



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Caylee MacPherson, Planner – Development Review & Heritage

DATE: September 19, 2024

REPORT NO.: PD-2024-067

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 33 Queen Street, Georgetown

RECOMMENDATION:

THAT Report No. PD-2024-067 dated September 19, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 33 Queen Street, Georgetown” be received;

AND FURTHER THAT Council state its intention to designate the property at 33 Queen Street, Georgetown, known as the King House, legally described as “PT LT 15, PL 37, NW OF QUEEN ST, AS IN 669461; HALTON HILLS; PIN: 250400045”, 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 33 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 33 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* 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 property at 33 Queen Street is located along the northwest side of Queen Street in the community of Georgetown, within the neighbourhood historically associated with the Grand Trunk Railway. The property contains an early-twentieth century, one-and-a-half storey building with gable roof, front dormer, and a covered porch. 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 clapboard building and part of the historic residential streetscape of Queen Street.

The property at 33 Queen Street 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*, 2022¹, and at the request of the property owner.

On August 22, 2023, the Owner contacted staff indicating their interest in the designation of their property. An additional notice was delivered via email on August 28, 2024, advising the owners that the Research and Evaluation Report for the subject property would be reviewed at the September 18, 2024, meeting of Heritage Halton Hills.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of September 18, 2024.

Following discussion, the following motion was carried:

Recommendation No. HHH-2024-0044:

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 33 Queen Street for designation under the *Ontario Heritage Act*.

The King House has been identified as a representative example of a unique expression of the Craftsman Bungalow architectural style in a frame residential building in the community of Georgetown, associated with the King family. George King, along with his daughters Mary and Lucy King, worked at the nearby local paper mill, otherwise known as the Barber Paper Mill. Two of George's sons, William and Percy, served in World War I, and both passed away during battle.

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 also serves to define and maintain the late-nineteenth and early-twentieth century character of the residential area surrounding the Grand Trunk Railway.

As described in the Research & Evaluation Report, the identified heritage attributes of the property at 33 Queen Street include:

- The setback, location, and orientation of the existing building along Queen Street in Georgetown;
- The scale, form, and massing of the existing c.1901, one-and-a-half storey frame Craftsman Bungalow with its gable roof and central dormer;
- The materials, including wood and stone;
- The front (southeast) elevation, including:
 - The front wooden porch, with a broad roof, and simple turned wooden columns;
 - Extant flat-headed window openings at the first storey;
 - Offset entryway, featuring a wooden exterior door;
 - Central dormer with gable roof, grouped windows, and wood shakes beneath the gable peak;
- The side (northwest) elevation, including:
 - One-storey projecting bay window with three flat-headed window openings;
 - Flat-headed window openings at the first and second storeys; and,
- The side (northeast) elevation, including:
 - Flat-headed window openings at the first and second storeys.

The rear elevation, garage accessory structure, and interiors have not been identified as heritage attributes 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,

Laura Loney, Manager of Heritage Planning

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer