

## Recommendation Report

### Recommendation to designate 418 Burlington Avenue under the Ontario Heritage Act

Report PB-49-18

**Committee of the Whole**  
**June 4, 2018**



## Property under Application



## Property under Application

May 9, 2018: view of subject property in neighbourhood context



## Property under Application

May 9, 2018



May 22, 2018



## Background

- The house on the property was built in 1885
  - 2 ½ storey red brick vernacular house with Queen Anne elements
- The property is listed on the Municipal Register but is not designated.
- Owner must give the City 60 days' notice of intention to demolish a building on the property.
- The owner provided notice of intention to demolish the house on April 5, 2018.
- The sixtieth day is June 4<sup>th</sup>, 2018.

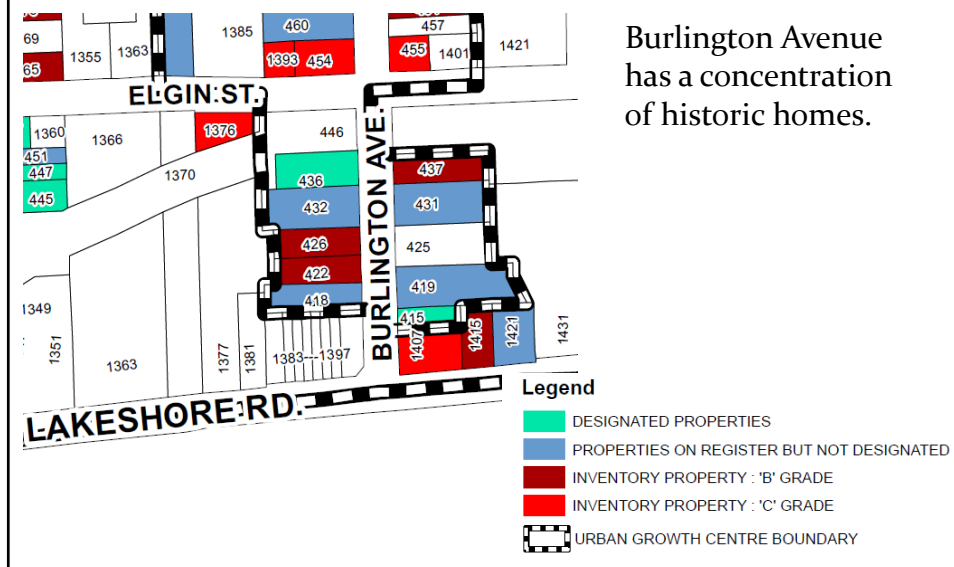
## Process

- Staff retained a consultant, ARA, to evaluate the property's heritage value in April 2018
- ARA found that the property is eligible for designation because:
  - "The property has contextual value because it is important in defining, maintaining, or supporting the character of an area" (Ontario Regulation 9/06)
- ARA's report is contained in Appendix C of the staff report

## Heritage Value

- The property has contextual value:
  - “The property is part of a row of historic homes and contributes to the historic streetscape of Burlington Avenue... The houses have similar setbacks and their varying architectural styles add to the character of the street.” (ARA 2018)
- ARA found the property does not meet criteria for design/physical or historical/associative value

## Neighbourhood Context



## **Consultation**

- Heritage Burlington was consulted on May 15, 2018, and has provided advisory comments under separate cover from the staff report.
- Staff and the Chair of Heritage Burlington met with the property owner on May 24, 2018 to discuss the recommendations and ensure the owner was informed of all options, their implications, and next steps

## **Staff Recommendation (in sum)**

- Staff recommend that Council:
  - Retain 418 Burlington Avenue on the Register;
  - State an intention to designate the property at 418 Burlington Avenue under Part IV of the Heritage Act;
  - Direct staff to give public notice of Council's intention and proceed according to the Heritage Act.
- Full recommendation is contained in report PB-49-18
- Appendix B of report PB-49-18 contains the Statement of Significance that would be used for the designation.

## Council Options

- If Council approves the staff recommendation (state intention to designate):
  - Public notice will be published in the newspaper.
  - Any person may object to Council's intention, triggering a Conservation Review Board hearing.
  - If no one objects within 30 days, Council can designate the property.
  - Demolition of designated properties is not permitted without Council's consent.
- If Council removes the property from the Register:
  - Property will have no heritage protections. Owner may apply for and obtain a demolition permit.
- If Council does not respond:
  - Same effect as removing the property from the Register.