



TOWN OF
HALTON HILLS
Working Together Working for You!

REPORT

TO: Mayor Bonnette and Members of Council

FROM: Laura Loney, Senior Heritage Planner
Jeff Markowiak, Director of Development Review

DATE: October 29, 2021

REPORT NO.: PD-2021-0070

SUBJECT: Removal of Listed Properties from the Heritage Register – 69,
71-77 and 79 Main Street South and 94 Mill Street
(Georgetown)

RECOMMENDATION:

THAT Report No. PD-2021-0070, dated October 29, 2021, regarding “Removal of Listed Properties from the Heritage Register – 69, 71-77 and 79 Main Street South and 94 Mill Street (Georgetown)” be received;

AND FURTHER THAT the properties at 69, 71-77 and 79 Main Street South and 94 Mill Street be removed from the Heritage Register;

AND FURTHER THAT following the reconstruction of the heritage façade at 79 Main Street South (former McGibbon Hotel), the future Condominium Corporation for the development be approached to discuss evaluating the property against Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest for potential designation under Part IV of the Ontario Heritage Act.

KEY POINTS:

The following are key points for consideration with respect to this report:

- In 2017, the Ontario Municipal Board (OMB) issued a Final Board Order resulting in the adoption of a site-specific Zoning By-law Amendment to permit the development of a 10-storey, 125-unit condominium at 69-79 Main Street South and 94-98 Mill Street (the McGibbon site) in Downtown Georgetown, involving the demolition of all buildings on site and reconstruction of the former McGibbon Hotel facade.

- At its meeting of November 15, 2021, Council will be considering a staff report (Report No. PD-2021-0064) recommending approval of amendments Amico Properties (the Applicant) is seeking to the OMB approved site-specific by-law in order to advance the McGibbon development project to construction.
- Should Council approve the proposed Zoning By-law Amendment, Amico will seek to demolish the on-site buildings shortly thereafter. The properties municipally known as 69, 71-77 and 79 Main Street South and 94 Mill Street are listed on the Town's Heritage Register. The properties should be removed from the Heritage Register prior to demolition.
- This report recommends the removal of 69, 71-77 and 79 Main Street South and 94 Mill Street from the Heritage Register subject to Council adopting the Recommendations of Report No. PD-2021-0064.

BACKGROUND AND DISCUSSION:

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 properties at 69, 71-77 and 79 Main Street South were added to the Heritage Register in 2010 (Phase 1), while the former cheese shop at 94 Mill Street (also known as 96 Mill Street) was added to the Heritage Register in 2016 (Phase 3); see SCHEDULE 1 for further details regarding the listed properties.

In 2017, the Ontario Municipal Board (OMB) issued a Final Board Order resulting in the adoption of a site-specific Zoning By-law Amendment (By-law 2017-0064) to permit the development of a 10-storey, 125-unit condominium at 69-79 Main Street South and 94-98 Mill Street (the McGibbon site). The 2017 OMB order also included the approval of the demolition of the listed properties at 69, 71-77 and 79 Main Street South and 94 Mill Street; however, the façade of the McGibbon Hotel (79 Main Street South) must be reconstructed as part of the new condominium project.

On November 15, 2021, Council will be considering a report (Report No. PD-2021-0064) from Town staff recommending approval of further amendments Amico Properties (the Applicant for the project) is seeking to the site-specific by-law in order to advance

the condominium project to construction. Should Council approve the proposed Zoning By-law Amendment, Amico will seek to demolish the on-site buildings shortly thereafter; the affected listed properties should be removed from the Heritage Register prior to demolition. In accordance with the *Ontario Heritage Act*, Council is required to consult with its Municipal Heritage Committee prior to the removal of properties from the Heritage Register.

Staff consulted with Heritage Halton Hills via a Zoom meeting on October 20, 2021, to review Amico's current proposal for the McGibbon property, including the proposed removal of the listed heritage properties on the site, prior to demolition and reconstruction of the McGibbon façade. Heritage Halton Hills passed the following recommendation:

Recommendation No. HHH-2021-0034

THAT Heritage Halton Hills does not object to the proposed Zoning By-law Amendment application for the McGibbon proposal;

AND FURTHER THAT Heritage Halton Hills recommends that Council approve the demolition of the listed properties at 69, 71-77 and 79 Main Street South and 94 Mill Street to allow for the reconstruction of the existing building façade at 79 Main Street, should Council approve the Zoning By-law Amendment application for the subject properties, subject to conditions as recommended by staff and as adopted by Council.

CARRIED

As such, this report recommends the removal of 69, 71-77 and 79 Main Street South and 94 Mill Street from the Heritage Register, subject to Council's adoption of the Recommendations contained in Report PD-2021-0064. Upon removal of the properties, Amico will be advised that they can proceed with a demolition permit application following submission of the appropriate financial security from Amico to ensure the proper delivery of the approved Reconstruction and Restoration Plan for the McGibbon façade.

As mentioned above, the McGibbon Hotel façade is required to be reconstructed and incorporated as part of the new condominium project. Following reconstruction, staff is recommending that the Condominium Corporation responsible for managing the future condo building be approached to discuss the interest/appropriateness of evaluating the property against Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest to determine whether there is potential or merit to designate the property under Part IV of the *Ontario Heritage Act* at that time.

STRATEGIC PLAN ALIGNMENT:

This report aligns to the Town's Strategic plan recognizing the value to achieve sustainable growth to ensure that growth is managed so as to ensure a balanced,

sustainable, well planned community infrastructure and services to meet the needs of its residents and businesses.

This report also identifies shaping growth as one of the Town's Strategic priorities.

RELATIONSHIP TO CLIMATE CHANGE:

This report impacts and/or helps address climate change and the Town's Net Zero target through climate mitigation.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this report is administrative in nature.

INTERNAL CONSULTATION:

Planning staff have consulted with Heritage Halton Hills and the appropriate Town Departments in preparation of this report.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

John Linhardt, Commissioner of Planning and Development

Chris Mills, Acting Chief Administrative Officer