

## **COMMITTEE OF THE WHOLE (WORKING SESSION) JUNE 21, 2005**

### **PRESENTATION TO COUNCIL BY HERITAGE VAUGHAN COMMITTEE ON ITS PROPOSED "GOALS FOR HERITAGE PRESERVATION"**

#### **Recommendation**

The Commissioner of Community Services, in consultation with the Director of Recreation & Culture recommends:

1. That Heritage Vaughan's presentation entitled "Goals for Heritage Preservation" be received.
2. That the Roles and Responsibilities of Heritage Vaughan as outlined in this report, be approved.

#### **Economic Impact**

Heritage Vaughan's presentation entitled "Goals for Heritage Preservation" has a number of initiatives that would require financial resources to implement. Specific projects outlined by the Committee that would require funding include the proposed heritage conservation district study for the Woodbridge historic core area and funding to purchase property for the purpose of establishing a "heritage subdivision". Funds have not been allocated for these initiatives in either the 2005 Capital or Operating Budget. Funding requests will be made as part of the annual budgeting process.

#### **Purpose**

Heritage Vaughan committee has prepared a PowerPoint presentation on a proposed "Goals for Heritage Preservation for Council's review. The Committee requested to be placed on a Committee of the Whole (Working Session) agenda to present the subject presentation.

#### **Background - Analysis and Options**

Heritage Vaughan Committee at its meeting of March 23, 2005, endorsed a PowerPoint presentation developed by the Committee's Policy Subcommittee on its proposed "Goals for Heritage Preservation" to help preserve built heritage resources in the City of Vaughan. Heritage Vaughan at the March meeting passed the following motion:

That the Chair of the Subcommittee present this presentation to the Committee of the Whole (Working Session), as soon as possible.

#### **Roles & Responsibilities of Heritage Vaughan Committee**

Heritage Vaughan committee, a statutory advisory committee to Council, was first established in 1977 under Section 28 of the Ontario Heritage Act (OHA). Under the OHA, municipal councils are authorized to establish by-law, a municipal heritage advisory committee to make recommendations on designated property under Part IV or Part V of the Act. In Vaughan this committee is Heritage Vaughan. The main function of the committee is to advise Council on local heritage matters and assist Council in carrying out the City of Vaughan heritage conservation program.

Specific functions of the committee include the following:

- Determines the value of heritage properties being considered for protection through designation under the Ontario Heritage Act; Part IV designation (individual property) or Part V designation (area designation as a heritage conservation district) and makes recommendations to Council on the Designation of properties. (This is a responsibility assigned to the Committee by the Ontario Heritage Act.)
- Reviews requests for exterior changes and or additions to Designated property for recommendation to Council. (This is a responsibility assigned to the Committee by the Ontario Heritage Act.)
- Reviews development applications impacting heritage buildings and provides recommendations on preservation measures for these buildings to the Planning Department. (Heritage Vaughan can review development plans, however, its role under the Act is specific in that it can only make recommendations to Council with regard to the Designation of property it considers having cultural heritage value or property that is already Designated under Part IV or Part V of the Act.)
- Promotes heritage conservation within the community. (This is a responsibility given to the Committee under its general mandate to help promote the need for heritage preservation.)
- Administers and makes recommendation to Council with regard to the City's Designated Property Grant Program (This is a responsibility given to the Committee under the Ontario Heritage Act.)
- Educates the community to encourage the responsible stewardship of the community's heritage assets. (This is a responsibility given to the Committee under its general mandate to help promote and preserve heritage resources.)

The Committee meets once a month and is provided technical/advisory support services through Cultural Services staff under the Department of Recreation & Culture and is provided administrative support services by the City Clerk's Department. The Committee is appointed by Council every three years and its members are appointed concurrently with Council's term of office.

#### Heritage Vaughan's Proposed "Goals for Heritage Preservation"

In 2004, a Policy subcommittee of Heritage Vaughan committee was established for the purpose of preparing a report that would outline the Committee's concerns, including recommendations on how to improve heritage preservation initiatives in the City of Vaughan. As a result of the efforts of the Heritage Vaughan Policy subcommittee, a presentation was prepared which outlines "Goals for Heritage Preservation" that includes the following points:

1. Develop a strategy to protect all heritage structures with designation under the Ontario Heritage Act.
2. Recommend a heritage conservation district study for a future District designation of the historic core of Woodbridge (areas along Kipling Avenue and Woodbridge Avenue) similar to those of Thornhill, Kleinberg-Nashville and Maple. (Part V designation under the Ontario Heritage Act.)
3. Develop a strategy that would require the incorporation of significant heritage buildings in new development.

4. Require a Letter of Credit from property owners in Plan of Subdivision and Site Plan agreements that relate to a heritage property cited for preservation. The Letter of Credits requirements would help secure the preservation of heritage buildings in the development process.
5. Develop a strategy to establish a heritage subdivision to move heritage buildings to, in cases where there is no other option for preservation.
6. In consultation with the Finance Department develop a strategy to improve the grants and a new loan program as financial incentives to designated heritage property owners.
7. In consultation with the Finance Department investigate the possibility of establishing a tax-rebate program for owners of designated heritage buildings.
8. Recommend higher fines and other penalties for violations as deterrents (i.e. the demolition of designated buildings without a permit).
9. Develop a strategy with By-Law Enforcement to enforce the requirement to secure vacant heritage buildings by property owners.

#### **Relationship to Vaughan Vision 2007**

Section 4.6 of the Vaughan Vision encourages the preservation and enhancement of the natural and built heritage environment and encourages the preservation of significant historical structures and communities.

This report is consistent with the priorities previously set by Council; however, the necessary resources to implement all points outlined in this report have not been allocated or approved.

#### **Conclusion**

The presentation by Heritage Vaughan committee provides information on issues and concerns related to heritage preservation and offers recommendations on the protection of heritage resources in the community.

#### **Attachments**

Copy of Heritage Vaughan's PowerPoint Presentation.

#### **Report prepared by:**

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Respectfully submitted,

Marlon Kallideen  
Commissioner of Community Services

# LET'S BE LEADERS IN BUILT HERITAGE PRESERVATION

## Heritage Vaughan Committee's Goals for Heritage Preservation

Presentation Prepared by Heritage Vaughan's Policy Subcommittee

Approved by Heritage Vaughan in March 2005



Vaughan's cultural history dates from 1796. It has a rich history and should be celebrated and honoured in our community.

The preservation of Vaughan's cultural history must start with the preservation of its buildings and sites.



# Advantages to Preservation

- Adds Prestige
- Increases Property Values (i.e. Kleinburg, Thornhill village cores)
- Enhances Vaughan's Communities
- Preserves History & Culture

Shiple, R. The Impact of Heritage Designation on Property Values. *International Journal of Heritage Studies*. 6(1), 2000. (The University of Waterloo)





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# Many heritage properties in Vaughan have been destroyed in the last few years.

Thomas Cook House  
1020 Rutherford Road



9980 Dufferin Street



Teston United Church



# How Can We Save Our Heritage Buildings?

- Kingston, Peterborough, Toronto, Brampton, Muskoka, Kitchener, Markham, Hamilton, Oakville, Kawartha, Peel, Oshawa, Niagara and many other municipalities have successfully incorporated heritage preservation.
- And these areas are not suffering from a shortage of quality development.





# **HOW DO WE PRESERVE MORE HERITAGE BUILDINGS IN VAUGHAN?**

**Heritage Vaughan's Goals for  
Heritage Preservation .....**

# 1. Designate significant heritage property under the Ontario Heritage Act

Council should designate all significant heritage buildings, especially when buildings are threatened with demolition (OHA Part IV).





2. Council should consider establishing a Heritage Conservation District (OHA Part V) for the village of Woodbridge (in addition to the City's Districts of Thornhill, Kleinburg-Nashville and currently a District Study for Maple).

Kipling Avenue Properties





### **3. Require the incorporation of heritage buildings in new development.**





# The incorporation of heritage buildings in new development works and is done throughout communities across the country.

In A Subdivision



A new commercial/residential development along Keele St.





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**Vaughan has successfully incorporated heritage structures in development.  
Incorporation benefits both the property owner and the community.**

Royal Park Way  
Woodbridge



Daniel Reaman Crt,  
Thornhill



Belmont Ave, Maple

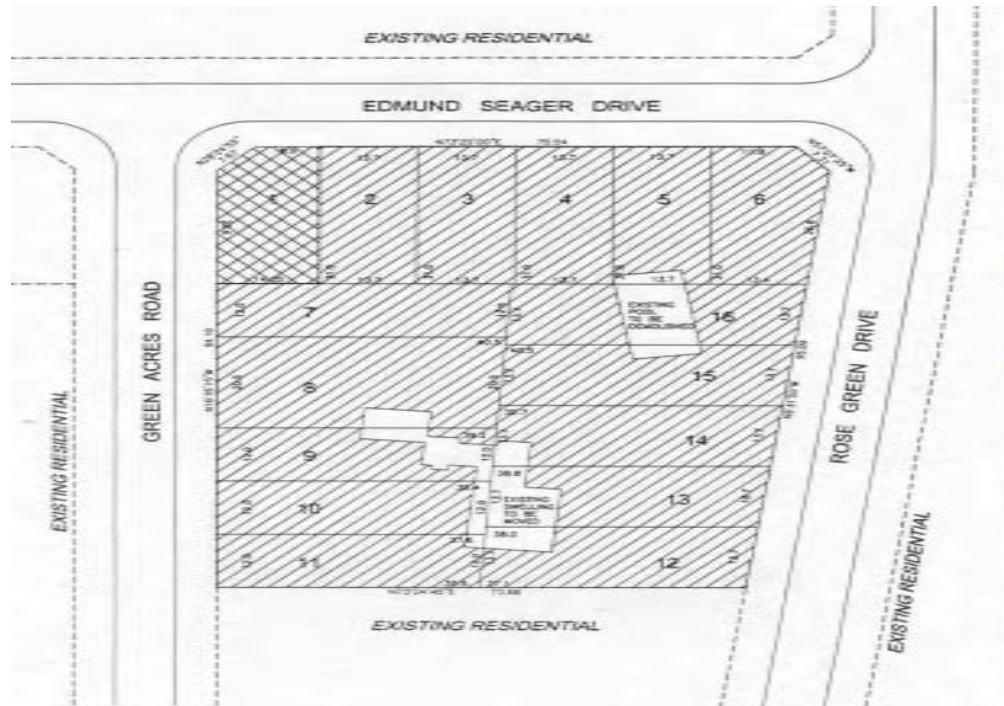


In a townhouse development,  
Yonge Street





**Owners should be required to change development proposals to incorporate heritage buildings.**



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## 4. Require a Letter of Credit as a condition of approval in plans of subdivision and site plan agreements entered into with the City.

The Letter of Credit should be in the value of the property plus the cost of restoration.





- 5. The City should consider the purchase and designation of a block of land as a heritage subdivision, onto which, as a last resort, heritage buildings will be moved for preservation.**

A location to consider for purchase is the block of land on the north side of Major Mackenzie Drive between Bathurst and Dufferin Street.





## 6. Grants & Loans

Council should consider reviewing/adopting a better grant and new loan program to provide financial incentives to property owners to restore heritage buildings.

An Easement Agreement between property owners and the City can be entered into for grants and loans to restore heritage properties.

"These programs are designed to "target...significant older structures for heritage sensitive development."  
Ministry of Culture, Ontario, "Cultural Heritage Conservation in Municipal Planning", 2002.





## 7. Council Should Consider Creating a Tax-Rebate Program for Heritage Properties.

Council should consider the adoption of a Heritage Property Tax Rebate Program pursuant to Part X, Section 365.2 of The Municipal Act to provide tax relief for eligible heritage properties designated under the Ontario Heritage Act. Markham and Newmarket have established such programs.



## 8. Support for Higher Fines

Council should support higher fines as specified under the Ontario Heritage Act.

Property owners can be fined for the demolition without a permit of designated buildings under Part IV or Part V of the Ontario Heritage Act. Fines for individuals is a max. \$50,000 or imprisonment of a term of not more that one year or both; for corporations fines are from \$250,000 to \$1,000,000.

**Request Fines.**

**Stop the Process.**





## 9. Enforce the Protection of Vacant Heritage Buildings

Heritage structures identified for preservation in development applications must be boarded/secured and protected by the owner.

Enforcement through the City's Property Standards By-law will require the boarding of vacant heritage buildings.



# Proposed Goals for Heritage Preservation



1. Develop a strategy to protect all heritage structures with Designation under the Ontario Heritage Act.
2. Recommend a heritage conservation district study for a future District designation of the historic core of Woodbridge (areas along Kipling Avenue and Woodbridge Avenue) similar to those of Thornhill, Kleinburg-Nashville and Maple. (Part V designation under the Ontario Heritage Act.)
3. Develop a strategy that would require the incorporation of significant heritage buildings in new development.
4. Require a Letter of Credit from property owners in Plan of Subdivision and Site Plan agreements with the City that relate to a heritage property cited for preservation.



## Proposed Goals continued.....

5. **Develop a strategy to establish a heritage subdivision to move heritage buildings to, in cases where there is no other option for preservation.**
6. **Develop with the Finance Department a strategy to improve the grants and a new loan program as financial incentives to Designated heritage property owners.**
7. **Investigate with the Finance Department establishing a tax-rebate program for owners of Designated heritage buildings.**
8. **Recommend higher fines and other penalties for violations as deterrents (i.e. the demolition of Designated buildings without a permit.**
9. **Develop a strategy with By-law Enforcement to enforce the requirement to secure vacant heritage buildings by property owners.**

As members of the community and members of Heritage Vaughan Committee, we request City of Vaughan Council to help us preserve and protect our architectural heritage.



Before



After

In a community which values cultural heritage & good design form, homes like these can be gracefully incorporated into the community, thereby giving it prestige, character and vitality.

# Celebrate our heritage by protecting it for the future.

- Heritage tells a story,
- It makes Vaughan rich and distinctive,
- It merits our protection.



Birdseye View, Maple, Ont., Canada

Pine Street, Woodbridge, Ont.