



Heritage Impact Assessment, 576 Ridge Road (Former Ridgeway Crystal Beach High School), Part of Lot 23, Concession 2, Geographic Township of Bertie, Welland County, Now Town of Fort Erie, Regional Municipality of Niagara, Ontario

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Proponents: 2846300 Ontario Inc. (Ivanchuck) c/o William Heikoop

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1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by 2846300 Ontario Inc. (Ivanchuck, hereafter the Proponent) to prepare a Heritage Impact Assessment (HIA) for the Designated property located at 576 Ridge Road, Town of Fort Erie, Ontario. The Subject Property is part of Lot 23, Concession 2, former Bertie Township, now Town of Fort Erie. The Proponent is undertaking the study as part of a draft plan application for the redevelopment of the former Ridgeway Crystal Beach High School grounds. The proposed redevelopment will retain the Designated front façade (west face) of the 1927 school building and integrate it into a new four storey 76-unit residential building.

This HIA is designed to meet the scope of work requested by the Town of Fort Erie, adhere to the policies of the *Town of Fort Erie Official Plan* (Fort Erie 2018) and uphold the objectives of the Ontario Heritage Act.

This report will evaluate the potential impact to the previously identified heritage value of 576 Ridge Road as presented in the *Town of Fort Erie Heritage Property Survey* of Ridgeway Crystal Beach High School (Appendix C), and address any potential heritage impact to adjacent properties. Potential impacts to the property and surrounding area will be assessed through review of historical documents, documentation of the property and input from the Town of Fort Erie.

A site visit was conducted on July 28, 2021 to document the property, structure, and surrounding landscape.

The Project Area is situated on the east side of Ridge Road, between Hazel Street, Nigh Road and Prospect Point Road North. The property is approximately 15 acres (ac) in size and contains a c.1927 two-and-a-half storey building constructed in the Gothic Collegiate/Institutional architectural style. The 1927 structure has been augmented by multiple additions. In addition to the former High School, the property also contains multiple mature trees, expanses of manicured lawn, parking facilities, and a sports track. In 1927, the property was situated in the former town of Ridgeway and currently represents the largest remaining infrastructure contextually linked to Ridgeway.

The Proponent is proposing to redevelop 576 Ridge Road into a 4 storey 76-unit residential building. In addition to the building, the redevelopment will include a large park with integrated storm water management pond, manicured lawns, and parking infrastructure.

The proposed development will retain and restore the Designated front façade of the former Ridgeway Crystal Beach High School. The restoration of the Designated façade will include the removal of the existing windows and the installation of modern windows that will duplicate the original divided light windows. The original wooden front doors will also undergo restoration and be retained in situ. The proposed re-development will also retain the original circular drive and undertake a restoration of the entrance stairs.

The following recommendations are made to enhance the retained heritage attributes and reduce any visual impacts to adjacent properties:

- ▶ Retain mature trees on north and south limits of Project Area to limit any potential visual impact to the existing street scape
- ▶ Salvage and retention of 'Boy' and 'Girl' entrance lintels. Should original 'Boy' and 'Girl' entrance lintels be discovered in association with the 1927 structure during the demolition process, they be salvaged and retained on site and integrated into property landscaping
- ▶ Name paths, streets, and landscape features after prominent attendees and features of the former school. Per the Town of Fort Erie Staff Report (Appendix C), prominent attendees and grounds features include:
 - ▶ Pride Field
 - ▶ Garry Skerrett
 - ▶ Field House
 - ▶ Charmaine Reid
 - ▶ Frank Kelly Freas (Sylvester)
 - ▶ Wayne Redekop
 - ▶ Doug Martin
 - ▶ Dr. Richard Hughson

The above recommendations are put forth for consideration, based on industry best practices. As per the Provincial Policy Statement (2020) CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities. It is hoped that the information presented in this report will be useful in those determinations.

2. Personnel

Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc., Dip. Heritage, CAHP	Lead Cultural Heritage Specialist
Jamie Lemon M.A.	Project Management and Report Review
Renee Hendricks, M.A.	Cultural Heritage Assistant

Acknowledgements

William Heikoop B.U.R.Pl., MCIP, RPP	Upper Canada Planning & Engineering
Lindsay Richardson MCIP, RPP	Senior Community Planner (Town of Fort Erie)
Jane Davies	Manager, Fort Erie Museum & Cultural Services

3. Introduction

Parslow Heritage Consultancy, Inc. (PHC) was retained by 2846300 Ontario Inc. (Ivanchuck, hereafter the Proponent) to prepare a Heritage Impact Assessment (HIA) for the Designated property located at 576 Ridge Road, Town of Fort Erie, Ontario. The Subject Property is part of Lot 23, Concession 2, former Bertie Township, now Town of Fort Erie. The Proponent is undertaking the study as part of a draft plan application for the redevelopment of the former Ridgeway Crystal Beach High School grounds. The proposed redevelopment will retain the Designated front façade (west face) of the 1927 school building and integrate it into a new four storey 76-unit residential building.

This HIA is designed to meet the scope of work requested by the Town of Fort Erie, adhere to the policies of the *Town of Fort Erie Official Plan* (Fort Erie 2018) and uphold the objectives of the Ontario Heritage Act.

This report will evaluate the potential impact to the previously identified heritage value of 576 Ridge Road as presented in the *Town of Fort Erie Heritage Property Survey* of Ridgeway Crystal Beach High School (Appendix C), and address any potential heritage impact to adjacent properties. Potential impacts to the property and surrounding area will be assessed through review of historical documents, documentation of the property and input from the Town of Fort Erie.

A site visit was conducted on July 28, 2021 to document the property, structure, and surrounding landscape.

The Project Area is situated on the east side of Ridge Road, between Hazel Street, Nigh Road and Prospect Point Road North. The property is approximately 15 acres (ac) in size and contains a c.1927 two-and-a-half storey building constructed in the Gothic Collegiate/Institutional architectural style. The 1927 structure has been augmented by multiple additions. In addition to the former High School, the property also contains multiple mature trees, expanses of manicured lawn, parking facilities, and a sports track. In 1927, the property was situated in the former town of Ridgeway and currently represents the largest remaining infrastructure contextually linked to Ridgeway.

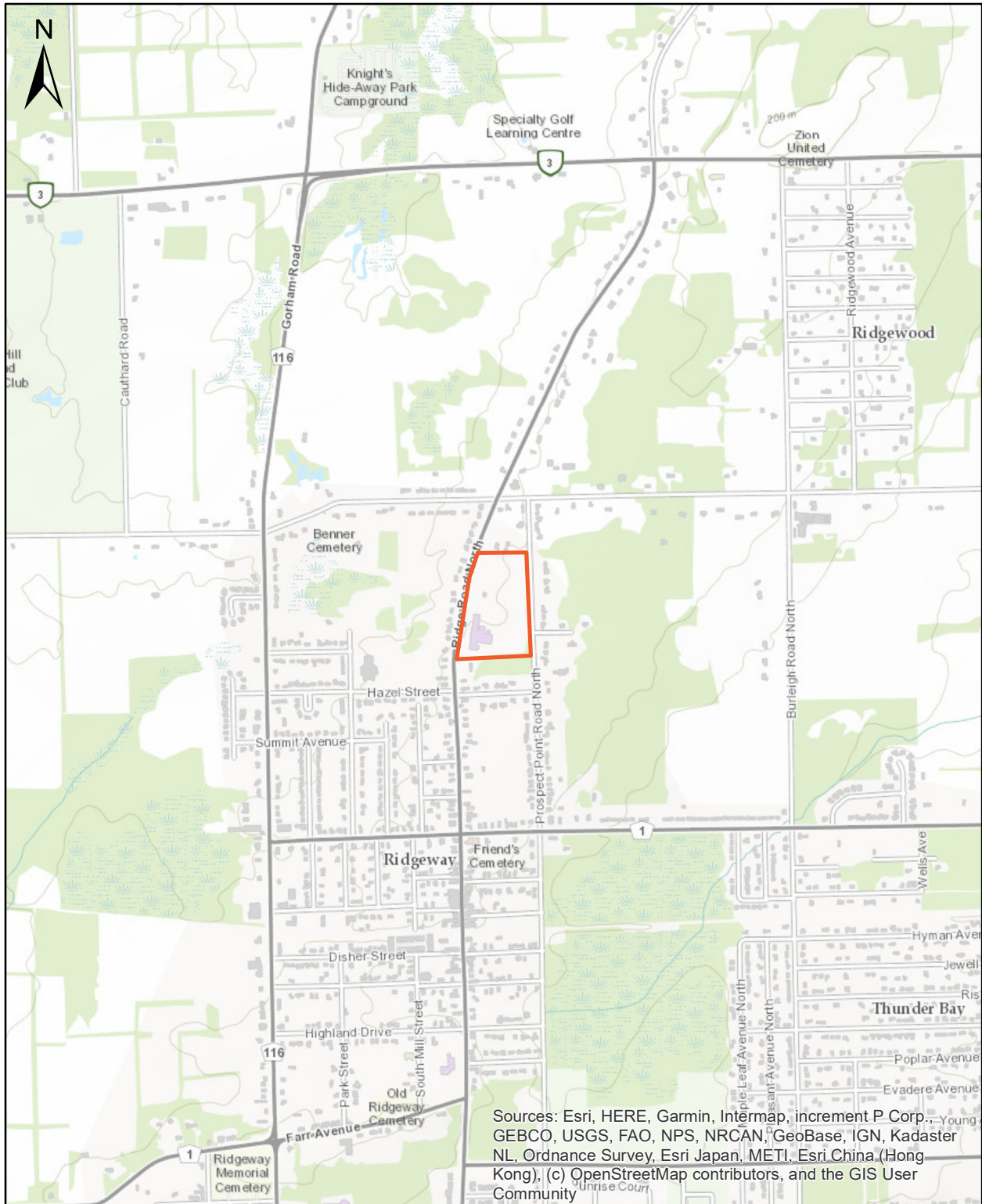
Documentation of the property took the form of high-resolution photographs using a Nikon D5600 DSLR camera, the collection of field notes and the creation of measured drawings where necessary. The assessment strategy was derived from the National Historic Parks and Sites Branch *Canadian Inventory of Historic Buildings* (Parks Canada 1980), *Well Preserved: The Ontario Heritage Foundation Manual on the Principles and Practice of Architectural Conservation* (Fram 2003), the *Historic American Building Survey - Guide to Field Documentation* (HABS 2011) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 2010). As per discussions with Lindsay Richardson of the Town of Fort Erie, documentation of the building was limited to the exterior.

3.1 Applicant Information

The redevelopment of the property is being undertaken by 2846300 Ontario Inc (Ivanchuck).
Contact via:


William Heikoop- Planner Upper Canada Planning & Engineering
30 Hannover, Unit #3
St. Catharines, ON, L2W 1A3
(905) 688-9400

Map 1: Topographic Map



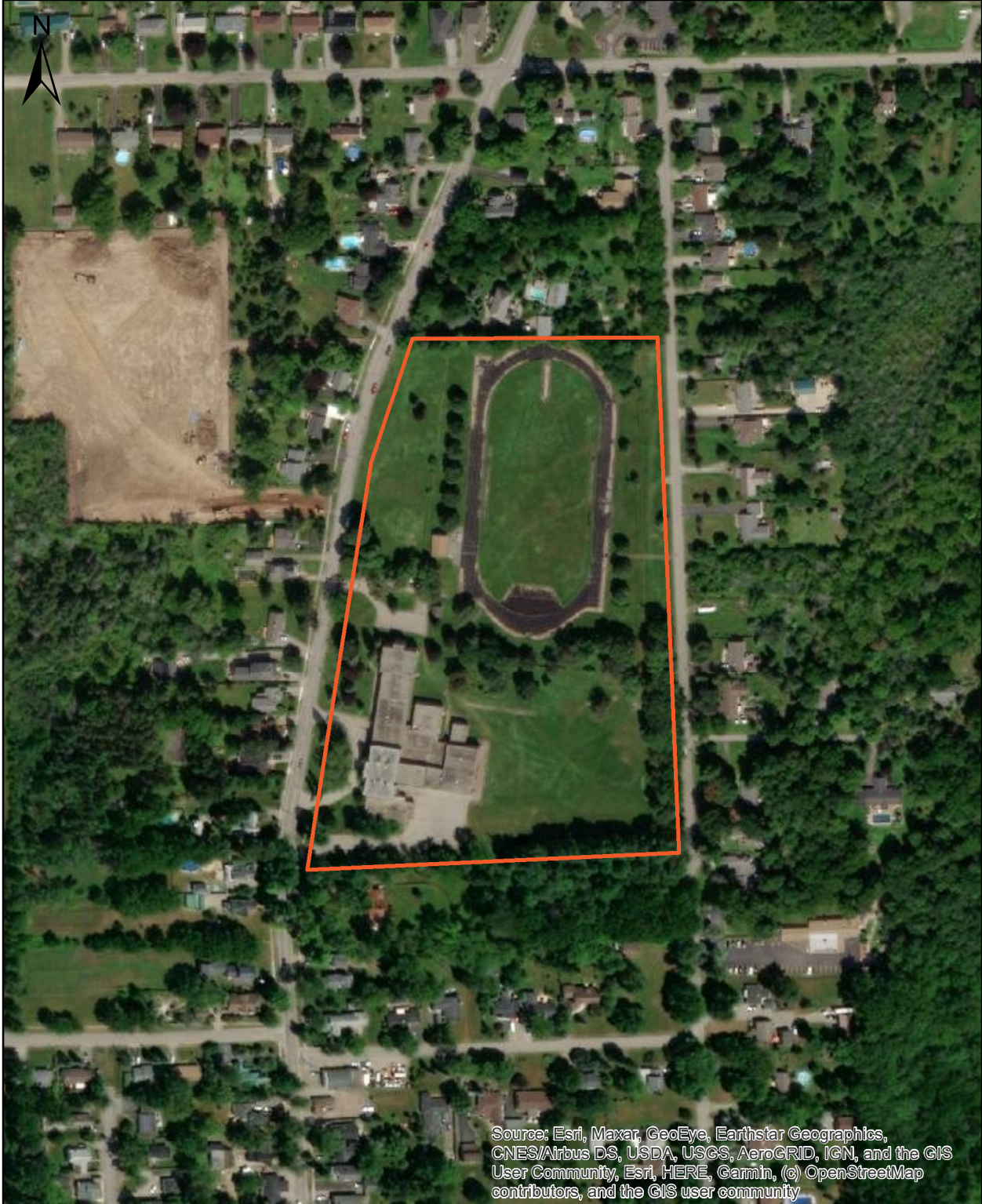
Heritage Impact Assessment 576 Ridge Road North, Fort Erie

Legend

 Study Area




Map 2: Modern Topographic Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

0 65 130 260 Meters

Legend

 Study Area

1:5,000

Heritage Impact Assessment 576 Ridge Road North, Fort Erie



4. Legislative and Policy Framework

The following assessment reviews Provincial and Municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the Town of Fort Erie. This HIA has been prepared to meet the scope of work stipulated by the Town of Fort Erie, and adhere to the *Ontario Heritage Act*, the *Planning Act* and the *Provincial Policy Statement 2020*.

4.1 Provincial Legislation and Policy

4.1.1 Ontario Heritage Act (OHA)

Designated properties are addressed under Section 29 of the OHA.

Section 29 of the OHA addresses designation of properties by municipalities and sets the criteria by which heritage value or interest is addressed.

Cultural Heritage Value or Interest is addressed by the OHA under Regulation 9/06. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii) displays a high degree of craftsmanship or artistic merit, or
 - iii) demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i) is important in defining, maintaining or supporting the character of an area,
 - ii) is physically, functionally, visually or historically linked to its surroundings, or
 - iii) is a landmark.

4.1.2 Planning Act

The *Planning Act* (1990) provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, 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;

(e) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

4.1.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under Section 3 of the *Planning Act*, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

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

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been 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.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

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

4.2 Municipal Policy Framework

4.2.1 Town of Fort Erie Official Plan

Section 2.3.10 of the Town of Fort Erie Official Plan addresses the Town's objectives pertaining to Cultural Heritage. The Official Plan states the Goal of Cultural Heritage is:

To preserve and/or rehabilitate, research, interpret and promote where feasible, those resources of built historic and architectural merit, archaeological significance, and movable and intangible heritage importance for the enhancement of community life and contribution to economic health.

TOFE, 2018

Section 11.3 of The Town of Fort Erie Official Plan addressed Built Heritage Resources, stating that:

Built Heritage involves one or more significant buildings, structures, monuments, installations or remains that are associated with architectural importance or historical importance from cultural, social, political, economic or military perspectives.

- I. Council shall consult with the Municipal Heritage Committee in matters relating to the conservation of built heritage within the Town of Fort Erie. The Heritage Committee shall identify through the ongoing inventory, or on a case-by-case basis, properties of architectural and historical interest and advise Council on those heritage properties considered worthy of designation under Parts IV and V of the Ontario Heritage Act.
- II. Where any development or land disturbance requires the approval of the Town of Fort Erie or where a permit or other approvals are required by another authority and the Town is required to regulate, advise, or comment, the Town shall seek to ensure that the built heritage resources are not adversely affected by the proposed development.
- III. The Town will ensure that the heritage attributes of these buildings and properties will be respected with a presumption in favour of conserving and any important associated spaces such as grass boulevards, parks and cemeteries, and streetscapes.
- IV. The Town may require that heritage properties are retained on-site and used or adaptively re-used as appropriate to the proposed development and land use. Heritage easements may be required as well as development agreements respecting the care and conservation of the affected heritage property.
- V. It is recognized that there remain in the Town of Fort Erie several historic cemeteries, containing a variety of grave markers in various materials and state of repair. The Town will ensure that these important heritage features are conserved and protected by encouraging owners to maintain, stabilize and arrest the deterioration of the cemetery and any remaining markers.
- VI. The Town will ensure that in considering the approval of any proposed development near or adjacent to cemetery properties that such development will be designed and

landscaped in a manner that is sensitive to the cemetery as well as enhancing and integrating with the open space character of the cemetery.

The Town of Fort Erie requires that a HIA be conducted to evaluate the potential impacts of a proposed development to cultural heritage resources occur when:

- ▶ Any development or site alteration proposed on or adjacent to lands, structures or buildings designated under the Ontario Heritage Act or listed on an approved heritage resource inventory.

Section 11.1 of the Official Plan states:

- vi. In order to adequately protect and preserve cultural heritage attributes a Heritage Impact Assessment may be required by the Town where the development or redevelopment of lands is considered by the Municipal Museum and Cultural Heritage Committee to adversely affect:
 - a) A building or structure designated under Part IV of the Ontario Heritage Act;
 - b) Lands contiguous to a protected heritage property;
 - c) A registered or known archaeological site;
 - d) Building or structure listed in the inventory of heritage buildings and features;
 - e) Lands adjacent to a known archaeological site;
 - f) Lands that have the potential to contain archaeological resources; and
 - g) Any area for which a heritage planning statement has been prepared.
- vii. The Heritage Impact Assessment should demonstrate the heritage attributes will be conserved in accordance with the Cultural Heritage Policies of this Plan.
- viii. Development and site alterations may be permitted on lands contiguous to a protected heritage property where the proposed development and site alterations has been evaluated and it has been demonstrated the heritage attributes of the protected heritage property will be conserved.

5. Regional History

5.1 The Niagara Peninsula

In terms of settler history, the Niagara Peninsula is a historically significant area due to the presence of the Canada-US frontier, along the Niagara River. The border was drawn in 1783, following the Treaty of Versailles, which ended the American Revolutionary War. The region had a role to play in the following War of 1812, the Upper Canada Rebellion of 1837, and the Fenian raids of 1866 (Higgins 1996). Beginning in 1820, the landscape of the Niagara Peninsula was shaped by the building of shipping infrastructure, both on water and on land. The most significant feature is the Welland Canal, built to facilitate shipping between Lake Ontario and Lake Erie (Fram 1984).

5.2 Bertie Township

Originally, Bertie Township was comprised of lands between the Niagara River to the east, Holloway Bay Road to the west, Netherby Road to the north, and Lake Erie to the south. Over time, many communities broke away and incorporated separately. Between 1931 and 1970, Bertie Township represented the communities of Ridgeway, Stevensville, Point Abino, Snyder, Windmill Point, Erie Beach, Mulgrave, Ridgemount and Shipyards. In 1970, Bertie became a part of the Greater Fort Erie (Davies 2004: 32-33).

The lands that belong to Bertie Township today were settled by United Empire Loyalists, mainly members of Butler's Rangers and their families, who came from the Mohawk and Susquehanna valleys following the American Revolution. The land survey was completed in 1789, and the township was named in 1793 after Willoughby Bertie, the Fourth Earl of Abingdon, through an Act of Parliament. The township was then formally incorporated in 1850 (Davies 2004: 33; Morgan 2004: 45).

In 1784, the first 10 families were granted 200 acre lots in Bertie Township. Among them are the names Benner, House, Platow, Riselay and Wintermute. Before the end of the 18th century, more settlers arrived in the area. The names Bowen, Haun, Hershey, Laur, Miller, Sherk, Troop and Zavitz are among the earliest arrivals (Niagara Settlers 2019a).

Early settlement did not cluster in any one particular area. According to an 1808 military map consulted by Morgan (2004), low-density settlement and isolated dwellings were scattered between the shores of Niagara River and Lake Erie, and along the early roads, Garrison Road and Ridge Road. The only cluster of habitation was found around military Fort Erie, which was built in 1764 (Morgan 2004: 45).

Bertie was one of the most productive agricultural townships in the Niagara Peninsula, in the 19th century. Farming and related industries, such as grist, saw and planing mills, led to the development of communities in the region (Morgan 2004: 45). During the pioneer era, the region specialized in wheat production. At the end of the 19th century, mixed farming with a focus on dairy and livestock production took the lead (Morgan 2004: 48-49). Farming has been steadily declining since the early 20th century, with few full-time farmers present in the Greater Fort Erie region today (Morgan 2004: 52).

5.3 Community of Ridgeway

Few sources exist to delineate the history of Ridgeway. The below history of Ridgeway is compiled from the book entitled *Many Voices II- A collective History of Greater Fort Erie*, published by the Fort Erie Historical Museum (FEHM 2004) and personal communication with Jane Davies, Manager of the Fort Erie Museum and Cultural Archives.

Ridgeway was settled in the late 1700s by United Empire Loyalists fleeing the United States following the American Revolution. Originally settled as a farming community, the village experienced growth in the 1850s when the Buffalo, Brantford and Goodrich Railway was established. Following the arrival of the railway, a business district emerged and spread north along Ridge Road toward Dominion Road. Since its inception, Ridgeway has experienced steady growth and a relatively stable economy. Ridgeway has always been a diversified commercial village and as such was not solely depended on industrial processes.

Ridgeway received international attention during the Fenian Invasion of 1866, when Anglo-Canadian and Irish American forces met and fought the "Battle of Ridgeway". In 1873, the Point Abino post office was moved to Ridgeway, enabling it to be closer to the railroad, and was renamed the Ridgeway post office. The following year, amidst some opposition from the citizens, a town hall for Bertie Township was built on Ridge Road. This two-storey limestone building is currently home to the Fort Erie Historical Museum. Following the construction of this limestone building, Ridgeway served as the seat of municipal government for Bertie Township. By 1886, Ridgeway had a population of 800 with three taverns, 20 shops, three planning mills, a grist mill, town hall, post office, school, foundry, training station and three churches. Despite its success, Ridgeway was never incorporated as a town and while its political demise as part of Bertie Township occurred in 1970, its economic strength as a diversified village remains.

The name Ridgeway refers to its geographic location along the limestone ridge that extends through the town. Ridge Road follows this ridge and was one of the first wagon trails in Bertie Township, originally running from Miller's Creek, on the Niagara River, to Point Abino. Today Ridgeway is a neighborhood within the Town of Fort Erie and is part of the Fort Erie Secondary plan known as Amendment No. 15 (Fort Erie 2013).

6. Subject Property

576 Ridge Road is a 15.76 ac. parcel of land containing the former Ridgeway Chrystal Beach High School. The property contains the high school and two small supplementary structures. In 2017 a Town of Fort Erie staff report was issued that detailed an intent to Designate the front exterior façade of the structure (Appendix C). In 2018, the west façade of the 1927 portion of the former High School was Designated under Part IV, Section 29 of the Ontario Heritage Act. The Designation is outlined by Municipal Bylaw- 16-2018 (Appendix D). The By-law protects the western face of the 1927 structure from demolition and requires its integration into any future development. The Designating By-law in Appendix D includes a Statement of Cultural Heritage Value or Interest.

6.1 Documentation



Image 1: Front façade (west side) of 1927 Structure



Image 2: Northwest corner of structure



Image 3: Southwest corner of structure



Image 4: Original wood front doors and transom of front entrance



Image 5: Front entrance



Image 6: Details on parapet over front entrance



Image 7: Typical replacement windows in 1927 structure



Image 8: Date stone on southwest corner of structure

6.2 Historic Image



Image 9: Undated photo of original structure



Image 10: Image of 576 Ridgeway Road following completion in 1927

7. Surrounding Area

The Project Area is surrounded by residential development containing a mix of residential styles depicting a breadth of temporal periods. The most common style of home is the low ranch, indicative of the post-World War II period. The largest grouping of post-war housing is located on the east side of Prospect Point Road North. The homes are set well back from the street on oversized manicured lots. The southeast end of the Project Area is separated from Prospect Point Road North by an expanse of mature trees, which provide for a unique canopy covered roadway. The northeast portion of the property is delineated by open grass. The Ridge Road North exposure of the property is dominated by open grass with a collection of mature landscaped trees situated adjacent to the 1927 portion of the former High School.

The north and south limits of the Project Area are delineated by mature trees limiting the exposure into and out of the Project Area. The tree cover on the south end of the Project Area is so dense it was not possible to observe the adjacent residence, a Tudor Revival residence constructed c. 1930. The structure is currently being perused for Designation by the Town of Fort Erie.



Image 11: Tudor Revival residence adjacent to south edge of Project Area, viewed from Ridge Road North, Project Area is off-photo, to the left



Image 12: View from Tudor Revival residence towards Project Area



Image 13: Mature trees delineating south limit of Project Area



Image 14: Dense tree cover on south edge of Project Area



Image 15: Open vista indicative of Project Area exposure to Prospect Point Road North



Image 16: Typical tree cover indicative of southeast exposure to Prospect Point Road North



Image 17: Setback and mature trees associated with circular drive entrance to 1927 structure



Image 18: Typical view of Ridge Road North facing south, trees obscure 1927 structure

8. Description of Proposed Development

The Proponent is proposing to redevelop 576 Ridge Road into a 4 storey 76-unit residential building. In addition to the building, the redevelopment will include a large park with integrated storm water management pond, manicured lawns, and parking infrastructure.

The proposed development will retain and restore the Designated front façade of the former Ridgeway Crystal Beach High School. The restoration of the Designated façade will include the removal of the existing windows and the installation of modern windows that will duplicate the original divided light windows. The original wooden front doors will also undergo restoration and be retained in situ. The proposed re-development will also retain the original circular drive and undertake a restoration of the entrance stairs.

The proposed re-development will undertake the removal of all other existing infrastructure on the property and replace it with a contemporary four-story residential building. The proposed addition will complement the restored Designated front façade of the former Ridgeway Crystal Beach High School and retain the prominence of the Designated façade in the surrounding landscape.

The proposed design will utilize a step back on the north and south limits of the Designated façade, to emphasize the heritage feature and will utilize an expanse of glass where the new structure crosses over the existing roof line. The glass section over the existing roof line will be set well back, thereby limiting any visual impact to the Designated façade when viewed from street level. The glass section will provide access to a rooftop terrace. Plans and renderings of the proposed development are provided in Appendix B.



Figure 3: Computer rendering of the front elevation of the proposed re-development

The re-development as proposed retains all aspects of the Designated portion of 576 Ridge Road and does so in a way that retains the prominence of the heritage feature within the existing street scape.

9. Assessment of Heritage Impacts

As per the Heritage Designation by-law (By-Law 16-2018) the following heritage attributes were identified for 576 Ridge Road North:

Key exterior attributes that embody the heritage value of the front exterior (west façade) of the 1927 original school building portion of the former Ridgeway Crystal Beach High School include:

- *Red brick masonry exteriors;*
- *Symmetrically placed windows and limestone accents;*
- *Two classic stone Doric columns which lend support for the upper portion of the entranceway; and*
- *Wide ornamental band of stone panels separated by limestone block and two levels of roof cresting embossed with heraldry symbols*

Key attributes that express the contextual value of the former Ridgeway Crystal Beach High School include:

- *Its location on the main thoroughfare of Ridgeway, which connects to a major provincial highway (Highway #3);*
- *It is the largest, tallest and most significant building in Ridgeway and in 1927 dominated the landscape;*
- *It is the only landmark in Ridgeway of significant age and size that is still standing; and*
- *It is the only example of this style of building within the Fort Erie Community*

The proposed re-development poses no impact to any of the features identified in the designation By-Law. The proposed re-development will restore identified features and ensure their continued presence within the community.

In keeping with the guidelines of the MCM's *Info Sheet #5 Heritage Impact Assessment and Conservation Plans*, the following were reviewed to further assess any potential negative impacts on the property's CHVI arising from the proposed site re-development (MCM 2006):

Removal of any, or part of any significant heritage attributes or features:

- ▶ The development as proposed will not result in the removal of any, or part of any significant heritage attributes or features.

Alteration that impacts the historic fabric and appearance:

- ▶ The development as proposed retains the fabric and appearance of the Designated façade of 576 Ridge Road.

Shadow impacts that alter the appearance and/or setting of a heritage attribute, or change in the viability of an associated natural feature or plantings, such as a garden:

- ▶ The proposed redevelopment will not result in any shadows that would impact the appearance of any identified heritage attributes.
- ▶ Proposed re-development poses no potential for shadow impacts to any adjacent properties.

Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship:

- ▶ Development as proposed retains all identified heritage attributes of the former Ridgeway Crystal Beach High School and works to retain the identified attributes in their original location and in context.

Direct or indirect obstruction of significant view or vistas within, from, or of built and natural features:

- ▶ The development as proposed would not result in the obstruction of significant views or vistas associated with 576 Ridge Road.

A change in land use where the change in use negates the property's cultural heritage value:

- ▶ A change in land use will not impact the identified CHVI of the property.

Land disturbances such as a change in grade that alters soil and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources:

- ▶ Property should be subject to Archaeological Assessment prior to any ground disturbance.

In addition to the potential impacts to identified CHVI listed above, these potential impacts were reviewed in relation to the property adjacent to the southern limit of the Project Area (Tudor Revival structure at 546 Ridge Road North). None of the potential impacts from the proposed redevelopment listed above apply to the adjacent structure.

10. Recommendations

The following recommendations are made to enhance the retained heritage attributes and reduce any visual impacts to adjacent properties:

- ▶ Retain mature trees on north and south limits of Project Area to limit any potential visual impact to the existing street scape
- ▶ Salvage and retention of 'Boy' and 'Girl' entrance lintels. Should original 'Boy' and 'Girl' entrance lintels be discovered in association with the 1927 structure during the demolition process, they be salvaged and retained on site and integrated into property landscaping
- ▶ Name paths, streets, and landscape features after prominent attendees and features of the former school. Per the Town of Fort Erie Staff Report (Appendix C), prominent attendees and grounds features include:
 - ▶ Pride Field
 - ▶ Garry Skerrett
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 - ▶ Doug Martin
 - ▶ Dr. Richard Hughson

The above recommendations are put forth for consideration, based on industry best practices. As per the Provincial Policy Statement (2020) CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities. It is hoped that the information presented in this report will be useful in those determinations.

11. Conclusions

The redevelopment of 576 Ridge Road as proposed adheres to the objectives of the Heritage Designation By-law (By-law 16-2018) and retains the front façade and all identified heritage attributes associated with the former Ridgeway Crystal Beach High School, and does so in a way that retains the prominence of the identified heritage resource in the surrounding landscape.

The Designated portion of the former Ridgeway Crystal Beach High School stands as the focal point of the proposed redevelopment of the property, and the associated new construction will be constructed in a way that is subordinate to the historic 1927 architectural features of the property.

12. Bibliography

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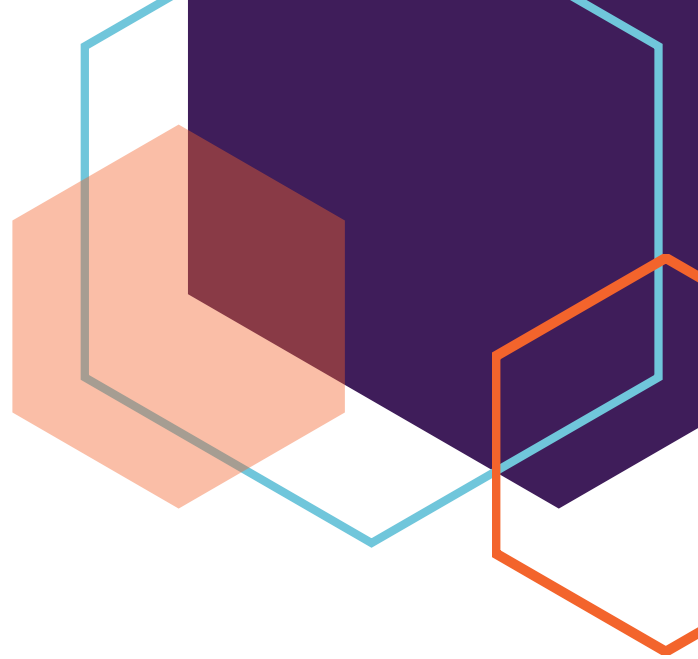
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Appendix A



Senior Heritage Specialist – Carla Parslow, PhD, CAHP Member in Good Standing: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is also responsible for the overall quality assurance.

Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing: Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Mr. Lemon is responsible for research, reporting and analysis.

Appendix B



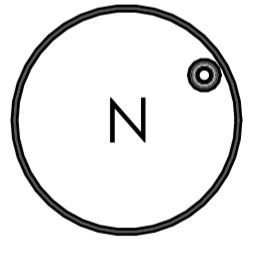
GENERAL NOTES

**PRELIMINARY
FOR
DISCUSSION
PURPOSES**



NO.	DATE:	REVISION:	BY:
3	JAN 11 2022	R3 SITE FLOOR ELEV	BL/SVP
4	MAY 10 2022	R4 FRONT ELEVATION	IC
5	NOV 15 2022	R5 FRONT ELEVATION	IC

COMMISSION:
**4 STOREY
76 UNIT
RESIDENTIAL BUILDING**
576 RIDGE ROAD, RIDGEWAY



A · C · K
architects
STUDIO INC.
Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:
SITE PLAN

Issued for Re-Zoning		
Issued for Site Plan Agreement:		
Issued for Permit:		
Issued for Tender:		
Issued for Construction:		
DRAWN BY:	CH BL SVP	DWG. No.
CHECKED BY:	MDA	A0
DATE:	JAN 11 2022	
SCALE:	AS SHOWN	
PROJECT No.:	2021-160	

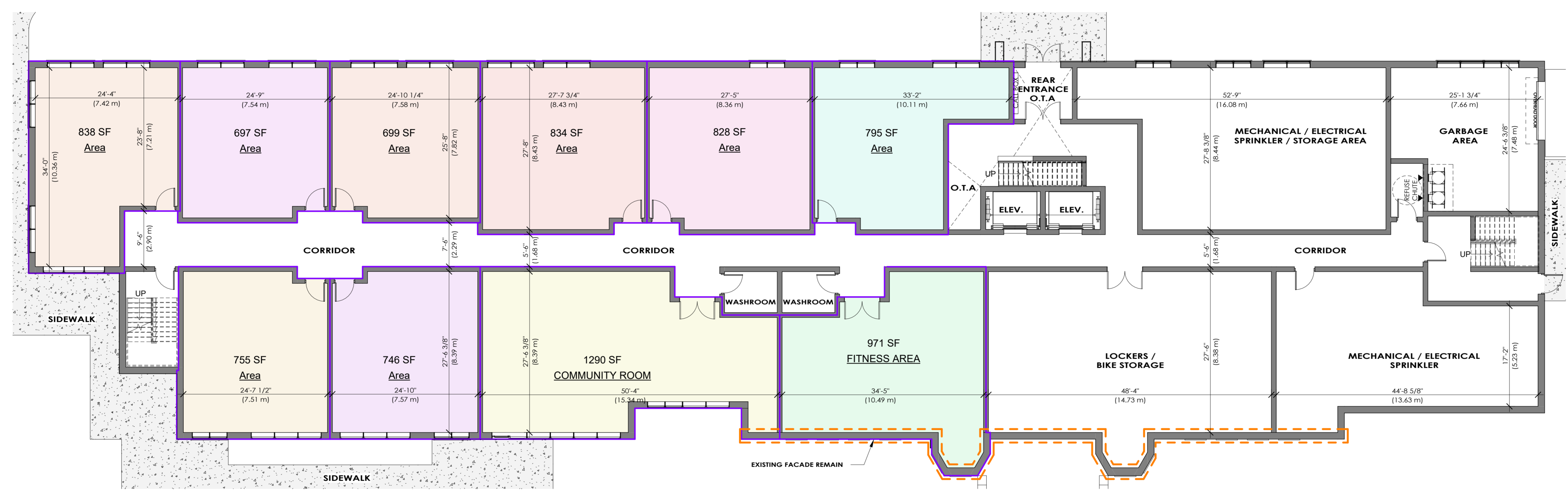
SITE PLAN

1 : 300

UNIT STATS	
PROPOSED BASEMENT	8
PROPOSED 1ST FLOOR	17
PROPOSED 2ND FLOOR	17
PROPOSED 3RD FLOOR	18
PROPOSED 4TH FLOOR	16
TOTAL PROPOSED UNITS	76

GENERAL NOTES

**PRELIMINARY
FOR
DISCUSSION
PURPOSES**



PROPOSED BASEMENT

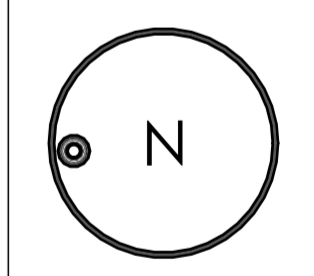
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5	NOV 15 2022	R5 FRONT ELEVATION	IC

COMMISSION:

**4 STOREY
76 UNIT
RESIDENTIAL BUILDING**

576 RIDGE ROAD, RIDGEWAY



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905 584 5545

SHEET TITLE:

BASEMENT PLAN

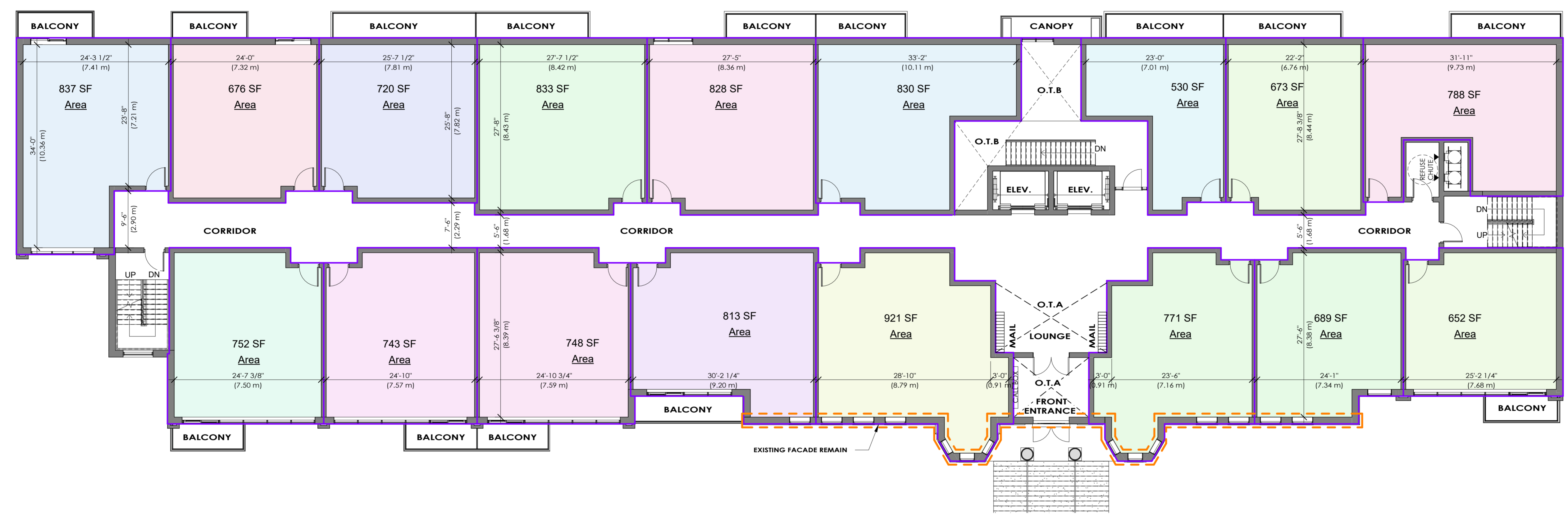
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CHECKED BY:	MDA
DATE:	JAN 11 2022
SCALE:	AS SHOWN
PROJECT No.:	2021-160

A1

UNIT STATS	
PROPOSED BASEMENT	8
PROPOSED 1ST FLOOR	17
PROPOSED 2ND FLOOR	17
PROPOSED 3RD FLOOR	18
PROPOSED 4TH FLOOR	16
TOTAL PROPOSED UNITS	76

GENERAL NOTES

**PRELIMINARY
FOR
DISCUSSION
PURPOSES**



PROPOSED 1ST FL.

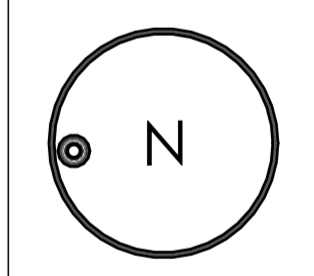
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5	NOV 15 2022	R5 FRONT ELEVATION	IC

COMMISSION:

**4 STOREY
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SHEET TITLE:

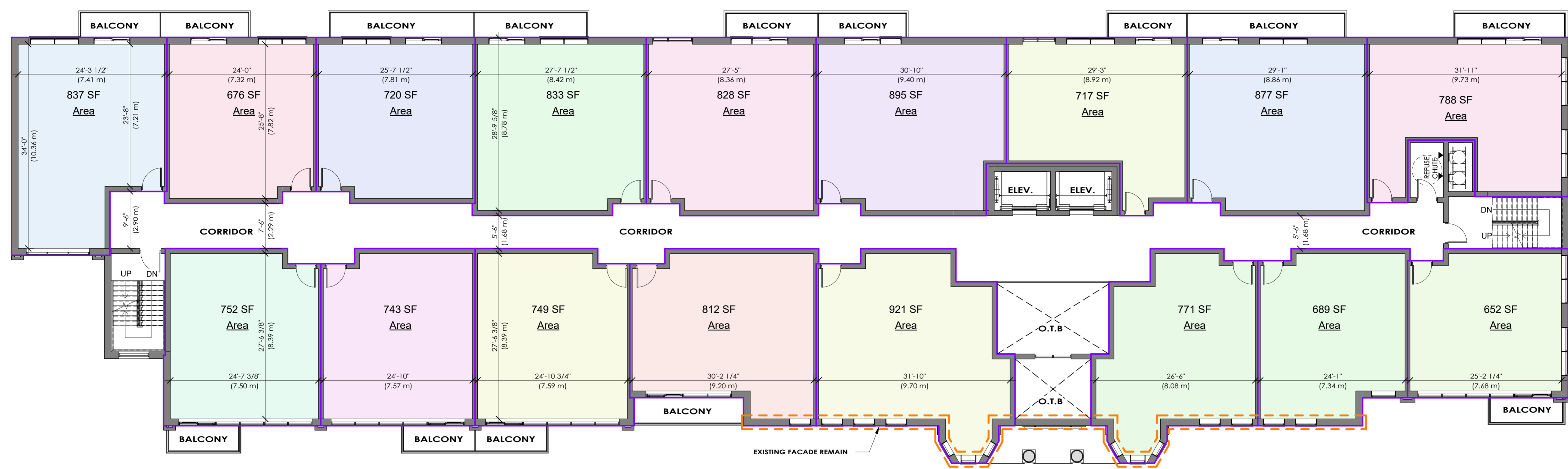
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DATE: JAN 11 2022	
SCALE: AS SHOWN	
PROJECT No.: 2021-160	

UNIT STATS	
PROPOSED BASEMENT	8
PROPOSED 1ST FLOOR	17
PROPOSED 2ND FLOOR	17
PROPOSED 3RD FLOOR	18
PROPOSED 4TH FLOOR	16
TOTAL PROPOSED UNITS	76

GENERAL NOTES

**PRELIMINARY
FOR
DISCUSSION
PURPOSES**

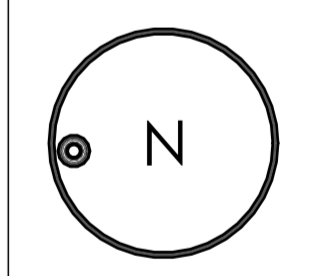


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5	NOV 15 2022	R5 FRONT ELEVATION	IC

COMMISSION:

**4 STOREY
76 UNIT
RESIDENTIAL BUILDING**

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905 984 5545

SHEET TITLE:

2ND FLOOR PLAN

Issued for Re-Zoning:	
Issued for Site Plan Agreement:	
Issued for Permit:	
Issued for Tender:	
Issued for Construction:	
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CHECKED BY:	MDA
DATE:	JAN 11 2022
SCALE:	AS SHOWN
PROJECT No.:	2021-160

PROPOSED 2ND FL.

1" = 10'-0"

A3

UNIT STATS	
PROPOSED BASEMENT	8
PROPOSED 1ST FLOOR	17
PROPOSED 2ND FLOOR	17
PROPOSED 3RD FLOOR	18
PROPOSED 4TH FLOOR	16
TOTAL PROPOSED UNITS	76

GENERAL NOTES

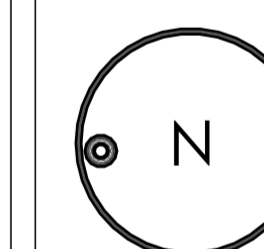
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DISCUSSION
PURPOSES**

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4	MAY 10 2022	R4 FRONT ELEVATION	IC
5	NOV 15 2022	R5 FRONT ELEVATION	IC

COMMISSION:

**4 STOREY
76 UNIT
RESIDENTIAL BUILDING**

576 RIDGE ROAD, RIDGEWAY



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905 984 5545

SHEET TITLE:

3RD FLOOR PLAN

Issued for Re-Zoning

Issued for Site Plan Agreement:

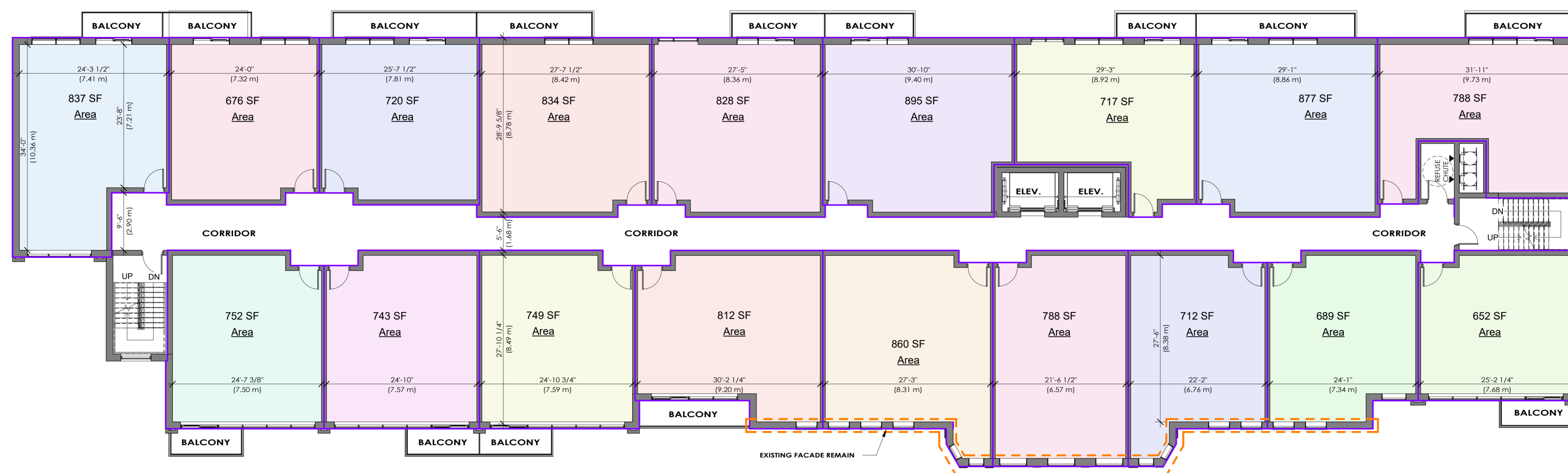
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SCALE:	AS SHOWN	
PROJECT No.:	2021-160	

A4



PROPOSED 3RD FL.

1" = 10'-0"

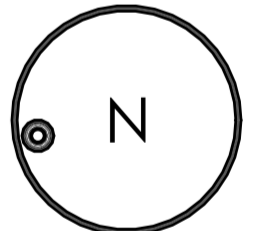
UNIT STATS	
PROPOSED BASEMENT	8
PROPOSED 1ST FLOOR	17
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PROPOSED 3RD FLOOR	18
PROPOSED 4TH FLOOR	16
TOTAL PROPOSED UNITS	76

GENERAL NOTES

**PRELIMINARY
FOR
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PURPOSES**

NO.	DATE	REVISION	BY
3	JAN 11 2022	R3 SITE FLOOR ELEV	BUSVP
4	MAY 10 2022	R4 FRONT ELEVATION	IC
5	NOV 15 2022	R5 FRONT ELEVATION	IC

COMMISSION:
**4 STOREY
76 UNIT
RESIDENTIAL BUILDING**
576 RIDGE ROAD, RIDGEWAY

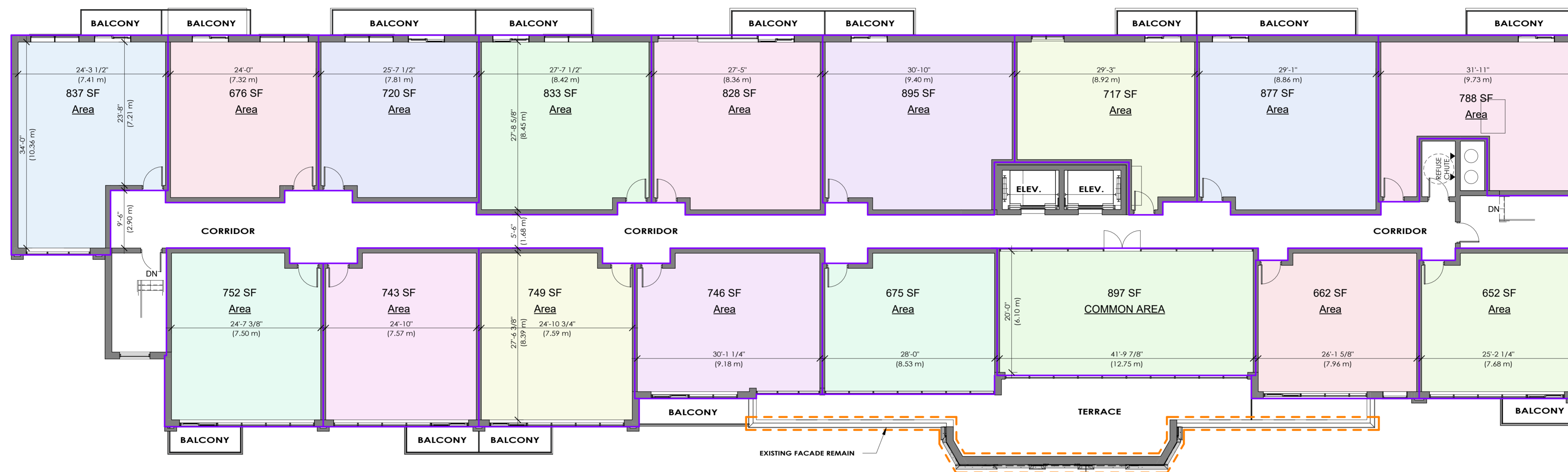


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Architectural Office:
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905 984 5545

SHEET TITLE:
4TH FLOOR PLAN

Issued for Re-Zoning	
Issued for Site Plan Agreement	
Issued for Permit	
Issued for Tender	
Issued for Construction	
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DATE: JAN 11 2022	
SCALE: AS SHOWN	
PROJECT No.: 2021-160	

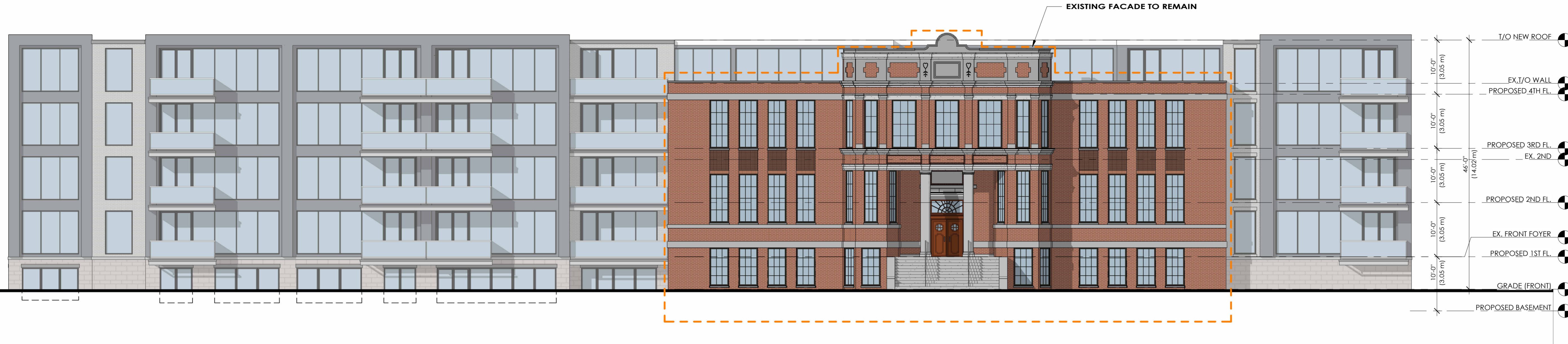


PROPOSED 4TH FL.

1" = 10'-0"

GENERAL NOTES

**PRELIMINARY
FOR
DISCUSSION
PURPOSES**



PROPOSED FRONT ELEVATION

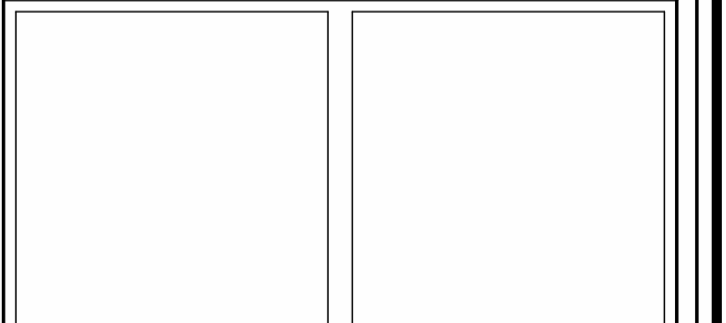
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FRONT VIEW

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COMMISSION:
**4 STOREY
76 UNIT
RESIDENTIAL BUILDING**
576 RIDGE ROAD, RIDGEWAY

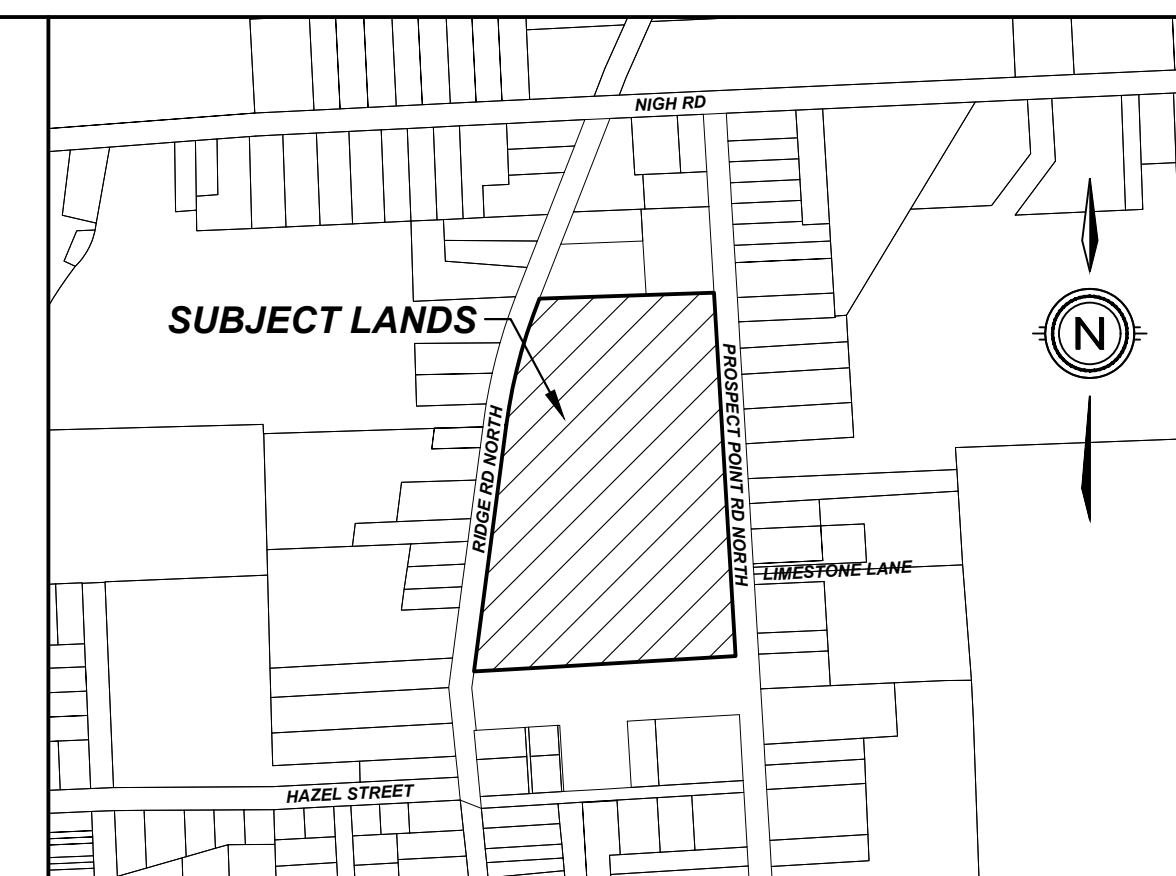
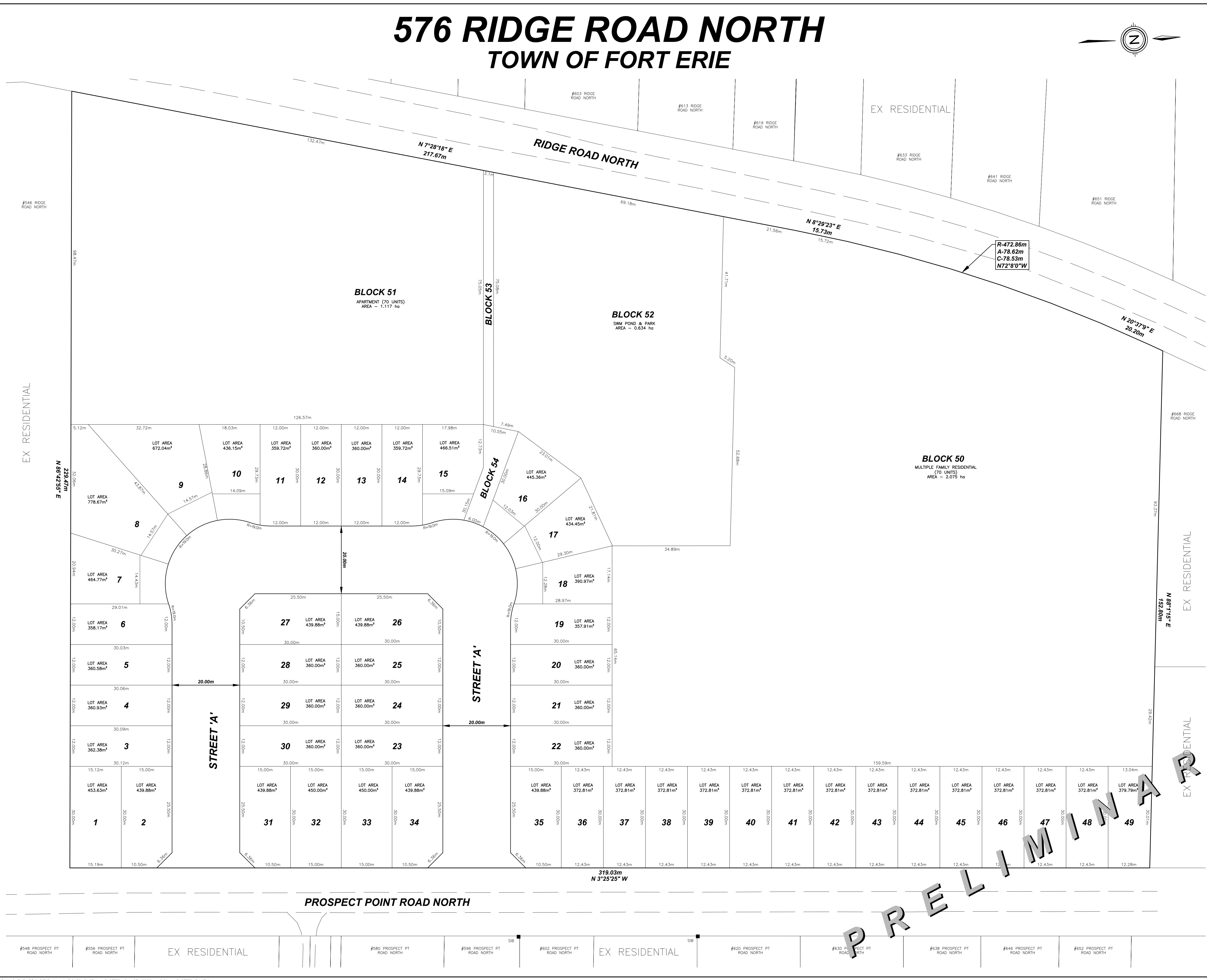
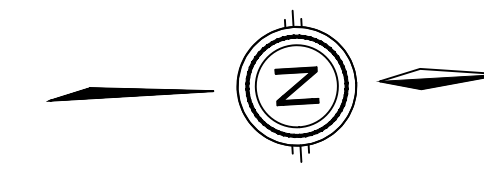


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architects
STUDIO INC.
Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:
FRONT ELEVATION

Issued for Re-Zoning:	
Issued for Site Plan Agreement:	
Issued for Permit:	
Issued for Tender:	
Issued for Construction:	
DRAWN BY: CH BL SVP	DWG. No.
CHECKED BY: MDA	A6
DATE: JAN 11 2022	
SCALE: AS SHOWN	
PROJECT No.: 2021-160	

576 RIDGE ROAD NORTH TOWN OF FORT ERIE



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

LOT #
MUNICIPALITY
REGION

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION

[Signature]
2846300 ONTARIO INC. DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

J.D. BARNES LIMITED DATE

**REQUIREMENTS OF SECTION 51(17)
OF THE PLANNING ACT**

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) MUNICIPAL WATER
- i) SILTY SAND
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-49	49	1.978	31.29
MULTIPLE FAMILY RESIDENTIAL	BLOCK 50	70	2.075	32.82
APARTMENT BLOCK (35uph)	BLOCK 51	70	1.117	17.67
SWM POND / PARK	BLOCK 52		0.634	10.03
3.0m WIDE TRAIL	BLOCK 53		0.022	0.35
6.0m WIDE ACCESSWAY	BLOCK 54		0.020	0.32
ROADWAY			0.475	7.52
TOTAL		189	6.321	100.00

DEVELOPABLE AREA = 6.321 ha
DEVELOPABLE DENSITY = 29.90 units/ha

#	ISSUED FOR REVIEW	DATE	INIT
0	ISSUED FOR REVIEW	2022-10-07	TA
#	REVISION	DATE	INIT



DRAFT PLAN OF SUBDIVISION	DRAWING TITLE	DRAFTING	TA
		DATE	OCTOBER 7, 2022
		PRINTED	OCTOBER 7, 2022
		SCALE	1:500
	DWG. No.	2152-DP	REV
			0

Appendix C





Planning and Development Services

Prepared for Council
Agenda Date November 14, 2017

Report No. PDS-82-2017
File No. 130103

Subject

INTENT TO DESIGNATE—FRONT EXTERIOR (WEST FAÇADE) OF THE 1927 ORIGINAL SCHOOL BUILDING PORTION OF THE FORMER RIDGEWAY-CRYSTAL BEACH HIGH SCHOOL AT 576 RIDGE ROAD, NORTH

Resolutions

THAT Council approves the designation of the front exterior (west façade) of the 1927 original school building portion of 576 Ridge Road (former Ridgeway-Crystal Beach High School) as outlined in this report, for architectural and historical value and context, under Part IV of the *Ontario Heritage Act*, and further

THAT Council directs staff to prepare a Designation By-law and provide Notice of Intention to Designate in accordance with the *Ontario Heritage Act*.

Relation to Council's 2015-2018 Corporate Strategic Plan

Priority C: Strong Customer Service, Relationships and Communications
Goal C3: Expand and improve connections with internal and external partners, stakeholders and agencies

Initiative C3.6: Acknowledge the significant contribution the volunteer sector makes to the Town's economic and overall well-being

List of Stakeholders

The Corporation of the Town of Fort Erie
Residents of the Town of Fort Erie
District School Board of Niagara
Municipal Heritage Standing Committee

Prepared by:	Submitted by:	Approved by:
<i>Original Signed</i>	<i>Original Signed</i>	<i>Original Signed</i>
Lindsay Richardson Senior Community Planner	Richard F. Brady, MA, MCIP, RPP Director, Planning and Development Services	Tom Kuchyt, CET Chief Administrative Officer

Purpose of Report

The purpose of this report is to provide Council with the Municipal Heritage Standing Committee recommendation to designate the front exterior (west façade) of the 1927 original school building portion of 576 Ridge Road North (former Ridgeway Crystal Beach High School) under the *Ontario Heritage Act* as significant from an architectural contextual and historical perspective, as well as provide background associated with the Committee's recommendation.

Background

The Municipal Heritage Standing Committee (MHSC) was established by Council in 2012. The role of the MHSC is to:

- Identify and maintain an ongoing inventory of properties which have been designated by Council under the *Ontario Heritage Act*;
- Identify and maintain an ongoing inventory of non-designated properties which may be considered for designation;
- Make recommendations to Council, through Staff, as to properties which in the opinion of the Committee, are considered to be of cultural heritage value or interest for their architectural, contextual and/or historical value or interest under the *Ontario Heritage Act* and should be designated;
- Make recommendations to Council, through Staff, as to non-designated properties which in the opinion of the Committee, should be added to the Municipal Registry as non-designated properties which it believes to be of cultural heritage value or interest for their architectural, contextual and/or historical value or interest under the *Ontario Heritage Act* and should be considered for designation in the future; and
- Make recommendations to Council, through Staff, as to criteria for the evaluation of properties of cultural heritage value or interest for their architectural, contextual and/or historical value or interest.

In order for a building, structure or landscape to be designated under the *Ontario Heritage Act*, it must pass through the "Six Key Steps to Designating an Individual Property under Section 29 of the *Ontario Heritage Act*". These include:

1. Identifying the property as a candidate for designation
2. Researching and evaluating the property
3. Serving Notice of Intention to Designate, with an opportunity for objection
4. Passing and registering the Designation By-law
5. Listing the property on the municipal register
6. Listing on the provincial register

Impact of Designation

The designation of a building, structure or landscape under the *Ontario Heritage Act* can have a number of impacts specifically related to proposed alterations or demolition:

- Alterations are permitted under Section 33 of the Ontario Heritage Act through application to Council for the proposed work. In general this should be a cooperative process, where a property owner submits an application for the proposed work and receives advice and guidance from the Municipal Heritage Committee and/or municipal staff. Council makes the final decision on heritage permit applications.
- As of April 2005, designation under the Ontario Heritage Act gives Council the power to prevent the demolition of a building or structure on a heritage property. If the owner of a designated property wishes to demolish or remove a building or structure, the owner must obtain written consent from Council.
- Property designation can also have a benefit to the owner in the form of financial support via Heritage Tax Rebates, and various grant and loan programs to help with conservation and ongoing maintenance.

As noted earlier, in order for a building, structure or landscape to be designated under the *Ontario Heritage Act*, it must be assessed with respect to general criteria as provided for in the Act:

1. The property has design value or physical value because it:
 - a) Is a rare, unique representative or early example of a style, type, expression, material or construction method; or
 - b) Displays a high degree of craftsmanship or artistic merit; or
 - c) Demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it:
 - a) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community; or
 - b) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or
 - c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it:
 - a) Is important in defining, maintaining or supporting the character of an area; or
 - b) Is physically, functionally, visually or historically linked to its surroundings; or
 - c) Is a landmark O. Reg. 9/06, s.1 (2)

To assist in evaluating potential historic properties, the MHSC developed a set of detailed Evaluation Criteria Guidelines to provide a more structured methodology to review architectural, historical and contextual attributes. A score of 75 points or more

(out of a total of 686 points) indicates a property/building or cultural heritage landscape that is of major significance or importance, and is therefore worthy of designation

Analysis

The property known municipally as 576 Ridge Road North (former Ridgeway-Crystal Beach High School) is situated in the Ridgeway Neighbourhood on the east side of Ridge Road North, between Hazel Street and Nigh Road and has been identified by the MHSC as having cultural heritage value or interest. The current owner of the property is the District School Board of Niagara. **Appendix “1”** shows the location of the subject property.

As with all designation requests, the Town has secured approval from the District School Board of Niagara for the designation of the façade of the building. Their letter of support is attached as **Appendix “2”**.

An evaluation of the subject lands was carried out April 28, 2017 and resulted in a total score of 229 points, which indicates major significance, architecture and history and worthy of preservation. **Appendix “3”** provides a summary report prepared by the MHSC of the more important architectural and historical attributes of the building. It outlines the important exterior features proposed to be identified in the designation by-law. The Committee’s evaluation also included a review of the interior of the building which was deemed as possessing little value to the building’s heritage and as such, the Committee is recommending designation of the front exterior (west façade) of the 1927 original school building portion of the former Ridgeway Crystal Beach High School only. **Appendix “3”** provides exterior photos of the important architectural features of the building.

From a contextual standpoint, the building scored particularly high in that its front façade is important in establishing the dominant character of the area. Further, it is a conspicuous and familiar structure in the context of the neighbourhood. Some noteworthy points from the MHSC evaluation include:

- The original 1927 building is well constructed in the classic, gothic collegiate/institutional style popular in the early 20th century;
- The school was designed by the architectural firm SB Coon & Son of Toronto, a leading architecture firm of the period, that designed many prominent commercial, residential and institutional buildings throughout the province around this time;
- The original school building construct was located with a deep setback from Ridge Road, and with a wide curved paved driveway and sidewalk, giving the building a stately and elegant entrance. The red brick masonry exterior, the symmetrically placed windows and the limestone accents combine with the grand front entrance to portray a fine example of the period’s educational building style.

The central focus of the building design projects from the centre on all levels and provides a grand entrance with a majestic framework of masonry and glass. Window openings are original along with their cement sills and lintels; and

- The school, when completed in 1927 dominated the landscape and became a village landmark. Today, the school is still the largest, tallest and most significant building in Ridgeway and is the only example of this style of building within the Fort Erie community.

At its meeting on May 8, 2017 the MHSC made the following motion:

After discussion, it was moved by Charlie, Seconded by Keith, that:

The Committee approve the evaluation in principle for the designation of the exterior of the original school building for a combination of architectural, historical or contextual reasons as outlined in the evaluation/survey subject to discussions with the District School Board of Niagara (DSBN). The Committee will finalise its recommendations to be forwarded to Council after it's discussions with DSBN.

CARRIED

The DSBN has provided their comments to the Committee and these comments and next steps were discussed at the October 16, 2017 MHSC meeting. It was determined at this meeting that the evaluation has been completed, appropriate approvals were obtained and as such, staff was directed to move forward with the "Intent to Designate Report", to be approved by Council.

Minutes from the May 8, 2017 meeting and Draft Minutes from the October 16, 2017 meeting are attached as **Appendix "4"** and **Appendix "5"**, respectively.

Financial/Staffing Implications

The MHSC has the responsibility to advise Council on matters pertaining to heritage importance, particularly regarding the designation of properties under the *Ontario Heritage Act*. The Senior Community Planner is the staff liaison and coordinator for the Designation Sub-Committee.

The property is currently owned by the District School Board of Niagara. If sold to a private owner, the property could be considered under the Town's Heritage Tax Rebate Program which provides a 25% tax rebate based on assessed value (to a maximum of \$250,000) which is matched for the regional and educational component of the taxes.

Polices Affecting the Proposal

In accordance with the Town's Official Plan, the Town will actively promote cultural heritage and conservation in all applicable municipal activities in recognition of the non-

renewable nature of cultural heritage resources, as well as the contribution they make to the character, civic pride, tourism potential, economic benefits and historical appreciation of the community. The protection of heritage features shall be a consideration in all development proposals and public works.

Further, Council shall consult with the MHSC in matters relating to the conservation of built heritage within the Town of Fort Erie. The MHSC shall identify through the ongoing inventory, or on a case-by-case basis, properties of architectural and historical interest and recommend to Council on those heritage properties considered worth of designation under Parts IV and V of the *Ontario Heritage Act*.

Comments from Relevant Departments/Community and Corporate Partners

The recommendation of the MHSC is identified in this report.

Communicating Results

If approved, a Notice of the Intention to Designate will be provided to District School Board of Niagara (the Owner) in accordance with Section 29(1) of the *Ontario Heritage Act* and the Ontario Heritage Trust, and placed in the Fort Erie Times, as required under Section 29(3) of the *Ontario Heritage Act*.

Alternatives

Council can choose not to support the MHSC recommendation to designate, however it is not recommended as the MHSC has assessed this site in accordance with the established criteria under the Ontario Heritage Act.

Attachments

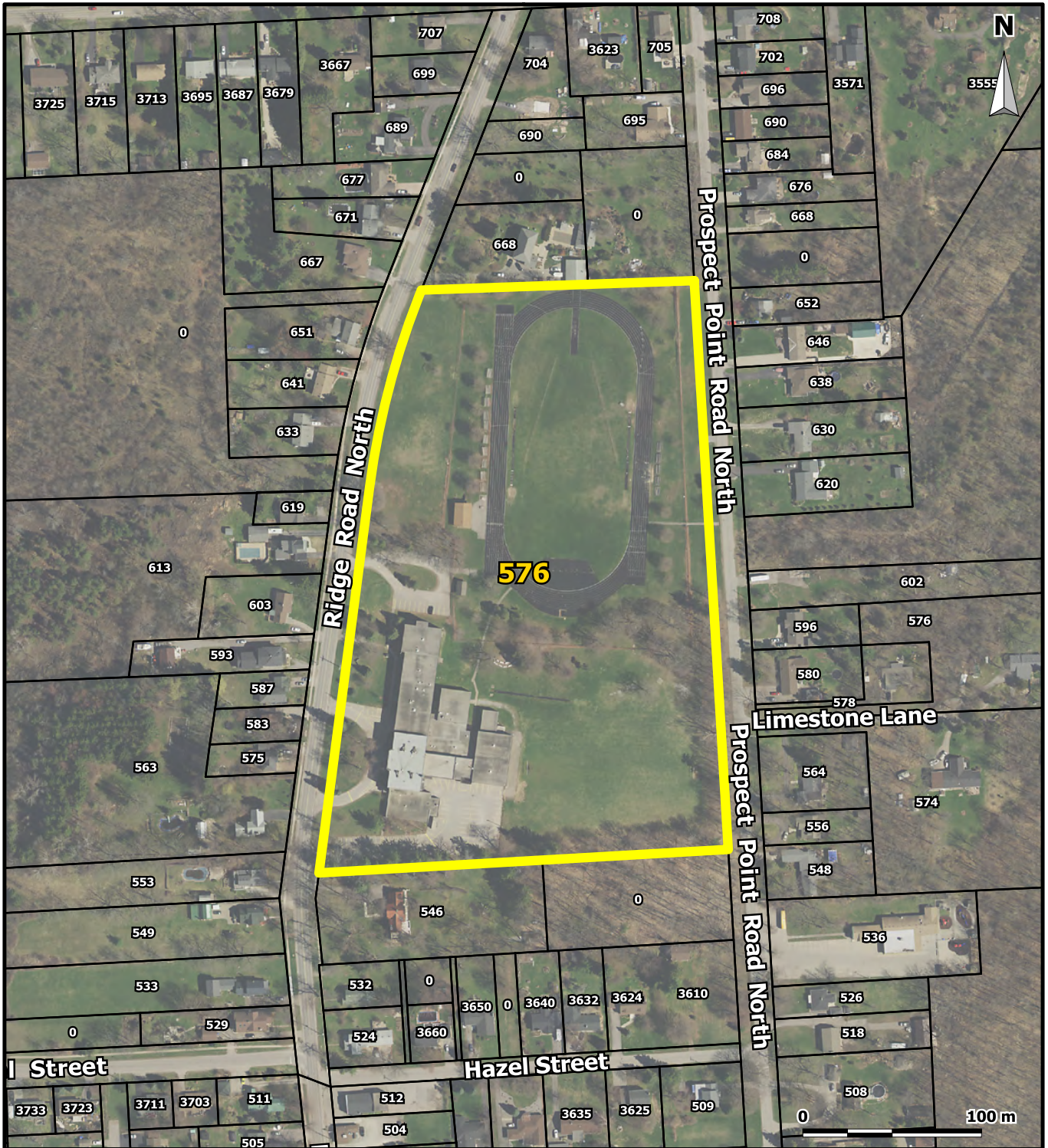
Appendix “1”- Location Map

Appendix “2”- Letter of Support, District School Board of Niagara

Appendix “3”- MHSC Heritage Property Survey and Photographs – Ridgeway Crystal Beach High School


Appendix “4”- MHSC Meeting Minutes – May 8, 2017

Appendix “5”- Draft MHSC Meeting Minutes – October 17, 2017



LOCATION PLAN

Subject Lands - 576 Ridge Road North (former Ridgeway-Crystal Beach High School)

 Subject Lands - 576 Ridge Road North



DISTRICT SCHOOL BOARD OF NIAGARA

191 CARLTON ST. • ST. CATHARINES, ON • L2R 7P4 • 905-641-1550 • DSBN.ORG

June 27, 2017

Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, ON L2A 2S6

ATTENTION: DAVE HEYWORTH, MANAGER LAND USE POLICY

Dear Mr. Heyworth:

Re: Ridgeway Crystal Beach High School (RCBHS), 576 Ridge Road North, Ridgeway
Museum and Cultural Heritage Advisory Committee (Committee) Recommendation

On June 26, 2017, the Board of Trustees passed a resolution confirming that the District School Board of Niagara does not object to the historical designation of the front façade of the original 1928 school building that is part of the current RCBHS should the Town of Fort Erie wish to pursue a historical designation of the façade.

Further, the Board of Trustees requested an opportunity to partner again with the Town of Fort Erie to determine the highest and best use for the RCBHS property, including the Town undertaking the necessary amendments to the Town's Official Plan and Zoning by-law to facilitate the uses, prior to disposition.

Sincerely,

A handwritten signature in blue ink that reads 'Dale Robinson'.

Dale Robinson
Chair of the Board

A handwritten signature in blue ink that reads 'Kevin Maves'.

Kevin Maves
Chair of the Property Disposal Committee

cc: Warren Hoshizaki, Director of Education

TOWN OF FORT ERIE HERITAGE PROPERTY SURVEY

Prepared by:

The Museum and Cultural Heritage Advisory Committee

Date: April 28, 2017

Subject Property:

**Ridgeway Crystal Beach High School
(RCBHS)**

576 Ridge Rd N. Ridgeway ON L0S 1N0

Version 3.2 – June 29, 2009

**APPENDIX "3" TO ADMINISTRATIVE REPORT PDS-82-2017 DATED NOVEMBER 14, 2017
TOWN OF FORT ERIE HERITAGE PROPERTY SURVEY**

PROPERTY IDENTIFICATION

Municipal Address: 576 Ridge Rd. N., P.O. Box 310 Ridgeway Ontario L0S 1N0

Legal Description: Ridgeway Crystal Beach High School LOT: Pt Lot 23 CONC. 2

Building or Estate Name: Ridgeway Crystal Beach High School

Inventory Identification: Public Use

Date of Construction: commenced 1927 completed March 1928 (**official opening**)

Sources: Many Voices (revised edition 2004), rcbhsreunion.com, ridgewayhs.dsb.org (see complete list Ref. Sources page)

Current Zoning: Institutional **Official Plan Designation:** Institutional

Additions to Building: school cafeteria, 2 storey addition (main office, classrooms and library) athletics addition (with gymnasium, showers & change rooms and equipment room), weight room, communications & technology complex

Original Use: Continuation School **Original Owner:** SS #11 Bertie Township School Board

Current Use: High School **Current Owner:** District School Board of Niagara (DSBN)

Current Owner Contact Information: Phone: 905-641-1550

Mailing Address: District School Board of Niagara
191 Carlton Street,
St. Catharines
Ontario L2R 7P4

Name of Recorder **MCHAC of Fort Erie ON**

MCH Committee Municipal Staff Heritage Consultant Student Other

Level of expertise in indentifying and describing a cultural heritage property. Beginner Some Experience Expert

Date of Evaluation: Nov. 15, 2016

Committee Review: Jan. 17, 2017

APPENDIX "3" TO ADMINISTRATIVE REPORT PDS-82-2017 DATED NOVEMBER 14, 2017 TOWN OF FORT ERIE HERITAGE PROPERTY SURVEY

1. RCBHS Present Day Photograph



Date of Photo: Oct. 2016 View: Front of building Ridge Rd view. File Name: RCBHS 2016-1 Credit: K. Ratcliffe

2. Historical Photograph Original Bldg (Ridgeway Continuation School)



Date of Photo: c: 1928 View: Front of Bldg facing Ridge Rd. File Name: RCBHS 1928 Credit: NF Library

APPENDIX "3" TO ADMINISTRATIVE REPORT PDS-82-2017 DATED NOVEMBER 14, 2017 TOWN OF FORT ERIE HERITAGE PROPERTY SURVEY

3. RCBS Present Day; front of building roof face (facing west)



Date of Photo: Oct 2016 View: Front of building roof face. File Name: RCBHS 2016-2 Credit: K. Ratcliffe

4 Front of building roof face (facing west)



Date of Photo: Oct 2016 View: Front of building roof face. File Name: RCBHS 2016-3 Credit: K. Ratcliffe

APPENDIX "3" TO ADMINISTRATIVE REPORT PDS-82-2017 DATED NOVEMBER 14, 2017
TOWN OF FORT ERIE HERITAGE PROPERTY SURVEY

5. Present Day Front Main Entrance



Date of Photo: Oct 2016 View: Main Entrance facing Ridge Rd. N..
File Name: RCBHS 2016-4 Credit: K. Ratcliffe

**APPENDIX "3" TO ADMINISTRATIVE REPORT PDS-82-2017 DATED NOVEMBER 14, 2017
TOWN OF FORT ERIE HERITAGE PROPERTY SURVEY**

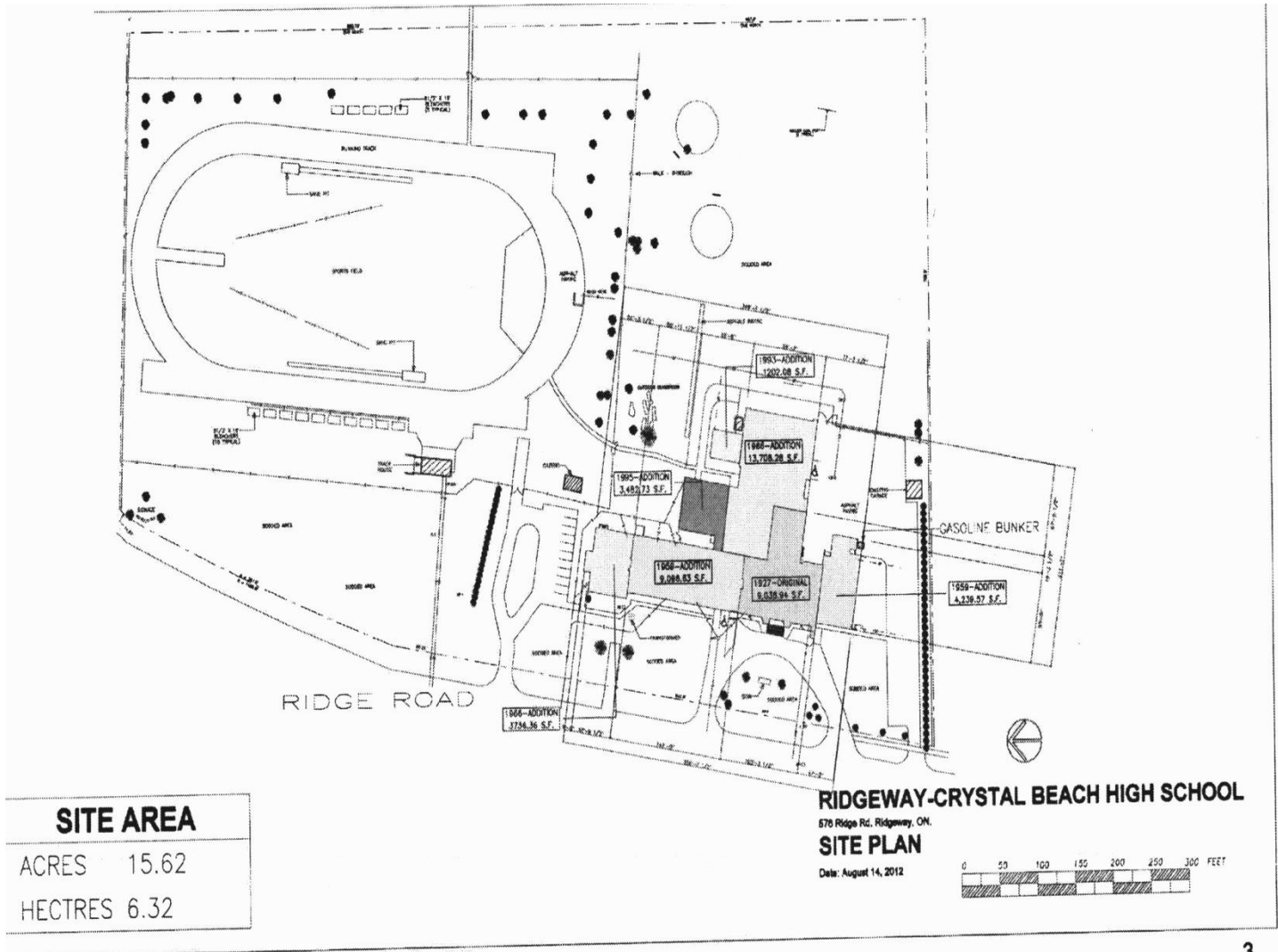
6. Present Day Front Main Entrance Interior



Date of Photo: Oct 2016 View: Interior door front entrance.
File Name: RCBHS 2016-5 Credit: K. Ratcliffe

APPENDIX "3" TO ADMINISTRATIVE REPORT PDS-82-2017 DATED NOVEMBER 14, 2017 TOWN OF FORT ERIE HERITAGE PROPERTY SURVEY

7. Present Day Official Site Plan



3

Date of Photo: Aug 2012 View: Site Plan drawing.
File Name: RCBHS Site Plan Credit: DSBN

APPENDIX "3" TO ADMINISTRATIVE REPORT PDS-82-2017 DATED NOVEMBER 14, 2017 TOWN OF FORT ERIE HERITAGE PROPERTY SURVEY

8. Present Day Aerial View



Date of Photo: Unknown View: Aerial View of RCBS.
File Name: Unknown Credit: TOFE

APPENDIX "3" TO ADMINISTRATIVE REPORT PDS-82-2017 DATED NOVEMBER 14, 2017 TOWN OF FORT ERIE HERITAGE PROPERTY SURVEY

ARCHITECTURAL DOCUMENTATION

ARCHITECTURAL STYLE:

The original building is well constructed in the classic gothic collegiate /institutional style popular in the early 20th century.

It is a symmetrical, 2 ½ storey building, complimented with a centred & recessed main entrance. Two classic Doric stone columns dominate the main entrance landing. A prominent exterior stone staircase and landing leads to the classic twin entrance wood doors and frame, topped with an attractive sunrise design transom window which are boldly outlined by a larger cement/stone frame with a double lintel.

CONSTRUCTION:

The framework of the building is not confirmed but the substructure is likely steel and cement block. The exterior is predominately red brick with 3 large white horizontal limestone brick bands. Ornamental limestone crowns the centrally elevated portion of the roofline at the front of the building to form an attractive roof crest.

The double wood entrance doors open to a central hall and immediate access to the school's auditorium. The original building was designed to contain 8 classrooms/labs, an auditorium, a gymnasium (basement), a teacher's room and washrooms. All spaces are still in use and have been continuously upgraded over the years.

DESIGNER/BUILDER/ARCHITECT:

RCBHS was designed by the architectural firm; SB Coon & Son of Toronto, the leading school architect of the period. This firm was started by Stephen Burwell Coon and his son (B. R. Coon) in 1914. There are 26 educational institutions attributed to this firm in Ontario from 1916 to 1931. They also designed many prominent commercial, residential and institutional buildings throughout the province during this time. These include several Toronto churches, numerous Toronto apartment buildings, the York Masonic Temple and the Carnegie Library, Mimico ON. The Balmoral Apartments and The University Apartments are now on Toronto's Heritage Properties list. Additionally, Fergus High School (also designed by SB Coon & Son) has been designated as a heritage property. Notably the company designed one other project in Ft. Erie; The Times Review building on Jarvis St.

The construction contract was awarded to Avery-Shipp Construction of Toronto, at a cost of \$96,000.00 less plumbing and heating. Today the still standing 1927 building is a 2 ½ storey with a basement gymnasium totalling 20453.53 square feet.

APPENDIX "3" TO ADMINISTRATIVE REPORT PDS-82-2017 DATED NOVEMBER 14, 2017 TOWN OF FORT ERIE HERITAGE PROPERTY SURVEY

ARCHITECTURAL DOCUMENTATION

DESIGN/DETAILS/CRAFTSMANSHIP:

The building construct is located as a deep set back from Ridge Rd, with a wide curved paved driveway and sidewalk giving the building a stately and elegant entrance. The red brick masonry exterior, the symmetrically placed windows and the limestone accents combine with the grand front entrance to portray a fine example of the period's educational building style. The central focus of the building design projects from the centre on all levels and provides the centred grand entrance with a majestic framework of masonry and glass. Window openings are original along with their cement sills and lintels.

At the front entrance, the twin wood doors possess cruciform shaped panels, outlined with heavy wood moulding. Above the doors is a large sunrise design transom window, outlined with wood mullions. In addition this doorway is outlined further with a much larger stone or cement frame giving it an impressive as well as pleasing presence upon approach. Dominating the main entrance are two classic stone Doric columns **which** lend support for the upper portion of the entranceway.

Positioned above the window level of the top floor is a wide ornamental band of stone panels separated by limestone block. Above this band of stone are 2 levels of roof cresting embossed with heraldry symbols. The topmost appears to be a laurel wreath, commonly recognized as the symbol of success and graduation as well as distinction. The lower panel has twin torches symbolizing **enlightenment (insight, wisdom)**. These adornments, perhaps unseen by the informal visitor, are something students passed under every day. They are an excellent tribute and indication of the building's intended purpose as an educational institution.

INTERIOR ELEMENTS:

Whereas the interior of the original building's actual structure has been on the whole unchanged, updates to the rooms, labs and facilities have seen continuous changes. Clearly upgrades were done to keep the level of education current, the atmosphere comfortable and the building safe and secure for students, staff and visitors. It appears most rooms and spaces have retained their original dimensions. There is very little sign of any original elements from early construction.

The Committee views the interior as possessing little value relating to the building's heritage.

APPENDIX "3" TO ADMINISTRATIVE REPORT PDS-82-2017 DATED NOVEMBER 14, 2017

TOWN OF FORT ERIE HERITAGE PROPERTY SURVEY

ARCHITECTURAL DOCUMENTATION

THE SITE:

When constructed the original building was set well back from the road facing west, accessed by a curved paved driveway and sidewalk. The surrounding lands were later used for parking lots, athletic fields and future building expansions. The building footprint and orientation has not changed in its 90 year history.

Situated on the east side of Ridge Rd North, the original parcel of land of 10 acres was purchased from Niagara MPP W.G. Wilson for \$7500.00 in 1927. The official purchaser was SS #11 school district. Trustees deemed the purchase necessary as the current Continuation School facilities were over crowded at the Ridgeway Public School. Today's site consists of 15.62 acres.

Ridge Rd N. has always been the main thoroughfare of the village. It follows the natural limestone ridge from which Ridgeway takes its name. Originally a trail used by local indigenous peoples, early settlers employed it to access the settlement. It was utilized by the Canadian military in **1816** as they advanced from the Ridgeway Rail station to confront the Fenians at the historic site of the Battle of Ridgeway located on Highway #3.

ALTERATIONS:

Over the years, alterations to modernize and upgrade the building have been made. The original windows have been replaced maintaining the original openings. Some original interior stairways have been sealed over to accommodate interior building alterations and expansions. Upgrades to the main floor auditorium provide enhancements (lighting, seating etc) for performances and presentations. It appears the original size of the auditorium has remained unchanged. Existing classrooms have seen continual improvements (i.e. computer labs) to keep pace with educational requirements of the day.

-Expansions/Additions

There have been a number of expansions/additions which are attached to the original building:

- School cafeteria 1959
- Additional classrooms & School admin. offices 1959
- Library & 2 additional classrooms 1966
- Gymnasium and athletics facilities 1966
- Weigh room 1993
- Technology & communications rooms 1995

APPENDIX "3" TO ADMINISTRATIVE REPORT PDS-82-2017 DATED NOVEMBER 14, 2017 TOWN OF FORT ERIE HERITAGE PROPERTY SURVEY

ARCHITECTURAL DOCUMENTATION

ARCHITECTURAL INTEGRITY/PHYSICAL CONDITION:

The original school's exterior has been well maintained. As stated previously, continuous maintenance and upkeep occurs to keep this educational institution usable and safe for students, staff and visitors.

Driveways and parking lots have been kept in acceptable condition.

In need of some restoration are the twin wood front doors and door frame at the main entrance of the original building.

It should be noted original entrances marked 'Boys' and 'Girls' have been covered over by additions and are a significant aspect of the 1927 structure. These entrances were located on the north and south sides of the school.

CONTINUITY/DESIGN COMPATIBILITY

576 Ridge Rd. N. has always been the location of Ridgeway's only high school. Over its 90 year history it has consistently fulfilled its role in the community as its only high school.

The exterior appearance of the school relates extremely well with the local neighbourhood. Overtime the existing streetscape has evolved around RCBHS. It is clear the school's facade enhances the immediate vicinity greatly. Surrounding the school is a residential neighbourhood of detached family homes. While RCBHS is the tallest and largest building on the road, there are a number of large two storey homes in the immediate area. Two beautiful estate homes on each side of the school property compliment the 1927 building. Additionally the large amount of open space around the school separates the entire institution from the surrounding residential neighbourhood. Fitting in well with the small town of Ridgeway, there are many mature trees on the abundant rolling landscape surrounding the institution.

The paved circular drive and walkways provides easy access and egress to/from the school's front entrances by both vehicles and pedestrians. Community sidewalks on both sides of Ridge Rd N. furnish safe walkways to and from the institution. Parking lots on the south side of the school provide substantial and adequate parking facilities.

APPENDIX "3" TO ADMINISTRATIVE REPORT PDS-82-2017 DATED NOVEMBER 14, 2017 TOWN OF FORT ERIE HERITAGE PROPERTY SURVEY

HISTORICAL DOCUMENTATION

LANDMARK:

When completed the 1927 school dominated the landscape and became an immediate village landmark.

It is located on the main thoroughfare of Ridgeway which connects with a major provincial (Highway #3). The northerly entrance to the village has been marked by this building for 90 years. Today on Google maps, RCBHS is a primary landmark for the area.

Today RCBHS is the largest, tallest and most significant building in Ridgeway. In 1927 the building dominated the landscape.

It is Ridgeway's only still standing landmark of significant age and size. Additionally it is the only example of this style of building within the community.

This landmark is often referred to as 'the biggest little school in Ontario'.

HISTORIC GROUPING

The school's part in the history of education in the area can only be described as significant. Years prior to 1927 the need for a permanent structure for a Continuation School was recognized by the community. Continuation school education in the village began at the Masonic Temple on Ridge Rd in 1908. In 1921, mostly due to increasing enrollment, classes were moved to the newly built Ridgeway Public School, also on Ridge Rd N. During the same period the province issued new guidelines for Continuation/High Schools.

Property was acquired, a design was accepted and a Ridgeway's newest school was constructed.

Ground was broken in 1927 at the present site of RCBHS and opened in 1928 as Ridgeway Continuation School. The name and designation of the school was officially changed to Ridgeway High School in 1930.

APPENDIX "3" TO ADMINISTRATIVE REPORT PDS-82-2017 DATED NOVEMBER 14, 2017

TOWN OF FORT ERIE HERITAGE PROPERTY SURVEY

HISTORICAL DOCUMENTATION

Historical Persons:

SCIENCE

Dr. Richard Hughson is professor of kinesiology at the University of Waterloo, Schlegel Research Chair in Vascular Aging and Brain Health and is a member of the [Schlegel-UW Research Institute for Aging](#). Dr. Hughson works with the Canadian Space Agency in studying the effects of long term space flight on the human cardio vascular system. He was the recipient of the Canadian Society for Exercise Physiology Honour Award in 1997, the University of Waterloo Award for Excellence in Research in 2001, and the University Of Waterloo Award Of Excellence in Graduate Supervision in 2005. Competing in the 1979 PanAm games marathon Richard won the bronze medal. Richard Hughson graduated RCBHS in 1968.

SPORTS

Charmaine Reid was part of the RCBHS graduating class of 1991 and OAC 1992. A 5 time Canadian Badminton champion, 5 time medalist at the Pan-American Games, represented Canada at the 2004 Summer Olympics, and numerous international badminton medals. She is currently a sports commentator for NBC sports and involved with Canadian Tire's Head Start Program.

TOWN GOVERNANCE

Current and former Fort Erie town mayors Wayne Redekop and Doug Martin are both RCBHS graduates.

ART

Frank Kelly Freas attended Ridgeway Public schools until the age of 17. He is also known as; Frank Sylvester, Frank Kelly and Kelly Freas. He did not graduate from RCBHS as his family moved to Buffalo NY late in his senior year (1939).

He is 11 time recipient of the prestigious Hugo Award for best Science Fiction artist. Publications with his cover art include; Astounding Science Fiction, Planet Stories, Science Fiction Quarterly and Super Science Stories. He worked at Mad Magazine in 1957, doing cover art for the popular magazine until 1960. The art cover of the rock band Queen's album News of the World is his work. Additionally he created an art series depicting the original characters of the TV series Star Trek. He was commissioned by NASA astronauts to design the insignia for the Skylab 1 program in 1973. Today he is the only artist to have his poster art (relating to Skylab & outer space) to hang in The Smithsonian Institute, Washington DC. Frank Kelly Freas died in 2005

APPENDIX "3" TO ADMINISTRATIVE REPORT PDS-82-2017 DATED NOVEMBER 14, 2017 TOWN OF FORT ERIE HERITAGE PROPERTY SURVEY

Reference Sources for RCBHS Heritage Survey

School History

Many Voices II Revised Edition 2004 (pg 155)

<http://rcbhsreunion.com/RCBHS-History.pdf>

<https://ridgewayhs.dsbnschools.ca/about/history>

<http://www.niagarafallsreview.ca/2009/04/15/a-century-of-rcbhs>

[http://www.dsbnschools.ca/uploadedFiles/Accommodation_Reviews/Current_ARCS/Port_Colborne_and_Fort_Erie_Secondary_Schools/RCBHS%20Facility%20Report\(1\).pdf](http://www.dsbnschools.ca/uploadedFiles/Accommodation_Reviews/Current_ARCS/Port_Colborne_and_Fort_Erie_Secondary_Schools/RCBHS%20Facility%20Report(1).pdf)

S.B. Coon & Sons

<http://dictionaryofarchitectsincanada.org/node/1623>

<http://dictionaryofarchitectsincanada.org/node/961>

Charmagne Reid

<https://ca.linkedin.com/in/charmaine-reid-22521995>

https://en.wikipedia.org/wiki/Charmaine_Reid

<http://www.niagarafallsreview.ca/2016/01/13/reid-joins-niagara-falls-sports-wall-of-fame>

Frank Kelly Freas

<http://www.pulpartists.com/Freas.html>

<http://hubpages.com/entertainment/Star-Trek-Kelly-Freas-Artwork-Prints-Portfolio>

https://en.wikipedia.org/wiki/Frank_Kelly_Freas

<http://www.kellyfreas.com/DSkyLab.htm>

http://www.kellyfreas.com/dfrank_kelly_freas_bio.htm

Dr. Richard Hughson

<https://uwaterloo.ca/kinesiology/people-profiles/richard-hughson>

<http://www.the-ria.ca/research-education/researchers/schlegel-research-chairs/dr-richard-hughson/>



MINUTES

Our Focus: Your Future

Meeting Date, Time, and Location

May 8, 2017- 10:00 a.m. Committee Room 1, Town Hall

Members

Present - Charles Capern, Keith Ratcliffe, Charlene A. Nigh, Councillor Margaret Feaver, Mary McLelland-Papp

Staff -Dave Heyworth, Manager-Land Use Policy,

Absent - Stephen Passero, Dave Ellsworth, Carole Walpole, Stacey Steele

1) **Agenda Item-Minutes**

Moved by, Mary, Seconded by Charlie, that the March 13, 2017 Minutes be approved. - CARRIED

2) **Agenda Item-Ridgeway/Crystal Beach High School**

The Committee discussed the evaluation work completed. The history, architecture, what specifically the Committee was interested in designating and reason for designation.

Dave H recommended that should the Committee wish to approve the evaluation they do so in principle subject to discussions with DSBN. After discussions the Committee could finalise its recommendation to Council on the matter.

After discussion it was moved by Charlie, Seconded by Keith, that:

The Committee approve the evaluation in principle for the designation of the exterior of the original school building for a combination of architectural, historical or contextual reasons as outlined in the evaluation/survey subject to discussions with the District School Board of Niagara (DSBN). The Committee will finalise it's recommendations to be forwarded to Council after it's discussions with DSBN.-CARRIED

Dave H. indicated he would forward the resolution to DSBN.

3) **Agenda Item - 848 Garrison Road**

The Committee discussed bringing historical info to the next Committee meeting and circulating it ahead of the next meeting.

4) **Agenda Items- Other Business**

The Committee discussed the reply letter relative to the Frescoes at the Beatties building in Ridgeway. The Committee indicated the letter could indicate the Committee is satisfied the situation can be monitored through the member on the CIP Technical Review Committee.

Charlene brought up the Centennial for the Point Abino Light House. She discussed a photo exhibit in the atrium with the dates of February 11th, 12th, 13th/17 from 10 a.m.-4 p.m. There would also be a video of the lighthouse and of the storm. Charlene indicated Sean Hutton could provide a slide show of the lighthouse restoration.

The Committee discussed the hours. Charlene was looking for any members who could volunteer time to help with the event.

5) **Agenda Items- Adjournment**

The meeting adjourned at 11:45 a.m.

Minutes recorded and prepared by:

Dave Heyworth, MCIP, RPP
Manager-Land Use Policy

Minutes approved by:

Charlene Nigh
Chair



MINUTES

Municipal Heritage Standing Committee

Meeting Date, Time, and Location	
Date:	Monday October 16, 2017
Location:	Committee Room #1, Town Hall
Time:	10:00 am

Members	
<u>Present</u>	<u>Regrets</u>
Charles Capern	Councillor Passero
David Ellsworth	Paula Franco
Mary McLelland-Papp	Stacey Steele
Charlene A. Nigh, Chair	
Keith Ratcliffe	
Carole Walpole	
Staff	
Lindsay Richardson, Planning and Development Services	

1) **Agenda Item - Opening**

1.1 Call meeting to order (Chair)

Charlene Nigh called the meeting order at 10:05 am

1.2 Introduction of new members/staff liaison

The committee was introduced to its new staff liaison, Lindsay Richardson.

1.3 Additions/Deletions to the agenda

Item 3.1, Update – Point Abino Lighthouse Summertime Photographic Exhibition was deleted – this item will be discussed at the Museum and Cultural Heritage Advisory Committee meeting on October 17, 2017. Charlene gave a brief verbal report to the Committee.

1.4 Motion to adopt the Minutes of the previous meeting

Moved By: Charles Capern
 Seconded By: Carole Walpole

Motion: That the minutes from the MHSC meeting of June 12, 2017, be approved

Carried

October 16, 2017 - Municipal Heritage Standing Committee - Page 4

2) **Agenda Item – Presentations/Delegations**

2.1 Chris Millar – Town’s Southend Secondary Plan

Mr. Millar provided a brief presentation to the Committee outlining the purpose of the Southend Secondary Plan, general information and details regarding the land uses in the plan area. He provided images of the properties that are listed on the Town’s Heritage Registry (both designated and non-designated) and explained the proposed changes (if any) to the designation on these properties.

The Committee discussed the property at the corner of Murray Street and Niagara Boulevard (207 Niagara Boulevard), which has ties to the Fenian Raids. The Committee determined they would like to take some time and do an evaluation of the property to determine its historic significance.

Charlene asked if the same archeological study requirements will be in place for the secondary plan area and Mr. Millar indicated that yes, development would be required to follow the standard pre-consultation process which would identify the need for archaeological and other studies.

Keith inquired about public representation and the ability to voice any concerns or questions to Council. Mr. Millar explained that Council makes the final decision regarding Secondary Plans, but that all residents are able to voice their opinions and concerns to Council through the public process. He informed the Committee that a public open house is being held on Thursday October 19, 2017 at the Douglas Heights Seniors Centre and that a formal public meeting will be held at Council on November 6, 2017. Members of the public are welcome to speak at either of these meetings to provide comments and input into the Secondary Plan. It was then:

Moved By: Mary McLelland-Papp
Seconded By: Carole Walpole

Motion: That, the MHSC has no concern with and is generally supportive of the proposed Southend Secondary Plan specific to Cultural Heritage Policies (Section 4.21.17) and the properties identified on Schedule S-2 as designated or non-designated properties listed on the municipal registry, and further

That, the Committee will do an evaluation of the property at 207 Niagara Boulevard to determine its historic value for potential designation or listing on the registry, and further

That, this motion be forwarded to Mr. Millar to be included in any subsequent reports to Council as the MHSC’s comments.

Carried

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2.2 Matt Kernahan – 168 High Street (formerly 111 Bertie Street), Zoning By-law Amendment

Mr. Kernahan provided the Committee with a brief history of the property and the severances that took place on Bertie Street (the front of the property). He explained that renovations were done to the dwelling illegally to convert it to a 4 unit dwelling and the current owner has initiated a zoning amendment in order to bring the building and use into compliance. A neighborhood meeting and statutory public meeting have been held and the recommendation report will be taken to Council on November 6, 2017.

The Committee discussed the application, making note of the improvements that have been done to the outside of the building and the jurisdiction of the Committee for properties that are on the Registry but not formally Designated. While recognizing they have little jurisdiction over works performed on the dwelling unless it is being demolished, the Committee still had concerns with the intensity of the site, parking, and traffic were raised by the Committee and after these discussions, it was then:

Moved By: Carole Walpole
Seconded By: Keith Ratcliffe

Motion: That the MHSC has concerns with density of the proposed zoning by-law amendment for 168 High Street (Formerly 111 Bertie Street, The Runice House), which is listed on the Town's Municipal Heritage Registry as a Non-Designated property of Cultural Heritage Value and Interest. The Committee is of the opinion that the conversion of the existing single family dwelling to a four unit apartment complex may have an impact on the structural integrity of the existing building. Additionally, no changes to the exterior of the dwelling are encouraged by the Committee, and further

That, this motion be forwarded to Mr. Kernahan to be included in any subsequent reports to Council as the MHSC's comments.

Carried

3) **Agenda Item – Business**

Item 3.1 was deleted.

3.2 Municipal Heritage Registry

Lindsay provided an update on the Municipal Heritage Registry, noting that it is now available electronically as a pdf document for members. Further, Lindsay indicated that one of her goals for the Committee is to set up a webpage with general heritage information (steps to designate a property, information on the *Ontario Heritage Act*), the digital registry and detailed information and images for the designated properties in the Town. The Committee was very open to this and sees it as a way to garner more public support and interest in both the Committee and heritage preservation in general.

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3.3 Potential Designation of Ridgeway Crystal Beach High School

The Committee discussed the next steps for moving forward with the designation of the façade of the former Ridgeway Crystal Beach High School (576 Ridge Road) under Part IV of the *Ontario Heritage Act*. The evaluation has been completed and the appropriate approvals (DSBN) have been received. As such, Lindsay was directed to move forward with the "Intent to Designate Report", which will go to Council on November 6, 2017. If endorsed by Council, a draft of the Notice of Intent to Designate will be available for the November 13, 2017 MHSC meeting and will be circulated with the agenda.

3.4 Potential Designation of 848 Garrison Road, the Cruikshank Property

The Committee discussed the next steps for moving forward with the potential designation of 848 Garrison Road (Cruikshank Property). The Committee would like to get permission to view the inside of the home, and Lindsay is going to attempt to get in touch with the current owners to arrange and will report back to the Committee with information.

5) **Agenda Item – Information/Correspondence**

There was no new information or correspondence.

6) **Other Matters**

The Committee discussed beginning research on a property located on Niagara Boulevard. Further details and next steps will be discussed at the next meeting.

7) **Next Meeting Date and Adjournment**

The next meeting date has been scheduled for November 13, 2017 at 10 am in Committee Room 3, Town Hall.

The meeting adjourned at: 11:50 am

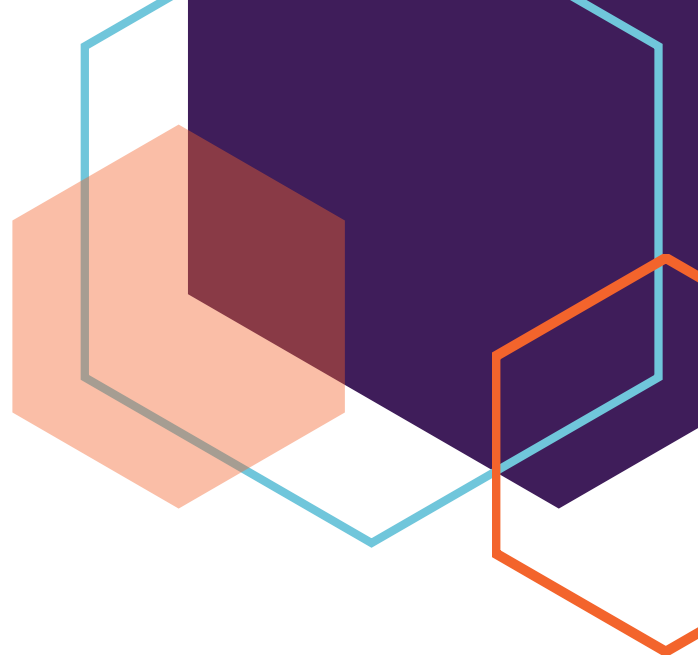
Minutes Prepared By:

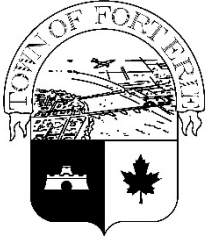
Minutes Approved By:

Lindsay Richardson
Senior Community Planner

Charlene Nigh
MHSC Chair

Appendix D





The Municipal Corporation of the Town of Fort Erie

By-law No. 16-2018

Being a By-law to Designate the Front Exterior (West Façade) of the 1927 Original School Building Portion of the Former Ridgeway Crystal Beach High School (576 Ridge Road North) as Being of Architectural and Historical Value or Interest

Whereas Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, authorizes the council of a municipality to pass a by-law to designate a property within the municipality to be of cultural heritage value or interest, and

Whereas notice of intention to designate as required under Section 29(1) of the aforesaid Act was served on the District School Board of Niagara (the Owner) of the property described as Part Lot 23, Concession 2, municipally known as 576 Ridge Road North, and

Whereas at the Council-in-Committee meeting held November 14, 2017, the Municipal Council of the Town of Fort Erie approved the Municipal Heritage Standing Committee's request through Report No. PDS-82-2017 to designate the original 1927 building exterior (façade) of the former Ridgeway Crystal Beach High School under the *Ontario Heritage Act*, and

Whereas notice of intention to designate as required under Section 29(3) of the Ontario Heritage Act was served on the Ontario Heritage Trust for the property known as 576 Ridge Road North, the Former Ridgeway Crystal Beach High School, and was also published in the Fort Erie Post, a newspaper having general circulation in the Town of Fort Erie, on December 7, 2017, and

Whereas no notice of objection to the proposed designation has been served on the Clerk of the Municipality, and

Whereas it is deemed desirable to designate the original 1927 building exterior (façade) of the former Ridgeway Crystal Beach High School as having cultural and historic significance, under the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended.

Now therefore the Council of the Town of Fort Erie enacts as follows:

1. **That** the front exterior (west façade) of the 1927 original school building portion of the former Ridgeway Crystal Beach High School on the property municipally known as 576 Ridge Road North, in the Town of Fort Erie and legally described as Part Lot 23, Concession 2, is hereby designated as having cultural heritage value or interest for its cultural, contextual and historical value, under the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended, for the reasons set out in the Statement of Cultural Heritage Value or Interest attached as Schedule "A".

- 2. **That** the Clerk shall comply with Section 29(6)(a) of the Act with respect to the giving and publishing of notice of the passage of this by-law, and registration of the by-law against the property in the proper land registry office.
- 3. **That** the Clerk of the Town is authorized to effect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 22nd day of January, 2018.

Mayor

Clerk

I, _____, the Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 16-2018 of the said Town. Given under my hand and the seal of the said Corporation, this _____ day of _____, 2018.

Description of Property

Ridgeway Crystal Beach High School
576 Ridge Road North
Part Lot 23, Concession 2

Statement of Cultural Heritage Value or Interest

Ridgeway Crystal Beach High School was built in 1927, and since that time a number of additions have been constructed. This statement of cultural heritage value or interest is applicable to the original 1927 school building only.

The original school building is well constructed in the classic gothic collegiate/institutional style popular in the early 20th century. It is a symmetrical, 2 ½ storey building, complemented with a centred and recessed main entrance and landing, leading to the classic twin entrance wood doors and frame, topped with an attractive sunrise design transom window which is boldly outlined by a larger cement/stone frame with a double lintel.

The original school building construct was located with a deep setback from Ridge Road, and with a wide curved paved driveway and sidewalk, giving the building a stately and elegant entrance. The red brick masonry exterior, the symmetrically placed windows and the limestone accents combine with the grand front entrance to portray a fine example of the period's educational building style. The central focus of the building design projects from the centre on all levels and provides a grand entrance with a majestic framework of masonry and glass. The window openings are original along with their cement sills and lintels.

The original school was designed by the architectural firm SB Coon & Son of Toronto, the leading school of architect of the period, who designed many prominent commercial, residential and institutional buildings throughout the province around this time. When it was completed in 1927 it dominated the landscape and became a village landmark.

Today, the school is still the largest, tallest and most significant building in Ridgeway and is the only example of this style of building within the Fort Erie community. This landmark is often referred to as 'the biggest little school in Ontario'.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the front exterior (west façade) of the 1927 original school building portion of the former Ridgeway Crystal Beach High School include:

- Red brick masonry exteriors;
- Symmetrically placed windows and limestone accents;

Schedule "A" to By-law 16-2018

- Two classic stone Doric columns which lend support for the upper portion of the entranceway; and
- Wide ornamental band of stone panels separated by limestone block and two levels of roof cresting embossed with heraldry symbols

Key attributes that express the contextual value of the former Ridgeway Crystal Beach High School include:

- Its location on the main thoroughfare of Ridgeway, which connects to a major provincial highway (Highway #3);
- It is the largest, tallest and most significant building in Ridgeway and in 1927 dominated the landscape;
- It is the only landmark in Ridgeway of significant age and size that is still standing; and
- It is the only example of this style of building within the Fort Erie Community.

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