



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: August 30, 2024

REPORT NO.: PD-2024-047

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 75 Mill Street

RECOMMENDATION:

THAT Report No. PD-2024-047 dated August 30, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 75 Mill Street” be received;

AND FURTHER THAT Council state its intention to designate the property at 75 Mill Street, Georgetown, known as The Birches, legally described as “PT LT UNNUMBERED LOT, PL 37, TRIANGULAR PIECE BTN WATER ST & LT 7 S OF MILL ST, AS IN 608487, EXCEPT PT 6, 20R7534; 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 75 Mill 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 undertaken Research & Evaluation of the property in accordance with the Town’s Council-approved Heritage Register Prioritization Strategy to respond to changes to the *Ontario Heritage Act* through *Bill 23, More Homes, Built Faster Act, 2022*, with further amendments made through Bill 200, the *Homeowner Protection Act*;

- 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 subject property is located at 75 Mill Street, Georgetown. The property is located along the southeast side of Mill Street and to the southwest of Park Avenue. The triangular shaped lot is located just northeast of Main Street South within Downtown Georgetown. The existing property features a paved parking lot and drive along Mill Street with a one-and-a-half storey bungalow within the property. Mature trees extend along the northeast/east property line along Park Avenue and to the rear along the southeast lot line. 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 Craftsman style residence and one of the original Mackenzie family residences erected in 1915 after the family moved from Acton to Georgetown.

The property at 75 Mill 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.

Heritage Halton Hills & Owner Discussions

On August 10, 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.

On August 29, 2023, a letter was mailed to the property owner indicating that the Research and Evaluation report for the subject property would be considered at the September 13, 2023 meeting of Heritage Halton Hills.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of September 13, 2023.

Following discussion, the following motion was carried:

Recommendation No. HHH-2023-030

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 75 Mill Street (The Birches) for designation under the *Ontario Heritage Act*.

Following the September 13, 2023 meeting of Heritage Halton Hills, the Owners of the subject property contacted staff with concerns relating to the proposed designation of

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. On June 6, 2024, Bill 200 (the Homeowner Protection Act) received Royal Assent, extending the 2-year timeline prescribed by Bill 23, giving municipalities, including the Town of Halton Hills, until January 1, 2027, to either issue a NOID for a listed property or to remove it from the Heritage Register.

the subject property. Staff and members of Council met with the Owner on October 25, 2023, following which it was agreed that a report to Council would be delayed until the new year. In February 2024, the Owner noted that they were out of the country, however, they did advise that they would be submitting a letter of refusal. Staff originally anticipated that the report would come forward to Council in July, however, the report was moved to September due to scheduling issues. The Owner has not contacted staff again as of the finalization of this report.

Property Significance and Identified Heritage Attributes

The property has been identified as having significant cultural heritage value as an excellent example of a Craftsman Bungalow within the community of Georgetown, associated with J.B. Mackenzie and contributing to the streetscape within the downtown.

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

- The location, setback and orientation of the residential building along Mill Street in Georgetown, Ontario;
- The scale, form, and massing of the one-and-a-half storey Craftsman Bungalow, including its gable roof and central dormer on the front elevation;
- The materials, including brick, cobblestone, stucco, and wood;
- The front (northwest) elevation, including:
 - The front porch, featuring a broad roof, brick columns, and cobblestone detailing;
 - The central entrance, featuring a central door flanked by sidelights;
 - The extant window openings, including the segmentally-arched and flat-headed window openings at the first storey;
 - The central dormer on the northwest roof slope, with gable roof and symmetrically placed openings;
- The side (southwest) elevation, including:
 - Small segmentally arched window with concrete sill and segmentally arched single door opening at the first storey;
 - Shed-roofed projecting bay with flatheaded window opening between the first and second storeys;
 - Flat-headed window opening at the second storey;
 - Cobblestone at the foundation and within the chimney detailing extending up to the roofline, with brick above the roofline;
 - Shallow projection above the first storey with bracketed eaves;
 - Brick cladding at the first storey; shingles within the projecting bay and at the second storey with brick at the rear;
- The side (northeast) elevation, including:
 - Segmentally arched window openings at the basement level;
 - Large segmentally arched window opening with glass transom, and two small window openings on either side of the chimney;

- Cobblestone at the foundation and within the chimney extending up to the roofline, with brick above the roofline; and,
- Flat-headed window openings within the upper storey, flanking the chimney.

The rear elevation and interiors have not been identified as heritage attributes of The Birches as part of this report.

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

