban area on the Niagara River Parkway. The residence has a substantial setback from Niagara River Parkway and is partially visible from the road. The Glencairn Hall is located on a large estate lot. The estate faces the Niagara River on the east and formally designed gardens on the west. The estate is enclosed in a stone boundary wall.

Statement of Cultural Heritage Value or Interest
The property known as the Glencairn Hall has cultural heritage value or interest for its design and physical values, its historical and associative values and its contextual values.

14795 Niagara River Parkway is a representative example of the Greek Revival style. The two-storey residential building features a square plan with a later wing addition on the south elevation. Other elements representative of the style includes, the high-pitched truncated hip roof, overhanging eaves with moulded frieze details, rectangular window openings with wooden trim and apron details, the Doric and Ionic columns located on the east elevation, the pair of roman arch window openings above the entryway, red brick chimneys and the stringcourse that runs through all the elevations. It features a typical Greek Revival doorway with a semi-elliptical arched opening, decorative classical cornice and an entablature on the top, it also contains side lights with wooden panels underneath.

Glencairn Hall displays a high degree of craftsmanship or artistic value as seen in the doorway and column details of the house. The doorway features a semi-elliptical arched opening with decorative classical cornice and an entablature on the top. It also contains side lights with wooden panels underneath. The wooden pilasters that vertically separate door and sidelights are also fluted.

The large estate lot has historical and associative value as being the residence of the Hamilton family, constructed by John Hamilton. The Hamilton family had an important presence in the Niagara Region as well as the City of Hamilton. John Hamilton was a businessman from Queenston, he was a member of the legislative council, the senate and the Chairman of the board of trustees of Queen's college. Glencairn Hall is also associated with being the residence of John D. Larkin. Larkin was a prominent businessman from Buffalo and was also the owner of the Larkin Soap Company. Larkin was a close friend and associate of the modernist architect Frank Lloyd Wright who visited Glencairn. Larkin owned multiple farms along the Niagara River Parkway on which he constructed a number of cement workers houses and barns.

Priority Designation Work – Updates and Next Steps

TOWN'S PROCESS – Property Example 14795 Niagara River Parkway

8. Council Passing Designation By-law
 - 30 days after NOID Council passes the by-law
 - Notice is published in Newspaper
 - Mailed to owner and Ontario Heritage Trust

9. Objections and Appeals
 - The owners can object to the Town within 30 days of the NOID
 - The owners can also object to OLT within 30 days of designation by-law notice

**IN THE MATTER OF
THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18**

AND IN THE MATTER OF THE LAND AND
PREMISES AT THE FOLLOWING MUNICIPAL
ADDRESSES IN THE TOWN OF NIAGARA-ON-THE-LAKE
IN THE PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

TAKE NOTICE that the Council of the Corporation
of the Town of Niagara-on-the-Lake has passed

**By-law No. 2024-029
By-law No. 2024-030**

Designating the following property as
being of cultural heritage value or interest
under Part IV of the Ontario Heritage Act
R.S.O. 1990, Chapter 0.18

**Christ Church McNab, 1294-1296 McNab Road
Glencairn Hall, 14795 Niagara River Parkway**

**Dated at the Town of Niagara-on-the-Lake this 8th day of May, 2024
Grant Bivol, Town Clerk**

Priority Designation Work – Updates and Next Steps

RESULTS

- 14 registered Part IV Designations
- 5 designations underway
- 1 objection resulting in deemed withdrawal and removal from Municipal Heritage Register
- Increased awareness of heritage, increased consultation and communication



1413 Lakeshore Road



287 Warner Road



130 Front Street

Priority Designation Work – Updates and Next Steps

NEXT STEPS

- Continue with Part IV Designations
- Prioritize fourth set of Listed properties for designation



238 Four Mile Creek Road



1023 East and West Line

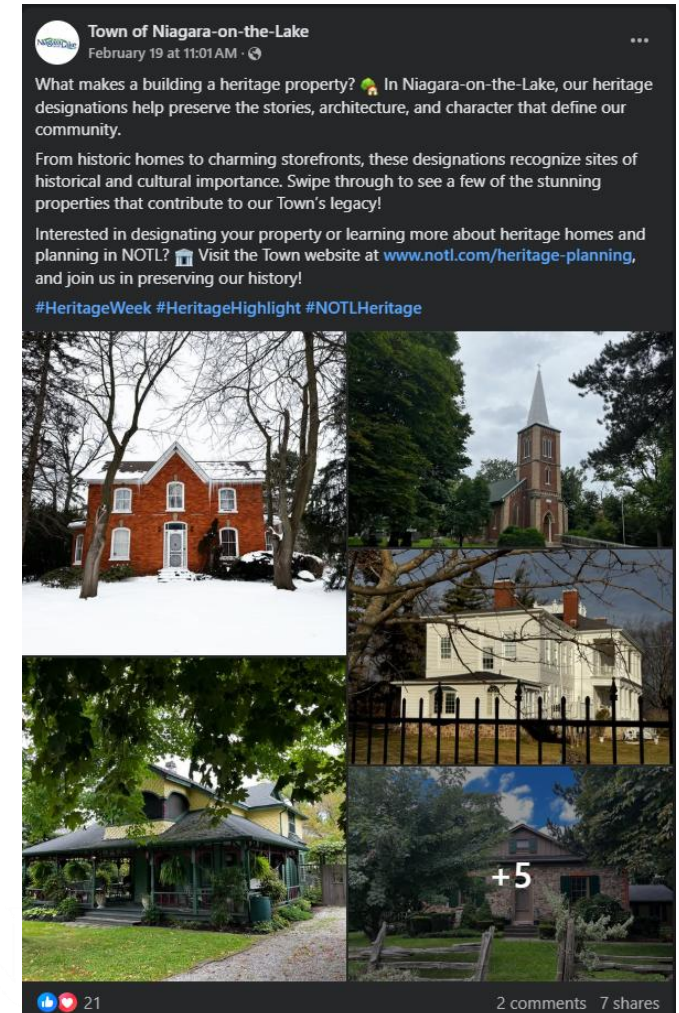
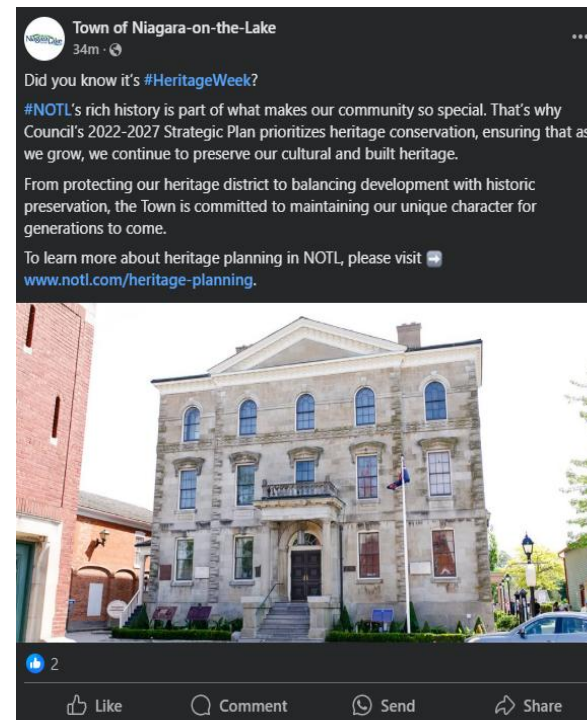
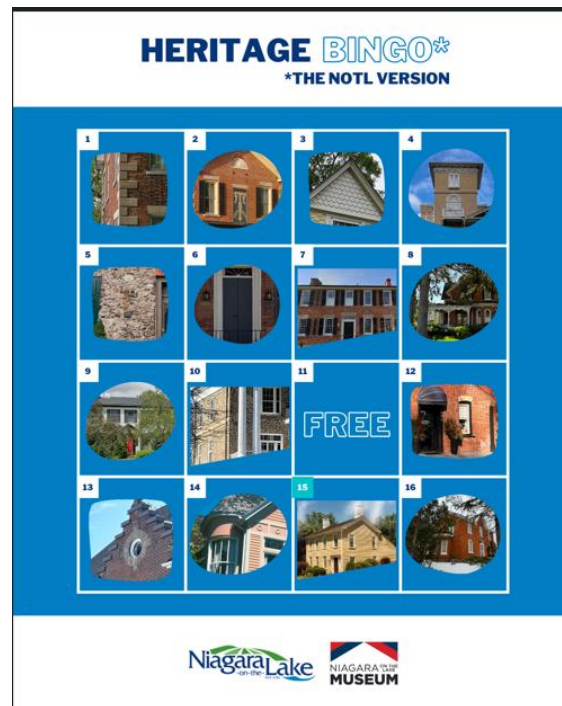


167 Four Mile Creek Road

Priority Designation Work – Updates and Next Steps

NEXT STEPS

- Social media posts to increase reach of heritage related information
- Info-session at the Townhall
- Heritage Ceremony



Priority Designation Work – Updates and Next Steps

CONCLUSION

- Municipalities are mandated under OHA to protect their heritage
- The Town has 184 Listed properties* on the Municipal Heritage Register awaiting evaluation
- If not designated by January 1, 2027, properties must be removed from the Register and have no protection under the OHA
- Part IV designations ensures compatible growth of communities alongside built heritage
- The priority properties were identified as those which, if lost due to demolition, neglect, or inappropriate alteration, would result in the substantial loss of a piece of Niagara-on-the-Lake history or identity
- OHA does not require municipalities to obtain consent of property owners for heritage designation
- The extensive process adopted by the Town goes beyond the requirements of the Ontario Heritage Act and ensures that property owners have multiple opportunities to be informed and to discuss the process with the Town

* approximately 70 of these Listed properties are within the expanded Heritage Conservation District

Priority Designation Work – What are we asking Council to decide?

RECOMMENDATION – CDS-25-038 and CDS-25-048

- 1.1 Council confirms endorsement of the Work Plan for Priority Designations begun in mid-2023;
- 1.2 Council directs staff to consult with the Municipal Heritage Committee to produce a fourth set of priority properties to be designated; and
- 1.3 Council directs staff to implement the improvements to the Work Plan for Priority Designations outlined in the report, including hosting an information session, and the use of the Town's social media platforms to increase awareness of the Town's efforts to protect local heritage.



Thank you.