
HERITAGE IMPACT ASSESSMENT MEMO

Project:	Dufferin County Courthouse	Project No.:	2445B
Location:	51-53 Zina Street, Orangeville ON	Date:	2025-01-10

a+LiNK Architecture Inc has been retained by Colliers Project Leaders to prepare a Heritage Impact Assessment (HIA) Memo to assess the potential impacts of the proposed Virtual Hybrid Hearing (VHH) Project within Courtroom 204 at the Orangeville Courthouse at 10 Louisa Street, Orangeville, as put forth by the Ministry or Attorney General. This HIA memo was prepared according to the general guidelines set out in the Ontario Ministry of Tourism, Culture, and Sport (MTCS) *Infosheet #5 Heritage Impact Assessment and Conservation Plans*. The memo is intended to respond to the potential impacts (or lack of negative impacts) of the proposed interior alterations on the cultural heritage resource.

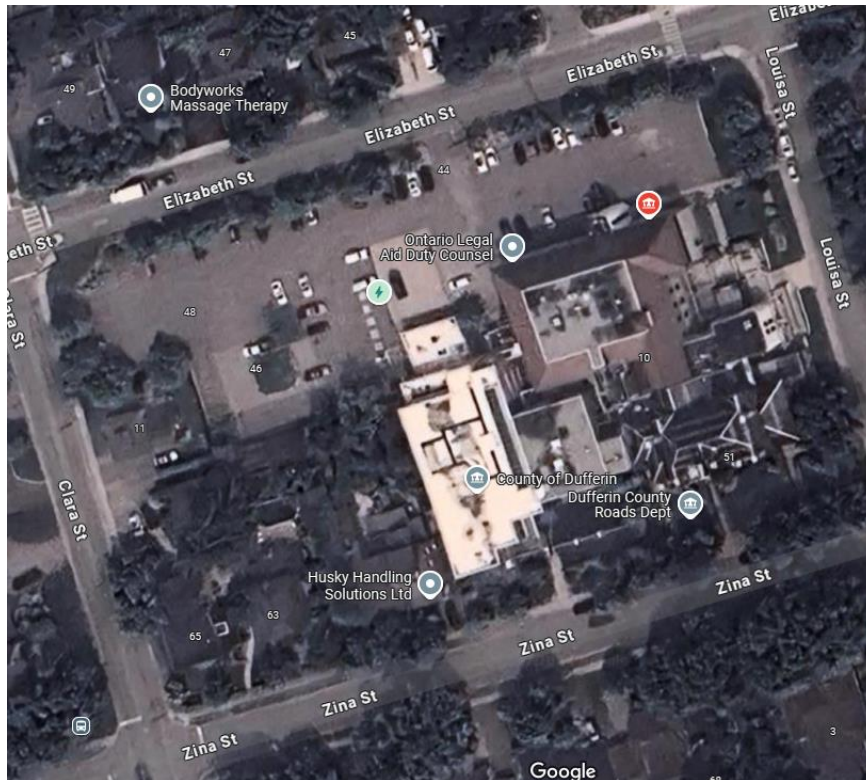
PROJECT SUMMARY

The Ministry of Attorney General (MAG) and the County of Dufferin (Owner) at 10 Louisa Street, Orangeville are entering into the third phase of the MAG's Virtual Hybrid Hearing (VHH) initiative. This initiative promotes the adoption of a "video first" approach, that prioritizes video conferencing as the first option for most types of in-custody court appearances, to modernize and integrate the criminal justice system in Ontario, improve effectiveness and efficiencies, promote public safety and security, and increase access to justice.

The Intent of the project is to prepare courtrooms to be equipped with AV Technology as per JVN/SOLGEN Facilities Scope of Work (FSOW) and Built Ready Drawings. The overall scope of work for the project will include the necessary electrical, data, power management to support the servers, monitors and speakers. Installation of plywood backing within the wall at two (2) locations will be required to support the mounting of monitor support brackets. Any alteration to the walls, floor or ceiling are to be patched, painted and made good prior to final equipment installation.

The security upgrades described above are required at the Orangeville Courthouse facility which is located at 10 Louisa Street. The new AV equipment to be installed includes microphones, video, screens, speakers, servers, and server racks. These devices will be procured, delivered, installed and commissioned by SOLGEN-JVN (as Owner Supplied Equipment) per the Ministry of Attorney General.

Some of the proposed alterations that are required for the new equipment installation are to occur in Courtroom #204 within the original Dufferin County Courthouse building, which is part of the Orangeville Courthouse facility. The original courthouse located at 51-53 Zina Street is listed in the Town of Orangeville's Register of Individual Properties Designated under Part IV of the Ontario Heritage Act. Due to this fact, an HIA memo is required by the Town of Orangeville to provide an initial analysis of any potential impacts of the proposed alterations to the cultural heritage resource in order to deduce whether a full Heritage Impact Assessment report is required for this project.



1 Aerial View showing the city block at 10 Louisa Street, Orangeville Ontario – Orangeville Courthouse and County Building.
Source: Google Maps

SITE DESCRIPTION

Located at 51-53 Zina Street, the Dufferin County Courthouse is situated between Louisa and Clara Streets in the historic residential area of Orangeville. The courthouse property occupies part of a block that was comprised entirely of county buildings. With frontage on three sides, the courthouse is a highly visible landmark in the area. The significant setback from the street, broad lawn and mature plantings contribute to the grand and prominent character of the courthouse.

HISTORICAL CONTEXT

Built in 1880-1881, on the site of the old lacrosse field, the Dufferin County Courthouse has remained a focal point of Zina Street. The building was designed by Guelph architect Cornelius J. Sproule and cost \$25,000 to build. The structure was made from local brick and the stone was hauled from Wright Brothers Quarry in Caledon.



2 Historic Photo showing the south façade of the Dufferin County Courthouse, circa ?? / Source: Museum of Dufferin, Instagram

The 3-storey red-brick building was designed in the eclectic High Victorian architectural style, combining elements of both the Second Empire and Romanesque styles. Attached to the rear of the courthouse is a grey limestone jail complex and red brick Governor's Residence of the same date which, have been renovated as county administrative offices. A separate one-storey, brick building known as the Old Registry Office, also built in 1880-81, occupies the north-east corner of the property.

The south-facing front façade has a central projecting tower with large arched window on the second story a steep mansard roof with parapet at the top. On the east and west are projecting sections with entrances on the first story and wings which are lower in height. Rounded arch doorways, round-headed windows, flared pier capitals and a corbelled frieze align the courthouse with the Romanesque style, while the tower roof is characteristically Second Empire in appearance. Further distinguishing the structure is a red coloured brickwork with buff brick accenting, a multi-coloured slate roof and decorative iron cresting, all increasingly rare examples of Victorian detailing. The building's interior retains its lofty court room with upper storey gallery fronted by an intricate iron balustrade. Also highlighting the interior is a curved oak staircase with a balustrade of black walnut and chess wood.

The courthouse has had several additions and expansions over the years and now includes four court rooms and County offices. The building houses the Superior Court of Justice and the Ontario Court of Justice. A modern addition was designed by D E Skinner and constructed by Weren Brothers Company Limited in 1973 along the north side. Remodeling was completed in 1986 to 1987. The architect was W M Salter and the contractor was Robertson-Yates Corporation. The addition was expanded in 2009 to 2011. The architect was Parkin Architects Limited and the contractor was Bertram Construction.

The exteriors of these buildings and select interior elements of the courthouse, as well as the scenic character of the property are protected by an Ontario Heritage Trust conservation easement (1992). The property was designated by the Town of Orangeville under Part IV of the Ontario Heritage Act (Bylaw #59-89) in 1989.

The character-defining elements that contribute to the heritage value of the Dufferin County Courthouse include the interiors of the original courtroom (#204). These include its lofty open character, coved and cross beam ceiling, upper-level gallery with iron balustrade and walnut rail, elaborately turned gallery supports, vertical board tongue-and-groove wainscoting and niche with stencilled Royal coat of arms.



Existing painted iron balustrade with walnut rail at balcony



New drywall ceilings with existing wood trimwork



Arched niches at windows, plaster walls, wood trimwork

3 Recent Photos showing the heritage interiors of the original courthouse / Source: a+LiNK architecture inc.

HERITAGE PLANNING FRAMEWORK

The Planning Act and the Provincial Policy Statement

The Planning Act (1990) and the Provincial Policy Statement (PPS) 2020 provide a legislative and policy framework for land use planning in Ontario. Section 2 of the Planning Act directs municipal councils to have regard for “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” as a matter of Provincial interest. The PPS also recognizes the wise use and management of cultural heritage resources as a matter of provincial interest, and states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (Sec. 2.6.1).

Ontario Heritage Act

The Ontario Heritage Act enables the Province and municipalities to designate individual properties or districts as places of cultural heritage value or interest, according to criteria set out in Ontario Regulation 9/06 (Sec. 29(1)). A property may be designated under Section 29 of the Ontario Heritage Act if it has design or physical value; historic or associative value; or contextual value within the community (O. Reg. 9/06, s. 1 (2)).

Dufferin County Official Plan (2017)

Dufferin County is an upper-tier municipality which is comprised of eight local municipalities which includes the Town of Orangeville. Section 3.10 of the Dufferin County Official Plan identifies planning objectives and policies associated with the identification, evaluation, and management of cultural heritage resources (including built heritage resources, cultural heritage resources and archeological resources). With regards to built heritage and cultural heritage resources, it is the County's policy that:

- i) Significant built heritage resources and significant cultural heritage landscapes will be conserved;*
- ii) Local municipal official plans will include policies that encourage Council to utilize its authority under the Ontario Heritage Act to designate individual properties under Part IV and heritage conservation districts under Part V that are of cultural heritage value or interest. Local municipalities may also prepare a conservation plan for municipally owned heritage properties to address their on-going care and management of the cultural heritage resource or protected property;*
- iii) A heritage impact assessment by a qualified professional will be required whenever cultural heritage resources may be impacted by a proposed development. Such an assessment will include recommendations regarding mitigation measures on how impacted cultural heritage resources will be conserved;*
- iv) Local municipalities are encouraged to establish Municipal Heritage Committees pursuant to the Ontario Heritage Act to advise and assist local municipal Councils on matters related to Parts IV and V of the Ontario Heritage Act and on cultural heritage matters. Local municipal councils are encouraged to seek the advice of the Municipal Heritage Committee;*
- iv) Local municipalities are encouraged to establish Municipal Heritage Committees pursuant to the Ontario Heritage Act to advise and assist local municipal Councils on matters related to Parts IV and V of the Ontario Heritage Act and on cultural heritage matters. Local municipal councils are encouraged to seek the advice of the Municipal Heritage Committee;*
- iv) Development and site alteration will not be permitted on adjacent lands to protected heritage properties except where proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected property will be conserved.*

The Town of Orangeville Municipal Register

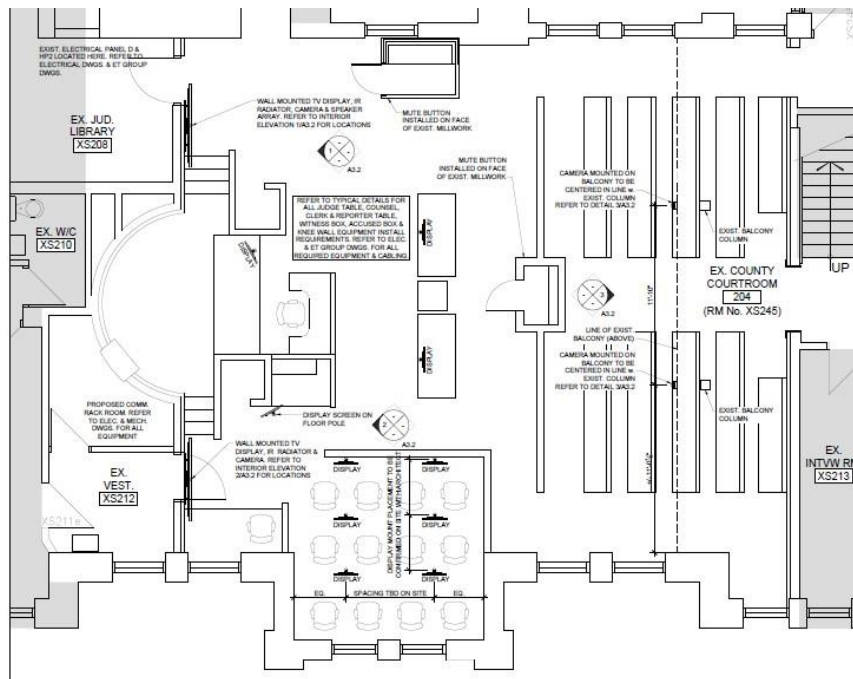
Under section IV of the Ontario Heritage Act, the Town of Orangeville can designate individual properties that the Town considers to have significant cultural heritage value. Designation of a property formally recognizes the unique architectural or historic characteristics of the property.

The Municipal Heritage Register is the official list of properties that have been identified as being culturally or historically important to the community. This includes a list of individually designated properties, properties located within a Heritage Conservation District and non-designated properties of cultural heritage value or interest.

The Dufferin County Courthouse, located at 51-53 Zina Street, is listed in the Town of Orangeville’s Municipal Register of Individual Properties Designated under Part IV of the Ontario Heritage Act. The Courthouse, along with the Old Registry Office, was Designated in 1989 under the Ontario Heritage Act (By-law No. 59-89). It was noted that the buildings designated are of architectural value or interest.

PROPOSED ALTERATIONS

The proposed alterations that are required for the new equipment installation are to occur in Courtroom #204 within the original Dufferin County Courthouse building. These include the installation of new display monitors, security cameras, and mute buttons. There are two large 75” display monitors with new security cameras and IR devices that would be wall mounted on either side of the Judge’s Dias. New display desktop monitors would also be added at the Judge’s Dias, counsel, clerk and reporter tables. Two security wall cameras are to be located at the balcony, mounted via angled brackets fastened to the underside of the balcony structure at the existing column locations. A new mute button is to be installed at the face of the millwork at both accused boxes. Refer to floor plan below for locations and extent of proposed alterations.



4 Proposed floor plan of Courtroom #204 / Source: a+LiNK Architecture Inc.

POTENTIAL IMPACTS

Upon review, it was determined that the alteration which would have the most impact on the existing courthouse's heritage interiors would be the installation of the new display monitors on the walls on either side of the Judge's Dias. The wall mounting of these monitors requires a 2'x4' hole cut into the existing plaster wall for the in-wall backing for the new 75" display monitors. Once the mount has been installed the hole would then be filled in with a piece of drywall, to be painted. The new IR devices and security cameras that will be installed next to these monitors do not require any additional plaster cut out, only requiring small penetrations for the power conduit. The new Speaker array which is proposed next to the new monitor to the left of the Judge's table will also require a small penetration for power.

Another area of potential impact to the heritage interiors is the installation of the new security cameras at the balcony. Here, two security cameras are to be mounted on the underside of the balcony at the locations of the existing columns. This would require penetrations through the existing plaster ceiling at the underside of the balcony, however, the proposed angled brackets would allow for the mounting of the new cameras without touching the existing painted wood trim along the balcony or the existing ornate metal railings.



Locations of new wall-mounted display monitors, IR devices and security cameras



Proposed location of new security camera angled mounting bracket



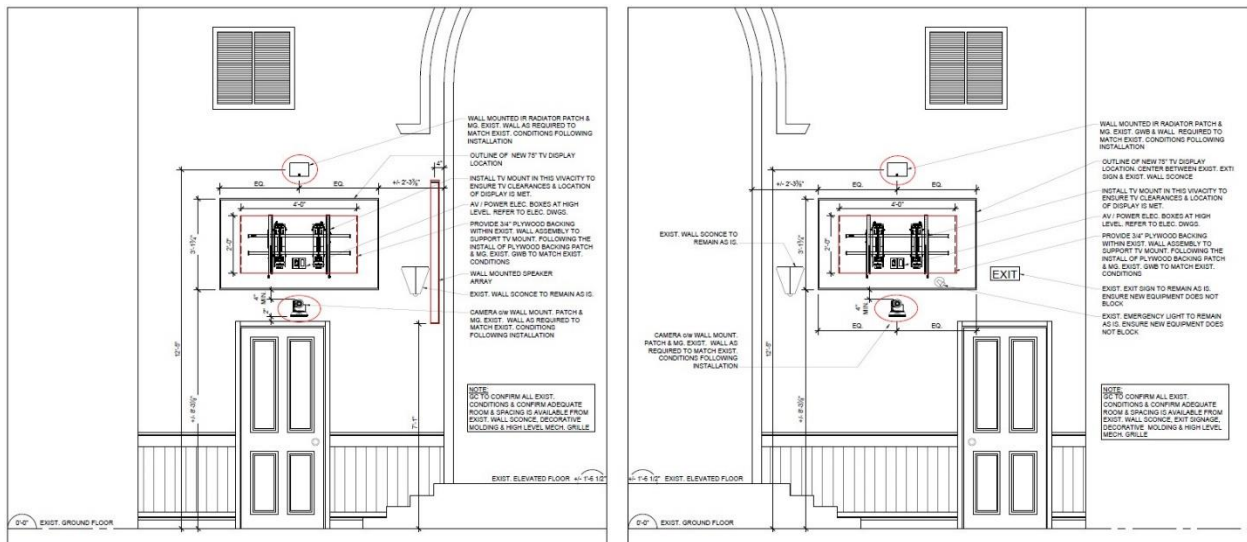
Jury seating area with existing carpet floor and wiring at heritage wood millwork.

In addition to the wall mounted displays, several smaller new display monitors are located within the courtroom including at the Judge's Dias, Counsel tables and Jury area. The new displays at the jury seating area are pole mounted to the existing carpet floor. The existing table locations already have existing penetrations which will be utilized for the new installation in order to minimize any impacts to the existing cultural heritage interiors. Similarly, the new mute buttons to be installed at both Accuser's booths will be utilizing the existing penetrations that are present for existing wiring that was previously installed.

MITIGATION AND CONSERVATION

The installation of the required security equipment at the Dufferin County Courthouse requires alterations to the courtroom interiors. The installation methods of the various types of equipment have been thoughtfully planned out to minimize the impact to the existing cultural heritage resource. Where possible, existing holes for wiring are being utilized for the new equipment such as display monitor at tables and mute buttons at the Accusers stands.

The two areas where the new alterations that may potentially have the most impact on the cultural heritage resource are at the existing plaster walls adjacent to the Judge’s Dias and the plaster at the underside of the balcony area. At the balcony area, one hole at each camera (total two) would be required for the power/data conduit as well as small holes for the camera mounting bracket. The implementation of an angled bracket avoids any contact with the existing historic wood trim along the length of the balcony as well as avoiding mounting directly to the heritage metal balustrade. If these cameras were to be removed at a later dated, the existing plaster ceiling may be patched at the hole locations.



5 Proposed alterations at existing plaster walls in Courtroom #204 / Source: a+LiNK Architecture Inc.

The plaster walls on either side of the Judge’s Dias? will be directly impacted by the proposed alterations which involve cutting a 2’ x 4’ hole into the plaster wall at both locations. The removal of the existing plaster is required to install the mounting brackets for the new 75” display monitors. The resulting holes in the walls are to be patched with drywall, which will be fully covered by the new displays. Smaller holes for power conduits will also be required for the new security cameras and IR devices in these locations as well as a wall mounted speaker array unit on one side only. If in the future this equipment is to be removed, the plaster walls may be patched with a compatible plaster finish applied by a recognized heritage plasterer.

No mitigation or conservation efforts are recommended, as the proposed alterations is not anticipated to have any negative impacts on the Designated property at 51-53 Zina Street.

CONCLUSION

The Dufferin County Courthouse, located at 51-53 Zina Street, is listed in the Town of Orangeville's Register of Individual Properties Designated under Part IV of the Ontario Heritage Act. The select interior elements of the original courthouse building, including the coved and cross beam ceiling, upper level gallery with iron balustrade and walnut rail, elaborately turned gallery supports, vertical board tongue-and-groove wainscoting and niche with stencilled Royal coat of arms are protected by an Ontario Heritage Trust conservation easement (1992).

Our evaluation of the anticipated impacts of the proposed alterations required for the Virtual Hybrid Hearing upgrades to the Designated property at 51-53 Zina Street was informed by a review of the proposed floor plans and interior elevations and historical research. As a result of this research and analysis, we have come to the conclusion that the proposed alterations will not have any direct or indirect adverse impacts on the heritage attributes of the original courtroom interiors at the Dufferin County Courthouse. The negative impacts of the proposed alterations have been minimized by avoiding any direct installations to the original iron balustrades, re-using existing holes in the millwork for new wiring and limiting any required removals at the plaster finishes which can then be easily patched at a future date if the equipment is ever removed. As such, we feel that no mitigation or conservation efforts are necessary.

We trust that the enclosed information is satisfactory to address the submission requirements. If you have any questions regarding this assessment, or require any additional information, please do not hesitate to contact us.

Sincerely,



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REFERENCES

- Town of Orangeville. Municipal Register of Individually Designated Properties Dufferin County. Official Plan, Part 3.10, Cultural Heritage Policies. 2017.
- Government of Ontario. Ontario Heritage Act. 1990.
- Government of Ontario. Ontario Heritage Act, Ontario Regulation 9/06. 1990.
- Government of Ontario. Ontario Planning Act. 1990.
- Government of Ontario. Provincial Policy Statement. 2020

