

# Heritage Planner Update

Heritage Burlington Advisory Committee

December 17<sup>th</sup>, 2024

# Bill 23 – Heritage Designation Candidates Shortlist Update

- The Province’s Bill 23 amended the *Ontario Heritage Act* and the impact will affect non-designated (“listed”) properties
- Bill 23, the *More Homes Built Faster Act*, was passed in 2022 to facilitate the construction of 1.5 million new homes in Ontario by 2031
- The City has until January 2027 to designate significant non-designated (“listed”) properties



# Bill 23 – Heritage Designation Candidates Shortlist Update

- Heritage response to Bill 23 – shortlist of designation candidates (PL-35-23)
  - Council, November 14<sup>th</sup>, 2023
- Heritage Planning staff are working with Stantec to undertake cultural heritage evaluations of the 27 shortlisted properties
- HBAC consultation previously occurred on six properties in October 2024
- Consulting on Batch 2 (four properties) today



# Heritage Designation Reports Update

---



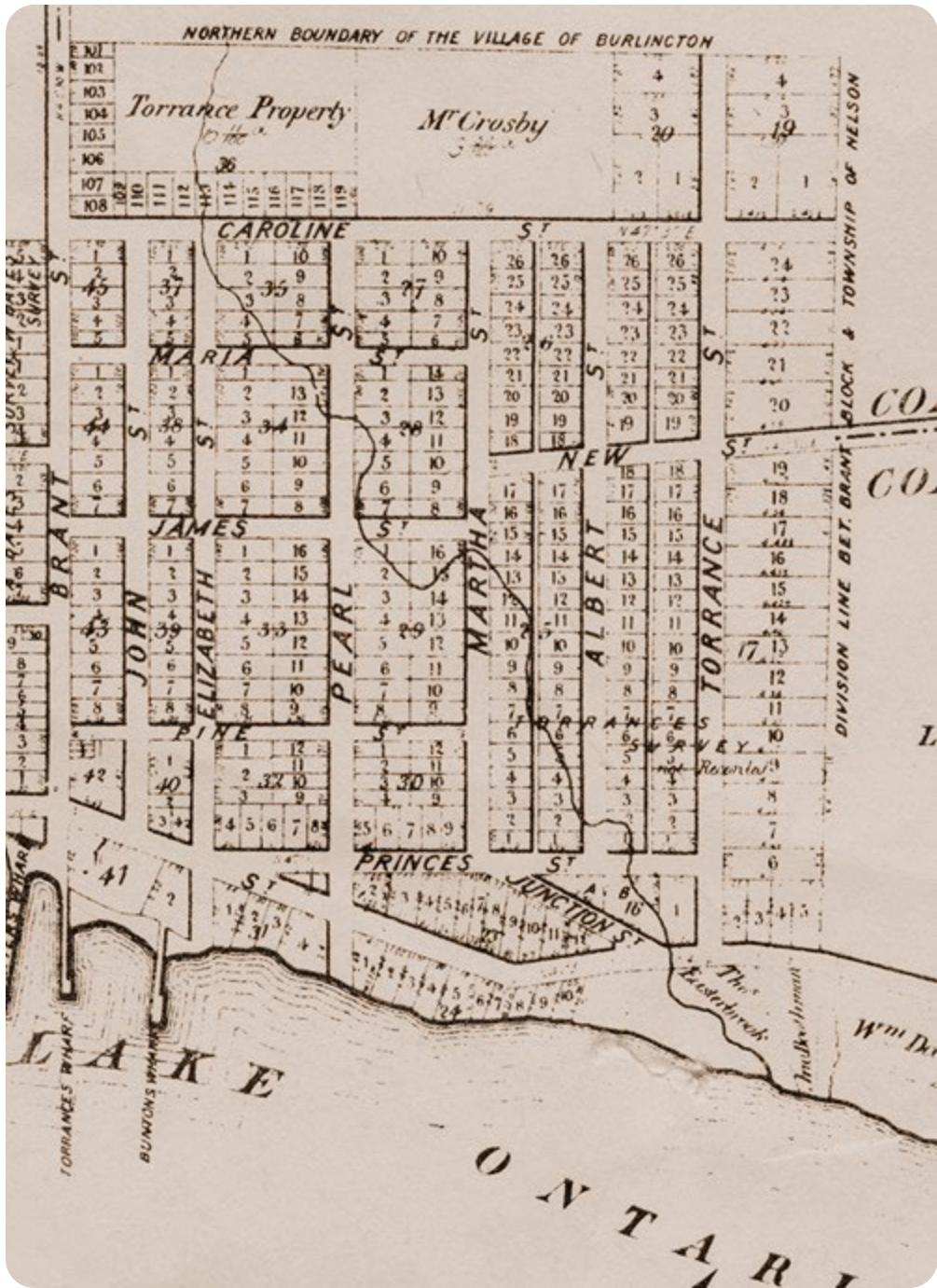


# Stantec Moment

## Online Security During the Holidays

- **Don't get burned by a Wi-Fi hotspot.** To protect your privacy when using public Wi-Fi hotspots, make sure you have installed a Virtual Private Network (VPN) on your device.
- **Be aware that online scams increase this time of year.** Be wary of opening that tempting email to "get a free iPad", "win a trip down south" or "claim your free gift".
- **Passwords are as important today as ever.** Strong passwords are a key part of your defense.
- **Never leave a mobile device unattended in a public place.** Avoid leaving your devices in a locked car at shopping malls, movie theaters, etc. Take them with you, and if you must, lock them in the trunk.
- **Remember to use the passphrase or pass lock feature on all your mobile devices.** This will help to protect your information.
- **Online criminals don't take holidays; neither should security!**





# Agenda

1. Project Overview
2. Methodology
3. Evaluation Updates
  - 513 Locust Street
  - 490 Elizabeth Street
  - 550 Hurd Avenue
  - 390 John Street
4. Next Steps



# Project Overview

Stantec Consulting Ltd. was retained by the City of Burlington to prepare 27 Cultural Heritage Evaluation Reports for properties listed on the *City's Municipal Cultural Heritage Register*.

Field investigations and preliminary reporting was completed throughout Summer and Fall 2024.

The findings of four evaluations are being presented this evening.





# Methodology

This heritage evaluations use Ontario Regulation (O. Reg.) 9/06 for identification of CHVI.

The heritage evaluation considers:

- Detailed background history and document review
- Site assessment from the public right of way

A property can be designated under the Ontario Heritage Act (OHA) if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

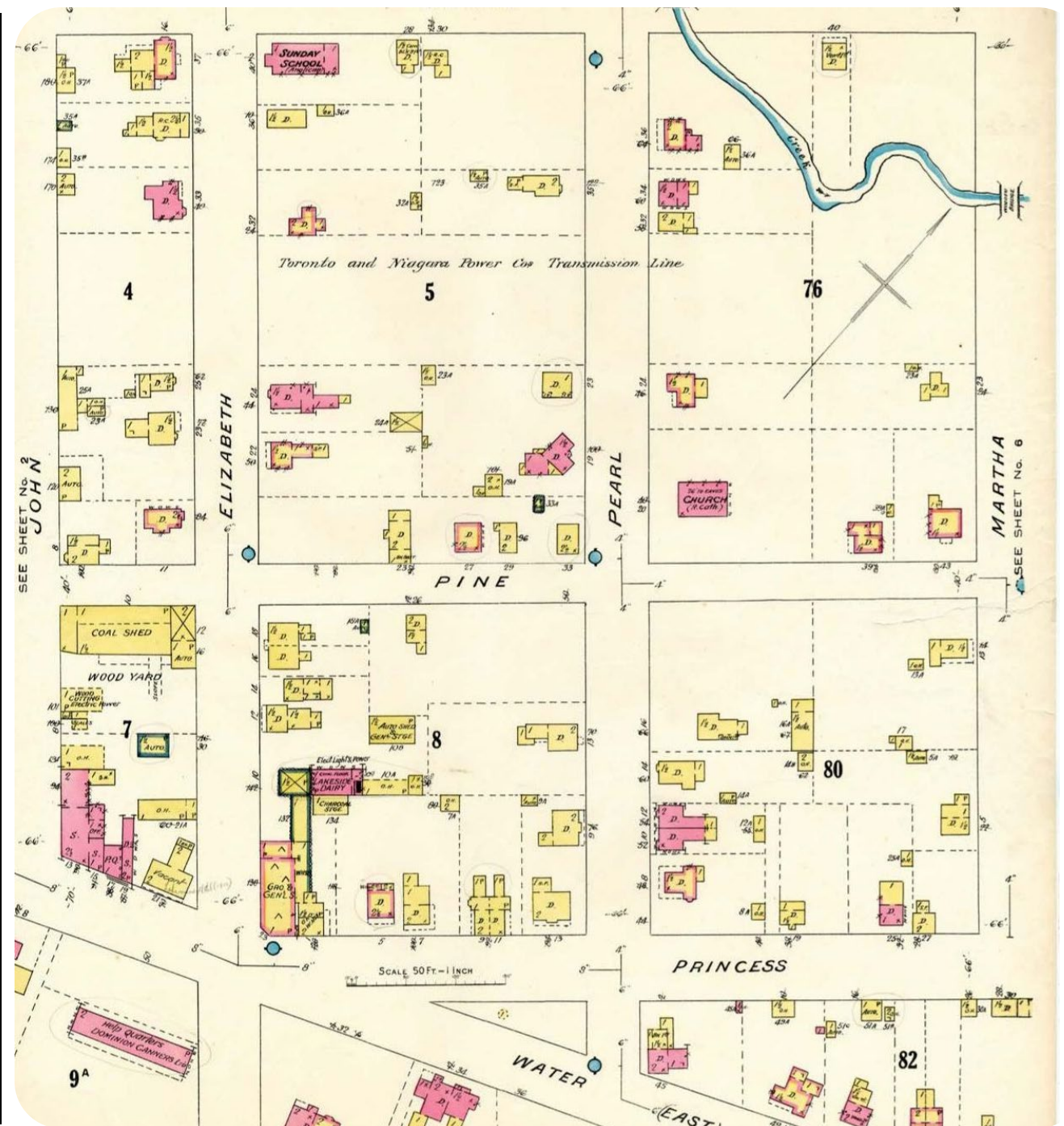






# Evaluation Updates

1. 513 Locust Avenue
2. 490 Elizabeth Street
3. 550 Hurd Avenue
4. 390 John Street





# Evaluation Summary

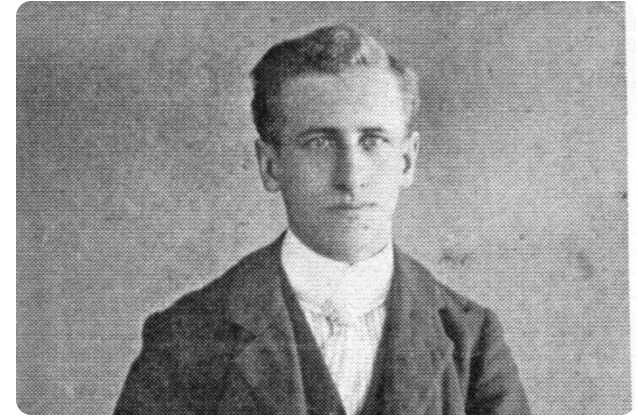
Criterion		513 Locust Avenue	490 Elizabeth Street	550 Hurd Avenue	390 John Street
i.	The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	No	Yes	Yes	Yes
ii.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	No	No	No
iii.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	No	No	No
iv.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	Yes*	Yes	No	No
v.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	No	No	No
vi.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	No	No	No
vii.	The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.	No	No	No	No
viii.	The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No	Yes	Yes	No
ix.	The property has contextual value because it is a landmark.	No	No	No	Yes

\*This evaluation is being revised to account for the property's historical associations with Elgin Harris.



# 513 Locust Street

Photographs





# 490 Elizabeth Street

## Proposed Heritage Attributes

Elements that contribute to the design value of the property, including:

- Two- and one-half storey structure with rectangular plan, brick construction, and hip roof
- Symmetrical five bay organization of the front (north) façade with central entrance comprised of single entrance door with wood frame, pilasters, sidelight, transom, brick voussoir
- Rectangular wood sash windows with wood storm covers on the first storey of the north, east, and south facades
- Brick soldier courses on first storey windows on the north, east, and south facades and keystone details on the east façade windows
- 8/2 sash wood frame windows on the second storey of the north, east, and south facades
- Hip roof dormers with wood siding located on the east and south facades

- Two storey porch with wood pillars, paneled detailing, and wood balustrade located on the east façade
- Two storey porch with wood pillars, panel detailing, and wood balustrade on north facade
- Dentil detailing located on the eaves on all facades
- Brick chimney on the north facade

Elements that contribute to the historical and associative value of the property, including:

- Historical association with owner George Fisher who was a prominent businessman who was president of the Burlington Canning Co. that operated in Burlington for over five decades

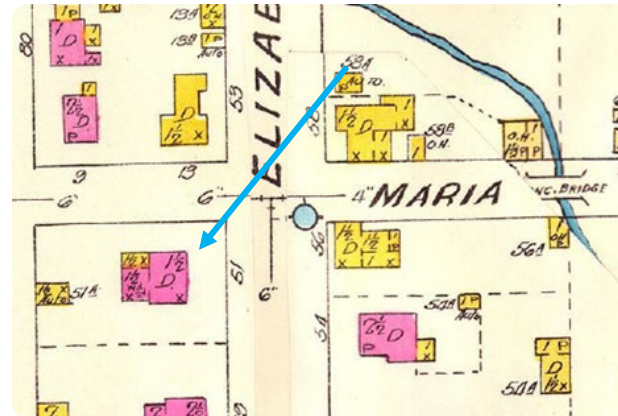
Elements that contribute to the contextual value of the property include:

- The residence's location on the west side of Elizabeth Street adjacent to 482 Elizabeth Street which shares its historical association having been built under the ownership of James Laing, an independently wealthy resident, in the mid-19th century



# 490 Elizabeth Street

Proposed Heritage Attributes





# 550 Hurd Avenue

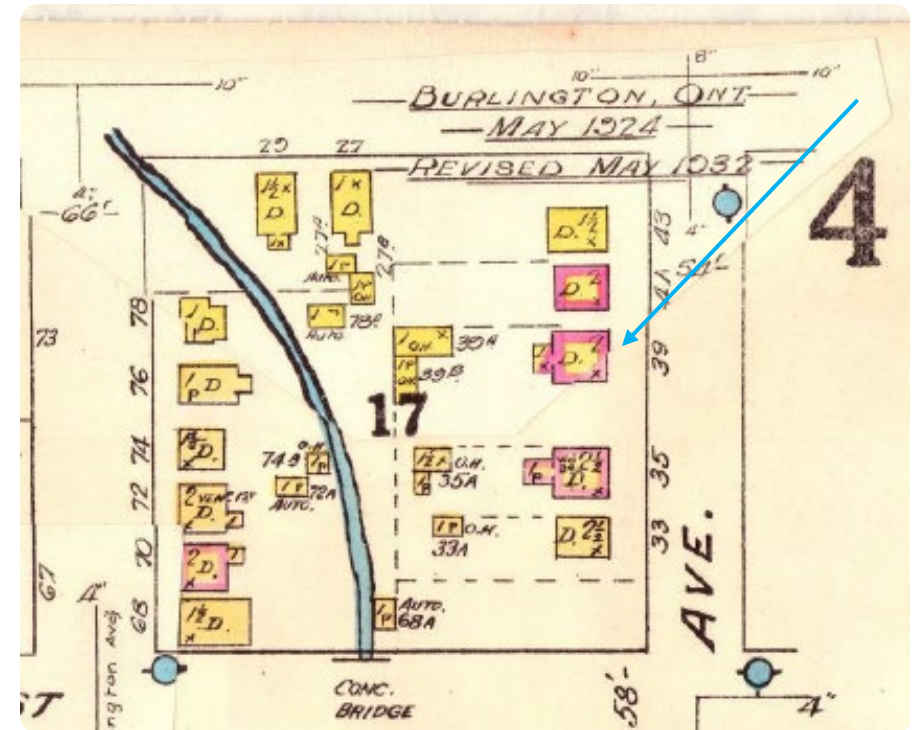
## Proposed Heritage Attributes

Exterior attributes that contribute to the design and physical value of the residence:

- Two storey height and rectangular plan
- Red brick exterior
- Hip roof with an offset pedimented gable
- Protruding bay below the pediment gable
- Front porch details including:
  - Gable pediment located on the east façade
  - Wooden doric columns located on the east façade
  - Railing with squared posts located on the east façade
- Segmental arched windows with brick voussoirs located on the east façade

Attributes that contribute to the contextual value of the property:

- The location of the residence on the west side of Hurd Avenue between Birch Avenue and Caroline Street





# 550 Hurd Avenue

Proposed Heritage Attributes





# 390 John Street

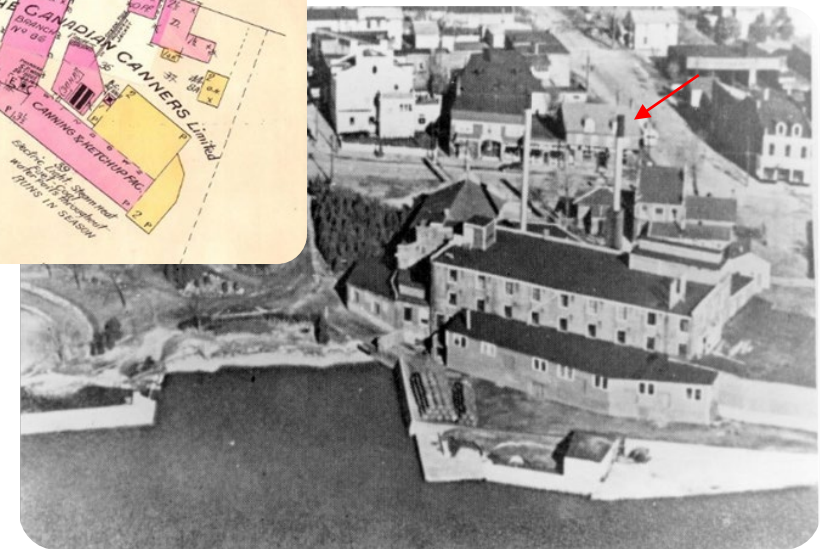
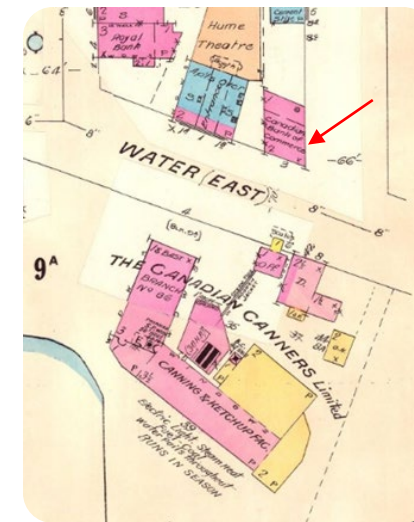
## Proposed Heritage Attributes

Attributes that contribute to the design value of the property as a rare late 19th century Neo-Classical style commercial building include:

- Two and one half storey structure with side gable roof with brick chimney
- Rear one storey red brick section with irregular roofline
- Red brick exterior with brick banding and voussoirs
- Rusticated stone foundation cladding
- 2/2 wood windows within segmental frames (south and east elevations)
- Fixed windows with segmental transoms (south and east elevations)
- Recessed central entrance (south elevation)
- Segmental door transoms (east elevation)
- Mirrored one-quarter windows (east elevation)

Attributes that contribute to the contextual value of the property:

- The landmark position of the building at the intersection of John Street and Lakeshore Road







# 390 John Street

Proposed Heritage Attributes





## Next Steps

- January 2025
  - Presentation of remaining evaluations to Heritage Burlington
- Q1 2025
  - Committee of the Whole and Council presentations for all evaluations

**Thank you**

---



# 3044 Lakeshore Road – Designation Candidate

- Draft Cultural Heritage Evaluation Brief shared with HBAC members
- Owner wishes to provide input into Statement of Cultural Heritage Value (SCHVI) or Interest
- Next steps: share draft SCHVI with owner, report back on final document

