



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Caylee MacPherson, Planner – Development Review & Heritage

DATE: October 11, 2024

REPORT NO.: PD-2024-077

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 4 Queen Street, Georgetown

RECOMMENDATION:

THAT Report No. PD-2024-077 dated October 11, 2024, and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 4 Queen Street, Georgetown” be received;

AND FURTHER THAT Council state its intention to designate the property at 4 Queen Street, Georgetown, known as the McColl House, legally described as “LT 2, PL 37, SE OF QUEEN ST, EXCEPT 348324; 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 4 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 4 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 4 Queen Street is located along the southeast side of Queen Street in the community of Georgetown, within proximity to the former Grand Trunk Railway. The property contains a late-nineteenth century, two-storey residential building with red brick cladding, a gable roof, and a rear one-storey 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 clapboard building and part of the historic residential streetscape of Queen Street.

The property at 4 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*, 2022.¹

On August 28, 2023, staff provided the current property owners with a designation information package via mail, identifying that this work was being undertaken and encouraging them to contact staff to discuss further. An additional notice was delivered via email on September 25, 2024, advising the owners that the Research and Evaluation Report for the subject property would be reviewed at the October 16, 2024, meeting of Heritage Halton Hills.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of October 16, 2024.

Following discussion, the following motion was carried:

Recommendation No. HHH-2024-0052:

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 4 Queen Street for designation under the *Ontario Heritage Act*.

The McColl House has been identified as a representative example of a late-nineteenth century residential building in the Gothic Revival architectural style, which features a gable roof, dichromatic brickwork, entryway flanked by sidelights and transoms, front and side bay windows, decorative wooden bargeboard, segmentally arched window and door openings, and a covered wooden porch.

The subject property is associated with the residential development of Queen Street during the expansion of the railroad. During this time, the surrounding area experienced

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.

significant residential development and growth. The property serves to define and maintain the late-nineteenth century character of the area surrounding the railway, and is physically, visually, and historically linked to its surroundings.

As described in the Research & Evaluation Report, the identified heritage attributes of the property at 4 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.1883, two-storey Gothic Revival residential building with gable roof and stone foundation;
- The materials, including dichromatic brick, wooden bargeboard and detailing throughout;
- The front elevation, including:
 - The one-storey projecting bay with a bracketed roof, as well as three segmentally arched window openings and buff-brick voussoirs;
 - Segmentally arched window openings with brick voussoirs;
 - Decorative brick lozenge pattern and brick cross-shaped detailing;
 - Decorative wooden bargeboard;
 - Segmentally arched entryway, flanked by transoms and sidelights, beneath the existing covered wooden porch;
- The side (southwest) elevation, including:
 - One-storey projecting bay with a bracketed roof, as well as three segmentally arched window openings and brick voussoirs;
 - Decorative wooden bargeboard;
 - Segmentally arched window openings with brick voussoirs;
- The side (northwest) elevation, including:
 - Segmentally arched window openings with brick voussoirs;
- The rear (southeast) elevation, including:
 - Decorative wooden bargeboard; and,
 - Segmentally arched window openings with brick voussoirs;

The rear addition, rear accessory structure, and interiors have not been identified as heritage attributes of the 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 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

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer