



SHAPING GREAT COMMUNITIES

May 16, 2022

File: 20031

Ward 1 Councillor Kelvin Galbraith  
City of Burlington  
426 Brant St., P.O. Box 5013  
Burlington, Ont. L7R 3Z6

**RE: 977 Unsworth Avenue (The George Unsworth House)  
Potential Heritage Designation  
Correspondence for City of Burlington Council Meeting on May 17<sup>th</sup>, 2022**

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Dear Councillor Galbraith:

GSP Group is the planning representative for the landowners (246 Locke Street South Inc.) of 977 Unsworth Avenue (the "subject property"). As you know, the subject property is listed in the Municipal Heritage Register as "The George Unsworth House", which was built in 1932 and described as a "two-and-a-half storey structure in Neo-Tudor style".

Furthermore, please note that a severance application (File No. 545-03-B-006/2020) was approved by the Ontario Land Tribunal (OLT) in a written decision issued on May 10<sup>th</sup>, 2022 (File No. OLT-21-001699). The decision imposed twenty-three (23) conditions on the severance that are required to be cleared prior to finalization. As such, the finalization of the severance is expected to take some time.

With that context in mind, it has come to our attention that on May 3<sup>rd</sup>, 2022, the Community Planning Regulation and Mobility Committee recommended that Council authorize staff to retain a qualified heritage consultant to complete a heritage evaluation and statement of significance for the subject property; to consult with the Heritage Burlington Advisory Committee; and to report back to Council with a recommendation.

It is our understanding that the ratification of the aforementioned motion is to be considered at the City Council meeting on May 17<sup>th</sup>, 2022.

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At this time, I can confirm that the landowner is supportive of the motion being ratified by City Council subject to the following conditions:

1. That the scope of the heritage study is to include only the exterior of the George Unsworth House, as the interior is not intended for public use or public viewing.
2. That the stone steps located in the front yard be excluded from the scope of the heritage study, as the proposed lot line between Lot B and Lot C currently crosses the stone steps and their inclusion may encumber the proposed Lot C.
3. That the application of the heritage designation is limited in area to the proposed Lot B, containing the George Unsworth House. This is in line with the recommendation contained in the Heritage Impact Assessment, prepared by Megan Hobson, CAHP (dated October 1<sup>st</sup>, 2020); as well as the motion passed by the Heritage Burlington Advisory Committee on February 10<sup>th</sup>, 2021.

As such, Council and staff should be aware that the finalization of the severance will take some time, and that the landowner would not support the designation of the entire subject property prior to the finalization of the severance, nor would the landowner support the designation of the entire subject property in the event that the severance lapses due to an inability to clear the conditions.

Provided the above conditions are respected, the owner is supportive of the aforementioned motion.

Should you have any questions, or require any additional information, please do not hesitate to contact me at 289-778-1410 or by email at [shastings@gspgroup.ca](mailto:shastings@gspgroup.ca).

Yours truly,  
**GSP Group Inc.**

A handwritten signature in blue ink, appearing to read 'Stuart Hastings', with a stylized flourish at the end.

Stuart Hastings, MCIP, RPP  
Planner

cc: 246 Locke Street South Inc.  
Mayor Marianne Meed Ward  
Heritage Planner, John O'Reilly, MCIP, RPP