



**The Corporation of the
City of Sault Ste. Marie**

COUNCIL REPORT

March 21, 2022

TO: Mayor Christian Provenzano and Members of City Council
AUTHOR: Virginia McLeod, Manager of Recreation and Culture
DEPARTMENT: Community Development and Enterprise Services
RE: Heritage Register – Properties Recommended for Listing

Purpose

The purpose of this report is to seek City Council approval to add twenty-eight (28) properties to the Sault Ste. Marie Heritage Register as listed properties.

Background

The Identifying properties of cultural heritage value or interest is an important part of a municipality's role in heritage conservation. The Municipal Heritage Committee (M.H.C.) has been working on two key projects related to identifying heritage resources. The Official Plan update "Shape the Sault" led by the Planning Department engaged the Municipal Heritage Committee in helping to identify locally significant heritage areas. Simultaneously, members of the Municipal Heritage Committee were working on the development of a list of properties to consider adding to a municipal heritage register.

The working group reviewed each property to determine if further research was required, and assessed which properties could be recommended to be added to the register. The committee has met numerous times over the past three years to review, edit and refine the list of properties. At the March 15, 2021 meeting the following resolution was passed:

Moved by: J. van Haften

Seconded by: Councillor S. Hollingsworth

"Resolved that the initial list of 34 properties be approved and that the Municipal Heritage Committee request permission from City Council to consult with the property owners and obtain feedback be approved."

CARRIED

A report to Council was prepared and the following resolution was passed at the April 26, 2021 meeting of City Council.

Moved by: M. Scott

Seconded by: L. Vezeau-Allen

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Resolved that the report of the Manager of Recreation and Culture dated April 26, 2021 concerning Heritage Register – Listed Properties be received and that the Municipal Heritage Committee be authorized to conduct virtual information session(s) with property owners and report to City Council.

CARRIED

On November 11, 2021 a letter was sent to each of the property owners inviting them to attend one of two information webinars to provide an overview of the process, implications and benefits of listing. Details on how to attend the webinar or send feedback were outlined.

At the February 2, 2022 meeting of the Municipal Heritage Committee the following resolution was passed:

Moved by: K. Kazmierowski

Seconded by: S. Meades

Resolved that the Municipal Heritage Committee recommend that the following properties as presented be brought to City Council for inclusion on the heritage register:

1. 286 John Street
2. 52 Trelawne Avenue (16 Rosedale)
3. 279 Cathcart Street
4. 136 Pilgrim Street
5. 59 Fauquier Street (Hamilton House)
6. 69 Borron Avenue
7. 184 Pim Street (Marshall Apartments)
8. 15 Summit Avenue
9. 19 Summit Avenue
10. 182 Church Street
11. 3 Summit Avenue/90 Ontario Avenue
12. 188 Church Street
13. 11 Summit Avenue
14. 372 Bruce Street
15. 1019 Queen Street
16. 1062 Queen Street
17. 508, 510, 512 Queen Street E., Elizabeth Wilcox Building
18. 175 Queen Street East, (King's Apartments)
19. 478-480 Queen Street East
20. 484-488 Queen Street East, Taylor Block
21. 618-620 Queen Street East
22. 667-669 Queen Street East
23. 754 Queen Street East
24. 801, 803, 805 Queen Street E., McCormick Block
25. 95 Huron Street, Pulp Tower

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- 26. 107 Huron Street, Yard Locker & Board Mill
- 27. 130 John Street (Church)
- 28. 136 John Street (Hall)
- 29. 221-223 Brown Street
- 30. 644 Albert Street East

With the exception of the following four (4) properties which are not recommended to be included on the heritage register:

- 1. 712 Wellington Street
- 2. 1 Herrick Street
- 3. 601-617 Queen Street
- 4. 130 Wellington Street East

be approved.

CARRIED

Following the meeting two (2) additional properties owners sent correspondence noting their objection to be included on the Heritage Register as a listed property. As a result, the Municipal Heritage Committee passed the following resolution at the March 2, 2022 meeting:

Moved by: Councillor M. Shoemaker
Seconded by: D. Greenwood

“Resolved that the Sault Ste. Marie Municipal Heritage Committee removed 644 Albert Street East and 15 Summit from the list of properties that the Municipal Heritage Committee is recommending that City Council consider for inclusion on the Sault Ste. Marie Heritage Register as a listed property;

and further that the twenty-eight (28) properties be brought forward for as identified at the February 2, 2022 meeting of the Municipal Heritage Committee.

CARRIED

Analysis

Identifying properties of cultural heritage value or interest is an essential part of the municipality’s role in heritage conservation. Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner’s ability to make exterior and interior alterations in the case when demolition or a development application is not involved. Listing does not trigger maintenance requirements over and above existing property standards. Property owners are able to obtain a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

In addition, when a property is “listed” it does not necessarily mean that it will be subsequently “designated” under Part VI of the Ontario Heritage Act. Designation

of a heritage property is legally binding and requires owners to seek approval for alterations and additions. Designation generally happens in the following scenarios:

- A property owner wishes to take advantage of one of the City's heritage incentive programs and requests a further staff evaluation and designation, as appropriate.
- A property owner gives notice of an intention to demolish the listed building and further evaluation recommends designation.

There are twenty-eight (28) properties recommended for listing outlined in Appendix A – Properties Recommended for Listing.

Although the municipality is not required to consult with the property owners before including non-designated properties on the municipal register under the Ontario Heritage Act, property owners were notified and invited to attend one of two information sessions. The package of information sent to each property owner included a letter with information on the sessions, instructions on how to send in feedback along with a handout of Frequently Asked Questions, which is attached as Appendix B – Heritage Listing FAQ's.

There were five (5) property owners representing seven (7) properties that attended the information session. In addition, three (3) additional properties contacted city staff to obtain more information. Prior to the February 2, 2022 meeting of the Municipal Heritage Committee four (4) letters of objection were received from properties owners including;

1. 712 Wellington Street
2. 1 Herrick Street
3. 601-617 Queen Street
4. 130 Wellington Street East

Following the meeting an additional two (2) property owners submitted objections to having their properties included on the register as a listed property. The additional letter of objections and correspondence with City staff were discussed at the March 2, 2022 meeting of the Municipal Heritage Committee. The Municipal Heritage Committee passed a resolution to remove the two properties from the list that would be presented to City Council.

1. 644 Albert Street East
2. 15 Summit Ave.

The letters of objection are attached as Appendix C.

The Municipal Heritage Committee is planning to reach out to the property owners who objected to discuss the benefits of listing and gain a better understanding of their concerns.

Financial Implications

There are no financial implications associated with this report.

Strategic Plan / Policy Impact

Focus Area – Quality of Life: Promotion of our City’s arts, culture, historic and heritage sites is an essential component in achieving economic health.

Recommendation

It is therefore recommended that Council take the following action:

Resolved that the report of the Manager of Recreation and Culture dated March 21, 2022 concerning the Heritage Register – Properties Recommended for Listing be received and that the addition of twenty-eight (28) properties to the Sault Ste. Marie Heritage Register as listed properties;

1. 286 John Street
2. 52 Trelawne Avenue (16 Rosedale)
3. 279 Cathcart Street
4. 136 Pilgrim Street
5. 59 Fauquier Street (Hamilton House)
6. 69 Borron Avenue
7. 184 Pim Street (Marshall Apartments)
8. 19 Summit Avenue
9. 182 Church Street
10. 3 Summit Avenue/90 Ontario Avenue
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13. 372 Bruce Street
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23. 801, 803, 805 Queen Street E., McCormick Block

24. 95 Huron Street, Pulp Tower

25. 107 Huron Street, Yard Locker & Board Mill

26. 130 John Street (Church)

27. 136 John Street (Hall)

28. 221-223 Brown Street

be approved.

Respectfully submitted,

Virginia McLeod
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