



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Bonnette and Members of Council

FROM: Laura Loney, Senior Heritage Planner

DATE: August 30, 2021

REPORT NO.: PD-2021-0037

SUBJECT: Inclusion on the Town's Heritage Register – Premier Gateway Phase 1B and 2B Properties

RECOMMENDATION:

THAT Report No. PD-2021-0037 dated August 30, 2021 and titled "Inclusion on the Town's Heritage Register – Premier Gateway Phase 1B and 2B Properties" be received;

AND FURTHER THAT Council include the following properties on the Heritage Register:

- 8140 Hornby Road
- 8156 Hornby Road
- 14030 Steeles Ave
- 13029 Steeles Ave
- 12385 Steeles Ave
- 12005 Steeles Ave
- 15625 Steeles Ave

KEY POINTS:

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

- Several potential cultural heritage resources were identified during the background work for the Premier Gateway Phase 1B and 2B Secondary Plans.
- Staff have reviewed these findings with Heritage Halton Hills and are recommending that seven (7) properties be listed on the Heritage Register.

- Listing will provide the Town with 60 days notice for a demolition application however owners are not required to obtain heritage approval for alterations to listed properties.
- “Batch listings” have become common practice in Ontario following the cultural heritage background work done for area studies and secondary plans in order to conserve cultural heritage resources.

BACKGROUND AND DISCUSSION:

This report recommends that Council include seven (7) properties with cultural heritage value on the Town’s Heritage Register. These properties were identified as potential cultural heritage resources through background studies for the Premier Gateway Phase 1B and Premier Gateway Phase 2B Secondary Plan processes.

The Premier Gateway Phase 1B Secondary Plan was adopted by the Town of Halton Hills in 2018 and approved by Halton Region in February 2021. The Premier Gateway Phase 2B Secondary Plan process was initiated by the Town in November 2021 and is ongoing.

Staff have reviewed the recommendations within the Cultural Heritage Resource Assessments (CHRAs) prepared for the Premier Gateway Phase 1B and Premier Gateway Phase 2B Secondary Plan studies which identify the seven properties recommended for listing in this report as potential cultural heritage resources. Listing reports based on the findings within the CHRAs have been prepared and are included in Appendix A of this report.

While a full evaluation of these properties per Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest is not required under the *Ontario Heritage Act* to include properties on a Municipal Heritage Register, the CHRAs identified that these seven properties have potential cultural heritage value having met one or all of the following criteria: physical or design value, historical or associative value, and contextual value.

Listing and Notification Process

Recent amendments to Section 27 of the *Ontario Heritage Act*, proclaimed on July 1, 2021, require a municipality to provide an owner with notice of inclusion of a property on its Heritage Register within 30 days following its inclusion. The notice is required to include:

1. A statement explaining why the council of the municipality believes the property to be of cultural heritage value or interest;
2. A description of the property that is sufficient to readily ascertain the property;
3. A statement that if the owner of the property objects to the property being included in the register, the owner may object to the property’s inclusion by

serving on the clerk of the municipality a notice of objection setting out the reasons for the objection and all the relevant facts; and,

4. An explanation of the restriction concerning the demolition or removal, or the permitting of the demolition or removal, of a building or structure on the property as set out in subsection (9). 2019, c. 9, Sched. 11, s. 6.

Owners may submit a notice of objection to the property being included on the Heritage Register to the municipality, following which Council must consider the request and make a decision. Council must then provide notice of this decision within 90 days.

Owner Communication

On June 16, 2021, staff sent letters to the impacted property owners advising them of the intent to recommend their property to be added to the Heritage Register. Inquiries and concerns regarding the letter and listing process were received by staff for the following properties following delivery of these letters as of the finalization of this report:

- 8156 Hornby Road
- 8140 Hornby Road
- 12005 Steeles Avenue
- 13029 Steeles Avenue
- 14030 Steeles Avenue

Staff responded to the inquiries for these properties with information regarding the implications of listing on a Heritage Register, opportunities to make changes and alterations to listed heritage properties without requiring approval under the *Ontario Heritage Act*, and options for concerns to be relayed to Council concerning staff's recommendations. A follow-up notice was provided to impacted property owners on August 18, 2021.

Implications of Listing on a Heritage Register

Owners of listed properties are not required to obtain a heritage permit under the *Ontario Heritage Act* for alterations to their properties. However, they are required to provide Council with 60-days notice for an application to demolish any structures within the listed property and, in accordance with the Council-endorsed Heritage Impact Assessment Terms of Reference, may be required to submit a Heritage Impact Assessment as part of their application to demolish for a listed property.

By listing these properties on the Heritage Register, the Town will have 60 days to consider demolition applications for these properties and the opportunity to request further information from applicants as part of those applications.

Should Council not include these properties on the Heritage Register, there is no opportunity for staff to request additional information or to prevent, or even delay, a demolition.

Next Steps

It is recommended that Council proceed with the inclusion of following properties on the Town's Heritage Register to ensure interim protection of their identified cultural heritage value:

- 8140 Hornby Road;
- 8156 Hornby Road;
- 14030 Steeles Ave;
- 13029 Steeles Ave;
- 12385 Steeles Ave;
- 12005 Steeles Ave; and,
- 15625 Steeles Ave.

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:

Following review of the properties by Heritage Halton Hills at its April 2021 meeting, staff circulated a notice of the intent to recommend that Council list these properties on the Heritage Register to all impacted property owners on June 16, 2021, with a reminder notice sent on August 18, 2021. Consultation also took place with the community during the Premier Gateway Phase 1B Secondary Plan study and is ongoing for the Premier Gateway Phase 2B Secondary Plan study.

Following Council's decision on this report, staff will provide notice of their decision to Owners in writing per the requirements of the *Ontario Heritage Act*. Should a notice of objection to the listing of any of these properties be received by staff following Council's decision, staff will provide Council with the notice for their consideration, and Council must make a final decision on whether to remove the property from the Heritage Register or for the property to remain listed within 90 days.

INTERNAL CONSULTATION:

Consultation between staff and Heritage Halton Hills led to the preparation of this report.

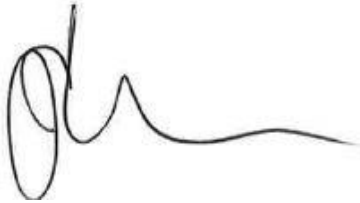
FINANCIAL IMPLICATIONS:

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

Reviewed and approved by,

A handwritten signature in cursive script that reads "Bronwyn Parker".

Bronwyn Parker, Director of Planning Policy

A handwritten signature in cursive script, appearing to be "John Linhardt".

John Linhardt, Commissioner of Planning and Development

A handwritten signature in cursive script, appearing to be "Chris Mills".

Chris Mills, Acting Chief Administrative Officer