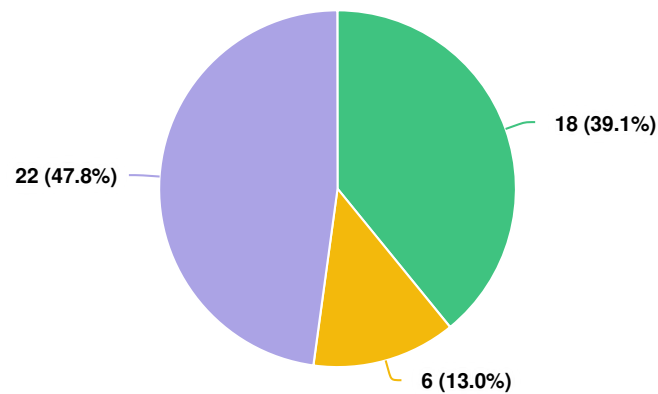


# **St. Catharines Downtown Heritage Conservation District Study Property and Business Owner Survey Results (Survey 2)**

The following contains the results of the second round of surveying completed by the City to determine the interest in a Downtown Heritage Conservation District.

The survey was available from August 1st to October 31st 2024.

**Q1** Which of the following applies to you?



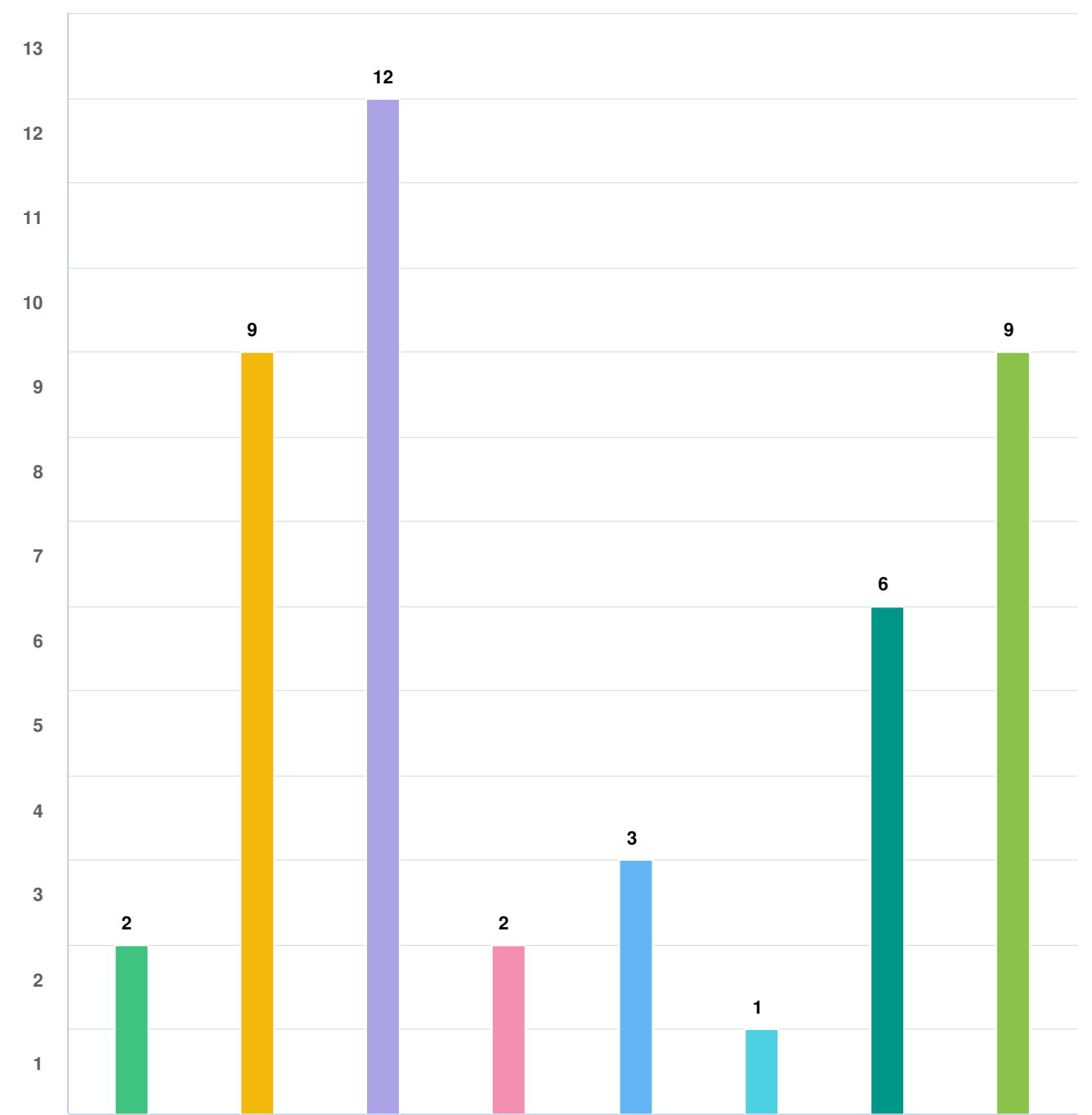
**Question options**

- I own a property in the downtown    ● I operate a business in the downtown  
● I own a property and operate a business in the downtown

*Mandatory Question (46 response(s))*  
*Question type: Dropdown Question*

---

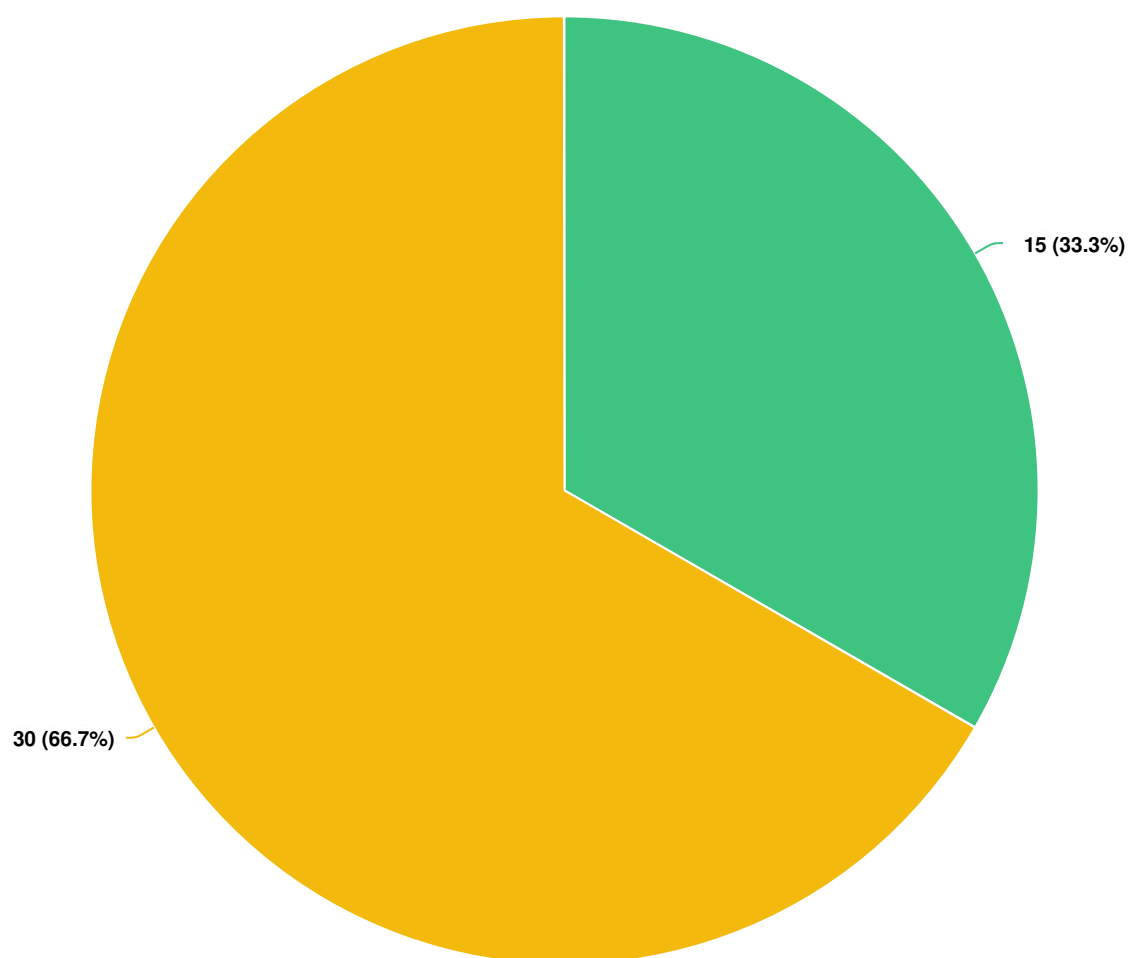
Q2 If you own a downtown business, what type of business do you operate?



- Question options**
- Restaurant/Bar/Cafe
  - Commercial Retail
  - Commercial Office
  - Personal Services (ie. Hair/Nail Salon, tattoo shop, spa/relaxation, etc)
  - Medical Services (ie. dentist, doctors office, physiotherapy etc)
  - Hospitality
  - None (I own the property but do not operate a business from it)
  - Other (please specify)

Optional question (41 response(s), 5 skipped)  
Question type: Checkbox Question

**Q3** At the end of 2026, approximately 100 downtown heritage properties will lose their current level of protection due to changes to the Heritage Act. This level of protection prevented demolitions of buildings but allowed owners to make alterations. Does it concern you that these properties will lose their protection?



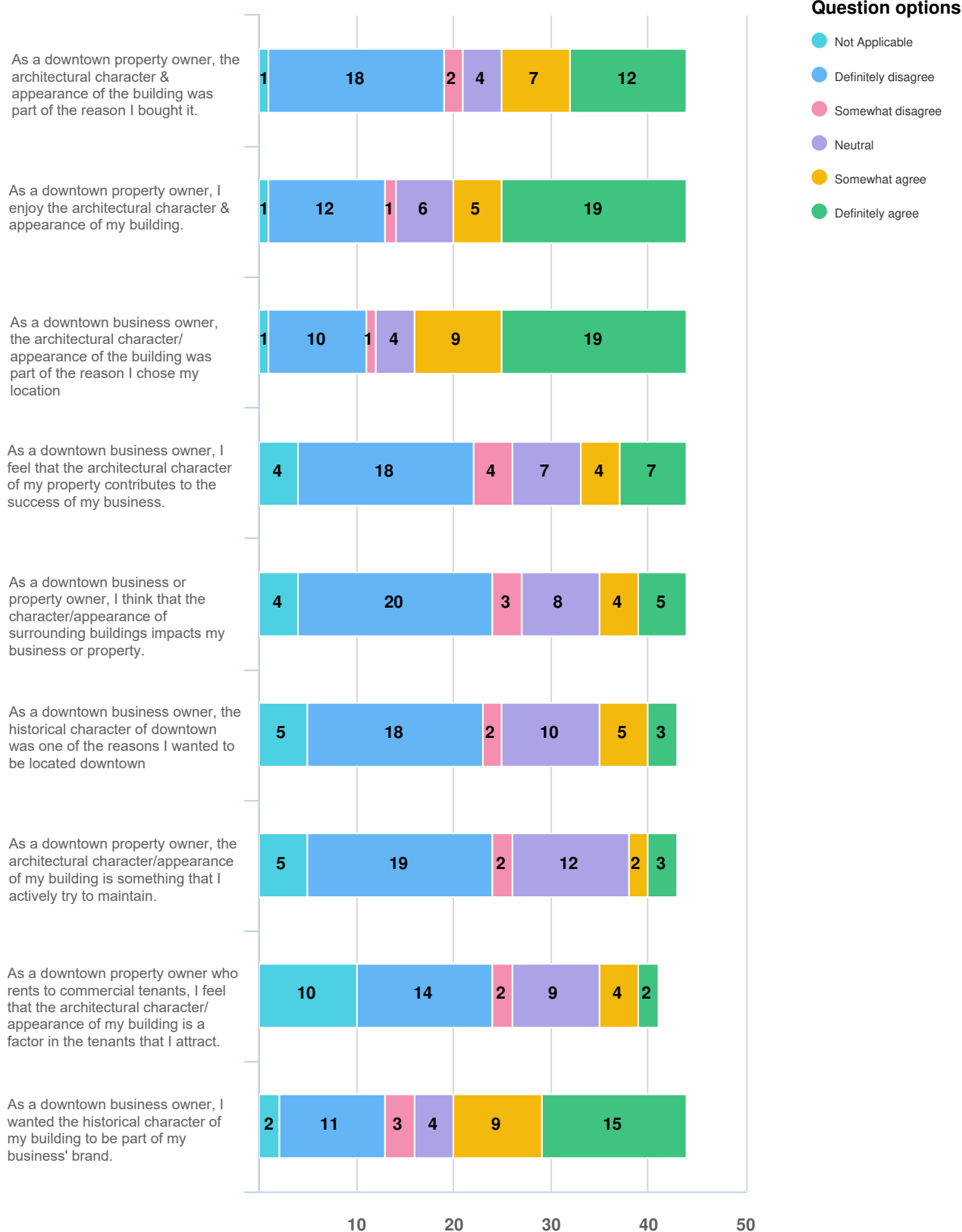
**Question options**

● Yes ● No

Optional question (45 response(s), 1 skipped)

Question type: Dropdown Question

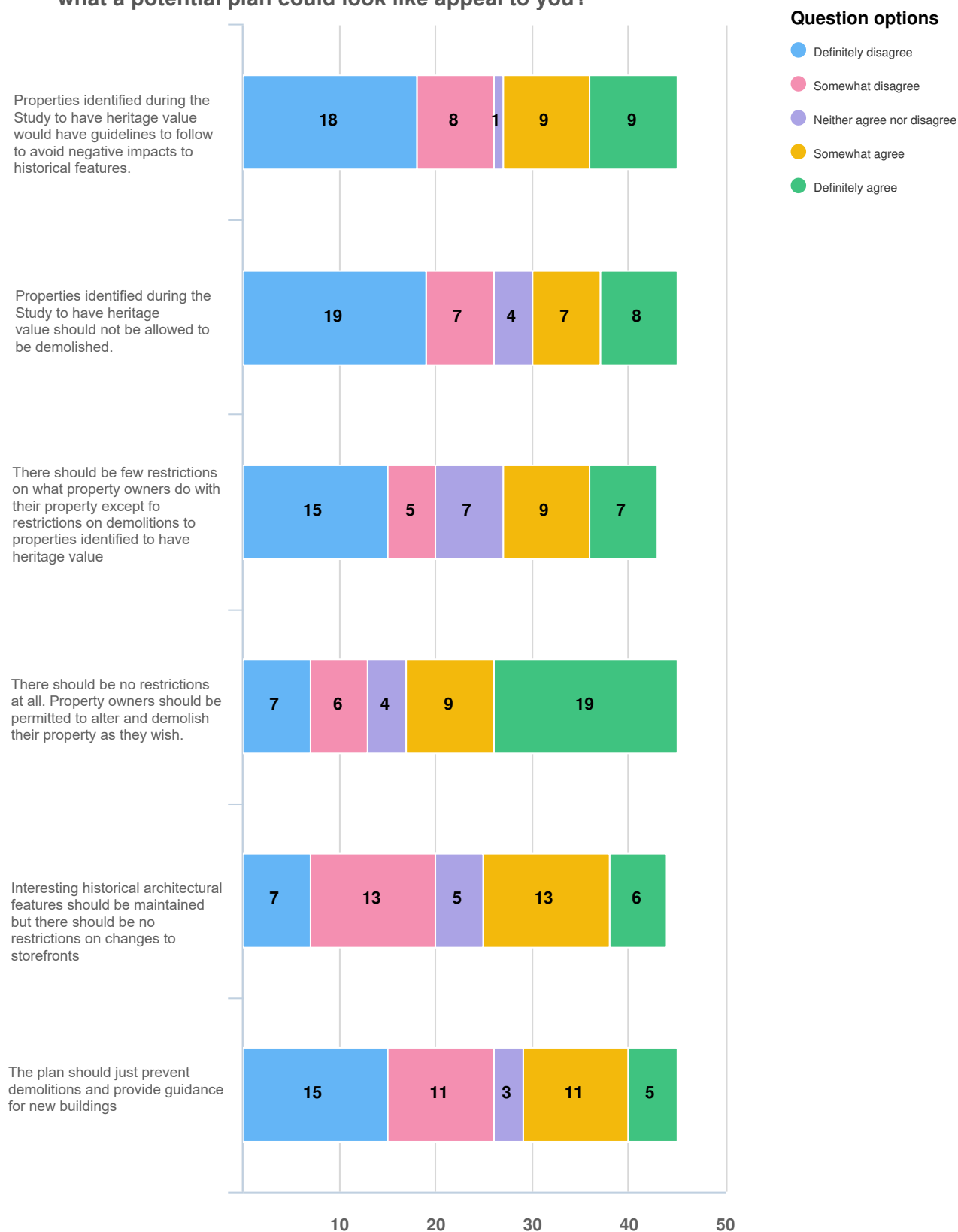
#### Q4 Please provide your thoughts on the following statements:



Optional question (44 response(s), 2 skipped)

Question type: Likert Question

**Q5** If a heritage district was in place for the downtown, a "District Plan" would provide policies and guidelines for property owners to follow. The Plan will only be pursued if Council chooses to proceed with the Plan following the Study. Which of the following ideas about what a potential plan could look like appeal to you?



Optional question (45 response(s), 1 skipped)

Question type: Likert Question

**Q6 On a scale of 1-5, how concerned are you about the following:**


Optional question (45 response(s), 1 skipped)

Question type: Likert Question

## Q8 How do the following questions affect your perception of a heritage district?

Does it help to know that not all properties are treated the same? Properties would be divided into "contributing" and "noncontributing" status based on their heritage significance as determined by the Study.

If you have concerns about the timeline for receiving approvals for alterations, does it help to know that the City has recently revamped their heritage approval process so that most simple alterations can be approved in a few days, while complex applications can be dealt with in a few weeks?

If you only needed to get approval from the City to change historic exterior features on the facade of your building, but all other changes could be made without requiring approval, would that be an appealing system to manage change in the downtown?

Would it help if there was a clearly written list of changes that can be made to a property without requiring city approval?

Does it help to know that while there might be some guidelines for alterations that you may need to follow, your neighbours would also have to follow those guidelines, and that it could prevent your neighbours from making negative changes that might affect your property/business?

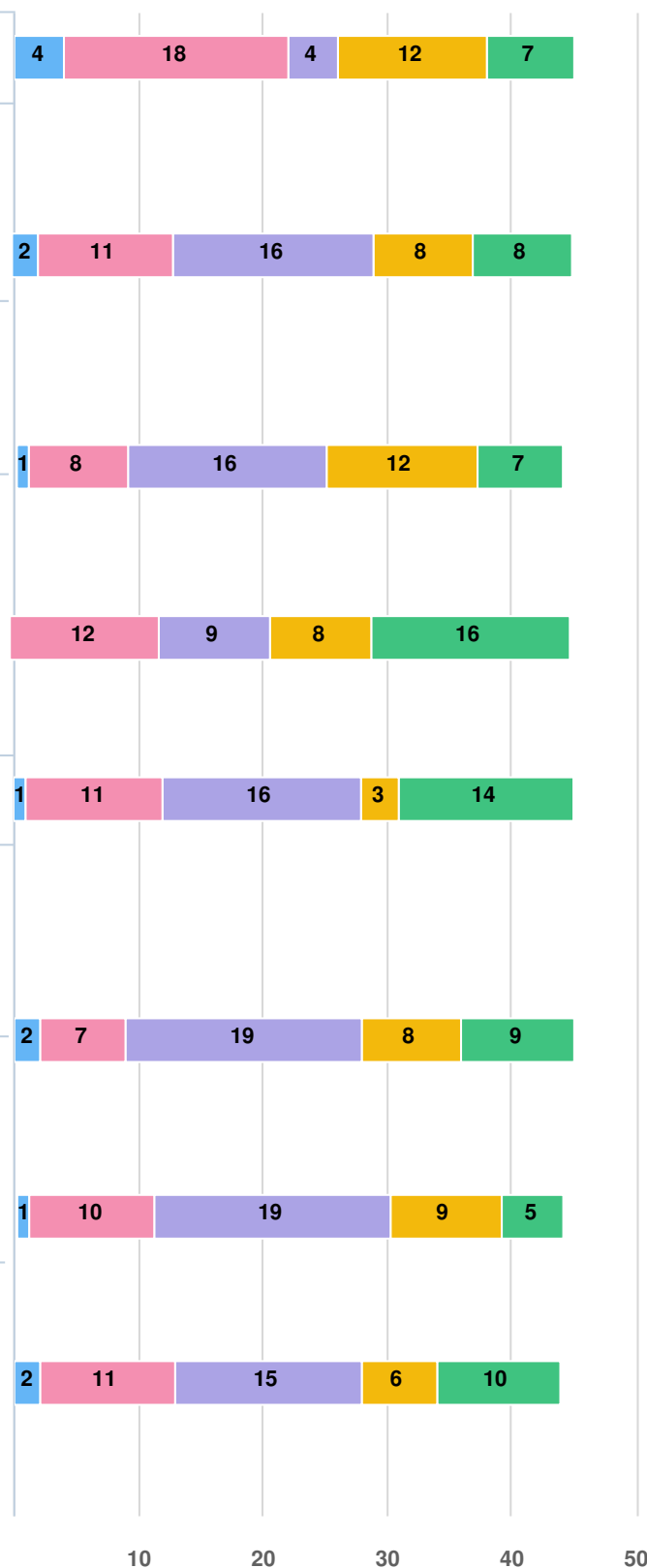
The City does not require specialized contractors to do work on heritage buildings. It is typically in a property owner's best interest to work with experienced professionals, but it is not a requirement. Does knowing that you don't need to find specialized labour ease your concerns?

Does it help to know that an HCD would not require a property owner to make improvements to their property or restore their property.

The City wants to see development in the downtown, and wants to actively work with property owners to find solutions for their property. Does it help to know that a heritage district would not restrict all development from happening?

### Question options

- Not Applicable or I had no concerns before
- No, it makes my concerns worse
- No
- Yes, slightly
- Yes, greatly



Optional question (45 response(s), 1 skipped)

Question type: Likert Question



## Downtown Heritage Conservation District Study - Property and Business Owner Survey

A recent study on commercial heritage districts in Calgary showed that buildings within commercial heritage districts added an average value of \$36.60 per square foot when compared to similar, non-heritage properties. Does a demonstrated positive impact on property values elsewhere ease your concerns about property values?



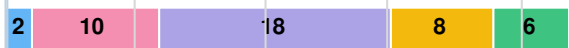
That same study in Calgary found that heritage provided an added economic benefit of more than \$44M to the City's economy, and the lift to surrounding non-heritage properties (Heritage Halo) was found to be more than \$57M. Does this ease your concerns about the economic impact that heritage can have on a downtown?



One of the most common calls that the City's Heritage Planner receives is from realtors who have clients wanting to buy heritage buildings. Does this ease your concerns about the ability to sell your property?



The insurance industry sometimes has concerns about insuring heritage properties. Typically these concerns are based on myths about heritage and the City provides a letter to insurers to dispel myths in the rare case that an insurer is concerned. Does this ease your concerns about insurance?



Given the large quantity of commercial heritage buildings in Niagara, we know that there are insurance providers who will provide insurance to heritage property owners, but you may need to shop around if your current provider has concerns. Does this concern you?



Similarly, occasionally some banks have concerns about financing heritage buildings. Given the large quantity of commercial heritage buildings in Niagara, we know that there are banks who will work with heritage property owners, but you may need to shop around. Does this concern you?



The City has a dedicated heritage planner who is there to provide support, connect you with contractors, and work on your behalf to find solutions to your issues. Does it help to know you would have a dedicated City staff member there to help you with any issues that might pop up?

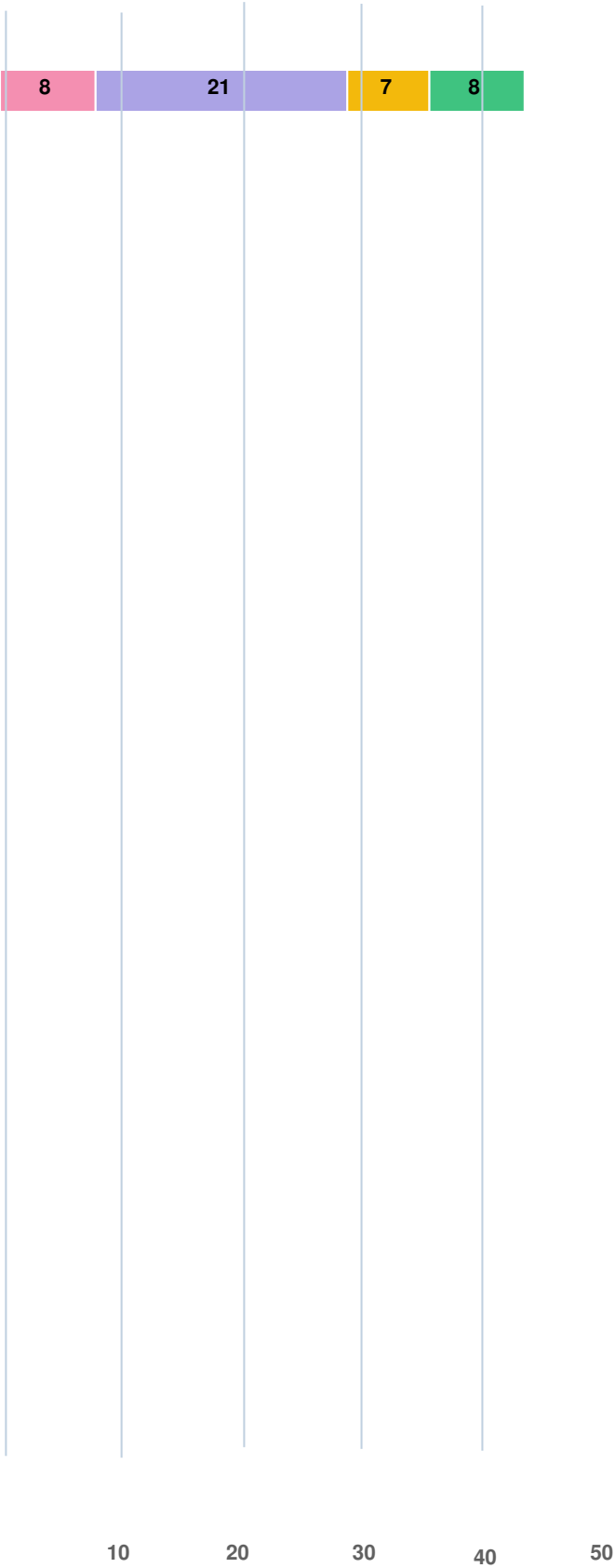


The City has 5 heritage districts in place. All of these HCDs have been successful at conserving the character of the area. Does it help knowing that the City has a proven track record with HCDs?

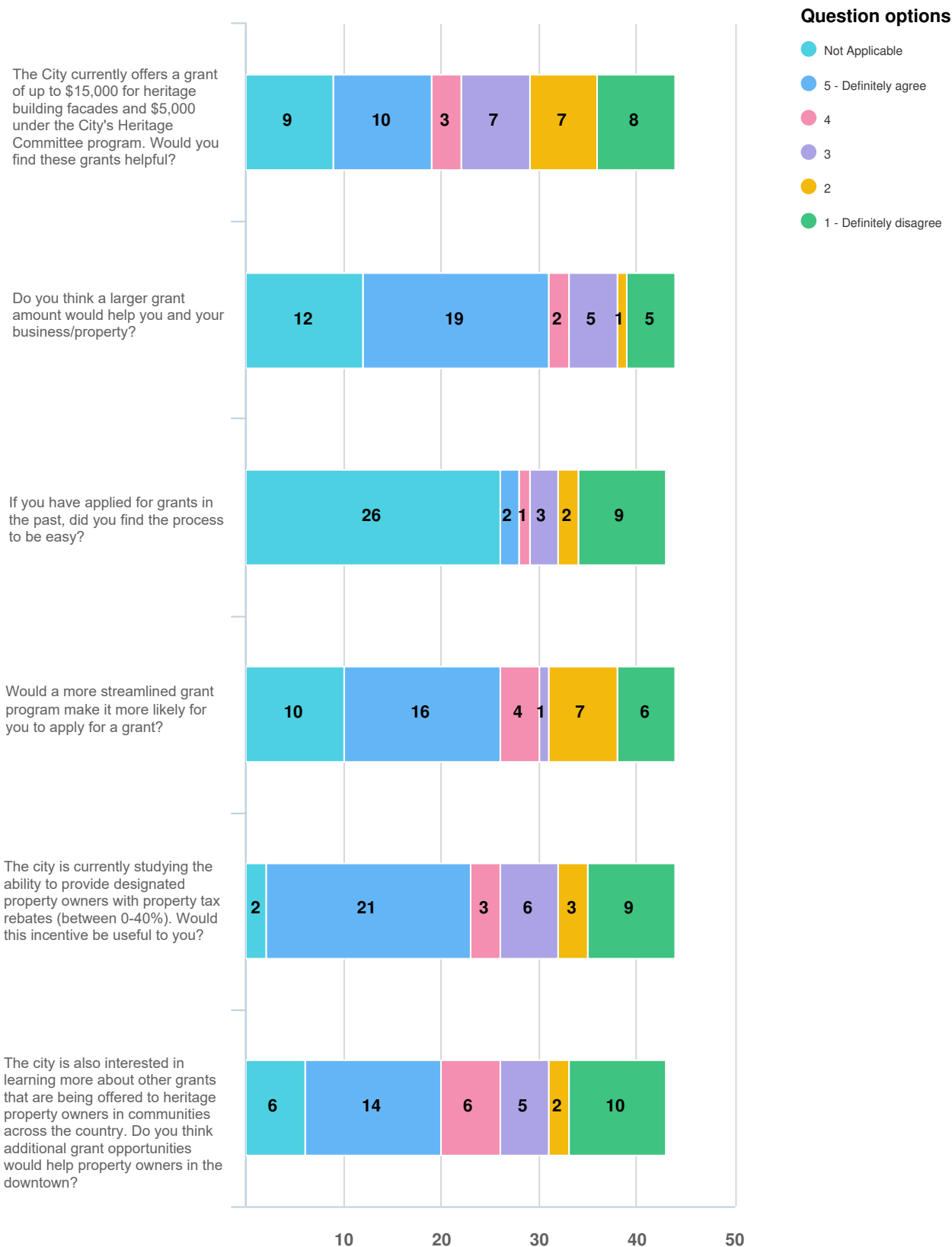


10 20 30 40 50

There are approximately 25 commercial heritage districts in Ontario including similar mid-size cities to St. Catharines like Oakville, Kitchener, Cambridge and London. Does it help to know that this is a common tool used in downtowns across Ontario?



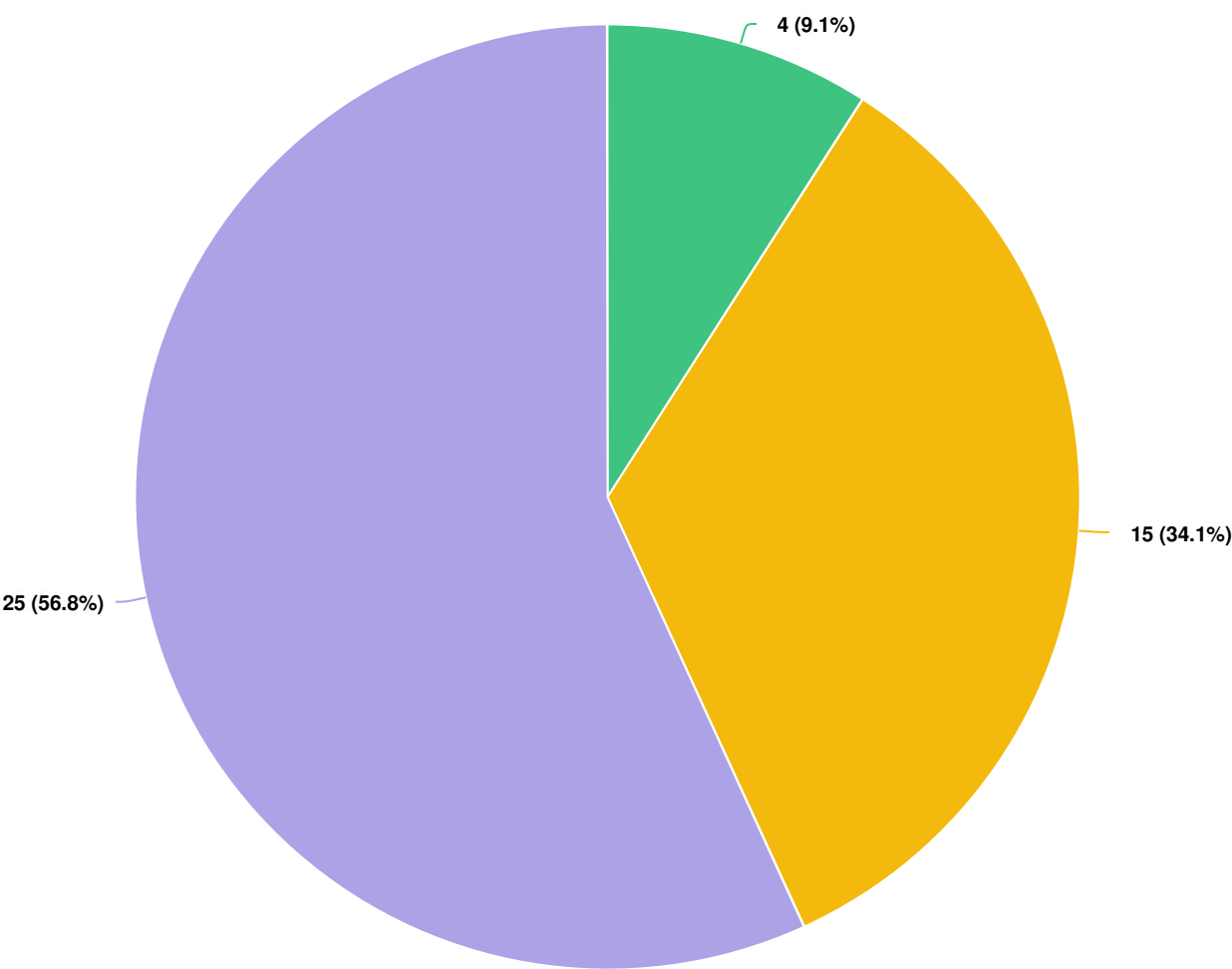
### Q9 On a scale of 1-5, how do you feel about the following grant and tax Incentives?



Optional question (44 response(s), 2 skipped)

Question type: Likert Question

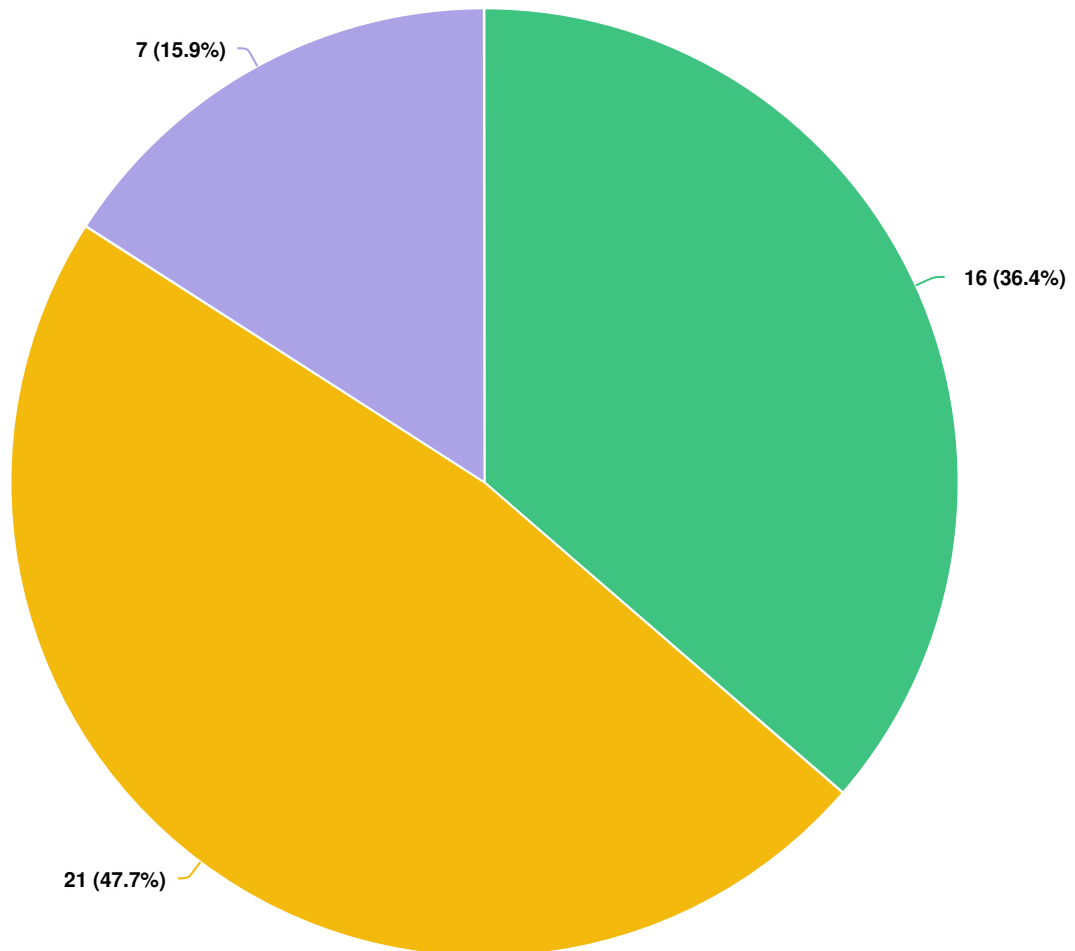
**Q10** | The City conducted a City-wide survey and found that 86% of people surveyed felt that the historical architecture of downtown is unique or special, does this change how you look at the downtown?



**Question options**

- No, despite what others think, this information does not change how I look at the downtown
- I already feel that the downtown's historical architect is unique or special
- Yes, I am surprised that many people feel strongly about the downtown's historic character

**Q11** Overall, do you think that protecting heritage buildings will help, hurt or have no impact on the downtown?



**Question options**

☐ No Impact ☐ Hurt ☐ Help

*Optional question (44 response(s), 2 skipped)*

*Question type: Dropdown Question*

---