



## REPORT

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**TO:** Mayor Lawlor and Members of Council

**FROM:** Caylee MacPherson, Planner – Development Review & Heritage

**DATE:** October 11, 2024

**REPORT NO.:** PD-2024-082

**SUBJECT:** Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act – 2 Guelph Street, Georgetown

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### RECOMMENDATION:

THAT Report No. PD-2024-082 dated October 11, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 2 Guelph Street, Georgetown” be received;

AND FURTHER THAT Council state its intention to designate the property at 2 Guelph Street, Georgetown, known as the R.D. Warren House, legally described as “PT LTS 41 & 42, PL 32, S OF TORONTO & GUELPH PLANK RD, AS IN 634149; 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 2 Guelph 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 2 Guelph 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 2 Guelph Street is located along the southeast corner of the Guelph Street and Main Street South intersection in the community of Georgetown and features a two-storey red brick dwelling with a hipped roof, projecting brick and stone plinth foundation, and one-storey attached sunroom. The property was listed on the Town's Heritage Register during Phase 4 of the Town's Heritage Register process (2016) and was identified as a representative example of an Edwardian Classicism style building.

The property at 2 Guelph 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*.<sup>1</sup>

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. 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-2024-050:

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 2 Guelph Street (Georgetown) for designation under the *Ontario Heritage Act*.

The R.D. Warren House has been identified as a representative example of a building in the Edwardian Classical architecture style in the community of Georgetown, featuring a hipped roof, smooth brick façade and two tall brick chimneys, multiple flatheaded window openings, portico encasing the front entryway, and dormer along the side

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<sup>1</sup> 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.

(northeast) elevation. The property is associated with R.D. Warren, the Gollop Family, and the Evans family.

The property is important in maintaining and supporting the early twentieth century character and development of downtown Georgetown, and is physically, visually, and historically linked to its surroundings in the residential neighbourhood, as a former residential building.

As described in the Research & Evaluation Report, the identified heritage attributes of the property at 2 Guelph Street include:

- The setback, location, and orientation of the existing building along Guelph Street in Georgetown;
- The scale, form, and massing of the existing c.1912, two-storey Edwardian residential building with hipped roof, brick chimneys, and projecting brick and stone plinth foundation;
- The materials, including red brick and stone detailing throughout;
- Front (northwest) elevation:
  - Two-storey bay with two flatheaded window openings with stone sills and lintels;
  - Flatheaded window openings at the first and second storey with stone sills and lintels;
  - Flatheaded entryway with stone lintel;
  - The one-storey wooden portico located directly above the entryway;
- Side (northeast) elevation:
  - Flatheaded window openings at the first and second storey with stone sills and lintels;
  - Shed dormer with flatheaded window opening;
- Side (southwest) elevation:
  - Two flatheaded window openings at the second storey with stone sills and lintels; and,
  - Brick chimney extending from the first storey above the roofline.

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

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer