

Presented To:	Planning Committee
Presented:	Monday, May 12, 2014
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Type:	Presentations

Request for Decision

Development of a Municipal Heritage Register

Recommendation

THAT the City of Greater Sudbury add the following City owned properties to the City of Greater Sudbury Heritage Register:

7 Serpentine Street, Copper Cliff - Former Copper Cliff Fire Hall;
and 355 David Street, Sudbury - David Street Water Treatment Plant.

Purpose of the Report

The purpose of this report is to provide background information regarding the listing of properties of cultural heritage value on the Municipal Heritage Register under Section 27 of the Ontario Heritage Act, and also recommend that the City owned properties at 7 Serpentine Street, Copper Cliff and 355 David Street, Sudbury be added to the Register.

Background

One of the tasks of the Municipal Heritage Advisory Panel is to research and identify properties of cultural heritage value in the City and make recommendations to Council for their listing on the Municipal Heritage Register. Researching and listing cultural heritage resources on the Register serves to officially recognize these properties, as well as afford them a level of protection under the Ontario Heritage Act. Adding these properties to the Register also helps to build public awareness and interest in Greater Sudbury's cultural heritage.

The Heritage Panel is currently undertaking research on cultural heritage resources in the City for possible future inclusion on the Heritage Register. Two of these properties, the David Street Water Treatment Plant at 355 David Street and the former Copper Cliff fire hall at 7 Serpentine Street are owned by the City. The Panel is recommending that any identified City owned cultural heritage properties be listed on the Municipal Heritage Register first as part of taking a leadership role in this initiative.

What is a Municipal Heritage Register?

As mentioned, one of the primary elements of the Municipal Heritage Advisory Panel's work program is to

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identify, research and recommend properties to Council for listing on the Municipal Heritage Register. This work program ties directly to the current program listed in the City's Official Plan, which states that:

The City will prepare and maintain an inventory of heritage resources. Council will support the designation and conservation of those resources listed in the inventory and implement the provisions of the Ontario Heritage Act.

Section 27 of the *Ontario Heritage Act* requires a municipality to keep a current, publicly accessible register of properties of cultural heritage value or interest situated in the municipality. The municipal register is the official list or record of cultural heritage properties that have been identified as being important to the community. The register must include all properties in the municipality that are designated under Part IV (individual designation) and Part V (district designation) of the *Ontario Heritage Act*.

As of 2005, the *Ontario Heritage Act* also allows municipalities to include on the municipal register properties of cultural heritage value that have not been designated, commonly known as "listing." Listing is a means to formally identify properties that may have cultural heritage value or interest to the community. It is an important tool in planning for their conservation and a measure of interim protection in that the owners must give the Municipality 60 days notice prior to demolition. This allows time for the municipality to decide whether to begin the designation process to give long term protection to the property, or determine that the building would a better candidate for documentation in the City's Archives and, potentially, salvage prior to demolition.

Why list a property on the register?

A comprehensive register of cultural heritage properties, including both designated and listed properties, has the following benefits:

1. The register recognizes properties of cultural heritage value in the community;
2. The register promotes knowledge and enhances an understanding of the community's cultural heritage;
3. The register is a planning document that should be consulted by municipal decision makers when reviewing development proposals or permit applications. The register provides easily accessible information about cultural heritage properties for land-use planners, property owners, developers, the tourism industry, educators and the general public, and
4. The register provides some interim protection for listed properties.

What is the process to list non-designated properties on the register?

Council's approval is required to add cultural heritage properties that have not been designated to the register. In municipalities with a Municipal Heritage Committee, Council must consult with its committee before a non-designated property is added to or removed from the register.

A municipality is not required to consult with property owners or the public to list non-designated properties in the register. However, the Official Plan states that:

Council, in cooperation with property owners, may designate, by by-law under the Ontario Heritage Act, individual buildings and structures as heritage properties.

In keeping with the spirit of the Official Plan, it is recommended that the City consult with private property owners prior to listing them on the Municipal Heritage Register. To this end, the Panel is also working on

developing protocols and educational materials as part of building support in the community for eventually adding private properties, with the owner's consent, to the Heritage Register in the future. To demonstrate leadership in this regard, it is recommended that any City owned properties of cultural heritage value be listed on the Register as part of its initial development.

Development of a Heritage Plaque Program

Part of the current work program for the Municipal Heritage Committee is the development and implementation of a heritage plaque program. As part of this program, the Panel will be coordinating the development and installation of heritage plaques for the City owned properties added to the register.

Conclusion

The Ontario Heritage Act allows municipalities to include in their formal heritage register properties which the municipality considers being of cultural heritage value or interest but which are not designated.

Part of the work program for the Municipal Heritage Advisory Panel includes to identifying, researching and evaluating cultural heritage resources in the City. The purpose of these evaluations is to recommend properties to Council for listing on the Municipal Heritage Register under Section 27 of the Ontario Heritage Act. Since listing properties on the register is a new process for the City of Greater Sudbury, it is recommended that any City owned properties of cultural heritage value be added first. At this time, it is recommended that David Street Water Treatment Plant (355 David Street) and the former Copper Cliff Fire Hall (7 Serpentine Street) be added to the Heritage Register.

Finally, the work program of the Municipal Heritage Advisory Panel includes the development of a heritage plaque program. Should the two above mentioned buildings be added to the register, the Panel will coordinate the development and installation of plaques to recognize their cultural heritage value.

Copper Cliff Fire Hall

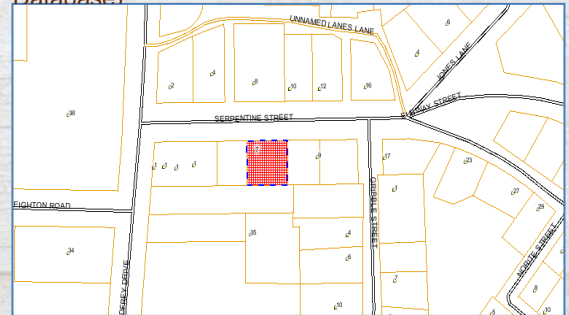
Address	7 Serpentine Street
Owner	City of Greater Sudbury
Construction Date	1909 to 1910
Legal	Con 2, Twp McKim, Lt 12, Plan M1024. Also Lt 79 PCL 40945



Current Photo of Copper Cliff Fire Hall (CGS Staff)



Copper Cliff Fire Hall circa 1940s (CGS Historical Database)



Location Map

Historical Significance	Architectural Description	Cultural Heritage Value
<p>At the turn of the century, the mainly wooden buildings of Copper Cliff were in constant danger of fire. A volunteer fire brigade was organized in 1902 and fire-fighting equipment was purchased. No fire hall was constructed until 1909 when the town council provided the plans and the structure was built by the Canadian Copper Company.</p> <p>The building continues its service to the public in its current role as a community storefront for the Greater Sudbury Police Service.</p>	<p>The small brick fire hall originally featured a spectacular look-out tower that dwarfed all other structures in early 20th century Copper Cliff.</p> <p>While the century old building lacked distinct ornamentation, the most prominent element of the front façade was the large door which allowed entrance to horse drawn carts used to transport water around the developing community. Its windows are modestly adorned with arched brick lintels and painted frames. Originally painted white, the frames are now a vibrant fire engine red in honour of the buildings origins as a fire hall.</p>	<p>The Copper Cliff Fire Hall may demonstrate a high degree of technical merit as it was the first fire hall for the Company Town of Copper Cliff.</p> <p>The building has direct associations with the fact that Copper Cliff was originally a company town.</p> <p>The building celebrated its 100th anniversary in 2010, making it one of the oldest buildings in downtown Copper Cliff. As a result it is a land mark building with strong historical links to its surroundings.</p>

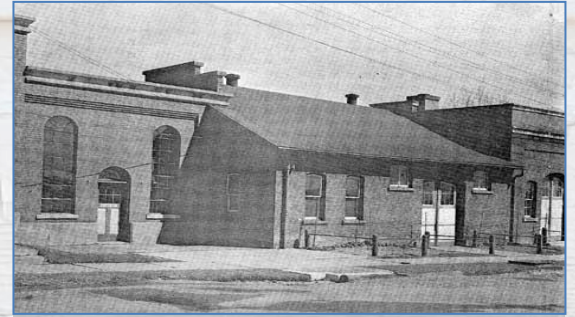


David Street Waterworks

Address	355 David Street
Owner	City of Greater Sudbury
Construction Date	1896
Legal	Lt 4, Con 3, Twp McKim, Lts 142-145 Plan 5S. Inst No. 4438, 1297, 1879 and 47518



Current photo of David Street Waterworks (CGS Staff)



David Street Waterworks in 1947 (CGS Historical Database)



Location Map

Historical Significance	Architectural Description	Cultural Heritage Value
<p>This steam-powered electricity plant on David Street was opened in 1896 to supply the fledgling town of Sudbury with electricity to power its streetlights and downtown buildings.</p> <p>It still serves as a water plant for the City of Greater Sudbury, and features many historical pumps and other mechanical equipment on display.</p>	<p>The century old Waterworks building is a prime example of implementing older styles of architecture using modern materials.</p> <p>In this case, the building is designed to give the illusion of neoclassicism. Thin brick strips are made to resemble columns which are a key component of classical architecture. The use of tall and narrow windows, similar to lancet windows found in medieval cathedrals, furthers the imagery of columns. In addition, the indented façade is designed to reinforce the concept of verticality throughout the entirety of the building.</p>	<p>The David Street Waterworks may demonstrate a high degree of technical merit as it was one of the first facilities to supply electric power to Sudbury.</p> <p>The facility has occupied the same site since 1896, making it an important landmark that is visually and historically linked to the surrounding neighbourhood. The building also speaks to the public health issues that the growing Town of Sudbury was facing at the turn of the century.</p>

