



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Caylee MacPherson – Planner, Development Review & Heritage

DATE: October 11, 2024

REPORT NO.: PD-2024-079

SUBJECT: Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act – 8 Queen Street, Georgetown

RECOMMENDATION:

THAT Report No. PD-2024-079 dated October 11, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 8 Queen Street, Georgetown” be received;

AND FURTHER THAT Council state its intention to designate the property at 8 Queen Street, Georgetown, known as the Ramsden House, legally described as “LT 4, 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 8 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 8 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 8 Queen Street is located along the southeast side of Queen Street in the community of Georgetown, featuring a two-storey dwelling with rusticated concrete block cladding, a hipped roof, and a projecting plinth foundation, as well as a detached accessory structure in the rear. 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 representative example of the Edwardian architectural style, and part of the historic residential streetscape of Queen Street.

The property at 8 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, 2024, the current property owners were mailed a designation information package with a cover letter from staff, identifying that this work was being undertaken and encouraging them to contact staff to discuss further. An additional notice was delivered sent via mail 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. To date, the property owners have not been in contact with staff.

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-2024-053:

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 8 Queen Street (Georgetown) for designation under the *Ontario Heritage Act*.

The Ramsden House has been identified as a representative example of an early 20th century Edwardian Classicism style residential building, exhibiting features such as a rusticated concrete block exterior, stone sills and lintels, a symmetrical façade, hipped roof, and various flat headed window openings.

The subject property has associations with George Alexander Ramsden, who owned and managed a pharmacy located at the bottom corner unit of the former McGibbon

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.

Block in downtown Georgetown. The property also serves to define and maintain the early-twentieth century character of the residential neighbourhood surrounding the Grand Trunk Railway.

As described in the Research & Evaluation Report, the identified heritage attributes of the property at 8 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.1900s, two-storey Edwardian residential building with hipped roof and parged foundation featuring a projecting plinth;
 - The materials, including concrete block, stone sills, and details throughout;
- Front (northwest) elevation:
 - Central open porch with wood columns (stairs and stone columns are contemporary), containing an entryway flanked by sidelights;
 - Central open porch at the second storey, featuring an entryway with a stone lintel;
 - Two flat-headed windows with stone lintels and sills at the first and second storeys;
 - Dormer featuring horizontal vinyl siding and a casement window;
- Side (northeast) elevation:
 - Enclosed sunroom on the first storey;
 - Two flat-headed window openings on the second storey, with stone sills and lintels; and,
- Side (southwest) elevation:
 - Two flat-headed windows with stone lintels and sills at the first and second storeys.

The rear (southeast) elevation, 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