



Municipality of Port Hope

Staff Report

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Report Title: Heritage Demolition Permit Application for 65 Ward Street

Report to: Council

Date of meeting: June 29, 2023

Report Author:

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Department responsible:

Planning & Development

Report Number: PD-21-23

Recommendation:

That Council provide direction with respect to the Heritage Demolition Permit Application for 65 Ward Street, considering the two options outlined below:

Option 1:

Whereas On June 9, 2023, Minister of Municipal Affairs and Housing filed O. Reg 127/23: Minister's Zoning Order for zoning by-law amendment application for 65 Ward Street to facilitate the development of long-term care facility on the property; and

Whereas following the Minister's Zoning Order (MZO) and to initiate the construction of new facility, owner has applied for second heritage alteration permit for demolition; and

Whereas the property known as 65 Ward Street is designated under Part IV Section 29 of the Ontario Heritage Act and, therefore, requires a heritage permit application before demolition; and

Whereas heritage specialists acting on behalf of the Municipality completed a peer review of the Heritage Impact Assessment (HIA) and an addendum to the HIA, which recommends that the proposed development may proceed provided appropriate mitigation measures including a Cultural Heritage Documentation Report and Salvage Report and Commemoration Plan be drafted and implemented; and

Whereas the recommendation of MHBC Planning, Urban Design & Architecture, heritage consultants for South Care Homes Inc., HIA Addendum to prepare a Cultural Heritage Documentation Report and Salvage Report and Commemoration Plan as a condition of demolition permit from building division is reasonable.

Therefore be it resolved that Council approve the heritage alteration permit application for demolition – File Number 2023-12 – for 65 Ward Street with the conditions that the recommendations of MHBC in their HIA addendum be included as conditions of demolition permit from building division including those outlined as follows:

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- That a Cultural Heritage Documentation and Salvage Report be required as a condition of Demolition Permit from Building Division (and undertaken prior to the demolition of buildings located on-site) which includes:
 - Detailed photographic documentation (interior and exterior);
 - Measured architectural drawings of all exterior elevations;
 - Measured floor plans;
 - Recommendations for items to be salvaged as opposed to being deposited as landfill; and
 - Opportunities to reuse or reflect materials from the built heritage in the new development.
 - That a Commemoration Plan be required as a condition of Approval of Demolition Permit from Building Division in order to:
 - Provide recommendations for appropriate commemoration of the buildings and the landscape, which may include commemorative plaques, landscape features, or other.
 - Provide recommendations for where salvaged elements could be incorporated into commemoration measures.

Option 2:

Whereas on June 9, 2023, Minister of Municipal Affairs and Housing filed O. Reg 127/23: Minister’s Zoning Order for zoning by-law amendment application for 65 Ward Street to facilitate the development of long-term care facility on the property; and

Whereas following the Minister’s Zoning Order (MZO) and to initiate the construction of new facility, the owner has applied for second heritage alteration permit for demolition; and

Whereas the property known as 65 Ward Street is designated under Part IV Section 29 of the Ontario Heritage Act and, therefore, requires a heritage permit application before demolition; and

Whereas Council has reviewed the heritage alteration permit application including Heritage Impact Assessment (HIA) and HIA addendum submitted by the owner and determined that the proposal is not an appropriate alteration for the property;

Therefore be it resolved that Council deny the heritage permit application – File Number 2023-12 – for 65 Ward Street given that property has the significant historical, physical and associative value.

Highlights:

- The property is designated under Part IV Section 29 of the Ontario Heritage Act.
- Southbridge has applied for heritage permit for demolition to demolish three buildings on the property.
- A Heritage Impact Assessment (HIA) and an addendum to the HIA were submitted with the application recommending that a Documentation and Salvage Report as well as a Commemoration Plan be a condition of Site Plan Approval.

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- Council can refer to the options provided in the report and provide their decision accordingly.

Background:

The subject of 65 Ward Street and the potential redevelopment of the site for a Long Term Care facility has been an on-going conversation with the property owner (Southbridge), Council, Staff and the general public since 2017, with numerous development proposals, council reports, delegations from the public, and community conversation. In December 2022, Council removed the existing heritage alteration permit that would permit demolition of the heritage attributes on the property at 65 Ward Street as a housekeeping administrative task associated with the sunset of the development agreement on the property, the designation and perception that the development at the site was not moving forward. Subsequently, the municipality received a Minister's Zoning Order (MZO) for 65 Ward Street that would permit the development of a 7-story building to be operated as a long term care facility. To facilitate the development, the property owner would like to remove buildings from the property that are the heritage attributes in the property's designation. To do this work, the property owner has submitted a heritage alteration permit for the purposes of demolishing these structures.

Site Description:

The Property is located east of downtown Port Hope on the south side of Ward Street between Princess Street and Hope Street South. It is a 1.08-hectare rectangular lot with the northeast corner extending in a point at the Ward Street and Hope Street South intersection. Deciduous trees border the Property and grass lawns are found in front of the two buildings. The Property includes four buildings with a parking lot between the buildings. The buildings include:

- The former Port Hope Hospital;
- Cottage Hospital;
- Power House; and,
- Hope Terrace Care Facility.

The property is designated under Part IV of the Ontario Heritage Act by By-law 45/2022. The former Port Hospital, the Cottage Hospital and the Boiler Room/Power House are considered as heritage attributes of the property (**See Figure 1**). The heritage attributes of these three buildings are explained in greater detail in attachment 4 of this report.

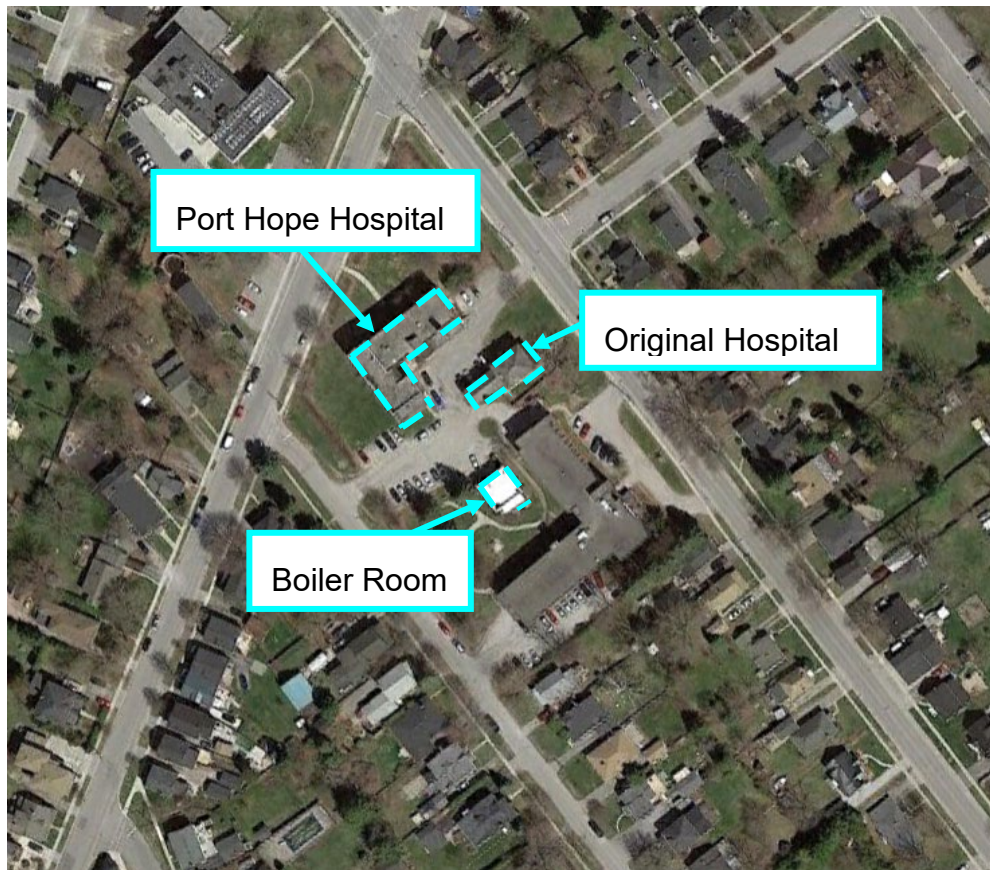


Figure 1: Heritage Attributes at 65 Ward Street

Development Chronology:

The following table provides the development timeline specific to the proposed Long Term Care facility contemplated by Southbridge at their property located at 65 Ward Street.

October 2017	<ul style="list-style-type: none">• Southbridge submitted a demolition application to the Municipality.• Heritage Port Hope Advisory Committee (HPHAC) met with the owner and agreed to hold their recommendation to designate 65 Ward Street in abeyance if the Owner withdrew its application to demolish.• The demolition application was subsequently withdrawn.
November 2017 – March 2018	<ul style="list-style-type: none">• HPHAC considered the heritage value of the subject lands at a series of meetings, culminating in a formal recommendation to Council to designate the property.

13 April 2018	<ul style="list-style-type: none"> • Council issued a Notice of Intention to Designate (NOID) for the property at 65 Ward Street, Port Hope.
19 April 2018	<ul style="list-style-type: none"> • The NOID was published. • The Owner objected to the NOID and the matter was referred to the Conservation Review Board (CRB).
11 February 2019	<ul style="list-style-type: none"> • A CRB hearing commenced under case number CRB1813.
13 March 2019	<ul style="list-style-type: none"> • A non-binding CRB recommendation was received by Council in accordance with the requirements of the OHA.
6 September 2019	<ul style="list-style-type: none"> • Southbridge and the Municipality of Port Hope entered into a development agreement. This agreement was intended to ensure the development of a long-term care facility on the site. • A condition of this agreement was that if specific conditions were met including relevant heritage and planning applications, the NOID would be withdrawn.
December 2020	<ul style="list-style-type: none"> • This agreement was amended (the First Amending Agreement) to extend until December 31, 2021 • Zoning By-law Amendment application was received with supporting documentation, including a 2018 Heritage Impact Assessment (HIA) prepared by MHBC (heritage consultants for Southbridge). • An HIA is required as part of official plan policy when development is considered on land with heritage features.
February 2021	<ul style="list-style-type: none"> • Letourneau Heritage Consultants (LHC) were retained by Municipality to complete a peer review of the HIA and any potential forthcoming Addendum.
15 June 2021	<ul style="list-style-type: none"> • The Municipality received Addendum to 2018 HIA for the property prepared by MHBC
3 August 2021	<ul style="list-style-type: none"> • Municipality considered Zoning By-law Amendment application complete for construction of a 7-storey building with altered loading and parking provisions. A concurrent Site Plan application was received.

3 November 2021	<ul style="list-style-type: none"> Public Meeting for Zoning By-law Amendment application was held.
October 2021	<ul style="list-style-type: none"> MHBC applied for a heritage alteration permit for demolition of the buildings on the property on behalf of Southbridge.
11 November 2021	<ul style="list-style-type: none"> The agreement was amended (the Second Amending Agreement) to extend until May 31, 2022.
26 November 2021	<ul style="list-style-type: none"> The heritage permit application was deemed complete and notice of a complete application was sent to MHBC.
15 February 2022	<ul style="list-style-type: none"> Council resolved to approve the heritage alteration permit application – file number 2021-27 – with the condition that the recommendations of MHBC in their HIA addendum including a Cultural Heritage Documentation and Salvage Report and a Commemoration Plan be implemented. In the same meeting, Council resolved to deny the Zoning By-law Amendment Application for construction of a 7-storey building with altered loading and parking provisions.
31 May 2022	<ul style="list-style-type: none"> The agreement between the Municipality of Port Hope and Southbridge expired without receiving planning approval.
21 June 2022	<ul style="list-style-type: none"> Since the development agreement expired without the conditions being met, Municipal Council designated the Property under Part IV Section 29 of the OHA.
30 June 2022	<ul style="list-style-type: none"> Staff posted the notice of designating the property in the newspaper.
1 August 2022	<ul style="list-style-type: none"> By-law 45/2022 to designate the property came into effect.
6 December 2022	<ul style="list-style-type: none"> Council withdrew the Heritage Demolition permit granted on February 15, 2022.
June 9, 2023	<ul style="list-style-type: none"> Minister of Municipal Affairs and Housing filed O. Reg 127/23: Minister's Zoning Order for zoning by-law amendment application for 65 Ward Street.

Conservation Review Board Recommendation to Designate 65 Ward Street:

On April 19, 2018, Municipality published Notice of Intention to Designate (NOID) for 65 Ward Street. The Owner of the property objected to the NOID and the matter was referred to the Conservation Review Board. On 11 February 2019, a Conservation Review Board hearing commenced, and three issues were before the CRB:

- Whether the Property has cultural heritage value or interest as prescribed by Ontario Regulation 9/06 and should therefore be designated under Section 29 of the OHA;
- What the boundaries of the property are for the purposes of designation; and,
- Which built assets on the property should be included as heritage attributes in the designation.

In Summary the CRB found:

- That the property does have cultural heritage value or interest under the criteria of Ontario Regulation 9/06;
- The boundaries of the property for the purposes of designation are the entire parcel; and,
- The former Port Hope Hospital, Cottage Hospital and Power House are built assets that should be included as heritage attributes.

The CRB recommended that the property be designated under Part IV Section 29 of the OHA. The CRB recommended that wording in the designation by-law should reflect that the designation applies to the entire parcel—including the Hope Terrace Care Facility—but that heritage attributes only include:

- the buildings and spaces on Lots 26-31 which include the physical relationship between the three buildings (former Port Hope Hospital, Cottage Hospital and Power House);
- views of the three buildings from the exterior of the property including setbacks and lawns; and,
- a number of specific heritage attributes of the former Port Hope Hospital, Cottage Hospital and Power House.

Designating a property under the Ontario Heritage Act is a means of providing a protection and ensuring the conservation of the buildings or structures that are considered built heritage resources and have cultural heritage value or interest. The other purpose of designating the property is to control major alterations that might otherwise harm specific heritage features. The goal of heritage designation is to manage change on heritage properties to ensure they retain the historic characteristics that make them special. In order to be designated, the property has to meet criteria established under the Act which determine whether or not a property is of cultural heritage value or interest and, therefore, eligible for designation. In order to be eligible, properties must meet two of the provincial criteria.

Previous Heritage Permit for Demolition:

In October 2021, MHBC Planning, Urban Design & Landscape Architecture –heritage consultants for Southbridge Care Homes Inc. applied for a Heritage Permit to demolish the buildings and structures located at 65 Ward Street in the Municipality of Port Hope. At that time the property was subject to a Notice of Intention to Designate (NOID) under Part IV Section 29 of the Ontario Heritage Act (OHA) and was required to be treated as if it was designated and a Heritage Alteration Permit was required before demolition would take place.

Southbridge entered into a development agreement with the Municipality in September 2019 which was amended on 15 December 2020 (the First Amending Agreement) and further amended on 11 November 2021 (the Second Amending Agreement). All these amendments were approved by the Council. The agreement was intended to ensure the development of a long-term care facility on the site and if the specific conditions in the agreement were met by Southbridge, the NOID would have been withdrawn by the Municipality. In the process of meeting the conditions, Southbridge came forward to seek a Heritage Alteration Permit for Demolition of the buildings on the property.

The documentation requested by the Municipality in support of the heritage permit application included Heritage Impact Assessment (prepared March 2018) that resulted in addendum to the Heritage Impact Assessment (prepared April 2021), both prepared by MHBC.

The HIA and its addendum concluded that:

- The property has significant cultural heritage value;
- The former Port Hope Hospital, Cottage Hospital and Power House meet the criteria for determining significant cultural heritage value or interest according to Ontario Regulation 9/06;
- The property is a cultural heritage landscape according to the definition in the Provincial Policy Statement (2014); and,
- The proposed development will have adverse impacts to the property, to both the buildings and cultural heritage landscape.

The HIA and addendum also concluded that if the proposed development should proceed appropriate mitigation measures should be implemented.

The addendum recommended:

- That a Cultural Heritage Documentation Report and Salvage Plan be required as a condition of Site Plan Approval (and undertaken prior to the demolition of buildings located on-site) which includes:
 - Detailed photographic documentation (interior and exterior);
 - Measured architectural drawings of all exterior elevations;
 - Measured floor plans;
 - Recommendations for items to be salvaged as opposed to being deposited as landfill; and

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- That a Commemoration Plan be required as a condition of Site Plan Approval in order to:
 - Provide recommendations for appropriate commemoration of the buildings and the landscape, which may include commemorative plaques, landscape features, or other.
 - Provide recommendations for where salvaged elements could be incorporated into commemoration measures.

Upon receipt of HIA and addendum the municipality engaged Letourneau Heritage Consultants (LHC) to provide a peer review of the documents.

LHC found that the HIA and addendum were prepared by qualified individuals and were generally complete and followed the guidance for HIAs outlined in the Ontario Heritage Tool Kit (**See Attachment 3**). LHC found that the mitigation measures indicated in the HIA and addendum including preparation of Heritage Documentation Report, Salvage Plan and Commemoration Plan are reasonable.

Current Heritage Permit for Demolition:

On June 3, 2023 municipal staff received a heritage permit application for demolition from Southbridge Health Care GP Inc. to demolish three buildings on 65 Ward Street which includes the Original Port Hope Hospital building, the Former Port Hope Hospital building and the Power House/ Boiler Room (**See Attachment 1**). The property is currently designated under Part IV of the Ontario Heritage Act by By-law 45/2022 (**See Attachment 4**). This is the second heritage permit for demolition received by the municipal staff for this property.

The previous heritage permit (File # 2021-27) for demolition was approved by Council on February 15, 2022 under the conditions of development agreement between the Municipality and Southbridge. However, the agreement expired without the conditions being met by the Southbridge, therefore, Council designated the property in August 2022 and withdrew the approved Heritage Permit (File # 2021-27) in their regular Council meeting on December 6, 2022.

On June 9, 2023, Minister of Municipal Affairs and Housing filed O. Reg 127/23: Minister's Zoning Order for zoning by-law amendment application for 65 Ward Street to facilitate the development of long-term care facility on the property. Following the MZO, and to initiate the construction of new facility, Southbridge has applied for second heritage alteration permit for demolition in order to demolish three buildings on the property. On June 14, 2023 municipal staff sent Southbridge Health Care GP Inc. formal notice of Complete Heritage Permit Application – File Number 2023-12. In accordance with the OHA, Part IV, Section 34, (4.2, 4.3, 4.4) Council is required to make a decision regarding the application after consultation with the municipal heritage committee (4.2). In order to meet the established time period for decision (4.3) Municipal Council has 90 days to make a decision from the notice of complete application date and to serve notice of decision to the property owner. To meet the 90-day time period for decision the notice must be served by 12 September 2023. Should no decision be made within 90 days the owner can deem that Municipal Council has consented to the application (4.4).

To meet the cultural heritage requirements for a heritage alteration permit an HIA and its addendum are required as supported through the policies of the Municipality's Official Plan. The applicants have submitted the same HIA and addendum which were part of the previous heritage alteration permit recommending that a heritage documentation report, salvage plan and commemoration report be prepared as a condition of site plan approval for the new development (**See Attachment 2**).

Discussion:

Section 34 (1) of the Ontario Heritage Act outlines requirements for demolition of designated properties. The owner of a designated property must apply to Municipal Council and receive consent in writing to the demolition. Section 34 (2) requires an application to be accompanied by prescribed information and material and section 34 (3) enables Council to require an applicant provide other information or material that it may need. Section 34.1 states that council of the Municipality can consent to the application subject to the terms and conditions or refuse the application and the owner of the property can appeal council's decision to the Tribunal.

The property is designated under Part IV of the Ontario Heritage Act by By-law 45/2022. The three buildings on the property are heritage attributes and demolition is typically not the best practice for cultural heritage conservation of a property that has cultural heritage value or interest. However, the Ontario Heritage Act establishes a process to obtain a heritage permit to demolish heritage designated buildings and designated property owners are entitled to undertake the process.

The previous heritage permit for demolition was approved by previous Council because the Municipality had entered into the agreement with Southbridge for the development of a new facility at 65 Ward Street provided that all required municipal planning and development processes and approvals have been undertaken and secured. Applying and getting heritage permit for demolition granted was one of them. Therefore, in order to ensure the maximum cultural heritage conservation after the demolition, Council approved the heritage permit conditional to all the recommendations mentioned in the HIA and addendum are implemented.

The HIA and addendum submitted by the owner recommends that if the proposed development on the property should proceed appropriate mitigation measures including a Cultural Heritage Documentation Report, Salvage Plan and Commemoration Plan be prepared and submitted as condition of Site Plan approval for the new development on 65 Ward Street.

Staff note that the Minister's Zoning Order received from Ministry of Municipal Affairs and Housing on June 9, 2023 removed the language that previously required both the developer and Municipality to enter into the Site Plan Agreement. Since there is the potential that a site plan agreement may not be required, Staff suggest that all the studies and reports noted above should be submitted as a condition of Demolition Permit from building division.

A heritage documentation plan, salvage plan and commemoration plan are forms of "preservation by record" and may save some historic features of the buildings for reuse

in the proposed development or for use on other historic properties in or around the municipality. These plans would enable a community to remember a historic place after it is removed. While not an ideal form of cultural heritage conservation, these are tools that save and record something of a cultural heritage resource when the decision is made to allow demolition.

The development agreement between the Municipality and Southbridge has already expired and Council is not bound by any agreement while making decision on this heritage permit application for demolition. Therefore, Staff are recommending two potential options for Council's consideration:

Option 1:

If Council decides to consent to the heritage permit for demolition applied by Southbridge, the recommendations mentioned in the HIA and addendum should be conditional for the approval to ensure that some historic features of the buildings are saved, reused or reflected in the future development. The conditions are as follows:

- That a Cultural Heritage Documentation and Salvage Report be required as a condition of Demolition Permit from Building Division (and undertaken prior to the demolition of buildings located on-site) which includes:
 - Detailed photographic documentation (interior and exterior);
 - Measured architectural drawings of all exterior elevations;
 - Measured floor plans;
 - Recommendations for items to be salvaged as opposed to being deposited as landfill; and
 - Opportunities to reuse or reflect materials from the built heritage in the new development.
- That a Commemoration Plan be required as a condition of Approval of Demolition Permit from Building Division in order to:
 - Provide recommendations for appropriate commemoration of the buildings and the landscape, which may include commemorative plaques, landscape features, or other.
 - Provide recommendations for where salvaged elements could be incorporated into commemoration measures.

It should be noted that granting the Heritage Demolition Permit in principle as per the application 2023-12 would be conditional on Southbridge achieving a demolition permit from building division. Being conditional, no work can take place to remove the buildings until a demolition permit from building division is granted. This would include the completion of the reports and plans recommended as conditions to granting the heritage alteration permit application.

Option 2:

Council denies the heritage alteration permit for demolition applied by the Southbridge. This option aligns with Conservation Review Board findings that three buildings on the property are heritage attributes and have cultural heritage value. Therefore, demolition

is typically not the best practice for cultural heritage conservation of a property that has cultural heritage value or interest.

It is important to note that the owner, Southbridge, has the right to appeal the Council's decision to either deny or approve the application (with conditions) to the Ontario Land Tribunal (OLT), within 30 days of the day that the owner receives notice of Council's decision. If the owner does appeal the decision, the OLT will hold a hearing to discuss the application. Once the hearing has been held, the OLT may order to dismiss the appeal, or order that the Municipality consent to the demolition or removal with or without terms and conditions.

Heritage Port Hope Advisory Committee:

On June 14, 2023, the Heritage Permit Application for 65 Ward Street, File Number 2023-12 was deemed complete by municipal staff. The application was considered at the June 19, 2023 Heritage Port Hope Advisory Committee meeting. The committee in its advisory capacity discussed and passed the following resolution:

WHEREAS, the Municipality of Port Hope has received a Minister's Zoning Order (MZO) for the property known as 65 Ward Street, a heritage property designated under Section 29 of Part IV of the Ontario Heritage Act;

AND given that the property owner, Southbridge Health Care GP Inc., has requested a heritage demolition permit from the Municipality of Port Hope so that it may demolish 65 Ward Street and construct a new 7-storey building;

AND given that a primary role of Heritage Port Hope Advisory Committee (the municipal heritage committee under the Ontario Heritage Act) is to advise Port Hope Council regarding alterations to heritage properties;

AND given that 65 Ward Street, (namely the Cottage Hospital, the Hospital, and the Power House) are of important cultural and historic value to the Town of Port Hope;

AND given that the Conservation Review Board, an agency of the Ontario government, on March 13, 2019, having considered the evidence and submissions at a hearing, recommended that the Property be designated under Section 29 of the Ontario Heritage Act because:

the property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community; namely the history and development of Port Hope; the history of health care in Port Hope; the evolution of health care in Ontario; and the history of nursing and nursing training in Ontario. It is also associated with the activity of health care provision during the First World War, including the treatment of injured soldiers and veterans and the Spanish Flu epidemic AND

the property functions as both a symbolic and geographic landmark in the Port Hope community;

AND given that, on June 20, 2022, the Heritage Port Hope Advisory Committee voted unanimously in favour of a motion that recommended that the property be designated under Section 29 of Part IV of the Ontario Heritage Act, as the property has cultural heritage value and interest;

AND given that the Port Hope Council, on June 21, 2022, passed By-law 45/2022, designating said property;

THEREFORE the Heritage Port Hope Advisory Committee has determined that both the MZO and the demolition permit are not appropriate outcomes for this designated heritage property; and recommends to the Port Hope Council that the demolition permit not be granted.

The resolution will be included in the June minutes from the committee that will come forward to the August meeting of Council. Staff have included the resolution to ensure that council has the advice of Heritage Port Hope as part of the deliberations on this matter in the absence of committee minutes.

The committee members also expressed that Council should consider relocation of the former Port Hope Hospital building and Cottage Hospital building before they are demolished.

Next Steps:

- Council considers the heritage alteration permit application and the recommendation of the Heritage Port Hope Advisory Committee to make a decision.
- Municipal staff to provide the applicant with formal notice of Council's decision.

Financial Considerations:

If Council chooses to deny the permit application that decision can be challenged by the property owner to the Ontario Land Tribunal. Should the Council decision be appealed staff anticipates that there will be legal costs of up to \$50,000 associated with representation and advice needed to manage this process. These estimates are provided for general awareness only.

Communication and Public Engagement:

The redevelopment of 65 Ward Street has been before Council multiple times since 2017 in many different forms, from Zoning By-Law Amendments, to development agreements, to designation and finally to a heritage demolition permit.

Information related to the proposed development has been available on the Municipal website, the Municipality's engagement site myPortHope, in local media, and discussed at length throughout the community.

Council has received multiple delegations since 2017 regarding the proposed development. Members of the public have been engaged on this topic and have been consistent in providing feedback during formal and informal opportunities. There are few municipal issues that have generated more correspondence and outreach to members of Council.

For the June 29 meeting, members of the public have been provided opportunity to provide comment on the decision before Council and delegations may also be afforded to those who register in advance. The Municipality has no obligation to provide this opportunity but is doing so in recognition of the importance of the topic to the local community and the public interest identified to date.

In relation to the application for Heritage Demolition Permit, regardless of the outcome of the decision the municipality will serve notice of decision as legislated to all of the relevant parties within the required timeframe.

In accordance with the OHA, Part IV, Section 34, (4.2)(c) the municipality “shall publish its decision in a newspaper having general circulation in the municipality. 2019, c. 9, Sched. 11, s. 12.”

Conclusion:

A Minister’s Zoning Order has been received by Municipality for 65 Ward Street which overrides the Council previous decision on the Zoning By-law Amendment application in order to facilitate the development of a new long term care facility. Following the MZO, the owner of the 65 Ward Street has applied for the new heritage alteration permit under the *Ontario Heritage Act* to demolish the three buildings which are all considered heritage attributes on the property. The previous heritage alteration permit was approved by Council as part of the development agreement between the Municipality and Southbridge. Current Council is not bound by any former agreement while making decision on this heritage permit.

Staff have identified two options for decision either to grant the permit with conditions or to deny the permit. Once Council has made a decision, formal notice adhering to all requirements of the *Ontario Heritage Act* will be administered.

Attachments:

Attachment 1: Heritage Permit Application Form

Attachment 2: Heritage Impact Assessment and Addendum

Attachment 3: Peer Review of HIA and Addendum by LHC

Attachment 4: Designation By-law 45/2022