



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Caylee MacPherson – Planner, Development Review & Heritage

DATE: October 30, 2024

REPORT NO.: PD-2024-070

SUBJECT: Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act – 5 King Street, Georgetown

RECOMMENDATION:

THAT Report No. PD-2024-070 dated October 30, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 5 King Street, Georgetown” be received;

AND FURTHER THAT Council state its intention to designate the property at 5 King Street, Georgetown, known as the Beamish – Appelbe House, legally described as “PT LTS 31, 32 & 33, PL 51, N/E OF “MCNABB ST”, AS IN “G9117”; 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 5 King 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 5 King Street, Georgetown, 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 5 King Street is located along the northwest side of King Street in the community of Georgetown and features a two-storey, red brick dwelling with a stone foundation, hipped roof, dormer, wooden covered porch, and an addition along the rear (northwest) elevation. The property was listed on the Town's Heritage Register during Phase 3 of the Town's Heritage Register process (2013) and was identified as a representative example of an Edwardian-style building.

The property at 5 King 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 June 5, 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 owner responded to staff, expressing interest in designation. An additional notice was delivered 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.

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-2024-0056:

THAT the Heritage Halton Hills Committee recommends Council issue a Notice of Intention to Designate for the property at 5 King Street (Georgetown) for designation under the *Ontario Heritage Act*.

The Beamish – Appelbe House has been identified as a representative example of a building in the Edwardian architectural style in the community of Georgetown, and features smooth red brick cladding, a hipped roof, a central dormer along the front elevation, and a one-storey wooden covered porch with white painted square columns.

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 property is associated with Thomas Beamish, who owned a shoe store along Main Street in Georgetown from 1912-1914, along with William Appelbe, who was trained in the ranks of the Queen's Own Rifles of Canada in Toronto, later becoming the Commanding Officer of the Lorne Rifles. The property is also associated with Arthur and Myrtle Scott, who owned the Chevrolet-Oldsmobile franchise at the corner of Queen and Guelph Streets in Georgetown.

The property is important in defining and maintaining the late-nineteenth and early twentieth-century character of King Street, surrounding the former Grand Trunk Railway Station in Georgetown, and is physically, visually, and historically linked to its surroundings in the residential neighbourhood.

As described in the Research & Evaluation Report, the identified heritage attributes of the property at 5 King Street include:

- The setback, location, and orientation of the existing building along King Street in Georgetown;
- The scale, form, and massing of the existing c.1910s, two-storey Edwardian residential building with hipped roof;
- The materials, including smooth red brick, wood, and stone;
- The front (southeast) elevation, including:
 - The covered wooden porch with square wooden columns, plain eave detailing, and decorative brackets;
 - Flatheaded window openings with stone sills and lintels at the first and second storey;
 - Dormer located at the second storey with hipped roof and tripartite window opening; and,
- The side (southwest and northeast) elevations, including:
 - Flatheaded window openings with stone sills and lintels at the first and second storey.

The rear elevation 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 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