

Inclusion of Six Properties in Toronto and East York and North York on the Heritage Register - 29 and 31 Linden Street, 33 Maitland Street, 33 Melrose Avenue (including 31 Melrose Avenue), 822 Richmond Street West and 570 Sherbourne Street

Date: January 5, 2023

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Toronto Centre - Ward 13, Eglinton-Lawrence - Ward 8, and Spadina-Fort York - Ward 10

SUMMARY

This report recommends that City Council include six properties for their cultural heritage value on the City of Toronto's Heritage Register.

The six properties being recommended for inclusion on the Register are as follows:

29 Linden Street, Toronto Centre - Ward 13
31 Linden Street, Toronto Centre - Ward 13
33 Maitland Street, Toronto Centre - Ward 13
33 Melrose Avenue (including 31 Melrose Avenue), Eglinton-Lawrence - Ward 8
822 Richmond Street West, Spadina-Fort York - Ward 10
570 Sherbourne Street, Toronto Centre - Ward 13

On January 1, 2023, the Province's proposed amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) will come into effect.

A municipal heritage register under the Ontario Heritage Act may include properties that have not been designated but Council believes to be of "cultural heritage value or interest" and meet one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The recent amendments to the Act limit listing to a period of two years.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application that would trigger a Prescribed Event, the property must be listed in the heritage register prior to

the Prescribed Event occurring to designate a property. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

A "Prescribed Event" is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

The six properties were selected to allow Council to consider their inclusion on the Heritage Register prior to a Prescribed Event occurring, and, in the case of 33 Maitland Street, to help inform the review of a recently completed planning application. All of the recommended properties for inclusion on the City's Heritage Register have been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06 and all of the properties meet one or more of the provincial criteria for determining cultural heritage value or interest and are believed to be of cultural heritage value or interest.

The listing of non-designated properties on the municipal heritage register under the Act also extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act should a development or demolition application be submitted.

The recent amendments to the Act limit listing of non-designated properties to a period of two years. If a listed property is not subject to a Notice of Intention to Designate within 2 years, on and after the second anniversary of the property being listed in the heritage register, the legislation deems the property be removed from the heritage register after a 2 year period and imposes a 5 year prohibition on re-including that property in the heritage register, if deemed to be removed.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council include the following 6 properties on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachments 1 through 6 to the report, January 5, 2023, from the Chief Planner and Executive Director, City Planning.

29 Linden Street

31 Linden Street

33 Maitland Street

33 Melrose Avenue (including the entrance address of 31 Melrose Avenue)

822 Richmond Street West

570 Sherbourne Street

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

No decision history.

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act (the Act). The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.
<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest" and meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

Council must state its intention to designate a listed property within two years of listing it or the listed property will automatically be removed from the Register. Where there is a development application submitted on a property, Council can only state its intention to designate properties subject to a development application under Section 29 if they have already been listed on the Register before the prescribed event. Council has 90 days from the time the City Clerk gives notice of a complete planning application to designate a property.

<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be listed on the Register if it meets one or more of the nine provincial criteria for determining whether it is of cultural heritage value or interest. A property may be designated if it meets two or more of the nine criteria.

<https://www.ontario.ca/laws/regulation/060009>

The Ontario Heritage Toolkit provides guidance from the Province related to the Act.

http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.6 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.6.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.6.3 states that heritage properties "will be protected by being designated under the Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the Act, as well as listing under Section 27 of the Act.

Policy 3.1.6.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 states that, when new construction on, or adjacent to, a property on the

Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Inclusion of (non-designated) properties on the City's Heritage Register

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the Ontario Heritage Act following this action. Following further research and evaluation, staff may recommend designation of the property under Part IV of the Ontario Heritage Act and seek appropriate conservation.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a development application is not involved. Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

A municipality is not required to consult with property owners or the public before including non-designated properties on the municipal register under the Act. The City's current practice, prior to Bill 23 amendments to the Act coming into effect, notifies property owners and they are invited to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also an opportunity for owners and the public to share concerns (in person or writing) when Community Council or Planning & Housing Committee considers a heritage related matter at their meeting.

As of July 1, 2021, the amendments to the Ontario Heritage Act resulting from Bill 108, the Province's Housing Supply Action Plan (More Homes, More Choice Act) allow owners to object to the inclusion of a property on the City's Heritage Register following Council's decision and Bill 23 now allows the objection at any time. Objections to listing are reviewed by City Council and Council may remove or maintain the property on the register.

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that the City believes to have cultural heritage value or interest.

On January 1, 2023, the Province's proposed amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) will come into effect. Attachment 7 - Bill 23 and the Ontario Heritage Act (Part IV) provides a quick reference chart highlighting the key changes to the listing and designation processes post Bill 23.

On July 1, 2021, O. Reg 385/21 under the Ontario Heritage Act came into effect which defines what constitutes a prescribed event under the Ontario Heritage Act.

The date the City Clerk provides notice to the public of the complete application is the Prescribed Event. The Prescribed Event is not the date a development application is deemed complete or when an application is made to the City.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application. From the date of Prescribed Event occurring, the City has 90 days to issue a Notice of Intention to Designate that property or otherwise be prohibited from designating that property under Section 29 of the Act, subject to limited exceptions."

As of January 1, 2023, listing is a prerequisite to designation should a property be subject to a development application for a Prescribed Event.

Listing extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act should a development or demolition application be submitted.

Short descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the Act to list a non-designated property on the Heritage Register and satisfies direction found within the City's Official Plan to make use of provincial criteria when adding properties to the Register.

Brief statements, named "Reasons for Inclusion", have been prepared for each recommended property explaining why the property is believed to have cultural heritage value and how it meets one or more of the provincial criteria under O. Reg 9/06 providing a preliminary evaluation of the cultural heritage value or interest of the property. The description may include features of the property that may warrant conservation should the property be subject to development and/or further evaluated

and determined to merit designation under Part IV of the Act. Location map and photographs are included in each Reason for Inclusion.

If the property is recommended for designation under the Act, further evaluation will be undertaken in accordance with O. Reg 9/06 and the statement of cultural heritage value, including a description of the heritage attributes will be identified and prepared in compliance with the Act.

CONCLUSION

All of the recommended properties for inclusion on the City's Heritage Register have been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06, however, detailed historical research was not undertaken at this time to determine potential additional values, including historical associations with individuals, communities and architects. Archival maps and city directories were consulted to determine building dates for the Listing Statements.

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the six properties in Attachments 1 - 6 each meet one or more provincial criteria to be included on the City's heritage register.

The six properties being recommended for inclusion on the Register are as follows:

29 Linden Street
31 Linden Street
33 Maitland Street
33 Melrose Avenue (including 31 Melrose Avenue)
822 Richmond Street West
570 Sherbourne Street

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SIGNATURE

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Chief Planner and Executive Director
City Planning

ATTACHMENTS

- Attachment 1 - 29 Linden Street- Listing Statement (Reasons for Inclusion)
- Attachment 2 - 31 Linden Street- Listing Statement (Reasons for Inclusion)
- Attachment 3 - 33 Maitland Street- Listing Statement (Reasons for Inclusion)
- Attachment 4 - 33 Melrose Avenue (including the entrance address of 31 Melrose Avenue) - Listing Statement (Reasons for Inclusion)
- Attachment 5 - 822 Richmond Street West - Listing Statement (Reasons for Inclusion)
- Attachment 6 - 570 Sherbourne Street- Listing Statement (Reasons for Inclusion)
- Attachment 7 - Bill 23 and the Ontario Heritage Act (Part IV)

Listing Statement (Reasons for Inclusion)

Staff have completed research and evaluation for the property at 29 Linden Street and have determined that the property is believed to have cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located south of the intersection of Bloor and Sherbourne streets, on the south side of Linden Street west of Sherbourne Street, the property at 29 Linden Street comprises a two-and-a-half-storey detached house.

The property located at 29 Linden Street has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property has design value as a representative example of a detached house designed in the Second Empire style. It was constructed in 1887. The property also has contextual value by supporting the character of the area, and contributes to a concentration of late nineteenth-century, brick residences in the Queen Anne and Second Empire styles near the intersection of Sherbourne and Linden streets.



29 Linden Street, Heritage Planning, 2022



29 Linden Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have completed research and evaluation for the property at 31 Linden Street and have determined that the property is believed to have cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

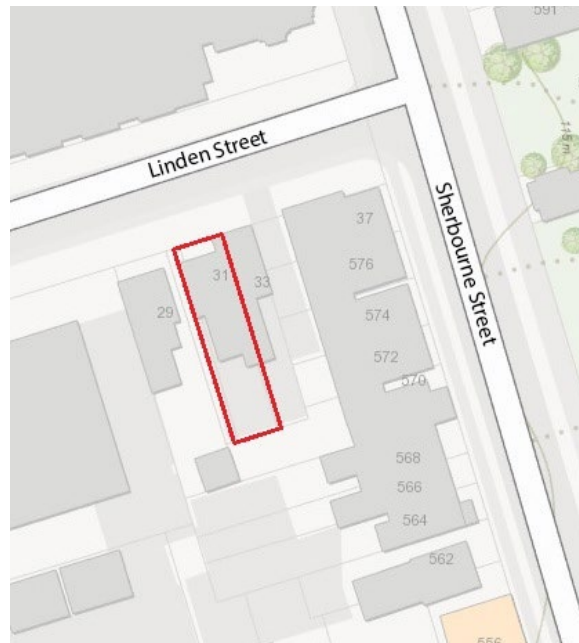
Description: Located south of the intersection of Bloor and Sherbourne streets, on the south side of Linden Street west of Sherbourne Street, the property at 31 Linden Street comprises a two-storey semi-detached house.

The property located at 31 Linden Street has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property has design value as a representative example of a semi-detached house designed in the Queen Anne style. It was constructed in 1885. The property also has contextual value by supporting the character of the area, and contributes to a concentration of late nineteenth-century, brick residences in the Queen Anne and Second Empire styles near the intersection of Sherbourne and Linden streets.



31 Linden Street, Heritage Planning, 2022.



31 Linden Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have completed research and evaluation for the property at 33 Maitland Street and have determined that the property is believed to have cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located east of the intersection of Yonge and Maitland streets, on the south side of Maitland Street, the property at 33 Maitland Street comprises a three-storey walk-up apartment building.

The property located at 33 Maitland Street has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property has design value as a representative example of a walk-up apartment building reflective of the Arts and Crafts movement. It was constructed in 1928 to the design of Toronto architect Herbert Charles Roberts. The property also has contextual value by supporting the character of the area, and being visually linked to adjacent properties. The property contributes to a collection of early twentieth-century, brick, walk-up apartment buildings on Maitland Street between Yonge and Jarvis streets.



33 Maitland Street, Heritage Planning 2022.



33 Maitland Street (indicated in red).

Note: This location map is for information purposes only; City of Toronto Mapping.

(Including the entrance address of 31 Melrose Avenue)

Listing Statement (Reasons for Inclusion)

Staff have completed research and evaluation for the property at 33 Melrose Avenue and have determined that the property is believed to have cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

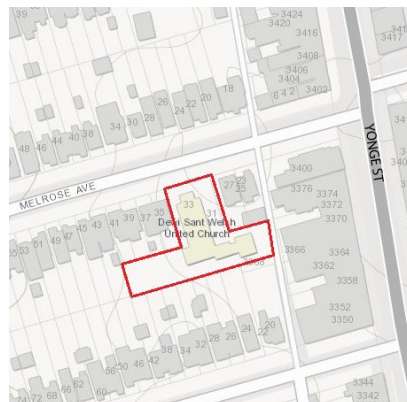
Description: Located west of the intersection of Yonge Street and Melrose Avenue, on the south side of Melrose Avenue, the property at 33 Melrose Avenue (including entrance address of 31 Melrose Avenue) comprises a church and residence.

The property located at 33 Melrose Avenue (including entrance address of 31 Melrose Avenue) has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property has design and physical value as a representative example of a church in the Modern style, and an early vernacular style residence. The church was constructed in 1960 as the Dewi Sant United Church, while the residence (manse) dates from the late 1800s or early 1900s.



33 Melrose Avenue (church), Heritage Planning 2022.



33 Melrose Avenue (indicated in red). Note: This location map is for information purposes only; the boundaries of the property are not shown. City of Toronto Mapping.



33 Melrose Avenue (residence), Heritage Planning, 2022

Listing Statement (Reasons for Inclusion)

Staff have completed research and evaluation for the property at 822 Richmond Street West and have determined that the property is believed to have cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

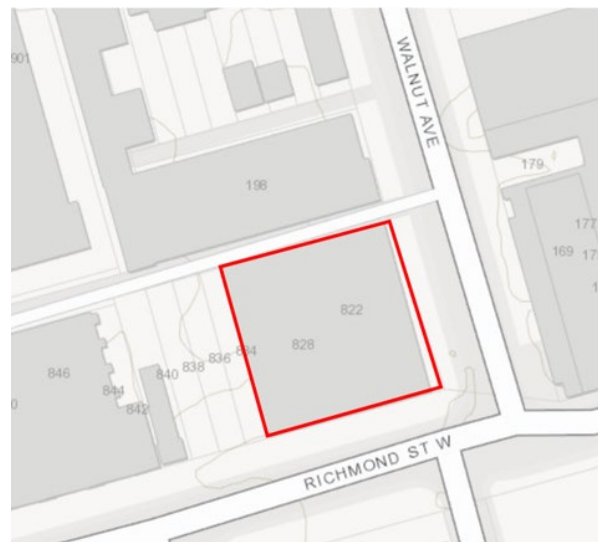
Description: Located south of Queen Street West near Trinity Bellwoods Park, on the northwest corner of Richmond Street West and Walnut Avenue, the property at 822 Richmond Street West comprises a three-storey former industrial building.

The property located at 822 Richmond Street West has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property has design value as a representative example of an early 20th century industrial warehouse building type. It was completed in 1909 according to plans by prominent Toronto architect Frederick Henry Herbert. The property also has contextual value and is important in supporting and maintaining the historic warehouse and industrial character of the area and the area's historic built fabric from the late nineteenth and early twentieth centuries.



822 Richmond Street West, Heritage Planning, 2022.



822 Richmond Street West (indicated in red). Note: this location map is for information purposes only. The exact boundaries of the property are not shown. City of Toronto Mapping, 2022.

Listing Statement (Reasons for Inclusion)

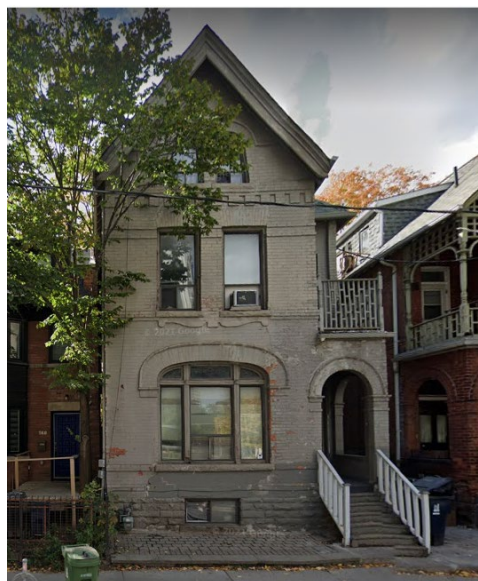
Staff have completed research and evaluation for the property at 570 Sherbourne Street and have determined that the property is believed to have cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located south of the intersection of Sherbourne and Bloor streets, on the west side of Sherbourne Street south of Linden Street, the property at 570 Sherbourne Street comprises a three-storey detached house.

The property located at 570 Sherbourne Street has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property has design value as a representative example of a detached house in the Queen Anne style. It was constructed in 1888 by builder Edward Hewitt as part of a row including two semi-detached homes. The property also has contextual value by supporting the character of the area, and being visually linked to adjacent properties. The property contributes to a concentration of late nineteenth-century, brick residences in the Queen Anne and Second Empire styles near the intersection of Sherbourne and Linden streets.



570 Sherbourne Street, Google Maps, 2020.



570 Sherbourne Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Bill 23 and the Ontario Heritage Act (Part IV)

ATTACHMENT 7

Listing/Designation	Pre - Bill 23 (Bill 108 - July 1, 2021)	Post - Bill 23 (January 1, 2023)
<p>Listing a property (Non-Designated) on the Heritage Register</p> <p>O. Regulation 9/06</p>	<p>Council believes a property to be of heritage value or interest.</p> <p>Does not require a municipality to apply criteria to determine if there is cultural heritage value.</p>	<p>Council believes a property to be of heritage value or interest.</p> <p>AND</p> <p>A property can be listed, if it meets one or more of the nine provincial criteria for determining whether it is of cultural heritage value or interest.</p>
<p>Objection to Listing</p>	<p>Allows owners to object to the inclusion of their property on the Heritage Register within 30 days after its inclusion (limited to properties listed after July 1, 2021).</p>	<p>Allows owners to object to the inclusion of their property on the Heritage Register at any time after its inclusion (all properties can be subject to an objection).</p>
<p>Heritage Register</p>	<p>No time limit to how long a property is listed on a Heritage Register*</p> <p>*Registers were established in 2005. The City's Heritage Inventory was inaugurated in June 1973.</p>	<p>Listing expires after 2 years</p> <p>Mandatory removal from a Heritage Register unless it is designated</p> <p>AND</p> <p>5 year prohibition on re-listing.</p>
<p>Designation (Part IV)</p> <p>O. Regulation 9/06</p>	<p>A property may be designated if it meets one or more of the nine provincial criteria for determining whether it is of cultural heritage value or interest under O. Reg. 9/06.</p>	<p>A property may be designated if it meets two or more of the nine provincial criteria for determining whether it is of cultural heritage value or interest under O. Reg. 9/06.</p>
<p>Designation (Part IV) related to a Prescribed Event</p>	<p>There is no pre-requisite that a property is listed on the Heritage Register in order to be designated.</p> <p>Limited to designating a property within 90 days of a Prescribed Event</p> <p>An owner is allowed to extend the time limit to designate.</p>	<p>A property must be listed in the heritage register prior to the Prescribed Event occurring to designate a property.</p> <p>Limited to designating a property within 90 days of a Prescribed Event.</p> <p>An owner is allowed to extend the time limit to designate only if the property is listed.</p>
<p>Notice of Intention to Designation</p> <p>Objection (Council) and/or Appeal (OLT)</p>	<p>If there is an objection, Council must make a decision within 90 days after the end of the 30 day notice period.</p> <p>There is also an option for owners to appeal to the Ontario Land Tribunal (OLT). OLT decision is binding.</p>	<p>If there is an objection, Council must make a decision within 90 days after the end of the 30 day notice period.</p> <p>There is also an option for owners to appeal to the Ontario Land Tribunal (OLT) OLT decision is binding.</p>