



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Caylee MacPherson
Planner - Development Review & Heritage

DATE: November 21, 2024

REPORT NO.: PD-2024-078

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

RECOMMENDATION:

THAT Report No. PD-2024-078 dated November 21, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 8 Albert Street, Georgetown” be received;

AND FURTHER THAT Council state its intention to designate the property at 8 Albert Street, Georgetown, known as the Gibbons-Ross House, legally described as “LT 72 SAS, PL 37; 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 Albert 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 Albert 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 Albert Street is located along the southeast side of Albert Street in the community of Georgetown and features a c.1920s, two-storey red brick dwelling with a stone foundation, hipped roof, dormer, wooden covered porch, and an addition along the rear (southeast) elevation. The property was listed on the Town's Heritage Register during Phase 2 of the Town's Heritage Register process (2010) and was identified as a representative example of an Edwardian-style building.

The property at 8 Albert 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. An additional notice was delivered via mail on October 9, 2024. On November 6, 2024, staff mailed a third notice advising the owners that the Research and Evaluation Report for the subject property would be reviewed at the November 20, 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 November 20, 2024.

Following discussion, the following motion was carried:

Recommendation No. HHH-2024-0064:

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

The Gibbons-Ross House has been identified as a representative example of an early-twentieth-century Edwardian Classicism style residential building, featuring a hipped roof, central dormer along the front elevation, smooth red brick façade and tall brick chimney, an American Four-Square layout, as well as a covered porch with white painted half wood columns with brick bases.

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 subject property has associations with John Joseph Gibbons, an active local business owner and politician from the 1920s to the 1970s. Additionally, the property is associated with Glen Textiles Industries, a textile company formerly located in the Barraclough Mills in Glen Williams, which helped supply cloth and blankets for troops overseas during WWII. The property also serves to define and maintain the early-twentieth-century character of the residential neighbourhood surrounding the former Grand Trunk Railway.

As described in the Research & Evaluation Report, the identified heritage attributes of the property at 8 Albert Street include:

- The setback, location, and orientation of the existing building along Albert Street in Georgetown;
- The scale, form, and massing of the existing c.1920s, two-storey Edwardian residential building with hipped roof, brick chimneys, and stone foundation;
- The materials, including smooth red brick, wood, and stone;
- The front (northwest) elevation, including:
 - The covered wooden porch with square half wooden columns and plain eave detailing, brick podiums;
 - Segmentally arched window openings with brick voussoirs and stone sills at the first and second storey;
 - Dormer located at the second storey with hipped roof and flatheaded window opening; and,
- The side (southwest and northwest) elevations, including:
 - Segmentally arched window openings with brick voussoirs and stone sills at the first and second storey.

The rear addition and interiors 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 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

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer