



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Bonnette and Members of Council

FROM: Laura Loney, Senior Heritage Planner

DATE: September 7, 2021

REPORT NO.: PD-2021-0054

SUBJECT: Alterations to a Designated Heritage Property – 519 Main Street, Glen Williams

RECOMMENDATION:

THAT Report No. PD-2020-0054 dated September 7, 2021 regarding “Alterations to a Designated Heritage Property – 519 Main Street, Glen Williams be received;

AND FURTHER THAT Council refuse the alterations that have been undertaken to the designated heritage property at 519 Main Street, Glen Williams, namely the existing replacement storefront windows and doors;

AND FURTHER THAT, in accordance with the written commitment received by staff from the Owner on August 30, 2021 via email, that Council approve in principle an application to remove the incompatible storefront windows and doors and replace with storefront windows and doors that replicate the originals in both design and materiality;

AND FURTHER THAT Council direct staff to review final drawings and specifications for the replacement storefront windows and doors with the Heritage Halton Hills Committee prior to the issuance of any heritage permits for the work through the Heritage Delegation By-law.

KEY POINTS:

The following are key points for consideration with respect to this report:

- The original wooden storefront doors and windows in the Frazier Shop at 519 Main Street, Glen Williams have been removed without a heritage permit and replaced with aluminum windows and steel doors.
- Staff requested the Owner provide photographs and specifications for the replacement windows and doors.

- Heritage Halton Hills have reviewed the photographs and designation by-law and recommended that Council refuse the completed alterations.
- On August 30, 2021, the Owner made a commitment via email to replace the now-existing windows and doors with wooden windows and doors that replicate the originals.
- Council's decision relating to the completed alterations to the designated heritage property is required, however following a commitment from the Owner, staff are seeking Council approval in principle of replacing the incompatible windows and doors with ones that replicate the originals.

BACKGROUND AND DISCUSSION:

The subject property at 519-521 Main Street is located at the intersection of Main Street and Prince Street in Glen Williams (Appendix A). The property was designated under Part IV of the *Ontario Heritage Act* by By-law No. 2010-0123 on December 16, 2010 (Appendix B).

Policy Framework

Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada

The Council-endorsed Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* ("*Standards and Guidelines*") outlines general standards for the preservation, rehabilitation and restoration of heritage properties. The *Standards and Guidelines* recommend repair of elements that can be repaired using recognized conservation methods and replacement in kind where possible. The *Standards and Guidelines* also recommend against the removal of intact and repairable character-defining elements, removal of elements that can be repaired, destroying character-defining elements, using incompatible replacement materials, and creating a false historical appearance.

Provincial Policy Statement (2020)

Section 2.6 of the *Provincial Policy Statement (2020)* speaks to Cultural Heritage and Archaeology and notes in Section 2.6.1 that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

Ontario Heritage Act

Section 33(1) of the *Ontario Heritage Act* (OHA) states that "[n]o owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be, unless

the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration”.

Section 69(1) speaks to offences under the OHA and notes that penalties for contraventions of the *Act* may include a fine up to \$50,000, imprisonment up to one year, or both.

Town of Halton Hills Official Plan

Section F5 of the Town’s *Official Plan* speaks to the conservation of the Town’s cultural heritage resources and that “[it] is the intent of the Plan that the Town’s cultural heritage resource be identified, conserved and enhanced whenever practical and that all new development occur in a manner that respects the Town’s rich cultural heritage”.

Designation By-law No. 2010-0123

The Designation By-law for the subject property identifies several architectural features on the exterior of the Frazier Shop, including the “original storefront windows recessed into the doorway”, and the “original wooden double door”.

Application History

On August 24, 2020, a building permit was issued for interior renovations to convert the residential portion of the Laidlaw House on the property, however, the comment on this part of the drawings noted that no work was required in the existing space. Based on the scope of work shown in the drawings submitted for building permit, the windows and storefront doors were not to be replaced.

Council considered Staff Report PD-2020-0046 in September 2020 regarding proposed alterations to the landscaping at the rear of the subject property to accommodate additional parking spaces. Staff had worked with the applicant to reduce the number of tree removals required and to mitigate the potential impacts to the designated heritage property. Council adopted staff’s recommendations and a heritage permit was issued for the proposed work.

Review of Completed Alterations

On July 25, 2021, it was brought to staff’s attention that the original storefront windows in the Frazier Shop had been replaced. Staff attended the site on July 27, 2021, and confirmed that they had been replaced with aluminum windows, and that the original storefront doors had been removed and replaced with steel doors without a heritage permit in accordance with Section 33 of the OHA.

Staff contacted the owner on July 30, 2021 and received a response from the agent for the owner on August 9, 2021, per the timeline identified in the letter. Additional materials were received by staff from the agent between August 9, 2021, and September 7, 2021

to form the application for the alterations (Appendix C). A Notice of Complete Application was submitted to the owner via email on September 7, 2021.

Heritage Halton Hills reviewed the retroactive application for alterations to the designated property at its meeting of August 18, 2021, and the following recommendation was unanimously moved by the Committee and supported by staff:

THAT Heritage Halton Hills recommend that Council refuse the alterations to the designated heritage property at 521 Main Street in Glen Williams.

Commitment from Property Owner and Next Steps

On August 30, 2021, staff received an email from the property owner committing to the replacement of the now-existing windows and doors with wooden windows and doors that replicate the originals. As the owner will require a custom order through a new window and door manufacturer, the final specifications for replacement windows are not yet available.

Staff are recommending that Council approve in principle the removal of the incompatible windows and doors at the subject property to be replaced with new custom windows and doors that replicate the originals, and that staff be directed to review final drawings and specifications with Heritage Halton Hills prior to final approval by the Commissioner of Planning & Development through delegated authority should staff have no concerns with the proposed replacement windows and doors.

STRATEGIC PLAN ALIGNMENT:

This report aligns to the Town's Strategic Plan recognizing the value to preserve, protect and promote our distinctive historical urban and rural character of Halton Hills through the conservation and promotion of our built heritage, cultural heritage landscapes and archaeological resources.

This report also identifies shaping growth as one of the Town's Strategic priorities.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this report is administrative in nature.

INTERNAL CONSULTATION:

Heritage Halton Hills were consulted in the preparation of this report.

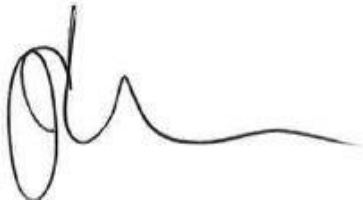
FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

A handwritten signature in dark ink that reads "Bronwyn Parker". The script is cursive and somewhat informal.

Bronwyn Parker, Director of Planning Policy

A handwritten signature in dark ink, appearing to be "John Linhardt". It is a stylized, cursive signature.

John Linhardt, Commissioner of Planning and Development

A handwritten signature in dark ink, appearing to be "Chris Mills". It is a stylized, cursive signature.

Chris Mills, Acting Chief Administrative Officer