



City of  
**Peterborough**

---

**To:** Members of the Peterborough Architectural Conservation Advisory Committee (PACAC)

**From:** Erik Hanson, Heritage Resources Coordinator

**Meeting Date:** June 12, 2018

**Subject:** Report PACAC18-029  
Heritage Budget Items

---

## **Purpose**

A report to recommend that the PACAC endorse three heritage items in the 2019 City budget.

## **Recommendations**

That the PACAC approve the recommendations outlined in Report PACAC18-029, dated June 12, 2018, of the Heritage Resources Coordinator, as follows:

- a) That the PACAC formally support the allocation of funds for signage in the Avenues and Neighbourhood Heritage Conservation District, the expansion of the Heritage Property Tax Relief boundaries, and a neighbourhood character study in the 2019 City budget, and;
- b) That the recommendation be forwarded to Council for its consideration.

## **Budget and Financial Implications**

There are no budgetary or financial implications to PACAC associated with the recommendation.

## **Background**

Discussions surrounding the 2019 City budget are currently underway. The Heritage Preservation Office has proposed the inclusion of funds for three specific initiatives outside of its normal operating budget.

### **Signage for the Avenues and Neighbourhood HCD**

At its meeting of November 3, 2016, the PACAC discussed the potential for the development and installation of affinity signage in the Avenues and Neighbourhood Heritage Conservation District (HCD). Many municipalities designate the boundaries of HCDs with affinity signage in order to identify the area to the wider public. This will require the design, production, and installation of unique and identifiable street signage within and at entry points to the district.

A capital budget allocation of \$25,000 has been proposed to cover the cost of design, production, and installation of signs unique to the HCD.

### **Neighbourhood Character Study**

The Heritage Preservation Office is proposing a Neighbourhood Character Study to identify the distinct cultural neighbourhoods and landscapes within the city. The goal of this study is to identify, understand, characterize, and map the City's heritage resources within a broader urban context. Whereas typical heritage designation policies focus on the design and historical significance of individual buildings, this approach focuses on the relationships between buildings and landscapes within the context of neighbourhood growth and development. This type of study assists in identifying important landscapes within the city as well as cultural and historic resources that are important for upholding neighbourhood character, local narratives, and community activities.

The development of neighbourhood character studies is an emerging best practice in North America because they allow municipalities to identify unique neighbourhoods and catalogue their significant cultural value. This type of study provides an overview of the neighbourhood landscapes within the city and allows staff to prioritize neighbourhoods for further study and choose the most appropriate, efficient, and cost-effective tools for protecting historic and cultural resources. These tools can include the designation of heritage conservation districts, the designation of cultural landscapes, or heritage zoning overlays.

This project aligns with Recommendation 5.1.1 of the City's Municipal Cultural Plan (2012) which recommends the identification and celebration of the distinct neighbourhoods of the city as a strategic direction initiative.

A capital budget allocation of \$120,000 has been proposed for this study.

## Expansion of the Heritage Property Tax Rebate Program

The Heritage Property Tax Rebate Program (HPTRP) is the City's primary method of providing financial assistance to owners of individually designated heritage properties. The HPTRP takes the form of an annual tax reduction on an owner's property taxes with the expectation that the relief will be applied to the maintenance of the building and its heritage attributes. Property owners are expected to maintain their property to a certain standard and enter into an easement with the City to that effect as condition of receipt of the relief. Staff inspect properties on an annual basis to ensure compliance with the terms of the easement.

In order to be eligible for the program, properties must fall within the central area of the city, as defined by Schedule J of the Official Plan. This geographic boundary was defined because the HPTRP was established as a program to assist with downtown revitalization. Properties outside of that area may apply for an exemption from the geographic criteria if they are deemed to be important properties within the City. These were previously identified by the PACAC's heritage property evaluation scoring system which gave properties both a numeric score and letter grade. Properties identified as Category A properties were eligible to apply for an exemption to the HPTRP boundaries. In addition, properties which were designated before the establishment of the HPTRP in October 2003 were also deemed eligible.

Of the city's 128 individually designated properties, 85 are currently participating in the program, with two applications in progress. Of the 41 remaining properties, 13 do not pay property tax and, therefore, cannot participate in the program. These include churches, schools, and municipal facilities. There are 10 properties which are eligible for the program but do not participate.

The remaining 18 properties were evaluated as Category B properties prior to the PACAC's adoption of Regulation 9/06 of the **Ontario Heritage Act** as the criteria for determining heritage significance. As a result, these properties have been deemed ineligible for the HPTRP. In the past, owners of several of these properties have requested inclusion in the program but this has not been granted because of the boundaries of the program. As properties in the Avenues and Neighbourhood Heritage Conservation District are eligible for a grant program to assist with restoration costs, these properties remain the only privately-owned designated properties without access to financial assistance out of nearly 500 designated properties within the city.

The following table outlines three scenarios and their effect on the program budget. These scenarios are the HPTRP in its current form, which excludes Category B properties; the projected rebate amount should all properties which pay property tax be included, both those eligible but currently not enrolled and those not eligible; and the projected rebate amount should all properties be eligible to participate, less the 10 eligible properties which currently do not participate.

| <b>Number of Properties</b>  | <b>Total Projected Rebates</b> | <b>Municipal Portion</b> |
|--|--------------------------------|--------------------------|
| <b><i>HPTRP as of 2018 (includes applications in progress)</i></b> |                                |                          |
| 87   | \$274,935.54                   | \$215,388.19             |
| <b><i>HPTRP with Complete Participation</i></b>                    |                                |                          |
| 115  | \$333,204.04                   | \$264,624.16             |
| <b><i>HPTRP including Category B Properties</i></b>                |                                |                          |
| 105  | \$306,078.84                   | \$242,625.87             |

The extension of the HPTRP to the 18 currently ineligible properties would be a total cost of \$31,143.30, assuming all 18 properties chose to participate. As the education portion of this is reimbursed to the City by the Province, the net cost to the City would be \$27,237.68. However, the cost of rebates is offset by increases in property value resulting from rehabilitation projects and improved maintenance and the corresponding increases in property tax revenue over time.

Submitted by,

Erik Hanson  
Heritage Resources Coordinator

Emily Turner  
Heritage Researcher

Contact Name:  
Erik Hanson  
Heritage Resources Coordinator  
Phone: 705-742-7777, Ext. 1489  
Toll Free: 1-855-738-3755  
Fax: 705-748-8824  
E-Mail: ehanson@peterborough.ca