



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: November 17, 2023

REPORT NO.: PD-2023-073

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 55 Mill Street East

RECOMMENDATION:

THAT Report No. PD-2023-073 dated November 17, 2023 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 55 Mill Street East” be received;

AND FURTHER THAT Council state its intention to designate the property at 55 Mill Street East, Acton, known as Sunderland Villa, legally described as “PT LT 21, BLK 4, PL 31, ALSO SHOWN ON PL 1098; PT LT 22, BLK 4, PL 31, AS IN 835185 ALSO SHOWN ON PL 1098; "T/W 242792" HALTON HILLS "AMENDED MAR 9 '99 & OCT 13/99 J. MENARD" SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 20R19598 AS IN HR1160481”, under Part IV, Section 29 of the Ontario Heritage Act as recommended by Heritage Halton Hills;

AND FURTHER THAT the Town Clerk proceed with serving a Notice of Intention to Designate as mandated by Section 29(3) of the Ontario Heritage Act;

AND FURTHER THAT once the 30-day objection period has expired, and if there are no objections, a designation by-law for the property at 55 Mill Street East, Acton be brought forward to Council for adoption.

KEY POINTS:

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

- The property at 55 Mill Street East, Acton meets Ontario Regulation 9/06 criteria for designation under Part IV of the *Ontario Heritage Act*, and,

- Staff are recommending that Council state its intention to designate the property.

BACKGROUND AND DISCUSSION:

The subject property is located at 55 Mill Street East, Acton. The property is located along the north side of the roadway in Halton Hills and contains a two-and-a-half storey brick residential building. The property was listed on the Town's Heritage Register during Phase 2 of the Town's Heritage Register process (2011) and was originally identified as an excellent example of a Second Empire style building [now identified as Queen Anne Revival] including tower on the façade with Gothic elements such as front and side gables, associated with prominent resident W.H Storey and part of the downtown Acton streetscape as a landmark.

The property at 55 Mill Street East, Acton has been researched and evaluated by staff as part of the Town's Council-approved Heritage Register prioritization strategy to respond to *Bill 23, More Homes, Built Faster Act, 2022*¹.

An information package and notice of the ongoing research and evaluation of the subject property was delivered to the property owner via registered mail on September 20, 2023. On October 4, a second notice was sent to the owner advising that the Research and Evaluation report for the property would be reviewed by Heritage Halton Hills at its October 18th meeting. A representative of the property owner contacted staff on October 18th for the first time and staff indicated that the report would be heard that afternoon.

Heritage Halton Hills reviewed the Research & Evaluation report for the subject property at the October 18, 2023, meeting and the following motion was carried:

Recommendation No. HHH-2023-0037

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 55 Mill Street East (Acton) (Sunderland Villa) for designation under the *Ontario Heritage Act*.

On November 10, staff sent an email to the property owner as well as a registered letter identifying that they would be bringing a recommendation report to Council on December 11, 2023, concerning their property.

The property has been identified as having significant cultural heritage value as an elaborate Queen Anne Revival style building, the first home in Acton to be heated by steam. Built for significant Acton business owner William Heslop Storey, the property has also been associated with the Great War Veterans Association as well as serving as a funeral home since the 1930s. Sunderland Villa is a landmark in the community.

¹ Bill 23 stipulates that municipalities have a two-year window to determine whether properties on the Heritage Register warrant designation under the Ontario Heritage Act. If not so designated after two years, properties must be removed from the Heritage Register.

The heritage attributes of the property at 55 Mill Street East in Acton are identified as follows:

- The location, setback, and orientation of the residential building along Mill Street East in Acton, Ontario;
- The scale, form, and massing of the two-and-a-half-storey Queen Anne Revival building, including its hipped roof with multiple gable dormers and stone foundation;
- The materials, including stone foundation, brick exterior, copper where extant, and wooden architectural detailing;
- The front (southeast) elevation, including:
 - o The composition of the southeast elevation into three bays with brick quoining throughout;
 - o Within the northeast bay: the one-storey, mansard-roofed projecting bay with decorative panels and a stone course including segmentally arched window openings with brick hood moulds and stone sills; round-arched windows at the second storey beneath a shallow copper projecting roof with stone sill and rounded stone hood moulds; at the upper storey, the circular window with decorative surround beneath the gable peak with intricate wooden bargeboard and architectural detailing;
 - o Within the central bay: the central entrance at the first storey with brick surround beneath a shallow bracketed projecting roof; at the second storey, the paired round-arched windows with stone sill and decorative copper projecting roof; at the upper storey, the single round-arched window openings with stone sill and decorative hood mould beneath the gable peak with intricate wooden bargeboard and architectural detailing; and the tower roof with bracketed eaves, decorative brickwork and quoining, and a finial at the tower peak;
 - o Within the southwest bay: at the second storey, the single round-arched window opening with stone still and brick hood mould with a shallow bracketed projecting copper roof, beneath a circular window and gable peak with wooden bargeboard and architectural detailing;
- The side (southwest) elevation, including:
 - o The two segmentally arched window openings towards the front elevation, and towards the rear, the two round-arched window openings with brick hood moulds with decorative keystones; beneath the gable peak with wooden bargeboard and decorative wooden detailing, a circular window opening with decorative wooden surround, stone sill, and brick hood mould with decorative detailing; and the brick chimney extending above the roof beyond the southwest elevation;
- The side (northeast) elevation, including:
 - o The three-bay composition with brick quoining; single flat-headed window openings throughout; and dormer within the roofline.

The interiors of the building, contemporary additions and rear elevation have not been identified as attributes of the subject property.

Based on the identified cultural heritage value of the property, and as the property meets criteria for designation per Ontario Regulation 9/06 criteria, staff are recommending that Council designate the property at 55 Mill Street East in Acton under Part IV of the *Ontario Heritage Act*.

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 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,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer