



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Caylee MacPherson, Planner – Development Review & Heritage

DATE: January 24, 2025

REPORT NO.: PD-2025-004

SUBJECT: Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act – 6 Queen Street, Georgetown

RECOMMENDATION:

THAT Report No. PD-2025-004 dated January 24, 2025 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 6 Queen Street, Georgetown” be received;

AND FURTHER THAT Council state its intention to designate the property at 6 Queen Street, Georgetown, known as the Bowman-Lane House, legally described as “PT LT 3, PL 37, SE OF QUEEN ST, AS IN 713997; 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 6 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 6 Queen 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 6 Queen Street is located along the southeast side of Queen Street in the community of Georgetown and features a two-storey dwelling with rusticated stone cladding, gable roof, staggered stone corner quoins, and a rear addition. The property was listed on the Town's Heritage Register during Phase 4 of the Town's Heritage Register process (2018) and was identified as a representative example of a Gothic Revival style building.

The property at 6 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 September 18, 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. A follow-up notice was 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.

Following communication with the property owners, the Research and Evaluation Report was delayed until further discussions could be held with staff. On November 21, 2024, staff met with the property owners to address any outstanding questions or concerns regarding designation. After further consultation, the property owners indicated their support for designation. On January 6, 2025, staff sent a notice via email confirming the Research and Evaluation Report for the subject property would be reviewed at the January 15, 2025, meeting of Heritage Halton Hills.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of January 15, 2025.

Following discussion, the following motion was carried:

Recommendation No. HHH-2025-0009:

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 6 Queen Street (Georgetown) for designation under the *Ontario Heritage Act*.

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 Bowman Lane House has been identified as a representative example of a Gothic Revival residential building in the community of Georgetown featuring a two-storey massing, stone exterior, steeply pitched roof with front and cross gables, front bay, quoin patterns, stone sills and lintels surrounding the window openings, and corner stone quoin patterns.

The property at 6 Queen Street has historical and associative value, as the property has associations with the Savings family. Harry Savings was an active member of the community, who worked as an electrician for the electric railway, and was a member of the Georgetown Fire Department. Later into his life, Harry was a member of the Georgetown Legion and volunteered on the Georgetown Cemetery Board as a treasurer. Harry's wife, Lyla, ran a local business, "The Mayfair Studio," located along Mill Street in the Gregory Theatre Block, until 1945.

The property is important in maintaining and supporting the early twentieth century character and development of the neighbourhood surrounding the Grand Trunk Railway, and is physically, visually, and historically linked to its surroundings in the residential neighbourhood, within proximity to the Georgetown GO Station.

As described in the Research & Evaluation Report, the identified heritage attributes of the property at 6 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.1880s, two-storey Gothic Revival residential building with cross-gable roof and stone foundation;
- The materials, including stone cladding, sills, and lintels, throughout;
- Front (northwest) elevation:
 - o Two-storey bay (currently overclad on the second storey) window with three flat-headed window openings and stone banding on the first storey exclusively;
 - o The offset gable peak, along with the flat-headed window opening with stone sill, lintel, and quoining;
- Side (northeast) elevation:
 - o Two gable roof peaks;
 - o Two flat-headed window openings at the second storey beneath each gable peak, with stone lintels, sills and staggered quoins surrounding;
 - o Flat-headed window at the first storey with a stone lintel, sill, and quoins; and,
- Side (southwest) elevation:
 - o Flat-headed windows with stone lintels, sills, and quoining at the first and second storeys.

The interiors, rear elevation, and rear addition 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 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