



**Subject: Heritage Report for the Demolition of 664 King Street**  
**To: Council**  
**From: Planning and Development Department**

Report Number: 2021-126

Meeting Date: April 26, 2021

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### **Recommendation:**

That Planning and Development Department Report 2021-126 be received; and

That the Council of the City of Port Colborne removes the lands legally known as Lot 29 on Plan 1029, in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 664 King Street from the Municipal Registry of Heritage Properties.

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### **Purpose:**

The purpose of the report is to provide Council with a recommendation regarding a request to remove from the Municipal Registry of Heritage Properties the lands legally known as Lot 29 on Plan 1029, in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 664 King Street.

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### **Background:**

On April 1, 2021, the Planning Division received a formal request through the submission of a demolition permit to remove the property at 664 King Street from the City's Municipal Registry of Heritage Properties. The Municipal Registry was created under Section 27 of the *Ontario Heritage Act*. This section permits municipalities to maintain a register of properties that are of cultural heritage value or interest. This is not the same as a building or property being designated under Part IV or Part V of the *Ontario Heritage Act*. The heritage registry requires a 60-day delay after a demolition permit is applied for before any structure on a listed property can be demolished. This gives Council, with its Municipal Heritage Committee, the opportunity to review the property to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act*. If Council chooses not to designate the property, or no decision is made within 60 days, the demolition permit will be issued.

The subject property was added to the Municipal Registry of Heritage Properties under Council's direction at its meeting on November 9, 2009. The records for the subject property in the Registry are listed as follows:

<b>Address</b>	664 King Street
<b>Year Construction Commenced/ Completed</b>	1860 (estimated) Tax records show 1890
<b>Present Use</b>	Residential
<b>Original Use</b>	Unknown
<b>Style</b>	Classic Revival (est)
<b>Construction</b>	Aluminum siding
<b>Architect</b>	Unknown
<b>Design</b>	Medium gable roof
<b>Interior Features</b>	N/A
<b>Property Features</b>	Barn, garden (no barn present)
<b>Original Owner</b>	George Freud
<b>Occupation</b>	N/A
<b>Event</b>	N/A
<b>Context</b>	N/A
<b>Continuity</b>	N/A
<b>Setting</b>	N/A
<b>Landmark</b>	N/A
<b>Site</b>	Unknown
<b>Alterations</b>	Walls, windows, addition
<b>Condition (Survey 1982)</b>	Maintained

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## Discussion:

The owner of 664 King Street is seeking to remove the property from the registry with the intent of demolishing and rebuilding a dwelling on the property.

Staff have reviewed the property features listed in the municipal registry. As shown in the attached pictures, the dwelling is in rough shape. Staff note that the records in the registry are minimal and provide very little information regarding the features of the dwelling.

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## Internal Consultations:

It is usual practice for such requests to first be considered by the City of Port Colborne's Heritage Committee before a recommendation is made to Council on removing the property from the registry. Due to ongoing constraints, the Heritage Committee was consulted via email.

No adverse comments were received by the members of the Committee.

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### **Financial Implications:**

There are no financial implications.

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### **Public Engagement:**

Public input is not required as part of the heritage registry removal process. The Heritage Committee was consulted to act as representation from the public.

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### **Conclusion:**

The Planning Division is of the opinion that the dwelling is of marginal heritage value and preserving the structure is nearly impractical. Therefore, staff recommends removing 664 King Street from the City of Port Colborne Municipal Heritage Registry.

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### **Appendices:**

- a. Letter and Pictures of the Subject Property

Respectfully submitted,

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### **Report Approval:**

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final approval is by the Chief Administrative Officer.