



## Report to Council

Department: Development Services

Division: Planning

Date: February 18, 2025

Prepared by: Rita Jabbour, RPP, Manager, Planning Services

Report Number: Planning-2025-02

Subject: Request for Notice of Intention to Designate 18 Gordon Avenue (the Carnegie Library Building) and 87 Station Street (the Essex Railway Station)

Number of Pages: 3 including attachments

### Recommendation(s)

**That** Planning report Planning-2025-02 entitled Request for Notice of Intention to Designate 18 Gordon Avenue (the Carnegie Library Building) and 87 Station Street (the Essex Railway Station) prepared by Rita Jabbour, RPP, Manager, Planning Services dated February 18, 2025 be received, and

**That** Council authorize the 'Notice of Intention to Designate' for 18 Gordon Avenue and 87 Station Street in accordance with Section 29 of the Ontario Heritage Act.

### Purpose

Council is required to cause a Notice of Intention to Designate if it intends to designate a property within the Municipality to be of cultural heritage value or interest when the property meets the prescribed criteria.

## Background and Discussion

As a result of an amalgamation order made under the Municipal Act and issued in 1997 by the Ministry of Municipal Affairs and Housing, every by-law or resolution of the former Town of Essex, Town of Harrow, Township of Colchester North and Township of Colchester South-with exceptions for by-laws passed under certain sections of the *Planning Act*, *Municipal Act*, *Development Charges Act*, *Drainage Act*, *Highway Traffic Act*- were repealed after **December 31, 2003** unless they were amended prior to this date.

87 Station Street (the Essex Railway Station Building) and 18 Gordon Avenue (the Carnegie Library building) were designated by Municipal By-Law under the Ontario Heritage Act in 1977 and 1998, respectively, as properties with architectural and/or historical value or interest. The designation By-laws were not amended prior to the repeal date in the amalgamation order and new designation By-laws were not passed for the subject properties since that time. Therefore, the By-laws designating 87 Station Street and 18 Gordon Avenue were automatically repealed on December 31, 2003, and are therefore, no longer in effect.

Reference to 87 Station Street and 18 Gordon Avenue is still included on the Town of Essex Heritage Register. To redesignate the lands and buildings, Council must:

- Determine whether the land and buildings meet at minimum, two (2) of the prescribed criteria under Ontario Regulation 9/06. A copy of the regulation is attached to this Report. **The cultural heritage value or interest for each property is detailed in the attached presentation.**
- Cause a Notice of Intention to Designate on the Owner of the properties (the Town of Essex) and the Ontario Heritage Trust and published in a newspaper having general circulation in the Municipality.
- Pass a By-Law to designate the properties following observation of a thirty (30) objection period. The By-law must be passed within 120 days following the date of publication of the Notice of Intention to Designate.

## Consultation with Heritage Committee

The Essex Municipal Heritage Committee (EMHC) met on Thursday January 30, 2025 to review the cultural heritage value and interest of each property and has determined through resolution that both 18 Gordon Avenue and 87 Station Street should be recommended to Council for designation (before giving notice of its intention to designate, under the Ontario Heritage Act, the Council is required to consult with its Heritage Committee).

## **Financial Impact**

There are costs associated with serving and publishing notice on the Owner and in the local newspapers and for registering a Designation By-law at the Land Registry Office. Costs will be recouped through the Planning and Zoning and Heritage Committee Operating Budget.

## **Consultations**

Essex Municipal Heritage Committee (EMHC)

## **Link to Strategic Priorities**

- Embrace asset management best practices to build, maintain, and continuously improve our municipally owned infrastructure.
- Leverage our Town's competitive advantages to promote jobs and economic investment.
- Take care of our natural environment and strengthen the sense of belonging to everyone who makes Essex "home".
- Deliver friendly customer service in an efficient, effective, and transparent manner while providing an exceptional working environment for our employees.
- Build corporate-level and community-level climate resilience through community engagement and partnership and corporate objectives.

**Report Approval Details**

Document Title:	Notice of Intention to Designate 18 Gordon Avenue and 87 Station Street - Planning-2025-02.docx
Attachments:	- OREG 9-06.pdf - 87 Station Street Heritage Statement.pdf - 18 Gordon Ave Heritage Statement.pdf - Heritage Designation Recommendations February 18 2025.pdf
Final Approval Date:	Feb 11, 2025

This report and all of its attachments were approved and signed as outlined below:



**Lori Chadwick, Director, Development Services - Feb 11, 2025 - 10:43 AM**

**No Signature - Task assigned to Doug Sweet, Chief Administrative Officer was completed by delegate Lori Chadwick, Director, Development Services**

**Doug Sweet, Chief Administrative Officer - Feb 11, 2025 - 11:48 AM**