

**April 15, 2025 City of Burlington Council Meeting  
Heritage Burlington Advisory Committee Delegation Notes  
Marsha Paley, Chair**

Good Morning, Mayor Meed-Ward, Councillors, City Staff and Ladies and Gentlemen of the Audience:

My name is Marsha Paley and I am here today as the Chair of the City's Heritage Burlington Advisory Committee along with Andy Lyster, our Vice-Chair who spoke last Monday at the Committee of the Whole meeting. Since then Heritage Burlington supported a request for a delegation to Council to be made with respect to reconsideration of 2003 Lakeshore Road and 390 John Street for heritage designation. As many Council members know, I am a Registered Professional Planner so bring forward this professional perspective to you today. What may not be known is I own a 122-year old Edwardian (1903) house not in Burlington while Andy owns a municipally listed home in Burlington and at least another committee member owns a designated home here. We all realize we are only one owner in a series of owners of these outstanding properties; stewards of the history that came before us and hopefully from those that come after us.

As a three-year member of the Committee, two as Vice-Chair, I have seen first-hand all of the recent work that has been put forth by the members and staff to research, visit, photograph where possible and review reports on the 220+ listed properties to come up with a first high priority list of 27. We now begin the work on the next priority list of properties. However, even this current municipal registry does not account for all of the potential historic buildings or properties within our City, both rural and urban which under Bill 23 are to be delisted or not even to be considered for designation until another five years. Thank you to the Mayor and Council, and especially our most recent Council liaisons, Cr. Nisan and Stolte and City staff (Chloe, John and Jo-Anne), for the support of the motion to extend the Bill 23 deadline to January 1, 2027. We certainly appreciate the investment put in for the consultants for this first priority list of designations in the downtown and we welcome the third-party review on the four committee Heritage Burlington recommended properties. However, with 17 months left in the Bill 23 extension deadline our hard work by our one heritage planner, the 11 Heritage Burlington volunteers with some research by the Burlington Historical Society and in absence of further investment for a consultant, must continue.

Today, though we want to provide some additional information with respect to 2003 Lakeshore Road (built 1948 to 1954) and 390 John Street (built 1880s). At last week's meeting, there was a question specifically about whether other municipalities have designated bank buildings and especially any mid-20<sup>th</sup> century bank buildings. If I can direct Council's attention to our delegation notes, we have attached a chart with this information based on a quick Google search so not certain these six-20<sup>th</sup> century former bank buildings are the only ones that have been designated. Information is provided on the bank, its location, style and materials, architects, designation criterion met and other information. In summary, we found:

- The locations, materials and styles reflect the competition between Canadian financial institutions.
- Many banks were built by leading Canadian architectural firms who designed other prominent buildings of the time.
- Often have contextual value as an anchor building highlighting their permanence, safeness and solidness or reflect the beginning financial stability of a community.

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Both of these buildings meet, according to the Stantec reports, at least the current two required criterion for designation. They highlight banks as anchor buildings being in the heart of the downtown on prominent corners. The late-19<sup>th</sup> century bank is made of red brick with large windows, several with arches, while the mid-20<sup>th</sup> century version is rectangular with an ashlar limestone exterior. Strong and permanent; safe with Burlingtonians' money.

With all of the proposed development in the downtown, we need to take steps to protect what remaining built heritage we can. The developer has stated they are open to a future conversation about preserving some of the heritage attributes of these properties and a designation now will promote this continued dialogue. As the City's Senior Heritage Planner noted last week, a designation allows for the continuing discussion which according to Bill 23 would not if their development does not occur for another 5 to 10 or more years. Although we would hope that the Council of that day would continue to support the built heritage attributes, once designated, at any time a Council can alter the parameters of a designated property if this is a way to continue to collaborate with developers. At least by designating, the community remains at the table for those future conversations. It should be noted that in seeking a heritage designation on these two properties it will also provide Burlington with a rare opportunity if not the only one on record in possibly Ontario or all of Canada. As seen in the attached photos, these two properties 'bookend' this block by showcasing the various heritages including the context of Burlington's economic evolution through a unique waterfront-facing viewscape containing both a 19<sup>th</sup> century bank (390 John St.) and the mid-20<sup>th</sup> century bank at 2003 Lakeshore Rd. of two very different styles.

In closing, Council has taken a leadership role in supporting Heritage Burlington's recommendation on the majority of the highest priority listed buildings/properties. Our hope is that the current owners of these two properties, like those incorporating the Walker House on Walker's Line into the townhouse development and the Ackland Building on Pearl St. side-by-side with the condo tower, will work with the City to highlight our heritage along with being able to develop a new contemporary building. Maybe someday this new development will be recognized as having its own heritage value thorough its aesthetics, architecture, design or in the context of integration of these two former bank, now commercial buildings.

Thank you for the opportunity to present this additional information. I would welcome any questions that you may have.

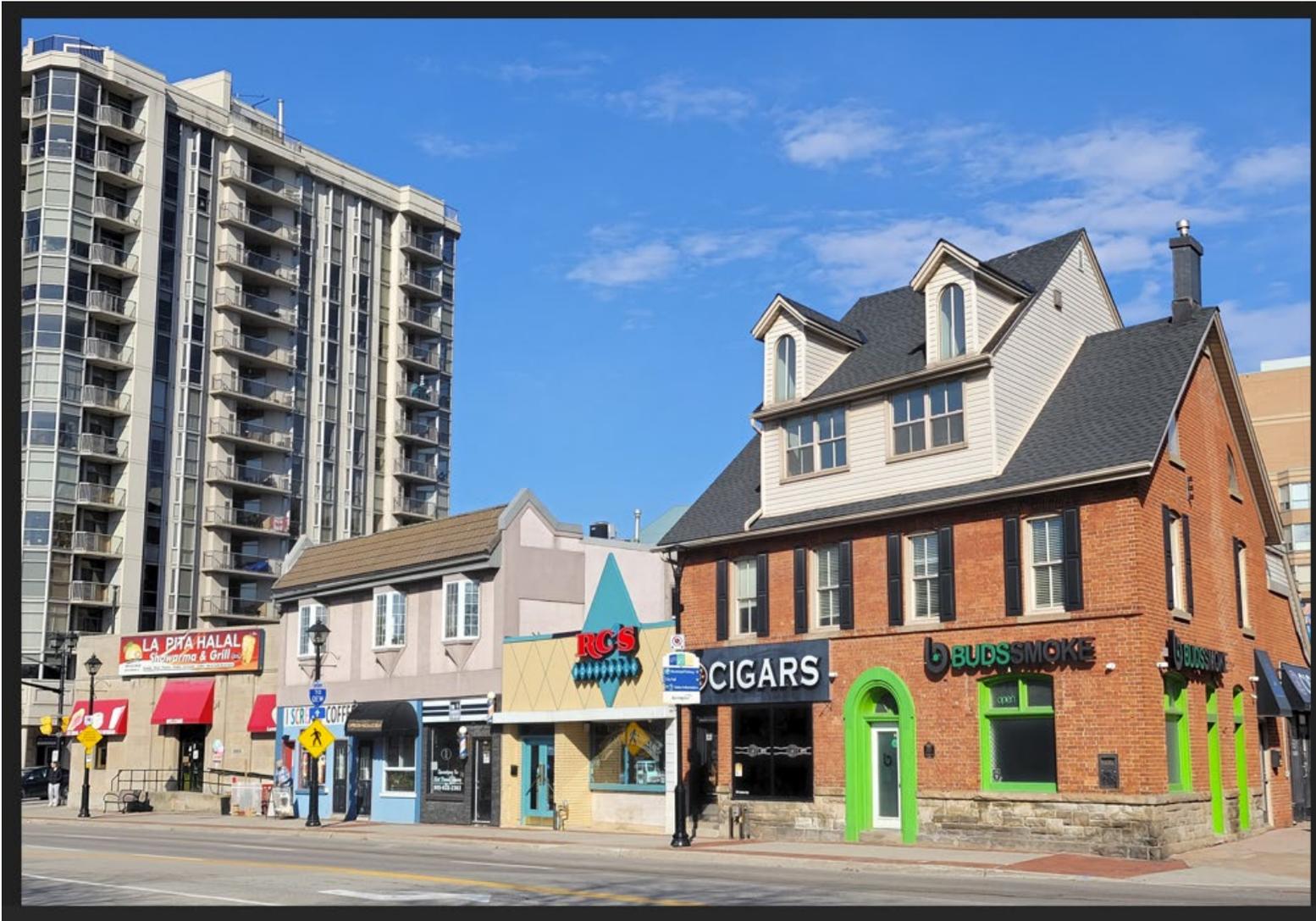
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**Table 1: Information on 20<sup>th</sup> Century Heritage Designated Former Banks**

No.	Financial Institution	Location	Year of Construction	Style and Materials	Designer/Architect/Planner	Criterion/Designation Date	Other Notes
1.	Bank of Toronto	205 Yonge Street, Toronto, ON	1905	Neoclassical, as interpreted by Beaux Arts principles	Edward James (E. J.) Lennox (designed over 70 buildings in Toronto including Old City Hall and Casa Loma)	Designated in 1975	Reflects the competition between Canadian financial institutions in the early 20 <sup>th</sup> century.
2.	Canadian Imperial Bank of Commerce	226 King Street East, Toronto, ON	1907	Edwardian Classicism, stone base with buff brick with extended window openings	Darling and Pearson (designed numerous buildings including the Royal Ontario Museum and seven University of Toronto buildings)	Designated in one category in 1999.	Leading architect firms who designed many other prominent buildings.
3.	Dominion Bank	420 Bloor Street, Toronto, ON	1912	Edwardian Classicism, smooth brick surface with restrained detailing	John MacIntosh Lyle (leading Canadian architect in the Beaux Arts style and City Beautiful movement including Union Station)	Designated in three categories in 2006.	Prototype for later banks. Contextual value as an anchor building.
4.	Merchants Bank of Canada	78 Main Street South, Georgetown, ON	1918	Beaux Arts, textured limestone with arched windows	Not known	Under review	Under review
5.	Canadian Imperial Bank of Commerce	18 Talbot Street North, Essex, ON	1947	Art Deco, rectangular with flat roof and buff brick with ashlar limestone exterior	Not known	Designated in three categories in 2025. NOTE: Contextual as it defines Essex Centre's commercial district.	Art Deco style rare in Essex and for banks.
6.	Dominion Bank	88 Lakeshore Road East, Mississauga, ON	1947	Art Moderne, rectangular with flat roof and smooth ashlar limestone exterior	Douglas Kertland (designed the Automotive Building at the CNE)	Designated in three categories in 2024. NOTE: Contextual as it is on a prominent corner and highly visible.	Art Moderne style rare.

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Attachment 1: Photo of Lakeshore Frontage of Former 20<sup>th</sup> Century Bank and Former 19<sup>th</sup> Century Bank (between 2003 Brant Street on left and 390 John Street on right, including east facing view)



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Attachment 2: Photo of Lakeshore Frontage of Former 20<sup>th</sup> Century Bank and Former 19<sup>th</sup> Century Bank (between 2003 Brant Street on left and 390 John Street on right)

