

Queen-Picton (Old Town) Heritage Conservation District Phase 1: Study Report

Town of Niagara-on-the-Lake
Presentation to the Committee of the Whole – Planning

June 3rd, 2025



Cultural Spaces
People and Places

HCD Study for Old Town

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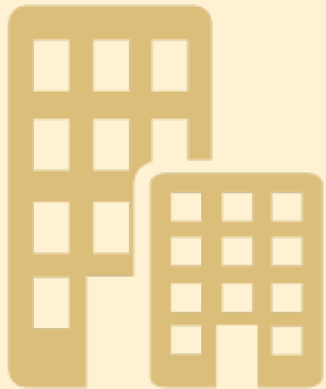
1.

HCDs

Quick recap on HCDs in Ontario, process and methodology

What is a Heritage Conservation District (HCD)?

An area with a **concentration** of heritage resources that **distinguishes** it from its surroundings



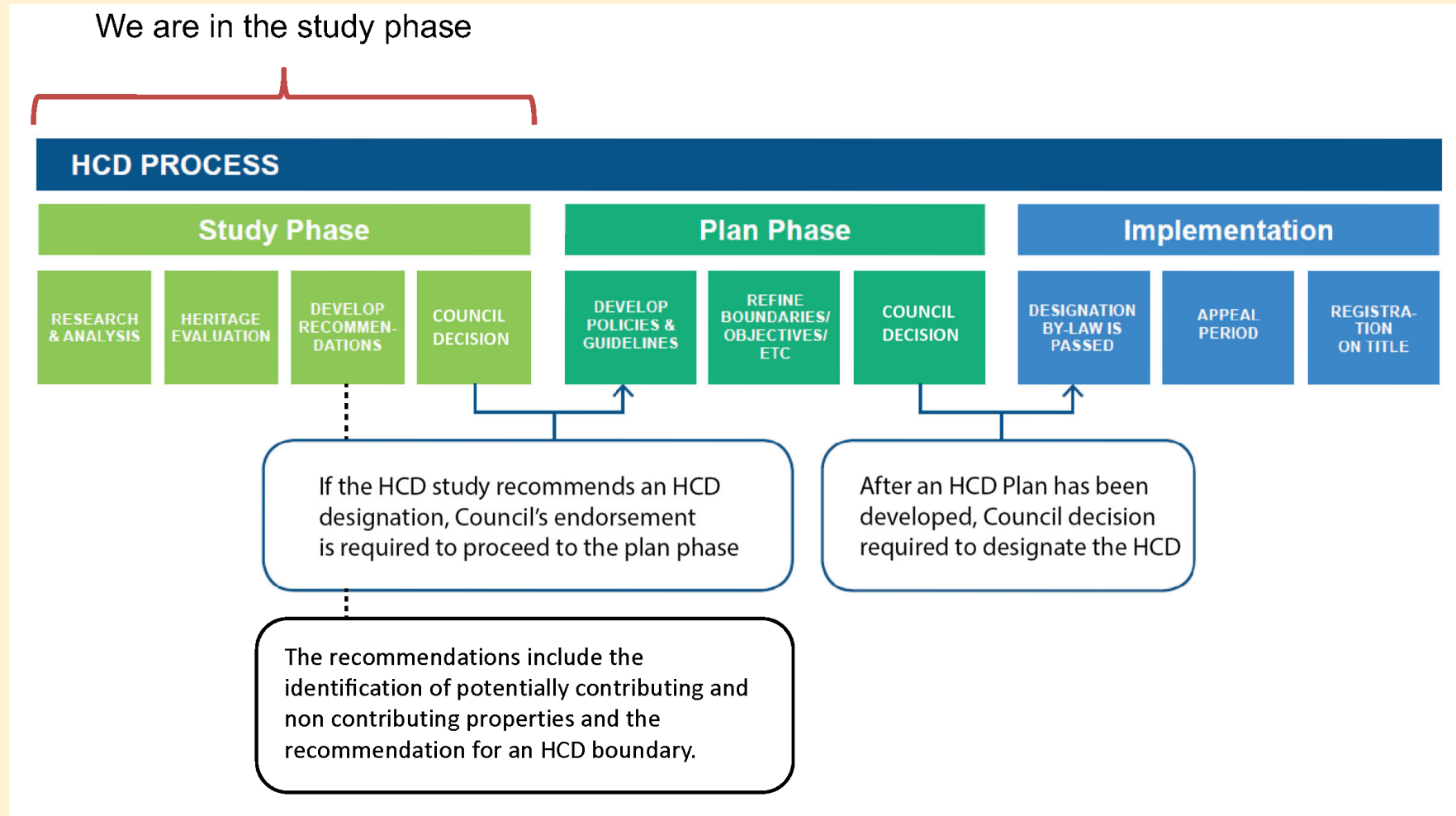
An area (district) that is protected under Part V of the **Ontario Heritage Act**



A **planning tool** that ensures ongoing change, conserves, and enhances heritage value



Phases of the HCD process



HCD Study: Our Methodology

- 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.

Analysis Results

Periods of significance, boundary, and contributing properties

Periods of Significance

- **Rebuilding (c. 1814 – c. 1829)**

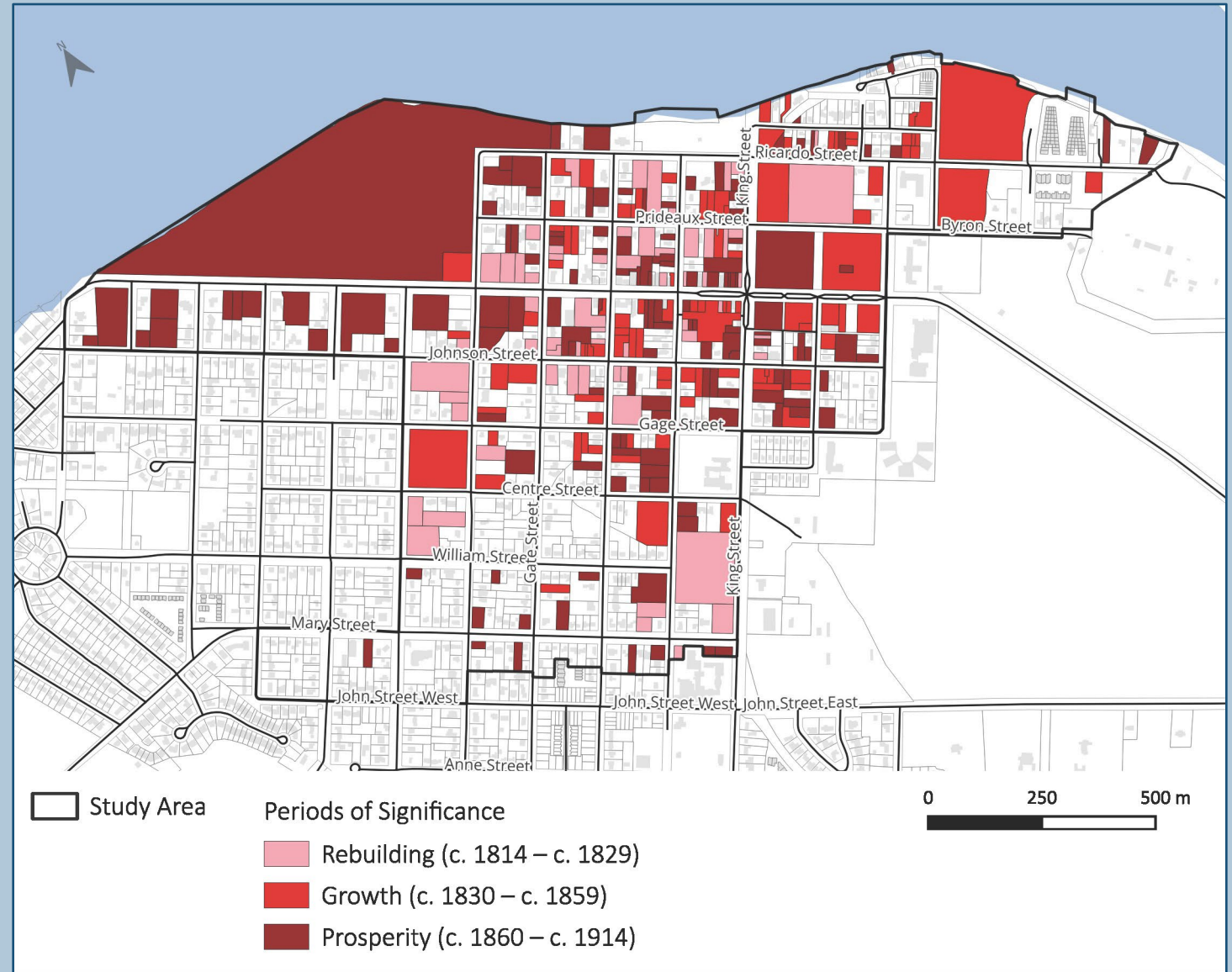
Reconstruction following the destruction during the War of 1812, marked by the introduction of Georgian, Neoclassical, and early Regency architecture.

- **Growth (c. 1830 – c. 1859)**

Economic and infrastructural expansion driven by trade, tourism, and the development of the Queen-Picton Street commercial district marked by mixed-use buildings in Regency and early Victorian era styles.

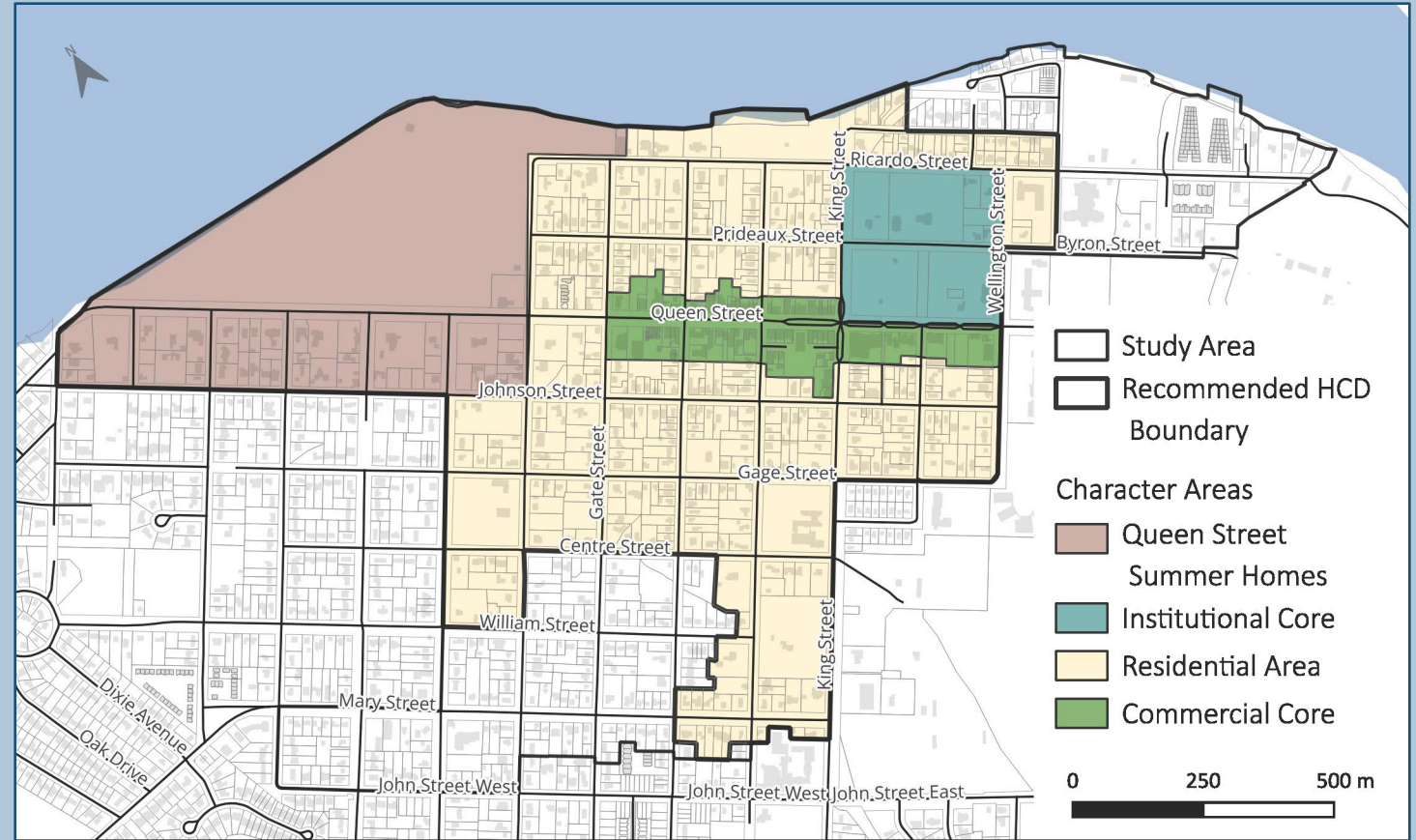
- **Prosperity (c. 1860 – c. 1914)**

Peak tourism era with cultural and architectural flourishing, influenced by wealthy visitors and the rise of leisure infrastructure marked by grand residences and public buildings in Queen Anne Revival, Second Empire, and Edwardian styles.



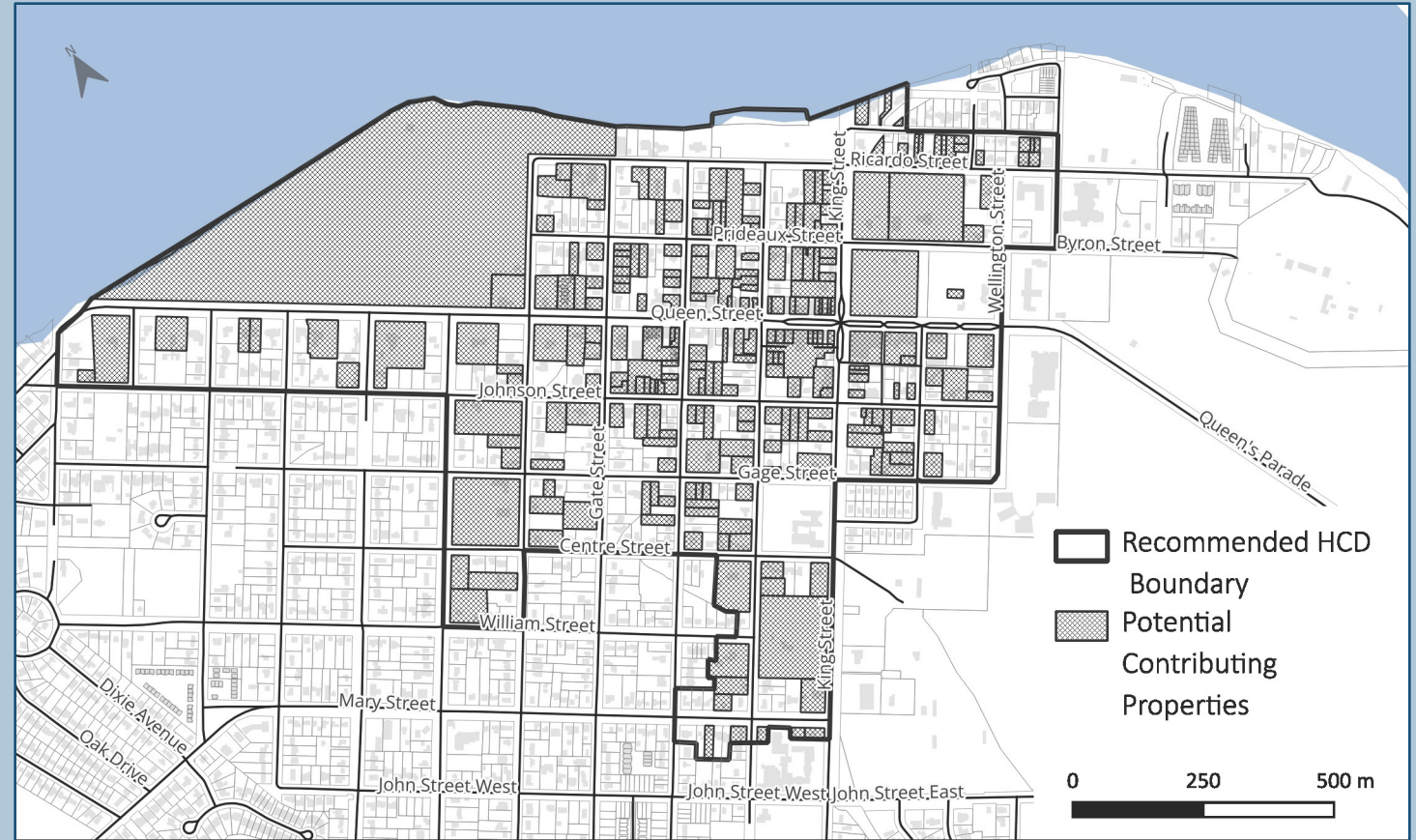
Recommended Boundary

- **527 properties**, including contributing and non-contributing.
- **4 character areas** to better represent and manage the type of heritage they include:
 - **The Residential** : residential neighbourhoods developed around the commercial, and institutional cores.
 - **The Commercial Core** : 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** : properties built along Queen Street and the Golf course built in the same period and still operating today.
 - **The Institutional Core** : concentration of religious and institutional establishment in the Town.



Contributing Properties

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



3.

Recommendations

Objectives and recommendations

Recommendations

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.

4.

Next Steps

1. Should Council approve, **prepare HCD Plan**
2. Objectives, **design guidelines** to guide change
3. **Public engagement** to help craft the plan

Thank You!



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