



Cultural Spaces
People and Places



REPORT - FINAL

QUEEN-PICTON (OLD TOWN) HERITAGE CONSERVATION DISTRICT PHASE 1: STUDY REPORT

NIAGARA-ON-THE-LAKE

JUNE 2025

This report was prepared by Cultural Spaces, a firm based in Ottawa that is dedicated to envisioning human and natural spaces differently for a sustainable future. Specialized in strategies for sustainable urban environments, protected areas, and heritage conservation.

Christophe Rivet, Principal

Tania Contrucci

Valentina Samoylenko

Leanna Wigboldus

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EXECUTIVE SUMMARY

This report presents the proposed expansion of the Queen-Picton Heritage Conservation District (HCD) in Niagara-on-the-Lake, with the goal of preserving the town's distinctive architectural and cultural heritage while supporting sustainable and thoughtful growth. The expansion aims to incorporate adjacent historically significant areas not currently protected under the existing HCD, ensuring the long-term conservation of Niagara-on-the-Lake's valuable heritage resources. This initiative is driven by increasing development pressures and a strong community interest in heritage stewardship, aligning with provincial planning policies—including the Ontario Heritage Act—and the Town's Official Plan.

The purpose of the HCD Study was to explore several key themes: evaluating the heritage character of the town, identifying potential boundaries for an expanded HCD and the broader Study Area, establishing conservation objectives and management guidelines, ensuring alignment with municipal policy frameworks, and engaging local staff and community members throughout the process.

The study provides a historical overview, identifying key periods of development and significance and highlighting gaps in existing heritage data. Fieldwork completed in November 2024, combined with archival research into the town's history, architecture, and development patterns, informed the built heritage analysis and the assessment of cultural value. The research also evaluated current planning tools to identify opportunities for enhancing heritage protection.

The analysis of built form focused on three primary elements:

Date of Construction, identifying properties within key historical periods—Rebuilding (c. 1814–1829), Growth (c. 1830–1859), and Prosperity (c. 1860–1914);

Architectural Style, highlighting properties that reflect distinct styles such as Georgian, Neoclassical, Gothic Revival, Italianate, and Queen Anne Revival; and

Integrity and Contextual Value, evaluating whether properties contribute meaningfully to the historic fabric of the district.

Based on these criteria, properties were classified as either contributing or non-contributing to the district's heritage value. The proposed HCD boundary was then divided into distinct character areas—Residential, Commercial, Queen Street Summer Homes, and Institutional—to better reflect and manage the unique qualities of each area.

Of the 527 properties within the proposed boundary, 257 have been identified as contributing to the district's cultural heritage and architectural integrity. Following a secondary review for architectural integrity, the final recommendation is to designate a portion of the Study Area as a Heritage Conservation District under Part V of the Ontario Heritage Act, as it exceeds the 25% threshold of contributing properties required for designation.

The study further recommends individual heritage designation for properties of merit located outside the proposed HCD boundary, particularly within the historically significant Mary Street and Dock Area. To implement these recommendations effectively, the Town should develop a comprehensive Heritage Conservation Plan for the HCD and update relevant municipal policies—including the Official Plan, Zoning By-laws, and existing HCD By-law—to align with current planning standards and sustainability objectives.

Finally, the report emphasizes the importance of public engagement, education, and accessibility. It recommends ongoing outreach initiatives such as workshops and educational materials to foster community awareness and support for heritage conservation. The overarching objectives of the proposed HCD are structured into General, Social and Community, Development, and Character Area-Focused categories, providing a framework to balance heritage preservation with the evolving needs of the community and the Town.

1 INTRODUCTION



1.1. What is a Heritage Conservation District?

A Heritage Conservation District (HCD) is a defined area within a municipality that holds cultural, historical, or architectural significance and is legally protected under Part V of the *Ontario Heritage Act* (OHA). These districts are designated to conserve the unique character and heritage values of areas such as residential or commercial neighborhoods, main streets, rural landscapes, institutional campuses, or natural spaces.

HCDs often include a combination of heritage buildings, streetscapes, landscapes, and features like trees, open spaces, and historical development patterns. They convey a cohesive sense of time and place through characteristics like building scale, materials, and proportions. Each HCD is distinct and reflects its specific cultural heritage resources.

Once designated, an HCD is governed by a by-law and an HCD Plan, which provides policies and guidelines to manage change, ensuring conservation and allowing for contextually appropriate growth. Recent updates to the *Ontario Heritage Act* introduce new requirements for HCDs, with at least 25% of the properties within the defined area meeting at least two of the nine criteria for determining cultural heritage value as outlined in this report under Chapter 2, Section 2.4, *Criteria for Determination of Cultural Heritage Value*. The HCD plan helps protect the district from incompatible development while fostering renewal through cultural and economic vitality. By safeguarding their unique identity, HCDs contribute to the sustainability, livability, and appeal of communities across Ontario.

1.2. Purpose of the HCD Study

The purpose of a Heritage Conservation District (HCD) study under the *Ontario Heritage Act* is to evaluate an area within a municipality to determine whether or not it warrants designation as a heritage conservation district. This process aims to safeguard and manage the area's cultural heritage value while balancing development and planning objectives. Key goals of the study include:

- **Assessing Heritage Character:** The Study examines the area's character, including buildings, structures, and other features, to determine its cultural heritage significance and need for preservation.
- **Defining Boundaries:** The Study identifies and recommends clear geographic boundaries for the proposed district based on heritage attributes.
- **Establishing Objectives and Guidelines:** The Study outlines objectives for the designation and maps out the content for the required HCD plan, providing clear guidance for conservation and management.
- **Aligning with Municipal Policies:** The Study recommends updates to the municipality's Official Plan and Zoning By-law to align with the objectives of the district designation.
- **Information and Discussion Meetings:** The process consults with the municipal heritage committee and town staff, ensuring the Study integrates local perspectives and expertise.

1.3. Existing HCD

The current Queen-Picton HCD, in effect since 1986, includes the eight square blocks between Gate Street and Wellington Street, and between Prideaux Street and Johnson/Platoff Streets and Simcoe Park. The HCD consists of the central

business artery of Old Town and the contiguous residential area. It attests to the historical settlement pattern of the town and displays a concentration of classical British architectural tradition before the 20th century. An expansion area was established in 1991 for examination as a potential expansion of the Queen-Picton HCD (see figure 1 on next page).

1.4. Study Area Description

Niagara-on-the-Lake (NOTL) is recognized for its historical and cultural importance in Canada. Established in the late 18th century, it served as the first capital of Upper Canada and was a key battleground during the War of 1812. Part of Old Town is designated as a National Historic Site of Canada overlapping with a town section protected under the *Ontario Heritage Act* for its well-preserved 19th-century streetscape and architectural heritage. At the municipal level, the town recognises various character areas as culturally significant in the area of Old Town. These boundaries overlap each other but do not offer a tool for heritage protection and are all considered in this HCD study.

The Study Area includes a significant concentration of buildings that are evidence to the historical development and evolution of Old Town until 1914. This area includes the National Historic District, the Downtown character areas, the Old Dock character area, the Queen Street Summer Homes character area, and the HCD Expansion area. The period before 1914 includes Old Town development patterns and architectural expressions which were inspired by British Classical and European styles, which give the distinct character to the Town.

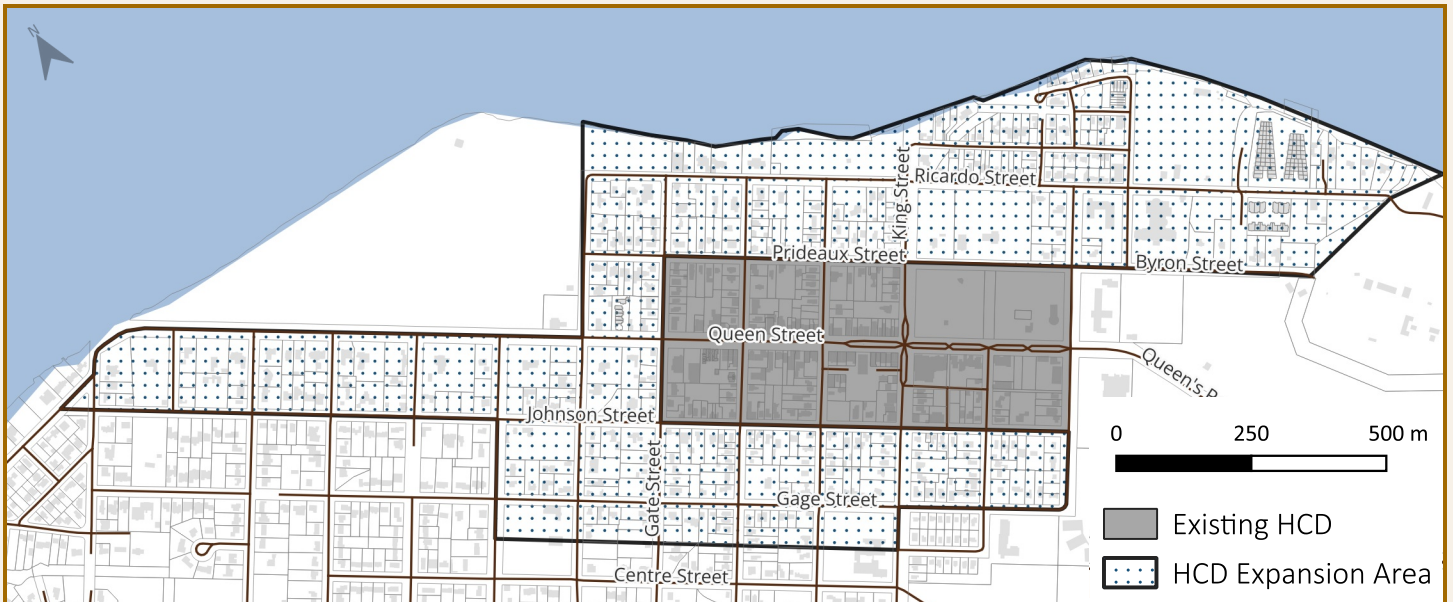


Figure 1- Existing HCD Boundary and Expansion Area

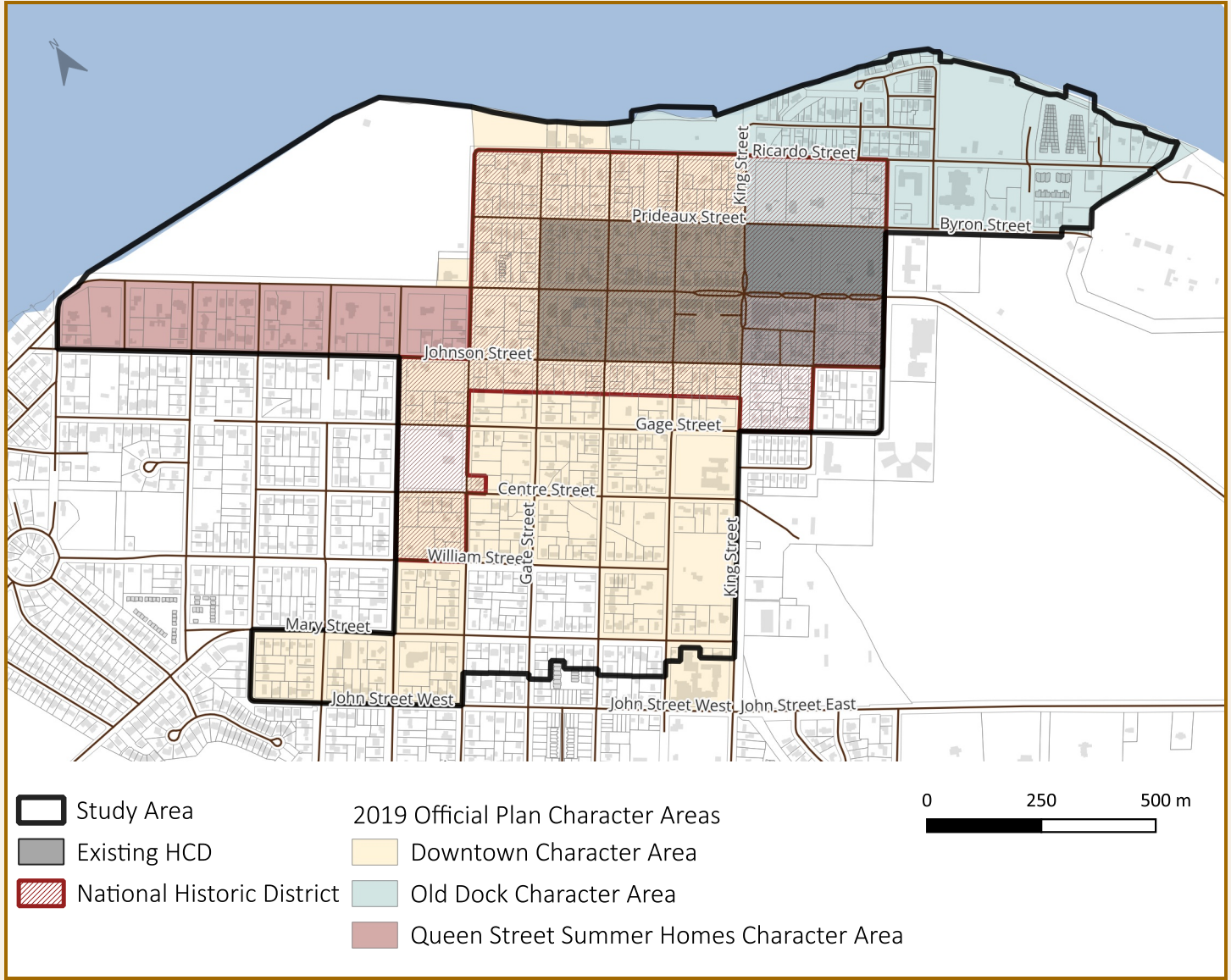


Figure 2- Study Area and Existing Heritage Boundaries

Within the Study Area, the mandate is to identify whether an expansion of the existing Queen-Picton HCD is possible and coherent based on the defined cultural value that is already protected under the existing HCD.

1.5. Methodology and Approach

The study methodology followed a structured approach to evaluate the heritage significance of the proposed Study Area in relation to the current Queen-Picton HCD. The process began with an **initial review of documentation**, historical sources, and inventories provided by the town. The team analysed sources such as historical maps, archival photographs, municipal records, and secondary literature to establish a foundational understanding of the area's historical and cultural significance. There were four surveys that provided the foundational information for the study:

- *Inventory performed in 1986 by the Town and consultants in relation to the designation of the current HCD.* This inventory follows the direction of the OHA at the time and does not include a statement of significance nor does it identify contributing properties. Instead, it assesses properties based on three categories (A, B, and C), with A having the highest interest and B and C not having historical significance. There is no explicit mention of a period of significance.
- *Inventory performed in 1996 by the Town in relation to a potential expansion of the HCD.* This inventory applied the same four categories to the properties in the potential expansion area. The information only partially meets the current expectations of the OHA.
- *Draft report completed in 2016 for the Historic Old Town Heritage Conservation District Plan.* The draft report for a Heritage

Conservation District Plan examined a district expansion study for the Queen-Picton HCD. It included a review of local policies and of buildings and properties within the potential HCD expansion area. Analysis included a Statement of Cultural Heritage Value or Interest, property surveys, and policies related to existing and future construction.

- *Ordnance Boundary Stones Appendices 2021. Appendices related to the 'Proposed Plan for Conservation and Commemoration of the Ordnance Boundary Stones'.*
- *Inventory performed in 2004 by Parks Canada and the Town in relation to the designation of the district of national significance.* This inventory applied a different framework as it follows the direction for the designation of places of national significance by providing a statement of national significance and listing the properties that are character-defining. The emphasis is on the architectural qualities of the town up until 1900 which overlaps and is slightly different from the HCD.
- *Survey performed in 2024 by volunteers and the Town to identify potential heritage properties.* The objective of that survey is to identify properties of potential heritage interest. It only partially meets the current expectations of the OHA.

Additionally, the HCD study reviewed the properties that had an identified CHVI Statement, including those properties that were neither listed on the register nor designated, to consider their potential contribution to an expanded HCD.

The HCD study provides an overview of the historical context with a focus on identifying periods of significance, patterns of development, and identifying gaps in the available information.

The team conducted **fieldwork** in November 2024 to complement the community-initiated survey and collect comprehensive documentation of the Study Area. Each property within the Study Area, which excludes the current HCD, was assessed for its contribution to the district, and photographs were captured to provide a detailed record of the district's physical character. This fieldwork confirmed the accuracy of the preliminary inventory and filled in missing information, ensuring the integrity of the data used for the analysis. A cursory visit of the current HCD was also undertaken to assess whether significant changes may have occurred over time and to get a better understanding of the evidence that supports the stated significance.

The team reviewed the **current planning framework** to identify gaps and opportunities for improving heritage protections. The analysis included in chapter 4 is an overview of the regional and municipal official plans, the municipal Zoning By-law, the current HCD By-law and other relevant secondary plans or policies to determine their effectiveness in protecting heritage in the Study Area. Findings from this analysis informed the development of targeted recommendations to strengthen heritage conservation within the district.

A heritage value assessment was conducted based on previous steps. A Statement of Significance was prepared to articulate the District's historical, cultural, and architectural importance, including the identification of key periods of significance. Properties within the district were evaluated to determine their contribution to the integrity of the District and were mapped accordingly. District boundaries were delineated to encompass the highest concentration of contributing elements while

maintaining compliance with OHA requirements. It should be noted that the current HCD does not provide a statement of significance that meets today's requirements of the OHA. As such, the Statement of Significance is built on the argument that is expressed in the original 1986 HCD Plan for the significance of the current HCD. This provides a jumping off point for the new assessment, allowing the heritage value of the expansion area to be assessed based on similar reasoning to the reasoning which provided value to the current HCD.

Although not required for the preliminary assessment, Cultural Spaces completed two initial information and discussion meetings with relevant stakeholders of Niagara-on-the-Lake during the fieldwork in November 2024. Participants included representatives from the Town staff, the Niagara-on-the-Lake Museum, the Municipal Heritage Committee, the Niagara Foundation, and the Niagara-on-the-Lake Conservancy. An additional discussion was completed by Town staff at the public open house on April 1, 2025, as part of the Official Plan Public Information Centre. A further summary of all three events can be found in Appendix B.

The study concludes with a set of **recommendations** to guide the expansion and management of the Queen-Picton Heritage Conservation District. This includes a proposed new boundary, the identification of potential contributing and non-contributing properties, recommendations for planning and objectives for a revised HCD plan.

1.6. Limitations

The findings and recommendations presented in this report were developed based on the best information available as supplied by the Town and where possible complemented by the consulting team.

Information related to the properties within the Study Area came from multiple municipal inventories carried out over the course of four decades by different people applying different templates and methodologies. As such, the consistency of information was an issue that was addressed by adjusting and validating where possible the information currently available to the Town.

Niagara-on-the-Lake is renowned for its diversity of architectural styles, a reflection of change over time and adaptation to new opportunities. These changes are particularly apparent in the residential properties which often illustrate how aesthetics and needs influenced architectural form and details. Few properties demonstrate a purity of architectural style. Most have dominant key characteristics which are helpful to guide characterization but come short of demonstrating typical styles. Some properties have lost integrity of characteristics which makes them not contributing. For the properties that were retained, the form, volume, proportions, size and distribution of openings, materials, and shape and pitch of roofs have all played a role in determining whether they were contributing.

1.7. Context and Setting

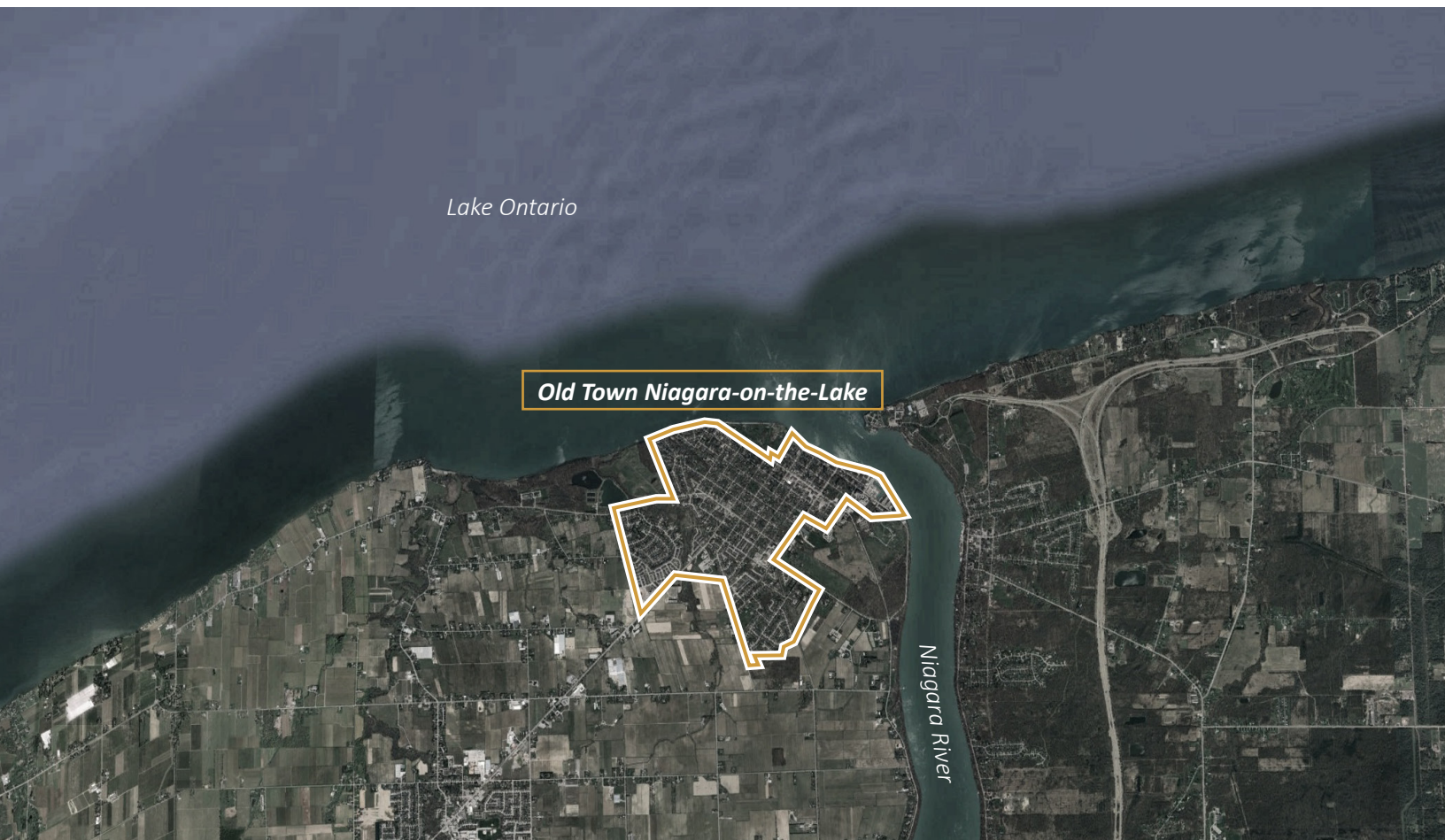
The strategic setting of the town of Niagara-on-the-Lake was a key part of the area's settlement, particularly with its proximity to the Niagara River and to Niagara Falls, both of which attracted Indigenous peoples to the region for millennia. The presence of geological landforms like the Niagara Escarpment influenced the flow of water patterns and contributed to the creation of the landscape today.

The Niagara River acted as a transportation and trade route, as well as provided abundant natural resources. Once national borders were established, the Niagara River served as a boundary between Canada and the United States, playing an important role in the movement of trade and in conflict, especially during European Colonial settlement in the 17th, 18th and early 19th centuries. In 1832, the

Niagara Harbour and Dock Company altered the river structure by draining the original wetland in what is now Niagara-on-the-Lake to create docks, harbour infrastructure, and shipping warehouses, which increased trade and transportation both into Lake Ontario and along the Niagara River (see figure 3 for the location of the Niagara-on-the-Lake Old Town location).

The Niagara Peninsula's fertile soil, particularly along the banks of the Niagara River, supported agriculture and a variety of flora and fauna. The region's temperate climate, influenced by its location near the Great Lakes and the protection of the Niagara Escarpment, created a microclimate with moderate temperatures and longer growing seasons. Eventually the combination of rich soils and temperate climate made the area important for agriculture, particularly for fruit orchards and vineyards which developed from the 1800s onwards.

Figure 3- Niagara-on-the-Lake Setting. Google Earth.



The area's natural beauty and temperate climate played an essential role in the Town becoming a tourism attraction. The Town's early inclusion of green spaces for recreational uses in its urban design, such as the town parks and the Niagara-on-the-Lake golf course, reflected its evolution from a trade hub to a leisure destination.

1.8. Key Historical Themes and Events

Pre-European Contact and Settlement

Archaeological evidence shows Indigenous presence in the region dates from approximately 13,000 years ago. The area now known as Niagara-on-the-Lake was originally the traditional lands of the Chonnonton or Onguiaahra, also called the Neutral Nation by early French missionaries. These people lived in the region

until the mid-17th century, when they were displaced and dispersed by conflict with the Haudenosaunee and sickness. The Ojibway (ancestors to the current Mississagua people) moved to the region for hunting and gathering, as well as for the area's connection to Niagara Falls, which holds cultural and spiritual significance for many groups in the region. The traditional territories and boundaries of local Indigenous groups, as well as the stories, oral traditions, and cultural values associated with the history and heritage of the Niagara region, require further information. This will be encouraged through ongoing relationship building with the Indigenous groups of Niagara as part of a process to build understanding and recognition for all heritage within the area.

Figure 4- Painting: The Foot of King Street from the Land and from the Niagara River, by Grainger, Francis Hincks. Courtesy of the Niagara-on-the-Lake Museum.



Post-European Contact and Settlement

Europeans first arrived in the area in 1626, and in the following decades, it became significant for British and Indigenous relations and resource use, particularly in relation to the fur trade. In 1764, the 'Treaty of Niagara' was signed following meetings between Sir William Johnson and representatives from 24 First Nations. The Treaty formalized British presence in the Great Lakes and provided one of the first significant land cessions along the Niagara River in exchange for trade goods and the return of prisoners. The Treaty was seen as foundational for the relationship between Indigenous groups and the British Crown and endured in times of conflict, including the American Revolution and the war of 1812.

A permanent European settlement was established in the 1780s by British Loyalists and their Indigenous allies fleeing the United States in the aftermath of the American Revolution to settle along the Niagara River. The establishment of the town located at the mouth of the Niagara River, then named Newark, made it strategically

significant for military and trade purposes, and the construction of Fort George provided defense against American forces.

The political and military importance of the Niagara Region was again highlighted in 1792 when Newark hosted the first provincial parliament and was designated as the capital of Upper Canada by Lieutenant-Governor John Simcoe. This period solidified Niagara-on-the-Lake's role as the nucleus of political and governance activity for the province, a position it maintained until 1796 when the capital was moved away from the American border to York (Toronto). Newark was renamed 'Niagara' in 1798.

Niagara played a critical role in the War of 1812, with the area being of strategic military importance for both American and British forces. American troops occupied the town and erected fortifications in 1813. However, as the British retook the town in 1813, the retreating American troops burned the area of what is now recognized as 'Old Town'. Little was left of



Figure 5- 1904: View from Queenston Heights. Courtesy of the Niagara-on-the-Lake Museum.



Figure 6- Year Unknown: Wharf and Harbor. Courtesy of the Niagara-on-the-Lake Museum.

the town after the American departure, but the residents quickly began to rebuild.

Agricultural development around Niagara-on-the-Lake began after the war in the early 1820s through a combination of field crops, orchards, and viticulture. The town's harbour and waterfront became more active in the 1830s, particularly with the establishment of the Niagara Harbour and Dock Company in 1832, leading to the construction of docks, mills, and shipping industries along the Niagara River. Increases in trade, shipping, and transport further boosted the economic success of the Niagara region, with Niagara-on-the-Lake at the forefront of these developments. The commercial hub of Queen Street and Picton Street expanded at this time, as did the surrounding residential areas.

Changes to railway lines and shipping practices in the mid- to late-1800s changed the economic focus of the town and surrounding area from trade to tourism, and the town became a well-known spot for visitors and summer residents, particularly from the United States. Leisure

spaces and recreational activities grew in popularity, defining Niagara-on-the-Lake as a unique destination. This prosperity continued until WWI when tourism began to decline, and the Town of Niagara-on-the-Lake once again became the site of a military outpost and training centre. The Great Depression and the onset of WWII further reduced the number of tourists to the Niagara region.

Post-WWII, Niagara-on-the-Lake once again established itself as a tourism centre and leisure hub, gaining popularity through the internationally recognized Shaw Festival (launched in 1962). By the late 1980s, Niagara-on-the-Lake enhanced its tourism draw as part of the Niagara wine region, with vineyards and wineries becoming an important part of the local economy. Heritage preservation became an important part of Niagara-on-the-Lake's identity, with residents encouraging efforts to protect the 19th century architecture, historical landmarks, and the town's unique heritage.

QUEEN'S ROYAL GOLF CLUB HOUSE,
NIAGARA-ON-THE-LAKE, CANADA.

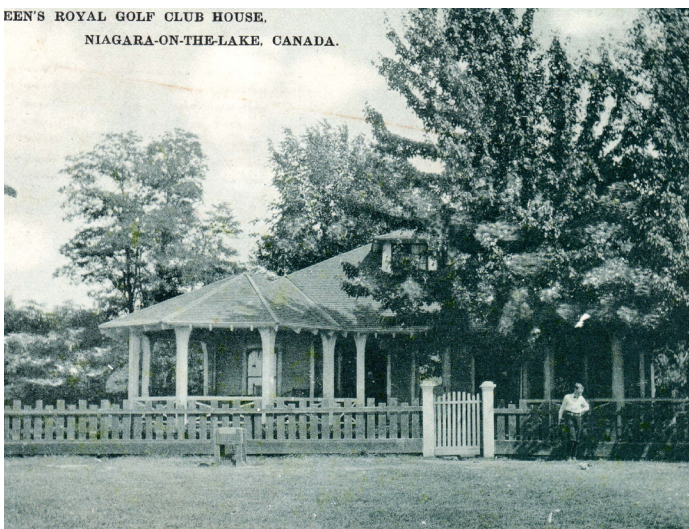


Figure 7- 1911: Queen's Royal Golf House. Courtesy of the Niagara-on-the-Lake Museum.



Figure 8- 1920s: Queen Street. Courtesy of the Niagara-on-the-Lake Museum.

1.9. Historical Development of the Area

Niagara-on-the-Lake was originally established as a strategic military region at the mouth of the Niagara River, with multiple fortifications in place to protect the interests of Upper Canada along the border. The surrounding residential area originated in the late 18th century, and supported the United Loyalists and their Indigenous allies who had settled in the area after fleeing the United States.

The settlement plan of Niagara-on-the-Lake follows a grid pattern which was originally completed in 1794 and followed the Imperial model plan (1788-89) for British colonial and military towns. This consisted of a series of four-acre blocks which began at the banks of the Niagara River and expanded inland, following the watercourses and established military fortifications. Despite the destruction following the War of 1812, the original settlement pattern was maintained during the rebuilding of the Town and can still be seen in the town planning today. The wide, tree-lined streets of the downtown core continue to create harmonious streetscapes, linking the waterfront, residential neighbourhoods and commercial area together.

The establishment of the Niagara Harbour and Dock Company in 1832 dramatically influenced the area’s development. The waterfront and harbour areas were expanded along the Niagara River for shipping and industrial uses, with trade and transport becoming important elements of the Town’s burgeoning economic success. Residential areas developed around the docks, catering to the increased number of sailors, merchants, shipbuilders, and labourers who were involved with shipping. As the Town grew, institutional buildings, like churches and schools, became established parts of the Town’s physical makeup. The development of the commercial

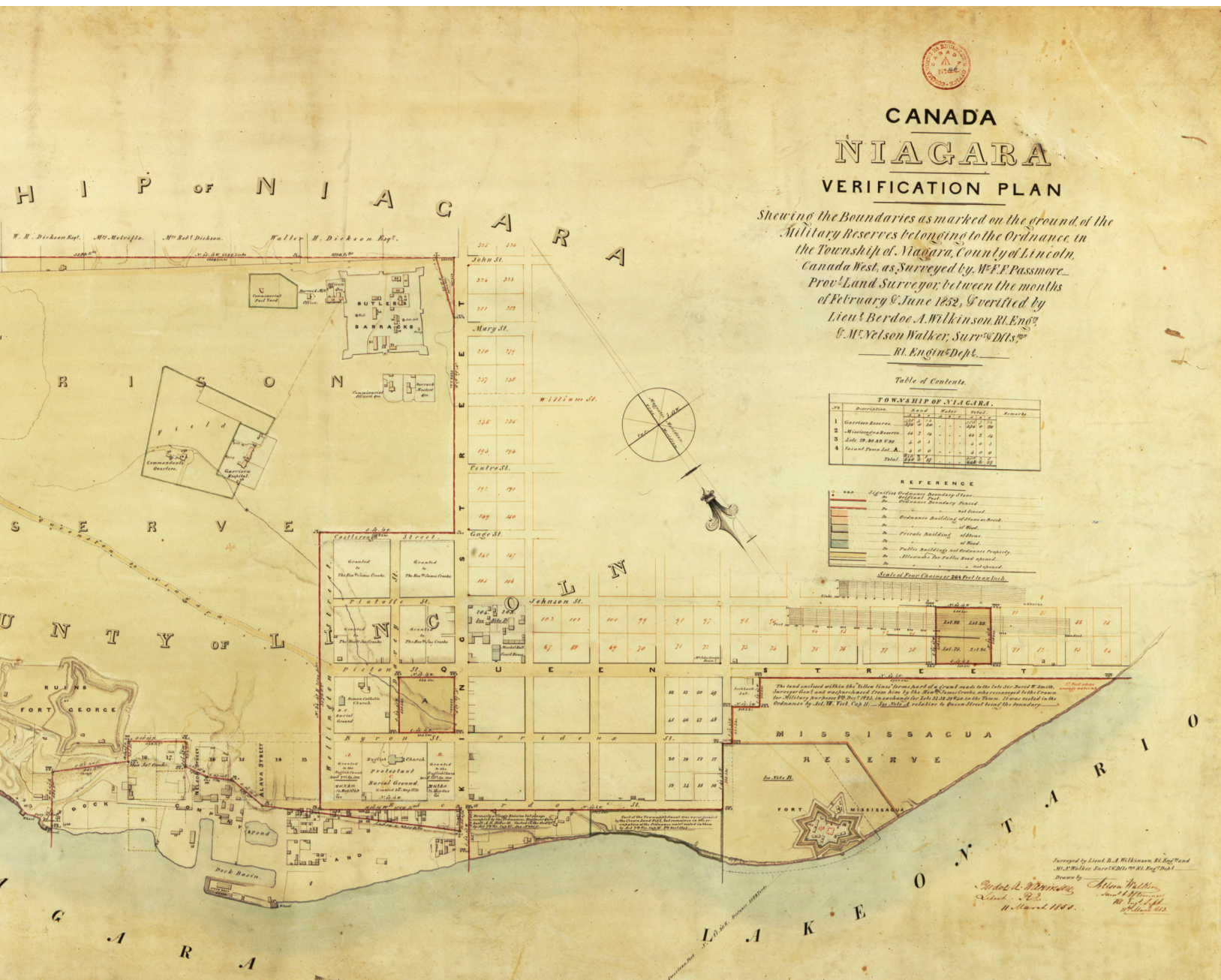
district along Queen Street was based heavily on the increased economic activity, trade, and transportation services, as is reflected in the architecture and wide-open streets which make up the district. Subsequent expansion of the surrounding residential areas extended the physical fabric of the town both inland and along the available waterfront.

Figure 9- 1852: Canada, Niagara Verification Plan. Town of Niagara-on-the-Lake.



New hotels, leisure areas, parks, and summer residences emerged along with the area's reputation as a tourism hub which began in the early 1860s and extended into the early 1900s. The introduction of tourist accommodations, along with the establishment of parks and a golf course, signaled the Town's evolution into a cultural resort. This development was particularly prevalent in the northeast corner

of the town, close to Fort Mississauga. The lands immediately surrounding the fort had been set aside for military use until the 1870s. These lands were then converted into a golf course in 1875, the oldest still in operation in Canada. South of the golf course, lands that had once been reserved for a hospital and religious communities were sold to wealthy families who built exceptional summer homes.





2 INVENTORY AND ANALYSIS OF HERITAGE VALUE AND RESOURCES

2.1. Designation within Study Area

The Study Area includes a number of properties with various levels of heritage recognition. These include **Part IV designated properties, listed properties**, and those with **cultural heritage value or interest (CHVI)**. As a first step in the inventory and analysis process, it is important to identify and categorize the types of heritage recognition within the Study Area to evaluate how properties contribute to the district's character and determine the best course of action for their protection.

Part IV Designated Properties

Section 29 of the OHA protects individual properties that are considered important for their cultural heritage value or interest. These are buildings or sites that stand out because of

their unique architecture, connection to historical events or figures, or their importance as landmarks. These properties cannot be altered, demolished, or removed without approval from the municipality, ensuring their key heritage features are preserved.

Listed Properties

Listed properties are included on the municipal heritage register, under Section 27(3) of the OHA, but are not formally designated as Part IV properties under Section 29. Listing provides some protection, requiring owners to notify the municipality 60 days before demolishing the property. These properties often serve as a starting point for potential future designation or inclusion in the HCD. The most recent OHA was updated in 2024.

Cultural Heritage Value or Interest (CHVI) Statements

Properties with CHVI Statements are identified based on specific criteria prescribed in Ontario Regulation 9/06, including, but not limited to, their design or architectural features, historical connections, or how they fit into the area's character. CHVI Statements are required to be prepared for Listed and Designated Properties on the municipal heritage register. Properties with identified CHVI Statements that have not been formally designated or listed under the

OHA currently lack protection. As a result, any alterations or demolition can take place without requiring municipal review or approval.

In the Study Area, there are 47 properties designated Part IV and 76 listed properties. Most of those properties are concentrated around the existing HCD boundary. See figure 10 for the distribution of the properties with heritage significance in the Study Area.

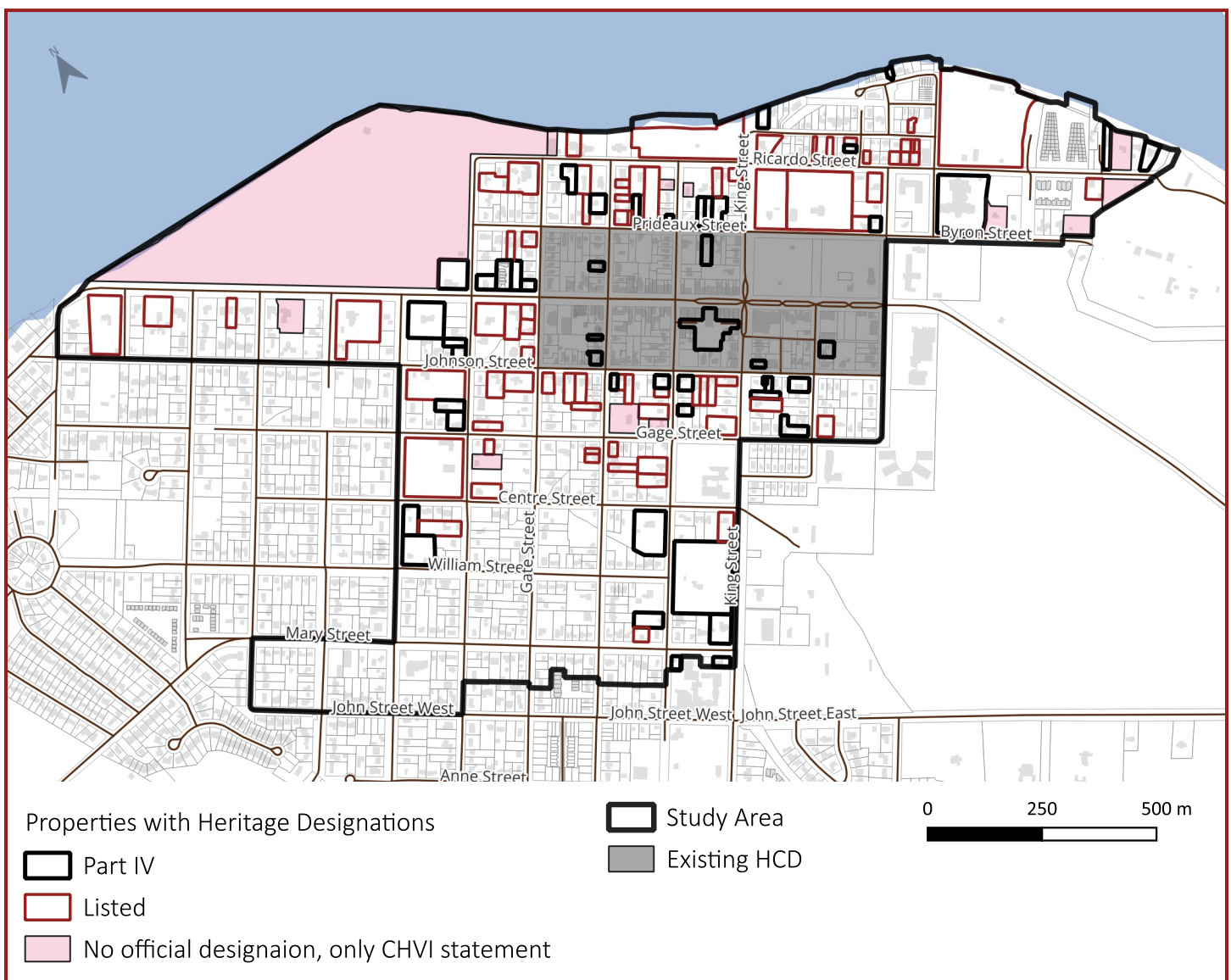


Figure 10- Properties with Heritage Significance

2.2. Built Form and Landscape Analysis

2.2.1. Methodology

The character analysis of the HCD Study Area was conducted in three stages. The Town, with the help of volunteers, conducted the first step which consisted of the documentation and survey of the buildings in the Study Area. The Cultural Spaces team mapped and analysed the compiled data provided from municipal documentation and the data recorded by the Town. This data included date of construction, building material, building height, stylistic influences, and historical notes.

All properties in the Study area that contained at least one building as well as green spaces, excluding empty lots, were retained for the built form survey. Those parcels that contained more than one building were counted as one legal property for the sake of the Study. Land parcels where ownership was shared, such as condominiums, were also only counted once. The total number of properties analysed in the Study Area is 742 properties.

In the second phase, Cultural Spaces developed a Data Collection and Site Visit Strategy based on an initial understanding of the historical context and the significance of the current HCD. Considering the historical, architectural and contextual values of the existing Queen-Picton HCD, the work focused on the analysis of properties of potential significance to the expanded District, namely those identified as category “A” or “B” buildings in the 1996 survey of the HCD expansion area and those built before 1914.

Although this report focuses primarily on the expansion of the current HCD, the entirety of the existing HCD is included and its conservation will be addressed in an updated HCD Plan. It should be noted that a number of significant buildings, such as churches, are now included in the expansion. Their individual qualities are not discussed in this section.

2.2.2. Dates of Construction

The date of construction analysed in the Study Area range between 1815 (the earliest recorded property) and 1914 (the cutoff years for analysis). Major periods of growth happened after the War of 1812 to reconstruct the community, and between 1860 and 1914 as the Town experienced a period of prosperity due in large part to an increase in tourism and economic growth.

2- INVENTORY AND ANALYSIS

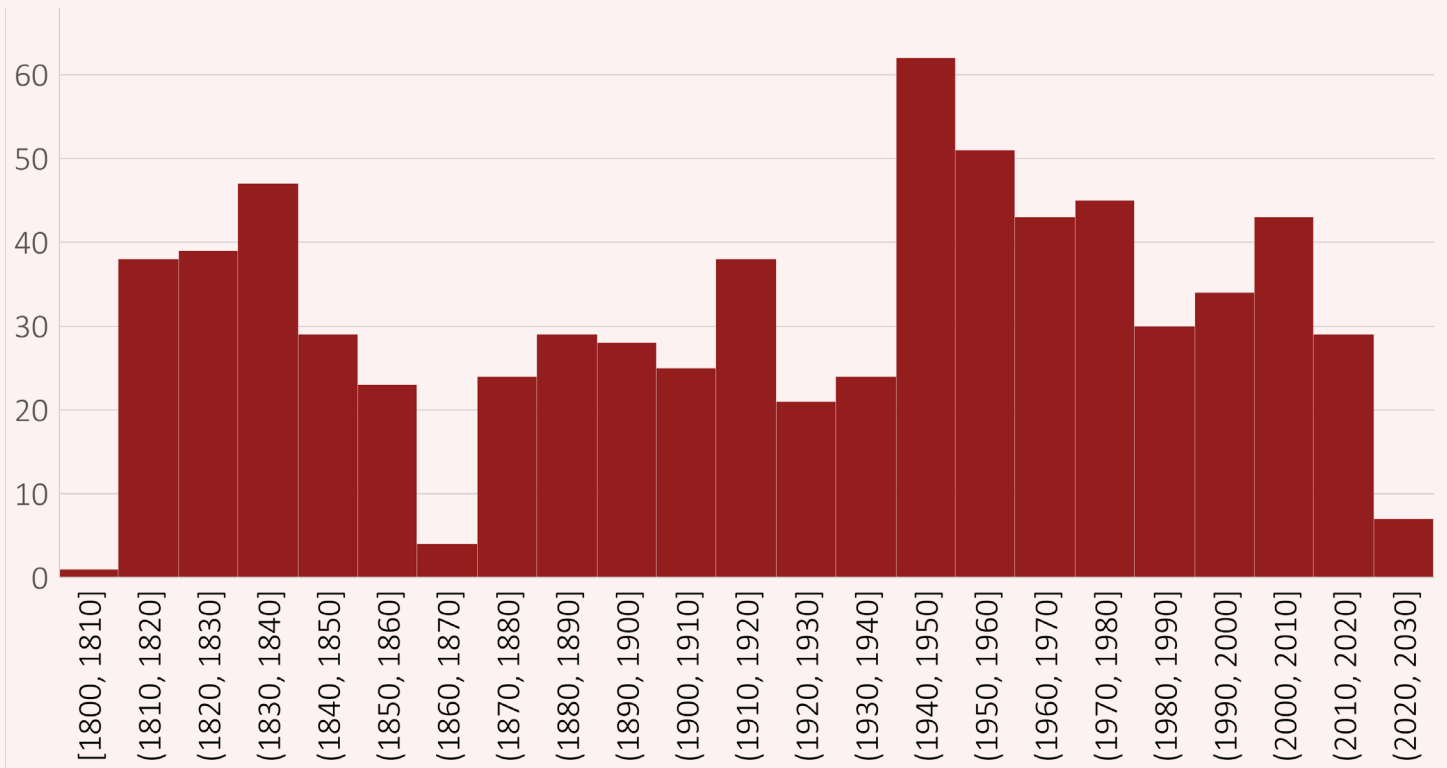


Figure 11- Number of Properties Constructed Throughout the Years

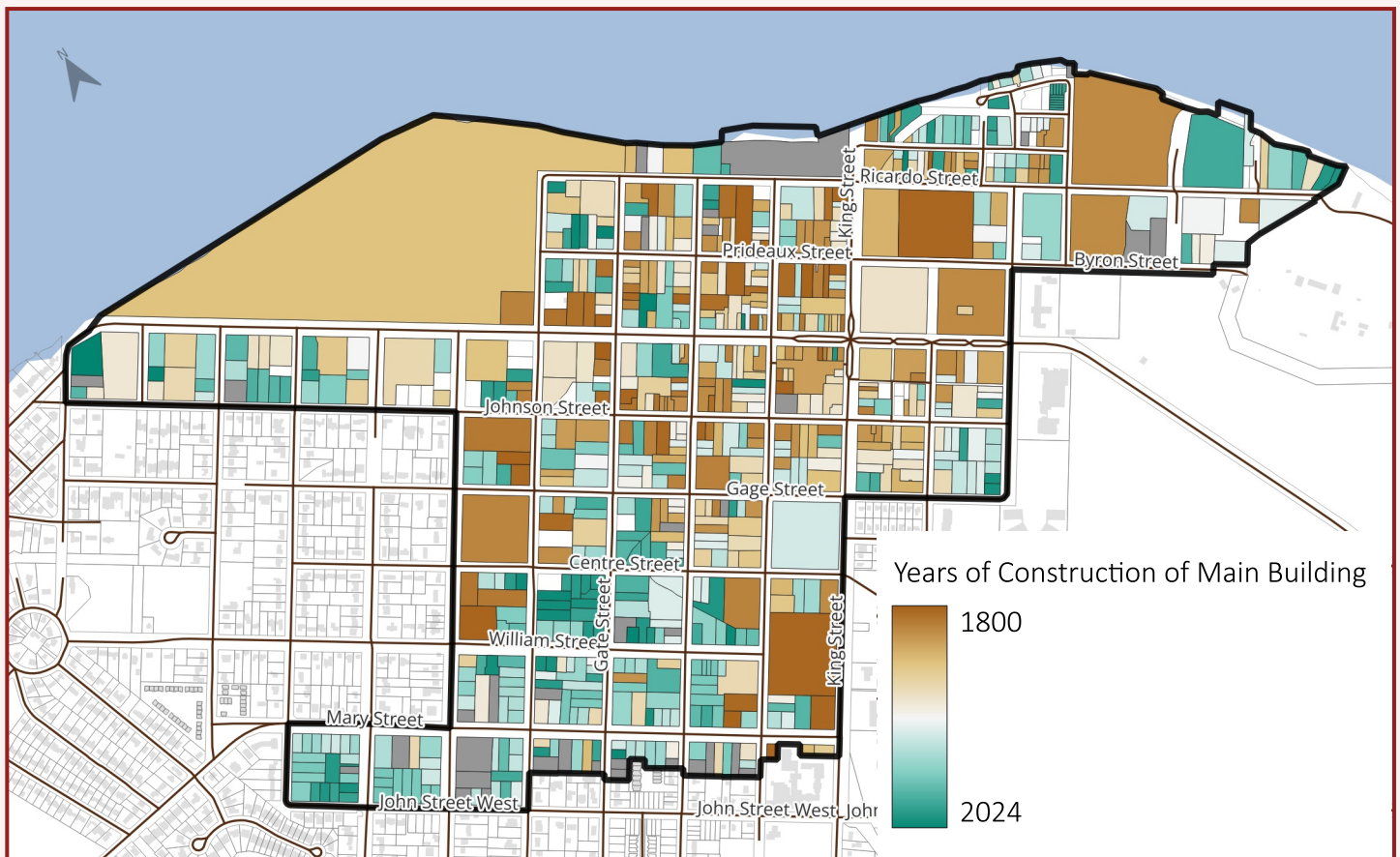


Figure 33- Distribution of Properties in the Study Area According to Their Year of Construction

2.2.3. Architectural styles

The HCD Study Area contains a range of architectural styles representative of its peak of development in the 19th century and deriving from the British and Loyalist architectural traditions. The most common architectural styles in the Study Area are by far the Georgian and the Neoclassical styles. Ontario Cottages, and Colonial Revival buildings are also very prevalent and derive from the original colonial styles.

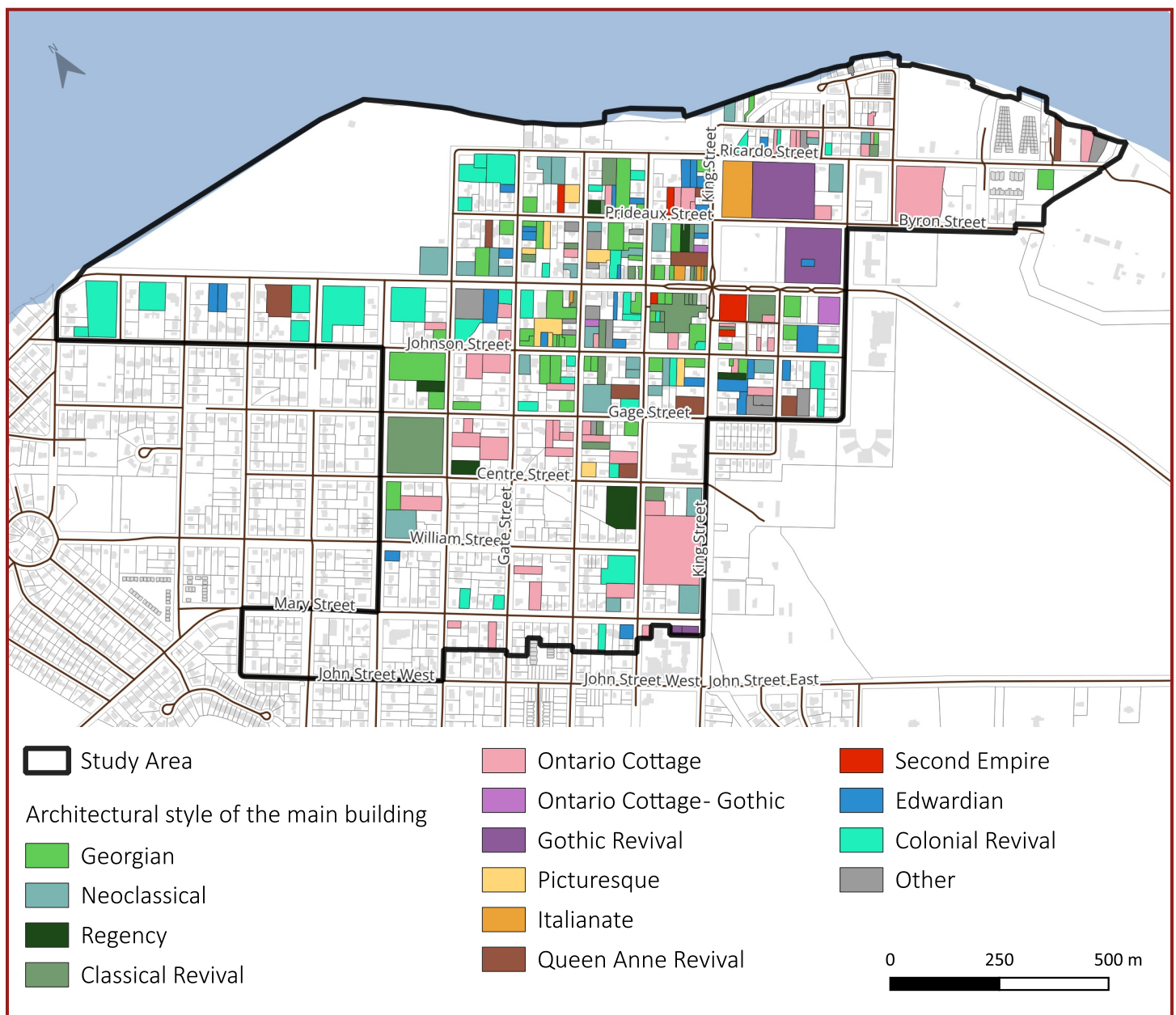


Figure 12- Distribution of Architectural Styles in the Study Area

Georgian (1750s-1860s)

The Georgian style, introduced to Ontario by Upper Canada Loyalists reflects the simple elegance of British architectural traditions. In the Niagara region, these buildings are often constructed of wood, though brick and stone became common over time. Georgian houses are characterized by their balanced proportions, symmetry, and simplicity. They usually include a central formal entry and two-storey façade with three to five bays. Entrances are sometimes embellished with sidelights, transoms, and/or a simple wood trim, and sometimes have a Palladian window above the main entrance on the second floor. The roofs of Georgian homes are usually medium pitched gable or hipped, with paired chimneys and sometimes dormer windows.

In the Study Area Georgian buildings are mostly concentrated around the current HCD boundary, particularly on Johnson Street. A few individual examples can also be seen south of Centre Street.



Figure 13- Example of Georgian Architectural Style, 240 Centre Street. Cultural Spaces, 2024

Neoclassical (1800s-1860s)

The Neoclassical style in Ontario originated as a refined continuation of the Georgian style. Neoclassical houses have symmetrical facades with rectangular windows, typically with

shutters. Houses are typically two or two-and-a-half storeys high, with three or five bays, low-pitched gable or saltbox roofs or square with hip roof, projecting cornices, and return eaves. The distinguishing feature of the style is this design of the entrance that is usually decorated with a semi-elliptical fan transom and delicate glass sidelights. Decorative features, such as finer, sometimes fluted, pilasters with decorated capitals (ionic, doric or Corinthian), provide a lighter and more refined look than Georgian designs.



Figure 14- Example of Neoclassical Architectural Style, 392 Mississauga Street. Cultural Spaces, 2024

In the Study Area, Neoclassical buildings are largely concentrated at the corner of Johnson Street and Regent Street, and on the north side of Queen Street adjacent to the current HCD.



Figure 15- Example of Regency Architectural Style, 342 Simcoe Street. Cultural Spaces, 2024

Regency Cottage (1820s-1860s)

The Regency style is distinguished by its low-profile buildings, which are typically planned as cottages or villas. Regency cottages are typically one-storey buildings with symmetrical facades, low hipped roofs, and tall chimneys. Their square or compact layouts are intended to create visual harmony and are typically positioned to take advantage of views. A Regency home may have wide verandas supported by thin columns, French doors, and large windows. Entrances frequently have Neoclassical ornamentation.

In the Study Area, Regency Cottages are spread out in different locations.

Classical Revival 1820-1860

The Classical Revival style, which includes Greek Revival, is characterized by its symmetrical facades, prominent cornices, and gabled roofs reproducing classical forms such as the Greek temple. Entrances often feature transoms, sidelights, and columns or pilasters with Doric or Ionic capitals. Typically constructed from brick or wood, this style reflects a simplified interpretation of ancient Classical or Greek architecture, emphasizing bold, clean lines and a sense of permanence. The Classical Revival style was widely used for both residential and public buildings during this period.

In the Study Area, the St-Andrews Presbyterian Church is a single notable Greek Revival building.



Figure 16- Example of Classical Revival Architectural Style, 85 Johnson Street. Google Maps, 2024



Figure 17- Example of Gothic Revival Architectural Style, 463 King Street. Cultural Spaces, 2024

Gothic Revival (1830s-1900s)

The Gothic Revival Style originated in Europe. It borrows from medieval European decorative elements such as the characteristic pointed arched openings, buttresses, pinnacles, crenellations (parapet indentations, also known as battlements), and ornamental hoodmoulds over doors and windows. Elements of the style were translated into smaller residences, such as the Ontario Cottage typology where the Gothic Revival detail could consist of Gothic detailing including pointed arched windows, ornamental hoodmoulds, bay windows, verandas, and gable roofs with ornamental roof trim.

The Study Area contains several Gothic Revival buildings, several of which are located along Mary Street.

Picturesque (1850-1870)

The Picturesque style is inspired by 18th-century English landscape and architectural ideals, emphasizes asymmetry, irregularity, and harmony with the natural environment. Common features include steeply pitched roofs, varied gables, decorative bargeboards, and verandahs, often paired with rustic materials and intricate detailing. This style was frequently applied to rural cottages and villas, blending architectural design with the surrounding landscape to create visually appealing and romantic settings.

A notable example in the Study Area is the Part IV designated residence at 129 Victoria Street.

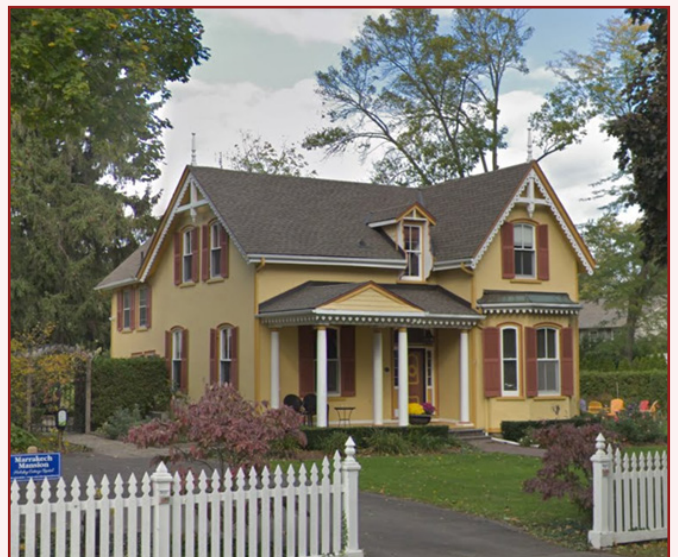


Figure 18- Example of Picturesque Architectural Style, 129 Victoria Street. Google Maps, 2024

Italianate (1850s-1900s)

The Italianate style was popular for both commercial and residential structures in the mid-to late nineteenth century. Residential Italianate architecture is loosely inspired by traditional Italian urban and country houses, with classical decoration. These residences are typically two or two-and-a-half storeys high, with low- to medium-pitched hipped roofs and large overhanging eaves supported by decorative paired brackets, which are frequently duplicated on bay windows. Façades can be symmetrical or asymmetrical, with square or L-shaped designs, and they are occasionally topped with square towers or projecting frontispieces. Tall, thin windows with arched or rectangular openings are frequently paired and topped with ornate moldings. Verandas with fashionable wood details are popular, adding refinement to the design.



Figure 19- Example of Italianate Architectural Style, 17 Byron Street. Google Maps, 2024

In the Study Area there are two Italianate buildings: a section of the Museum and Saint-Mark's Rectory

Second Empire (1860s-1900s)



Figure 20- Example of Second Empire Architectural Style, 31 Prideaux Street. Google Maps, 2024

Second Empire buildings were derived from the period of the "Second Empire" in France (1852-1870) when Napoleon III was ruler, and the style was used in the redesign of Paris with the goal of evoking the prestige and grandeur associated with various periods of French Classical architecture. The style is characterised by mansard roofs with gabled or elliptical dormers, rich ornamentation, and a higher degree of articulation of the façade. Buildings are frequently square in layout, with projecting center towers or end pavilions to enhance grandeur. Smaller buildings and residences in this style are less elaborate but retain ornate details, including tall windows with decorative moldings and roofs or balconies adorned with iron cresting.

In the Study Area one notable Second Empire cottage is located at 31 Prideaux Street.

Queen Anne Revival (1880s-1900s)

The Queen Anne Revival style combines classical and Medieval English elements to create opulent and ornate residences. These large, asymmetrical homes have characteristic offset towers, significant chimneys, and steep hipped roofs. Their eclectic character is enhanced by wide verandas and a variety of external cladding materials. Gothic, Tudor, and Greco-Roman elements are used in ornamentation, such as sculpted terracotta, leaded windows, and carved wood fascia boards.

Six examples of Queen Anne Revival are present in the Study Area, with several grouped only a block away from the current HCD.



Figure 21- Example of Queen-Anne Revival Architectural Style, 277 Regent Street. Google Maps, 2024

Edwardian (1890 – 1930)

The Edwardian style uses classical motifs. However, it diverges from the academic demands of rigidity to classical rules which results in a freer use of ornament and arrangement. For residential constructions, the style is noted for its simplified and restrained classical detailing including its regular

window rhythm, pediments, columned entrances or porticos, simple rooflines (sometimes with subtle classical details like dentil moldings), bay windows, and dormers.

This style includes two variants:

The American Four Square, which can be characterized by its square floor plan, pyramidal hipped roof, centered dormer on the front façade, and simple yet functional design, became a popular variation of the Edwardian architectural style.

Edwardian Arts and Crafts architecture emphasizes handcrafted details, natural materials, and simplicity, blending traditional craftsmanship with a more functional and modern aesthetic. A few houses in the study area also include Tudor features.



Figure 22- Example of Edwardian Architectural Style, 133 Regent Street. Google Maps, 2024

Colonial Revival (1860 – c. 1914)

Colonial Revival architecture draws inspiration from earlier Loyalist architecture, specifically Georgian and Neoclassical styles. These designs often feature symmetrical facades, classical detailing, and references to the cultural influences of early settlers. Modern Colonial Revival buildings adapt these historical forms using contemporary materials and construction methods.

Many Colonial Revival buildings can be found in proximity to water, along Queen Street and in the blocks between Front and Prideaux streets.



Figure 23- Example of Colonial Revival Architectural Style, 228 Queen Street. Google Maps, 2024



Figure 24- Example of Ontario Cottage Architectural Style, 46 Mary Street. Google Maps, 2024

Ontario Cottage (19th century)

The Ontario Cottage, a popular residential form in the mid-19th century, is a modest, one-and-a-half-storey house characterized by its symmetrical façade and central entrance located on the long side of the cottage. Typically built with local materials such as wood, brick, or stone, these cottages reflect practicality and simplicity while incorporating vernacular decorative elements like bargeboards and verandahs. Additionally, they may incorporate elements of the Gothic Revival style by featuring a central pointed gable and Gothic-inspired pointed window. In the Study Area, most Ontario Cottages incorporate colonial decorative elements and resemble a miniature version of the Georgian Style residences.

2.2.4. Height

Most buildings in the Study Area range between 1 and 2 ½ storeys. Buildings of bigger stature are associated with institutional uses.

Residential Height

Residential buildings within the Study Area usually range from 1 to 2 ½ storeys, depending on the architectural style and construction of the building.

Commercial Height

Commercial buildings, mainly concentrated within the Queen-Picton area, are often higher than those in the residential areas. They usually range from 2-3 storeys, with lower levels larger than upper levels.

Institutional Height

Institutional buildings, such as those built as schools or churches, are usually larger buildings with between 2-3 storeys. They often, although not always, have defining features and specific characteristics which mark them as institutional buildings.

Summer Homes Height

The Summer Homes along Queen Street vary in size and height depending on their architectural styles, although they generally are between 1 ½ and 2 ½ storeys in height and expand across a large area of land.

2.2.5. Streetscape Analysis

The streetscapes in the Study Area reflect a range of setbacks, densities, and landscape features, contributing to the distinct character of each area.

Residential Area

The residential character area includes shallow to moderate setbacks, creating a more compact layout compared to other areas. In most cases, 19th-century properties in this area tend to have shallower setbacks compared to those built in later periods, reflecting changing preferences over time. Tree-lined sidewalks are a common feature, providing a sense of continuity throughout the neighborhood. Roads in this area range from modest to moderate widths, reinforcing the area's residential character.

Commercial Area

The commercial area is concentrated around Queen Street and Picton Street. The area includes a variety of architectural styles, all of which are generally 3 storeys or fewer. The streetscape has consistent storefronts on the ground floor of most buildings, with a large, open roadway and wide, tree-lined sidewalks. There is often a very shallow setback for these buildings from the sidewalks.

Summer Homes Area

The summer homes area is characterized by deep setbacks and large plots of land, creating a low-density environment with an abundance of trees. This natural and private environment reflects its seasonal and recreational use as well as the prominence of the families once associated with them.

Institutional Area

The institutional area streetscape features deep setbacks and expansive plots of land, surrounded by mature tree coverage. This arrangement emphasizes the importance and permanence of the institutional buildings while maintaining an open and formal character.

There are a number of parks within the proposed HCD which are now a defining aspect of the historic environment. Simcoe Park was originally a military reserve which once it was removed from that reserve in the 1930s was officially transformed into a park. Prior to that, the Town and its residents had introduced various elements, such as a bandstand in the 1900s, that shows that for many years, it was treated as a park, even if done so unofficially. Queen's Royal Park was once the site of the Queen's Royal Hotel built in 1868. The hotel was demolished in 1930 after years of declining tourism and the site became a park. As for the golf course, it is the most prominent green space in Niagara-on-the-Lake. Originally a military reserve, it became a golf course in 1875.

2.2.6. Viewscape Analysis

Viewscape refers to visual or landscape elements which can be observed from specific locations, often highlighting natural, cultural, or historical features. These may include specific vistas that contribute to the character areas of Niagara-on-the-Lake and can provide a sense of place which help maintain the visual integrity of the areas.

Residential Area

The views from Front Street to Queen's Royal Park, and beyond to Lake Ontario, directly link the residential area to the waterfront. These views, found specifically between King Street and Victoria Street, show the importance of the waterfront and the lake to the development of the town. The open green space of Queen's Royal Park, the promenade along the water, and the link between Front Street and King Street bordering the park provide picturesque vistas which are linked to tourism in Niagara-on-the-

Lake today. Direct view lines are also provided to Fort Niagara which sits across the mouth of the river in the United States and is a reminder of the origins and history of the Town.

Commercial Area

Within the commercial district, two notable viewscape both extend from the intersection with King Street. The first is the view from King Street along Picton Street and includes the Prince of Wales hotel and a number of other contributing properties on Picton Street, many of which can be linked to the growth and prosperity of the region as a thriving cultural and tourist hub. The view is bordered by Simcoe Park, an open green space in the heart of downtown Niagara-on-the-Lake.

The second view of note is from King Street along Queen Street. This area was historically the commercial district and continues to have mainly commercial ties in the streetscape today. The wide road and sidewalks connect to the area's history as a commercial zone, and the view towards the Cenotaph and Court House connects to political and historical monuments.

Summer Homes Area

The main views of the Queen Street summer home character area connect the large residential houses and lots to the golf course, Fort Mississauga and the waterfront of Lake Ontario. Historically, these connections show the progression of the region from military hub to a place of recreation, tourism, and prosperity. The wide, open green space of the golf course, previously used as a military reserve and training ground, was adapted for recreational pursuits in 1875 and connects to the prosperity of the region from the 1860s until the 1910s. The continued connection between the residential homes, the recreational green space, and Fort

Mississagua as a military heritage point, should be maintained as part of the Town's unique views

Institutional Area

While there are many notable and important institutional buildings in Niagara-on-the-Lake, there are no distinct institutional views which have been associated with the region.



Figure 25- View of the Queen's Royal Park. Google Maps, 2024



Figure 26- View of the Queen Commercial Street. Google Maps, 2024

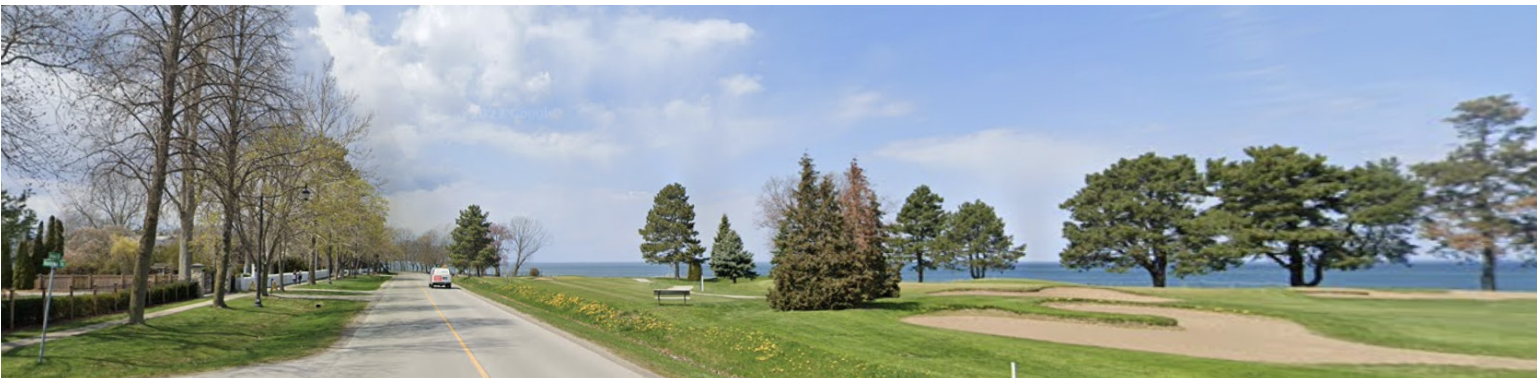


Figure 27- View of the Queen Street Summer Homes Area Including the Golf Course. Google Maps, 2024

2.3. Periods of Significance

2.3.1. Rebuilding (c. 1814 – c. 1829)

From about 1814 to 1829, Niagara-on-the-Lake was being rebuilt following its destruction during the War of 1812. Indeed, in December 1813, American sympathizers and armed forces had captured the town and set fire to nearly all its buildings, including government structures and homes, to prevent it from falling into enemy hands. As a result, the town was left in ruins, with only a few buildings surviving.

Over the next several decades, the town was rebuilt, which gave shape to the first transformative period and impacted its design and architecture. The architecture during this period was heavily influenced by Georgian and Neoclassical styles, which were common in British colonial architecture. Georgian buildings were predominant in the town's residential areas. Some elements of Regency styles also appeared in Niagara-on-the-Lake at this time.

St. Mark's Anglican Church, restored in 1827, was one of the most notable structures from this time, reflecting the Georgian style. Several private homes also contributed to the Town's new architectural character.

By the late 1820s, Niagara-on-the-Lake was not only rebuilding its physical fabric, but also emerging as a cultural and agricultural hub, with its architecture playing a key role in shaping its identity.

2.3.2. Growth (c. 1830 – c. 1859)

As Niagara-on-the-Lake continued to recover from the impact of the War of 1812, key developments in infrastructure and tourism during the 1830s led to an increase in growth and

economic importance for the area surrounding Niagara-on-the-Lake that lasted until the late 1850s.

The establishment of the Niagara Harbour and Dock Company played a crucial role in the town's economic revitalization by improving its waterfront infrastructure, enhancing shipbuilding practices, and placing Niagara-on-the-Lake at the forefront of trade and transportation in the region. The increased accessibility to shipping and goods attracted new businesses and commercial opportunities to the dock area, including shipbuilding, a tannery, basket factories, and canning operations. These economic advancements promoted a shift of business towards the downtown core, with the establishment of the Queen-Picton Street commercial area centered around Queen Street, Picton Street, King Street, and Regent Street, which became the heart of the town's governmental, commercial, and institutional activities. The consistency of settlement pattern along with the diversity of building types and styles are illustrative of the shaping of this commercial district in the Queen-Picton Street area and serves as evidence of the Town's newfound prosperity and growth during the 19th century. Residential areas continued to expand between the dock area and the commercial district, extending further west along the waterfront and south towards agricultural areas.

As the town experienced an economic boom, residential architecture began to reflect more elaborate styles with additional decorative features. Regency and early Victorian styles began to appear in the late 1830s, introducing softer, more asymmetrical designs, rounded windows, and ornamental details.

By the late 1840s and early 1850s, the construction of the Welland Canal, the disappearance of the Dock and Harbour Company, and the decline of the shipping industry led to the disuse of the shipping and dock area. During this time, Niagara-on-the-Lake was also part of the Underground Railroad network of routes and safehouses which assisted enslaved people fleeing the United States and seeking freedom in Canada. The Town became an area for previously enslaved people to settle and put down roots in the Niagara region.

During the 1850s, Niagara-on-the-Lake shifted its focus as a trade hub to becoming a tourist destination, capitalizing on its natural beauty and historical significance. The establishment of the railroad from Niagara-on-the-Lake in 1854 once again boosted the town's tourism sector, making it easier for visitors to access. This development, combined with the increasing prominence of the orchards and viticultural industries and the town's appeal as a summer retreat, contributed to Niagara-on-the-Lake's economic boom in the mid-19th century.

During the late 1850s, wealthy families, drawn to the area by tourism and commerce, built homes with Gothic Revival and Italianate structures which often featured pointed arches, steep pitched roofs, ornamental cornices, and balconies.

This period of growth and economic improvement allowed for the expansion of religious institutions around Niagara-on-the-Lake, with the construction of St. Andrew's Presbyterian Church (1859) and renovations to St. Mark's Anglican Church. The economic influx supported a revitalized cultural life, with a rise in artistic and theatrical activities, mainly supported by the steady increase in tourism.

2.3.3. Prosperity (c. 1860 – c. 1914)

From 1860 to 1914, Niagara-on-the-Lake experienced significant prosperity, transitioning to a cultural and architectural hub, particularly as a major tourist destination. By the late 1860s and 1870s, the town saw an influx of wealthy visitors, particularly from the United States, drawn to its lakeside setting, cultural attractions, and historical sites. During this time, tourism infrastructure expanded with an increase in hotels, guesthouses, and boarding houses, to support the growing tourism industry. Public buildings along with several entertainment and theatrical venues, were also completed. Additionally, recreational spaces and leisure areas became popular, such as the Niagara-on-the-Lake Golf Course which was opened in 1875 on the previous military reserve of Fort Mississauga.

Wealthy visitors and locals expanded both the size and elaborateness of their residences, with larger homes and plots, particularly along the waterfront, reflecting the town's growing status as a resort community. New architectural styles included Late Victorian and Edwardian influences, such as the Queen Anne Revival. This style was used in some hotels and residences which was characterized by asymmetry, decorative woodwork, turrets, decorative trim, and vibrant colours. Second Empire elements also gained popularity, with dormer windows and mansard roofs, and were typically used in larger public buildings.

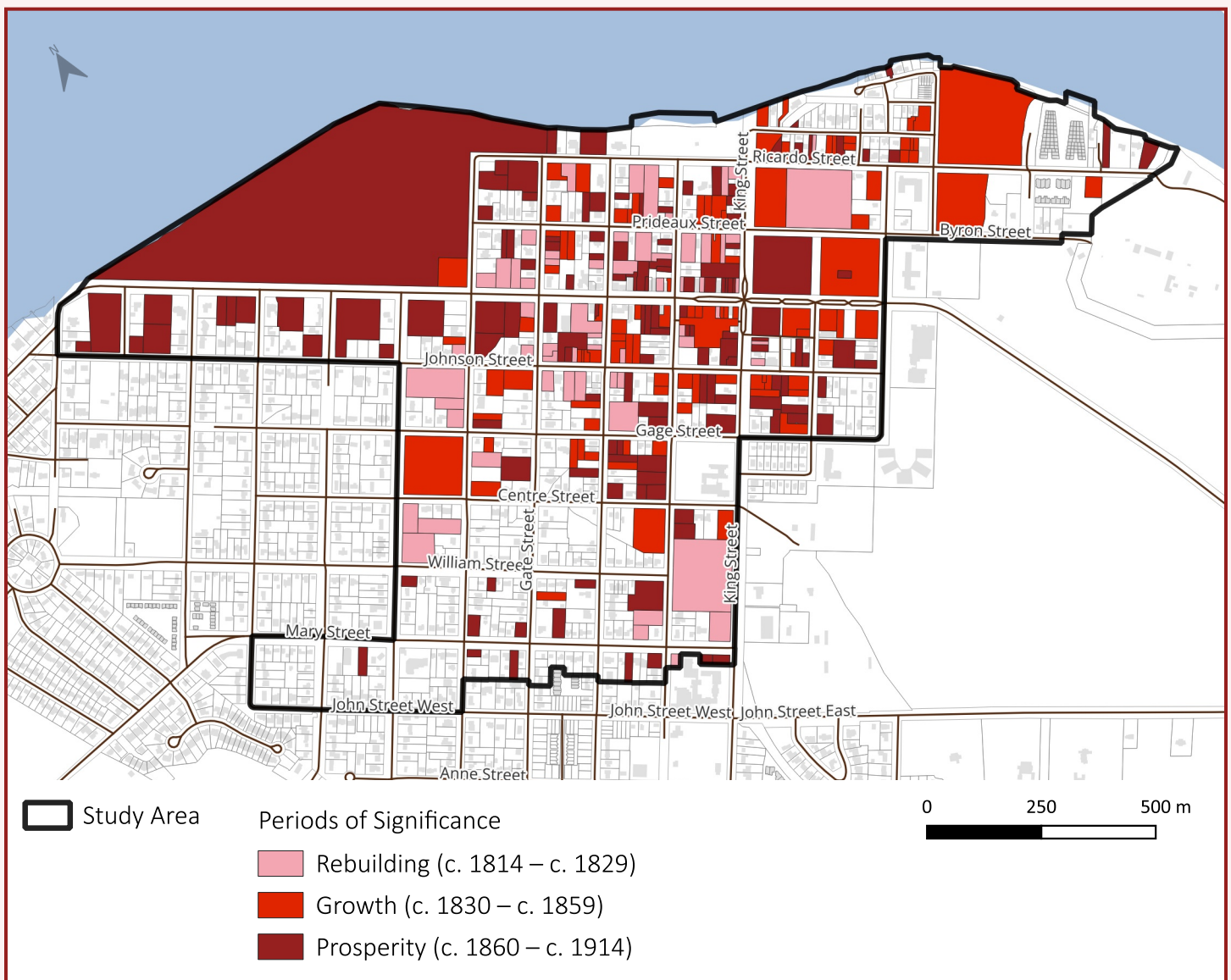


Figure 34- Distribution of Properties in the Study Area According to Their Period of Significance

2.4. Criteria for Determination of Cultural Heritage Value

2.4.1. Current HCD value definition

The current HCD was designated under the original direction of the *Ontario Heritage Act* which did not mandate a statement of significance or the identification of contributing properties. As such, this HCD study considered the statements of value made in the current HCD plan to derive the intent of heritage significance at the time. From that evaluation, the key arguments are related to the combination of quality architectural styles covering most of the 19th century, the commercial buildings, the residential properties surrounding them, and the general layout of the Town.

Furthermore, the assessment of value for each property included in the current HCD needed to be translated from the four categories at the time to the assessment as a contributing or non-contributing property, in compliance with today's requirements in the OHA.

Category “A” buildings have architectural and / or historical value as they contribute to the visual integrity of the district streetscape, and they support and define the character of the area and the individual building. Historical value is defined, in the guidelines, in relation to building features of the classical British architectural traditions until 1900. This includes the identification of notable architectural styles such as Georgian (1785-1820), Neo-Classical (1810-1830), Classical Revival (also known as Greek Revival) (1830-1860), Gothic Revival (1850-1870), Picturesque (1850-1870), Italianate (1850-1870), and Queen Anne (revival) (1885-1900).

Under the current OHA regulation, **type “A” buildings** satisfy criteria i., and/or iv., vii, and viii, as outlined in section 2.4.2 of this report. Most

of these buildings can be defined as contributing.

Category “B” buildings have contextual value as they contribute to the visual integrity of the district streetscape, and they support and define the character of the of the area, although they do not necessarily have individual historic or heritage value.

Under the current OHA regulation, type “B” buildings might satisfy some of the OHA criteria or none of them. Each building needs to be assessed individually.

Category “C” buildings are both new and old and are unrelated to the historic or visual character of the street. These buildings can be defined as non-contributing.

2.4.2. Ontario Heritage Act (OHA) Criteria

The following criteria are requirements of the *Ontario Heritage Act* as stated in Section 41 (1) (b) of the Act, for the Designation of Heritage Conservation District under the Act. O. Reg. 569/22, s. 1. Under subsection 41 (1) of the Act, a municipality or any defined area or areas of it may be designated as a heritage conservation district if it meets the following criteria:

- At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:
- The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
- The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.

- The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
- The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- The properties have contextual value because they define, maintain or support the character of the district.
- The properties have contextual value because they are physically, functionally, visually or historically linked to each other.

The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.

CRITERION	YES/NO	SIGNIFICANCE
i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.	Yes	<p>The Study Area represents the residential, industrial, commercial, and institutional development of Niagara-on-the-Lake during the 19th and early 20th centuries.</p> <p>Niagara-on-the-Lake includes buildings representative of a variety of architectural styles and characteristics, including Georgian, Neoclassical, Regency, Classical Revival, Gothic Revival, Italianate, Second Empire, Queen Anne Revival, Tudor Revival, Edwardian, Picturesque, and Colonial Revival. Building materials mainly consist of brick or clapboard and are representative of the style of their construction.</p> <p>Following the destruction of the town during the War of 1812, the town grew into a hub of trade and tourism, with the harbour and commercial areas developing alongside the residential spaces. The town plan maintains the original grid pattern which was representative of early colonial settlements, lending to a consistency of design and structure in early town planning.</p> <p>Religious and institutional buildings in the area include St. Mark's Church (one of the oldest Anglican churches in Canada), St. Andrew's Presbyterian Church, and St. Vincent de Paul Roman Catholic Church, all of which represent different styles of construction for the growing local community.</p> <p>The Study Area contains three examples of open green spaces, designed during a time of growth and prosperity. Simcoe Park, Queen's Royal Park and the Niagara-on-the-Lake golf course, all of which are reflective of a time where increased tourism and prosperity in the region required the establishment of leisure and recreational areas.</p>

CRITERION	YES/NO	SIGNIFICANCE
ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.	No	N/A
iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.	No	N/A
iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	<p>The Study Area is closely associated with the settlement and prosperity of the Niagara region, including a number of important events and periods of development for the town of Niagara-on-the-Lake.</p> <p>Rebuilding (c. 1814 – c.1829) War of 1812; burning of the Town in 1813; original grid settlement pattern and street layout maintained; Georgian and Neoclassical styles maintained as part of colonial settlement; residential areas developed close to the waterfront.</p> <p>Growth (c. 1830 – c. 1859) Establishment of Niagara Harbour and Dock Company (1832); waterfront development, shipbuilding, increased trade and transportation; new business opportunities attracted by commercial opportunities; enhancement of Queen-Picton Street commercial area; residential areas expand from harbour to commercial district and along waterfront; construction of Welland Canal and decline of shipping industry; shift from trade to tourism destination; establishment of railroad in 1854; increase in agriculture and viticulture.</p> <p>Prosperity (c. 1860 – c. 1914) Area becomes a large tourism hub; increase in tourism infrastructure; wealthy families, particularly from the United States, build elaborate summer homes; areas for leisure and recreation, like the Niagara-on-the-Lake golf course, become popular; town becomes a resort community.</p>

CRITERION	YES/NO	SIGNIFICANCE
v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.	No	N/A
vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	N/A
vii. The properties have contextual value because they define, maintain or support the character of the district.	Yes	The properties constitute the historic and geographic heart of the town of Niagara-on-the-Lake, and the area's related development. The selected character areas of the residential area, summer homes, and institutional spaces reflect the historical development, growth, and prosperity of the region over 100 years of evolution.
viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.	Yes	Many of the buildings maintain historical connections to each other and the Town as a whole. The residential, commercial, and institutional architecture display a cohesive narrative, showing the historical evolution of Niagara-on-the-Lake from 1814 through to 1914. A wide variety of architectural styles attests to the ongoing development of the Niagara-on-the-Lake region, cohesively displaying the growth and changes to the Town which happened during different eras of development.
ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark.	No	N/A

2.5. Integrity

In addition to the criteria listed in the *Ontario Heritage Act* under Section 41, a criterion of integrity was developed to evaluate the coherence and authenticity of the Study Area. Although the OHA does not specifically define requirements for integrity of built forms within the HCD, it is identified in Section 5.3 of the Ontario Heritage Trust's Toolkit on Heritage Property Evaluation. The Toolkit states that:

Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property (OHTK, Heritage Property Evaluation, 26).

This Study considers that the designation of a Heritage Conservation District depends, in part, on observations regarding both the

overall integrity and character of the area and a completeness of heritage attributes. This is reflected in how consistent the buildings, spaces, and resources are with the district's cultural heritage values. With these guidelines, the determination of integrity for individual properties within the Study Area were classified under three categories:

- Altered (slight alterations to exterior, small additions, modifications or upgrades that could be seen on the exterior, etc.)
- Significantly altered (alterations which changed the physical look or footprint of the house)
- Lost (alterations were so extensive that the original fabric is unrecognizable, and the character and value of the house is gone)

Once individual integrity is established, a determination of general integrity for the district can be reached.

CRITERION	SIGNIFICANCE
Integrity can be determined through an analysis of a district's physical fabric to ensure that common characteristics/features of the district (architectural, associative, thematic, etc.) continue to reflect and communicate the values and character that make the area significant.	<p>Many areas show a high level of historical and architectural coherence, particularly in relation to the Periods of Significance. The consistency of architectural styles, streetscapes, and historic importance throughout all character areas provides a narrative centered around the evolution of Niagara-on-the-Lake from just after the War of 1812 to the beginning of World War I. The consistency of narrative spans from the harbour area, through the Queen-Picton commercial region, and expands out through the surrounding residential areas.</p> <p>The residential, institutional, and summer home character areas all maintain a high degree of historical and architectural coherence, reflecting styles such as Georgian, Neoclassical, Regency, Classical Revival, Gothic Revival, Italianate, Second Empire, Queen Anne Revival, Tudor Revival, Edwardian, Picturesque, and Colonial Revival. These styles, constructed between 1814 and 1914, are distinguished by their consistency of features and their continued prevalence to the historic character of the entire area.</p>



3 LEGISLATIVE AND POLICY FRAMEWORK

3.1. Review of Current Planning Framework

3.1.1. Provincial Planning Statement (PPS), 2024

The *Ontario Planning Act* is the provincial legislation that governs land use planning. It provides strong policy direction that includes cultural heritage conservation as part of municipal and provincial decision making. Issued under section 3 of the *Planning Act*, the most recent PPS came into effect October 20, 2024. The statement provides policy direction for planning authorities and directs them to generate PPS-consistent and conforming official plans, policies, and zoning bylaws.

Regarding heritage protection, the vision of the PPS highlights cultural heritage and archaeology in Ontario as a tool to promote a sense of

place and recognises the role of meaningful engagement and knowledge-sharing with Indigenous communities for decision making in land use and planning.

In the PPS, Section 2.6 “Cultural Heritage and Archaeology” encourages conservation of built heritage resources and cultural heritage landscapes and prohibits development and site alteration on lands adjacent to protected heritage property, unless it is demonstrated that the heritage attributes of the protected heritage property can be conserved. Additionally, where there may be Indigenous cultural heritage or archeological resources, planning authorities must engage with Indigenous communities.

Protected heritage property: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

The PPS focuses on Protected Heritage Property under the OHA which by extension applies to an HCD. Policies in the PPS apply to the HCD.

3.1.2. Regional Official Plan, 2024

The Regional Official Plan is a strategic policy framework for managing growth in Niagara. It guides general policy for development and sets the base for local municipalities' own official plans. The region's vision for 2051 is:

Niagara is a region of distinct, vibrant and connected urban and rural communities. Niagara Region will support and grow a sustainable and diversified economy while providing exceptional quality of life for all, and protecting our beautiful natural landscape.

In relation to planning policies within the Old Town area in Niagara-on-the-Lake, the Regional Official Plan addresses built-up areas, the protection of cultural heritage and archaeological resources.

Built-up areas

The Old Town urban area is a designated built-up area in the Regional Official Plan, which is intended to accommodate the forecasted population growth through intensification. Out of the four other urban areas in the Town, 2.5 are also designated as built-up areas (see figure 30). The minimal residential intensification target for NOTL municipality is set to 1,150 units, which can be distributed across all designated built-up areas (2.2.2.6). The regional plan advises local municipalities to conserve and reuse (2.2.1.1.j) cultural heritage resources when managing growth in urban areas.

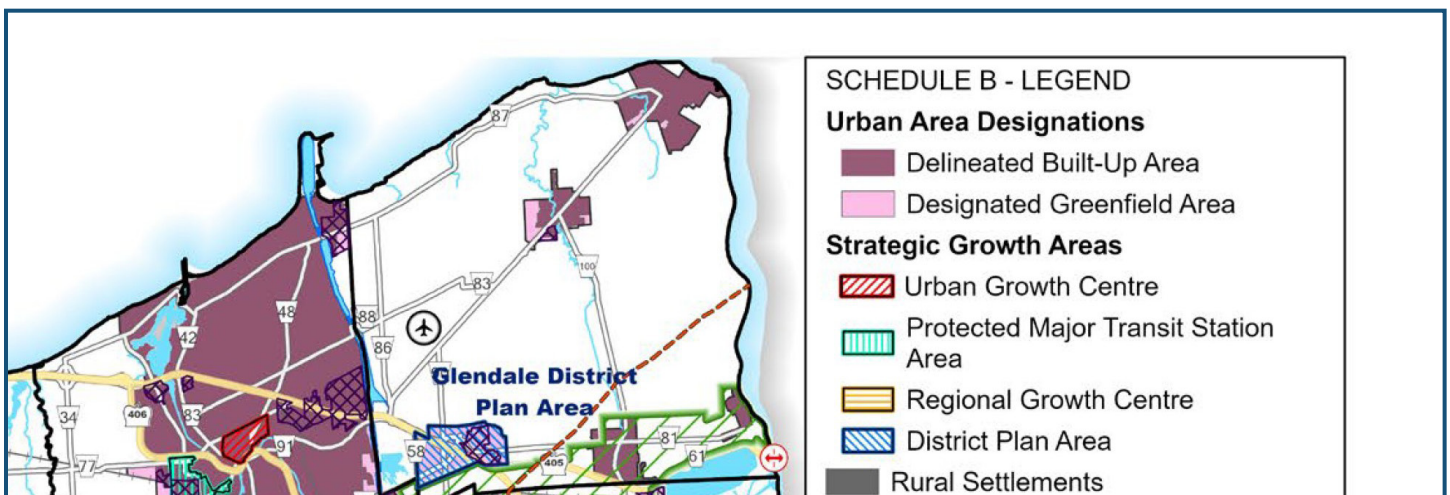


Figure 28- Extract from “Schedule B- Regional Structure”, Regional Official Plan 2024

Considering that the regional policies are very recent, the Town has not drafted its own policies for intensification in response to the regional plan. It is important to recognise where the HCD can accommodate intensification and how to manage development to respect and complement the historical value of the district.

Cultural Heritage Resources

The region is committed to supporting culture-based tourism by promoting high quality urban design to foster a sense of place through the conservation of significant heritage resources (4.5.2.1.e.iv.). The regional plan gives responsibility to the Region to manage infrastructure maintenance and projects with utility providers to minimise impacts to cultural heritage resources.

Section 6.5 of the regional plan is dedicated to cultural heritage and requires the conservation and promotion of cultural heritage resources.

Archaeological resources

As part of a policy in the Official Plan (6.4.1.1), the region of Niagara has prepared an Archaeological Master Plan. This masterplan requires local municipalities to impose an archaeological assessment for all developments that submit a planning application within areas of archaeological potential. If the development only needs a building permit, the archaeological assessment is not needed. Roughly the entirety of the Study Area has been identified as having archaeological potential.

Additionally, the Official Plan requires local municipalities to engage with First Nations and Indigenous communities when identifying, protecting, and managing cultural heritage resources, as well as keeping an updated list of Indigenous communities' contacts (6.4.2.8).

As such, any planning application within the current and future HCD will trigger an archaeological assessment as well as the requirement to engage with First Nations and Indigenous communities. It will be important to consider this process as part of the HCD plan.

3.1.3. Current NOTL Official Plan, 2017

The current Official Plan (OP) was last consolidated in 2017. In 2019, City Council adopted the draft 2019 Official Plan, but it is not yet in force.

Urban Structure

In the current OP, the Old Town urban area is designated as Built-up Area, including a few intensification parcels outside the Study Area. These policies may be outdated since new intensification policies were published by the Niagara Region in 2024.

Heritage Resources

The Official Plan sets goals and objective for the heritage resources management and protection in the Town. The main goals and objectives, of which the first five directly affect any existing or future HCD, focus on:

- Protecting architectural and historical integrity within the town;
- Promoting new designs that harmonize with the historical character without imitating it;
- Discouraging actions that could harm heritage resources;
- Ensuring developments near HCDs complement the heritage character;
- Finding sustainable and adaptive uses for heritage properties;
- Incentivizing private initiatives for designation under the Ontario Heritage Act; and
- Recognizing the importance of archaeological sites.

Specific heritage policies identify criteria for designating and managing HCDs and for assessing new development that might affect heritage resources.

Land Use

Several Land uses are designated in the official plan within the Study Area, namely Established Residential, General Commercial, Open Space, Marina, Marine Commercial and Medium-Density Residential. The policy outlines for each Land use are described below.

Established Residential

Policies for established residential areas emphasize maintaining low-density development, including single-detached, semi-detached, and duplex dwellings, while ensuring compatibility with the existing character. Heritage protection is central to these policies, as developments must preserve the historical integrity of the area. Conversions such as accessory apartments or bed-and-breakfast establishments are allowed but regulated to maintain the residential and

heritage qualities. Larger-scale changes are scrutinized to ensure they do not compromise the neighborhood's historical value.

General Commercial

Commercial areas support a mix of uses that serve local and tourist needs. Policies require that developments align with the historical character of the area, particularly in heritage-sensitive zones like Old Town. Architectural design, signage, and streetscapes must respect the historic setting, and adaptive reuse of heritage buildings for commercial purposes is encouraged. Protection of views and integration with surrounding historical contexts is a key consideration.

Open Space

Open space policies prioritize the preservation of natural and cultural heritage features which contribute significantly to the town's character. Developments in or near open spaces must respect historical landscapes, avoid disrupting viewsheds, and incorporate measures for conservation. Should lands be deemed

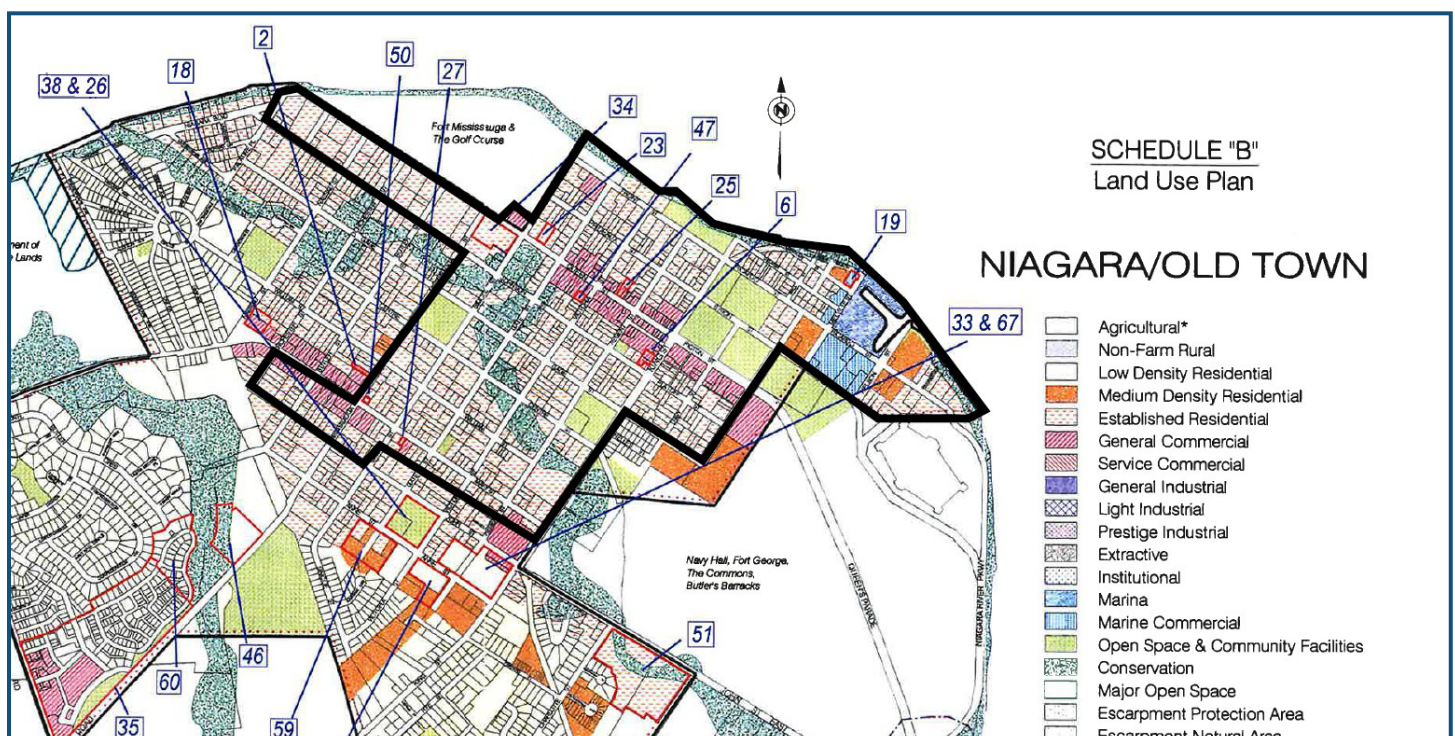


Figure 29- Extract from Schedule B: Old Town Land Use, Official Plan 2017

surplus, efforts must ensure they remain publicly accessible and contribute to heritage conservation goals.

Marina

Policies for marina land use emphasize their role in tourism and recreational activities while safeguarding the waterfront's historical and environmental integrity. Developments must minimize disruption to historical views and respect the area's cultural significance. Adaptive reuse of historical structures for marina-related purposes is supported, provided they align with the heritage character of the waterfront.

Marine Commercial

Marine commercial zones cater to tourism and water-based activities. Policies stress the protection of historical sites and the integration of new developments with the historical and cultural landscape. Building designs must align with the architectural heritage of the area, and developments should prioritize adaptive reuse of historical buildings wherever feasible.

Medium-Density Residential

Medium-density residential areas support townhouses and low-rise apartments, provided they respect the established character and heritage of the community. Developments must be compatible with adjacent heritage sites, maintain appropriate scale and massing, and contribute to preserving the neighborhood's historical context. Landscaping, setbacks, and design details must align with the heritage value of the area to ensure continuity.

Amendments to the Official Plan regulation can be achieved but require a process of approval from the Municipality and even the region, which take into account the heritage value of designated properties or areas.

Dock Area: Special Policy Area A-8

The official plan includes a special policy area, also referred to as Dock Area Secondary plan, that covers the dock area from King Street to Fort George (see figure 32). The Dock area is divided into seven character areas with distinct guiding principles for development and infill. The protection of the existing fabric in the special policy area was intended with demolition control by recommending a Demolition Control By-law, which has not been enacted since. Nonetheless, although these special policies provide with guidelines that are inline with heritage protection principles, changes to the historic fabric of the Deck were made before the implementation of the Official Plan in 2017.

3.2. Zoning By-law

Zoning regulations are intended to control site development and implement the broader policies set out in the Official Plan. Essentially, zoning translates the higher-level directions of the Town's Official Plan into specific rules that regulate how land can be used, where buildings and other structure can be located, the types of buildings that are permitted and how they may be used, and building heights and setbacks from the street. These parameters have a direct impact on streetscapes, and the overall visual and historic quality of the District. For that reason, the Zoning By-law is the first development management tool that can support heritage protection and conservation.

3.2.1. Zoning regulations

Following are the most relevant zoning regulations for this study and their definitions from the Town's Zoning By-law:

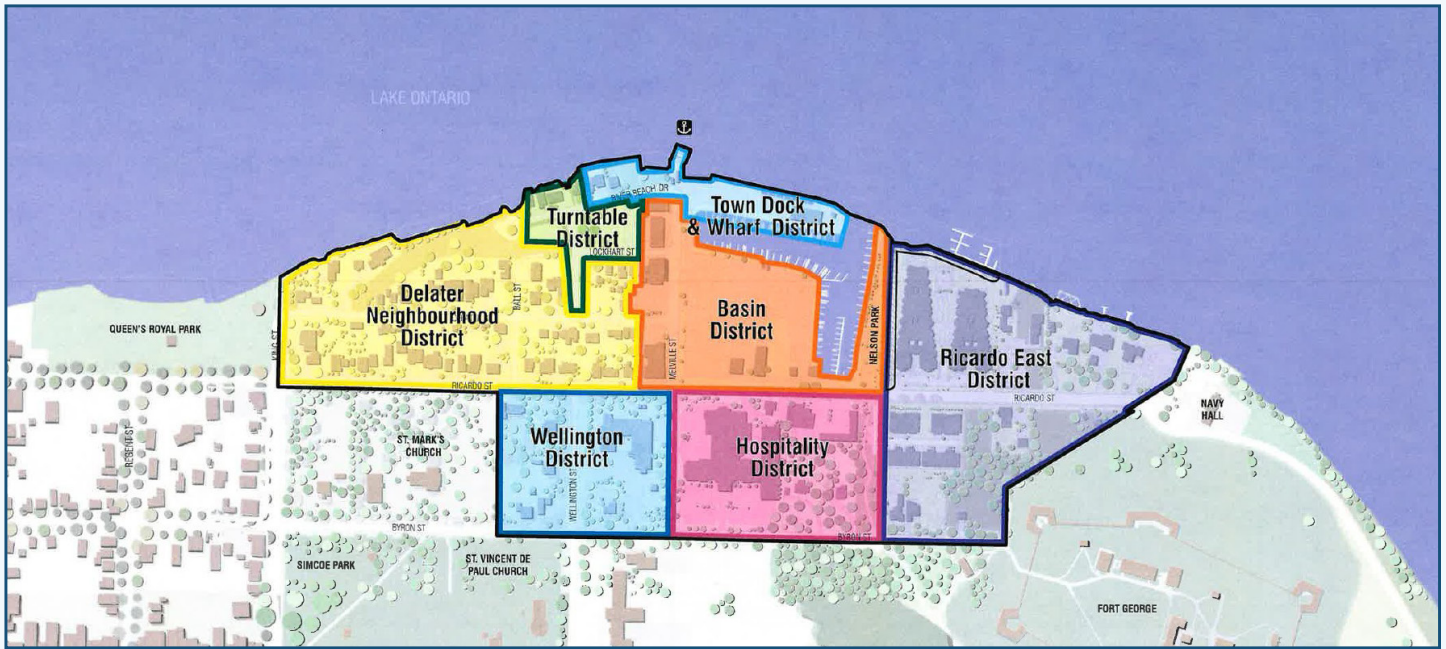


Figure 30- Schedule B2 : Character Area Districts, Official Plan 2017

Building height: when used in reference to a building or structure, means the vertical distance measured from the average finished grade around the structure to the peak, except:

- (a) In the case of a flat or shed roof, the highest point of the roof's surface;
- (b) In the case of a structure not having a roof, the uppermost part of such structure; or
- (c) Where an exterior wall other than a required fire wall extends above the top of the roof of a building, the topmost part of such exterior wall.

Landscaped open space means the area of a lot which is at finished grade or terraced and primarily used or intended to be used for the growth and maintenance of grass, flowers, trees, shrubbery, natural vegetation and indigenous species and other landscaping and includes any buffer strip, surfaced walk, surface patio, swimming pool, but shall not include any access

driveway, ramp, parking area or loading spaces or any open space beneath, above or within any building or structure.

Lot coverage means the percentage of the lot area covered by buildings, including accessory buildings, bay / cantilevered windows, covered porches and verandas, covered decks and covered entrance ways, but not including an in-ground or aboveground swimming pool, satellite dish, uncovered parking areas or driveways, or uncovered and unenclosed decks, porches or patios.

Setback means the minimum horizontal distance, measured at a right angle between a lot line and the nearest part of any building or structure.

Although there are variations and site-specific conditions within each designation, the main parameters are identified below:

ZONE	MAXIMUM LOT COVERAGE	MINIMUM LAND-SCAPED OPEN SPACE	FRONT YARD SET-BACK	BUILDING HEIGHT
Established Residential (ER)	33%	30%	7.5m (for garages, at least 1.0m set-back from the front façade of the main building)	10.0m
Established Residential (ER3)	33%	30%	7.5m (for garages, at least 1.0m set-back from the front façade of the main building)	8.5m
Residential Multiple (RM1)	Plexes: 40% Town/Rowhouses: 50% Apartments: 50%	Plexes: 30% Town/Rowhouses: 25% Apartments: 25%	Plexes: 7.5m Town/Rowhouses: 6m Apartments: 7.5m	Plexes: 10.0m Town/Rowhouses: 10.0m Apartments: 12.0m
Queen-Picton Commercial (QPC)	based on the average of existing building within the same Block Face or 75% (when impossible to calculate average)	NA	No front yard requirements	For new buildings: based on the average of existing building within the same Block Face. Existing building: heights increase not allowed
General Commercial (GC)	50%	20%	4.5m	10.0 m- 10.5m
Marine Commercial (MC)	50%	20%	4.5m	10.5m min to 10.5m max
Institutional (I)	15%	20%	15.0m	10.5m min to 10.5m max
Open Space (OS)	5%	NA	15.0m	8.6m

Heritage Built Form and Zoning

In determining whether zoning is an effective tool to preserve and reinforce the heritage character of the Study Area, it is important to compare policy with practice. The following is an analysis based on the provided information that contrasts the built form of the *contributing* properties within the Study Area with the zoning regulations most relevant to the heritage study described in the previous section. *Contributing* properties are those that help define and preserve the heritage character of the area.

Lot Coverage

A low maximum lot coverage limit ensures that buildings do not dominate the lot, leaving ample space for open areas. This helps maintain the heritage character of the area, where smaller buildings with larger yards are a defining feature. However, higher lot coverage for multi-unit developments may be less effective in preserving the spacious and low-density feel, which might affect the Dock area. Overall lot coverage seems to be widely respected in the Study Area.

Minimum Landscape Open Space

The required maximum lot coverage inherently allows for generous open space on the lot, often twice as much as the minimum required. Considering the definition of lot coverage excludes uncovered parking area and that the landscape open space definition excludes any parking area, it is understood that uncovered parking area is not restricted under any definition. As a result, in the established residential area, uncovered parking could legally take as much as 37% of the lot, which can be detrimental to the visual character of the District.

Building Height and Front Setback

Lower height limits and deeper front setbacks help maintain the traditional scale and proportions of the area and seem to be widely respected in the area.

3.3. Current Queen-Picton HCD By-law

The current HCD plan regulates most development within its boundary, including alterations and demolitions of existing buildings, new constructions, as well as maintenance and alterations regarding parking, treescapes, pedestrian amenities, sidewalks and boulevards, open space, flower gardens, lighting, signage and municipal services. Minor alterations that are allowed by the Queen-Picton HCD By-law (4362-10) without requiring a heritage permit include: minor repairs, and for repainting work, providing it is the same colour or is part of the preapproved colour list.

NOTE: Minor Alterations Exempt from Heritage Permit Approval are:

- Minor repairs such as repairs to a roof, eaves trough (not a box trough) and flashing.
- Painting the same colour as existing and as previously approved by the MHC and Council.
- Repair of siding where the type of siding is not being changed.
- Minor repairs, not replacement, to window components.
- Repairs to broken windowpanes to original specifications.
- Minor repairs, not replacement, to doors.
- Repairs to an existing fence.
- Repairs to shutters where the shutters are not being replaced.

The plan provides general goals for heritage conservation, protection and enhancement and specific objectives and policy for various categories of properties.

The HCD separates the area into two distinct character areas: the Queen-Picton business area and the residential area. Each area is comprised of buildings designated as A, B, or C buildings. Distinct policies apply to the different types of buildings and to new builds in the two areas.

In the Queen-Picton Business area, policies regulate the height, proportion, roof, windows, colours, materials, setback, store fronts, demolition of buildings. Type “A” buildings do not include policies for height and setback. In the residential area, policies regulate height, proportion, roof, windows, colours, materials, verandahs, doors, chimneys, iron work, fences, gardens, and demolition, depending on the type of building.

In both areas, policies focus on:

- Conservation for type “A” buildings;
- Conservation and/or compatible alteration for type “B” buildings; and
- Compatible alteration and new construction for type “C” buildings and new development.

In conclusion, while the existing HCD plan has been instrumental in preserving the character and heritage value of the district, it requires updates to remain effective in addressing contemporary needs and challenges. Incorporating clear distinctions between contributing and non-contributing properties is essential to ensure resources and regulatory efforts are focused where they matter most. Additionally, allowing alterations that do not impact the district’s heritage value or are not visible from the public realm strikes a balance between preservation and property owners’ flexibility. Updating the by-law to reflect these distinctions and introducing design guidelines that accommodate modern building methods and sustainable development practices will enhance the plan’s relevance and efficacy. These changes will ensure the HCD plan continues to protect the district’s heritage while supporting its evolution into a sustainable and vibrant community.



4 RECOMMENDATIONS

4.1. General Recommendations

A portion of the Study Area in Niagara-on-the-Lake merits designation as a Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act* based on the analysis of its history, character, and appearance. Our initial recommendations indicate that this area meets OHA regulations, with at least 25% of the properties contributing to its heritage value. We recommend designating this area as an HCD, defining a proposed boundary, and developing a Statement of Significance to guide its conservation and management.

It is recommended that a **Heritage Conservation District Plan** be prepared for this area to effectively manage change while conserving its cultural heritage value and significance.

Properties within the Study Area that do not meet the criteria for HCD designation have been analyzed, with some buildings identified for further research. Other planning tools should be considered to preserve the area's character and guide future development in a manner that respects its historical and cultural identity.

Mary Street holds a distinct and significant role in the history of the town. This area is home to several properties associated with the Black settlement, the cannery industry, and the Lincoln militia, reflecting its layered heritage. Among these, the Miller House is already designated under Part IV of the Ontario Heritage Act. These properties may benefit from further individual designations to recognize and protect their unique contributions to the cultural heritage of Niagara-on-the-Lake.

The **Dock Area** reflects Niagara-on-the-Lake's historical role as a gateway to the town and its association with shipping activity. While the area does not qualify as a distinct character area for inclusion in the proposed expanded HCD due to changes that have impacted its contextual integrity, several properties within the Dock Area retain significant heritage value. These properties may benefit for individual designation under Part IV of the Ontario Heritage Act to ensure their preservation and continued recognition as part of the town's rich cultural heritage.

Public engagement and education play a vital role in fostering a shared sense of stewardship and appreciation for the heritage of Niagara-on-the-Lake. It is recommended that the Town implement ongoing initiatives to inform residents and visitors about the historical and cultural significance of the Heritage Conservation District. This could include developing accessible educational materials, hosting workshops, guided tours, or public talks, and using digital platforms to share stories about the district's evolution and significance. These efforts should prioritize inclusivity, diverse perspectives and ensuring voices are represented, while encouraging active participation from the community in shaping and preserving the district's character.

4.2. Statement of Significance

Niagara-on-the-Lake's design and physical value is established through its rich architectural landscape, which includes residential, institutional, commercial, economic, and religious buildings, primarily dating from between 1814 to 1914. These buildings reflect the Town's historical development through a diverse catalog of architectural styles including Georgian, Neoclassical, Regency, Greek Revival, Italianate, Gothic Revival, Queen Anne Revival, Second Empire, and Colonial Revival. These examples of early architectural styles in Ontario provide an exceptional collection of architecture covering the 19th and early 20th century, highlighting the town's evolving character from a Loyalist settlement to an economic, commercial, and tourism hub.

The wide, tree-lined roads of Niagara-on-the-Lake's downtown complement the town's original grid pattern which was laid out in 1794 and was a

key characteristic of the Imperial model plan for British military and colonial settlements. Despite the town's destruction of 1813, this original settlement pattern was maintained during the rebuilding of the town's physical fabric. In addition to the built environment, Niagara-on-the-Lake maintains several green spaces, including parks (such as Simcoe Park and the Queen's Royal Park), recreational areas (such as the Niagara-on-the-Lake golf course, established 1875), and open spaces along the waterfront. These open spaces are closely connected to the town's past as a leisure and tourist destination. Most notable are the parks and promenades along the lake front which offer a link to its 19th-century development as a cultural resort.

The town's historical and associative value is related to Ontario's military, political and social history. The town was originally established in the late 18th century by Loyalist refugees and Indigenous allies fleeing war in the United States, who chose the location for its strategic defensive position. The town's importance was further solidified through its designation as the first capital of Upper Canada. During the War of 1812, the town's role as a political and military centre made it a target for conflicts between the British and American forces, and resulted in its burning in 1813. Post-war architecture related to the town's political and military history can still be seen, underscoring its historic significance as a key area in Canadian history. Additionally, Niagara-on-the-Lake has historical value for its role in the Underground Railroad, as a refuge for escaped enslaved people seeking freedom in Canada. This connection further enriches the town's significance by highlighting its role in broader social movements related to Canadian freedom and human rights.

4- RECOMMENDATIONS

The town of Niagara-on-the-Lake maintains contextual value by being visually and historically linked to the evolution and physical value of the area. Following the destruction of the War of 1812, the Town developed along the harbour and waterfront, establishing Niagara-on-the-Lake as a regional hub for shipping, industry, and tourism.

The area's visual relationship is linked by consistent architectural details and materials, as well as the layout of the wide, tree-lined streets, creating a harmonious streetscape linking the harbour area, commercial streets and residential neighbourhoods together. The original grid settlement pattern maintains a connection between the Town and the waterfront, ensuring easy accessibility between the various areas, while also preserving the initial importance of Lake Ontario and the Niagara River to the town's history and identity.

The historic contextual value of the area is reflected in the relationship between the commercial, residential, and tourism sectors, highlighting the evolution of Niagara-on-the-Lake's development from 1814-1914.

The commercial Queen-Picton streetscape contains tightly built commercial structures with similar setbacks and a variety of facades, ages, styles, and sizes, which together emphasize a visual evolution of the Town's commercial district. The buildings reflect the area's importance as a commercial centre, highlighting the growth and prosperity of the town during the 19th century through a consistency of Georgian, Regency, and Victorian architectural features.

The surrounding residential streetscapes are defined by one- to two-storey buildings, set close to the road or slightly set back, detached, and

often surrounded by gardens and trees. These residences were once inhabited by merchants, military officers, and trade professionals, and now create a transitional space between the town's waterfront and harbour areas and the Queen-Picton commercial area and surrounding residential spaces.

Hotels, guesthouses, and summer residences began to reflect the Town's emerging identity as a leisure and recreational destination from the 1860s to early 1900s. These tourist accommodations, and the establishment of several parks and a golf course marked the beginning of its transformation into a cultural resort.

4.3. Proposed HCD Boundary

The results of the character analysis and evaluation of significance (Chapter 4) established that the heritage character of the HCD and its expansion area closely reflects the complete sequence of periods from the rebuilding of town after the 1812 War until WWI, namely the Rebuilding period (c. 1814- c. 1829), the Growth period (c. 1830 – c. 1859), and the Prosperity period (c. 1860 – c. 1914).

The proposed HCD boundary includes 527 properties and includes both contributing and non-contributing.

The boundary is divided into character areas to better represent and manage the type of heritage they include:

The Residential Area character area regroups the residential neighbourhoods that developed around the commercial, and institutional cores.

The Commercial Core character area includes the historic core of Niagara-on-the-Lake, featuring 19th and 20th century commercial buildings that reflect the town's economic evolution, while supporting ongoing commercial activity.

The Queen Street Summer Homes character area include those properties built along Queen Street and the Golf course built in the same period and still operating today.

The Institutional Core character area includes a concentration of religious and institutional establishment in the Town.

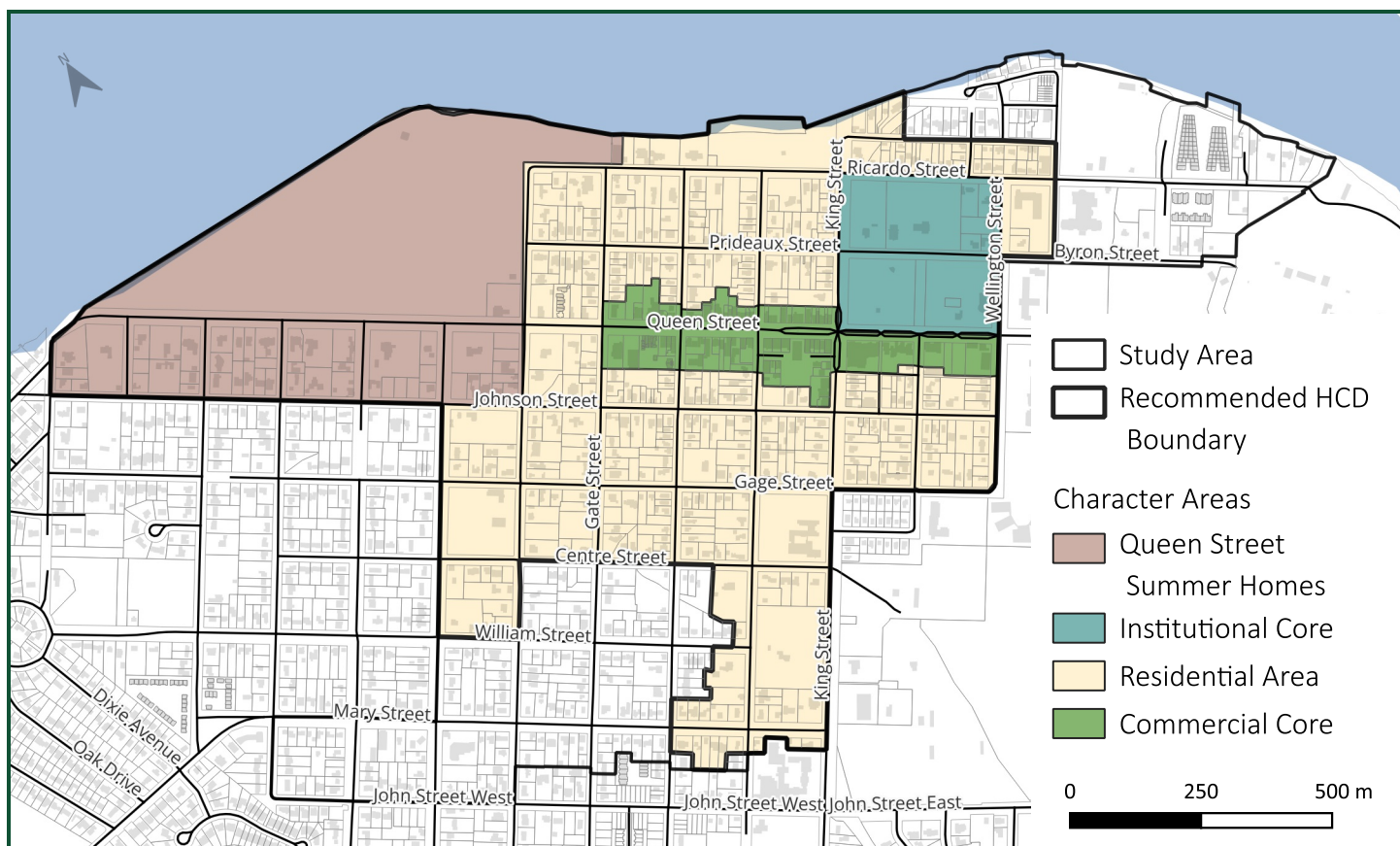


Figure 31- Recommended Boundary and Character Areas

4- RECOMMENDATIONS



Queen Street Summer Homes

Figure 35- Queen Street Summer Homes Character Area. Google maps.



Institutional Core

Figure 36- Institutional Core Character Area. Google maps.



Residential Area

Figure 37- Residential Character Area. Google maps.



Commercial Core

Figure 38- Commercial Character Area. Cultural Spaces.

4.4. Potentially Contributing and Non-Contributing Properties

Properties within the proposed expansion of the current HCD were individually evaluated to determine whether they contribute to the area's heritage value. The buildings that best exemplify the overall themes and periods of significance in the Study Area were mapped and reviewed. These buildings illustrate the history, evolution, physical character, and significant typologies and uses of the district.

Buildings that have been identified as contributing to the heritage character of the Study Area include those that:

- were constructed during the District's periods of significance, including Rebuilding (c. 1814 – c. 1829), Growth (c. 1830 – c. 1859), Prosperity (c. 1860 – c. 1914); and

- are an example of a prevailing architectural style such as Georgian, Neoclassical, Regency, Classic Revival, Gothic Revival, Picturesque, Italianate, Second Empire, Queen Anne Revival, Edwardian, and the Ontario Cottage; and
- maintain their integrity and/or has contextual value as part of an ensemble of historic buildings.

Two categories of properties were identified:

Contributing properties that add to the overall cultural heritage values, character, and integrity of the district, and also possess architectural merit and design value in themselves; and

Non-Contributing properties that do not add to the overall cultural heritage values, character,

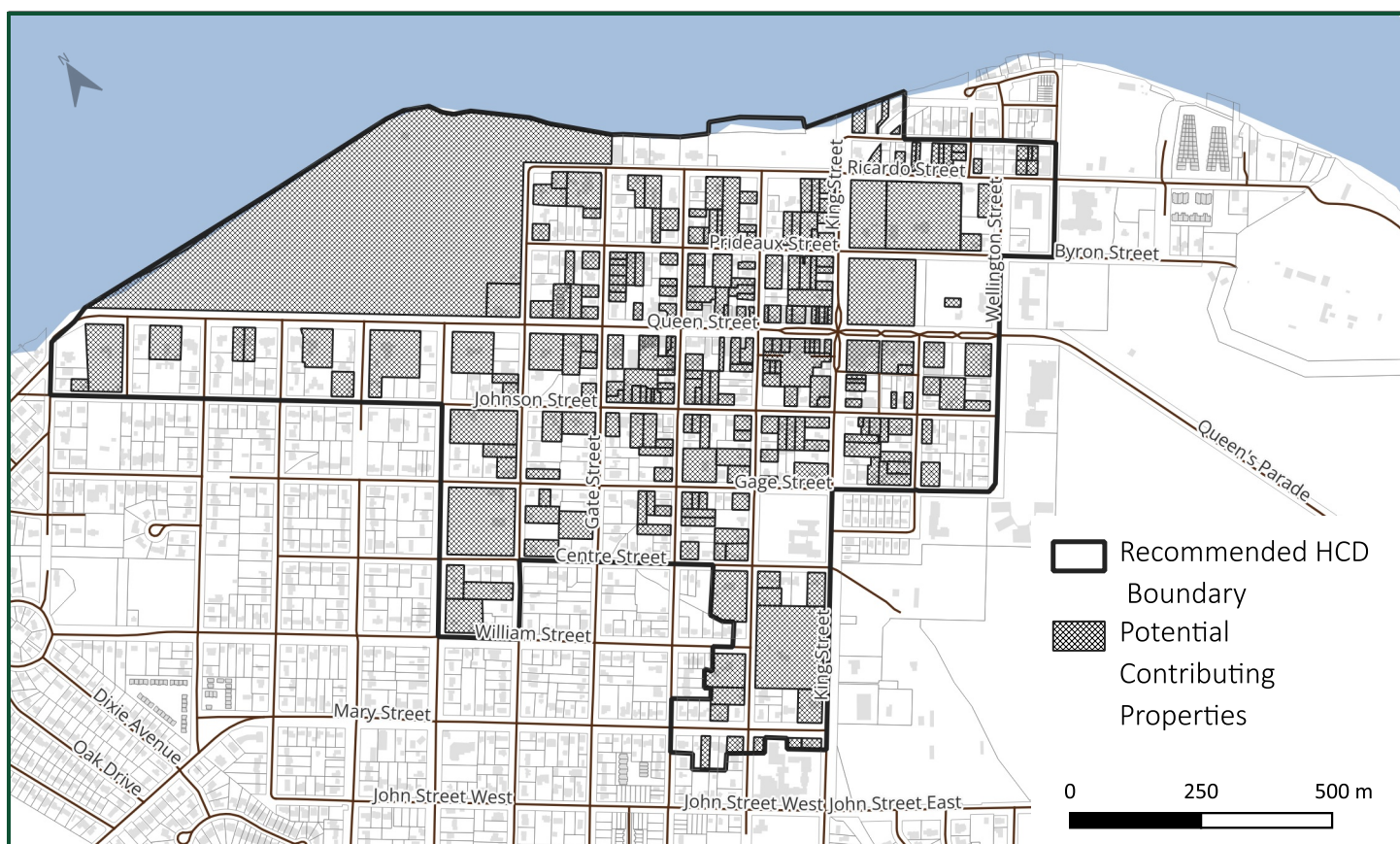


Figure 32- Potential Contributing Properties in the Recommended HCD Boundary

and integrity of the district. Their demolition (in part or in whole) would not negatively impact the cultural heritage value of the district.

Following this sorting, the contributing properties were reviewed again to determine whether they retained enough architectural integrity to effectively contribute to the heritage character of the district. Properties that were determined not to have architectural integrity were classified as non-contributing properties.

In addition to the built form of the district, the street grid, streetscapes, and landscape features have also been identified as a contributing feature to its cultural heritage value. The Golf Course evidences the development and evolution of the Study Area – and as such, it is considered to be an important character-defining feature of the district.

While non-contributing properties do not contribute to the heritage character of the district, their proximity to and evolution alongside contributing properties gives them the potential to significantly impact the heritage character of neighbouring properties and the district as a whole. Both contributing and non-contributing properties within the Study Area are listed in Appendix D.

The number of potential contributing properties within the proposed boundary is **257 out of 527**.

4.5. Recommendations for Planning

The Ontario Heritage Act requires that the Study include recommendations for any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws. These recommendations are intended to capture policies that may conflict and impact the cultural heritage values of the area and the objectives of the HCD plan.

Due to the diversity of the character areas within the Study Area, the Town may consider using the same boundaries of the Queen Street Summer Homes, Institutional Core, Commercial and Residential from the HCD Study to harmonise the various overlapping boundaries related to heritage in the area.

Under the Ontario Heritage Act (41.2), a municipality shall not “pass a by-law for any purpose that is contrary to the objectives set out in the plan”, and “in the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict, but in all other respects the by-law remains in full force”. During the HCD Plan phase, as the policies are being developed, it will be critical to review the Zoning By-law to ensure that it does not conflict with the objectives of the HCD as defined in this Study Phase.

It is recommended that the Town revise the current HCD Plan By-law to bring it up to date with the OHA requirements and with current construction and sustainable development practices.

As part of future planning objectives, the creation of a secondary plan for the Old Town may be useful. This would be related to the results of

the Study and would be used mainly to guide changes proposed for the area.

4.6. Objectives for HCD Plan

The objectives for the Heritage Conservation District (HCD) Plan for Niagara-on-the-Lake build on the goals outlined in the plan for the existing HCD. These objectives aim to protect the district’s cultural heritage while allowing for compatible development and enhancements. They focus on preserving the historic built environment and ensuring that any new development aligns with the district’s character. The objectives aim to balance heritage conservation with the needs of the community and the broader Town. These objectives will guide the management and development of the district moving forward.

4.6.1. General objectives

Conserve, maintain and enhance the cultural heritage value of the district as expressed through its heritage attributes, contributing properties, public realm, and character areas.

Ensure that archaeological resources are protected until such time as appropriate investigation is required and undertaken.

Conserve and enhance the Part IV designated properties, Listed properties, and those with CHVI Statements that contribute to the value of the district.

Ensure that development and site alterations on lands adjacent to the district conserve its cultural heritage value.

To promote heritage conservation as a consideration in the development of the district.

4.6.2. Social and community value objectives

Conserve, support and enhance the social, cultural and community values of the district to the diverse communities for whom the district is of significance.

Where appropriate, incorporate Indigenous perspectives that may inform the understanding and interpretation of the district’s significance; consider those perspectives when planning for alterations to sites within the district that may be identified as having cultural importance, particularly in the public realm.

Promote design excellence in streetscape, landscape and civic design, including urban furniture, greening initiatives and place making.

Preserve and strengthen the small-town character of the district.

Enhance community pride and identity in the district.

Involve the local community in major issues affecting the district.

Develop the district as a place to live in as well as a place to shop and work.

Foster community recognition of the historic and architectural significance of the district and its origins.

Engage the local community through ongoing public engagement initiatives to ensure their voices are heard in shaping the future of the district.

Foster education and awareness about

the district's heritage, history, and cultural significance through programs and outreach efforts that encourage community participation.

4.6.3. Development objectives

Ensure compatible alterations and additions to contributing properties and prevent the removal of heritage attributes from contributing properties within the district.

Ensure that new development and additions to non-contributing properties conserve and enhance the cultural heritage values of the district.

Support and encourage the adaptive re-use of contributing properties to be compatible with their context and complement the cultural heritage value and interest of the district.

Ensure compatibility of materials between new and old, including constructive systems, type, colours, scale, finishes and details.

Encourage design excellence for new development, additions, and alterations that is complementary to the district's cultural heritage value.

Achieve a cohesive, well-designed district that emphasizes the human scale and historic character of the streetscape.

Encourage the preservation and enhancement of the historic building stock.

Guide the construction of new buildings so that they are of good design, compatible with the historic district.

Ensure that the supporting infrastructure,

including traffic patterns and car parking, complements the human scale, historic character, and businesses in the district.

Introduce positive features that will enhance the atmosphere and visual appeal of the streetscape, including landscaping, streetlights, signage, and pedestrian amenity.

Minimize the impact of tourism and business activity in the commercial district on the surrounding residential areas.

Supplement and support the district's heritage conservation efforts through the use of additional tools such as heritage designations, cultural landscapes, and heritage easements. These tools should work in conjunction with zoning bylaws and other regulations to provide a comprehensive approach to conservation.

4.6.4. Character area focused objectives

Ensure that alterations within the Summer Homes, Commercial, Residential, and Institutional areas are compatible with the character of the contributing properties in that area, including design, setbacks, and materials.

Conserve and enhance the scale and the pattern of building that supports the commercial main street of the district.

Conserve and enhance the well-defined and articulated streetscapes in the district, including the proportions and characteristics of the Summer Homes, Residential, and Commercial areas continuing to the waterfront.

Conserve and enhance visual and physical connections to the character areas that reveal its historic presence, form, and role in the district.

4.7. Summary of Recommendations for Decision-Making

The following recommendations require Council's consideration and decision:

Heritage Conservation District (HCD)

Designation: It is recommended that a portion of the Study Area be designated as an HCD under Part V of the Ontario Heritage Act, as it meets OHA regulations, with at least 25% of properties contributing to its heritage value.

Proposed HCD Boundary: It is recommended that the proposed HCD boundary, which includes 257 potentially contributing properties, be approved to reflect and manage the area's heritage values.

HCD Plan: It is recommended that an HCD Plan be prepared to guide conservation efforts and manage future change within the designated district.

Statement of Significance: It is recommended that the provided Statement of Significance be adopted to define the heritage values, attributes, and justification for the proposed HCD designation.

Individual Property Designations: It is recommended that properties outside the proposed HCD boundary, particularly those in the Mary Street and Dock Area, be considered for individual designation under Part IV of the Ontario Heritage Act.

Municipal Policy Alignment: It is recommended that the Town review and update municipal policies, including the Official Plan, Zoning By-laws, and existing HCD Plan By-law, to align with the objectives of the proposed HCD.

Appendix

A

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HCD Property By-Laws

Property (in HCD)	By-Law
177 Victoria Street (The Wilson-Guy House)	4175-07
233 Victoria Street (The Frey-Hindle-Appleby House)	2014-89
230 Davy Street (The Bailkie-Jacques-Vint House)	4490-11
105 Johnson Street (Varey-Hendrie House)	983-79
244 King Street (Moore-Bishop-Stokes House)	984-79
28 Prideaux Street (Muirhead-McQueen House)	4002-06
26 Queen Street (Court House)	813-77

HCD Expansion Property By-Laws

87 Ball Street (Chapman Saltbox)	4849-15
89 Byron Street (The Campbell Scott House)	4360-10
43 Castlereagh Street (Niagara Historical Society Museum)	1463-84
64 Centre Street (The Simpson-Ness House)	1482-84
240 Centre Street (Breakenridge-Ure House)	4832-15
130 Front Street (Kirby House)	2024-024
46 Johnson Street (Barker Hall)	2024-038
58 Johnson Street (The Eckersley-McEwen House)	4492-11
96 Johnson Street (Vanderlip-Hutchings House)	4715-14
66 King Street (Whale Inn)	2961-96
266 King Street (Eedson-Fyfe House)	4205-08
407 King Street (The Wilderness)	2730-94

433 King Street (Powell-Wisch House)	3634-02
463 King Street (Best House)	2024-047
46 Mary Street (The Miller House)	4262-08
392 Mississauga Street (The Breakenridge-Hawley House)	985-79
10 Platoff Street (The Malcolmson-Delie House)	4226-08
20 Platoff Street (Dover-Daly House)	1270-82
40 Platoff Street (Niagara Public School)	3996-05
21 Prideaux Street	5365-21
27 Prideaux Street	5366-21
31 Prideaux Street	5367-21
55 Prideaux Street (The Promenade House)	1964-88
83 Prideaux Street (The Dobie-Campbell Cottage)	4991-17
157 Queen Street (Rogers-Blake-Harrison House)	3318-99
165 Queen Street (The McDougal-Harrison House)	3722-03
175 Queen Street (The Cottage Hospital)	3969-05
209 Queen Street (Richardson-Kiely House)	1660-86
228 Queen Street (Peace Acres/Ketchum-Thomas-Phillips House)	3983-05
278 Regent Street (Barker-O'Connor-Rocchi House)	4671-13
433 Regent Street (Eagleson-Buyers House)	4227-08
164 Ricardo Street (Niagara Harbour and Dock Company Office)	3027-96
247 Ricardo Street (Niagara Waterworks and Electric Light Plant)	2960-96
289 Ricardo Street (King's Landing)	4234-08
99 River Beach Road (Fog Signal Station)	2241-91
229 Simcoe Street (Fagan-Garrett-Hummel House)	3922-05
235 Simcoe Street (Morley-Gallagher House)	3724-03
285 Simcoe Street (The Butler House)	2136-90
289 Simcoe Street (Storrington, Lockhart-Moogk House)	3168-97
129 Victoria Street (The Walkerby-George House)	4905-16

General By-Laws

By-law of intent to define the expanded Queen-Picton street area as an area for study as a Heritage Conservation District	2279-91
By-law to adopt the Queen-Picton streets Heritage Conservation District plan, 1986	4362-10
Original by-law for the HCD	1667-86

Cultural Heritage Value and Interest (CHVI) Statements (Provided by the Town of Niagara on the Lake between November 2024 and March 2025)

- 81 Ball St.
- 87 Ball St.
- 17 Byron St. (St. Mark's Rectory)
- 39 Byron St. (Addison Hall)
- 41 Byron St. (St. Mark's Church)
- 85 Byron St.
- 89 Byron St. (Scott House)
- 177 Byron St.
- 59 Castlereagh St.
- 8 Centre St. (The Lyons House)
- 240 Centre St. (The Breakenridge-Ure House)
- 112 Delater St.
- 115 Delater St.
- 116 Delater St.
- 120 Delater St.
- 10 Front St. (The Old Bank House)
- 26 Front St. (The Black-Simons House / The Black-Picken House)
- 45 Front St. (Queen's Royal Park)
- 80 Front St. (Evans-Rigg House)
- 120 Front St. (The Delatre Lodge)
- 127 Front St.
- 130 Front St. (The Kirby House)
- 143 Front St. (NOTL Golf Club and Military Reserve)
- 160 Front St. (The Oban Inn)
- 168 Front St. (The Oban House)
- 83 Gage St.
- 184 Gage St.
- 216 Gage St. / 323 Simcoe St. (St. Andrews Church)
- 155 Gate St. (The Methodist Meeting House)
- 223 Gate St.
- 243 Gate St.
- 22 Johnson St. (Walnut Tree Cottage)
- 28 Johnson St. (The Bishop House)
- 34 Johnson St.
- 46 Johnson St. (Barker Hall)
- 58 Johnson St. (Brownell-Eckersley House)
- 84 Johnson St.
- 92 Johnson St. (The Pai(y)nter House)
- 96 Johnson St. (Vanderlip-Marcy House)
- 118 Johnson St. (The Twining House)
- 126 Johnson St. (The Platt Carriage Works House)
- 144 Johnson St.
- 164 Johnson St. (The Ball-Davidson House)
- 180 Johnson St. (The Villa Nova)
- 234 Johnson St. (The Clench House)
- 84 King St.
- 255 King St. (Burns House)
- 272 King St.
- 287 King St.
- 463 King St. (The Best House)
- 46 Mary St. (The Miller House)
- 67 Mary St.
- 315 Mississauga St. ('Negro' Burial Ground)
- 10 Platoff St. (Malcomson-Walker House)
- 21 Prideaux St.
- 31 Prideaux St. (Servos-Jones House)
- 69 Prideaux St. (Demeath / Wooll-Kerr House)
- 83 Prideaux St. (Dobie-Campbell House)
- 87 Prideaux St. (The Davidson-Campbell House)
- 93 Prideaux St.
- 115 Prideaux St.
- 168 Prideaux St.
- 154 Queen St.
- 166 Queen St.
- 184 Queen St. (The Mussen-Holmes House)
- 284 Queen St.
- 328 Queen St.
- 368 Queen St. (Morgan-Heath House)
- 428 Queen St. (Magnolias / The Cedars / The Wright House)
- 456 Queen St.
- 117 Regent St.
- 124 Regent St.
- 263 Regent St.
- 277 Regent St. (Dunbar-Takach House)
- 278 Regent St.
- 293 Regent St.
- 317 Regent St. (The Law House)

- 327 Regent St. (The Mud House)
- 433 Regent St.
- 47 Ricardo St.
- 57 Ricardo St. (The Cowan-Ball Hooper House)
- 85 Ricardo St. (Shady Nook)
- 107 Ricardo St.
- 115 Ricardo St.
- 119 Ricardo St. (The Quinn House)
- 242 Ricardo St.
- 265 Ricardo St.
- 282 Ricardo St.
- 289 Ricardo St. (King's Landing)
- 116 Simcoe St.
- 294 Simcoe St. (The Clark-Warner House)
- 322 Simcoe St.
- 363 Simcoe St. (The Creen House)
- 342 Simcoe St. (St. Andrews Manse)
- 116 Victoria St.
- 126 Victoria St.
- 129 Victoria St. (The Winthrop-Rand House)
- 134 Victoria St.
- 279 Victoria St.
- 308 Victoria St. (Rose Cottage)
- 309 Victoria St.
- 315 Victoria St. (The Carlisle-Brook House)
- 324 Victoria St.
- 115 Wellington St.
-
- Grace United Church Cemetery (Gate Street)
- NOTL Harbour
- Back Range Light (Collingwood St.)
- Fort Mississauga

Appendix

B FIELD WORK AND STAKEHOLDER MEETING SUMMARY

Appendix

C NOTL OFFICIAL PLAN PUBLIC CONSULTATION SUMMARY

Official Plan Public Information Centre – April 1, 2025

The Town hosted an open house for public engagement with regards to the Official Plan update and included an information session about the Heritage Conservation District Expansion Study. The information about the HCD update included panels that had initial analysis prepared by the CS team regarding the proposed boundary of the study area, the different themes of evolution of the area, and the potential contributing properties within the proposed boundaries.

The event was well attended by the public and there was a general interest to learn more about the project. The most asked questions by the public revolved around the reasoning behind the need for the expansion of the existing HCD, the policies changes that would be put in place, the Study area by-law currently in place, and whether the Town had plans to pursue more HCD studies. Specific comments focused on parking challenges within the HCD and the importance of addressing the protection of the Chautauqua area and wartime houses.

To the various inquiries, the public was informed about the historical significance of the Old Town core and were walked through the maps that reflected the information that had been collected to show the different themes. The public was also informed about the Phase 2 of the study and how that phase would focus on the policies that would govern the proposed HCD expansion, if it is approved by Council. There was also some interest by owners who were within the study area boundary but outside the new proposed boundary. They requested to be exempt from being impacted by the one-year development pause from the study area by-law. There was also additional interest in receiving more public information and postings regarding heritage and other planning matters.

Overall, the efforts of the Staff and Council were appreciated by the community in realizing the importance of taking steps to preserve the Town's heritage and there was encouragement from the community to pursue more HCD studies.

Appendix

D POTENTIALLY CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES IN THE PROPOSED HCD

Contributing Properties

81 Ball				
87 Ball	122 Gage	127 Johnson	67 Mary	115 Prideaux
245 Butler	184 Gage	129 Johnson	76 Mary	126 Prideaux
17 Byron	129 Gate	135 Johnson	392 Missis-	132 Prideaux
39 Byron	155 Gate	144 Johnson	sauga	168 Prideaux
41 Byron	156 Gate	164 Johnson	6 Picton	4 Queen
85 Byron	160 Gate	180 Johnson	25 Picton	5 Queen
25 Castlereagh	166 Gate	234 Johnson	30 Picton	7 Queen
43 Castlereagh	172 Gate	473 Johnson	60 Picton	9 Queen
59 Castlereagh	177 Gate	66 King	73 Picton	12 Queen
8 Centre	178 Gate	123 King	92 Picton	13 Queen
64 Centre	184 Gate	129 King	10 Platoff	15 Queen
69 Centre	223 Gate	143 King	20 Platoff	16 Queen
240 Centre	240 Gate	153 King	24 Platoff	20 Queen
219 Davy	243 Gate	159 King	30 Platoff	23 Queen
230 Davy	323 Gate	169 King	35 Platoff	26 Queen
279 Davy	22 Johnson	177 King	40 Platoff	29 Queen
287 Davy	28 Johnson	228 King	43 Platoff	32 Queen
25 Delater	29 Johnson	232 King	54 Platoff	38 Queen
35 Delater	34 Johnson	233 King	69 Platoff	43 Queen
112 Delater	46 Johnson	236 King	17 Prideaux	44 Queen
116 Delater	58 Johnson	244 King	18 Prideaux	45 Queen
120 Delater	65 Johnson	245 King	21 Prideaux	54 Queen
10 Front	79 Johnson	255 King	22 Prideaux	55 Queen
16 Front	84 Johnson	266 King	27 Prideaux	59 Queen
26 Front	85 Johnson	269 King	28 Prideaux	66 Queen
80 Front	89 Johnson	272 King	31 Prideaux	69 Queen
120 Front	92 Johnson	287 King	42 Prideaux	75 Queen
130 Front	95 Johnson	407 King	55 Prideaux	76 Queen
168 Front	96 Johnson	433 King	69 Prideaux	106 Queen
180 Front	105 Johnson	463 King	77 Prideaux	108 Queen
Golf Course	115 Johnson	38 Market	78 Prideaux	109 Queen
58 Gage	117 Johnson	42 Market	83 Prideaux	118 Queen*
83 Gage	118 Johnson	46 Market	87 Prideaux	122 Queen*
86 Gage	119 Johnson	20 Mary	93 Prideaux	126 Queen*
90 Gage	123 Johnson	46 Mary	94 Prideaux	125 Queen
116 Gage	126 Johnson	58 Mary		

**219 Victoria, 118 Queen, 122 Queen, & 126 Queen are part of one property parcel lot - roll number 26270100040320203223 - and are currently being treated as seperate properties in the Study*

142 Queen	85 Ricardo
154 Queen	115 Ricardo
157 Queen	119 Ricardo
165 Queen	116 Simcoe
166 Queen	140 Simcoe
175 Queen	229 Simcoe
184 Queen	235 Simcoe
187 Queen	285 Simcoe
209 Queen	289 Simcoe
228 Queen	294 Simcoe
284 Queen	322 Simcoe
328 Queen	323 Simcoe
368 Queen	342 Simcoe
374 Queen	363 Simcoe
428 Queen	126 Victoria
456 Queen	129 Victoria
133 Regent	153 Victoria
157 Regent	164 Victoria
167 Regent	169 Victoria
175 Regent	177 Victoria
179 Regent	178 Victoria
223 Regent	188 Victoria
226 Regent	222 Victoria
263 Regent	223 Victoria
277 Regent	226 Victoria
278 Regent	235 Victoria
293 Regent	275 Victoria
294 Regent	279 Victoria
327 Regent	289 Victoria
343 Regent	308 Victoria
356 Regent	315 Victoria
372 Regent	318 Victoria
415 Regent	324 Victoria
433 Regent	329 Victoria
117 Regent	342 Victoria
21 Ricardo	115 Wellington
37 Ricardo	239 Wellington
45 Ricardo	
47 Ricardo	
57 Ricardo	
63 Ricardo	
67 Ricardo	

Non-contributing Properties

217 Butler	235 Dorchester	289 Gate
227 Butler	240 Dorchester	292 Gate
89 Byron	32 Front	305 Gate
113 Byron	45 Front	307 Gate
15 Castlereagh	99 Front	330 Gate
69 Castlereagh	111 Front	340 Gate
79 Castlereagh	115 Front	19 Johnson
85 Castlereagh	127 Front	72 Johnson
12 Centre	135 Front	74 Johnson
36 Centre	143 Front	78 Johnson
75 Centre	144 Front	108 Johnson
113 Centre	160 Front	112 Johnson
117 Centre	188 Front	134 Johnson
125 Centre	33 Gage	165 Johnson
135 Centre	39 Gage	211 Johnson
171 Centre	70 Gage	225 Johnson
175 Centre	74 Gage	233 Johnson
210 Centre	75 Gage	333 Johnson
214 Centre	80 Gage	357 Johnson
220 Centre	123 Gage	369 Johnson
226 Centre	126 Gage	377 Johnson
221 Davy	127 Gage	421 Johnson
222 Davy	142 Gage	435 Johnson
238 Davy	180 Gage	84 King
244 Davy	215 Gage	115 King
263 Davy	225 Gage	135 King
267 Davy	245 Gage	163 King
270 Davy	116 Gate	223 King
276 Davy	126 Gate	225 King
21 Delater	135 Gate	240 King
23 Delater	169 Gate	256 King
26 Delater	185 Gate	261 King
27 Delater	222 Gate	277 King
36 Delater	233 Gate	280 King
39 Delater	270 Gate	284 King
90 Delater	275 Gate	325 King
98 Delater	278 Gate	23 Mary
108 Delater	279 Gate	33 Mary
230 Dorchester	282 Gate	62 Mary

66 Mary	143 Prideaux	121 Regent	242 Simcoe	269 Wellington
75 Mary	153 Prideaux	124 Regent	262 Simcoe	277 Wellington
80 Mary	158 Prideaux	129 Regent	268 Simcoe	281 Wellington
85 Mary	159 Prideaux	144 Regent	278 Simcoe	285 Wellington
90 Mary	165 Prideaux	153 Regent	286 Simcoe	55 William
95 Mary	173 Prideaux	163 Regent	310 Simcoe	65 William
85 Melville	174 Prideaux	178 Regent	387 Simcoe	76 William
243 Mississauga	179 Prideaux	184 Regent	389 Simcoe	225 William
276 Mississauga	180 Prideaux	227 Regent	100 Victoria	
224 Nassau	188 Prideaux	231 Regent	116 Victoria	
240 Nassau	10 Queen	235 Regent	117 Victoria	
241 Nassau	19 Queen	243 Regent	118 Victoria	
245 Nassau	33 Queen	266 Regent	134 Victoria	
230 Newark	57 Queen	269 Regent	139 Victoria	
246 Palatine	61 Queen	276 Regent	157 Victoria	
248 Palatine	62 Queen	290 Regent	183 Victoria	
66 Picton	65 Queen	317 Regent	219 Victoria*	
76 Picton	68 Queen	432 Regent	229 Victoria	
St Vincent de	83 Queen	434 Regent	263 Victoria	
Paul Roman	80 Queen	435 Regent	267 Victoria	
Catholic Church	84 Queen	442 Regent	268 Victoria	
29 Platoff	89 Queen	475 Regent	276 Victoria	
39 Platoff	92 Queen	481 Regent	285 Victoria	
60 Platoff	113 Queen	Voices of Freedom	305 Victoria	
66 Platoff	117 Queen	Park	309 Victoria	
72 Platoff	130 Queen	31 Ricardo	323 Victoria	
80 Platoff	135 Queen	33 Ricardo	330 Victoria	
33 Prideaux	137 Queen	41 Ricardo	335 Victoria	
36 Prideaux	254 Queen	51 Ricardo	336 Victoria	
59 Prideaux	346 Queen	75 Ricardo	339 Victoria	
66 Prideaux	356 Queen	84 Ricardo	430 Victoria	
86 Prideaux	400 Queen	89 Ricardo	120 Wellington	
118 Prideaux	408 Queen	91 Ricardo	129 Wellington	
119 Prideaux	450 Queen	107 Ricardo	227 Wellington	
120 Prideaux	486 Queen	128 Simcoe	231 Wellington	
125 Prideaux	79 Queen	172 Simcoe	235 Wellington	
129 Prideaux	114 Queen	225 Simcoe	263 Wellington	

**219 Victoria, 118 Queen, 122 Queen, & 126 Queen are part of one property parcel lot - roll number 26270100040320203223 - and are currently being treated as seperate properties in the Study*

Appendix

E DESIGNATED PROPERTIES IN THE STUDY AREA

Part IV

87 Ball
89 Byron
43 Castlereagh
64 Centre
240 Centre
230 Davy
130 Front
46 Johnson
58 Johnson
96 Johnson
105 Johnson
66 King
244 King
266 King
407 King
433 King
463 King
46 Mary
392 Mississauga
10 Platoff
20 Platoff
40 Platoff
21 Prideaux
27 Prideaux
28 Prideaux
31 Prideaux
55 Prideaux
83 Prideaux
26 Queen
157 Queen
165 Queen
175 Queen
187 Queen
209 Queen
228 Queen
278 Regent
433 Regent

164 Ricardo
*(164 Ricardo is
included in the
parcel lot of 155
Byron)*
247 Ricardo
289 Ricardo
99 River Beach
229 Simcoe
235 Simcoe
285 Simcoe
289 Simcoe
129 Victoria
177 Victoria
223 Victoria

Listed

81 Ball
17 Byron
39 Byron
41 Byron
85 Byron
59 Castlereagh
8 Centre
112 Delater
115 Delater
116 Delater
120 Delater
10 Front
26 Front
45 Front
80 Front
120 Front
127 Front
160 Front
168 Front
184 Gage
155 Gate
223 Gate
243 Gate
22 Johnson
28 Johnson
34 Johnson
84 Johnson
92 Johnson
118 Johnson
126 Johnson
144 Johnson
164 Johnson
180 Johnson
234 Johnson
84 King
255 King
272 King

287 King
67 Mary
10 Melville
*(10 Melville is
listed as 161-211
Ricardo in the
register)*
69 Prideaux
87 Prideaux
93 Prideaux
115 Prideaux
168 Prideaux
154 Queen
166 Queen
184 Queen
284 Queen
368 Queen
428 Queen
456 Queen
263 Regent
277 Regent
317 Regent
327 Regent
47 Ricardo
57 Ricardo
85 Ricardo
107 Ricardo
115 Ricardo
119 Ricardo
242 Ricardo
116 Simcoe
294 Simcoe
323 Simcoe
342 Simcoe
363 Simcoe
116 Victoria
126 Victoria
279 Victoria

308 Victoria
309 Victoria
315 Victoria
324 Victoria
115 Wellington

Appendix

F **ORDNANCE BOUNDARY STONE REPORT**

The Corporation of the Town of Niagara-on-the-Lake Information Report to Council

SUBJECT: Restoration of Ordnance Boundary Stones – Updates
DATE: 2024-06-05
REPORT #: CDS-24-088
PREPARED BY: Sumra Zia
DEPARTMENT: Community & Development Services

BACKGROUND INFORMATION

The Town of Niagara-on-the-Lake was originally founded as a British military Town. The British military maintained their presence in Town through the early to mid-1800s. During this time, four parcels of land were reserved for military use and a total of 37 OBSs were installed to mark these reserves. Military reserve lands included Simcoe Park, Queen's Royal Park, the Niagara-on-the-Lake Golf Course, several (now) residential lots, and the Commons. Of these 37 stones, 19 have since been discovered (blue) and 18 are currently missing (red). A map of the locations is included as **Appendix IV**.

The Municipal Heritage Committee (the "MHC"), in collaboration with Dr. Ted Rumble, has initiated a plan to restore the Ordnance Boundary Stones (the "OBS") located in the Town. As a result of efforts of the Town Staff, Ted Rumble and Niagara-on-the-Lake Museum (the "NOTL Museum") the following milestones have since been accomplished on this project since it commenced in 2020:

- The NOTL Museum has set up a webpage containing a brief history and information of all the stones that have been discovered (<https://www.notlmuseum.ca/ordnance-boundary-stones/>).
- A request for budget approval was approved by Town Council in 2023 to initiate the restoration program for the OBS. A budget of \$5,000 was approved for the restoration of OBS 32, on the corner of Simcoe Park at the intersection of King Street and Byron Street. The proposed work included restoration, resetting and cleaning of the OBS, together with the installation of a fence to ensure long-term protection of the stone.
- The proposal for the restoration of OBS 32 also included installation of a bronze plaque to commemorate the significance of the OBS. The text for the OBS 32 plaque was prepared in partnership with the Niagara-on-the-Lake Museum staff, Town's Heritage Planner, MHC member Alex Topps and Ted Rumble. The text reads:
The British Army maintained a military presence in the Town of Niagara until 1865, to guard against another American invasion from Fort Niagara. Between 1823 and 1854 the British Army Royal Engineers placed 37 Ordnance Boundary Stones around the perimeter of the four military reserves in the town of Niagara. Military reserve lands

included Simcoe Park, Queen's Royal Park, the Niagara-on-the-Lake Golf Course, and the Commons. Each Ordnance Boundary Stone is carved with the initials BO (Board of Ordnance) under the Broad Arrow symbol, which identifies military property of the British Government. Many of these stones can still be seen today.

The Town of Niagara-on-the-Lake is committed to a program of restoration and protection of the Ordnance Boundary Stones as an important part of Town's history and heritage.

- Initially a fence design with vertical and horizontal posts was proposed in consultation with the MHC. The design of the fence was reconsidered to make it less cluttered and visually jarring to the stone. A new design of four posts with moulded capping connected through a chain link is being considered. The details of the fence design and the details of the restoration of the stone are attached as **Appendix I**.
- An additional budget of \$7,500 has been approved by the Council in 2024 for the restoration of additional OBS. The additional budget is anticipated to allow for the restoration of a total of 6 OBS. The stones that are currently being considered for restoration are attached as **Appendix II**. Similar to OBS 32, these stones would be restored, reset and cleaned. A small plaque would also be installed with each of these stones that would contain a QR-code. The QR-code would connect the visitors to the webpage set up by the NOTL Museum about OBS.
- The Larocque Group of Surveyors have volunteered their time for the project and to produce locates for the OBS.

NEXT STEPS

- Town Staff, in collaboration with Dr. Rumble, is currently seeking permissions from the property owners for the restoration of OBS that are located on private property or Parks Canada lands. Staff are investigating the use of an easement or agreement to be signed with the owners to address ownership of the fence and the QR code plaque, as well as the future maintenance responsibility of the installations.
- The staff is also working towards finalizing a contractor for the restoration work together with a vendor for small QR code plaques and the posts and chain link fence. The contractor currently being considered for the work is Memorial Restoration from Sarnia.
- Input from the MHC is requested for the 5 additional OBS shortlisted for restoration in 2024.
- MHC's input is also needed to shortlist OBS that could be considered for restoration in 2025 (**Appendix III**) and requested through the 2025 budget process.

ATTACHMENTS

- **Appendix I** – Fence Design and Restoration of Stone
- **Appendix II** – OBS Restoration 2024
- **Appendix III** – Complete List OBS with Required Work
- **Appendix IV** – Map of Location of OBS

The Corporation of the Town of Niagara-on-the-Lake Information Report to Council

SUBJECT: Restoration of Ordnance Boundary Stones – Updates
DATE: 2024-10-02
REPORT #: CDS-24-165
PREPARED BY: Sumra Zia
DEPARTMENT: Community & Development Services

BACKGROUND INFORMATION

An update to the Ordnance Boundary Stones (the “OBS”) project was requested by the Municipal Heritage Committee (the “MHC”) at its meeting on September 4, 2024. This report provides a status update following milestones have since been accomplished on this project since the last update report [CDS-24-088](#) to the MHC on June 5, 2024 (report linked).

The MHC in collaboration with Dr. Ted Rumble, has initiated a plan to restore the Ordnance Boundary Stones (the “OBS”) located in the Town. As a result of the coordinated efforts of the Town Staff, Ted Rumble and Alexander Topps, the following has been accomplished:

- Locates for OBS 32 (Simcoe Park), OBS 25 and 26 (Charles Inn), OBS 33 (corner of Queen and Dorchester Street), OBS 36 (corner of Queen and Nassau Street) and OBS 23 (corner of Prideaux and Simcoe Street) have been ordered. The Larocque Group of Surveyors have volunteered their time for the project and to produce locates for the OBS.
- The details about the design of the fence and the specifications of the restoration work have been finalized (**Appendix I**).
- The inspiration for design, size and the material of the main plaque, to be installed at Simcoe Park, has been derived from the existing plaques at Simcoe Park, see **Appendix II** for reference. The plaque is proposed to be:
 - Bronze material
 - 18” by 24” in size and 28” high
 - Mounted on a post
 - Proposed text for the plaque was provided to the MHC in the June report

Note: Due to budgetary and timing restrictions the Staff are considering installation of a temporary plaque at Simcoe Park, but the design for the permanent plaque is also being finalized in collaboration with the Communications department.

- The Staff is currently in contact with multiple fence vendors to get a fair price on the fences being proposed to be installed around the stones.
- Expectations have been discussed with the Town’s Operations department about the maintenance of the fences and the restored OBS.

- Informal permissions have been acquired from the property owners for the restoration of stones and installation of fences on private properties. An agreement has been drafted.

NEXT STEPS

- The Staff are looking to place an order for the fences as well as the plaques being proposed to be installed as part of the restoration project.
- Based on the delivery date for the fences, the Staff are also looking to finalized a date in October to do the restoration work.

ATTACHMENTS

- **Appendix I** – Fence Design and Restoration of Stone
- **Appendix II** – Plaque Reference Images

