



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: May 5, 2025

REPORT NO.: PD-2025-032

SUBJECT: Removal of a Listed Property from the Heritage Register –
11154 Winston Churchill Boulevard

RECOMMENDATION:

THAT Report No. PD-2025-032 dated May 5, 2025 regarding “Removal of a Listed Property from the Heritage Register – 11154 Winston Churchill Boulevard” be received;

AND FURTHER THAT the property at 11154 Winston Churchill Boulevard be removed from the Heritage Register.

KEY POINTS:

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

- The property at 11154 Winston Churchill Boulevard is listed on the Town’s Heritage Register (Appendix A).
- The Owner has requested that the property be removed from the Heritage Register and has submitted a Heritage Impact Assessment (HIA) in support of this request.
- Staff have reviewed the HIA, prepared by heritage consultant Harsh Padya, CAHP, originally dated March 10, 2025 and last revised May 2, 2025 (Appendix B), and concur with Padya’s findings that the property is not a suitable candidate for designation under the *Ontario Heritage Act*.
- Staff are recommending that the property at 11154 Winston Churchill Boulevard be removed from the Heritage Register.

BACKGROUND AND DISCUSSION:

The *Ontario Heritage Act* (OHA) states that a municipality must keep a register of properties situated in the municipality that is of cultural heritage value or interest, and that this list must contain properties that have been designated under Parts IV and V of the OHA. The OHA also states that the register may include properties that have not been designated under the OHA, but that the council of the municipality believes to be of cultural heritage value or interest. These properties are referred to as being listed. Section 27 (3) of the OHA requires that an owner of a property listed on a Municipal Heritage Register provide the Town with at least 60 days' notice of their intent to demolish a structure, providing time for consideration of options with respect to heritage conservation (e.g. designation).

Changes to the OHA through Bill 23 required municipalities to remove properties from the Heritage Register if they have not been designated within two years of being listed, or by January 1, 2025. Further changes to the OHA were recently made through Bill 200, extending this timeline to January 1, 2027. As such, the property at 11154 Winston Churchill Boulevard would be automatically removed as of January 1, 2027 if it was not yet designated, or subject to a Notice of Intention to Designate, by Council at that time. Additionally, 11154 Winston Churchill Boulevard was not one of the properties nominated by Heritage Halton Hills for prioritization as part of the Town's Heritage Strategy in March 2023.

The property at 11154 Winston Churchill Boulevard was added to the Heritage Register in Phase 3 (2016) of the Town's Heritage Register process (Appendix A). The existing structure was identified at that time as representative of Georgian style architecture, including symmetrical façade with five bays, single light sidelights and transom, and six-over-six windows with large lintels.

The photograph included in the listing report for the property shows the front entrance in 2013 with its original configuration and six-over-six hung windows along the front elevation, both of which have since been altered.

The property, which had previously been for sale for several years, was purchased by the current Owner in 2024. Staff have had several communications with the Owner regarding the potential cultural heritage value of the property and impacts to its status as a result of Bills 23 and 200. Staff recommended that a Heritage Impact Assessment (HIA) be submitted by the Owner should they wish for it to be removed from the Heritage Register at this time. On March 10, 2025, a HIA was submitted to staff for the property finding that the property did not warrant designation under the *Ontario Heritage Act* and as such should be removed from the Heritage Register.

Although the Confederation era structure on the subject property does meet criteria as a representative example of a Georgian Revival structure, despite its unsympathetic alterations, the HIA finds limited historical and associative value, and a changed context, limiting its contextual value. As such, it is not a strong candidate for designation under the *Ontario Heritage Act*, with other properties better representing the architectural style and with more significant historical and associative value, as well as contextual value.

Heritage Halton Hills (HHH) reviewed the original HIA submitted in support of this application and recommended that the property be removed from the Heritage Register, subject to requested revisions and clarifications as discussed by staff and the committee. HHH also noted potential property standards issues on the subject property and requested that staff investigate. The Owner has since committed to cleaning up debris and materials throughout the property, and Enforcement Staff have been notified to confirm appropriate action has taken place. HHH made the following recommendation at its meeting of April 14, 2025:

Recommendation No. HHH-2025-0023

THAT Heritage Halton Hills recommend that the Heritage Impact Assessment for 11154 Winston Churchill Boulevard, Halton Hills be updated to address staff's concerns regarding completeness of the evaluation;

AND FURTHER THAT the property located at 11154 Winston Churchill Boulevard, Halton Hills be removed from the Heritage Register;

AND FURTHER THAT Enforcement Staff follow up regarding the existing condition of the property located at 11154 Winston Churchill Boulevard, Halton Hills.

Following the April 14, 2025, meeting of HHH, a revised HIA was submitted on May 2, 2025, addressing previous concerns identified by staff and HHH. Based on these findings, and with the support of HHH, staff recommend that Council remove the property at 11154 Winston Churchill Boulevard from the Heritage Register.

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