

Heritage Burlington Committee

Heritage Planner Update- January 11, 2023

1. Heritage Designation- 977 Unsworth Avenue

Summary

- At the May 3, 2022 Community Planning Regulation and Mobility Committee meeting, Mayor Ward, Councillor Galbraith and Councillor Nisan made the [following motion](#):

Direct the Director of Community Planning to evaluate the eligibility of 977 Unsworth Avenue for heritage designation by hiring a qualified heritage consultant to complete a heritage property evaluation and statement of significance and, if the evaluation indicates the property is of cultural heritage value or interest, consult the Heritage Burlington Advisory Committee for feedback and then report back to council with a recommendation.

- At the May 11 Heritage Burlington Committee meeting, the Committee considered the matter and made the following motion:

Authorize an expenditure not to exceed \$1,500 to commission Megan Hobson to complete a statement of significance for 977 Unsworth Avenue.

- Prior to the May 17 ratification meeting, the planning consultant working for the owner of 977 Unsworth Avenue submitted a letter to City Council stating that the designation would take place in the context of severance application (File No. 545-03-B-006/2020), approved by the Ontario Land Tribunal (OLT). However, because the decision imposed twenty-three (23) conditions on the severance that were required to be cleared prior to finalization, the owner requested that the heritage designation only be completed once the conditions of severance were cleared.
- At the May 17 City Council meeting, Council ratified the May 3 Community Planning Regulation and Mobility Committee motion and authorized the evaluation of 977 Unsworth Avenue.
- Heritage Burlington retained heritage consultant Megan Hobson, who completed the statement of significance in October 2022. It was circulated to the Committee on November 2, 2022

Presentation

- **Image of Unsworth House** On May 17, Council directed that the Unsworth House at 977 Unsworth Avenue be subject to a professional heritage evaluation and a statement of significance be prepared. Heritage consultant Megan Hobson has prepared one, circulated to the Heritage Burlington Advisory Committee on November 2. The heritage committee is asked to review the SOS and make a recommendation to council about the property's eligibility for heritage designation
- The house was constructed in 1932 for owner George Unsworth and is located around the corner from his father Albert Unsworth's house at 313 Plains Road West.

- **Aerial Photo:** On screen is an aerial photo of the property, which is located on the north side of Unsworth Avenue.
- In 2022, the Ontario Land Tribunal approved a proposal to subdivide it into three lots. When Council considered designated the property, the owner asked that all conditions of the severance be cleared first. This has happened.
- **Historic Photos Slide:** George Unsworth was the grandson of Giles Gorton Unsworth, who bought Grove Farm, south of Plains Road and adjacent to the Applegarth farm, from Benjamin Crickmore in 1848. George took up the farm in 1882, enlarged it and became a pioneer in greenhouse cultivation, expanding the operation to 3 acres of greenhouses. The Unsworth greenhouses, famous landmarks in Aldershot, were demolished in 2006.
- **Historic Aerial-** The property sometime after 1995
- **Heritage Value Slides...**
- **Architectural Details slides-** The house was designed in the tudor revival style, and displays rich stonework, copper downspouts, a slate roof and a stucco upper façade. Windows are leaded glass with wood frames

Heritage Burlington is asked to:

- Review the attached statement of significance for 977 Unsworth Avenue by Megan Hobson, dated October 19, 2022
- Choose one of two options:
 1. Whereas 977 Unsworth Avenue meets the criteria for determining cultural heritage value or interest under Ontario Regulation 9/06, the Heritage Burlington Advisory Committee recommends that City Council proceed to designate the property under section 29 of the *Ontario Heritage Act*
 2. Whereas 977 Unsworth Avenue does not meet the criteria for determining cultural heritage value or interest under Ontario Regulation 9/06, the Heritage Burlington Advisory Committee recommends that City Council decline to proceed with designating the property under section 29 of the *Ontario Heritage Act*

2. Other Updates

1. Bill 23- The Community Planning department is discussing Bill 23 The “*More Homes Built Faster Act, 2022*” strategic response on January 17. Although there has been broad criticism of the legislation, the legislation is in force and creates a new reality for staff and the Committee over the next four years.
2. Downtown Heritage Study and Engagement Program- Survey on the get involved page has received over 167 responses. Committee members are asked to share the survey with heritage community to ensure representation:
https://www.getinvolvedburlington.ca/downtownheritage?tool=survey_tool#tool_tab