

Cultural Heritage Impact Assessment

Part Lot 175 Portage Road,
Niagara Falls

Date:
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Prepared for:
Rudanco Inc.

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Acknowledgement

This Cultural Heritage Impact Assessment acknowledges that the property (Part Lot 175, Portage Road, Niagara Falls) is situated within territory of the Mississauagas. These lands are acknowledged as being associated with the 1781 Niagara Purchase, Treaty 381 (accessed from www.whoseland.ca).

This document takes into consideration the cultural heritage of Indigenous communities including their oral traditions and history when available and related to the scope of work.

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Executive Summary

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) was retained by Rudanco Inc., to complete a Cultural Heritage Impact Assessment (CHIA) for a proposed development in the City of Niagara Falls. The proposal contemplates a residential intensification project on a property known as Part Lot 175, Portage Road, Niagara Falls (the “subject property”). The proposal includes the construction of two towers on the vacant property. The first tower is proposed to be 25 storeys, and the second tower is proposed to be 35 storeys.

The subject property is located near two heritage resources, including Queen Victoria Park and Oak Hall. Queen Victoria Park has been identified by the Niagara Parks Commission (NPC) as a provincially significant area of Cultural Heritage Value or Interest and includes the National Historic Site of the Toronto Power Generating Station. Additionally, Oak Hall is a heritage resource identified on the Niagara Falls Municipal Heritage Register.

The City of Niagara Falls as well as the Niagara Parks Commission require the completion of a Cultural Heritage Impact Assessment to determine if the proposed development will negatively impact the identified heritage resources.

This report concludes that the proposed development will not adversely impact Queen Victoria Park or Oak Hall, and is in conformity with the cultural heritage policies of the Official Plan.

1.0 Introduction

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) was retained by Rudanco Inc., to complete a Cultural Heritage Impact Assessment (CHIA) for a proposed development in the City of Niagara Falls. The proposal contemplates a residential intensification project on a property known as Part Lot 175, Portage Road, Niagara Falls (the “subject property”). The proposal includes the construction of two towers on the vacant property. The first tower is proposed to be 25 storeys, and the second tower is proposed to be 35 storeys, collectively providing 623 residential units.

The subject property is located near two heritage resources, including Queen Victoria Park and Oak Hall. Queen Victoria Park has been identified by the Niagara Parks Commission (NPC) as a provincially significant area of Cultural Heritage Value or Interest and includes the National Historic Site of the Toronto Power Generating Station. Additionally, Oak Hall is a heritage resource identified on the Niagara Falls Municipal Heritage Register.

Queen Victoria Park encompasses the series of pristine parks, natural attractions, iconic landmarks and restaurants along the Niagara Parkway from Oakes Garden Theatre to Kingsbridge Park, including the world-famous centrepiece – the Canadian Horseshoe Falls. Oak Hall Manor is owned by the Niagara Parks Commission and is a grand stone mansion built in the 1920’s for prominent business man Harry Oakes.

The City of Niagara Falls Official Plan Policy 4.19 states that development adjacent to and surrounding significant heritage properties shall be designed as to not adversely impact on the character, quality or amenity associated with the heritage resource. In consultation with the Municipal Heritage Committee (MHC), the City may require a proponent of development to submit a cultural heritage impact assessment to determine the impact of a specific development proposal on any heritage resource or area of archaeological potential and to recommend the most appropriate method of conservation through mitigative measures or alternative development.

The pre-consultation notes request that as part of the development process and planning application, that a CHIA be submitted for Queen Victoria Park, as well as Oak Hall. This report has been prepared as part of the planning application process.

2.0 Overview

2.1 Description of Subject Property

The development site is comprised of one parcel. The parcel does not have a civic address and is known as Part Lot 175, Portage Road, Niagara Falls. The subject property is located in the Built Boundary of the City and is designated 'Tourist Commercial Area' in schedule A of the Niagara Falls Official Plan. The property is further identified as being within the Queen Victoria Community, as well as the Queen Victoria Park tourist district.

The property is generally situated north of Marineland Parkway, east of Stanley Avenue, west of the Niagara Parkway, south of McLeod Road, and on the west side of the Portage Road frontage.

The development site has a total area of 12,425m² with approximately 135m of frontage on Portage Road. There are no structures presently on the site, and it is currently being used as outdoor storage and parking.



Subject property noted in red (Google, 2022)

2.2 Description of Surrounding Area

The subject property is within the built boundary of Niagara Falls and is surrounded by residential, commercial, industrial, institutional, natural heritage uses. The site is bounded to the north by McLeod Road, to the west by a rail corridor, to the east by Portage Road, and to the south by Marineland Parkway. The surrounding area is described in detail below.

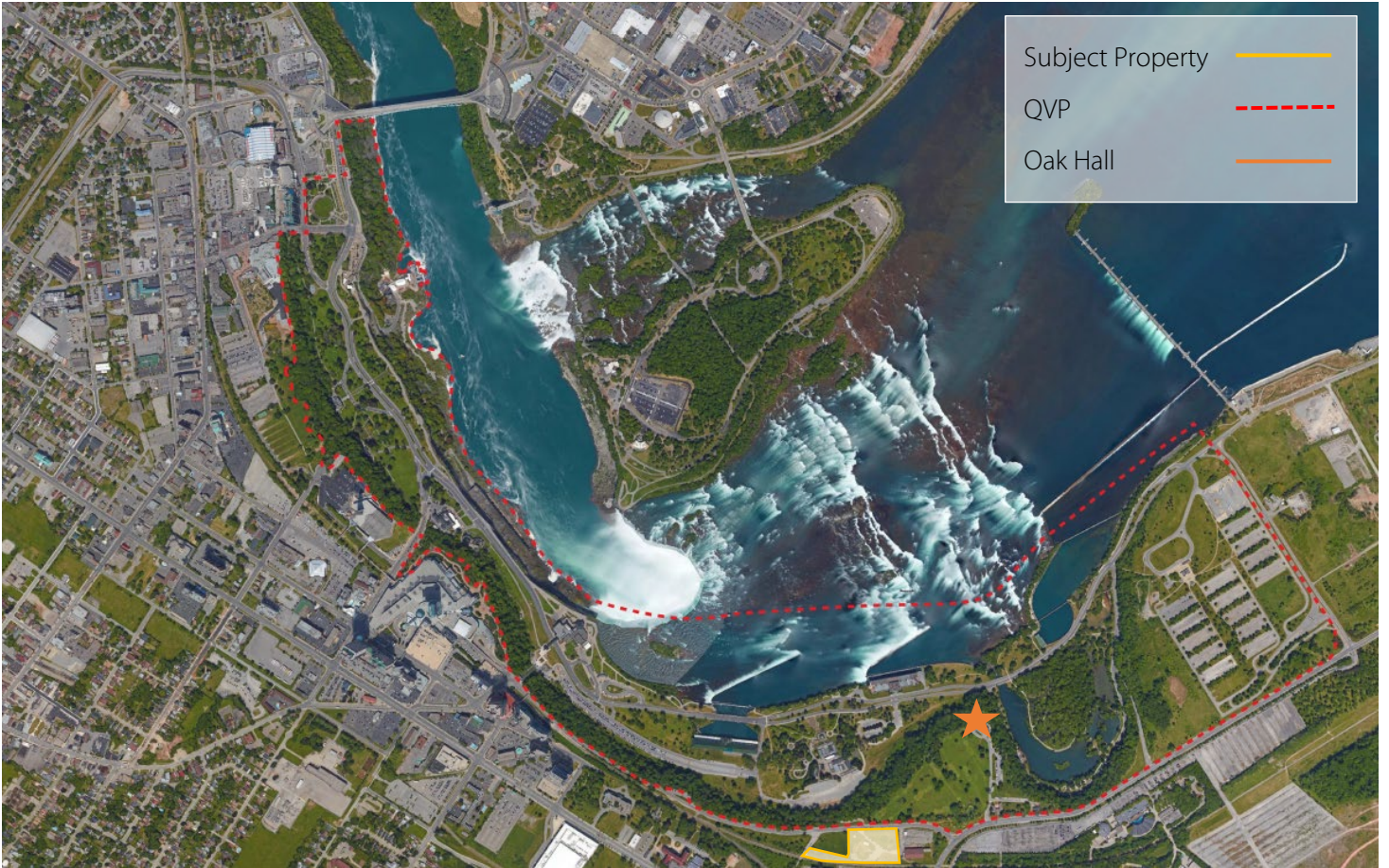
- NORTH:** The property contiguous to the development site is vacant, situated at the corner of Portage Rd and McLeod Rd. Portage Rd continues north, with the Floral Showhouse accessed on the east side of Portage Rd. Continuing along Portage Rd north will provide access to downtown Niagara Falls, which is comprised of high density built forms.
- EAST:** East of the development site is the Niagara Escarpment, Queen Victoria Park, and the Niagara River/Falls. Oak Hall is also found east of the property. Majority of this area falls within the Niagara Parks Commission.
- SOUTH:** Adjacent to the property is a hydro facility. The intersection of Portage Road and Marineland Parkway is located south of the property. On the other side of this intersection, the built-up area ends and the area is comprised of industrial uses as well as Marineland.
- WEST:** Adjacent to the property is the CN rail corridor with vacant parcels on either side. Further east are low density residential uses.

2.3 Description of Heritage Status

In Ontario, there are several ways of recognizing heritage resources. Part IV, Section 27 of the *Ontario Heritage Act* requires that each municipality keep a public register of properties that are of cultural heritage value or interest. The City of Niagara Falls maintains a heritage register with both listed and designated properties. Municipalities can also designate entire neighbourhoods as Conservation Districts, or recognize certain areas as Cultural Heritage Landscapes. A heritage resource is subject to policies and guidelines established by the Province, Region, and Municipality, such as Master Plans and Official Plans.

The subject property is not an identified heritage resource. It is not listed or designated, nor does it form part of a Cultural Heritage Landscape or Conservation District. The property is in close proximity to the Queen Victoria Park Cultural Heritage Landscape as well as a listed heritage property, being Oak Hall.

There are no other listed or designated properties adjacent to the development site.



Context map showing QVP CHL, Oak Manor, and subject property

2.3.1 **Queen Victoria Park**

Queen Victoria Park has been identified by the Niagara Parks Commission (NPC), as a provincially significant area of Cultural Heritage Value or Interest under O. Reg. 10/06 (Criteria for determining CHVI of Provincial Significance). A formal Statement of CHVI which identifies Natural Landforms and Water Features, Circulation, Vegetation, Views and Structures was approved by the Province and is included as **Appendix A**. Queen Victoria Park contains the Former Toronto Power Generating Station, which was designated as a Historic Site under Federal legislation, Historic Sites and Monuments Act (R.S.C., 1985) in 1983.

Forming part of QVP is the treed moraine located along the top of the slope of the park. In 1999 Niagara Parks Commission completed a Moraine Management Plan. The Moraine Management Plan requires that any development within 100 metres of the top of slope must demonstrate that the undertaking will maintain or enhance the native natural heritage features and functions of a healthy, stable, ecologically diverse, forested slope.

2.3.2 ***Oak Hall***

Oak Hall is located within the NPC QVP on the edge of the moraine slope and is included in the QVP CHL. Oak Hall is also listed on the Niagara Falls Heritage Property Register. The property contains a Tudor Revival building that was constructed in 1928. The Niagara Falls Official Plan provides that development that is adjacent to or surrounds heritage properties may require a CHIA to determine the impact of the development on the heritage resource or area.

3.0 Policy Context

3.1 The Planning Act and PPS 2020

The *Planning Act* is provincial legislation that guides land use planning in Ontario. It makes a number of provisions respecting cultural heritage. In Section 2, The Act outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of the *Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

“The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...”

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

The *Provincial Policy Statement* (PPS) was issued under Section 3 of the *Planning Act* and came into effect May 1, 2020. The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. When addressing cultural heritage planning, the PPS provides for the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

The following definitions are provided in Section 6.0 of the PPS and outline key terms that are valuable in the overall evaluation of cultural heritage resources:

Significant: *In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the Ontario Heritage Act.*

Heritage attributes: *means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the 45 |*

Provincial Policy Statement, 2020 property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).

Built Heritage Resource: *means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources that are located on a property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.*

Protected Heritage Property: *means a property designated under Parts IV, V or VI of the Ontario Heritage Act; a property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; a property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; a property protected under federal legislation, and UNESCO World Heritage Sites.*

3.2 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This CHIA has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* that outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

3.3 Niagara Region Official Plan

The Niagara Region Official Plan (NROP) is a long-range, community planning document used to guide the physical, economic and social development of Niagara. Generally, it contains objectives, policies and mapping that implement the Region's approach to managing growth, growing the economy, protecting the natural environment, resources and agricultural land, and providing infrastructure. The Regional Official Plan must also implement provincial policies and plans.

Chapter 10 of the NROP provides policy direction pertaining to Built Heritage Resources, Cultural Heritage Landscapes and Archaeological Resources within the Niagara Region. Specifically, Section 10.C Creative Places, provides that:

10.C.2.1.1 Significant built heritage resources and cultural heritage landscapes shall be conserved using the provisions of the Heritage Act, the Planning Act, the Environmental Assessment Act, the Funeral, Burial and Cremations Act and the Municipal Act.

10.C.2.1.5 Where development, site alteration and/or a public works project is proposed on or adjacent to a significant built heritage resource(s) or cultural heritage landscapes, a heritage impact assessment will be required. The findings of the assessment shall

include recommendations for design alternatives and satisfactory measures to mitigate any negative impacts on identified significant heritage resources.

Section 10.D.3 Community Identities, provides that:

10.D.3.2 The Region will encourage and support efforts to highlight vibrant, unique geographic and cultural communities of Regional significance throughout Niagara. These efforts may include plaques and other permanent commemorations to physically manifest the stories and historical landscapes of Niagara.

3.4 Niagara Falls Official Plan

The City of Niagara Falls Official Plan (OP) is a document outlining the long term objectives and policies of the City with respect to the growth and development of urban lands; the protection of agricultural lands and the conservation of natural heritage areas; and the provision of the necessary infrastructure. The intention of the OP is to guide growth and development to the year 2031.

Part 2 of the City's OP entitled *Land Use Policies* establishes twelve (12) land use designations with preambles which highlight the intention of the land use designations and policies which describe permitted uses and various physical development guidelines.

The subject property is designated as Tourist Commercial in the City's OP. Tourist Commercial policies have been established in Section 4 of Part 2 of the City's OP, within an overall planning framework based on six objectives. Three of those objectives speak to ensuring compatibility between future development and built and natural heritage, and conservation of the tourist environment and its quality views. Specifically,

- to preserve and protect the primary tourism resource - the Falls, and the quality of its viewing experience;
- to ensure that future development builds upon and complements existing good tourism development and respects the built and natural heritage of the Tourist Area; C to establish Tourist Districts which complement and support each other; and
- to ensure that future development occurs in a manner which enhances the attractiveness of the tourism environment and promotes pedestrian-friendly streetscapes.

The subject property is located near Queen Victoria Park. It is the City's directive to enhance the setting of Queen Victoria Park by extending it into the City, creating a high quality urban environment as a framework for new private development. The City refers to this as "The Park in the City". Heritage policies that speak to this directive include:

4.1.6 Pedestrian movements between Queen Victoria Park and the adjacent Tourist Commercial Districts are an important part of the visitor's encounter with Niagara Falls. New and improved linkages will be created including the upgrading of

connecting streets, the improvement of gateways and the introduction of pedestrian paths and walkways.

4.1.8 The escarpment separating the City and Queen Victoria Park shall be protected as a significant environmental feature. Development or redevelopment plans shall not take place within the escarpment area. Pedestrian connections through the escarpment and new developments at its top shall maintain and protect this natural and physical quality.

At 35 and 25 storeys in height, the proposed development will contribute to the City's emerging skyline. Policies 4.1.23 – 4.1.24 (Part 2) of the City's OP provide policy directions pertaining to building quality and the emerging skyline within the City. The following policy relates to cultural heritage management, specifically as it speaks to the formation of a continuous building wall:

4.1.23 The skyline of Niagara Falls shall continue to be characterized by the three existing viewing towers. New high-rise buildings shall be of variable heights and mass and shall not form a continuous wall when viewed from Queen Victoria Park, the U.S. side or the City of Niagara Falls. To achieve these objectives, any proposal to exceed 4 storeys in height shall be considered by zoning by-law amendment on a site specific basis.

Land Uses in the Tourist Commercial designation are further organized in a complementary fashion. The City has applied a hierarchy of tourist districts which consist of, the Central Tourist District and four Satellite Districts. Section 4.2 – Tourist Districts (Part 2) of the City's OP provides the policy direction for these areas.

The subject property is located within the Fallsview Tourism Subdistrict, which is adjacent to the Queen Victoria Park Tourism Subdistrict. These two tourism subdistricts are both part of the broader Central Tourist District, which is comprised of the Queen Victoria Park, Clifton Hill and Fallsview Subdistricts. According to the City's OP:

4.2.10 The Central Tourist District shall be the primary attraction area for Niagara Falls visitors. Comprised of three subdistricts; Queen Victoria Park, Clifton Hill and Fallsview, the District is regarded as the focal point for the City's tourism activities. The role and function of individual subdistricts are set out in the following policies. Maintaining the delicate balance between commercialism and environmental protection underpins the policies prescribed herein.

The City's OP provides specific policy direction pertaining to the Queen Victoria Park Tourism Subdistrict. The policies which apply to the proposed development as related to cultural heritage management are:

4.2.12 Queen Victoria Park shall be maintained as a high-quality, well landscaped urban park within which to experience and protect the natural environment of the Falls, the gorge and the Niagara River. Council shall cooperate with the Niagara Parks

Commission to ensure that Queen Victoria Park continues to function as the primary attraction and main destination for visitors to Niagara Falls.

4.2.13 The future development focus for Queen Victoria Park shall be on nonintrusive facilities which interpret and/or enhance “the Falls experience”. New buildings and structures shall be carefully sited and designed to complement and not detract from the open space and viewing function of the Park. No third-party advertising shall be permitted on any buildings or structures which are visible from the Park. The definition of “third party advertising” and implementation guidelines for existing, approved and future signs will be developed by Council in consultation with the NPC and area landowners.

The City’s OP also provides specific policy direction pertaining to the Fallsview Tourism Subdistrict. The policies which apply to the proposed development as related to cultural heritage management are:

4.2.21 The Fallsview Subdistrict shall function as the primary location for large scale accommodations, entertainment, retail and cultural attractions. It shall be the primary location for high-rise hotels and multiple family residential developments in the Tourist Area.

4.2.22 The Fallsview Subdistrict shall be better connected to Queen Victoria Park through new and improved pedestrian connections from the top of the escarpment into the Park and enhanced pedestrian designs along the east west streets in the subdistrict for the purpose of encouraging movement to and from the Park. The Fallsview Subdistrict shall also be better connected to the Clifton Hill Subdistrict and Lundy’s Lane Satellite District through the new Grand Boulevard and the extension of Ferry Street.

The City of Niagara Falls has an abundance of natural heritage features due to its location between two Great Lakes and along the Niagara River. It is recognized that natural heritage features do not exist in isolation and that the health of these features is intrinsically connected and dependent on the health of heritage features both near and far away. Section 11 of Part 2 in the City’s OP provides environmental policies which, among various matters, speak to development or site alteration within or adjacent to a natural heritage feature.

Queen Victoria Park contains both environmental protection areas and environmental conservation areas.

11.1.5 When considering development or site alteration within or adjacent to a natural heritage feature, the applicant shall design such development so that there are no significant negative impacts on the feature or its function within the broader ecosystem. Actions will be undertaken to mitigate any unavoidable negative impacts.

Section 11.1 provides specific policy direction pertaining to lands designated as environmental protection area (EPA) and/or environmental conservation area (ECA). The policy which applies to the proposed development as it relates to heritage management is:

11.2.12 A natural area known as the 'Treed Moraine' forms a backdrop to the Horseshoe Falls and Queen Victoria Park between Clifton Hill and Burning Springs Hill. It is a complex landscape which needs to be protected, properly maintained and stabilized and is recognized as an important local, regional and international landscape. This forested slope separates the urban, commercial development at the top of the moraine and the natural area of the Niagara Parks. Development in close proximity to the moraine should have regard to the Moraine Management Plan (January 21, 2000) prepared by the Niagara Parks Commission.

Part 3 of the OP, entitled *Environmental Management* contains policies that are to be utilized in conjunction with the land use designation policies in Part 2. Section 4 of Part 3 provides policies pertaining to cultural heritage conservation in the City. Specifically,

4.17 The City shall foster creative and functional uses of heritage resources in the economic and social life of the community. Encouragement shall be given to appropriate types of development or uses which propose to incorporate a building or group of buildings with historic or architectural value. At the local level incentives, bonuses or exceptions to development requirements may be considered for those proposals which incorporate heritage conservation properties in development or redevelopment projects.

4.19 Development adjacent to and surrounding significant heritage properties shall be designed as to not adversely impact on the character, quality or amenity associated with the heritage resource.

4.19.1 In consultation with the MHC, the City may require a proponent of development to submit a heritage impact assessment to determine the impact of a specific development proposal on any heritage resource or area of archaeological potential and to recommend the most appropriate method of conservation through mitigative measures or alternative development.

4.19.2 The City shall consider the impact of public works activities on heritage properties or districts and design such necessary work to mitigate the effects on heritage resources as outlined in a heritage impact assessment.

3.5 Niagara Parks Commission Moraine Management Plan

The treed slope or moraine of Queen Victoria Park is an important local, regional and international landscape. It forms the backdrop to both the Horseshoe Falls and Queen Victoria Park. A management plan was created to address problems such as erosion, access, bio-diversity, aesthetics, seepage, maintenance practices and development.

The Moraine Management Plan (MMP) was undertaken by the Niagara Parks Commission in 1999. It provides a comprehensive management and maintenance strategy which will enable the Niagara Parks Commission to proactively protect and enhance the moraine in cooperation with adjacent stakeholders. The objectives of the Moraine Management Plan are as follows:

- To create a vision statement for the moraine, from which management principles and policies can be developed, supported and implemented;
- To address all of the issues and opportunities to the general acceptance of The Niagara Parks Commission and stakeholders;
- To proactively interface and build consensus with the moraine top developers and other stakeholders;
- To inventory and analyze the moraine identifying special features, species and/or characteristics;
- To assess the moraine relative to the identified issues;
- To recommend a management plan that maintains/stabilizes/enhances the treed moraine with the support of stakeholders;
- To recommend an economical maintenance regime that improves the ecology, stability and appearance of the moraine;
- To recommend a series of implementation projects that will address immediate and short-term physical issues/opportunities along the moraine; and
- To comment upon the public ownership/control of the moraine and suggest ownership transfer methods.

The subject property is located near the Tree Moraine portion of Queen Victoria Park, which abuts Portage Road to the east. Policies of the MMP that pertain conservation of the moraine and its natural heritage features include:

1. Aesthetic and Ecological Character of the Moraine: The natural heritage features and functions of the moraine will be protected from incompatible maintenance practices or development. Proposed maintenance, or development that results in land use change, on the moraine or within 100 metres of the toe and/or top of slope, must demonstrate that the undertaking will maintain or enhance the native natural heritage features and functions of a healthy, stable, ecologically diverse, forested slope.

2. Protection of Slope Stability along the Moraine: The setback from the top of slope should be calculated based on the 3:1 slope from toe of slope, plus an additional 6 metre setback for erosion access for all undertakings at the top of the moraine slope in the absence of a geotechnical study. If a geotechnical study demonstrates that a smaller setback is acceptable, that setback shall be at least 15 metres.
3. Maintaining the Moraine and Setback Zones: The Niagara Parks Commission will encourage partnerships and/or agreements with the owners of portions of the moraine not under NPC control and other adjacent landowners, to acquire the responsibility of ongoing management on the moraine and in the setback zones.
4. Evaluating Proposed Works on or Adjacent to the Moraine: All work proposed on the Moraine or in setback zones must demonstrate that the work is consistent with the goals of the Moraine Management Plan and its Factors as determined through a two-stage evaluation process. A report should be prepared for review by NPC that details the methods employed to satisfy the goals as well as an implementation strategy, including funding and necessary partnerships where applicable. The first-stage evaluation includes the consideration of the following

THREE PRIMARY FACTORS:

Ecological Diversity Goal: Replace non-native species with native species and enhance the diversity of species in the plant communities that will diversify wildlife habitat.

Aesthetics Goal: Protect and enhance the continuous and contiguous appearance of the moraine as a natural forest landscape.

Slope and Erosion Goal: Undertake measures to stabilize creep and eliminate local point source erosion in order to minimize maintenance and provide for long term slope stability.

NOTE: Primary goal satisfaction is required prior to any discussion of transformations relative to the secondary factors.

SECONDARY FACTORS INCLUDE:

View Management Goal: Transform the moraine landscape through the replacement of plant materials so that the visibility of the Horseshoe Falls from important receptors is considered and improved.

Access Management Goal: Protect and enhance the landscape of the moraine from uncontrolled pedestrian access, discourage the unsafe use of the moraine and provide sufficient safe and comfortable alternative access routes across the length of the moraine.

Seepage Control Goal: Undertake measures to minimize the maintenance that results from seepage, and use the groundwater to enhance the aesthetics and biodiversity of the toe of slope area.

Education/Interpretation Goal: Produce and disseminate education/interpretive material about the moraine's natural and cultural heritage and management.

3.6 Niagara Parks Commission Cultural Heritage Conservation Policy No.-01-14

The vision of the Niagara Parks Commission (NPC) is to preserve the rich heritage, conserve natural wonders and inspire people worldwide. The mission of NPC is to protect natural and cultural heritage along the Niagara River for the enjoyment of visitors while maintaining self-sufficiency. The NPC recognizes cultural heritage and archaeological sites often have critical importance for Aboriginal communities. The Cultural Heritage Conservation Policy No. CPM-01-14 was developed as an articulation of NPC's vision and mission with respect to cultural heritage as well as its responsibilities as a prescribed public body. Cultural Heritage Conservation Policy No. CPM-01-14 provides a framework for identifying and conserving provincial heritage properties under its control, through specific objectives in keeping with its mandate and business plans. Specifically:

4.10 NPC will promote the continued use or adaptive re-use, repair or conservation of provincial heritage properties, or components/features that have cultural heritage value, by:

- repairing and conserving features that are part of a provincial heritage property's heritage attributes
- retaining and maintaining landscapes, and views that contribute to the cultural heritage value of a provincial heritage property
- ensuring all alterations to a provincial heritage property respect the heritage value and attributes as identified in the Statement of Cultural Heritage Value and comply with the strategic conservation plan for the property
- engaging in adaptive reuse studies to extend the viability and use of buildings and structures located on NPC provincial heritage properties

3.7 Terms of Reference

Queen Victoria Park

The *Standards and Guidelines for Conservation of Provincial Heritage Properties* is a framework for the consistent protection, maintenance, use and disposal of provincially recognized heritage properties. The required components and information contained within this CHIA for the QVP CHL are guided by *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties*. A CHIA under the Standards and Guidelines includes:

- Introduction

- Statement of Cultural Heritage Value
- Assessment of Existing Conditions
- Description and purpose of proposed activity
- Impact Assessment
- Considered alternatives and mitigation measures
- Summary of community engagement
- Recommendation

Oak Hall

The required contents of the CHIA for Oak Manor are guided by the Ministry of Heritage, Sport, Tourism and Culture Industries *Info Sheet #5*, which requires the following components in a CHIA:

- Historical research, site analysis and evaluation
- Identification of the significance and heritage attributes of the cultural heritage resources
- Description of the proposed development
- Assessment of development or site alteration impact
- Consideration of alternatives, mitigation and conservation methods. Methods to minimize or avoid a negative impact on a significant cultural heritage resource include:
 - Alternative development approaches
 - Isolating development and site alteration from significant built and natural features
 - Design guidelines that harmonize mass, setback, setting, and materials
 - Limit height and density
 - Allow only compatible infill and additions
 - Reversible alterations
 - Buffer zones, and
 - Site plan control
- Implementation and monitoring
- Summary statement and conservation recommendations

4.0 Historical Background

4.1 Queen Victoria Park

Queen Victoria Park (QVP) is a large urban park within the City of Niagara Falls, Ontario. The 337 hectare park is located between the Niagara River and the City's emerging skyline at the boarder of a natural moraine, which provides the backdrop of the landscape. QVP is a national historic site, and a provincially and locally significant designed cultural heritage landscape. QVP was the first park in Canadian history to be created through expropriation by the Government of Ontario (Wentzell, 2014). On April 23, 1887, Queen Victoria Niagara Falls Park Act was legislated, and in 1888, Queen Victoria Park was officially opened.

According to the Niagara Parks Commission's Heritage Properties Module Information Form:

"The Queen Victoria Park Cultural Heritage Landscape includes the parkland which was historically named Queen Victoria Park (QVP), extending from Oakes Garden Theatre and Clifton Hill to Dufferin Islands and is identified on the 1896 plan for the area. These lands are significant as they include to the Niagara Gorge, Niagara River, and Niagara Falls to the east, with the moraine to the west. Queen Victoria Park has evolved significantly since its conception, yet has remained true to its original function, being primarily related to tourism, sport/leisure, while incorporating power-generating facilities in an aesthetically pleasing designed picturesque landscape dotted with built features including (but not limited to) structures, circulation systems, monuments, and gardens. "



Historic Limits of Queen Victoria Parks 1896 (Source: NPC Archives)

Niagara Falls first saw tourist activity in the 1820's, and within 50 years, tourism became the area's primary industry (Niagara Parks Commission, 2019). In 1840, the first railroad in Upper Canada opened, which provided rail transportation to the Falls. The completion of the Erie Canal in 1825, between Albany and Buffalo, and the Welland Canal in 1829, between Lake Erie and Lake Ontario, along with improving road and rail networks, made the trek from major population centres in New York and Ontario to Niagara Falls increasingly easy, comfortable, and affordable (Wentzell, 2014). Horse-drawn carriages were routinely used to shuttle visitors throughout the parkland overlooking Niagara Falls (Niagara Parks Commission, 2019). This parkland overlooking the falls is what would eventually be called Queen Victoria Park.

According to the Niagara Parks Commission (2019):

"At the turn of the 20th century, the power of the water had also attracted a unique combination of brilliant engineers and powerful investors to develop hydro-electric power generation within Queen Victoria Park. At the end of the first 100 years, Niagara Parks had become one of the world's most popular destinations."

The QVP lands consist of both natural and human-made features which include, three hydro-electric power generating stations. The parkland has undergone continual change since it was first established in the late 19th century, however, has retained a design philosophy that enhances the picturesque quality of the park while providing abundant visitor amenities (MHBC Planning Ltd & Niagara Parks Commission, 2016).



Niagara Falls and Queen Victoria Park, Looking North (Source: Brandel, 1911)



Niagara Falls and Queen Victoria Park, Looking South (Source: Brandel, 1911)

According to Wentzell, 2014:

“The establishment of the Queen Victoria Niagara Falls Park involved an extensive expropriation by the Government of Ontario. The perceived social value of parks had been increasing in recent years, but this was the first time in Canada that private land had been expropriated in order to create a park. The majority of the land owners engaged in arbitration, while three land owners took their objections as far as the Ontario Court of Appeal. The enacting legislation along with these proceedings provide unique insight into life around the falls, the role of the Ontario Court of Appeal, and the nature of expropriation and the establishment of parks in late nineteenth century Ontario.”



View South to Toronto Power Generation Station Powerhouse with Sidewalk and Tree Planting Along River Edge, 1955 (Source: NPC Archives)

The landscape within QVP has been designed in order to facilitate recreational and power-generating functions, and has undergone constant evolution from the earliest days when it was recognized in the 1880's in provincial legislation creating the active preservation of the natural scenery at Niagara Falls (MHBC Planning Ltd & Niagara Parks Commission, 2016).

Between 1881 and 1900, provincial legislation was enacted, creating first the policy for the preservation of scenic lands at Niagara followed by the establishment of Queen Victoria Park and what was to become the Niagara Parks Commission in 1885 (Whitehouse, nd.). The establishment of this administration was followed by acquisition of lands and the removal

of many of the earlier structures and businesses within the core area, from Clifton Hill to Dufferin Islands.

The Niagara Falls Park Act was passed by Ontario Legislature in 1885 (Seibel, 1985). This was followed by the establishment of the Queen Victoria Niagara Falls Park Act in 1887, which ultimately led to the establishment of the Niagara Parks Commission (Niagara Parks Commission, 2005).

These pieces of legislation were the result of the initiatives by an influential group of community leaders in both Canada and the United States who saw that without some management for public benefit, the natural wonder and scenic beauty of the Falls would be overrun by inappropriate commercial and industrial development. The actions of these visionary leaders resulted in the remarkable landscape setting of today.

According to Niagara Parks Commission (2016):

“The QVP lands are an identified expression of the optimism of the late nineteenth century when it was felt that there were considerable social benefits resulting from the careful management of natural places. At the turn of the twentieth century there was increasing interest in viewing industrial technology as the way to economic prosperity. The Chicago World’s Fair of 1893 created an international understanding of a new world that could be achieved if cities were planned and amenities were created for the benefit of all citizens. Such amenities included an orderly street network illuminated by light standards and pedestrian and parkway systems that provided relief to all residents from the day-to-day living and working conditions.”

The period of 1901 to 1930 was very active with development within QVP. The original legislation did not provide funding for the Niagara Parks Commission works and it was intended that the NPC would create their own sources of funding to support their operations. The development of the three Power Generating Stations and their associated tunnels, intakes and other infrastructure occurred during this period at the beginning of the twentieth century. The revenue received by NPC from the development of the hydro-electric generating stations funded buildings and visitor amenities (Niagara Parks Commission, 2016).

The final period of historic development occurred after 1981 and continues to the present. Many of the existing features of the landscape are remnants of earlier periods and are now integrated with newer facilities (Niagara Parks Commission, 2016).



Queen Victoria Park c.1896 (Copp, Clark Co. Ltd., Lith, Toronto, 1896)

4.1.1 Heritage Attributes

In 2016, a Cultural Heritage Evaluation Report (CHER) was completed by MHBC Planning Ltd and the Niagara Parks Commission. In Section 6.3 of the Report, the Queen Victoria Park Lands were evaluated as a Cultural Heritage Landscape under Ontario Regulation 9/06 and 10/06 of the Ontario Heritage Act. This evaluation identified the key heritage attributes of QVP. These key heritage attributes have been added to a formal Statement of Cultural Heritage Value or Interest by the Niagara Parks Commission, which was approved by the Province of Ontario (attached as **Appendix A**). The description of QVP's heritage attributes follows:

Natural Landforms and Water Features

The shape of the earth's surface, including landforms which are natural or man-made.

- Gorge;
- Natural trees of the Carolinian zone on the Slope of the Moraine;
- Niagara Falls;
- Niagara River;
- Table lands; and
- Watercourse and Islands – Dufferin Islands.

Circulation

Elements of the landscape which facilitate travel and transportation, movement, with networks and linkages, such as trails, walkways, and roads.

- Circulation network of the main road;
- Drive to the Ontario Power Generating Station;

- Driveway to lower boat landing;
- Pathways leading to lookouts along the promenade;
- Pedestrian systems linking NPC lands; and
- Promenade circulation network.

Vegetation and Gardens

Living plant materials including naturally or organically existing species as well as those which are intentionally grown or introduced.

- Parkland designed in the picturesque landscape style with a diverse tree collection;
- Rose Garden; and
- Water Garden.

Views

The culmination of elements of the built and natural landscaping forming visual relationships (views and vistas) with a foreground, middle ground and background.

The NPC's Statement of Cultural Heritage Value or Interest lists 16 different significant views within QVP.

- Long view of the Falls from Oakes Garden Theatre;
- View from the promenade up the axis to the Administrative building;
- View from the scenic tunnels lookout;
- View from the steps of the former Administrative building down the Axis towards the American Falls;
- View of landscaped open space between the former Administrative building and Murray Street;
- View of natural treed moraine from within QVP (backdrop);
- View of the Cenotaph from Clifton Hill;
- View(s) into Dufferin Island watercourse and naturalized area;
- View(s) of Canadian Power Generating Station from the Promenade;
- View(s) of landscaped open space looking west towards the natural treed moraine and the lawn area between Clifton Hill and the Administrative Building;
- View(s) of natural landscape and watercourse within Dufferin Islands;
- View(s) of Niagara Falls along the Promenade;
- View(s) of Queen Victoria Building and Surge tank from the Promenade;
- View(s) of Table Rock house from the Promenade;
- View(s) of the rapids and scow, south of the Toronto Power Generating Station; and
- View(s) of Toronto Power Generating Station from the Promenade.

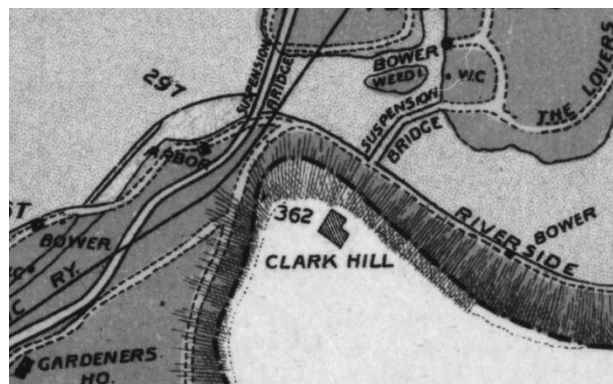
Structures

Built heritage including buildings, monuments, installations or remains associated with architectural, social, political, economic or military history.

- Canadian Niagara Power Station;
- Clifton Gatehouse;
- Dufferin Islands Police Hut;
- Floral Showhouse;
- Forebay and Bridges;
- Formal Axis with steps and display gardens;
- Former Administration Building;
- Gate House;
- Incline Railways Clifton Hill and Moraine;
- Lower Level Scenic Lookout;
- Mowat Gate;
- Oak Hall;
- Oakes Garden Theatre and Rainbow Gardens;
- Ontario Power Generating Station;
- Promenade with Granite Parapet Wall and Iron Railing;
- Queen Victoria Restaurant;
- Ramblers' Rest Shelter;
- Scenic Tunnels;
- Statue of King George VI;
- Surge Tank;
- Table Rock House;
- Toronto Power Generating Station;
- Tunnel Access Building;
- War Memorial; and
- Zimmerman Fountain.

4.2 Oak Hall

Oak Hall resides on NEC lands and forms part of the QVP CHL. Oak Hall is also a listed property on the Niagara Falls Heritage Property Register. The property is named after Sir Harry Oaks, who was a wealthy engineer and philanthropist, who discovered the Lakeshore Mine in northern Ontario in 1912. Oakes purchased the property in 1924, which was then known as Clark Hill.



Historic illustration showing Oak Hall as 'Clark Hill' Queen Victoria Park c.1896 (Copp, Clark Co. Ltd., Lith, Toronto, 1896)



The former Clark house c.1870 (Courtesy of Niagara Falls Museums)

Clark Hill was named after Thomas Clark, a Scottish born settler, who built his estate on the Oak Hall property in 1805. Clark served in the War of 1812 and was appointed as a member of the Legislative Council of Ontario. When Harry Oaks purchased the property, he hired architect Findlay and Foulis to design a 37 room house, which was to include portions of Thomas Clark's estate. The Oaks Tudor style mansion took four years to construct and the Oaks family resided in the house until 1934.



Historical image of Oak Hall, date unknown (Courtesy of Niagara Falls Museums)



Historical image of Oak Hall c.1977 (Courtesy of Niagara Falls Museums)

Harry Oaks was a notable resident of Niagara Falls and was at one point one of the wealthiest men in Canada. During his years in Niagara Falls, Oaks contributed to public works projects, created jobs, and created several public parks and grounds, including sixteen acres of farm land to the City, which is still utilized today. Oaks was also the commissioner of Queen Victoria Park and planned the Oaks Garden Theatre, which is also utilized today.

The house that Oak's built was also used as a hospital for the Royal Canadian Air Force during the Second World War. In 1952, the Oak family sold the property to the Niagara Parks Commission, which was converted to the NPC administrative building in 1982



Oak Hall Tudor House c.1985 (Courtesy of Niagara Falls Museums)

4.2.1 ***Heritage Attributes***

The Oak Hall property is not designated under O.Reg 9/06, however does form part of the CHL of QVP, which is recognized under O.Reg 10/06. Nonetheless, the property does exhibit heritage features which contribute to its physical design and heritage significance.

The property is designed in the Period Revival and gothic style, specifically in the Tudor architectural style. The façade is constructed of stone with considerable ornamentation, including:

- tudor arches
- projecting gables with parapets
- leaded windows
- arches
- porte-cochere with animals ornamentation
- drip molds
- tracery above windows.

5.0 Proposed Development

The development site is known as Part Lot 175, Portage Road and does not have a civic address. The development site has a total area of 12,871m² with approximately 135m of frontage on Portage Road.

The proposed development is intended to be a landmark development within the Tourist Area of Niagara Falls, providing views of Queen Victoria Park. The development concept includes the construction of two multiple-residential towers, identified as Tower A and Tower B on the site Plan. Tower A is proposed to be 35 storeys with 367 residential units. Tower B is proposed to be 25 storeys in height with a total of 256 residential units. Collectively the proposed development will contain 623 units with a total gross floor area of 50,330m². The development also includes a raised outdoor podium mezzanine which will include amenity area and landscaping.

Parking will be provided in the form of an underground parking garage with two levels, providing 563 parking spaces, as well as parking within the podium, providing 216 spaces, for a total of 779 parking spaces.

The site plan package is included as **Appendix B** to this report.



Rendering of proposed development (gpa, 2022)



Rendering of proposed development in context (gpa, 2022)



Proposed towers as viewed from the U.S. observation area (gpa, 2022)

6.0 Impact Analysis

6.1 Ontario Heritage Toolkit Evaluation

The Ontario Heritage Toolkit Infosheet #5 provides criteria for evaluating impacts to heritage resources.

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

The following table provides an analysis of the impacts which may occur as a result of the proposed development in accordance with the Ontario Heritage Toolkit infosheet #5. The impacts measured are defined as:

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;
- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

Ontario Heritage Toolkit Evaluation Chart

Impact	QVP	Oak Hall
Destruction of heritage attributes	No. The proposed development will not result in the destruction of any heritage attributes of QVP.	No. The proposed development will not result in the destruction of any heritage attributes of the Oak Hall property.
Alteration	No. The proposed development will not result in any alteration to any heritage attributes of QVP.	No. The proposed development will not result in any alterations to the heritage attributes of Oak Hall.
Shadows	No. A shadow study was prepared in support of the proposed development (Appendix C to this report). The most shadowing will occur in the late afternoon (4pm) from the fall to spring equinox. The shadowing will occur for a short period of time and will not adversely impact the heritage attributes of QVP (see section 6.1.1)	No. A shadow study was prepared in support of the proposed development (Appendix C) to this report). Shadows produced from the proposed development will not adversely impact the heritage attributes of Oak Hall (see section 6.1.1).
Isolation	No. The proposed development will not isolate Queen Victoria Park or any of the landforms, water features, circulatory patterns, vegetation and gardens, and structures identified as contributing to the heritage character of the Park.	No. The proposed development will not isolate Oak Hall from its context or the surrounding area.
Direct or Indirect Obstruction of Views	No. Renderings of the development in the background of QVP was prepared (Appendix D). The development will not obstruct any significant views of QVP. The proposed towers will be visible above the tree line from various points within QVP. However, this will not result in obstruction of views or related impacts (see section 6.1.2)	No. Renderings of the development in the background of QVP was prepared (Appendix D).The proposed development will not obstruct views of Oak Hall as the building is setback on the property and the area is heavily treed. The existing views of the property will not be impacted.
A Change in Land Use	No. The proposed development does not propose a change in land use to QVP.	No. The proposed development does not propose a change in land use to Oak Hall.
Land Disturbance	No. The subject lands are located far from QVP and impacts from vibration during construction are not anticipated. Ground and soil disturbances are not anticipated to have an adverse impact on the treed moraine or any other attributes of QVP provided appropriate site planning and construction practices are implemented.	No. Oak Hall is located over 300m from the development site. This is a sufficient distance and no impacts from vibration due to construction on the subject lands are expected. .

6.1.1 *Impact of Shadows*

A sun shadow study was prepared by gpa in 2022 (**Appendix C**). The results of the study show that there is an increase in shadowing on the treed moraine of Queen Victoria Park in the late afternoon period, around 4pm at the fall and spring equinox. The shadow produced would be narrow, and present for only a short period of time throughout the day. At the fall (and spring) equinox the shadows do not extend beyond the treed moraine and onto the publicly accessible viewing areas or facilities within the QVP CHL.

Some municipalities place regulations on the type and location of tall buildings that are erected near urban parks due to concerns that new tall buildings can impact human microclimatic comfort and plant health. Loss of direct sunlight may cause trees to bud more slowly and stunt growth. In this case, the shadow impact on the treed moraine is not significant enough to warrant concern for the following reasons:

- 1) The impacted area is located on a north-east-facing slope, and as such the vegetated area obtains the majority of its current sun exposure from the east.
- 2) This part of the Treed Moraine area is comprised largely of mature Carolinian forest species and hardy understorey shrubs, which are mature and well-established enough that they would be able to tolerate the additional 2-4 hours of afternoon shade.

Therefore, while the proposed development will result in an additional shadow, it will not create significant negative impacts to the heritage attributes of the QVP lands. The shadow produced would be narrow, and present for a short period of time throughout the day.

6.1.2 *Impact on Significant Views*

The impact of views is described as “the direct or indirect obstruction of significant views or vistas, within, from, or of built and natural features” (Ontario Heritage Toolkit Infosheet #5). A number of significant views have been identified as heritage attributes of QVP. These are listed in the NPC’s Statement of Cultural Heritage Value and summarized in section 4.1.1 of this report.

The proposed development is located outside of QVP and therefore does not obstruct any of the significant views to, or within, QVP. Similarly, the proposed development is located away from Oak Hall and does not obstruct any views of, or from, Oak Hall.

The two towers that are proposed on the subject property will be visible from many places within QVP and will form part of the background from various vantage points. While the proposed towers will be visible from several locations within QVP, the view of the towers will be in the background and will not obstruct significant viewing opportunities of QVP or Oak Hall. The new towers will form part of the existing urban skyline visible from the QVP, albeit the proposed towers are located further to the south and will not be seen as an extension to the current urban skyline. Although this is a change, it is not a significant impact to views or heritage attributes.

6.2 Official Plan Conformity

The following table provides a high level overview of how the proposed development conforms to the policies of the City's OP; specifically, in relation to the land use designations that apply to the subject property and the nearby Queen Victoria Park and Oak Hall, and the relationship with cultural heritage management.

Policy	Conformity
<p>4.1.6 <i>Pedestrian movements between Queen Victoria Park and the adjacent Tourist Commercial Districts are an important part of the visitor's encounter with Niagara Falls. New and improved linkages will be created including the upgrading of connecting streets, the improvement of gateways and the introduction of pedestrian paths and walkways.</i></p>	<p>The development site is not currently accessible to the public and QVP cannot be viewed from the property. The proposed development will provide new linkages, including upgrades to the street and introduction of pedestrian pathways and sidewalks.</p>
<p>4.1.8 <i>The escarpment separating the City and Queen Victoria Park shall be protected as a significant environmental feature. Development or redevelopment plans shall not take place within the escarpment area. Pedestrian connections through the escarpment and new developments at its top shall maintain and protect this natural and physical quality.</i></p>	<p>There is no development proposed within the escarpment or Queen Victoria Park.</p>
<p>4.1.23 <i>The skyline of Niagara Falls shall continue to be characterized by the three existing viewing towers. New high-rise buildings shall be of variable heights and mass and shall not form a continuous wall when viewed from Queen Victoria Park, the U.S. side or the City of Niagara Falls. To achieve these objectives, any proposal to exceed 4 storeys in height shall be considered by zoning by-law amendment on a site specific basis.</i></p>	<p>The proposed development will contribute to the growing skyline of Niagara Falls and will not form a continuous wall. The proposed development will feature two towers at different heights that are located away from the existing buildings that are visible from QVP.</p>
<p>4.2.12 <i>Queen Victoria Park shall be maintained as a high-quality, well landscaped urban park within which to experience and protect the natural environment of the Falls, the gorge and the Niagara River. Council shall cooperate with the Niagara Parks Commission to ensure that Queen Victoria Park continues to function as the primary attraction and main destination for visitors to Niagara Falls.</i></p>	<p>The subject property is located outside of QVP, and is not adjacent/contiguous to it. The proposed development will not alter QVP or its attributes.</p>
<p>4.2.13 <i>The future development focus for Queen Victoria Park shall be on nonintrusive facilities</i></p>	<p>The proposed development will not interfere with QVP and will provide</p>

<p><i>which interpret and/or enhance “the Falls experience”. New buildings and structures shall be carefully sited and designed to complement and not detract from the open space and viewing function of the Park. No third-party advertising shall be permitted on any buildings or structures which are visible from the Park. The definition of “third party advertising” and implementation guidelines for existing, approved and future signs will be developed by Council in consultation with the NPC and area landowners.</i></p>	<p>improved linkages to key attractions within Niagara Falls, as well as QVP. No third party advertising will be featured within the proposed development.</p>
<p>4.2.21 <i>The Fallsview Subdistrict shall function as the primary location for large scale accommodations, entertainment, retail and cultural attractions. It shall be the primary location for high-rise hotels and multiple family residential developments in the Tourist Area.</i></p>	<p>The proposed development would provide for additional large scale accommodations and multiple residential units within the Tourist Area.</p>
<p>4.2.22 <i>The Fallsview Subdistrict shall be better connected to Queen Victoria Park through new and improved pedestrian connections from the top of the escarpment into the Park and enhanced pedestrian designs along the east west streets in the subdistrict for the purpose of encouraging movement to and from the Park. The Fallsview Subdistrict shall also be better connected to the Clifton Hill Subdistrict and Lundy’s Lane Satellite District through the new Grand Boulevard and the extension of Ferry Street.</i></p>	<p>The proposed development does not preclude the ability to add new pedestrian connections to QVP.</p>
<p>11.1.5 <i>When considering development or site alteration within or adjacent to a natural heritage feature, the applicant shall design such development so that there are no significant negative impacts on the feature or its function within the broader ecosystem. Actions will be undertaken to mitigate any unavoidable negative impacts.</i></p>	<p>Queen Victoria Park is considered, in part, to be a natural heritage feature. The proposed development will not significantly alter or impact QVP or its attributes.</p>
<p>11.2.12 <i>A natural area known as the ‘Treed Moraine’ forms a backdrop to the Horseshoe Falls and Queen Victoria Park between Clifton Hill and Burning Springs Hill. It is a complex landscape which needs to be protected, properly maintained and stabilized and is recognized as an important local, regional and international landscape. This forested slope separates the urban, commercial development at the top of the moraine and the</i></p>	<p>The subject property is located outside of QVP, and is not adjacent/contiguous to it. Alterations are not proposed to the ‘Treed Moraine’, and as long as best construction practices are employed, there will be no impacts from the proposed development.</p>

natural area of the Niagara Parks. Development in close proximity to the moraine should have regard to the Moraine Management Plan (January 21, 2000) prepared by the Niagara Parks Commission.

7.0 Consideration of Alternatives and Mitigation Measures

7.1 Development Alternatives

7.1.1 *Do Nothing Alternative*

This option would result in no development, and would not be the highest or best use for the subject property. This would have an impact on the achievement of the broader planning goals of the City. This option is not recommended since there are no impacts of the proposed development to nearby heritage resources.

7.1.2 *Develop Site as Proposed*

This option would result in development on the site as proposed. Since there are no expected impacts to nearby heritage resources, this option is recommended.

7.1.3 *Develop Site with Alternate Design*

1. Reduced Height: In order for the proposed towers to not be visible from QVP a significant reduction (+/- 15 storeys) to the proposed height would be required. A reduced height of this magnitude would result in a considerable reduction in density and may render the development non- viable. The proposed height is not associated with any identified heritage impact. Therefore a reduction in height is not necessary and this option is not recommended.
2. Move Buildings Further Back from QVP: There is no option to locate the buildings further back from portage road and QVP as the site area is too small.

7.2 Mitigation Measures

The subject property is not a designated or listed cultural heritage resource; therefore, mitigation measures are not required for the conservation of any cultural heritage resources on the subject property.

As described in section 6.1 the proposed development will not impact the heritage attributes of nearby QVP or Oak Hall. The subject lands are located far enough away from both that impacts related to vibration during construction are not anticipated and given that stormwater management and potential erosion will be addressed appropriately through the site plan approval process there are no concerns that the development would result in impacts to the treed moraine.

8.0 Conclusion

MHBC was retained to undertake a Cultural Heritage Impact Assessment for a property located along Portage Road in Niagara Falls. The owner of the subject property is proposing to construct two towers for multiple residential use. The purpose of this CHIA was to assess the impacts of the proposed development on two heritage resources:

- Queen Victoria Park
- Oak Hall

This report concludes that no adverse impacts of the redevelopment on the identified heritage resources are anticipated. While the proposed development will result in tall buildings that will be visible from Queen Victoria Park, the buildings will form part of the existing urban skyline that is part of the background of some views from within the Park and will not result in negative impacts to heritage resources. There will be some shadowing resulting from the proposed buildings. However, the shadows that extend to QVP will occur in late afternoon during the fall and winter and will mainly fall on the treed moraine. There are no impacts to heritage resources as a result of shadows.

Alternative development options were considered. However, there are no anticipated impacts to heritage attributes of the nearby Queen Victoria Park or Oak Hall, and therefore alternative options are not necessary or recommended.

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Appendix A

QVP Statement of CHVI



Niagara Parks Commission Statement of Cultural Heritage Value or Interest

PastPort – Heritage Properties Module Information Form	
Property Name: Queen Victoria Park Cultural Heritage Landscape	
Other Name(s); includes Oak Hall, Dufferin Islands, Oakes Garden Theatre and Rainbow Gardens, Toronto Power Generating Station, Canadian Niagara Power Generating Station, Ontario Power Generating Station, Queen Victoria Place	
<p>Description of the Property: The Queen Victoria Park Cultural Heritage landscape is located within the City of Niagara Falls, within the Regional Municipality of Niagara, which is located south of Lake Ontario and north of Lake Erie, west of the United States border. Queen Victoria Park is situated approximately 4 kilometers east of the Queen Elizabeth Way (QEW) highway, which runs parallel to the Niagara River.</p> <p>The Queen Victoria Park Cultural Heritage Landscape includes the parkland which was historically named Queen Victoria Park (QVP), extending from Oakes Garden Theatre and Clifton Hill to Dufferin Islands and is identified on the 1896 plan for the area. These lands are significant as they include to the Niagara Gorge, Niagara River, and Niagara Falls to the east, with the moraine to the west.</p> <p>Queen Victoria Park has evolved significantly since its conception, yet has remained true to its original function, being primarily related to tourism, sport/leisure, while incorporating power-generating facilities in an aesthetically pleasing designed picturesque landscape dotted with built features including (but not limited to) structures, circulation systems, monuments, and gardens.</p>	
Statement of Cultural Heritage Value or Interest	Queen Victoria Park is best described as a designed Cultural Heritage Landscape, comprised of many individual components which together form a significant and distinctive heritage resource of both natural and built features. The landscape is significant for the rarity and unique combination of natural wonders including the Gorge, Niagara River, Niagara Falls, as well as the moraine. This is supported by the intentional design of the landscape enabling an interactive, memorable and cultural experience framing powerful views of the natural landscape supported by gardens, visitor amenities, and historically and architecturally significant structures, all of which are connected by circulation networks intended to facilitate tourism-related activities on the grand scale.
Sources/References	CHER prepared by MHBC December 2016
Description of Heritage Attributes	<p>1) Natural Landforms and Water Features - <i>The shape of the earth's surface, including landforms which are natural or man-made</i></p> <ul style="list-style-type: none"> • Watercourse and Islands – Dufferin Islands; • Natural trees of the Carolinian zone on the Slope of the Moraine; • Gorge; • Niagara River; • Niagara Falls; and • Table lands. <p>2) Circulation- <i>Elements of the landscape which facilitate travel and transportation, movement, with networks and linkages, such as trails, walkways, and roads</i></p> <ul style="list-style-type: none"> • Circulation network of the main road; • Driveway to lower boat landing; • Drive to the Ontario Power Generating Station;

Niagara Parks Commission Statement of Cultural Heritage Value or Interest

	<ul style="list-style-type: none">• Pedestrian systems linking NPC lands;• Pathways leading to lookouts along the promenade; and• Promenade circulation network. <p>3) Vegetation and Gardens - <i>Living plant materials including naturally or organically existing species as well as those which are intentionally grown or introduced</i></p> <ul style="list-style-type: none">• Parkland designed in the picturesque landscape style with a diverse tree collection;• Rose Garden; and• Water Garden. <p>4) Views - <i>The culmination of elements of the built and natural landscaping forming visual relationships (views and vistas) with a foreground, middle ground and background</i></p> <ul style="list-style-type: none">• View(s) of Niagara Falls along the Promenade;• Long view of the Falls from Oakes Garden Theatre;• View of the Cenotaph from Clifton Hill;• View(s) of landscaped open space looking west towards the natural treed moraine and the lawn area between Clifton Hill and the Administrative Building;• View of landscaped open space between the former Administrative building and Murray Street;• View from the promenade up the axis to the Administrative building;• View from the steps of the former Administrative building down the Axis towards the American Falls;• View(s) of Queen Victoria Building and Surge tank from the Promenade;• View(s) of Table Rock house from the Promenade;• View(s) of Canadian Power Generating Station from the Promenade;• View(s) of Toronto Power Generating Station from the Promenade;• View(s) of the rapids and scow, south of the Toronto Power Generating Station;• View(s) of natural landscape and watercourse within Dufferin Islands; and• View(s) into Dufferin Island watercourse and naturalized area.<ul style="list-style-type: none">• View of natural treed moraine from within QVP (backdrop)• View from the scenic tunnels lookout <p>5) Structures – <i>Built heritage including buildings, monuments, installations or remains associated with architectural, social, political, economic or military history</i></p> <ul style="list-style-type: none">• Oakes Garden Theatre and Rainbow Gardens• War Memorial;• Mowat Gate;• Ramblers’ Rest Shelter;• Zimmerman Fountain;• Statue of King George VI;• Former Administration Building;• Formal Axis with steps and display gardens;• Queen Victoria Restaurant;
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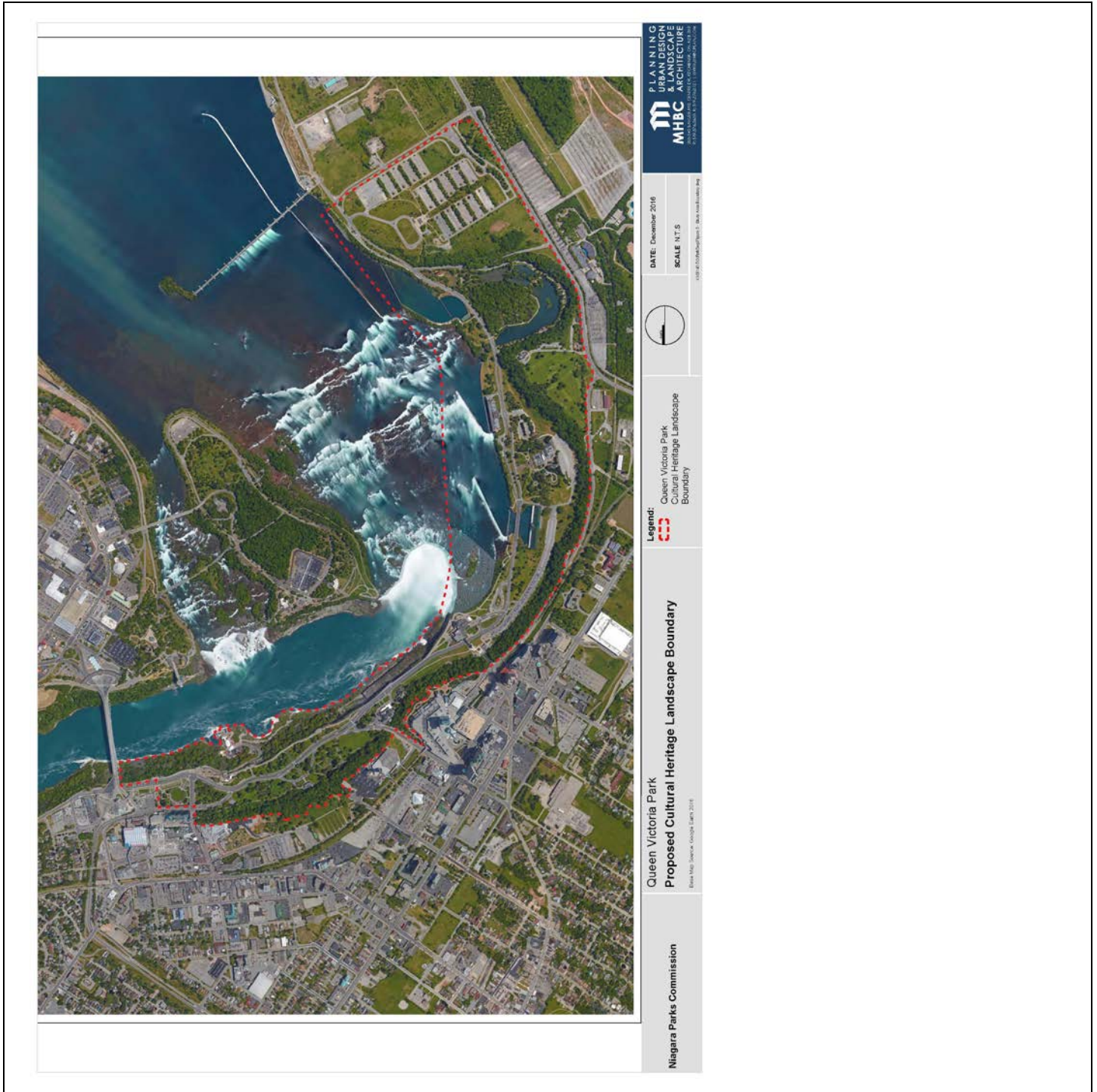
Niagara Parks Commission Statement of Cultural Heritage Value or Interest

	<ul style="list-style-type: none"> • Incline Railways Clifton Hill and Moraine; • Surge Tank; • Tunnel Access Building; • Lower Level Scenic Lookout; • Ontario Power Generating Station; • Canadian Niagara Power Station; • Toronto Power Generating Station; • Gate House; • Forebay and Bridges; • Dufferin Islands Police Hut; • Promenade with Granite Parapet Wall and Iron Railing; • Oak Hall; • Table Rock House; • Floral Showhouse; and • Scenic Tunnels <ul style="list-style-type: none"> • Clifton Gatehouse
Contributing Resources	Structures, Buildings, Landscapes and landscape features, potential archaeology
Area (m. sq.) Approx	3370000
Dates of Significance:	1885 – Queen Victoria Niagara Falls Parks Commission founded April 23, 1887 – Queen Victoria Niagara Falls Park Act legislated 1888 – Queen Victoria Park officially opens
Associated Architect/Builders/ Other Significant Individuals/ Organizations	Parks Proposal – Lord Dufferin, Governor General 1872-1878 Ontario Legislature – Sir Oliver Mowat First Commissioners: Colonel Sir Casimir Stanislaus Gzowski Mr. John Woodburn Langmuir Mr. John Grant Macdonald Sir Adam Beck Thomas Baker McQuesten
Current Functional Category and Type	Leisure and environment
Historic Functional Category and Type	Leisure, Environment, Transport- Rail,
Theme Category and Type:	Peopling the Land; Developing Economies, Governing Canada; Building Social and Community Life; Expressing Intellectual and Cultural Life
Administration :	
Administrative Authority	Prescribed Public Body
Authority Name	The Niagara Parks Commission
Ownership	Owned
Property Nomination	Yes- Toronto Power Generating Station
Category of Property	
FPT ID	
Nomination Authority	
Location of Supporting Documents	NPC archives

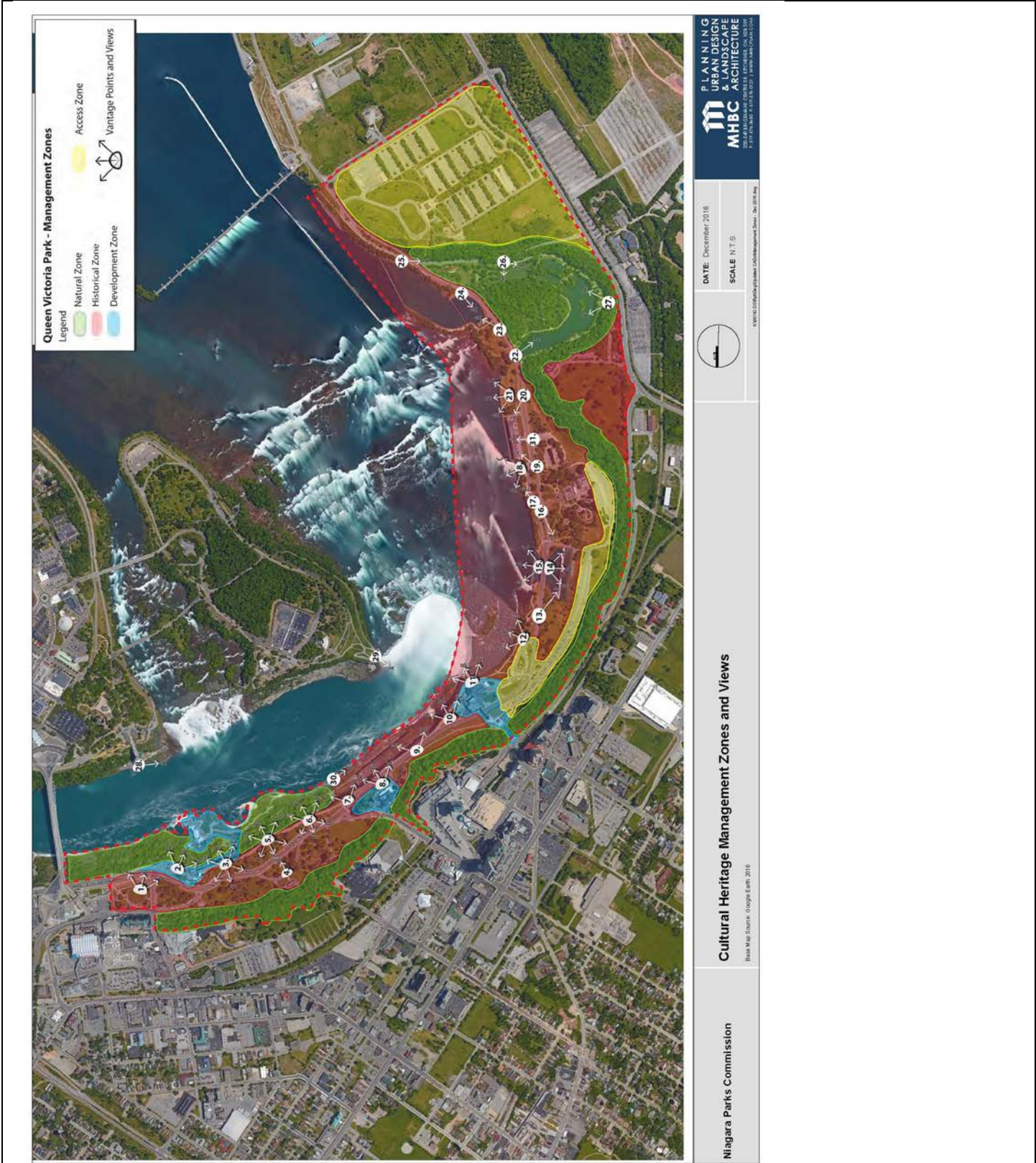
Niagara Parks Commission Statement of Cultural Heritage Value or Interest

Recognition Type(s)	National Historic Site
Local/Provincial Significance	Provincial Significance
Recognition Date	
Location	
Street:	Niagara River Parkway,
City	Niagara Falls
Province	ON
Postal Code	
Rural Route	
Upper Tier	Niagara
Lower/ Single Tier	Niagara Falls
Determination	GPS
Datum Type	NAD 83
Coordinate type:	UTM Easting: Northing:
Municipal Roll #/ PIN #	N/A
Description of Boundary	
Attachments:	
Maps:	

Niagara Parks Commission Statement of Cultural Heritage Value or Interest



Niagara Parks Commission Statement of Cultural Heritage Value or Interest



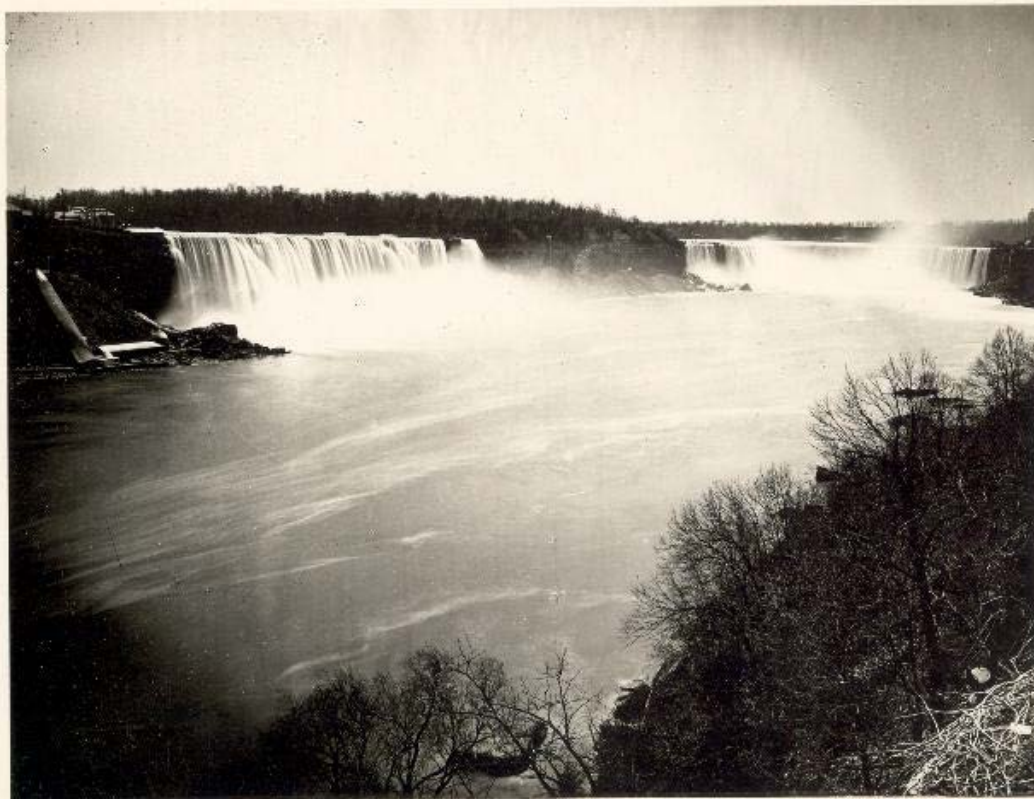
Photos: Contemporary Photo undated
File Type: image

Niagara Parks Commission Statement of Cultural Heritage Value or Interest

File Detail: Contemporary photograph

Image Credit: Niagara Parks Commission

Image Caption view of Bridal Veil and Horseshoe Falls from Queen Victoria Park



Photos:

File Type: image

File Detail: Contemporary photo

Image Credit: MHCB 2016

Image Caption View of Former Administration building, formal ribbon gardens and treed moraine backdrop

Niagara Parks Commission Statement of Cultural Heritage Value or Interest



Photos:

File Type: image

File Detail: Contemporary photo

Image Credit: Niagara Parks Commission

Image Caption; View from former Administration Building of Bridal Veil Falls, formal gardens, parapet wall and railings.

Niagara Parks Commission Statement of Cultural Heritage Value or Interest



Photos: Map

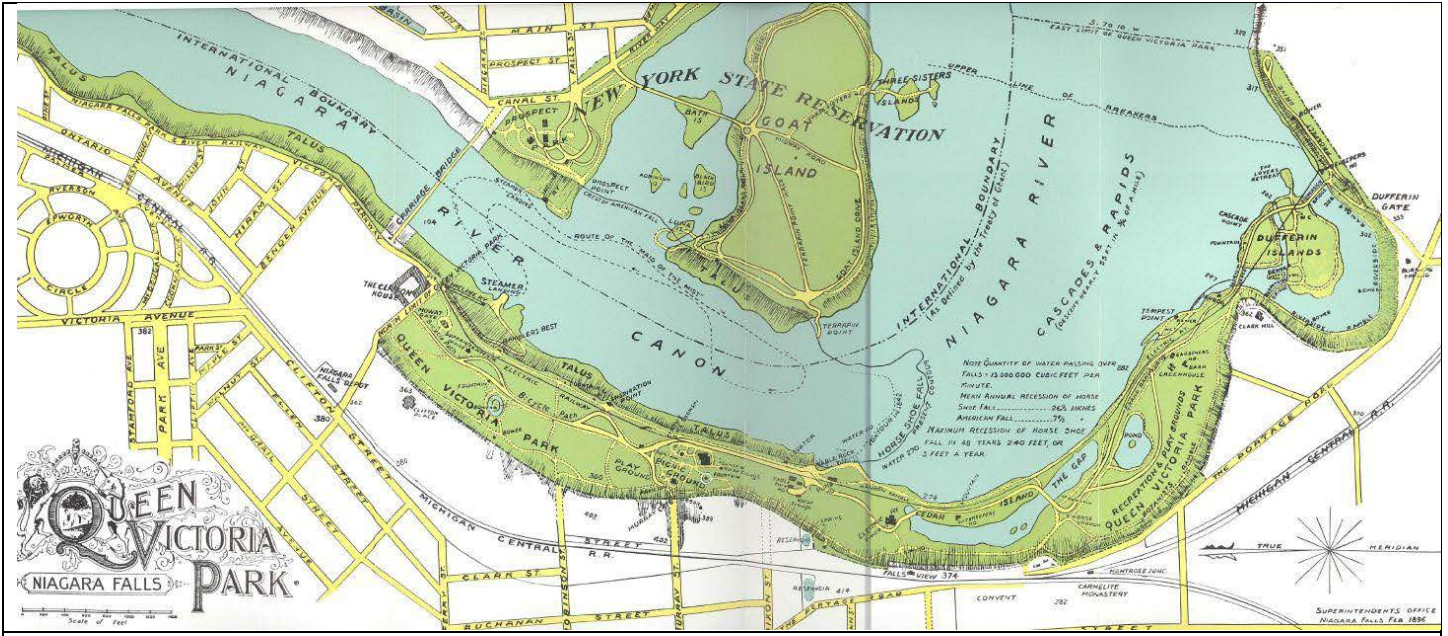
File Type: image

File Detail:

Image Credit: Niagara Parks Commission Archives

Image Caption: Limits of Queen Victoria Parks 1896

Niagara Parks Commission Statement of Cultural Heritage Value or Interest



Report(s) Cultural Heritage Evaluation Report Queen Victoria Parks Cultural Heritage Landscape prepared by

Appendix B

Site Plan



LOT 175 PORTAGE ROAD

NIAGARA FALLS, ONTARIO

ISSUED FOR OPA / REZONING

2022-07-06

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PARADIGM TRANSPORTATION SOLUTIONS LIMITED
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HERITAGE CONSULTANT

MHBC
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RAILWAY CONSULTANT

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ENVIRONMENTAL CONSULTANT

MYLER ECOLOGICAL CONSULTING
7 OLIVE CR.
STONE CREEK, ON, L8G 2T2
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SHEET LIST

A0.00	COVER PAGE
A0.01	STATISTICS
A0.02	SURVEY
A0.03	CONTEXT PLAN
A0.04	SITE PLAN
A1.01	UNDERGROUND 2 FLOOR PLAN
A1.02	UNDERGROUND 1 FLOOR PLAN
A1.03	GROUND FLOOR PLAN
A1.04	FLOOR 1 MEZZANINE
A1.05	FLOOR 2
A1.06	FLOOR 3
A1.07	FLOOR 4
A1.08	FLOOR 5
A1.09	FLOOR 6
A1.10	TYPICAL TOWER FLOOR PLAN
A2.01	ELEVATION
A2.02	ELEVATION
A2.03	ELEVATIONS
A3.01	SECTION
A3.02	SECTIONS
A4.01	RENDERING
A4.02	RENDERING
A4.03	RENDERING
A4.04	RENDERING
A4.05	RENDERING
A5.01	SHADOW STUDY
A5.02	SHADOW STUDY

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STATISTICS PER BY-LAW 79-200

LEVEL	TOTAL LEVELS	FLOOR AREA (M2)								PARKING	BIKE			UNIT MIX				
		AMENITY(M2)			GFA (M2)						RES. VEHICLE PARKING	SHORT TERM BIKE	LONG TERM BIKE	STUDIO	1B	2B	3B	TOTAL
INDOOR AMENITY	OUTDOOR AMENITY	BALCONY/TERRACE	GFA DEDUCTION /LEVEL	RES. SALEABLE	RES. NON-SALEABLE*	TOTAL GFA	GCA (M2)											
BELOW GRADE																		
UG 1	1	-	-	-	10,630	-	-	-	10,630	277	-	-	-	-	-	-	-	
UG 2	1	-	-	-	10,646	-	-	-	10,646	286	-	-	-	-	-	-	-	
SUB-TOTAL		-	-	-	21,276	-	-	-	21,276	563	-	-	-	-	-	-	-	
PODIUM																		
LEVEL 1	1	1,391	648	-	3,191	-	3,228	3,228	7,810	80	-	-	-	-	-	-	-	
LEVEL 1 MEZZ.	1	642	-	-	2,927	-	1,490	1,490	5,059	75	-	-	-	-	-	-	-	
SUB-TOTAL		2,033	648	-	6,118	-	4,718	4,718	12,869	155	-	-	-	-	-	-	-	
TOWER A																		
LEVEL 2	1	-	-	-	2,486	-	1,363	1,363	3,849	61	-	-	-	-	-	-	0	
LEVEL 3	1	541	1,418	141	646	734	1,380	1,380	5	4	-	-	-	-	-	-	9	
LEVEL 4	1	-	-	208	961	220	1,181	1,181	9	6	-	-	-	-	-	-	15	
LEVEL 5	1	-	-	181	821	206	1,027	1,027	8	5	-	-	-	-	-	-	13	
LEVEL 6	1	-	-	107	634	110	744	744	2	7	2	-	-	-	-	-	11	
TYP. TOWER		47	-	-	643	110	-	-	2	6	3	-	-	-	-	-	11	
LEVEL 7-35	29	-	-	1,363	18,647	3,190	21,837	21,837	58	174	87	-	-	-	-	-	319	
LEVEL MPH	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
SUB-TOTAL		541	1,418	2,000	2,486	21,709	5,823	27,532	30,018	61	-	-	-	60	203	104	367	
TOWER B																		
LEVEL 2	1	472	557	14	192	596	788	788	2	1	-	-	-	-	-	-	3	
LEVEL 3	1	-	-	82	616	110	726	726	4	5	2	-	-	-	-	-	11	
LEVEL 4	1	-	-	47	643	110	753	753	2	6	3	-	-	-	-	-	11	
LEVEL 5	1	-	-	47	643	110	753	753	2	6	3	-	-	-	-	-	11	
LEVEL 6	1	-	-	47	643	110	753	753	2	6	3	-	-	-	-	-	11	
TYP. TOWER		47	-	-	643	110	-	-	2	6	3	-	-	-	-	-	11	
LEVEL 7-25	19	-	-	893	12,217	2,090	14,307	14,307	38	114	57	-	-	-	-	-	209	
LEVEL MPH	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
SUB-TOTAL		472	557	1,130	-	14,954	3,126	18,080	18,080	-	-	-	48	139	69	-	256	
TOTALS		3,046	2,623	3,130	29,880	36,663	13,667	50,330	82,243	779	-	-	108	342	173	-	623	
*RESIDENTIAL NON-SALEABLE GFA INCLUDES INDOOR AMENITY AREA																		

City of Niagara Falls By-law 79-200
"FLOOR AREA" means, subject to clauses a and b, the aggregate of the horizontal areas of each floor in a building measured to the centre of party walls and to the outside of other walls;
a) in the case of a dwelling or a dwelling unit, the following shall be excluded in calculating the floor area: any private garage, breezeway, unenclosed sunroom, porch, veranda, balcony, basement, cellar and unfinished attic;
b) the floor area of a dwelling unit means the aggregate of the horizontal areas of each floor contained within the dwelling unit measured to the centre of party walls and to the outside of other walls, subject

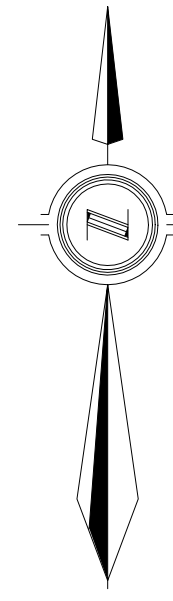
PROJECT SUMMARY		
	AREA (M2)	FSI***
LOT AREA	12,425	
ROAD WIDENING	398	
TOTAL SITE AREA	12,823	
TOTAL GFA	50,330	4.05
DEVELOPMENT DETAILS		
	AREA (M2)	%
BUILDING COVERAGE	7810	63%
LANDSCAPE AREA**	4832	39%
TOTAL BUILDING SIZE	82,243	
BUILDING HEIGHTS		
	STOREYS	HEIGHT (M)*
BUILDING A	35	115.88
BUILDING B	25	83.78

*BUILDING HEIGHT MEASURED FROM THE ESTABLISHED GRADE
**LANDSCAPE AREA EXCLUSIVE OF THE FUTURE ROAD WIDENING
***FSI IS EXCLUSIVE OF FUTURE ROAD WIDENING

VEHICLE PARKING		
	RATE / UNIT	COUNT
ZONING REQUIRED	1.4	872
PROPOSED PROVIDED*	1.25	779
PARKING TYPES		
BARRIER FREE PARKING		17
EVSE	0.2	156

*REFER TO TRANSPORTATION IMPACT STUDY REPORT

AMENITY		
	RATE / UNIT	AREA (M2)
INDOOR AMENITY	4.9	3,046
OUTDOOR AMENITY	4.2	2,623
BALCONY/TERRACE	5.0	3,130



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SURVEY

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CONTEXT PLAN

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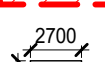

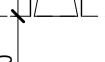



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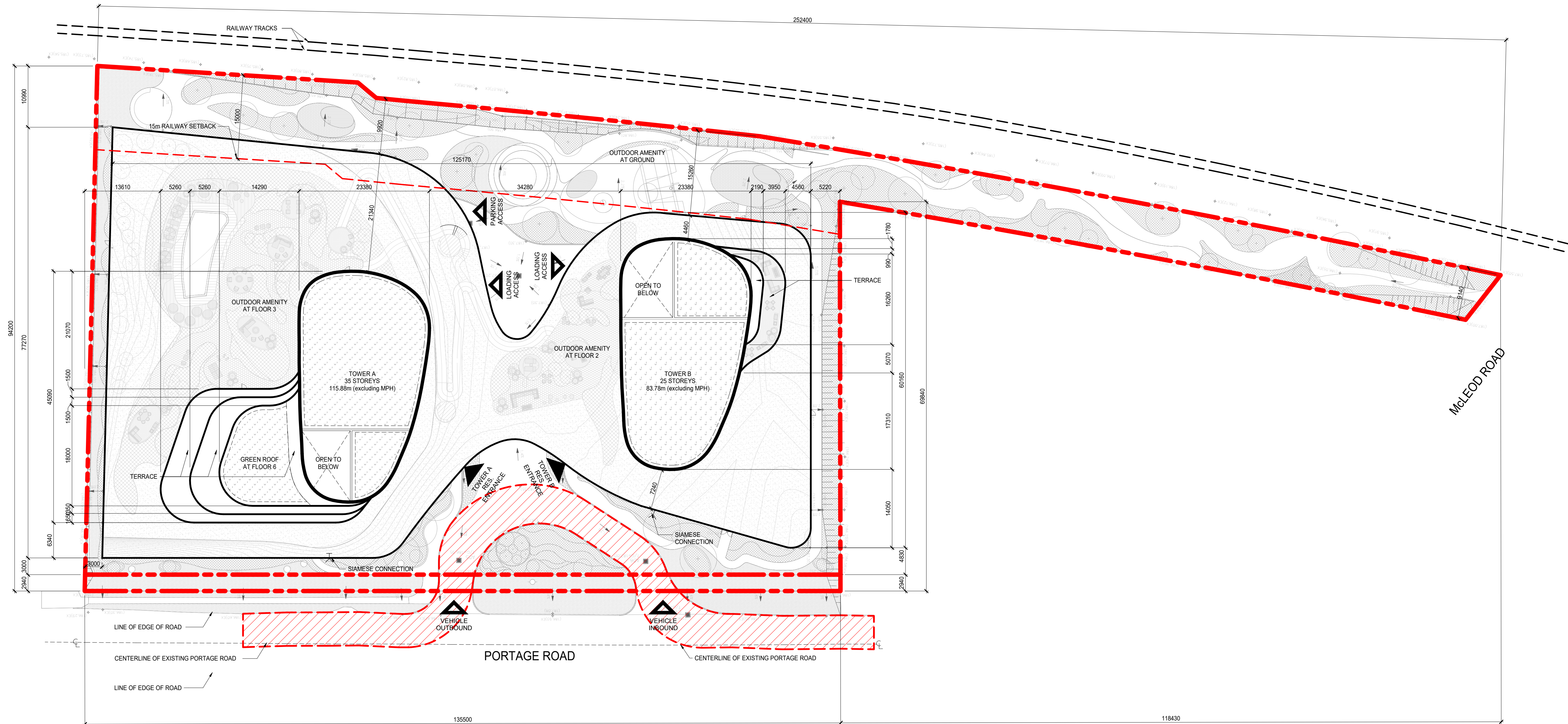
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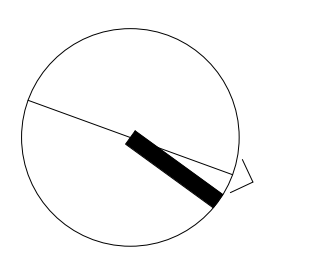
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-  SECONDARY ACCESS
-  PRIMARY ACCESS
-  RAILWAY SETBACK
-  PROPERTY LINE
-  GREEN ROOF
-  FIRE ROUTE ACCESS
-  TYP. PARKING
-  TYP. DRIVE AISLE
-  TYP. PARKING AS REQUIRED AS PER ZONING-BY-LAW 79-200-4-19 TABLE 2
-  ACCESSIBLE PARKING



1 SITE PLAN
A0.04 1:400

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LOT 175 PORTAGE ROAD, CITY OF NIAGARA FALLS,
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SITE PLAN





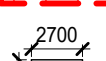

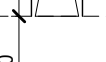



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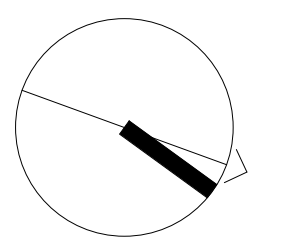
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PRELIMINARY

-  SECONDARY ACCESS
-  PRIMARY ACCESS
-  RAILWAY SETBACK
-  PROPERTY LINE
-  GREEN ROOF
-  FIRE ROUTE ACCESS
-  TYP. PARKING
-  TYP. DRIVE AISLE
-  TYP. PARKING AS REQUIRED BY LAW 79-200.4.19 TABLE 2
-  ACCESSIBLE PARKING

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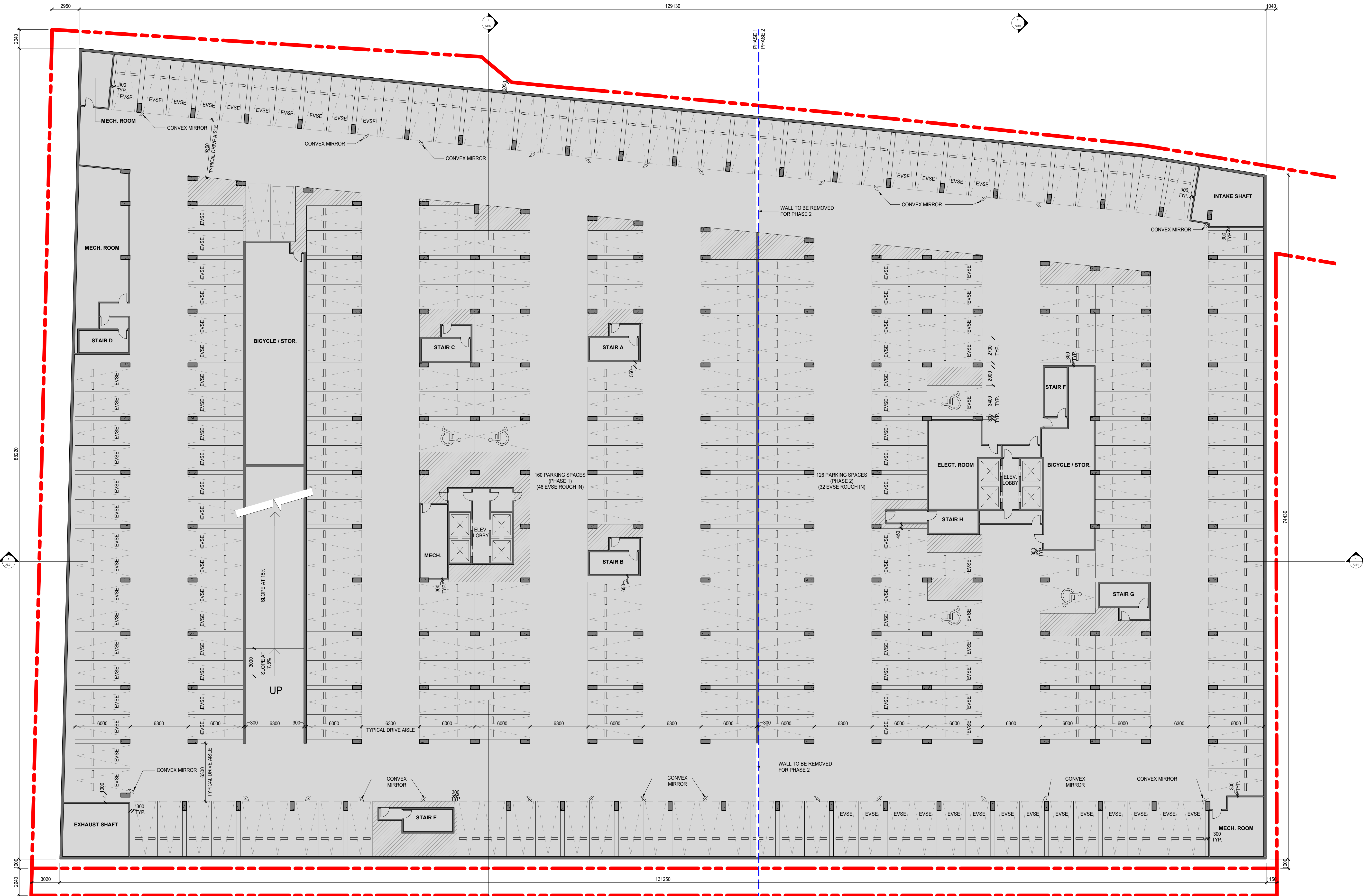
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**UNDERGROUND 2 FLOOR
PLAN**

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PLOT DATE: 2022-07-26 8:37:54 PM

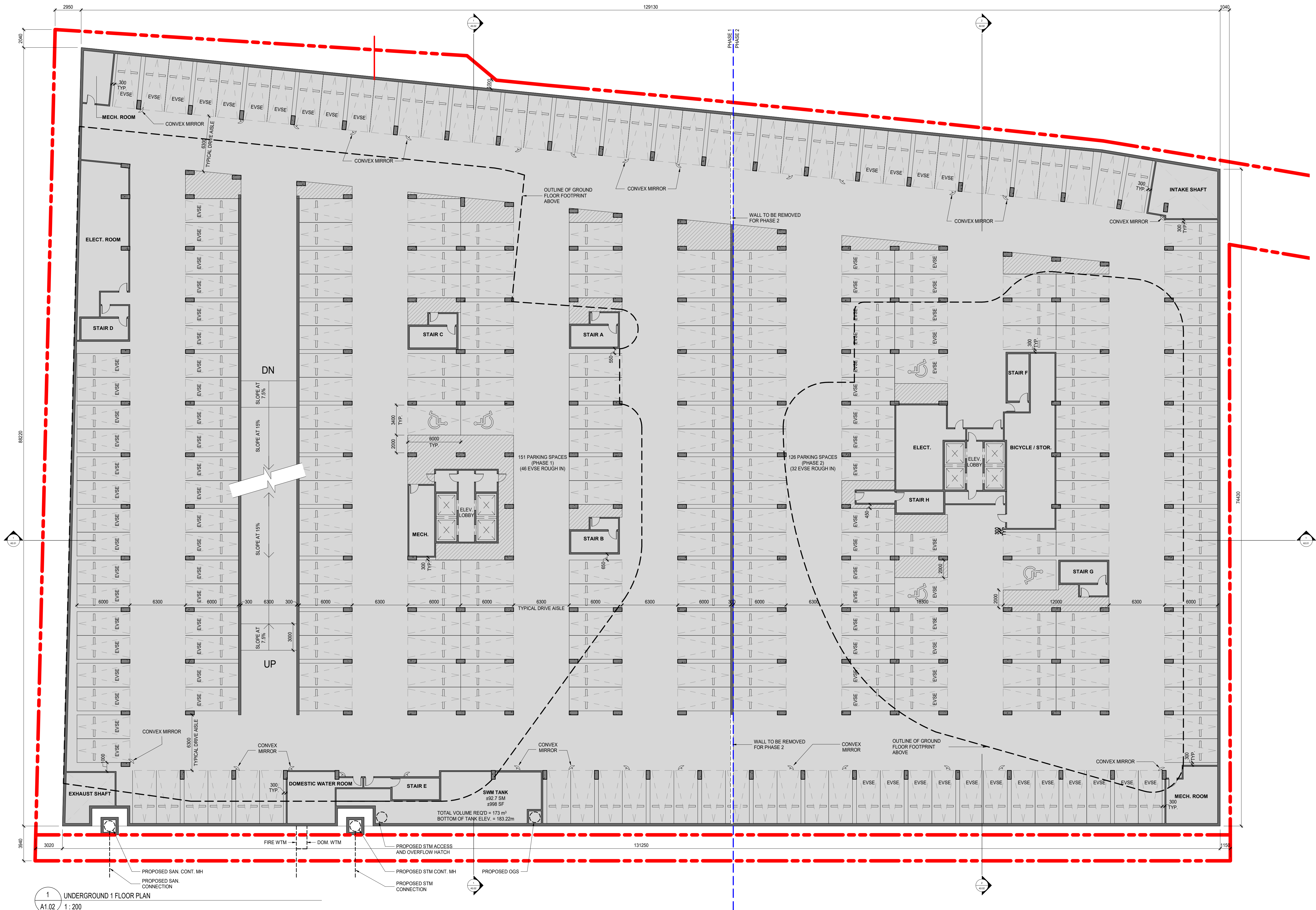
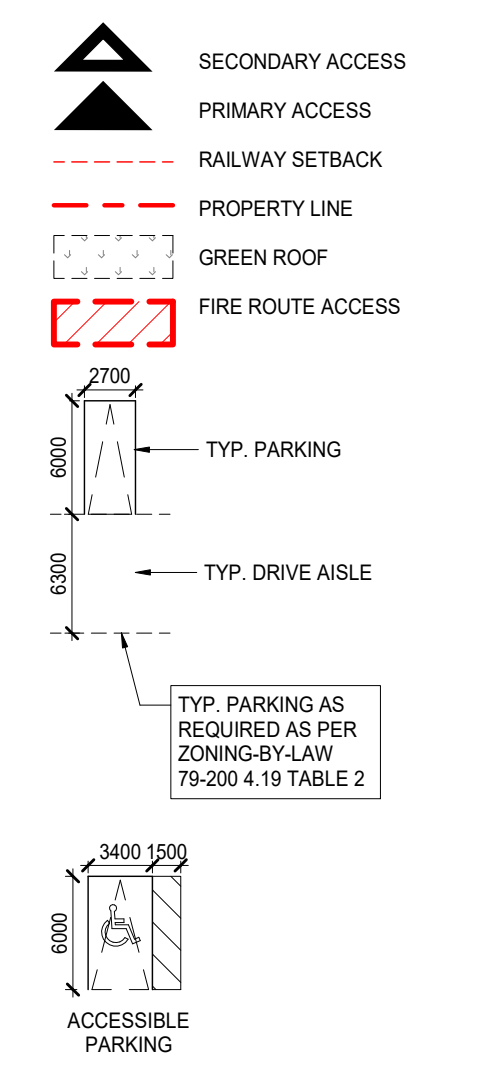


1 UNDERGROUND 2 FLOOR PLAN
A1.01 1: 200

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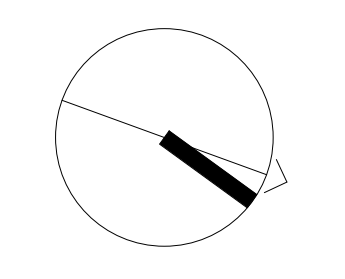
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1 UNDERGROUND 1 FLOOR PLAN
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SHEET TITLE

**UNDERGROUND 1 FLOOR
PLAN**

DRAWN BY: TW
CHECKED BY: KL
PROJECT START DATE: 21-10-01
PROJECT NO.: 21140
SHEET NUMBER

A1.02

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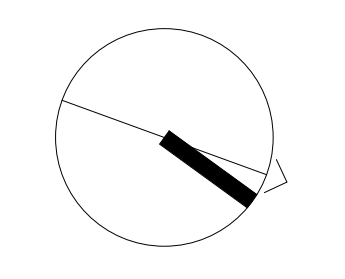
NOT FOR CONSTRUCTION

PRELIMINARY

- SECONDARY ACCESS
- PRIMARY ACCESS
- RAILWAY SETBACK
- PROPERTY LINE
- GREEN ROOF
- FIRE ROUTE ACCESS
- TYP. PARKING
- TYP. DRIVE AISLE
- TYP. PARKING AS REQUIRED AS PER ZONING BY-LAW 79-2004.19 TABLE 2
- ACCESSIBLE PARKING

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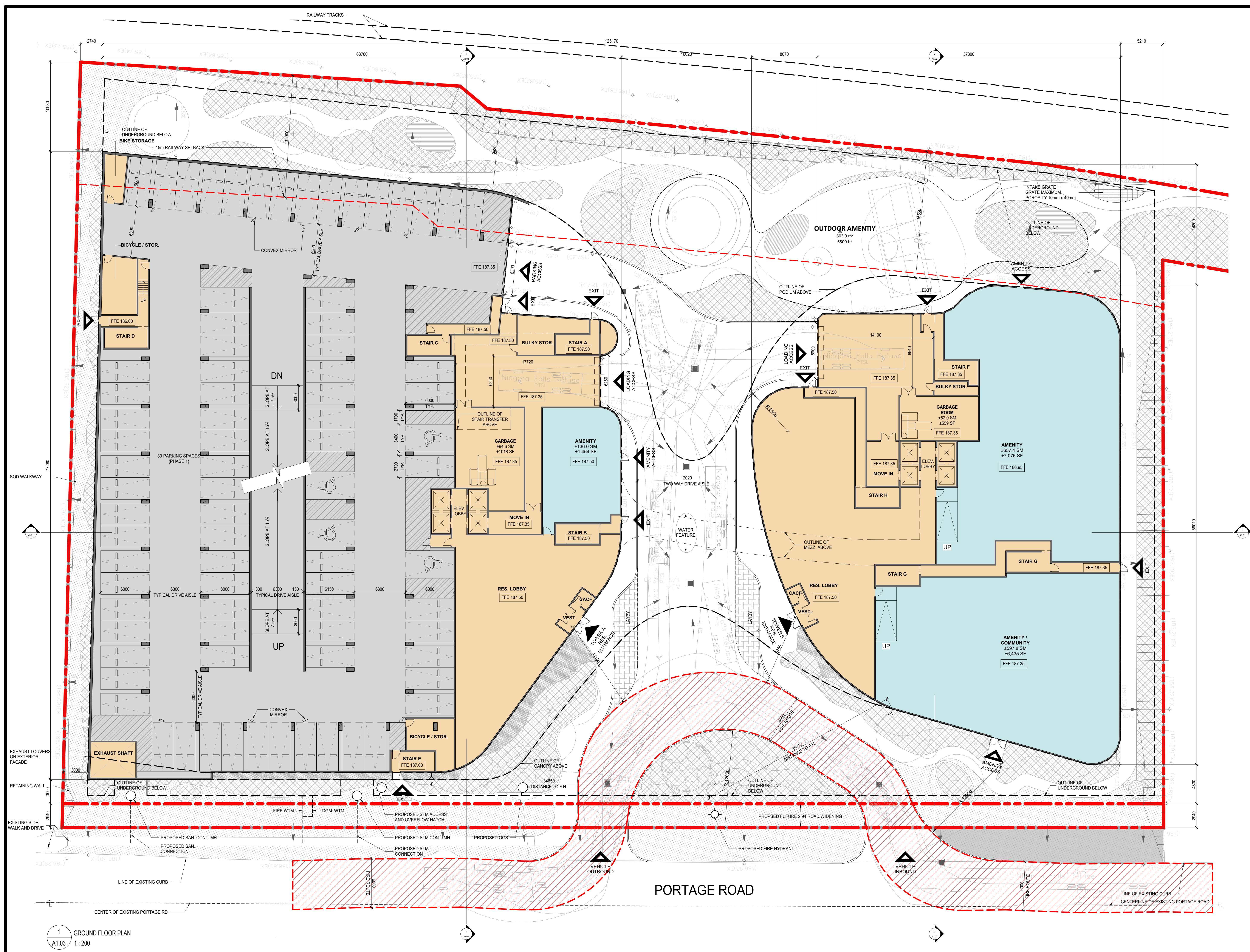
SHEET TITLE

GROUND FLOOR PLAN

DRAWN BY: TW
CHECKED BY: KL
PROJECT START DATE: 21-10-01
PROJECT NO.: 21140
SHEET NUMBER

A1.03

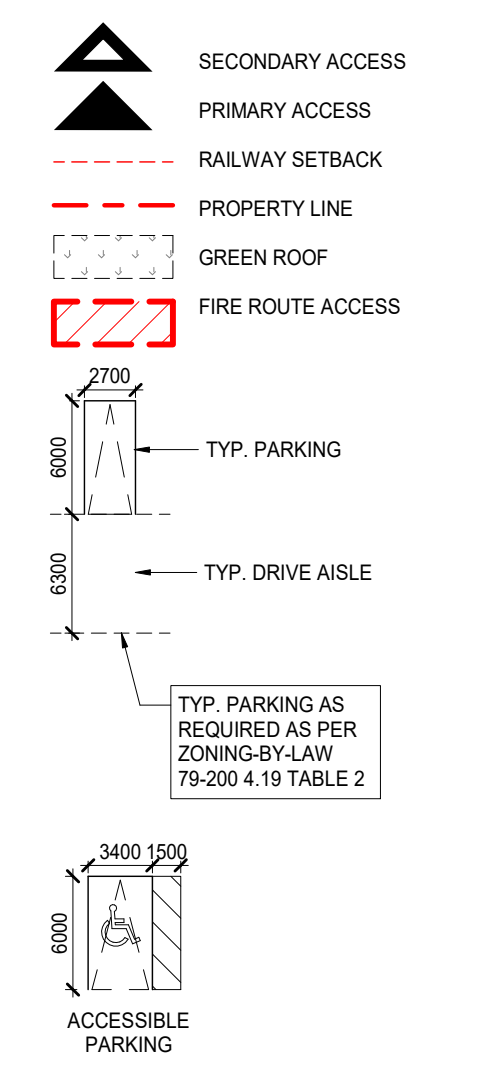
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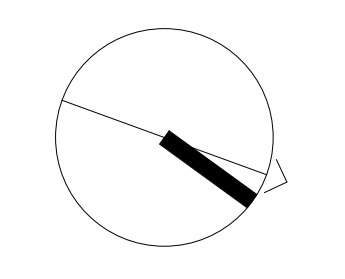
1 GROUND FLOOR PLAN
A1.03 1:200

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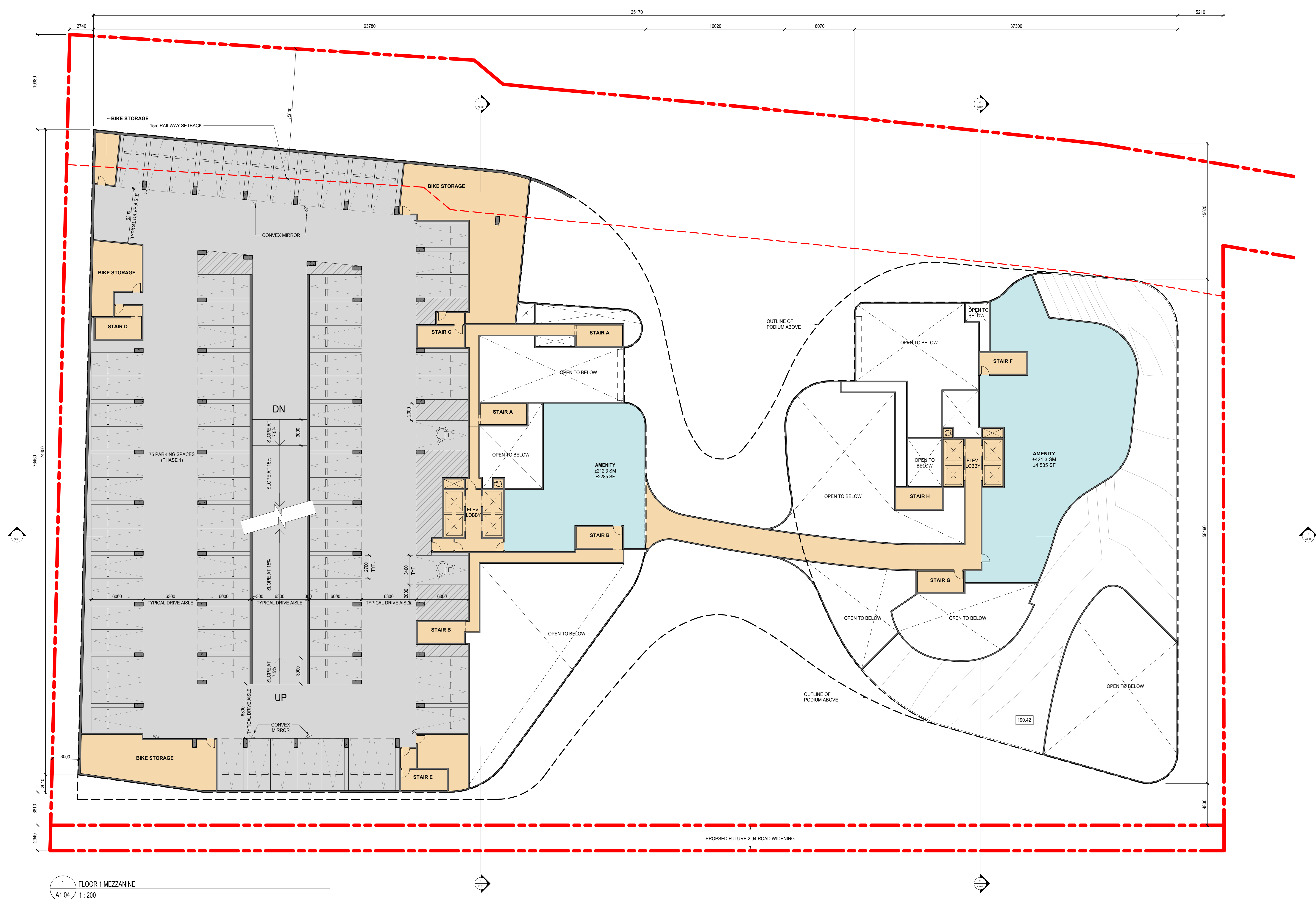
SHEET TITLE

FLOOR 1 MEZZANINE

DRAWN BY: TW
CHECKED BY: KL
PROJECT START DATE: 21-10-01
PROJECT NO.: 21140
SHEET NUMBER

A1.04

PLOT DATE: 2022-07-26 8:35:23 PM




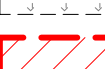








1 FLOOR 1 MEZZANINE
A1.04 1:200

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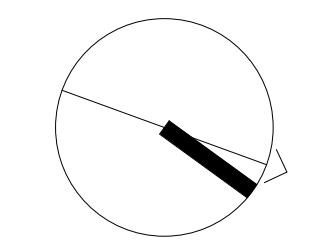
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-  SECONDARY ACCESS
-  PRIMARY ACCESS
-  RAILWAY SETBACK
-  PROPERTY LINE
-  GREEN ROOF
-  FIRE ROUTE ACCESS
-  TYP. PARKING
-  TYP. DRIVE AISLE
-  TYP. PARKING AS REQUIRED BY LAW PER ZONING BY-LAW 78-2004.19 TABLE 2
-  ACCESSIBLE PARKING

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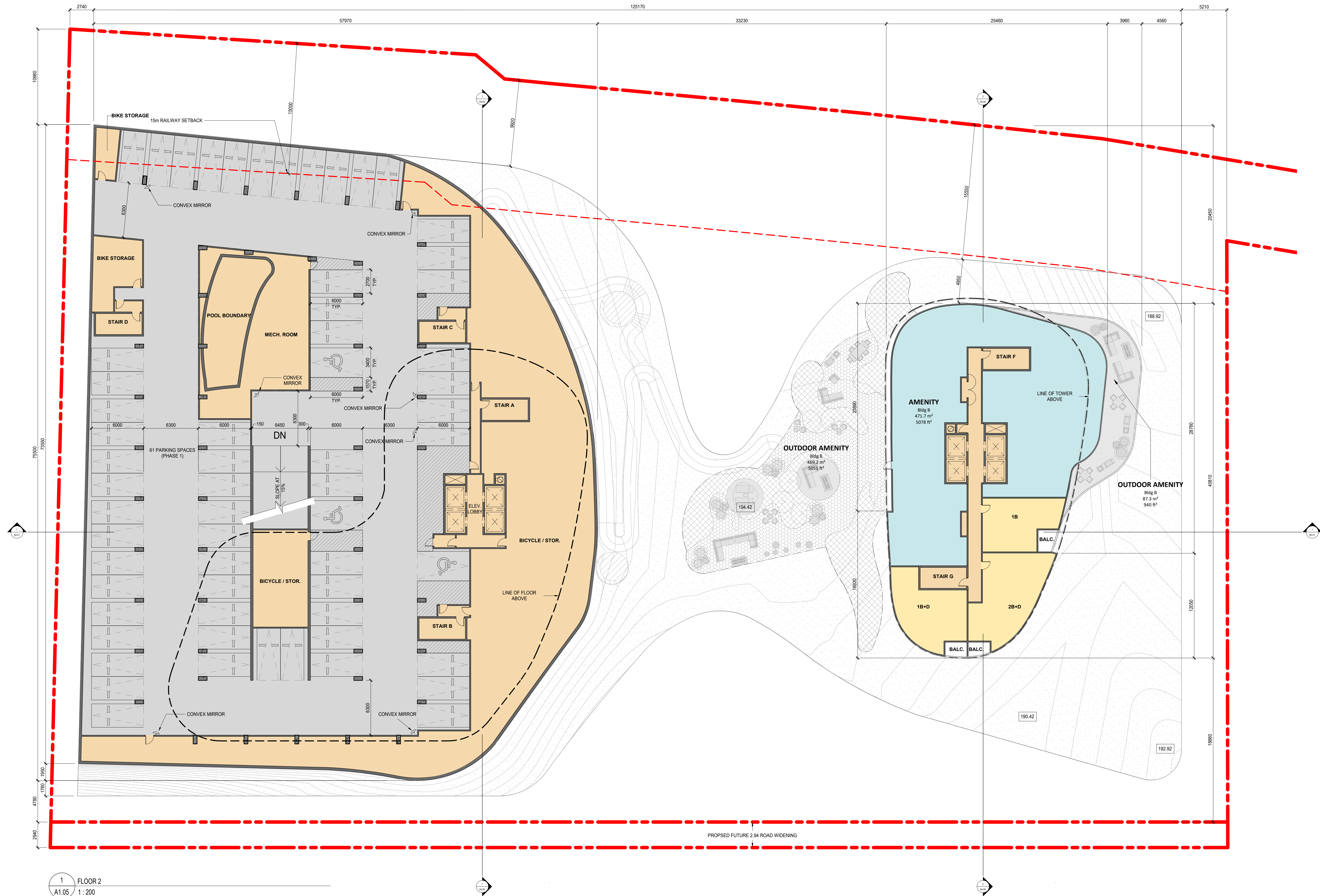
SHEET TITLE

FLOOR 2

DRAWN BY: TW
CHECKED BY: KL
PROJECT START DATE: 21-10-01
PROJECT NO.: 21140
SHEET NUMBER

A1.05

PLOT DATE: 2022-07-26 8:39:39 PM






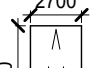


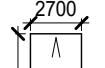

1 FLOOR 2
A1.05 1: 200

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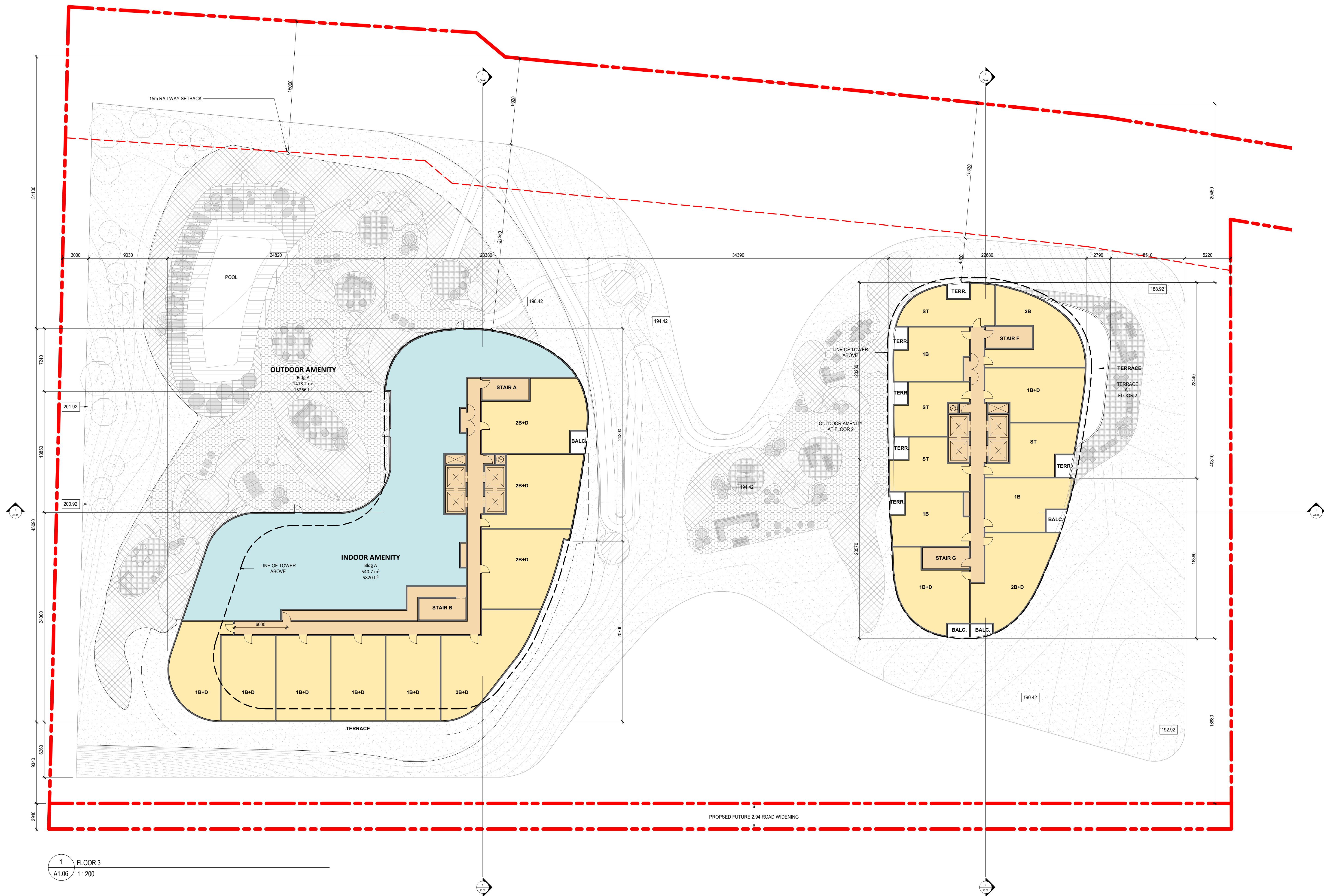
PRELIMINARY

-  SECONDARY ACCESS
-  PRIMARY ACCESS
-  RAILWAY SETBACK
-  PROPERTY LINE
-  GREEN ROOF
-  FIRE ROUTE ACCESS

-  TYP. PARKING
-  TYP. DRIVE AISLE

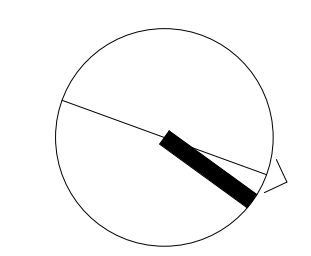
TYP. PARKING AS REQUIRED AS PER ZONING-BY-LAW 78-2004.19 TABLE 2

-  ACCESSIBLE PARKING



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SHEET TITLE

FLOOR 3

1 FLOOR 3
A1.06 1:200




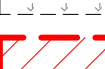






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PROJECT START DATE: 21-10-01
PROJECT NO.: 21140
SHEET NUMBER

A1.06

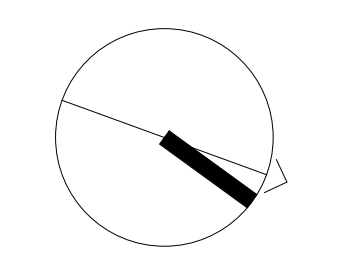
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-  PRIMARY ACCESS
-  RAILWAY SETBACK
-  PROPERTY LINE
-  GREEN ROOF
-  FIRE ROUTE ACCESS
-  TYP. PARKING
-  TYP. DRIVE AISLE
-  TYP. PARKING AS REQUIRED AS PER ZONING BY-LAW 79-2004.19 TABLE 2
-  ACCESSIBLE PARKING

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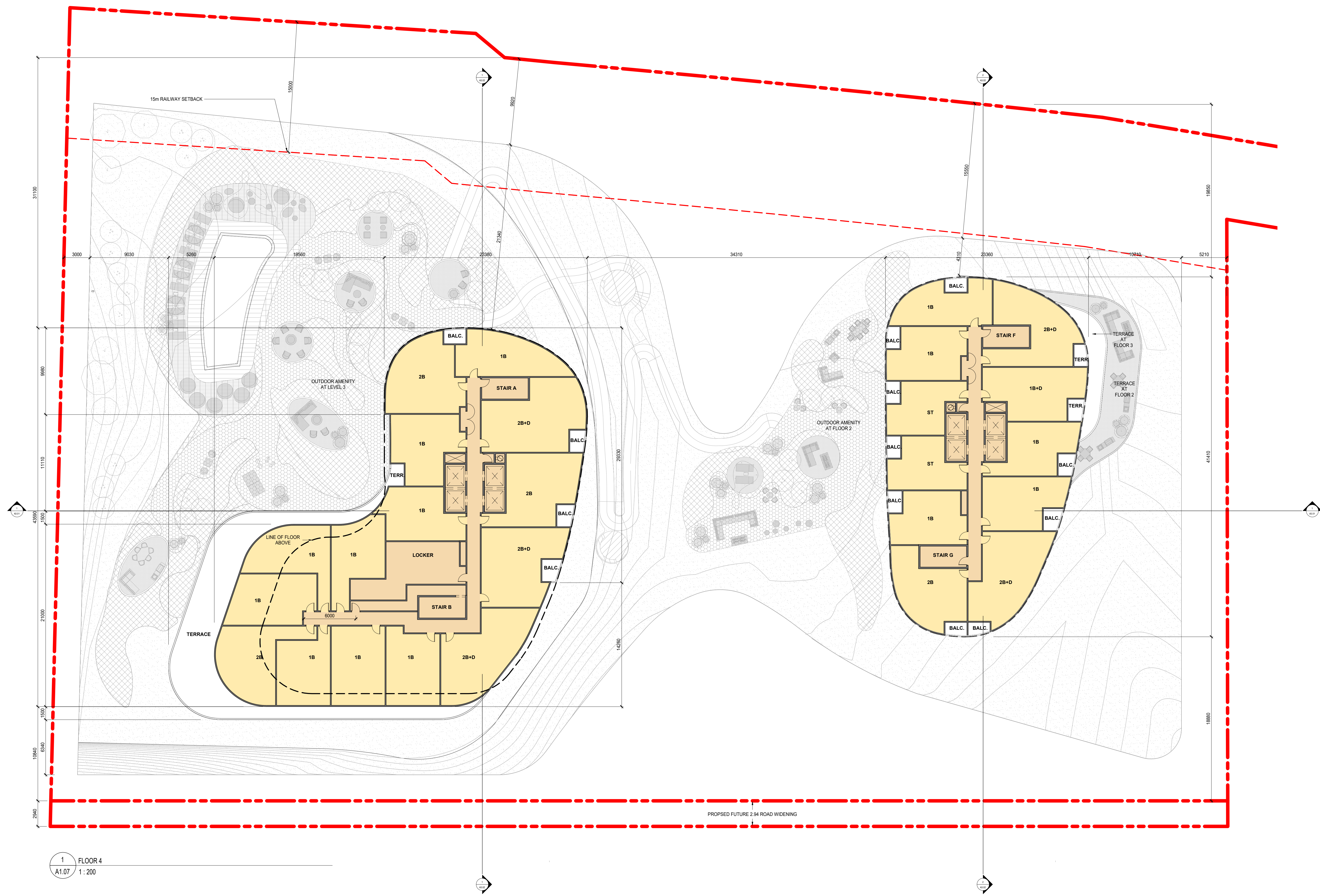
SHEET TITLE

FLOOR 4

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PROJECT START DATE:	21-10-01
PROJECT NO.:	21140
SHEET NUMBER	

A1.07

PLOT DATE: 2022-07-26 8:40:36 PM




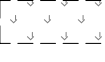

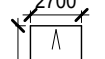

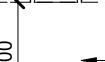
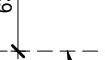



1 FLOOR 4
A1.07 1:200

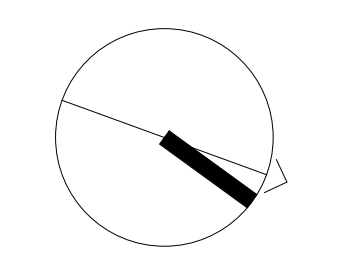
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PRELIMINARY

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-  PRIMARY ACCESS
-  RAILWAY SETBACK
-  PROPERTY LINE
-  GREEN ROOF
-  FIRE ROUTE ACCESS
-  TYP. PARKING
-  TYP. DRIVE AISLE
-  TYP. PARKING AS REQUIRED AS PER ZONING BY-LAW 79-2004.19 TABLE 2
-  ACCESSIBLE PARKING

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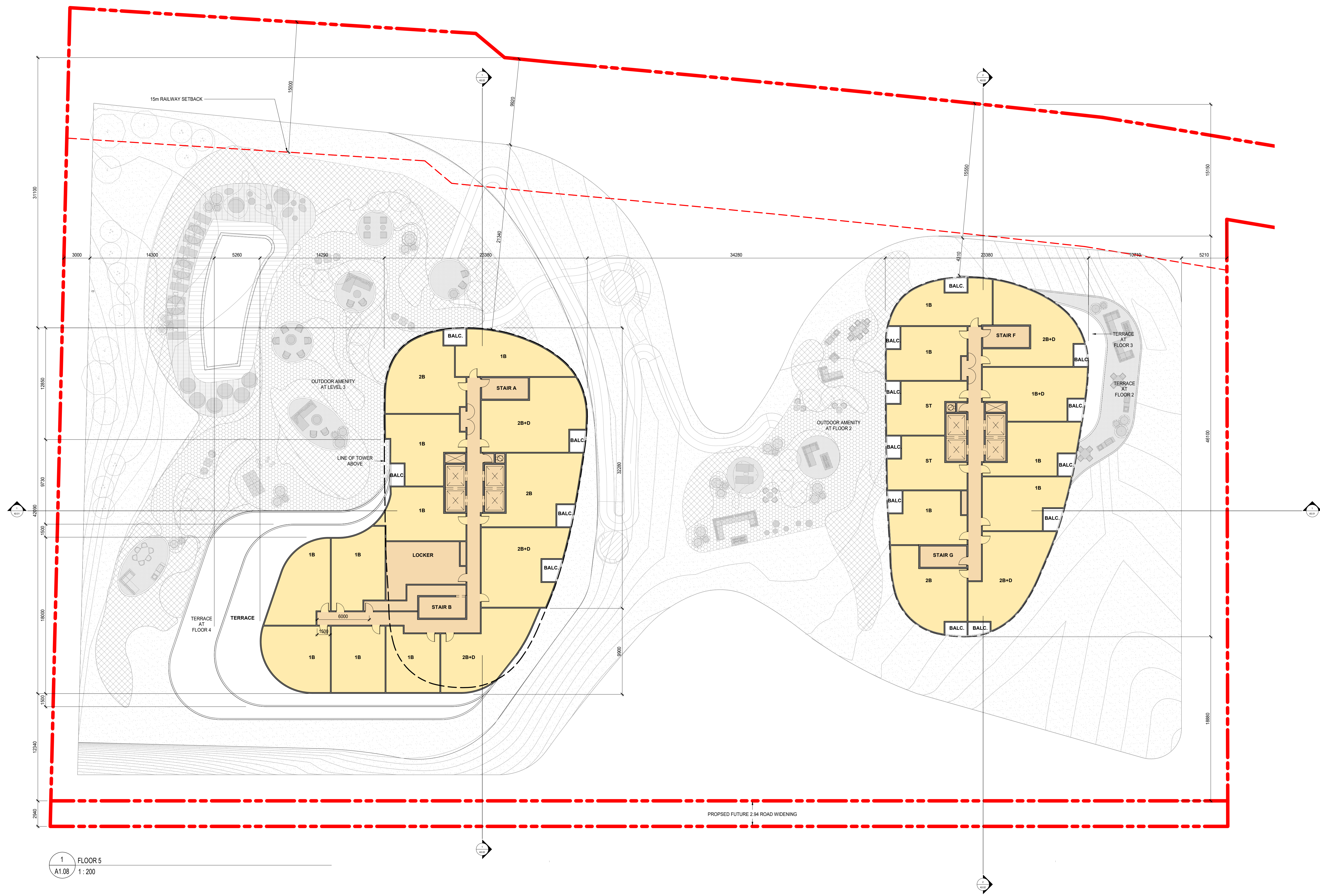
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SHEET TITLE

FLOOR 5

DRAWN BY:	TW
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PROJECT START DATE:	21-10-01
PROJECT NO.:	21140
SHEET NUMBER	

A1.08





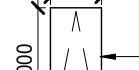

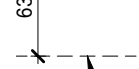





1 FLOOR 5
A1.08 1:200

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-  RAILWAY SETBACK
-  PROPERTY LINE
-  GREEN ROOF
-  FIRE ROUTE ACCESS
-  TYP. PARKING
-  TYP. DRIVE AISLE
-  TYP. PARKING AS REQUIRED AS PER ZONING-BY-LAW 79-200-4-19 TABLE 2
-  ACCESSIBLE PARKING

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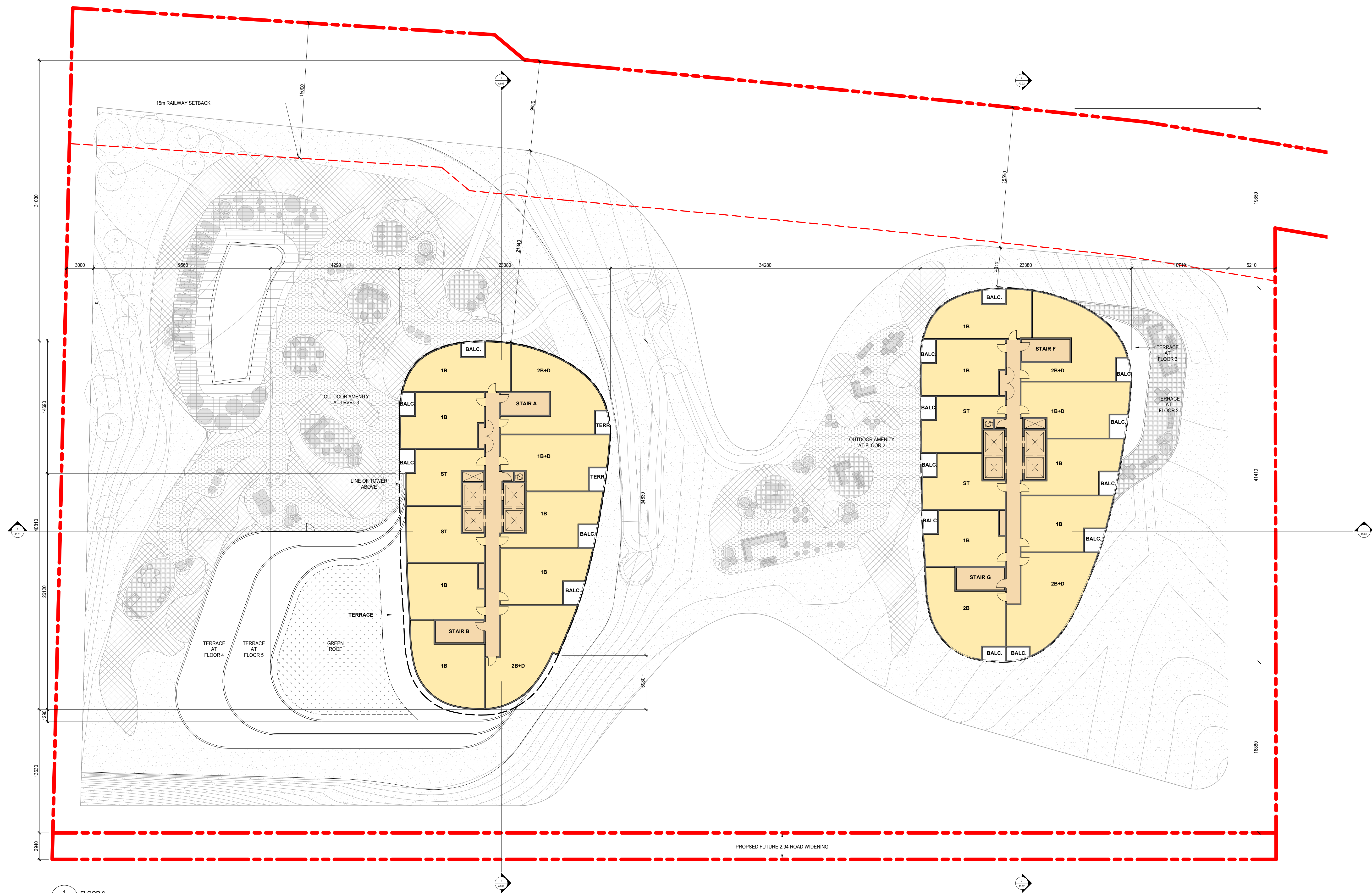
SHEET TITLE

FLOOR 6

DRAWN BY: TW
 CHECKED BY: KL
 PROJECT START DATE: 21-10-01
 PROJECT NO.: 21140
 SHEET NUMBER

A1.09

PLOT DATE: 2022-07-26 8:41:38 PM




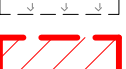

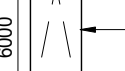


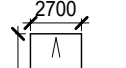

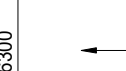
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 A1.09 1:200

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PRELIMINARY

-  SECONDARY ACCESS
-  PRIMARY ACCESS
-  RAILWAY SETBACK
-  PROPERTY LINE
-  GREEN ROOF
-  FIRE ROUTE ACCESS

-  TYP. PARKING
-  TYP. DRIVE AISLE
-  TYP. PARKING AS REQUIRED AS PER ZONING-BY-LAW 79-2004-19 TABLE 2

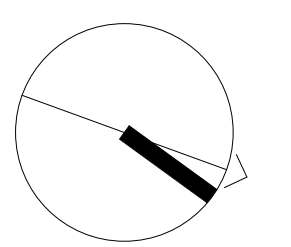
-  ACCESSIBLE PARKING

29 STORY TOWER
UNIT: 324

25 STORY TOWER
UNIT: 276

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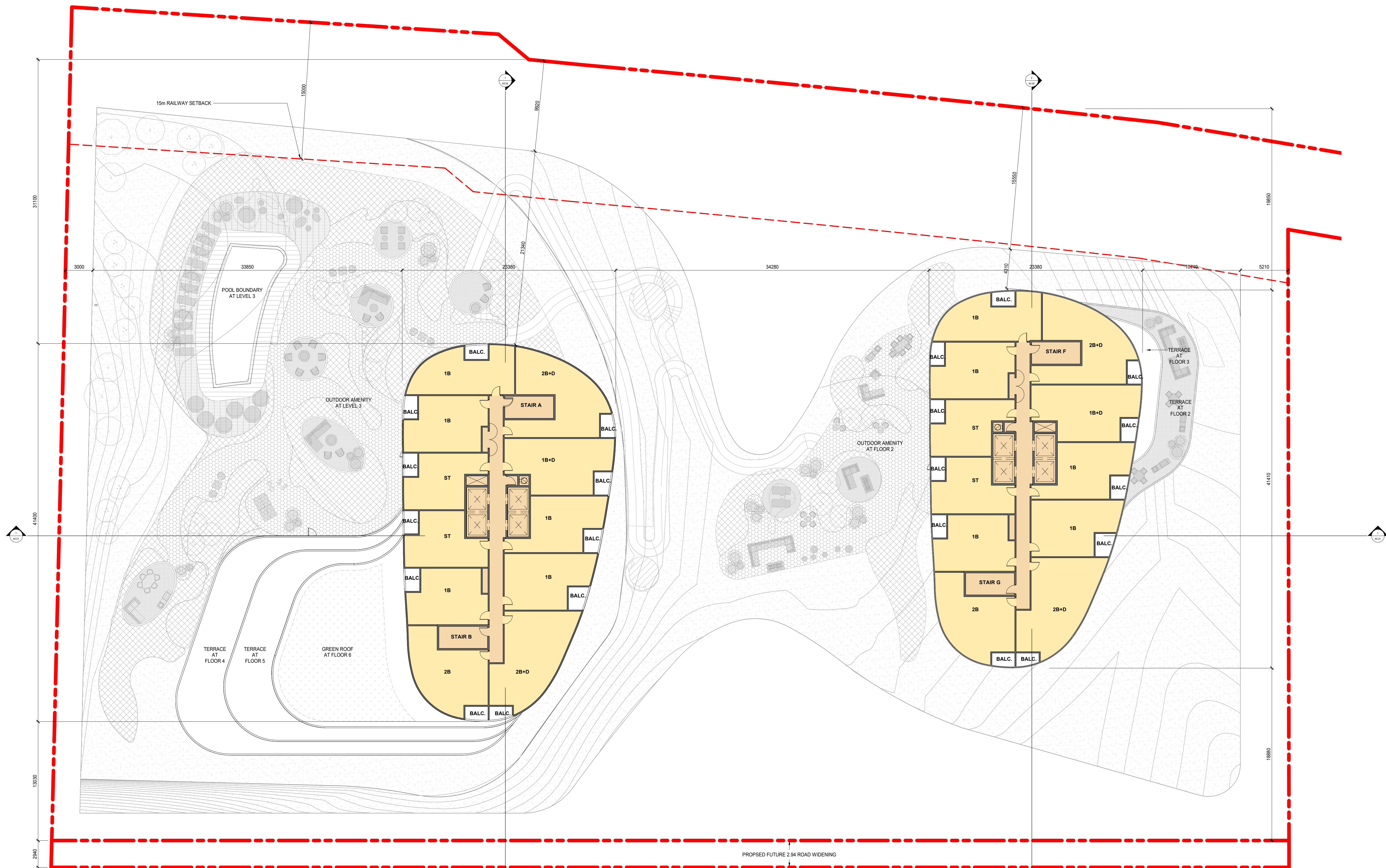
SHEET TITLE

TYPICAL TOWER FLOOR PLAN

DRAWN BY: TW
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PROJECT NO.: 21140
SHEET NUMBER

A1.10

PLOT DATE: 2022-07-26 8:42:09 PM



1 TYPICAL TOWER FLOOR PLAN
A1.10 1:200

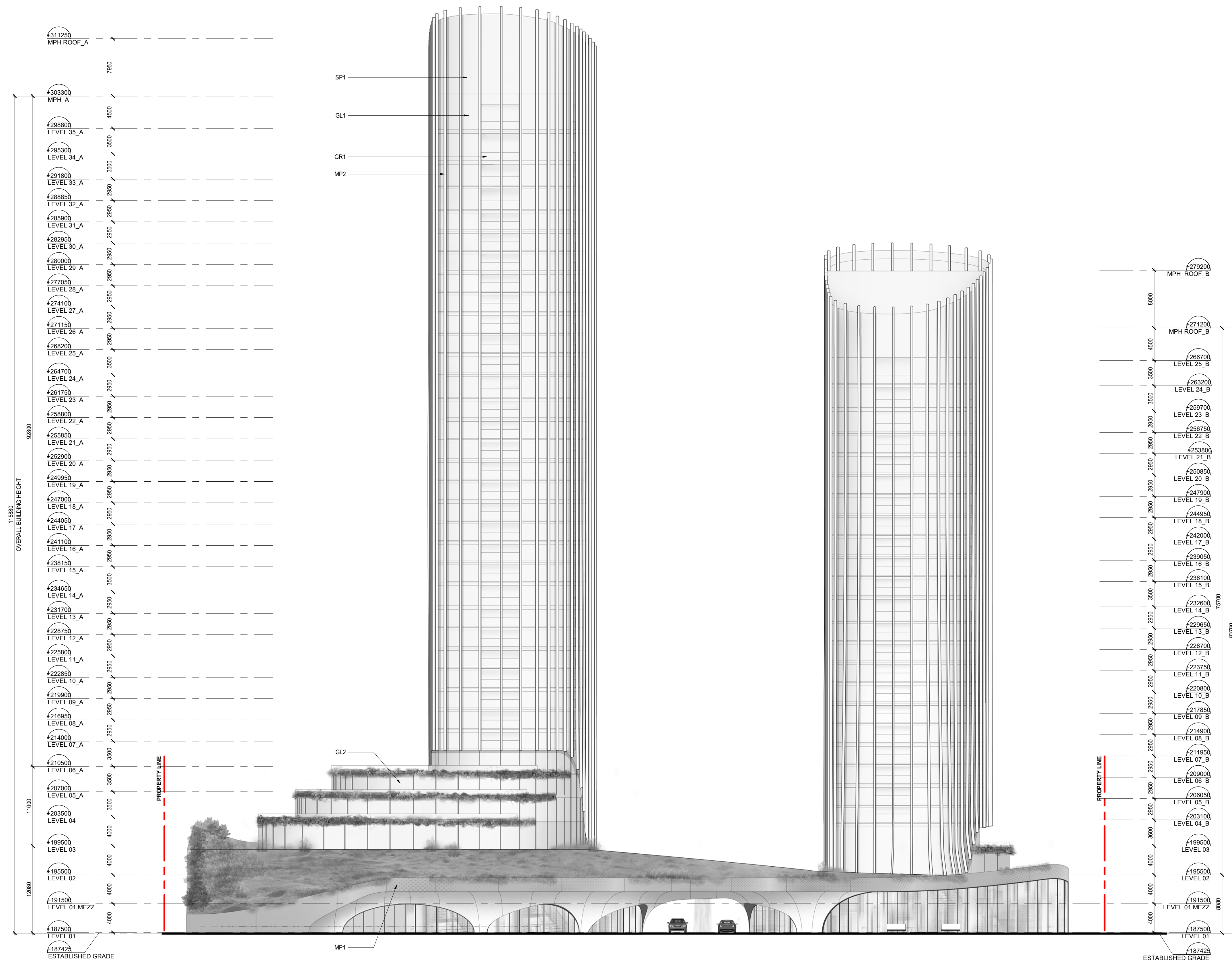
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PRELIMINARY

MATERIAL LEGEND

- GL1 VISION GLAZING
- GL2 VISION GLAZING
- GR1 GLAZING RAILING
- SP1 SPANDREL GLAZING
- MP1 METAL PANEL
- MP2 METAL MULLION



1 EAST ELEVATION
A2.01 1:300

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ELEVATION

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PROJECT NO.:	21140
SHEET NUMBER	

A2.01

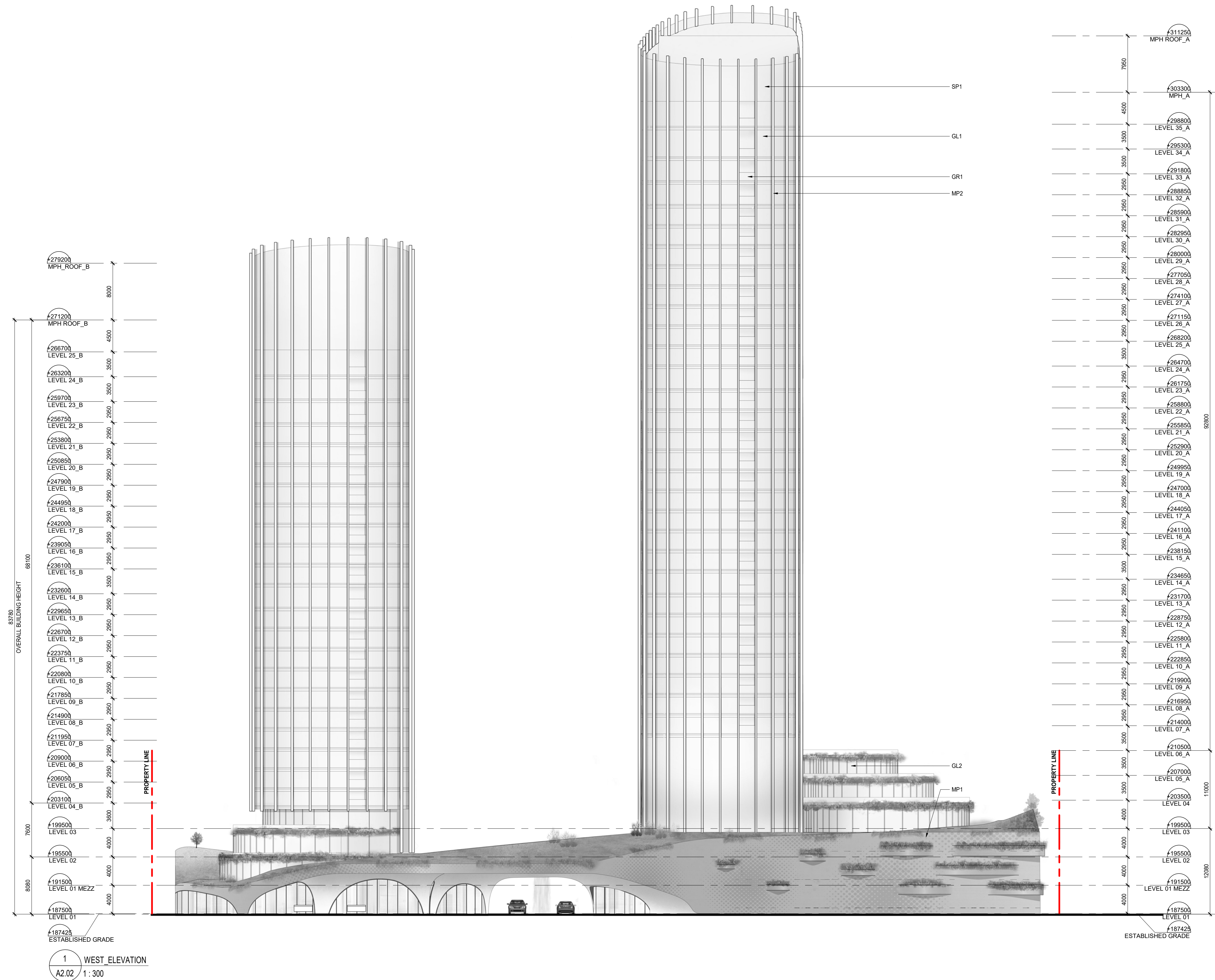
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PRELIMINARY

MATERIAL LEGEND

- GL1 VISION GLAZING
- GL2 VISION GLAZING
- GR1 GLAZING RAILING
- SP1 SPANDREL GLAZING
- MP1 METAL PANEL
- MP2 METAL MULLION



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SHEET TITLE

ELEVATION

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PROJECT NO.: 21140
SHEET NUMBER

A2.02

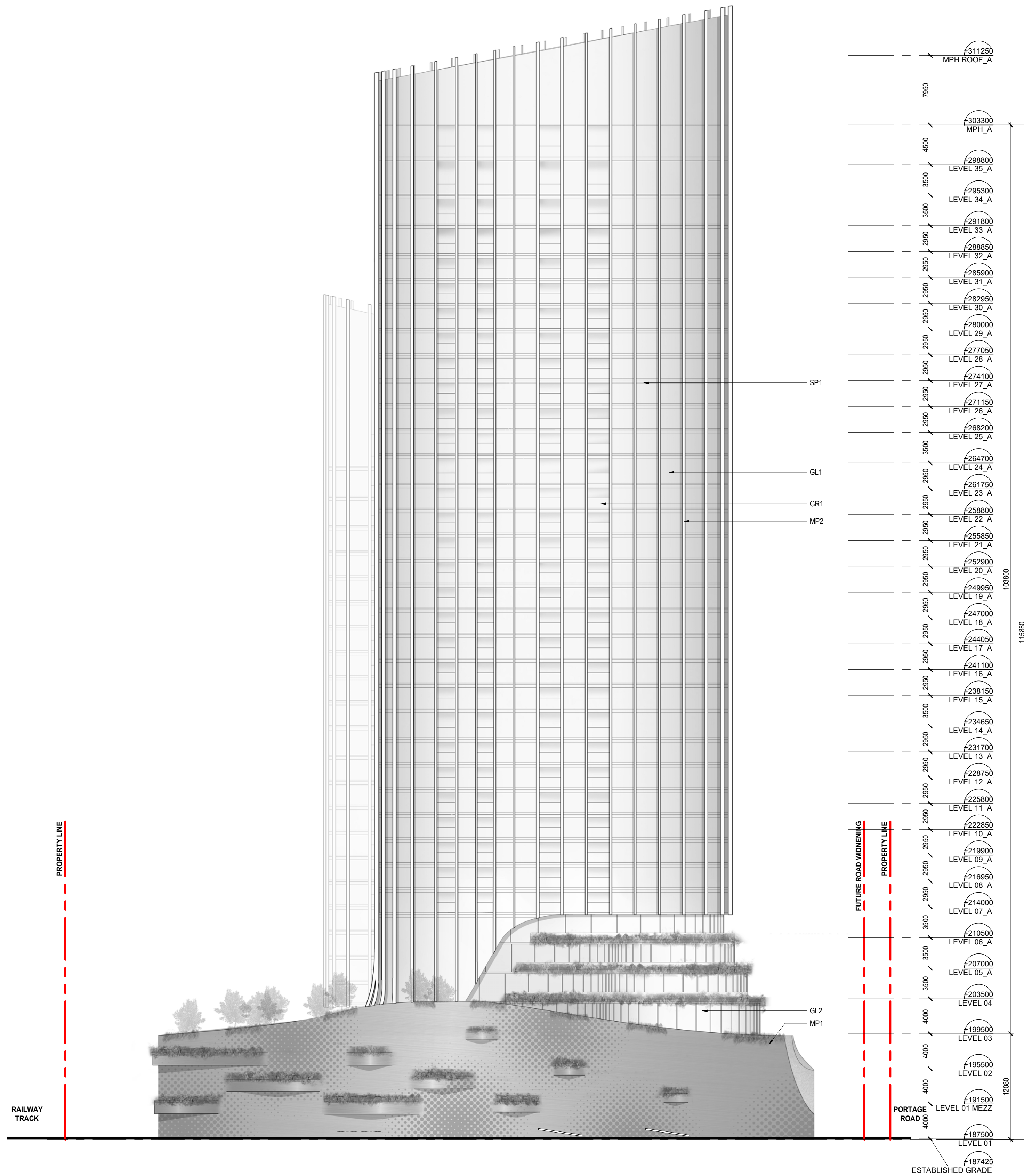
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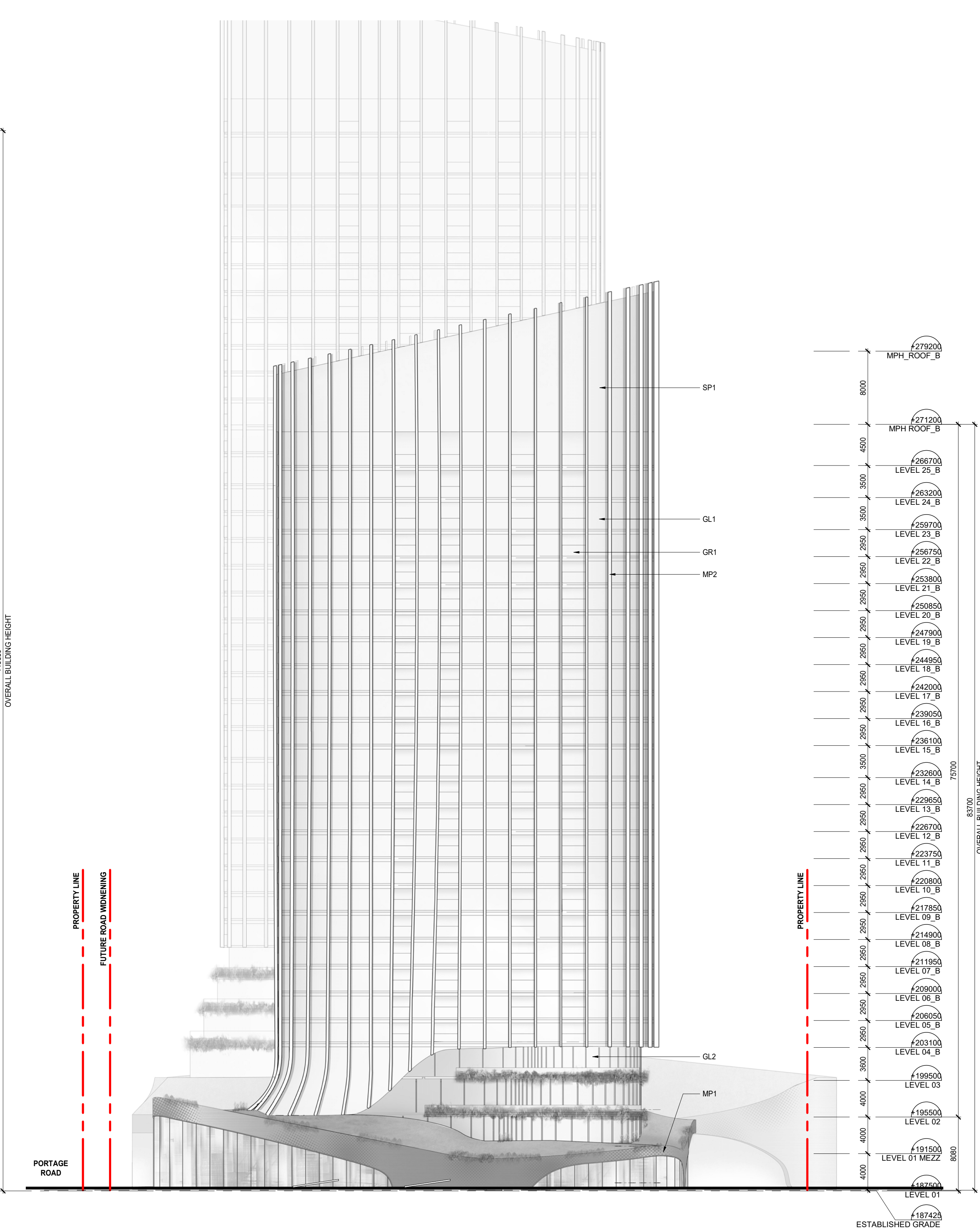
PRELIMINARY

MATERIAL LEGEND

- GL1 VISION GLAZING
- GL2 VISION GLAZING
- GR1 GLAZING RAILING
- SP1 SPANDREL GLAZING
- MP1 METAL PANEL
- MP2 METAL MULLION



1 NORTH ELEVATION
A2.03 1:300



2 SOUTH ELEVATION
A2.03 1:300

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SHEET TITLE

ELEVATIONS

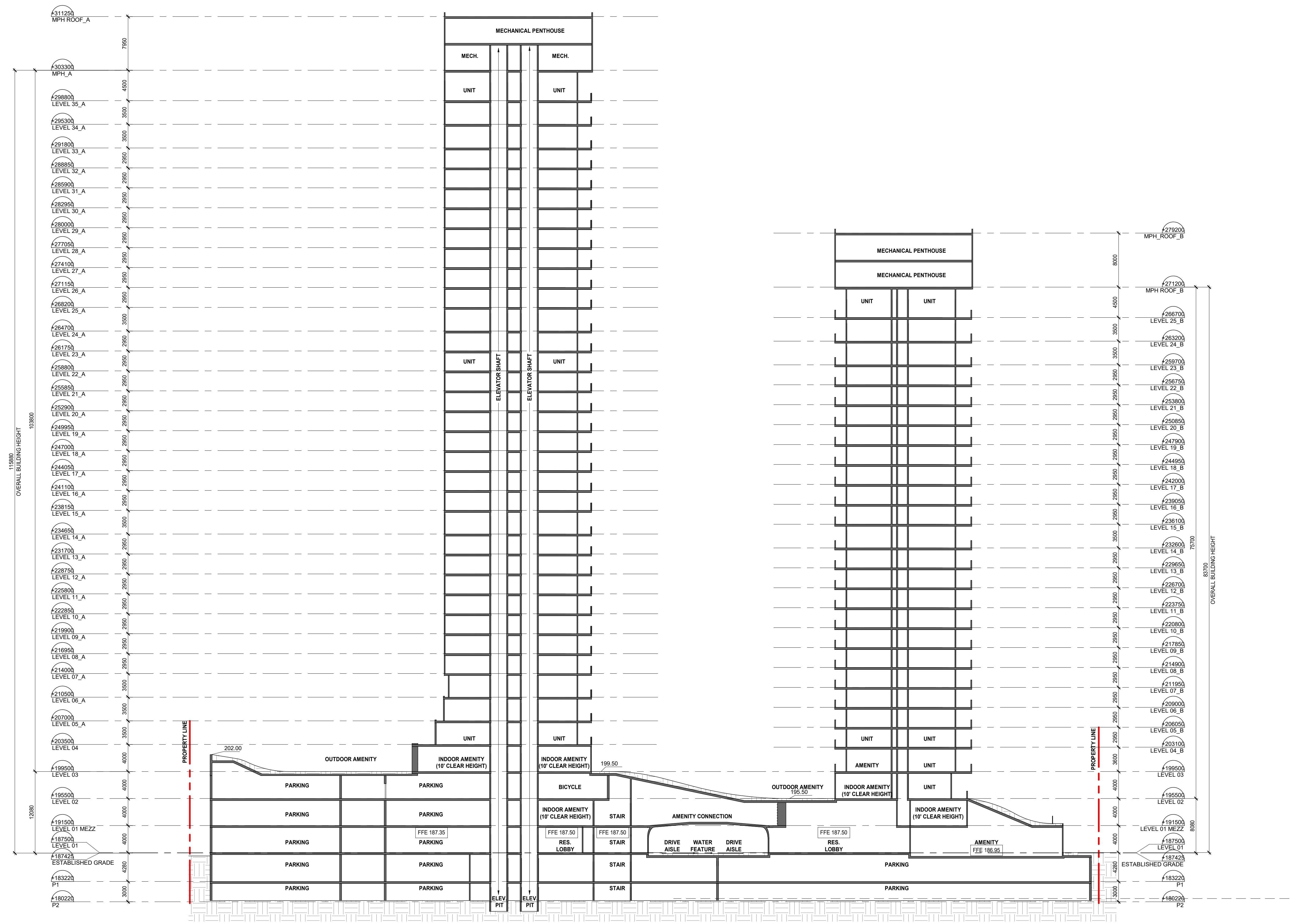
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1 EW SECTION
A3.01 1:300

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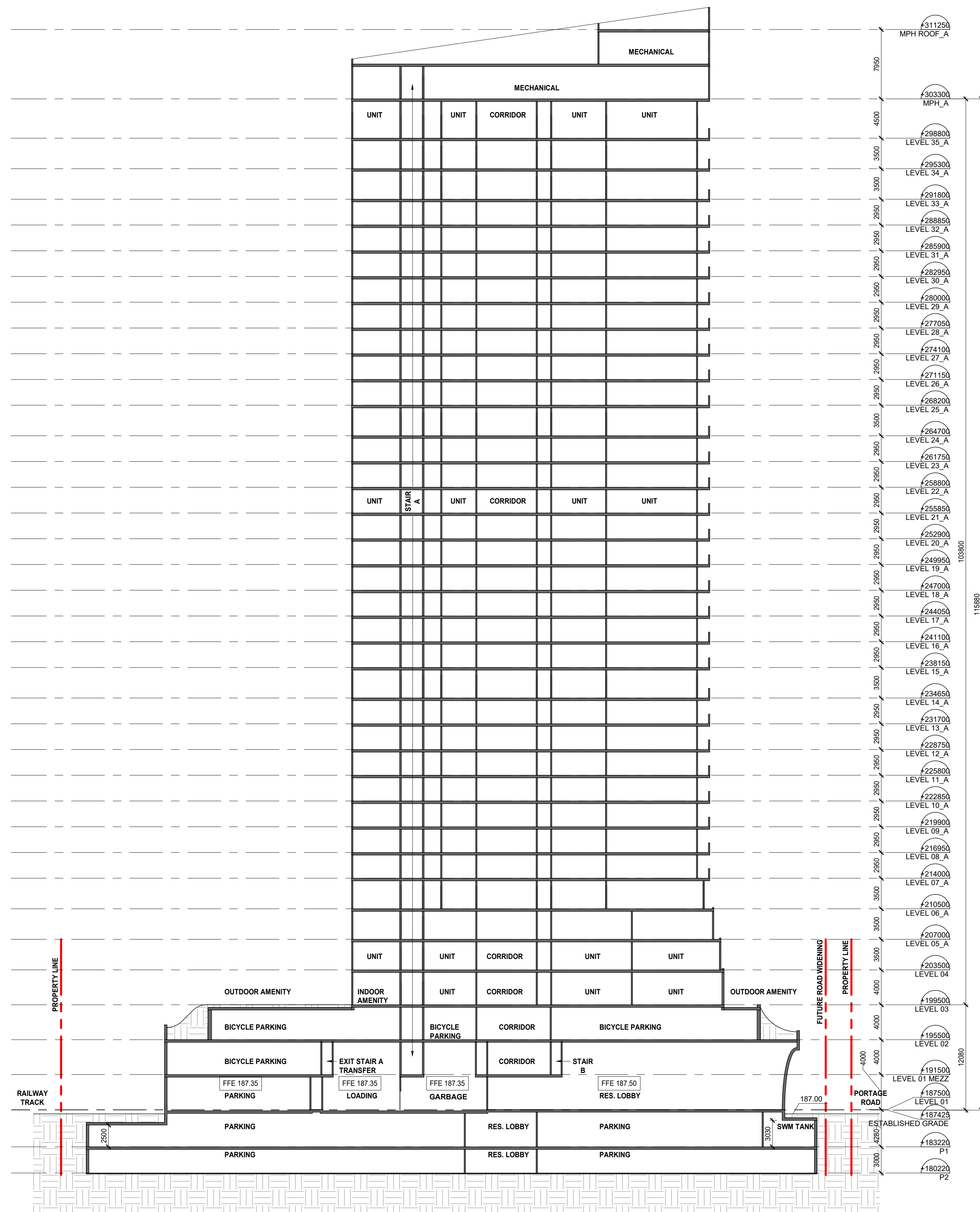
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PROJECT NO.: 21140
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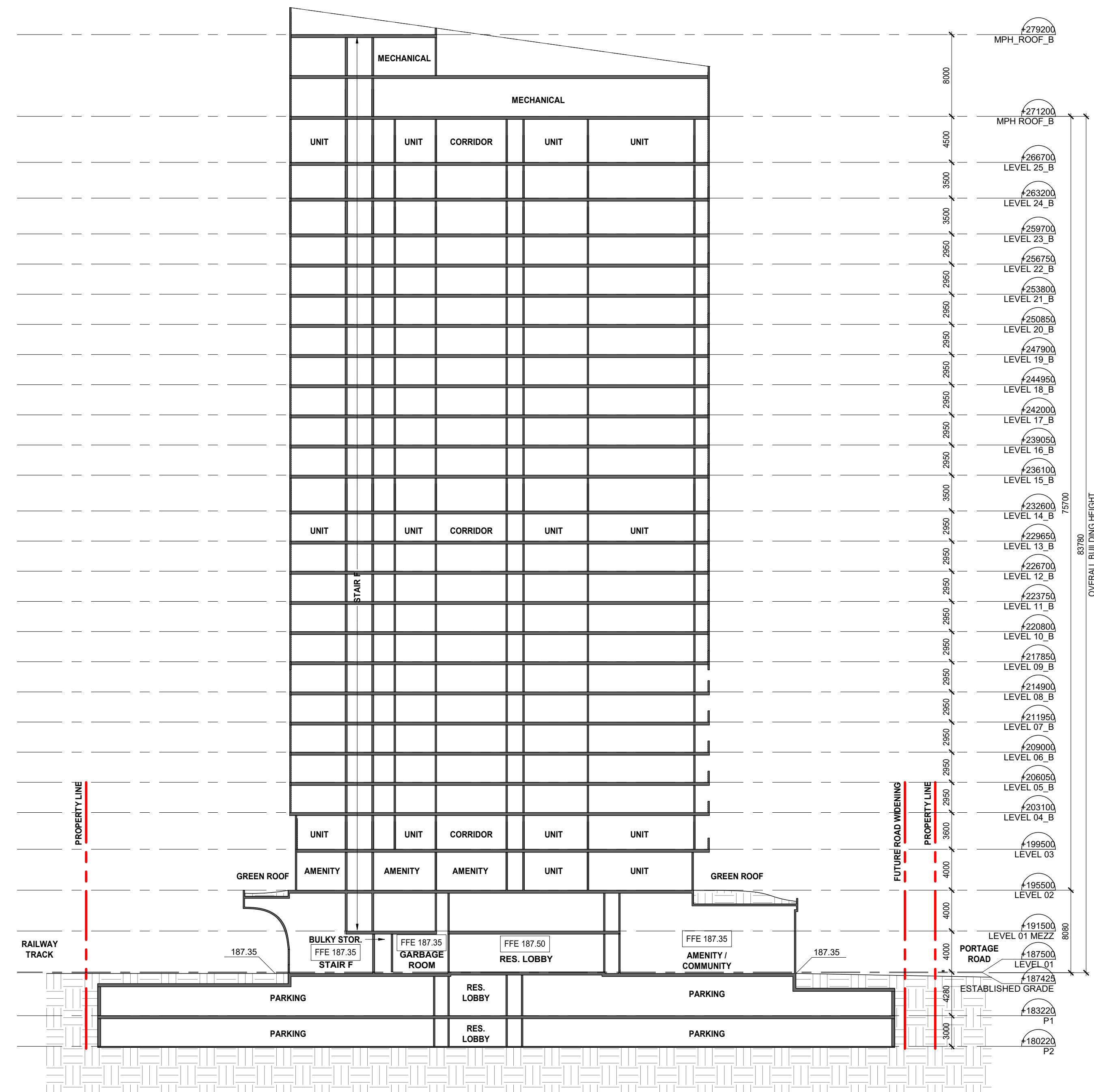
A3.01

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CONSTRUCTION**

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1 NS SECTION AT TOWER A
A3.02 1:300



2 NS SECTION AT TOWER B
A3.02 1:300

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A3.02



AERIAL VIEW TOWARD NIAGARA FALLS (RENDERING CONCEPT)

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A4.01



AERIAL VIEW FROM THE EAST (RENDERING CONCEPT)

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RUDANCO INC.

PORTAGE RD

LOT 175 PORTAGE ROAD, CITY OF NIAGARA FALLS,
ONTARIO

SHEET TITLE

RENDERING

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CHECKED BY:	KL
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A4.02

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PEDESTRIAN VIEW ALONG PORTAGE ROAD (RENDERING CONCEPT)

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PEDESTRIAN VIEW AT MAIN ENTRANCE (RENDERING CONCEPT)

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PODIUM OUTDOOR AMENITY (RENDERING CONCEPT)

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A4.05

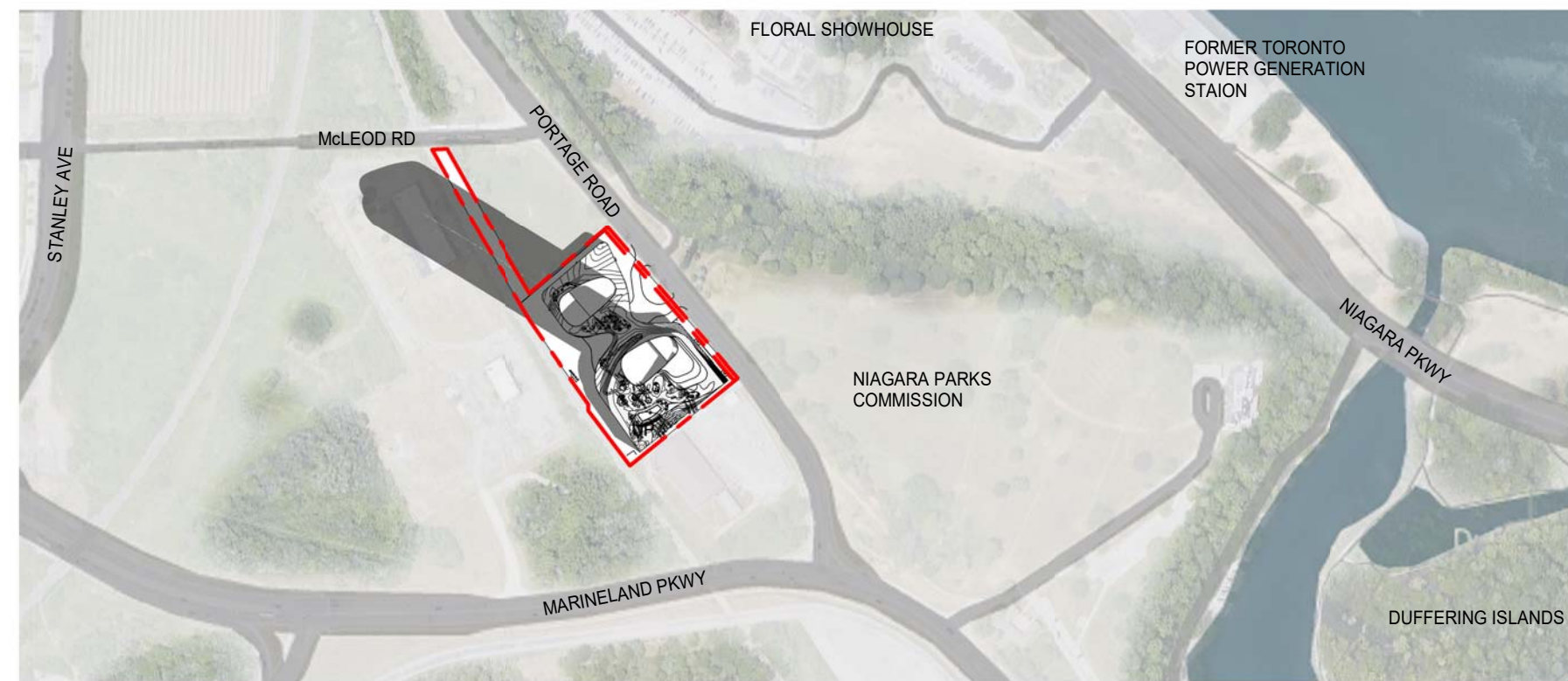
Appendix C

Shadow Study

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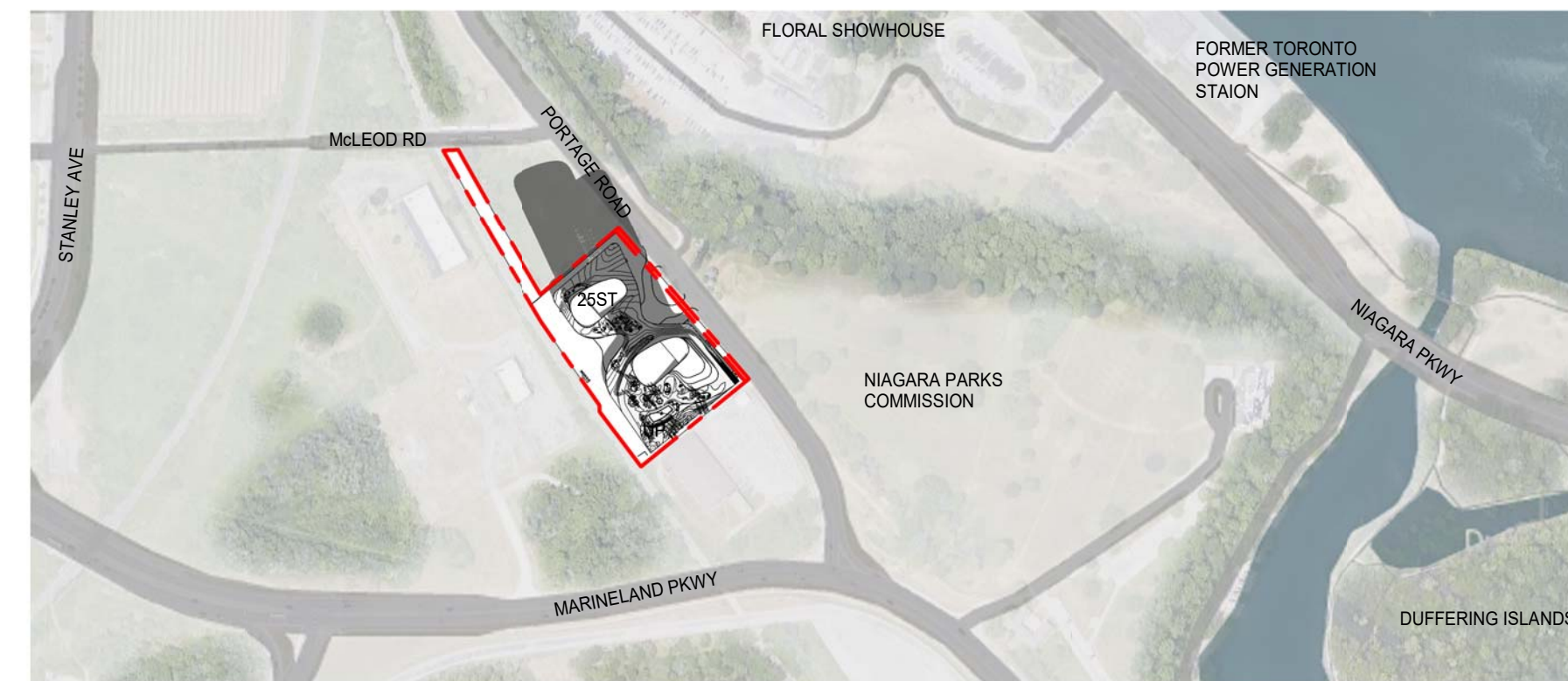
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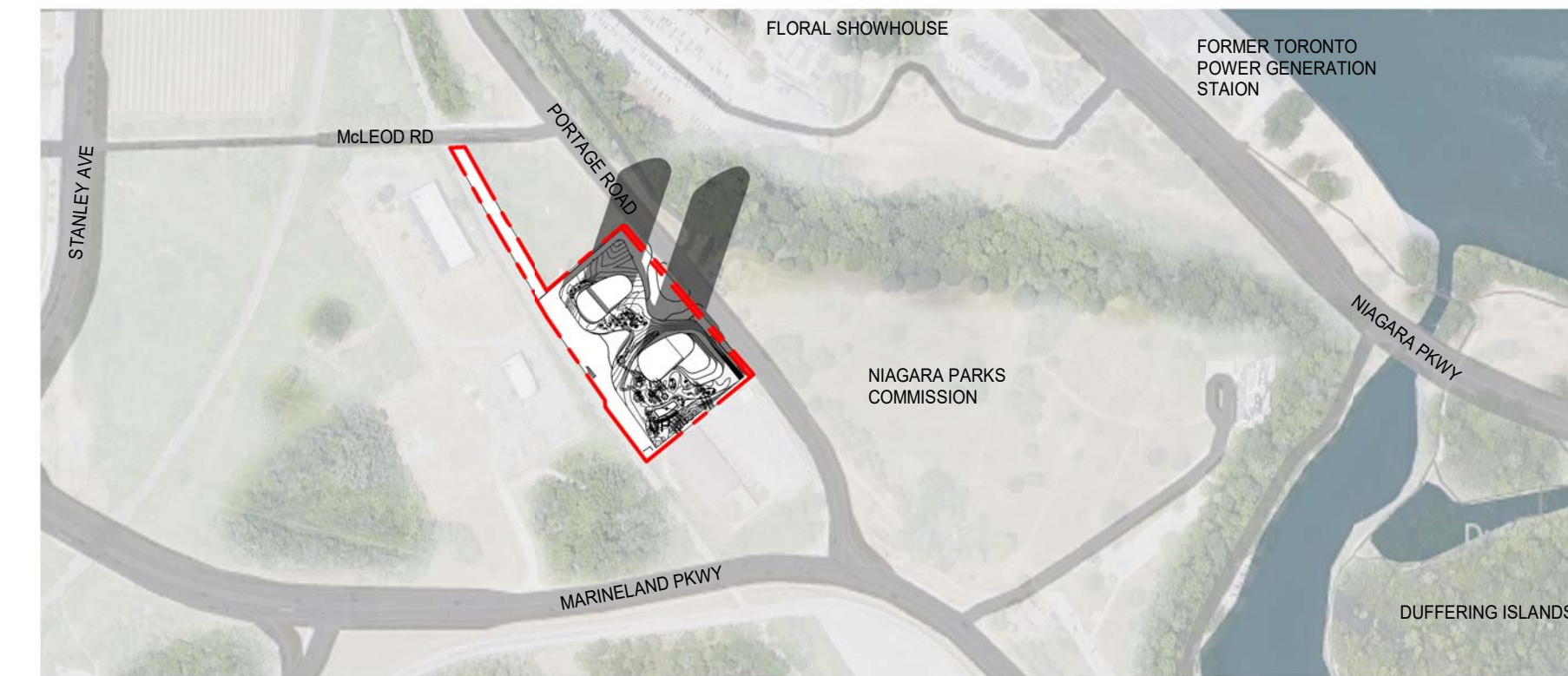
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SEPTEMBER 21



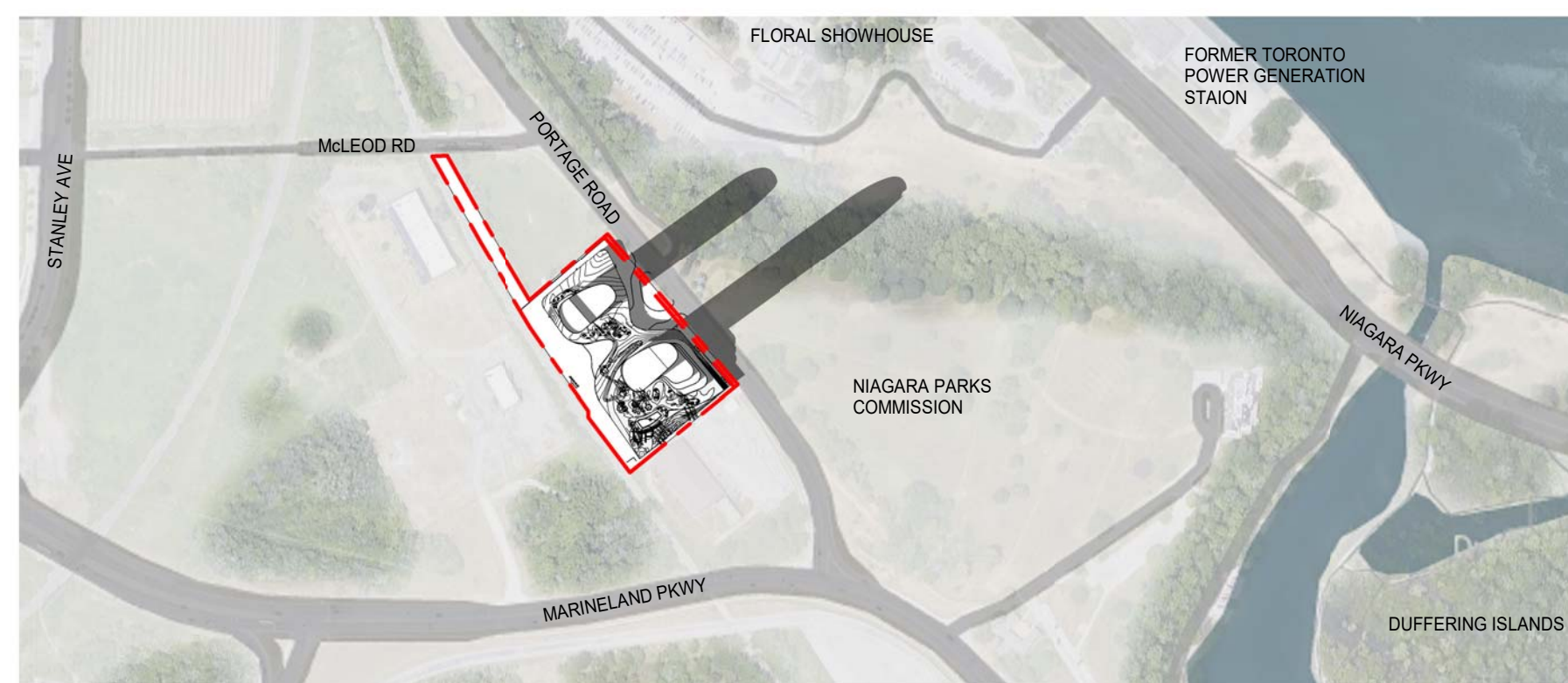
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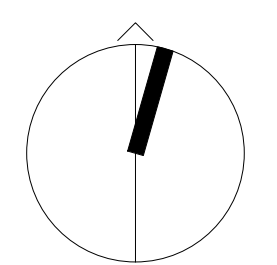


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SEPTEMBER 21

- NEW SHADOW BY PROPOSED BUILDING
- PROPERTY LINE

Revision	Date
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SHADOW STUDY

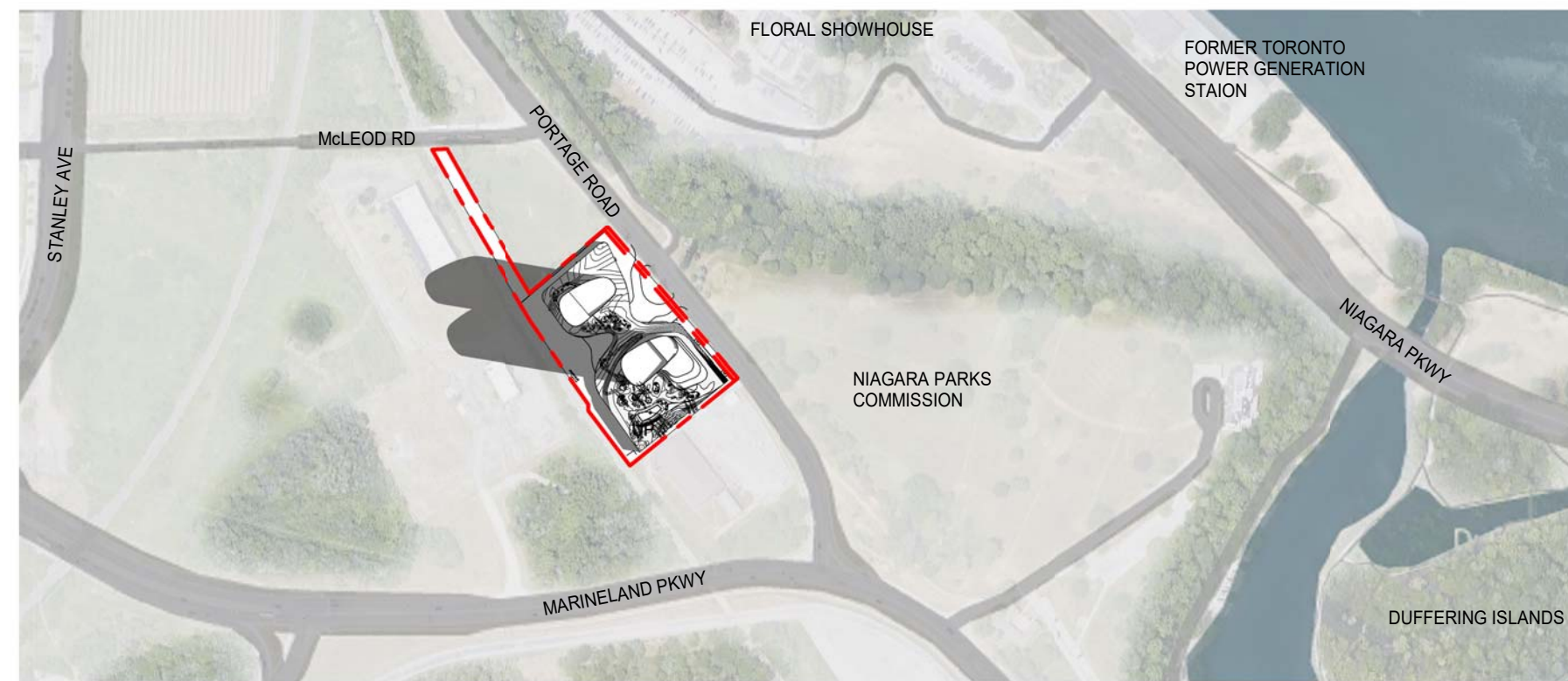
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A5.01

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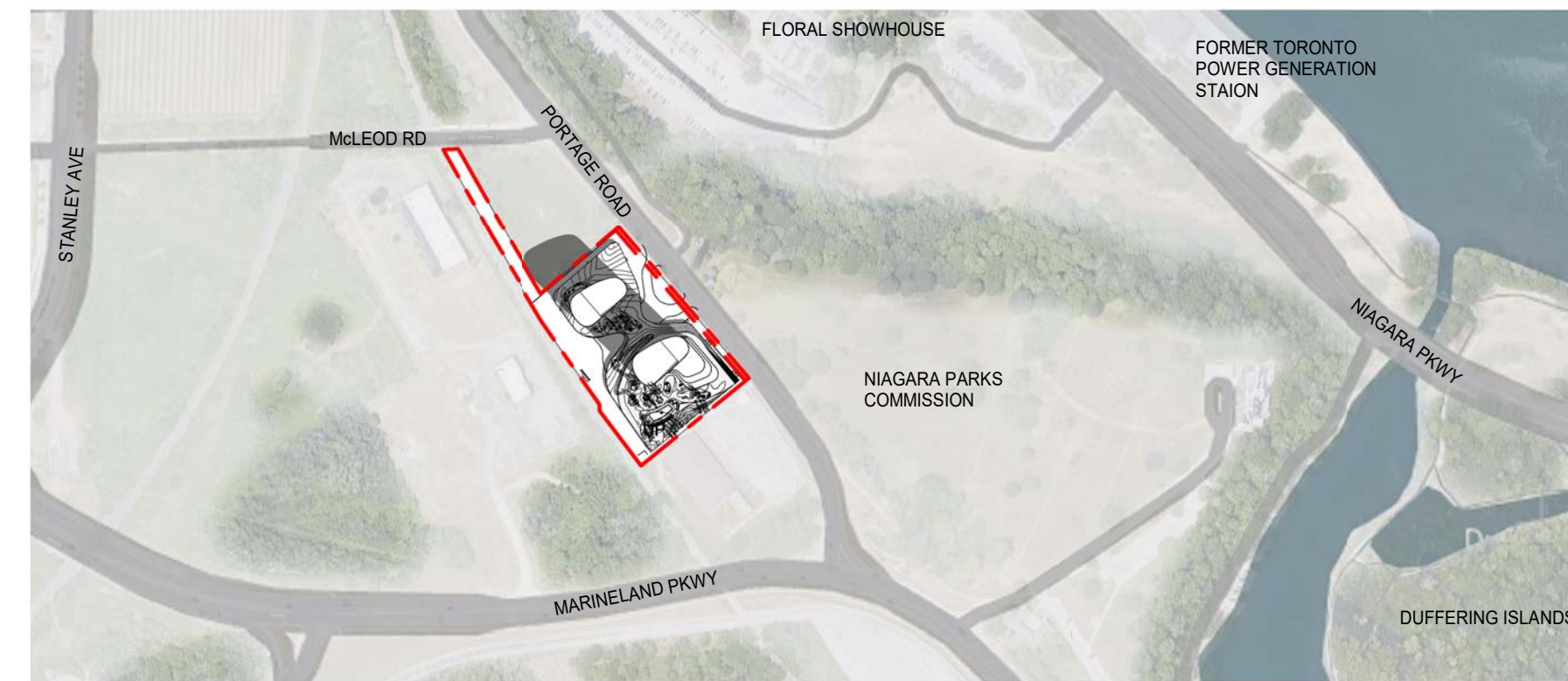
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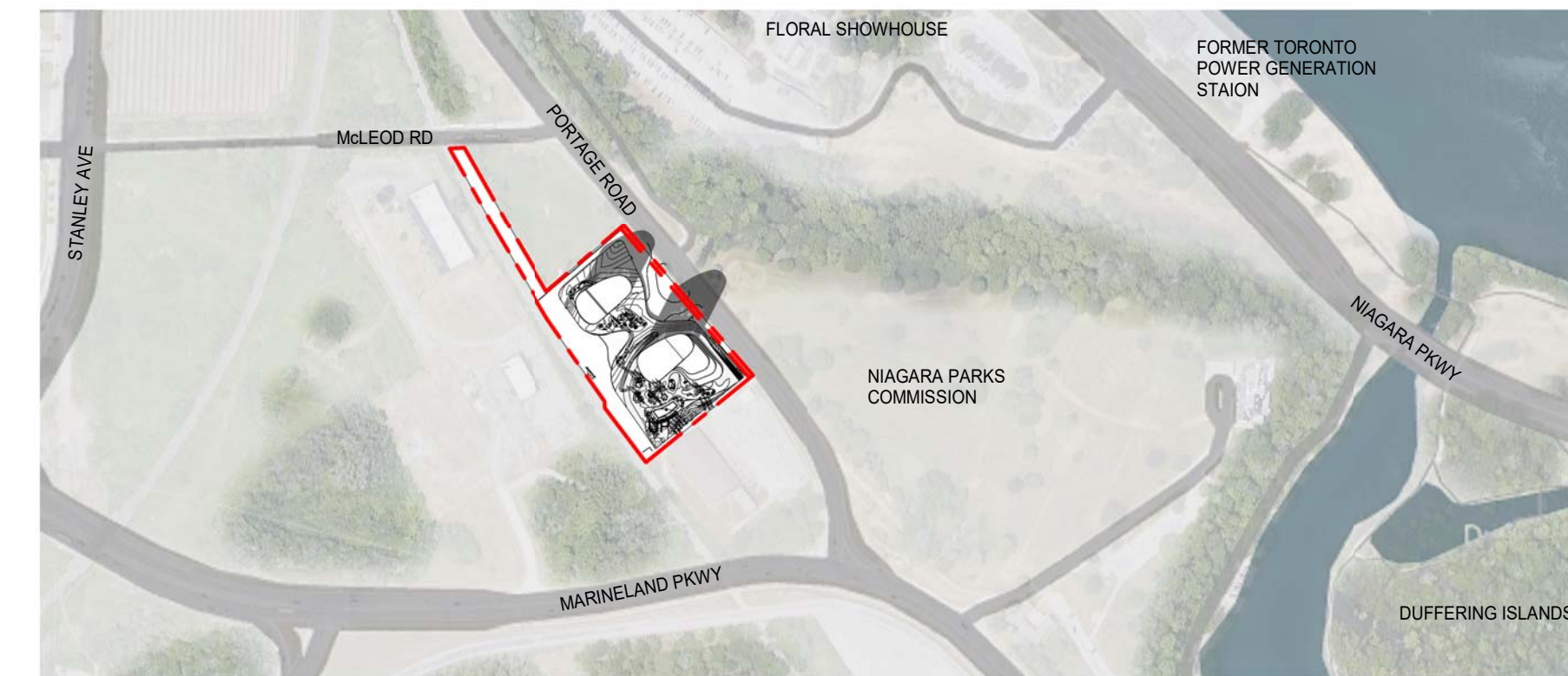
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JUNE 21



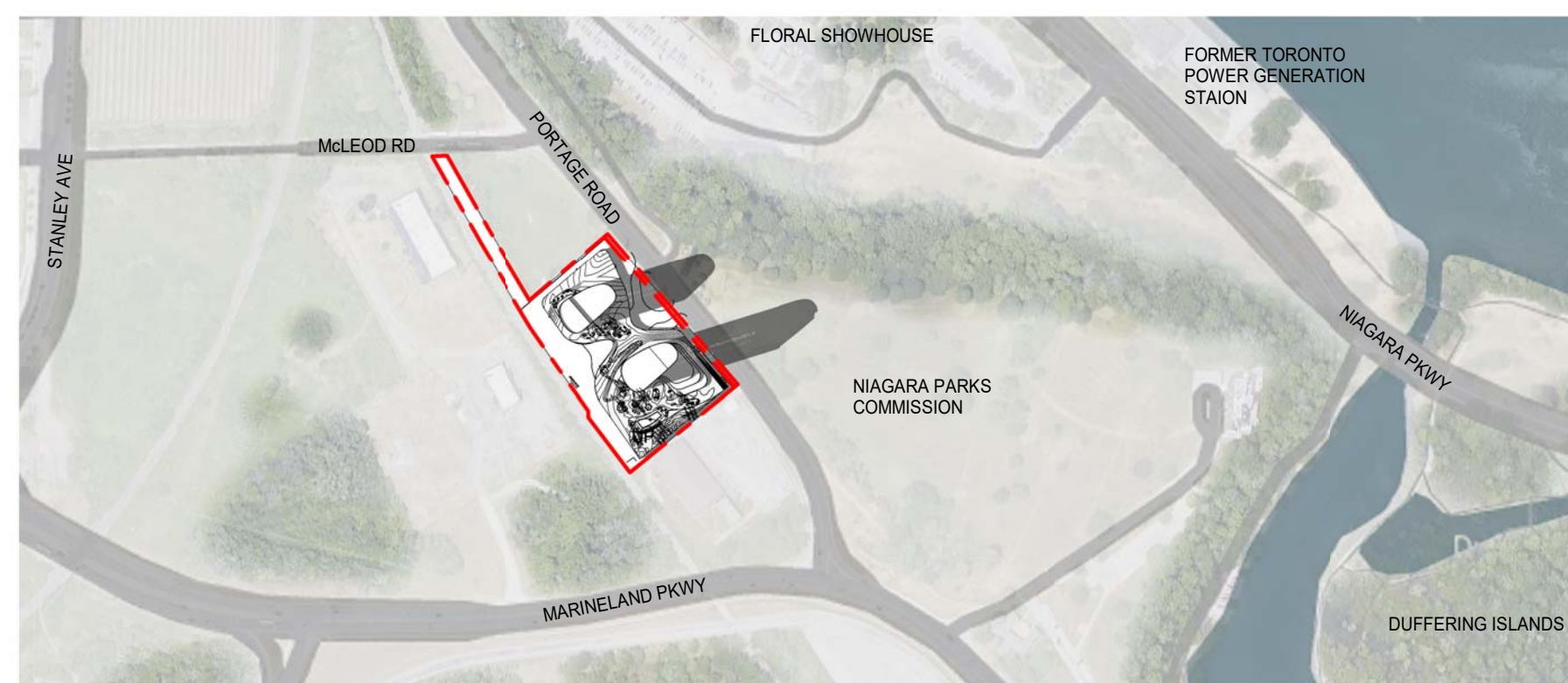
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JUNE 21



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JUNE 21

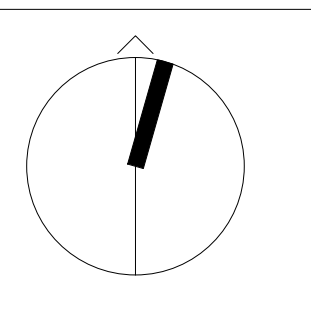


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- NEW SHADOW BY PROPOSED BUILDING
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A5.02

Appendix D

Significant Views

Lot 175 Portage Road Views











