



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Laura Loney, Senior Heritage Planner

DATE: August 13, 2020

REPORT NO.: PD-2020-0033

RE: Removal of a Listed Property from the Heritage Register – 13802 Ninth Line

RECOMMENDATION:

THAT Report PD-2020-0033 dated August 13, 2020 regarding “Removal of a Listed Property from the Heritage Register – 13802 Ninth Line” be received;

AND FURTHER THAT the property at 13802 Ninth Line be removed from the Heritage Register.

BACKGROUND:

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 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).

The property at 13802 Ninth Line is located on the northwest side of Ninth Line in Halton Hills and contains a residential dwelling built circa 1870 (Appendix A). The property was added to the Heritage Register during Phase 3 (2016) and is identified as “a good example of Gothic Revival style architecture including high pitched center gable with decorative bargeboard and drop” (Appendix B).

Staff have received a formal request from the current owner remove the property at 13802 Ninth Line from the Heritage Register due to its deteriorated condition. The

applicant intends to demolish the original one-and-a-half-storey structure and construct a new residential dwelling in the same location that will abut the existing rear addition.

COMMENTS:

Staff attended the subject property with members of the Heritage Halton Hills Committee on December 3, 2019 and found the original one-and-a-half storey structure to be in deteriorated, albeit habitable, condition, with issues identified on both the interior and exterior of the building (Appendix A). The property owner indicated that there are significant rodent and accessibility issues within the home due to its original construction as well as deterioration.

Staff consulted with Heritage Halton Hills via a Zoom meeting on August 12, 2020 to review the subject property including photographs of its existing condition submitted by the property owner, in addition to a Structural Assessment prepared by GDR Structural Engineer and dated June 30, 2020 (Appendix C). The Heritage Halton Hills committee supported the removal of the property at 13802 Ninth Line and passed the following recommendation:

Recommendation No. HERITAGE-2020-0013:

THAT the Heritage Halton Hills Committee supports the removal of 13802 Ninth Line from the Town of Halton Hills' Heritage Register.

CARRIED

Staff support the removal of the property at 13802 Ninth Line from the Heritage Register due to its deteriorated condition as identified through the December 2019 site visit and through the Structural Assessment submitted in support of this application. Additionally, staff note that, while the existing building is noted as a good example of Gothic Revival style architecture, many elements of the building have been modified, including cladding, windows, doors, and bargeboard.

RELATIONSHIP TO STRATEGIC DIRECTION D:

This report relates to the implementation of the Strategic Direction D. to Preserve, Protect, and Promote Our Distinctive History, the goal of which is to preserve the 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 directly relates to the following Strategic Objectives:

D.1. To require and develop a planning framework for the conservation of significant built heritage, cultural landscapes and archaeological resources.

D.2. To encourage the preservation and enhancement of the historical character of the Town's distinctive neighbourhoods, districts, hamlets and rural settlement areas.

FINANCIAL IMPACT:

There are no financial impacts associated with this particular report.

CONSULTATION:

Heritage Halton Hills was consulted in the preparation of this report.

PUBLIC ENGAGEMENT:

No public consultation was required as part of the preparation of this report.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation. This report supports the Cultural Vibrancy pillar(s) of Sustainability and the theme of Valued Heritage Legacy. In summary the alignment of this report with the Community Sustainability Strategy is Good.

COMMUNICATIONS:

Should Council approve the removal of 13802 Ninth Line from the Heritage Register, the property owner will be advised that they can proceed with a demolition permit application.

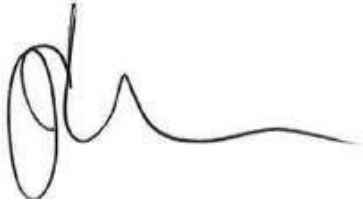
CONCLUSION:

The property at 13802 Ninth Line is not recommended for further evaluation and designation under Part IV of the *Ontario Heritage Act*. Staff recommends that Council remove the property from the Heritage Register to facilitate its demolition.

Reviewed and Approved by,

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Bronwyn Parker, Director of Planning Policy

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John Linhardt, Commissioner of Planning and Development

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Chris Mills, Acting Chief Administrative Officer