

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

SUBJECT: Heritage Designation By-laws – 14 Wesley Avenue and 15618 Niagara River Parkway

DATE: 2024-05-01

REPORT #: CDS-24-071

PREPARED BY: Sumra Zia, Heritage Planner

DEPARTMENT: Community & Development Services

1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 The designation by-laws of the properties at 14 Wesley Avenue and 15618 Niagara River Parkway be endorsed in principle based on the Staff evaluation within the designation reports;
- 1.2 The Staff sends midway letters to the owners of 14 Wesley Avenue, and 15618 Niagara River Parkway to inform them of the designation process timeline; and
- 1.3 Council issue Notice of Intent to Designate (NOID) for each property.

2. BACKGROUND

Designation reports for [14 Wesley Avenue](#) and [15618 Niagara River Parkway](#) were presented to MHC on [April 3rd, 2024](#), for review and input (reports linked). Town Heritage Staff prepared designation reports to demonstrate the information, research, and evaluation that is required to move property designation under the *Ontario Heritage Act*. The Committee received the designation reports and endorsed designation in principle based on the Staff evaluation within the reports.

The two draft designation by-laws are provided as a result of assessing the heritage value of the properties at 14 Wesley Avenue known as the Lansdowne Villa (**Appendix I**) and 15618 Niagara River Parkway known as the Grand Victorian (**Appendix II**).

The draft by-laws provide the Statement of Cultural Heritage Value and Interest and the heritage attributes associated with the properties. These draft by-laws are provided after the Staff evaluation concluded that the properties would merit a minimum of two criteria for

designation and are strong candidates for Section 29, Part IV designation under the *Ontario Heritage Act*.

This work is being undertaken as part of Council's Planning for Progress work to move designations prior to properties being removed from the Town's Municipal Heritage Register of Properties of Cultural Heritage Value or Interest (the "Heritage Register"). The process of designation and the timelines followed are based on section 29 of the *Ontario Heritage Act*, Designation by Municipal By-law (**Appendix III**).

Further to the direction to move designations, the MHC and Council endorsed a list of 22 priority properties for individual designation via Report CDS-23-200 and another list of 20 priority properties via Report CDS-24-023. The priority properties were identified as those which loss due to demolition, neglect, or inappropriate alteration would result in the substantial loss of a piece of Niagara-on-the-Lake history or identity. The subject properties were identified on this list.

Letters have been sent to all property owners on the priority list advising of the Town's interest in heritage designation, along with information on the process. Letters for the two subject properties were sent on March 6, 2024. Per Municipal Heritage Committee direction, staff have prepared letters to send to the property owners to advise of the midway point in the designation process and to offer to discuss the process further and/or answer any questions.

3. NEXT STEPS

If the MHC endorses the draft designation by-laws, the recommendation would be presented to the Council for approval and a NOID would then be issued. Following the issuance of the NOID the municipality would have 120 days to pass the designation by-law.

APPENDICES

- Appendix I – 14 Wesley Avenue
- Appendix II – 15618 Niagara River Parkway
- Appendix III – Designation by Municipal By-law

Respectfully submitted,



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