

Heritage Conservation District Study for Old Town Niagara- on-the-Lake

Town of Niagara-on-the-Lake
Presentation to the Municipal Heritage
Committee

April 2nd, 2025



Cultural Spaces

People and Places

HCD Study for Old Town

01

The process

02

The results

03

Recommendations

04

Next steps

1.

The Process

Why are we doing this and what methodology did we follow

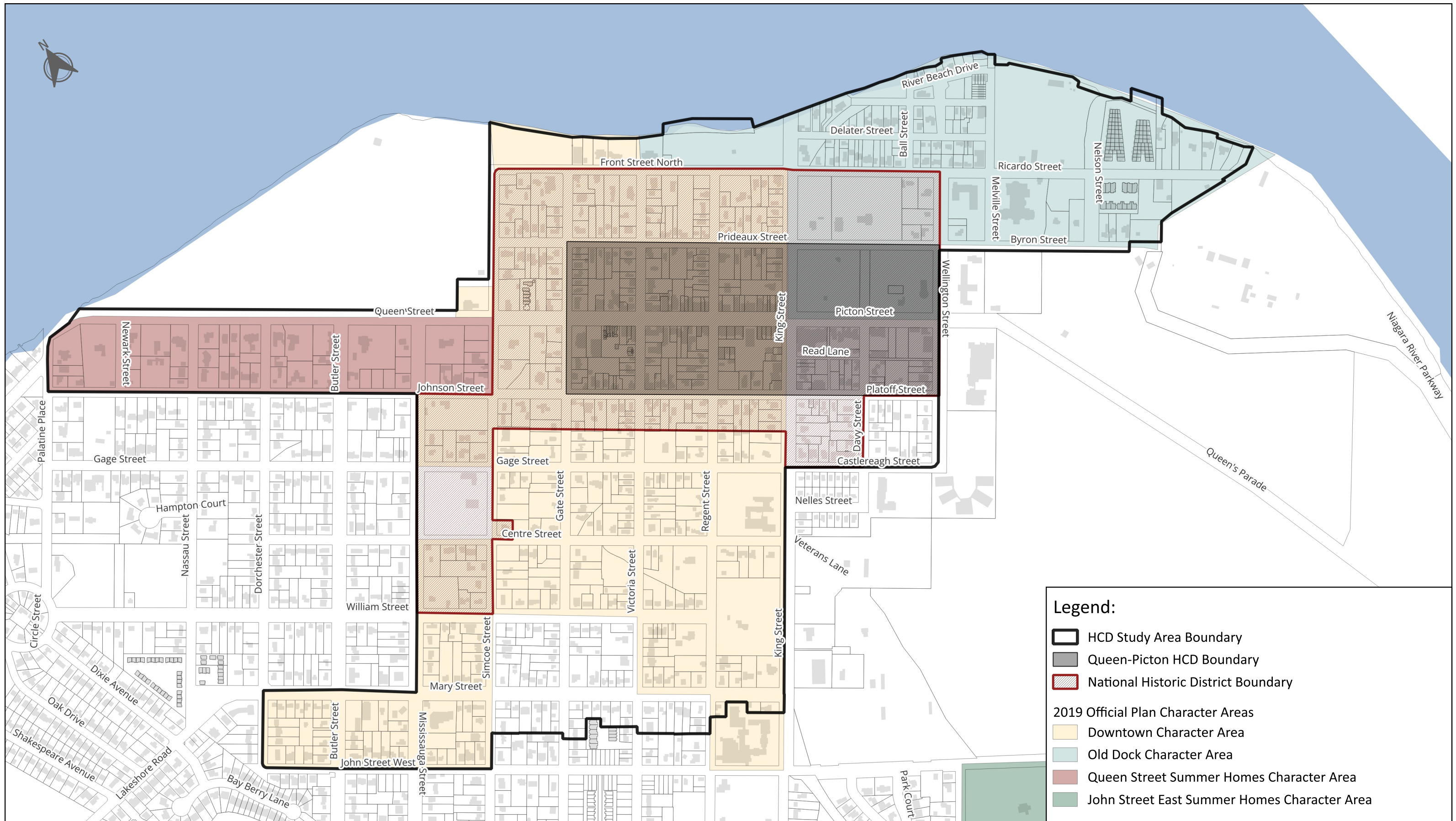
The Process

- 01** Establish a Study Area – based on the existing HCD, character areas, national historic district **to focus attention on identifying significance**
- 02** Review existing inventories (HCD, Listed, Designated, NHS) to **establish completeness of inventory**
- 03** Research history and site visit to **determine periods of significance and draft statement of significance**
- 04** **Identify contributing properties** associated with the periods of significance, that meet the criteria in the OHA, and have a level of integrity
- 05** **Establish a boundary** based on the concentration of contributing properties and a coherent context
- 06** **The end result must meet the requirements of the OHA** based on a minimum of 25%, the criteria, focus on architecture and key features








2.

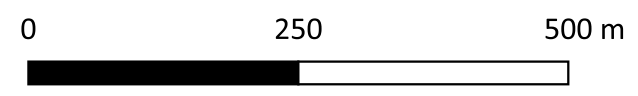
The results

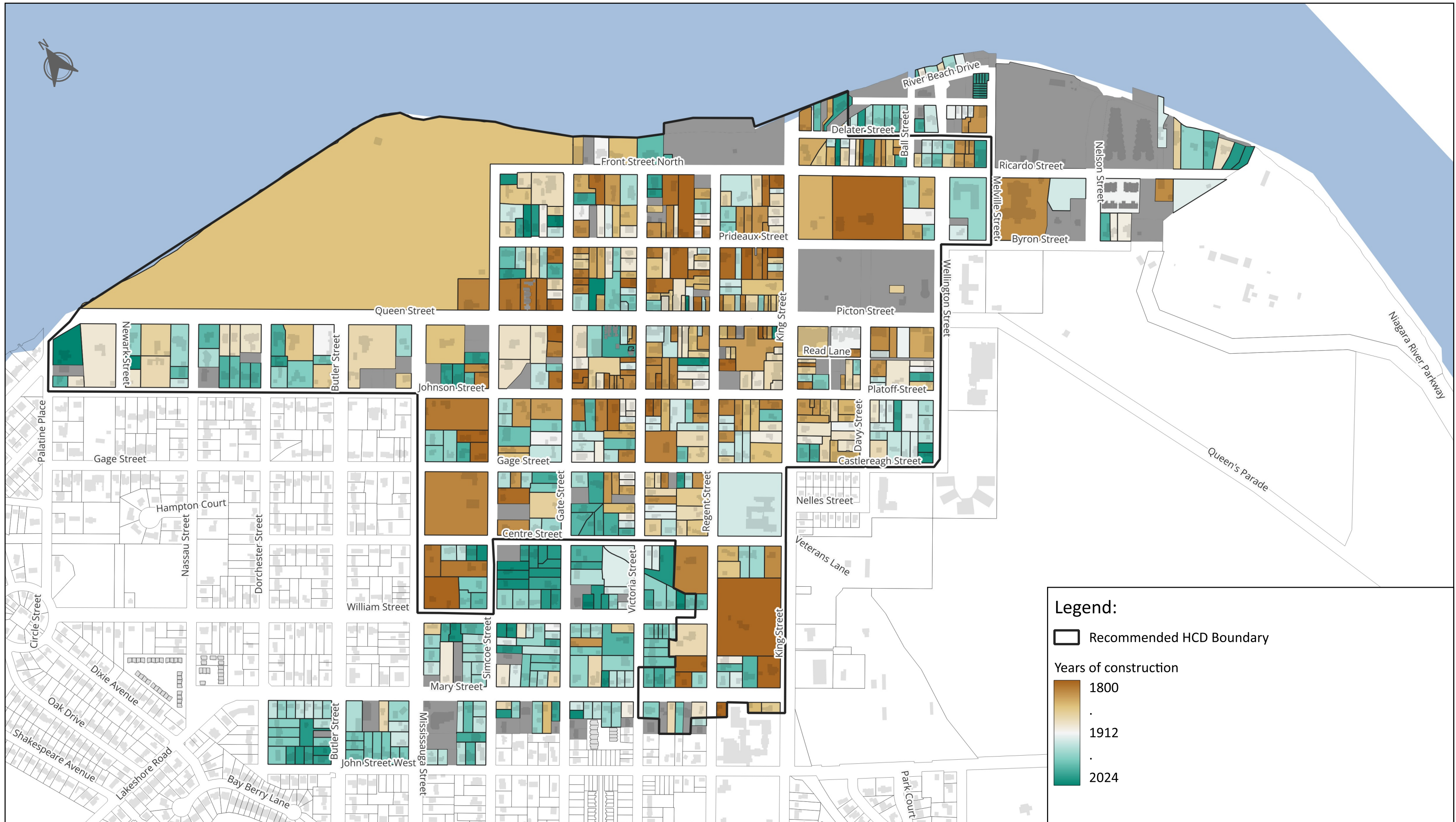
Boundary, statement of significance and contributing properties



Legend:

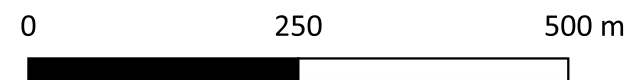
-  HCD Study Area Boundary
-  Queen-Picton HCD Boundary
-  National Historic District Boundary
- 2019 Official Plan Character Areas**
-  Downtown Character Area
-  Old Dock Character Area
-  Queen Street Summer Homes Character Area
-  John Street East Summer Homes Character Area



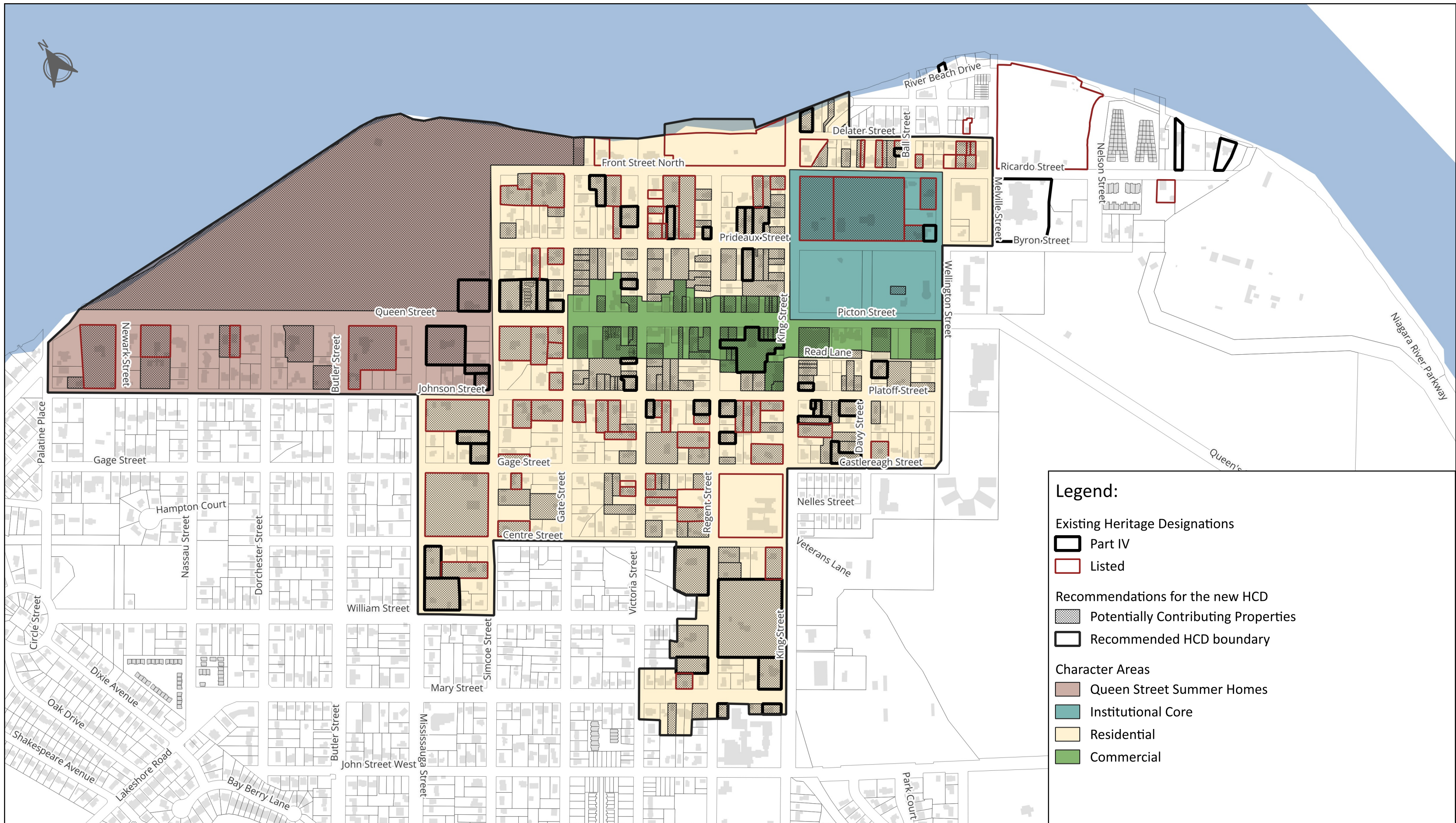


Estimated Date of Construction Within the HCD Study Area

Date: March 26th, 2025



Cultural Spaces
People and Places

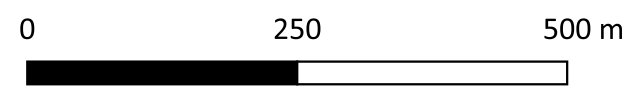


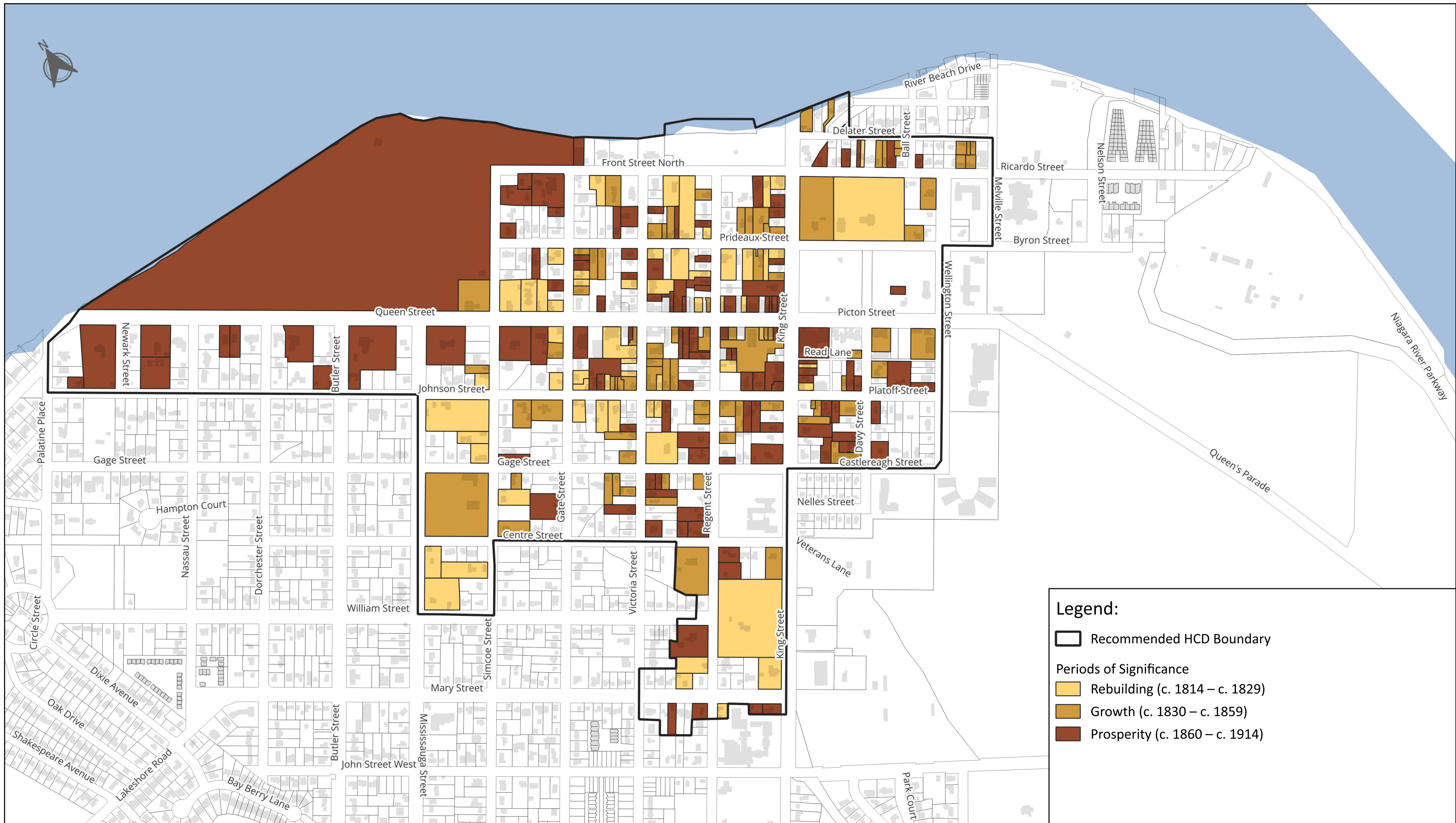
Legend:

- Existing Heritage Designations
 - Part IV (black outline)
 - Listed (red outline)
- Recommendations for the new HCD
 - Potentially Contributing Properties (hatched pattern)
 - Recommended HCD boundary (black outline)
- Character Areas
 - Queen Street Summer Homes (brown fill)
 - Institutional Core (teal fill)
 - Residential (yellow fill)
 - Commercial (green fill)





Recommended HCD Boundary and Potentially Contributing Properties

Date: March 26th, 2025



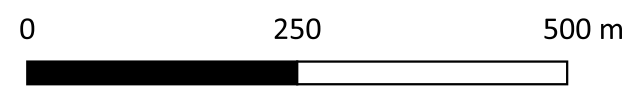


Legend:

-  Recommended HCD Boundary
- Periods of Significance**
-  Rebuilding (c. 1814 – c. 1829)
-  Growth (c. 1830 – c. 1859)
-  Prosperity (c. 1860 – c. 1914)

Periods of Significance

Date: March 26th, 2025



3.

Recommendations

3.

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 259 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.

4.

Next Steps

4.

Should Council approve, prepare HCD Plan

Objectives, design guidelines to guide change

Public engagement to help craft the plan