

August 8, 2025

sent via email

**City Clerk, City of Burlington**

426 Brant Street

P.O. Box 5013

Burlington, ON L7R 3Z6

**Subject: Formal Objection to Proposed Heritage Designation – 482 and 490 Elizabeth Street, Burlington, Ontario**

I am representing the owners, 2705081 Ontario Inc. and The Court Group of Companies Inc. (██████████), and writing to formally object to the proposed heritage designation of the properties located at 482 and 490 Elizabeth Street, Burlington, as set out in the City's recent *Notice of Intention to Designate* under *Part IV of the Ontario Heritage Act*.

While we fully respect and support the principles of heritage preservation and recognise the importance of protecting Burlington's architectural and cultural history, a thorough review of the Cultural Heritage Evaluation Reports reveals several discrepancies including incorrect orientation directions and outdated or inapplicable attributes. Please review the edits / justification proposed for both the properties in red to the memorandum. As such, we object to the proposed designation of the properties municipally known as **482 and 490 Elizabeth Street**.

Our concerns and the detailed rationale for this objection are outlined in the attached memorandum, which we respectfully request be considered as part of the formal objection process.

Should you require any clarification or wish to discuss the contents of this letter or the accompanying memorandum, please do not hesitate to contact the undersigned.

*Harsh Padhya*

Harsh Padhya, CAHP

CC – Chloe Richer, Senior Planner - Heritage

## MEMORANDUM

### 490 Elizabeth Street, Burlington

#### 4.2 Statement of Cultural Heritage Value or Interest

##### Description of Property

The property is located at 490 Elizabeth Street in the City of Burlington at the historic address of Lot 1 Block F of Wellington Square in the former Nelson Township. The property is located on the west side of Elizabeth Street, at the south corner of the intersection of Elizabeth Street and Maria Street. The property contains a mid-19th century Neo-Classical style two- and one-half storey residence.

##### Cultural Heritage Value

##### Design/Physical Value

The residence demonstrates design and physical value as a representative example of a mid-19th century Neo-Classical residence. Likely built in 1855, the residence contains distinguishable elements typical to this style including the overall massing with two and one half storey height and rectangular plan, the symmetrical front ~~(east)~~ **(north)** façade with ~~wood frame~~ **replacement metal** windows and central entrance surrounded by sidelights and fanlight. The property also contains a two-storey porch on the ~~east~~ **west** facade with wooden pillars, paneled detailing, ~~turned balustrade~~, and oversized dentils at the eaves. ~~The west elevation also contains a two-storey porch of a similar composition and materiality,~~ with an enclosed first storey.

##### Historic/Associative Value

The residence at 490 Elizabeth Street demonstrates historic and associative value for its connection to George Fisher, who purchased the property in 1888. George Fisher was a prominent businessman and president of the Burlington Canning Co which operated on the Burlington waterfront for over five decades. Fisher resided at the property into the 1920s.

##### Contextual Value

~~The residence demonstrates contextual value as it is historically linked to the adjacent structure at 482 Elizabeth Street. Both properties were built in the mid 19th century under the ownership of James Laing, an independently wealthy resident. The presence of the two structures and their historical relationship to each other is reflective of the mid 19th century settlement of Burlington's core near Lake Ontario.~~

**While the residence shares historical ownership with the neighbouring property at 482 Elizabeth Street, this alone does not confer contextual value. The mere association with a wealthy individual, such as James Laing, does not substantiate a meaningful contribution to the character or identity of the surrounding area. Contextual value under**

the Ontario Heritage Act requires a property to support or define the historic character of its setting. In this case, the house does not demonstrate a distinct visual, historical, or functional relationship with its surroundings beyond shared ownership. Furthermore, there is no clear evidence that James Laing played a significant public or civic role in Burlington's development during that period.

Therefore, it does not meet the threshold for contextual value criteria viii. 'Is physically, functionally, visually, or historically linked to its surroundings.'

### Heritage Attributes

The following heritage attributes have been identified for the **historic** structure at 490 Elizabeth Street.

- Exterior attributes that contribute to the design value include:
  - 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 façade
  - Dentil detailing located on the eaves on ~~all~~ **the front (north) facade**
  - Brick chimney on the ~~north-west~~ **façade**
  
- Attributes that contribute to the historical and associative value include:
  - 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.
  
- ~~Attributes that contribute to the contextual value 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.~~

## **482 Elizabeth Street, Burlington**

### 4.2 Statement of Cultural Heritage Value or Interest

#### Description of Property

The property is located at 482 Elizabeth Street in the City of Burlington. The property is located at the historic address of Lot 2 Block F of Wellington Square in the former Nelson Township. The property is located on the west side of Elizabeth Street, near the intersection of Elizabeth Street and Maria Street. The property contains a late 19th century residence with a rear addition from the 20th century.

#### Cultural Heritage Value

##### Design/Physical Value

The structure (**exclusive of the addition to the south elevation**) at 482 Elizabeth Street was built in 1873 and is a representative example of late 19th century Neo-Classical residential construction. The structure is a portrayal of the types of design and building materials that were available in the late 19th century to the upper-class homeowner or builder. The Neo-Classical style was popular in Ontario in the early to mid 18th century, taking much inspiration from Georgian architecture which preceded Neo-Classicism in popularity. The overall massing and fenestration of 482 Elizabeth Street displays the distinguishable elements of Neo-Classical architecture style. The residence at 482 Elizabeth Street is presently a vernacular interpretation of the style. While the residence is a simplified interpretation of Neo-Classicism, design elements are still present in the general massing, symmetrical layout of windows, and main entrance with pilasters, side lights, and transoms.

##### Historical/Associative Value

The property is historically associated with its use as a branch of the Burlington Public Library in the mid-20th century. Originally built as a residence in 1873, the property began being used as a library in 1950. During its use as a library, the property was frequented by a significant influx of European immigrants following the Second World War. The library at 482 Elizabeth Street was used as a place to educate British war brides.

##### Contextual Value

~~The property has historical links with the property at 490 Elizabeth Street. Both structures were built for the same owner, James Laing. Laing was a wealthy aristocrat who had two residences built on Elizabeth Street: 482 Elizabeth and 490 Elizabeth. Laing also owned multiple lots in the former Nelson Township. James Laing and his wife Christina were the first to live in the residence.~~

**While the residence shares historical ownership with the neighbouring property at 490 Elizabeth Street, this alone does not confer contextual value. The mere association with**

a wealthy individual, such as James Laing, does not substantiate a meaningful contribution to the character or identity of the surrounding area. Contextual value under the Ontario Heritage Act requires a property to support or define the historic character of its setting. In this case, the house does not demonstrate a distinct visual, historical, or functional relationship with its surroundings beyond shared ownership. Furthermore, there is no clear evidence that James Laing played a significant public or civic role in Burlington's development during that period.

Therefore, it does not meet the threshold for contextual value criteria viii. 'Is physically, functionally, visually, or historically linked to its surroundings.'

### Heritage Attributes

The following heritage attributes have been identified for the ~~property~~ **historic structure** at 482 Elizabeth Street.

- Exterior elements that contribute to the design value of the ~~property~~ **historic structure include** including:
  - Symmetrical layout of windows located on the north, east, and west elevation exclusive of the addition to the south elevation.
  - Main entrance ~~with sidelights, transoms, and pilasters~~ located on the north elevation
  - Two chimneys on the ridge of the roof on the gable ends visible from the north elevation
  - Brick construction located throughout the ~~property~~ **historic structure** exclusive of the addition to the south elevation
  - Rusticated stone foundation located throughout the ~~property~~ **historic structure**, exclusive of the addition to the south elevation
  
- Elements that contribute to the historical/associative value of the ~~property~~ **historic structure include**, including:
  - Historical association as a former library branch between 1952 and 1970.
  
- ~~• Elements that contribute to the contextual value of the property, including:~~
  - ~~○ The residence's location on the west side of Elizabeth Street adjacent to 490 Elizabeth Street which shares historical links through their original owner, James Laing.~~