

Meeting Date: November 9, 2020

Subject: Recommendation to Remove Listed Non-Designated Properties from Heritage Register

Submitted By: Sally Drummond, Heritage Resource Officer, Policy, Heritage and Design Services

RECOMMENDATION

That the 13 listed non-designated properties identified on Schedule A to Report 2020-0396 be removed from the Town of Caledon Heritage Register pursuant to section 27 of the Ontario Heritage Act.

REPORT HIGHLIGHTS

- Between September 2019 and June 2020, the Town batch listed 1,033 non-designated properties from the Town's Built Heritage Resources Inventory on the municipal Heritage Register under section 27(1.2) of the *Ontario Heritage Act*, thereby providing them interim protection from demolition.
- Following review of additional information that was subsequently received, Heritage staff recommend the removal of 12 listed non-designated properties from the Heritage Register;
- Following receipt and review of a Notice of Intention to Demolish a structure on a listed non-designated property, Heritage staff recommend its removal from the Heritage Register; and,
- The recommendation to remove these 13 listed non-designated properties from the Heritage Register is made in consultation with Heritage Caledon in accordance with Section 27(1.3) of the *Ontario Heritage Act*.

DISCUSSION

Under section 27(1.2) of the Ontario Heritage Act (OHA), Council may include non-designated properties on the municipal Register that it believes to be of cultural heritage value or interest. In a phased approach implemented between September 2019 and June 2020, Council listed 1,033 non-designated properties from the Town's Built Heritage Resources Inventory of Pre-1946 Structures (BHRI) on the municipal Heritage Register.

Section 27(3) of the OHA provides listed non-designated properties 60 days interim protection from demolition, although it should be noted that such interim protection only applies to properties that are listed before any application is made for a demolition permit for a building or structure on the property.

The evaluation process for 'listing' purposes is preliminary in nature. Thus, a 'listed' property may be subject to periodic re-evaluation by Heritage staff as additional information is uncovered or as properties undergo future restoration or alterations. Properties may also be evaluated in greater depth as a result of a heritage impact assessment, a cultural heritage study associated with secondary plans, and with heritage designation.

Since the recent phased batch listing of non-designated properties, additional information has been uncovered regarding a number of the properties that has led to re-evaluation of their listed heritage status. As noted on Schedule A to this report, it has been determined that:

- two (2) properties were demolished prior to being listed;
- one (1) property had been issued a demolition permit prior to being listed;
- three (3) properties are of modern construction in a historic style and/or re-using salvaged historic material, and thus lack cultural heritage integrity and value;
- one (1) property has a municipal easement registered against it providing access to an adjacent pioneer cemetery, but itself contains no cultural heritage resources;
- three (3) properties are the subject of development applications involving demolition of the cultural heritage resource that had been submitted prior to being listed. Site review by Heritage staff has confirmed that the properties do not merit designation under section 29 of the OHA due to extensive alterations and loss of cultural heritage value;
- one (1) property had been issued a Niagara Escarpment Commission development permit prior to listing in which demolition of the listed structure was a condition of approval
- one (1) property was in the midst of finalizing new house plans at the time of listing. Site review by Heritage staff confirmed that the property does not merit designation under section 29 of the OHA due to lack of structural integrity; remnant structural elements will be salvaged for re-use in the new building;
- one (1) Notice of Intention to Demolish has been received following listing (Schedule B). Site review by Heritage staff has confirmed that the property does not merit designation under section 29 of the OHA due to alterations and loss of cultural heritage value.

For the reasons noted above, it is recommended that the 13 properties identified in Schedule A to this report be removed from the Heritage Register.

Pursuant to section 27(1.), Heritage Caledon must be consulted prior to removal of any properties from the Heritage Register.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

COUNCIL WORK PLAN

This matter is not relevant to the Council Work Plan

ATTACHMENTS

Schedule A: Listed Non-Designated Properties Recommended for Removal from
Heritage Register

Schedule B: Notice of Intention to Demolish Listed Property at 3029 King Street