



MINUTES

HERITAGE HALTON HILLS COMMITTEE

Minutes of the Heritage Halton Hills Committee held on Wednesday October 19, 2016, at 6:30 p.m., in the Esquering Room of the Halton Hills Civic Centre.

Members Present

Councillor T. Brown (Chair); R. Denny; A. Douglas; V. Inglis; L. Nicholson; J.M. Rowe; A. Walker

Staff Present

S. Burke, Manager of Planning Policy (left at 8:24 p.m.); S. Jones, Clerk and Director of Legislative Services (left at 8:24 p.m.); A. Mancuso, Records/FOI Coordinator

Regrets

C. Donaldson; D. Brock;

Others

R. Jickling and M. Krause-Cardillo (arrived at 7:15 p.m.; departed at 8:24 p.m.)

General

1A Disclosure of Pecuniary Interest

None was declared

1B Receipt of Heritage Halton Hills Committee Minutes dated September 21, 2016

Recommendation No. HERITAGE-2016-0067

THAT the Minutes of the Heritage Halton Hills Committee meeting held on September 21, 2016, be received for information.

CARRIED

1C Request for Removal of Listed Cultural Heritage Property from the Town of Halton Hills Heritage Register – 13 Normandy Boulevard, Georgetown

As follow up to the September 21 meeting of Heritage Halton Hills, members met

with the property owners for a site tour on Thursday September 29. On September 30, members voted on Recommendation No. HERITAGE-2016-0066 via email:

Recommendation No. HERITAGE-2016-0066

THAT Heritage Halton Hills receive the request to remove 13 Normandy Boulevard, Georgetown from the Listed Cultural Heritage Property section of the Heritage Register in order to proceed with an application for demolition;

AND FURTHER THAT Heritage Halton Hills request staff prepare a report to Council regarding the proposed removal of 13 Normandy Boulevard, Georgetown from the Heritage Register;

AND FURTHER THAT Heritage Halton Hills advises Council to remove 13 Normandy Boulevard, Georgetown from the Listed Cultural Heritage Property section of the Heritage Register and consent to the demolition.

CARRIED

The recommendation was forwarded to staff on October 4, 2016, for inclusion in the report to Council on this matter.

1D Request for Removal of Listed Cultural Heritage Property from the Town of Halton Hills Heritage Register – 33 Charles Street, Georgetown

(This item took place between 7:15 and 8:24 p.m.)

R. Jickling addressed the committee regarding the initial offer of purchase of 33 Charles Street which included a condition to allow them time to research whether their plans to demolish and rebuild would be possible. R. Jickling noted they received information from staff pertaining to the ICBL and 60 days' notice requirement for the demolition permit. They agree with the Town's objectives with regard to the ICBL (*Interim Control By-Law for the Mature Neighbourhoods Study*) and believed the Town would agree with their plans as they do not want to build a monster home. During their search they passed on opportunities to purchase other homes but did not due to the large structures beside them. One of their objectives has been to do something good for the Town and to add to the neighbourhood.

R. Jickling said that based on the information they gathered they signed the purchase agreement believing everything would be okay. R. Jickling stated that in the past there was an intention to rebuild as he has drawings from the previous owners that were never executed. He expressed disbelief the committee believes 33 Charles to be such a heritage house when he found it to be one of the worst they came across in their search. He said they went to the Town to do their due diligence. M. Krause-Cardillo noted that as a realtor she wanted to learn about heritage and accompanied R. Jickling. She asked staff about the prospect of demolition of a Listed property and was advised requests have not been denied.

M. Krause-Cardillo stated the Jicklings' intention is to make it fit in with the neighbourhood and be an improvement. R. Jickling noted they only received

heritage information, in the form of a brochure, last Tuesday evening during the committee's site visit. He said they were told it was Listed but never advised to look at a register. M. Krause-Cardillo reiterated that she inquired as to how many times has a property on the Heritage Register ever been turned down for demolition and was told never. S. Burke said what staff indicated was factual as to his knowledge, up to this point all requests for removal of Listed properties from the heritage register have been granted.

R. Jickling stated he intends to be respectful of the streetscape. He expressed frustration with how is a buyer to know what the level of heritage interest there is in a property and believes it to be the responsibility of Planning to inform the public.

Councillor T. Brown noted the ICBL and heritage are two separate matters. He itemized the series of events since receipt of the Demolition Clearance Form and inquired if any of the builders who have seen the property have experience with heritage properties. The site visit showed examples of a property with modern interior features that has been well taken care of including the condition of the wood. R. Jickling responded that he has a report that says differently. Councillor T. Brown inquired if the Town's heritage consultant (D. Cuming) should be asked to provide advice. S. Burke responded it is an option as Council may need additional information on which to base a decision. He indicated it may be appropriate to engage D. Cuming at this date or at a later date in the event this matter goes to the Conservation Review Board (CRB).

Councillor T. Brown noted there are numerous properties Listed in the Park area but a few are designated that is why the committee is concerned about preservation of this property.

V. Inglis inquired about the prospect of doing interior changes and preserving the front façade. R. Jickling is meeting with an architect however, he does want to get too far into this if Council is going to designate it. He noted it is too small and will take a lot of money to make it a decent house.

Councillor T. Brown noted reasons for interest in this heritage property are found in section F5.2.3 (Designation under the Ontario Heritage Act) of the Town's Official Plan.

R. Denny noted that he believes the two storey house is a gem – one of the few wood frame houses that still exist. He would want to see the front façade saved but sees the entire back part as tear down. He noted this is an example where line in the sand is drawn. As for the other Listed properties signed off they were not in good condition like this one. R. Jickling stated he is not prepared to fix the house as he does not believe it is fixable.

R. Jickling said the Town holds some of the responsibility for this situation as he was not informed the house was listed. Members suggested the responsibility falls on the buyer to know and that the Committee's and Town's responsibility is mandated through the Ontario government (Ontario Heritage Act). M. Krause-Cardillo thanked the committee for their time.

S. Burke explained if the committee recommends Council proceed with

designation a report will go before Council. If approved, there is a 30 day appeal period in which the property owner can submit a notice of objection, and the matter would go to the CRB. The CRB would decide on the merits of designation, and the CRB decision would go back to Council for consideration. Council's decision is final on the designation. If the property is designated, Council may refuse to issue a demolition permit and that decision can be appealed to the OMB. The OMB decision is final.

Councillor T. Brown noted moving forward there are two options: (1) to advise Council to remove 33 Charles Street, Georgetown, from the Heritage Register (in order to proceed with demolition) or (2) to advise Council to proceed with designation.

Recommendation No. HERITAGE-2016-0068

THAT Heritage Halton Hills receive the request to remove 33 Charles Street, Georgetown from the Listed Cultural Heritage Property section of the Heritage Register;

AND FURTHER THAT Heritage Halton Hills advise Council to proceed with the designation of 33 Charles Street, Georgetown, under Part IV of the Ontario Heritage Act;

AND FURTHER THAT Heritage Halton Hills request staff prepare a report to Council regarding the recommendation of Heritage Halton Hills to proceed with designation of 33 Charles Street, Georgetown;

AND FURTHER THAT the report include the committee's document titled Suggestions for Designation, dated October 19, 2016.

CARRIED

S. Burke said a report will be prepared for the November 7 Council meeting. M. Krause-Cardillo expressed concern with the committee's decision to advise Council to designate this particular property unlike the other Listed properties. R. Denny noted committee members are volunteers and that is why this matter will be passed on to Council who represent the people and will make the final decision.

1E Committee Structure

Membership: S. Jones referred to By-Law 2001-0026 which states that Council will appoint a minimum of eight and not more than eleven residents of Halton Hills to the committee. With the recent departure of two members, she suggested the committee not expand its current number of nine members. Councillor T. Brown requested this matter be discussed at the next meeting with all members in attendance.

Proposed Sub-Committee: S. Jones circulated a draft proposal that a Sub-Committee be created to perform site visits upon receipt of a Demolition Clearance Form (DCF) for any "Heritage Listed Property". The sub-committee would then bring back information and a recommendation to the Advisory

Committee as a whole. If a sub-committee is established, S. Jones requested there be a review of the sub-committee structure prior to the sun-setting of the 2014-2018 Heritage Halton Hills Advisory Committee in order to assess the effectiveness of the sub-committee's structure and processes.

Members agreed this will speed up the process, especially if a DCF for a Heritage Listed Property comes in a day after a regularly scheduled committee meeting – it will not have to wait until the next meeting.

S. Jones said members will be supplied with usb sticks containing the Listed Property Information Sheets. Councillor T. Brown requested this matter be discussed at the next meeting.

Programs

2A Demolition Clearance Forms (DCF) were received and approved, since September 21, 2016, for the following properties:

September 28, 86 Confederation Street, Glen Williams (house)
October 3, 13783 Highway 7 (shed)
October 3, 585 Main Street, Glen Williams (single storey house)

2B 2016 Heritage Property Grant Program – Beaumont Mill
Councillor T. Brown deferred this matter until the November meeting.

Heritage Designation: Proposed, Committee Report(s), Report(s) to Council, By-Law(s), Plaque Unveiling

3A Wording for Designation Plaque: Rolling Hills Farm, 14249 Tenth Line, Ballinafad
J.M. Rowe circulated a draft for the Rolling Hills Farm designation plaque and sent it to the property owner(s) for feedback. The wording for the plaque is to be finalized at the November meeting.

3B Reid's Hardware Designation Plaque – Update

A descendent of Duguld Reid, the man who built Reid's Hardware (86 Main Street South, Georgetown) provided corrections, via email, to some of the information on the designation plaque currently located hanging on the outside of the building.

J.M. Rowe noted the current plaque is a replacement plaque as the first one went missing. The wording on this plaque was suggested by the owner of the property at the time. Members discussed the feasibility of producing another plaque.

J.M. Rowe and L. Nicholson will follow up on this matter.

- 3C Draft Designation Report – Drinkwater House, 17 McNabb Street, Georgetown
J.M. Rowe is working on the report and noted it is not the Drinkwater House as was believed and it will now be referred to as Waldie House. The draft report will be presented at the November meeting.
- 3D Proposed Designation: Hornby General Store, 12993 Steeles Avenue, Hornby
D. Brock followed up on this matter and in an email dated October 12 requested Councillor T. Brown to convey his recommendation to the committee to not pursue designation of the Hornby General Store.

For Information, Announcements & Upcoming Events

4A Marketing Initiative

V. Inglis and A. Walker followed up with Centennial College students regarding the marketing initiative. The students are working on a draft marketing proposal during this school term. A. Walker said the committee can resubmit a proposal to Mohawk College if desired.

Members discussed communication to property owners regarding Listed properties and agreed there needs to be outreach with the real estate community. S. Burke noted R. de Silva attended a real estate event earlier in the week where he addressed the Mature Neighbourhoods Study as well as Listed properties.

Items for Next or Future Agenda(s)

- 5A Committee Membership and Proposed Sub-Committee

Adjournment

The meeting adjourned at 8:35 p.m.

Next Scheduled Meeting

Wednesday November 16, 2016, 6:30 p.m., Esquesing Room