



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: January 19, 2024

REPORT NO.: PD-2024-007

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 61-65 Main St S

RECOMMENDATION:

THAT Report No. PD-2024-007 dated January 19, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 61-65 Main St S” be received;

AND FURTHER THAT Council state its intention to designate the property at 61-65 Main Street South, known as the Armour Block, legally described as “LT 28 & PT LT 45, PL 59, AS IN 856873 and PT LT 1, PL 37, E OF MAIN ST OR NW MILL ST, AS IN 439680; T/W 439680, under Part IV, Section 29 of the Ontario Heritage Act as recommended by Heritage Halton Hills;

AND FURTHER THAT the Town Clerk proceed with serving a Notice of Intention to Designate as mandated by Section 29(3) of the Ontario Heritage Act;

AND FURTHER THAT once the 30-day objection period has expired, and if there are no objections, a designation by-law for the property at 61-65 Main Street South be brought forward to Council for adoption.

KEY POINTS:

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

- The property at 61-65 Main Street South, Georgetown meets Ontario Regulation 9/06 criteria for designation under Part IV of the *Ontario Heritage Act*; and,
- Staff are recommending that Council state its intention to designate the property.

BACKGROUND AND DISCUSSION:

The subject property is located at 61-65 Main Street South, Georgetown. The property is located along the east side of Main Street South, north of Mill Street. The existing building is two storeys, with recessed storefronts and entrances above a single step at the first storey. The property was listed on the Town's Heritage Register during Phase 1 of the Town's Heritage Register process (2010) and was identified as a good example of a commercial structure built in the Italianate style of architecture, associated with the commercial history of downtown Georgetown and many businesses over time.

The property at 61-65 Main Street South has been researched and evaluated by staff as part of the Town's Council-approved Heritage Register prioritization strategy to respond to *Bill 23, More Homes, Built Faster Act, 2022*¹.

On October 25, 2023, the current property owners were provided via courier a designation information package with covering letter from staff, identifying that this work was being undertaken and encouraging them to contact staff to discuss further. Staff also sent a further letter on January 3, 2024 notifying the owners that the Research and Evaluation Report for the property would be reviewed at the January 17, 2024 meeting of Heritage Halton Hills. The owner of the subject property has not contacted staff as of the finalization of this report.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of January 17, 2024, and the following motion was carried:

Recommendation No. HERITAGE-2024-0005

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 61-65 Main Street South (Georgetown) for designation under the *Ontario Heritage Act*.

The property has been identified as having physical and design value as a representative mid-19th century commercial structure within downtown Georgetown, associated with local builder Nicholas Armour and many prominent businesses, and is a contextually significant built resource.

As described in the Research & Evaluation Report, the identified heritage attributes of the property include:

- The setback, placement, and orientation of the two-storey, mid-19th century commercial building within a commercial row in historic downtown Georgetown;
- The scale, form, and massing of the two-storey building with flat roof and red brick exterior, with bracketed cornice;
- The materials, including red brick exterior and stone detailing;
- The balanced vertical, round-arched window openings with voussoirs and stone sills and keystones on the second storey of the front (west) elevation;

¹ Bill 23 stipulates that municipalities have a two-year window to determine whether properties on the Heritage Register warrant designation under the Ontario Heritage Act. If not so designated after two years, properties must be removed from the Heritage Register.

- The recessed storefront configuration along the first storey of the front elevation.

The interiors and rear elevation are not identified as attributes of the property.

Based on the identified cultural heritage value of the property, and as the property meets criteria for designation per Ontario Regulation 9/06 criteria, staff are recommending that Council designate the property under Part IV of the *Ontario Heritage Act*.

STRATEGIC PLAN ALIGNMENT:

This report identifies natural areas and heritage as one of the Town's Strategic priorities.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

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

INTERNAL CONSULTATION:

Heritage Halton Hills was consulted in the preparation of this report.

FINANCIAL IMPLICATIONS:

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

Reviewed and approved by,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer