



Subject: Municipal Heritage Registry – Second Round Revisions

To: Council

From: Development and Legislative Services Department

Report Number: 2022-216

Meeting Date: October 11, 2022

Recommendation:

That Development and Legislative Services Department – Planning Division Report 2022-216 be received; and

That Council approve the removal of the 45 properties listed in Appendix A of Development and Legislative Services Department Report 2022-216 from the Municipal Heritage Registry; and

That Planning and Museum Staff and the Heritage Port Colborne Committee be directed to continue to review the remaining properties on the registry and provide Council with further recommendations.

Purpose:

The purpose of this report is to provide Council with an update on the review of the Municipal Heritage Registry, as well as recommend the removal of 45 properties currently listed on the registry.

Background:

At its meeting on November 9, 2009, Port Colborne City Council adopted the City's first Municipal Heritage Registry. Essentially, any property with a dwelling/building that was at least 100 years old was added to the registry. The Heritage Port Colborne Committee of the day noted that the registry would still warrant further review, but it was necessary to adopt the registry at the time, albeit a large one, as a starting point.

Since the adoption of the registry, Planning Staff have processed over 20 separate requests to have a property removed from the list. These requests typically come

through the form of a demolition permit. Each request takes a considerable amount of staff time and requires Heritage Committee and Council meetings to process the request. It was recommended by Council in April of 2021, that Planning Staff begin reviewing the listed properties on the registry in an effort to reduce the number of requests for removal.

The Municipal Heritage Registry review began the summer of 2021. Each of the 552 properties were visited, documented, photographed, and placed into a rating system by planning staff. The rating system was primarily designed to review for architectural significance, contextual significance, and condition.

At its meeting on September 21, 2021, the Heritage Port Colborne Committee reviewed the properties with the lowest rating and recommended the removal of over 50 properties from the registry. The removal of these properties was then approved by Council through report 2021-309 on December 13, 2021. The Committee recommended that the remaining listed properties be reviewed by museum and archives staff to determine if more properties warrant removal from the registry.

Discussion:

Section 27 of the *Ontario Heritage Act* requires that municipalities keep a register of properties that are of cultural heritage value or interest. The registry contains both “listed” properties and “designated” properties under Part IV of the Act. Listing a property on the Municipal Heritage Registry is considered to be the first step in identifying a property that the municipality believes may warrant some form of heritage recognition, and to be of heritage value. Listing a property on the municipal heritage registry protects the structure from demolition and identifies it as a potential candidate for designation. Assigning Heritage Designation to a property offers a higher level of protection, by restricting alterations that would impact the heritage attributes of the property.

Section 2 of the *Provincial Policy Statement* acknowledges listed properties, stating that “*significant built heritage resources & significant cultural heritage landscapes shall be conserved.*” The PPS defines built heritage resources as “*One or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community.*”

Museum & Archives staff guided the review of the remaining listed properties on the Heritage Registry with the help of planning staff. The review began with properties that were initially given a lower rating in the 0-2 range during initial evaluation of the municipal registry in 2021. Properties were reviewed for cultural heritage value or significance by utilizing the many resources at the L.R Wilson Heritage Research

Archives. Information such as the original owners, original use, as well as community significance were considered to determine the heritage value of each property.

While there are still many properties to review, the review team has compiled a list of 45 properties currently listed on the registry that pose no cultural heritage value or significance. The Heritage Port Colborne Committee has reviewed this list and recommend the removal of these 45 properties. Planning staff agree with the Committee's recommendation. The list of properties proposed to be removed can be found in Appendix A.

Staff note that a property that is removed from the list at this time could be added back in the future, should new information arise that warrants a change. The Heritage Port Colborne Committee and staff will continue work on reviewing the listed properties on the registry in the coming months in an effort to ensure that it only contains the City's most significant properties.

Internal Consultations:

The Port Colborne Heritage Committee and Museum & Archives Staff have reviewed Appendix A containing the list of properties to be removed. Museum and Archives staff will continue to assist in the review of the remaining properties listed on the Heritage Registry. The goal of the Museum review is to ensure there are no glaring issues with removing an existing property from the registry.

Financial Implications:

There are no financial implications at this time. The review to date was completed with existing staff resources and the remaining review will be conducted using current staff resources.

Public Engagement:

Public Engagement is not required for Heritage Registry refinements, however Planning staff have been notifying residents with heritage inquiries that the registry is currently undergoing a review. Further, staff note that recent changes to the *Ontario Heritage Act* require that municipalities notify property owners when their property is added to the registry. This notification is not required for a property's removal from the registry; however, Planning staff recommend that the City notify each property owner remaining on the registry once the review is complete.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Service and Simplicity - Quality and Innovative Delivery of Customer Services
 - People: Supporting and Investing in Human Capital
 - Governance: Communications, Engagement, and Decision-Making
-

Conclusion:

Staff recommend that Council approve the recommendations set forth by the Heritage Port Colborne Committee and remove the properties as outlined in Appendix A from the Municipal Heritage Registry. Planning and Museum staff will continue working with the Heritage Committee to bring forward further recommendations pertaining to the removal of listed properties from the registry.

Appendices:

- a. Appendix A – Listed Heritage Properties to Remove
- b. Appendix B – Master Heritage Property Rating List

Prepared by,

Ella Morkem
Planning Student
905-835-2900 ext. 214
Ella.Morkem@portcolborne.ca

Respectfully submitted,

Denise Landry, MCIP, RPP
Manager of Planning Services
905-835-2900 ext. 203
Denise.Landry@portcolborne.ca

Report Approval:

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