

# **Heritage Response to Bill 23- 2023-2025**

April 2023

## **1.0 Key Actions**

### **1.1 Endorse Heritage Response Plan (staff) February-April 2023**

- a) Review by management (February 2023)
- b) Review by Heritage Burlington Committee (March 8, 2023)
- c) Review by Council (CPRM & Council –May 2 CPRM, May 16 Council)

### **1.2 Calculate Financial Impacts (staff) March 15- April 15, 2023:**

- a) Work with Finance staff (Staff)- Work with finance staff to calculate current cost of tax rebate program, estimate cost of expanding program by 23-40 properties based on existing participation rates (55% of owners of designated heritage properties currently participate in Heritage Tax Rebate Program) Financial impact of new designations.

### **1.3 Improve Heritage Processes (staff + HBAC) (April 15- June 27)**

- a) Survey Grant Recipients (Staff) Survey owners who have accessed the grant program, what is their number one concern (Personal, direct calls with owners) (April 15- May 15)
- b) Review Heritage Permit processes (Staff + HBAC) (April 15-June 2023)
- c) Explore mechanisms (ie. [Community Improvement Plan](#), conditional zoning (under s. 34(16)) to create a heritage incentives program that can provide eligible pre-1945 or “heritage character” properties with additional development opportunities to encourage them to keep their heritage/character assets. See [City of Calgary for example](#). (March- September 2023)
- d) Review improvements with HBAC (June 2023)
- e) Report to CPRM, Council (June 27) (Staff)

### **1.4 Communications (staff + HBAC) (August 1- October 31)**

- a) Outreach to registered owners (Staff) Elicit as many voluntary designations as possible. Perform outreach to registered owners informing them about the heritage tax rebate program (worth 40% of City, regional and school board components) and the grant program and informing them about the 2023-2025 deadline
- b) Report to CPRM/Council on feedback (Staff)

### **1.5 Voluntary Designations**

- a) Research any properties whose owners are willing to voluntarily designate
- b) Review designations with Heritage Burlington
- c) Report to CPRM, Council

### **1.6 Evaluate Heritage Register (HBAC/Staff/Consultant) March- (April 2023- November 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 (April-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 photographic or image-based inventory
  - 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 (September- October 2023)
- c) Study Designation Candidates (November 2023- October 2024)
- d) Report to CPRM and Council (Every 4 months, starting February 2024)

## **2.0 Bill 23 Legislative Changes with Impacts to Burlington (A Refresher)**

- \*Regulations about existing designated heritage properties are not changing\*
- 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

## **3.0 Bill 23- The Situation in Burlington**

- Burlington's Heritage Register includes 77 designated heritage properties and 213 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

## **4.0 Bill 23- Main Challenges and Resource Impacts**

- What to do with 200 non-designated heritage properties?
  - 13 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

- 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

### **5.0 Guiding Principles of a Future Strategy:**

- Make lemons out of lemonade. Take this as an opportunity to refocus on protecting top priority heritage properties
- 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).
- Use honey over vinegar. Messaging to property owners and developers should focus on incentives rather than threats.
- Work smarter not harder. Find out what information and research we already have (LACAC files etc...)

### **6.0 Preliminary Shortlist of Prominent Heritage Register Sites**

1. Burlington Central High School (c. 1922), 1433 Baldwin Street
2. The Holy Sepulchre Chapel / Cemetery (c.1889), 608, 610 Bayshore Boulevard
3. Sherwood Inn: Formerly the Queens Hotel Originally the Zimmerman House (c. 1860), 400 Brant Street
4. Burlington Central Public School (c. 1912 and 1922), 638 Brant Street
5. Hamilton and North Western Rail Road Station (c.1875), 431/433 Brock Avenue
6. The Dakota Schoolhouse (c.1862), 5726 Cedar Springs
7. Nelson United Church and Cemetery (c.1859), 2437 Dundas Street
8. St John's Anglican Church (c.1839), 2464 Dundas Street
9. St. Luke's Church and Burying Grounds (aka 1370 Ontario St.) (c.1834), 1371 Elgin Street (Commissioned by the family of Joseph Brant)
10. The Former Methodist Episcopal Church (c. 1868) The Iron Duke, 451 Elizabeth Street
11. Knox Presbyterian Church (c.1845), 461 Elizabeth Street
12. The Laing - Speers House and former Burlington Public Library (c.1873), 482 Elizabeth Street
13. Cedar Springs Community Club, 2081 Grand Boulevard
14. The Burlington Electric Company, 482 John Street
15. The Kilbride Schoolhouse (c.1876), 2201 Kilbride Street
16. The Joseph Brant House Museum (c.1937), 1245 Lakeshore Road
17. The Sewage Pumping Station (c.1915) aka 2137 Junction Street, 2137 Lakeshore Road
18. Lakeshore Public School (c.1919), 2243 Lakeshore Road
19. L'Eglise St Philippe Originally Calvary Baptist Church (c.1875), 472 Locust Street

20. The Chrysler Carriage Shop (aka 2105 Old Lakeshore Rd.) (c.1859), 2101, 2103 Old Lakeshore Road
21. St. Matthew on the Plains Church and Cemetery (c.1866/1920), 126 Plains Road East
22. East Plains United Church and Cemetery (c.1866/1907), 375 Plains Road East
23. The Holy Sepulchre Chapel / Cemetery (c.1889) (aka 608, 610 Bayshore Blvd, 600 Spring Gardens Rd), 574 Plains Road West
24. The Stewart - Spence House, 0 Appleby Line (Built 1832)