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**CERTIFIED COPY**

CITY OF ST. CATHARINES

BY-LAW NO. 2016-284

CERTIFIED under the Hand of the Clerk and the Seal of THE CORPORATION OF THE CITY OF ST. CATHARINE to be a TRUE COPY of By-law 2016-284 of The Corporation of the City of St. Catharines  
DATED this 27<sup>th</sup> day of November 2016  
  
Clerk of The Corporation of the City of St. Catharines

A By-law to designate the property at 101 South Drive to be of cultural heritage value or interest.

WHEREAS pursuant to Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, the council of a municipality is authorized to enact by-laws to designate property within the municipality to be of cultural heritage value or interest if the property meets the criteria prescribed by regulation, namely Ontario Regulation 9/06;

AND WHEREAS in accordance with the *Ontario Heritage Act*, the Council of The Corporation of the City of St. Catharines has consulted with the St. Catharines Heritage Committee regarding the designation of the property at 101 South Drive;

AND WHEREAS the Council of The Corporation of the City of St. Catharines considers that the property at 101 South Drive is of cultural heritage value or interest;

AND WHEREAS the property at 101 South Drive meets the criteria set out in Ontario Regulation 9/06.

AND WHEREAS the Council of The Corporation of the City of St. Catharines has caused to be served upon the owners of the property at 101 South Drive and upon the Ontario Heritage Trust, notice of intention to designate the property and has caused such notice of intention to be published in a newspaper having general circulation in the City of St. Catharines;

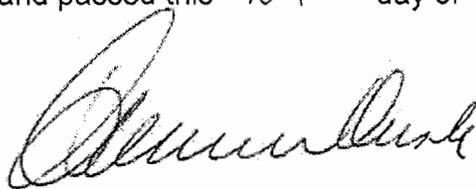
AND WHEREAS reasons for the designation of the property at 101 South Drive Road, including a description of the heritage attributes of the property, are set forth in Schedule "A" hereto;

AND WHEREAS a no notice of objection to the proposed designation was served upon the Clerk of the City of St. Catharines;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. CATHARINES enacts as follows:

1. The property at 101 South Drive and more particularly described as Lot 2625 CP Plan 2, S/T NC40359; PTS 1 and 2 on Plan 30R-14719; ST. CATHARINES is hereby designated to be of cultural heritage value or interest. The description of the Heritage Attributes of the subject property are outlined in Schedule "A" attached hereto.
2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property at 101 South Drive and more particularly described 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 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 St. Catharines.

Read and passed this 21<sup>st</sup> day of November 2016.



CLERK



MAYOR

## SCHEDULE "A"

### DESCRIPTION OF HERITAGE ATTRIBUTES OF 101 SOUTH DRIVE (GLEN RIDGE SCHOOL AND LANDS)

This document is intended to comprise an executive summary, outlining in brief the heritage attributes of 101 South Drive. A more detailed version of the research compiled by members of the St. Catharines Heritage Advisory Committee, assisted by the community, is also available.

The original 1928-1929 portion of Glen Ridge School is a fine example of Arts and Crafts style of architecture by the notable architectural firm of Nicholson and Macbeth who also designed many of the grand homes in the City of St. Catharines and elsewhere in a similar style. It is unique among school buildings due to this primarily residential style of architecture, and it is *THE ONLY* known example of a school building designed by the partners.

The Glenridge neighbourhood, developed in the inter-war period, is associated with a period of significant growth in the City of St. Catharines, and the school property was the first and only use established on this block of land that was laid out by the St. Catharines Improvement Company Limited in 1913. Constructed in the 1920s, the neighbourhood has grown around the school property and has thus become a central focus of community for generations.

The original portion of the school, built in 1928-1929 is an example of the architectural work of the local firm Nicholson and Macbeth, who were responsible for many notable buildings in the City. The 1949 addition, by Wilson Salter architect, is an example of the International Style of architecture. It contains late Art Deco and/or Art Moderne influences, notably through the use of stone bas reliefs.

The school and its associated school-yard grounds have become a landmark in the neighbourhood, standing out amongst the residential sized lots of the neighbouring blocks. It is the only institutional use structure in an otherwise strictly residential neighbourhood. The design of the school is reflected in the design of some of the older houses on South Drive and Highland Avenue. These houses, built during the 1920s and '30s, were either designed by Nicholson and Macbeth, or served as a model for the architects who designed these homes. The choice of building materials, and stylistic elements in the houses (especially on South Drive) are commonly found on other Nicholson and Macbeth houses, and in the Glen Ridge School building itself.

#### **The heritage attributes of the property include:**

- The placement of the school building on the western half of the original undivided block of lots bounded by South Drive, Ridgewood Road, Highland Avenue and Rockcliffe Road which constitutes the associated school yard grounds.

•Although the playground serves as an unofficial “park” and “green space” for the immediate neighbourhood, there are insufficient reasons for heritage designation to be applied to the entire playground and remainder of the lands surrounding the building

**The heritage attributes of the building include:**

- The original 1928-1929 two-storey brick and stucco school building with steeply pitched hipped roof, off-set brick and stone entrance and chimney, deep front porch, leaded glass windows with stained and/or art glass inserts, and name/date stone over the main entrance.
- The 1948-1949 two-storey brick addition on the east side of the original school building with its horizontal, stripped windows emblematic of the International Style of architecture.
- The stone bas reliefs on the north and south sides of the 1948-1949 addition depicting scholarly pursuits.
- Each of the three building phases associated with the school are distinct, and readily distinguished from one another; the facades for each structural phase in the building remain “pure” and remain largely as they were designed by the architect/s responsible for each wing of the building.
- The 1987 wing of the building contains the least significance in terms of its age and has no particular outstanding architectural features or merits. It would not be worthy of a heritage designation, unlike the 1928 and 1949 portions of the structure.