



Heritage Conservation: Planning for the Future

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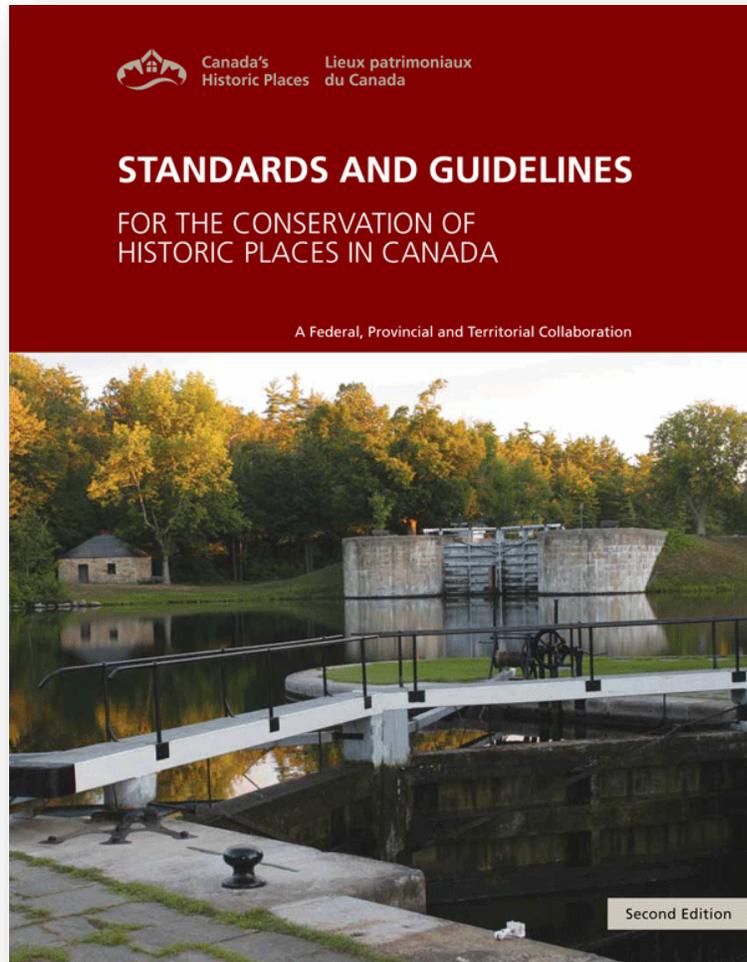
What is Heritage ?

- ▶ “**Heritage** is everything we have inherited that we value and wish to preserve for future generations. It is a living legacy that helps us understand our past, provides context for the present and influences our future”. (Ontario Heritage Trust)
- ▶ “**Heritage value**: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meaning.” (Parks Canada)
- ▶ “**Character-defining element**: the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained to preserve its heritage value.” (Parks Canada)
- ▶ **Tangible heritage** – physical places and objects (embody intangible components)
- ▶ **Intangible heritage** – stories, songs, celebrations that evolve over time
- ▶ Evolving themes of truth, reconciliation and expanding heritage narratives (marginalized communities)



Heritage Conservation: A Global Perspective

- ▶ “United Nations Educational, Scientific and Cultural Organization (UNESCO) seeks to encourage the identification, protection, and preservation of cultural and natural heritage around the world considered to be of outstanding value to humanity”.
- ▶ World Heritage Convention, 1972 – international treaty on heritage conservation, signed by many countries including Canada (1976), links together in a single document the concepts of nature conservation and the preservation of cultural properties.
- ▶ In Canada over the past 30 years, 21% of Canada’s historic building stock has been demolished due to factors such as economic pressures, social changes, and lack of public awareness (Source: National Trust for Canada)
- ▶ In the U.S. only 4% of existing buildings are formally protected



Canadian Standards for Conservation

- ▶ Parks Canada issued “Standards and Guidelines for the Conservation of Historic Places in Canada” as a nation-wide guiding document based on internationally accepted heritage conservation principles
- ▶ Staff and Municipal Heritage Committees use this document as a reference
- ▶ Conservation can be seen as a sequence of actions — from understanding the historic place, to planning for its conservation and intervening through projects or maintenance.

Why Conserve?

Social, Economic, and Cultural Impacts

▶ Local/National Identity and Community Impact

- ▶ From humblest to grandest, historic buildings tell story of and community/nation
- ▶ They frequently provide low-income housing, office space for start-up businesses, and contribute to the local creative economy. Areas with older, smaller buildings host a higher proportion of new, women-owned, and minority-owned businesses, than areas with mostly larger, newer buildings.
- ▶ Shift to experiential vacations. Modern travelers prefer tourist attractions that provide educational opportunities.



Why Conserve?

Social, Economic, and Cultural Impacts

► Tourism

Part of the appeal of places for residents and tourists is the reflection of local/national identity formed collectively by our historic places. Historic places draw tourists to Canada, with the number of U.S. travellers seeking heritage experiences in Canada expected to reach 12.3 million annually by the year 2025.

► Jobs and Economic Vitality

Heritage rehabilitation projects generate over 21% more jobs than the same investment in new construction. The renewal of historic properties attracts new businesses and residents, and increases property values in surrounding neighbourhoods.



Source: MW website



Source: S. Galbraith

Why Conserve?

Environmental Impacts

► Sustainability and Climate Change

- Historic places are central to sustainable communities and combatting climate change. The message to maintain, repair, and reuse – rather than to neglect, demolish, and replace – links heritage conservation with healthy and affordable lifestyle choices such as walkability, cycling, and public transportation, and enables greater density, better energy performance and adaptive use in historic areas.
- By rehabilitating and greening older buildings, communities are helping to combat climate change, and conserve precious natural resources, including diversion from landfill.
- “The greenest building is the one that is already built” (Carl Elefante). A recent study demonstrated that it takes 10 to 80 years for a new building that is 30% more efficient than average to overcome the negative climate change impacts related to the construction process.



Elora, 1910

Photo: Wellington County Museum & Archives



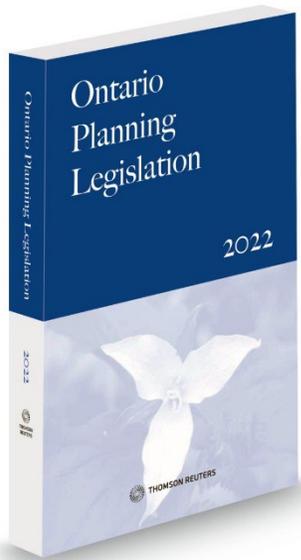
Elora, 2014

Photo: S. Galbraith

Source: S. Galbraith

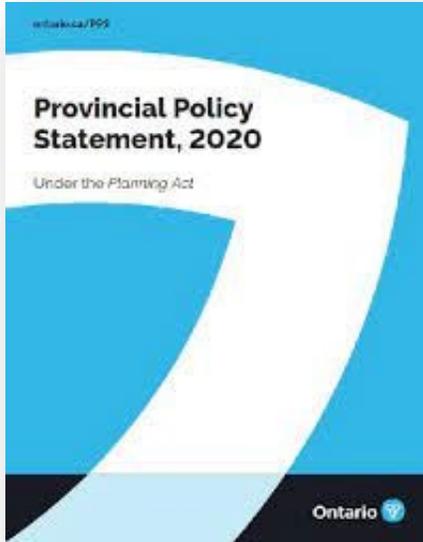
Heritage Conservation Planning

- ▶ Looking to the future while honouring the past.
- ▶ Main goal is to **manage change** to historic places guided by well-established core principles and practices.
- ▶ Planning for the **identification, protection and promotion** of the heritage resources that our society and our communities value collectively.



Provincial Heritage Mandate

- ▶ Planning Act lists matters of provincial interest, including heritage
- ▶ Requires that Municipal Councils “shall have regard to” matters of provincial interest, such as:
 - ▶ (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- ▶ Provincial Policy Statement (PPS 2020) encourages intensification and growth in built up areas, among other things, but ALSO
- ▶ Encourages heritage protection:
 - ▶ “Significant built heritage resources and significant cultural heritage landscapes **shall be conserved**” (PPS 2020)



Ontario Heritage Act

- ▶ Gives municipalities and the provincial government powers to conserve properties of cultural heritage value or interest
- ▶ Community decides what is significant through Council
 - ▶ Part IV conserves individual properties
 - ▶ Part V conserves heritage conservation districts
 - ▶ Part VI conserves archaeological resources



Significant Means...



McGuigan Pioneer Cemetery
Source: findagrave.com

“Resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act”. (PPS 2020)

Heritage Criteria (O. Reg. 9/06):

Cultural Heritage Value or Interest

1. The landscape has **design or physical value** because it:
 - i. Is a rare, unique, representative or early example of a landscape
 - ii. Displays a high degree of design or aesthetic appeal/scenic quality, or
 - iii. Demonstrates a high degree of technical or scientific achievement.
2. The landscape has **historical value or associative value** because it:
 - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community
 - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community
3. The landscape has **contextual value** because it:
 - i. Is important in defining, maintaining or supporting the character of an area
 - ii. Is physically, functionally, visually or historically linked to its surroundings, or
 - iii. Is a landmark.

Conservation Tools: Designation (Individual Property, Part 4)

- ▶ **Regulates** individual property and its heritage attributes identified through designation by-law; appeal rights (owner consent not required)
- ▶ By-law is **registered** on title of the property (entire property)
- ▶ **Heritage permit** is required if a property is to be altered or demolished
- ▶ A **Heritage Impact Assessment** (HIA) may be required for adjacent developments (under the Planning Act)
- ▶ Designation DOES NOT freeze a property or impact property value
- ▶ Intended to **guide** appropriate changes, cannot be demolished



Spillway Farm, Merrickville-Wolford

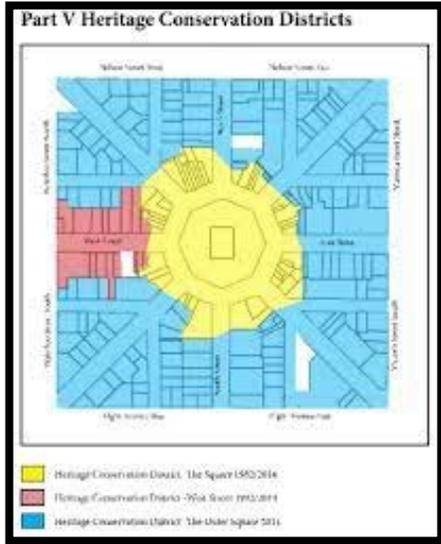
Source: D. Ross

Conservation Tools: Designation (Heritage Conservation District, Part 5)

- ▶ **Regulates** all properties within a defined boundary with objectives, goals, statement of cultural value and identified attributes as documented in an HCD Plan; appeal rights
- ▶ Designation by-law is **registered** on title of each property located within the district
- ▶ **Heritage permit** is required if a property is to be altered or demolished
- ▶ HCD Plan specifies the types of major, significant alterations that will require a heritage permit and which **may be excluded**

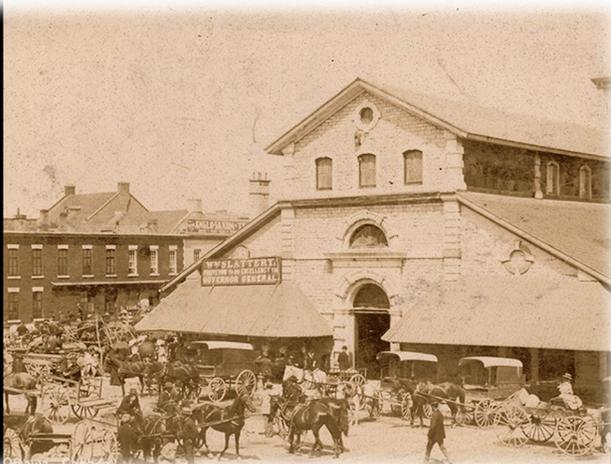


Examples of HCDs in Ontario



HERITAGE OTTAWA
50 YEARS
50 STORIES

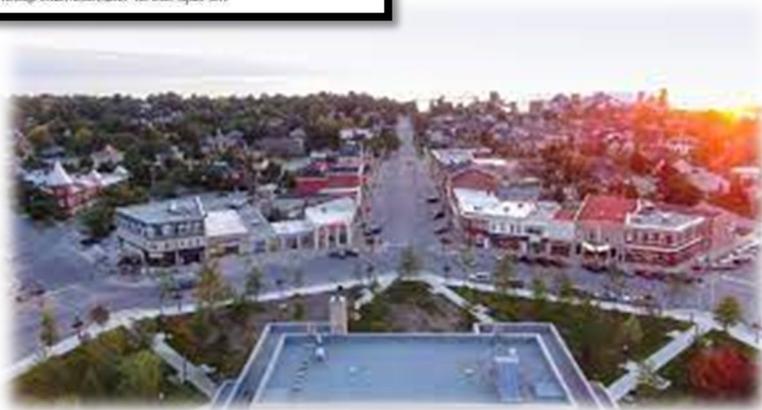
21
BYWARD MARKET
HERITAGE DISTRICT



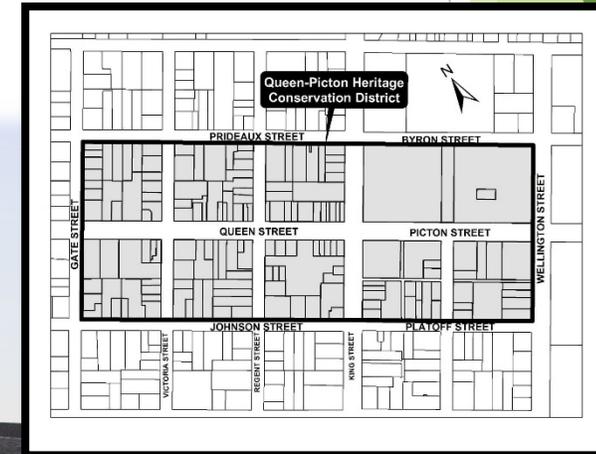
Byward Market HCD, Ottawa



Markham Village HCD, Markham



Town of Goderich HCDs



Queen-Picton HCD
Niagara on the Lake

Municipal Register As a Conservation Tool



Heritage Designated Properties in Merrickville-Wolford, Ontario

<u>Building Name</u>	<u>Address</u>
Aaron Mirick Building	106-112 St. Lawrence St.
Aaron Mirick House	905 St. Lawrence St.
By Cabin	441 Main St. E.
Byrne House	105 Brock Street East
Derbyshire's Store	136 (130) St. Lawrence St.
Doctor's	153 St. Lawrence
Donovan Commercial Building	236-242 St. Lawrence
Dr. Leach House	106 Colborne St.
Fitzgerald House	206 Colborne St. E.
George Mirick House	105 Lewis Street W.
Hutchins - Heroux Commercial	212-224 St. Lawrence St.
Ingalls House	512 St. Lawrence St.
Jakes - McLean Building	105-129 St. Lawrence/106-112 Main Street
John Burchill House	518 St. Lawrence
Ken Heroux House	606 St. Lawrence St.
Ken Heroux House	612 St. Lawrence St.
Knox Hall (Presbyterian Church)	618 St. Lawrence St.
Langford House	306 Elgin St.
Langford House	506 Elgin St.
Magee House	205 Mill Street
Mary Pearson House	111 Main St. E.
McKibbon Building	118-124 (112) St. Lawrence St.
McManus House	230 Brock St. W.
Merrick Tavern	106 Mill St.
Mills House	130 Brock St. W.
Patterson House	111 Brock St. E.
Percival House	206 Main St. E.
Petapiece House	205 Brock St. E.
Sam Jakes House-Inn (Merrick Hotel)	118 Main Street E
Spillway Farm	437 County Road 23 (former Township of Wolford)
Stephen Mirick House	106 Brock St. E
Township Hall	229 Main St. W.
William Mirick House #2	106 Amelia St.
William Mirick House #3	129 Mill Street

- ▶ The “official list” of all properties of cultural heritage value and/or interest in a municipality
- ▶ MUST include all designated and MAY include properties of interest that are non-designated (“listed”)
- ▶ Showcases heritage properties of significance and value
- ▶ Identification and community collaboration
- ▶ Raises awareness (owners, purchasers, developers, public)
- ▶ Listed properties – require owner to provide 60 days notice of intent to demolish
- ▶ Listing DOES NOT affect alterations or property value
- ▶ Requires Council approval to add/remove

Municipal Register As a Conservation Tool



Other Heritage Conservation Tools

Tool	Individual Properties	Multiple Properties
Designation of an individual property under the OHA (Part IV)	X	
Listing non-designated properties on the heritage register	X	
Private and street tree protection by-laws	X	X
Zoning by-laws	X	X
Designation of an area as a Heritage Conservation District (HCD) under the OHA (Part V)		X
Designation of an area as a CHL in the Official Plan		X
Special policy area defined by prevailing character		X
Scenic road or corridor designation		X
Heritage Areas		X

Other Heritage Conservation Tools

- ▶ Property Standards By-law (for designated properties, to maintain heritage attributes identified)
- ▶ Heritage Tax Relief Incentive Program
- ▶ Heritage Loan/Grant Program
- ▶ Official Plan Policies (planning tool)
- ▶ Development Permit System (planning tool)
- ▶ Urban Design Guidelines (planning tool)
- ▶ Commemoration Strategies
- ▶ Public Education and Awareness

What is a Cultural Heritage Landscape?

- ▶ Defined geographical area modified by human activity of cultural heritage value or interest



Designed

Garden at Fulford Place,
Brockville



Evolved

Scotsdale Farm, Halton Hills



Associative

Kay-Nah-Chi-Wah-Nung,
Manitou Mounds, Stratton

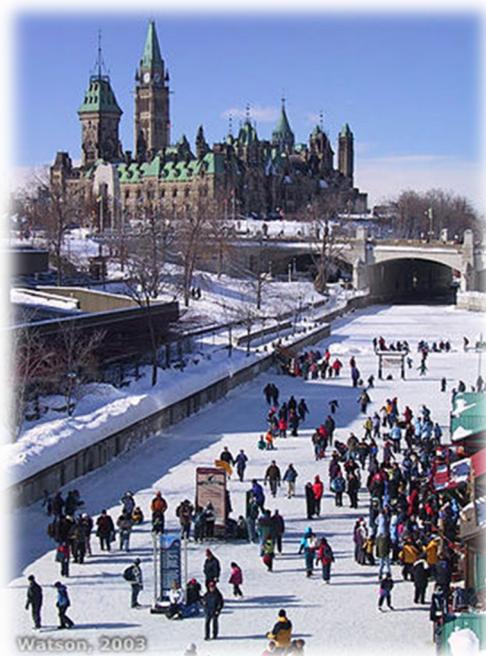
- Watercourses
- Historic villages
- Early transportation routes
- Parks and trails
- Agricultural properties
- Historic industrial sites

Why Identify and Manage CHLs?

- ▶ These spaces, corridors and complexes are hallmarks of a municipality.
- ▶ Contribute to the 'character' of a community.
- ▶ Places for tourism, environmental stewardship, recreation, and community collaboration.



High Park, Toronto



Rideau Canal, Ottawa



West Montrose Cultural Heritage Landscape

Municipal Heritage Committees

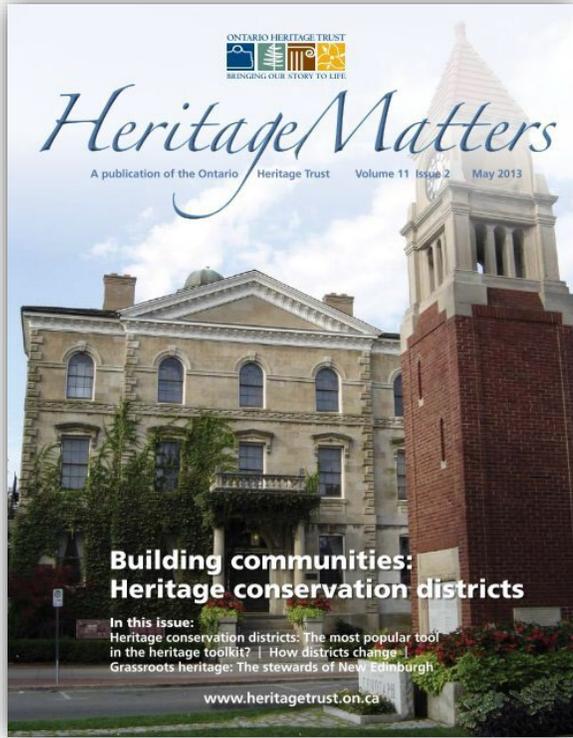
- ▶ Section 28 of OHA allows a municipality to establish a Municipal Heritage Committee (MHC) to advise Council on matters in respect of Parts 4 and 5 of the Act (designation) and other general heritage matters (e.g. Municipal Register).
 - To **provide advice and recommendations** to Council and the public on issues related to conservation of cultural heritage and heritage applications
 - To **promote** heritage conservation practices and principles
 - To **raise awareness and education** on heritage matters



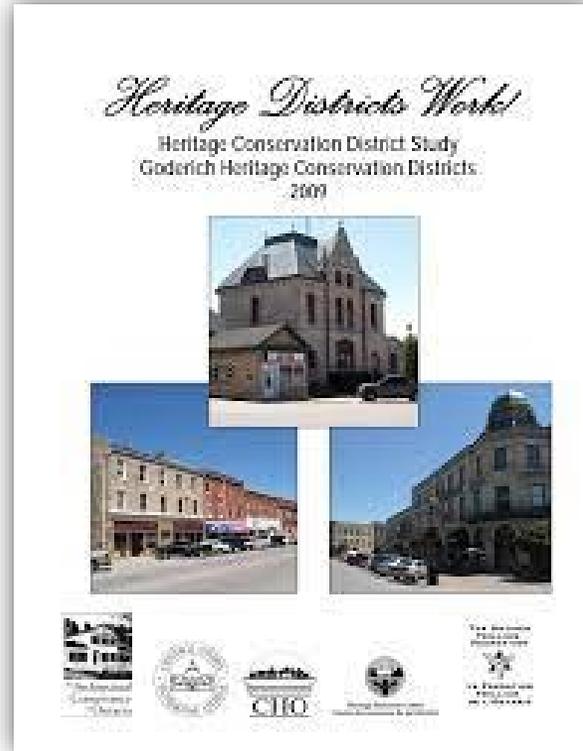
More Information and Resources

- ▶ Ontario Heritage Toolkit
 - ▶ Your Community, Your Heritage, Your Committee
 - ▶ Heritage Property Evaluation
 - ▶ Designating Heritage Properties
 - ▶ Heritage Conservation Districts
 - ▶ Heritage Resources in the Land Use Planning Process
 - ▶ Heritage Places of Worship





Ontario Heritage Trust



U of W Heritage Resources Centre



Ontario Architecture Website

More Information and Resources

What Is Valued?



- ▶ “Known as the Jewel of the Rideau. The largest centre of this dynamic community is Merrickville, one of the best preserved 19th century villages in Ontario.” (Source: www.discover.leedsgrenville.com)
- ▶ “More designated heritage buildings than any other Ontario community of like-size”
- ▶ “A unique and vibrant Victorian village on The Rideau Canal.”
(Source: www.merrickville-wolford.ca)

FINAL THOUGHTS

How can this community's heritage be protected?

Should it be protected?
What elements?

Questions

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