



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Laura Loney, Senior Heritage Planner

DATE: 13 January 2021

REPORT NO.: PD-2021-0004

RE: Removal of a Listed Property from the Heritage Register – 10874 Steeles Avenue

RECOMMENDATION:

THAT Report PD-2021-0004 dated 13 January 2021 regarding “Removal of a Listed Property from the Heritage Register – 10874 Steeles Avenue” be received;

AND FURTHER THAT the property at 10874 Steeles Avenue 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 Town of Halton Hills’ Heritage Register was developed in four Phases between 2007 and 2018. The property at 10874 Steeles Avenue was added to the Heritage Register in Phase 3 (Appendix A). Staff have received a formal request from the current property owner of 10874 Steeles Ave to remove the property from the Heritage Register in advance of listing the property for sale.

COMMENTS:

The applicant submitted a Heritage Impact Assessment (HIA) in support of their request to remove the property at 10874 Steeles Avenue from the Heritage Register prepared by Parslow Heritage Consultancy Inc., dated 24 November 2020, and entitled "Heritage Impact Assessment, 10874 Steeles Avenue, Part of Lot 1 Concession 5, Trafalgar Township, now Town of Halton Hills, Regional Municipality of Halton, Ontario" (Appendix B). While the existing structure is a remnant of an early farmscape in the area, the HIA identifies that the subject property does not meet criteria for designation under Part IV of the *Ontario Heritage Act* due to extensive alterations, lack of historical or associative significance, and no contextual value due to its isolation in a commercial landscape.

Staff consulted with Heritage Halton Hills via a Zoom meeting on December 16, 2020 to review the property and the findings of the Heritage Impact Assessment submitted by the property owner (Appendix B). The Heritage Halton Hills committee supported the removal of the property at 10874 Steeles Avenue and passed the following recommendation:

Recommendation No. HERITAGE-2020-0030:

THAT the Heritage Halton Hills Committee recommends that Council approve the removal of the property at 10874 Steeles Avenue from the Heritage Register.

CARRIED

Staff support the removal of the property at 10874 Steeles as recommended in the HIA. While it is regrettable to lose an early structure in this area, the alterations to the structure and isolation within the surrounding commercial area have resulted in a lack of cultural heritage value and failure to meet the criteria for designation within the *Ontario Heritage Act*.

The HIA does identify that, while extensively altered, there are some original interior features of note, including original trim, baseboard, and staircase. Staff will recommend to the applicant that opportunities for salvage of these materials should be considered prior to any demolition in future.

RELATIONSHIP TO STRATEGIC PLAN:

This report directly aligns to the following values in the Strategic Plan 2019-2022:

Preserve, Protect & Promote our Distinctive History

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.

Achieve Sustainable Growth

To ensure that growth is managed to ensure a balanced, sustainable, well planned community infrastructure and services to meets the needs of its residents and businesses.

The report is also closely linked with several Focus Areas/Priorities, including Shaping Growth.

FINANCIAL IMPACT:

There are no financial impacts associated with this 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 the property at 10874 Steeles Avenue from the Heritage Register, the property owner will be advised that they can proceed with a demolition permit application.

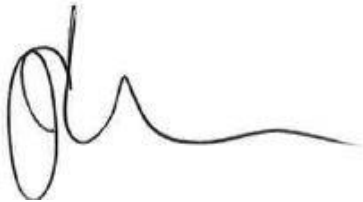
CONCLUSION:

The property at 10874 Steeles Avenue is not recommended for designation under Part IV of the *Ontario Heritage Act*. Staff recommends that Council remove the property from the Heritage Register.

Reviewed and Approved by,

A handwritten signature in dark ink that reads "Bronwyn Parker". The script is cursive and somewhat informal.

Bronwyn Parker, Director of Planning Policy

A handwritten signature in dark ink, appearing to be "John Linhardt". It features a large, stylized initial "J" followed by a series of loops and a long horizontal stroke.

John Linhardt, Commissioner of Planning and Development

A handwritten signature in dark ink, appearing to be "Chris Mills". It consists of a stylized initial "C" followed by a series of loops and a long horizontal stroke.

Chris Mills, Acting Chief Administrative Officer