

4898 Kitchener Street, Niagara Falls Cultural Heritage Impact Assessment

for

1000052392 Ontario Inc.

March 2026



Completed by
NPG Planning Solutions Inc.



Table of Contents

Key Terms	4
Executive Summary	6
1. Project Overview	8
2. Legislative and Policy Framework	10
2.1 Ontario Heritage Act, R.S.O. 1990, c. O.18.....	10
2.2 Planning Act, R.S.O. 1990, Chapter P.13.....	10
2.3 Provincial Planning Statement (2024)	11
2.4 2022 Niagara Official Plan (May 2024 Consolidation).....	12
2.5 City of Niagara Falls Official Plan.....	13
2.6 Best Practice Guidance.....	16
3. Cultural Heritage Evaluation Report Findings	19
3.1 Draft Statement of Cultural Heritage Value or Interest	19
3.2 Nearby <i>OHA</i> Listed (s. 27 Part IV) and Designated (s. 29 Part IV) Properties.....	20
4. Impact Assessment	23
4.1 Description of Proposed Development.....	24
4.2 Impacts on 4898 Kitchener Street.....	32
4.3 Impacts to Adjacent Cultural Heritage Resources	50
5. Alternative Designs and Mitigation Measures	53
5.1 Alternative Designs	53
5.2 Recommended Mitigation Measures.....	53
6. Summary and Conclusion	56
7. References	57
8. Appendices	58
Appendix I – Professional Qualifications of Project Team	59
Appendix II – Legislation and Policy	60
Appendix III – A Guide to Preparing Heritage Impact Assessments in the City of Niagara Falls	67
Appendix IV – 4888 Hunter Street – Designation By-law	70
Appendix V – Music City Garage 4873 Kitchener St, Niagara Falls, ON	76
Appendix VI – Music City Hotel 4898 Kitchener St, Niagara Falls, ON	77

**Appendix VII – Shadow Study Report: Music City Hotel, 4898 Kitchener Street,
Niagara Falls, Ontario 78**

Appendix VIII – Landscape Plan 79

Key Terms

Term / Abbreviation	Definition
CHIA	Cultural Heritage Impact Assessment
Designation by-law	Is the municipal by-law that designates the property as having cultural heritage value or interest per the <i>Ontario Heritage Act</i> .
Heritage Attribute	In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest, as per the <i>Ontario Heritage Act (Ontario Heritage Act)</i>
Integrity	Integrity is understood to be an assessment of whether the surviving physical features (heritage attributes) still represent or support the CHVI of the property (Ontario Heritage Tool Kit 2025)
OHA	<i>Ontario Heritage Act</i>
O. Reg.	Ontario Regulation
Ontario Heritage Tool Kit	A tool kit produced in 2025 by the Government of Ontario, providing guidance and resources on heritage conservation in Ontario. Referenced within the report as “The Tool Kit”
PPS 2024	Provincial Planning Statement (2024)
Significant	The term “ <i>significant</i> ” is generally defined as any built heritage resource or cultural heritage landscape that has been determined to have CHVI under the processes and criteria of the <i>OHA</i> (Provincial Planning Statement 2024)

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Report Limitations

The project team has expertise and professional qualifications as outlined in **Appendix I**. The report author is a professional member of the Canadian Association of Heritage Professionals. This report reflects the author's professional opinion in accordance with the requirements of their professional memberships and/or licensing bodies. The review of policy and legislation within this document is limited to heritage conservation planning matters; it is not a comprehensive planning review. This report reflects the existing legislation and policy framework applicable at the time of writing.

The author performed a visual assessment of the properties at 4873 and 4898 Kitchener Street, including the buildings or structures thereon. No part of this report should be considered a structural building assessment as undertaken by a professional engineer. This assessment is limited to the buildings, structures, and vegetation visible above grade.

No part of this report should be considered as an archaeological assessment as undertaken by a licensed archaeologist. An archaeological assessment was completed for the properties and no further archaeological work was recommended in the report.

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In accordance with the *Rules of Civil Procedure*, the authors' hereto attest that they are satisfied as to the authenticity of every authority or other document or record referenced within this report other than the following:

- i. an authority or other document or record cited by the authors in the report only because it was referenced in a report prepared by another expert; and,
- ii. an authority or other document or record referred to in the report that the authors identify as doubtful or problematic.

The authors attest that no part of this report was written or developed by AI.

Executive Summary

The purpose of this Heritage Impact Assessment (HIA) is to evaluate potential impacts to identified cultural heritage value and interest (heritage value) for the property at 4898 Kitchener Street, in the City of Niagara Falls and Niagara Region, as a result of a development proposal. The nearby property at 4873 Kitchener Street was not previously assessed for heritage value as it is a public parking lot and contains no structures or buildings aside from public parking meters.

The property municipally addressed as 4898 Kitchener Street is a triangular lot that contains a church building constructed in 1918 (the former Kitchener Street United Church), a 1954-addition adjoined to the church, and a separate circa 1926 manse associated with the church. The property also contains walkways, driveways and some perimeter trees. The property at 4898 Kitchener Street is currently listed (through s. 27 Part IV of the *Ontario Heritage Act*) on the City of Niagara Falls Heritage Register and has been assessed for heritage value within a Cultural Heritage Evaluation Report (CHER) prepared by NPG, dated March 2026. The property at 4898 Kitchener Street was identified to contain design and physical value (Criterion 1), historical and associative value (Criterion 4 and Criterion 6), and contextual value (Criterion 8 and Criterion 9) satisfying five (5) of the nine (9) criteria established in O. Reg. 9/06 of the *Ontario Heritage Act*. The 1918 church has physical and design value as a unique type in Niagara Falls of the use of an amphitheatre plan for a religious community. The property has historical/associative value because of its direct associations with Methodism in Niagara Falls and the Kitchener Street Union Church. The 1918 church building has associative value because it was designed by William Nichols, a prominent local architect who completed numerous other significant architectural projects in the City of Niagara Falls. The property has contextual value because it is historically connected to the gore (triangular piece of land) fronting Kitchener Street and Hunter Street. The 1918 church building is a landmark in the neighbourhood positioned on a gore and with its Gothic influences.

The heritage attributes of the property include the following:

1918 Church Building

- Its location on a gore (Criteria 8 & 9)
- On the exterior:
 - The multi-sided form and massing with clerestory reflecting the interior amphitheatre plan (Criterion 1)
 - The Gothic influences including the prominent tower, crenelations, buttresses, hood moulds, arched windows and stained glass windows (Criterion 9)
- In the interior amphitheatre space (Criterion 1):

- Amphitheatre plan
- Seven-petal rose window on the east elevation
- Seven (7) columns on the ground floor and second level balcony

The proposed development would be facilitated through *Planning Act* applications for Official Plan and Zoning By-law Amendments. The proposed development is for a 50-storey hotel with music venue proposed at 4898 Kitchener Street. The new hotel building is proposed to be adjoined to the 1918 church building. The 1954 church addition is proposed to be demolished as is the manse on the property at 4898 Kitchener Street. A 4-storey parking garage with at-grade retail is proposed at 4873 Kitchener Street in conjunction with the hotel and music venue at 4898 Kitchener Street.

1. Project Overview

NPG was retained by 1000052392 Ontario Inc. (the Client) to complete an HIA for the municipally addressed as 4898 and 4873 Kitchener Street located in the downtown and tourist area in the City of Niagara Falls.

The subject properties are located directly south of Falls Avenue (Highway 420) and west of Victoria Avenue (see location map in Figure 1). The property municipally addressed as 4898 Kitchener Street is a triangular lot located on the south side of Kitchener Street and at the intersection where Kitchener Street and Hunter Street meet at an angle. The property is approximately 1,472.28 m² (0.147 ha) in area. The property currently contains a former church building constructed in 1918, with a 1954 addition at the east side, and an associated circa 1926 manse, as well as walkways, driveways and trees. The property at 4898 Kitchener Street is listed on the Niagara Falls Heritage Register, but is not otherwise heritage designated or protected by the City under the *Ontario Heritage Act* or through other policy or legislation in recognition of its heritage value.

Opposite to 4898 Kitchener Street, and on the north side of Kitchener Street, is the second property, municipally addressed as 4873 Kitchener Street. 4873 Kitchener Street is an irregularly shaped parcel that extends from Victoria Avenue at the east to Second Avenue at the west-most point. The property has an area of approximately 6,449.9 m² (0.645 ha). 4873 Kitchener Street is primarily an asphalt municipal parking lot with some grassed areas; there are no buildings or structures on the property except for public parking meters, and light fixtures. The property at 4873 Kitchener Street is neither listed nor designated under the authority of the *Ontario Heritage Act* or otherwise protected in recognition of any heritage value.

A Cultural Heritage Evaluation Report (CHER) was previously completed by NPG Planning Solutions Inc., dated March 2026, which informs the findings and recommendations presented in this HIA pertaining to 4898 Kitchener Street. The CHER was requested by the City because the property at 4898 Kitchener Street is listed on the City's Heritage Register. The property at 4898 Kitchener Street was found to contain heritage value in relation to the 1918 church building for design / physical value, historical / associative value and contextual value. The property at 4873 Kitchener Street was not assessed in the CHER, because (1) it is not listed on the City's municipal heritage register, (2) there are no buildings or structures on the property aside from parking meters and light fixtures, and (3) it was not requested by City staff as part of the *Planning Act* application submission.

The proposed development requires *Planning Act* approvals for Official Plan Amendment and Zoning By-law Amendment. The proposed development is for a 50-storey mixed use hotel and music venue on the property at 4898 Kitchener Street and a 4-storey parking garage with at-grade retail space on the property at 4873 Kitchener

Street. The parking garage is proposed to have one below-grade level and four levels above grade.

The music venue is proposed to be accommodated within the amphitheatre space of the 1918 church. The 50-storey hotel would be a new structure adjoined to the 1918 church in place of the current 1954 addition. The hotel is proposed to be adjoined to accommodate various commercial, retail and hotel uses. Commercial and retail uses are envisioned to be related to and support local music industry needs (such as space for a recording studio, practice space, etc).

The 1954 church addition and manse are proposed to be demolished as part of the development.

Figure 1 – 4898 Kitchener Street (outlined in red, proposed for hotel and music venue) and 4873 Kitchener Street (outlined in blue proposed for parking structure development) (Source: Niagara Navigator, 2023 imagery)



The subject properties were subjected to Stage 1 and 2 archaeological assessments. The Archaeological Assessment Report was completed by Archaeological Consultants Canada, dated 19 November 2025. No further archaeological work was recommended in the report. The report has been submitted to the Ministry of Citizenship and Multiculturalism for review.

2. Legislative and Policy Framework

This section provides an overview of the *OHA* as the primary legislation that sets out the processes and requirements for determining whether properties meet the prescribed criteria for heritage value, establishes designation and other protection processes, and establishes how listed and designated properties are to be managed. This section further references best practice documents that inform assessments for impacts to properties with heritage value. Additional information is included in **Appendix II**.

2.1 Ontario Heritage Act, R.S.O. 1990, c. O.18

The *OHA* and its regulations establish processes and requirements for the identification, evaluation and conservation of heritage properties.

Section (s.) 27(3) Part IV of the *OHA* permits properties to be listed on a municipal register where Council believes the property contains heritage value and where the property meets at least one O. Reg. 9/06 criteria for designation.

Where properties meet two (2) or more of the *OHA* criteria for designation, they may be designated under s. 29 Part IV of the *OHA*. Where a property has been designated under s. 29 Part IV, alterations to the property are regulated under s. 33(1) Part IV and may require municipal approval prior to alterations likely to affect the property's heritage attributes. As per s. 34(1) Part IV, any demolition or removal on a designated property requires municipal approval.

2.2 Planning Act, R.S.O. 1990, Chapter P.13

The *Planning Act* is provincial legislation that establishes the requirements for land use planning in Ontario. Section 2 of the *Planning Act* sets out matters of Provincial Interest that the council of a municipality, a local board, a planning board and the Tribunal shall have regard to when carrying out their responsibilities under the *Planning Act*. Matters of Provincial Interest in Section 2 include:

- (d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; and*
- (r) *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.*

Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect.

2.3 Provincial Planning Statement (2024)

The Provincial Planning Statement 2024 (PPS 2024) provides policy direction for matters of Provincial interest.

The PPS provides the following relevant direction for cultural heritage in Section 4.6:

4.6 Cultural Heritage and Archaeology

- 1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
- 2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
- 3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*

Relevant definitions include:

Adjacent lands: *means for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.*

Built heritage resource: *means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.*

Conserved: *means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.*

Heritage attributes: *means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.*

Protected heritage property: *means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario*

Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

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

2.4 2022 Niagara Official Plan (May 2024 Consolidation)

The Niagara Official Plan became a plan of the City of Niagara Falls when the Niagara Region lost planning authority.

Section 6.5 of the Niagara Official Plan establishes policy direction for the wise management and conservation of cultural heritage resources, which may include tangible features, structures, sites, or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, or scenic value.

Objectives

The objectives of this section are as follows:

a. support the identification, conservation, wise use and management of cultural heritage resources;

6.5.1 Cultural Heritage Resources

6.5.1.1 Significant cultural heritage resources shall be conserved in order to foster a sense of place and benefit communities, including First Nations and Metis communities.

6.5.1.5 Development and site alteration on protected heritage property or adjacent lands shall not be permitted, except where the proposed development and site alteration has been evaluated through a heritage impact assessment and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Chapter 2.2 of the NOP provides the following relevant policies regarding managing growth in the Urban Area.

2.2.1 Managing Urban Growth

2.2.1.1 Development in urban areas will integrate land use planning and infrastructure planning to responsibly manage forecasted growth and to support:

j. Conservation or reuse of cultural heritage resources pursuant to Section 6.5;

Chapter 6.2 of the NOP provides the following relevant policies regarding urban design.

6.2.1.8 *The Region shall promote:*

- e. *The integration of views of built and cultural heritage features, landmarks, and significant natural heritage features to enhance a sense of place;*

2.5 City of Niagara Falls Official Plan

Part 3, Section 4 of the City of Niagara Falls Official Plan, 1993, (consolidated as of 1 January 2024) establishes policies applicable to cultural heritage resources within the City of Niagara Falls.

The City's Official Plan provides specific direction for the preparation of HIAs in Section 4.13, which states:

In order to assist in the preservation and conservation of heritage resources, the City may develop Plans and Guidelines such as, but not limited to, Heritage Impact Assessment Guidelines, Landscape Guidelines, Urban Design Guidelines or an Archaeological Master Plan, that will be used to further define, identify and evaluate properties of cultural heritage value or interest as well as outline the appropriate methods of protection including designation under the Ontario Heritage Act. Where such documents have been adopted by Council they shall be used as a guideline for future development on heritage properties and lands adjacent to them.

Other relevant policy direction for cultural heritage states:

4.14 Council may utilize other measures to pursue heritage preservation such as, but not limited to, the following:

- a) *a special policy provision or heritage overlay designation*
- b) *site specific zoning or area zoning to regulate building setbacks, massing, height and density;*
- c) *area design guidelines;*
- d) *transfer of development rights through the use of heritage easements and agreements;*
- e) *site plan control;*
- f) *public education initiatives and publications;*
- g) *Community Improvement Plans; or*
- h) *conservation plans which may be required as a condition of development approval together with financial securities such as a letter of credit.*

4.15 In consultation with the MHC, the City shall develop provisions to protect, conserve and maintain heritage resources through the City's property standards by-law.

4.16 In consultation with the MHC, the City may regulate demolition alterations, additions, maintenance and repairs to designated properties of cultural heritage value or interest. Property owners shall be required to make application and receive permission from the City Council or designate prior to commencing any such work.

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

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

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

Relevant definitions include:

“Built Heritage Resource” - one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history that are of value for the important contribution they make to our understanding of the history of a place, an event, or a people.

“Conservation” - in reference to properties of cultural heritage value or interest, is the retention of the significance of a place by ensuring that significant elements are not destroyed or removed.

“Conservation Plan” - a document prepared by a qualified person(s) that details how the heritage values, attributes and integrity of a cultural heritage resource can be retained through descriptions of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures.

“Cultural Heritage Value or Interest” - includes built heritage resources, cultural landscapes and sites of archaeological importance.

“Heritage Impact Assessment” - a study prepared by a qualified person(s) to determine if a specific development proposal will impact on any heritage resource or areas of archaeological potential. The study shall demonstrate how

the cultural heritage resource will be conserved in context of the development and make recommendations on mitigative or avoidance measures, including alternative development approaches.

“Significant Heritage Properties” - sites with cultural heritage value or interest that are designated under the Ontario Heritage Act or otherwise listed on the City’s Heritage Inventory.

2.5.1 City of Niagara Falls Guidelines – Heritage Impact Assessments

The City has guidelines for the preparation of HIAs that outline the expectations for HIAs. The guidelines were provided to the report author by City staff upon request on 16 December 2025 (**Appendix III**).

HIAs are indicated to be required when:

- *Any building, other structure, feature, or a property designated under Part IV of the Ontario Heritage Act is to be demolished, relocated, significantly altered, enlarged or added to, or before its grounds are significantly altered.*
- *There is proposed development on lands adjacent to properties designated under Part IV of the Ontario Heritage Act;*
- *Any building, other structure, feature or a property that is not designated under the Ontario Heritage Act but that is listed in the Municipal Register of Heritage properties for its cultural heritage value or interest is to be demolished, relocated, significantly altered or enlarged or added to, or before its grounds are significantly altered;*
- *There is proposed development on lands adjacent to property that is not designated under the Ontario Heritage Act but that is listed in the Municipal Register of Heritage properties for the cultural heritage value or interest.*

A complete HIA is to contain the following components outlined in section 3:

- *Provides a detailed description of the proposal, including all key components as part of an explanation of the background to the study;*
- *Describes the location, site characteristics and surroundings of the site;*
- *Makes conclusions about the history of the site’s development as documented in pictorial and textual records and as observed through as-found evidence;*
- *Documents the architecture of the exterior and interior of buildings or other structures on the site, including building materials, interior finishes and landscaping;*
- *Identifies the heritage attributes of the site;*

- *Evaluates the cultural heritage significance of the site in terms of the history, architecture and landscapes relative to the City of Niagara Falls;*
- *Appraises the physical condition of buildings or other structures on the site, and where required, a structural report from a qualified engineer;*
- *Discusses the potential impacts the proposal may have on the site's heritage attributes;*
- *Recommends measures for the protection of the site's heritage attributes and for the mitigation of impacts (the measures may be presented as options/alternatives for conservation and development);*
- *Is fully referenced and includes a location plan, reproduction of any pictorial records found during the conducting of historical research, a current site plan, present day photographs, current floor plans, a conceptual site plan, conceptual building elevations, conceptual interior plans, a list of primary and secondary sources consulted in documenting the site's history and a summary of the qualifications of the study report's authors.*

Preferred protective and mitigative measures are to be consistent with recognized standards of conservation such as:

- *The Venice Charter for the Conservation and Restoration of Monuments and Sites*
- *The Appleton Charter for the Protection and Enhancement of the Built Environment; and*
- *The Standards and Guidelines for the Conservation of Historic Places in Canada.*

As per the guidelines, HIAs are to be prepared by professional members of the Canadian Association of Heritage Professionals.

2.6 Best Practice Guidance

NPG's approach to cultural heritage conservation follows best practice as informed by federal best practice documents such as *The Standards and Guidelines for the Conservation of Historic Places in Canada*¹ (the S&Gs) prepared at the Federal-level, and the *Ontario Heritage Tool Kit (2025)* prepared at the Provincial level.

NPG employs the following process for evaluating potential impacts to cultural heritage resources: understanding CHVI (heritage significance) and the heritage attributes that represent significance; planning for changes to the cultural heritage resources within the applicable legislative framework in a way that will respect CHVI; and providing recommendations on changes as guided by the S&Gs with an overall primary

¹ Canada's Historic Places, 2010

conservation approach to support decision-making that is guided by conservation principles.

Although a new Tool Kit was published by the Province in 2025, it does not contain revised guidance for the preparation of HIAs. Therefore, an assessment of potential impacts within this report is guided by direction in the 2005 version of the Tool Kit booklet “Heritage Resources in the Land Use Planning Process,” specifically Info Sheet #5 pertaining to “Heritage Impact Assessments and Conservation Plans,” which has not been superseded.

2.6.1 The Standards & Guidelines for the Conservation of Historic Places in Canada (2010)

The Standards & Guidelines for the Conservation of Historic Places in Canada (S&Gs) are a best practice document for heritage conservation in Canada. These guidelines have been adopted by municipalities to guide ethical conservation decision-making. The Standards serve as recognized principles for heritage conservation.

The S&Gs define “conservation” as “*all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.*” The S&Gs define and outline three conservation approaches Preservation, Rehabilitation and Restoration,² and recommend that one of the three be selected to guide heritage projects to effect consistent conservation decisions. Character-defining elements are defined as “*the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained to preserve its heritage value.*” The character-defining elements can be understood to include heritage attributes, but character-defining elements can be broader in scope.³

The Standards include the following nine (9) overarching standards:

1. *Conserve the heritage value of a historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.*

² **Preservation** means the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration means the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation means the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

³ Schneider, 2022

2. *Conserve changes to a historic place that, over time, have become character-defining elements in their own right.*
3. *Conserve heritage value by adopting an approach calling for minimal intervention.*
4. *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.*
5. *Find a use for a historic place that requires minimal or no change to its character-defining elements.*
6. *Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.*
7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*
8. *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*
9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.*

Additional standards are provided depending on the primary conservation approach for a project. The standards, or principles, for conservation are assessed in [Section 4.2](#) of this report.

2.6.2 Consideration of Property Integrity

As outlined in Section 5.3 of the Tool Kit, many properties change and are altered over time. Understanding the historic evolution of a property informs an understanding of whether changes to a property contribute to heritage value or were a matter of convenience and offer no informational value. Assessment of historic evolution is a question of property “integrity.” Integrity is understood to be an assessment of whether the surviving physical features (heritage attributes) still represent or support the heritage value of the property.

3. Cultural Heritage Evaluation Report Findings

NPG prepared a CHER, dated March 2026, for the property at 4898 Kitchener Street. The CHER included an overview of the history of the Niagara Region, Niagara Falls, and the subject property, including an overview of the property's historic evolution over time. The CHER identified nearby listed and designated properties. The CHER concluded that 4898 Kitchener Street meets five (5) of the nine (9) O.Reg. 9/06 criteria and is eligible for designation. The heritage value of the property is related to the 1918 church and its location on the property. The adjoined 1954 church addition and the circa 1926 manse were not identified to contain heritage value based on an *OHA* 9/06 evaluation. A draft statement of cultural heritage value or interest was prepared, including a list of heritage attributes for the property.

The complete CHER should be consulted for detailed research, information and analysis. The draft statement of cultural heritage value or interest is provided here to inform analysis recognizing that the property at 4898 Kitchener Street is not currently a “protected heritage property” per the PPS (2024) definition.

3.1 Draft Statement of Cultural Heritage Value or Interest

The following is the draft statement of cultural heritage value or interest for the property at 4898 Kitchener Street:

The property has cultural heritage value for its design/physical value, historical/associative value and its contextual value.

The property, specifically the 1918 church, has physical and design value as a unique type in Niagara Falls of the use of an amphitheatre plan for a religious community. This plan focused worship on the pulpit and choir area with music forming a key part of worship services. In addition, the number seven (7) was indicated to be an important biblical number, and its importance is reflected in design details in the interior of the auditorium, reinforcing religious lessons. Design details reflecting this importance include the seven-petal rose window and seven (7) columns. The amphitheatre shape translates directly to the exterior form of the 1918 church building reflecting to the outside community the focus on education and community as core components in Methodist practice. (Criterion 1).

The property has historical/associative value because of its direct associations with Methodism in Niagara Falls and the Kitchener Street Union Church, which became the Kitchener Street United Church in 1925. The church operated from its date of construction in 1918 until its closing in 1992. The church is also

associated with the Korean Presbyterian Church which operated from 1992 to around 2022-2023. (Criterion 4).

The 1918 church building has associative value because it was designed by William Nichols, a prominent local architect who completed numerous other significant architectural projects in the City of Niagara Falls such as the commercial Barry Block, the Kitchener Street Public School, the Maple Street School and a former Carnegie Library (now designated) on Victoria Avenue. (Criterion 6).

The property has contextual value because it is historically connected to the gore (triangular piece of land) fronting Kitchener Street and Hunter Street. The lands were demarcated for a park in the 19th century but later used for the church, which occupies the narrowest section of land from the intersection at Hunter Street and Kitchener Street. (Criterion 8).

The property has contextual value as a landmark. The 1918 church building is a landmark in the neighbourhood with its location on a gore, and given its Gothic influences including the prominent tower, crenelations, buttresses, hood moulds, arched windows and stained glass windows. (Criterion 9).

The specific heritage attributes that were identified for the property, specifically the 1918 church building include:

- Its location on a gore (Criteria 8 & 9)
- On the exterior:
 - The multi-sided form and massing with clerestory reflecting the interior amphitheatre plan (Criterion 1)
 - The Gothic influences including the prominent tower, crenelations, buttresses, hood moulds, arched windows and stained glass windows (Criterion 9)
- In the interior amphitheatre space (Criterion 1):
 - Amphitheatre plan
 - Seven-petal rose window on the east elevation
 - Seven (7) columns on the ground floor and second level balcony

3.2 Nearby OHA Listed (s. 27 Part IV) and Designated (s. 29 Part IV) Properties

Several properties in the surrounding area are listed (s. 27 Part IV) or designated (s. 29 Part IV) on the City's heritage register. In the immediate neighbourhood properties include 4888 Hunter Street and 4951 Walnut Street (Figure 2).

4888 Hunter Street (Le Page House) is indicated to be a Queen Anne Revival building constructed in 1904 (Figure 3). The property was protected through an *OHA* by-law in 2013 for its historical, physical and contextual value. According to the designation by-law (2013-80) (**Appendix IV**), the lot was first owned by the Methodist Camp meeting Association, associated with the Wesley Park subdivision dating back to 1885. It was sold in 1904, and the existing dwelling was constructed. The heritage attributes include:

- Small scale Queen Anne style house;
- Central tower with copper ball atop a finial;
- Diamond pane casement windows in tower;
- Steeply pitched roof;
- 12 pane front door with single light;
- Front verandah supported by three Doric columns; and
- Property associated with Methodist Camp Meeting Association grounds.

4951 Walnut Street is a property listed on the Niagara Falls municipal heritage register (Figure 4-5). The heritage register provides no information pertaining to the property. The 2-storey building contains Queen Anne influences as evidenced in its three-sided tower with a conical roof, asymmetrical form, fish-scale shingles, and steeply pitched roof and veranda. Notably the veranda stairs and dormer have been altered over time, as has the entrance as evidenced in a photo of the building provided on the City's Heritage Property Viewer.

Figure 2 - The location of 4951 Walnut Street (listed) and 4888 Hunter Street (designated) relative to 4898 Kitchener Street outlined in red (Source: Niagara Navigator, 2023 imagery)



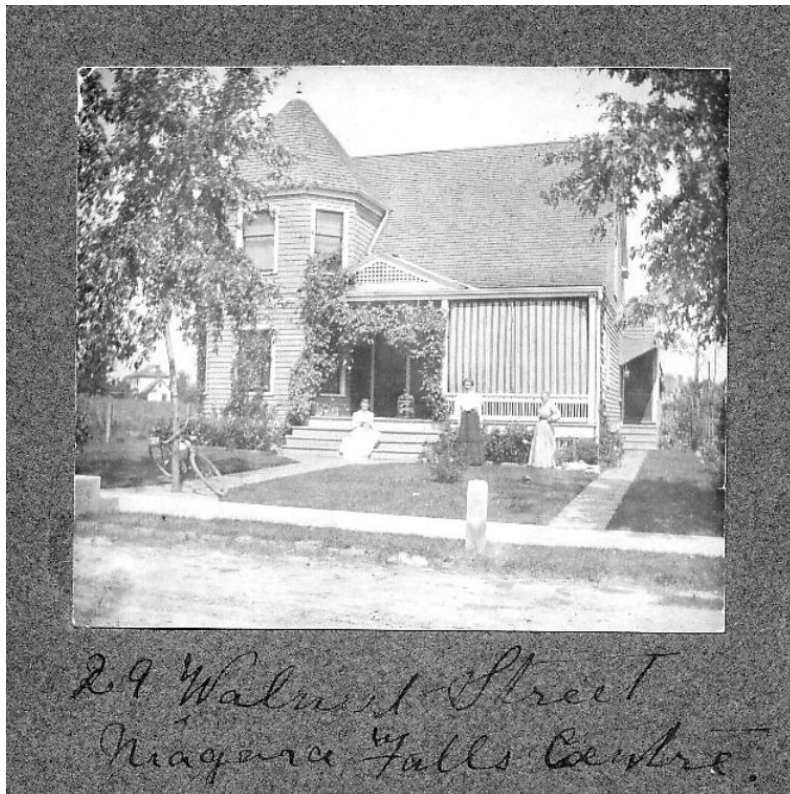
Figure 3 - 4888 Hunter Street (Source: PW 2025)



Figure 4 - 4951 Walnut Street (Source: PW 2025)



Figure 5 - Property at 4951 Walnut Street, date unknown. Note changes to porch including the stairs, railings, and loss of porch gable. (Source: Niagara Falls Heritage Property Viewer)



4. Impact Assessment

The following outlines the requirements of the preparation of HIAs per the City’s guidelines and how each requirement addressed in this report and the preceding CHER report prepared by NPG and dated March 2026.

HIA Guideline Requirement	Reference
<i>Provides a detailed description of the proposal, including all key components as part of an explanation of the background to the study;</i>	Refer to Section 4.1 of this report.
<i>Describes the location, site characteristics and surroundings of the site;</i>	Refer to Section 4.1 of this report and the CHER prepared by NPG, dated March 2026.
<i>Makes conclusions about the history of the site’s development as documented in pictorial and textual records and as observed through as-found evidence;</i>	Please refer to the CHER prepared by NPG, dated March 2026.
<i>Documents the architecture of the exterior and interior of buildings or other structures on the site, including building materials, interior finishes and landscaping;</i>	Please refer to the CHER prepared by NPG, dated March 2026.
<i>Identifies the heritage attributes of the site;</i>	Refer to Section 3.1 of this report.
<i>Evaluates the cultural heritage significance of the site in terms of the history, architecture and landscapes relative to the City of Niagara Falls;</i>	Please refer to the CHER prepared by NPG, dated March 2026.
<i>Appraises the physical condition of buildings or other structures on the site, and where required, a structural report from a qualified engineer;</i>	A physical assessment of the 1918 church has been recommended in this report prior to any proposed development activities. Refer to Section 5 of this report.
<i>Discusses the potential impacts the proposal may have on the site’s heritage attributes;</i>	Refer to Section 4.2 of this report.

<p><i>Recommends measures for the protection of the site’s heritage attributes and for the mitigation of impacts (the measures may be presented as options/alternatives for conservation and development);</i></p>	<p>Refer to Section 5 of this report.</p>
<p><i>Is fully referenced and includes a location plan, reproduction of any pictorial records found during the conducting of historical research, a current site plan, present day photographs, current floor plans, a conceptual site plan, conceptual building elevations, conceptual interior plans, a list of primary and secondary sources consulted in documenting the site’s history and a summary of the qualifications of the study report’s authors.</i></p>	<p>Refer to Section 7 of this report.</p>

4.1 Description of Proposed Development

The proposed development spans two separate properties on the north and south sides of Kitchener Street. The proposal includes a music venue, hotel, various commercial and retail uses and a parking structure.

The following materials related to the proposed development have been reviewed and inform this HIA:

- Music City Garage 4873 Kitchener St, Niagara Falls, ON, dated March 20, 2026, prepared by Matthew Schmid Architecture (**Appendix V**);
- Music City Hotel 4898 Kitchener St, Niagara Falls, ON, dated 20 March 2026, prepared by Matthew Schmid Architecture (**Appendix VI**);
- Shadow Study Report: Music City Hotel, 4898 Kitchener Street, Niagara falls, Ontario, dated 6 March 2026, prepared by Matthew Schmid Architecture (**Appendix VII**); and,
- Landscape Plan, dated 6 March 2026, prepared by Adesso design inc. (**Appendix VIII**).

4873 Kitchener Street – Parking and Retail Uses

On the north side of Kitchener Street, the property addressed as 4873 Kitchener Street currently serves as public parking at surface level (Figures 6-7).

The new development proposes to retain some surface level parking and to construct an open air parking structure accessed via Kitchener Street. The parking structure is designed as a 4-storey structure with some commercial space at grade fronting Kitchener Street and parking above, as well as one level of below grade parking. Metal

panels are proposed as cladding to screen the parking levels. Glazing is employed at grade for the commercial uses. The parking structure is setback approximately 24 metres from Victoria Avenue. The area between Victoria Avenue and the parking structure is labeled as “Music City Park” (on the Site Plan) and proposed to accommodate pedestrian foot traffic with paved and landscaped area. See Figures 8-10.

Figure 6 - 4873 Kitchener Street, as seen from Kitchener Street (Source: NPG 2025)



Figure 7 - 4873 Kitchener Street, as seen from Second Avenue (Source: NPG 2025)



Figure 8 - Proposed Site Plan for 4878 Kitchener Street (Source: Matthew Schmid Architecture, 2026)

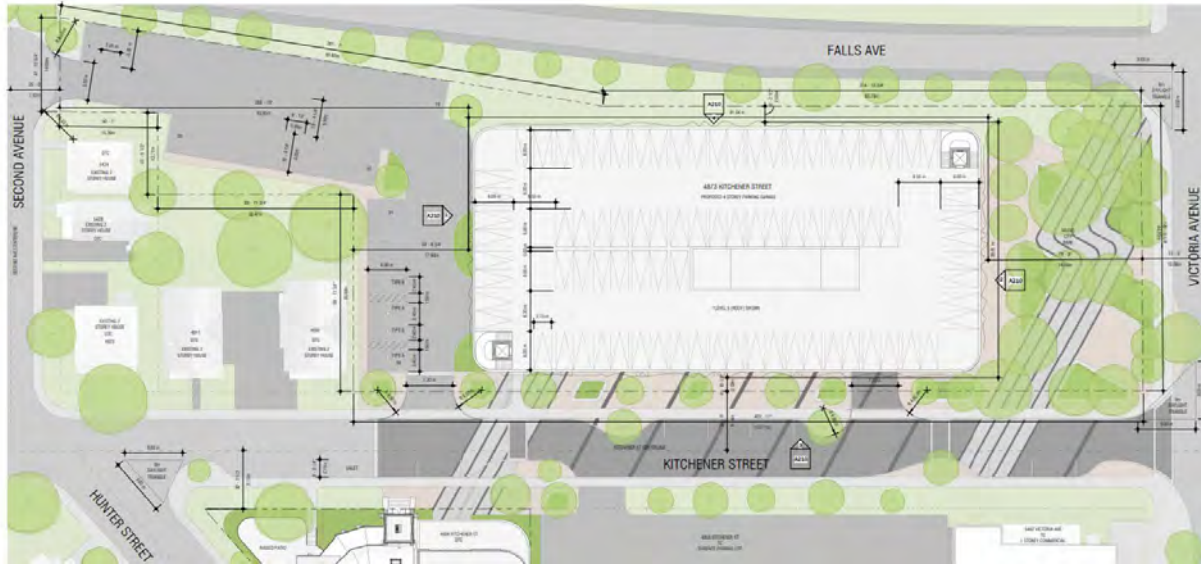
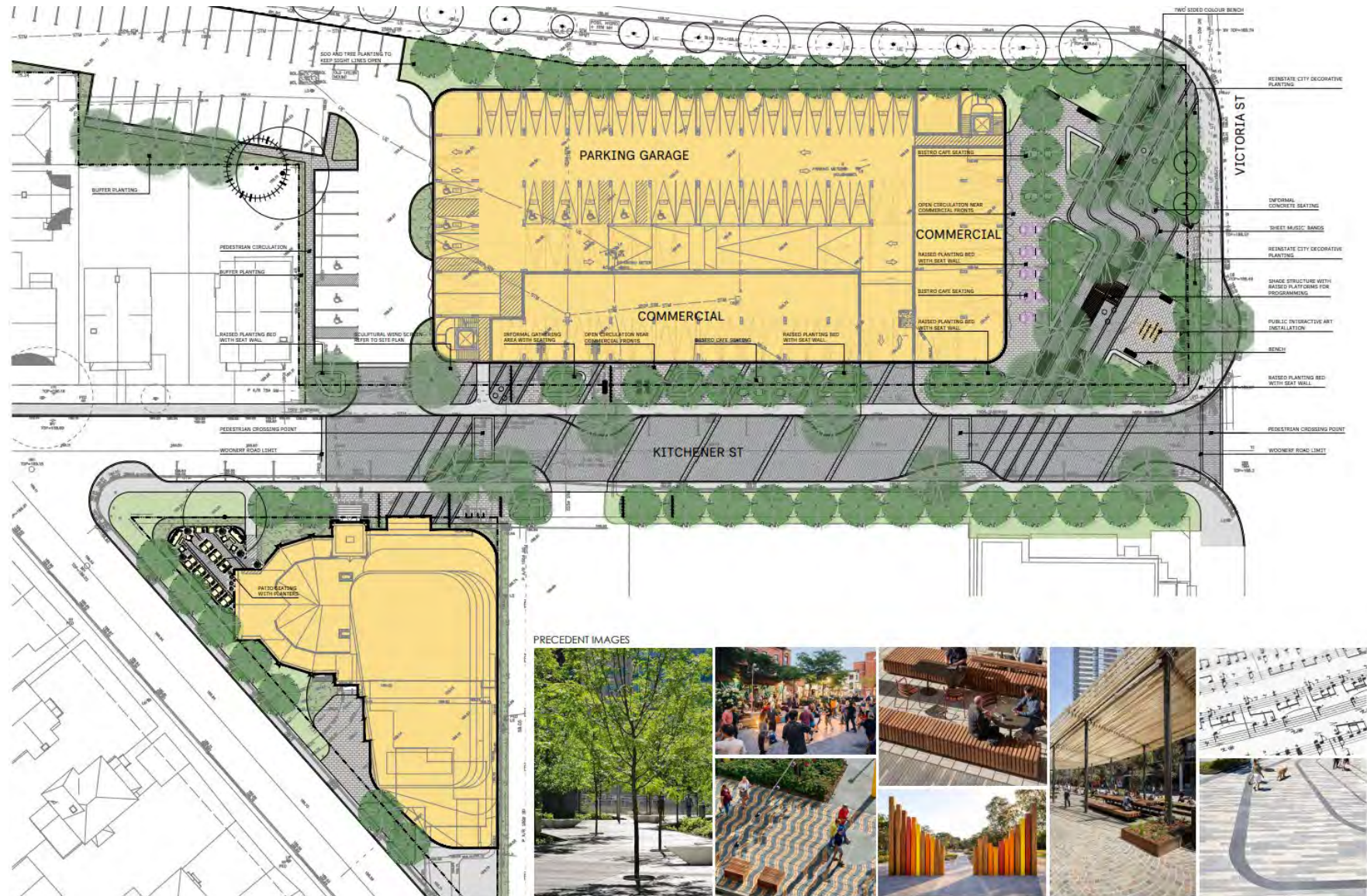


Figure 9 - Preliminary Landscape Plan for 4873 Kitchener Street (Source: Adesso design inc., 2026)



*Figure 10 - Preliminary designs for the parking structure on 4873 Kitchener Street
(Source: Matthew Schmid Architecture, 2026)*



IMAGE 01

PARKING GARAGE VIEW FROM KITCHENER STREET LOOKING NORTH WEST



IMAGE 02

PARKING GARAGE VIEW FROM PARK LOOKING WEST

4898 Kitchener Street – Hotel and Music Venue

The proposed development would retain the 1918 church building with its amphitheatre style interior for adaptive reuse as a music venue. The 1954 church addition and manse are proposed for demolition.

The 50-storey hotel building is proposed to include a lobby and café/bar/lounge spaces on the ground floor. The hotel building is to be adjoined to the east side of the 1918 church building with pedestrian access to Kitchener Street. A raised outdoor patio is proposed to be added to the west side of the 1918 church building near the intersection of Kitchener Street and Hunter Street to accommodate outdoor seating.

The hotel tower tapers in width as it rises to the uppermost levels. The tower has defined podiums and employs setbacks on the elevation at various levels, including at the second and fourth levels. The design of the hotel is contemporary and uses curved forms in its design. The hotel is proposed to contain large amounts of glazing and terracotta cladding similar in colour to the brick of the 1918 church. See Figures 11-16.

Figure 11 - Proposed Site Plan for the hotel and music venue at 4898 Kitchener Street (Source: Matthew Schmid Architecture, 2026)



Figure 12 - Preliminary design for the proposed hotel addition to the east side of the 1918 church building as viewed from Kitchener Street (Source: Matthew Schmid Architecture, 2026)



Figure 13 - Preliminary design for the proposed hotel addition to the 1918 church building as viewed from intersection at Kitchener Street and Hunter Street. Note the proposed raised patio (Source: Matthew Schmid Architecture, 2026)



Figure 14 - Various angles of the preliminary design for the proposed hotel addition (Source: Matthew Schmid Architecture, 2026)



Figure 15 - Preliminary elevation drawings for the proposed hotel addition (Source: Matthew Schmid Architecture, 2026)

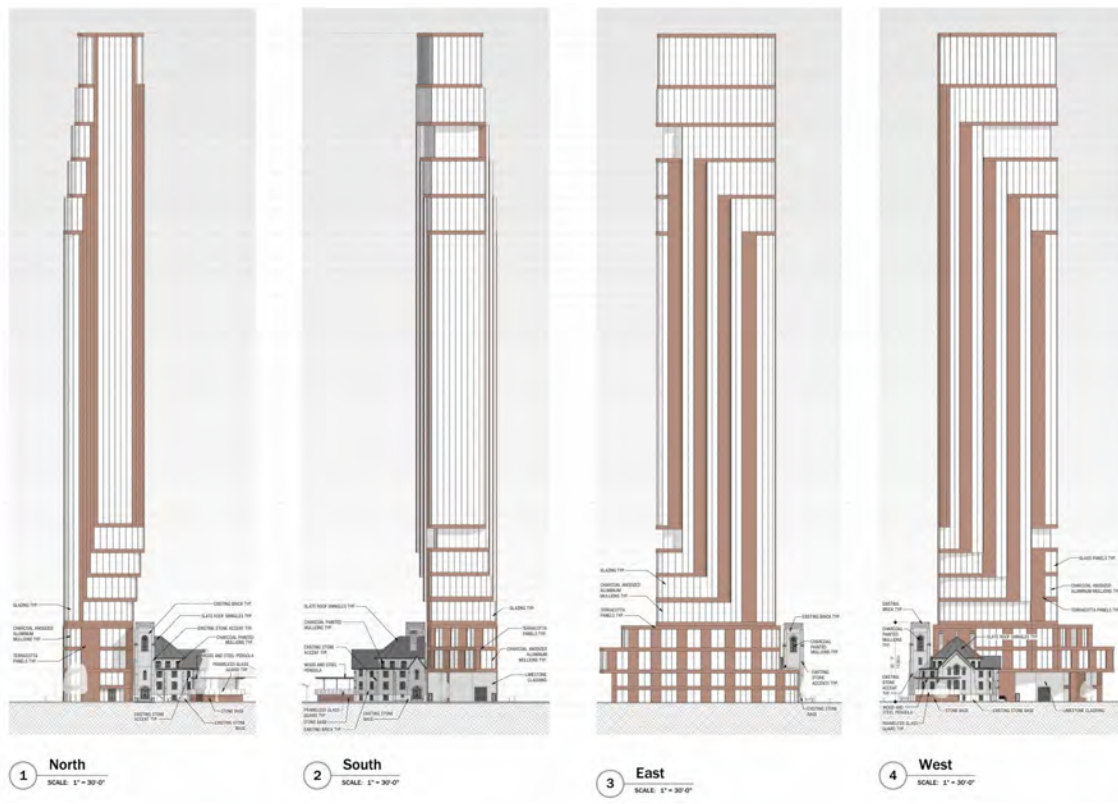


Figure 16 - Preliminary design for the 1918 church amphitheatre to be adaptively reused as a music hall (Source: Matthew Schmid Architecture, 2026)



4.2 Impacts on 4898 Kitchener Street

This section provides an overview of heritage conservation principles and potential impacts to the identified heritage value and heritage attributes for the property at 4898 Kitchener Street with the proposed development. This assessment has been undertaken with the understanding that the design plans may still be preliminary with the applications for Official Plan Amendment and Zoning By-law Amendments and may be subject to change through *Planning Act* processes.

The property at 4873 Kitchener Street contains no buildings or structures, except for parking meters. It has not been identified to contain built heritage resources or cultural heritage landscapes and has therefore not been assessed for impacts in this report.

The property at 4898 Kitchener Street has been determined to contain heritage value and heritage attributes as per the conclusions of the CHER prepared by NPG and dated March 2026 (draft statement of cultural heritage value or interest provided in [Section 3.1](#) of this report). For the purposes of this HIA, the heritage attributes for the property at 4898 Kitchener Street are those identified in the CHER, completed in advance of this HIA. Notably, the property is an *OHA* listed property and does not constitute a “protected heritage property” per the definition in the PPS (2024). However, in the interest of a fulsome review, and as the City’s Official Plan policies requires it, an HIA has been prepared.

Both 4873 Kitchener Street and 4898 Kitchener Street were subject to Stage 1 and 2 archaeological assessments. The Archaeological Assessment Report was completed by Archaeological Consultants Canada, dated 19 November 2025. No further archaeological work was recommended in the report. The report has been submitted to the Ministry of Citizenship and Multiculturalism for review.

The property at 4888 Hunter Street is a s. 29 Part IV OHA designated property. The property is not considered “adjacent” per the definition of the PPS (2024), and the City’s Official Plan does not contain a definition for “adjacent” relevant to cultural heritage. However, the potential for impacts to this designated property have been assessed within this report given the scale of the proposed development and its potential to impact surrounding properties.

4.2.1 International Charters

The City of Niagara Falls guideline for HIAs indicate that protective and mitigative measures are to be consistent with recognized standards of conservation including the Venice Charter and Appleton Charter.

International Charter For The Conservation and Restoration of Monument and Sites (The Venice Charter), 1964

The Venice Charter was created in 1964 and adopted by ICOMOS (International Council on Monuments and Sites) in 1965. This charter laid the groundwork for conservation practice for built heritage resources at the time.

The charter supports ongoing conservation of built heritage resources (what the charter calls “monuments”). It encourages active use of built heritage resources, but no uses that would result in a change to the layout or decoration of a building. It seeks to conserve an appropriately scaled setting for a built heritage resource and does not support new construction, demolition or modification that “*would alter the relations of mass and colour.*” It does not support relocating a built heritage resource or removing decorative components unless there is no other means to save them.

Analysis

The applicability and approaches of the Venice Charter have been challenged with new developments in the conservation field. This is reflected in more recent documents such as the Burra Charter (1979) and the Nara Document on Authenticity (1994), which have placed more emphasis on values-based conservation and authenticity rather than only material-based conservation.⁴ There is a recognition in the heritage conservation field today that finding new and compatible uses for historic places will ensure their long term conservation and ongoing maintenance; this is the approach reflected in more recent documents such as *The Standards and Guidelines for the Conservation of Historic Places in Canada*.

⁴ Cameron, 2017

The proposed use of the 1918 church's interior amphitheatre layout for a music venue is a compatible new use that reflects its historic use as a worship space where music was a central tenant of services. The proposed addition of the raised patio to the 1918 church would result in changes to the decoration of the building.

The setting of the 1918 church building would be altered with the addition of the proposed hotel and the parking structure across Kitchener Street. However, the church's historical connection to the gore and its location on the gore at the intersection of Kitchener Street and Hunter Street would be conserved. It is recognized that within the City of Niagara Falls Official Plan, the surrounding neighbourhood is planned for tourist commercial uses and increased density and building heights which could further change the setting in future.

The 1918 church is not proposed to be relocated. The 1954 church addition and manse are proposed for demolition as they do not contain heritage value.

Appleton Charter for the Protection and Enhancement of the Built Environment (Appleton Charter), 1983

The Appleton Charter was prepared in 1983 and builds upon the efforts and goals of earlier international charters for conservation. Its focus is on change management for the "built environment." The charter recommends that goals are established for a project to guide consistent decisions on change. It indicates that the level of change to the built environment should be determined based on "the merits" of the following:

- cultural significance;
- condition and integrity of the fabric;
- contextual value; and,
- appropriate use of available physical, social and economic resources.

The charter is founded on respect for existing fabric, recognition of the importance of all fields of expertise to study and protect a heritage resource, and key conservation principles. Principles include:

Protection: *Protection may involve stabilization; it must involve a continuing programme of maintenance.*

Artifactual value: *Sites of the highest cultural significance are to be considered primarily as artifacts, demanding protection as fragile and complex historical monuments.*

Setting: *Any element of the built environment is inseparable from the history to which it bears witness, and from the setting in which it occurs. Consequently, all interventions must deal with the whole as well as with the parts.*

Relocation: *Relocation and dismantling of an existing resource should be employed only as a last resort, if protection cannot be achieved by any other means.*

Enhancement: *The activities of removal or addition are characteristic of measures in support of enhancement of the heritage resource.*

Use: *A property should be used for its originally intended purpose. If this is not feasible, every reasonable effort shall be made to provide a compatible use which requires minimal alteration. Consideration of new use should begin with respect for existing and original traditional patterns of movement and layout.*

Additions: *New volumes, materials and finishes may be required to satisfy new uses or requirements. They should echo contemporary ideas but respect and enhance the spirit of the original.*

Environmental Control: *Systems of insulation, environmental control and other servicing should be upgraded in ways which respect the existing and traditional equilibria and do not set in motion processes of deterioration.*

Analysis

The Appleton Charter begins to articulate some of the foundational standards outlined in *The Standards and Guidelines for the Conservation of Historic Places in Canada* (S&Gs) such as:

- the commitment to stabilization and on-going maintenance;
- discouraging relocation (which is a last resort);
- considering how cultural heritage resources can be enhanced through removals or addition;
- that new additions should be contemporary but respect the original “spirit” resource; and,
- finding compatible new uses.

The Appleton Charter takes a significant step beyond the Venice Charter in that it recognizes that new uses are critical to ensure that cultural heritage resources are conserved for the long term. Many of the principles of the Appleton Charter are established in the S&Gs; therefore, the assessment of protective and mitigative measures will be undertaken through that analysis.

4.2.2 The Standards and Guidelines for the Conservation of Historic Places in Canada, 2010

The Standards and Guidelines for the Conservation of Historic Places in Canada (S&Gs) provide a conservation decision-making framework for changes proposed to cultural heritage resources so that heritage value is conserved.

In the S&Gs, conservation means “*all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life.*” It should be noted that the S&Gs uses the term “character-defining elements” rather than “heritage attributes” (which is the legislated term in Ontario and in the *OHA*), but these terms both generally reference

those aspects that embody heritage value. In addition, the S&Gs refers to heritage value, which equates to the term “cultural heritage value or interest” as described in the OHA.

Conservation activities are understood to be a cyclical process founded on (1) an understanding of the heritage value of a place, (2) planning for appropriate changes, and (3) physical interventions. These activities are to be revisited throughout a project to assess the impacts of interventions on heritage attributes. This assessment will utilize the framework established in the S&Gs to guide conservation recommendations.

There are three (3) types of conservation treatments:

Preservation: *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.*

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.*

Restoration: *the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

The S&Gs recommend selecting a primary conservation approach to guide consistent decisions for conservation but recognizes that secondary conservation treatments may be appropriate.

In this instance **rehabilitation** is recommended as the primary conservation approach for the proposed development because a new use of the property is proposed, as are new additions to accommodate the new use. Rehabilitation refers to sensitive adaptive reuse for a contemporary new use.

The secondary conservation treatment recommended is **preservation**, which should guide decisions for alterations to the 1918 church building. Preservation has been selected as a secondary approach because the 1918 church form and materials are largely intact and convey its heritage value without the need for significant repair or replacement. In addition, the new use of the 1918 church building will not require extensive alterations to its heritage attributes.

Table 1 analyzes the ways in which the proposed development addresses the nine (9) standards (principles) for conservation. There are three (3) additional criteria pertaining specifically to **rehabilitation**, and these are also addressed.

Table 1 - S&Gs Analysis of Standards for Proposed Development

General Standards for Preservation, Rehabilitation and Restoration	Analysis of Standard for Proposed Development
<p>1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.</p>	<p>The heritage value of the property resides in the 1918 church building and its location on a gore. The 1918 church building is proposed to remain in situ.</p> <p>The heritage attributes on the church exterior are generally proposed to be conserved with new development. However, there may be impacts to heritage attributes on the east wall where the new hotel is proposed to be adjoined to become an interior wall. Notably, the east wall is currently partially covered by the one-storey 1954 addition. The existing rose window on the east elevation is proposed to be retained and become an interior feature in the building. Openings on the east elevation of the 1918 church building are proposed to be limited to doorways so that impacts are minimized and the church is not structurally compromised.</p> <p>The interior amphitheatre of the 1918 church building is proposed to be adaptively reused as a music hall. Interior changes may be required to meet <i>Ontario Building Code</i> requirements for a new use or to address such matters as acoustics, but the original amphitheatre plan is proposed to remain. An HIA addendum at Site Plan stage can address any detailed changes to adaptively reuse the amphitheatre for a music hall and impacts on heritage attributes.</p> <p>Other changes to the property include the removal of the 1954 church addition and the manse, however, these were not identified to contain heritage value based upon an application of O. Reg. 9/06.</p>

General Standards for Preservation, Rehabilitation and Restoration	Analysis of Standard for Proposed Development
<p>2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.</p>	<p>The 1954 church addition and circa 1926 manse were added to the property over time, but these were not identified to contain heritage value based upon an application of O. Reg. 9/06.</p> <p>More minor modifications to the 1918 church building have included the loss of the tower crenelations, removal of a stained glass transom, new doors and a new porch. However, these modifications to the church building do not have heritage value. A future proposal may consider reinstating the crenelations on the square tower and this design detail can be addressed through an HIA addendum at Site Plan stage.</p>
<p>3. Conserve heritage value by adopting an approach calling for minimal intervention.</p>	<p>As described in the S&Gs, “<i>minimal intervention in the context of heritage conservation means doing enough, but only enough, to meet realistic objectives while protecting heritage values. Minimal does not mean, doing little or nothing, or the least possible. In fact, enough intervention to arrest and correct deterioration, meet codes, or introduce new services, can be quite extensive.</i>”</p> <p>The proposed hotel tower was sited on the property to minimize impacts to the 1918 church building and its heritage attributes. The hotel tower has been sited away from the Kitchener Street and Hunter Street intersection so that the 1918 church building retains its historical connection to the gore.</p> <p>The architect for the project has indicated that impacts to the 1918 church building with the construction and adjoining of the hotel can be minimized by limiting the number of new</p>

General Standards for Preservation, Rehabilitation and Restoration	Analysis of Standard for Proposed Development
	<p>openings between the hotel and the 1918 church building through the east wall.</p> <p>The interior amphitheatre of the 1918 church building is proposed to be retained and adapted as a music hall with retention of the amphitheatre layout, which is a minimum intervention approach. An HIA addendum at Site Plan stage can address any detailed changes to adaptively reuse the amphitheatre for a music hall and impacts on heritage attributes.</p>
<p>4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.</p>	<p>No elements from other historic places are proposed to be added to the property with this development.</p>
<p>5. Find a use for an historic place that requires minimal or no change to its character-defining elements.</p>	<p>The interior amphitheatre of the 1918 church building is proposed to be retained and adapted as a music hall with retention of heritage attributes. The proposed adaptive reuse as a music hall is a compatible new use that would minimize changes to heritage attributes. The rose window would become an interior attribute with the proposed hotel addition but is planned to be retained within the amphitheatre space.</p>
<p>6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological</p>	<p>No structural assessment has been undertaken for the 1918 church building, although the building itself appears to be in stable condition. Detailed designs to address the interface between the 1918 church building and the proposed adjoining hotel</p>

General Standards for Preservation, Rehabilitation and Restoration	Analysis of Standard for Proposed Development
<p>resources, take mitigation measures to limit damage and loss of information.</p>	<p>should be addressed through an HIA addendum at Site Plan stage.</p> <p>To protect the property, the property owner makes regular site inspections of the exterior and interior of the church building. Security cameras have been installed to monitor activity on the property at all hours.</p> <p>A Stage 1 and 2 Archaeological Assessment Report was completed by Archaeological Consultants Canada, dated 19 November 2025. No further archaeological work was recommended in the report. Review of archaeological assessments follows a separate legislative process and will be addressed through that independent process.</p>
<p>7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.</p>	<p>The heritage attributes of the 1918 church building generally appear to be in good condition. No specific interventions are proposed at this time.</p>
<p>8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.</p>	<p>No repair or replacement of heritage attributes is proposed at this time. A Conservation Plan that includes maintenance provisions should be developed to guide long term conservation of the property.</p> <p>The brick on the existing manse is similar in appearance to the brick on the church, and it is recommended that the brick of the manse be salvaged, as necessary, should it be required for any future maintenance on the 1918 church building. Salvage of any bricks removed on the east wall of the 1918 church to accommodate new openings is also</p>

General Standards for Preservation, Rehabilitation and Restoration	Analysis of Standard for Proposed Development
	recommended. The Conservation Plan should address storage of the bricks.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.	A future proposal may consider reinstating the crenelations on the square tower and this design detail can be addressed through an HIA addendum at Site Plan stage.

Additional Standards Relating to Rehabilitation	Analysis
10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.	No repair or replacement of heritage attributes is proposed at this time.
11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	<p>The proposed raised patio will result in negative impacts to heritage attributes, including obscuring Gothic influences on the 1918 church building and interrupting the historical connection to the gore. It is recommended that the raised patio be removed from the development proposal.</p> <p>The 1918 church building tower at Kitchener Street visibly stands out from the proposed</p>

Additional Standards Relating to Rehabilitation	Analysis
	<p>new development. The second level of the podium is stepped back further from Kitchener Street than the tower, making the 1918 church building tower remain a prominent feature when viewing the 4898 Kitchener Street from the east end of Kitchener Street (see concept renderings in the Music City Garage architectural drawings dated March 20, 2026, prepared by Matthew Schmid Architecture). The proposed hotel partially extends over a part of the 1918 church building roof near the centre of the building, but is not in direct contact with it; the hotel tower design gradually extends over the 1918 church building as it ascends in height, providing separation between the two buildings.</p> <p>The proposed design includes terracotta panels as exterior cladding to blend with the brick material of the 1918 church building to achieve visual compatibility. However, in the preliminary designs, the colours appear too similar. It is recommended that the colour of the proposed terracotta cladding be lightened so that it is clearly differentiated from the 1918 church building.</p> <p>With respect to physical compatibility, the proposed hotel incorporates stepbacks and podiums at level 2 and 4 to reduce the massing and balance the mass of the hotel with the existing 1918 church building. It is recommended that, to better achieve physical compatibility, and so the first several floor levels appear more subordinate to the 1918 church building, that the hotel include more glazing across the first 4 levels. This could assist to reduce the appearance of its massing against the 1918 church building.</p>

Additional Standards Relating to Rehabilitation	Analysis
<p>12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.</p>	<p>The essential form and integrity of the 1918 church building can be conserved with the proposed development. The project architect has indicated that the 1918 church can be adjoined to the proposed hotel building using methods that will allow each to remain as separate self-supporting structure with the ability for the buildings to move independently so they will not damage one another. These methods will also ensure that that the proposed hotel could be removed in future without impairing the essential form and integrity of the 1918 church building structure.</p>

4.2.3 Potential Negative Impacts

The 2005 Ontario Heritage Tool Kit⁵ (Heritage Resources in the Land Use Planning Process booklet) provides a list of negative impacts to be considered in HIAs. Analysis of potential negative impacts to heritage attributes (bold text in the chart) is provided in Table 2.

Table 2 - Assessment of Potential Negative Impacts to 4898 Kitchener Street

Negative Impact	Analysis of Impact on Heritage Attribute(s)
<p>Destruction of any, or part of any, significant heritage attributes or features</p>	<p>Its location on a gore (Criteria 8 & 9)</p> <p>The 1918 church’s location on the gore will not be impacted.</p> <p>On the exterior:</p> <ul style="list-style-type: none"> • the multi-sided form and massing with clerestory reflecting the interior amphitheatre plan (Criterion 1) • The Gothic influences including the prominent tower, crenelations, buttresses, hood moulds, arched windows and stained glass windows (Criterion 9)

⁵ Although, the Ontario Heritage Tool Kit addresses an earlier version of the Provincial Policy Statement (2005), the general guidance for potential impacts to cultural heritage resources as a result of proposed development remains relevant. This document has never been superseded.

Negative Impact	Analysis of Impact on Heritage Attribute(s)
	<p>The multi-sided form and massing with clerestory reflecting the interior amphitheatre plan will not be directly impacted by the proposed changes to the property.</p> <p>The Gothic influences will be impacted by the addition of the proposed hotel to the east wall where the rose window will be enclosed and is planned to become an interior heritage attribute. The proposed raised patio to be adjoined to the 1918 church building facing the intersection at Kitchener Street and Hunter Street may impact the elevation’s Gothic influences. It is recommended that the raised patio be removed from the proposed development.</p> <p>In the interior amphitheatre space (Criterion 1):</p> <ul style="list-style-type: none"> • Amphitheatre plan • Seven-petal rose window on the east elevation • Seven (7) columns on the ground floor and second level balcony <p>No details have been provided to address proposed changes to adaptively reuse the amphitheatre for a music hall. An HIA addendum at Site Plan stage can address any detailed changes to adaptively reuse the amphitheatre for a music hall.</p> <p>The proposed development would result in construction activities on the site. If the proposed development is approved, there is the potential for vibration impacts on the foundation of the 1918 church. It is recommended that vibration monitoring is implemented to mitigate and minimize any potential negative impacts to the 1918 church as a result of vibration from construction activities.</p>
<p>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.</p>	<p>Its location on a gore (Criteria 8 & 9)</p> <p>A raised patio is proposed to be adjoined to the 1918 church building at the west. The raised patio would result in an addition that obscures the Gothic influences of the church, which are a heritage attribute. It is recommended that the raised patio design be removed from the development proposal.</p>

Negative Impact	Analysis of Impact on Heritage Attribute(s)
	<p>On the exterior:</p> <ul style="list-style-type: none"> • the multi-sided form and massing with clerestory reflecting the interior amphitheatre plan (Criterion 1) • The Gothic influences including the prominent tower, crenelations, buttresses, hood moulds, arched windows and stained glass windows (Criterion 9) <p>The hotel is proposed to be adjoined to the east wall of the 1918 church building. Detailed designs to address the interface between the 1918 church building and the proposed adjoining hotel should be addressed through an HIA addendum at Site Plan stage.</p> <p>The proposed hotel is a contemporary design that is proposed to utilize materials of a similar colour to the brick on the 1918 church building. However, the colour is too similar to the cladding of the 1918 church building and it is recommended that the tone be lighter and more glazing employed on the hotel so that church building remains more visually prominent.</p> <p>In the interior amphitheatre space (Criterion 1):</p> <ul style="list-style-type: none"> • Amphitheatre plan • Seven-petal rose window on the east elevation • Seven (7) columns on the ground floor and second level balcony <p>An HIA addendum at Site Plan stage can address any detailed changes to adaptively reuse the amphitheatre for a music hall.</p>
<p>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.</p>	<p>Its location on a gore (Criteria 8 & 9)</p> <p>Heritage attributes on the property do not include natural features or plantings. The Shadow Study Report prepared by Matthew Schmid Architecture, dated 6 March 2026, shows that the proposed hotel will not result in significant shadowing of the 1918 church building.</p> <p>On the exterior:</p>

Negative Impact	Analysis of Impact on Heritage Attribute(s)
	<ul style="list-style-type: none"> • the multi-sided form and massing with clerestory reflecting the interior amphitheatre plan (Criterion 1) • The Gothic influences including the prominent tower, crenelations, buttresses, hood moulds, arched windows and stained glass windows (Criterion 9) <p>Some shadowing will occur as a result of the proposed hotel. However, it is not anticipated that shadows will have a negative impact on the appearance of heritage attributes.</p> <p>In the interior amphitheatre space (Criterion 1):</p> <ul style="list-style-type: none"> • Amphitheatre plan • Seven-petal rose window on the east elevation • Seven (7) columns on the ground floor and second level balcony <p>No impacts are anticipated.</p>
<p>Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship.</p>	<p>Its location on a gore (Criteria 8 & 9)</p> <p>The proposed raised patio addition to the 1918 church building could negatively impact its historical connection to the gore. It is recommended that the raised patio be removed from the development proposal.</p> <p>The proposed hotel is not anticipated to isolate heritage attributes from its surrounding environment, context, or a significant relationship.</p> <p>On the exterior:</p> <ul style="list-style-type: none"> • The multi-sided form and massing with clerestory reflecting the interior amphitheatre plan (Criterion 1) • The Gothic influences including the prominent tower, crenelations, buttresses, hood moulds, arched windows and stained glass windows (Criterion 9) <p>A raised patio is proposed to be adjoined to the 1918 church building at the west. The proposed raised patio addition to</p>

Negative Impact	Analysis of Impact on Heritage Attribute(s)
	<p>the 1918 church building would result in an addition that obscures the Gothic influences of the church, which are a heritage attribute and contribute to its landmark status. It is recommended that the raised patio be removed from the development proposal.</p> <p>The proposed development is not anticipated to isolate heritage attributes from its surrounding environment, context, or a significant relationship.</p> <p>In the interior amphitheatre space (Criterion 1):</p> <ul style="list-style-type: none"> • Amphitheatre plan • Seven-petal rose window on the east elevation • Seven (7) columns on the ground floor and second level balcony <p>The proposed development is not anticipated to isolate heritage attributes from its surrounding environment, context, or a significant relationship.</p>
<p>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features</p>	<p>Its location on a gore (Criteria 8 & 9)</p> <p>On the exterior:</p> <ul style="list-style-type: none"> • the multi-sided form and massing with clerestory reflecting the interior amphitheatre plan (Criterion 1) • The Gothic influences including the prominent tower, crenelations, buttresses, hood moulds, arched windows and stained glass windows (Criterion 9) <p>In the interior amphitheatre space (Criterion 1):</p> <ul style="list-style-type: none"> • Amphitheatre plan • Seven-petal rose window on the east elevation • Seven (7) columns on the ground floor and second level balcony <p>Views and vistas have not been identified as a heritage attribute. Still, the proposed design does have the tower of the 1918 church building standing distinguished from the proposed hotel tower. The preliminary concept renderings for the property at 4873 Kitchener Street show views from Victoria Avenue down Kitchener Street and views of the</p>

Negative Impact	Analysis of Impact on Heritage Attribute(s)
	<p>tower of the 1918 church have been integrated into design considerations.</p>
<p>A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces</p>	<p>Its location on a gore (Criteria 8 & 9)</p> <p>The property is planned to accommodate tourist commercial uses. The proposed raised patio would fill in an empty space on the property that forms part of the heritage value with the 1918 church’s historical connection to the gore.</p> <p>On the exterior:</p> <ul style="list-style-type: none"> • The multi-sided form and massing with clerestory reflecting the interior amphitheatre plan (Criterion 1) • The Gothic influences including the prominent tower, crenelations, buttresses, hood moulds, arched windows and stained glass windows (Criterion 9) <p>The proposed raised patio addition to the 1918 church building would fill in an open space and obscures the Gothic influences of the church, which are a heritage attribute and contribute to its landmark status. It is recommended that the raised patio be removed from the development proposal.</p> <p>The proposed hotel is sited in a place on the property that is currently occupied by the 1954 church addition.</p> <p>In the interior amphitheatre space (Criterion 1):</p> <ul style="list-style-type: none"> • Amphitheatre plan • Seven-petal rose window on the east elevation • Seven (7) columns on the ground floor and second level balcony <p>The interior amphitheatre of the 1918 church building is proposed to be retained and adapted as a music hall with retention of heritage attributes. The proposed adaptive reuse as a music hall is a compatible new use that would minimize changes to heritage attributes. The rose window would become an interior attribute with the proposed hotel addition but is planned to be retained within the amphitheatre space.</p>

Negative Impact	Analysis of Impact on Heritage Attribute(s)
<p>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource</p>	<p>Its location on a gore (Criteria 8 & 9)</p> <p>On the exterior:</p> <ul style="list-style-type: none"> • the multi-sided form and massing with clerestory reflecting the interior amphitheatre plan (Criterion 1) • The Gothic influences including the prominent tower, crenelations, buttresses, hood moulds, arched windows and stained glass windows (Criterion 9) <p>In the interior amphitheatre space (Criterion 1):</p> <ul style="list-style-type: none"> • Amphitheatre plan • Seven-petal rose window on the east elevation • Seven (7) columns on the ground floor and second level balcony <p>An archaeological assessment was completed for the property and no further archaeological work was recommended in the report.</p>

4.2.4 Potential Positive Impacts

The following is an assessment of potential positive impacts to the property at 4898 Kitchener Street.

Compatible Use

The unique interior amphitheatre layout of the 1918 church could pose specific challenges for adaptive reuse. However, the proposed adaptive reuse of the building from a church to a music hall is a compatible new use for the amphitheatre space that conserves heritage attributes. Its use as a music hall would continue the historic tradition of music in the space and sustain ongoing community gathering in the building, enabling the public to continue to experience its unique interior space. The City of Niagara Falls Music Strategy (2023)⁶ recommended that the City has many abandoned or underutilized spaces that could be repurposed for music (recommendation #5) and there is an opportunity to realize that recommendation on this property in a way that also conserves heritage attributes.

The proposed adaptive reuse of the 1918 church building meets the City’s Official Plan policy (Part 3, Section 4, policy 4.17) that states “*The City shall foster creative and functional uses of heritage resources in the economic and social life of the community. Encouragement shall be given to appropriate types of development or uses which*

⁶ City of Niagara Falls, 2023

propose to incorporate a building or group of buildings with historic or architectural value.” The proposed development integrates the 1918 church building while retaining its heritage value and heritage attributes.

Property as a Landmark

The property is currently a landmark in the community in relation to its location on a gore and its Gothic influences. The proposed development could ultimately enhance the property as a landmark in the community while conserving its heritage value and heritage attributes.

4.3 Impacts to Adjacent Cultural Heritage Resources

The following is an assessment of potential negative impacts to the s. 29 Part IV OHA designated property at 4888 Hunter Street (**Table 3**). The heritage attributes for the property are the bold text in the chart.

Table 3 - Assessment of Potential Negative Impacts to 4888 Hunter Street

Negative Impact	Analysis of Impact on Heritage Attribute(s)
<p>Destruction of any, or part of any, significant heritage attributes or features</p>	<ul style="list-style-type: none"> • Small scale Queen Anne style house; • Central tower with copper ball atop a finial; • Diamond pane casement windows in tower; • Steeply pitched roof; • 12 pane front door with single light; • Front verandah supported by three Doric columns; and, • Property associated with Methodist Camp Meeting Association grounds. <p>No direct impacts to heritage attributes are anticipated.</p> <p>The proposed development would result in construction activities on the site with the potential for vibration impacts to the building at 4888 Hunter Street. It is recommended that vibration monitoring is implemented to mitigate and minimize any potential negative impacts to 4888 Hunter Street as a result of vibration from construction activities.</p>
<p>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.</p>	<ul style="list-style-type: none"> • Small scale Queen Anne style house; • Central tower with copper ball atop a finial; • Diamond pane casement windows in tower; • Steeply pitched roof; • 12 pane front door with single light; • Front verandah supported by three Doric columns; and

Negative Impact	Analysis of Impact on Heritage Attribute(s)
	<ul style="list-style-type: none"> • Property associated with Methodist Camp Meeting Association grounds. <p>No alterations are proposed to the heritage attribute at 4888 Hunter Street.</p>
<p>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.</p>	<ul style="list-style-type: none"> • Small scale Queen Anne style house; • Central tower with copper ball atop a finial; • Diamond pane casement windows in tower; • Steeply pitched roof; • 12 pane front door with single light; • Front verandah supported by three Doric columns; and • Property associated with Methodist Camp Meeting Association grounds. <p>The Shadow Study Report prepared by Matthew Schmid Architecture, dated 6 March 2026, shows that the proposed development will not result in significant shadowing of the designated heritage property at 4888 Hunter Street.</p> <p>Heritage attributes on the property do not include natural features or plantings</p>
<p>Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship.</p>	<ul style="list-style-type: none"> • Small scale Queen Anne style house; • Central tower with copper ball atop a finial; • Diamond pane casement windows in tower; • Steeply pitched roof; • 12 pane front door with single light; • Front verandah supported by three Doric columns; and • Property associated with Methodist Camp Meeting Association grounds. <p>Historically, the property was associated with Methodist Camp Meeting Association grounds, this associative value will not change with the proposed development.</p>
<p>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features</p>	<ul style="list-style-type: none"> • Small scale Queen Anne style house; • Central tower with copper ball atop a finial; • Diamond pane casement windows in tower; • Steeply pitched roof; • 12 pane front door with single light; • Front verandah supported by three Doric columns; and

Negative Impact	Analysis of Impact on Heritage Attribute(s)
	<ul style="list-style-type: none"> • Property associated with Methodist Camp Meeting Association grounds. <p>Views and vistas have not been identified as a heritage attribute.</p>
<p>A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces</p>	<ul style="list-style-type: none"> • Small scale Queen Anne style house; • Central tower with copper ball atop a finial; • Diamond pane casement windows in tower; • Steeply pitched roof; • 12 pane front door with single light; • Front verandah supported by three Doric columns; and • Property associated with Methodist Camp Meeting Association grounds. <p>The proposed change in land use on the property at 4898 Kitchener Street is not anticipated to result in negative impacts to the heritage attributes at 4888 Hunter Street.</p>
<p>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource</p>	<ul style="list-style-type: none"> • Small scale Queen Anne style house; • Central tower with copper ball atop a finial; • Diamond pane casement windows in tower; • Steeply pitched roof; • 12 pane front door with single light; • Front verandah supported by three Doric columns; and • Property associated with Methodist Camp Meeting Association grounds. <p>Negative impacts to heritage attributes at 4888 Hunter Street are not anticipated as a result of land disturbances on the property at 4898 Kitchener Street.</p>

5. Alternative Designs and Mitigation Measures

5.1 Alternative Designs

Alternative designs are considered so that heritage attributes can be conserved or better conserved.

The following are recommended design alternatives:

1. Remove the raised patio proposed to be added to the 1918 church building from the development proposal. The proposed raised patio will result in negative impacts to heritage attributes, including obscuring Gothic influences on the 1918 church building and interrupting the historical connection to the gore. The proposed development could consider an at-grade patio to activate the lands near the intersection of Kitchener Street and Hunter Street while minimizing impacts to the heritage attributes property.
2. Lighten the colour of the proposed terracotta panels on the 1918 church building so that it is more clearly differentiated from the 1918 church building.
3. Add more glazing to the first 4 levels of the proposed hotel to reduce the appearance of its massing beside the 1918 church building.

5.2 Recommended Mitigation Measures

The assessment of potential negative impacts in [Section 4.2.3](#) of this HIA demonstrates that some negative impacts may result from the proposed new development on the heritage attributes at 4898 Kitchener Street and 4888 Hunter Street. Mitigation measures are proposed where there are potential negative impacts to heritage attributes to minimize and/or mitigate those impacts.

Through the *Planning Act* application process:

1. **Addendum to Heritage Impact Assessment** - At Site Plan control stage, prepare an addendum to the Heritage Impact Assessment to address detailed design matters that may impact heritage resources including:
 - a. Detailed changes to adaptively reuse the amphitheatre for a music hall and impacts on heritage attributes;
 - b. Reinstating the crenelations on the square tower of the 1918 church building;
 - c. Plan for salvaging materials and storage on site for the long term;
 - d. Detailed designs to address the interface between the 1918 church building and the proposed adjoining hotel including consideration for how new openings in the east wall will minimize impacts on heritage attributes

and ensuring the 1918 church building remains structurally stable with the adjoining of the buildings;

- e. Details to ensure that the 1918 church building and proposed hotel will be adjoined in a manner that will conserve heritage attributes and mitigate impacts to the 1918 church building as recommended by a heritage or structural engineer with demonstrated expertise working with cultural heritage resources;
- f. Details to reinforce or upgrade the foundation of the 1918 church to accommodate proposed new development;
- g. Address alternative designs:
 - i. Remove the raised patio proposed to be added to the 1918 church building from the development proposal. The proposed raised patio will result in negative impacts to heritage attributes, including obscuring Gothic influences on the 1918 church building and interrupting the historical connection to the gore.
 - ii. Lighten the colour of the proposed terracotta panels on the 1918 church building so that it is more clearly differentiated from the 1918 church building; and,
 - iii. Add more glazing to the first 4 levels of the proposed hotel to reduce the appearance of its massing beside the 1918 church building; and
- h. Determine how best to conserve the heritage value of the property for the long term through the *OHA* or other formal protection tools.

- 2. Conservation Plan & Temporary Protection Plan** – A Conservation Plan will establish a framework for protecting the heritage attributes of the property for the long term, including on-going maintenance provisions. The framework will be developed considering the findings of the *CHER* completed by *NPG* and address each of the identified heritage attributes. The preparation of the Conservation Plan should be undertaken in accordance with best practices and should include the preparation of a Temporary Protection Plan for protection of cultural resources before, during and directly following construction activities.

Prior to Demolition or Removal on the Property:

- 3. Documentation** - This is a key step to ensure that the historic form and evolution of the property become part of the public record to inform future study and education about the property. Prior to any demolition or removal on the property, the property shall, at minimum, be fully documented through high-quality and high-resolution photography, to the satisfaction of heritage planning staff for the City. The property could additionally be documented using tools and methods that capture current aerial images, that illustrate building forms, or otherwise map the property and context. A copy of all documentation should remain with the property owner, be submitted to the local archives, and to the City.

Prior to Construction Activities:

- 4. Vibration monitoring** - This is a measure to ensure that any potential impacts of construction activities are minimized and mitigated. This entails the monitoring of vibrations produced by construction activities that could damage buildings surrounding buildings, including the 1918 church building at 4898 Kitchener Street and the OHA designated property at 4888 Hunter Street. During the construction phase, vibration monitoring is to be on-going as recommended by an expert in vibration monitoring to mitigate potential vibration impacts on the properties. Post-construction phase, a technical memorandum should be prepared and signed by the expert that undertook the vibration monitoring confirming that such was done and providing a summary of any concerns that may have arisen during or after construction works.

During Construction Activities:

- 5. Salvage and storage** - Bricks removed from the east wall of the 1918 church building should be salvaged and stored by the property owner. The salvaged bricks may be used to perform repairs to the 1918 church building in the future. The owner may also consider using the bricks within the new development, such as in the hotel lobby or in the interface between the lobby and the 1918 church building. These bricks should be stored on site or nearby for long-term protection.

6. Summary and Conclusion

It is the author's opinion that any potential negative impacts to the identified heritage attributes of 4898 Kitchener Street from the proposed development as presented in the applications for Official Plan and Zoning By-law Amendment can be appropriately mitigated. Recommendations have been provided for alternative designs measures and mitigation measures so that heritage value and heritage attributes are conserved at 4898 Kitchener Street and 4888 Hunter Street.

This assessment has been undertaken with the understanding that the design plans may still be preliminary with the applications for Official Plan Amendment and Zoning By-law Amendments and may be subject to change through *Planning Act* processes. Changes to development plans and more detailed design matters may be considered through a future addendum to the HIA.



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NPG Planning Solutions Inc.

7. References

Secondary Sources

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- Schneider, D. (2022). *Of attributes and elements*. University of Waterloo. <https://uwaterloo.ca/heritage-resources-centre/blog/attributes-and-elements>. Accessed March 2026.

Policy and Legislation

- O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest under Ontario Heritage Act, R.S.O. 1990, c. O.18. e-Laws currency date: March 5, 2026. <https://www.ontario.ca/laws/regulation/060009>.
- Ontario Heritage Act R.S.O. 1990, c. O. 18. e-Laws currency date: March 5, 2026. <https://www.ontario.ca/laws/statute/90o18>.
- Ontario Heritage Tool Kit. (2025, last updated June 13, 2025). *Designating Heritage Properties*. <https://www.ontario.ca/document/designating-heritage-properties>.
- Ontario Heritage Tool Kit. (2025, last updated June 13, 2025). *Heritage Property Evaluation*. <https://www.ontario.ca/document/heritage-property-evaluation>.
- Planning Act, R.S.O. 1990, c. P.13. e-Laws currency date: March 5, 2026. <https://www.ontario.ca/laws/statute/90p13>.
- The Provincial Planning Statement 2024. <https://www.ontario.ca/page/provincial-planning-statement-2024>.

8. Appendices

APPENDIX I – PROFESSIONAL QUALIFICATIONS OF AUTHORS

APPENDIX II – LEGISLATION AND POLICY

APPENDIX III – A GUIDE TO PREPARING HERITAGE IMPACT ASSESSMENTS IN THE CITY OF NIAGARA FALLS

APPENDIX IV – 4888 HUNTER STREET – DESIGNATION BY-LAW

APPENDIX V – MUSIC CITY GARAGE 4873 KITCHENER ST, NIAGARA FALLS, ON

APPENDIX VI – MUSIC CITY HOTEL 4898 KITCHENER ST, NIAGARA FALLS, ON

APPENDIX VII – SHADOW STUDY REPORT: MUSIC CITY HOTEL, 4898 KITCHENER STREET, NIAGARA FALLS, ONTARIO

APPENDIX VIII – LANDSCAPE PLAN

Appendix I – Professional Qualifications of Project Team

MARCUS R. LÉTOURNEAU

PhD, MPlan, MCIP, RPP, CAHP, CIPM II

Senior Partner

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EDUCATION

PhD, Historical/Cultural Geography
Queen's University

Master of Planning (Rural Planning and
Development)
University of Guelph

Masters of Arts, Cultural Geopolitics
University of Western Ontario

Bachelor of Arts (Honours),
Queen's University

Diploma, Peace and Conflict Studies
University of Waterloo

Professional Certificate in Heritage
Conservation Planning
University of Victoria

PROFESSIONAL ASSOCIATIONS

Member
Canadian Institute of Planners

Member
Ontario Professional Planner's Institute

Member
*Canadian Association of Heritage Professionals
(CAHP)*

Certified Institutional Protection Manager
Level II (CIPM II)
*International Foundation for Cultural Property
Protection*



PROFILE

Marcus Létourneau is a Senior Partner at NPG Planning Solutions Inc. with over 20 years of experience in planning, cultural heritage conservation, and strategic advisory work. He is nationally recognized for his expertise in heritage planning, policy development, and expert legal testimony.

Before joining NPG, Marcus founded and led M.R. Létourneau & Associates Inc and LHC Heritage Planning & Archaeology, both successful consulting firms. In addition, he held senior positions at Golder Associates and City of Kingston.

In addition to consulting, Marcus has held adjunct faculty and instructor positions at Queen's University, the University of Waterloo, University of Victoria, Algonquin College, and Willowbank School of Restoration Arts, contributing significantly to heritage education and mentorship of emerging professionals. He co-authored the second edition of *Heritage Planning* (Routledge) with Dr. Hal Kalman (2020). He has served as a qualified expert witness at the Ontario Land Tribunal (OLT) and has authored or co-authored more than 325 technical reports, memos, and policy documents.

PROFESSIONAL BACKGROUND

2025-Present	Senior Partner <i>NPG Planning Solutions Inc.</i>
2023-Present	President <i>M.R. Létourneau & Associates Inc</i>
2015-2023	Managing Principal <i>LHC Heritage Planning & Archaeology Inc.</i>
2011-2015	Manager for Sustainability and Heritage Services/ Senior Cultural Heritage Specialist <i>Golder Associates Ltd.</i>
2004-2011	Senior Heritage Planner <i>City of Kingston</i>

SELECTED EXPERIENCES

Official Plans/ Studies

- City of Kingston Official Plan
- City of Kawartha Lakes (cultural heritage OPA)
- City of Windsor (cultural heritage OPA)
- Town of Niagara-of-the -Lake
- Walkerville Districting Plan, City of Windsor (with Brook McIlroy and Bray Heritage)

Cultural Heritage

- Cultural Heritage Master Plans
 - Saugeen Shores
- Heritage Conservation District Studies
 - Walkerville Heritage Conservation District Study, City of Windsor (with Bray Heritage)
 - Sandy Hill Heritage Conservation District, Ottawa (with Bray Heritage)
 - Downtown Lindsay Heritage Conservation District Study (with Bray Heritage)
 - Oak Street Area, Fenelon Falls (with Bray Heritage)
 - Old Sydenham Ward- City of Kingston (Project Manager)
 - Greenfield & Blackfriars/Petersville
 - Wellington Heritage Conservation District, PEC (with Bray Heritage)
- Other Strategic Heritage Projects
 - Randwood Estate Project - Niagara-on-the-Lake
 - Sainte-Marie-Among-the-Hurons - Cultural Heritage Evaluation Report
 - Discovery Harbour - Cultural Heritage Evaluation Report
 - Cultural Heritage Landscape Assessments, Town of Oakville
 - Ontario Power Generation Cultural Heritage Framework (with Golder Associates)
 - Saskatchewan Military History/Heritage Project, Saskatchewan
 - City of Dawson, Yukon Conservation Plan (with Giaimo), City of Dawson
 - St Anne's Point Fredericton, New Brunswick - Heritage Regulations and Guidelines (with TPP and Bray Heritage)
 - Woodchester Villa (Bracebridge) Strategic Plan
 - Swift River Energy, Bala, Township of Muskoka Lakes
 - Heritage Impact Assessment Terms of Reference, Port Hope
 - Heritage Impact Assessment Terms of Reference, Township of North Dumfries
 - Rainbow Bridge Carillon Tower Heritage Review, Niagara Falls
- Archaeological Master Plan policy work
 - Town of Caledon
 - Simcoe County
 - City of London
 - City of Kawartha Lakes - Policy Direction & Situational Assessment Reports
 - Niagara Region Archaeological Management Plan - Indigenous Engagement & Planning Reports (with ASI)
 - City of Kingston

DENISE

HORNE

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Dipl. Heritage Conservation

Principal Planner, Heritage & Policy Planning

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EDUCATION

Diploma in Heritage Conservation
Willowbank School of Restoration Arts

Master of Arts
Brock University

Bachelor of Arts
Brock University

Bachelor of Education
University of Western Ontario

PROFESSIONAL ASSOCIATIONS

Professional Member
Canadian Association of Heritage Professionals

Pre-Candidate Member
Ontario Professional Planners Institute

Appointed Member
*2029 Historic Welland Canals Task Force,
St. Catharines*

PROFILE

Denise is the Manager of Heritage and Policy Planning for NPG. Denise leads and project manages many facets of NPG's work including for Official Plan updates, Community Improvement Plans, employment land studies, and heritage evaluations and studies. Denise has been practicing in the planning field since 2015.

Denise joined NPG in 2023, bringing particular expertise in cultural heritage planning to further diversify NPG's suite of planning services. Denise was educated at Willowbank School of Restoration Arts and is therefore well-versed in practical and theoretical approaches in heritage conservation. During her internship at the World Heritage Centre, she came to understand substantial conservation challenges at the world heritage level and experienced the benefits of applying international best practice, including the Historic Urban Landscape Recommendation. In the last two years Denise has contributed to building NPG's heritage planning practice through municipal projects, such as cultural heritage master plans, preparation of heritage conservation district plans, and as an expert advisor to municipal clients on cultural heritage planning matters. Cultural heritage projects for the private sector have included cultural heritage evaluations and advice on OLT-related matters.

Prior to joining NPG, Denise gained 8 years' experience in the Public Sector. In her role as a municipal planner at the Town of Niagara-on-the-Lake, Denise took the lead in heritage and archaeological planning. She also undertook land use and policy planning, and urban design reviews. Proficient in municipal policies and regulations, she prepares comprehensive reports, presents findings at meetings and actively engages with the public. Denise possesses strategic planning skills and a keen interest in contributing to the fields of land use planning and heritage conservation.

PROFESSIONAL BACKGROUND

2026	Principal Planner, Heritage & Policy Planning <i>NPG Planning Solutions Inc.</i>
2025	Manager, Heritage & Policy Planning <i>NPG Planning Solutions Inc.</i>
2023 – 2024	Senior Heritage Planner <i>NPG Planning Solutions Inc.</i>
2015 – 2023	Planner & Senior Heritage Planner <i>Town of Niagara-on-the-Lake</i>

SELECTED EXPERIENCES

Official Plans/ Studies

- County of Essex New Official Plan
- Township of Woolwich New Official Plan
- Puslinch Rural Employment Lands Study
- Halton Hills Official Plan – Culture, Arts and Heritage Policies
- Belleville Official Plan

Community Improvement Plans

- Township of Edwardsburgh Cardinal Community Improvement Plan
- Smarter Niagara Incentives (Lower Tier Program), Heritage Grant Program Lead for NOTL
- Town of The Blue Mountains CIP

Cultural Heritage

- Saugeen Shores Cultural Heritage Master Plan
- Heritage Impact Assessments
- Cultural Heritage Evaluation Report
- Town of Midland, Cultural Heritage Evaluation Reports for 10 properties
- Internship with UNESCO World Heritage Centre

Additional Experience


- Major Housing Development Files/Redevelopment in Niagara Region and City of Hamilton
- Development of “Voices of Freedom Park” in Niagara-on-the-Lake
- Application for Canada’s Tentative List for World Heritage Sites in Niagara-on-the-Lake
- Qualified at Ontario Land Tribunal


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PROFESSIONAL ASSOCIATIONS

Intern

Canadian Association of Heritage Professionals

PROFILE

Patrick Winchur is a Heritage Planner at NPG with a strong foundation in archaeology and anthropology. He earned his Honours Bachelor of Arts (High Distinction) from the University of Toronto, where he gained practical experience through an archaeology field school focused on archaeological practice in Ontario. Patrick furthered his expertise with a Master of Science in Conflict Archaeology & Heritage (Distinction) from the University of Glasgow, where his research dissertation highlighted the historical significance of Second World War munitions factories in Ontario and advocated for their preservation.

Prior to his graduate studies, Patrick served as an Assistant Archaeologist at the Ontario Heritage Trust, where he conducted archaeological excavation and researched historical and Indigenous artifacts. After completing his Master's, he worked as a field archaeologist with Archaeological Services Inc., undertaking surveys and excavations throughout Ontario. In addition to his professional experience, Patrick actively volunteers with the Royal Regiment of Canada and the Queen's Own Rifles regimental museums in Toronto, contributing to the preservation and presentation of Canadian military history.

PROFESSIONAL BACKGROUND

- | | |
|-----------------------|---|
| 2024 - Present | Heritage Planner
<i>NPG Planning Solutions Inc.</i> |
| 2024 - Present | Museum Assistant (Volunteer)
<i>The Royal Regiment of Canada Museum</i> |
| 2024 - Present | Museum Assistant (Volunteer)
<i>The Queen's Own Rifles of Canada Regimental Museum</i> |
| 2023 | Field Technician
<i>Archaeological Services Inc.</i> |
| 2022 | Assistant Archaeologist
<i>Ontario Heritage Trust</i> |

SELECTED EXPERIENCES

Cultural Heritage

- Heritage Impact Assessments
 - 164 King Street, City of St. Catharines
 - 848 Garrison Road, Town of Fort Erie
- Cultural Heritage Evaluation Reports
 - 10 properties, Town of Midland, on behalf of the Town of Midland
 - 164 King Street, St. Catharines
 - 415 Regent Street, Town of Niagara-on-the-Lake
- Update to Statement of Cultural Heritage Value or Interest
 - 251 John Street, City of Greater Sudbury
- Appeal to Cultural Heritage Designation
 - 168 High Street, Fort Erie
- Cultural Heritage Planning-Related Services
 - Town of Renfrew

Zoning By-laws

- Town of Aurora Comprehensive Zoning By-law
- Town of East Gwillimbury Zoning By-law Conformity Update
- City of Brockville Zoning By-law
- Town of St. Marys Zoning By-law Review
- Town of St. Clair Zoning By-law Review

Additional Experience

- Major Housing Development Files/Redevelopment in Niagara Region.

Appendix II – Legislation and Policy

PLANNING ACT, R.S.O. 1990, CHAPTER P.13

Provincial interest

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;

Policy statements

3 (1) The Minister, or the Minister together with any other minister of the Crown, may from time to time issue policy statements that have been approved by the Lieutenant Governor in Council on matters relating to municipal planning that in the opinion of the Minister are of provincial interest. R.S.O. 1990, c. P.13, s. 3 (1).

Policy statements and provincial plans

(5) A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) subject to a regulation made under subsection (6.1), shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80; 2023, c. 10, Sched. 6, s. 2 (1).

PROVINCIAL PLANNING STATEMENT (2024)

4.6 Cultural Heritage and Archaeology

1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.
3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.
4. Planning authorities are encouraged to develop and implement:
 - a) archaeological management plans for conserving archaeological resources; and
 - b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.

5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

Relevant Definitions:

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

Heritage attributes: means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Protected heritage property: means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

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

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

2022 NIAGARA OFFICIAL PLAN (MAY 2024 CONSOLIDATION)

***NOTE - As of March 31, 2025, the Niagara Official Plan is no longer a Regional Plan. It is now an official plan of the local municipalities in Niagara.**

6.5 Cultural Heritage

Niagara is home to distinctive cultural heritage resources that contribute to a sense of identity and provide important social and economic benefits. Buildings, structures, spaces, views, archaeological sites and natural elements of cultural heritage value are visible across the region. They contribute to Niagara's identity, individually and together, within the region's urban and rural communities and across the Greenbelt and Niagara Escarpment landscapes. These defining features contribute to understanding Niagara's history and provide a unique sense of place that support tourism opportunities and longterm economic prosperity.

Cultural heritage resources are irreplaceable and must be conserved and promoted as the Region accommodates more growth. The policies of this section require the conservation of cultural heritage resources as a matter of key Regional interest. They complement the protection afforded by the Region's Archaeological Management Plan and supporting policies in Section 6.4 of this Plan. The Region also recognizes and supports the important role of Local Area Municipalities in the identification and designation of properties of cultural value or interest under the *Ontario Heritage Act*, as well as the role of First Nations and Indigenous communities in cultural planning.

The objectives of this section are as follows:

- a. support the identification, conservation, wise use and management of cultural heritage resources;

6.5.1 Cultural Heritage Resources

6.5.1.1 Significant cultural heritage resources shall be conserved in order to foster a sense of place and benefit communities, including First Nations and Metis communities.

6.5.1.2 The Region encourages Local Area Municipalities to designate properties of cultural heritage value or interest, either individually or as part of a larger area or Heritage Conservation District, under the *Ontario Heritage Act*.

Relevant definitions include:

Archaeological Resources: Includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Cultural Heritage Resources: Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have

cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (Greenbelt Plan, 2017).

Conserved: The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Heritage Attributes: The principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property) (PPS 2020).

Protected Heritage Property: Property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites (PPS, 2020).

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

CITY OF NIAGARA FALLS OFFICIAL PLAN (2024)

4.3 The City shall consider the addition of cultural heritage properties that have not been designated under the *Ontario Heritage Act* to the municipal register where preliminary research has shown that there is sufficient merit to undertake a more detailed review and evaluation of the property for future designation.

4.4 In order to promote the conservation of heritage resources, the City shall, through the MHC, designate significant properties of cultural heritage value or interest as permitted under Parts IV or V of the *Ontario Heritage Act*.

4.5 In consultation with the MHC, built heritage resources within the municipality shall be assessed by use of studies, surveys or other methods. The following criteria shall be

considered when identifying, studying, assessing or conserving properties of cultural heritage value.

4.5.1 The property represents a rare, unique, or early example of a style, type, expression, material or construction method.

4.5.2 Built resources or design of the property displays exceptional craftsmanship or artistic merit.

4.5.3 Elements of the property demonstrate a high degree of technical or scientific achievement.

4.5.4 The property is significant to the community because of direct associations to a theme, event, belief, person, activity, organization or institution.

4.5.5 The property contributes to the understanding of a community or culture.

4.5.6 The property demonstrates/reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.

4.5.7 The property is important in defining, maintaining or supporting the character of an area. City of Niagara Falls Official Plan 4.5.8 3-23

4.5.8 The property is physically, functionally, visually or historically linked to its surroundings

4.5.9 The property is a landmark

4.14 Council may utilize other measures to pursue heritage preservation such as, but not limited to, the following:

- a) a special policy provision or heritage overlay designation
- b) site specific zoning or area zoning to regulate building setbacks, massing, height and density;
- c) area design guidelines;
- d) transfer of development rights through the use of heritage easements and agreements;
- e) site plan control;
- f) public education initiatives and publications;
- g) Community Improvement Plans; or
- h) conservation plans which may be required as a condition of development approval together with financial securities such as a letter of credit.

4.15 In consultation with the MHC, the City shall develop provisions to protect, conserve and maintain heritage resources through the City's property standards by-law.

4.16 In consultation with the MHC, the City may regulate demolition alterations, additions, maintenance and repairs to designated properties of cultural heritage value or interest. Property owners shall be required to make application and receive permission from the City Council or designate prior to commencing any such work.

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

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

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

Relevant definitions include:

“Built Heritage Resource” - one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history that are of value for the important contribution they make to our understanding of the history of a place, an event, or a people.

“Conservation” - in reference to properties of cultural heritage value or interest, is the retention of the significance of a place by ensuring that significant elements are not destroyed or removed.

“Conservation Plan” - a document prepared by a qualified person(s) that details how the heritage values, attributes and integrity of a cultural heritage resource can be retained through descriptions of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures.

“Cultural Heritage Value or Interest” - includes built heritage resources, cultural landscapes and sites of archaeological importance.

“Heritage Impact Assessment” - a study prepared by a qualified person(s) to determine if a specific development proposal will impact on any heritage resource or areas of archaeological potential. The study shall demonstrate how

the cultural heritage resource will be conserved in context of the development and make recommendations on mitigative or avoidance measures, including alternative development approaches.

“Significant Heritage Properties” - sites with cultural heritage value or interest that are designated under the Ontario Heritage Act or otherwise listed on the City’s Heritage Inventory.

Appendix III – A Guide to Preparing Heritage Impact Assessments in the City of Niagara Falls



A Guide to Preparing Heritage Impact Assessments in the City of Niagara Falls

Whereas Official Plan Policies 3.2.13 & 3.2.19 provide that the City of Niagara Falls may develop plans and follow guidelines to assist in the preservation and conservation of heritage resources, the following are guidelines for Heritage Impact Assessments:

1) What is a heritage impact assessment?

A heritage impact assessment is a study prepared by a qualified heritage specialist for a property owner. These guidelines would apply to both privately owned property and municipally owned property.

A Heritage Impact Assessment is a report which assesses and analyses the features and heritage attributes of the property, buildings or structures and environs and makes recommendations that will minimize the adverse effects of a proposal on the heritage attributes of the property and ensure that the property's cultural heritage value is not compromised by the proposal.

2) When is a heritage impact assessment required?

A heritage impact assessment may be required to be submitted by a property owner or, in the case of a municipally owned property, a City division, as part of the pre-consultation step and to form a complete application or upon the advice of the Municipal Heritage Committee of the City of Niagara Falls when there is a proposal to:

- Demolish, remove, develop, redevelop or significantly alter the property, a building or other structure on property of cultural heritage value or interest;
- Significantly alter the grounds of such property; or
- Develop, redevelop or significantly alter lands adjacent to such property.

A heritage impact assessment is required where:

- Any building, other structure, feature, or a property designated under Part IV of the Ontario Heritage Act is to be demolished, relocated, significantly altered, enlarged or added to, or before its grounds are significantly altered.
- There is proposed development on lands adjacent to properties designated under Part IV of the Ontario Heritage Act;
- Any building, other structure, feature or a property that is not designated under the Ontario Heritage Act but that is listed in the Municipal Register of Heritage properties for its cultural heritage value or interest is to be demolished, relocated,

significantly altered or enlarged or added to, or before its grounds are significantly altered;

- There is proposed development on lands adjacent to property that is not designated under the Ontario Heritage Act but that is listed in the Municipal Register of Heritage properties for the cultural heritage value or interest.

Heritage impact assessments are to be prepared **prior to the preparation of detailed plans and drawings** for the proposal.

A Heritage Impact Assessment may not be required depending on the nature of the proposal, and if an alteration is deemed by the Director of Planning, Building and Development, or his designate, to be minor in nature.

3) What does a heritage impact assessment contain?

A complete heritage impact assessment:

- Provides a detailed description of the proposal, including all key components as part of an explanation of the background to the study;
- Describes the location, site characteristics and surroundings of the site;
- Makes conclusions about the history of the site's development as documented in pictorial and textual records and as observed through as-found evidence;
- Documents the architecture of the exterior and interior of buildings or other structures on the site, including building materials, interior finishes and landscaping;
- Identifies the heritage attributes of the site;
- Evaluates the cultural heritage significance of the site in terms of the history, architecture and landscapes relative to the City of Niagara Falls;
- Appraises the physical condition of buildings or other structures on the site, and where required, a structural report from a qualified engineer;
- Discusses the potential impacts the proposal may have on the site's heritage attributes;
- Recommends measures for the protection of the site's heritage attributes and for the mitigation of impacts (the measures may be presented as options/alternatives for conservation and development);

- Is fully referenced and includes a location plan, reproduction of any pictorial records found during the conducting of historical research, a current site plan, present day photographs, current floor plans, a conceptual site plan, conceptual building elevations, conceptual interior plans, a list of primary and secondary sources consulted in documenting the site's history and a summary of the qualifications of the study report's authors.

Depending on the nature of the proposal, the Director of Planning, Building and Development, or his designate, may determine that all the content outlined above is not required.

It is expected that the preferred protective and mitigative measures will be consistent with recognized standards of heritage conservation, including "The Venice Charter for the Conservation and Restoration of Monuments and Sites" (the Venice Charter), "The Appleton Charter for the Protection and Enhancement of the Built Environment" and *Standards and Guidelines for the Conservation of Historic Places in Canada*.

4) Who prepares a heritage impact assessment?

Members in good standing of the Canadian Association of Professional Heritage Consultants (CAPHC) who are qualified to prepare heritage impact assessments. Any consultant who is hired to prepare a heritage impact assessment should limit his or her contribution to the specialty in which he or she is an expert. The CAPHC Directory, which is available on-line at www.caphc.ca lists members by their specialization.

5) Who accepts a heritage impact assessment?

City staff will consult with the Municipal Heritage Committee before accepting a heritage impact assessment. City may require Peer Review of the study.

6) How many copies are required and in what media?

8 copies of the heritage impact assessment will be required for review, along with a digital version of the report.

Questions?

For further information about heritage impact assessments, please contact the City of Niagara Falls Planning and Development division staff at (905) 356-7521 ext. 4334.

Appendix IV – 4888 Hunter Street – Designation By-law



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at www.heritagetrust.on.ca.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur www.heritagetrust.on.ca.



ONTARIO HERITAGE TRUST
MAY 21 2013
RECEIVED

May 16, 2013

REGISTERED MAIL

Ms Beth Hanna
Executive Director
Ontario Heritage Trust
10 Adelaide Street, East
Toronto, ON M5C 1J3

Dear Ms Hanna:

**Re: Notice of Passing of By-law - Le Page House
4888 Hunter Street, Niagara Falls, Ontario**

The Council of the Corporation of the City of Niagara Falls has passed a by-law which designates the above-noted land and building as property of cultural value and interest under the terms of the Ontario Heritage Act, R.S.O. 1990.

Enclosed is a copy of By-law 2013 - 80 which includes the reasons for the designation. A public notice advising of the passing of this by-law is being published in the local newspaper in accordance with the requirements of the Ontario Heritage Act.

Should you have any questions or require further information, please contact me.

Yours truly,

A handwritten signature in black ink that reads "Peggy Boyle".

Peggy Boyle
Assistant Planner

PB:mb
Attach.
c. Dean Iorfida, City Clerk
S:\HISTORY\INV\Hunter4888\Notice of Designation OHT.wpd

Working Together to Serve Our Community

Community Services Department
Planning & Development
Ext 4334 Fax 905-356-2354
pboyle@niagarafalls.ca

- 2 -

CITY OF NIAGARA FALLS

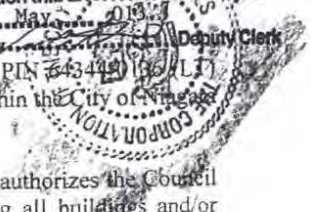
By-law No. 2013 - 80

I, the undersigned, Deputy Clerk of The Corporation of the City of Niagara Falls, hereby certify the foregoing to be a true and correct copy of... By-law 2013-80

Given under my hand and the seal of the said Corporation this 14th day of

May, 2013

Deputy Clerk



A by-law to designate the property known as 4888 Hunter Street, being PIN 643449 (BOLLY) and being further described as Lot 472, Plan 9, Town of Niagara Falls within the City of Niagara Falls, to be of cultural heritage value and interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Part IV, section 29, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and/or structures thereon, within the municipality, to be of cultural heritage value or interest;

AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served upon the owner(s) of the property, as described in Schedule "A" hereto, and upon the Ontario Heritage Trust, notice of intention to designate the property on April 5, 2013 and has caused such notice of intention to designate to be published in The Niagara Falls Review, a newspaper having general circulation in the municipality, on April 6, 2013;

AND WHEREAS the reasons for designation are set out as Schedule "B" hereto;

AND WHEREAS no objections to Council's Notice of Intention to Designate were received by the City Clerk;

THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:

1. The property, more particularly described in Schedule "A" hereto, known as 4888 Hunter Street, is hereby designated to be of cultural heritage value and interest.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner(s) of the property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Niagara Falls.

Passed this fourteenth day of May, 2013.

DEAN IORFIDA, CITY CLERK

JAMES M. DIODATI, MAYOR

First Reading	May 14, 2013
Second Reading	May 14, 2013
Third Reading	May 14, 2013

SCHEDULE “A” TO BY-LAW No. 2013-80

Lot 472, Plan 9, Town of Niagara Falls, now City of Niagara Falls, Regional Municipality of Niagara.

SCHEDULE “B” to BY-LAW 2013- 80

Statement of Cultural Heritage Value or Interest

Description of Property

The two storey stucco house on the south west side of Hunter Street, number 4888, has been described as a humble version of a Queen Anne style. The 50 x 100 ft. lot that the house sits on was originally laid out as part of the Wesley Park camp ground and summer resort, part of the Methodist Camp movement in 1885.

Historical/Associative Value

The lot at 4888 Hunter Street is connected to the Niagara Falls International Camp Meeting Association who opened Wesley Park in 1885. Wesley Park is described in the book *Niagara Falls, A history, 1967*, as being “a huge camp ground and summer resort that covered the area bounded by Simcoe Street, River Road, Roberts Street and west to Stanley Avenue and Stamford Street. (almost 200 acres) The land was laid out in circles, crescents and streets with 914 building lots, most 50 x 100 ft. Wesley Park was to have its own post office and railway station.”

Although just outside the boundary of the Wesley Park subdivision, the house on Hunter Street is listed in the Registry Office records as being owned by the Methodist Camp meeting Association in 1885. In 1888, the Camp Association sold a lot to Abby A. Daniels, whose husband was Josiah R. Daniels, who may be the same Rev. J.R. Daniels that is listed in *Illustrated Historical Atlas of the Counties of Lincoln and Welland, Ont.* Toronto: H.R. Page & Co. 1876 as the President of the Camp Association.

The lot at 4888 Hunter Street is a 50 x 100 ft. lot that is described as the type of lots the Camp Association owned. These lots were sold off by lottery in 1887 when the camp meeting concept failed. From the Registry office records, the value of the property increased from \$900 to \$1900 and a mortgage of \$3250 was also recorded during the sale dated 1904-1905 from Edith Book to William Dunmead. This would indicate that a house was erected on the lot sometime in that two year period.

Design/Physical Value

The house has been described as a ‘poor man’s Queen Anne due to its small scale and lack of abundance of detail normally associated with the Queen Anne style. A rubble stone foundation supports the two storey house. The house has a tower, typical of Queen Anne style, and is the central feature of the house. There are two diamond pane casement windows on the south and east elevations of the tower. The top of the tower is adorned with a finial with a copper ball. The house plan is a simple ‘L’ shape, with the front porch filling in the space of the ‘L’. The porch is supported by three Doric columns. The exterior is clad in stucco. The front door has 12 recessed panels, three above and nine below the single lite.

The back elevation of the house is relatively simple in detail with the exception a single storey addition that may have been constructed in two parts. One side of the addition has a gable roof and is stucco clad with the rear wall and corner of the addition being made of glass. The other portion is flat roofed and has a wooden exterior.

Contextual Value

The house, but more specifically, the lot, is important for its relationship to part of the Methodist Camp Association's existence in the City. By virtue of its location, very near the site of the Niagara Falls Methodist camp ground and by virtue of the title search which shows the owners as the Niagara Falls Camp Meeting Association it can be directly associated with this religious event and activity of that period. It would be some 20 years after the lot was owned by the Camp Meeting association that the house was built.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 4888 Hunter Street include the following heritage attributes:

- Small scale Queen Anne style house;
- Central tower with copper ball atop a finial
- Diamond pane casement windows in tower
- Steeply pitched roof
- 12 panel front door with single light;
- Front verandah supported by three Doric columns
- Property associated with Methodist Camp Meeting Association grounds.

S:\HISTORY\INV\Hunter4888\Designation Bylaw.wpd

Appendix V – Music City Garage 4873 Kitchener St, Niagara Falls, ON

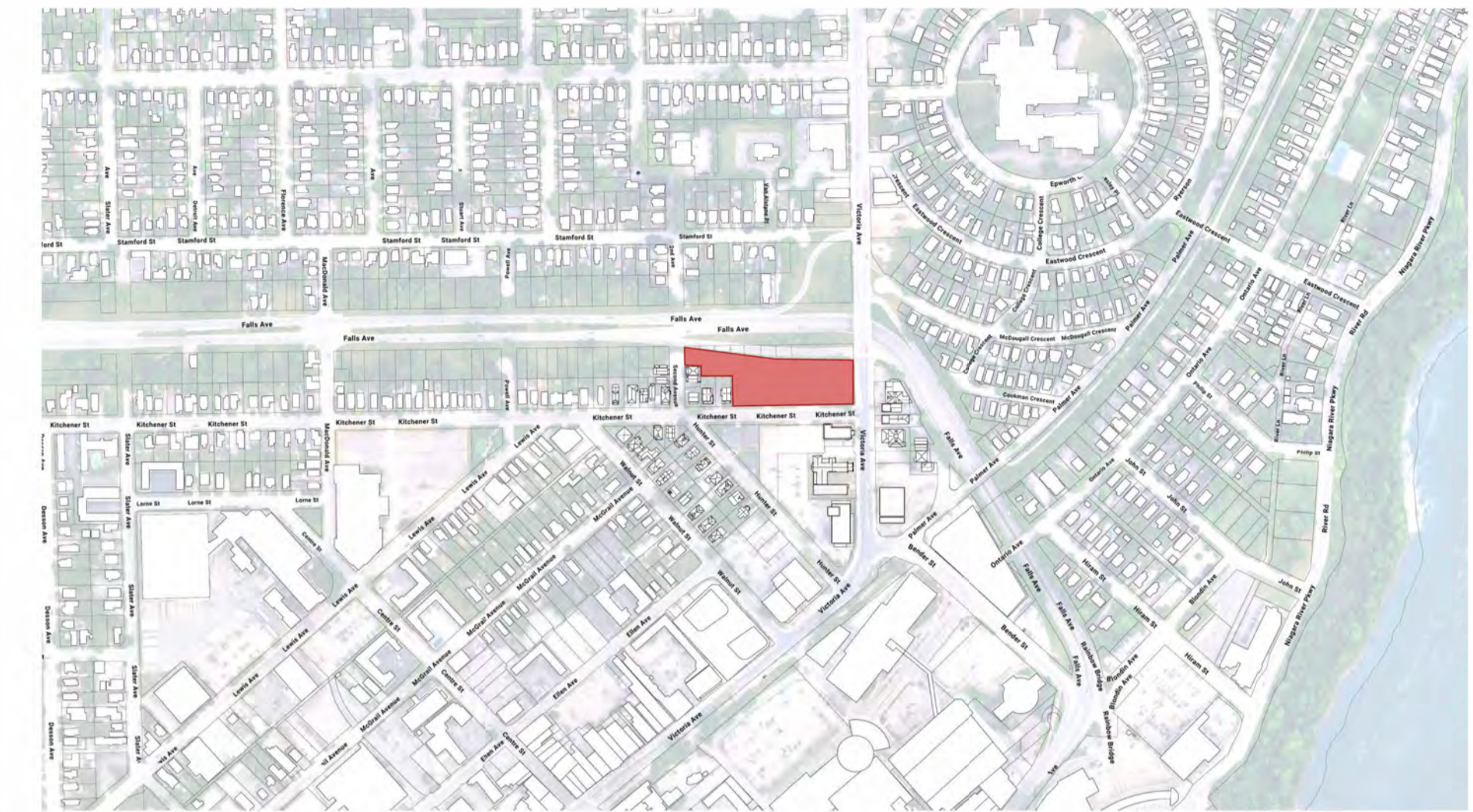
MUSIC CITY GARAGE

4873 KITCHENER ST, NIAGARA FALLS, ON

Project Statistics

	Required		Existing		Proposed	
	Imperial	Metric	Imperial	Metric	Imperial	Metric
Min. Lot Area	4,306 ft ²	400 m ²	69,426 ft ²	6,450 m ²	69,426 ft ²	6,450 m ²
Building Area	-	-	-	-	32,141 ft ²	2,986 m ²
Gross Floor Area	-	-	-	-	192,846 ft ²	17,916 m ²
Min. Lot Frontage	-	-	145.0 ft	44.20 m	145.0 ft	44.20 m
Min. Front Yard Depth	9.8 ft	3.00 m	-	-	78.7 ft	24.00 m
Min. Interior Side Yard Depth	9.8 ft	3.00 m	-	-	58.7 ft	17.90 m
Min. Exterior Side Yard Depth	9.8 ft	3.00 m	-	-	6.9 ft	2.09 m
Min. Rear Yard Depth	9.8 ft	3.00 m	-	-	208.8 ft	63.65 m
Max Lot Coverage	-	-	-	-	-	46%
Landscape Area	-	-	-	-	35,863.9 ft ²	3,332 m ²
Min. Landscape Percentage	-	-	-	-	-	52%
Max Building Height	9.8 ft	3.00 m	-	-	52.6 ft	16 m
Parking Spaces	16.6	-	95	-	485	-
Accessible Parking Spaces	12.0	-	2	-	12	-
Loading Bays	-	-	0	-	2	-
Number of Storeys	-	-	-	-	5	-
Number of Levels	-	-	-	-	6	-

LOCATION PLAN



PROJECT: MUSIC CITY GARAGE

1000052392 Ontario Inc.

NIAGARA FALLS, ON

DATE: 02/20/26

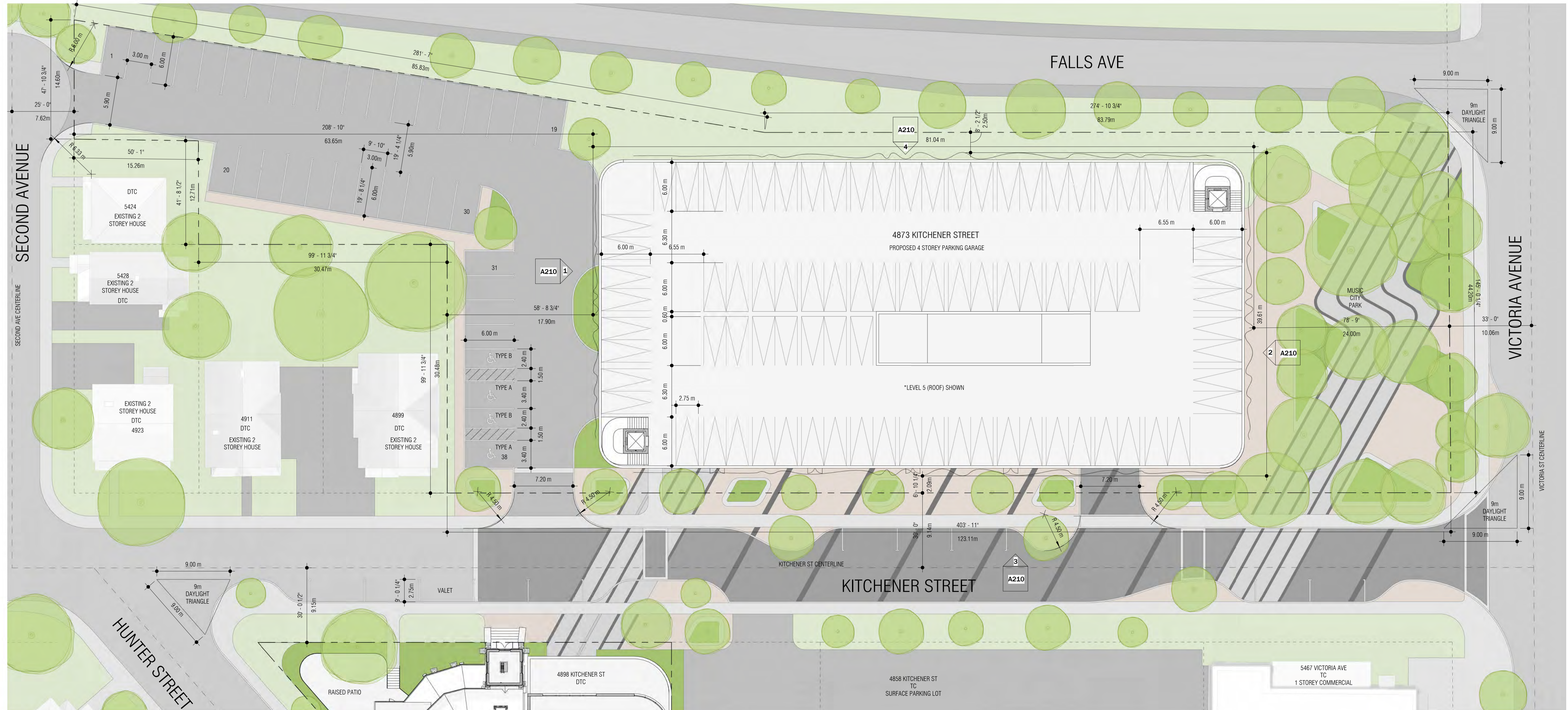
PROJECT NO: Z309

REVISION: DATE

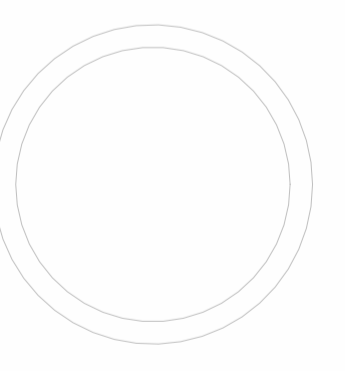
ZBA/OPA DRAFT: FEB 20, 2026

ZBA/OPA: MAR 20, 2026

NOTES:



NOT FOR CONSTRUCTION



SITE PLAN



SCALE: 1" = 20'-0"

A000

DRAWN BY: Author

LOCALLY KNOWN AS FALLS AVENUE
THE KING'S HIGHWAY No. 420



NOTE: THIS SKETCH IS NOT A LEGAL PLAN OF SURVEY
TOPOGRAPHIC SKETCH OF
4898 & 4873 KITCHENER STREET
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 200

J.D. BARNES LIMITED
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LEGAL DESCRIPTION

LOTS 489, 500, 501, 502 & PART OF LOTS 498-503 (EXCLUDED) REGISTERED PLAN 9 AND LOTS 484, 485 AND PART OF LOT 496, REGISTERED PLAN 297

BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY.

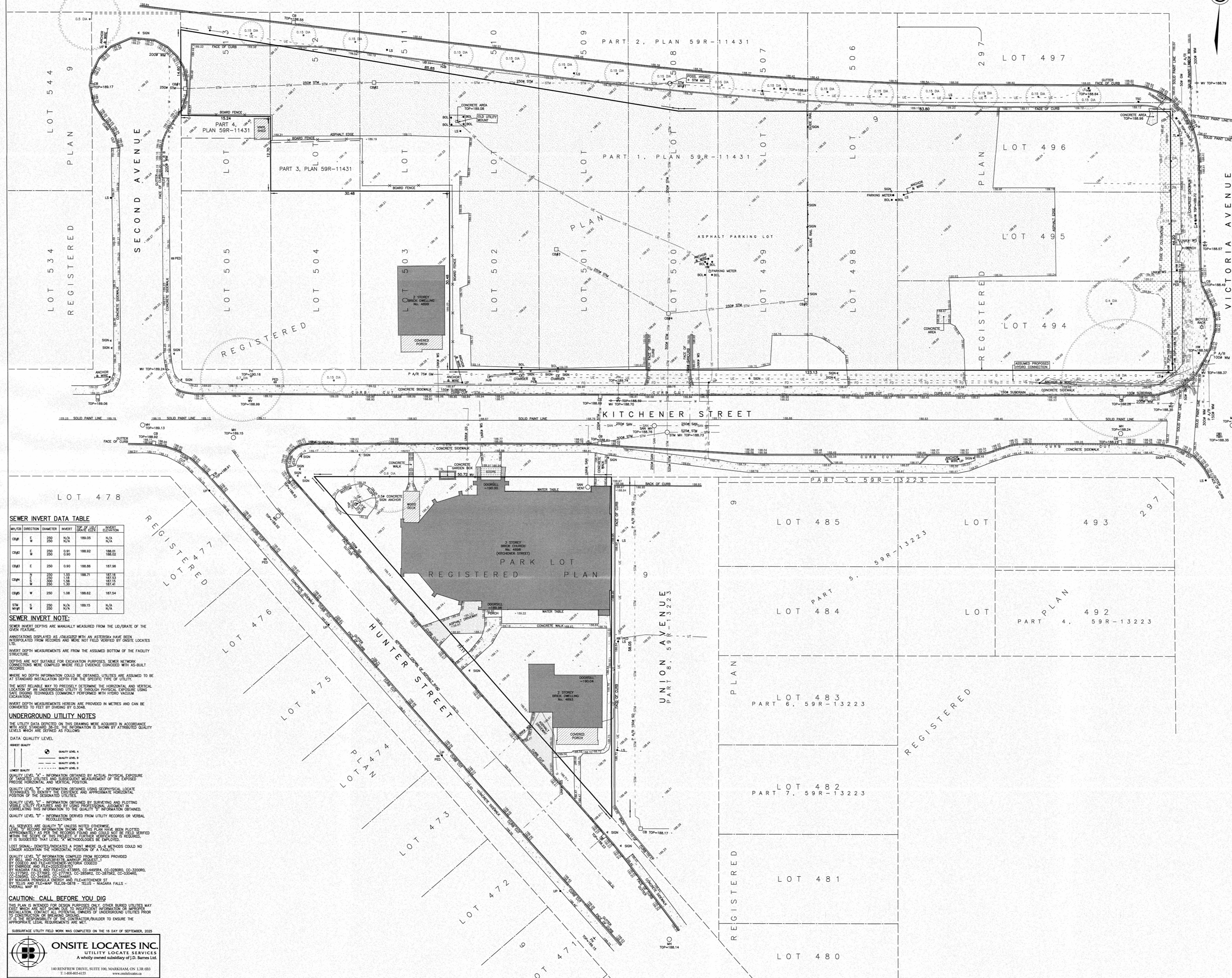
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999860.

ELEVATION NOTE

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928/78), AND ARE DERIVED FROM GROUND OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL H2.0.

- LEGEND**
- CB DENOTES CATCH-BASIN
 - SAN MH DENOTES SANITARY MANHOLE
 - STM MH DENOTES STORM MANHOLE
 - TMH DENOTES TELEPHONE MANHOLE
 - UP DENOTES HYDRO POLE
 - BOL DENOTES BOLLARD
 - LS DENOTES LIGHT STANDARD
 - TL DENOTES TRAFFIC SIGNAL
 - TBC DENOTES TRAFFIC SIGNAL CONTROL
 - HW DENOTES HANDWELL
 - HJB DENOTES HYDRO JUNCTION BOX
 - PED DENOTES TELEPHONE PEDESTAL
 - FH DENOTES FIRE HYDRANT
 - WV DENOTES WATER VALVE
 - ENO DENOTES END CAP
 - DA DENOTES DIAMETER
 - LINE DENOTES SANITARY
 - P A/R DENOTES POSSIBLY ABANDONED/REMOVED
 - POSS DENOTES POSSIBLY
 - SAN DENOTES SANITARY
 - FENCE DENOTES FENCE
 - S-SW DENOTES UNDERGROUND SANITARY SEWER
 - S-SM DENOTES UNDERGROUND STORM SEWER
 - G-S DENOTES UNDERGROUND GAS LINE
 - W DENOTES UNDERGROUND WATER LINE
 - H DENOTES UNDERGROUND HYDRO LINE
 - C-S DENOTES UNDERGROUND CABLE LINE
 - T DENOTES UNDERGROUND TELEPHONE LINE
 - FO DENOTES UNDERGROUND FIBRE OPTIC LINE
 - (Tree symbol) DENOTES CONIFEROUS TREE
 - (Tree symbol) DENOTES DECIDUOUS TREE



SEWER INVERT DATA TABLE

MV/DB	DIRECTION	DIAMETER	INVERT	TOP OF PIPE ELEVATION
CR#1	E	250	N/A	189.05
CR#2	E	250	0.95	188.92
CR#3	E	250	0.90	188.86
CR#4	N	250	1.50	188.71
CR#5	N	300	1.50	188.71
CR#6	W	250	1.08	188.82
SN MH#1	S	250	N/A	189.15

SEWER INVERT NOTE:
SEWER INVERT DEPTHS ARE MANUALLY MEASURED FROM THE LIBERATE OF THE OPEN TRENCH.
ANNOTATIONS DISPLAYED AS /N/A/ WITH AN ASTERISK HAVE BEEN INTERPOLATED FROM RECORDS AND WERE NOT FIELD VERIFIED BY ONSITE LOCATES LTD.
INVERT DEPTH MEASUREMENTS ARE FROM THE ASSUMED BOTTOM OF THE FACILITY STRUCTURE.
RECORDS ARE NOT SUITABLE FOR EXCAVATION PURPOSES. SEWER NETWORK CONDUCTIONS WERE COMPILED WHERE FIELD EVIDENCE COINCIDED WITH AS-BUILT RECORDS.
WHERE NO DEPTH INFORMATION COULD BE OBTAINED, UTILITIES ARE ASSUMED TO BE AT STANDARD INSTALLATION DEPTHS FOR THE SPECIFIC TYPE OF UTILITY.
THE MOST RELIABLE WAY TO PRECISELY DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF AN UNDERGROUND UTILITY IS THROUGH PHYSICAL EXPOSURE USING GATE DRAINING TECHNIQUES (COMMONLY PERFORMED WITH HYDRO VACUUM EXCAVATION).
INVERT DEPTH MEASUREMENTS HEREON ARE PROVIDED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

UNDERGROUND UTILITY NOTES
THE UTILITY DATA DEPICTED ON THIS DRAWING WERE ACQUIRED IN ACCORDANCE WITH THE STANDARD PRACTICES. THE INFORMATION IS SHOWN BY ATTRIBUTED QUALITY LEVELS WHICH ARE DEFINED AS FOLLOWS:
DATA QUALITY LEVEL
INVERT QUALITY:
● QUALITY LEVEL A
○ QUALITY LEVEL B
○ QUALITY LEVEL C
○ QUALITY LEVEL D
LIMIT QUALITY:
○ QUALITY LEVEL A
○ QUALITY LEVEL B
○ QUALITY LEVEL C
○ QUALITY LEVEL D
QUALITY LEVEL "A" - INFORMATION OBTAINED BY ACTUAL PHYSICAL EXPOSURE OF UNCOVERED UTILITIES AND SUBSEQUENT MEASUREMENT OF THE EXPOSED PRECISE HORIZONTAL AND VERTICAL POSITION.
QUALITY LEVEL "B" - INFORMATION OBTAINED USING GEOSPATIAL LOCATE TECHNIQUES TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF THE DESIGNATED UTILITIES.
QUALITY LEVEL "C" - INFORMATION OBTAINED BY SURVEYING AND PLOTTING LOCATE DATA POINTS AND BY OTHER PROVISIONS OF THE STANDARD PRACTICES CORRELATING THIS INFORMATION TO THE QUALITY OF INFORMATION OBTAINED.
QUALITY LEVEL "D" - INFORMATION DERIVED FROM UTILITY RECORDS OR VERBAL RECOLLECTIONS.
ALL SERVICES ARE QUALITY "D" UNLESS NOTED OTHERWISE.
LEVELS TO RECORD INFORMATION SHOWN ON THIS PLAN HAVE BEEN PLOTTED FROM THE SOURCE OF THIS PROJECT. IF FURTHER ACCURACY IS REQUIRED, IT IS SUGGESTED THAT LEVEL "B" METHODOLOGIES BE EMPLOYED.
LOST SIGNAL - SYMBOLS INDICATE A POINT WHERE ONE OF THE METHODS COULD NO LONGER ASCERTAIN THE HORIZONTAL POSITION OF A FACILITY.
QUALITY LEVEL "D" INFORMATION COMPILED FROM RECORDS PROVIDED BY RECORD AND FILE-REGISTRATION-ACTIVITY CODES:
BY NIAGARA FALLS AND TOWN OF NIAGARA, CC-44589A, CC-228860, CC-320000, CC-320001, CC-320002, CC-320003, CC-320004, CC-320005, CC-320006, CC-320007, CC-320008, CC-320009, CC-320010, CC-320011, CC-320012, CC-320013, CC-320014, CC-320015, CC-320016, CC-320017, CC-320018, CC-320019, CC-320020, CC-320021, CC-320022, CC-320023, CC-320024, CC-320025, CC-320026, CC-320027, CC-320028, CC-320029, CC-320030, CC-320031, CC-320032, CC-320033, CC-320034, CC-320035, CC-320036, CC-320037, CC-320038, CC-320039, CC-320040, CC-320041, CC-320042, CC-320043, CC-320044, CC-320045, CC-320046, CC-320047, CC-320048, CC-320049, CC-320050, CC-320051, CC-320052, CC-320053, CC-320054, CC-320055, CC-320056, CC-320057, CC-320058, CC-320059, CC-320060, CC-320061, CC-320062, CC-320063, CC-320064, CC-320065, CC-320066, CC-320067, CC-320068, CC-320069, CC-320070, CC-320071, CC-320072, CC-320073, CC-320074, CC-320075, CC-320076, CC-320077, CC-320078, CC-320079, CC-320080, CC-320081, CC-320082, CC-320083, CC-320084, 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PROJECT:
MUSIC CITY GARAGE

1000052392 Ontario Inc.

NIAGARA FALLS, ON

DATE:	02/20/26
PROJECT NO:	Z309
REVISION:	DATE
ZBA/OPA DRAFT:	FEB 20, 2026
ZBA/OPA:	MAR 20, 2026

NOTES:



IMAGE 01

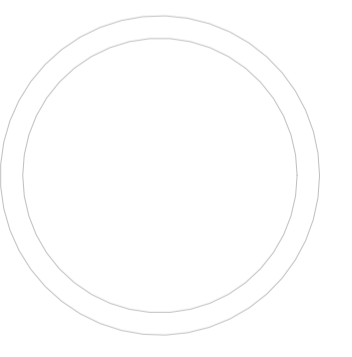
PARKING GARAGE VIEW FROM KITCHENER STREET LOOKING NORTH WEST



IMAGE 02

PARKING GARAGE VIEW FROM PARK LOOKING WEST

NOT FOR CONSTRUCTION



3D VIEWS

SCALE:

A002

DRAWN BY: Author

NOTES:

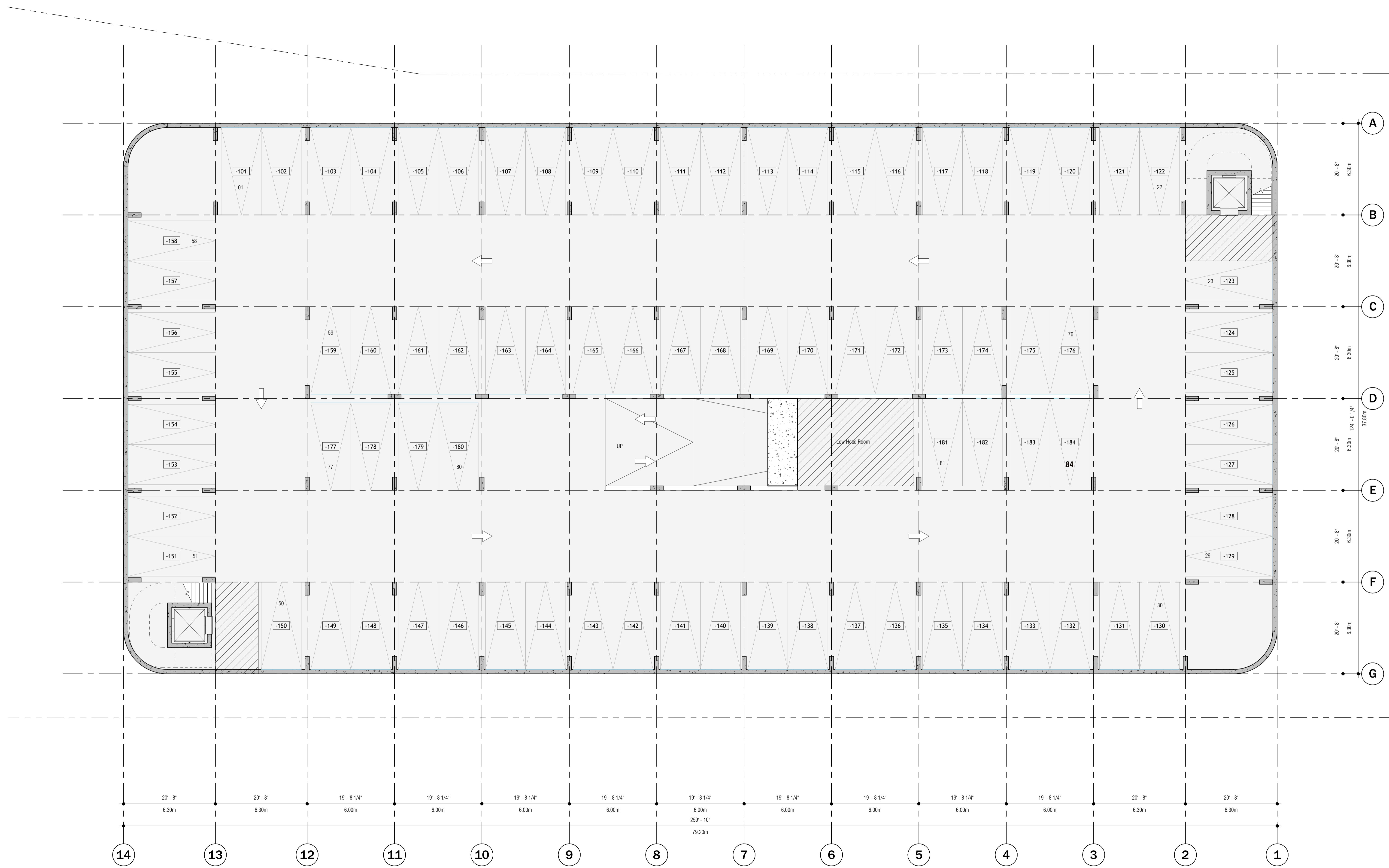
NOT FOR CONSTRUCTION

PARKING GARAGE - BASEMENT

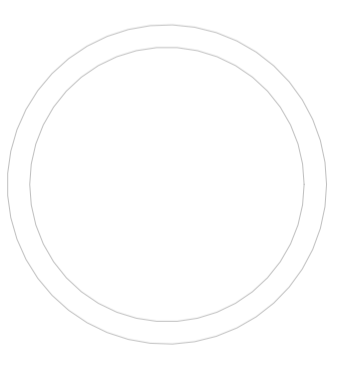
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A110

DRAWN BY: Author



NOT FOR CONSTRUCTION

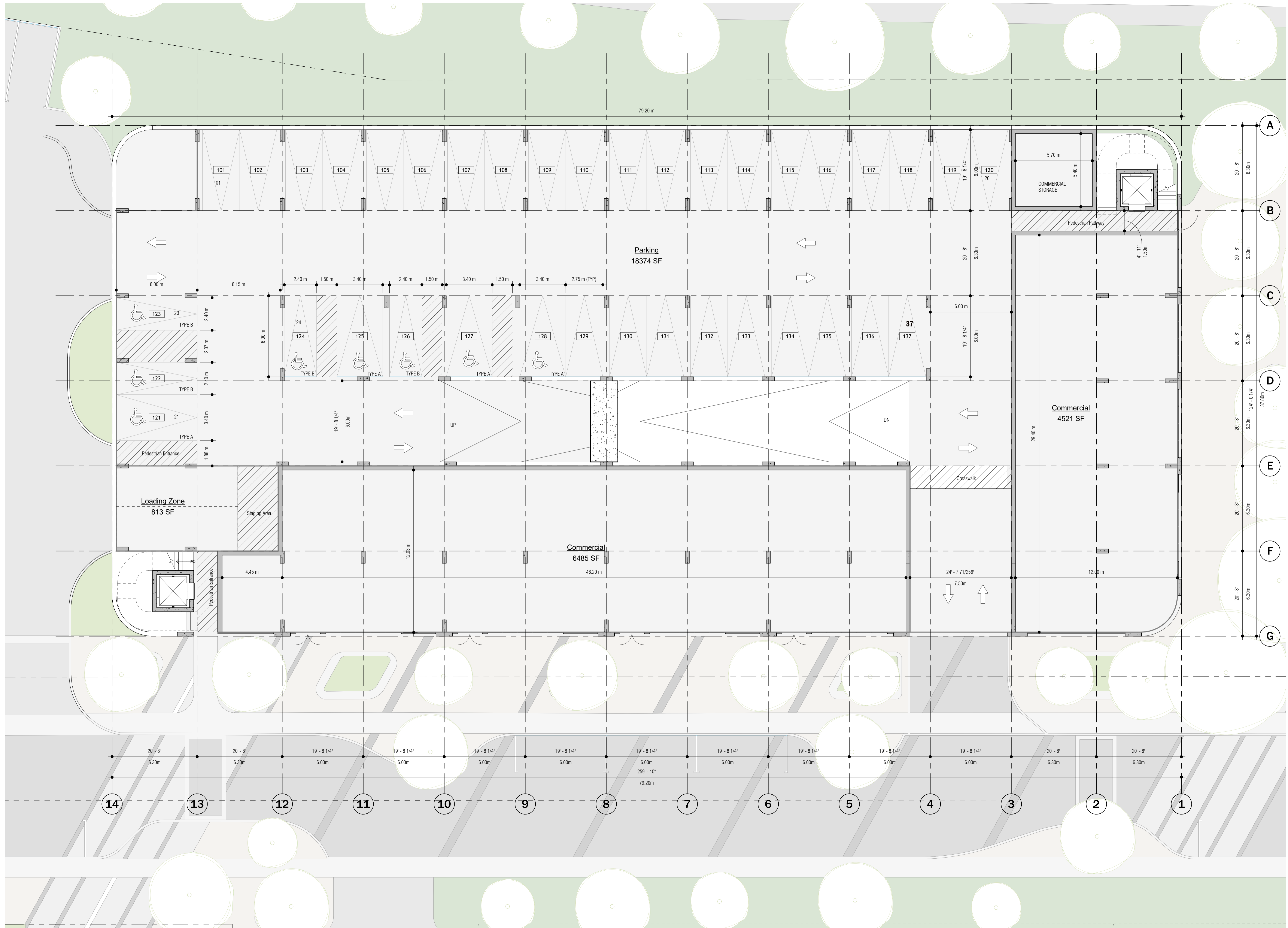


PARKING GARAGE - GROUND FLOOR

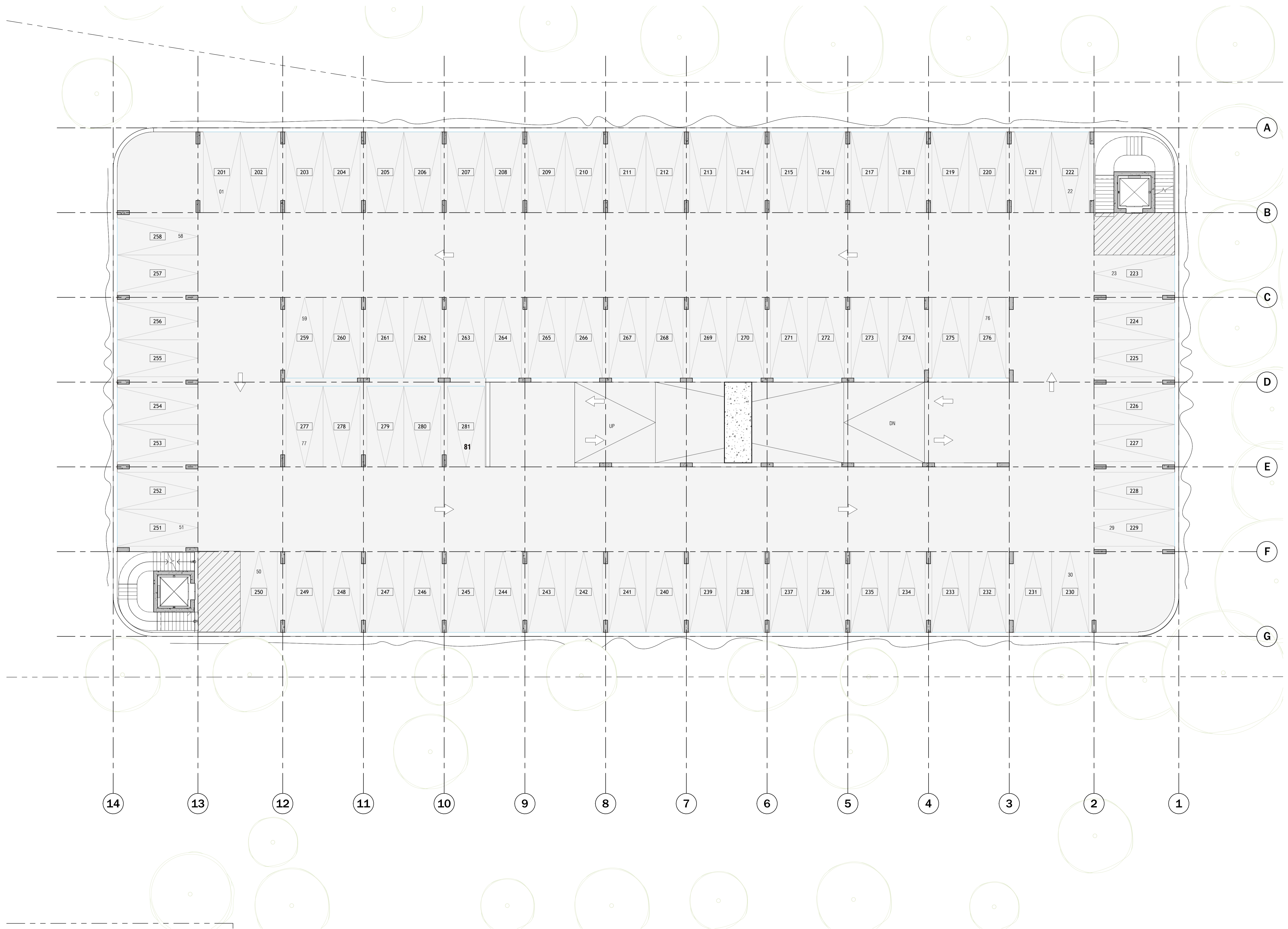
SCALE: 1" = 10'-0"

A111

DRAWN BY: Author



NOT FOR CONSTRUCTION



PROJECT:
MUSIC CITY GARAGE

1000052392 Ontario Inc.

NIAGARA FALLS, ON

DATE: 02/20/26

PROJECT NO: 2309

REVISION DATE

ZBA/OPA DRAFT FEB 20, 2026

ZBA/OPA MAR 20, 2026

NOTES:

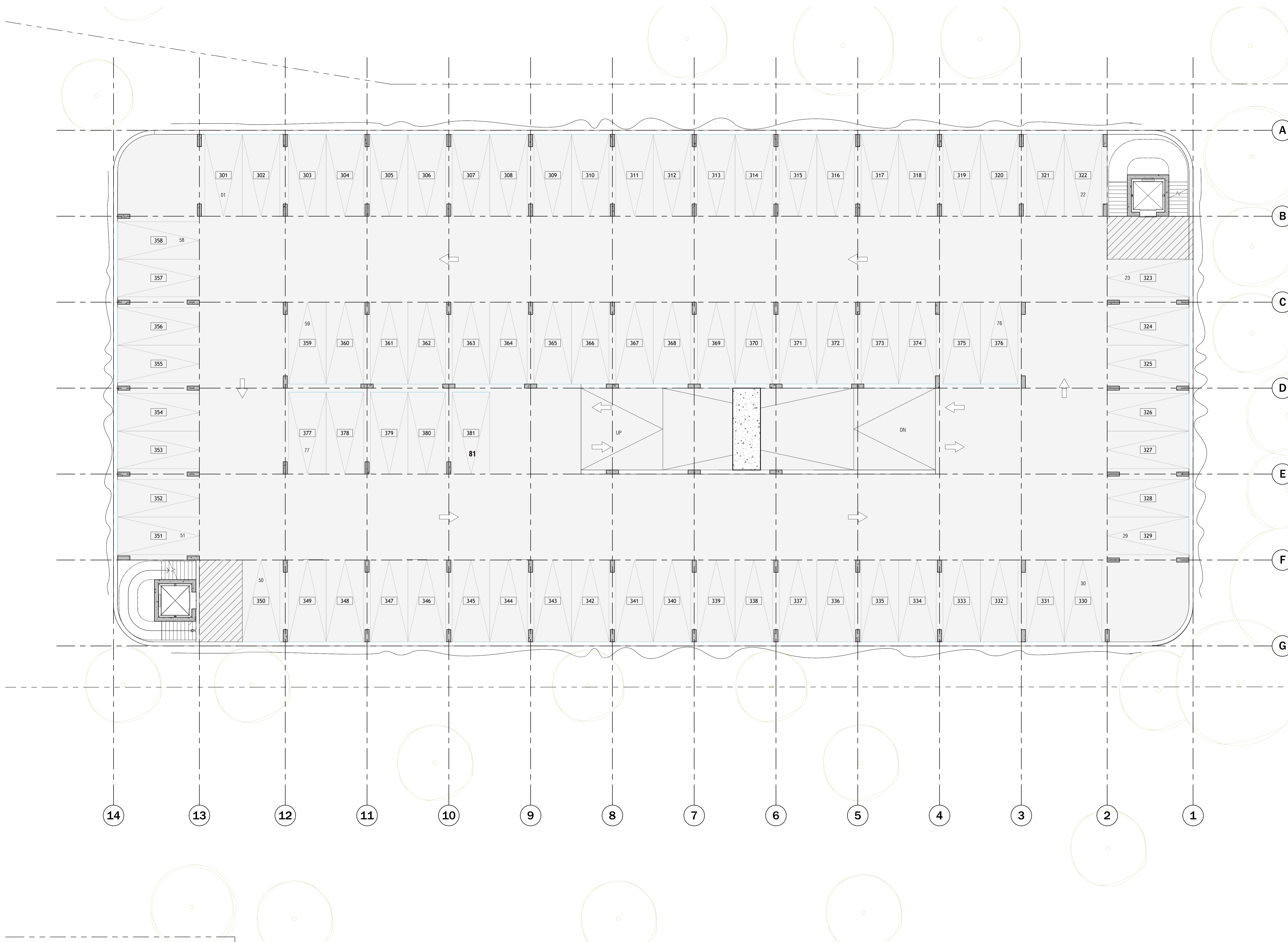
NOT FOR CONSTRUCTION

PARKING GARAGE - LEVEL 3

SCALE: 1" = 10'-0"

A113

DRAWN BY: Author



PROJECT: MUSIC CITY GARAGE

1000052392 Ontario Inc.

NIAGARA FALLS, ON
 DATE: 02/20/26
 PROJECT NO: 2309
 REVISION DATE
 ZBA/OPA DRAFT FEB 20, 2026
 ZBA/OPA MAR 20, 2026

NOTES:

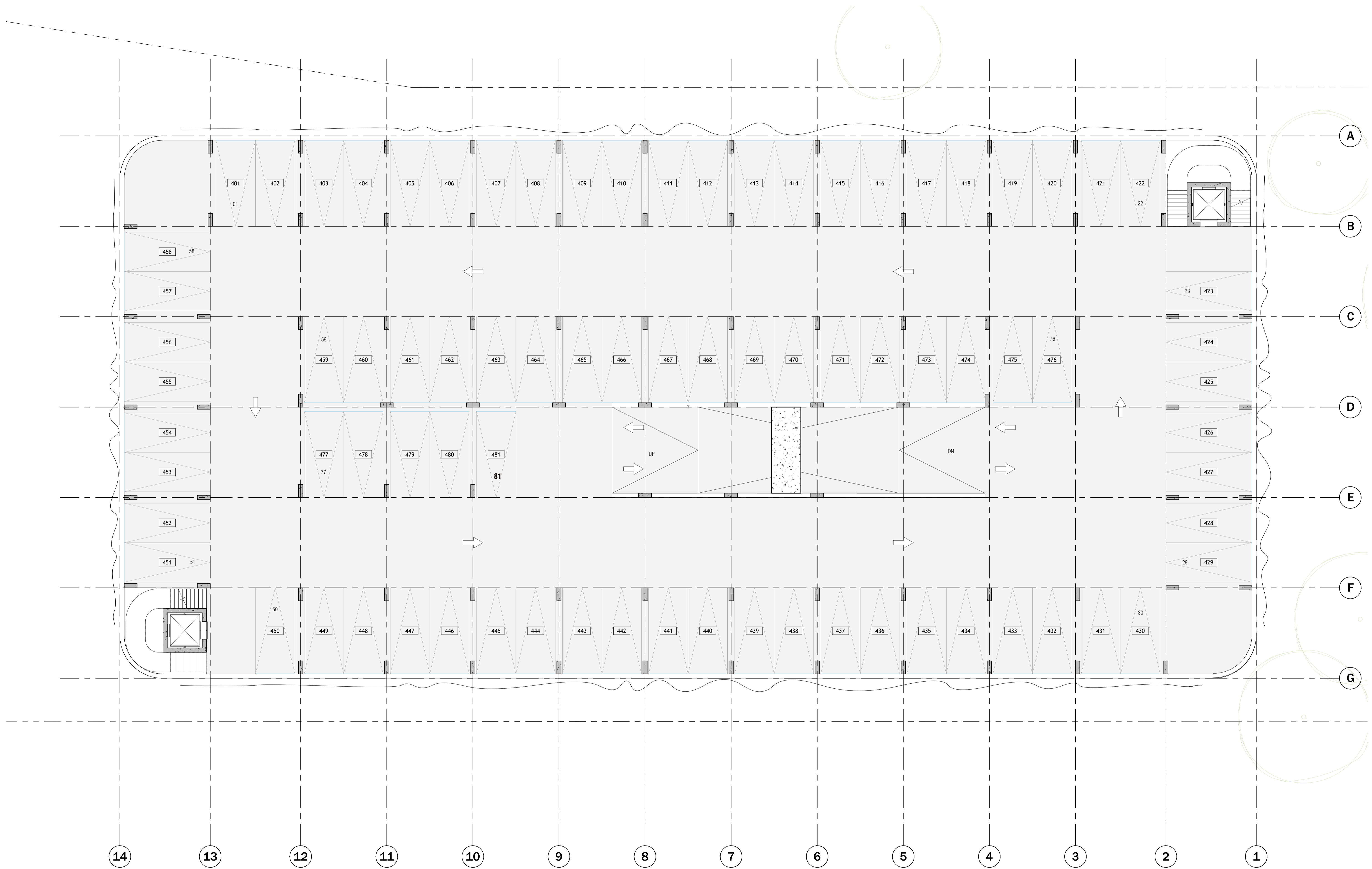
NOT FOR CONSTRUCTION

PARKING GARAGE - LEVEL 4

SCALE: 1" = 10'-0"

A114

DRAWN BY: Author



PROJECT:
MUSIC CITY GARAGE

1000052392 Ontario Inc.

NIAGARA FALLS, ON

DATE: 02/20/26
 PROJECT NO: 2309

REVISION DATE

ZBA/OPA DRAFT FEB 20, 2026

ZBA/OPA MAR 20, 2026

NOTES:

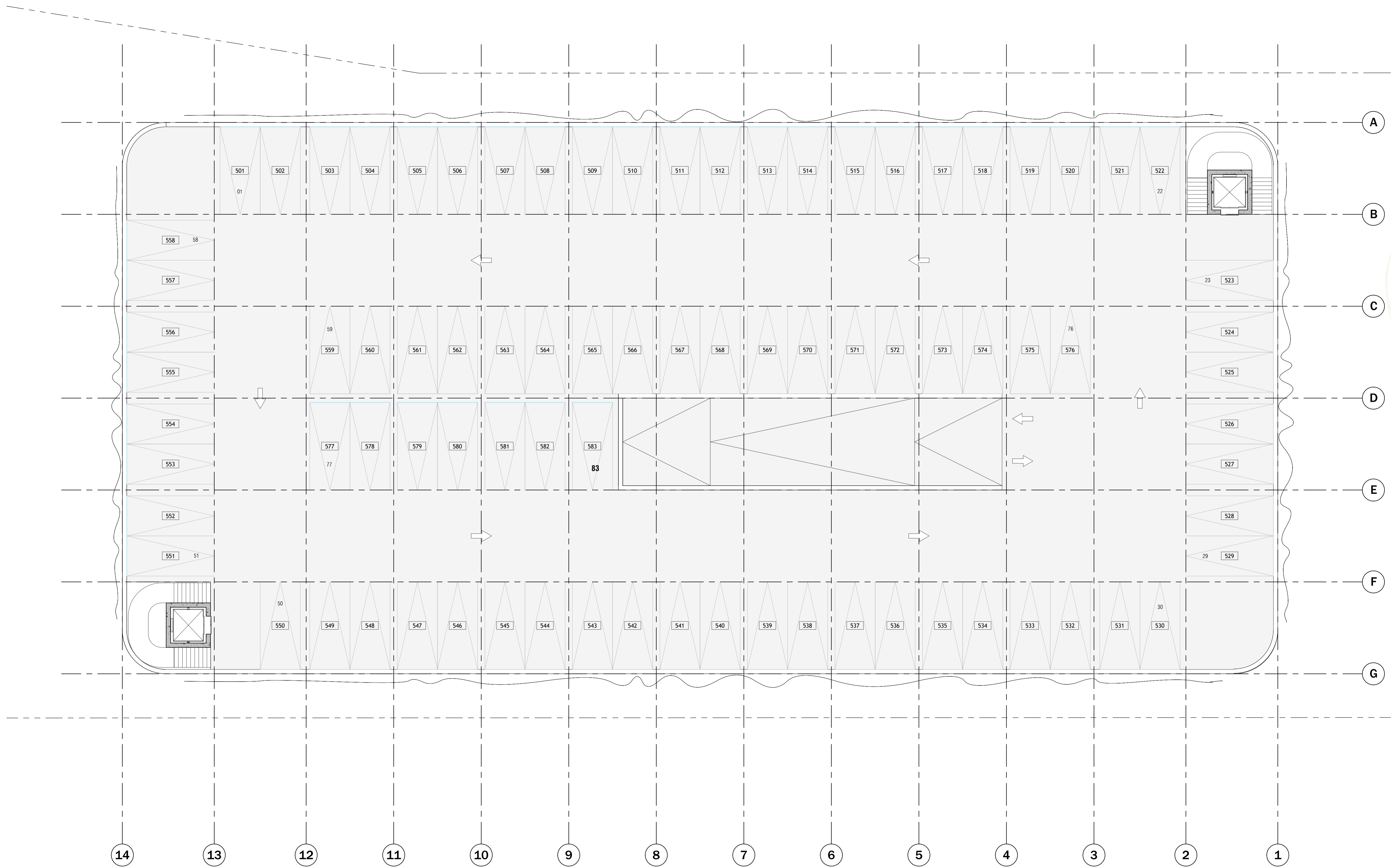
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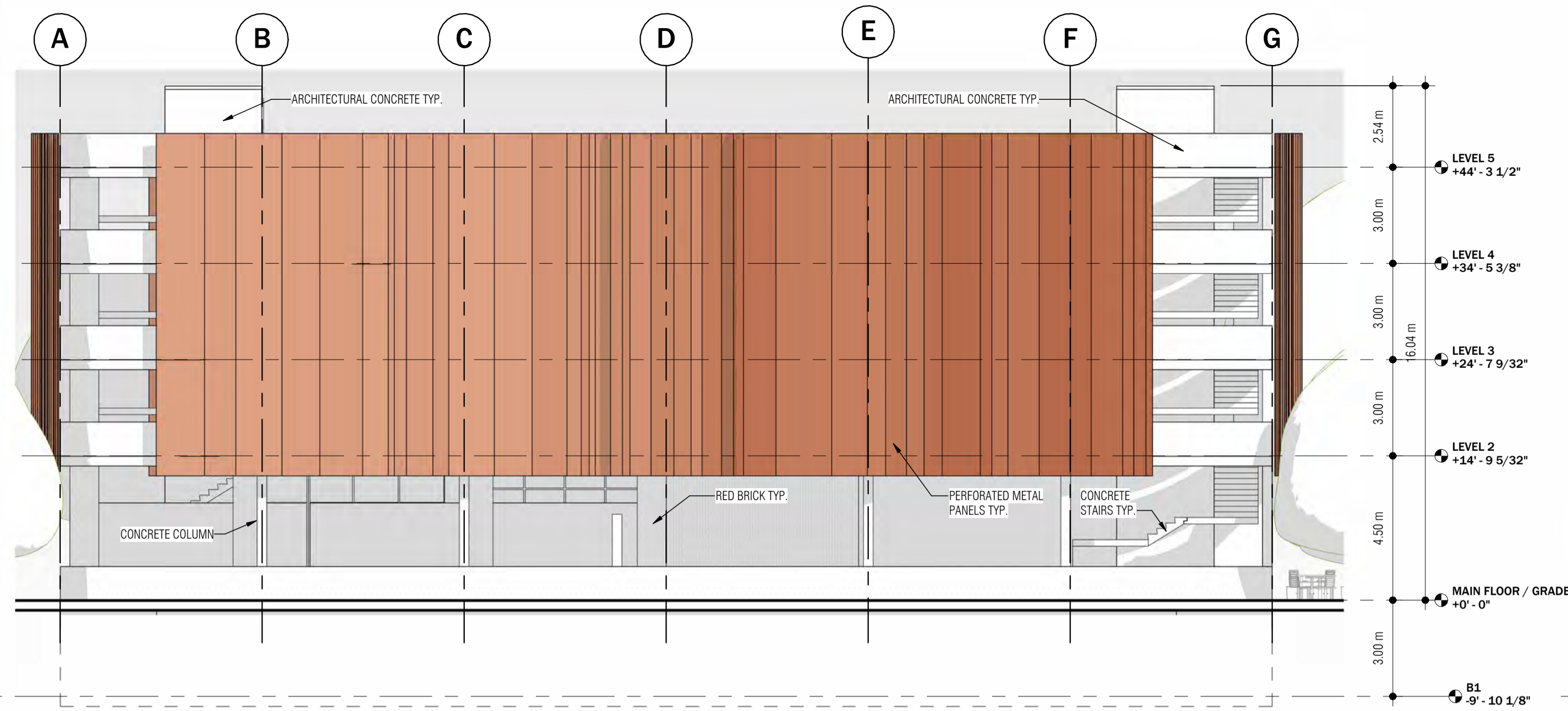
PARKING GARAGE - LEVEL 5

SCALE: 1" = 10'-0"

A115

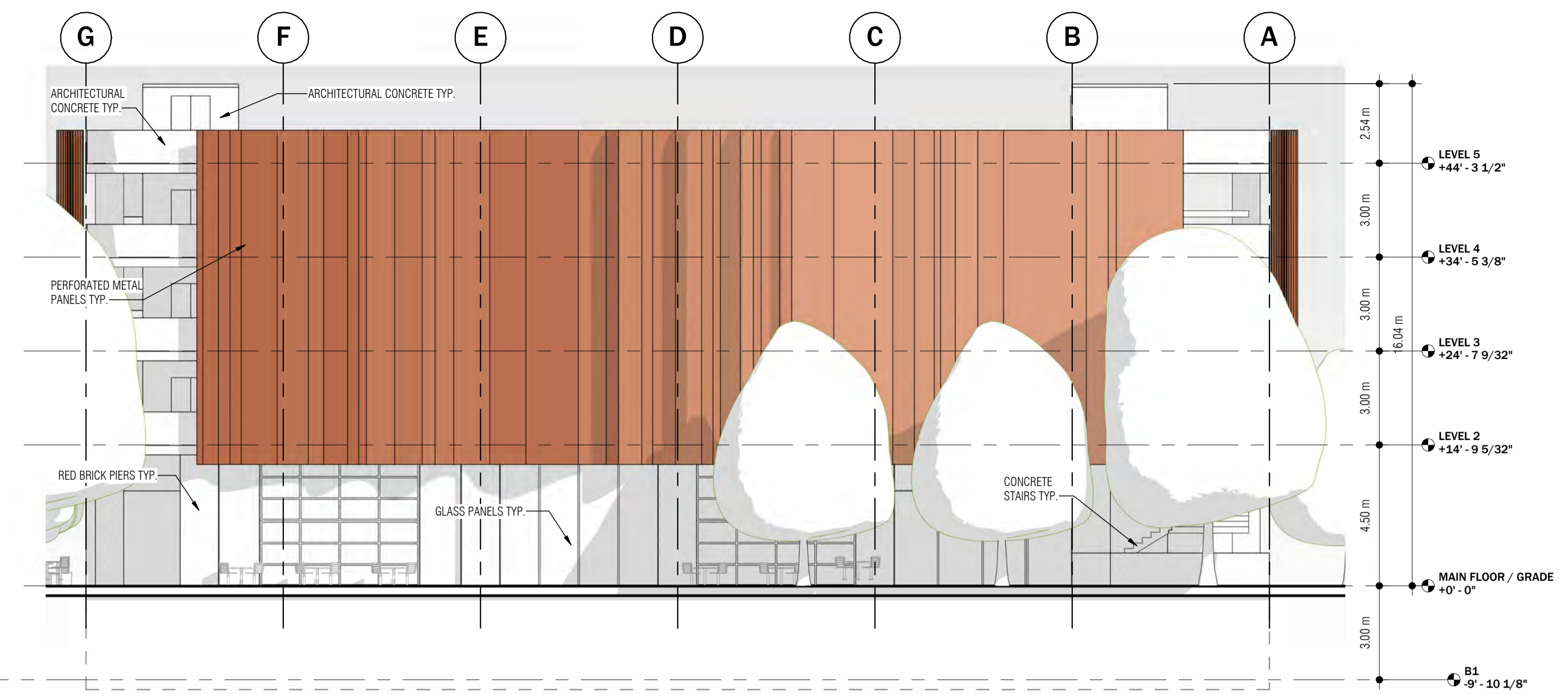
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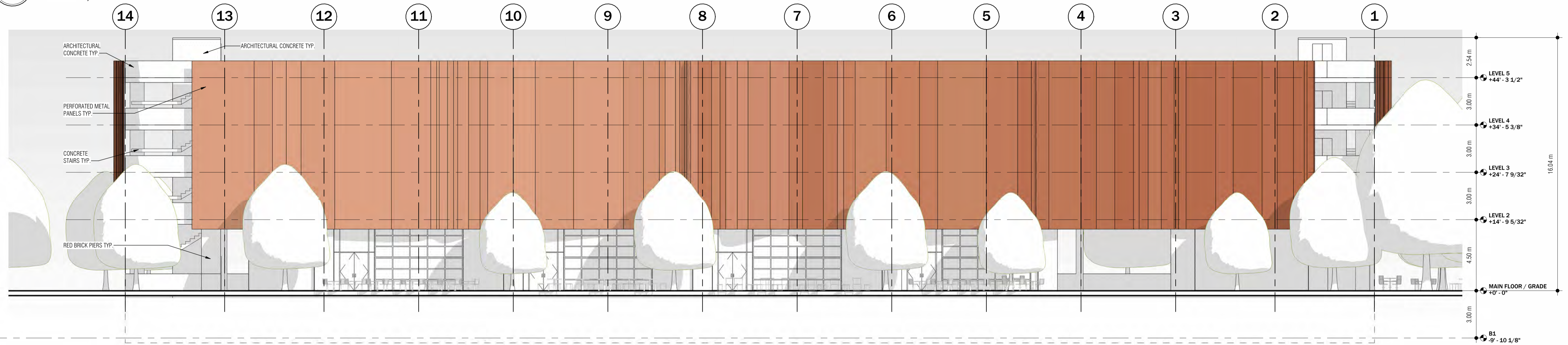
1 WEST ELEVATION

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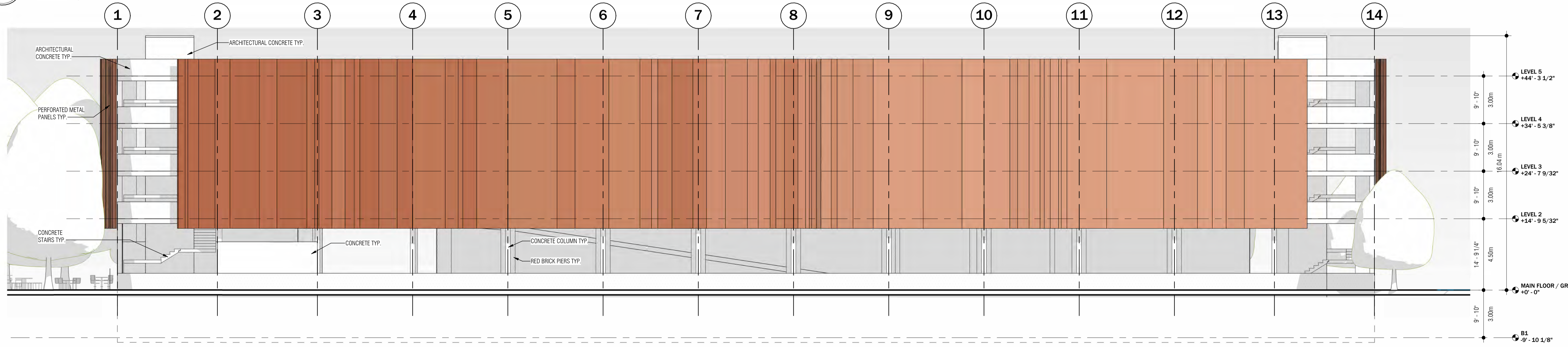
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SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION

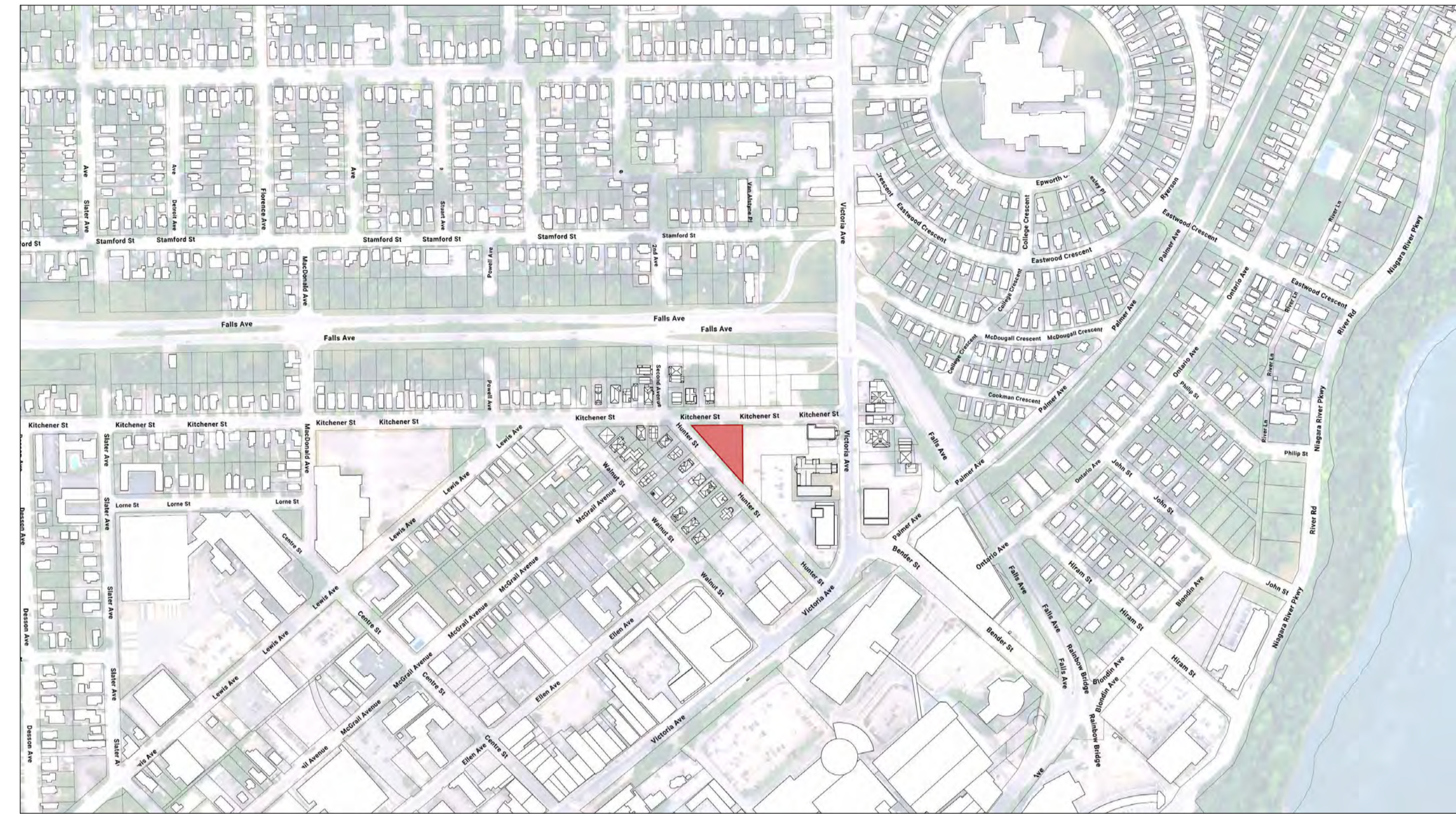
SCALE: 3/32" = 1'-0"

NOT FOR CONSTRUCTION

Appendix VI – Music City Hotel 4898 Kitchener St, Niagara Falls, ON

MUSIC CITY HOTEL

4898 KITCHENER ST, NIAGARA FALLS, ON



LOCATION PLAN / NTS

Floor Areas

		Total Enclosed Area		Core/Mechanical Area		Net Area		# of Levels	Gross Area for Range		Net Area for Range	
		ft ²	m ²	ft ²	m ²	ft ²	m ²		ft ²	m ²	ft ²	m ²
Hotel Basement	Service	8890	825.9	3331	309.5	5559	516.4	1	8890	825.9	5559	516.4
Performance Hall Basement	Service	3357	311.9	0	0.0	3357	311.9	1	3357	311.9	3357	311.9
Level 1	Lobby + Music	9076	843.2	870	80.8	8206	762.4	1	9076	843.2	8206	762.4
Level 2	Admin + Music	6667	619.4	870	80.8	5797	538.6	1	6667	619.4	5797	538.6
Level 3	Amenity	7211	669.9	870	80.8	6341	589.1	1	7211	669.9	6341	589.1
Level 4	Events	6785	630.3	870	80.8	5915	549.5	1	6785	630.3	5915	549.5
Level 5	Offices	5520	512.8	870	80.8	4650	432.0	1	5520	512.8	4650	432.0
Level 6	Recording Studios	5520	512.8	870	80.8	4650	432.0	1	5520	512.8	4650	432.0
Level 7-8	Hotel	5570	517.5	870	80.8	4700	436.6	2	11140	1034.9	9400	873.3
Level 9-10	Hotel	5604	520.6	870	80.8	4734	439.8	2	11208	1041.3	9468	879.6
Level 11-12	Hotel	5228	485.7	870	80.8	4358	404.9	2	10456	971.4	8716	809.7
Level 13-39	Hotel	5667	526.5	870	80.8	4797	445.7	27	153009	14215.0	129519	12032.7
Level 40-42	Hotel	5525	513.3	870	80.8	4655	432.5	3	16575	1539.9	13965	1297.4
Level 43-45	Hotel	4754	441.7	870	80.8	3884	360.8	3	14262	1325.0	11652	1082.5
Level 46-47	Hotel	5062	470.3	870	80.8	4192	389.4	2	10124	940.5	8384	778.9
Level 48-49	Hotel	4789	444.9	870	80.8	3919	364.1	2	9578	889.8	7838	728.2
Level 50	Restaurant / Bar	4592	426.6	760	70.6	3832	356.0	1	4592	426.6	3832	356.0
Level 51-52	Mechanical Penthouse	4592	426.6	4592	426.6	0	0.0	2	9184	853.2	0	0.0
TOTALS								54	303,154	28,164	247,249	22,970

Includes 2 sub levels and 2 mechanical penthouse levels

Hotel Key Schedule

Levels	# of levels	Standard Room / Floor	Total Standard Rooms In Range	Junior Suites / Floor	Total Junior Suites In Range	Deluxe Suites / Floor	Total Deluxe Suites In Range	Premiere Suites / Floor	Total Premiere Suites In Range	Total Rooms Per Floor	Total Rooms Per Range
Level 7-8	2	9	18	1	2	0	0	0	0	10	20
Level 9-10	2	11	22	0	0	0	0	0	0	11	22
Level 11-12	2	9	18	1	2	0	0	0	0	10	20
Level 13-39	27	9	243	1	27	0	0	0	0	10	270
Level 40-42	3	9	27	1	3	0	0	0	0	10	30
Level 43-45	3	6	18	0	0	0	0	1	3	7	21
Level 46-48	3	5	15	1	3	2	6	0	0	8	24
Level 49	1	3	3	0	0	1	1	1	1	5	5
Total	43		364		37		7		4		412
			88.3%		9.0%		1.7%		1.0%		100.0%

Total Rooms 412
Total Sleeping Rooms 416

Project Statistics

	Required		Existing		Proposed	
	Imperial	Metric	Imperial	Metric	Imperial	Metric
*Min. Lot Area	4,306 ft ²	400 m ²	15,848 ft ²	1,472 m ²	15,384 ft ²	1,429 m ²
Building Area	-	-	8,229 ft ²	764 m ²	11,449 ft ²	1,064 m ²
**Gross Floor Area	-	-	-	-	303,154 ft ²	28,164 m ²
Min. Lot Frontage	19.7 ft	6.00 m	166.4 ft	50.72 m	163.9 ft	49.97 m
Min. Front Yard Depth	39.4 ft	12.00 m	0.0 ft	0.00 m	0.0 ft	0.00 m
Min. Interior Side Yard Depth	0.0 ft	0.00 m	0.3 ft	0.09 m	0.0 ft	0.00 m
Min. Exterior Side Yard Depth	0.0 ft	0.00 m	0.0 ft	0.00 m	0.0 ft	0.00 m
Min. Rear Yard Depth	9.8 ft	3.00 m	50.1 ft	15.26 m	21.4 ft	6.51 m
Max Lot Coverage	70%		52%		74%	
Max Building Height	39.4 ft	12.00 m	65.0 ft	19.80 m	528.0 ft	161 m
Parking Spaces	429.6		2		485 (@ 4873 KITCHENER)	
Accessible Parking Spaces	12.0		0		12 (@ 4873 KITCHENER)	
Loading Bays	4		0		2	
Number of Storeys	-		-		50	
Number of Levels	-		-		51	
Number of Hotel Rooms	-		-		412	

*Lot Area as measured after road widening
**Gross Floor Area is the total enclosed area on all levels of the building, including the mechanical penthouse and below grade in both the Music Hall (former Church) and Hotel buildings.

SHEET LIST

Sheet Number	Sheet Name
A000	COVER SHEET
A001	SURVEY
A002	CONTEXT PLAN
A003	HOTEL SITE PLAN
A004	3D VIEWS
A005	3D VIEWS
A006	3D VIEWS
A100-A	HOTEL BASEMENT
A100-B	MUSIC HALL BASEMENT
A101	LEVEL 1
A102	LEVEL 2
A103	LEVEL 3
A104	LEVEL 4
A105	LEVEL 5
A106	LEVEL 6
A107	LEVELS 7 - 8
A108	LEVELS 9 - 10
A109	LEVELS 11 - 12
A110	LEVELS 13 - 39
A111	LEVELS 40 - 42
A112	LEVELS 43 - 45
A113	LEVELS 46 - 47
A114	LEVELS 48 - 49
A115	LEVEL 50
A116	LEVEL 51 - 52
A117	ROOF
A300	BUILDING ELEVATIONS

NOT FOR CONSTRUCTION

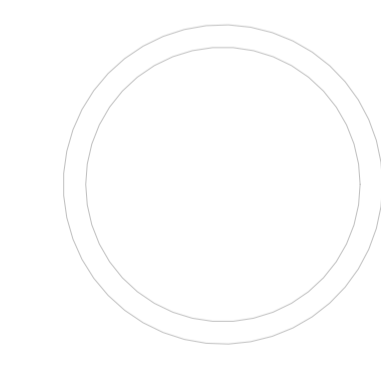
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SCALE:

A000

DRAWN BY:

NOT FOR CONSTRUCTION



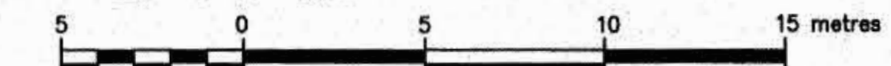
SURVEY

SCALE: NTS

DRAWN BY:

A001

PLAN OF SURVEY OF
PARK LOT
REGISTERED PLAN 9
 CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 250



J.D. BARNES LIMITED
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999880.

FOR BEARING COMPARISONS,
 - A ROTATION OF 1°15'55" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.
 - A ROTATION OF 5°57'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P2.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
IT	DENOTES	IRON TUBE
CC	DENOTES	CUT CROSS
PB	DENOTES	PLASTIC BAR
P1	DENOTES	PLAN 59R-13223
P2	DENOTES	REGISTERED PLAN 9
P3	DENOTES	PLAN OF SURVEY BY R.J. MATTHEWS, O.L.S. (OFFICE OF R. BLAKE ERWIN, O.L.S.) DATED MAY 27, 1952, LLN: 31670
F1	DENOTES	FIELD NOTES OF SURVEY BY MATTHEWS, CAMERON, HEYWOOD -KERRY T. HOWE SURVEYING LTD. DATED SEPTEMBER 3, 1953, LLN: 31670
F2	DENOTES	FIELD NOTES OF SURVEY BY R.J. MATTHEWS, O.L.S. DATED MAY 14, 1952, LLN: 3752
MEAS	DENOTES	MEASURED
567	DENOTES	R. BLAKE ERWIN, O.L.S.
744	DENOTES	MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LTD.
⊥	DENOTES	PERPENDICULAR
---	DENOTES	PROPERTY LINE

N=NORTH / S=SOUTH / E=EAST / W=WEST

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON DECEMBER 18, 2023.

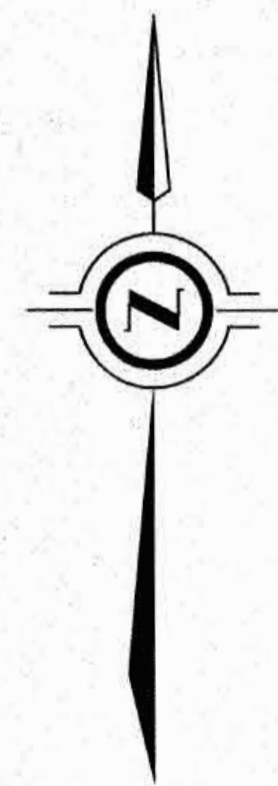
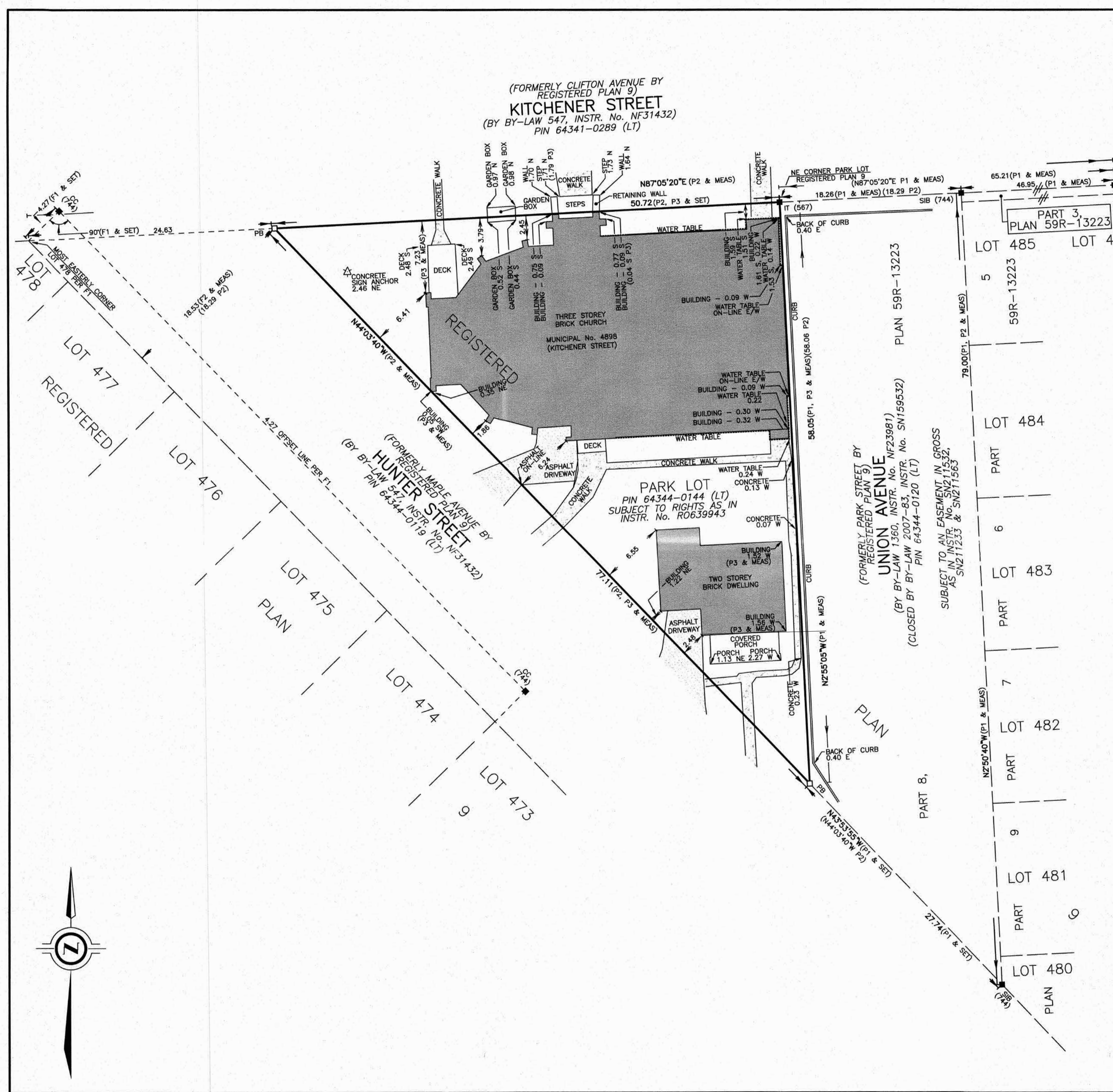
Dec. 21, 2023 DATE
 [Signature] DASHA PAGE
 ONTARIO LAND SURVEYOR

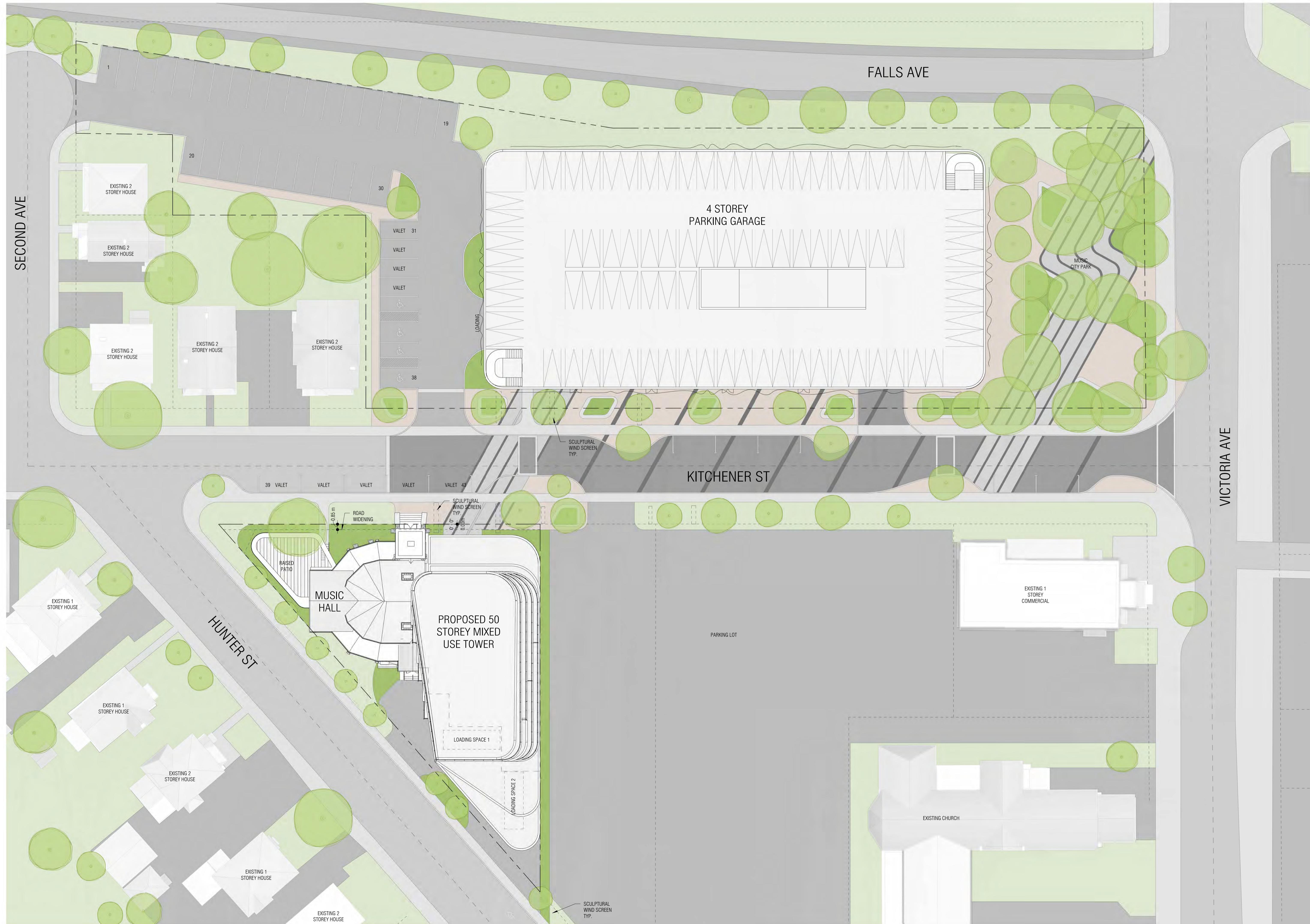
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-57728 AND IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL

J.D. BARNES LIMITED
 SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
 T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

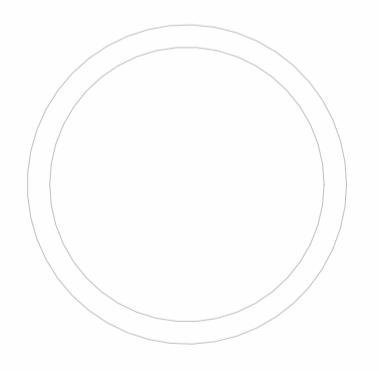
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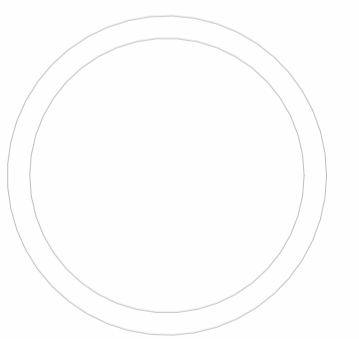
NOT FOR CONSTRUCTION



NOTES:

SITE PLAN BASED ON SURVEY BY
 JD BARNES DATED DEC 21, 2023.
 REFER TO ATTACHED SURVEY FOR
 EXISTING BUILDING INFORMATION
 REFER TO COVER SHEET FOR SITE
 STATISTICS

NOT FOR CONSTRUCTION



HOTEL SITE PLAN



SCALE: 3/32" = 1'-0"

A003

DRAWN BY:

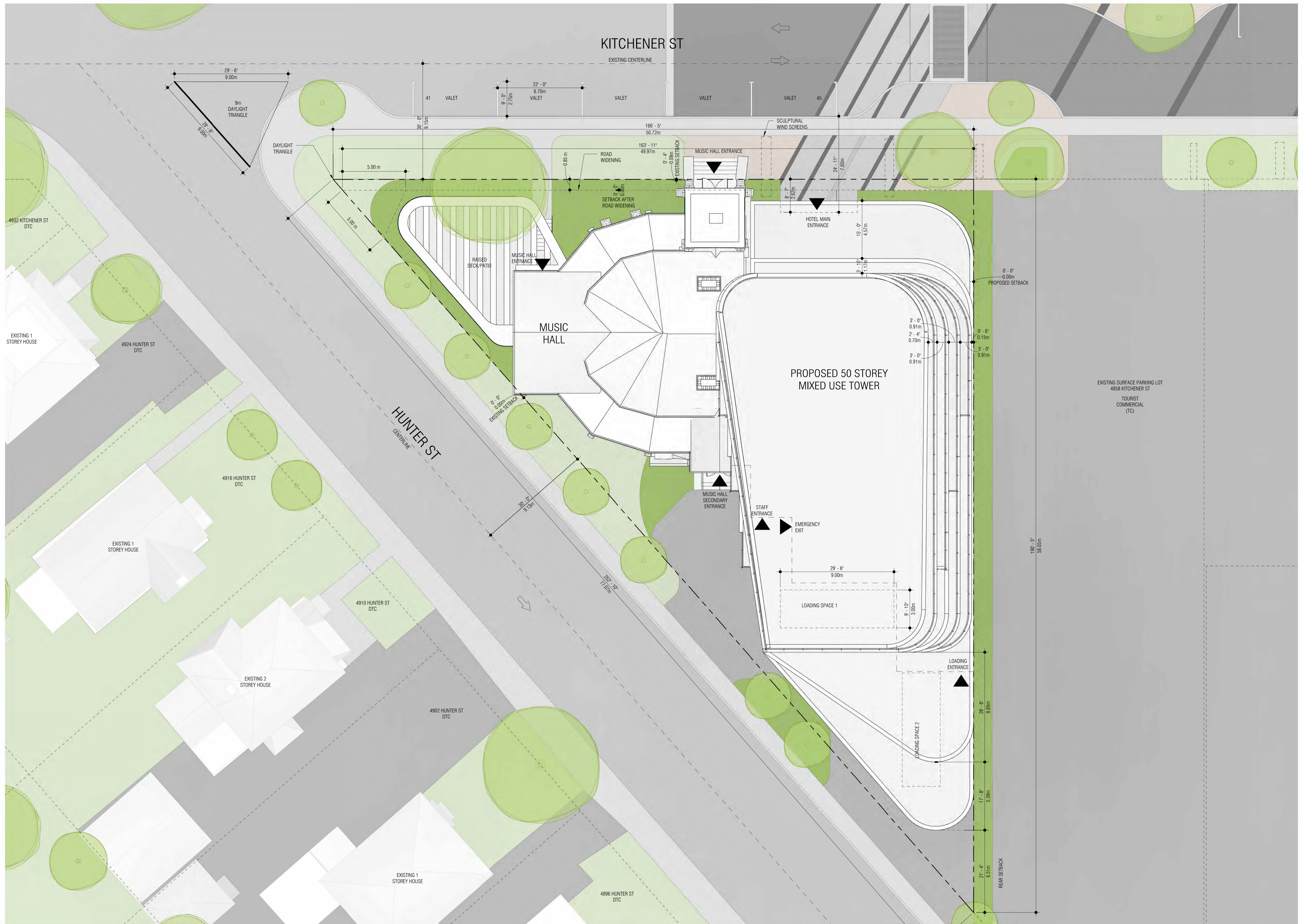




IMAGE 01
VIEW FROM WEST LOOKING DOWN KITCHENER AND HUNTER STREETS



IMAGE 02
FRONT VIEW LOOKING TOWARDS NIAGARA FALLS AT NIGHT

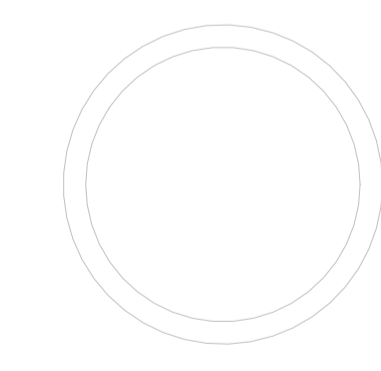


IMAGE 03
FRONT VIEW LOOKING TOWARDS NIAGARA FALLS DURING THE DAY

Niagara Falls, ON	
DATE:	02/20/2026
PROJECT NO	2309
REVISION	DATE
DRAFT ZBA/OPA	02/20/2026
ZBA/OPA	03/20/2026

NOTES:

NOT FOR CONSTRUCTION



3D VIEWS

SCALE:

A004

DRAWN BY:



IMAGE 03
VIEW FROM WEST LOOKING DOWN KITCHENER AND HUNTER STREETS

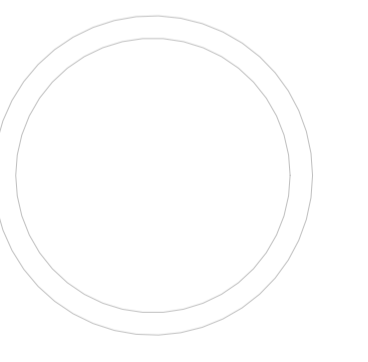


IMAGE 04
VIEW FROM NORTH LOOKING TOWARD MAIN ENTRANCES



IMAGE 05
VIEW FROM NORTH LOOKING TOWARDS NIAGARA FALLS

NOT FOR CONSTRUCTION



3D VIEWS



Matthew Schmid
Architecture

IMAGE 07
MUSIC HALL - ORCHESTRA PERFORMANCE



Matthew Schmid
Architecture

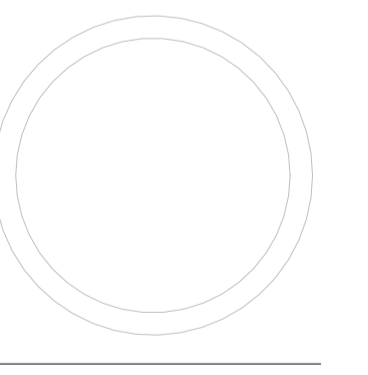
IMAGE 08
MUSIC HALL - ORCHESTRA PERFORMANCE



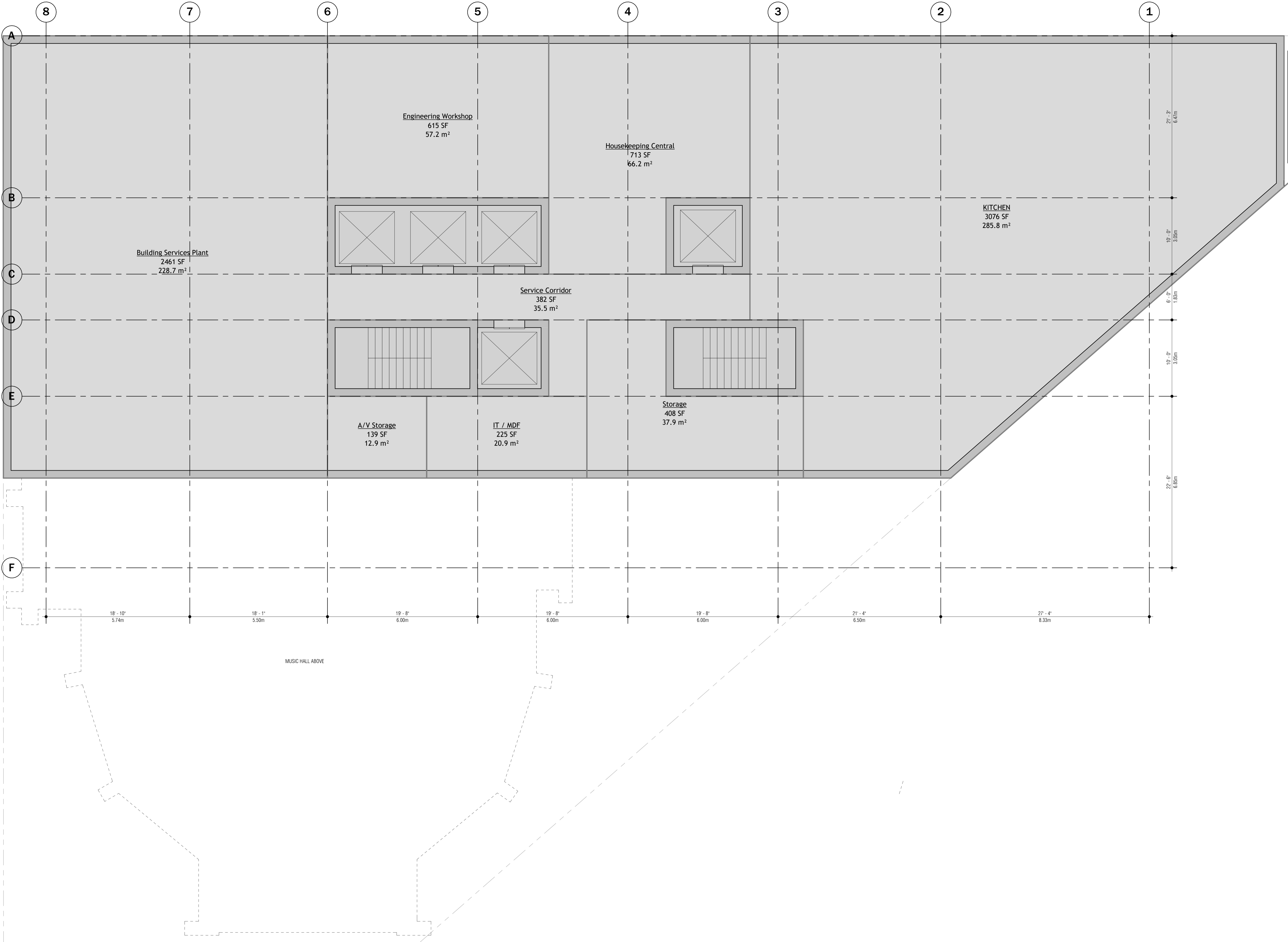
Matthew Schmid
Architecture

IMAGE 09
MUSIC HALL - THEATRICAL PERFORMANCE

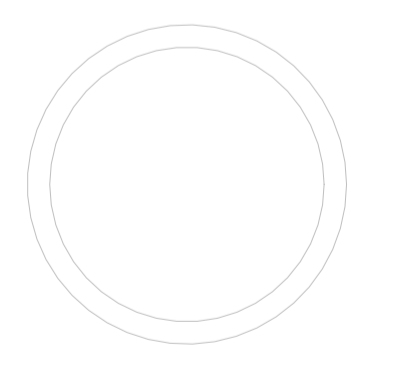
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3D VIEWS



NOT FOR CONSTRUCTION



HOTEL BASEMENT

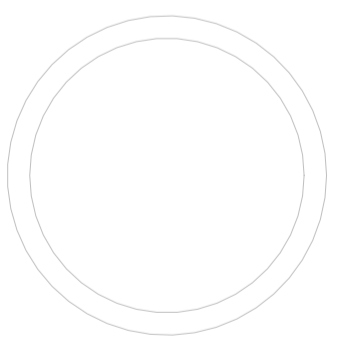
NORTH

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A100-A

DRAWN BY:

NOT FOR CONSTRUCTION



MUSIC HALL BASEMENT

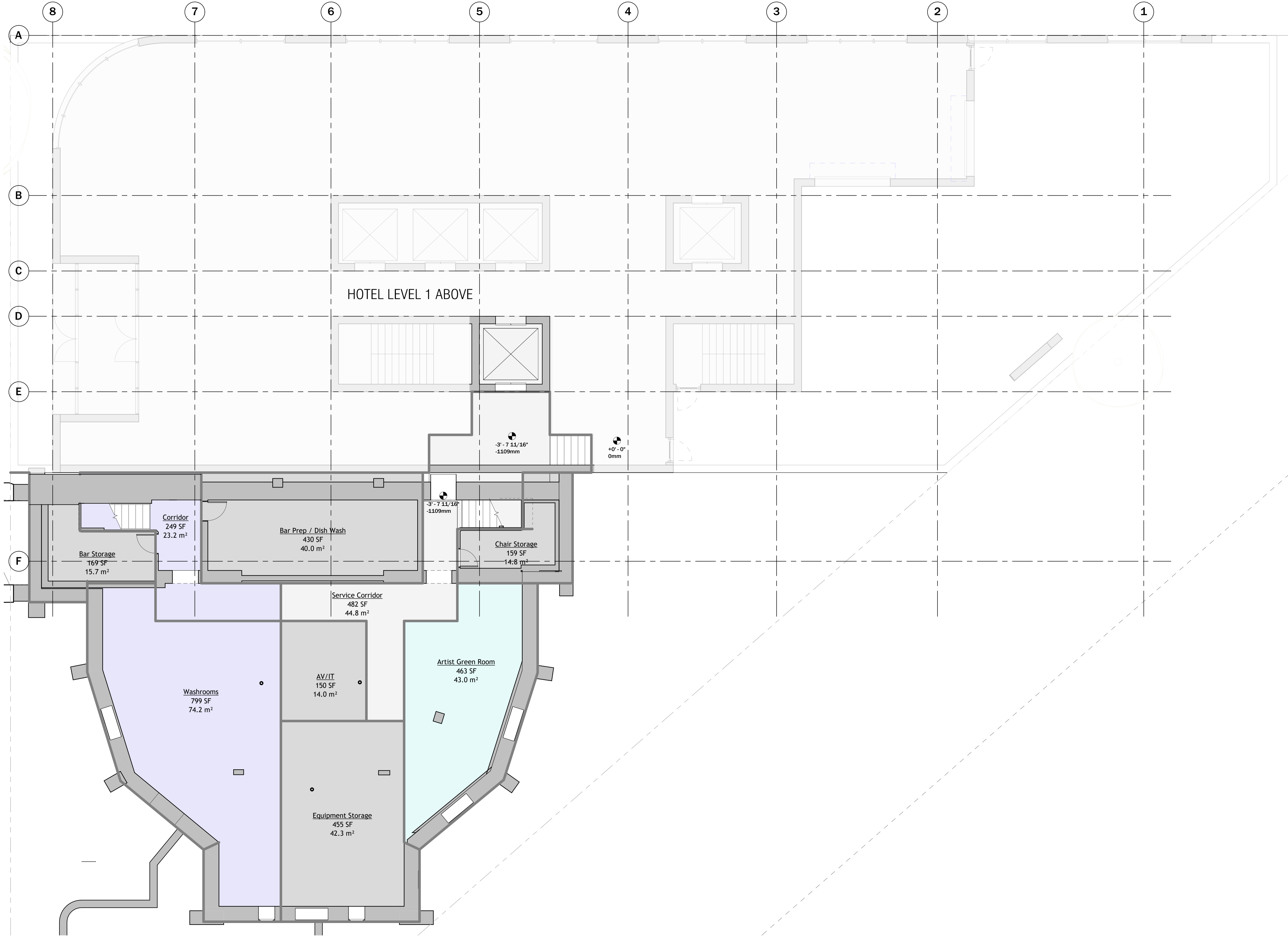


NORTH

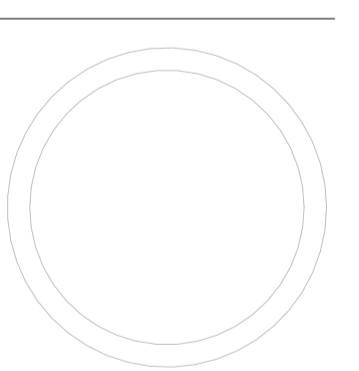
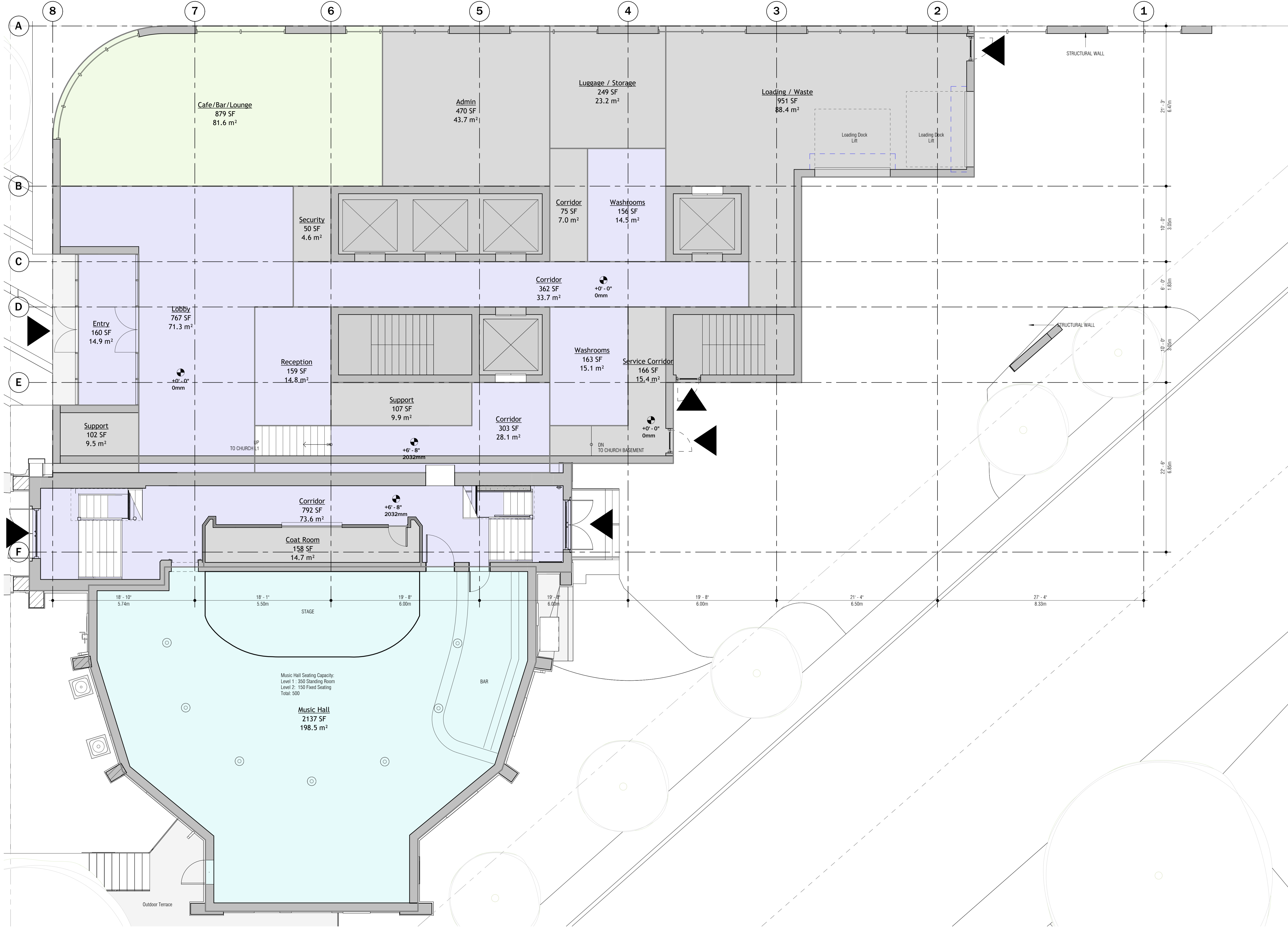
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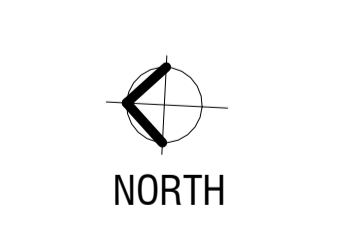
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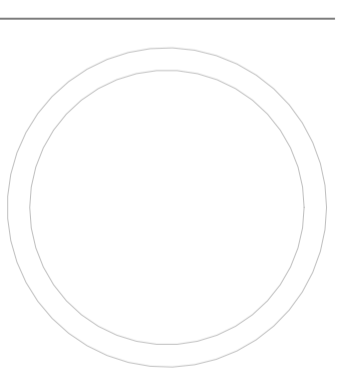
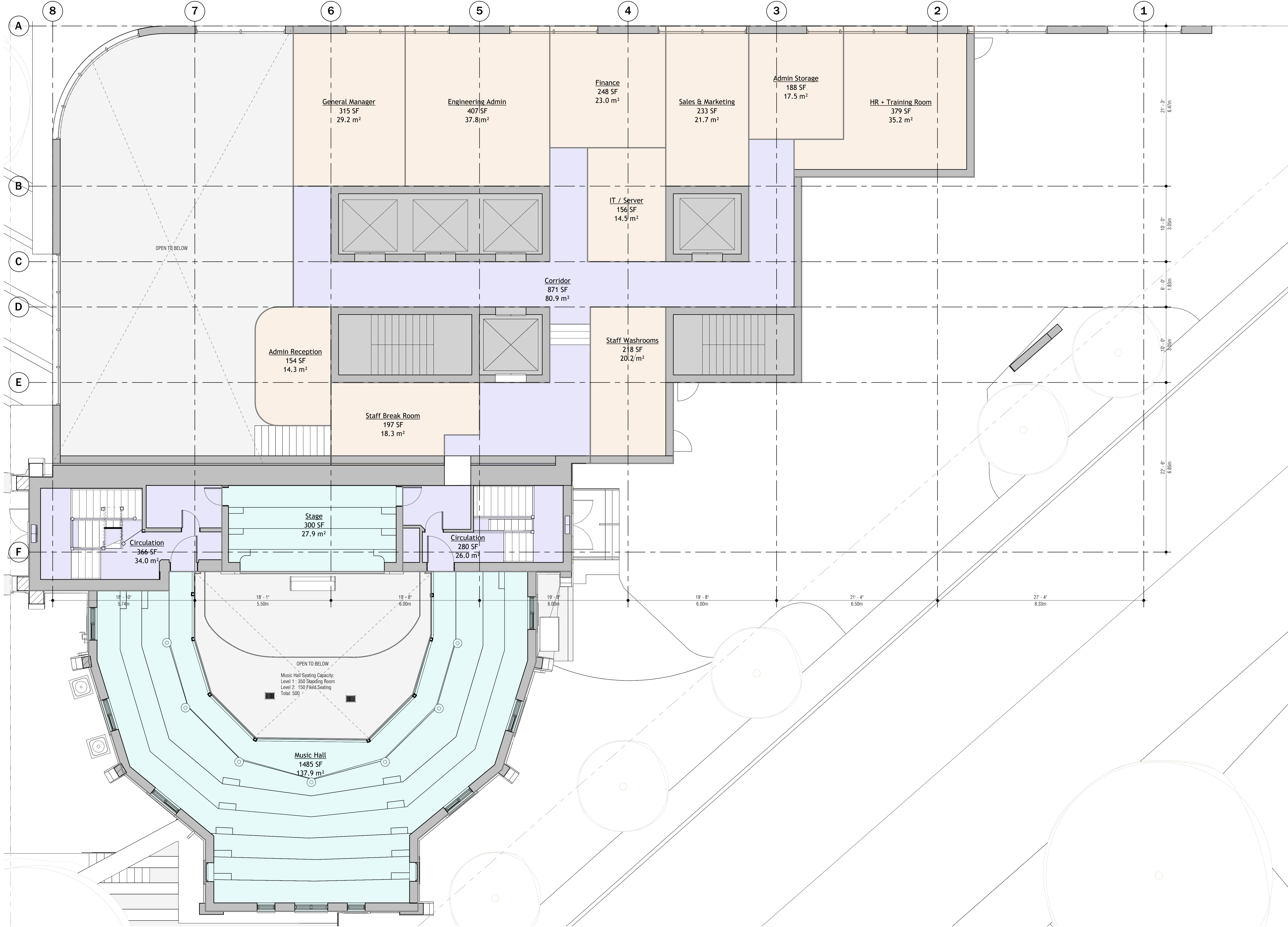


NORTH

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A101

NOT FOR CONSTRUCTION



LEVEL 2

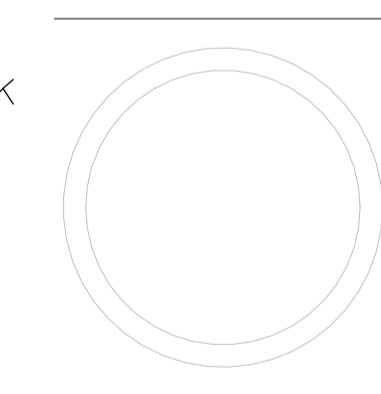
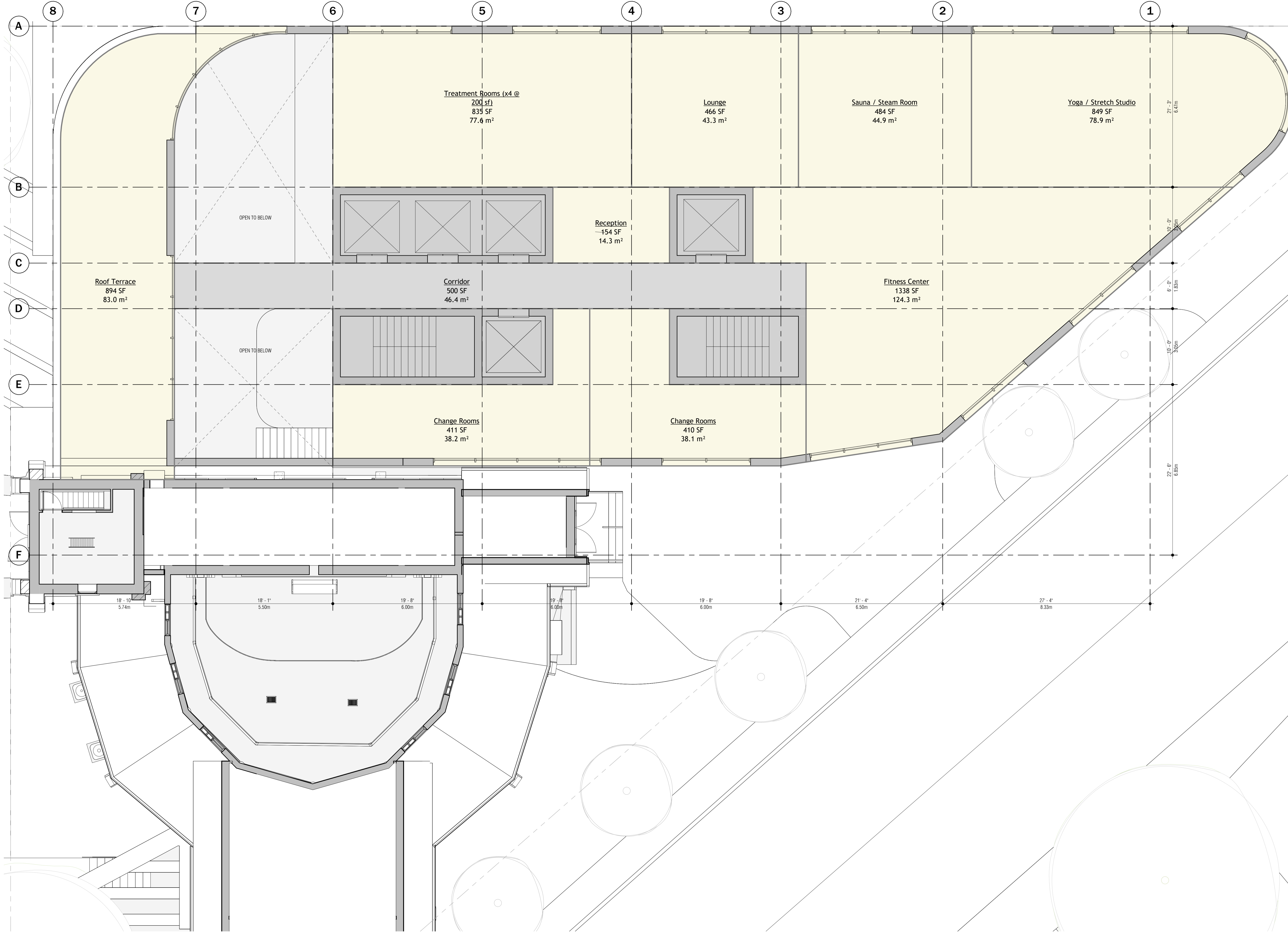


NORTH

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A102

NOT FOR CONSTRUCTION



LEVEL 3

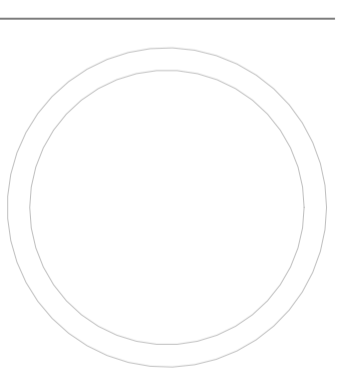
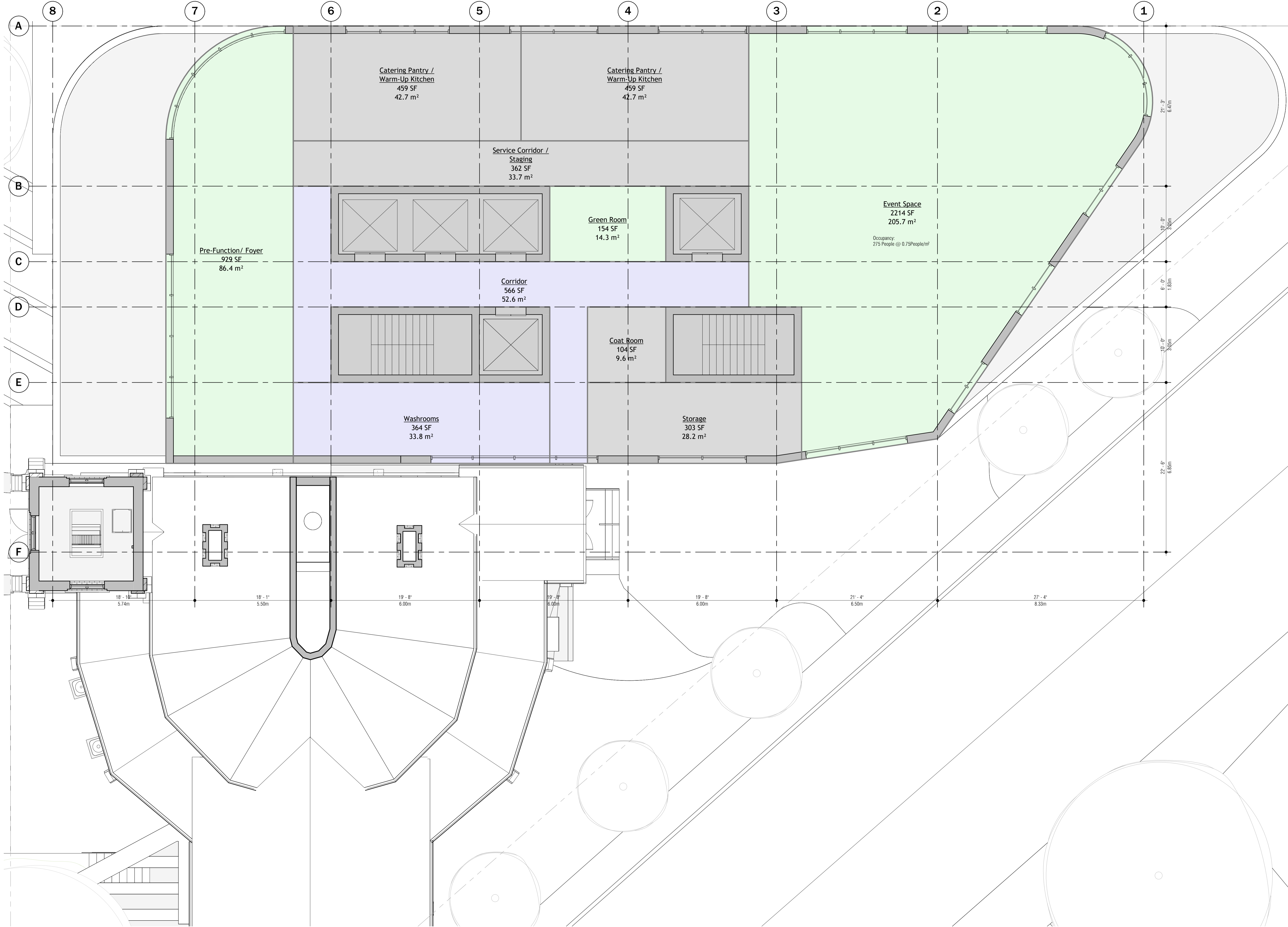
NORTH

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A103

DRAWN BY:

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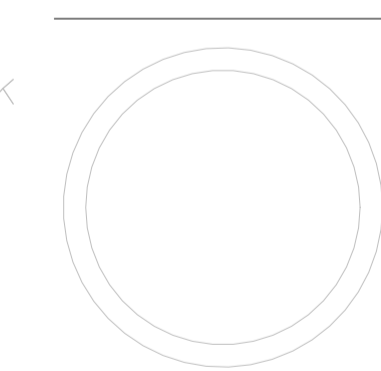
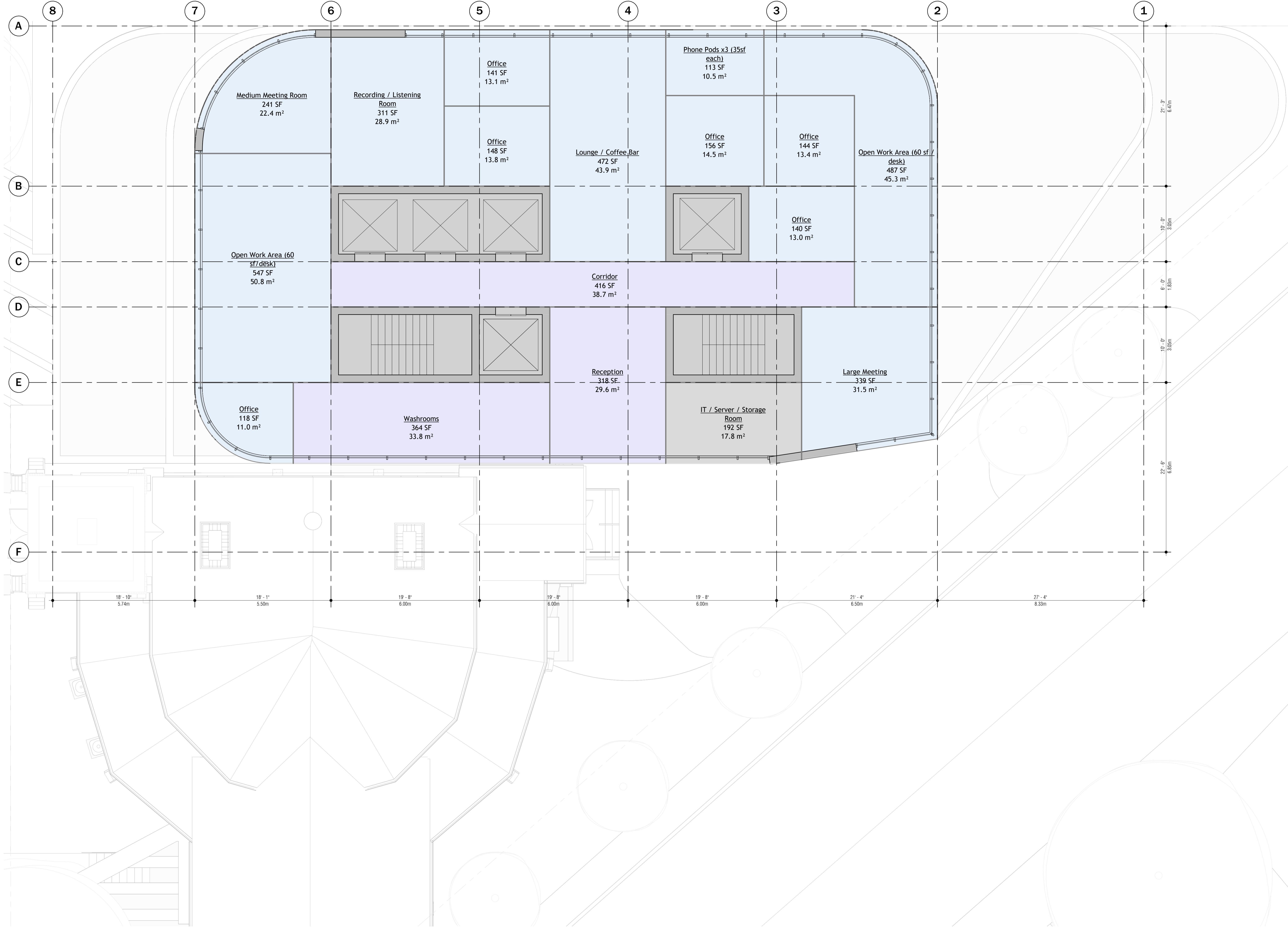
LEVEL 4

NORTH
 SCALE: 3/16" = 1'-0"

A104

DRAWN BY:

NOT FOR CONSTRUCTION



LEVEL 5

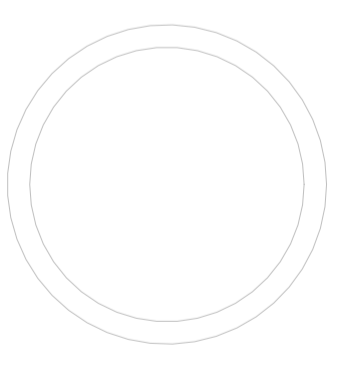
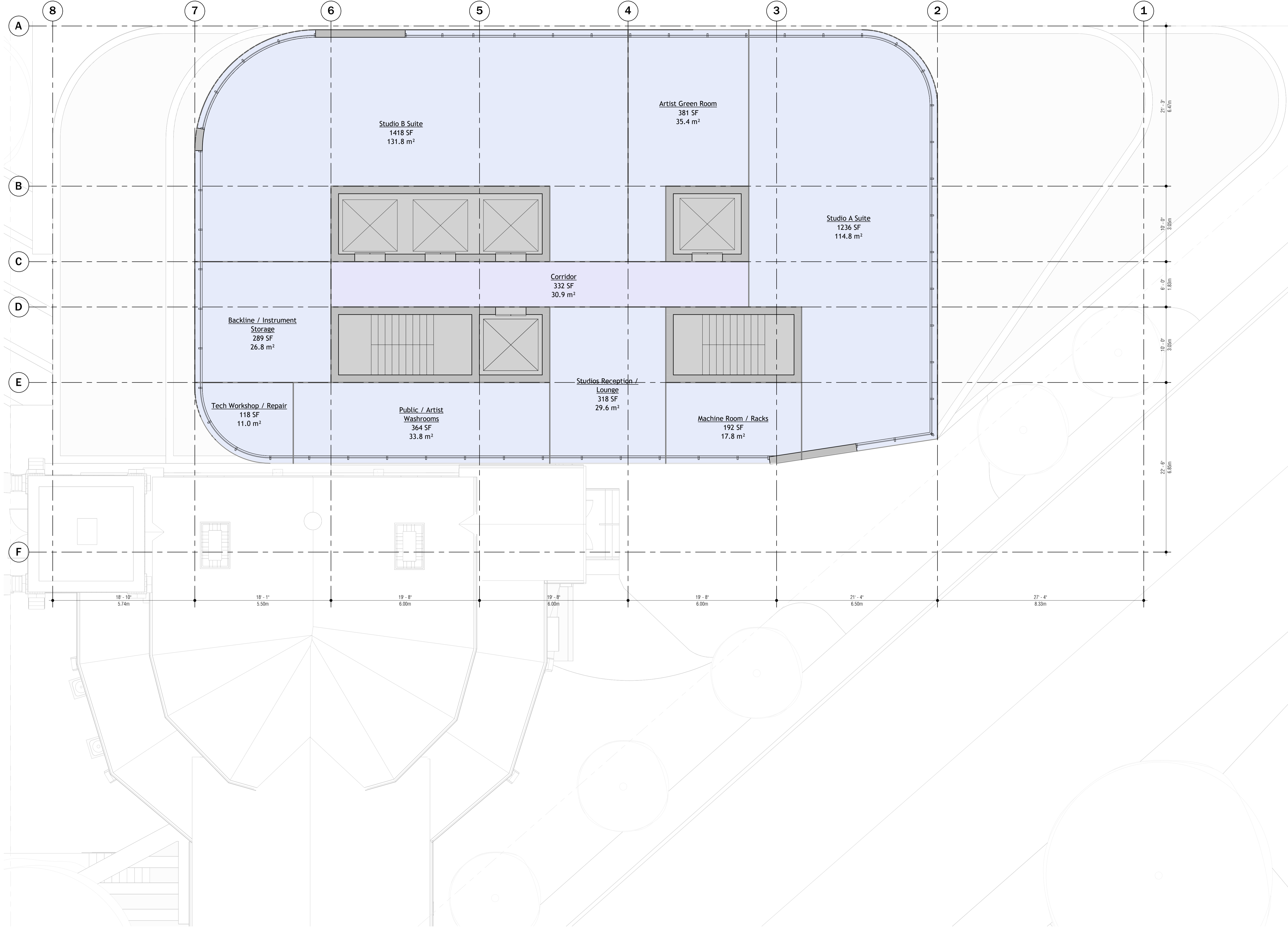
NORTH

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A105

DRAWN BY:

NOT FOR CONSTRUCTION



LEVEL 6

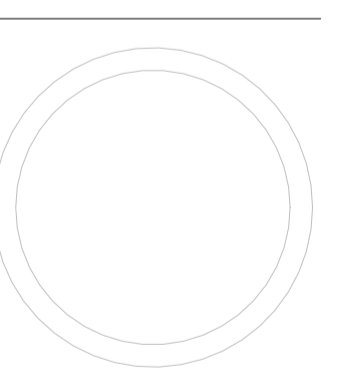
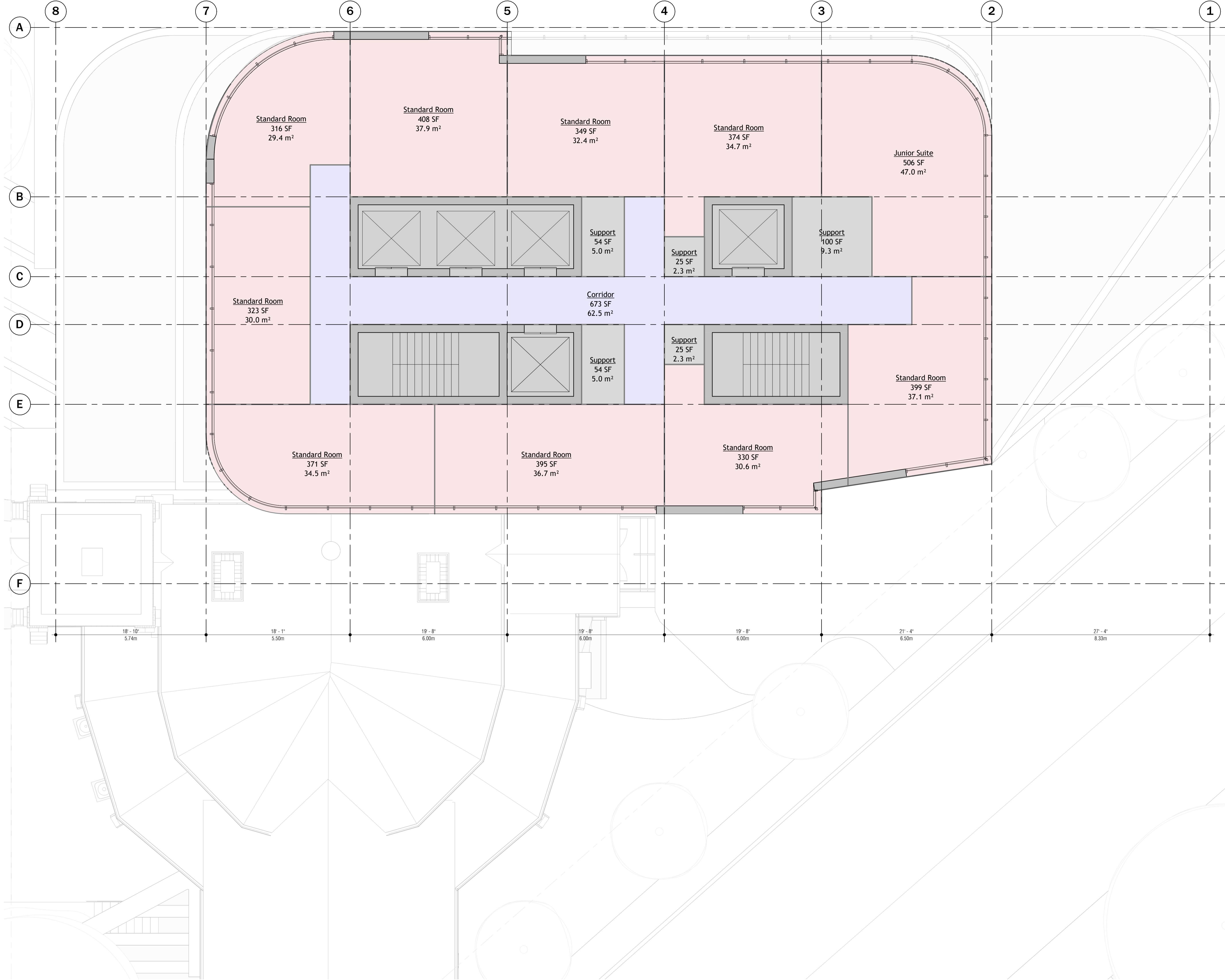


NORTH

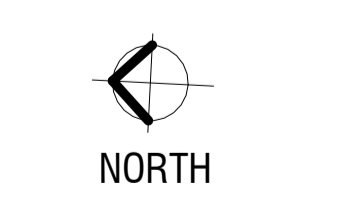
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A106

NOT FOR CONSTRUCTION



LEVELS 7 - 8

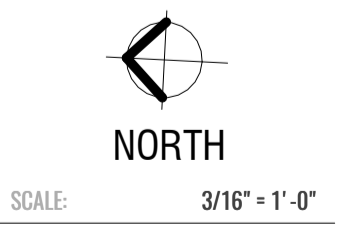
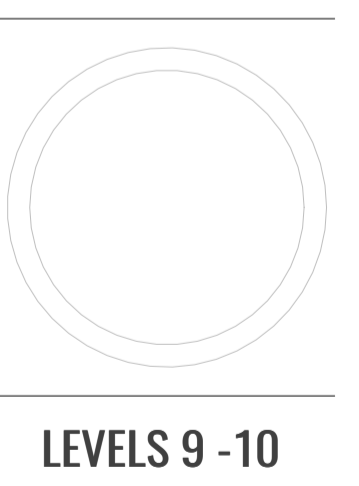
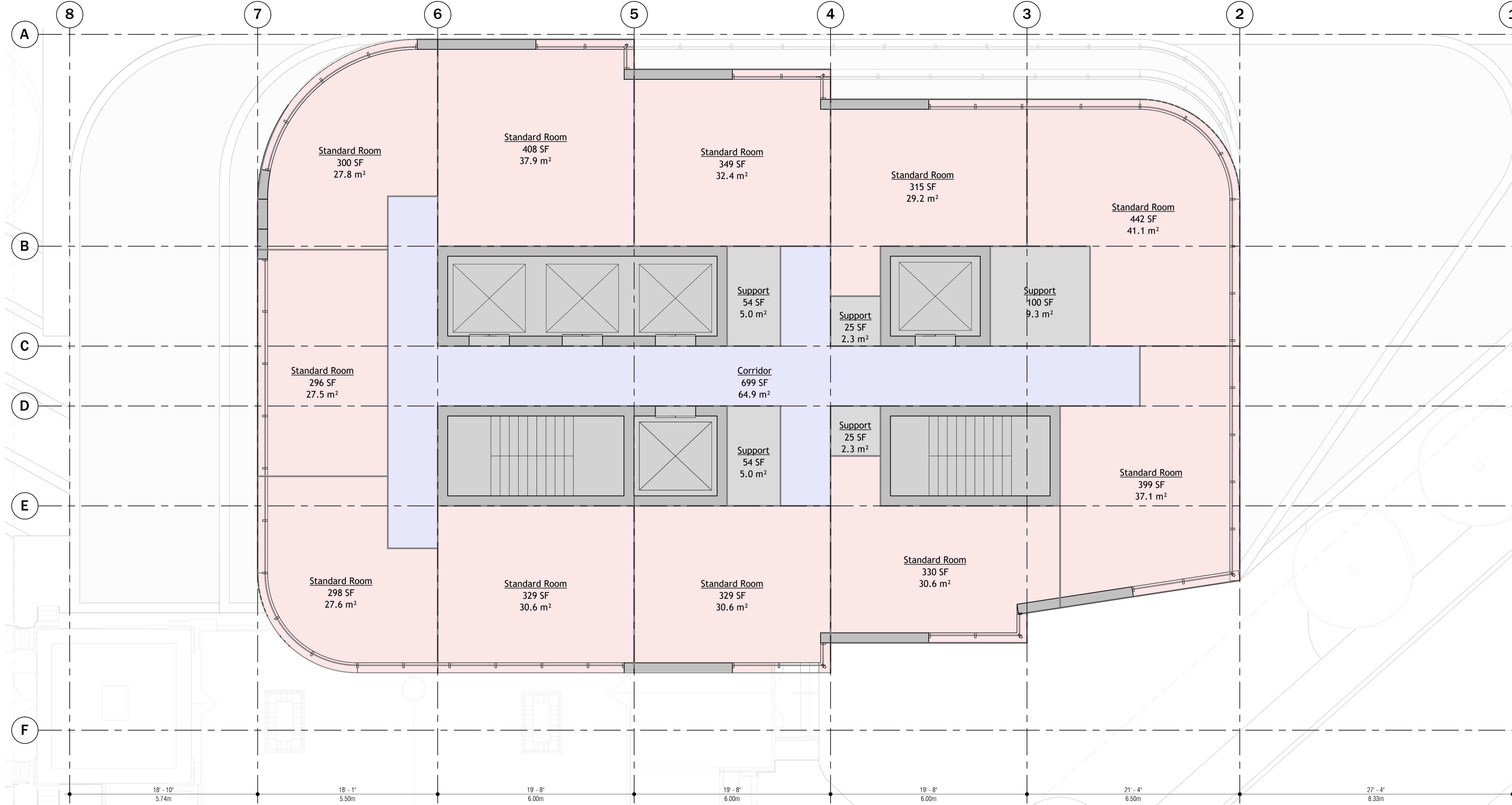


NORTH
 SCALE: 3/16" = 1'-0"

A107

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NOT FOR CONSTRUCTION

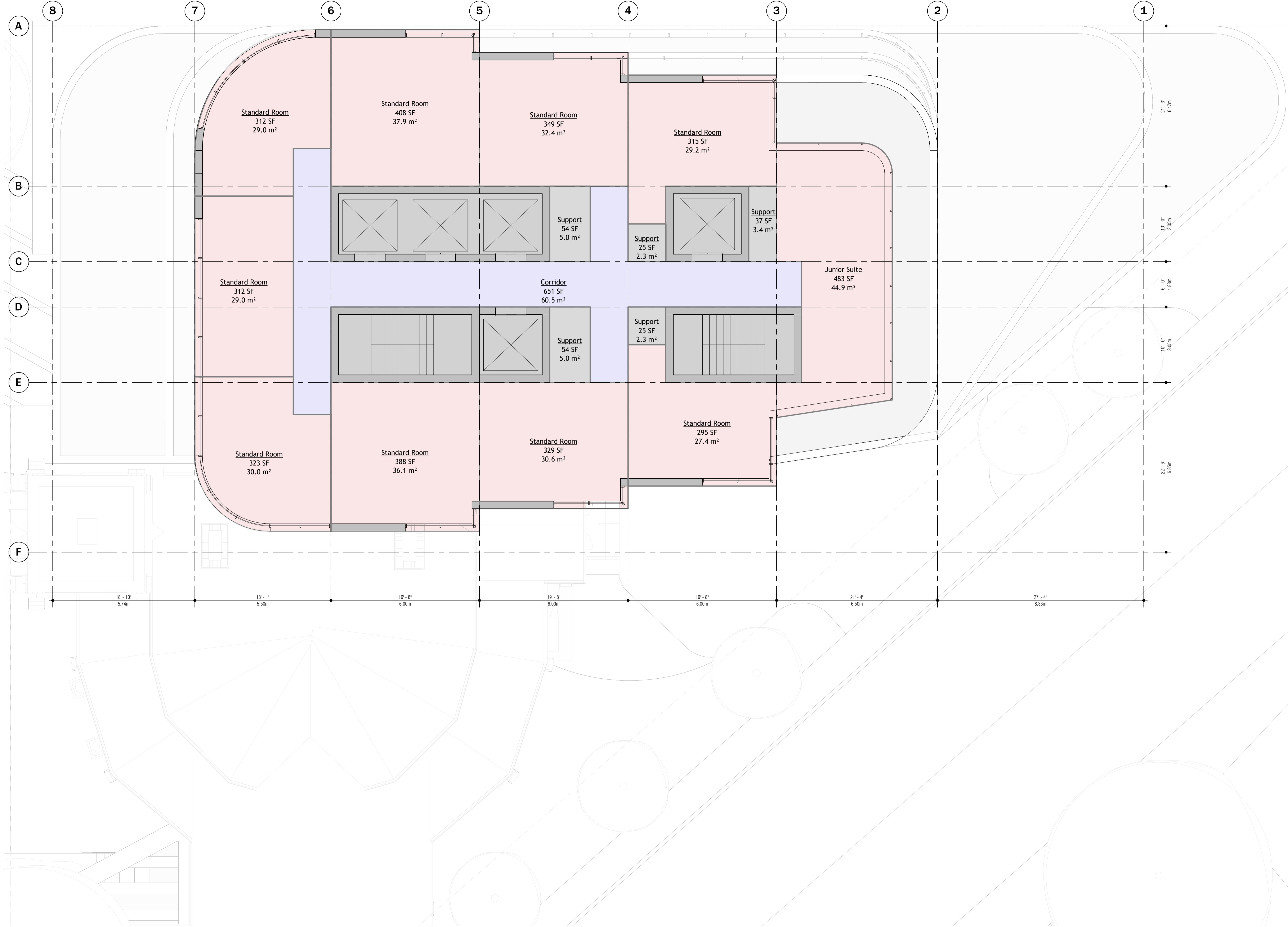


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A108

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NOT FOR CONSTRUCTION



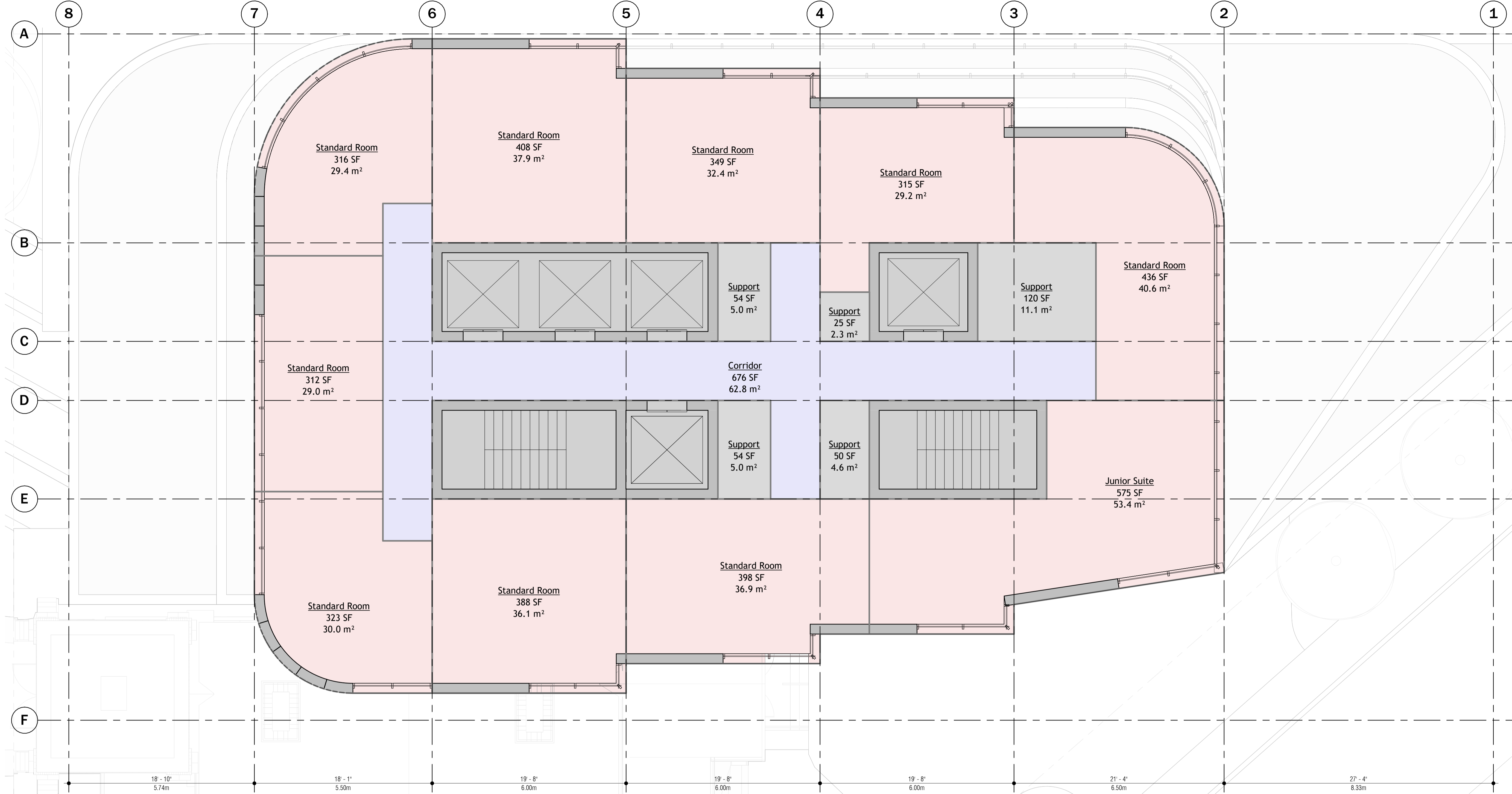
LEVELS 11 - 12



SCALE: 3/16" = 1'-0"

A109

NOT FOR CONSTRUCTION



LEVELS 13 - 39



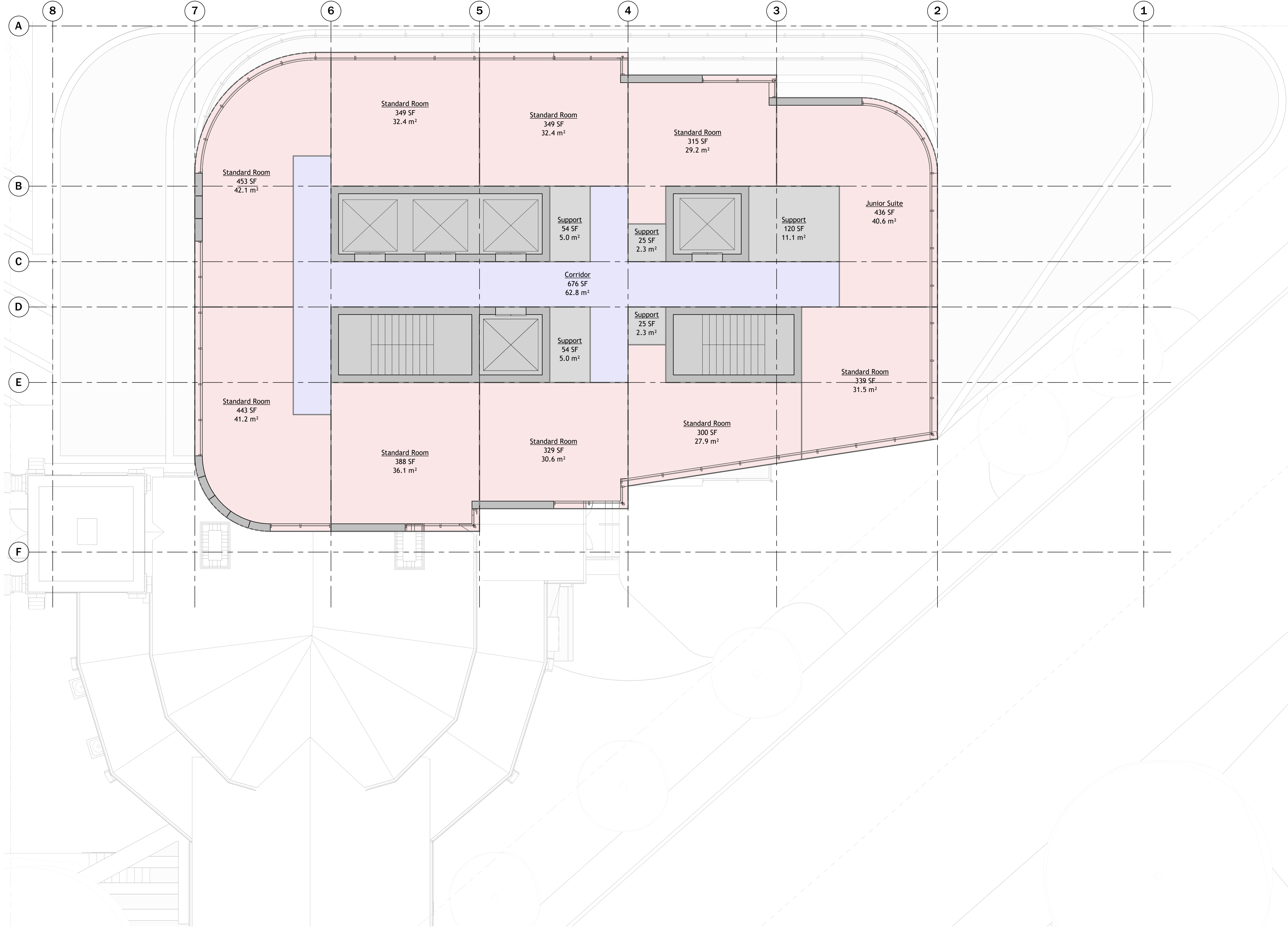
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SCALE: 3/16" = 1'-0"

A110

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NOT FOR CONSTRUCTION



LEVELS 40 -
 42



SCALE: 3/16" = 1'-0"

A111

NOT FOR CONSTRUCTION

LEVELS 43 -
 45

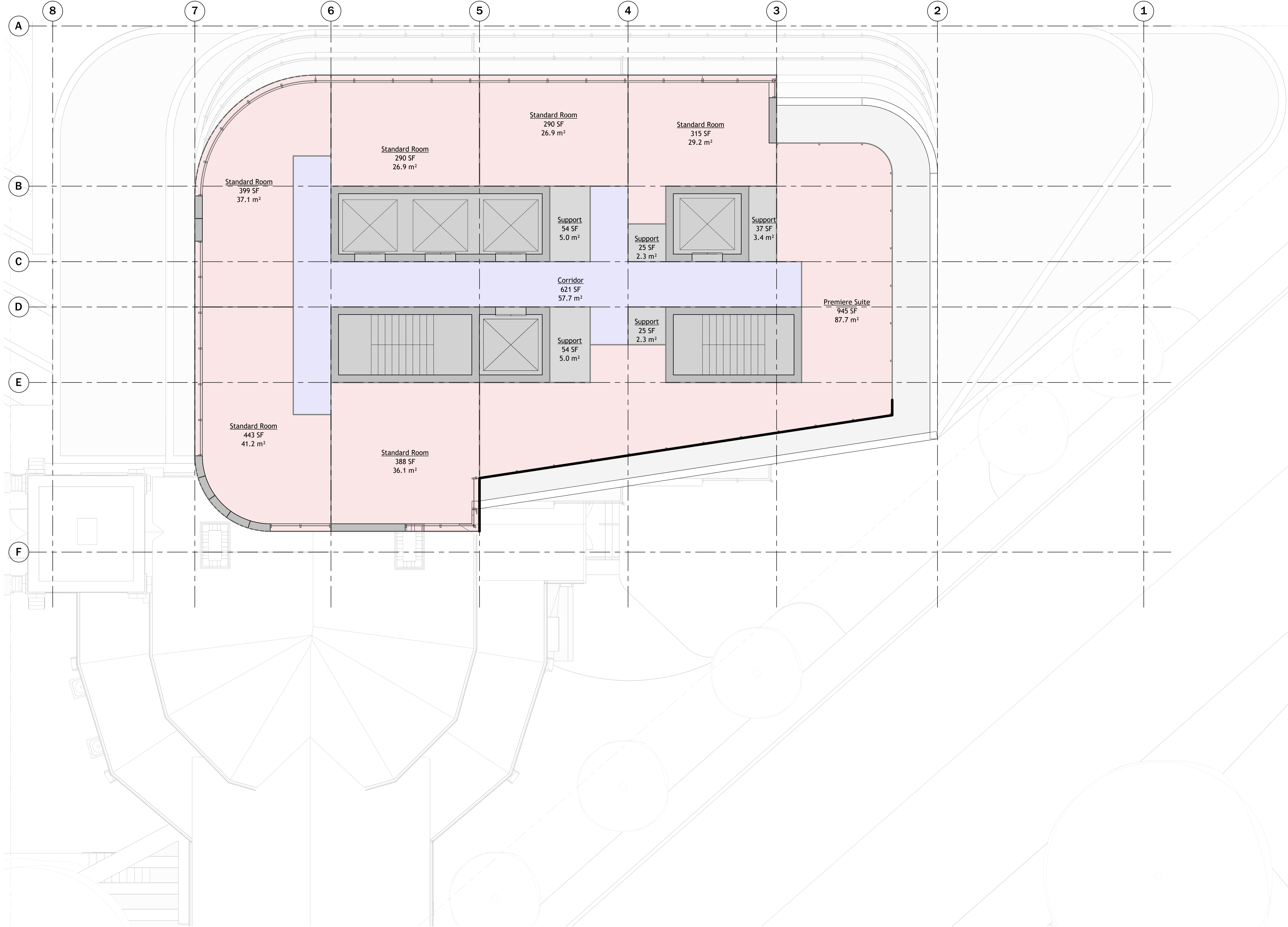


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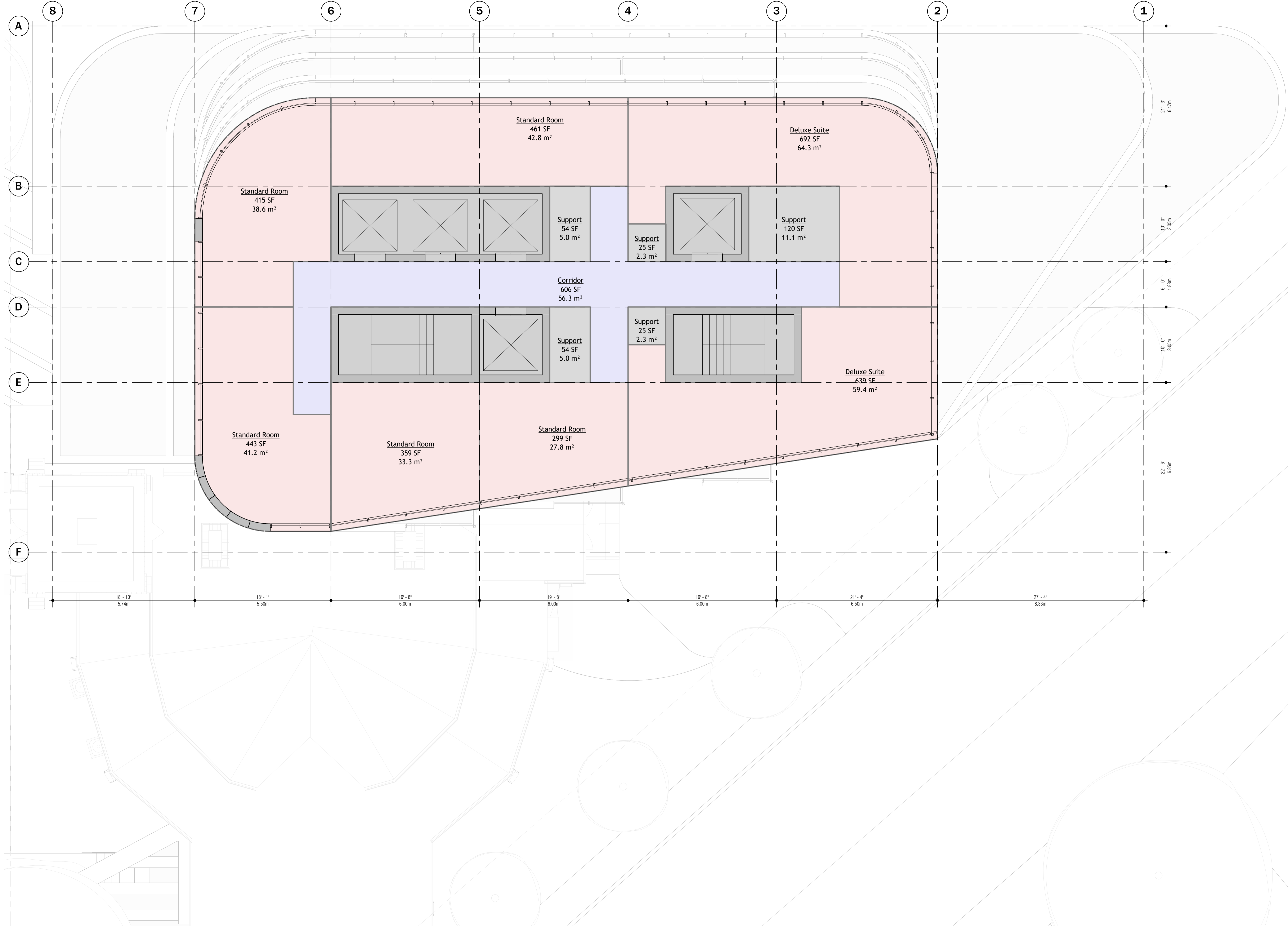
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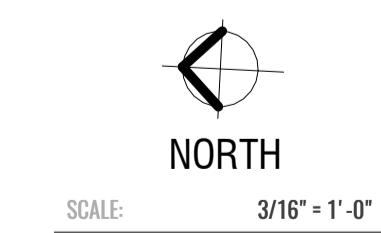
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NOT FOR CONSTRUCTION



LEVELS 46 - 47



A113

NOT FOR CONSTRUCTION

LEVELS 48 - 49

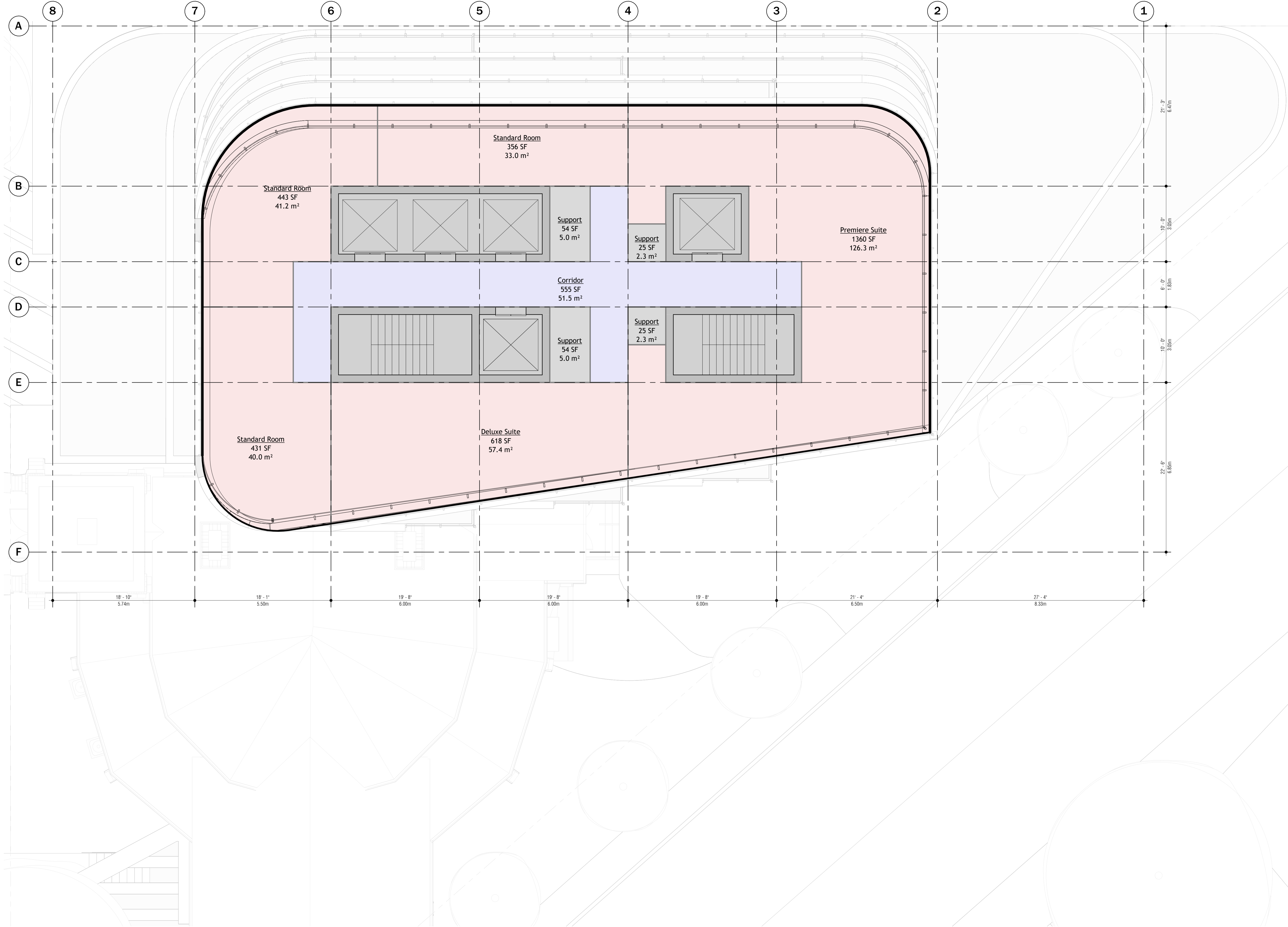


NORTH

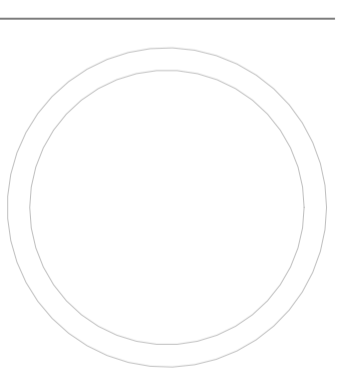
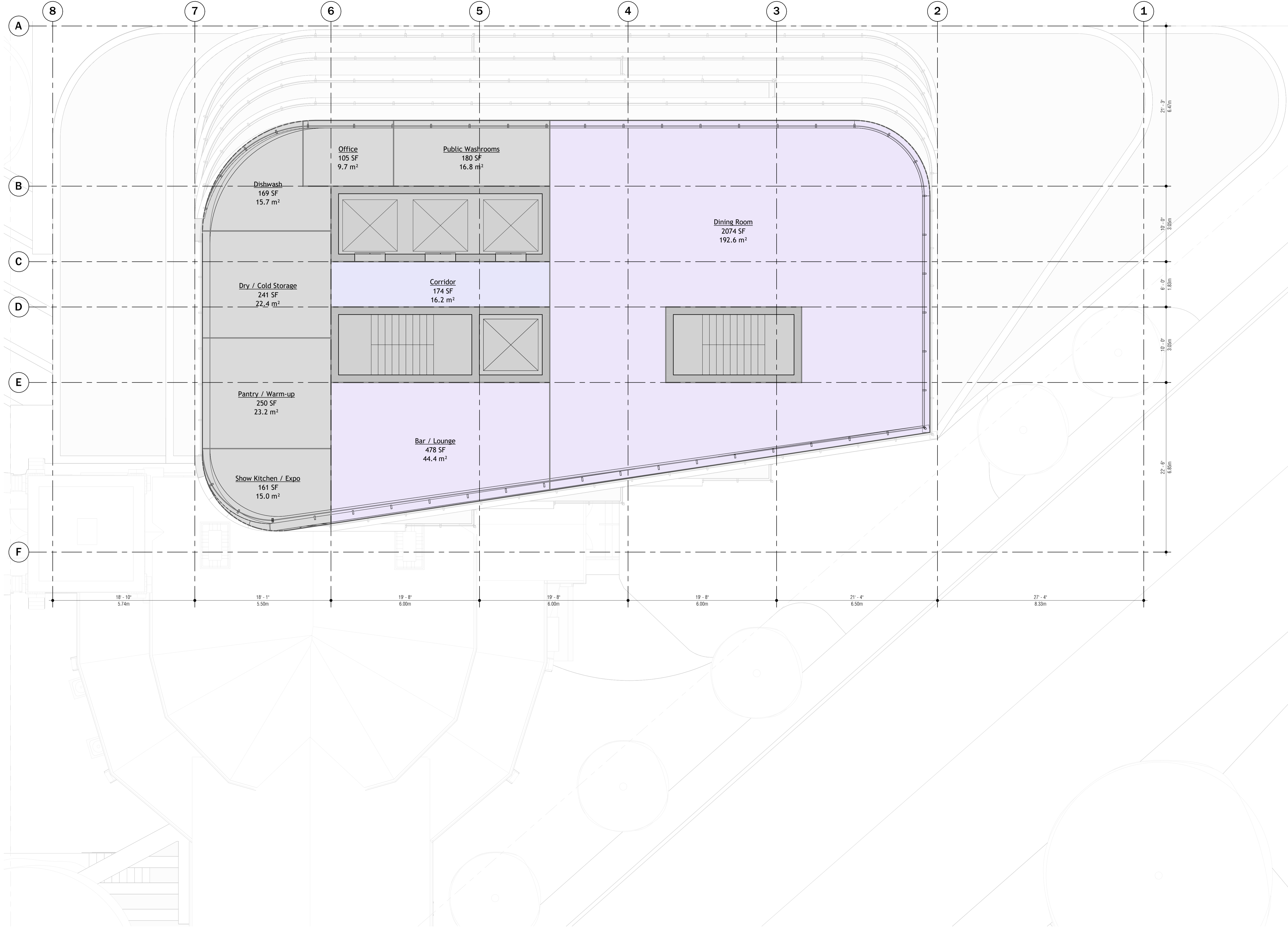
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A114

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NOT FOR CONSTRUCTION



LEVEL 50



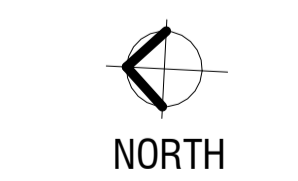
NORTH

SCALE: 3/16" = 1'-0"

A115

NOT FOR CONSTRUCTION

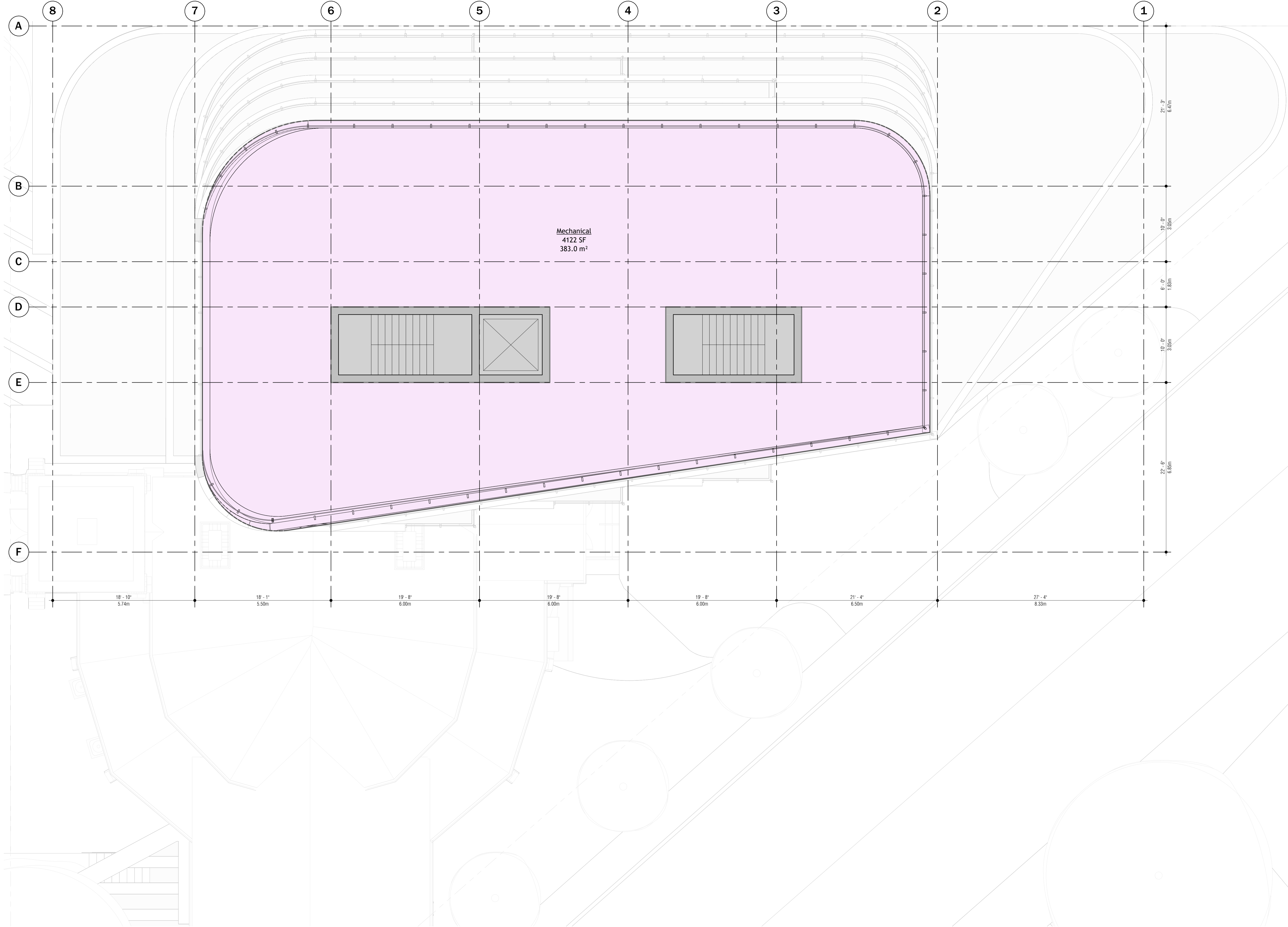
LEVEL 51 - 52



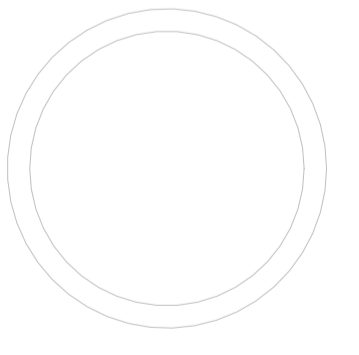
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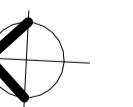
DRAWN BY:



NOT FOR CONSTRUCTION



ROOF

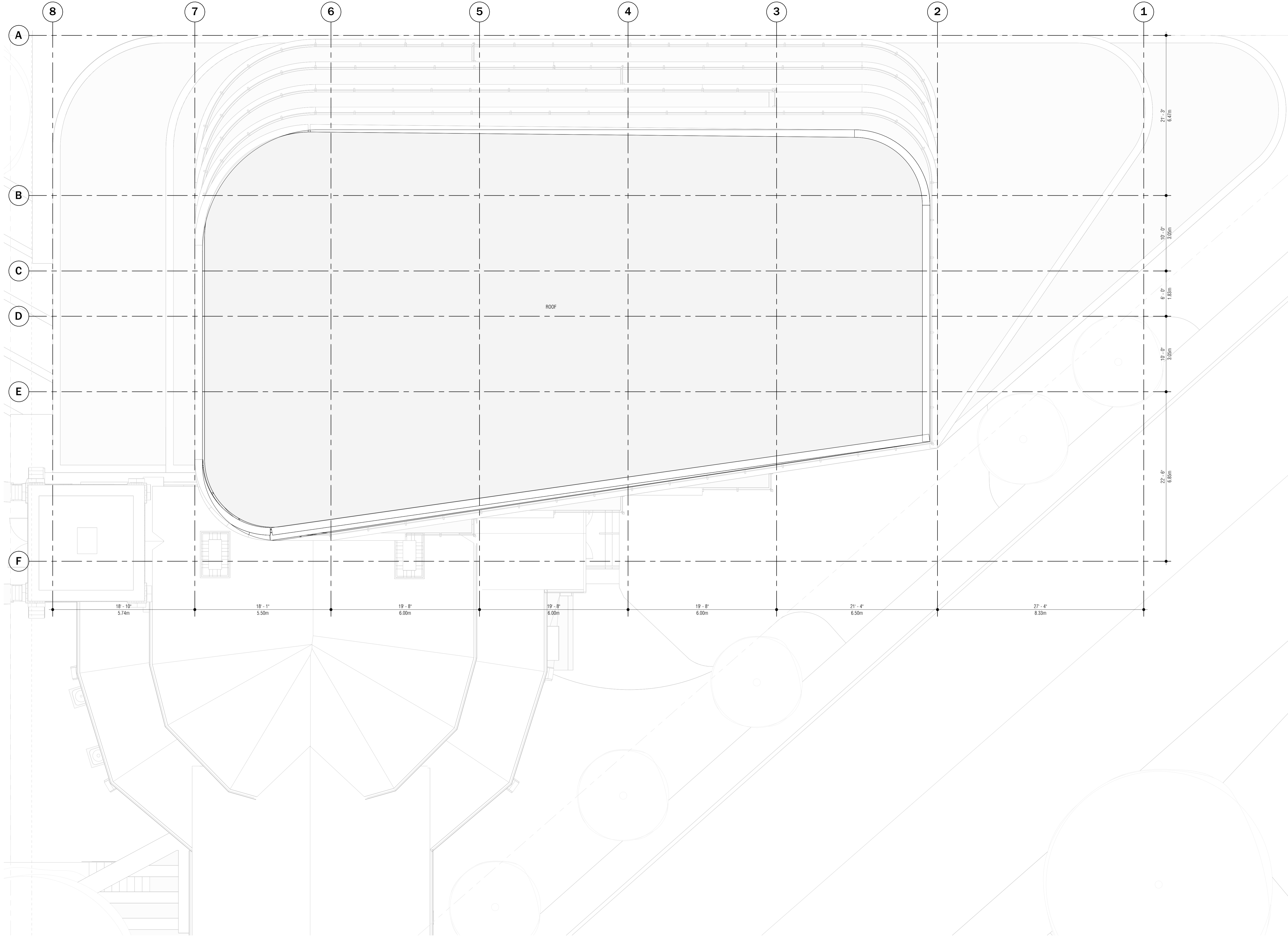


NORTH

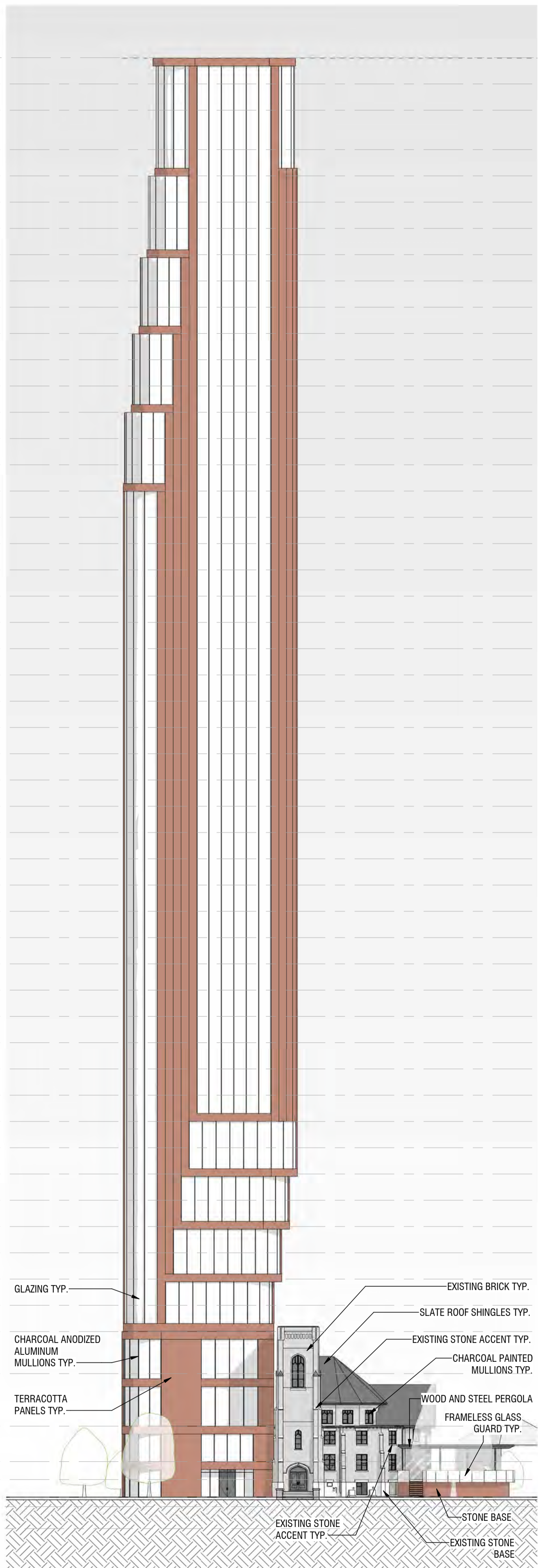
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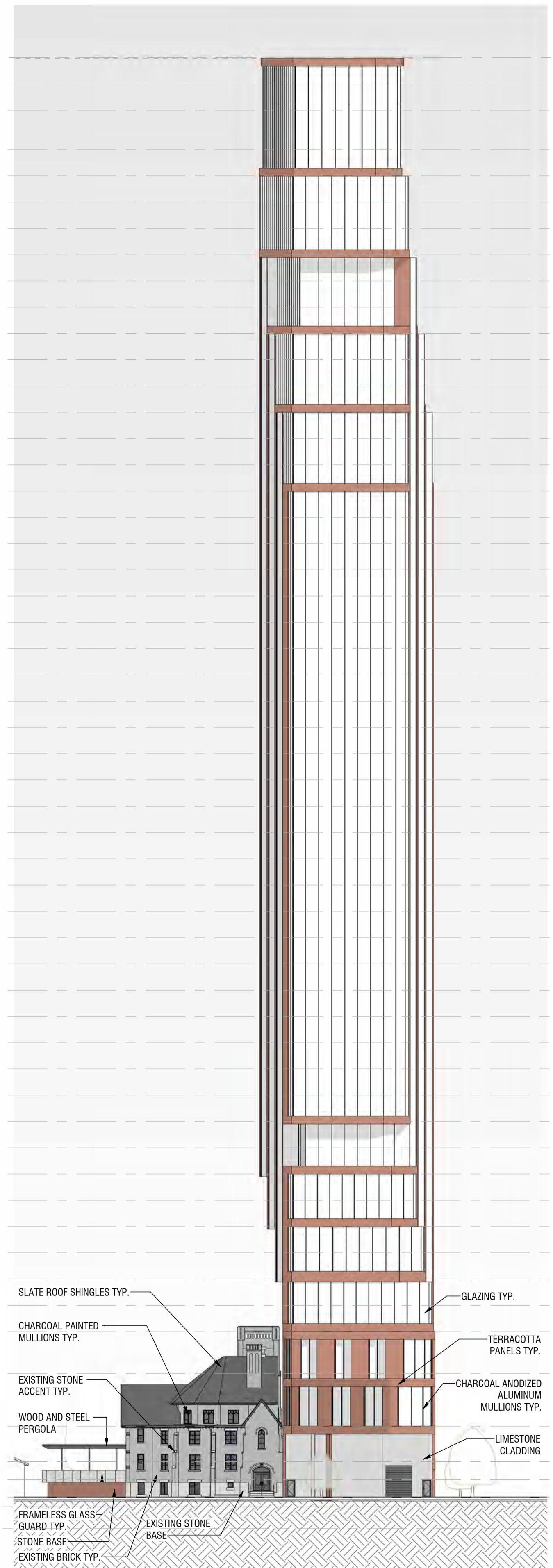
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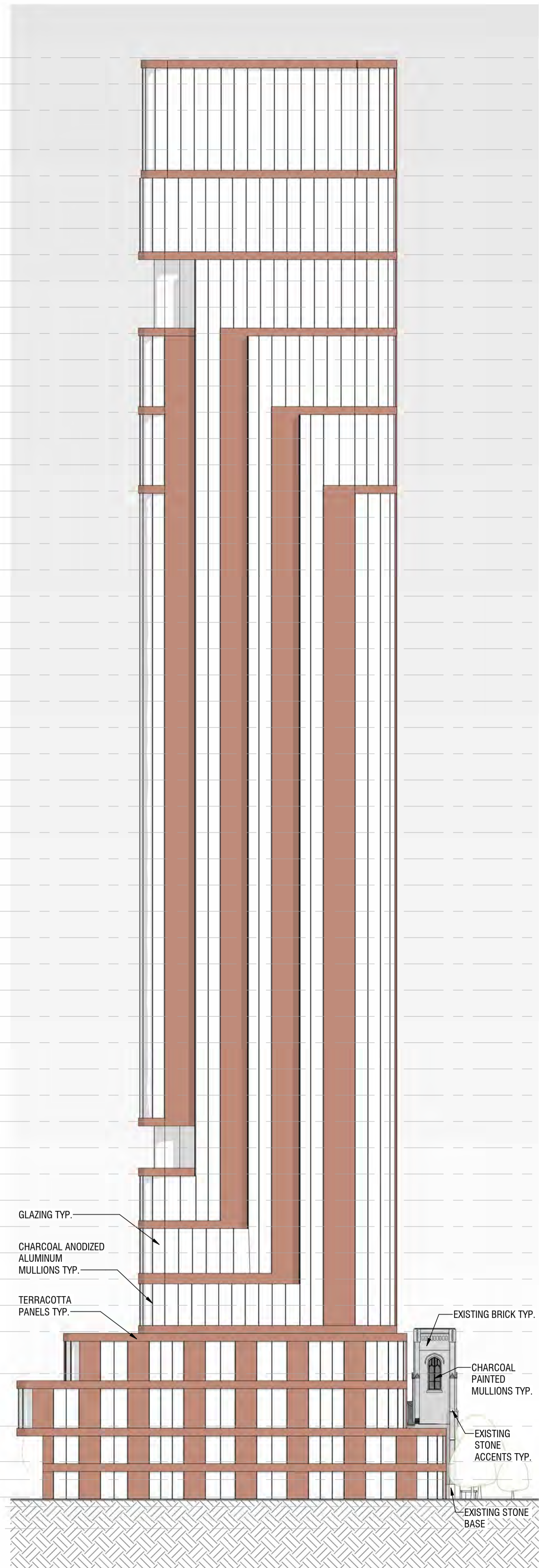
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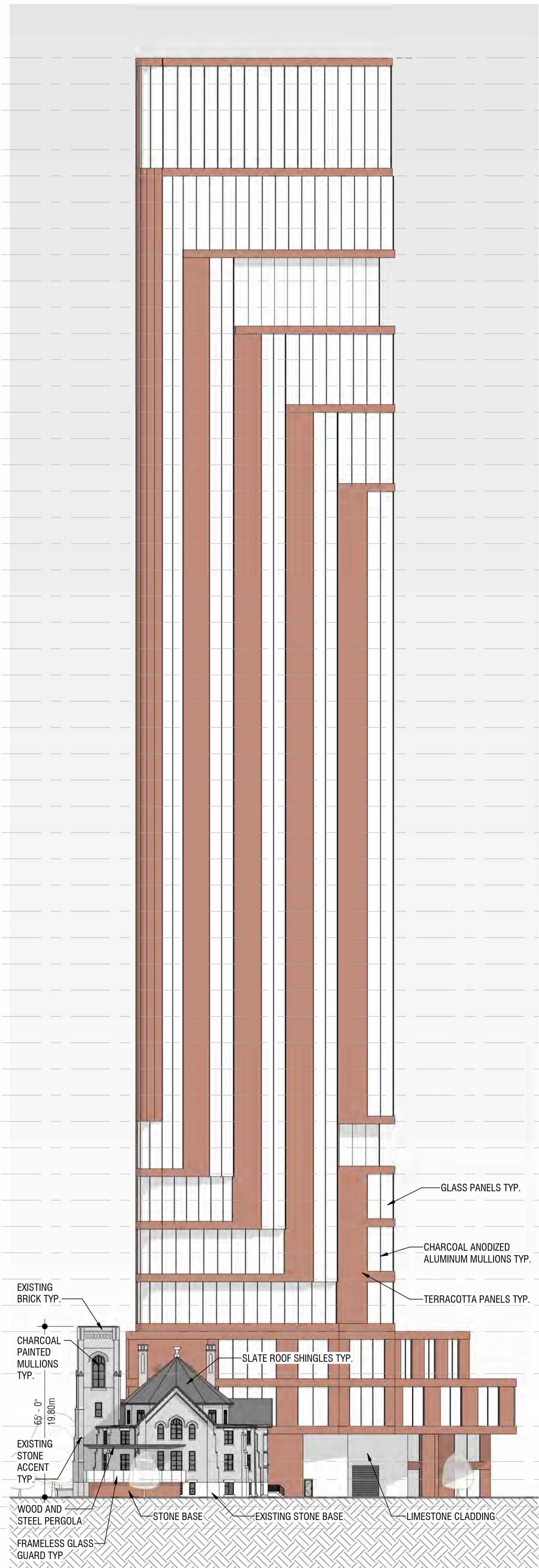
1 North
 SCALE: 1" = 30'-0"



2 South
 SCALE: 1" = 30'-0"



3 East
 SCALE: 1" = 30'-0"



4 West
 SCALE: 1" = 30'-0"

- ROOF +648'-0" (167.03 m)
- LEVEL 52 +538'-0" (163.98 m)
- LEVEL 51 +528'-0" (160.93 m)
- LEVEL 50 +513'-0" (156.36 m)
- LEVEL 49 +503'-0" (153.31 m)
- LEVEL 48 +493'-0" (150.27 m)
- LEVEL 47 +483'-0" (147.22 m)
- LEVEL 46 +473'-0" (144.17 m)
- LEVEL 45 +463'-0" (141.12 m)
- LEVEL 44 +453'-0" (138.07 m)
- LEVEL 43 +443'-0" (135.03 m)
- LEVEL 42 +433'-0" (131.98 m)
- LEVEL 41 +423'-0" (128.93 m)
- LEVEL 40 +413'-0" (125.88 m)
- LEVEL 39 +403'-0" (122.83 m)
- LEVEL 38 +393'-0" (119.79 m)
- LEVEL 37 +383'-0" (116.74 m)
- LEVEL 36 +373'-0" (113.69 m)
- LEVEL 35 +363'-0" (110.64 m)
- LEVEL 34 +353'-0" (107.59 m)
- LEVEL 33 +343'-0" (104.55 m)
- LEVEL 32 +333'-0" (101.50 m)
- LEVEL 31 +323'-0" (98.45 m)
- LEVEL 30 +313'-0" (95.40 m)
- LEVEL 29 +303'-0" (92.35 m)
- LEVEL 28 +293'-0" (89.31 m)
- LEVEL 27 +283'-0" (86.26 m)
- LEVEL 26 +273'-0" (83.21 m)
- LEVEL 25 +263'-0" (80.16 m)
- LEVEL 24 +253'-0" (77.11 m)
- LEVEL 23 +243'-0" (74.07 m)
- LEVEL 22 +233'-0" (71.02 m)
- LEVEL 21 +223'-0" (67.97 m)
- LEVEL 20 +213'-0" (64.92 m)
- LEVEL 19 +203'-0" (61.87 m)
- LEVEL 18 +193'-0" (58.83 m)
- LEVEL 17 +183'-0" (55.78 m)
- LEVEL 16 +173'-0" (52.73 m)
- LEVEL 15 +163'-0" (49.68 m)
- LEVEL 14 +153'-0" (46.63 m)
- LEVEL 13 +143'-0" (43.59 m)
- LEVEL 12 +133'-0" (40.54 m)
- LEVEL 11 +123'-0" (37.49 m)
- LEVEL 10 +113'-0" (34.44 m)
- LEVEL 9 +103'-0" (31.39 m)
- LEVEL 8 +93'-0" (28.35 m)
- LEVEL 7 +83'-0" (25.30 m)
- LEVEL 6 +73'-0" (22.25 m)
- LEVEL 5 +63'-0" (19.20 m)
- LEVEL 4 +47'-0" (14.33 m)
- LEVEL 3 +27'-0" (8.23 m)
- LEVEL 2 +13'-0" (4.11 m)
- MUSIC HALL LEVEL +8'-8" (2.03 m)
- LEVEL 1 +0'-0" (0.00 m)
- MUSIC HALL BASEMENT -3'-7 11/16" (-1.11 m)
- BASEMENT -12'-0" (-3.66 m)

BUILDING ELEVATIONS

SCALE: 1" = 30'-0"

A300

DRAWN BY:

Appendix VII – Shadow Study Report: Music City Hotel, 4898 Kitchener Street, Niagara Falls, Ontario

SHADOW STUDY REPORT

MUSIC CITY HOTEL

4898 KITCHENER STREET, NIAGARA FALLS, ONTARIO

CONTENTS

PART A — PROJECT DESCRIPTION

- 1.0** Purpose of Study (pg.04)
- 2.0** Site Description (pg.05)
 - 2.1** Site Context
 - 2.2** Existing Site Conditions
 - 2.3** Proposed Development Description

PART B — ANALYSIS

- 3.0** Study Dates & Times (pg.07)
 - 3.1** Study Dates & Times
 - 3.2** Time Zone / Solar Data
 - 3.3** Study Coverage Area
 - 3.4** Model Assumptions
- 4.0** Shadow Impact Assessment Criteria (pg.08)
 - 4.1** Private Realm
 - 4.2** Public Realm
- 5.0** Shadow Diagram Analysis (pg.09)
 - 5.1** Overview of Study Area (pg.09)
 - 5.2** April 21 (pg.10)
 - 5.3** Summer Solstice - June 21 (pg.15)
 - 5.4** Fall Equinox - September 21 (pg.20)
 - 5.5** Winter Solstice - December 21 (pg.25)

PART B2 — MITIGATION

- 6.0** Shadow Mitigation Strategies (pg.31)
 - 6.1** Building Height & Massing
 - 6.2** Building Orientation & Layout

PART C — CONCLUSION

- 7.0** Overall Impact Summary (pg.33)

APPENDIX A — SUBMISSION FORM CHECKLIST

- I.** Checklist (pg.35)

APPENDIX B — DATA SOURCE REFERENCES

- II.** References (pg.37)

PART A — PROJECT DESCRIPTION

1.0 PURPOSE

The following Sun/Shadow Study has been prepared by Matthew Schmid Architecture Inc. as required for the redevelopment of the land municipally addressed as 4898 Kitchener Street, located in the City of Niagara Falls, Ontario, Canada. The report has been prepared to demonstrate the potential shadow impacts of the proposed mixed-use hotel development on the subject site and surrounding properties.

The analysis is based on a series of computationally generated shadow diagrams that utilize geographic and solar data to simulate shadow patterns cast by existing and proposed buildings. The study conforms to the Sun/Shadow Study Terms of Reference produced by the Niagara Falls Planning Department (December 2023). The study area and required shadow sample times are specified in Section 3.0 of the Terms of Reference.

As described in the City of Niagara Falls Terms of Reference, the purpose of the Sun/Shadow Study is to “contribute to and inform the design of buildings and the arrangement of buildings on sites. By understanding the nature of existing shadows and new shadows, new development proposals can ensure adequate access to sunlight enhancing the livability and sustainability of public and private spaces”.

The Shadow Impact Study is required for buildings exceeding 10 storeys and forms part of a complete development application within the City’s urban settlement area. The following analysis illustrates the projected shadow impacts of the proposed development on the surrounding urban context and identifies the mitigation strategies implemented to minimize undue shadow effects.

2.0 SITE DESCRIPTION

The site is located on the northwest corner of Kitchener St. and Hunter St. The assembled lot (Parcel 4898) is approximately 1472 m² (after road widening) and is zoned Deferred Tourist Commercial (DTC) under By-law 79-200. The site provides 50.72 m of frontage onto Kitchener Street and 77.11 m on Hunter Street.

2.1 SITE CONTEXT

The subject site occupies a corner condition between a low-rise residential neighbourhood to the northwest and a predominantly commercial district to the south-east. The residential fabric is characterized by modest building heights and regular setbacks, while the commercial zone includes hotel developments, restaurants, a church, surface parking lots and associated service infrastructure. The site is further supported by its proximity to Highway 420, with regional access provided via the Victoria Avenue arterial corridor.

2.2 EXISTING SITE CONDITIONS

The parcel is currently developed with two existing structures: a two-storey brick dwelling located toward the southern portion of the site and a three-storey brick church positioned to the north. The remaining area consists primarily of landscaped open space with limited hard surfaces associated with access and circulation. The site is generally level, exhibiting minimal grade variation. Vegetation is limited to one mature deciduous tree and informal perimeter plantings consisting of sparse young-growth deciduous trees and shrubs.

2.3 PROPOSED DEVELOPMENT DESCRIPTION

- The proposed mixed-use hotel development will require removal of the existing two-storey dwelling. The existing three-storey brick church will be retained and incorporated into the proposed building design.
- The proposed building area will be approximately ± 1064 m². The remaining site area will consist of landscaped open space, including pedestrian sidewalks and proposed deciduous tree plantings along Kitchener Street and Hunter Street. Limited accessory hard surfaces will be provided, including a loading zone located to the south-west of the building.
- The mixed-use tower (167m above-grade) will be connected to the east façade of the retained church structure through a four-storey podium. A raised patio will connect to the west façade of the church. The third level of the podium will include an uncovered terrace for guest use.
- The proposed height (50 storeys) represents site-specific intensification within the DTC zone and is subject to the requested Zoning By-Law Amendment.
- Primary pedestrian access to both the church and tower components will be located along the north side of the building. The above-grade loading zone will be positioned to the south-west of the podium, with additional controlled pedestrian access points provided as required.

PART B — ANALYSIS

3.0 STUDY METHODOLOGY

Following the guidelines from the City of Niagara Falls' Terms-of-Reference: Sun/Shadow Study (dated: December 2023), the shadow analysis is conducted for the following:

3.1 STUDY DATES & TIMES

- At hourly intervals (9hrs) from 10:00 a.m. to 6:00 p.m. (Eastern Time Zone)
- April 21 (Daylight Saving Time)
- June 21 Summer Solstice (Daylight Saving Time)
- September 21 Fall Equinox (Daylight Saving Time)
- December 21 Winter Solstice (Standard Time)

3.2 TIME ZONE / SOLAR DATA

- Eastern Standard Time: Universal Time minus 5 hours
- Daylight Saving Time: Universal Time minus 4 hours

Geographical Coordinates

- Latitude: 43°05' 43.40"N
- Longitude: 79°04' 27.27"W

3.3 STUDY COVERAGE AREA

In accordance with the City of Niagara Falls' Terms-of-Reference: Sun/Shadow Study (dated: December 2023), the study area extends a minimum of 10 times the building height to the north, east and west of the subject property and a minimum distance of 2 times the building height to the south of the subject property.

3.4 MODEL ASSUMPTIONS

The shadow analysis incorporates the following simulated conditions:

- (1). Existing shadow conditions in the coverage area are presented as black.
- (2). Shadows of existing buildings on the site are presented in the colour red.
- (3). Shadows for the As-of-Right conditions are established based on the height as per the previously approved Zoning By-Law Amendment: the Deferred Tourist Commercial Zone (DTC) under By-law 79-200 permits a maximum height of 12m (40ft). The aforementioned conditions is presented in the colour yellow.
- (4). Shadows for the proposed condition are based on the designed 50 storey tower with a 4-storey podium. The net new shadow is presented in the colour orange.
- (5). Shadows for relevant proposed developments within the coverage area are presented in the colour blue.

4.0 SHADOW IMPACT ASSESSMENT CRITERIA

The City of Niagara Falls' Terms-of-Reference: Sun/Shadow Study Section 4.0 provides a description of the Shadow Impact Criteria that is required to be applied in the analysis as follows:

4.1 PRIVATE REALM

Criteria (1): Outdoor Residential Amenity Spaces on Adjacent - adjacent residential amenity areas should receive at a minimum of 6 hours of sunlight between 10:00 a.m. to 6:00 p.m. on:

- April 21 to September 21.

Assessment of Proposed Shadows: Demonstrates that adjacent outdoor residential amenity spaces receive not less than six (6) hours of direct sunlight between 10:00 a.m. and 6:00 p.m. on all test dates from April 21 through September 21. No identified adjacent residential amenity area experiences more than approximately two consecutive hourly intervals of incremental shadow.

4.2 PUBLIC REALM

Criteria (1): Public Outdoor Amenity Spaces - Communal Outdoor Amenity Spaces include school yards, children's play areas, public outdoor pools, community gardens, privately owned public spaces, civic and cultural spaces and other public outdoor areas.

- Shadows cast by existing buildings and shadows from proposed buildings should allow for 5 hours of full sun between 10:00 a.m. - 6:00 p.m. on: April 21.

- School yards and children's play areas should receive at least 3 hours of sun between 10:00 a.m. - 3:00 p.m. on: December 21.

Assessment of Proposed Shadows: Demonstrates that no public amenity space is shadowed by the proposed development for more than one (1) hour between 10:00 a.m. and 6:00 p.m. on April 21 with all identified communal outdoor amenity spaces receiving a minimum of seven (7) hours of direct sunlight. On December 21, school yards and children's play areas retain at least three (3) hours of direct sunlight between 10:00 a.m. and 3:00 p.m. as incremental shadow introduced by the proposed development does not reduce sunlight exposure below the required threshold.

Criteria (2): Sidewalk Areas and Boulevards along the Frontage of the Development - Should continue to receive a minimum of 4 hours of sun between 10:00 a.m. - 6:00 p.m. on:

- April 21 (the south sides of streets with east and west orientations may receive less sunlight).

Assessment of Proposed Shadows: The subject frontage does not achieve four (4) hours of sunlight between 10:00 a.m. and 6:00 p.m. on April 21. The sidewalk is located on the south side of an east-west oriented street, where reduced sunlight exposure is anticipated due to solar path geometry in the northern hemisphere. This condition is consistent with the contextual allowance identified in Section 4.3.2 of the Terms of Reference. The impact is localized to the site's immediate frontage, mitigated by building step-backs and tower massing. The condition is orientation-driven and consistent with the contextual allowance in the Terms of Reference (Section 4.3.2).

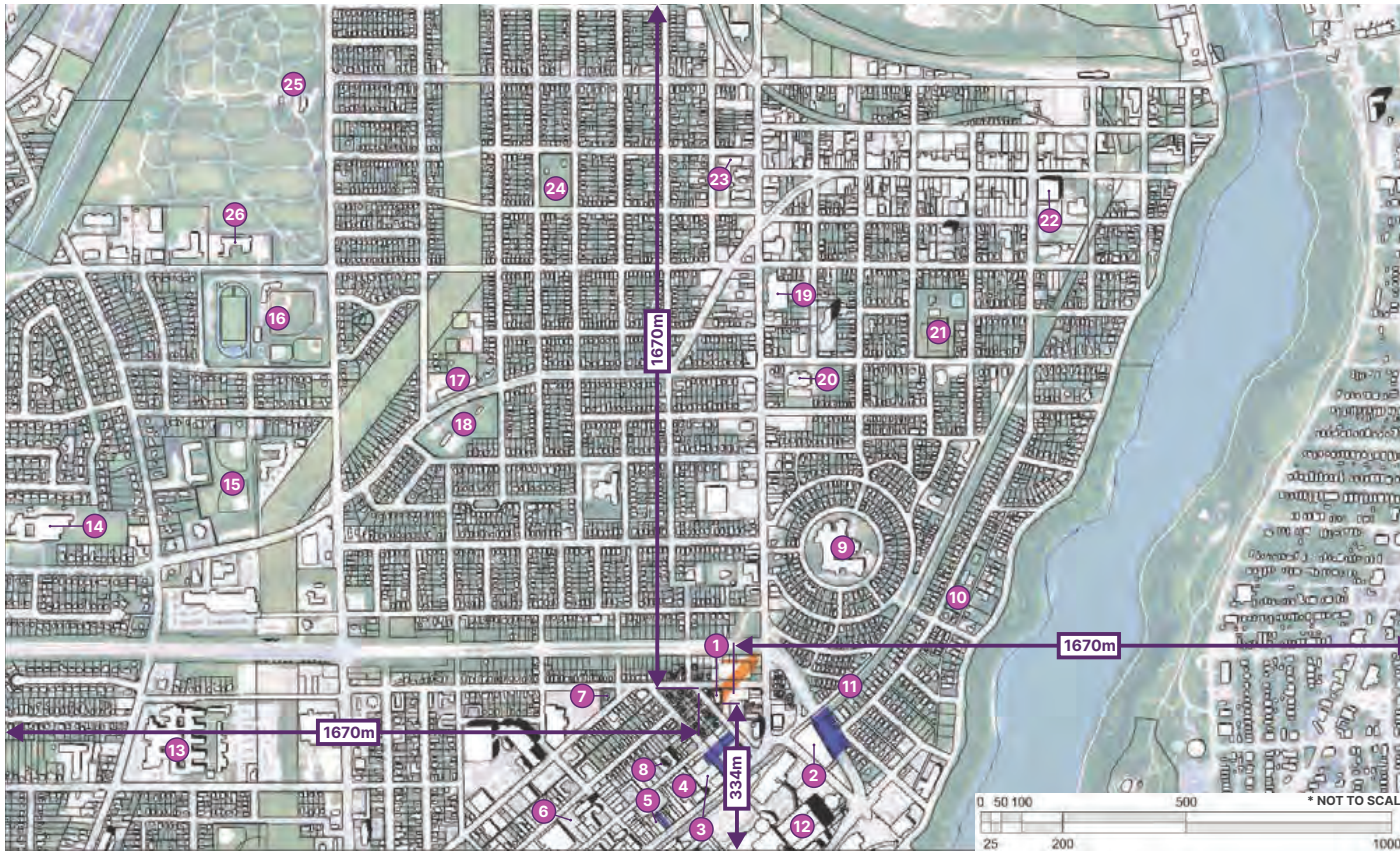
Criteria (3): Parks, Open Spaces and Natural Heritage Areas - Shadows cast by existing buildings and proposed developments surrounding parks and other open spaces should not exceed 3 hours in duration between the hours of 10:00 a.m. - 6:00 p.m. on:

- April 21.

- September 21.

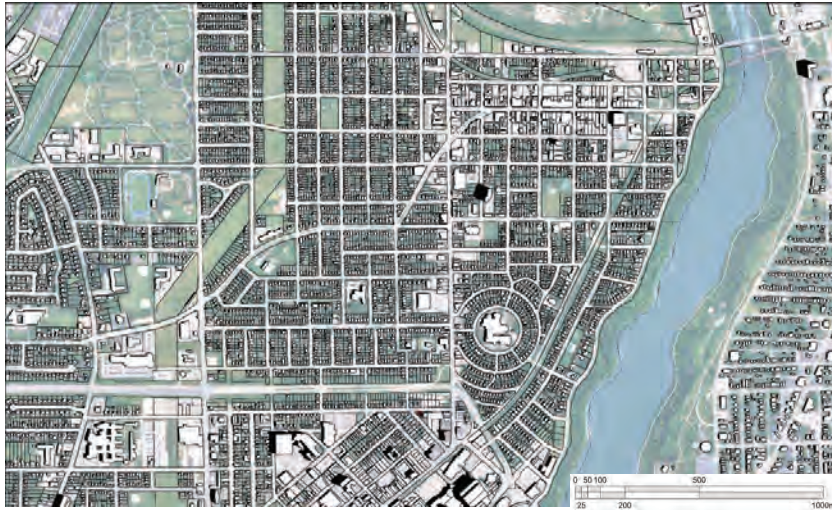
Assessment of Proposed Shadows: Demonstrates that at no point does the shadow cast by proposed development exceed three (3) hour in duration on surrounding parks and other open spaces between the hours of 10:00 a.m. - 6:00 p.m. on April 21 and September 21.

AREA OF STUDY



- Existing Shadows
- Existing Site Shadows
- As of Right Shadow
- Proposed Building Shadow
- Approved yet Unbuilt Shadows

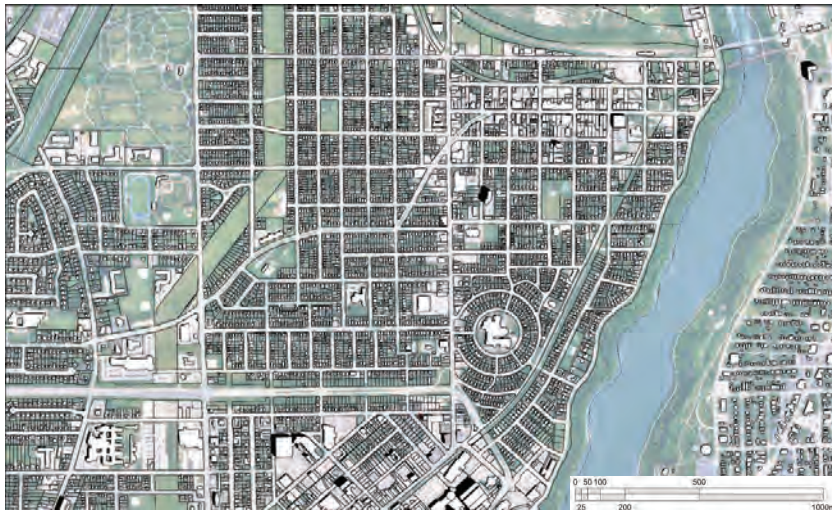
- | | |
|---|--|
| 1 Proposed Site | 14 Niagara Falls School of Music |
| 2 Niagara Ice Sculpture Centre & Hotel | 15 WL Houck Park |
| 3 35 and 36 Storey Development Victoria Ave | 16 Oakes Park |
| 4 5657 Victoria Ave | 17 Valley Way Public School |
| 5 5709 Victoria Ave | 18 F H Leslie Park |
| 6 5723 Ellen Ave | 19 Niagara Falls Public Library |
| 7 Kitchener Park | 20 Simcoe Street Public School |
| 8 5577 Ellen Ave | 21 A J McKinley Park |
| 9 Kent School, Niagara Centre for the Arts | 22 University of Niagara Falls Canada |
| 10 Ontario Park | 23 St. Patrick Catholic Elementary School |
| 11 Olympic Torch Run Legacy Trail | 24 Maple Street Park |
| 12 The Crown Plaza Niagara Falls - Fallsview | 25 Fairview Cemetery |
| 13 Niagara Health - Niagara Falls Hospital | 26 St. Mary Catholic Elementary School |



Apr. 21 (10:00 a.m.) - EXISTING CONDITION



Apr. 21 (10:00 a.m.) - PROPOSED CONDITION

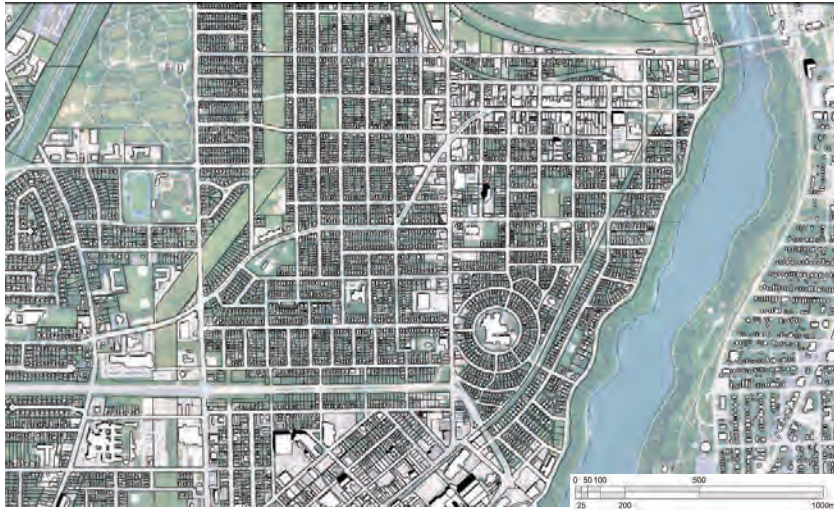


Apr. 21 (11:00 a.m.) - EXISTING CONDITION



Apr. 21 (11:00 a.m.) - PROPOSED CONDITION

- Existing Shadows
- Existing Site Shadows
- As of Right Shadow
- Proposed Building Shadow
- Approved yet Unbuilt Shadows



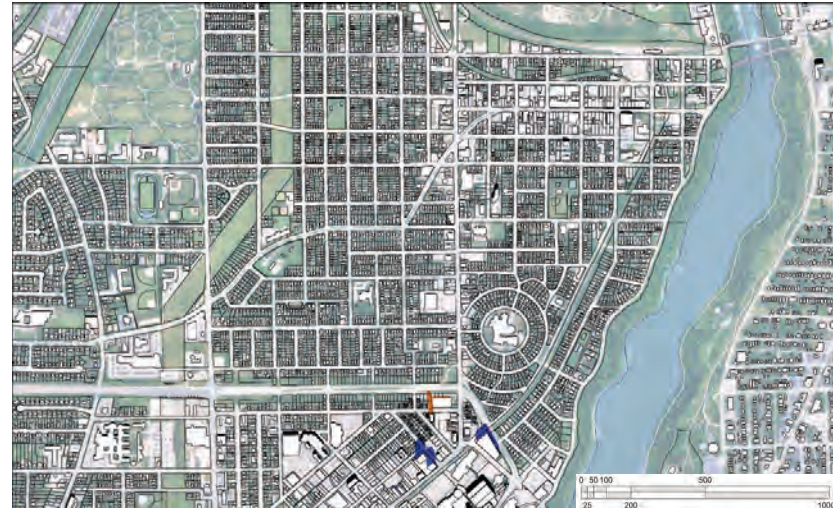
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Apr. 21 (12:00 p.m.) - PROPOSED CONDITION

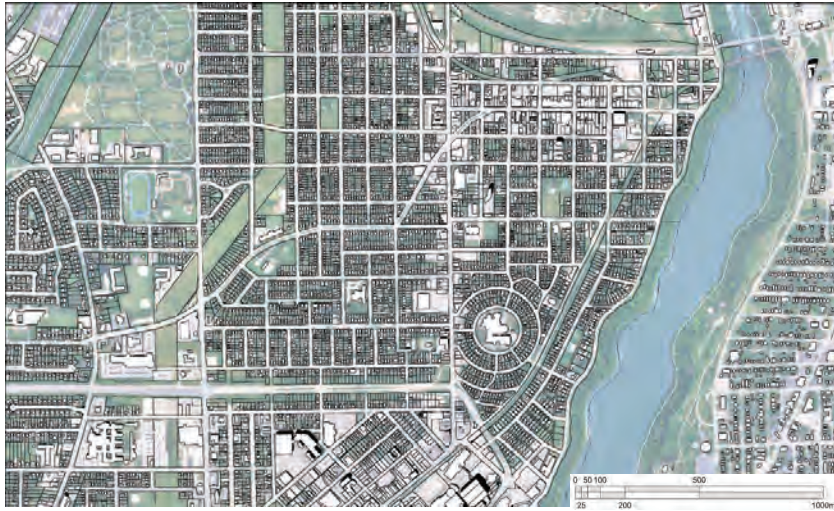


Apr. 21 (1:00 p.m.) - EXISTING CONDITION

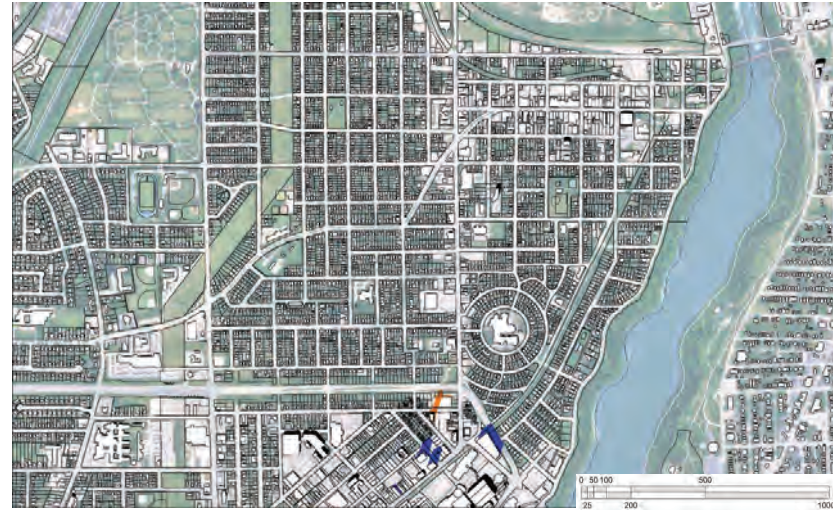


Apr. 21 (1:00 p.m.) - PROPOSED CONDITION

- Existing Shadows
- Existing Site Shadows
- As of Right Shadow
- Proposed Building Shadow
- Approved yet Unbuilt Shadows

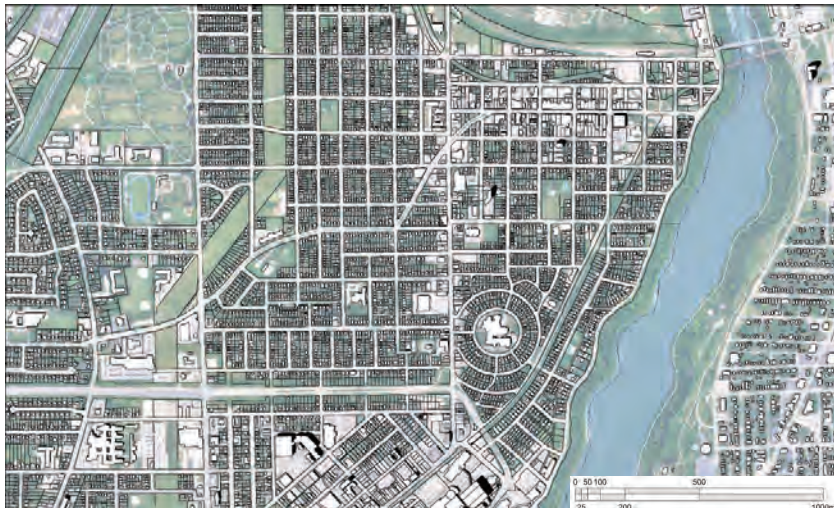


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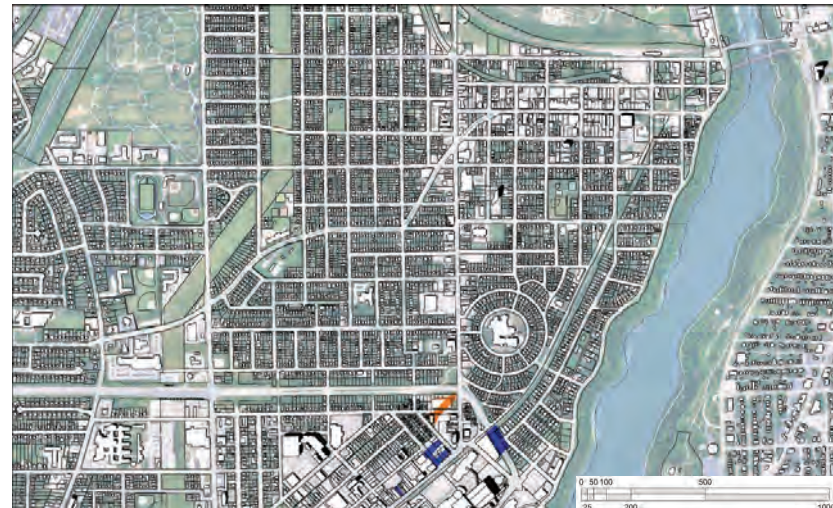


Apr. 21 (2:00 p.m.) - PROPOSED CONDITION

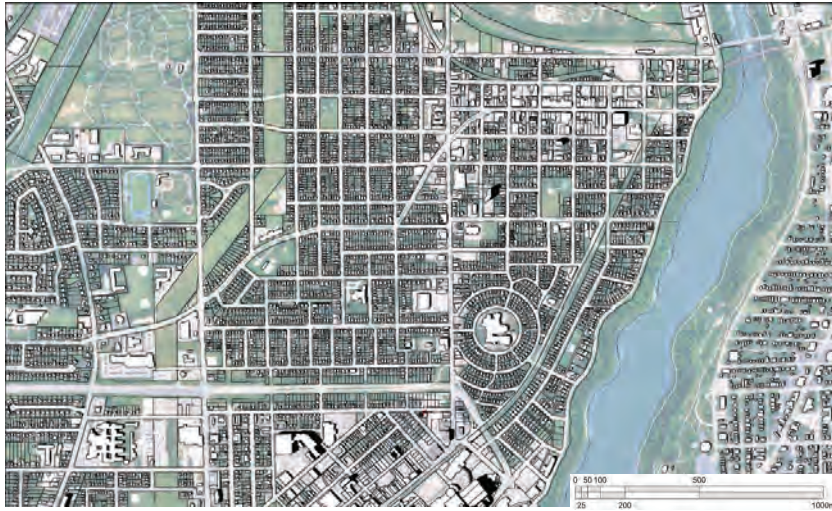
- Existing Shadows
- Existing Site Shadows
- As of Right Shadow
- Proposed Building Shadow
- Approved yet Unbuilt Shadows



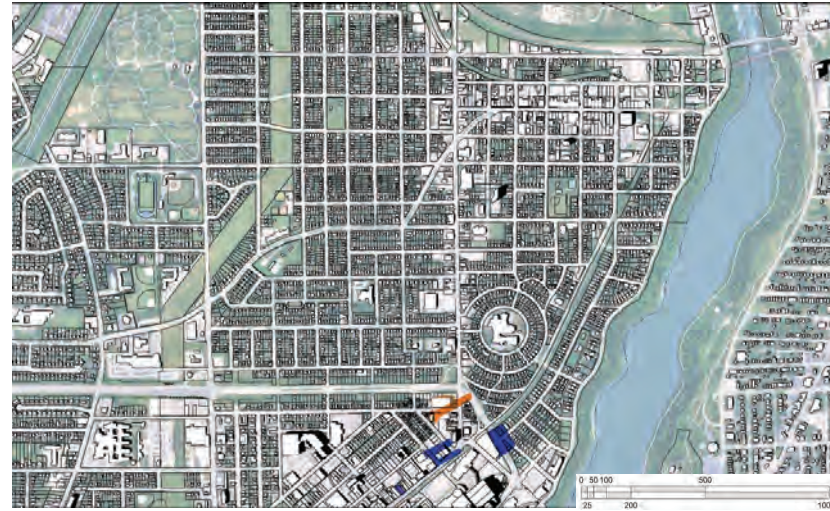
Apr. 21 (3:00 p.m.) - EXISTING CONDITION



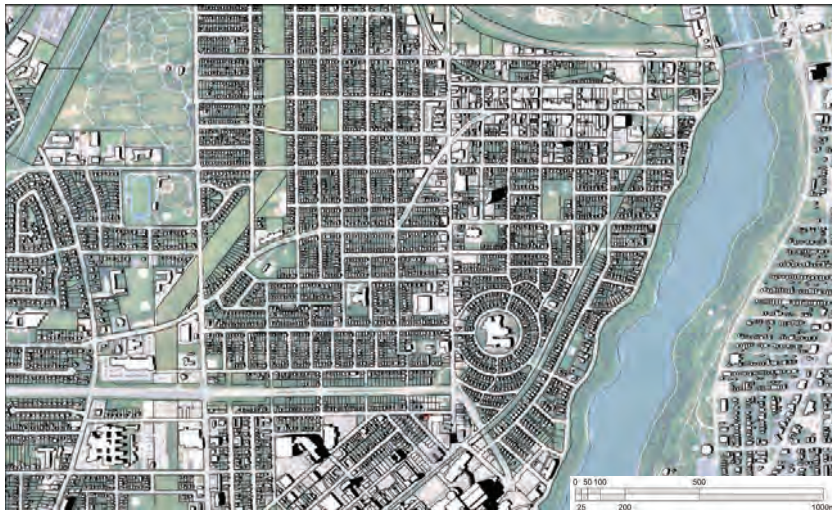
Apr. 21 (3:00 p.m.) - PROPOSED CONDITION



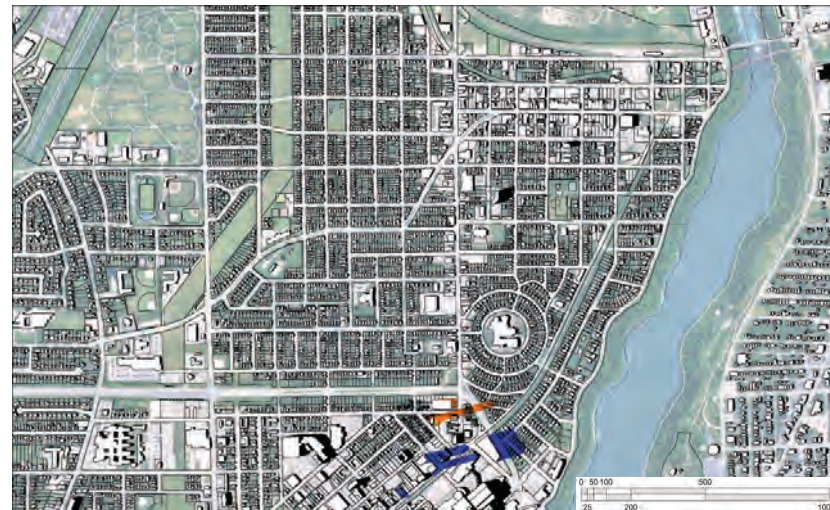
Apr. 21 (4:00 p.m.) - EXISTING CONDITION



Apr. 21 (4:00 p.m.) - PROPOSED CONDITION



Apr. 21 (5:00 p.m.) - EXISTING CONDITION

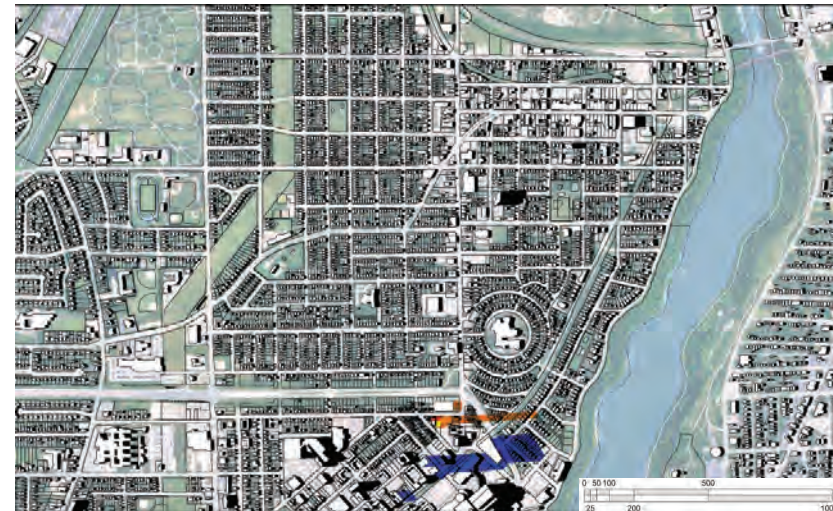


Apr. 21 (5:00 p.m.) - PROPOSED CONDITION

-  Existing Shadows
-  Existing Site Shadows
-  As of Right Shadow
-  Proposed Building Shadow
-  Approved yet Unbuilt Shadows

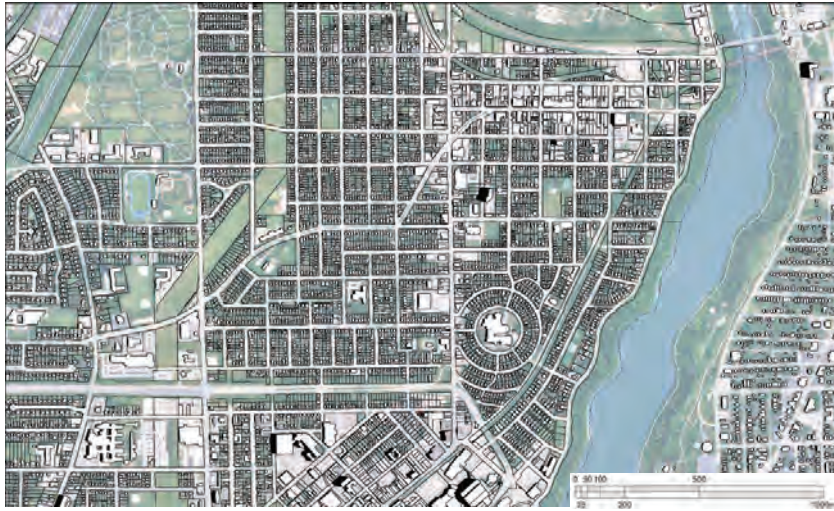


Apr. 21 (6:00 p.m.) - EXISTING CONDITION

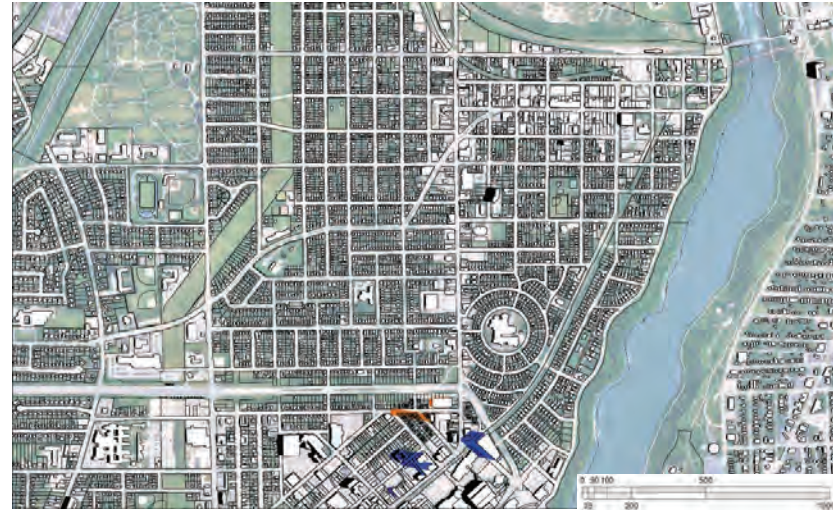


Apr. 21 (6:00 p.m.) - PROPOSED CONDITION

-  Existing Shadows
-  Existing Site Shadows
-  As of Right Shadow
-  Proposed Building Shadow
-  Approved yet Unbuilt Shadows



Jun. 21 (10:00 a.m.) - EXISTING CONDITION



Jun. 21 (10:00 a.m.) - PROPOSED CONDITION

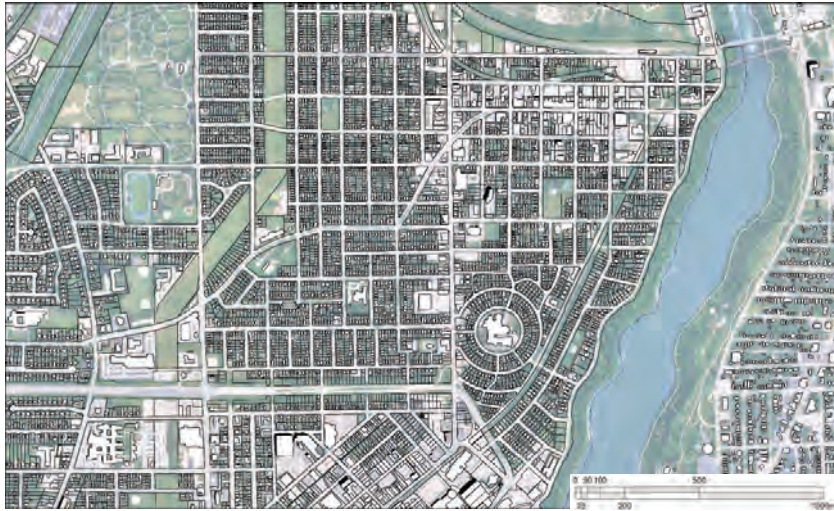


Jun. 21 (11:00 a.m.) - EXISTING CONDITION

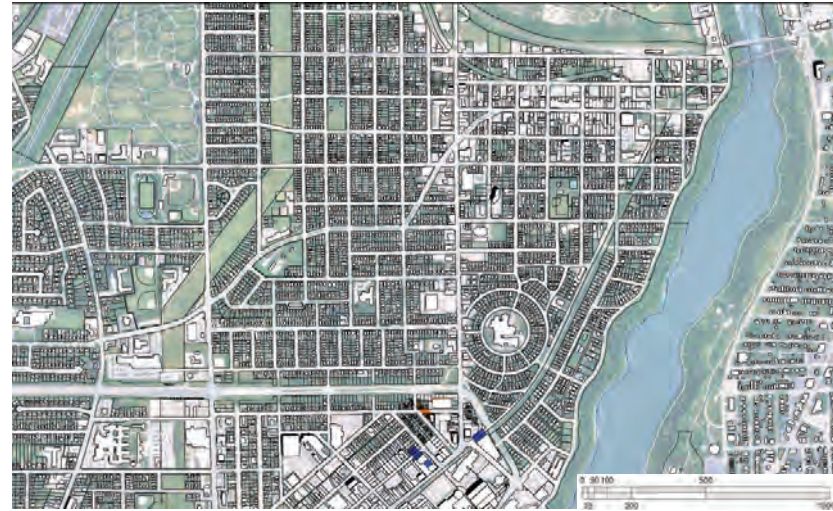


Jun. 21 (11:00 a.m.) - PROPOSED CONDITION

- Existing Shadows
- Existing Site Shadows
- As of Right Shadow
- Proposed Building Shadow
- Approved yet Unbuilt Shadows



Jun. 21 (12:00 p.m.) - EXISTING CONDITION

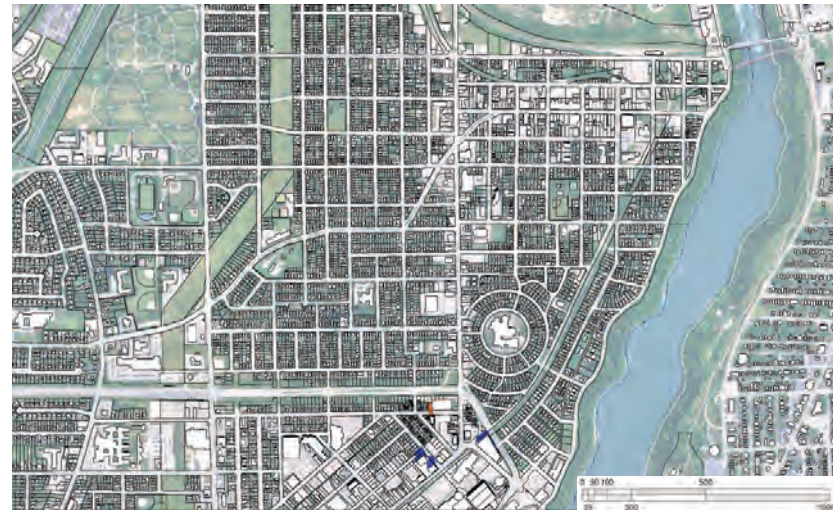


Jun. 21 (12:00 p.m.) - PROPOSED CONDITION

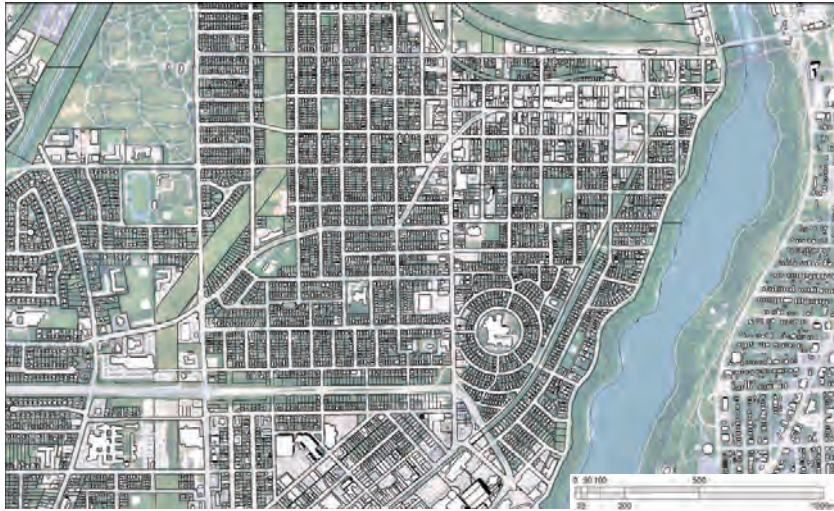
- Existing Shadows
- Existing Site Shadows
- As of Right Shadow
- Proposed Building Shadow
- Approved yet Unbuilt Shadows



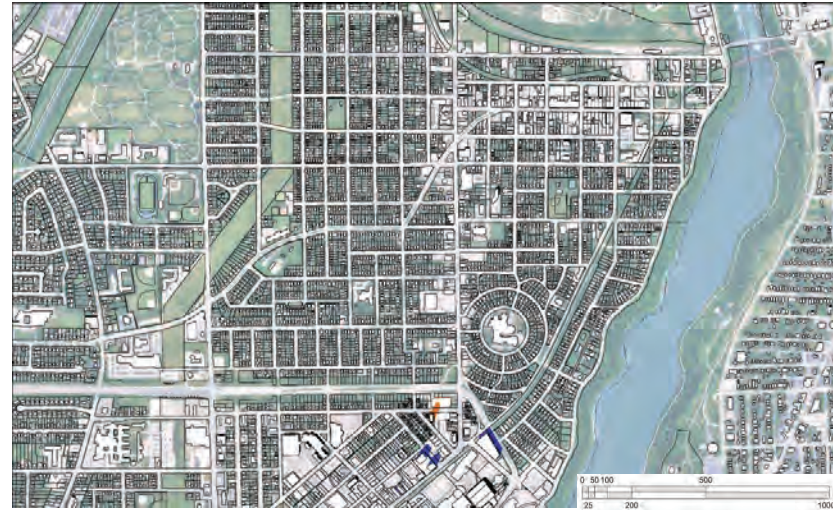
Jun.21 (1:00 p.m.) - EXISTING CONDITION



Jun. 21 (1:00 p.m.) - PROPOSED CONDITION

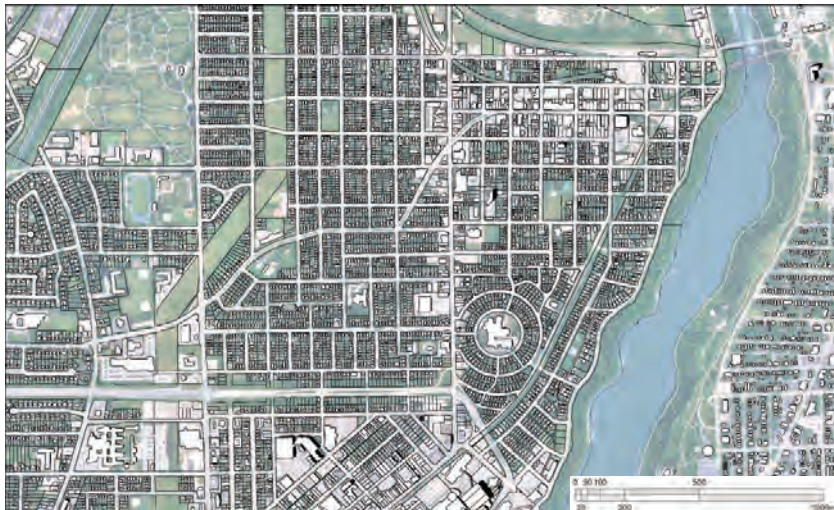


Jun. 21 (2:00 p.m.) - EXISTING CONDITION

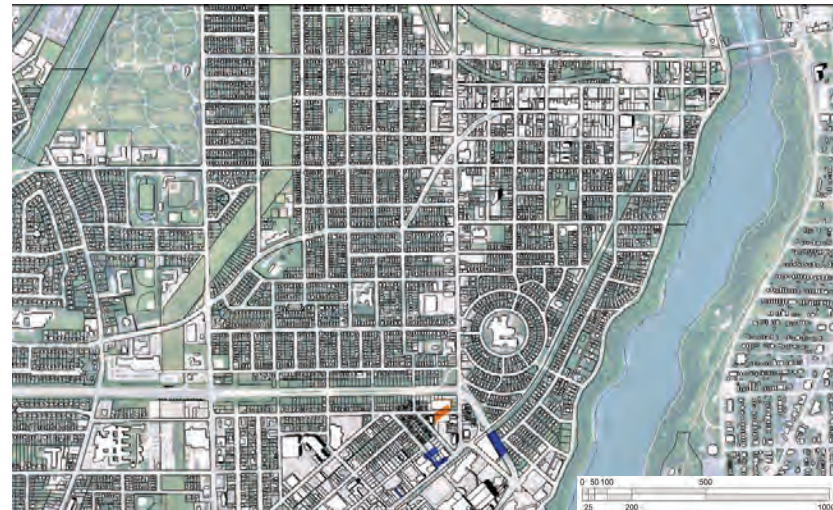


Jun. 21 (2:00 p.m.) - PROPOSED CONDITION

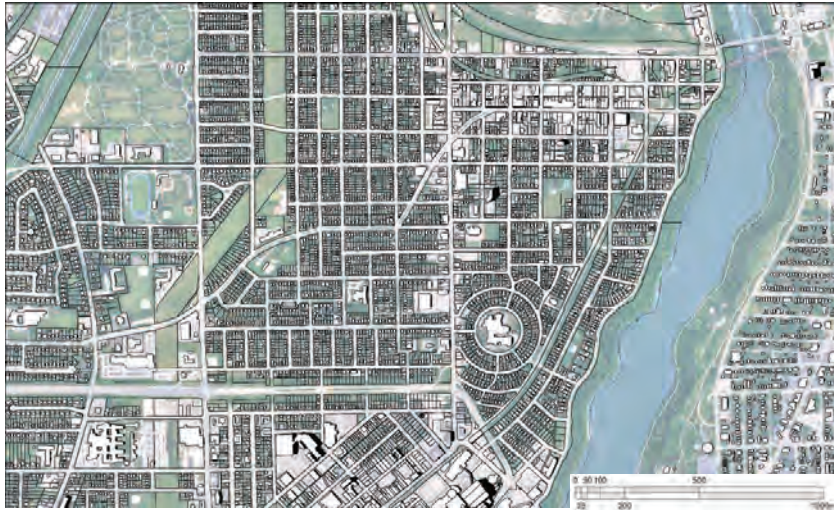
- Existing Shadows
- Existing Site Shadows
- As of Right Shadow
- Proposed Building Shadow
- Approved yet Unbuilt Shadows



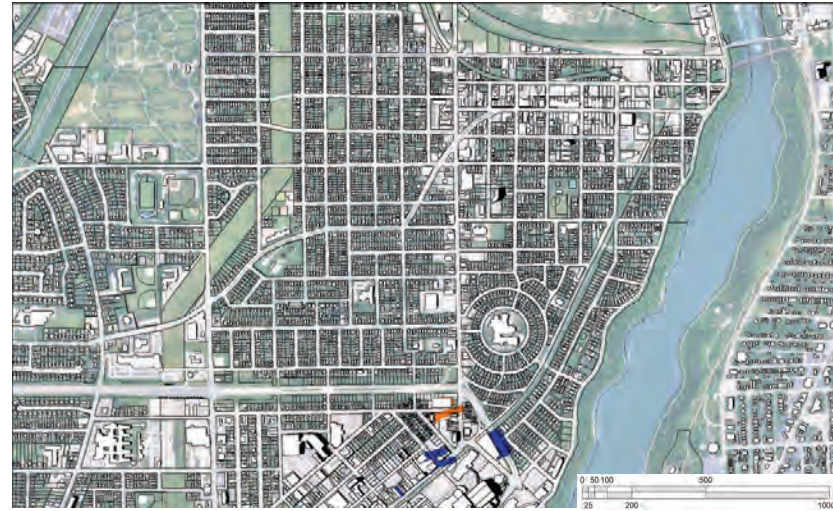
Jun. 21 (3:00 p.m.) - EXISTING CONDITION



Jun. 21 (3:00 p.m.) - PROPOSED CONDITION

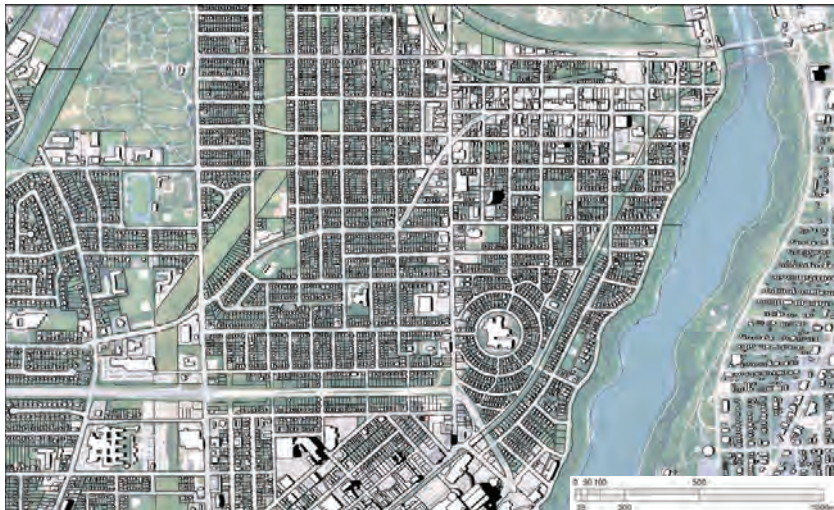


Jun. 21 (4:00 p.m.) - EXISTING CONDITION

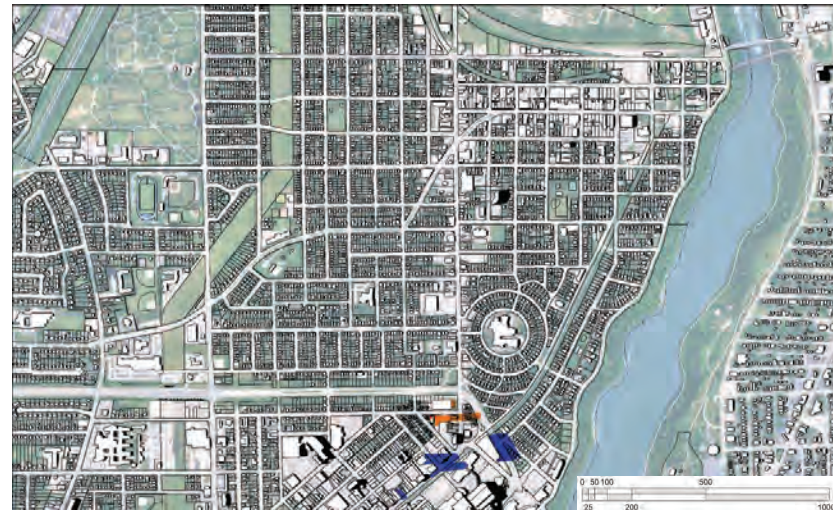


Jun. 21 (4:00 p.m.) - PROPOSED CONDITION

- Existing Shadows
- Existing Site Shadows
- As of Right Shadow
- Proposed Building Shadow
- Approved yet Unbuilt Shadows



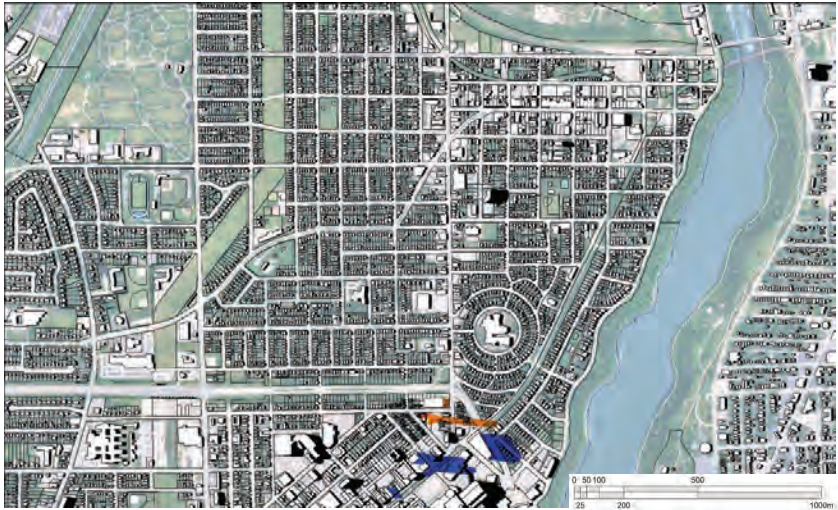
Jun. 21 (5:00 p.m.) - EXISTING CONDITION



Jun. 21 (5:00 p.m.) - PROPOSED CONDITION



Jun. 21 (6:00 p.m.) - EXISTING CONDITION



Jun. 21 (6:00 p.m.) - PROPOSED CONDITION

- Existing Shadows
- Existing Site Shadows
- As of Right Shadow
- Proposed Building Shadow
- Approved yet Unbuilt Shadows



Sept. 21 (10:00 a.m.) - EXISTING CONDITION



Sept. 21 (10:00 a.m.) - PROPOSED CONDITION

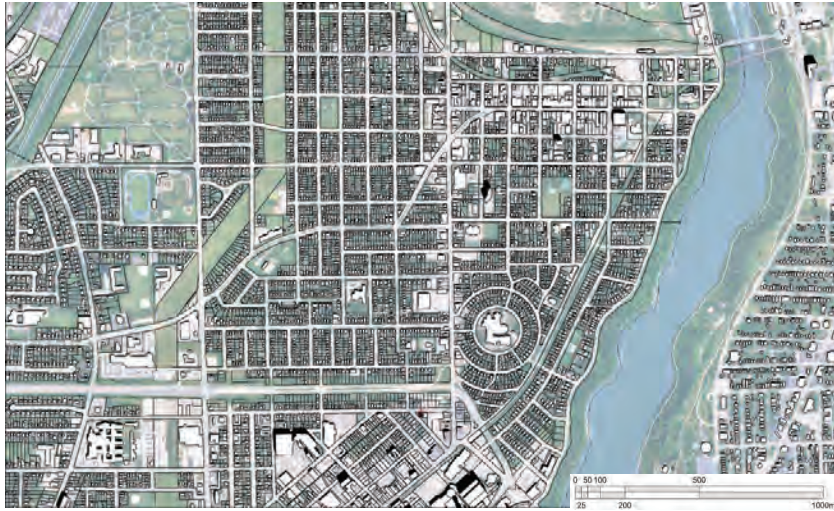


Sept. 21 (11:00 a.m.) - EXISTING CONDITION



Sept. 21 (11:00 a.m.) - PROPOSED CONDITION

- Existing Shadows
- Existing Site Shadows
- As of Right Shadow
- Proposed Building Shadow
- Approved yet Unbuilt Shadows



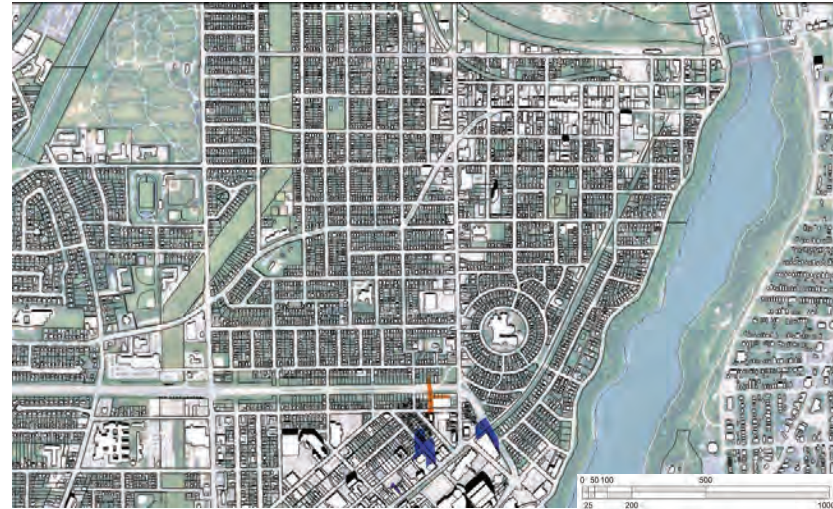
Sept. 21 (12:00 p.m.) - EXISTING CONDITION



Sept. 21 (12:00 p.m.) - PROPOSED CONDITION

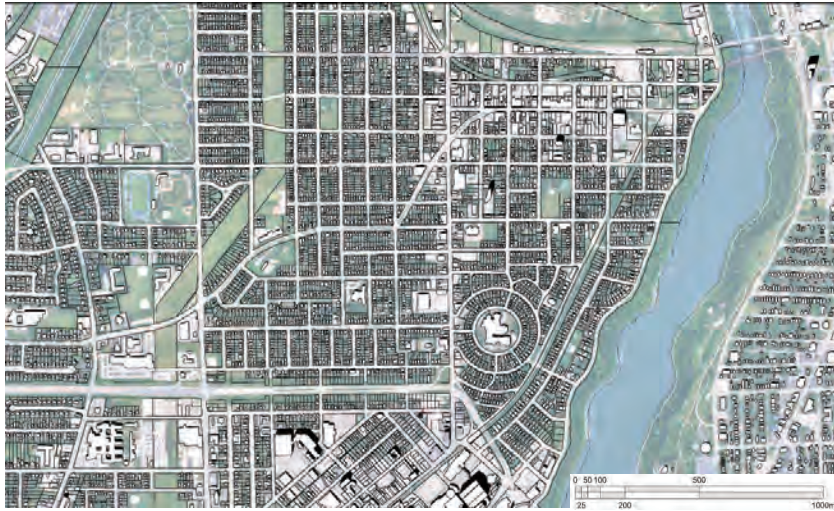


Sept. 21 (1:00 p.m.) - EXISTING CONDITION

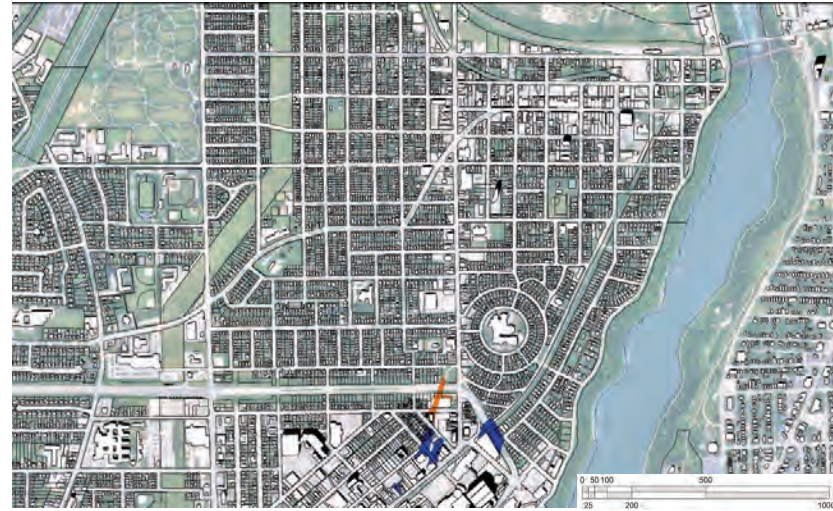


Sept. 21 (1:00 p.m.) - PROPOSED CONDITION

- Existing Shadows
- Existing Site Shadows
- As of Right Shadow
- Proposed Building Shadow
- Approved yet Unbuilt Shadows



Sept. 21 (2:00 p.m.) - EXISTING CONDITION



Sept. 21 (2:00 p.m.) - PROPOSED CONDITION

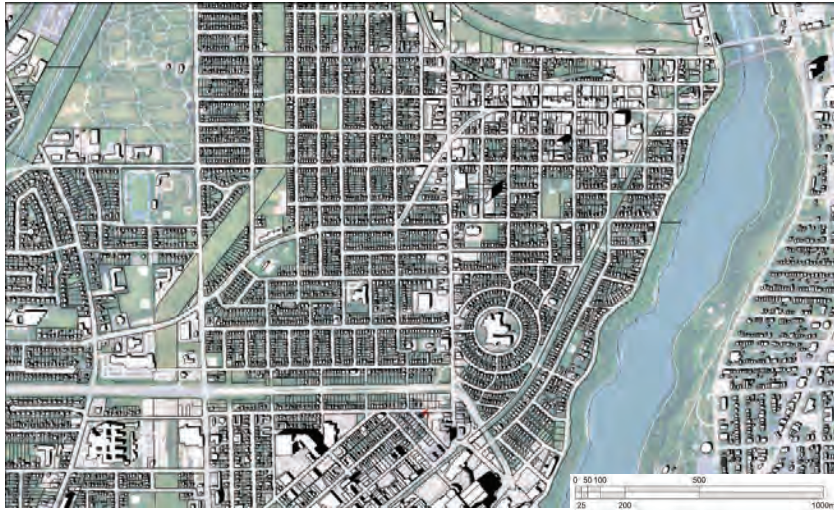


Sept. 21 (3:00 p.m.) - EXISTING CONDITION

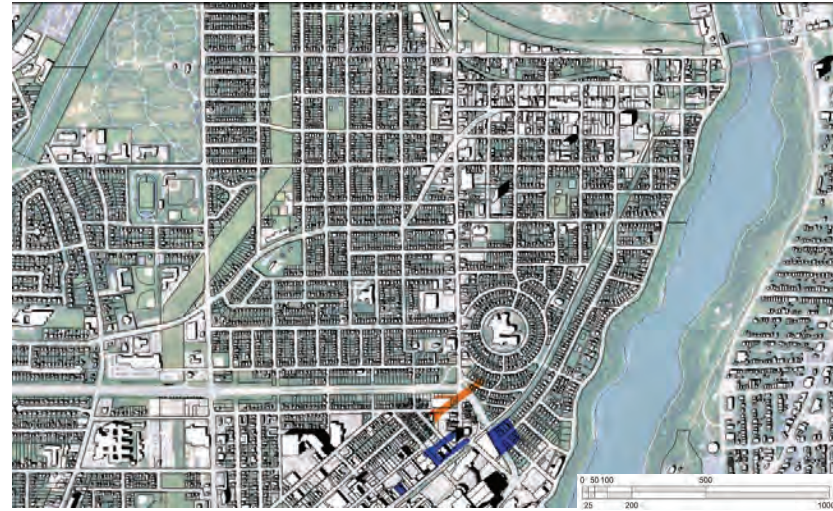


Sept. 21 (3:00 p.m.) - PROPOSED CONDITION

-  Existing Shadows
-  Existing Site Shadows
-  As of Right Shadow
-  Proposed Building Shadow
-  Approved yet Unbuilt Shadows



Sept. 21 (4:00 p.m.) - EXISTING CONDITION



Sept. 21 (4:00 p.m.) - PROPOSED CONDITION

- Existing Shadows
- Existing Site Shadows
- As of Right Shadow
- Proposed Building Shadow
- Approved yet Unbuilt Shadows



Sept. 21 (5:00 p.m.) - EXISTING CONDITION



Sept. 21 (5:00 p.m.) - PROPOSED CONDITION

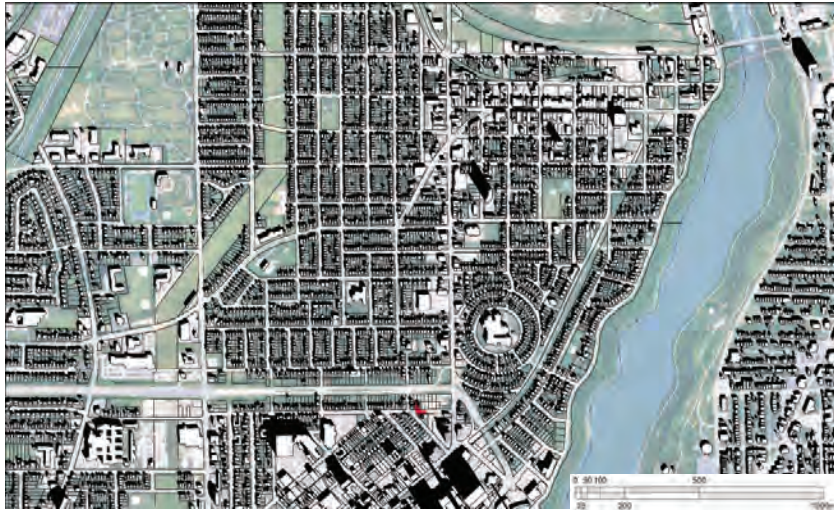


Sept. 21 (6:00 p.m.) - EXISTING CONDITION



Sept. 21 (6:00 p.m.) - PROPOSED CONDITION

- Existing Shadows
- Existing Site Shadows
- As of Right Shadow
- Proposed Building Shadow
- Approved yet Unbuilt Shadows



Dec. 21 (10:00 a.m.) - EXISTING CONDITION



Dec. 21 (10:00 a.m.) - PROPOSED CONDITION



Dec. 21 (11:00 a.m.) - EXISTING CONDITION



Dec. 21 (11:00 a.m.) - PROPOSED CONDITION

-  Existing Shadows
-  Existing Site Shadows
-  As of Right Shadow
-  Proposed Building Shadow
-  Approved yet Unbuilt Shadows



Dec. 21 (12:00 p.m.) - EXISTING CONDITION



Dec. 21 (12:00 p.m.) - PROPOSED CONDITION



Dec. 21 (1:00 p.m.) - EXISTING CONDITION



Dec. 21 (1:00 p.m.) - PROPOSED CONDITION

-  Existing Shadows
-  Existing Site Shadows
-  As of Right Shadow
-  Proposed Building Shadow
-  Approved yet Unbuilt Shadows



Dec. 21 (2:00 p.m.) - EXISTING CONDITION



Dec. 21 (2:00 p.m.) - PROPOSED CONDITION



Dec. 21 (3:00 p.m.) - EXISTING CONDITION

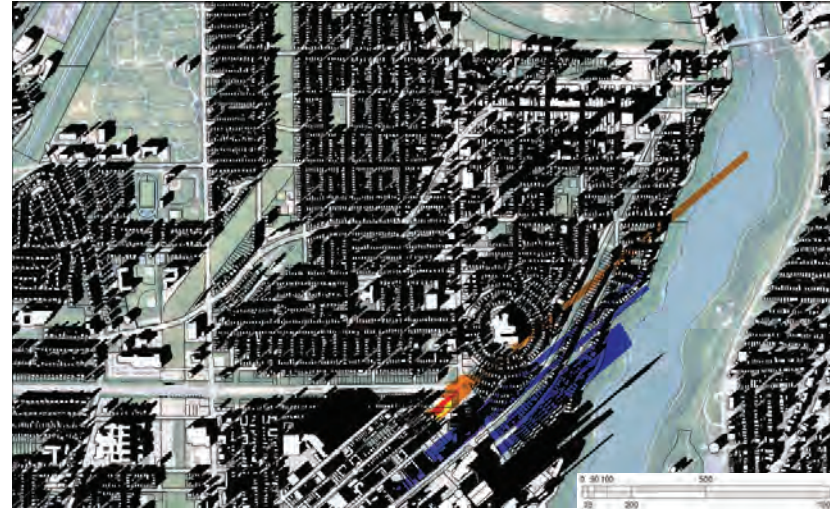


Dec. 21 (3:00 p.m.) - PROPOSED CONDITION

-  Existing Shadows
-  Existing Site Shadows
-  As of Right Shadow
-  Proposed Building Shadow
-  Approved yet Unbuilt Shadows



Dec. 21 (4:00 p.m.) - EXISTING CONDITION



Dec. 21 (4:00 p.m.) - PROPOSED CONDITION

- Existing Shadows
- Existing Site Shadows
- As of Right Shadow
- Proposed Building Shadow
- Approved yet Unbuilt Shadows



Dec. 21 (5:00 p.m.) - EXISTING CONDITION



Dec. 21 (5:00 p.m.) - PROPOSED CONDITION



Dec. 21 (6:00 p.m.) - EXISTING CONDITION



Dec. 21 (6:00 p.m.) - PROPOSED CONDITION

-  Existing Shadows
-  Existing Site Shadows
-  As of Right Shadow
-  Proposed Building Shadow
-  Approved yet Unbuilt Shadows

PART B2 — MITIGATION

6.0 SHADOW MITIGATION STRATEGIES

Shadow mitigation strategies were integrated early in the design process and informed key aspects of the building's massing and site layout; the application of these mitigation measures minimizes shadow impact from the proposed development.

6.1 BUILDING HEIGHT & MASSING

- The podium establishes a consistent street wall in accordance with urban design best practices, while the tower is stepped back above to reduce the perceived shadow impact at grade and enhance sky view from the public realm.
- The tall and slender tower form results in a narrower shadow profile that moves more quickly across surrounding areas, thereby reducing the duration and overall extent of shadow impacts compared to a lower, broader building of equivalent gross floor area.

6.2 BUILDING ORIENTATION & LAYOUT

- The tower floorplate has been designed as a long, narrow form oriented along the north-south axis. This alignment minimizes shadow impacts resulting from the predominant southern sun path.
- The compact floorplate limits the overall width of shadow projection onto adjacent properties and the public realm.
- The primary outdoor terrace has been positioned on the west side of the site adjacent to the music hall to take advantage of southern exposure and late afternoon sunlight during the peak spring and summer seasons.
- Podium and tower setbacks have been maximized to reduce shadow encroachment on adjacent properties and to improve solar access within the immediate context.

PART C — CONCLUSION

7.0 OVERALL IMPACT SUMMARY

The Sun/Shadow Study conducted for the proposed mixed-use hotel at 4898 Kitchener Street in Niagara Falls demonstrates that the development generally satisfies the shadow impact criteria outlined in the City's Sun/Shadow Study Terms of Reference (December 2023).

The proposal meets the required sunlight thresholds for adjacent private residential amenity areas, public outdoor amenity spaces, school yards, children's play areas, and surrounding parks and open spaces. Shadow impacts are limited in duration and remain within the prescribed performance standards.

The proposed development achieves minimal shadow impact that is localized and mitigated through various design strategies on the site with the proposed development representing a considered approach to building height and massing, and is concluded to satisfactorily address the City's shadow impact criteria.

APPENDIX A — SUBMISSION FORM CHECKLIST

APPENDIX A — SUBMISSION FORM CHECKLIST

1. GENERAL

- (A). Name of the Project: **Music City Hotel**
- (B). Date: **26/02/2026**
- (C). Address of Application: **4898 Kitchener Street, Niagara Falls, ON, Canada**
- (D). Name of Consultant: **Matthew Schmid**
- (E). Phone numbers and email of the Consultant: **mail@matthewschmid.ca | 647-992-7158**

2. PROJECT DESCRIPTION

- (A). Short Description of the Project: **Mixed-Use Tower Hotel Development**
- (B). Number of buildings for this application: **1**
- (C). Number of Floors: **53 (including basement & 2 level mechanical penthouse)**
- (D). Height in Metres: **167m**
- (E). Did you submit the 3D Model for this project: **No**

3. MASSING INFORMATION

- (A). Software Used: Rhino - **Rhinoceros 3D**
- (B). Terrain Corrected: **No**

4. MASSING MODEL LOCATION

- (A). Coordinates Used: Latitude: **43°05' 43.40"N | Longitude: 79°04' 27.27"W**
- (B). Solar North Matches True North: **Yes**

5. SHADOW DIAGRAMS INFORMATION

- (A). Are you fully compliant with all of the technical specifications in the Terms of Reference: **The study complies with all Terms of Reference specifications, except for 4.2 Public Realm Criterion (2), which has been assessed and addressed in accordance with TOR provisions.**
- (B). Do the Shadow Diagrams use a standard metric scale: **Yes**
- (C). Are the Shadow Diagrams provided in Colour: **Yes**
- (D). Does the Shadow Diagrams use The City's Shadow Study Drawing Standards — Colour Analysis: **Yes**
- (E). Data Used for Shadow Analysis: **Solar positions were calculated using Rhino -Grasshopper 'Ladybug' Tools based on geographic location and specified calendar dates: April 21 , June 21 , September 21 , December 21**
- (F). Daylight Savings Time Considered: **Yes.**

DECLARATION OF CONSULTANT

I, **Matthew Schmid**, certify that I have examined the contents of the application, certify that the information submitted with it is accurate and concur with the submission of the application.

Signature:



Date: **26/02/2026**

APPENDIX B — DATA SOURCE REFERENCES



APPENDIX B — DATA SOURCE REFERENCES

REFERENCES

- (1): Criteria: **Terms of Reference for Sun/Shadow Study, December 2023.**
- (2): Geo-Referencing Software: **QGIS**
- (3): Context Massing Information Software: **Cadmapper.com**
- (4): Sun/Shadow Study Simulation: **Rhino Grasshopper**



www.matthewschmid.ca

647.992.7158

