



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: March 27, 2024

REPORT NO.: PD-2024-027

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9094 Regional Road 25

RECOMMENDATION:

THAT Report No. PD-2024-027 dated March 27, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9094 Regional Road 25” be received;

AND FURTHER THAT Council state its intention to designate the property at 9094 Regional Road 25, known as the Chisolm House, legally described as “PT LT 6, CON 2 ESQ, AS IN 229421, EXCEPT PT 1 20R909; EXCEPT PTS 1 & 2, 20R11484; EXCEPT PTS 2 & 3, 20R3009; EXCEPT PT 1 PM 293; S/T 703525; AMENDED FEB 11 '99 J. MENARD, SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, 20R18490 AS IN HR943667 TOWN OF HALTON HILLS”, 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 9094 Regional Road 25 be brought forward to Council for adoption.

KEY POINTS:

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

- The property at 9094 Regional Road 25 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 an irregularly shaped parcel located at the northwest corner of 5 Side Road and Regional Road 25 within the historic Scotch Block area in Halton Hills. The property contains a residential building, several smaller outbuildings, a remnant silo, driving range, and the Bob Rumball Day Centre. The property was listed on the Town's Heritage Register during Phase 1 of the Town's Heritage Register process (2010) and was identified as a representative example of the Italianate style, owned by the Chisholm family and used for over 40 years as a home for the deaf.

The property at 9094 Regional Road 25 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.

On January 3, 2024, the current property owners were provided via courier a designation information package with covering letter from staff, identifying that this work was being undertaken and encouraging them to contact staff to discuss further. Staff continued further conversations with the property owner following this first contact ahead of the March 20, 2024 meeting of Heritage Halton Hills.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of March 20, 2024, and the following motion was carried:

Recommendation No. HHH-2024-0015

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 9094 Regional Road 25 for designation under the *Ontario Heritage Act*.

The property has been identified as having physical and design value as a representative of a vernacular expression of the Italianate style within the Scotch Block community in the Town of Halton Hills, historically significant due to its associations with the Chisholm family as well as with Bob Rumball and social services for the deaf community, and is contextually significant.

As described in the Research & Evaluation Report, the identified heritage attributes of the property include:

- The setback, location, and orientation of the existing L-shaped residential building known as Chisholm House along Regional Road 25 in the former Scotch Block within the Town of Halton Hills;
- The tree-lined drive extending to the existing residential building from Regional Road 25 and coniferous windrow to the north of the residential building;

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 scale, form, and massing of the two-storey building on a stone foundation with shallow hipped roof with bracketed eaves and brick chimney;
- The materials, including brick exterior and detailing, sills, and wooden bracketed eaves;
- On the front (northeast) elevation:
 - The segmentally arched former door opening, with round-arched window opening adjacent to the door opening at the first storey;
 - The presence of a one-storey covered wooden porch over the former entrance;
 - At the second storey, segmentally arched window openings with brick hood moulds;
- On the side (southeast) elevation:
 - The presence of a one-storey covered porch along the side elevation;
 - Segmentally arched door openings with glass transoms and window openings at the first and second storeys with brick hood moulds;
 - Towards the rear of the elevation, round-arched double window openings with brick hood moulds and sills;
- On the rear (southwest) elevation:
 - Segmentally arched window openings with brick hood moulds at the first and second storeys; and,
- On the side (northwest) elevation:
 - Segmentally arched window openings with brick voussoirs at the first and second storeys.

The interiors of the existing residential building have not been identified as heritage attributes as part of this report.

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 under Part IV of the *Ontario Heritage Act*.

STRATEGIC PLAN ALIGNMENT:

This report identifies natural areas and heritage 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