



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: September 19, 2024

REPORT NO.: PD-2024-069

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 93 Bower Street

RECOMMENDATION:

THAT Report No. PD-2024-069 dated September 19, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 93 Bower Street” be received;

AND FURTHER THAT Council state its intention to designate the property at 93 Bower Street, Acton, known as the Harrison-Wolfe House, legally described as “LOT 17 PLAN 75, ALSO SHOWN ON PLAN 1098; PART BLOCK A PLAN 345, ALSO SHOWN ON PLAN 1098, AS IN 431875; PART ALLEY PLAN 75, ALSO SHOWN ON PLAN 1098, PART 1 PLAN 20R20521 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 93 Bower Street be brought forward to Council for adoption.

KEY POINTS:

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

- Staff have undertaken Research & Evaluation of the property in accordance with the Town’s Council-approved Heritage Register Prioritization Strategy to respond to changes to the *Ontario Heritage Act* through *Bill 23, More Homes, Built Faster*

Act, 2022, with further amendments made through Bill 200, the *Homeowner Protection Act*, the current Owner has also requested designation of their property.

- 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 subject property at 93 Bower Street is a rectangular parcel located along the northwest side of Bower Street in the community of Acton in the Town of Halton Hills and contains a single detached brick dwelling with a rear detached garage. The existing residence is located adjacent to the Syndicate Housing Heritage Conservation District on Bower Street to the southwest, with a vacant lot located directly northeast. 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 good example of Edwardian style architecture and associated with W.D. Harrison and C.H. Harrison, and was used as a residence by the Beardmore Company.

The property at 93 Bower Street 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, and at the request of the current property owner (the "Owner").

On August 9, 2023, the Owner requested designation of their property. Staff began the research and evaluation of the subject property in Spring 2024 and on July 26, 2024 notified the Owner that the Research and Evaluation Report for the subject property would be reviewed at the September 18, 2024 meeting of Heritage Halton Hills.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of September 18, 2024.

Following discussion, the following motion was carried:

Recommendation No. HHH-2024-0043

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 93 Bower Street for designation under the *Ontario Heritage Act*.

The property has been identified as a representative example of Edwardian Classical residential architecture, with associations with David Henderson, W.D. Anderson, Cecil

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. On June 6, 2024, Bill 200 (the Homeowner Protection Act) received Royal Assent, extending the 2-year timeline prescribed by Bill 23, giving municipalities, including the Town of Halton Hills, until January 1, 2027, to either issue a NOID for a listed property or to remove it from the Heritage Register.

Harrison, Wesley Wolfe, and Donald and Dora Ryder. The property has also been identified as 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 residential building along Bower Street in the community of Acton in the Town of Halton Hills;
- The scale, form, and massing of two-and-a-half storey frame building with brick exterior with stone foundation, hipped roof, and brick chimney;
- The materials, including brick exterior, concrete sills and lintels, stone foundation, and wooden porch detailing where extant;
- The front (southeast) elevation, including the existing of a covered front porch at the first storey and single flatheaded window openings at the second storey;
- The side (southwest) elevation, including the brick chimney and flat-headed window openings at the first and second storeys; and,
- The side (northeast) elevation, including the flat-headed window openings at the first and second storeys.

The rear elevation and interiors were not identified as heritage 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 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