THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER XX-2020

A by-law to amend by-law 138-1993 to update the legal description and the reasons for designation of the property formerly known as 2358 Lakeshore Road now known as 227 Green Street, in the City of Burlington, Regional Municipality of Halton, to be of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended.
File: 545-02-B-003/18

WHERAS Section 29 of the *Ontario Heritage Act,* R.S.O. 1990, c. O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS on September 27th, 1993, the Council of The Corporation of the City of Burlington enacted by-law 138-1993, being a by-law to designate 2358 Lakeshore Road to be of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act;* and

WHEREAS on October 18, 2017, the Committee of Adjustment for the City of Burlington granted approval of the Application to Sever 2358 Lakeshore Road into three separate lots (addresses: 227, 235 and 239 Green Street) and the conditions of provisional consent have been satisfied and a certificate of consent has been issued;

WHEREAS on May 12, 2020, the Committee of Adjustment for the City of Burlington granted further approval of an Application to Sever 227 Green Street, (severed lot to be addressed 231 Green Street and the retained lot to remain 227 Green Street) and the conditions of provisional consent have been satisfied and a certificate of consent has been issued;

WHEREAS the Council of The Corporation of the City of Burlington deems it advisable to amend by-law 138-1993 to reflect the updated legal description of 227 Green Street, a property of cultural heritage value and interest pursuant to the provisions of the *Ontario Heritage Act;*

WHEREAS the Council of the Corporation of the City of Burlington also deems it advisable to amend the Reasons for Designation of 227 Green Street pursuant to Section 30.1(2) of the *Ontario Heritage Act;* and

WHEREAS the requirement for Council to consult with its Municipal Heritage Committee pursuant to Section 30.1(5) prior to amending a designation by-law has been fulfilled;

WHEREAS the notice requirements pursuant to Section 30.1(4) of the *Ontario Heritage Act* have been fulfilled; and

AND WHEREAS no appeals have been received;

NOW THEREFORE the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. THAT by-law 138-1993 be amended by deleting Schedules “A” and “B” and replacing them with the attached Schedules “A” and “B”.

2. THAT the City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 227 Green Street and upon the Ontario Heritage Trust as required by the *Ontario Heritage Act.*

3. THAT in all other respects, By-law 138-1993 is confirmed and this by-law shall take effect on the date of its passing;

4. THAT the City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule “B” to this by-law in the Land Registry Office for Halton.

ENACTED AND PASSED THIS XX of XXXX, 2020.

_____MAYOR
Marianne Meed Ward

_____CITY CLERK
Kevin Arjoon

SCHEDULE “A”

Statement of Cultural Heritage Value or Interest, and the List of Cultural Heritage Attributes.

227 GREEN STREET

Introduction and Description of Property

227 Green Street (formerly 2358 Lakeshore Road) is located on the south side of Lakeshore Road in the City of Burlington. The property consists of a one-and-a-half storey Arts and Crafts style frame house constructed in 1910.

Statement of Cultural Heritage Value or Interest

227 Green Street is a representative example of an Arts and Crafts style residence. Built in 1910 as a cottage, the structure exhibits characteristics of the style including the front gable, large overhanging eaves with brackets and rafter tails, clapboard siding and wood shingle roof. The house has a one-storey hipped roof portion with a large gable roof one-and-a-half storey wing facing Lake Ontario. The façade’s gable roof oriented toward the lake has a continuous band of 18-paned windows on the south, west and east elevation as well as a double door entrance. Windows on the east, west and north elevations are six-over-one and the cottage aesthetic is continued through their shutters that feature crescent moon cut-outs and large metal hinges.

227 Green Street is associated with prominent Hamilton architect Stewart McPhie. McPhie designed many buildings for the Moodie family in Hamilton including a residence at 403 Queen Street South and another on Ida Street, in addition to the J.R. Moodie & Sons Knitting Mill in the City of Hamilton. The subject building was constructed in 1910 as a summer residence for James Moodie. Therefore, McPhie is believed to also have designed 227 Green Street. McPhie’s most notable property in Burlington was Paletta Mansion, designed with W.L. Somerville. 227 Green Street demonstrates or reflects the work or ideas of Stewart McPhie as many of his residential designs drew inspiration from architects Frank Lloyd Wright and Louis Sullivan who were key in the development of the Arts and Crafts style.

227 Green Street is visually linked to is surroundings through views to Lake Ontario. An important characteristic of Arts and Crafts style buildings is their

landscaping and 227 Green Street was designed with its location in mind as the cottage includes an expanse of windows facing south toward Lake Ontario.

Cultural Heritage Attributes

The heritage attributes that contribute to the cultural heritage value or interest of 227 Green Street include, but are not limited to:

- One-and-a-half storey Arts and Crafts style house
- One-storey hipped roof portion with a large gable roof one-and-a-half storey wing facing Lake Ontario
- Large overhanging eaves with brackets and rafter tails
- Clapboard siding
- Wood shingle roof
- Façade with a gable roof oriented toward the lake and a continuous band of 18-paned windows on the south, east and west sides as well as a double door entry
- Six-over-one windows
- Paired windows on the west elevation in the box bay windows
- Views to Lake Ontario

SCHEDULE “B”

DETAILED PROPERTY DESCRIPTION

227 GREEN STREET

Legal Description: Part of Lots 18 and 19, Plan 84, Lot A, Part Lot B and Part of Water Lot in Front of Lots A and B, Plan 86 designated as Part xx, 20Rxxxxx