



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: April 18, 2024

REPORT NO.: PD-2024-032

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 13 Frederick Street North

RECOMMENDATION:

THAT Report No. PD-2024-032 dated April 18, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 13 Frederick Street North” be received;

AND FURTHER THAT Council state its intention to designate the property at 13 Frederick Street North, Acton, known as the James Moore House, legally described as “PT LT 46, BLK 6, PL 31, ALSO SHOWN ON PL 1098; PT LT 47, BLK 6, PL 31, AS IN 840645 ALSO SHOWN ON PL 1098, 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 13 Frederick Street North, Acton, be brought forward to Council for adoption.

KEY POINTS:

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

- Staff have completed a Research & Evaluation Report for the property at 13 Frederick Street North in accordance with the Town’s Council-approved Heritage Register Prioritization Strategy to respond to *Bill 23, More Homes, Built Faster Act, 2022*.

- The subject property 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 property at 13 Frederick Street North contains a late-19th-century, two-storey brick Victorian building with one-storey additions. The property was listed on the Town's Heritage Register during Phase 3 of the Town's Heritage Register process (2016) and was identified as a Victorian-era home including stone windowsills, dichromatic brick labels and quoining, gingerbread trim, and unique roof, and that is associated with Town Clerk Thomas C. Moore, James Moore and Dr. E.J. Nelson.

The property at 13 Frederick Street North, 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.

On March 6, 2024, the current property owners were mailed 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. An additional notice was sent on April 4, 2024, advising the owners that the Research and Evaluation Report for the subject property would be reviewed at the April 17, 2024, meeting of Heritage Halton Hills. The property owners have not contacted staff as of the finalization of this report.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of April 17, 2024.

Following discussion, the following motion was carried:

Recommendation No. HHH-2024-0020

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 13 Frederick Street North, Acton for designation under the *Ontario Heritage Act*.

The property has been identified as a unique example of a late-19th-century Victorian building within the community of Acton, featuring a variety of decorative elements including dichromatic brick, wooden bargeboard along the roofline, segmentally arched buff brick quoining at the corners on the red brick façade, and buff brick detailing over door and window openings. The house was built by James Moore, manager of the Canada Glove Works, son of Town Clerk Thomas Moore, and an active community member; the house has also been owned by prominent community members, including Dr. Thomas Gray and Dr. Elford Nelson, and is contextually significant.

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.

As described in the Research & Evaluation Report, the identified heritage attributes of the property at 13 Frederick Street North include:

- The setback, location, and orientation of the existing building along Frederick Street North in the community of Acton in the Town of Halton Hills;
- The scale, form, and massing of the existing two-storey Victorian building with jerkinhead roof and stone foundation;
- The materials, including red and buff brick, buff brick quoining throughout, stone foundation, and wooden architectural detailing including bargeboard along the roofline;
- On the front (southwest) elevation:
 - o The two-bay composition;
 - o Single entrance within a segmentally arched opening with glass transom beneath a small gable-roofed porch;
 - o Segmentally arched window openings with stone sills and buff brick voussoirs at the first and second storeys;
 - o Decorative wooden bargeboard along the roofline;
- On the side (northwest) elevation:
 - o Segmentally arched window openings with stone sills and buff brick voussoirs;
 - o Red brick chimney extending above the roofline;
- On the side (southeast) elevation:
 - o Segmentally arched window openings with stone sills and buff brick voussoirs; and,
 - o Decorative wooden bargeboard along the roofline.

The interiors, rear elevation, and one-storey enclosed porch along the southeast elevation 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