



# The Corporation of the Town of Milton

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Report To: Council

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From: Barbara Koopmans, Commissioner, Development Services

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Date: October 25, 2021

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Report No: DS-082-21

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Subject: Status Update - Potential Heritage Designation of 111 Mary Street

**Recommendation:** THAT Staff Report DS-082-21 entitled: “Status Update - Potential Heritage Designation of 111 Mary Street” be received for information;

AND THAT Staff Report DS-069-21, entitled “Heritage Designation of 111 Mary Street” be deferred to Q2 2022.

## EXECUTIVE SUMMARY

- On August 23, 2021, Council considered a staff recommendation (Report DS-69-21) to designate 111 Mary Street under the Ontario Heritage Act.
- Through a delegation to Council, the homeowner requested that Council defer the report to allow an opportunity for further discussions with staff with respect to proposed improvements to the property.
- Council granted the deferral, requesting staff report back to Council in October 2021 to provide a status update.
- Staff met with the homeowner on September 9, 2021 to discuss potential options.
- The options discussed (as detailed later in this report) would require an updated Heritage Impact Assessment (HIA) to evaluate the feasibility of the proposals.
- This report recommends a further deferral of Report DS-69-21 to Q2 of 2022 to allow an opportunity for the homeowner to undertake an HIA.

## REPORT

## Background

The Edwin Earl House at 111 Mary Street is currently a listed historical building in the Town's Heritage register. A Heritage Impact Assessment report prepared by Robinson Heritage consulting recommended that the Edwin Earl House is a significant heritage resource that has design or physical value and historical or associative value and should be "retained and maintained". Its heritage attributes mentioned that it;

- is a representative example of mid-Victorian domestic architecture;
- is of some provincial interest because of its association with Rev. Joseph H. Robinson, a circuit minister with the Methodist Church who is included in University of Toronto and Université of Laval's "Dictionary of Canadian Biography";
- is of historic significance as the home of Edwin Earl, a former mayor of Milton, Halton County Reeve and prominent community leader; and
- is of contextual significance as "one of the original buildings built to face onto Victoria Square" and that it "contributes to the cultural heritage value of the Mary Street streetscape, the Victoria Park area and this portion of Old Milton."
- The Edwin Earl house is hence a significant heritage resource that complies with the criteria set out in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation 9/06. As such, it is worthy of designation under the provisions of the Ontario Heritage Act

On August 23, 2021, Council considered Staff Report DS-069-21, which recommends the heritage designation of 111 Mary Street. At the meeting, Council received a delegation from the homeowner requesting a deferral of the report. Council deferred the report to allow an opportunity for the homeowner to discuss potential plans for the property with staff.

## Discussion

A meeting occurred on September 9, 2021. During the meeting, the owner confirmed that 111 Mary Street merged on title with 107 Mary Street and that the two properties are now one lot.

Two potential options were discussed:

### **Option One**

- Moving the historic house at 111 Mary closer to 107 Mary Street and connecting the two residences with a "breezeway".

## Discussion

- This would facilitate a larger driveway at the eastern boundary.
- Extensive landscaping or a fence would delineate the east boundary adjacent to 117 Mary Street.
- The 111 Mary property would be refurbished as an accessory building to accommodate vehicles.

### **Option Two**

- Keeping the historic house (111 Mary) at its present location.
- The non-historical elements (rear addition) would be removed.
- 107 and 111 Mary Street would be connected via a “breezeway”.
- Extensive landscaping or a fence would delineate the east boundary adjacent to 117 Mary Street.
- The 111 Mary property would be refurbished as an accessory building to accommodate vehicles.

### **Next Steps**

It is staff’s opinion that an updated Heritage Impact Assessment (HIA) is required to:

- Determine the structural integrity of the existing historic house at 111 Mary to see if it is suitable for the move.
- Confirm the remaining heritage attributes of the house.
- Confirm if the property is still worthy of designation.

Staff recommends that Council defer Report DS-069-21 to Q2 2022, to facilitate the undertaking of an updated HIA by the applicant. Staff will work with the applicant to determine the scope of the HIA to ensure it evaluates the owner’s proposals from a heritage perspective.

At the meeting, staff reiterated the concerns raised by the public and the Historical Society respecting the upkeep of the house and the notion that the house could become a victim of “demolition by neglect”. The owner will be required (as all homeowners) to abide by the Town’s Property Standards By-law and orders to comply will be issued for non-compliance.



**Financial Impact**

There are no financial impacts associated with this report.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO  
Commissioner, Development Services

For questions, please contact: Anthony Wong, March, Phone: Ext. 2565  
MRAIC, Senior Policy Planner

**Attachments**

None

CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer

**Recognition of Traditional Lands**

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the HuronWendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.