

**Heritage Burlington Committee**  
**Heritage Planner Update- March 8, 2023**

**Updates:**

- 795 Brant Street- Heritage designation appealed, rezoning and official plan amendments appealed
- February 28 Community Planning Regulation and Mobility Committee Meeting:
  - 977 Unsworth Avenue designation recommended for approval at March 21, 2023 Council meeting
  - 488 Locust Street recommended for approval at March 21, 2023 Council meeting
  - 2411 Lakeshore Avenue grant for door restoration recommended for approval at March 21, 2023 Council meeting
  - 2222 Lakeshore Road grant for window replacement recommended for approval at March 21, 2023 Council meeting
  - Objections to register listings report- all registrations sustained until at least the end of the Downtown Heritage Study

**Bill 23 Strategy**

Summary:

- Responding to Bill 23 requires a multi-step plan to be implemented throughout 2023 and 2024
- The Heritage Burlington Advisory Committee will be a crucial part of this work since HBAC represent the public and the community.
- The Bill 23 Strategy is still under review, but the most important component is the review and evaluation of all non-designated properties on the Heritage Register to decide on a shortlist for possible heritage designation

Presentation

- 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. Currently, a property does not need to meet any criteria to be included on the register as a non-designated property.
- 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
- 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)
- The Heritage Register also used to include an additional 406 B-rated properties that were removed after the 2012 New Approach to Heritage report and now have no protection
- What to do with 212 non-designated heritage properties?
  - 12 of these properties are in the process of designation or being studied for possible designation
  - An additional 50 non-designated properties are included in the Downtown heritage study areas
  - A Cultural Heritage Resource Assessment for an individual property costs an average of \$5000 and 60 hours of work. Studying 200 properties would cost an estimated \$1,000,000 and 12,000 hours of work (365 weeks or 6.5 years)
  - Realistic estimate of how many properties could be studied if a consultant started in June and worked continuously on Burlington research- 23 properties 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%. With public consultation and other work factored in, could be up to \$160,000

#### Guiding Principles of a Future Strategy

1. Make lemons out of lemonade. Take this as an opportunity to refocus on protecting top priority heritage properties
2. 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 be become eligible for inclusion on the Heritage Register again in 2025. Not all of them are at high risk of redevelopment (ie. Cemeteries).
3. Use honey over vinegar. Messaging to property owners and developers should focus on incentives rather than threats.
4. Work smarter not harder. Find out what information and research we already have (LACAC files etc...)

#### Evaluate Heritage Register (HBAC/Staff/Consultant) March- October 2024

- a) Compile existing research (May-June 2023)- determine how many non-designated properties have already been researched and have statements of significance (Staff)
- b) Prioritize Key Properties (March-July 2023)- Develop evaluation criteria, identify gaps, perform comparative analysis, risk assessment and prioritize key register properties (HBAC) Focus on the most important/rare/distinctive non-designated properties on the register, using criteria like exceptionality of design, quality of materials, scale, landmark value and rarity relative to existing designated resources
  - i. Need current photos of all properties
  - ii. Identify gaps in the heritage register. Complete a comparative analysis of the register for time periods, architectural styles
  - iii. Risk Assessment- Determine what properties are in areas at high risk for redevelopment activity (Would require staff resources)
- b) Retain consultant to study shortlist (August- October 2023)
- c) Study Designation Candidates (November 2023- October 2024)
- d) Report to CPRM and Council (Every 4 months, starting February 2024)

Heritage Burlington is asked to:

- Review the Heritage Register attached and the Planner Update
- Briefly review pages 16-41 of Burlington's [Keeping Place: Heritage Based Urban Design Guidelines for Downtown Burlington](#) document