

Meeting Date: April 20, 2021

Subject: Notice of Intention to Demolish (detached dwelling and garage) 32 Connaught Crescent, Ward 5

Submitted By: Sylvia Kirkwood, Chief Planner/Director Planning, Planning Department

RECOMMENDATION

That the listed, non-designated property located at 32 Connaught Crescent, be removed from the Town of Caledon Heritage Register pursuant to section 27 of the *Ontario Heritage Act*; and

That the demolition of the dwelling and detached garage on the property, be permitted.

REPORT HIGHLIGHTS

- Section 27 (1.2) of the *Ontario Heritage Act* (the “OHA”) enables Council to include non-designated properties that it believes to be of cultural heritage value or interest on the municipal Heritage Register, thereby providing them with interim protection from demolition.
- Between September 2019 and June 2020, the Town batch listed 1,033 non-designated properties from the Town’s Built Heritage Resources Inventory (the “BHRI”) on the municipal Heritage Register, including 32 Connaught Crescent (Resolution 2020-68).
- The owner of 32 Connaught Crescent submitted a Notice of Intention to Demolish the dwelling and detached garage on the property on February 16, 2021. The application was declared complete on March 12, 2021.
- Following review of the HIA submitted in support of the Notice of Intention to Demolish, Heritage staff recommended that the listed, non-designated property at 32 Connaught Crescent be removed from the Town of Caledon Heritage Register pursuant to section 27 of the OHA.
- The recommendations were made in consultation with Heritage Caledon in accordance with section 27 (1.3) of the OHA at their meeting on April 5, 2021.
- Heritage Caledon Committee did not support staff’s recommendation to remove 32 Connaught Crescent from the Town’s Heritage Register and to refuse demolition of the dwelling and detached garage.
- Under Section 27(3) of the OHA any proposed demolition/removal of a building(s) or structure(s) on a listed heritage property requires the owner to give at least 60-days’ notice in writing to Council.

- Prior to the expiration of the 60 days' Notice of Intention to Demolish on May 11, 2021, Council must determine if designation of the listed property is warranted or if the building(s)/structures(s) can be demolished/removed.
- Notwithstanding, Heritage Caledon's recommendation, based on the review and recommendations staff are requesting that Council support the removal of the detached dwelling and garage from the Town of Caledon Heritage Register pursuant to section 27 of the OHA.

DISCUSSION

Background

Under section 27 (1.2) of the OHA, Council may include non-designated properties that it believes to be of cultural heritage value or interest on the municipal Heritage Register. Council began listing non-designated properties on the Heritage Register in 2010. In a phased approach implemented between September 2019 and June 2020, Council batch listed 1,033 non-designated properties from the Town's Built Heritage Resources Inventory of Pre-1946 Structures (BHRI). Council approved the listing of 32 Connaught Crescent on the Heritage Register, along with 163 other properties, on April 28, 2020 (Resolution 2020-68).

Section 27 (3) of the OHA provides listed non-designated properties 60 days interim protection from demolition. The evaluation process for 'listing' purposes is preliminary in nature. As such, a 'listed' property may be subject to periodic re-evaluation by Heritage staff. Properties may also be evaluated in greater depth as a result of a cultural heritage impact statement (CHIS), otherwise referred to as a heritage impact assessment (HIA), which is a cultural heritage study undertaken to assess the cultural heritage value of a property and/or to assess direct/indirect impacts to the property as a result of a proposed development application, demolition/removal, or alteration.

32 Connaught Crescent – Notice of Intention to Demolish

The property at 32 Connaught Crescent in Bolton contains a 1 ½ storey built heritage resource of frame construction with a central entry and symmetrically placed windows as well as a detached garage structure. The listing information sheet and the Town of Caledon's BHRI identifies the dwelling as the only built heritage resource on the property.

A Notice of Intention to Demolish the dwelling and detached garage at 32 Connaught Crescent (Schedule A) was received on February 16, 2021 and deemed complete on March 12, 2021 following revisions to the Cultural Heritage Impact Statement (CHIS) prepared by Veronica Madonna Architects on behalf of the applicant. Pursuant to section 27 (1.3), Heritage Caledon must be consulted prior to removal of any properties from the Heritage Register.

Based on land records, aerial photographs and physical evidence, the heritage consultant concluded that the dwelling on site was constructed between 1912-1930 and identified its architectural style as Vernacular Cottage, as the building does not exhibit strong characteristics of a specific style. The heritage consultant assessed the property against criteria under O. Reg. 9/06 and determined that it does not meet the criteria for designation under Part IV of the OHA.

Heritage staff reviewed the CHIS and confirmed that the building has been subject to extensive alterations and does not demonstrate expert craftsmanship, nor is a rare, unique or representative example of a specific style. While it has an association with the Homeside Development, the Bolton subdivision registered in 1912, and associations with a WWII veteran, the property itself does not retain significant historical/associative or contextual value to warrant designation under Part IV of the OHA.

The property owners intend to build a new dwelling which will be compatible and sympathetic to the neighbourhood. While the design is not yet finalized, it will be prepared with an understanding of the Residential Design Guidelines of the Bolton Heritage Conservation District Plan and will be of its time but complementary to the surrounding streetscape. Heritage staff at the Town of Caledon will work with the applicant to ensure that a complementary building design is achieved.

Heritage staff recommend that the listed, non-designated property at 32 Connaught Street be removed from the Heritage Register.

Consultation with Heritage Caledon Committee

Staff Report 2021-0146: Notice of Intention to Demolish 32 Connaught Crescent (dwelling and detached garage) was presented to the Heritage Caledon Committee on Monday, April 5, 2021.

Through the discussion, the Committee expressed concerns with removing the existing structures on the subject property, being 32 Connaught Crescent from the Town of Caledon's Heritage Register, with much of the discussion focused on the potential design of the new structure and whether or not it would be compatible with the existing character of the neighbourhood. As a result, the Committee did not support the following recommendation outlined in the Staff Report:

That the listed, non-designated property located at 32 Connaught Crescent, be removed from the Town of Caledon Heritage Register pursuant to section 27 of the Ontario Heritage Act; and

That the demolition of the dwelling and detached garage on the property, be permitted.

A recorded vote was taken and due to one member refraining from voting the motion Lost with four members voting in favour and five in opposition.

Pursuant to the *Ontario Heritage Act*, the purpose of the Heritage Caledon Committee is to provide advice and assist Council on heritage related matters. Final decisions on heritage related matters lie with Council.

Heritage Caledon has provided its advice on this matter. Council must decide whether heritage designation of the listed property is warranted or if the building(s)/structures(s) can be demolished/removed.

FINANCIAL IMPLICATIONS

There are no immediate financial implications associated with this report.

COUNCIL WORK PLAN

This matter is not relevant to the Council Workplan.

Not Applicable

Subject matter is not relevant to the Council Workplan.

ATTACHMENTS

Schedule A: Notice of Intention to Demolish - 32 Connaught Crescent (dwelling and detached garage)