



City of St. Catharines
Downtown HCD Study

Public Information
Centre (PIC) #1
April 24, 2024



The Project
Team



Source: Archives and Special Collections, Brock University Library

QUEEN STREET, LOOKING NORTH FROM ST. PAUL, ST. CATHARINES, ONT.

The Project Team



Nancy Reid, MES, MCIP, RPP
Urban Planning Team Lead, Stantec
Project Role: Project Manager



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Senior Heritage Consultant, Stantec
Project Role: Quality Control



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Urban Planner, Stantec
Project Role: Urban Design

City of St. Catharines

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Heritage Planner



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Cultural Heritage Specialist, Stantec
Project Role: Cultural Heritage Specialist



Frank Smith, MA, CAHP
Cultural Heritage Specialist, Stantec
Project Role: Historian/Cultural Heritage Specialist



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Senior Planner, Stantec
Project Role: Community Engagement



Jennifer Mills, MBA, H.B. Comm
Director of Operation, Indigenous Partnerships, Stantec
Project Role: Indigenous Engagement



Team Previous Experience

- Experience on ‘both sides of the table’
 - Clients include municipalities, developers, and private property owners across the province brings a unique perspective
 - Districts, Community Improvement Plans, Master Plans, etc.
- Heritage Conservation District Studies and Plans
 - Downtown St. Thomas
 - Bloor Street West (Toronto)
 - St. Clair (Hamilton)
 - Downtown Kincardine
 - Village of Maple (Vaughan)
 - Main Street East Grimsby (Ongoing)
 - Numerous others



What is an
HCD?

What is a Heritage Conservation District?

- Part V of the *Ontario Heritage Act* (OHA) gives municipalities the ability to designate heritage conservation districts (HCDs)
- HCDs are areas whose cultural heritage value contributes to a sense of place extending beyond their individual buildings, structures, and landscapes.
- Generally guided by the Ontario Heritage Toolkit and local policies
- Typically involves a two-phase process—study and plan
- Tool for managing change
- As of 2020, Ontario contains 134 HCDs



Source: Jackson and Wilson. St. Catharines, Canada's Canal City

What is an
HCD?

Planning Context

Ontario Heritage Act

The *Ontario Heritage Act* (the Act) enables municipalities to designate individual properties with cultural heritage value or interest (CHVI) under Part IV of the Act and larger areas as HCDs under Part V of the Act.

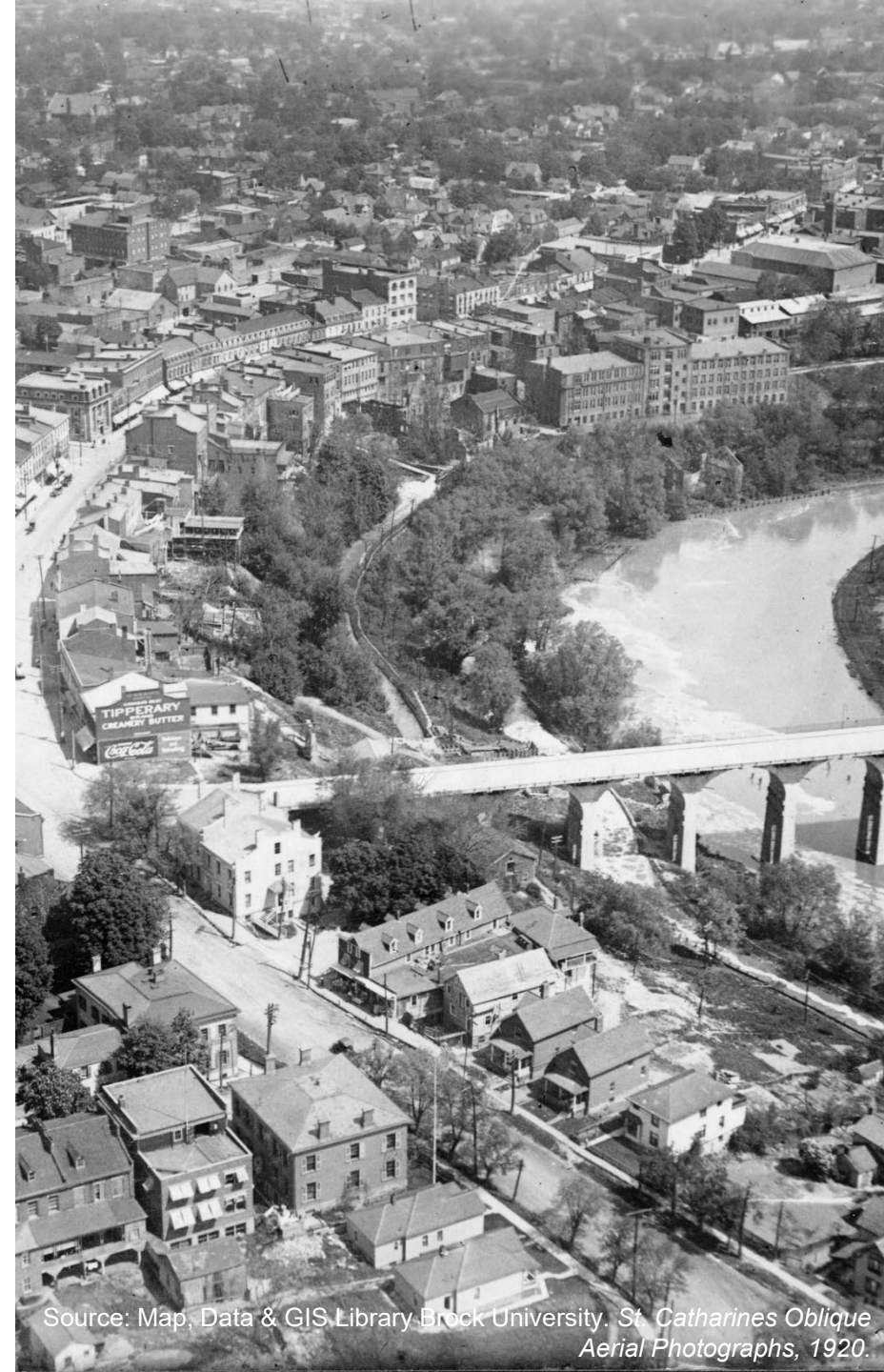
Provincial Policy Statement

The PPS, made under the *Planning Act*, provides a framework through which “*significant built heritage resources and significant cultural heritage landscapes shall be conserved*” (PPS, 2.6.1).

St. Catharines Official Plan (The Garden City Plan)

The current Official Plan was adopted by the Corporation of the City of St. Catharines in 2010 and has undergone numerous changes since that time. Section C3 of the Official Plan addresses Heritage Conservation:

- Section C3.1 outlines the City’s general policies which encourage the continuing identification, evaluation and conservation of buildings and landscapes of historic or architectural importance
- Section C3.1.4 looks to incorporate cultural heritage resources into any development or redevelopment plans
- Section C3.2 provides for protection through co-operation between the City and the St. Catharines Heritage Committee
- Section C3.2.4 to C3.2.6 specifically address policies related to HCDs – to date the City has designated four HCDs: the Queen Street District, the Yates Street District, the Port Dalhousie District, and the Power Glen District



Source: Map, Data & GIS Library, Brock University, *St. Catharines Oblique Aerial Photographs, 1920.*

What is an
HCD?

Phases of an HCD

- An HCD is completed in two phases:

- **Study Phase (current phase)**

An HCD Study determines whether an area merits consideration for designation under Part V of the OHA.

- **Plan Phase**

An HCD Plan provides a framework for managing change and conserving the historic character of an area designated under Part V of the OHA.



Source: Jackson and Wilson. St.
Catharines, Canada's Canal City

Existing St. Catharines HCDs

St. Catharines has designated four HCDs:

1. Power Glen
2. Port Dalhousie (with a sub-district for the Port Dalhousie Commercial Core and Harbour Area)
3. Yates Street
4. Queen Street



Project Overview



Source: Niagara Economic Development

Study Phase

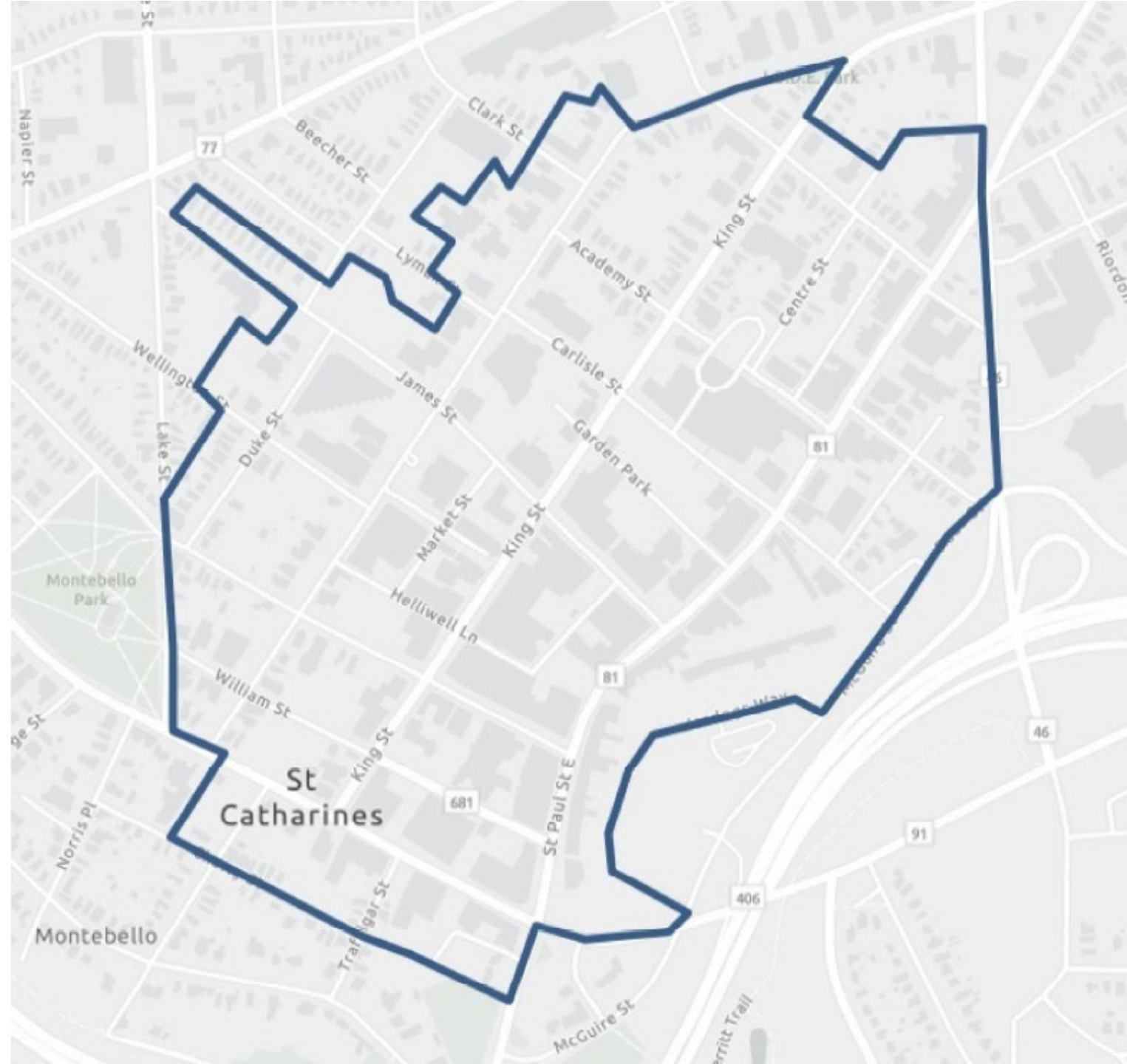
- Historical Research
- Property and Landscape Inventory
- Land Use and Policy Review
- Analysis
- Evaluation
- Recommendations
- Public Information Centres #1 and #2
- Community Notices



Source: Robert Shibley, *St. Catharines, Garden on the Canal*

Project Overview

St. Catharines Downtown HCD Study Area



Historical Research

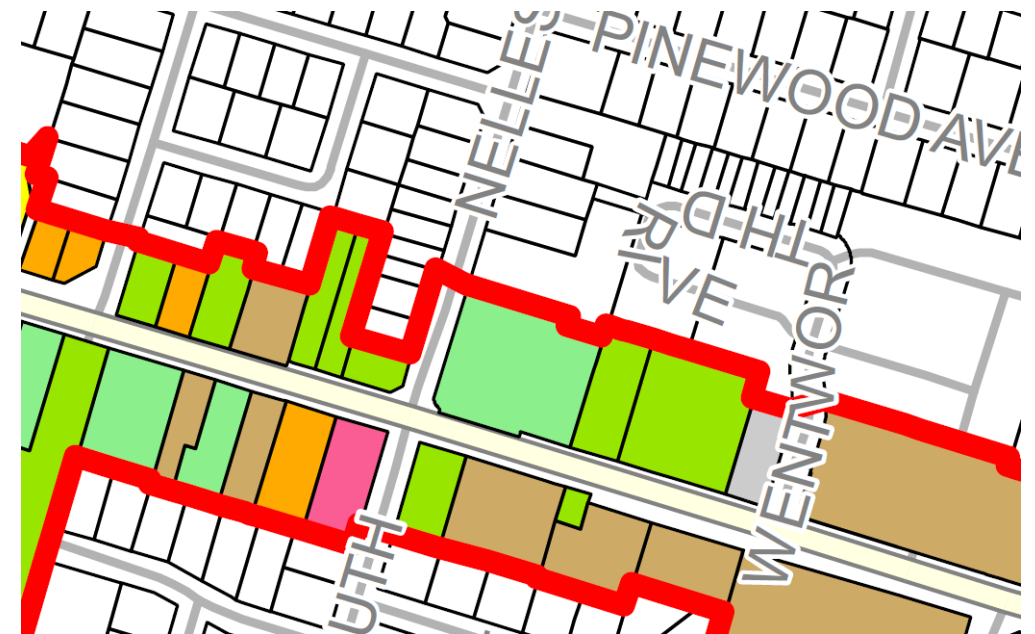
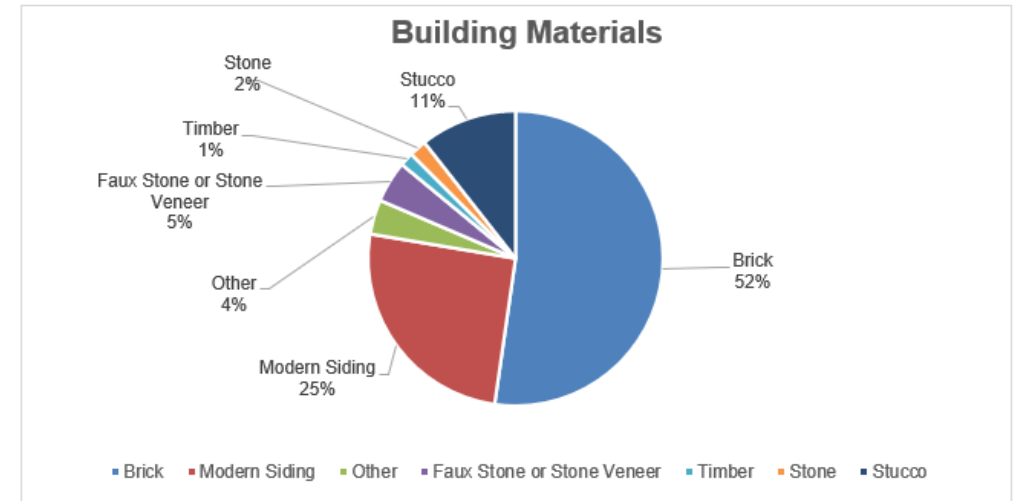
- Review of secondary sources
- Review of primary sources
- Review of historical and topographic mapping



Sources: Department of Militia and Defence, Topographic Map, 1907 and Robert Shipley, St. Catharines, Garden on the Canal

Inventory

- Pedestrian survey of Study Area
- Data is digitally collected and uploaded
- Information collected and compiled includes height, cladding, architectural style, age, setback, and more
- This information is used to identify patterns in the Study Area and is compiled into mapping, graphs, and written descriptions

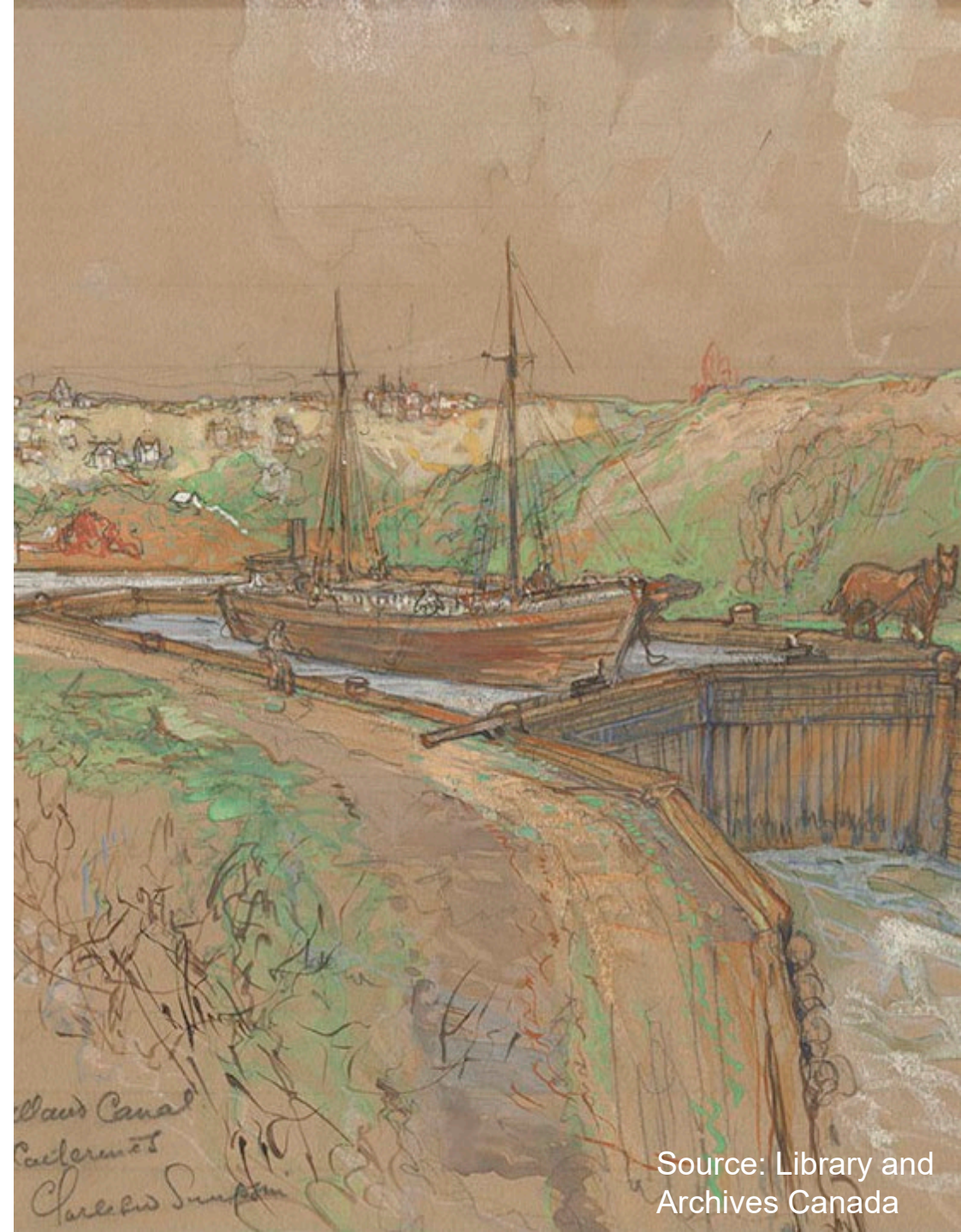


Consultation

The HCD Study will include ample consultation throughout the process, including:

- Public Information Centres (PICs)
- Steering Committee Meetings
- Presentations to the Heritage Committee and Council

The Project Team welcomes input during these meetings or anytime during the process to help us better understand the community.



Common HCD
Questions



Corner of St. Paul and Ontario Streets *circa* 1900, Image Source: St. Catharines Museum, 1975.177.4

- **Why complete an HCD Study?**
 - 1) An opportunity to identify important **cultural, natural, and built heritage characteristics** associated with the area
 - 2) Identify what is an important part of the development of the community and its surroundings
 - 3) Work with the **property owners and community members** to identify its architectural and cultural heritage
 - 4) Establish a **framework** in which the **community can grow** and change as it has in the past, and will continue to do in the future, while **preserving and protecting** that which makes it a unique and important place.



St. Catharines Standard Building, 17 Queen Street
Source: Archives & Special Collections, Brock University Library

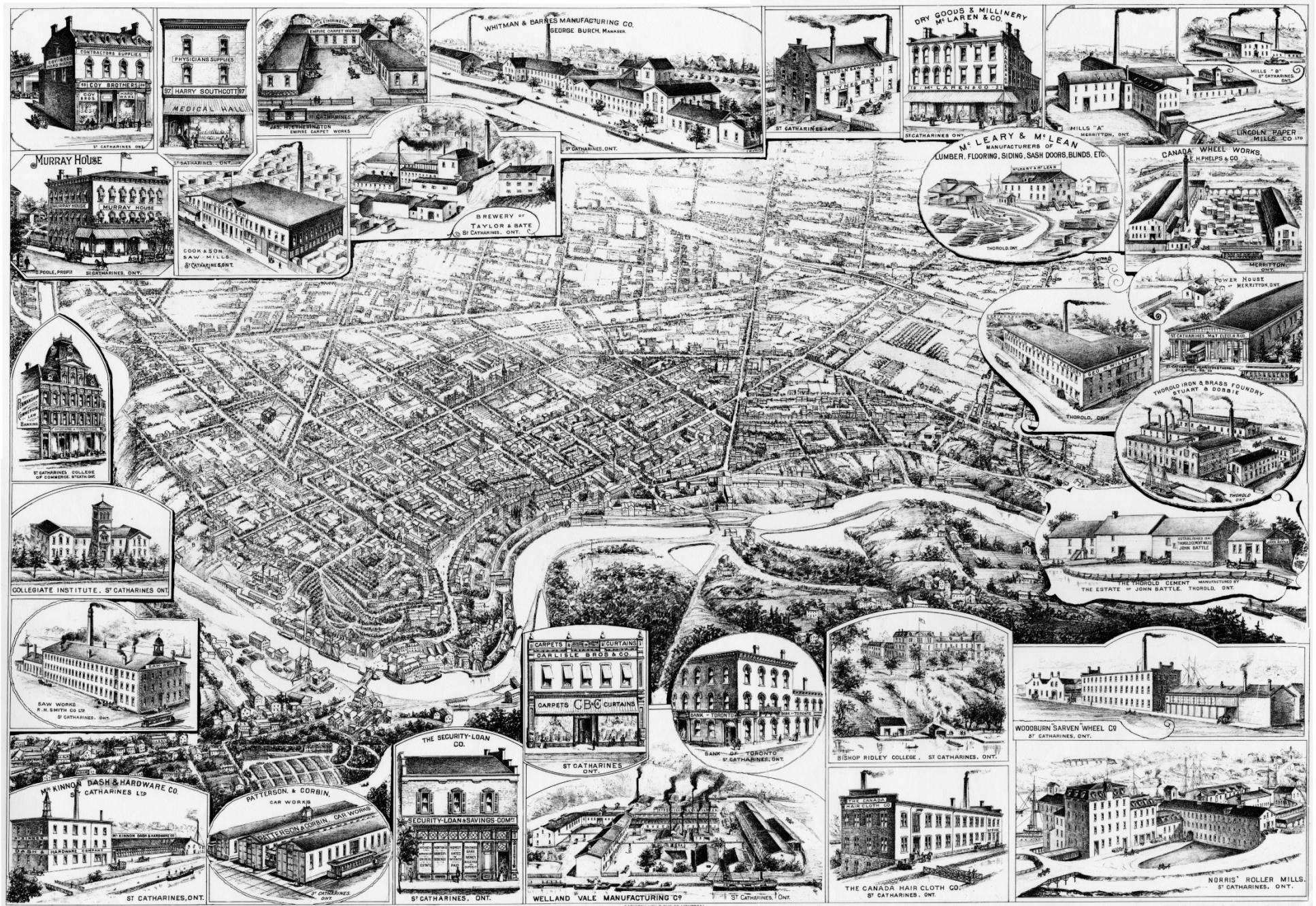
- **What do we do in an HCD Study?**
 - 1) Identify and evaluate the key historical, architectural and heritage landscape features
 - 2) Review the current planning and regulatory context as it pertains to heritage designation
 - 3) Establish a clear, defensible rationale for the appropriateness and boundaries of a Heritage Conservation District
 - 4) Obtain meaningful input and support from local stakeholders, business owners, and residents through effective public consultation



St. Catharines City Hall, 1915

Source: Archives a& Special Collections, Brock University Library

A Brief History of St. Catharines



- | | | | |
|-------------------------------|------------------------------------|-------------------------------|------------------------------|
| BANK OF TORONTO. | COOK & SONS, Saw Mills. | MCKINNON DASH & HARDWARE CO. | ST. CATHARINES. |
| BISHOP RIDLEY COLLEGE. | COT BROTHERS, Hardware. | McLAREN & CO., Dry Goods. | St. Catharines. |
| CANADA HAIR CLOTH CO. | EVERINGTON, JAS. H., Carpet Works. | MURRAY HOUSE, B. Peole, Prop. | St. Catharines. |
| CARLISLE BROS., Carpets, Etc. | HAYNES BROTHERS, Saw Works. | NORRIS ROLLER MILLS. | St. Catharines. |
| COLLEGIATE INSTITUTE. | LINCOLN PAPER MILLS. | PATTERSON & CORBIN CAR WORKS. | St. Catharines and Merriton. |

ST CATHARINES ONT. AND SURROUNDINGS.

Source: Map, Data & GIS Library Brock University, St. Catharines Ont. And Surroundings, 1890.

Historical Timeline of St. Catharines: Early Settlement

10,000 Years Before Present to 17th Century: Settlement of Niagara Peninsula by Indigenous peoples including the Neutral (Attiwandaron), Haudenosaunee, and Mississauga.

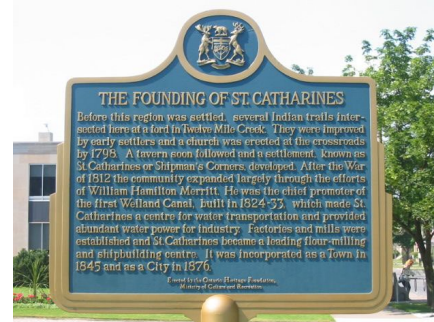


K. Cat. #4733

Late Archaic Projectile Point excavated in Regional Municipality of Niagara, Small Point Tradition, circa 1500 to 1100 BCE

circa 1790: Milling activity begins along Twelve Mile Creek where an Indigenous trail crosses the watercourse.

circa 1800: A small community containing a school, church, tavern, and a few dozen buildings develops near the mills of Twelve Mile Creek. The community is known as “The Twelve” or “Shipman’s Corners”



Brown, Alan. 2024. The Founding of St. Catharines. Electronic Document: https://www.ontarioplaques.com/Plaques/Plaque_Niagara43.html

1817: The name St. Catharines is formally adopted when a post office is opened.

1787: Grantham Township and other townships along the shoreline of Lake Ontario are surveyed to facilitate settlement.

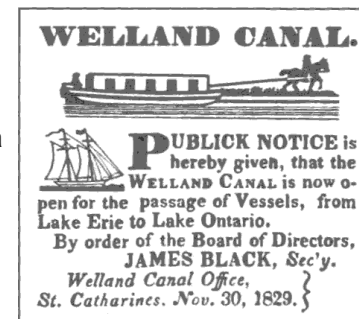
1783: The *Treaty of Paris* is signed, recognizing American independence. United Empire Loyalists begin to move west from Fort Niagara and take up farms on the Niagara Peninsula.



1792: Treaty 3 is entered into between the Crown and certain Mississauga peoples.

Department of Indian Affairs and Northern Development. 1961. *Indian Treaties, Canada*.

1812-1815: The War of 1812 causes considerable disruption on the Niagara Peninsula and southern Ontario.



Lewis, William H. 1997. *Aqueduct Merrittsville and Welland : a history of the city of Welland: the beginning years*. Welland: A.M.W Publications.

1829: The Welland Canal is completed and utilizes part of Twelve Mile Creek

Historical Timeline of St. Catharines: 19th Century

St. Catharines Museum and Welland Canals Centre. N.d. *Virtual Exhibits: Lock Views*. Electronic Document: <https://www.stcatharines.ca/en/arts-culture-and-events/virtual-exhibits.aspx>



1842: The Second Welland Canal is completed and continues to use Twelve Mile Creek.

1850: The *Fugitive Slave Act* is passed by the United States Congress and St. Catharines becomes an important destination on the Underground Railroad.

1854: The Reciprocity Treaty between Canada and the United States is signed. The treaty is a boon to local farmers and the wheat merchants of St. Catharines.

1876: St. Catharines is incorporated as a City with a population of about 9,000.

Lock 5 of the Third Welland Canal
Brock University Library. N.d. *The Historic Welland Canals: A Virtual Tour*. Electronic Document: <https://brocku.ca/library/exhibits/welland-canals/>



1887: The Third Welland Canal is completed and bypasses Twelve Mile Creek.

circa 1830: The completion of the Welland Canal attracts industrial development to the community.

1845: St. Catharines is incorporated as a Town and contains a population of around 3,500.

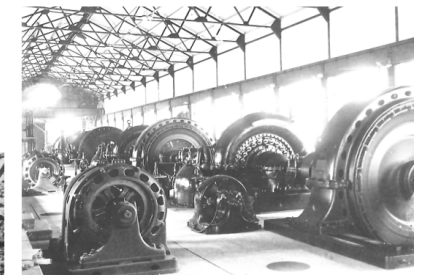
1853: The Great Western Railway is completed through Grantham Township and links Buffalo with Detroit.

1862: The Lincoln County Seat is moved from Niagara-on-the-Lake to St. Catharines

1878: The Government of Canada adopts the “National Policy” to foster industrial development. Many new industries are attracted to St. Catharines.



1898: DeCew Falls Generating Station is completed.

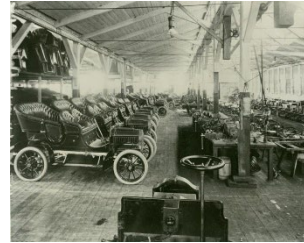


Hydro Review. 1998. Electronic Document: https://www.hydroreview.com/wp-content/uploads/2019/08/1706_HallofFame.pdf

Historical Timeline of St. Catharines: 20th Century



circa 1910: Automobile manufacturing becomes an increasingly important industry in St. Catharines.



The Packard Electric Co. Motor Car Department was Canada's first fully equipped Canadian automobile factory. Photos circa 1905. Museum Chat Blog. Nd. Electronic Document: <https://stcatharinesmuseumblog.com/isabella-frampton-hawken-exhibition-gallery-the-1905-oldsmobile/>

1914-1918: The industrial output of St. Catharines further increases to help sustain the Canadian war effort during the First World War.

1938: Construction of the Queen Elizabeth Way between Hamilton and Niagara Falls begins.

1961: In response to postwar suburbanization, Grantham Township, Port Dalhousie, and Merriton are amalgamated into St. Catharines.

Geneva Street Overpass under construction in 1978. Bevers, Cameron. 2024. *Photographic History of King's Highway 406*. Electronic Document: <https://www.thekingshighway.ca/PHOTOS/Hwy406photos.htm>

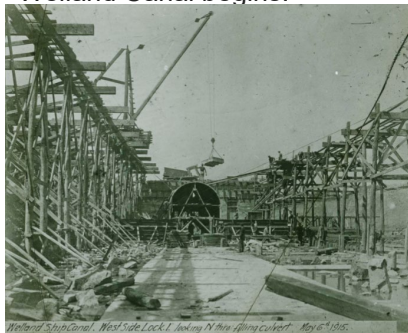


1984: Highway 406 is completed near downtown St. Catharines.

2021: Population of St. Catharines recorded as 136,803.

circa 1905: Electrical developments along the Niagara River provide additional affordable power to the industries of St. Catharines.

1913: Work on the Fourth Welland Canal begins.



Archives & Special Collections Brock University. Welland Canal Lantern Slide Collection, 1914-1931, n.d. (non-inclusive) RG 583

1931: With about a third of the population employed in manufacturing and a strong industrial base, St. Catharines is relatively insulated from the Great Depression.

1939-1945: During the Second World War the industries of St. Catharines switch to producing military products and many women enter the workforce.

1970: The Regional Municipality of Niagara is formed.



Niagara Region. N.d. *About Niagara Region*. Electronic Document: <https://www.niagararegion.ca/about/default.aspx>

1992: GM, which at its height employed 9,000 people in St. Catharines, begins its first round of successive layoffs.

What's Next?



St. Paul Street, Old Home Week, July 1921
Source: Archives & Special Collections, Brock University Library

What's Next?

What's Next?

- Review public input
- Report preparation, submission, and review process
 - Compile inventory findings, boundary assessment, and recommendations into draft Phase 1 Study Report
 - Determine if area merits HCD designation



What's Next?

- Public Information Centre #2 (Fall 2024) to present draft findings
- Receive community input and prepare final report
- Presentation of final report to the municipal heritage committee, planning committee and Council



Thank You!

We appreciate the opportunity to meet and discuss your community. We are excited to work with you throughout the study process.

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