



Heritage Conservation Strategy for Listed Properties

Community Services Committee
December 13, 2023

owen
sound
where you *want* to live

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Owen Sound Marine-Rail Museum
(Former CNR Station)

Bill 23, the More Homes Built Faster Act, 2022

Proposed several changes to the Ontario Heritage Act (OHA), which are now in effect.

Summary of Changes to the OHA:

1. All listed properties will be removed from the City's Register if a notice of intention to designate (NOID) the property is not given on or before January 1, 2025.
2. Once a property becomes listed on a Heritage Register, Council has two (2) years to issue a NOID, otherwise, the property will be removed from the register.

Analysis:

The City's Heritage Register contains both 'listed' and 'designated' properties. Going forward, the Register will only contain designated properties. The City's approach to heritage conservation will be to designate properties at the request of the owner without using listing as a first step.

Link to Previous Report: [CS-23-078](#)

What We've Done So Far

1. Mailed notices to owners of properties 'listed' on the City's Heritage Register
2. Discussed Heritage Designation with interested property owners (On-going)
3. Reviewed listed properties on City's Heritage Register for conformity with criteria for designation
4. Developed a conservation strategy for listed heritage properties



Former County Jail

City of Owen Sound Official Plan, 2021:

Section 7.1.1.2

The City may develop a plan for the identification and assessment of cultural heritage resources, their conservation and protection, and the means to interpret and apply these resources. Such a Plan may include all or part of the following:

- a. Identify and inventory cultural heritage resources including archaeological sites, historical sites, and buildings or structures of unique and/or important historical and/or architectural significance;*
- b. Determine the significant heritage attributes of the identified resources;*
- d. Include community stakeholder input, representatives of historical societies, museums, cultural organizations, tourism and business;*
- e. Propose mechanisms to review, monitor and update the plan as required.*



Artists' Co-op (Former McKay Brothers Ltd)

Goal:

Protect cultural heritage resources within the City in cooperation with property owners.

Objectives:

1. Create a process to determine which listed properties would be good candidates for designation.
2. Identify areas of the designation process where efficiencies can be created.
3. Assist property owners in understanding the designation process and impacts on their property once designated.
4. Support property owners in the maintenance, restoration, and sympathetic alteration of heritage buildings through financial incentive programs.

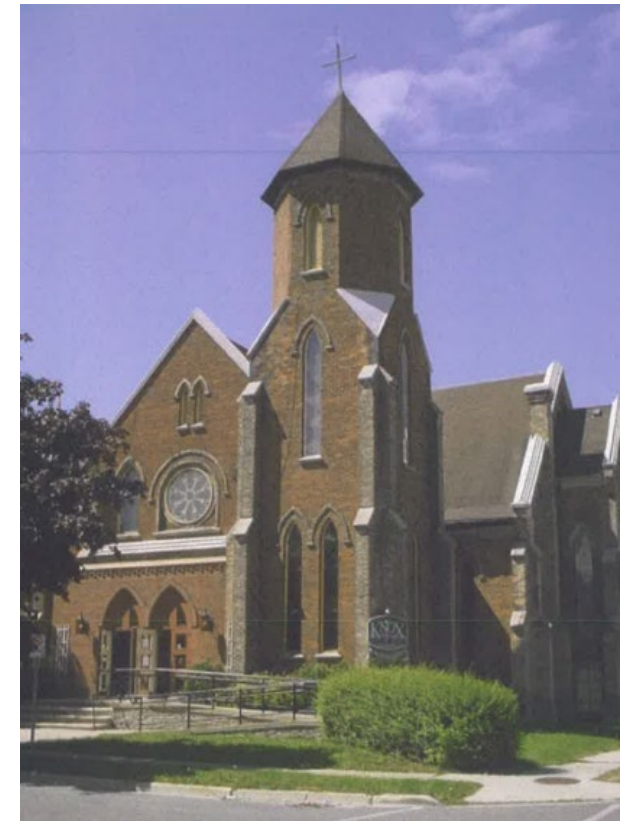
Objective 1. Create a process to determine which listed properties would be good candidates for designation.

Goal:

Protect cultural heritage resources within the City in cooperation with property owners.

Objectives:

- A property is only considered to be a high priority or a good candidate for designation if there is interest from the property owner.
- This process allowed staff to take a cursory review of all listed property files and gauge how many buildings would likely meet the criteria for designation per O.Reg. 9/06.



Harmony Centre (Former
Knox United Church)

Objective 1. Create a process to determine which listed properties would be good candidates for designation.

Action: Prioritize Listed Properties on the City's Heritage Register

HIGH	<ul style="list-style-type: none"> • Property owner is interested in designation • Lots of historical information available • Likely meets evaluation criteria
MEDIUM	<ul style="list-style-type: none"> • Property owner has not indicated an interest in designation • Some historical information available • Likely meets evaluation criteria • City-owned property
LOW	<ul style="list-style-type: none"> • Property owner has not indicated interest in designation • Little historical information available • Significant research is required to determine if the property would meet the evaluation criteria
REMOVE	<ul style="list-style-type: none"> • Property owner has requested that their property be removed from Register • Building has been demolished

Action (Opportunity for Efficiency):

Remove listing as a “first step” from the City’s Heritage Designation Process.

Why:

- The Ontario Heritage Act (OHA) does not require that a property be included on a municipal heritage register as a ‘listed’ property in order to be designated.
- The OHA requires that a property must meet at least one (1) criteria for determining cultural heritage value or interest to be listed, whereas a property must meet two (2) criteria to be designated. Staff anticipate that it will not be a significant increase in time to evaluate properties for two (2) criteria rather than one (1).

Goal:

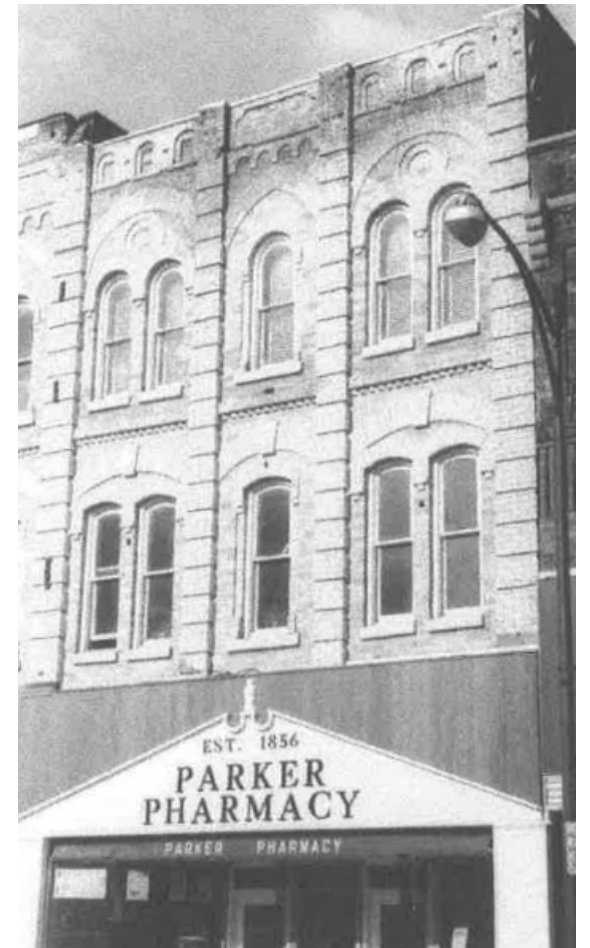
Protect cultural heritage resources within the City in cooperation with property owners.

Anticipated Impacts for Applicants/ Property Owners:

- One less application.
- Property may be designated in a shorter period of time than if listing occurs first.

Anticipated Impacts for City Staff:

- Reduces number of staff reports required.
- Attention can be focused other aspects of the designation process.



Former Parker Pharmacy

Action:

Develop a Guide to Heritage Designation for Property Owners.

The Guide covers matters such as:

- What is Heritage Designation?
- Considerations for property owners to consider (e.g. insurance)
- The Heritage Designation Process
- Incentive Programs

The Heritage Designation Guide is attached as Schedule 'A'



First Baptist Church

Goal:

Protect cultural heritage resources within the City in cooperation with property owners.

How the Guide will assist property owners:

- The Guide contains the most up to date information from the Ontario Heritage Act respecting timing, requirements, and processes, etc.
- The Guide meets the City's Standards for Accessibility.
- The Guide will be made available on City's Website (digital) and at the Community Services Counter (hard copy)



Rendering of the Savoy Theatre

Goal:

Protect cultural heritage resources within the City in cooperation with property owners.

Actions:

- Request to increase the Heritage Property Tax Relief Program budget to reflect the program's growth, which would increase the amount of rebate property owners receive to maintain and repair their properties.
- Request to activate the Tax Incentive Equivalent Grant, which may be used to support major adaptive reuse projects on designated heritage properties. If activated, the County Courthouse may be a good candidate for this program.

Funding through the Community Improvement Plan:

Request to increase Heritage Property Tax Relief (HPTR) Budget to fund 2024 tax year rebates through the 2025 operating budget.

Why:

- The HPTR Program is designed to encourage owners of designated properties to make regular investments in ongoing maintenance.
- The HPTR Program has grown and will likely exceed the budget for third year in a row.

The requested amount to increase the HPTR budget will be informed by data collected from previous tax years and anticipated growth of participation in the program over the next few years. Staff anticipate bringing a report to Committee requesting an increase in the HTRP budget in June/ July of 2024.

Funding through the Community Improvement Plan:

Activate the Tax Increment Equivalent Grant (TIEG) Program and develop Program Guidelines.

Why:

- The purpose of the TIEG program is to stimulate major investment by deferring part of the increase in property taxation as a result of adaptive reuse works
- The TEIG program has not been activated, but could be used to support the adaptive reuse of designated heritage properties



Greenwood Cemetery Chapel

1. Continue to discuss Heritage Designation with interested property owners
2. Bring forward requests to designate properties where:
 - the request to designate is supported by the property owner

OR

 - the listed property is owned by the City
3. Prepare staff report requesting an increase to the HTRP budget for the 2024 tax year
4. Prepare staff report in 2024 requesting to activate TIEG Program and develop Program Guidelines

Thank you!

**Staff are happy to answer
any questions.**



Greenwood Cemetery Mausoleum