REGISTER LISTING OBJECTIONS
IN WATERDOWN VILLAGE – PED21201(a)

Hamilton Municipal Heritage Committee (via WebEx)
February 25, 2022
Background

- Waterdown Inventory recommendations approved by Council (November 10, 2021 – PED21201)
- Notices of Council’s decision sent to owners
- 5 objection notices received from owners (see Appendix “A”)
- Council must consider objections and decide to either:
  - Keep the property on the Register
  - Remove it from the Register
What is the Register?

- A heritage conservation management tool under the *Ontario Heritage Act*

It is an administrative record consisting of:

- Properties designated under Parts IV and V of the *Ontario Heritage Act*
- Non-designated properties identified by Council as being of cultural heritage value or interest

Non-designated properties are listed on the Register to:

- Promote knowledge of a community’s cultural heritage
- Provide easily accessible information for planners, property owners, developers, the tourism industry and the general public
- Help prioritize future designations
- Provide *interim protection from demolition*
What is the Register? – con’t

Listing:

- is not the same as designation; registered properties are not subject to Heritage Permits
- does not legally restrict the permitted zoning use of a property
- has not generally been demonstrated to impact property or resale values
- does not prevent alterations or changes to a property
- does not prevent demolition, but does provide a short-term delay (60 days)

The standard turnaround for a demolition permit would be 10-20 days.

Listing on the Register does not prevent demolition, but does allow Council time to discuss alternatives to demolition, if proposed. In most cases, these alternatives include opportunities for retention, adaptive reuse, financial incentives or photo-documenting the property before it is demolished. In the case of significant heritage properties, Council may pursue designation to prevent demolition.
Considerations for Listing Objections

- Heritage buildings are finite resources. Once they are demolished they cannot be recovered.

- Not all listed properties are candidates for individual designation, but may play an important role in supporting or defining the historic character of the area.

- To warrant removal from the Register, a property should no longer retain any physical heritage value or interest as per Ontario Regulation 9/06.

- Removing a property from the Register based on an owner’s concerns of resale value or redevelopment impacts alone would not be consistent with the intent of the Register.
Listing Objections

- All properties classified as *Character-Supporting Resources* – none are identified as candidates for designation (see Appendix “B”)

- Owner objection notices are attached (see Appendix “A”)

- Most owner objections cited concerns about:
  - Depreciation of property value
  - Impacts to their ability to sell
  - Impediments to future redevelopment

- Many believe that their property is not of heritage interest because it has evolved or been modified in some way (e.g. new cladding or windows, additions, etc.)
Staff Recommendations – Keep on Register

- The following properties retain sufficient cultural heritage value or interest to remain listed on the Register:
  - 296 Dundas Street East
  - 396 Dundas Street East
  - 30 Elgin Street
  - 280 Mill Street South
Staff Recommendations – Remove from Register

• **19 Flamboro Street** does **not** retain sufficient physical heritage value to remain listed on the Register.
  - The heritage value or interest is mainly historical / associative (connection to Carson Construction)
  - The interior and exterior of the building have been photo-documented by staff (see Appendix “C”)
  - Interpretive plaquing should be considered as part of any future redevelopment proposal
Thank-you!

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Project webpage:
www.hamilton.ca/heritageinventory