



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: May 24, 2024

REPORT NO.: PD-2024-043

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 14-16 Queen Street

RECOMMENDATION:

THAT Report No. PD-2024-043 dated May 24, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 14-16 Queen Street be received;

AND FURTHER THAT Council state its intention to designate the property at 14-16 Queen Street, Georgetown, known as the Wright Family Home, legally described as “LT 7, PL 37, SE OF QUEEN 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 14-16 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 14-16 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 14-16 Queen Street, Georgetown contains a two-storey L-shaped frame building with cross-gable roof, brick cladding, and a rear addition. 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 a good example of a Gothic Revival style residence with dichromatic brickwork and part of the historic residential streetscape of Queen Street.

The property at 14-16 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. The property owner contacted staff on April 26, 2024, via email to confirm a time to schedule a site visit. 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 owners requested a copy of the Research & Evaluation report prior to this meeting.

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-2024-0026

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 14-16 Queen Street for designation under the *Ontario Heritage Act*.

The property has been identified as an excellent representative example of a late-nineteenth-century Gothic Revival residential building, featuring a one-and-a-half storey L-shaped form, brick exterior, steeply-pitched roof with front gable and cross gables, decorative bargeboard with finials, a front bay, segmentally-arched window openings, an entrance with sidelights and transom, dichromatic brick, and a wooden verandah. The property is directly associated with the Wright family, with connections to the Exchange Hotel, and is contextually significant along Queen Street.

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

- The setback, location, and orientation of the existing building along Queen Street in 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 existing c.1880s, one-and-a-half storey Gothic Revival residential building with cross-gable roof and stone foundation;
- The materials, including dichromatic brick, stone sills, and wooden bargeboard and detailing throughout;
- The front elevation, including:
 - o The configuration of the elevation with two bays, with the northernmost bay projecting beyond the southern bay;
 - o Buff brick quoining and decorative wooden bargeboard;
 - o The one-storey projecting bay with bracketed roof, segmentally arched window openings with brick voussoirs and stone sills, with two round-arched windows with buff brick hood moulds below the gable peak featuring decorative wooden bargeboard;
 - o The entrance with glass transom above, flanked by window openings with stone sills beneath a covered wooden porch with decorative wooden detailing;
 - o Above the front porch, the round arched window opening with stone sill and buff brick hood mould beneath the gable peak featuring decorative wooden bargeboard;
- The side elevations, including:
 - o Segmentally arched window openings and buff brick quoining on the northeast elevation; and,
 - o On the southeast elevation, paired segmentally arched window openings beneath the gable peak.

The interiors, rear elevation and rear addition, and one-storey bay on the southeast elevation, 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 14-16 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