

HERITAGE IMPACT ASSESSMENT



977 UNSWORTH AVENUE
CITY OF BURLINGTON

01 OCT 2020

MEGAN HOBSON CAHP
M.A. DIPL. HERITAGE CONSERVATION
BUILT HERITAGE CONSULTANT
(905) 975-7080
mhobson@bell.net

TABLE OF CONTENTS

| | | |
|------|--|----------|
| 1.0 | INTRODUCTION | 1 |
| 2.0 | LOCATION | 1 |
| 3.0 | SITE DESCRIPTION | 2 |
| 4.0 | HISTORICAL BACKGROUND | 3 |
| 5.0 | HERITAGE VALUE | 4 |
| 6.0 | PROPOSED SEVERANCE | 4 |
| 7.0 | IMPACT ASSESSMENT & RECOMMENDED MITIGATION | 6 |
| 8.0 | CONCLUSIONS & RECOMMENDATIONS | 8 |
| 9.0 | QUALIFICATIONS OF THE AUTHOR | 9 |
| 10.0 | SOURCES | 9 |
| 11.0 | APPENDICES | ATTACHED |

APPENDIX A: PHOTO DOCUMENTATION

APPENDIX B: HERITAGE EVALUATION - 977 UNSWORTH AVENUE (HOBSON 2020 & ARA HERITGAE 2014)

APPENDIX C: DRAWING – PROPOSED SEVERANCE (GSP GROUP)

1.0 INTRODUCTION

This *Heritage Impact Assessment* was prepared by heritage consultant Megan Hobson to assess the impact of a proposed severance of 977 Unsworth Avenue because it is listed on the Municipal Heritage Register. This report meets requirements of the City of Burlington for Heritage Impact Statements. A site visit was undertaken on July 31st to document the property and understand its physical context. Historical research and a review of relevant planning policies were undertaken. Heritage staff at the City of Burlington was contacted and Danika Guppy provided background information about the property that is included as an appendix to this report.

2.0 LOCATION

The subject property is located on the east side of Unsworth Avenue, just south of Plains Road West in Bayview, a residential neighbourhood in the City of Burlington. Plains Road is a major east-west road between North Shore Boulevard and Highway 403. Unsworth Avenue is a residential side street that terminates at North Shore Boulevard. Unsworth Avenue is distinctive because it has a boulevard planted with trees that runs down the center of the road from Plains Road to North Shore Boulevard.



LOCATION MAP: 977 Unsworth Avenue

3.0 SITE DESCRIPTION

*See Appendix A: Photo Documentation

The subject property is a large rectangular lot with a long frontage on Unsworth Avenue. The house is situated in the middle of the lot and has large side yards to the north and south of the house. The house is set back approximately 13.0 m. from Unsworth Avenue. There is a U-shaped driveway that goes behind the house around the perimeter of the lot. The north portion of the driveway is located on the adjacent property at 336 Plains Road West and is currently shared by both properties. There is no garage on the subject property.

The grounds feature clipped hedges and shrubs in front of the house and around the perimeter of the north side yard. The north side yard contains a lawn and several large conifers. The south side yard contains a remnant pear orchard and some mature deciduous trees. There are stone steps in the front lawn that go down to the orchard because it is slightly lower than the rest of the property. There is an in-ground swimming pool behind the house.

The subject dwelling is a 2-storey Arts & Crafts style building that is constructed with high quality materials including cut and carved stone, cast stone, textured stucco, slate and copper. The windows are multi-paned steel casements in wood frames. Notable features include the high hipped roof with multi-coloured slate tiles, the front entrance with a paneled wood door and decorative cast stone surround, the 2-storey octagonal bay with a crenellated parapet, and the open porch on the north side of the house that has a roof that is integrated into the roofline of the house and supported by stone pillars. There is a date stone on the front elevation with the date 1932.

There is an abandoned greenhouse behind the house in the northeast corner of the property. This structure is in poor condition. It has metal framing with glass on three sides and the rear wall is corrugated metal. It appears to be a partial greenhouse that was truncated from a larger structure. The glazed walls have a low knee wall that is parged with cement and fixed panes of glass secured with metal clips. There are three wood doors at the entrance and operable wood sash on the side elevations. Metal heating pipes and apparatus for opening the windows on the side elevations remain but do not appear to be operable.

The subject property is adjacent to the Albert Unsworth House located at 336 Plains Road West, a property that is also listed on the Municipal Heritage Register. It is built in a similar Arts & Crafts style to the subject dwelling and situated on a larger corner lot. The proposed severance will have no impact on this property because it is sufficiently buffered due to the large size of the lot and it is further separated from the subject property by a paved driveway that is presently shared by both properties.

The subject property backs onto a large retirement home development that was built on lands formerly occupied by the Unsworth greenhouses.

4.0 HISTORICAL BACKGROUND

Historically the subject property is associated with the adjacent property at 336 Plains Road West. Both were part of a larger property that belonged to the Unsworth family after whom Unsworth Avenue is names. Both properties both contain Arts & Crafts style homes built for the Unsworths in the early 20th century, possibly by the same architect.

Association with the Unsworths dates back to 1882 when Albert Unsworth purchased the Long Farm that included farmland on both sides of Plains Road. Albert operated a fancy goods store on King Street Hamilton but his youngest son George established a successful business on their farmland in Burlington. George purchased an additional 13 acres to grow tomatoes, lettuce and cucumbers and in 1900 he built his first greenhouse. The Unsworth greenhouse business eventually expanded to include 3 acres under glass.



777 Unsworth Avenue in the early 20th century (left) and c. 1960s (right) [Burlington Historical Society]

In the later 20th century, the Unsworth property was severed and built upon. Adjacent residential lots on Unsworth Avenue and a large residential development behind the subject property were built on land formerly owned by the Unsworth family. The two Unsworth houses are preserved on large lots surrounded by lawns and mature trees. The greenhouse on the subject property is the only surviving greenhouse from the Unsworth complex.¹ The Albert Unsworth House located at 336 Plains Road is still occupied and beautifully maintained by the daughter and son-in-law of George Unsworth. There are two other houses in the area associated with the Unsworth family at 313 Plains Road West and 909 Unsworth Avenue.



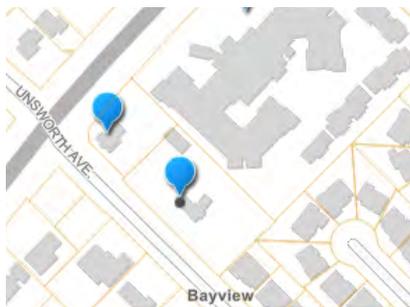
UNSWORTH & SONS – brick building on Plains Road West in 2004 (demolished) [Burlington Public Library]

¹ The Unsworth greenhouses were demolished in 1994 & 2006.

5.0 HERITAGE VALUE

*See Appendix B: Heritage Evaluation

The subject property was evaluated in 2014 by Archaeological Research Associates including an evaluation according to *Ontario Regulation 9/06*. It was determined that the subject dwelling has design value as an excellent example of an Arts & Crafts house that may be the work of Hamilton architect William Walsh. It has historic value because it was built for George Unsworth who operated a successful produce farm that included 3 acres of glasshouses at its height. George was the son of Albert Unsworth who purchased the land in 1882 and the grandson of Giles and Anna Unsworth who came to the area from Liverpool in 1848. It is one of a pair of houses in a similar style that were built for the Unsworth family.



HERITAGE MAPPING



336 PLAINS ROAD WEST



977 UNSWORTH AVE [FLKR snuffy]

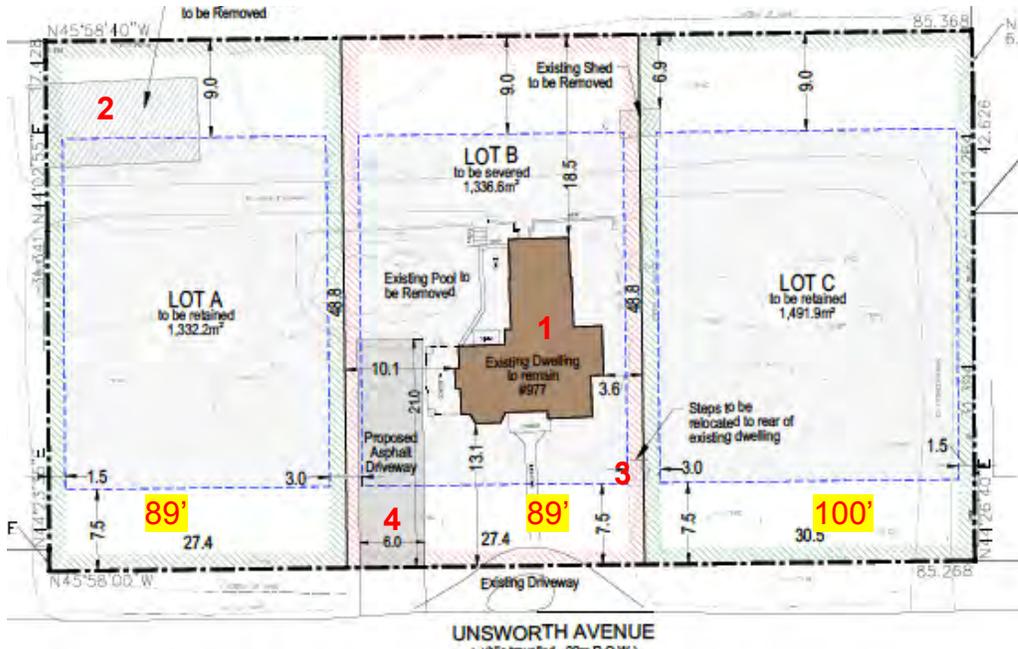
6.0 PROPOSED SEVERANCE

The proposed severance allows for retention of the George Unsworth House on a lot identified as LOT B with an 89 ft (27.4 m) frontage on Unsworth Avenue. The existing side yards will be retained as new residential lots, one on either side of the house. The proposed lot to the north identified as LOT A will have an 89 ft (27.4 m) frontage and the proposed lot to the south identified as LOT C will have a 100 ft (30.5 m) frontage.



PROPOSED LOT B: Existing house to be retained on a lot with a 27.4 m frontage [Real Estate photo]

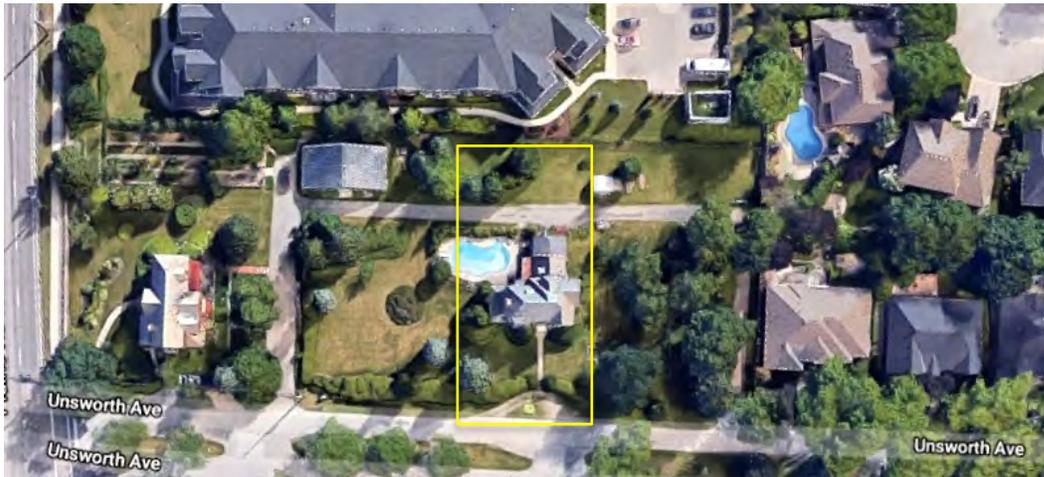
The proposed severance will require demolition of the greenhouse in the northeast corner of the property, removal of the stone steps in the front yard that go down to the orchard, removal of the in-ground swimming pool, and removal of the existing driveway.



PROPOSED SEVERANCE [GSP GROUP]

N<

1. George Unsworth House (1932) to be retained on LOT B
2. Greenhouse (1930s/alterd) to be demolished
3. Stone steps (1932) to be relocated on LOT B
4. New driveway proposed for LOT B will be 6.0 m (20') wide



PROPOSED LOT B

| | |
|---------------------|----------------|
| Lot Size: | 1,336.6 sq. m. |
| Street Frontage: | 27.4 m (89') |
| Front Setback: | 13.1 m (43') |
| Rear Setback: | 18.5 m (61') |
| North Side Setback: | 10.1 m (33') |
| South Side Setback: | 3.6 m (12') |

7.0 IMPACT ASSESSMENT & RECOMMENDED MITIGATION

It has been demonstrated that the house meets several criteria for Designation under the *Ontario Heritage Act*. Therefore retention of the house and avoidance of any direct impacts to the house is strongly recommended. The proposed severance includes retention of the house so direct impacts have been avoided.

The proposed severance requires removal of the existing driveway so a new driveway is needed to support ongoing residential use of the historic house. It is noted that LOT B has been configured so that a driveway can be built on the north side of the house. This location is preferred because there is an open porch and side entrance located here. An initial proposal to have a 7.5 m set back on the north side of the house was increased to 10.1 m at the request of the heritage consultant. This will allow adequate space for a double-car driveway or a single-car driveway and landscaping. Therefore, the proposed north side yard setback of 10.1 m is considered acceptable.

The proposed side yard setback on the south side of the house is 3.6 m. Therefore the stone steps in front of the house will be impacted. Due to the fact that the steps will no longer be required to provide access to the orchard, it has been proposed that they be relocated elsewhere on the property at the request of the heritage consultant. There is a grade change behind the house to the rear yard, so relocation to this area may be appropriate.

The reduced side yard on the south side of the house will have a minor impact on views from the house. The south elevation features large windows on the ground floor with views to the orchard. It is expected that impacts to garden views from the principal rooms can be adequately mitigated by retaining existing vegetation and adding new plantings and/or fencing along the south side property line. Therefore, the proposed south side yard setback of 3.6 m is considered acceptable.

The greenhouse has historical associations as the last remaining greenhouse associated with the Unsworth family. However, given that it is a commercial greenhouse that is no longer needed and given that it is a partial greenhouse that is in poor condition, the proposed demolition of this structure seems reasonable. The building poses safety concerns and straddles the property line. Based on site investigation, it was determined that salvage potential is limited to removal of metal for recycling. The most appropriate mitigation for the loss of this structure is therefore documentation prior to demolition. This report contains adequate documentation of the greenhouse, so no further documentation is required.



Side door on the north elevation – Dining room window on south elevation - Stone steps to the orchard

The *Ministry of Tourism Culture & Sport* provides guidelines for assessing impacts to cultural heritage resources. Negative impacts that may occur based on MTCS guidelines are assessed in Table 1.0 below:

TABLE 1.0 IMPACT ASSESSMENT SUMMARY CHART:

| NEGATIVE IMPACTS MTCS 2006 | IDENTIFIED IMPACTS | RECOMMENDED MITIGATION |
|--|---|---|
| Destruction of any part, or part of any, significant <i>heritage attributes</i> or features; | MINOR IMPACT The greenhouse will be demolished and the stone steps in the front yard will be relocated on Lot B. | DOCUMENTATION Documentation prior to removal or relocation. Photo documentation is included in this report. No further documentation is required. |
| Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance; | NOT APPLICABLE No alteration of historic fabric is proposed. | - |
| Shadows created that alter the appearance of a <i>heritage attribute</i> or change the viability of a natural feature, or plantings, such as a garden; | NO IMPACT Development on the severed Lots A & B is limited by zoning to a maximum height of 2-storeys, so shadowing is not a concern. | - |
| Isolation of a <i>heritage attribute</i> from its surrounding environment, context or <i>significant relationship</i> ; | NO IMPACT The existing dwelling will remain <i>in situ</i> . | - |
| Direct or indirect obstruction of <i>significant views</i> or vistas within, from, or of built and natural features; | MINOR IMPACTS There will be no impact to views of the front of the house. There will be minor impact to views from the house to the side yards. | - |
| A change in land use such as rezoning a battlefield from open space to residential use, allowing <i>new development</i> or <i>site alteration</i> to fill in the formerly open spaces; | UNKNOWN The new lots will have the same land use and zoning as the existing lot. A plan for redevelopment of the severed lots has not been provided. | DESIGNATION Designate Lot B containing the George Unsworth House to ensure compatible development on Lots A & C. <i>A Heritage Impact Assessment</i> should be required for new development on Lots A & C. |
| Land disturbances such as changes in grade that alters soils, and drainage patterns that adversely | NO IMPACT No land disturbances are proposed | - |

| | | |
|--|--|--|
| affect an <i>archaeological resource</i> . | | |
|--|--|--|

8.0 CONCLUSIONS & RECOMMENDATIONS

Severance of historic properties commonly occurs as a result of market forces in a particular location and planning policies that support new development within existing urban boundaries. The proposed severance is a further subdivision of lands historically associated with the Unsworth family following the closure of the Unsworth greenhouses.

The proposed severance will conserve a significant built heritage resource known as the George Unsworth House that was built in 1932 and is an excellent example of an Arts & Crafts style house. The proposed severance will have no direct impact on these values. Adequate space on the north side of the house has been retained for a new driveway and adequate space on the south side of the house has been retained to protect views from the large ground floor windows on the south elevation.

The grounds contribute to the setting of the historic house but do not meet criteria for Designation. The stone steps in the front yard are well executed from cut stone blocks and date from c.1932 when the house was built. It is therefore recommended that this feature be retained. If the stone steps cannot be preserved in their current location, relocation somewhere else on the subject property is recommended.

It is also recommended that mature trees be maintained on the severed lots for the time being, since there is currently no plan for redevelopment of those lots. Future tree removals will be subject to a Tree Permit as required by the City of Burlington.

The severance application does not include a proposal for new development on the severed lots. In order to ensure that future development on the severed lots is compatible with the subject dwelling it is recommended that the portion containing the historic house identified as LOT B be *Designated* under *Part IV of the Ontario Heritage Act*. Any future applications for new development on the severed lots would then be subject to a *Heritage Impact Statement* to ensure compatibility with the heritage property in terms of height, massing and setbacks. It is suggested that a minimum front setback of approximately 10.0 m be considered for new development on the severed lots because the historic house has a setback of 13.0 m.

9.0 QUALIFICATIONS OF THE AUTHOR

Megan Hobson is a professional member of the *Canadian Association of Heritage Professionals*. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 8 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

10.0 SOURCES

ARA Heritage, '977 Unsworth Avenue Property Information & Evaluation' (2014)

City of Burlington, '977 Unsworth Avenue Property Information', *Heritage Resource Inventory* (1997)

Heritage Burlington, 'The Albert Unsworth House', accessed online.

Machan, Claire Emery. *From Pathway to Skyway Revisited; The Story of Burlington*. (BHS, 1997)

Ministry of Tourism, Culture & Sport (MTCS), *Ontario Heritage Toolkit*

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

Turcotte, Dorothy. *Burlington; Memories of Pioneer Days* (BHS, 1997)

APPENDIX A: SITE PHOTOS



MAIN ELEVATION - CUT STONE, STUCCO & CAST STONE – SLATE ROOF W. COPPER FLASHINGS
WOOD PANELED DOOR – STEEL CASEMENT WINDOWS



MAIN ELEVATION – HIGH SLOPED ROOF – INTEGRATED PORCH – TALL CHIMNEY – COPPER GUTTERS & DOWNSPOUTS TO CISTERN



1932 DATE STONE – INITIALS MAY IDENTIFY THE ARCHITECT & BUILDER?



CAST STONE DETAILS AT FRONT ENTRANCE



CAST STONE SILLS & METAL CASEMENT WINDOWS WITH WOOD FRAMES
WOOD DETAIL ON SIDE PORCH





SOUTH SIDE ELEVATION – STONE STEPS DOWN TO THE SOUTH SIDE YARD



STONE STEPS BUILT WITH THE SAME STONE AS THE 1932 HOUSE



FRONT YARD – STONE STEPS



SOUTH SIDE YARD – REMNANT PEAR ORCHARD





REAR ELEVATION – MODERN ADDITION AT THE BACK



DRIVEWAY – BEHIND THE HOUSE LOOKING NORTH – GREENHOUSE IS OUT OF VIEW ON THE RIGHT



REAR ELEVATION – 1-STOREY MODERN ADDITION



REAR ELEVATION – FORMER BASEMENT ACCESS? – SAME STONE AS THE 1932 HOUSE



REAR YARD – INGROUND SWIMMING POOL



SIDE ELEVATION – MODERN DECKING



NORTH SIDE YARD – LAWN WITH MATURE HEDGING AROUND THE PERIMETER – EMPTY LOT & NEW HOUSE ACROSS THE STREET



NORTH SIDE YARD – VIEW LOOKING NORTH TOWARDS THE UNSWORTH HOUSE AT 336 PLAINS ROAD WEST (LISTED HERITAGE PROPERTY)



GREENHOUSE – VIEW FORM THE DRIVEWAY BEHIND THE HOUSE



GREENHOUSE – VIEW FROM THE NORTH SIDE YARD



GREENHOUSE – FRONT ELEVATION



GREENHOUSE – NORTH SIDE ELEVATION



GREENHOUSE – WOOD DOORS ON THE WEST ELEVATION



GREENHOUSE – FIXED GLAZING ON THE FRONT ELEVATION & OPERABLE WOOD SASH ON THE SIDE ELEVATION



FIXED GLAZING WITH METAL CLIPS



OPERABLE WOOD SASH



GREENHOUSE INTERIOR - METAL FRAMING - GLAZING ON 3 SIDES AND CORRUGATED METAL ON THE REAR ELEVATION



GREENHOUSE INTERIOR – NOT IN USE



GREENHOUSE INTERIOR - APPARATUS FOR OPENING THE WODO SASH



GREENHOUSE INTERIOR – HEATING & IRRIGATION PIPES – NOT IN USE



DRIVEWAY – SHARED ACCESS FROM UNSWORTH AVENUE ACROSS ADJACENT PROPERTY



DRIVEWAY – BEHIND THE HOUSE & NORTH SIDE YARD



DRIVEWAY – BEHIND THE HOUSE & SOUTH SIDE YARD



DRIVEWAY – VIEW TOWARDS UNSWORTH AVENUE - PRIVATE ACCESS FROM UNSWORTH AVENUE THROUGH THE SOUTH SIDE YARD



CONTEXT – UNSWORTH AVENUE LOOKING NORTH - SUBJECT PROEPRTY VISIBLE ON RIGHT



CONTEXT – UNSWORTH AVENUE LOOKING SOUTH – RESIDENTIAL NEIGHBOURHOOD



CONTEXT – EXISTING HOUSE TO THE SOUTH



CONTEXT – NEW HOUSE ACROSS THE STREET



CONTEXT – VACANT LOT ACROSS THE STREET



CONTEXT – RETIREMENT HOME DEVELOPMENT ABUTTING THE REAR PROPERTY LINE VIEW FROM THE SUBJECT PROPERTY



CONTEXT – ADJACENT PROEPTY TO THE NORTH – 336 PLAINS ROAD - LISTED ON THE MUNICIPAL HERITAGE REGISTER



CONTEXT – HISTORIC PHOTO OF THE UNSWORTH GREENHOUSES [PRIVATE COLLECTION]



CONTEXT – ADJACENT PROEPRTY TO THE NORTH - 336 PLAINS ROAD WEST - LISTED ON THE MUNICIPAL HERITAGE REGISTER [photos by SHANNON KYLES]

APPENDIX B: EVALUATION ACCORDING TO ONTARIO REGULATION 9/06, OHA

PROPERTY: 977 UNSWORTH AVENUE, CITY OF BURLINGTON

EVALUATED BY: Megan Hobson CAHP, October 2020

| CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST | ASSESSMENT (YES/NO) | RATIONALE |
|--|---------------------|--|
| 1. Design of physical value: | | |
| i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method | YES | The house was built in 1932 and is an excellent example of an Arts & Crafts style house. |
| ii) Displays a high degree of craftsmanship or artistic merit | YES | The house displays a high degree of craftsmanship and artistic merit. |
| iii) Demonstrates a high degree of technical or scientific achievement | NO | It is a 2-storey residential building with masonry and stucco cladding. |
| 2. Historical or associative value | | |
| i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community | YES | It was built for George Unsworth, a successful produce grower with 3 acres under glass. His company 'Unsworth & Sons' has local significance in the early 20 th century. He was the grandson of original settlers, Giles & Anna Unsworth. |
| ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture | YES | It contributes to an understanding of Unsworth Avenue, a street named after the family that built the house. |
| iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community | YES | It was designed by a local architect and has been attributed to Hamilton architect William Walsh, a locally significant architect who designed a number of prominent buildings in the Hamilton area. |
| 3. Contextual Value | | |
| i) Is important in defining, maintaining, or supporting the character of an area | YES | It is important in supporting the residential character of the area and is one of the earliest residential buildings on the street. |
| ii) Is physically, functionally, visually, or historically linked to its surroundings | YES | It is historically linked to 336 Plains Road that was built for the Unsworth family in a similar Arts & Crafts style. |
| iii) Is a landmark | TBD | It was identified as a landmark by ARA Research Associates Ltd. in 2014. |

Property Information

| | |
|--|--|
| Description of Property | |
| Street Address | 977 Unsworth Avenue |
| Lot/Concession | |
| Common Name | The George Unsworth House |
| Photo(s) |  |
| Date of Site Visit | November 27, 2014 |
| Associated Photos (Provided by the City or Historic Photos) | <p>Provided by the City:</p>  |

| | |
|---------------------------------------|---|
| Evaluator(s) | |
| Category | Heritage Consultant |
| Name(s) | Kayla Jonas Galvin, B.E.S – Heritage Operations Manager, Archaeological Research Associates Ltd. |
| Reviewed City/LACAC Documents? | no |

Ontario Regulation 9/06 Criteria

| Evaluation of Property | | | |
|---|---|----------|---|
| Criteria | Description | ✓ | Value Statement(s) |
| A. Design or Physical Value | 1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method. | ✓ | Excellent example of an Arts and Crafts house. |
| | 2. Displays a high degree of craftsmanship or artistic value. | | |
| | 3. Displays a high degree of technical or scientific achievement. | | |
| B. Historical or Associative Value | 1. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | ✓ | Is associated with the Unsworths, a settlement era family. |
| | 2. Yields or has the potential to yield information that contributes to the understanding of a community or culture. | | |
| | 3. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community. | ✓ | |
| C. Contextual Value | 1. Is important in defining, maintaining or supporting the character of an area. | | |
| | 2. Is physically, functionally, visually or historically linked to its surroundings. | | |
| | 3. Is a landmark. | ✓ | Is, as one of a pair of adjacent Unsworth houses, a landmark. |

Heritage Burlington Criteria

Design or Physical Value

| Style and Design | |
|-----------------------------|--|
| Comments/Description | <ul style="list-style-type: none"> • Excellent example of an Arts and Crafts house • Two and a half storey structure • Façade features a stone crest that reads “1932” • Bay window on the façade has a stone window surround in |

| | |
|------------------------|---|
| | <ul style="list-style-type: none"> course rough faced stone The high hipped roof has an offset gable wing The front entrance has an elliptical moulded stone architrave with a stone label header Small rectangular windows flank the doorway |
| Rating Category | <ul style="list-style-type: none"> Excellent/Rare – 10 |
| Rating Number | 10/10 |

| | |
|-----------------------------|---|
| Age | |
| Comments/Description | <ul style="list-style-type: none"> 1932 |
| Rating Category | <ul style="list-style-type: none"> 1930s – 2 |
| Rating Number | 2/10 |

| | |
|-----------------------------|--|
| Integrity | |
| Comments/Description | <ul style="list-style-type: none"> No notable changes to the house Unsworth greenhouses at the rear were demolished in 1994 for a housing development. |
| Rating Category | <ul style="list-style-type: none"> Heritage attributes are unchanged – 10 |
| Rating Number | 10/10 |

Historical or Associate Value

| | |
|--------------------------------------|--|
| Person, Organization or Event | |
| Comments/Description | <ul style="list-style-type: none"> Built in 1932 for George Unsworth George Unsworth was the grandson of Giles Gorton and Anna Unsworth who emigrated from Liverpool in 1848 and farmed on the Grove Farm (near Sumach Drive) Albert, the youngest son bought property in 1882 on both sides of Plains Road-his house 313 Plains Road W <ul style="list-style-type: none"> He moved a tavern from the corner of Plains Road and Unsworth to the rear of his house and converted it into a machine knitting factory, then it was moved again to Unsworth and converted to a residence His son George took over the farm Between 1887 and 1897 George Unsworth purchased an additional 13 acres of land on which he grew vegetables <ul style="list-style-type: none"> He wanted to grow vegetables indoors all year round When the Crystal Palace in Hamilton was dismantled, he got pieces of used sash to try growing melons and tomatoes in cold frames before planting them In 1900 he built his first greenhouse, business expanded until there were three acres under glass Some of these greenhouses were demolished in 1994 for a housing development |
| Rating Category | <ul style="list-style-type: none"> Person, event or organization of primary importance intimately connected with the property – 10 |
| Rating Number | 10/10 |

| Architect/Builder | |
|----------------------|---|
| Comments/Description | <ul style="list-style-type: none"> Like 366 Plains Road West, the Chalykoff report indicates that it may be the work of William Walsh, who also designed Roseland Terrace and Lakehurst Villa. |
| Rating Category | <ul style="list-style-type: none"> Architect or builder of particular importance to the city – 8 |
| Rating Number | 8/10 |

| Theme | |
|----------------------|--|
| Comments/Description | <ul style="list-style-type: none"> Associated with fruit growing and tomato farming |
| Rating Category | <ul style="list-style-type: none"> Patterns of primary importance intimately connected with the property – 10 |
| Rating Number | 10/10 |

Contextual Value

| Location | |
|----------------------|--|
| Comments/Description | <ul style="list-style-type: none"> Has not been moved |
| Rating Category | <ul style="list-style-type: none"> Has not been moved (or maintains original extent) – 10 |
| Rating Number | 10/10 |

| Setting | |
|----------------------|--|
| Comments/Description | <ul style="list-style-type: none"> Situated on a large lot |
| Rating Category | <ul style="list-style-type: none"> Of particular importance in establishing the dominant character of the area – 10 |
| Rating Number | 10/10 |

| Landmark | |
|----------------------|---|
| Comments/Description | <ul style="list-style-type: none"> The building's striking architecture makes it a landmark on Unsworth Avenue |
| Rating Category | <ul style="list-style-type: none"> A conspicuous and familiar building, structure or landscape in the context of the neighbourhood – 6 |
| Rating Number | 6/10 |

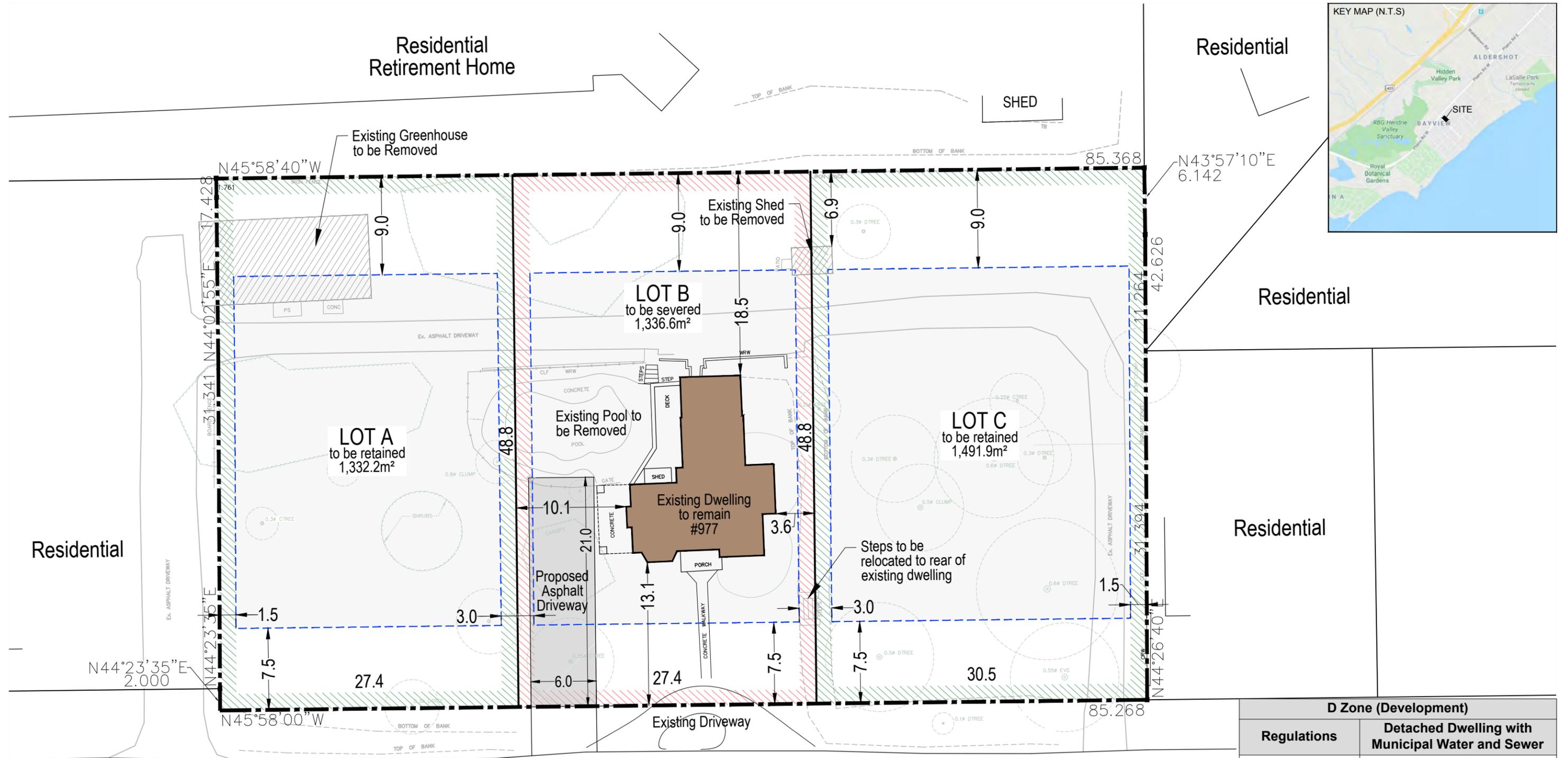
Future Considerations

| Compatibility | |
|----------------------|--|
| Comments/Description | <ul style="list-style-type: none"> Zone Code: D-176 Development zone Exception 176: Notwithstanding Part 1, Subsection 2.21 (k) the existing yards for the existing greenhouses are permitted Development zone has the potential to negatively impact the building |
| Rating Category | <ul style="list-style-type: none"> Present use is not compatible with current land use and zoning, providing a possible threat to the building, structure or landscape's future – 5 |
| Rating Number | 5/5 |

| Usability/Future Potential | |
|-----------------------------------|---|
| Comments/Description | <ul style="list-style-type: none"> Residential building could be adapted for commercial, office or institutional uses |
| Rating Category | <ul style="list-style-type: none"> Building, structure or landscape can be adapted to future uses with little changes to its heritage attributes – 5 |
| Rating Number | 5/5 |

Next Steps

| Conclusions | |
|---|---|
| Total Ranking Number | 86/100 |
| Recommendation | <ul style="list-style-type: none"> Property should remain on the Municipal Heritage Register |
| Discrepancies Identified | |
| Further Research Required for Register | |
| Sources Consulted | D.R. Chalykoff. "Interim Evaluation of Cultural Heritage Value: 977 Unsworth Avenue, Burlington". |



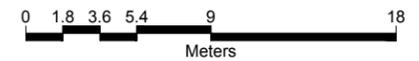
UNSWORTH AVENUE
(public travelled - 22m R.O.W.)

| D Zone (Development) | |
|----------------------|--|
| Regulations | Detached Dwelling with Municipal Water and Sewer |
| Min. Lot Width | 18.0 m |
| Min. Lot Area | 550 m ² |
| Min. Front Yard | 7.5 m |
| Min. Rear Yard | 9.0 m |
| Min. Side Yard | 1.5 m |
| Max. Height | 2 ½ storeys |

SEVERANCE SKETCH

977 Unsworth Ave, Burlington

Site Area 4,160.7m²
 Lots 3
 Building Envelopes



NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.

Scale 1:350 | August 20, 2020 | Project No.: 20031 | Drawn By: RT

