

# **Item 5.2 Eligibility of 795 Brant Street for Heritage Designation (PL-80-22)**

Community Planning Regulation & Mobility Meeting  
December 6, 2022

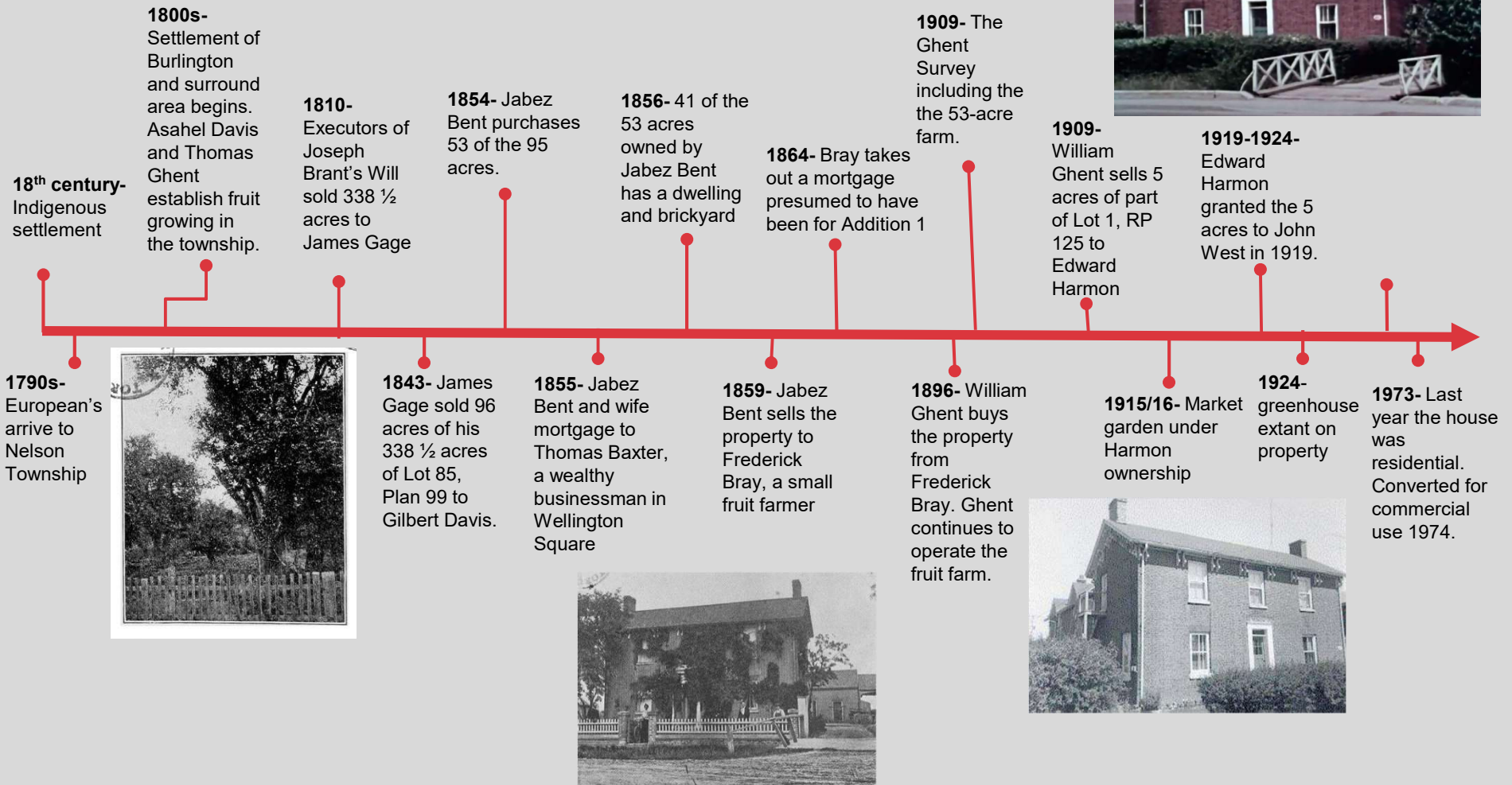


# Cultural Heritage Evaluation Report (CHER)






Community  
Planning  
Regulation &  
Mobility  
Committee  
Meeting  
December 6,  
2022

# Land Use History Summary- Lot 85, Plan 99, Brants Block



## List of structures built by the Bent Brothers in Burlington

Address & Property Name	Heritage Status	Construction Date & Builder	Material	Architectural Style
1001 Plains Road; Union Burying Ground	Designated 	1848 – Jabez Bent	Brick (brick wall)	N/A
507 Elizabeth Street	Demolished	ca. 1850s – James C. Bent & Jabez Bent	Frame	Vernacular
511 Elizabeth Street	Demolished	1855-1860 – James C. Bent & Jabez Bent	Frame	Vernacular
247 Malvern Road/The Chisholm- Le Patourel (moved from 466 Elizabeth Street)	Listed 	1856 – James C. Bent & Jabez Bent	Brick	Gothic Revival
3265-3269 North Service Road	None 	1858 – James C. Bent & Jabez Bent	Brick	Georgian



# List of structures built by the Bent Brothers in Burlington Con't

400 Brant Street, Queen's Hotel, formally the Zimmerman House (now The Queen's Head)	Listed 	1860- Jabez Bent	Frame with Brick veneer	Georgian
451 Elizabeth Street (Sea Cadet Hall, formerly First Methodist Church)	Listed	1868 – James C. Bent	Brick	Gothic Revival
472 Locust Street, formerly 1446 Ontario Street (Former Calvary Baptist Church, now L'Église St. Philippe)	Listed	1875 – James C. Bent	Brick	Carpenter Gothic/Italianate
2015-2017 Lakeshore Road (Shaver Building)	Listed 	1881 – James C. Bent	Brick	Victorian
2375 Lakeshore Road	None	1888 – James C. Bent (Alterations)	Frame	Vernacular
1436 Ontario Street (Blathwayt House)	Designated	1885 – James C. Bent	Frame	Carpenter Gothic
1442 Ontario Street (The James Cushie Bent House)	Designated 	1888 – James C. Bent	Frame	Carpenter Gothic

# Existing Conditions





## 795 BRANT STREET- Comparative Analysis Key Points

- A total of 10 Georgian style structures are included on the City of Burlington Municipal Register of Cultural Heritage Resources; however, only six are most comparable in style/form to that of 795 Brant Street.
- All are two-storeys with symmetrical front façades, four of the six with a three-bay façade
- Earliest example of a brick-built Georgian style house in Burlington.
- Oldest building on Brant Street
- One of three heritage properties on the Register that are still extant and are associated with 19<sup>th</sup> century fruit farms that produced goods for the market garden industry.



2477 Glenwood School Drive



795 Brant Street

# 795 BRANT STREET- Ontario Regulation 9/06 Summary

## Design/Physical Value- **YES**

- Design value as an early example of a brick-built vernacular two-storey Georgian style house built between 1854 and 1855.
- Given 795 Brant Street was constructed by a brickmaker and mason, Jabez Bent, and by his brother, James Cushie Bent, a master builder, the property displays a high degree of craftsmanship for its era as a substantial brick structure. In particular, the original 53-acre property containing this house included a brickyard run by Jabez, and the house would have been built from hand-made bricks manufactured on-site. The brick is laid on the front façade in Flemish bond which took a skilled bricklayer, such as Jabez Bent, to execute. Ultimately, the house at 795 Brant Street reflects the architectural ideas of the Bent brothers, who brought from England a deep knowledge of their respective trades, which they used to assist in building up the local community during a pivotal time of development.



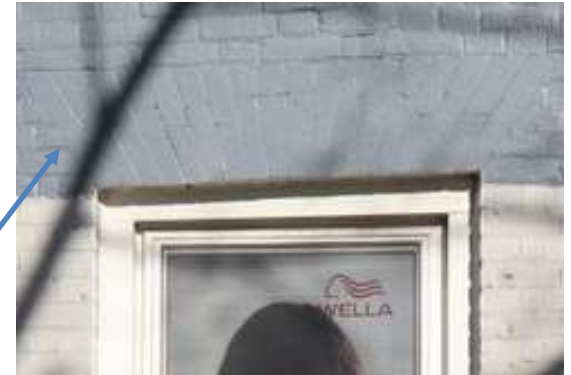


# Heritage Attributes

The following heritage attributes contribute to the cultural heritage value of 795 Brant Street:

## 1854-1855 Original house:

- Style, form, scale and massing of the two-storey brick Georgian style house
- Symmetrical design of the three-bay front façade (west elevation) with windows on either side of the central entrance
- Shallow-pitched end gabled roof with wide eaves and inset brick chimneys at each end wall
- Recessed main entrance with panelled door and wood surround on the front façade (west elevation)
- Narrow transom as wide as the main entrance on the front façade
- Rectangular window openings with jack-arched brick voussoirs
- Original fenestration on the front façade (west elevation)
- Front façade (west elevation) laid in Flemish bond
- North and south elevations (side) laid in common bond
- Proportion of windows to brick face of the front façade



## 1864 Addition and original 1854-1855 rear wing:

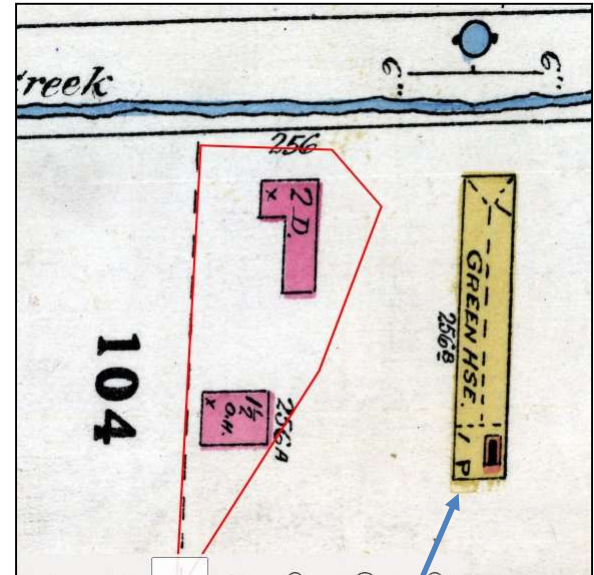
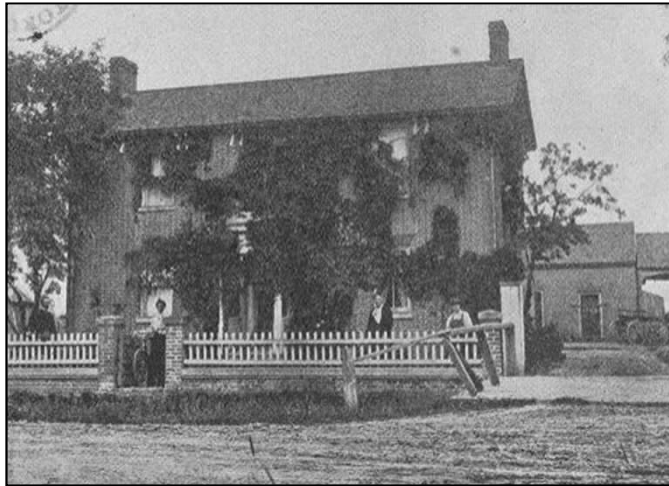
- Style, form, scale and massing of the two-storey addition
- Two gables on the north elevation with windows and segmentally arched voussoirs
- Ground floor with brick laid in common bond

**Historical/Associative  
Value- YES**

## 795 BRANT STREET- Ontario Regulation 9/06 Summary

- The property at 795 Brant Street has historical value and direct associations with a theme and persons who are significant to the community of Burlington. The nineteenth century property owners of 795 Brant Street played a significant role in the City of Burlington's brickmaking and market gardening industries.
- The history of the property at 795 Brant Street yields information about the lives of the masons, builders, and market gardeners who played a significant role in the economic development of Burlington.

View of  
house  
when  
owned by  
William  
Ghent,  
circa 1902

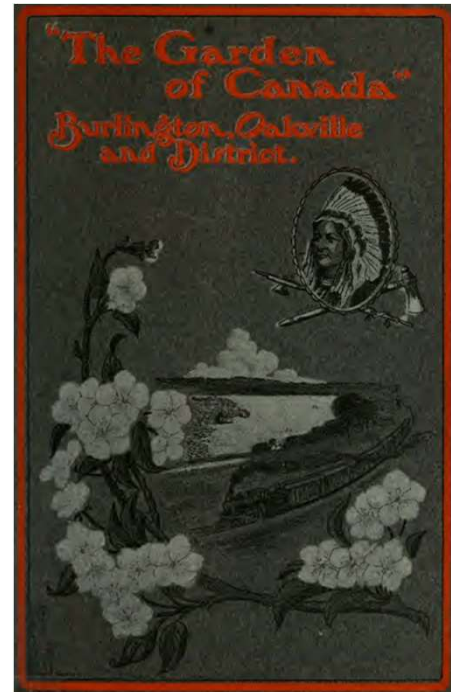


1924 FIP, frame  
greenhouse associated  
with 795 Brant Street

# 795 BRANT STREET- Ontario Regulation 9/06 Summary

## Contextual Value- **YES**

- Although the house is screened by a variety of vegetation, the property has contextual value as a local landmark. Despite this reversible obstruction of views of the house, the house is seen by the community as a landmark at the corner of Brant and Prospect Streets, based on the community's interest outlined in heritage reports beginning in 1995. 795 Brant Street is one of three heritage properties (1134 Plains Road East, 2021 Blairholm Avenue, 736 King Road) currently within the City of Burlington that were nineteenth century fruit farms of early settlers that produced goods for the market garden industry.





# Recommendation of the CHER

- ✓ Findings of the historical research, the site analysis, the comparative analysis, the application of Ontario Regulation 9/06, and professional expertise, determined the property at 795 Brant Street meets “one or more” of the criteria of Ontario Regulation 9/06 and therefore, merits designation under Section 29, Part IV, of the *Ontario Heritage Act*.

# 795 Brant Street- Timeline of Events

- **Oct 21, 2021**- Pre-app meeting
- **Mar 8, 2022**- Heritage Burlington recommends inclusion on register
- **June 21**- Added to Register, staff directed to negotiate, hire consultant
- **July 27**- Meeting with applicant team
- **Sept 21**- OPA, ZBA submitted
- **Oct 31**- Deemed complete
- **Nov 9**- Notice of intent to demolish
- **Jan 8, 2023**- Deadline to heritage designate





## 795 Brant Street- Highlights from Applicant's Heritage Impact Statement

- Page 6- consultant proposed that the development should retain the original 1854 house facing Brant Street
- Pages 63, 85, 95- Property meets four designation criteria
- Page 85 “the building was built around the 1850s and is considered a rare built form in Ontario due to its early construction date”





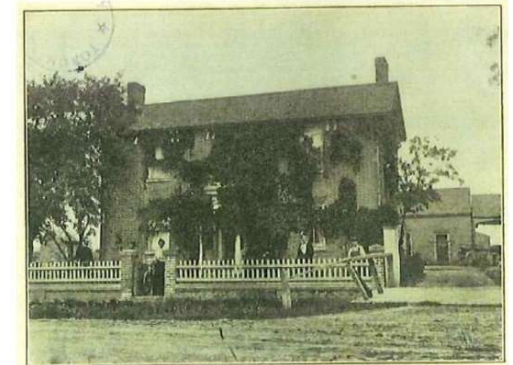
# 795 Brant Street- Official Plan and Zoning Bylaw Amendment Application

- Proposed 31 storeys, FAR 11.55:1
- Current OP- 6 storeys, FAR 1.5:1
- New OP- 25 storeys
- 356 residential units
- 485 sm<sup>2</sup> of retail at grade



# 795 Brant Street- Official Plan and Zoning Bylaw Amendment Application

- 1854 portion of the house, represents approximately 3.5% of overall site area (78m<sup>2</sup>), at the front of the site
- Would impact floor area ratio (FAR) of 7-storey podium



RESIDENCE OF W. GHENT, ESQ., BURLINGTON.  
"The Garden of Canada", Burlington, Oakville and District. Page 45. 1902.

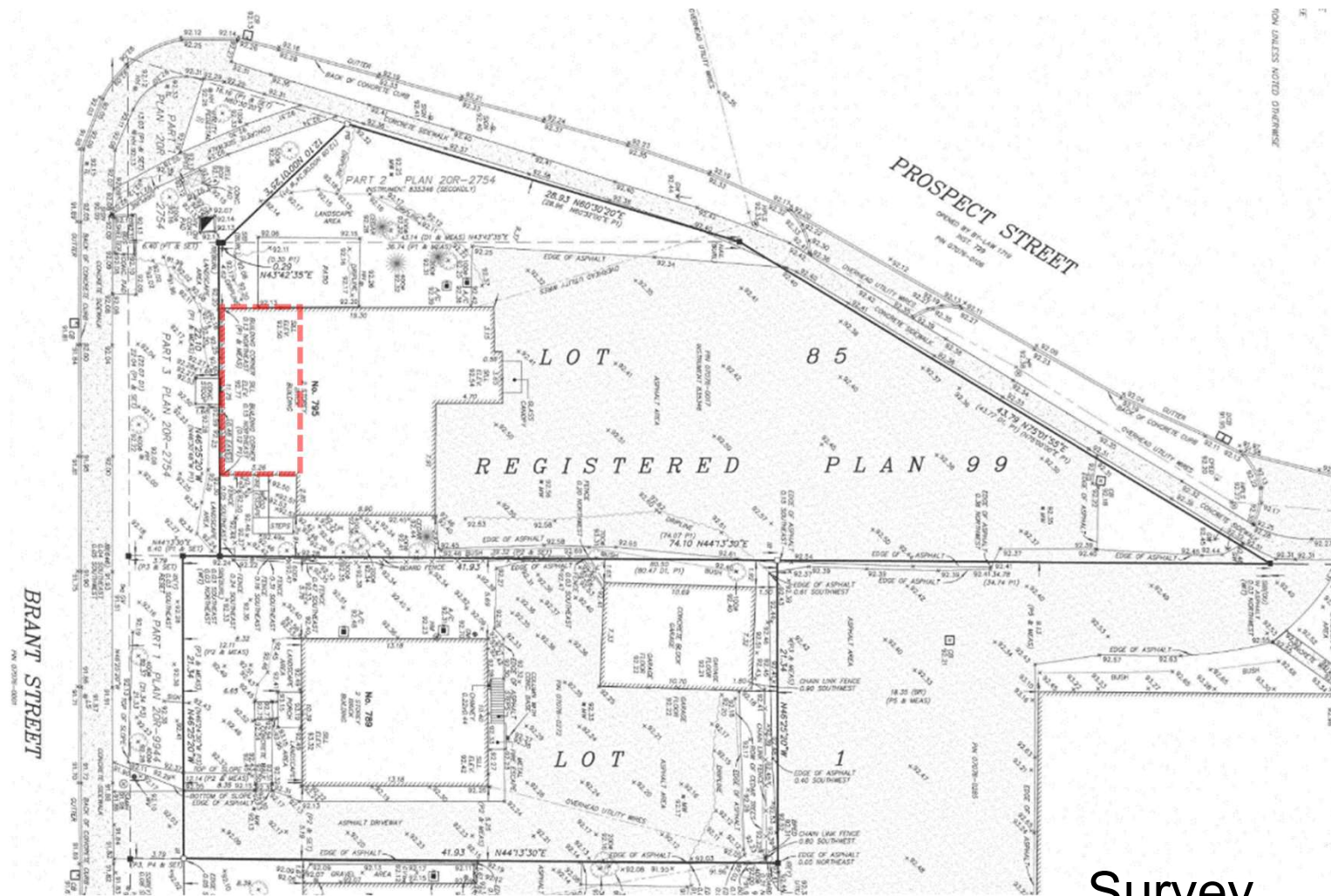


From "The Eyes of Memory"  
documentary c. 1973





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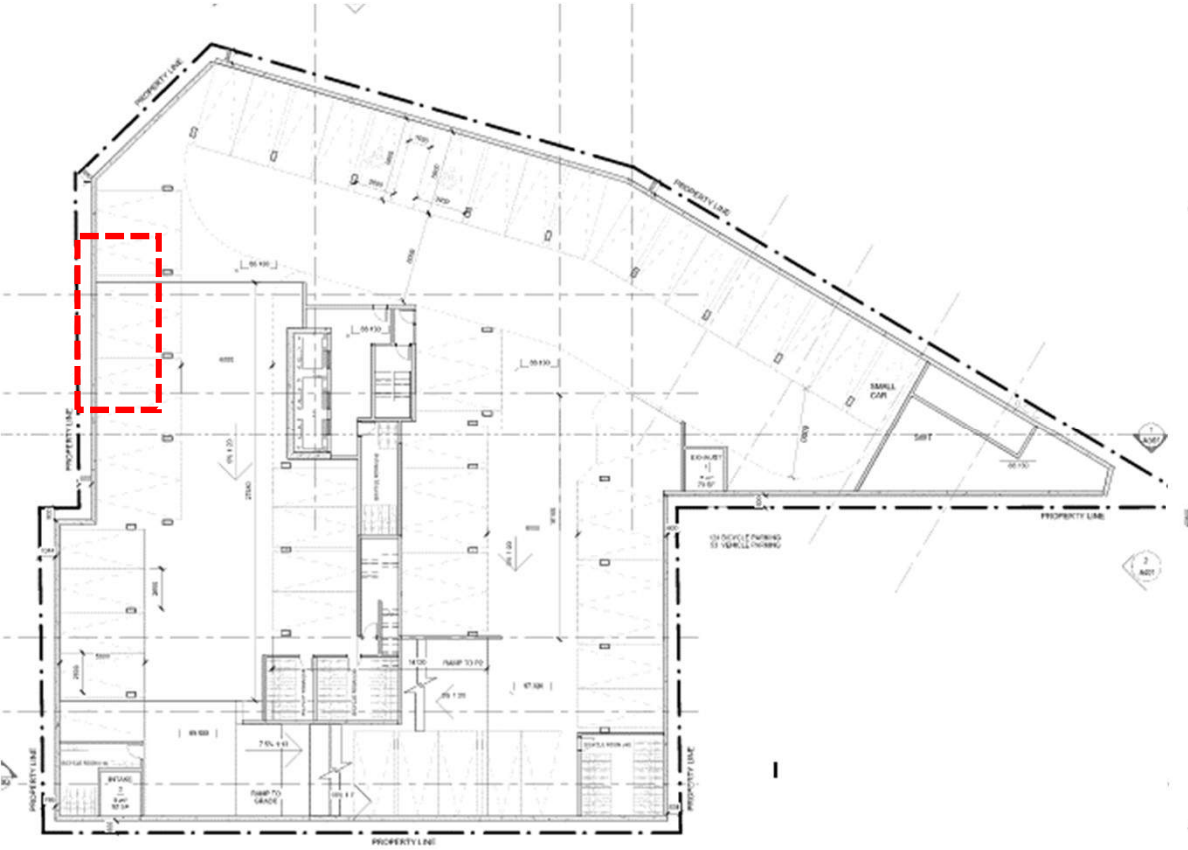


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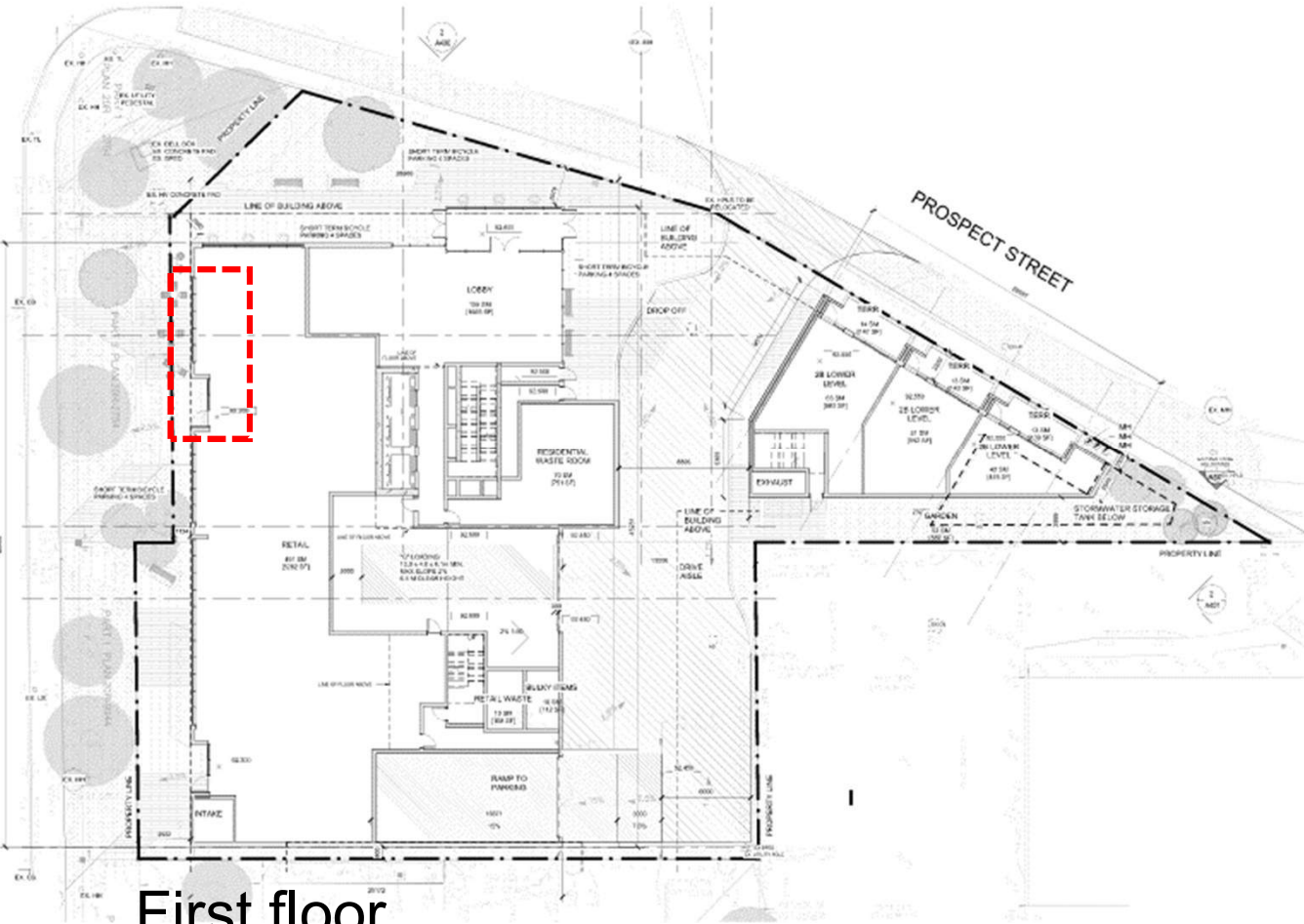




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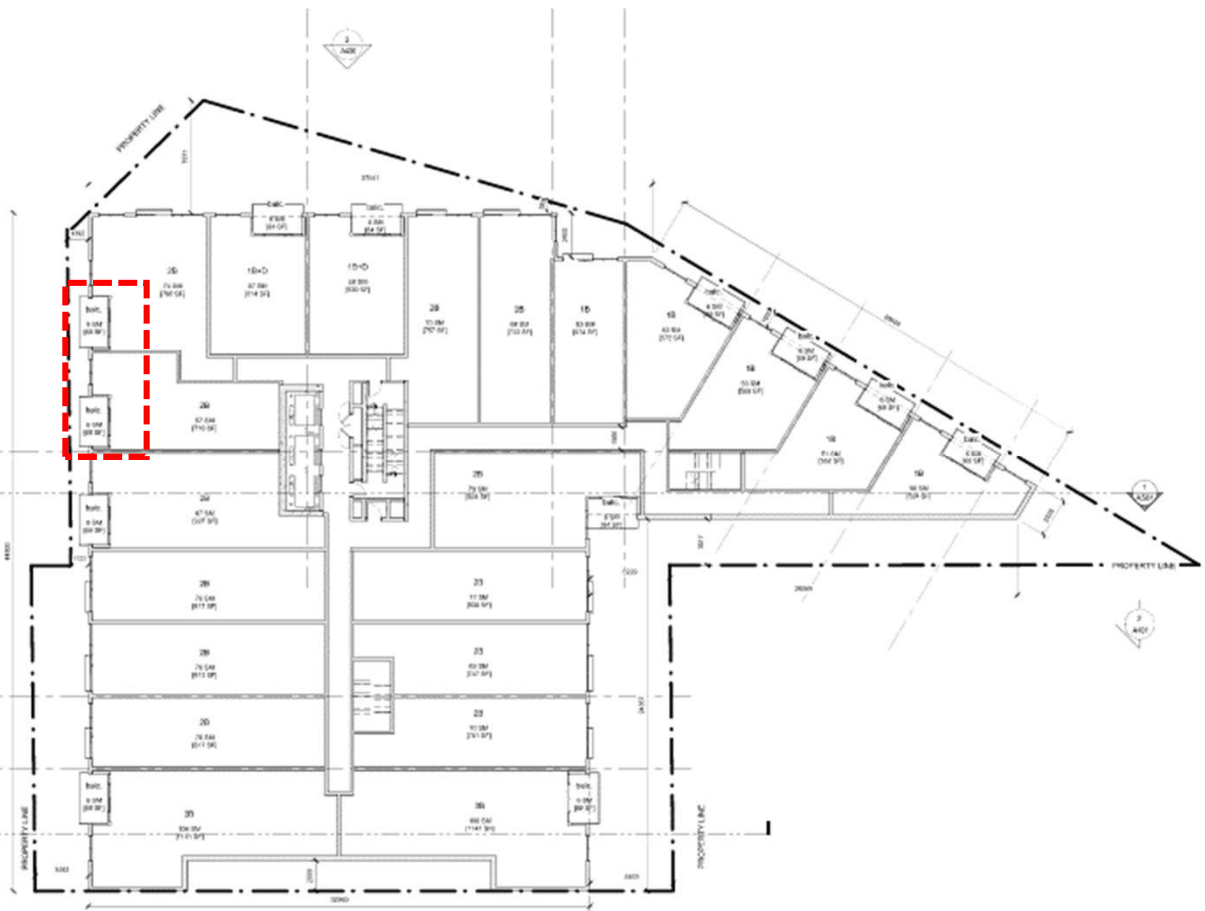
Underground parking level



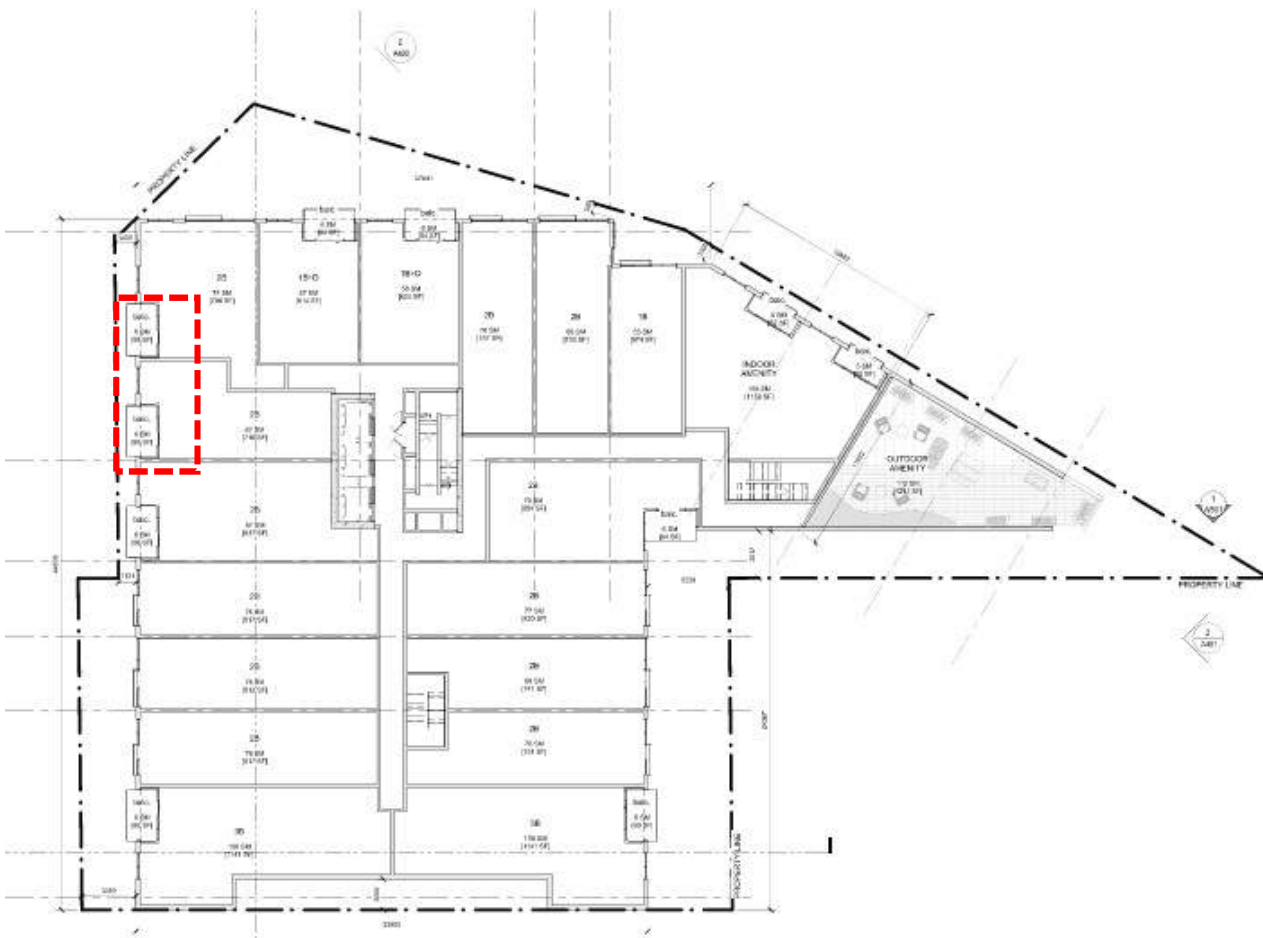
First floor



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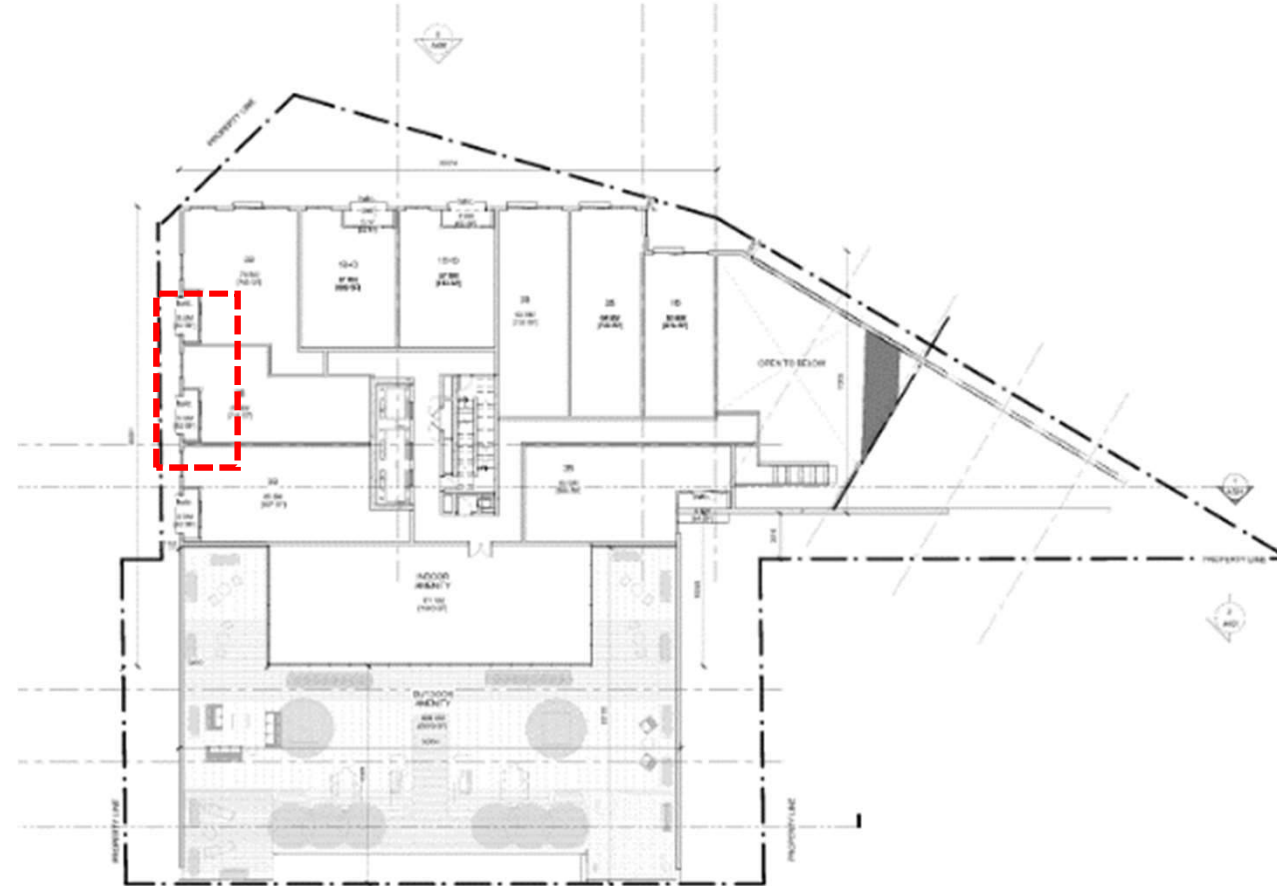
2<sup>nd</sup>-5<sup>th</sup> floor



6<sup>th</sup> floor



# 795 Brant Street- Official Plan and Zoning Bylaw Amendment Application

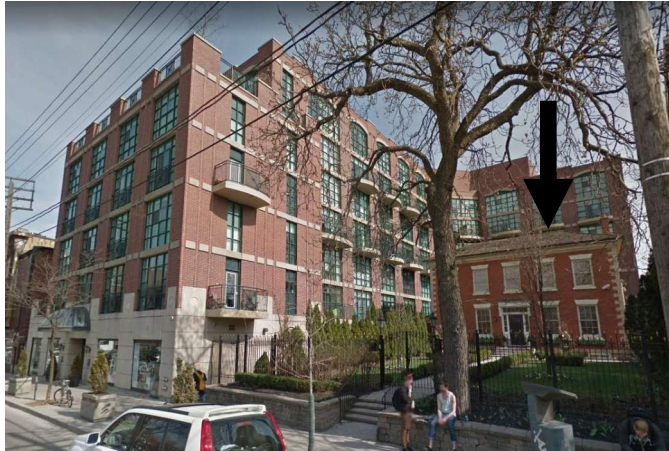


7<sup>th</sup> floor





# 795 Brant Street- Other Developments



905 Queen Street West, TO



The Grange- Boulton Manor,  
TO



400 Jarvis Street- Canada  
National Ballet School, TO



589 Sheppard Avenue West, TO





# Staff Recommendation

State an intention to designate the property at 795 Brant Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Heritage Evaluation of 795 Brant Street prepared by AECOM, dated November 23, 2022...

