



City of
Peterborough

To: Members of the General Committee

From: Blair Nelson, Commissioner, Infrastructure, Planning and Growth Management

Meeting Date: March 10, 2025

Report: Designation of Listed Properties Update, Report IPGPL25-015

Subject

A report to provide Council with an update on the work of the Heritage Resources office relating to the designation of properties Listed on the City's Heritage Register.

Recommendation

That Council approve the recommendation outlined in Report IPGPL25-015, dated March 10, 2025, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

That Report IPGPL25-015 be received for information.

Executive Summary

- The City maintains a Heritage Register of nearly 700 properties that are of cultural value or interest.
- Recent amendments to the Ontario Heritage Act require any properties listed on the Heritage Register as of December 31, 2022, to be removed from the register if Council does not give notice of intent to designate the property under Part V of the Act on or before January 1, 2027.
- This report updates Council on staff's response to the legislative changes and shares an initial list of 56 properties that the Peterborough Architectural Conservation Advisory Committee has prioritized for designation.

Background

A municipal Heritage Register contains two classes of properties:

Designated properties for which Council has passed a regulatory by-law prohibiting demolition and requiring that changes made to the property are sympathetic to its heritage attributes.

Listed properties which are not protected by by-law but are believed to have cultural heritage significance. There is no statutory protection for these properties, but the owner is required to provide the City with 60 days notice of their intention to seek a demolition permit. This allows enough time for Council to review the property, in conjunction with its heritage committee, and decide if it wishes to pass a designation by-law.

In November 2022, Bill 23 - the More Homes Built Faster Act received Royal Assent. It included substantive changes to several pieces of land use planning legislation as well as the **Ontario Heritage Act** (OHA). The bill limits the City's ability to designate properties under the OHA in several ways but focusses mainly on curtailing the ability of Council to use Listing on its Heritage Register as a mechanism for monitoring potential impacts to heritage resources without requiring immediate designation. There are four significant changes to the OHA under Bill 23:

- Properties that were listed prior to the bill's passage must be designated prior to January 1, 2027, or they are removed from the Heritage Register.
- Properties listed on the Heritage Register after the law came into force must be designated within two years or be removed from the Heritage Register.
- For properties with an active **Planning Act** application for a plan of subdivision, zoning by-law amendment or official plan amendment, municipalities can only issue a notice of intention to designate within 90 days of the application being deemed complete and only if the property is listed on the Heritage Register when the application is deemed complete.
- Municipalities must also remove a listed property from the Heritage Register if Council issues a Notice of Intention to Designate and either withdraws it or does not pass a designating by-law within the 120-day limit as prescribed by the Act.

In each case, a property cannot be re-listed for a period of five years from its removal.

The City of Peterborough's Heritage Register contains nearly 700 listed properties, however not every property would be a candidate for designation. Many properties have been identified as contributing to the integrity of historic neighbourhoods and cultural landscapes but might not be suitable for protection under a designating by-law. In 2024 staff undertook an exercise to identify properties suitable for designation, for protection in some other way, or to be removed from the Heritage Register. Approximately 220 listed properties were identified as potential candidates for designation prior to the

January 1, 2027, deadline (Appendix B). The list is comprised of several property types including churches, schools and industrial buildings as well as core area commercial properties and other significant properties across the rest of the city.

For the remainder of the listed properties, consideration is being given to creating heritage conservation and design guidelines, similar to the Council adopted Urban Design Guidelines, for neighbourhoods with a high concentration of listed properties like the Dickson Mills area, or Old West End. While these guidelines would not be underpinned by legislated protection, they would provide the community with an outline of best practices for conserving the overarching heritage values of the area.

Staff are also considering the reinstatement of a heritage inventory which the City used to identify heritage properties prior to the introduction of listing on the Heritage Register. The inventory is not a statutory document like the Heritage Register, but it can provide basic background for review and consideration in the review of planning applications.

Finally, updates to the Central Area Master Plan and the development of secondary plans for the older areas of the city are recommended in the updated Official Plan and could include heritage guidelines. However, these are long term planning initiatives and will not provide protection within the current timeline for addressing listed properties.

In the fall of 2024 the Peterborough Architectural Conservation Advisory Committee (PACAC), reviewed the list of overall Listed Properties, considered the staff-shortened list attached in Appendix B, and prioritized 56 properties from those lists for the development of a research report and presentation to Council for consideration of designation. The PACAC-prioritized list is attached to this report as Appendix A. In January 2025, a part time researcher was hired to begin the process of writing the designation briefs. As these are completed, they will be brought forward for review by the PACAC and recommendation to Council. Staff are hopeful that by using existing research, including the Heritage Conservation District Study for the downtown completed in 2021, at least the 56 properties identified by the PACAC will be completed before the January 2027 deadline.

Strategic Plan

Strategic Pillar: Community & Well-being

Strategic Priority: Enhance the natural, recreational, sports, the arts, and cultural aspects of our community.

Demonstrate strong leadership in environmental stewardship by proactively addressing issues and challenges of climate change and the environment.

The preservation of community heritage directly addresses and works to enhance the cultural aspects of our community. The preservation of built heritage is a critical part of building climate change resilience.

Engagement and Consultation

A letter will be sent to the owners of the 56 listed properties informing them that the City is researching their property for consideration for designation.

Budget and Financial Implications

There are no budgetary or financial implications as the result of the recommendations of this report at this time.

Attachments

Appendix A – 56 Listed Properties Identified by the PACAC for Designation

Appendix B – Listed Properties Prioritized and Categorized for Consideration by the PACAC

Submitted by,

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Commissioner, Infrastructure, Planning and Growth Management

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