

Bill 23 and Changes to the Heritage Act

Planning and Development Committee

D e c e m b e r 2 0 2 4



Building the Future on the Foundation of the Past

Changes to the Heritage Act through Bill 23 have resulted in challenges and opportunities for the City to apply a vision for heritage conservation and incorporation into new and infill development.



Changes to the Ontario Heritage Act



Archdekin-Giffen House 11651 Bramalea Road

New conditions for Designation under OHA

- Listing required before designation for OZS applications
- Listing not allowed once prescribed event occurs (complete applications)
- 90 days from prescribed event to issue Notice of Intention to Designate (NOID)
- As a result of Bill 23, Designation is the only tool available to the City for heritage conservation
- For properties on the heritage register that are currently listed, a NOID must be issued by January 1, 2027 or the property will be removed automatically from the Register. It cannot be re-listed for 5 years

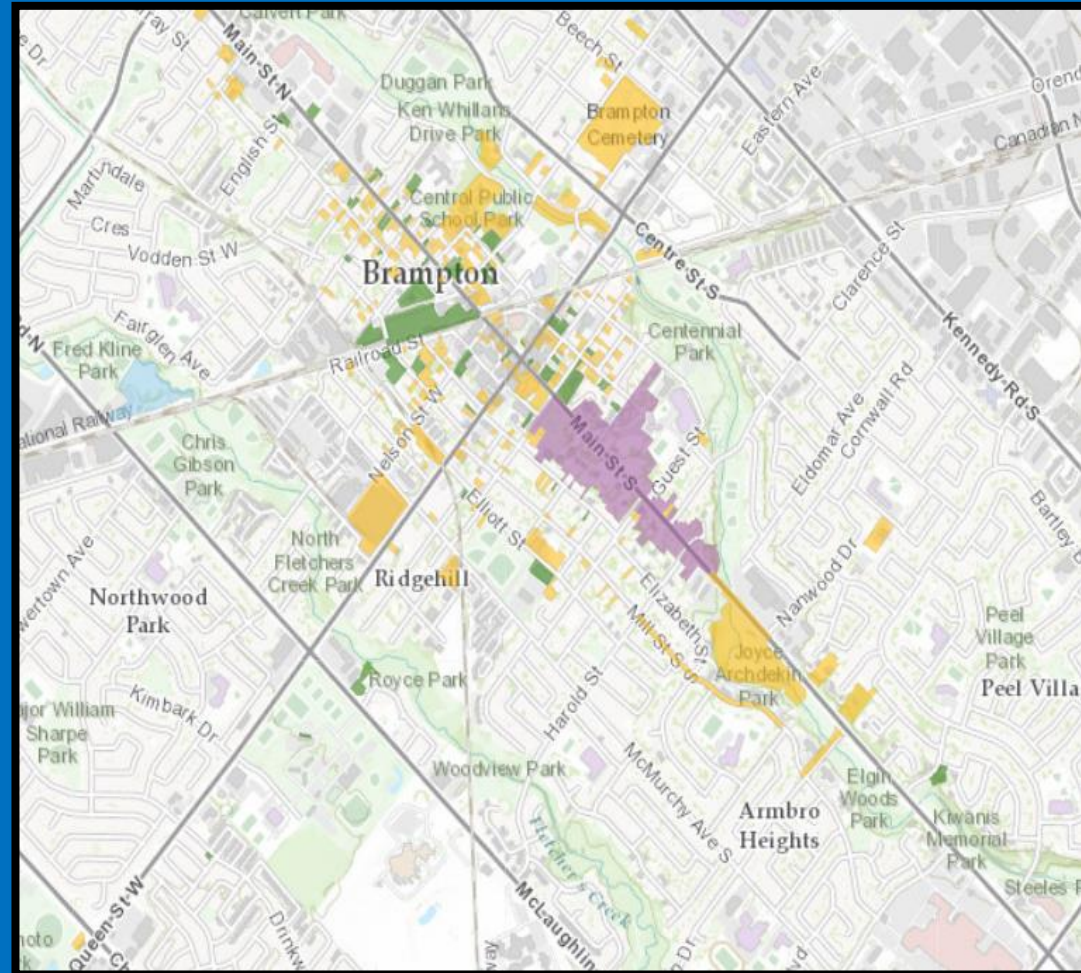
Listed and Designated Properties

Cultural Heritage Resources: 661

Designated: 149

Listed: 375

Churchville: 137



WHY IS HERITAGE IMPORTANT?



1. In preserving our heritage, we preserve our city's identity (landmarks, history, identity)
2. A wealth of heritage attracts external wealth (attracts tourism, stimulates economic growth, jobs)
3. Heritage sites support and stimulate the local economy through new jobs for contractors, architects, and artisans and positive and stable real estate prices).
4. Heritage preservation meets the Official Plan and guideline objectives.
5. Local heritage preservation enhances community identity and connections through community planning, and engagement with residents)

Heritage and Sustainability



Eight Ways heritage preservation contributes to sustainable development:

- 1) Resisting Cultural Homogenization
- 2) Preserves Climate Responsive Buildings
- 3) Creates More Green Jobs
- 4) Conserves Resources & Reduces Waste
- 5) Strengthens Community Inclusion & Intergenerational Equity
- 6) Supports Tourism & Diversifying Jobs
- 7) Improves Spatial Attractiveness & Property Values
- 8) Supports the relationship between natural and cultural heritage and reduces “heat island” effects.

1. <https://www.snclavalin.com/en/beyond-engineering/7-ways-heritage-preservation-can-contribute-to-sustainable-urban-development>

The Path Forward

Council vision and direction on heritage conservation and implementation in the context of development intensification and the two-year horizon

The time limitations imposed by the province will place significant limits on the City's ability to control where and how the City will conserve its heritage resources.

The Path Forward

In response to Bill 23 we have:

1. Met with other City departments engaged in development application review (Building, Development Planning, Urban Design, Legal)
2. Clarified, updated and streamlined new Heritage Review processes
3. Created mapping showing heritage resources and areas of planning priority within the City

The Path Forward

Next Steps

Public Engagement regarding heritage and development

Program of Heritage Designation to allow for conservation of cross section of properties

Recommended increase to the value of the Paul Willoughby Heritage Incentive Grant

Council direction to staff to investigate the implementation of the Heritage Incentive Tax Rebate

Completion of Cultural Heritage Management Plan

Thank you!

