

Committee Report 2019-0151

Meeting: September 9, 2019

Subject: Recommendation to List Properties of Cultural Heritage Value in Belfountain, Cheltenham and Caledon East on the Heritage Register

Submitted By: Douglas McGlynn, Planner, Heritage and Urban Design, Policy and Sustainability

RECOMMENDATIONS

That the 87 properties identified on Schedule A to Committee Report 2019-0151 be listed on the Town's Heritage Register under section 27 (1.2) of the *Ontario Heritage Act*; and

That the necessary action be taken by staff to give effect thereto.

REPORT HIGHLIGHTS

- The Built Heritage Resource Inventory (BHRI) identified 1643 properties that have heritage significance. Currently, there are approximately 1169 properties still eligible for listing.
- The Town has 135 properties currently listed on the Town's Heritage Register, 128 individual designated properties and 184 designated properties in Bolton's Heritage Conservation District, under the *Ontario Heritage Act*.
- Heritage Planning are recommending a phased approach to bring forward the remaining 1169 properties onto the Register upon confirmation of heritage significance and the most up to date heritage status.
- The next phase is to list 87 properties of cultural heritage value that have been identified within and immediately adjacent to the boundaries of the Villages of Belfountain, Cheltenham and Caledon East that are not currently protected under the *Ontario Heritage Act*, onto the Register. Thereby providing interim protection from demolition to these properties by means of listing on the Town's Heritage Register under section 27(1.2) of the *Ontario Heritage Act*.
- The remaining properties identified on the BHRI will be brought forward in a similar phased approach.

DISCUSSION

In 2005, the Town commenced a municipal-wide Built Heritage Resources Inventory of pre-1946 structures (BHRI), which identified built heritage resources on 1,643 properties. The final report entitled *Town of Caledon Built Heritage Resources Inventory Report of Findings* (commonly referred to as the BHRI) was presented to Council in 2008.

Committee Report 2019-0151

The report identified specific categories of interest of which 361 were considered as High Significance for architectural integrity (approx. 211 remain at risk), four (4) areas. Cheltenham, Alton, Silver Creek and King Street in Bolton were identified as significant enough to be considered Heritage Conservation Districts and nine (9) areas were also identified as areas of Cultural Heritage Character.

Since 2009, the Town has:

- designated its first Heritage Conservation District in Bolton (184 properties)
- designated 32 individual properties
- listed 110 properties
- identified Alton and Cheltenham as potential Heritage Conservation Districts with funding allocated in the budget for 2019 (Alton – capital project #19-143 Heritage Designation Studies). Funding will be requested in 2021 (Belfountain) and 2022 (Cheltenham), subject to council approval.

In 2018, Heritage staff commenced a review of the original 1643 properties identified in the BHRI and determined that only 1169 are still eligible for listing - 392 within settlement areas and 777 in the rural areas. In addition to a review of the inventory, the individual property information sheets have been updated with enhanced photos and mapping.

With increasing pressure on identified BHRI properties through development applications and demolitions, Heritage Staff recommend a phased approach to listing the appropriate properties remaining in the settlements beginning with:

- Belfountain – 21 properties
- Cheltenham – 18 properties
- Caledon East – 48 properties

Of the above noted properties sixteen (16) are noted as having High Significance in the BHRI Report.

Listing these settlement areas with updated and appropriate information will complete some of the background work for the Heritage Conservation District projects previously noted.

By breaking the BHRI down into a phased work plan, will allow staff resources to be allocated in a more efficient manner and preparation can be made in advance for notification to owners as clear dates and deadlines will be established. The following will also be achieved by this approach:

- preference of Heritage Caledon to bring the settlement areas first
- effectively allocating staff resources dealing with inquires, communication roll out and follow up when necessary

Committee Report 2019-0151

- identifying settlement areas first will assist with commencing the Alton and Cheltenham HCD's
- follows the recommendations of the 2009 BHRI report
- updated list of the properties of heritage interest within the Town
- when planning applications come in for alterations to listed buildings, response time are improved (building and planning staff can give information about listing status immediately versus now where staff may need to look up various inventories and response time is longer)
- protection of key heritage resources and avoid unnecessary building loss
- allows the Town to identify and prioritize properties for future individual and district designations

In 2017, Council took a similar approach with Alton by approving the recommendation to list 100 properties, as non-designated properties on the Town's Heritage Register under section 27 (1.2) of the *Ontario Heritage Act (the Act)* on the Heritage Registry, prior to approving funding for a Heritage Conservation District Study. The HCD process for Alton will commence later this year.

The Ontario Heritage Act

Under section 27 (1.2) of the current *Ontario Heritage Act*, notice to property owners is **not** a requirement for Listing a property on the Heritage Register. However, the changes to the *Ontario Heritage Act* under Bill 108 require that notification will be given to property owners within 30 days of including their properties on the Heritage Register. In keeping with the new regulations, Heritage Staff will send out notification letters upon the acceptance of this Report and confirmation of the properties listed below in Tables 1-3 by Council. For the listing of heritage properties this process exceeds the requirements of Bill 108.

Both the current *Act* and proposed changes in Bill 108 requires owners of 'listed' properties to give Council at least 60 days' notice in writing of their intent to demolish any structure(s) on that property. This 60-day period provides interim protection from demolition for the built heritage resources on the property and allows Council to determine if it wishes to protect the property through designation or allow demolition of the built heritage resources.

Based on this review, the number of properties in Belfountain, Cheltenham and Caledon East with cultural heritage value that are not currently protected under the *Ontario Heritage Act* is 87. Tables 1-3 below list these 87 properties being recommended for listing by street for which individual summary sheets of these properties are provided in Schedule A.

Committee Report 2019-0151

Table 1. Belfountain Properties Recommended for Listing on Heritage Register

BHRI #	NUMBER	STREET ADDRESS	BHRI #	NUMBER	STREET ADDRESS
233	3	Pinnacle Street	259	0	Mississauga Road
232	10	Pinnacle Street	296	803	Forks of the Credit
230	815	Forks of the Credit	254	17190	Old Main Street
227	57	Scott Street	253	17196	Old Main Street
226	67	Scott Street	267	17200	Old Main Street
266	523	Bush Street	252	17204	Old Main Street
265	628	Bush Street	250	17216	Old Main Street
263	684	Bush Street	246	17228	Old Main Street
262	699	Bush Street	240	17263	Old Main Street
261	700	Bush Street	238	17277	Old Main Street
255	17180	Old Main Street			

Table 2. Cheltenham Properties Recommended for Listing on Heritage Register

BHRI #	NUMBER	STREET ADDRESS	BHRI #	NUMBER	STREET ADDRESS
54	1431	Mill Street	42	14365	Creditview Road
52	1443	Mill Street	38	14387	Creditview Road
18	63	Kennedy Road	31	14427	Creditview Road
49	1510	Station Road	30	14460	Creditview Road
1329	1814	Station Road	28	14509	Creditview Road
48	14189	Creditview Road	27	14515	Creditview Road
47	14253	Creditview Road	26	14529	Creditview Road
45	14299	Creditview Road	24	14566	Creditview Road
44	14309	Creditview Road	22	14585	Creditview Road

Table 3. Caledon East Properties Recommended for Listing on Heritage Register

BHRI #	NUMBER	STREET ADDRESS	BHRI #	NUMBER	STREET ADDRESS
1723	15696	Airport Road	608	16051	Airport Road
558	15717	Airport Road	610	16054	Airport Road
559	15825	Airport Road	611	16060	Airport Road
560	15831	Airport Road	613	16075	Airport Road
561	15849	Airport Road	622	16219	Airport Road
564	15869	Airport Road	578	2	Maple Street
565	15879	Airport Road	581	6	Dufferin Street
566	15954	Airport Road	582	10	Dufferin Street
567	15958	Airport Road	570	9	Emma Street
596	16000	Airport Road	572	14	Emma Street
599	16023	Airport Road	574	1	Cedar Street
601	16029	Airport Road	573	2	Cedar Street
602	16031	Airport Road	575	3	Cedar Street
605	16036	Airport Road	577	5	Cedar Street
606	16041	Airport Road	618	6	McCaffrey Lane
607	16048	Airport Road	617	5	Walker Road West
583	1	Parsons Avenue	591	19	Parsons Avenue
584	2	Parsons Avenue	592	21	Parsons Avenue
586	7	Parsons Avenue	593	23	Parsons Avenue
587	9	Parsons Avenue	595	27	Parsons Avenue
588	11	Parsons Avenue	555	6018	Old Church Road
594	12	Parsons Avenue	554	6029	Old Church Road
589	13	Parsons Avenue	553	6032	Old Church Road
590	15	Parsons Avenue	550	6066	Old Church Road

NEXT STEPS

Heritage Staff shall send the notification letter to the owners of the above noted properties informing them of Council's decision to list the property on the Heritage Register as guided in the *Ontario Heritage Act*.

For the remaining properties on the BHRI, subsequent reports will be brought forward to Heritage Caledon and Council in a phased manner to list remaining significant identified heritage resources onto the Heritage Register.

FINANCIAL IMPLICATIONS

There are no immediate financial implications associated with this report.

ATTACHMENTS

Schedule A: Summary sheets for properties in Belfountain, Cheltenham and Caledon East recommended for listing on Heritage Register