THE CORPORATION OF THE TOWN OF GEORGINA

HERITAGE ADVISORY COMMITTEE

AGENDA

Wednesday, January 17, 2018
6:30 PM
Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. INTRODUCTION OF ADDENDUM ITEMS

4. APPROVAL OF AGENDA

5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

6. ADOPTION OF MINUTES

Pages 1 – 5
(1) Minutes of Georgina Heritage Committee meeting November 15, 2017.

7. DELEGATIONS/SPEAKERS - *None*

8. PRESENTATIONS

(1) Planning Division update on the Standardization of HIAs

9. CONSIDERATION OF REPORTS ON THE AGENDA

Page 6
(1) Demolition Permits (November 8, 2017, through January 10, 2018)

10. COMMUNICATIONS

Page 7
(1) Oh Deer! Georgina School intruder launches lockdown

11. OTHER BUSINESS

Pages 8 - 20
(1) Partial Demolition, 96 High Street

Pages 21 - 24

(2) Federal role in heritage conservation

(3) Heritage Week 2018 (http://www.heritagetrust.on.ca/en/index.php/pages/programs/heritage-week)

Page 25 – 28

(4) Notice of Objection - 36 Church Street Georgina

(5) 26280 Park Road designation – request to Council for allocation of funds to retain a surveyor.

(6) Plaques, (ongoing discussion)

(7) Designations (ongoing)

- Suggestion: Mann Cemetery on Queensway North, Keswick
- Suggestion: Railway and enterprise shipwreck
- Suggestion: The Briars, stable and old tree
- St. James Parish Hall, update if available

(7) Heritage Register updates (ongoing item)

- MPAC list

(8) Georgina Heritage Committee request to Council regarding investigating the Standardization of HIAs in the development Process, update if available. (ongoing item)

(9) Auditing our designated properties (staff directed to investigate at May 10 Council meeting), update if available.

(10) Tax incentives, update if available.

(11) June20, 2018 conflict with Council Schedule.

12. CLOSED SESSION, IF REQUIRED

13. MOTION TO ADJOURN

Next Meeting: February 21, 2018

THE CORPORATION OF THE TOWN OF GEORGINA

HERITAGE ADVISORY COMMITTEE

MINUTES

Wednesday, November 15, 2017
6:30 PM
Committee Room

1. CALL TO ORDER

The meeting was called to order at 6:45 PM

2. ROLL CALL

The following Committee members were present:
Terry Russell, Vice Chair
Councillor Frank Sebo
Wei Hwa
Allan Morton
Denise Roy

The following Committee member was absent:
Krista Barclay (with regrets)
Lorne Prince, Chair

Staff in attendance:
Harold Lenters, Director, Development Services
Alan Drozd, Supervisor of Development Planning
Sarah Brislin, Committee Services Coordinator

Guests in attendance:
Mayor Margaret Quirk
Karen Wolfe, Georgina Advocate

3. INTRODUCTION OF ADDENDUM ITEMS

4. APPROVAL OF AGENDA

Moved by Councillor Frank Sebo, Seconded by Allan Morton

RESOLUTION NO. GHC-2017-0069

That the November 15, 2017, Georgina Heritage Committee meeting agenda be approved as presented.

Carried.

5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF - *None*

6. ADOPTION OF MINUTES

(1) Minutes of Georgina Heritage Committee meeting October 18, 2017.

Moved by Wei Hwa, Seconded by Denise Roy

RESOLUTION NO. GHC-2017-0070

That the minutes of the Georgina Heritage Committee special meeting held October 18, 2017, be adopted as circulated.

Carried.

7. DELEGATIONS/SPEAKERS - *None*

8. PRESENTATIONS

(1) The Johnston House Plaque (The Committee to present plaque to owners).

The Committee presented the Johnston House Plaque to the Ingram family (current owners of 1 Main St., Pefferlaw).

(2) Planning Division update on the Standardization of HIAs

Harold Lenters, Director, Development Services, and Alan Drozd, Supervisor of Development Planning, provided the Committee an overview of planning regulations (provincial and local policies in effect) and how those policies consider cultural heritage in relation to urban planning and development. At the end of the presentation the Committee was asked to consider additional standard criteria that the Town could use to initiate the requirement of a Heritage Impact Assessment (HIA). The Committee was advised there has to be a consistent approach, that treats all development applications the same and can be justified as criteria to the OMB. Staff advised it would be burdensome on applicants if the standard was to require all applications to have an HIA included in the complete application. An example staff suggested was to have a cut of date (any property

including a structure built before a certain year would be subject to the HIA requirement). Mr. Lenters and Mr. Drozd advised planning will put together some possible criteria and distruibute them to the committee to be considered at the next meeting.

Moved by Councillor Frank Sebo, Seconded by Wei Hwa

RESOLUTION NO. GHC-2017-0071

Receive the presentation from the planning department.

Carried.

9. CONSIDERATION OF REPORTS ON THE AGENDA

(1) Demolition Permits (October 11, 2017, through November 8, 2017).

Moved by Alan Morton, Seconded by Denise Roy

RESOLUTION NO. GHC-2017-0072

That the Georgina Heritage Committee receive the Demolition Report for October 11, 2017, through to November 8, 2017.

Carried.

10. COMMUNICATIONS

(1) Notice of Study Commencement, Ainslie Hill Phase 1 Subdivision

Moved by Denise Roy, Seconded by Wei Hwa

RESOLUTION NO. GHC-2017-0073

That the Georgina Heritage Committee receive the Notice of Study Commencement, Ainslie Hill Phase 1 Subdivision.

Carried.

11. OTHER BUSINESS

(1) Dialogue on Intangible Heritage

No members asked to attend.

(2) 26280 Park Road designation, update if available

The Committee was advised the Notice of Intention has been posted for 30 days and no objections were received. The next step is to determine what budget the funds for the surveyor and registration of title will be allocated from and to proceed with retaining a surveyor.

(3) Plaques, ongoing discussion

Committee members were asked to investigate different plaque companies and bring findings to the next meeting for review. Members were also asked to consider other areas around Town where larger commemorative plaques could be placed.

(4) Designations (ongoing discussion)

- Suggestion: Mann Cemetery on Queensway North, Keswick
- Suggestion: Railway and enterprise shipwreck
- Suggestion: The Briars, stable and old tree
- St. James Parish Hall, update if available

The Committee discussed the potential locations and the current status of the St. James Parish Hall Designation.

(7) Heritage Register updates (ongoing item)

- MPAC list

Members advised they are continuing to work on their sections of the list.

(8) Georgina Heritage Committee request to Council regarding investigating the Standardization of HIAs in the development Process, update if available.

(9) Auditing our designated properties (staff directed to investigate at May 10 Council meeting), update if available.

(10) Tax incentives, update if available.

In response to the Georgina Heritage Committee's (GHC) Presentation to Council on November 25, 2015, Council requested staff explore the possibility of tax incentives for designated properties. The Committee has not received an update to date. The Committee discussed the importance of recognizing and preserving heritage and is in support of tax incentives that would be intended to encourage the support of homeowners in relation to heritage designation.

Moved by Alan Morton, Seconded by Denise Roy

RESOLUTION NO. GHC-2017-0074

That the Georgina Heritage Committee make the recommendation to Council to consider introducing a tax incentives with the approval of the 2018 budget for heritage designated properties.

Carried.

12. CLOSED SESSION, IF REQUIRED

13. MOTION TO ADJOURN

Next Meeting: January 17, 2018

Moved by Allan Morton, Seconded by Wei Hwa

RESOLUTION NO. GHC-2017-0068

That the Georgina Heritage Committee November 15, 2017, meeting be adjourned at 8:43 PM.

Carried.

_____
Terry Russell, Vice Chair

_____
C. Sarah A. Brislin, Committee Services Coordinator

Building Permit Listing

DEMOLITION

Permit Type : [210] To [210]
Permit No. : All
District : All
Area : All
Plan : All
Lot : All
Project Code : All
Issue Date : [08 Nov 2017] To [10 Jan 2018]
Completed Date : All

Block : All
Section : All
Town : All
District Lot : All
Zone : All
Permit Status : All
Print Permit w/ No Inspections Since :
Print Name and Address : No (Hide Owner's Phone #)

Permit No.	Owner Name	Issue Date	Roll No.	Project Value	Fee
170959		09-Nov-2017	000 07056300.0000	1,000.00	122.00
	Address:		**District:**	**Zone:**	
			Area:	**Expiry Date:** 09-Nov-2018	
			Project Address: 16 KING ST		
			Contractor Name:		
			Construction Purpose: DEMOLISH EXISTING GARAGE		
	Legals:				
171026		27-Nov-2017	000 06493000.0000	10,000.00	561.00
	Address:		**District:**	**Zone:**	
			Area:	**Expiry Date:** 27-Nov-2018	
			Project Address: 53 BOLSTER LANE		
			Contractor Name:		
			Construction Purpose: DEMOLISH ACOTTAGE AND A GARAGE		
	Legals:				

Summary For This Run:

No. of DEMOLITION Listed :	2
Total Construction Value :	11,000.00
Total Fees :	683.00

Oh deer! Georgina school intruder launches lockdown

Community Nov 09, 2017 by **Kim Zarzour** (/yorkregion-author/kim-zarzour/1fcce87f-0ad8-4241-aff9-88ee07c0d86f/) (mailto:kzarzour@yrmg.com) Georgina Advocate

A very Canadian-style lockdown took place in a Georgina public school this week.

When an intruder broke into a Keswick-area elementary school Nov. 6, students and staff were told to immediately follow lockdown protocol.

The school: Deer Park Public.

The intruder: a deer.

The wayward animal broke through the window of the main office just after 9 a.m.

York Regional Police were called and, as a precautionary measure, the school initiated a lockdown with students and staff locked in classrooms, huddled under desks. Cellphones were turned off to prevent information being shared that could compromise police investigations, according to a letter from the superintendent sent home to parents and guardians.

The lockdown lasted from 9:20 a.m. until 9:35 a.m., when the deer was safely led out of the building.

“All students are safe, the deer was not harmed,” the letter said.

Parents were told that school principal Cathi Robinson sustained mild injuries and was taken to hospital by ambulance with a small cut on the head.

Robinson was one of three office staff being commended for a “prompt, calm and professional response” during the incident.

“The students and staff acted in a very calm and orderly manner, which resulted in the incident ending as quickly and well as possible,” said school board spokesperson Licinio Miguelo. “Regular instruction resumed after the incident and the principal is back at the school and doing well.”

Other schools in York Region have had close encounters with wildlife , but in these cases - a bear or coyote near the playground - the school initiated hold-and-secure which involves keeping students and staff indoors, Miguelo said. This is the first case in recent memory of an actual intrusion that required a full lockdown.

With 180 students, Deer Park is one of the oldest schools in Georgina and one of the few remaining one or two-room schools in the region.

It is nestled in a forested area just north of Keswick on the traditional territory of the Williams Treaty Peoples, which includes the Mississaugas of New Credit First Nation, the Chippewas of Georgina Island as well as other Anishnaabe.

The school mascot is a deer.

CONNECT
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Land Use Planning

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East Gwillimbury, ON L9N 0B6
905-716-7430
deborah@alexanderplanning.ca

November 20, 2017

Ms. Sarah Brislin
Committee Services Coordinator
Town of Georgina
26557 Civic Centre Road
Georgina, ON
L4P 3G1

Dear Ms. Brislin,

Re: Partial Demolition of a Non-Heritage Portion of a House - 96 High Street

Alexander Planning Inc. represents Mahmood Yousefi and Vahideh Yeganehvar, the owners of 96 High Street, with regard to planning matters associated with their property.

The property currently contains one single-detached dwelling, located on the western portion of the property. The property also contains a detached garage/shed located to the east with a driveway accessing High Street. The existing dwelling consists of the original heritage structure resting on a stone foundation, as well as an extension that was added later and built without foundations.

The client is proposing to develop their property to produce one new lot from the eastern portion of the property for mixed-use development, including one residential apartment above retail/commercial/office space. The proposed new lot will be sized to allow for appropriate setbacks to the heritage house. To facilitate future division of the lot, the client is proposing to demolish the existing extension, refer to attached photographs. The house itself will be retained.

The existing garage/shed is located on that portion of the property proposed to be severed to produce the new lot. Although the garage/shed is partially collapsed and portions of the roof have fallen in, the owner is hoping to avoid the cost of demolition of the garage/shed at this time. As such, the current demolition plans are only for the extension.

The owner also proposes to construct a new attached garage. The new garage will be located on the east side of the house. To facilitate the connection between the proposed new garage and the existing house, a small portion of the roof of the verandah is also proposed to be removed, refer to the attached photograph.

We are providing this letter of notice as required per Section 27, subsection (3) of the Ontario Heritage Act, R.S.O 1990, c.O.18, to notify you of the Owner's intent to pursue a partial demolition of portions of existing structure. We have included photographs as noted above, together with a site plan which shows those portions of the structure which are proposed to be demolished and plans for the new attached garage.

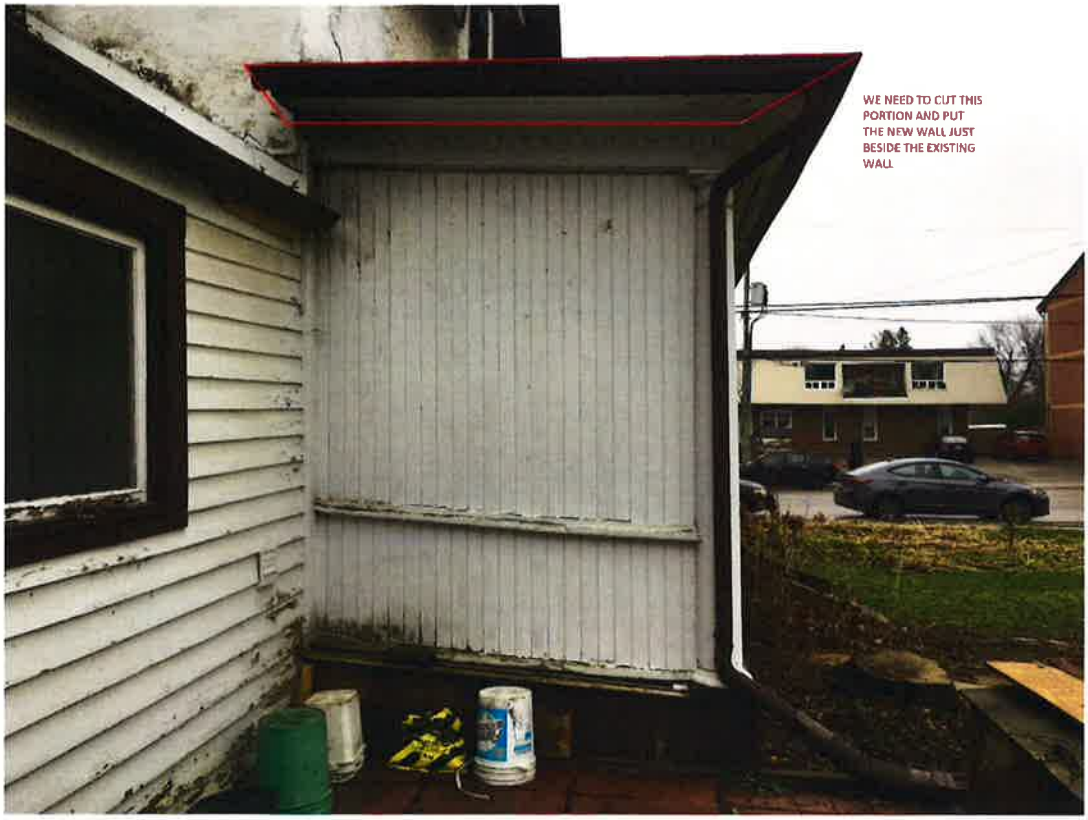
We trust the information provided is satisfactory. Should you require anything further, please do not hesitate to contact the undersigned.

Yours sincerely,
Alexander Planning Inc.

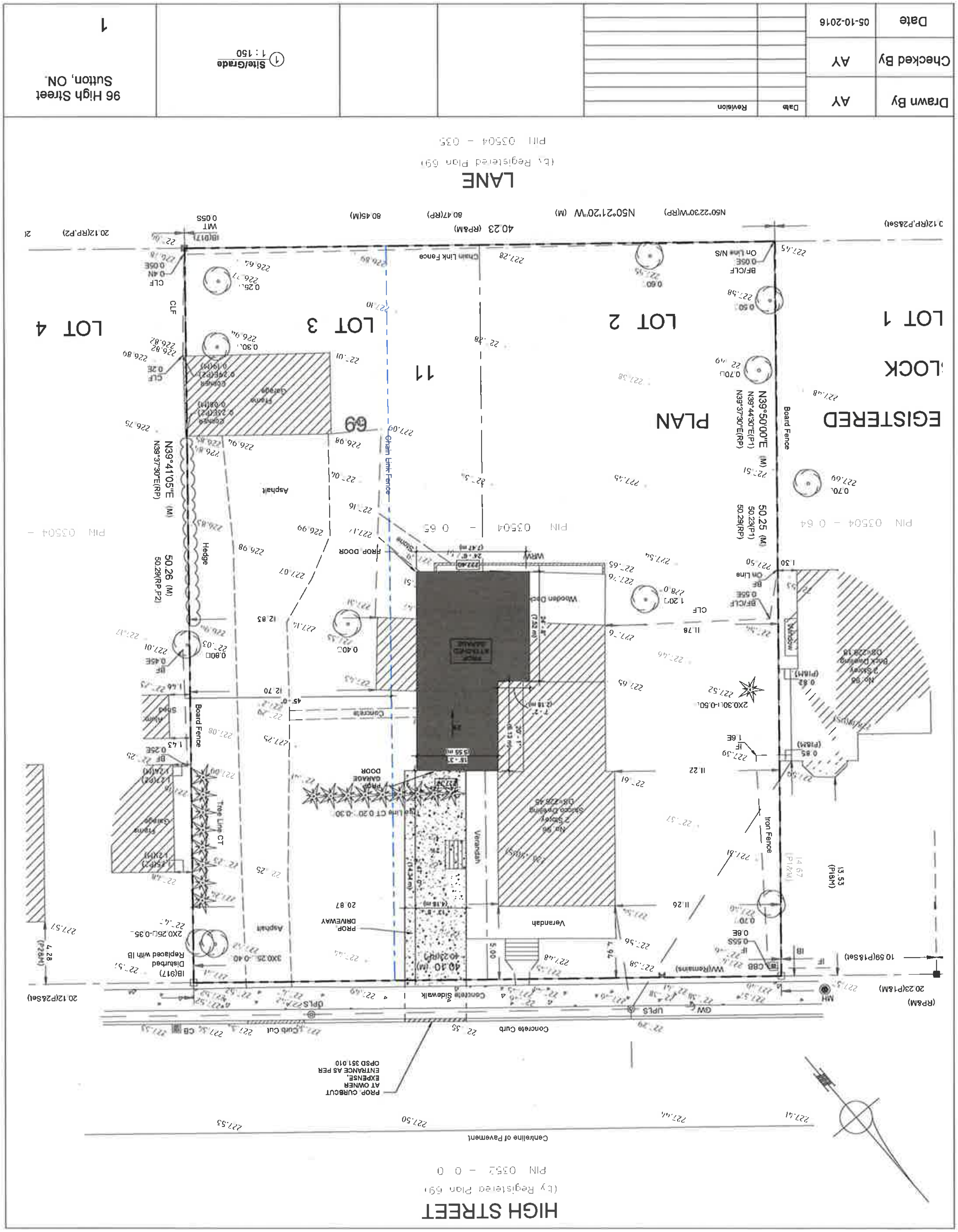
Deborah Alexander, MES, MCIP, RPP
Principal, Alexander Planning Inc.

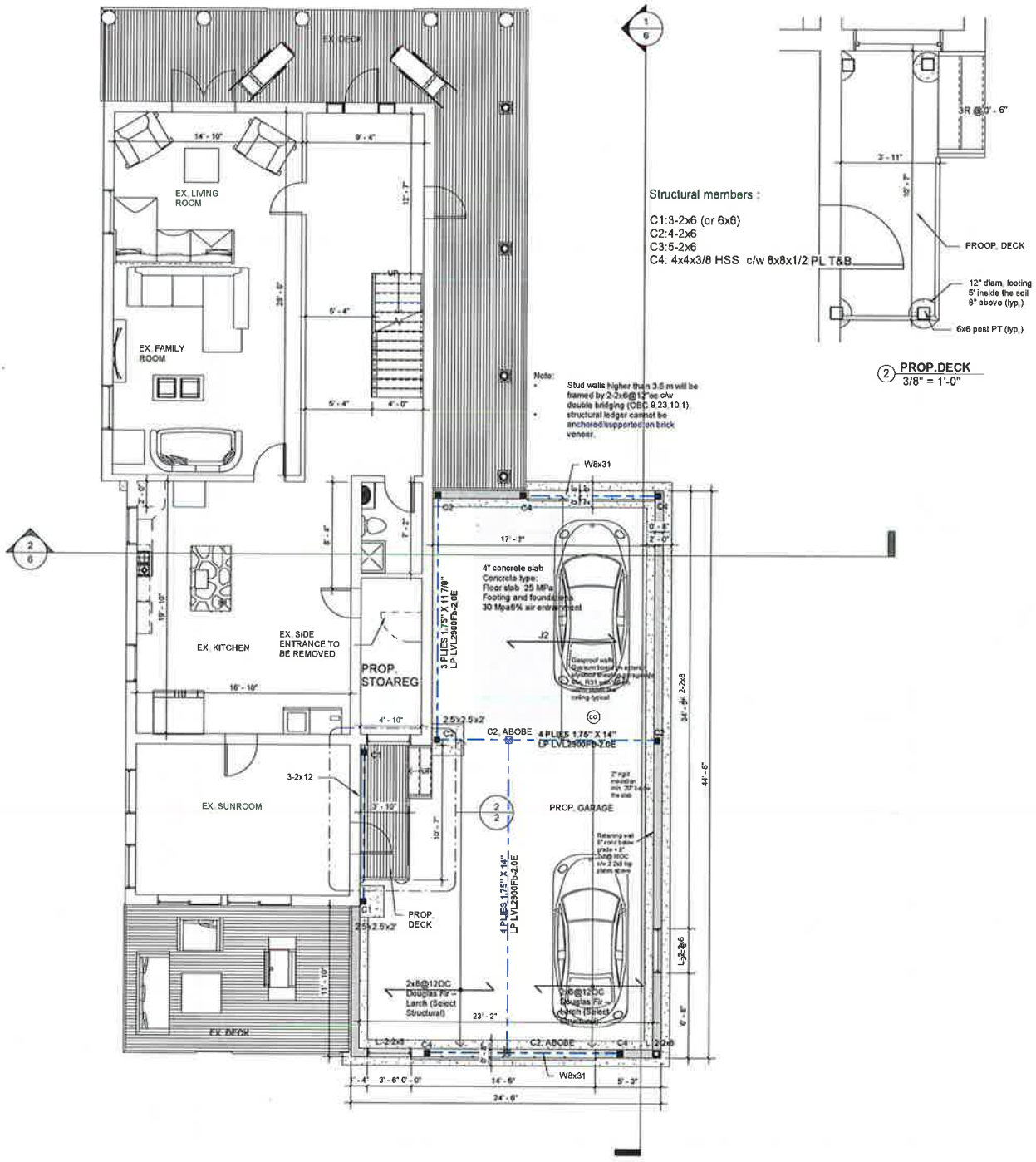
Addition proposed to be removed (Context Photo 1)

Addition proposed to be removed with Verandah Roof Section (Detail Photo 2)



Detail of portion of Verandah Roof proposed to be removed to facilitate the connection to the proposed attached garage

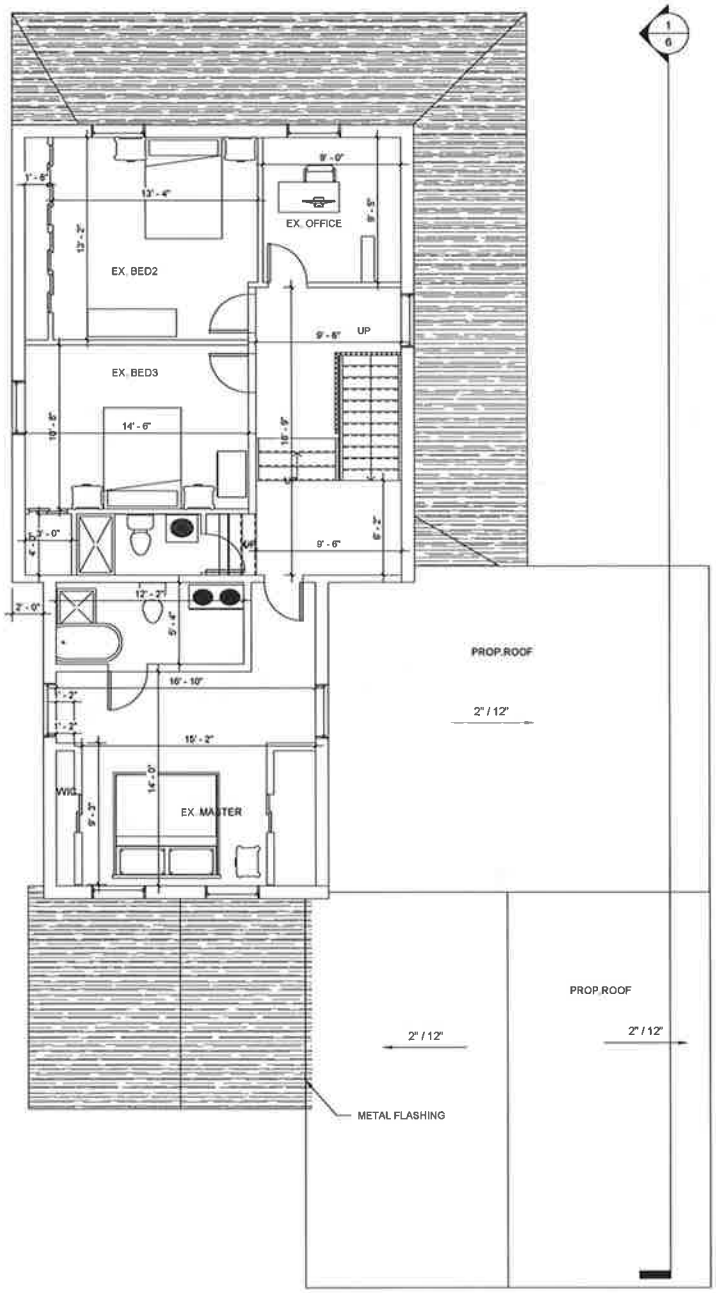

96 High Street
Sutton, ON.
1
Site/Grade
1 : 150
Drawn By
AY
Checked By
AY
Date
05-10-2016
Revision
Date
LANE
LOT 1
LOT 2
LOT 3
LOT 4
PLAN
Board Fence
Hedge
Asphalt
Verandah
Concrete Sidewalk
Concrete Curb
Centreline of Pavement
HIGH STREET



1 First Floor
3/16" = 1'-0"

2 PROP.DECK
3/8" = 1'-0"

Drawn By	AY	Date	Revision				96 High Street Sutton, ON.
Checked By	AY						
Date	05-10-2016						2

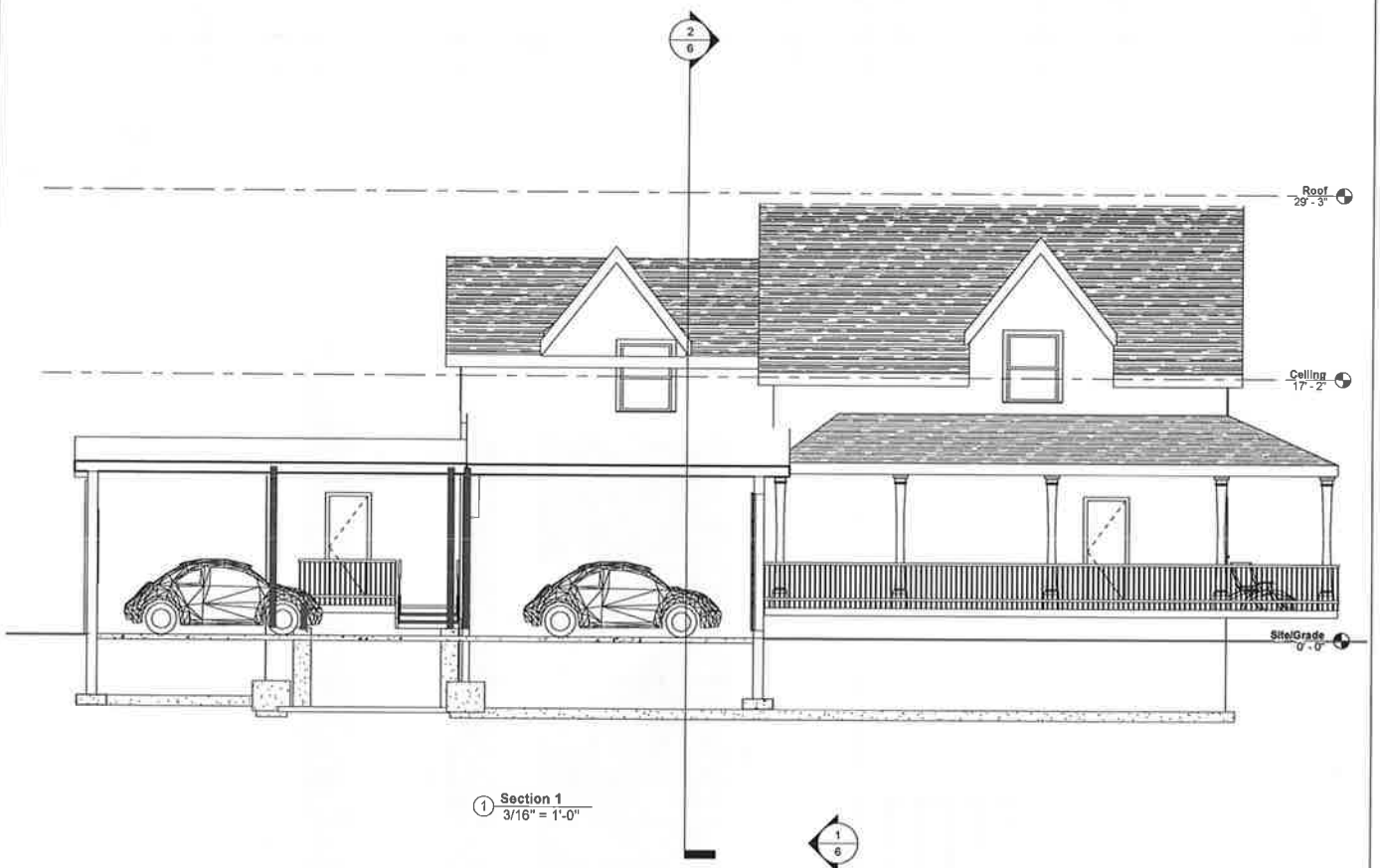


1 PROP. ROOF
3/16" = 1'-0"

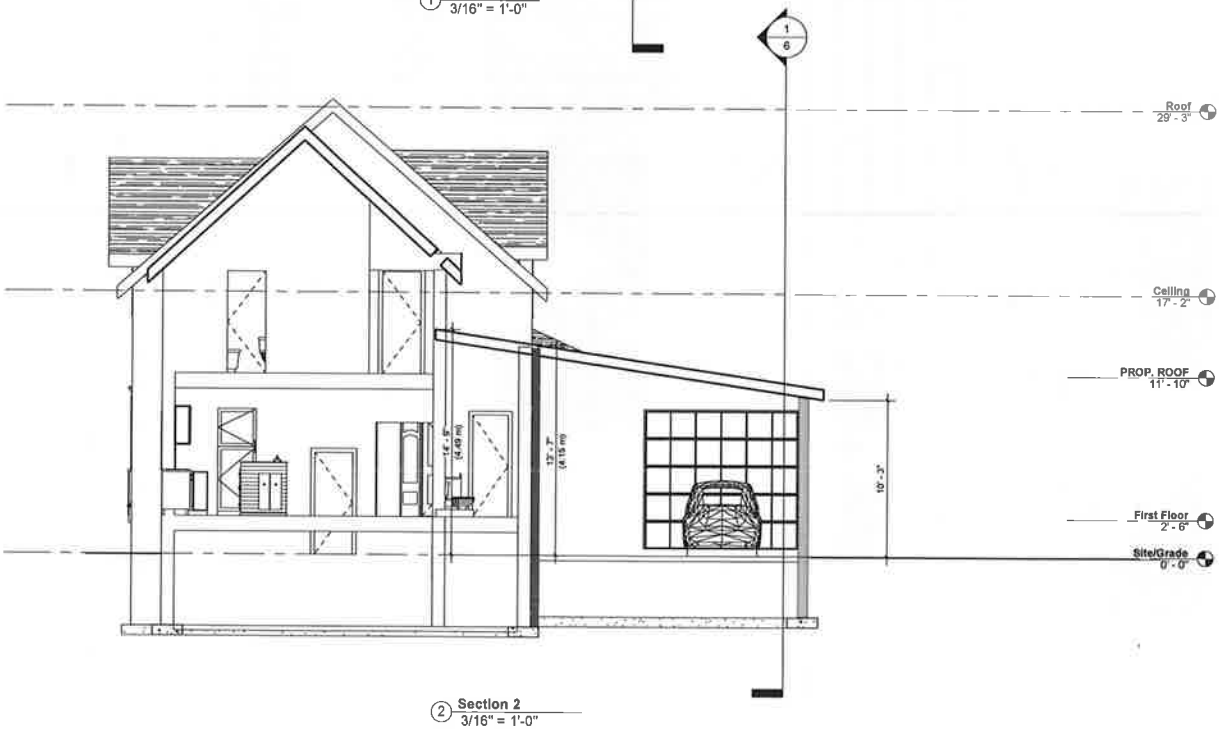
Drawn By	AY	Date	Revision				96 High Street Sutton, ON.
Checked By	AY						
Date	05-10-2016						3

		Date	Revision				
Drawn By	AY						96 High Street Sutton, ON
Checked By	AY						
Date	18-10-2016						4

		Date	Revision				
Drawn By	AY						96 High Street Sutton, ON
Checked By	AY						
Date	18-10-2016						5



1 Section 1
3/16" = 1'-0"



2 Section 2
3/16" = 1'-0"

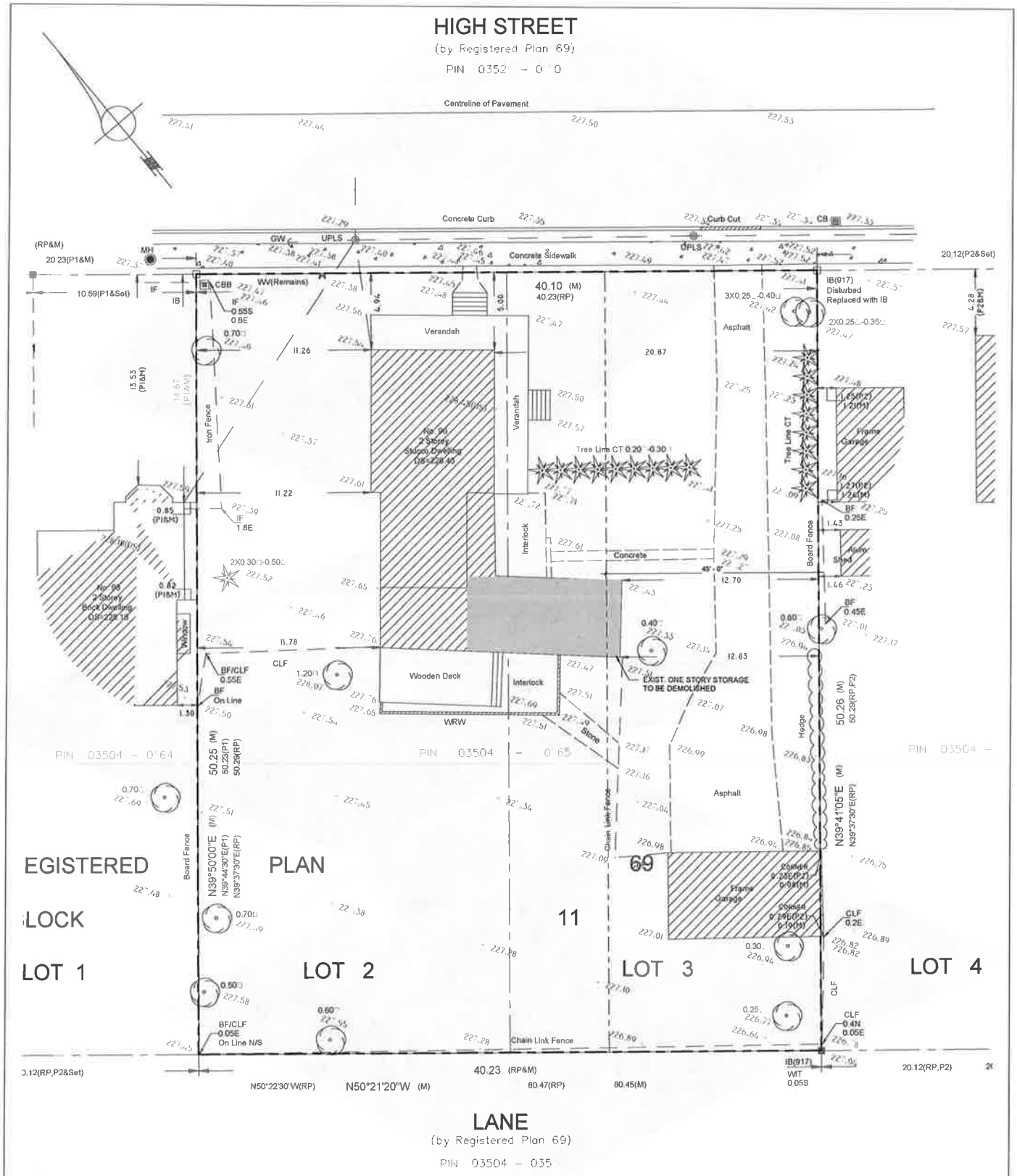
Drawn By	AY	Date	Revision				96 High Street Sutton, ON.
Checked By	AY						
Date	05-10-2016						6

1 3D-First Floor

2 3D-2

3 3D-1

Drawn By	AY	Date	Revision				96 High Street Sutton, ON.
Checked By	AY						
Date	05-10-2016						8



Drawn By	AY	Date	Revision		① Demolishing Plan 1 : 150	96 High Street Sutton, ON.
Checked By	AY					
Date	05-10-2016					9

Sarah Brislin

From: elenaveldman@communityheritageontario.ca
Sent: January-06-18 6:58 AM
To: Sarah Brislin
Subject: Federal role in heritage conservation
Attachments: Georgina.pdf

Happy New Year!

I am sending the attached letter to the chair(s) of Ontario's municipal heritage committees on behalf of Wayne Morgan, President of Community Heritage Ontario. The letter is regarding the federal role in heritage conservation.

We would appreciate your placing it on the next committee agenda.

Thank you.

Sincerely,

Elena Veldman

--
Elena Veldman, Program Officer
Community Heritage Ontario
www.communityheritageontario.ca
(519) 274-4927

Join us for the 2018 Ontario Heritage Conference
June 7-9, 2018, Sault Ste. Marie

www.ontarioheritageconference.ca

CHO - PCO
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Patrimoine communautaire de l'Ontario

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Internet : www.communityheritageontario.ca

December 29, 2017

Georgina
Mr. Lorne Prince
Chairperson
Georgina Heritage Committee
c/o Sarah Brislin, Committee Services Coordinator
26557 Civic Centre Rd
Keswick, ON L4P 3G1

Dear Mr. Lorne Prince,

Community Heritage Ontario (CHO) is writing to all Ontario municipal heritage committees seeking support for federal action on the conservation of heritage properties.

CHO seeks the support of both your Heritage Committee and your Municipal Council in each writing to the federal Minister of Environment with copies to the Minister of Finance and your member(s) of federal Parliament supporting the recommendations of the federal House of Commons Standing Committee on Environment and Sustainable Development contained in report 10 regarding the preservation of Canada's heritage. A copy of the seventeen Committee recommendations is attached. The full report is available for viewing at: http://www.ourcommons.ca/DocumentViewer/en/42-1/ENVI/report-10.

While all of the Committee's recommendations are worthy of support, it would be helpful if, in your letters, you emphasized recommendation number eleven, a proposed tax credit for restoration and preservation work on buildings listed in the Canadian Register of Historic Places. The tax credit program could be similar to one that has been utilized for years by the United States federal government. That tax credit program has achieved success in conserving America's heritage properties while at the same time generating substantial economic development.

Implementation of the Committee's recommendations will not only help conserve federally owned heritage properties but will also assist in the conservation of privately owned heritage properties.

It is essential that we demonstrate widespread support for a federal government role in conserving Canada's heritage and that this role should be pursued through the implementation of the Standing Committee's recommendations.

Input is being sought by the federal government on these recommendations over the next two months. It is important that letters of support be received by the federal Ministers no later than February 28, 2018.

Sincerely,

Wayne Morgan
President, Community Heritage Ontario

Recommendations Attached

Wayne Morgan
President, Community Heritage Ontario

RECOMMENDATIONS

of Report 10 of the House of Commons Standing Committee on Environment and Sustainable Development - Preserving Canada's Heritage: The Foundation for Tomorrow

The Committee Recommends that the federal government:

1. *Policy on Management of Real Property* be integrated in new legislation so that custodian departments of designated federal heritage buildings are required to protect the commemorative integrity of these buildings and prevent demolition-by-neglect.

2. introduce legislation to provide statutory protection for federal heritage buildings.

3. introduce legislation imposing on Crown corporations the same requirements imposed on federal departments and agencies by the *Policy on Management of Real Property* regarding the management of federal heritage buildings, in order to protect the commemorative integrity of buildings owned by these Crown corporations and prevent their demolition-by-neglect.

4. introduce legislation to establish a process to protect, conserve, document and exhibit archaeological resources on federal land and under waters of federal responsibility.

5. introduce legislation to provide a statutory obligation on federal departments, agencies and Crown corporations to protect the commemorative integrity of all national historic sites of Canada.

6. introduce legislation to provide a statutory obligation on federal departments, agencies and Crown corporations to protect the integrity of federal heritage buildings owned by the federal government or under its jurisdiction.

7. Treasury Board Secretariat work with federal departments and agencies to ensure that they invest 2% of the asset replacement value annually towards the maintenance and repair of federal heritage buildings, as recommended in the Treasury Board Secretariat's *Guide to the Management of Real Property*.

8. adopt a policy requiring federal departments and agencies to, when deemed appropriate, give preference to existing heritage buildings when considering leasing or purchasing space.

9. introduce legislation to:

    a. ensure that federal actions do not adversely impact the commemorative integrity of national historic sites of Canada or the integrity of heritage sites and buildings designated by provinces and municipalities in Canada;

    b. provide statutory protection for Canadian World Heritage sites;

    c. ensure that federal actions take into consideration the heritage values of Canada's historic places; and

    d. give statutory recognition of the Canadian Register of Historic Places and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

10. restore the funding level for the National Cost-Sharing Program for Heritage Places to a minimum of $10 million per year.

11. establish a tax credit for the restoration and preservation of buildings listed on the Canadian Register of Historic Places**.**

12. in co-operation with provincial and territorial governments, work to adapt future versions of Canada's *National Model Building Codes* in a manner that will facilitate the restoration and the rehabilitation of existing buildings and the preservation of their heritage characteristics.

13. Parks Canada review its National Cost-Sharing Program and, if it is determined that rural sites are under-represented in applications for funding or in the awarding of funding, steps should be taken to improve the program**.**

14. consider supporting an initiative modelled after the "Main Street America" model, to encourage public and private investment in commercial historic buildings in rural areas and small cities as a catalyst for community sustainability and economic development.

15. support an Indigenous-led initiative that will be responsible for:

    a. determining how places that are important to Canada's Indigenous peoples should be protected and preserved;

    b. enhancing the capacity of Indigenous communities to preserve places that are important to them; and

    c. presenting the perspective of Indigenous communities regarding the protection of places that are important to them to the Historic Sites and Monuments Board of Canada and its Secretariat, Parks Canada and other federal government departments and agencies.

16. Parks Canada, in cooperation with Indigenous groups, include Indigenous registrars in the Canadian Register of Historic Places to improve the process by which Indigenous places that are important to Indigenous peoples are identified and designated.

17. in support of the Truth and Reconciliation Commission's calls to action 79 and 81, and in consultation with Indigenous groups:

    a. introduce legislation amending the *Historic Sites and Monuments Act* to add First Nations, Inuit, and Métis representation on the Historic Sites and Monuments Board of Canada and its Secretariat.

    b. The Historic Sites and Monuments Board of Canada revise the policies, criteria, and practices of the National Program of Historical Commemoration to integrate Indigenous history, heritage values, and memory practices into Canada's national heritage and history.

    c. Parks Canada develop and implement a national heritage plan and strategy for commemorating and, where appropriate, conserving residential school sites, the history and legacy of residential schools, and the contributions of Indigenous peoples to Canada's history.

    d. in collaboration with Residential School Survivors, commission and install a publicly accessible, highly visible, Residential Schools National Monument in the city of Ottawa to honour Survivors and all the children who were lost to their families and communities.

Davies Howe

LAND DEVELOPMENT ADVOCACY & LITIGATION

Michael Melling
michaelm@davieshowe.com
Direct: 416.263.4515
Main: 416.977.7088
Fax: 416.977.8931
File No. 703489

January 2, 2018

By E-Mail Only to *jespinosa@georgina.ca*

Mr. John Espinosa
Town Clerk, Town of Georgina
26557 Civic Centre Rd
Keswick, Ontario
L4P 3G1

Dear Mr. Espinosa:

Re: Notice of Objection
Intention to Designate
Part IV, Section 29 of the *Ontario Heritage Act* (the "*Act*")
36 Church Street, Keswick (the "Property")
Town of Georgina (the "Town")

We are counsel to 2610818 Ontario Ltd., the registered owner of the Property. Our client closed on its purchase of the Property on December 22, 2017.

We are in receipt of Council's *Notice of Intention to Designate* (the "*Notice*") the Property pursuant to Subsection 29(3) of the *Act*. On behalf of our client, we are writing to object to the proposed designation. The reasons for the objection are detailed below.

Background

It is not clear from the historical record when the existing dwelling (the "Dwelling") on the Property was constructed. It was listed on the Town's Heritage Register on December 14, 1999 as an "early homestead site".

ATA Architects Inc. ("ATA") was retained by the previous owner to assess the impact of a proposed development on the Property and evaluate the cultural heritage value or interest of the Dwelling. ATA's *Heritage Assessment Report*, dated July, 2017 (the "ATA Report") recommended that the Property be designated under Part IV of the *Act*.

On September 27, 2017, Mr. Michael Smith, acting as agent for the previous owners of the Property, filed a request with the Town to:

1. Remove the Property from the Heritage Register and;

2. Demolish the Dwelling.

Town Council referred Mr. Smith's request to the Georgina Heritage Advisory Committee (the "Committee") in accordance with Subsection 29(2) of the *Act*. On October 18, 2017, the Committee denied Mr. Smith's request, and recommended that Town Council designate the Property. This recommendation was based on the findings of the ATA Report, which concluded that the Dwelling has "fair" to "very good" ratings of *historical value or associative value*, *design value or physical value* and *contextual value*.

On November 8, 2017 Town Council directed you to circulate the *Notice*.

Given that the ATA Report formed the basis of Council's decision to issue the *Notice*, our client retained its own cultural heritage consultants in December of 2017 to conduct a technical review of it.

Our clients' consultants are of the professional opinion that the ATA Report does not provide sufficient analysis or justification to support its conclusions and recommendations. They are also of the view that the *Notice* does not provide a sufficiently detailed statement explaining the cultural heritage value or interest of the Property. Nor does it provide a description of the heritage attributes of the Property, as required by Subsections 29(4) and (4.1) of the *Act.*

The Scope of the ATA Report

The scope and purpose of the Report are not stated.

If it was intended to be a Heritage Impact Assessment, it does not follow the format, nor contain the detail, recommended in the Ministry of Tourism, Culture and Sport (MTCS) *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* ("*Infosheet #5*") from the *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process.*

The *Ontario Heritage Toolkit: Designating Heritage Properties: A Guide to Municipal Designation of Individual Properties under the Ontario Heritage Act* (the "*OHT Guide*") is not cited in the ATA Report. It provides clear guidance for preparing a *Description of Property*, *Statement of Cultural Heritage Value or Interest*, and a list of *Heritage Attributes*. The ATA Report does not address these elements, which are required under Subsections 29(4) and (4.1) of the *Act*.

In the absence of this work, the cultural heritage significance of the Property and Dwelling, and their heritage attributes, are not articulated. This defeats the required purpose of informing the public about "what is being designated and why" (*OHT Guide*, p. 14) and does not meet the notice requirements of the *Act*, as indicated above.

The Key Findings of the Peer Review

The following discussion relates to the corresponding sections of the ATA Report.

"Historical Significance"

Most of the information provided in the ATA Report appears to be based on Ontario Land Registry records and local newspapers. The research sources are not cited, making it impossible to know whether all available sources were consulted.

The ATA Report contains unsupported assumptions about, assigns undocumented connections among, and alleges significance with respect to, the builder and historic owners and tenants of the Property.

"*Architectural Significance"*

The ATA Report provides a description of the physical condition of the Dwelling, but does not properly focus on and analyze its architectural significance. A property's physical condition, while important, is not an indication of its cultural heritage value or interest, and is not a criterion listed in Ontario Regulation 9/06 (the "Regulation").

This section of the ATA Report also lacks significant detail on the architectural style and structural history of the Dwelling, and contains inconsistent and inaccurate statements.

For example, the ATA Report suggests in one paragraph that the Dwelling was built in the 1880s, and then appears to conclude it was built in 1910 (although there is no actual evidence for that). And, although the latter date is almost a decade after the Victorian period (1837-1901), the term "Victorian farmhouse" is used to describe the Dwelling.

Also, "Victorian farmhouse" is a term with little to no usage in Canadian architectural scholarship because the Victorian period encompassed a wide array of residential architectural styles.

"*Contextual Significance"*

This section of the ATA Report lacks important details on the Property, such as its topography, vegetation, views and vistas.

"Summary Regarding Existing Structure"

The ATA Report introduces criteria in addition to those prescribed in the Regulation, and employs a qualitative rating system not contained in or authorized by the

Regulation. This rating system appears to be based on Kalman's *The Evaluation of Historic Buildings* (1979), which is not used in Ontario.

Leaving aside the incorrect methodology:

1. The ATA Report does not provide supporting evidence for the statements made in applying the Regulation; and

2. In many instances, the reasoning provided does not address the specific criteria in the Regulation.

"*Mitigating Methods*"

The ATA Report concludes that the Dwelling should be conserved *in situ* or can be relocated, but does not identify or assess potential impacts resulting from the proposed development or from the conservation options identified, as recommended in *InfoSheet #5*.

Conclusion

Our client objects to Council's Intention to Designate the Property, and requires that this matter be referred by Council to the Conservation Review Board for a hearing and report, in accordance with Subsection 29(7) of the *Act*.

Should you have any questions or concerns please do not hesitate to contact me or my associate Marisa Keating.

Yours sincerely,
DAVIES HOWE LLP

Michael Melling

MWM:mk

copy: Messrs. Ryan Guetter and Michael Vani, Weston Consulting
Client