



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: May 24, 2024

REPORT NO.: PD-2024-045

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 5 Albert Street

RECOMMENDATION:

THAT Report No. PD-2024-045 dated May 24, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 5 Albert Street” be received;

AND FURTHER THAT Council state its intention to designate the property at 5 Albert Street, Georgetown, known as Grey Vernon, legally described as “LOT 6, PART OF LOT 5, PLAN 37 NORTH WEST SIDE OF ALBERT STREET DESIGNATED AS PARTS 2 & 3, 20R-21420 TOWN OF 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 5 Albert 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 5 Albert 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 5 Albert Street, Georgetown contains a two-and-a-half storey stone structure with mansard roof and one-storey additions. The property was listed on the Town's Heritage Register during Phase 1 of the Town's Heritage Register process (2010). The property was identified as a Second-Empire residence associated with Edward McCannah and part of the historic residential streetscape of Albert Street.

The property at 5 Albert 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 courier 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 owners have 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-2024-0028

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 5 Albert Street for designation under the *Ontario Heritage Act*.

The property has been identified as a unique example of a Second Empire mansion with Queen Anne Revival influences in the community of Georgetown, associated with Edward McCannah and the growth and success of the area following the establishment of the Grand Trunk Railway through Georgetown, and is a landmark with contextual significance.

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

- The setback, location, and orientation of the existing Second Empire residential building with Queen Anne Revival influences above Queen Street and along Albert Street in the community of Georgetown;

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 scale, form, and massing of the two-and-a-half storey structure with one-storey addition, stone foundation, and mansard roof;
- The materials, including stone exterior and detailing, wooden elements including the front porch and upper portion of the projecting bay along the southwest elevation;
- On the front (northwest) elevation:
 - o The two-and-a-half-storey projecting bay with mansard roof, featuring flatheaded window openings at the first and second storeys and dormers within the mansard roof;
 - o The covered wooden porch featuring sidelights and transom with the existence of a balcony above accessed via the second storey flatheaded entrance and dormer within the mansard roof above;
- On the side (northeast) elevation:
 - o The side elevation of the one-storey addition including flat-headed window opening and dormer within the mansard roof above;
 - o The two-and-a-half-storey projecting bay featuring flatheaded window openings at the first and second storeys and dormers within the mansard roof;
 - o The single flatheaded window opening at the second storey in the northernmost bay of the elevation;
 - o Small dormers and stone chimney within the mansard roof;
- On the side (southwest) elevation:
 - o The two-and-a-half-storey projecting tower with stone at the first two storeys and wood at the upper storeys, featuring flatheaded window openings, stone courses, and bracketed wooden eaves beneath the mansard roof;
- On the rear (southeast) elevation:
 - o The one-storey stone addition with mansard roof, flatheaded door and window openings, stone quoining at the corners, and segmental dormers within the roofline; and,
 - o On the rear elevation of the two-and-a-half-storey building, the extant flat-headed window opening and segmental dormers within the mansard roof.

The interiors and contemporary additions are not identified as heritage attributes of the subject 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 at 5 Albert 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