



REPORT

TO: Mayor Bonnette and Members of Council

FROM: Laura Loney, Senior Heritage Planner

DATE: April 29, 2022

REPORT NO.: PD-2022-0028

SUBJECT: Request for Removal of a Property from the Heritage Register
– 8140 Hornby Road

RECOMMENDATION:

THAT Report No. PD-2022-0028 dated April 29, 2022 regarding “Request for Removal of a Property from the Heritage Register – 8140 Hornby Road” be received;

AND FURTHER THAT the property at 8140 Hornby Road be removed from the Heritage Register.

KEY POINTS:

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

- The property at 8140 Hornby Road was identified as a potential cultural heritage resource as part of the background work done for the Premier Gateway Phase 1B Secondary Plan and added to the Heritage Register in 2021.
- In order to assess their future options for the site, the owner engaged an engineer and heritage consultant to assess and evaluate their property.
- The Heritage Impact Assessment (HIA) determines that, while the property does have some cultural heritage value, it is not a significant cultural heritage resource and should not be recommended for designation.
- The Structural Assessment determines that there are substantial issues with the existing foundation requiring in-depth remediation.
- Following review of the HIA and Structural Assessment, Heritage Halton Hills and staff support the removal of the subject property from the Heritage Register.

BACKGROUND AND DISCUSSION:

The *Ontario Heritage Act* (OHA) states that a municipality must keep a register of properties situated in the municipality that is of cultural heritage value or interest, and that this list must contain properties that have been designated under Parts IV and V of the OHA. The OHA also states that the register may include listed properties that have not been designated under the OHA, but that the council of the municipality believes to be of cultural heritage value or interest. Section 27(3) of the OHA requires that an owner of a property listed on a Municipal Heritage Register provide the Town with at least 60 days' notice of their intent to demolish a structure, providing time for consideration of options with respect to heritage conservation (e.g., designation). The Town of Halton Hills' Heritage Register was developed in four Phases between 2007 and 2018, however additional properties have been added since that time.

The property at 8140 Hornby Road (Appendix A) was added to the Heritage Register in September 2021 as part of a batch listing of several properties identified in the background work done for the Premier Gateway Phases 1B and 2B Secondary Plans (Appendix B). Prior to bringing the batch listing report to Council, staff notified all impacted properties owners, including the owner of 8140 Hornby Road. Following the listing of the property on the Heritage Register, in order to determine future plans for the property, the owner engaged a heritage consultant to evaluate their property and a structural engineer to identify existing issues with the structure.

The Heritage Impact Assessment (HIA) submitted by the applicant (Appendix C) concludes that, while the property does have some cultural heritage value, it is not a significant cultural heritage resource and should not be recommended for designation. The applicant also submitted a Structural Assessment for the property, prepared by Honeycomb Group and dated April 12, 2022 (Appendix D). The report finds that the existing foundation walls are in poor condition and require significant work. The recommendations include new piers and concrete footings, repairs to foundation walls, new concrete liner wall, localized replacement, replacement or retrofit of the existing timber beam, and waterproofing.

At its meeting of April 20, 2022, Heritage Halton Hills reviewed the HIA for the subject property and made the following recommendation:

THAT Heritage Halton Hills recommend that Council remove property at 8140 Hornby Road from the Heritage Register in accordance with the Heritage Impact Assessment and Structural Assessment submitted by the property owner.

Staff concur with the findings of the HIA and recommend that Council remove the property at 8140 Hornby Road from the Heritage Register.

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 was consulted at its meeting of April 20, 2022.

FINANCIAL IMPLICATIONS:

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

Reviewed and approved by,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning and Development

Chris Mills, Chief Administrative Officer