

HRH Designation Sub Committee 2021 Activity Review



2022 02 15

Key events in 2020/2021

1. Work plan – focus on changes to OHA – 2 areas
 - 1. Listings and 2. Demolitions
2. Proposal on listing process May/June 2021
 - Preliminary Staff assessment presented Sept 2021
3. Demolition by Neglect discussion paper circulated July 2020
 - Presentation by City By-Law Department (Tracy Steele) Jan 2021
4. Facilitation of utilization of GIS tools May/June/July 2021
 - Excel DB created from the 2008 and 2021 City of Richmond Hill Inventory of Cultural Heritage Resources
 - Presentation of basic information of our cultural heritage resources
 - By ward, Plaque programme, properties of interest and relocation statistics
 - Visualization by ward utilizing google maps
 - Circulation of links showing potential areas of application of GIS tools
 - Discussion HRH, Recreation and Culture/Planning/GIS services Staff about Heritage cultural mapping and Planning regarding the potential of GIS tools in supporting transparency and visibility of Heritage
 - Staff update on progress Sept/Oct 2021

Results –Listing process - Summary

- Highlights strategic shortcomings of the HRH
- There are major issues of training and education to support the listing process presented by the sub committee.
- Changes entertained relate to minor documentation – listing nomination forms, retaining the current qualitative evaluation based on subject experts.
- The register is a fundamental tool for the city to use in protecting the city's heritage values. The requirement by owners to give notice before demolishing/alterations initiates a transparent process whereby heritage values can be designated for property protection. Ease of Listing properties is key to a protection strategy but the new legislation makes this strategy ineffective in today's environment.
- The heritage strategy relying heavily on listings requires a substantial review with the HRH in order to make recommendations to council.

Results – Demolition - Summary

- DbyN paper id'd a number of areas to explore; one of which was maintenance bylaws for vacant and occupied heritage properties
- Tracy Steel's presentation on maintenance protections for Heritage properties concluded with:
 - The City's Property Standards By-law currently includes a requirement for maintenance of ***designated heritage properties only***
 - Richmond Hill is currently using a complaint-based approach to enforcement
 - Ontario municipalities use a diversity of enforcement approaches in association with heritage properties with the largest in the GTA (T.O.) employing a hybrid approach
- Properties of interest identified; sent to staff for information in June 2021
- Highlights structural shortcomings – Reactive vs Proactive approaches
- Motion to address Dec 2021 delayed for further discussion 2022.

Next steps

- It is recommended that a review HRH heritage strategy based on fundamental questions and principles be undertaken
- Heritage maintenance bylaw 86-10 does not conform to the new OHA legislation
 - Specifically RH bylaw refers to penalties contained in the building code but ignores section 69.1 (1) (2) and (3) of the OHA which allow fines/restoration costs of \$50,000, \$250,000 and \$1,000,000
 - Staff were notified of this in Feb 2021 after the presentation by Tracy Steele and are evaluating this with the bylaw department. Status unknown.
- Heritage Maintenance bylaw 86-10 is not easily found on the City's website. This is a transparency issue. Improvement of the city website and clear communication of property owners obligations needs to be communicated.
- A proactive approach to DbyN be discussed and recommended.

Next steps – Discussions and Motions for:

- A review of the HRH heritage strategy facilitated by a independent third party
- To align Bylaw 86-10 to reflect changes to the OHA
- Make bylaw 86-10 more transparent internally as well as to the public on the City's website
- Make Properties of Interest to be reviewed on a periodic basis with HRH
 - a) That staff be directed to review the latest City of Richmond Hill Inventory of Cultural Heritage Resources using the following criteria:
 - i. Vacant or the appearance of being vacant for 2 years or more, and/or poorly maintained or in need of repairs; and
 - ii. Listed or designated to create and maintain a sub-list of properties of interest.
 - b) That staff provide the HRH Committee with status updates of each property every 4 to 6 months with options to protect the heritage values so that the HRH Committee can provide recommendations regarding a practical courses of action.

Thank You



Supplementary support slides



Basic Information on our 2021 Heritage Inventory

- Properties Vacant or needs monitoring for upkeep – aka Properties of Interest
 - 21
 - 13 designated
 - 8 listed
- Plaque Programme
 - In 2008
 - 142 total
 - 23 BP
 - 114 WP
- Properties relocated at some time
 - 14

Ward	Listed #	Designated #	Total
1	4	1	5
2	2	3	5
3	2	6	8
4	-	3	3
5	-	-	-
6	-	-	-
Ttl of Interest	8	13	21
Ttl Inventory	245	116	361
%	3.3	11.2	5.8

What is our Heritage inventory by Ward in 2021?

Ward	Total	Designated	Listed	City owned
1	33	6	27	1
2	111	16	95	1
3	82	62	20	2
4	117	24	93	2
5	11	3	8	1
6	6	4	2	4
Total	360	116	245	11

What has the trend been since 2008?

Ward	Total		Designated		Listed		City Owned	
	2008	2021	2008	2021	2008	2021	2008	2021
1	86	33	6	6	80	27	1	1
2	136	111	17	16	119	95	1	1
3	119	82	70	62	49	20	2	2
4	159	117	25	24	134	93	3	2
5	24	11	3	3	21	8	1	1
6	19	6	4	4	15	2	4	4
Total	543	360	125	115	418	245	12	11
△%		(33.8)		(8.0)		(41.4)		(8.3)

The mandate of the Richmond Hill Heritage Committee

The mandate of Heritage Richmond Hill is to act as an advisory committee to Council to advise on matters relating to Part IV (the designation of individual properties) and Part V (the designation of heritage conservation districts) of the Ontario Heritage Act.

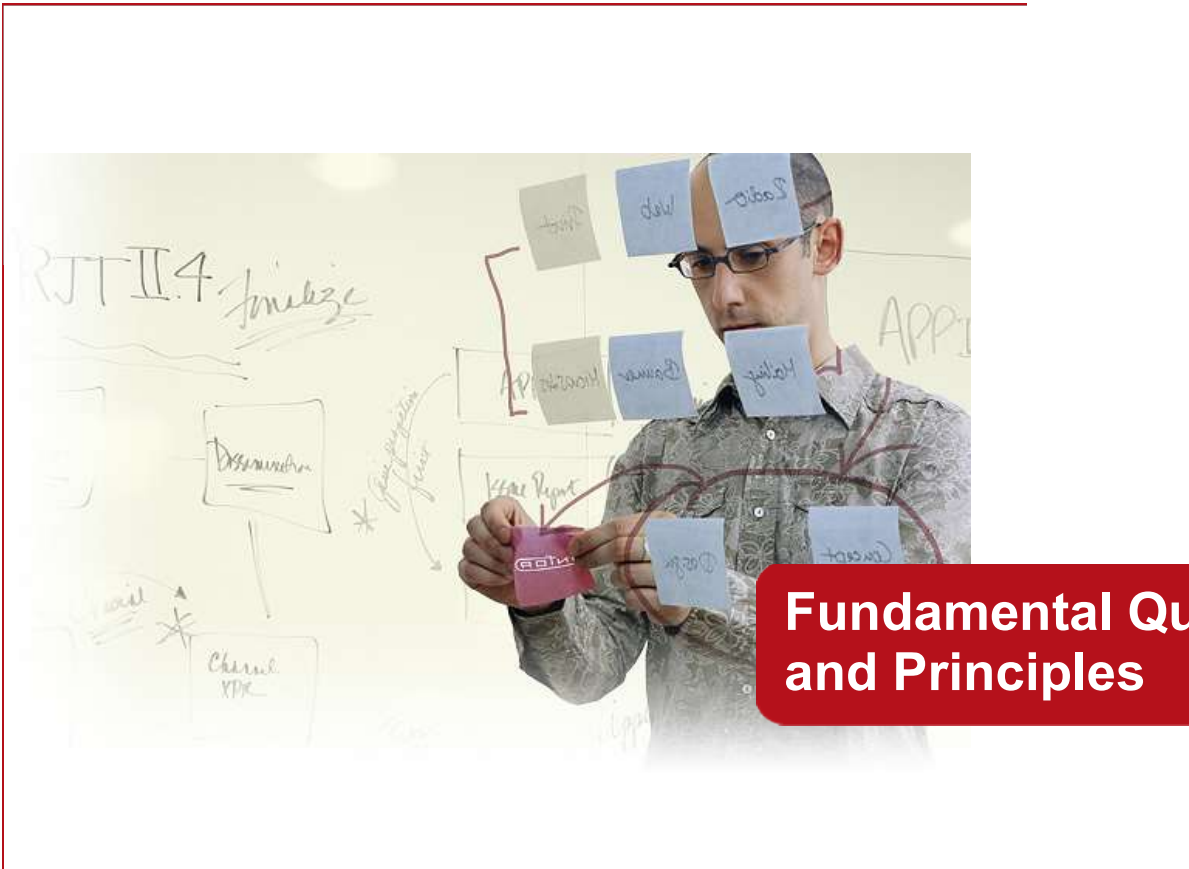
In addition, the mandate will include acting as a resource for citizens in matters pertaining to conservation, restoration and renovation of heritage properties. It will also work to raise awareness of the Town's heritage in the community.

This includes responsibilities such as:

- **Identifying Cultural Heritage Properties**
- **Involving the Community and Developing Partnerships**
- **Educating and Informing the Community**
- **Ensuring Financial Accountability**
- **Assessing Other Legislation Affecting Cultural Heritage Properties**

“ *In establishing a Municipal Heritage Committee, council recognizes the importance of a proactive approach to heritage conservation....* ”





Fundamental Questions and Principles

Three Fundamental Questions to ask

- Should a property be in the Heritage Register?
- How should this property be treated?
 - Listed?
 - Designated?
- What should be its conservation strategy?
 - Preservation?
 - Rehabilitation?
 - Restoration?
 - Other? (Monitoring, Maintenance, Stabilization, Mothballing, Repair, Reconstruction, Replication, Renovation, Deconstruction or salvage, Re-use, Managed decline, Interpretation)

5 Principles to follow in answering these questions

- **Accountability and Transparency**
 - Decisions about Richmond Hill heritage properties will be made in an open, accountable way, taking into account the views of interested persons and communities.
- **Identification and Evaluation**
 - Richmond Hill heritage properties will be identified and evaluated based on research and documentary evidence.
- **Continuing Care**
 - Sustaining the cultural heritage value of Richmond Hill heritage properties for long term benefit will be achieved most effectively by preventing deterioration through regular, on-going care.

5 Principles to follow in answering these questions (cont'd)

■ Impact Assessment

- Assessment of the impact of proposed activities on the cultural heritage value and the heritage attributes of Richmond Hill heritage properties will inform the decisions that may affect them.

■ Use and Reuse

- Richmond Hill heritage properties in active use by ministries and public bodies will continue to be used, or will be adaptively re-used, but uses that threaten a property's cultural heritage value will be avoided. Where no use of a property is possible, appropriate, timely disposal will take place.

Enforcement Spectrum



Complaint-based

- No monitoring
- City responds to complaints received
- Staff only report issues observed if they pose a health, safety or property damage risk

Proactive

- Routine monitoring of specific sites
- City initiates investigations when issues are observed by staff or complaints are received from the public

Enforcement Options

- Voluntary Compliance using education & public awareness
- Tickets & Fines
 - ❑ Part 1 of the Provincial Offences Act or the City's Administrative Monetary Penalty System
- Charges
 - ❑ Part 3 summons under the Provincial Offences Act
- Municipality can undertake work and recover cost via the tax roll
 - ❑ Typically this approach is only used if there is a health and safety concern

Excerpts from the Protecting Heritage Properties presentation 2021 01 19

Municipal Benchmarking

	Heritage-Specific Property Standards?	Proactive or Complaint Based Monitoring?	Monitoring Schedule	Source of Complaints	Notes
NTL	Y (DTH)	Compliant	No schedule	Councilors, MNC, neighbours, local heritage advocacy groups	When Property Standards implemented, followed up directly with properties where there were concerns
Oakville	Y	Proactive with properties prone to issue the vacant farmhouse	Part of other site visits and during commute to/from office	Neighbours	Typically inspections are done with by-law officer and heritage planner together Sometimes issues come up through development applications where staff have more teeth in designating buildings and ensuring that an active use is programmed for it
Milton	Y	Compliant	No schedule	MNC, residents, Councilors	
Mississauga	Y	Compliant	No schedule	Residents	
		Compliant, through volunteer community preservation society keep eye on properties of interest	Municipal Learning and Standards team does some proactive enforcement but it is not heritage specific	Residents (through 311 system), city staff, Councilors	Enforcement led by Municipal Learning and Standards team with support from Heritage Planning
Toronto	Y				Has found it difficult to navigate due to political and contentious nature
Nelson Hills	Y				
Stratford West					
Oxleybury	N	NA	NA	NA	MHC has brought up property standards concerns but with listed properties. Has Vacant Building Registry (with heritage specific) - most in system to register their vacant properties and pay an annual fee that funds Municipal Law Enforcement officers who regularly monitor properties. These vacant properties are inspected at least four times a year. Also has Built Heritage Emergency Management Protocol, which outlines procedures for management of designated buildings subject to an Emergency Order or Unsafe Order
Hamilton	Y	Compliant	No schedule (see notes)	Residents, Councilors, other third parties	Not monitored proactively due to lack of resources. Having complaints go through customer service desk creates paper trail that makes it easy to see who has already been involved, and whether the concern has been resolved
Windsor	Y	Compliant	No formal schedule but staff check on properties whenever they're out on site visits	All complaints go through customer service desk regardless if it's front staff, MNC, Council	Have an issue with getting letters prepared and enforced with sufficient detail and within a meaningful timeframe
Ajax	Y	Proactive	No schedule, Courtesy list "eyes" everywhere, aren't afraid to lodge formal or informal complaints to staff/by-law officers	Staff, Council, residents	Have a relatively small group of designated properties so it is easier to have a good sense of the condition of each property
Kingston	Y	Compliant			Beneficial to keep an updated photo inventory of heritage properties. Good reference to keep track of any unapproved changes that have been made

Protecting Heritage Properties – January 19, 2021 – Slide 13

