

City of Mississauga
Corporate Report



<p>Date: April 14, 2023</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Jodi Robillos, Commissioner of Community Services</p>	<p>Meeting date: May 9, 2023</p>

Subject

Heritage Register Review

Recommendation

That the strategy to address the City's Heritage Register resulting from the amendments of the Ontario Heritage Act, as outlined in the Corporate Report dated April 14, 2023 from the Commissioner of Community Services be approved.

Executive Summary

- The *Ontario Heritage Act* requires municipalities to have a register of properties that have cultural heritage value and interest.
- Heritage Registers include two types of properties; listed on the register and designated under the Ontario Heritage Act.
- Amendments to the OHA resulting from the *More Homes, More Choices Act* have dramatically changed the nature of listed properties and have introduced a time limit for which listed properties can remain on the register.
- The Heritage Register Review Project seeks to review the City's Heritage Register and bring forward designations on all properties that meet the current criteria under the OHA regulation.

Background

Proposed changes to the *Ontario Heritage Act* resulting from the *More Homes, More Choices Act* came into effect on January 1, 2023. Although many of the changes have minimal impact to the processes and procedures of Heritage Planning, the most impactful changes are in Sections 27 and 29 of the Act, which deal with the Municipal Heritage Register.

The Heritage Register is the publicly available list of all heritage properties identified as having cultural heritage value and interest in the City. The City's Heritage Register currently has over 1500 properties and includes properties that are either designated under Part IV and V of the Act or simply listed on the Register.

Listed status precludes demolition without first notifying the City, allowing time for consideration for designation. The new changes to the Act limit the time a listed property can remain on the register to two years. Properties are then automatically removed and ineligible to be re-added to the register for five years. Designated properties remain on the register in perpetuity.

The More Homes More Choices Act also amended Regulation 9/06 under the Ontario Heritage Act, changing the requirements for designation, creating a higher threshold for properties to meet in order to consider them for designation.

Comments

Heritage Planning are addressing these legislative changes through a review of the existing Heritage Register to determine which properties meet the criteria for designation and moving forward with as many as is feasible. Staff have also moved forward the Streetsville Heritage Conservation District Feasibility Project, which will address these concerns in the Streetsville Village core area of the City.

A team of Heritage Planning staff and representatives of the Heritage Advisory Committee met over two days in January, 2023 to review the Heritage Register. The review identified 375 properties that may meet the criteria for designation. This list has been broken down into three categories; priority (122), secondary (22) and those included in the Streetsville Core (231). City properties that are listed were not included in this review as the City retains control and protection of these properties and designation can be determined considered at a later date.

The Streetsville properties will be addressed through the Streetsville HCD, leaving 144 individual properties across the City to research and review to determine if they do meet criteria for designation.

In order to complete this work, Heritage Planning will partner with other teams within the City's Culture Division, namely the Museums and Culture Planning teams. Staff in both teams have the skills necessary to complete the research, analysis and reporting to bring forward designation reports within the required timeline. There will be approximately 15 designation reports brought to HAC monthly throughout 2024 to ensure we have maximized our designations of priority and secondary properties.

In comparison to other municipalities, this strategy balances the need to effect change in the heritage status of properties listed on the register against asset pressures to the City.

Comparison Municipal Strategies for Managing Heritage Register Review

Municipality	Strategy	Impact (estimated)	Outcome (estimated)
City of Mississauga	Utilization of existing skills and staffing in Museums and Culture Planning	\$75,000	Research and review of 144 properties and additional Streetsville HCD- previously approved Capital project.
City of Toronto	Addition of 17 FTE Heritage Planning staff	\$ 1.7 Million	Review of approximately 3000 properties
Town of Oakville	Addition of Four FTE Heritage Planning staff	\$400,000	Review of 150 properties, possible staff-led HCD
City of Brampton	Consultant review of Heritage Register	\$250,000	Review of 250 properties
City of Hamilton	No additional resources, utilization of existing Heritage Planning team	\$0	Review of 2000 properties
Town of Halton Hills	No additional resources, utilization of existing Heritage Planning team	\$0	Review of 750 properties
Town of Caledon	No additional resources, utilization of existing Heritage Planning team	\$0	Review of 900 heritage properties

Engagement and Consultation

A communications strategy will be implemented informing all properties owners that their property is part of this review. Letters will be issued to all property owners and will identify if their property is reviewed under the Streetsville HCD or the Register review project. They will also be notified via a second letter prior to their property going to HAC for review, with information about how to attend.

Properties that are not being considered for designation will be issued a notice as of January, 2025 that they have been removed from the Heritage Register in accordance with the Ontario Heritage Act. Heritage Planning will also communicate this work through the Culture Division's

social media platforms to inform all residents about the impacts to the City's Heritage Register resulting from the amended Act and the steps the City is taking to maintain our heritage, identity and character.

Financial Impact

The recommend strategy will result in additional staffing and support costs which will be funded through existing operating budgets from the Museum, Heritage Planning and Culture Planning. Streetsville properties will be addressed under the previously approved Capital budget for the Streetsville Heritage Conservation District Feasibility Study.

Conclusion

Changes to the Ontario Heritage Act have dramatically impacted the manner in which the City can protect its heritage. Heritage Planning is addressing the direct impacts to listed properties on the Heritage Register through a review and proactive designation process to maintain as many as possible within the legislated timelines.

Attachments

Appendix 1: Priority Breakdown of Heritage Register Review



Jodi Robillos, Commissioner of Community Services

Prepared by: John Dunlop, Manager, Heritage Planning and Indigenous Relations