



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: May 24, 2024

REPORT NO.: PD-2024-042

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 24 Queen Street

RECOMMENDATION:

THAT Report No. PD-2024-042 dated May 24, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 24 Queen Street” be received;

AND FURTHER THAT Council state its intention to designate the property at 24 Queen Street, Georgetown, known as the ILLAHEE, legally described as “PT LTS 10 & 11, PL 37, SE OF QUEEN ST; PT LTS 10 & 11, PL 37, NW OF ALBERT ST; HALTON HILLS”, 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 24 Queen Street, Georgetown be brought forward to Council for adoption.

KEY POINTS:

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

- Staff have completed a Research & Evaluation Report for the property at 24 Queen Street in accordance with the Town’s Council-approved Heritage Register Prioritization Strategy to respond to *Bill 23, More Homes, Built Faster Act, 2022*.
- The subject property 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 property at 24 Queen Street, Georgetown is located along the south side of Queen Street in the community of Georgetown, within the neighbourhood historically associated with the Grand Trunk Railway line. The existing residential building at 24 Queen Street is a twin to the neighbouring building at 22 Queen Street, and both are set back from the right of way on a rise above Queen Street with retaining walls. The property was listed on the Town's Heritage Register during Phase 2 of the Town's Heritage Register process (2011) and was identified as an example of a Queen Anne style residence with a projecting two-storey bay window, multi-sloped roof and the word "ILLAHEE" inscribed in stone over the door.

The property at 24 Queen Street, Georgetown 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 April 10, 2024, the current property owners were mailed 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. An additional notice was delivered via email on May 1, 2024, advising the owners that the Research and Evaluation Report for the subject property would be reviewed at the May 15, 2024 meeting of Heritage Halton Hills. The property owner 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 May 15, 2024.

Following discussion, the following motion was carried:

Recommendation No. HHH-2024-0027

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the properties at 22 Queen Street and 24 Queen Street for designation under the *Ontario Heritage Act*.

The property has been identified as, with its twin at 22 Queen Street (UENI), an excellent representative example of a unique expression of the Queen Anne Revival style in a stone residential building in the community of Georgetown, associated with Station Agent Edward McCannah and coal merchant John McDonald, and is contextually significant.

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.

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

- The setback, location, and orientation of the building along Queen Street in the community of Georgetown;
- The scale, form, and massing of the two-storey building with multi-sloped roof, stone chimneys, stone foundation, and one-storey rear wing;
- The materials, including rusticated stone exterior, stone sills and lintels, wood detailing within the gable eaves and wood projecting bay at the second storey;
- On the front (northwest) elevation:
 - o The two-storey projecting bay with gable roof, featuring three symmetrically placed flatheaded window openings at the first and second storeys with stone lintels and stone courses beneath the openings;
 - o The recessed stone porch with the carved stone panel “ILLAHEE” above (currently enclosed), with a segmentally arched window opening with stone hood mould and sill above beneath the hipped tower roof;
- On the side (southwest) elevation:
 - o Flatheaded window openings throughout;
 - o Two-storey projecting bay with gable roof towards the rear;
- On the side (northeast) elevation:
 - o Stone chimney above the roofline;
 - o Flat-headed window opening with stone sill and lintel at the first storey; and,
 - o Wooden projecting bay at the second storey with narrow window openings.

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 at 24 Queen Street 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