



Bill 23- Strategy

March 8, 2023

BILL 23- Legislative Changes Impacting Burlington

- If a non-designated property on the Heritage Register is not designated two years from January 1, 2023, it will be automatically removed from the heritage register and cannot be added back for another five years
- Properties must meet at least two of nine criteria to be added to the heritage register or heritage designated.
- Properties that are not on the heritage register when an Official Plan amendment, Zoning Bylaw Amendment or subdivision application is deemed complete cannot be heritage designated
- *Rules about designated heritage properties are not changing*



BILL 23- The Burlington Situation

- Burlington's Heritage Register includes 77 designated heritage properties and 212 non-designated heritage properties including eleven significant churches, seven pioneer or historic cemeteries, five schools and Burlington's oldest home the Stewart-Spence house built in 1832.
- 25 significant sites (institutions like schools, churches, large commercial buildings)
- 58 non-designated properties included in Downtown Cultural Heritage Landscape Study (only 8 studied for individual designation)



BILL 23- Main Challenges

1. What to do with 212 non-designated heritage properties?
 - A CHRA for an individual property costs an average of \$5000 and takes 60 hours of work.
 - Studying all 212 properties would cost an estimated \$1,060,000 and 12,720 hours of work (365 weeks or 7 years)
 - Example: 23 properties total could be studied at a cost of roughly \$113,750 (((26 weeks in 2023 + 52 weeks in 2024) x 35 hours a week) / 60 hours) *50%.
2. Development applications will inevitably impact former heritage properties that are no longer on the Heritage Register
 - 406 B-rated properties,
 - 429 C and D-rated properties



BILL 23- Guiding Principles for Future Strategy

Make lemons out of lemonade

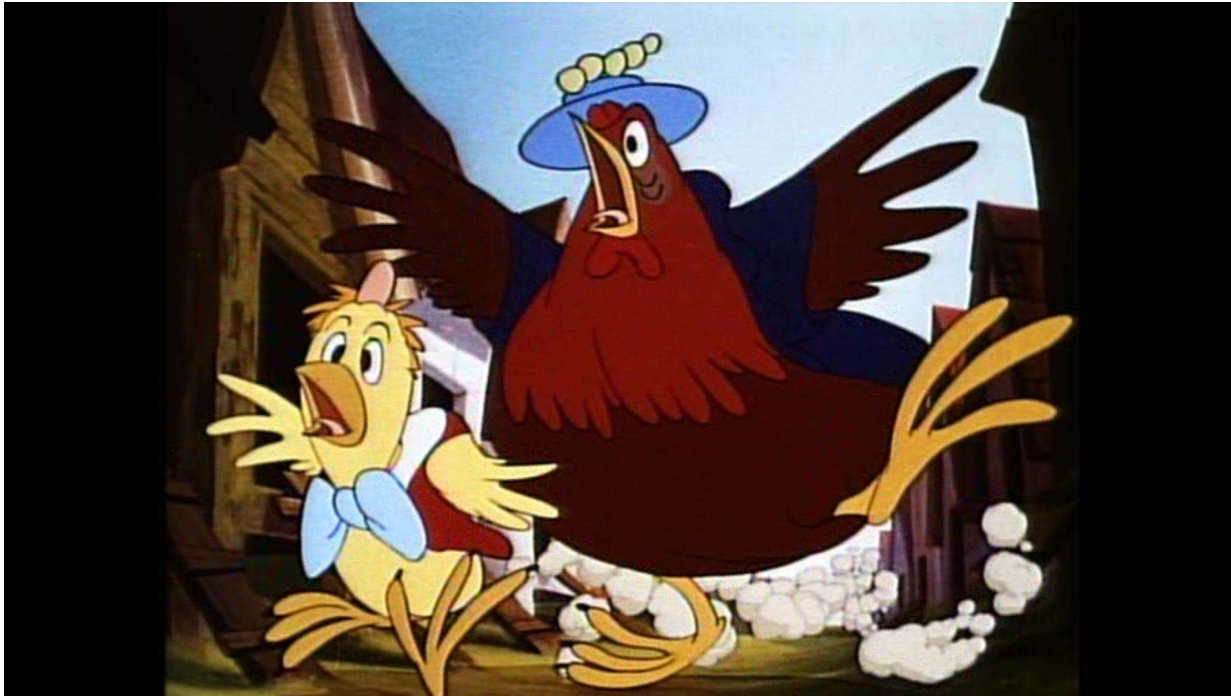
Take this as an opportunity to focus on protecting what is really important.



BILL 23- Guiding Principles for Future Strategy

The sky is not falling.

Just because a property is removed from the Heritage Register does not mean it will be demolished. Many properties will become eligible for inclusion on the Heritage Register again in 2030. Not all of them are at high risk of redevelopment (ie. Cemeteries).



BILL 23- Guiding Principles for Future Strategy

Honey over vinegar.

Messaging to property owners and developers should focus on incentives rather than threats.



BILL 23- Guiding Principles for Future Strategy

Work smarter not harder

Find out what information and research we already have (LACAC files etc...)



BILL 23- Heritage Register Evaluation

Site Visits

- Need current photos of all heritage registered properties (may need to send letters to owners first.

Determine Possible Evaluation Criteria:

- **Risk assessment (likelihood of demolition)**
- **Must meet 2/9 heritage designation criteria**
- Exceptionality of design (Use Keeping Places Guidelines to classify buildings)?
- Originality?
- Landmark value?
- Rarity?