

**Cultural Heritage Evaluation Report**  
**162 Mackenzie**  
**Planning Services Division**  
**Report Date: October 20, 2020**

## **BACKGROUND**

On August 12, 2020, Council directed Staff to “procure a Cultural Heritage Evaluation Report, prepared by a member of the Canadian Association of Heritage Professionals, of all sides of the exterior façade of the former Saint-Louis de Gonzague school at 162 MacKenzie Street, in accordance with the Ontario Heritage Act and Ontario Regulation 9/06 and report back to Council with findings and recommendations by the end of November 2020”.

The Cultural Heritage Evaluation Report (CHER) is included as Attachments A to this report.

The property at 162 Mackenzie Street is owned by Red Oak Villa 2015 Inc., is occupied by the former Saint-Louis de Gonzague School and is the subject of an approved site plan for a retirement living development. This property is also the subject of a recent rezoning application, as outlined below.

### **162 Mackenzie Street - Former Saint-Louis de Gonzague School**

Based on the consultant’s review and analysis, it is their professional opinion that the Property at 162 Mackenzie Street has cultural heritage value or interest as it meets five of the nine criteria outlined under Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest. The consultants found that the Property has cultural heritage value or interest for its physical/design, historical/associative, and contextual values. Thus, it is eligible for designation under Section 29 Part IV of the Ontario Heritage Act.

## **Official Plan**

Section 13.2 of the City’s Official Plan states that “the City, in cooperation with property owners, may designate individual property, by by-law under Part IV of the Ontario Heritage Act, individual buildings and structures as heritage properties.”

Staff contacted the owner regarding the potential designation of the building at 162 Mackenzie Street. The owner indicated that, in the spirit of cooperation, they are open to working with the City towards a potential designation of the building and look forward to future mutually-beneficial discussions.

Based on the findings of the CHER for 162 Mackenzie Street, initial discussions with the owner and the fact that the property is subject to an approved site plan and a recent rezoning application, staff is recommending that should Council issue a NOID for the building that staff be directed to work with the owner and consult with the Municipal Heritage Panel on a draft designation by-law for Council’s consideration.

Under the proposed changes to the Ontario Heritage Act, all existing NOIDs (issued prior to January 1, 2021) would expire after 365 days if Council does not pass a designation by-law.

## Related Applications

The City issued a Notice of Application for 162 Mackenzie on September 25, 2020. The application for rezoning is to permit all C6 uses and associated zoning standards including reduced parking requirements, full lot coverage, zero setbacks and no height restrictions; and, to adopt minimum parking standards for a limited range of commercial/institutional use.

The subject lands are also subject to a site plan agreement, approved by the City on October 4, 2019 and registered in January, 2020. The site plan agreement is related to the overall development of the subject lands, and requires that proposed buildings, structures and other works be completed in conformity with the agreements.

## Options

Council has several options regarding the next steps of this process. The City may:

- Proceed with issuing a Notice of Intent to Designate for the property;
- Not Issue a Notice of Intent to Designate for the property; and/or,
- Continue discussions with landowner of 162 Mackenzie.

A decision to issue the NOID for 162 Mackenzie would require the City to consult with the Municipal Heritage Advisory Panel prior to its issuance.

As noted in the November 9, 2020 report to Planning Committee, the *Ontario Heritage Act* changes and associated regulations are proposed to come into effect on January 1, 2021. Should the City issue a NOID prior to this date, the process would continue under the current and in effect Act.

## Summary

On May 19, 2020, Council directed staff to “procure a Cultural Heritage Evaluation Report [...] of all sides of the exterior façade of the former Saint-Louis de Gonzague school at 162 Mackenzie Street” on August 12, 2020.

This report presents the findings of the Cultural Heritage Evaluation Report and seeks Council direction regarding the next steps.

Based on the findings of the CHER for 162 Mackenzie Street, initial discussions with the owner and the fact that the property is subject to an approved site plan and a recent rezoning application, staff is recommending that should Council issue a NOID for the building that staff be directed to work with the owner and consult with the Municipal Heritage Panel on a draft designation by-law for Council's consideration.

## References

1. Council Resolution 2020-214, passed on August 12, 2020  
<https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1474&itemid=rec>