

Burlington Avenue- Ontario Street Heritage Conservation District Study and Plan **PHASE 1: HCD STUDY**



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City of Burlington
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Images and Charts

Images and charts in this report are credited to the Consultant team unless otherwise noted. Full sized charts and maps are available in the appendix, if required.

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1 Introduction

1.1 Introduction & Background

Urban sprawl and intensification have been advancing at increasing rates across Canada, particularly in Ontario. Urbanization, along with unchecked development, present a challenge that frequently poses a threat to the integrity of the heritage character of cities, towns, and villages, and often overlooks the delicate balance between growth and conservation. Architectural landmarks, historic streetscapes, and rich landscapes are vulnerable to expansion and are at risk of erasure of both built and natural heritage. The conservation of these areas is not rooted in the desire to “halt” progress or development, rather, it is about establishing a framework to guide development in a way that integrates well with existing heritage resources, as well as with historic context. Formally recognizing and protecting these heritage assets is an important and powerful tool for maintaining and safeguarding the unique essence of our collective past, while also ensuring future enrichment of our communities.

The City of Burlington retained the TRACE and B+H Team to complete a heritage conservation district (HCD) study for two blocks of Burlington Avenue, from Lakeshore Road to Ontario Street. The study and plan will build on the detailed research completed during the recent “Downtown Heritage Study and Engagement Program”, which evaluated a section of Burlington Avenue and five other areas in downtown Burlington to see if they qualified as “cultural heritage landscapes” (CHL) under the Burlington Official Plan, 1997 (the “OP, 1997”) and the Provincial Policy Statement, 2020. The yearlong Downtown Heritage Study and Engagement Program evaluated six areas to determine if they met the definition of a “cultural heritage landscape” as well as eight individual properties for potential heritage designation under Part IV of the OHA. After detailed research, site visits, public consultations, and spatial analysis were completed, five of the six areas were determined not to be cultural heritage landscapes. The Burlington Avenue and Lakeshore Road grouping, which consisted of the block of properties from Lakeshore Road to Elgin Street, was determined to meet the definition of a CHL.

While researching the area, heritage consultants ASI found that the section of Burlington Avenue between Elgin and Ontario Streets, as well as some properties on Ontario Street, had the same historical attributes as the block immediately south, and has recommended that both blocks be studied further for their potential as a heritage conservation district. This Burlington Avenue-Ontario Street HCD Study will assess a study area comprising of 33 properties, to evaluate it for potential heritage designation under Part V, Section 41 of the Ontario Heritage Act and determine if the area qualifies as an HCD.

1.2 Scope of the HCD Study

1.2.1 HCD Designation Process

HCD Study

An HCD study marks the initial step in determining the cultural and historical significance within a community, neighbourhood, or district in Ontario. This phase focuses on the comprehensive assessment of what is important to a community in terms of heritage value. It involves detailed gathering and analysis of geographical features, historical data, and current cultural elements, aiming to understand the intrinsic heritage character that defines the area. This information is then analyzed holistically to gain an overall sense of the uniqueness the community possesses. By collecting this information, the study seeks to understand not only what exists, but also why it matters to the community.

This process is guided by a study area, which is sometimes determined at the onset of the HCD Study. In this case, the study area was pre-determined by the City of Burlington, upon completion of the Downtown Heritage Study and Engagement Program, in 2022. The Downtown Heritage Study and Engagement Program determined the present study area as a Cultural Heritage Landscape (CHL). The HCD Study involves the development of a database to store a detailed property inventory, policy, and historical research (including archival documents), preparation of maps, as well as photos (historic, satellite, and from site visits), plans, and other documentation. Once a Heritage Conservation District Study is commenced, Section 40.1 of the OHA enables municipal councils to enact a bylaw designating an area as a heritage conservation study area for a period of up to one year. Interim measures could prohibit or set limitations on alterations to property within the study area, the erection, demolition, or removal of buildings or structures within the study area.

Once this information is gathered, and public consultation takes place, the Consultant Team proceeds to take the wide range of community input to analyze and determine the recommended boundaries of the given area, and whether the given area warrants consideration for Heritage Designation under the *Ontario Heritage Act*. This includes assessing the eligibility of the proposed area, based on the new requirements of *O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest* (updated as of 1 January 2023 via Bill 23).

HCD Plan & Guidelines

If, based on the results of the HCD Study, Council, with input from the community and stakeholders, determines that the area should be formally considered for designation, the next step in the process is the development of an HCD Plan & Guidelines. This phase involves

even more detailed research in order to obtain a more in-depth and precise understanding of the historic place within a given boundary. This is also the point in the process where the values identified in the HCD Study are transformed into a structured set of guidelines and requirements designed to protect and manage these values effectively. The HCD Plan articulates specific policies and practical measures for overseeing changes and developments within the district, ensuring they align with the heritage attributes identified.

The Burlington Official Plan (OP, 1997) specifies that cultural heritage landscapes will be conserved through designation as Heritage Conservation Districts and follow the same process that a district would follow. Part V of the OHA gives Council the ability to protect the heritage character of a defined geographical area by designating the area as a Heritage Conservation District (HCD). HCD designation allows a municipality to manage and guide change by adopting a District Plan with policies and guidelines for conservation, protection, and enhancement of the area's special character. A District Plan may go beyond protecting individual properties to also protect streets, landscapes, and important vistas or views. There are currently no HCDs in Burlington.

An HCD Plan is created to address practical concerns relating to the implementation and enforcement of the HCD and is developed within the context of existing planning documentation, such as Official Plans, Community Improvement Plans, Urban Design Guidelines, as well as the *Ontario Heritage Act*.

The companion set of HCD Guidelines is developed by the heritage consultants to design and curate a set of practical guidelines for managing change within the HCD boundary, including changes to streetscapes, open spaces, development, and renovations to publicly visible building façades. The guidelines are designed to be flexible to allow for practical application, but also specific enough that they can be easily incorporated into municipal planning policy and zoning By-laws for the community, in a way that is useful and effective.

The HCD Plan not only outlines the physical management of changes, but also serves as a policy tool that integrates heritage conservation into the local planning and regulatory framework. By doing so, it facilitates a sustainable approach to heritage conservation that respects and reinforces the community's historical identity and cultural significance.

HCD Designation

Following completion and review of the HCD Plan & Guidelines, the municipality designates the district by passing a By-law. Provided there are no objections submitted during the appeal timeframe, the By-law is registered on property titles. The designation By-law is also submitted to the Ontario Heritage Trust for their database.



Figure 1 Graphic showing timeline of HCD process, from the Study Phase to Plan & Guidelines to Designation.

1.2.2 Scope of the HCD Study

This HCD Study is the first document in the HCD process. It analyzes whether the entirety, or a portion, of the defined study area under review warrants proceeding to the subsequent HCD Plan & Guidelines phase.

The scope of this Study is as follows:

Historic and Physical Overview

- Mapping & imagery;
- Research & reporting - origins, periods, themes of development; and
- History & analysis of built form, streetscape, open space, and natural areas.

Statement of Heritage Character and Significance

- Description and reasons for potential designation;
- Mapping of evaluation results and recommendations; and
- Development of proposed boundaries within the defined study area.

Property Survey, Inventory, and Evaluations

- Documentation of all individual properties within the study area;
- Documentation of all public spaces, landscapes, and natural features; and
- Development of a database to store and organize documentation.

Public Engagement

- Overall coordination and dissemination of info to community;
- Facilitation and management of community feedback;
- Stakeholder and Public meetings and consultations; and
- Presentation to Council to conclude HCD Study.

Administration and Coordination

- Meetings and coordination with City Council;
- Document review; and
- Preparation of presentations, reports, and database.

1.3 What is a Heritage Conservation District?

The *Ontario Heritage Act* (Subsection 41. (1)) enables municipalities to designate Heritage Conservation Districts (HCDs). A Heritage Conservation District is an area which contains a concentration of heritage resources, with special character and/or historical association that distinguishes the area from its surroundings. The designation of an HCD affords the municipality the ability to enforce the protection of the character of an area by designating character-defining elements, as well as the public realm, under Part V of the *Ontario Heritage Act*. The municipality can then guide future changes and development within a carefully designed framework document called the HCD Plan & Guidelines. This protection is not meant to hinder or prevent change, but rather to manage change in ways that are positive for the district and for the wider community. Many people now consider an HCD to be one of the most effective tools, not only for historic conservation, but also for effective and sound urban design, planning, and development.

For additional details about the designation process specific to the Burlington Avenue-Ontario Street HCD please refer to:

<https://www.getinvolvedburlington.ca/heritagehcd>

For more detailed information related to HCDs, please refer to the *Ontario Heritage Toolkit: Heritage Conservation Districts* which is available for download from the Ministry of Tourism, Culture and Sport:

<https://ero.ontario.ca/notice/019-2770>

Please note these websites may be updated throughout the ongoing study phase.

1.4 The Benefits of a Heritage Conservation District

Establishing an HCD in Ontario offers several benefits, both tangible and intangible, that contribute to preserving the cultural, historical, and architectural significance of a particular area. HCDs can help safeguard the unique character and identity of a community, by conserving historically significant buildings, landscapes, and streetscapes. Furthermore, an HCD Plan is a change management tool, assisting a place with planning tools that regulate alterations, demolitions, and new construction, within the district. These measures help ensure that any changes are sensitive to the area's heritage values and maintain its overall character that has been established through the extensive HCD Study process.

Currently there are over 140 HCDs already in existence in Ontario, with the earliest designations dating back to 1980. The City of Burlington does not yet have an established HCD, however, some nearby HCD's in the region include the Downtown Oakville, Old Oakville, Trafalgar Road, and First and Second Street HCD's in the Town of Oakville, and Port Credit and Meadowvale Village in the City of Mississauga.

While more Heritage Conservation Districts (HCDs) are being planned and proposed every year in Ontario due to their success, there is also a movement toward pursuing HCD designations because of Bill 23 and now Bill 200. On November 28, 2022, Bill 23, the *More Homes Built Faster Act, 2022*, received royal assent and introduced significant changes to the *Ontario Heritage Act*, which took effect on January 1, 2023.

One of the most impactful changes brought by Bill 23 was the introduction of a two-year time limitation for municipalities to issue a notice of intention to designate properties listed on their heritage registers. If a property listed on or after January 1, 2023, was not designated by January 1, 2025, it would have to be removed from the register and could not be re-listed for five years.

However, with the passage of Bill 200, the *Homeowner Protection Act, 2024* on June 6, 2024, the deadline for municipalities to act has been extended by two years. Now, municipalities have until January 1, 2027, to designate properties that were listed on the register as of January 1, 2023. This extension provides additional time for municipalities to complete their evaluations and designations, thus helping to safeguard heritage properties from removal and the subsequent five-year re-listing prohibition.

Despite new HCDs coming into force every year, it is also important to recognize the residual resistance to HCDs in some instances. Typically, concerns are centered around issues pertaining to a perceived loss of control over one's property, impact on property values and insurance, and burdensome bureaucratic processes (The Architectural Conservancy of

Ontario, 2009). HCDs may not necessarily be the right option for all historic places. However, there are several myths about HCDs that have been disproven for years, with decades of proven track record in Ontario (University of Waterloo, 2009).

Some of the benefits of an HCD include:

- Sense of place and identity;
- Creation of a unique planning framework which protects and upholds the heritage values of the place;
- Supports sustainable, resilient communities;
- Provides stability and/or increased property values;
- Potential financial incentives for property owners;
- Bolsters community pride; and
- Tourism and economic development.

1.5 The Study area Boundary

The goal of the Study is to assess the heritage characteristics of the study area and determine if the area, or any parts thereof, merit designation as a Heritage Conservation District(s), pursuant to the Ontario Heritage O. Reg. 9/06 (as amended by O. Reg. 569/22).

The initial study area boundaries are outlined on the map found below and contain 33 properties. The study area is characterized by a concentration of nineteenth and early twentieth-century structures. The Province's Bill 23 amended the Ontario Heritage Act, and the impact will affect any non-designated property. The City has until January 2027 to designate significant non-designated heritage properties.

Bill 23, the More Homes Built Faster Act, was passed in 2022 with the intention of helping encourage the construction of 1.5 million new homes in Ontario by 2031. Burlington is taking this opportunity to permanently protect significant built heritage properties and significant cultural heritage areas. Any property that is removed from the City's heritage list may be reassessed in 2032.



Figure 2 Burlington Avenue-Ontario Street Heritage Conservation District study area (City of Burlington).

City of Burlington

The City of Burlington is part of the Halton Region of Southern Ontario, located along the northwestern shores of Lake Ontario. It lies between the cities of Hamilton to the south and Oakville to the east, with convenient access to major highways, including the QEW and Hwy 403. Burlington is known for its scenic waterfront, featuring Spencer Smith Park and the Brant Street Pier, which are key attractions that contribute to the city’s character. Historically, Burlington developed as an agricultural hub, with significant growth occurring in the 20th century as it transitioned into a suburban community. Today, Burlington offers a mix of residential neighbourhoods, thriving commercial districts, and preserved natural heritage areas, including parts of the Niagara Escarpment. These elements together help define Burlington’s unique heritage character.



Figure 3 Satellite view showing extents of the City of Burlington.

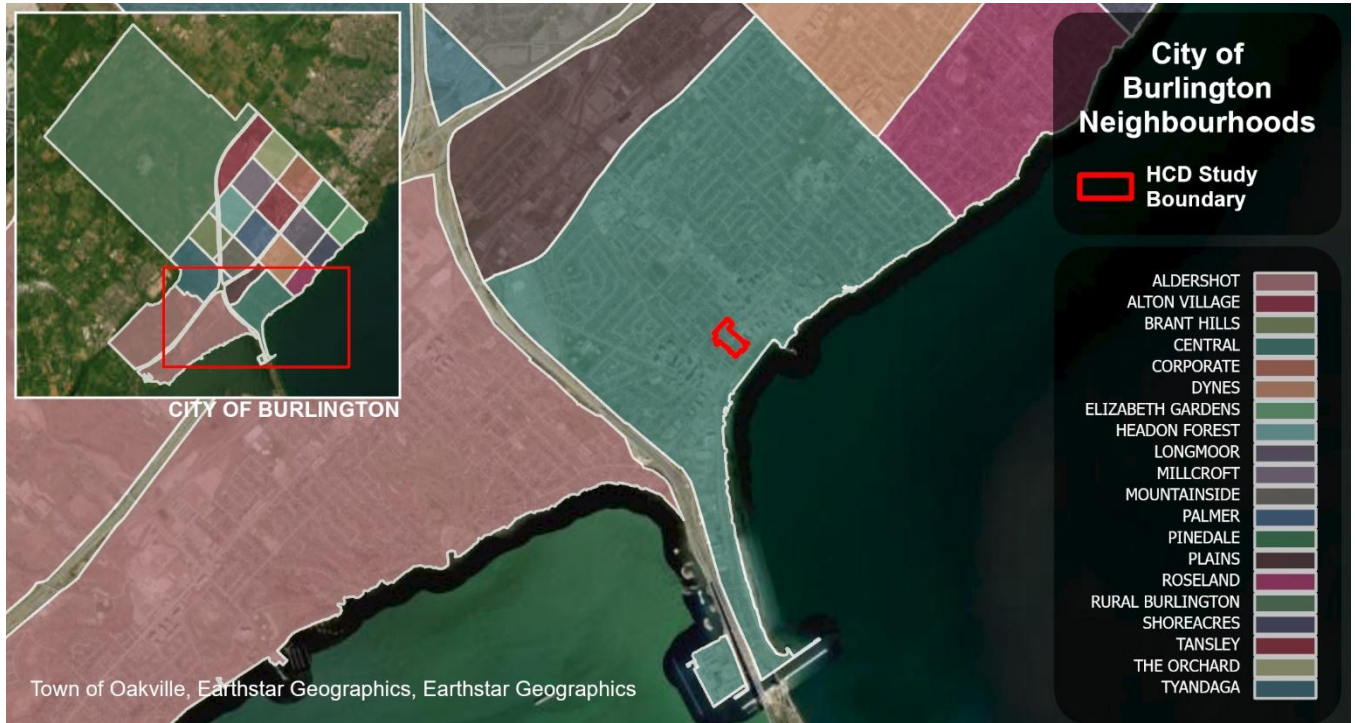


Figure 4 Central/Downtown Burlington Neighbourhood.

Halton Region

The Halton Region is located in Southern Ontario and includes the City of Burlington, the Town of Oakville, the Town of Milton, and the Town of Halton Hills. The region spans approximately 967 square kilometres, and as of the 2021 Census, had a population of just under 600,000. Halton is known for its vibrant communities, rich in history and cultural diversity. The area has a mix of urban centres and rural landscapes, with notable conservation areas like the Niagara Escarpment, a UNESCO World Biosphere Reserve. Halton's landscape is characterized by picturesque farmlands, parks, and waterfronts along Lake Ontario, making it a region of both natural beauty and significant historical interest.



Figure 5 Satellite view showing extents of Halton Region.

Halton, Hamilton, the Greater Toronto Area

The Halton and Hamilton regions are experiencing significant pressures due to the ongoing expansion of the Greater Toronto Area (GTA). As the GTA continues to grow, both regions are facing increased demands for housing, infrastructure, and services, which are reshaping their landscapes and communities. The push for urban expansion into these areas is further driven by the need to accommodate a rapidly growing population, as more people seek affordable housing options outside the Toronto core. This urban sprawl is putting pressure on local governments to balance development with the preservation of agricultural lands, natural heritage areas, and existing communities.

In Halton, which includes the municipalities of Burlington, Oakville, Milton, and Halton Hills, the challenge is particularly acute. The region has a strong tradition of agricultural production, especially in areas like the Niagara Escarpment, which is also a protected natural area. Balancing growth with environmental conservation and maintaining the character of existing communities is a complex task.

Similarly, Hamilton, traditionally an industrial city with a rich history, is undergoing a transformation as it becomes increasingly integrated into the GTA. The influx of new residents is driving gentrification in some areas, while other parts of the city face challenges related to aging infrastructure and the need for economic diversification.

Both regions are ultimately at a crossroads and need to manage growth in a way that supports sustainable development, while at the same time preserving the unique characteristics that define them.

Burlington in particular is feeling the impact of this expansion, especially in its central downtown neighbourhood. As a city located on the western edge of the GTA, it is experiencing significant growth pressures. The downtown area, known for its vibrant waterfront, historic charm, and walkable streets, has become a focal point for development. This has led to increasing tensions as new high-rise condominiums and mixed-use developments are proposed, raising concerns about the potential loss of the area's distinctive character and the strain on existing infrastructure.

Like the broader Halton and Hamilton regions, the challenge for Burlington's downtown is to manage this growth in a way that respects the desire to preserve its heritage resources and maintain a human scale in the built environment. Both city planners as well as residents are faced with finding a balance between accommodating new growth and ensuring that the downtown remains a vibrant, livable space that honours its historical and architectural legacy. The pressures of urbanization are testing Burlington's ability to evolve while retaining the qualities that make its downtown neighbourhood unique.

2 History and Evolution of the Study Area

2.1 Introduction

This chapter presents key periods and themes identified as significant in the study area's development and growth, as part of overall history of the City of Burlington. This historical analysis is intended to provide context around the physical, cultural, and economic aspects of the study area, as well as the broader City of Burlington.

2.2 The study area

Pre-Contact and Indigenous History

The modern-day location of Burlington was an important circulation route for Indigenous Peoples, connecting the Humber River to Niagara Falls (Irvin Heritage, Stage 1&2 Archaeological Assessment). Throughout history, the Burlington area has been home to different Indigenous groups, namely the Neutral, Haudenosaunee, and Anishinaabeg, including the Mississauga.

The Neutral lived along the western end of Lake Ontario until the Iroquois Wars of the middle and late 17th century. During these wars, fought in part over control of the fur trade, the Haudenosaunee depopulated and dispersed the Neutral. In the early 1700s, the Anishinaabeg, including the Mississauga, began migrating to southwestern Ontario. They settled along the shores of Lake Ontario. Iroquoian speakers were mostly organized into large tribal clusters around the western end of Lake Ontario. The southern region of Lake Ontario consisted of another series of Iroquoian peoples including the Five Nations Confederacy: the Seneca, Cayuga, Onondaga, Oneida, and Mohawk (Ferris, Neal, and Michael W. Spence, 1995).

Burlington's land is divided between four treaties. What is now Aldershot, a community in Burlington's southwest corner, was included in the Between the Lakes Treaty No. 3 (1792). The Upper Canada government of John Graves Simcoe made this treaty with the Mississauga. They did so in order to settle Loyalists from the American Revolutionary War, including members of the Six Nations. Part of the treaty land surveyed became Geneva Township (later renamed East Flamborough Township) (The Canadian Encyclopedia).

The Upper Canada government granted the land to Mohawk leader, Captain Joseph Brant also known as Thayendanega. The British granted Brant nearly 1400 hectares of land, near Burlington Bay, in 1784, in recognition of his service in the US War of Independence. Born in 1743, Brant was educated by missionaries and was well versed in Mohawk and European

culture. The legacy of Brant is complex. A staunch ally of the British, he led Iroquois and Loyalist troops against American colonists and played a significant role in the American Revolutionary War. Treaty 8 (1797) known as the Brant Tract was purchased from the Mississauga.

The sale by Brant of lots in his block marked the beginning of the area that evolved into modern day Burlington (Heritage Burlington). Today, the territory that makes up the modern City of Burlington is mutually covered by the Dish with One Spoon Wampum Belt Covenant, an agreement between the Iroquois Confederacy, the Ojibway and other allied Nations, to peaceably share and care for the resources around the Great Lakes (Heritage Burlington).

Wellington Square

European settlement began in the late 1700s, spurred by land grants to United Empire Loyalists who had fled the American Revolution. In the early 1800s, Port Nelson and Wellington Square were established on Lake Ontario, as ports for shipping grain to market in cities like Montreal and Chicago. Both were built on land purchased from Joseph Brant's estate, near present day Brant Street.



Figure 6 Study area with Tremaine Map of Nelson Township, overlay c. 1858. Tremaine Map, Nelson Township South of Dundas Street, 1858 - Burlington Digital Archive.

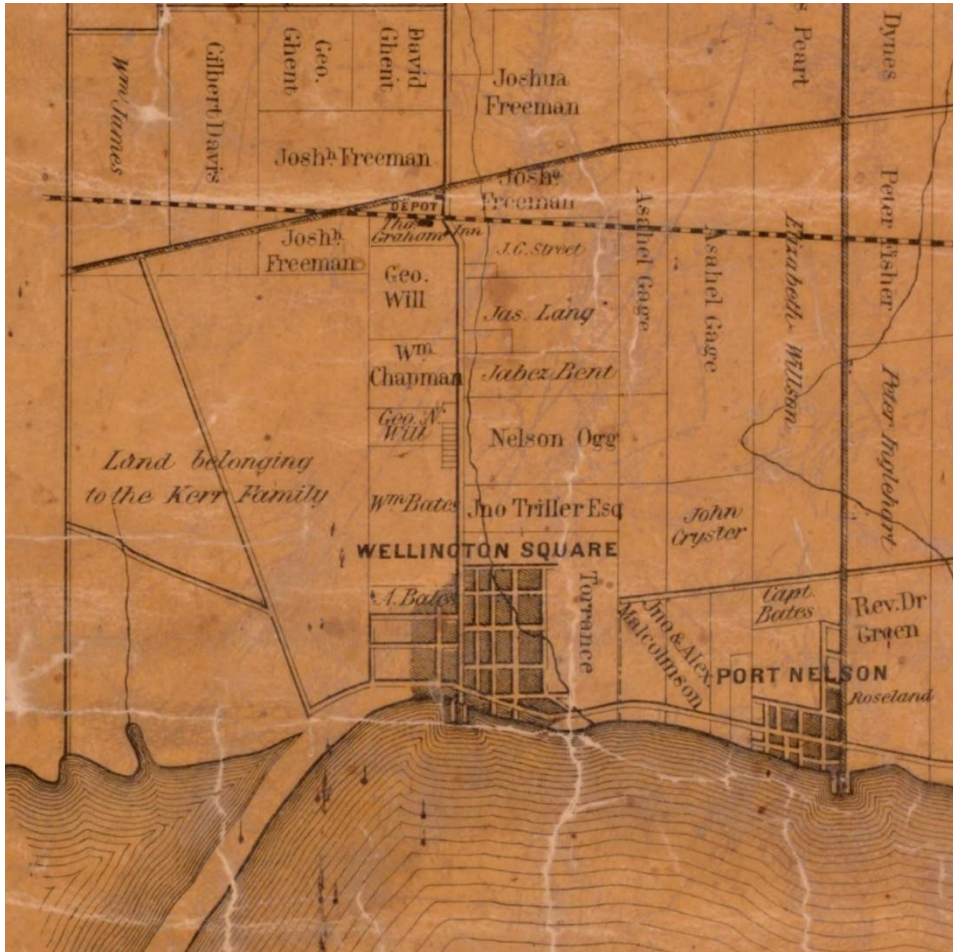


Figure 7 Wellington Square in 1858, Tremaine's Map of Halton County, Historical Marker Database.

Wellington Square was one of the earliest settlements in the area that would eventually become part of Burlington. It was founded in the early 19th century and named after Arthur Wellesley, the Duke of Wellington, a prominent British military figure known for his victory at the Battle of Waterloo in 1815. The village of Wellington Square was strategically located along the northern shore of Lake Ontario, and it became an important stop on the road connecting Hamilton to Toronto. This road, later known as Lakeshore Road, was part of a significant transportation route in the region. The fertile farmland surrounding the village attracted settlers, and Wellington Square quickly became a small, but bustling, agricultural community (Canadian Encyclopedia).

In 1834, St. Luke's Anglican Church was constructed west of Brant Street on land donated by William and Elizabeth Kerr and Augustus Bates (Gazette Print, 1920; Loverseed, 1988). The Kerr plot is visible on the Tremaine map in Figure 7. St. Luke's Church was outside the original boundary of the village of Wellington Square.

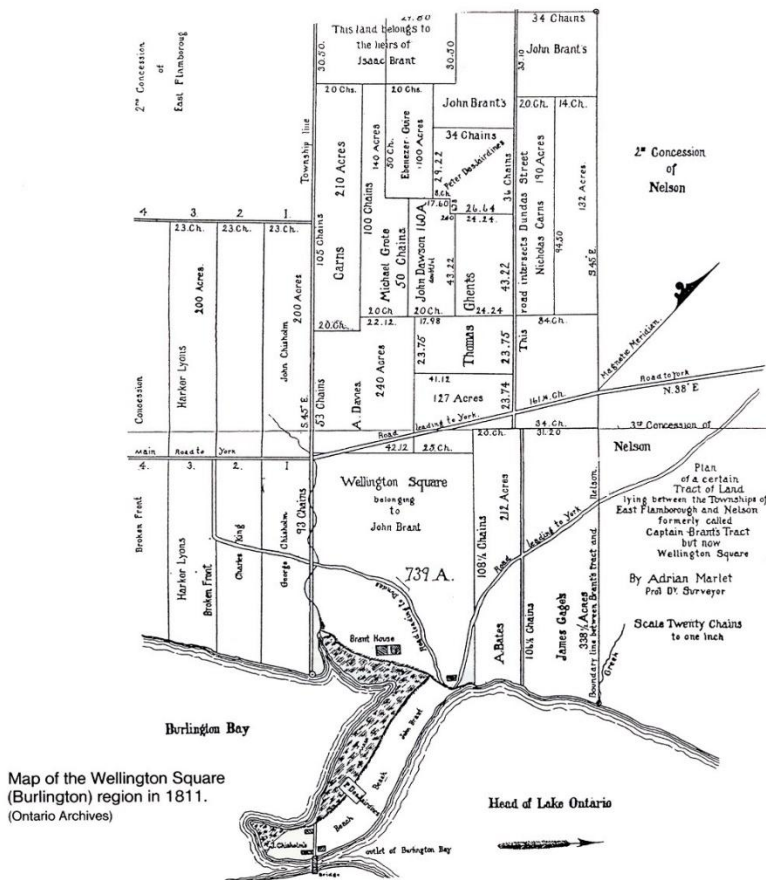


Figure 8 Map of Wellington Square in 1811, Ontario Archives. Burlington Public Library, online resources.

By the 1850s, the village had grown sufficiently and required a more formal shipping infrastructure to transport goods, particularly the fruit from the many orchards that dotted the landscape. Port Nelson developed as a small harbour, with piers and warehouses built to handle the shipping of these products via Lake Ontario.

The area's mild microclimate, paired with access to both water and rail, meant Burlington was an ideal location for the agricultural production, shipping, and receiving. Fruit farming and canning was vital to Burlington's growth and development in the late 19th century and the early 20th century, with the surrounding villages depending greatly on the agriculture industry.

Lumber was also an important industry that grew with England's demand during the height of the industrial era, coupled with the embargo on ports from countries around the Baltic Sea, cut off by the Napoleonic Wars (1799-1815). Burlington's then Port Nelson and Wellington Square Port became active hubs for many industries such as lumber, wheat, and quarried rock. By 1846 there were 17 sawmills in Nelson Township.

Residential Development

The Burlington Avenue-Ontario Street Study comprises a section of some of the oldest streets in Burlington, dating back to when the community was known as Wellington Square.

Burlington Avenue takes its name from the village Burlington, which was incorporated in 1873, combining the former Wellington Square and Port Nelson under the new name of Burlington. The name comes from the nearby Burlington Bay, named by John Graves Simcoe in 1792 for Bridlington, England (which was called Burlington until the 19th century)(Canadian Encyclopedia). It was developed under three subdivision plans: William Bunton's Survey, registered in 1881 (Plan 74), Addison Hager's Survey, registered in 1890 (Plan 90) and Wellington Park Survey, registered in 1908 (Plan 117). In 1881, the Bunton's Survey developed the residential area to the west of Brant Street, and the former Wellington Square area.



Figure 9: Map of Village of Burlington, 1877. Illustrated Historical Atlas of the County of Halton, Ont. Burlington Historical Society.

The 1877 Map of the Village of Burlington (Figure 9) shows much of the land west of Brant Street owned by William Bunton. Throughout the 1870s, Bunton sold off plots of his land for residential development, including what is now the study area. In 1881, Bunton's Survey (Plan 74) was registered, which subdivided the rest of Bunton's land between Ontario Street, Lakeshore Road, Locust Street, and St. Luke's Anglican Church. The residential area began to develop rapidly with many homes being constructed throughout the 1880s and 1890s.

The residential development to the west of Brant Street, generally features more consistent architectural styles than seen east of Brant Street, which evolved more informally and over a longer period than the planned west side neighbourhoods. The residences in the Bunton's Survey generally have consistent size and massing, ranging from one and-a-half to two-and-a-half storeys and the neighbourhoods reflect popular architectural styles of the late nineteenth and early twentieth century, including Edwardian Classical, Queen Anne, and Italianate styles, as well as several vernacular architectural styles. Several residences in the Bunton's Survey were constructed by local master builders, including George Blair, A.B. Coleman, and James Cushie Bent, which contributed to a high level of craftsmanship and architectural variety among residences in the original survey lands.



Figure 10 Ontario Street at Burlington Avenue, looking east. Burlington Public Library, Digital Archive.



Figure 11 Ontario Street, looking east toward Brant Street, left and right, ca.1918. Burlington Digital Archive.

The abundance of skilled workers in Burlington and neighbouring Hamilton, due to the proximity of emerging industries along Lake Ontario, impacted the residential development in the area. Labour in the area was considered stable and reliable, for both men and women, while the growth of the canning industry in Burlington, Ontario, was a vital part of the city's economic development in the late 19th and early 20th centuries.

Located in an area with fertile land and a climate well-suited for agriculture, Burlington became a hub for fruit and vegetable farming. With abundant harvests of apples, peaches, and other produce, the local canning industry emerged as a means to preserve and distribute these goods widely. Burlington's access to railway and water routes helped facilitate trade, bringing canned goods to markets across Canada and the United States. Companies like the Burlington Canning Company and Piggott & Company thrived, creating jobs and bolstering the local economy. Though the industry peaked by the mid-20th century and eventually declined due to changes in technology and market demands, its influence on Burlington's growth and agricultural heritage remains significant.



Figure 12 Fruit on a platform in Burlington, Ontario, on 29 July 1914. By the late 1870s, the Burlington area was well-known for its fruit production. John Boyd, Library and Archives Canada/PA-061180.

Also referred to as “The Garden of Canada,” Burlington relied on the rail lines and Freeman Station to transport its fruit and produce by the Canadian National Railway to surrounding areas, or by boat via the port and also overseas. Trains leaving the station were often called “The Fruit Train.”



Figure 13 Burlington Freeman Station 1906, originally constructed by the Grand Trunk Railway (GTR) to connect Toronto and Hamilton (located on present day Fairview Street). Freeman Station Rail Museum.



Figure 14 The Aylmer Corporation c.1935. Burlington Historical Society. Burlington canning industries once operated out of waterfront area - Burlington News (burlingtontoday.com).

Burlington was a stop along the Hamilton Radioelectric Railway Company line, which, at the time, was a relatively inexpensive way to commute in the region. At approximately 25 cents a ticket, the electric rail was pollution free and ran from Elgin to Maple Ave and across to Brant Street (partially through the present day study area). It was described as the ideal “rapid” rail line, at 15mph. The radial cars ran from 1897-1929. Today, the areas once used by the lines, are now used by hydro towers. In addition to the Hamilton Radioelectric line, the Toronto Hamilton and Buffalo Railway Company also had a stop in Burlington. This passenger rail connected Toronto, Hamilton and Buffalo.



Figure 15 The Toronto, Hamilton and Buffalo Railway (TH&B) advertisement. Toronto, Hamilton & Buffalo Railway Historical Society.

With improved transportation, Burlington became an attractive place for settlement, as residents could now commute to nearby cities, further drawing people to the town for work, or eventually for leisure. Additionally, railways spurred the development of residential areas, which attracted more families and workers, setting the foundation for Burlington's transformation from a rural town into a thriving, suburban community. The population grew steadily with these changes, ultimately paving the way for Burlington to emerge as a significant suburban hub in Ontario.



Figure 16 Loading express car on siding Burlington Junction c.1914. Library Archives Canada, PA-061183.

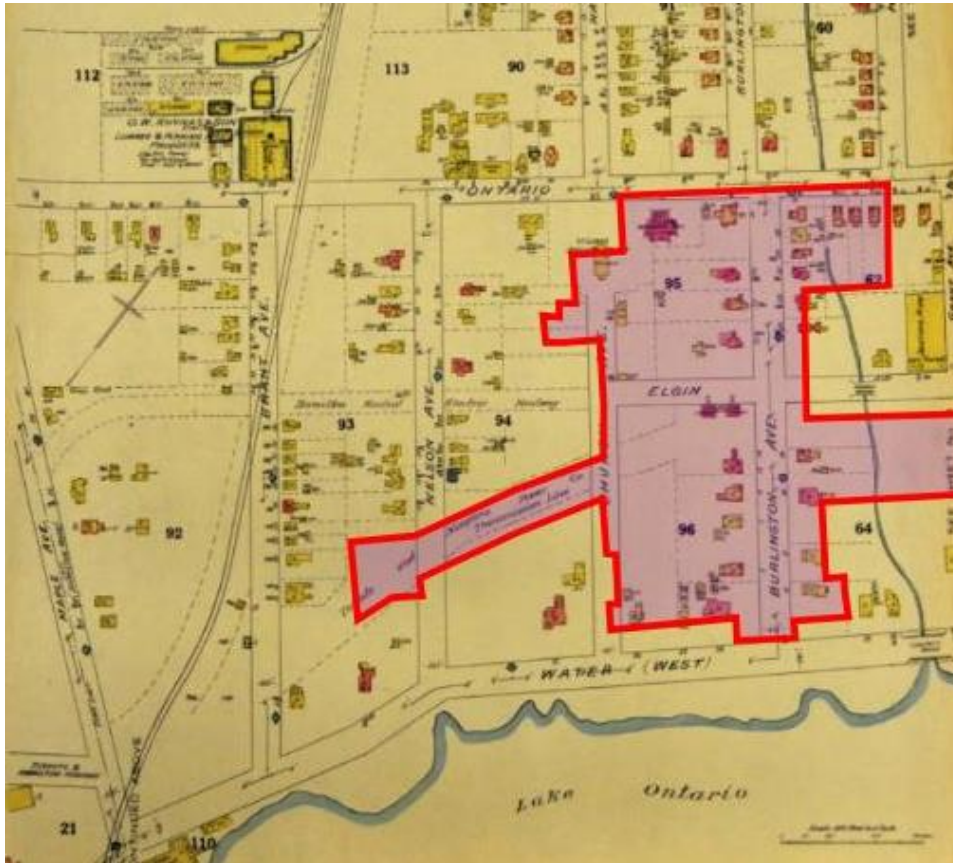


Figure 17 Burlington Fire Plan map c.1924 indicating the different rail lines. Purple area delineates the subject study area. Burlington Historical Society.

Leisure in Burlington

Due to its appealing location on the shores of Lake Ontario, and its connectivity to other centres, Burlington emerged as a charming vacation destination for urban dwellers, particularly those from nearby Toronto and Hamilton, drawn by its scenic beauty and lakeside location. In the late 19th and early 20th centuries, Burlington's lush natural landscapes, fruit orchards, and beaches made it an appealing escape from bustling city life. The railway's introduction further promoted Burlington as a vacation spot, allowing easy access for visitors seeking the tranquility of the countryside combined with recreational activities like boating, fishing, and swimming. As tourism grew, Burlington developed amenities such as hotels, guesthouses, and seasonal cottages to accommodate visitors.



Figure 18 People swim in Burlington Bay on 21 July 1918. The bay, now known as Hamilton Harbour, is located between the cities of Burlington and Hamilton, Ontario. John Boyd, Library and Archives Canada/PA-071090.



Figure 19 Burlington Lakeshore, n.d. Burlington Digital Archive.

The Brant Hotel, located on the waterfront, was a significant landmark in Burlington, Ontario, that contributed to its popularity as a vacation and entertainment destination in the mid-20th century. Opened in 1917 by John Waldie, the hotel initially attracted visitors with its picturesque lakefront location, elegant accommodations, and dining facilities. Waldie was instrumental in the incorporation of the Village of Wellington Square, and after its amalgamation with Port Nelson in 1873, he became the first Reeve of Burlington. In the 1930s, the Brant Inn gained widespread fame as a premier music and dance venue, drawing

in both locals and tourists for its live entertainment. Under the management of Gerry O'Connor, the inn hosted renowned jazz and big band artists, including legends like Duke Ellington, Louis Armstrong, and Ella Fitzgerald.



Figure 20 Brant Hotel, ca. 1910. Marion Chatfield collection. Burlington Historical Society.

Burlington's community spaces developed substantially and were seen as an elite summer getaway. This was reinforced by the cottages built along the waterfront, in addition to resort-like getaways, and golf courses. An example of this is the Brant House Hotel, developed by A.B. Coleman, a notable Ontario architect with strong ties to Burlington. Coleman and his brothers would build over 20 residential homes in Burlington, many adjacent to the study area.



Figure 21 Brant Inn (Western Section), Burlington Ontario, 1927. Dorothy Turcotte, *Remember the Brant Inn*, 1990. Burlington Historical Society.

Modern Burlington

Today, Burlington is known for its high quality of life, parks, and waterfront areas. It is consistently ranked as one of the best places to live in Canada, due to its vibrant community, safety, and proximity to both urban centres and natural areas, such as the Niagara Escarpment.

After the Second World War, the population of Burlington, Nelson Township, and the Aldershot area of East Flamborough Township grew rapidly. In 1957, the Ontario Municipal Board (now the Ontario Land Tribunal, or OLT) approved the Town of Burlington to annex Nelson and part of East Flamborough. The town's modern borders began 1 January 1958.

The mid 20th century saw Burlington's shift from agriculture to commercial industry, paired with an increase in population, as families left the big cities in search of a home in the suburbs. Farmlands were turned into new subdivisions, factories, and malls to accommodate the growth. Burlington City Hall, opened in 1964, was expanded in 1986 to include a plaza by the lake for public gather and events. The construction of the Queen Elizabeth Way and Burlington Skyway Bridge brought in people from Toronto and Hamilton, and by 1974, Burlington's population had reached 100,000, establishing it as a city on January 1, 1974.



Figure 22 Aerial view of Burlington downtown, c. 1974. Burlington Historical Society.



Figure 23 Aerial view of Burlington in 1978. Burlington Historical Society.

The city's identity has shifted from its agricultural roots to becoming a modern, diverse suburban city with a strong sense of community. Burlington's downtown area has also retained its historic charm, with landmarks such as the Joseph Brant Museum (named after the prominent Mohawk leader Joseph Brant), the Burlington Art Gallery, and Spencer Smith Park.

3 Policy Framework

3.1 Legislation, Official Plan Policies, By-laws

3.1.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) 2024, issued on 20 August 2024, has replaced the 2020 PPS as Ontario's primary land use planning document. The primary motivator behind the 2024 update is the government's effort to cut red tape and create a more streamlined path to increasing housing construction across the province. This overarching goal is reflected in how the policies have been presented, namely, to facilitate faster development processes, particularly in areas such as settlement expansions and infrastructure development. The PPS 2024 came into effect October 20, 2024.

In terms of heritage impacts, the 2024 PPS introduces significant changes, including a stronger focus on Indigenous engagement, proactive conservation strategies, and adapting to climate change. Overall while some elements from the 2020 PPS have been removed or de-emphasized, the 2024 PPS appears to balance heritage conservation with the need for accelerated growth and development by creating a more integrated framework for managing Ontario's cultural heritage within the context of these broader goals. This framework is intended to ensure that heritage is not treated as a separate or isolated issue but instead incorporated into the overall planning process. This integration involves more proactive strategies for heritage conservation; to help ensure heritage resources are considered early in the planning process, particularly in areas that have been targeted for significant development.

The 2024 PPS focuses on several key areas that reflect the Ontario government's priorities for land use planning and development. These focus areas are designed to support growth, development, and sustainability across the province. Key principles and policy areas include:

Housing Supply and Affordability: The 2024 PPS prioritizes increasing housing supply and affordability by streamlining development processes and encouraging higher density in urban areas;

Settlement Area Expansions and Intensification: Supports expanding settlement areas and promotes intensification to accommodate growth efficiently and sustainably;

Infrastructure Development and Modernization: Emphasizes developing and modernizing infrastructure, including transportation and utilities, to support economic growth and connectivity;

Economic Development and Job Creation: Focuses on fostering economic development and job creation through the development of employment lands and strategic growth areas;

Climate Change Adaptation and Resilience: Integrates climate change adaptation into planning decisions to enhance community resilience and manage natural hazards;

Heritage and Cultural Resource Management: Includes provisions for conserving cultural heritage and archaeological resources, with a focus on Indigenous engagement and proactive strategies; and

Sustainable Land Use and Resource Management: Promotes sustainable land use practices to balance growth with the protection of agricultural, natural, and cultural resources.

The PPS provides a broad framework, requiring that all decisions related to land use planning “shall be consistent with” the provincial policy statement. Municipalities and decision makers must interpret and apply these policies within their local context, considering other provincial interests and policies, as well as local circumstances and priorities. The PPS is intended to balance flexibility for local decision making with provincial interests, ensuring that the growth and development across Ontario occur in ways that are sustainable, resilient, and aligned with provincial goals.

Heritage Conservation Districts & the PPS

In addition to the focus areas noted above, the Provincial Planning Statement also provides policy guidance on the conservation of cultural heritage resources. When it comes to the designation of a Heritage Conservation District (HCD) under the *Ontario Heritage Act*, the PPS sets a broader policy framework that encourages the conservation of cultural heritage and built heritage resources as part of promoting sustainable and healthy communities.

The PPS supports the conservation of these heritage resources by:

- Encouraging the conservation, use, and management of resources in a manner that maintains their heritage, cultural, and archaeological value for present and future generations;
- Advising on integrated planning approaches that consider cultural heritage and archaeological resources as part of making decisions on land use planning; and
- Encouraging adaptive reuse of heritage buildings and structures to maintain their heritage value while accommodating new functions, which can contribute to reducing urban sprawl and promoting more efficient land use.

While the PPS provides the policy framework, the actual designation, protection, and management of heritage conservation districts are more directly governed by the *Ontario*

Heritage Act, which empowers municipalities to enact By-laws for the designation of these Districts. The PPS reinforces the importance of these districts within the broader context of provincial land use planning objectives, ensuring that their conservation is considered, alongside other provincial interests such as economic development, environmental protection, and the efficient use of land and infrastructure.

2024 vs 2020 – Key Differences

The 2024 PPS introduces several key changes compared to the 2020 version, with a stronger emphasis on Indigenous engagement, requiring early and meaningful consultation to integrate Indigenous perspectives into land use decisions involving archaeological resources, built heritage, and cultural landscapes. It also mandates the development of archaeological management plans and proactive conservation strategies, enhancing the protection of significant heritage resources. The definition of "Heritage Attributes" has been updated to align more closely with the Ontario Heritage Act, focusing on specific features that contribute to a property's cultural heritage value. Additionally, the PPS now requires that development on lands adjacent to protected heritage properties be prohibited unless the heritage attributes are conserved, reflecting a stricter stance on safeguarding cultural heritage. The 2024 PPS also facilitates easier expansion of settlement areas to accommodate growth, with a priority on developing transportation and infrastructure corridors and ensuring new developments are compatible with existing uses, particularly in areas with heritage properties.

However, the 2024 PPS has removed certain elements that were previously encouraged in the 2020 version, such as cultural plans and broader cultural planning initiatives. The removal of cultural plans, which previously played a role in conserving cultural heritage by helping communities define and express their cultural identity, could lead to a loss of community cohesion and a more fragmented approach to heritage conservation. Without these plans, there may be fewer opportunities for public engagement and consultation, potentially reducing community support for heritage initiatives. The de-emphasis on general cultural planning could result in development projects that do not integrate well with existing heritage contexts, risking a diminished cultural value of heritage areas and the potential for heritage resources to be overlooked or inadequately protected during rapid development.

Revisions to settlement area policies in the 2024 PPS, focusing more on facilitating housing development, may increase development pressure on heritage sites, particularly those near or within areas designated for expansion. The reduced emphasis on detailed reviews that consider heritage impacts could lead to less scrutiny in protecting heritage landscapes and built heritage resources, potentially resulting in more frequent and unchecked expansions that encroach upon areas of historical and cultural significance. This shift in policy may inadvertently facilitate the transformation of heritage landscapes into more urbanized settings, thereby diminishing their historical and cultural value.

Potential Impacts

The 2024 PPS introduces a more concise definition of "Heritage Attributes," closely aligning with the Ontario Heritage Act and removing specific examples from the 2020 PPS, such as natural landforms, vegetation, and significant views. This shift could complicate active Heritage Conservation District (HCD) Studies by creating ambiguity around what constitutes a "heritage attribute," potentially leading to inconsistent interpretations and applications during the planning process. The narrower focus on built structures might also result in overlooking important non-built elements, such as landscapes or spatial relationships, that are crucial to defining the cultural heritage value of an area under consideration for HCD designation.

In the context of an ongoing HCD Study, the 2024 PPS's emphasis on streamlining development processes, housing expansions, and infrastructure projects may pose challenges. Increased development pressures and a shift away from broader cultural planning could delay or complicate the designation process for new HCDs, as municipalities may prioritize growth and economic objectives over comprehensive heritage conservation. This environment could reduce the willingness of municipalities to designate new HCDs or fully protect heritage resources, potentially resulting in the abandonment or weakening of HCD efforts in areas currently undergoing study.

3.1.2 Ontario Heritage Act (2024)

The *Ontario Heritage Act* (OHA) is a provincial statute that provides a framework for identifying, preserving, and protecting cultural heritage properties and archaeological sites. Enacted in 1975, the Act enables municipalities and the provincial government to designate properties of historical, architectural, archaeological, or cultural significance to ensure their conservation for future generations.

Key components of the *Ontario Heritage Act* include:

- **Designation of Heritage Properties (Part IV):** the Act allows for the designation of properties as being of cultural heritage value or interest. This can be done either individually or as part of a heritage conservation district. A designated property is subject to legal protections and restrictions to ensure its preservation;
- **Heritage Conservation Districts (Part V):** The Act enables the creation of heritage conservation districts within municipalities. These districts are areas with a concentration of heritage properties that are protected and managed through district plans to maintain their historical integrity;
- **Heritage Permits:** For individually designated heritage properties or properties within heritage conservation districts, owners must obtain consent from the local municipal

heritage committee or the municipality before making significant alterations, demolitions, or new constructions that might affect their property’s heritage attributes;

- **Municipal Heritage Committees:** The Act encourages the establishment of municipal heritage committees, which advise local councils on heritage matters, including property designations, alterations to designated properties, and heritage conservation district plans;
- **Heritage Easements:** The Act allows for heritage easements, which are agreements between property owners and the Ontario Heritage Trust or municipalities to protect and preserve the heritage attributes of a property;
- **Ontario Heritage Trust:** The Act established the Ontario Heritage Trust, an agency of the provincial government with a mandate to identify, preserve, protect, and promote Ontario’s built, cultural, and natural heritage; and
- **Archaeological Sites:** The act provides a framework for the conservation and protection of archaeological sites, requiring reporting and assessment of sites where archaeological resources are discovered or expected.

The *Ontario Heritage Act* represents an important tool for heritage conservation, empowering local communities and the provincial government to work together in preserving Ontario’s rich historical and cultural legacy.

Part V: Heritage Conservation Districts

A Heritage Conservation District is a specific area within a municipality that is recognized for its special character and heritage value, which is protected and managed through policies and guidelines under the *Ontario Heritage Act*. The Act allows municipalities to designate areas as heritage conservation districts to conserve and enhance the character of historic neighbourhoods, landscapes, or areas, including their built heritage, cultural heritage landscapes, and archaeological resources.

HCDs are geographically defined areas within a municipality, recognized for their distinct heritage character. They can vary greatly in size and character, from single properties to large neighborhoods, and are designated under local bylaws to conserve their heritage attributes. These districts can include a mix of residential, commercial, institutional, and natural heritage features, each contributing to the overall heritage character of the area.

Bill 23 & Bill 200

Context

Bill 23 and Bill 200 introduce significant amendments to the Ontario Heritage Act (OHA), fundamentally altering how municipalities manage and designate heritage properties. Bill 23, known as the More Homes Built Faster Act (2022) was introduced to address Ontario’s housing supply crisis by reducing regulatory barriers, expediting approval processes, and

increasing housing construction. However, it has been highly controversial among heritage professionals and municipalities. Critics argue that Bill 23 undermines heritage conservation efforts by imposing stringent timelines for property designation and enabling easier removal of properties from heritage registers, favouring development interests over cultural heritage preservation. In contrast, Bill 200, known as the Homeowner Protection Act (2024), provides some relief by extending deadlines and offering more flexibility in managing heritage properties.

Key Changes

Bill 23: More Homes Built Faster Act (2022)

Bill 23 mandates that municipalities must issue a notice of intention to designate properties listed on the heritage register prior to January 1, 2023, by January 1, 2025. For properties listed after this date, municipalities have a two-year window from the listing date to issue a designation notice. Properties not designated within these timeframes will be removed from the register and cannot be relisted for five years. The bill also introduces stricter criteria for property designation under the OHA, emphasizing cultural heritage value or interest. Additionally, new criteria for designating Heritage Conservation Districts (HCDs) will be implemented, requiring comprehensive justification for their cultural heritage value. The bill grants the Minister the authority to review and revise determinations of cultural heritage value made by ministries or prescribed public bodies, and the Lieutenant Governor can exempt properties from compliance with heritage standards, if it supports provincial priorities such as transit and housing.

Bill 200: Homeowner Protection Act (2024)

Bill 200 extends the deadline for municipalities to review legacy listed properties—those on the register as of December 31, 2022—to January 1, 2027. This extension provides municipalities with additional time to issue notices of intention to designate these properties. It also introduces rules clarifying that properties voluntarily removed from the register before June 6, 2024, are subject to a five-year prohibition on relisting. Furthermore, Bill 200 includes new regulation-making authority, allowing for future amendments to the prescribed dates, ensuring flexibility in heritage property management.

Current Impact and Implications

For the purpose of the Heritage Conservation District (HCD) Study in Burlington, these legislative changes necessitate immediate action. The City of Burlington must review its heritage register promptly to comply with the new deadlines, particularly for properties listed before January 1, 2023. The extension to 2027 allows the city to better manage resources and conduct thorough evaluations of heritage properties within potential HCDs. This period may see an increase in properties being designated as part of HCDs under Part V of the OHA, ensuring their collective protection without the need for individual property designations.

However, the City of Burlington must carefully balance heritage conservation with new housing projects, as these legislative changes could impact development timelines and planning. The new legislation also introduces stricter criteria for designating HCDs, requiring comprehensive justification for their cultural heritage value (see next section for overview of O.Reg.9/06 Criteria). This means the city will need to provide detailed statements of cultural heritage significance for the areas under consideration for HCD status. Ultimately, Bill 23 and Bill 200 require Burlington to adopt proactive heritage management and strategic planning to preserve significant heritage properties while supporting provincial housing priorities.

O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest

The Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06), amended by O. Reg. 569/22, part of the *Ontario Heritage Act*, sets standardized criteria for assessing cultural heritage value, which municipalities must apply when designating properties. It was introduced to bring consistency to the designation process, ensuring that properties meet a comprehensive set of heritage value criteria before being designated. This regulation, along with O. Reg. 10/06, has significantly influenced heritage conservation practices in Ontario, guiding both municipal decisions and the Ontario Land Tribunal (OLT) evaluation of heritage properties.

For an HCD to be designated under the updated regulations, at least 25% of the properties within the district or defined area must satisfy two or more of a set criterion. These criteria assess various aspects of the properties, including their design or physical value, historical or associative value, and contextual value. This means that not all properties within an HCD need to meet the heritage criteria individually. However, a significant portion (i.e. 25%) must meet these standards to collectively uphold the district's heritage value.

In order for a property to be considered as a contributor to heritage character of an area, it must meet two or more of the following criteria:

1. **Design Value or Physical Value:** Properties that are rare, unique, representative, or early examples of a style, type, expression, material, or construction method;
2. **Design Value or Physical Value for Craftsmanship:** Properties that display a high degree of craftsmanship or artistic merit;
3. **Design Value or Physical Value for Technical Achievement:** Properties that demonstrate a high degree of technical or scientific achievement;
4. **Historical Value or Associative Value for Direct Association:** Properties that have a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community;

5. **Historical Value or Associative Value for Potential to Yield Information:** Properties that yield, or have the potential to yield, information that contributes to an understanding of a community or culture;
6. **Historical Value or Associative Value for Work or Ideas:** Properties that demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist, who is significant to a community;
7. **Contextual Value for Character:** Properties that define, maintain, or support the character of the district;
8. **Contextual Value for Linkage:** Properties that are physically, functionally, visually, or historically linked to each other; and
9. **Contextual Value for Landmark Status:** Properties that are defined by, planned around, or are themselves, a landmark.

Ontario Heritage Toolkit

The Ontario Heritage Toolkit is a collection of guides designed to assist municipalities, heritage professionals, and the public, in understanding and implementing the provisions of the *Ontario Heritage Act*. The Toolkit provides practical advice and detailed procedures for identifying, preserving, and managing cultural heritage resources in Ontario. It is particularly useful for those involved in heritage conservation at the local level, offering clear explanations of the legal and policy frameworks, as well as best practices. It should be noted that the Toolkit is currently being updated by the Ontario Ministry of Citizenship and Multiculturalism (MCM) and the old version will be replaced.

The toolkit is divided into several volumes, each focusing on a different aspect of heritage conservation as outlined in the *Ontario Heritage Act*. These volumes cover topics such as:

- Designating properties under Part IV (Individual Designations) and Part V (Heritage Conservation Districts) of the Act;
- Heritage property evaluation and inventory processes;
- Legal and procedural aspects of heritage conservation; and
- Conservation strategies and best practices.

Volume on Heritage Conservation Districts

The volume dedicated to heritage conservation districts under Part V of the *Ontario Heritage Act* is an essential resource for understanding and implementing HCD's.

The volume covers:

- An overview of what Heritage Conservation Districts are, their purpose, and their importance in preserving the character and heritage of broader areas beyond individual buildings or sites;

- Detailed explanation of the legal basis for HCDs under the *Ontario Heritage Act*, including the roles and responsibilities of municipalities, property owners, and other stakeholders in the designation and management process;
- Step by step guidance on how to establish an HCD, from initial study and research, through public consultation and engagement, to the adoption of the bylaw that formally designates the area as an HCD;
- Insights into creating an effective district plan, which is a critical component of an HCD. This includes guidelines for permitted alterations, new constructions, and other interventions within the district to ensure they maintain or enhance its heritage value;
- Best practices for the ongoing management, conservation, and enhancement of heritage conservation districts, including advice on maintenance, funding, and heritage impact assessments;
- Real world examples and case studies that illustrate the successful implementation of HCD's, providing practical insights and lessons learned; and
- Additional resources, such as templates, checklists, and reference materials, to assist municipalities and stakeholders in effectively managing HCDs.

This volume is an invaluable tool for municipalities considering the designation of HCDs, providing a comprehensive framework for the protection and management of areas with significant heritage value. It emphasizes a collaborative approach, involving community stakeholders in the preservation of their heritage, and provides a road map for balancing heritage conservation with sustainable development and change.

3.1.3 Places to Grow Act (2005)

Overview

The Places to Grow Act (2005), revised in 2024, establishes a framework for growth planning in Ontario, focusing on supporting economic prosperity, building strong communities, and promoting a healthy environment. Emphasis is placed on rational and strategic planning to make efficient use of existing infrastructure and preserve natural and agricultural resources. The Act mandates the preparation of growth plans for designated areas, involving public consultations and municipal participation. Municipalities must amend their official plans to align with these growth plans, which are reviewed every ten years.

Relevance to HCD Study

The Act is relevant to this HCD Study, as it incorporates measures to protect historical and culturally significant areas within its growth planning framework. The Act's policies on community design and environmental protection ensure that development respects and maintains the integrity of heritage landscapes. By including provisions for the conservation of sensitive lands, including those with historical value, the Act aligns with the objectives of Heritage Conservation Districts. This integration ensures that heritage protections are

considered alongside broader planning and environmental goals, helping to sustain the cultural and historical fabric of communities amid growth and development.

3.1.4 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The Plan identifies downtown Burlington as an Urban Growth Centre, aiming to reach 200 residents and jobs per hectare by 2031. This plan was replaced by the 2024 Provincial Planning Statement. The PPS 2024 is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. Although the Greater Golden Horseshoe Growth Plan Area primarily focuses on regions beyond the Greenbelt Area (see map below), it still applies to urban growth centres like downtown Burlington. The plan encourages municipalities to collaborate with stakeholders, such as Indigenous communities, to develop policies for managing cultural heritage resources. This ensures that development respects historical and cultural contexts, which in turn helps support the development of Heritage Conservation Districts in preserving the unique character of heritage areas and maintaining the cultural and historical fabric of communities during times growth and development.



Figure 24 Map showing the location of the study area relative to the Urban Growth Centres and Built Boundaries within the Greater Golden Horseshoe region.

3.1.5 Greenbelt Act (2005)

Overview

The Greenbelt Act (2005), revised in 2023, establishes the legislative framework for protecting Ontario's Greenbelt area, including the Oak Ridges Moraine and Niagara Escarpment. Its objectives include preserving agricultural land, protecting ecological functions, and promoting sustainable development. All municipal decisions within the Greenbelt Area must conform to the Greenbelt Plan, which takes precedence over other planning instruments unless conflicting with the Oak Ridges Moraine or Niagara Escarpment Plans. The Act mandates ten-year reviews of the Greenbelt Plan and limits legal actions against its implementation.

Relevance to HCD Study

Downtown Burlington is not part of the Greenbelt Area, as designated under the Greenbelt Act. Therefore, the provisions of this Act do not apply to the development of this HCD for the specified study area encompassing portions of Burlington Avenue and Ontario Street in Downtown Burlington.

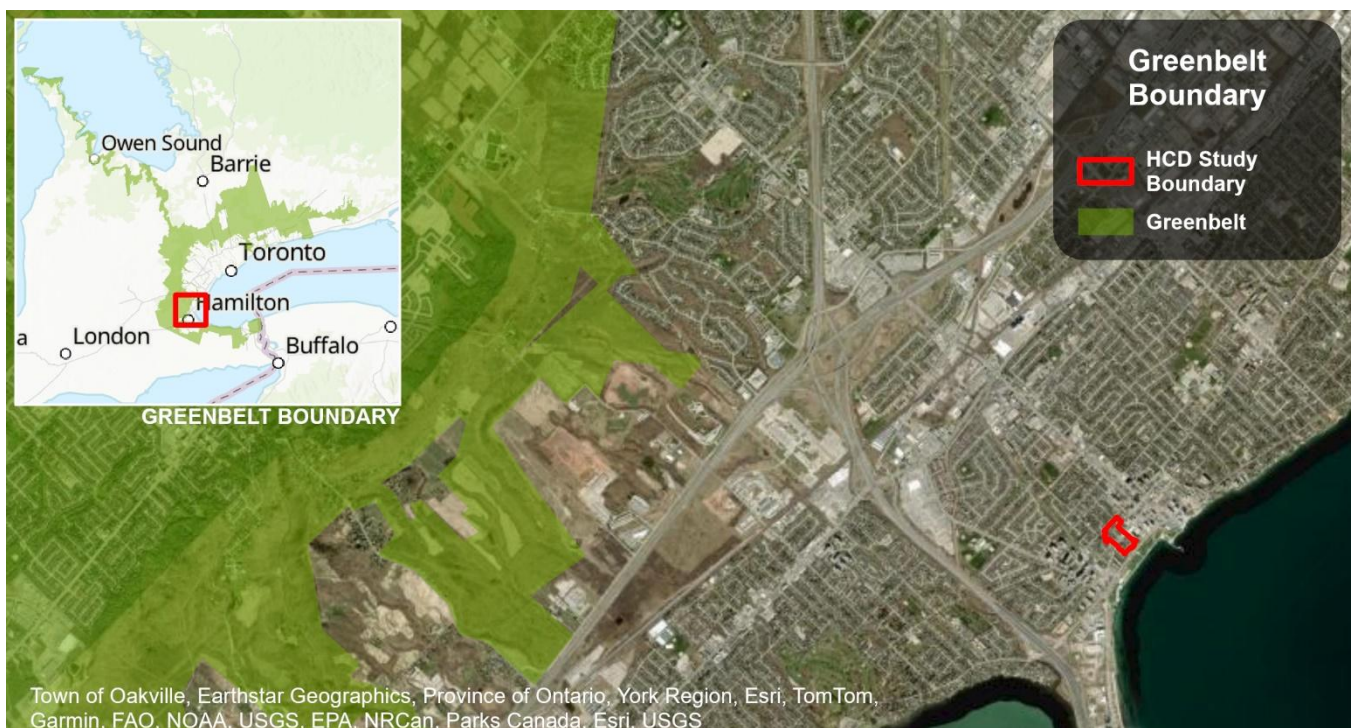


Figure 25 Map showing the location of the study area relative to the Greater Golden Horseshoe Greenbelt.

3.1.6 Niagara Escarpment Plan (2017)

Overview

The Niagara Escarpment Plan (NEP) extends 725 kilometres from Queenston to Tobermory, encompassing various topographic features and land uses. Its primary purpose is to maintain the escarpment and surrounding lands as a continuous natural environment, ensuring that only compatible development occurs. The plan's objectives include protecting unique ecological and historical areas, maintaining water quality, providing outdoor recreational opportunities, preserving the open landscape character, ensuring compatible new development, providing public access, and supporting municipal planning functions. The NEP uses a landscape approach to protect the escarpment, focusing on the continuous landform and connected natural areas, while also supporting a broader agricultural system. The NEP derives its authority from the Niagara Escarpment Planning and Development Act (2017) and works in conjunction with other provincial plans such as the Greenbelt Plan.

Land Use Policies and Development Criteria

The NEP outlines land use policies and development criteria to ensure the protection and sustainable use of the escarpment area. The Escarpment Natural Area designation protects the most sensitive natural and scenic resources, including wildlife habitats and geological features, with permitted uses such as existing uses, single dwellings, non-motorized trails, and forest management. The Escarpment Protection Area includes areas altered by human activities that require visual and environmental protection, allowing uses like agriculture, existing uses, single dwellings, and forest management.

Relevance to HCD Study

The current Heritage Conservation District (HCD) study area, consisting of portions of Burlington Avenue and Ontario Street, does not fall within the defined Niagara Escarpment area. Therefore, the Niagara Escarpment Plan (NEP) has no bearing on the HCD Study, Plan, or Guidelines.



Figure 26 Map showing the location of the study area relative to the Niagara Escarpment.

3.1.7 City of Burlington Official Plans

On July 1, 2024, through changes to the *Planning Act*, the Province identified the Region of Halton as an “upper-tier municipality without planning responsibilities”. As a result, the Regional Official Plan is no longer an official plan for the Regional Municipality of Halton. Instead, it has been deemed an official plan of each of the lower-tier municipalities in Halton (City of Burlington, Town of Halton Hills, Town of Milton, and Town of Oakville), until it is revoked or amended by the respective municipality.

This means that there are now three Official Plans which apply to the City of Burlington- parts of the *Halton Regional Official Plan, 1995*, parts of the *Burlington Official Plan, 1997*, and parts of the *Burlington Official Plan, 2020*. To streamline its suite of land use planning policies, and to ensure alignment with the updated Provincial policy framework, the City is undertaking a realignment exercise for the *Burlington Official Plan, 2020*.

3.1.8 Halton Region Official Plan (1995)

The Halton Region Official Plan (OP) serves as a comprehensive planning framework, guiding growth and development within the Halton Region. This plan addresses growth management,

environmental protection, infrastructure development, and land use, in response to anticipated population growth and evolving social, economic, and environmental conditions.

Key highlights of the plan include:

- **Population Growth:** The Halton OP outlines strategies for managing the anticipated population growth, aiming to accommodate a regional population of approximately 1,098,070 by 2051. This strategy involves directing a significant portion of new development towards existing built-up areas to optimize land and infrastructure use;
- **Urban and Rural Areas:** The plan distinguishes between Urban Areas, which include primary urban centres such as Burlington, Oakville, Milton, and Halton Hills, and Rural Areas, which encompass agricultural and natural heritage systems. Both areas are designed to accommodate growth, while ensuring the preservation of the rural landscape and natural resources;
- **Natural Heritage System:** The Halton OP includes policies aimed at protecting and enhancing the natural heritage system, which consists of connected natural areas and open spaces to preserve biological diversity and ecological functions. This system is integrated within both urban and rural areas to maintain environmental quality;
- **Sustainability Principles:** The plan emphasizes sustainable development, ensuring that natural resources are not overused, waste generation is minimized, and the natural environment is protected for future generations;
- **Transportation and Services:** The Plan addresses the need for strategic investment in transportation systems, wastewater treatment, water supply management, and waste management. This infrastructure development is essential for supporting growth and ensuring that it is financially and environmentally sustainable;
- **Cultural Heritage Resources:** The Halton OP aims to protect and promote Halton's cultural heritage resources, which include archaeological sites, historic buildings, and cultural landscapes. Key objectives are to promote awareness, facilitate public and private stewardship, and maintain a comprehensive list of documented cultural heritage resources;
- **Archaeological Management Plan:** A plan will be developed to inventory, classify, and map significant archaeological resources and areas of potential. This will be updated periodically to reflect new findings and ensure ongoing protection;
- **Public Consultation:** The Halton OP underscores the importance of public consultation and collaboration with various stakeholders, including local municipalities, to achieve its goals. This inclusive approach ensures that community needs and perspectives are integrated into planning decisions; and
- **Community Improvement Plans:** The Region may designate areas as Community Improvement Project Areas, to implement plans aimed at improving infrastructure, land, and buildings within intensification areas.

OP Sections Relevant to Burlington Ave HCD Study

Part IV: Healthy Communities Policies

The plan outlines specific policies aimed at conserving cultural heritage resources. These include:

- **Maintenance of Registers:** In conjunction with local municipalities, the Region maintains a list of documented cultural heritage resources, involving local historical organizations and municipal heritage committees;
- **Development Proposals:** For developments adjacent to protected cultural heritage resources, the ROP requires the study and consideration of preservation, relocation, and/or adaptive reuse of historic buildings and structures. It also mandates incorporating design features that harmonize with the area's character;
- **Archaeological Management Plan:** The Region will prepare an Archaeological Management Plan to inventory, classify, and map significant archaeological resources and areas of archaeological potential. This plan will be updated as part of the statutory five-year review of the ROP; and
- **Public Awareness:** The ROP emphasizes public awareness and education regarding the value of cultural heritage, promoting programs and initiatives that enhance public understanding and appreciation of heritage resources.

Additional relevant policies include:

- **Diverse Housing Options:** The Halton OP aims to provide a diverse range of housing options in terms of form, density, and affordability. This includes promoting intensification in residential neighborhoods and offering incentives for the development of affordable housing. By ensuring a variety of housing types, the plan supports the creation of complete communities that cater to different needs and preferences; and
- **Enhanced Services:** The plan supports the development and enhancement of cultural and recreational services to improve the quality of life for residents. This includes preserving and promoting cultural heritage sites and providing facilities and programs that encourage community engagement and participation.

Official Plan Maps

The Region of Halton OP maps that are relevant to the Burlington Avenue-Ontario Street study area include:

- Map 1: Regional Structure
- Map 1H: Regional Urban Structure
- Map 2: Regional Waterfront Parks
- Map 5: Regional Phasing

3.1.9 **The Regional Municipality of Halton: Heritage Services 5-Year Operational Plan (2021)**

Overview

The Heritage Services 5-Year Operational Plan for Halton Heritage Services (HHS) outlines a strategic framework to operationalize mid- to long-term directions over five years, building on the objectives of the 25-Year Master Plan. Key aspects include the updated vision and mission, which emphasize leading a vibrant and inclusive heritage community and preserving Halton's heritage resources for public benefit.

Collections and Interpretive Priorities

Central to the plan, are the collections and interpretive priorities, which aim to raise awareness of Halton's heritage and lead in heritage stewardship by adhering to best practices in the care of historical collections. The plan emphasizes engaging Indigenous communities, improving access to digital collections, and enhancing public and researcher access to Halton Region's Historical Collections.

Objectives Relevant to Establishing an HCD

Objectives relevant to establishing a Heritage Conservation District (HCD), include promoting public awareness through exhibits and social media, addressing gaps in cultural heritage interpretation, expanding the heritage network, and providing targeted training for stakeholders. Additionally, the plan focuses on improving access to digital collections to support HCD planning and public engagement. The implementation considerations highlight the necessity of maintaining and developing internal capacity and relocating HHS to a facility with appropriate office space and Class 'A' collections storage. This strategic approach aims to foster partnerships, enhance community involvement, and build support for heritage conservation initiatives in Halton Region.

3.1.10 **City of Burlington Official Plan (1997)**

The Burlington Official Plan served as a long-term vision for managing growth, sustainable development, protecting natural resources, enhancing community services and shaping the character of the city. The 1997 Official Plan was a foundational document that guided Burlington's growth for over a decade. This Plan included a strong emphasis on preservation and protection of heritage, however, has since been updated to reflect evolving priorities, especially around climate change, affordable housing, and more intensified land use in urban areas.

OP Sections Relevant to this Study

Part 2: Functional Policies

Chapter 8: Cultural Heritage Resources

Part 2, chapter 8 of the OP speaks to cultural heritage resources in the city include buildings, structures, monuments, landscapes, natural features modified by humans (like parks or gardens), and archaeological sites of architectural or historical significance. While Chapter 8 in its entirety is relevant to Cultural Heritage Resources, and the application of the Ontario Heritage Act, Section 8.3.4. speaks specifically to Heritage Conservation Designations.

The City of Burlington’s heritage conservation designation process allows for the preservation of individual properties and landscapes under the Ontario Heritage Act. Properties designated for their historical or architectural value must include a Reason for Designation statement outlining key attributes. Cultural heritage landscapes that meet certain criteria—such as historical significance, unique architectural style, or distinctive character—can be designated as Heritage Conservation Districts. The designation process involves consultation, area investigation, development of a conservation plan, and an official designation by-law. Any alterations or demolitions within a district require a heritage permit, Council approval, and may need a Heritage Impact Statement from a qualified professional. New developments or modifications are reviewed based on heritage guidelines to ensure they support the district’s character.

Section 8.3.4.(d) specifically concerns Heritage Conservation Districts Designation procedures:

Prior to the designation of a Heritage Conservation District, City Council shall:

- (i) consult with its municipal heritage committee;
- (ii) pass a by-law of intent to define and investigate an area;
- (iii) prepare and adopt a Heritage Conservation District Plan that will contain policies and guidelines and incentives to encourage conservation of the area’s character and heritage attributes and establish criteria for controlling demolition and regulating design; and
- (iv) pass a by-law designating the area as a Heritage Conservation District.

The City of Burlington OP (2020), noted in section 3.1.11 below, provides more information on the updated guidance.

3.1.11 City of Burlington Official Plan (2020)

The Burlington Official Plan 2020 outlines the city's vision for sustainable growth and development to 2031 and beyond, emphasizing a transition from suburban to urban living. The plan focuses on intensifying development within existing urban areas, protecting natural and rural areas, and fostering complete communities. It aligns with provincial and regional policies, ensuring that land use, infrastructure, and transportation are effectively managed to support growth, while maintaining Burlington's unique character and environmental health.

OP Sections Relevant to this HCD Study

Chapter 3: Complete Communities

Section 3.5: Cultural Heritage Resources

The City of Burlington aims to preserve and enhance its cultural heritage resources through recognition and awareness, encouraging stewardship, and promoting innovative maintenance and adaptive reuse. The objectives include minimizing the risk of demolition or neglect, ensuring new developments complement heritage areas, conserving archaeological resources, engaging the community in conservation efforts, and providing financial and non-financial support for heritage conservation.

3.5.2(1) Use and Treatment of Cultural Heritage Resources: The City will protect and manage City-owned heritage resources, maintaining an updated inventory of cultural heritage resources, including cultural landscapes and significant views. Conservation efforts will be funded through various government and non-government programs, applying provincial and national standards for heritage conservation and using provincial criteria to assess heritage value.

3.5.2(2) Public Engagement: Public engagement is a key component, with efforts to involve the community and the municipal heritage committee in the conservation of heritage resources. The City will promote heritage conservation through public education and outreach initiatives.

3.5.2(3) Implementation: Implementation involves maintaining a Municipal Register of Cultural Heritage Resources and using various tools such as acquisition, tax incentives, and grant programs to conserve heritage properties. The City encourages the adaptive reuse of heritage buildings and will enact By-laws to ensure development is compatible with heritage resources. The Zoning By-law will include provisions to protect heritage properties.

3.5.2(4) Heritage Designation: The City will pursue heritage designation under The Ontario Heritage Act, prioritizing non-designated properties on the Municipal Register. Designation By-laws will outline heritage attributes, and Heritage Conservation Districts (HCDs) will be

designated based on criteria such as historical significance, architectural style, and community value.

3.5.2(5) Development Policies: Development policies ensure that cultural heritage resources are considered in all development plans. Heritage Impact Statements will be required for developments affecting heritage properties, prioritizing on-site retention and adaptive reuse. The City will document and archive heritage resources that are altered or demolished and evaluate the impact on adjacent lands to protected heritage properties.

3.5.2(5.1) Cultural Heritage Landscapes: Cultural Heritage Landscape Impact Assessments will be required for major developments. These assessments will identify, evaluate, and map cultural heritage resources within study areas, with public and agency consultation to assess significance and value. Recommendations will be implemented through applicable legislation and regulations.

3.5.2(5.2) Archaeological Resources: Significant archaeological resources on lands proposed for development will be conserved. Archaeological assessments and conservation measures will be required as necessary.

Chapter 8: Land Use Policies – Urban Area

Chapter 8 of the Burlington Official Plan 2020 addresses land use policies for the urban area, aiming to ensure that development is compatible with the city’s vision for growth, while preserving and enhancing its cultural heritage. The policies outlined in this chapter guide land use designations, development criteria, and specific provisions for cultural heritage resources.

Relevant Objectives

The primary objectives relevant to Heritage Conservation Districts (HCDs) in the urban area include:

- Ensuring new developments respect and enhance the character of existing heritage areas;
- Promoting the conservation, restoration, and adaptive reuse of heritage properties; and
- Integrating heritage conservation into urban planning and development processes.

Relevant Policies

8.1 Mixed Use Intensification Areas: Mixed Use Intensification Areas are designated to accommodate higher density developments while preserving the cultural heritage character of these areas. Development within these areas should be compatible with the surrounding heritage properties and contribute to the overall character of the district.

8.3 Residential Neighbourhood Areas: Residential Neighbourhood Areas aim to maintain the character and stability of existing neighborhoods, including those with significant cultural heritage value. Any new development or redevelopment in these areas must be compatible with the scale, massing, and architectural style of existing heritage buildings.

8.4.3 Cultural Heritage Resources: This section emphasizes the protection and conservation of cultural heritage resources within the urban area. It outlines policies for the identification, evaluation, and management of heritage properties, including HCDs.

Key policies include:

- **8.4.3(1) Heritage Impact Statements:** Required for any development proposal that may affect a heritage property or HCD. These statements assess the potential impact of the development on the heritage attributes and recommend mitigation measures;
- **8.4.3(2) Conservation Plans:** For properties within an HCD, a detailed conservation plan must be prepared, outlining strategies for the preservation and enhancement of heritage attributes within the district;
- **8.4.3(3) Adaptive Reuse:** Encourages the adaptive reuse of heritage buildings to ensure their continued viability and integration into the urban fabric. Adaptive reuse projects must respect the heritage attributes and character of the original building; and
- **8.4.3(4) Public Realm Enhancements:** Improvements to the public realm, such as streetscapes and open spaces, should complement and enhance the heritage character of HCDs. These enhancements may include heritage-themed street furniture, signage, and landscaping.

Implementation and Monitoring Strategies

This section outlines the implementation and monitoring strategies for land use policies, including those related to HCDs.

Key strategies include:

- **8.5.1 Zoning By-law Provisions:** The Zoning By-law will include specific provisions to ensure new developments are compatible with the heritage character of HCDs;
- **8.5.2 Design Guidelines:** Heritage design guidelines will be developed and applied to new developments and alterations within HCDs to ensure they respect and enhance the heritage attributes of the area; and
- **8.5.3 Ongoing Monitoring:** The City will regularly monitor the effectiveness of heritage conservation policies and make adjustments as needed to ensure the continued protection and enhancement of HCDs.

Official Plan Maps

The City of Burlington OP maps that are most relevant to the Burlington Avenue-Ontario Street study area include:

- Schedule B-1: Growth Framework
- Schedule B-2: Growth Framework and Long Term Frequent Transit Corridors
- Schedule D: Land Use – Downtown Urban Centre
- Schedule D-1: Downtown Urban Centre Retail Streets
- Schedule D-2: Maximum Building Heights
- Schedule O-3: Classification of Transportation Facilities Downtown Urban Centre
- Schedule P: Long Term Cycling Master Plan
- Schedule Q: Trails Strategy
- Appendix A-2: Potential Cultural Heritage Study Areas: Downtown
- Appendix E-9: Conservation Halton Approximate Regulation Limit Mapping

3.1.12 City of Burlington Zoning By-law 2020, as amended

The City of Burlington's Zoning By-law is updated monthly, and regulates land use to ensure well-structured development, protect property values, and maintain community standards. The By-law includes general provisions that outline definitions and broad regulations applicable to all zones, such as parking, loading, and landscaping requirements. It also specifies detailed zone classifications, providing rules for different land use areas, including residential, commercial, industrial, and institutional zones, with specific standards for lot sizes, building heights, and setbacks. The By-law also features overlay zones that impose special regulations on areas with unique conditions, such as floodplains or heritage conservation districts. Detailed schedules and maps are included to illustrate zoning boundaries and any special designations within the city.

Applicable Zones

- DRL: Downtown Residential Low-Density Zone
- DRL-76: Downtown Residential Low-Density Zone (Exemption)
- S: Utility Service Zone

Part 1: General Conditions and Provisions

Part 1 of the City of Burlington's Zoning By-law establishes general conditions and provisions to ensure compliance with zoning regulations across all lands within the city. The By-law applies to all lands within Burlington; however, areas within the defined Niagara Escarpment would be subject to the Niagara Escarpment Plan. It emphasizes compliance with municipal,

regional, provincial, and federal regulations, ensuring that the most restrictive standards are prioritized in case of conflicts. The By-law defines multiple residential, commercial, employment, park, and open space zones, each with specific land use permissions as well as special land provisions. The general provisions of the By-law regulate the use and placement of accessory buildings, fences, decks, patios, and porches. It outlines conditions under which building permits and site plans are exempt from certain By-law provisions.

While specific details on heritage overlay zones were not highlighted in this first section of the overall Zoning By-law, the general provisions and compliance with broader municipal, regional, and provincial regulations would apply to heritage properties and conservation districts. The interpretation and enforcement sections ensure that heritage conservation principles are upheld, by providing clear rules for property use and modifications.

As for property standards, the By-law also details specific regulations for maintaining property standards, such as setbacks from property lines, visibility triangles at intersections, and regulations for accessory structures, to ensure they do not obstruct or detract from the intended use of yards and open spaces.

Part 6: Downtown Centre Zones

Part 6 of the City of Burlington's Zoning By-law, encompassing the Downtown Mixed-Use Centre Zones, outlines the regulations and permitted uses for the city's downtown core, which forms the majority of the defined study area for this Heritage Conservation District (HCD) Study. This section includes various zones, however the focus of this Study will be on the Downtown Residential Low-Density (DRL) zone, as it is the primary zone within the defined HCD study area.

The DRL zone is designed to preserve the character and scale of low-density residential neighborhoods. Permitted uses include detached, semi-detached, duplex, triplex, fourplex, and townhouse dwellings, as well as offices within existing buildings.

Relevant to establishing an HCD, existing regulations aim to protect the existing residential scale and aesthetic of a given area. One primary example applicable to the Burlington Ave and Ontario St area is the minimum landscaping requirement mandate that 25% of the lot area be landscaped for townhouses, with additional landscape buffer requirements for properties abutting residential zones. Fencing regulations require solid screen fences or dense landscaping, to ensure adequate separation and maintain neighborhood aesthetics.

These regulations help guide development to align with the existing residential character, specifying minimum lot widths, areas, and yard setbacks. Building heights are capped at three storeys or 12 meters to prevent overshadowing existing structures. Parking regulations require off-street parking to be set back from street lines and adequately screened, while driveways and parking spaces must be set back from habitable room windows to maintain

privacy. Should the Heritage Conservation District Study progress to the Plan & Guidelines phase, these By-laws would serve as a foundation for developing more comprehensive regulations applicable to all properties within the future HCD boundary, thereby offering greater protection to the heritage character.

Part 12: Utility Service Zone

Part 12 of the City of Burlington's Zoning By-law covers the Development (D) Zone and Utility Services (S) Zone, with relevance to a City-owned parking lot within the HCD study area. In this case, the focus is on the Utility Services (S) Zone.

The Utility Services (S) Zone permits any transportation, communication, or utility use. Additionally, open space and outdoor recreation uses such as playfields, parks, walking trails, bike paths, and associated parking lots are allowed. Buildings and structures necessary for these permitted uses are also allowed within the S Zone.

For the HCD study area, particularly regarding a City-owned parking lot, these regulations provide clear guidelines on current use and potential future development. Should the parking lot no longer be needed, the HCD guidelines would guide any hypothetical redevelopment projects, ensuring that they align with heritage conservation principles and enhance the heritage character of the district. This framework allows for thoughtful development that respects the historical and cultural significance of the area.

Since 2023, there have been 5 By-laws that have altered or impacted Parts 1, 6 and 12 of Zoning By-law 2020. By-law 2020.486, By-law 2020.478, By-law 2020.469, By-law 2020.463, By-law 2020.460. The current zoning sections on the City of Burlington zoning webpage have been updated in accordance to these By-laws.

Zoning Maps

The zoning By-law maps that are relevant to the Burlington Ave HCD Study include:

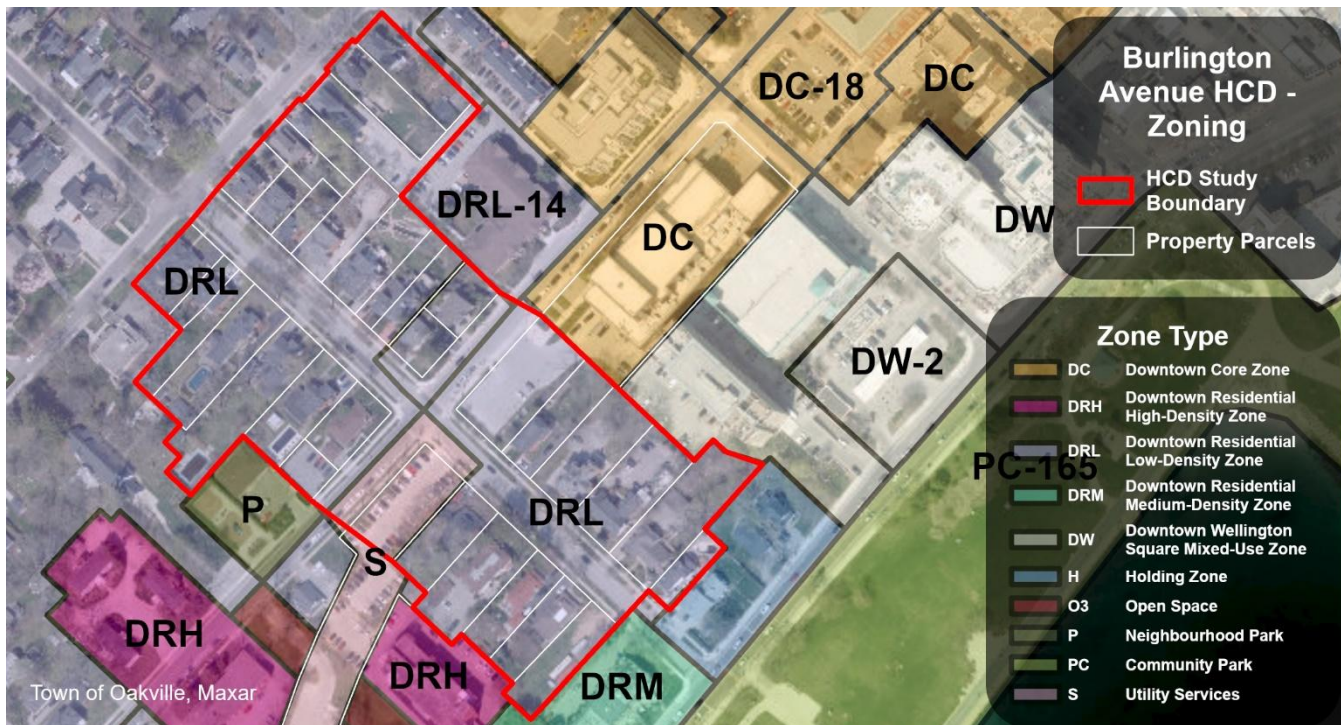


Figure 27 Map displaying the Zone Types within and adjacent to the study area.

3.1.13 City of Burlington HCD study area By-law No. 02-2024 (2024)

By-law 02-2024, enacted on January 16, 2024, designates a group of properties on Burlington Avenue and Ontario Street as a Heritage Conservation District (HCD) study area. This designation, valid for one year, aims to evaluate the area's cultural heritage significance and guide future changes. During this period, demolition or removal of buildings is restricted. The City will conduct a detailed study (this report) to determine the area's eligibility for HCD designation and, based on the study's findings, may recommend updates to municipal By-laws and the Official Plan.

3.1.14 City of Burlington Property Standards By-law No. 28-2009 (2009)

By-law Number 28-2009 of the City of Burlington establishes comprehensive standards for the maintenance and occupancy of properties to ensure safety, habitability, and preservation of the city's cultural heritage. This By-law applies to all properties within Burlington, excluding those owned by the City or the Regional Municipality of Halton. It sets minimum standards for structural integrity for foundations, walls, roofs, doors, windows, and balcony maintenance. Specific requirements are detailed for boarded buildings, chimneys, and graffiti removal to uphold safety and aesthetic standards.

Standards for building services cover elevating devices, heating and ventilation systems, electrical systems, drainage, and plumbing. Maintenance requirements for parking garages, toilet facilities, and security features are included, along with guidelines for snow removal and maintaining proper egress. The By-law also mandates the upkeep of land, accessory buildings, swimming pools, fences, and trees.

Designated Heritage Properties

For designated heritage properties, the By-law provides additional standards to ensure the maintenance and preservation of heritage attributes. It includes requirements for the repair and replacement of heritage features, using recognized conservation methods and guidelines for vacant or damaged heritage properties, to protect against neglect and unauthorized access.

Administration and enforcement are handled by appointed Property Standards Officers with the authority to inspect properties, issue orders for compliance, and, if necessary, carry out repairs or demolitions at the owner's expense. A Property Standards Committee is established to hear appeals related to property standards orders, and penalties are outlined for non-compliance, including fines and additional charges for ongoing violations.

3.2 Master Plans, Community Improvement Plans, and Strategic Plans

3.2.1 Vision 2040: Burlington's Strategic Plan (2015-2040)

Overview

Burlington's 2015-2040 Strategic Plan outlines a 25-Year blueprint for city-building, emphasizing economic, social, and cultural development. The plan integrates feedback from various stakeholders and aligns with other strategic documents like the Official Plan and the Economic Development Strategic Plan.

Key strategies include:

- **A City that Grows:** Focuses on sustainable growth, economic opportunities, and a balanced population. It emphasizes the development of vibrant neighborhoods that are well-connected and support diverse demographics. Higher densities in key areas are promoted to build neighborhoods that are environmentally friendly, infrastructure-efficient, and transit-oriented;
- **A City that Moves:** Prioritizes efficient and safe movement of people and goods, with an emphasis on walkability and green transportation options. This includes improving public transportation and active transportation to reduce reliance on automobiles;
- **A Healthy and Greener City:** Aims to be a leader in environmental stewardship and promote healthy lifestyles. The plan ensures residents have access to green spaces and parks within a 15-20 minute walk and supports the creation of multi-use parks and green spaces; and
- **An Engaging City:** Encourages community engagement, inclusivity, and outstanding customer service. The plan aims to enhance the sense of community and place through cultural and recreational activities and ensure accessible municipal programs and services for all residents.

Relevance to HCD Study

While not explicitly stated, the plan's emphasis on sustainable growth, higher densities, and environmentally friendly neighborhoods supports the preservation of Burlington's cultural and historical fabric. By promoting infrastructure-efficient development and maintaining green spaces, the plan indirectly contributes to the conservation of heritage areas within the city.

3.2.2 Burlington's Plan 2022–2026: From Vision to Focus (2023)

Overview

Burlington's Plan: From Vision to Focus 2022-2026 is a 4-Year work plan designed to advance the city's long-term strategic goals outlined in Vision 2040. Addressing the anticipated growth within urban boundaries, the plan focuses on creating vibrant, healthy, connected, and safe communities; delivering quality services; protecting the natural environment; and improving city operations. It includes implementing various city plans to support growth and density, enhance community planning, improve customer experience, and ensure sustainable, low-carbon communities. The plan also emphasizes attracting high-performing employees, optimizing resources, and ensuring efficient and effective service delivery.

Heritage Relevance

The plan supports heritage preservation through its focus on sustainable development and strategic growth management. By directing growth to urban areas, protecting rural zones, and enhancing green spaces, Burlington aims to safeguard its historical and cultural sites. The Housing Strategy and the Parks Provisioning Plan include measures to integrate new development with the city's historical character, ensuring that modern growth does not come at the expense of heritage. The Urban Forest Master Plan and initiatives for low-impact development contribute to the protection of natural heritage landscapes, which are a valued part of the city's historical identity.

3.3 Guidelines

3.3.1 Standards & Guidelines for the Conservation of Historic Places In Canada (2011)

The Standards and Guidelines for the Conservation of Historic Places in Canada (SGCHPC) serve as the first Canadian benchmark for heritage conservation practices. They provide comprehensive guidance for making informed decisions regarding the planning, intervention, and utilization of historic places, aiming to establish a consistent set of principles and guidelines across Canada. This document is especially important for ensuring sound conservation practices and is widely adopted by various levels of government for assessing conservation interventions on historic places.

The document underwent revisions for its second edition, which was issued by Parks Canada in 2011. These revisions aimed to address feedback in order to clarify the relationship between the standards and guidelines and statements of significance, enhance the explanation of the conservation decision-making process, provide a clearer interpretation of the 14 standards, add guidance for sustainability related interventions, and address new topics, such as cultural landscapes and the conservation of modern materials. The guidelines also expanded to offer more comprehensive advice for archaeological sites and engineering works, among other areas.

The Standards and Guidelines emphasize a three-phase conservation decision making process: understanding the historic place through research and investigation, planning for its conservation while considering all factors affecting its future, and intervening in a manner that respects and protects the site's heritage value. The document outlines specific standards for general conservation practices, rehabilitation, and restoration, ensuring that any physical changes to Character-Defining Elements are minimized and compatible with the historic places overall character.

The Standards & HCDS

The Standards and Guidelines significantly support and reinforce the establishment of heritage conservation districts by providing a detailed framework for the conservation of cultural landscapes, including heritage districts. This document helps in understanding, planning, and intervening in historic places, to maintain their heritage value, which is imperative for the conservation of HCDs. The guidelines offer practical advice and a consistent set of principles that can be applied to the diverse character and requirements of each HCD, whether residential, commercial, institutional, or a mix of these, often incorporating natural heritage features, such as green spaces and waterways.

Municipalities across Ontario use the Standards and Guidelines as a reference point when reviewing heritage permit applications for alterations, demolitions, or new construction within HCDs. The document ensures that any changes respect the heritage values and character-defining elements of the district, maintaining the district's overall heritage integrity. This approach is visible in the detailed processes and requirements set out for permit applications within HCDs, which include providing comprehensive plans, drawings, and specifications that clearly show how the proposed changes align with heritage character of the area.

The Standards and Guidelines provide a foundational framework that supports the establishment, management, and conservation of heritage conservation districts, ensuring that the heritage and character of these districts are preserved for future generations.

3.3.2 **Applicable Burlington Policies and Guidelines**

Applicable Policies and Guidelines for the City of Burlington are listed in the Official Plan. Any of the listed guidelines may be relevant, however, there may also be aspects of the guidelines that are out-of-date based on new legislation. The following section highlights some of the relevant policies to the Heritage designation, however Burlington policies and guidelines should be updated regularly throughout the HCD process.

3.3.3 **Downtown Urban Design Guidelines (2006)**

Overview

The Downtown Urban Design Guidelines for Burlington (2006) are comprehensive guidelines aimed at preserving the character and guiding the development of Burlington's downtown area. The guidelines address the integration of new developments with existing structures, ensuring that the downtown retains its unique charm while accommodating growth and modernization.

The guidelines are intended to supplement the Official Plan and Zoning By-law by providing detailed guidance for desirable built form in the downtown area. They offer a framework for property owners, developers, and city staff, to align development proposals with the city's vision. The guidelines also emphasize the importance of maintaining the character of the downtown area amidst increasing development pressures.

Public Realm and Streetscape

The guidelines emphasize the enhancement of the public realm to create a cohesive and inviting downtown environment. Streetscape improvements are a key focus, with detailed recommendations on various elements:

- **Street Furniture:** A standardized collection of durable street furniture, including benches, bike racks, waste receptacles, and bollards, is recommended to ensure visual coherence. The furniture should be resistant to the local climate and require minimal maintenance;
- **Paving Materials:** A unified palette of paving materials is suggested to enhance the pedestrian experience. Sidewalks should primarily use broom-finished concrete, with feature paving for crosswalks and driveways. Permeable pavers are recommended for their environmental benefits;
- **Planting Recommendations:** Trees and other plantings should be chosen for their durability and year-round interest. Street trees should be planted in continuous trenches to allow for root growth, and landscaping should incorporate low-maintenance, drought-resistant native plants; and
- **Public Art:** Public art is encouraged to enrich the downtown environment. Suitable locations include plazas, street intersections, and institutional sites. Art installations should be integrated into the streetscape design and reflect local history and culture.

Built Form Guidelines

These guidelines focus on maintaining a human scale and ensuring that new developments contribute positively to the pedestrian experience. They address various aspects of building design and placement, including:

- **Building Heights and Massing:** The guidelines categorize buildings into high-rise, mid-rise, and low-rise, with specific recommendations for each. High-rise buildings should have slender profiles and be set back from the street to reduce their visual impact. Mid-rise and low-rise buildings should maintain a consistent street wall with appropriate setbacks and stepbacks;
- **Street Wall and Frontages:** The street wall, or the building façade facing the street, should be of high architectural quality. Upper storeys should be stepped back to reduce the perceived bulk of the building from the street level. Ground floors should have a high degree of transparency, with large windows and active uses to engage pedestrians;
- **Entrances and Ground Floor Design:** Building entrances should be prominently marked and designed to provide a welcoming sense of arrival. Canopies and awnings are encouraged to offer weather protection. Ground floors should have a minimum height of 4.5 metres and incorporate 60% glazing to promote visibility and interaction;

- **Materials:** While municipalities cannot regulate materials, the guidelines suggest using durable, high-quality materials like brick, stone, metal, and glass. Stucco and vinyl siding are discouraged due to their poor aging properties; and
- **Heritage Considerations:** New developments adjacent to heritage buildings should respect their scale, massing, and architectural details, without directly copying them. This approach ensures that the new structures complement rather than overshadow the heritage buildings.

Relevance to HCD Study

A significant focus of the guidelines is on heritage preservation. Downtown Burlington boasts a variety of listed and designated heritage buildings. While these guidelines do not enforce a heritage style for new buildings, they ensure that new developments respect and integrate with the existing character. Key heritage principles include:

- Retaining and renovating entire heritage structures rather than just façades;
- Using appropriate materials and techniques in renovations, advised by heritage professionals; and
- Ensuring new adjacent buildings complement the heritage structures without mimicking them.

3.3.4 Downtown Streetscape Guidelines (2019)

Overview

The Downtown Streetscape Guidelines (2019) provides comprehensive guidance for the design and implementation of streetscape improvements in Downtown Burlington. The guidelines aim to create a cohesive, accessible, and vibrant public realm, that enhances the character of the downtown area. Key aspects of the document include background and purpose, design principles, specific guidelines for different streetscape elements, and an implementation framework.

Key Design Principles

The Downtown Streetscape Guidelines (DSG) are guided by several key design principles aimed at creating a cohesive, accessible, and vibrant public realm. These principles ensure that all streetscape improvements are consistent with the vision of a pedestrian-friendly, green, and engaging downtown. The design principles include:

- **Pedestrian-First Focus:** Streetscapes are designed to prioritize the safety and comfort of pedestrians, particularly the most vulnerable users such as children, older adults, and people living with disabilities;

- **Green & Sustainable:** The design aims to improve environmental quality through the incorporation of green infrastructure and sustainable design practices. This includes planting street trees, using permeable paving materials, and incorporating stormwater management features to enhance the urban environment;
- **Easy to Use & Equitable:** Streetscapes are designed to be accessible and usable by people of all ages and abilities. The design must be inclusive, serving the diverse needs of the community and ensuring equitable access to public spaces;
- **Long Lasting:** High-quality, durable materials and construction practices are used to ensure that streetscape elements withstand local conditions and ongoing maintenance needs; and
- **Connect & Integrate:** Streetscapes are designed to be context-sensitive, reflecting the unique character of each street and integrating seamlessly with the surrounding urban fabric.

Design Guidelines & Strategies

The DSG provides detailed guidelines and strategies for designing and implementing streetscape improvements within the downtown area. These guidelines cover various aspects of streetscape design, ensuring that all elements contribute to a cohesive and functional public realm. Some of the key guidelines and strategies include:

- **Streetscape Anatomy:** Streets are divided into zones – Marketing Zone, Clear Path Zone, Furnishing Zone, and Edge Zone – each playing a specific role in the overall design. The guidelines detail how each zone should be used to create a high-quality streetscape;
- **Accessibility:** All aspects of the streetscape must be designed to be accessible to persons living with disabilities, complying with the Accessibility for Ontarians with Disabilities Act (AODA) standards. This includes ensuring that pedestrian pathways are unobstructed and accessible;
- **Pedestrian Crossings:** Guidelines emphasize the importance of pedestrian safety at crossings. This includes minimizing driveway access points, providing corner and mid-block bump-outs to reduce crossing distances, and improving visibility and traffic calming measures;
- **Tree Planting:** Street trees are a vital part of the urban forest and provide numerous environmental benefits. Guidelines cover species selection, soil volume requirements, and placement to ensure the successful establishment and maintenance of street trees;
- **Public Art & Culture:** The guidelines encourage incorporating public art into the streetscape to reflect local history and cultural heritage. This includes functional public art elements and temporary or permanent installations;
- **Boulevard Treatments:** High-quality materials, such as concrete paving and unit pavers, are recommended for different zones within the streetscape. These materials should be durable, visually appealing, and accessible; and

- **Streetscape Elements:** Consistent and simple streetscape furnishings, including benches, bollards, lighting, and waste receptacles, are recommended to create a unique identity for the downtown. Placement guidelines ensure these elements enhance pedestrian circulation and comfort.

Relevance to HCD Study

The Downtown Streetscape Guidelines provide a structured approach to revitalizing Burlington's downtown while preserving its historical and cultural heritage. The guidelines emphasize creating a pedestrian-friendly, accessible, and aesthetically cohesive environment that respects and enhances the area's unique character and heritage significance. The Guidelines are particularly relevant to the development of an HCD in several ways:

- **Historical Context:** Downtown Burlington is the city's historical commercial core. The DSG emphasizes the importance of preserving and enhancing the historical character of this area, which includes main streets like Brant Street and Lakeshore Road. These streets are vital for their historical and cultural significance, anchoring business, civic, and entertainment activities;
- **Character Areas:** The document identifies specific character areas within the downtown, including Lower Brant Street and Lakeshore Road, which are highlighted for their unique historical and architectural significance. The DSG aims to maintain and enhance these areas' heritage value while promoting modern urban design principles;
- **Design Principles:** The design principles outlined in the DSG, such as prioritizing pedestrian safety, incorporating green and sustainable elements, and ensuring accessibility, are intended to integrate seamlessly with the existing urban fabric. This approach helps protect and promote the heritage character of downtown streetscapes;
- **Public Art and Culture:** The guidelines encourage incorporating public art that reflects local history and cultural heritage. This includes functional public art, temporary and permanent installations, and infrastructure to support cultural expressions that align with the historical context of the area;
- **Boulevard Treatments and Furnishings:** Recommendations for materials, colours, and finishes are designed to unify the streetscape while respecting and highlighting the architectural heritage. For example, using a consistent colour palette and high-quality materials ensures that new streetscape elements complement the historic buildings and streets; and
- **Implementation Strategy:** The DSG outlines a phased implementation approach that considers both public and private sector developments. This strategy ensures that streetscape improvements align with heritage conservation goals over the long term, integrating with broader municipal plans and asset management practices.

3.3.5 Keeping Place: Heritage-Based Urban Design Guidelines for Downtown Burlington (2006)

Overview

Keeping Place: Heritage-Based Urban Design Guidelines for Downtown Burlington, created by Phillip H. Carter Architect and Planner in association with Paul Oberst Architect, is a comprehensive framework designed to preserve and enhance the historic character of downtown Burlington. The document highlights the unique identity of the area and aims to conserve historic resources, provide assistance in identifying important heritage elements, maintaining heritage buildings, and evaluating new construction proposals to ensure they complement the historic character of the downtown. This document also aligns with Official Plan Amendment (OPA) 55, which includes several provisions to protect cultural heritage resources and maintain the historic context of the area.

Heritage Design Handbook

The Heritage Design Handbook section of the document offers detailed descriptions of architectural styles found in Burlington, encompassing residential, commercial, and agricultural buildings. It provides in-depth guidance on maintaining and enhancing the heritage character through careful attention to design elements and construction practices. Key components include:

- **Architectural Styles:** This subsection describes the principal styles that have appeared in Burlington, detailing their identifying characteristics. It covers a range of styles including Georgian, Victorian, Edwardian, and 20th Century Styles;
- **Design Elements:** Detailed guidance on various architectural features to ensure consistency with heritage styles. This includes entrances and doors, windows and shutters, masonry, wood siding, and fencing;
- **Heritage Character:** This subsection explains how to maintain the overall heritage quality of streetscapes. It discusses the importance of elements like roadway design, public and private planting, and building scales to create a unified and historically sensitive environment; and
- **Other Heritage Features:** Addresses "soft heritage features" such as views, historical pathways, and creeks, that contribute to the historic ambiance of downtown Burlington. Preserving these elements helps to enrich the heritage character of the area.

Design Guidelines

The Design Guidelines section provides specific instructions for building maintenance, renovations, and new developments with a heritage-based focus. It emphasizes the integration of cultural heritage resources into new developments and ensures that new

construction is sensitive to the historic context of the street and surrounding buildings. Key components include:

- **Building Maintenance and Renovations:** This subsection provides recommendations for the care and restoration of existing heritage buildings. It covers historic and technical research, building maintenance, and renovations;
- **Existing Non-Heritage Buildings:** Provides design approaches for modifying non-heritage buildings to make them more compatible with the heritage character of the area. This includes façade improvements, landscaping, and other modifications that enhance the overall historic ambiance;
- **New Development:** Offers comprehensive guidelines for new construction to ensure it complements the historic character of the area. This includes contextual design as well as precinct-specific guidelines, such as the Old Lakeshore Road Precinct, which is located near the study area of this HCD Study; and
- **Heritage Features:** Highlights the importance of preserving and commemorating elements such as historic views, pathways, and creeks. These features contribute to the heritage character of downtown Burlington and should be integrated into new developments wherever possible.

3.3.6 Other Guidelines

At the time of writing this HCD Study, relevant guidelines include:

- Design Guidelines for Detached Garages (2009);
- Downtown Burlington – Old Lakeshore Road Precinct Urban Design Guidelines (2009);
- Mid Rise Building Guidelines (2019);
- Tall Building Guidelines (2017);
- Sustainable Building and Development Guidelines (2021);
- Site Plan and Urban Design Guidelines for Low Density Residential Zones (2009);
- Shadow Study Guidelines and Terms of Reference (2020); and
- Guidelines for Outdoor Lighting (2008).

3.4 Planning Studies

3.4.1 Downtown Burlington Heritage Study and Engagement Program (2023)

Overview

The Downtown Heritage Study and Engagement Program Study presents findings and recommendations for heritage conservation in Downtown Burlington. This study assessed several properties and areas for potential heritage designation under the Ontario Heritage Act, four of which were recommended for designation under Part IV of the Act. Additionally, the report suggests studying the Burlington Avenue-Ontario Street area as a potential Heritage Conservation District (HCD), to protect its historical character during the study period. The report further includes recommendations for removing certain properties from the heritage register and provides a summary of the community engagement efforts, financial implications, and stakeholder feedback.

Relevance to HCD Study

The findings and recommendations of the Downtown Heritage Study are directly relevant to this HCD Study, as it identifies the Burlington Avenue-Ontario Street area as meeting the criteria for a potential HCD, emphasizing its historical and cultural significance. The study recommends enacting a By-law to prohibit the demolition of buildings within the proposed HCD boundaries while the comprehensive HCD Study is conducted. This approach ensures the preservation of the area's heritage value during the evaluation period. The engagement strategies and feedback from the community highlighted in the Downtown Heritage Study will guide the effective planning and execution of the HCD Study, ensuring a thorough and community-supported evaluation process.

3.5 Current Development Applications Impacting the study area

There are no current development proposals in the boundaries of the potential HCD, however there is a 7-storey mixed-use building that has been constructed at 452-454 Locust Street at the south end of the block fronting Elgin Street, Blathway Lane, and Locust Street.

4 Public Engagement

4.1 Introduction

Public engagement plays a crucial role in the establishment and successful conservation of heritage districts. Involving the community in decision-making processes fosters a sense of ownership and ensures that the conservation efforts align with local values and aspirations. This collaborative approach is instrumental in ensuring that the strategies and measures put in place for conservation resonate deeply with the local community's values, history, and plans, thereby enhancing the likelihood of their success and sustainability. Successful implementation of a district will ultimately depend on wide-spread public support for district designation based on a clear understanding of the objectives for designation and appreciation of the proposed HCD plan, policies, and guidelines.

During the Study Phase, the Consultant Team and the City implemented a diverse array of consultation and engagement strategies to maximize opportunities for inclusive and diverse community participation. This component was critical, and the comprehensive insights and inputs from various stakeholders within the community were critical factors in the evaluation of the HCD study area.

A range of consultation sessions and activities have been held throughout the study and are the public engagement opportunities are summarized in the following sections.

4.2 Property Owner Interviews

4.2.1 July 17-18, 2024

Location: Burlington City Hall

The first Public Consultation activities for the Burlington Avenue-Ontario Street Heritage Conservation District Study were held on July 17-18, 2023. The City and Consultant Team provided the opportunity for in-person or online options for property owners in the study area to schedule ‘interviews’ to meet the team and discuss questions and concerns. This consultation was organized at the onset of the study to gather feedback and establish communication early in the process. It also served to provide notice to property owners about the project purpose and possible outcomes. The City of Burlington Heritage Planner, Chloe Richer, delivered notices to each property owner in the study area on June 24, 2024, and interviews were scheduled according to residents’ availability. Three formal interviews were requested.

Overview & Highlights



Figure 28 479 Burlington Avenue.

Individual interviews were approximately one hour in length, and provided an excellent opportunity to field questions, concerns, and information as to heritage and development considerations in Burlington. The consultant team also took part in a walk throughout the study area on July 18th, which provided an opportunity for additional informal conversations with property owners.

Community Feedback

Discussions and individual conversations yielded valuable insights, notably understanding the “story of place” that is not necessarily evident in physical form, but is relevant to the historical significance, and provides a rationale for the conservation of the neighbourhood and study area. On the walk, and during the notice delivery, many of the neighbours inquired about the purpose and objectives of an HCD, wanting to know how individual properties would be affected and, in particular, how constraints to refurbishing individual dwellings would pertain. We are also gifted with imagery of what was before, that helped in building the story and understanding of changes to the area. The meetings were important as we were able to discuss the importance of preserving not only buildings, but also landscapes, significant trees, garden frontages, street character, and natural features that contribute to the historical definition and essence of the area.

4.3 Burlington Heritage Week Engagement Activity

Between August 1-10, 2024, the City of Burlington hosted the annual Burlington Heritage Week. In 2024, Burlington is celebrating two exciting milestones – 110 years since the Village of Burlington became a town and 50 years as a city.

TRACE and B+H Architects participated in the Heritage Fair and Special Presentations that took place at the Burlington Public Library’s Central Branch on Friday August 9, 2024, between 10am-4pm. An HCD table was available where panels were presented with the study information, and a presentation was shared on what an HCD is and what the process entails. Participation at the Fair allowed the team to hear from the broader Burlington community, and certainly those interested in heritage conservation. Many visitors connected with the team to better understand the project and potential outcomes and looked forward to further engagement.

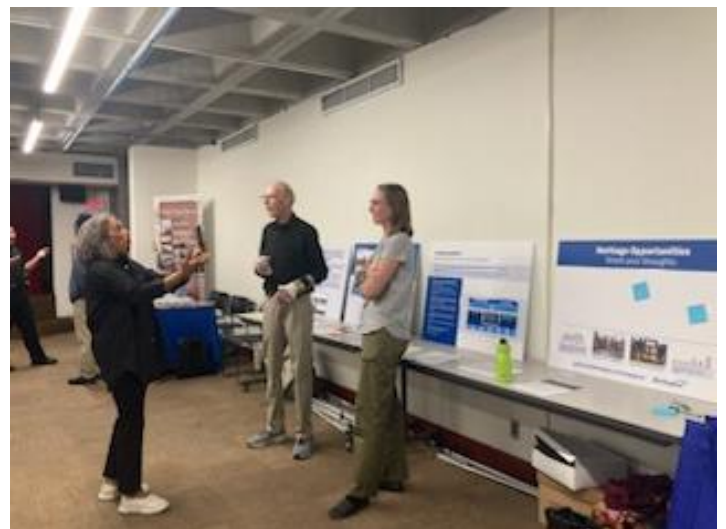
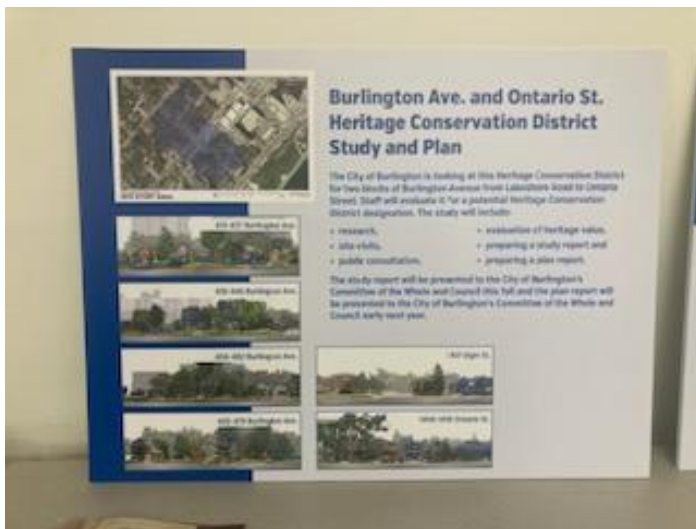


Figure 29 Photos from Heritage Week Pop Up Event.

4.4 Burlington Avenue Harvest Pop-Up

On September 10, 2024, the Consultant Team, in coordination with the City of Burlington Heritage Planner, Chloe Richer, hosted a Harvest Pop-Up tent on the corner of Burlington Avenue and Elgin Street, between 11am-3:30pm. Prior to the event, flyers were dropped off in the mailboxes in the study area, providing residents with details of the event. A tent was set

up on the street corner, and apples and cider were provided, encouraging visitors to participate.

The event was a great success, with the tent receiving approximately 40 people visiting, those who knew of the event thanks to the flyer, and spontaneous passersby. It was an opportunity to get feedback from the residents, the larger Burlington community, and many visitors to the area passing through in enjoyment of the neighbourhood. Most of the feedback we received was positive and in favour of the Heritage Conservation District. There were also concerns about restrictions that would be placed on homeowners in the district, and the team was able to dispel some of the myths and provide additional clarity on the process and discuss the pros and cons of having an HCD Plan in place. Burlington is fortunate to have a strong heritage grants and loans program available that



Figure 30 Photos from Harvest Pop Up Event.

would help offset the care associated with maintenance of a designated home. Concerns were raised specifically about the costs associated with a heritage home, such as materials,

repairs, and insurance. In addition, some residents were concerned about the degree of appetite and aptitude Councillors and the City of Burlington may have in prioritizing and protecting its heritage assets, especially in a time of development pressure to intensify smaller municipalities.

Other concerns raised involved how an HCD would address vacant lots and demolitions and/or the removal of trees. While these issues would be part of the HCD Plan and Guidelines, should it move to that phase, the consultant team was able to provide some examples for consideration, particularly from other designated properties and districts in Ontario.

Overall, however, there was resounding agreement that the study area is a special place, that residents and visitors would like it to remain beautiful. There is a strong sentiment that development taking place in other parts of the City is not sustainable, particularly high rises and condos, and that the City is not considering artistic or design elements.



Figure 31 Photos from Harvest Pop Up Event.

4.5 Burlington Food for Feedback Event:

The City of Burlington hosted its fourth annual Food for Feedback event on Saturday September 14, 2024, between noon and 4pm at Central Park, 2299 New Street near the Burlington Public Library. Residents were welcomed to enjoy a free meal in exchange for sharing their thoughts on City Projects. City Staff, advisory committees, Mayor Marianne Ward, and members of Council were in attendance to listen to resident feedback. The event was an opportunity for residents to connect with city staff, allowing them to become engaged in the community, and to share thoughts and ideas. This year, the city was seeking feedback and sharing information on the following topics:

- Heritage Planning Studies;
- Burlington Transit;
- Climate resiliency;
- Civic Square renewal;
- Bylaw compliance;
- New Zoning Bylaw Project;
- Council Composition and Ward Boundary Review;
- Parks and Recreation; and
- Official Plan revisions, and more.

The HCD Team was present to answer questions regarding the Study and Plan and many participants received a meal sticker because of their interest and queries on the project and on other topics related to city heritage. As with other events, the concept of conserving heritage was primarily deemed invaluable for the study area and for the city in general. The general commentary was that the city needs to maintain the heritage character that makes Burlington special and unique, not only for its community, but also for tourists and visitors alike.

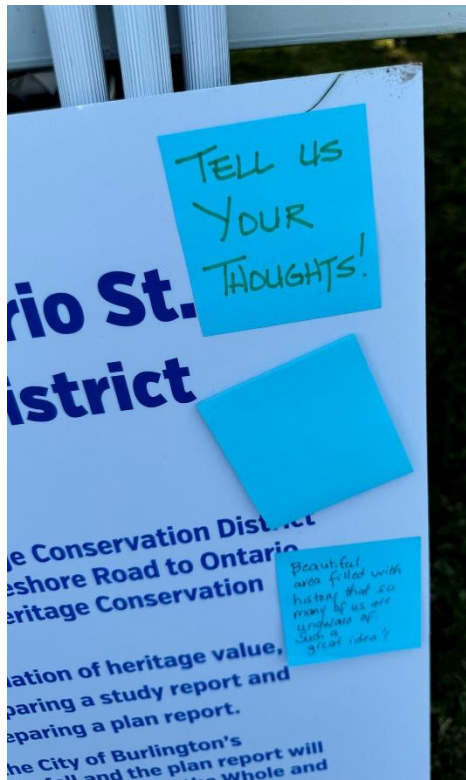


Figure 32 Photos from the Burlington Food for Feedback Event.

Some of the feedback included the following:

- The study area needs to extend west to Hagar Avenue, as many properties west are deemed significant in defining the heritage character of the area;
- The study area is beautiful and filled with so much history that the community is not aware of, and if heritage assets and character are lost, the story of place and significant people and events are also lost. Many from different backgrounds told stories of their Burlington ancestry and their family's participation in building the city and the city's heritage identity, including farming practices, European introduction of apple orchards, and the building of distinct churches and neighbourhoods representative of the diversity of communities; and
- There needs to be ways in which to physically identify heritage areas and assets such as signage, light posts, and other features.

5 Heritage Character Analysis

Burlington is located in southwestern Ontario, on the shores of Lake Ontario, between Toronto (to the northeast) and Niagara Falls (to the southeast), in an urban corridor known as the Golden Horseshoe. The study area comprises of 33 properties on Burlington Avenue, Elgin Street and Ontario Street and features predominantly residential properties. These properties range from older single-family homes, in a variety of architectural styles, to some more recent constructions. The streets are tree lined, with mature trees and well-maintained lawns and front gardens. The study area includes significant views to Lake Ontario and the lakefront area, particularly from Burlington Avenue, south of Elgin Street.

There have been significant changes in the overall Burlington area, and the City has experienced tremendous change and development in the last several decades. This includes contemporary residential subdivisions, high-rise apartments, some retrofit of heritage buildings, and commercial developments. The study area, however, has remained mostly intact, historically, throughout this period.

The study area, and its surroundings, has some of the most historic residential properties in downtown Burlington, and many remain in residential use. Zoning in this area, however, does allow for some office and uses.

5.1 Streetscape & Landscapes (of study area)

5.1.1 Streetscape

In 1873, when the villages of Wellington Square and Port Nelson merged to become the Village of Burlington, the prosperous farming community started shifting into a thriving town, with a busy main street, Brant, with boat ways, railways, and manufacturing facilities. The Burlington Avenue-Ontario Street study area streetscape characteristics are reminiscent of this time, and typical North American streetcar suburban neighbourhoods, built within walking distance to an existing main street that would have been serviced by a streetcar. The residential development to the west of Brant Street, generally features more consistent architectural styles than seen east of Brant Street, which evolved more informally and over a longer period than the fairly planned west side neighbourhoods.

The residences in the Bunton's Survey section of Burlington have consistent size and massing, ranging from one and-a-half to two-and-a-half storeys single family homes, and the neighbourhoods reflect popular architectural styles of the late nineteenth and early twentieth century. Several residences in the Bunton's Survey were constructed by local master

builders, including George Blair, A.B. Coleman, and James Cushie Bent, which contributed to a high level of craftsmanship and architectural variety.

Historically, Burlington tended to develop by lot, as opposed to large subdivisions. While that is no longer the case in Burlington overall, the study area is indicative of this style of planning.

This is seen in the variety of styles, sizes, and mix of ages of the houses and is particularly evident on Burlington Avenue, where it is unusual to see a large grouping of similar houses side by side. The Ontario street portion of the study area, however, has houses that have been built in similar style or massing. This is seen in the architectural style, as well as in the detailing such as windows, columns, front entryways, and verandas.



Figure 33 Streetscape of Ontario Street, looking south between Blathwayte Ln. and Burlington Ave., at 1406-1426 Ontario St.

Properties on both Burlington Avenue and Ontario Street are generally built of brick, although there are also materials such as wood clapboard and stucco used. There is an array of architectural styles ranging from Edwardian, Georgian, Gothic Revival, Queen Anne Revival, Victorian, and Craftsman. Today, many streets beyond the study area have modern mid-to-high rise development. The resulting character of the study area remains distinct from its surrounding context.



Figure 34 Streetscape of Burlington Avenue, looking east between Lakeshore Rd. and Elgin St., at 415-437 Burlington Ave.



Figure 35 Streetscape of Burlington Avenue, looking east between Elgin St. And Ontario St. at 455-479 Burlington Ave.



Figure 36 Streetscape of Elgin Street, looking north at the intersection of Burlington Ave. And Elgin St.



Figure 37 Streetscape of Burlington Avenue, looking west between Lakeshore Rd. and Elgin St., at 418-446 Burlington Ave.



Figure 38 Streetscape of Burlington Avenue, looking west between Elgin St. and Ontario St., at 454-482 Burlington Ave.

House Setbacks and Sidewalks

Despite the larger lots created by land severances, and the lot-by-lot development of the study area, there are visibly exaggerated setbacks from the street, divided by wide sidewalks. These sidewalks are reminiscent of the walkable neighbourhoods serviced by electric streetcars in the early 20th century. The electric powered streetcar invention allowed passengers to travel the same distance in 10 minutes as it would have taken them to walk in 30 minutes. This enabled suburban neighbourhoods to sprawl adjacent to a main street where the streetcars connected various neighbourhoods. Residential areas sprawled around the transportation nodes in a 10-minute walking radius from the main street. This created a need for walkability within the nodes, evident through characteristically large and distinctly separated sidewalks. An example of this urban pattern is evident on Burlington Avenue, where a large sidewalk runs parallel to the street and is separated by mature trees. Direct paths from the properties' front doors to the sidewalk, predating the driveways, further demonstrate the emphasis (and need) for walkability in the early 20th century.



Figure 39 Streetscapes on Burlington Avenue showing sidewalks and setbacks.

5.1.2 Landscape

Landscapes often play heritage value roles as important as those of buildings and provide settings for the built heritage. These spaces are often features of the original plan or survey of a settled community, and may include a combination of natural features, built structures, and intangible elements, that together contribute to their cultural value.

Gardens and Mature Trees

Properties within the study area have a range of small front-facing gardens partially or fully occupying their front lawns. The generous lot sizes allow for plenty of room for landscaping within the shadows of mature trees. Common architectural features such as front porches and verandas make for a popular location for bushes and shrubbery concealing the structure at grade. The result is a luscious streetscape with greenery and shade trees sheltering the sidewalks and streets.



Figure 40 Corner of Burlington Avenue and Ontario Street, showing some of the many mature trees in the study area.

Hager Creek

There are several major and minor creeks running within the urban boundary of Burlington that are part of the City's natural landscape and urban water management system. Hager Creek runs through the study area, primarily through the backyards on the east side of Burlington Avenue. Hager Creek flows through central Burlington, and eventually terminates at Lake Ontario. The Creek is evident on historic maps, including William Bunton's Survey (Plan 74) and Fire Insurance Maps dating to 1924. While some of the waterway is buried under roadways and infill, a section of it is visible from the road on Elgin St., which was once the location of a wooden bridge. The creek is a part of Burlington's network of watercourses and is important for drainage, stormwater management, and wildlife habitat. It also provides scenic value to the study area's landscape.



Figure 41 (Left) View of Hager Creek from Elgin Street, looking north.

Figure 42 (Right) Fire Insurance Plan for Burlington Ontario, 1924. Burlington Public Library. (Arrow points to Hager Creek).

The Lakeshore (Park & Lake Ontario)

The southern portion of the study area is 200 metres from Lake Ontario, which includes Spencer Smith Park along Lake Ontario, from Maple Avenue to Elizabeth Street, along Lakeshore Road. Today, the area is characteristic of various community and lakeside services, complete with lake access, amenities, and public gathering space.

This area was once an industrial port and later a cannery. The Brant Inn, Brant Hospital, and other civic buildings such as schools, were originally located along Lakeshore Rd (previously Water Street). This route remains the primary route through Burlington, running east-west; however, it has seen many development changes over time.



Figure 43 Lakeshore Rd c.1974, showing Spencer Smith Park, with mature trees, greenspace and public lake access. Residential neighbourhoods north of Lake Ontario in the distance are distinguishable by the amount of large shade trees. The study area is partially on the left of the photo.

Views to the lake front from Burlington Avenue enrich the landscape of the study area, and the slight downward slope from Ontario Street towards the lake, along Burlington Avenue, is a defining feature of the area. The area's connection and proximity to the waterfront is a character defining feature of the potential district.

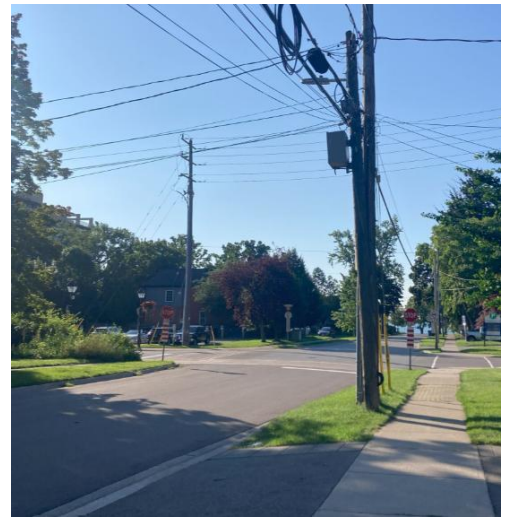


Figure 44 Present day views to Lake Ontario from Burlington Avenue.

5.2 Periods of Development

Property development in Burlington has evolved over several periods, reflecting the city's growth, economic conditions, and urban planning trends. Burlington has transformed from a small farming community into a thriving suburban city, with various housing styles and neighbourhoods developing over time. The study area is representative of some of these construction periods. Burlington's early housing development occurred during the 19th century and was reflective of its agricultural and rural origins. The study area has only one early example of this, the Bunton-Knife-Flock House at 419 Burlington Avenue, of which the original portion of the house was built in approximately 1860. Most buildings in the study area were built in the late 19th century and early 20th century, and while they were made of local materials such as brick, they are representative of a more structured growth, spurred in part by the arrival of the railway. This improved access helped the Burlington become a viable residential area. Houses from this period included Edwardian and Arts and Crafts styles. Homes were still relatively simple, often featuring front porches and gabled roofs, but with more decorative elements. The architectural styles are explored in the following section.



Figure 45 Property Construction Dates in study area.

5.3 Architectural Styles

There are a range of architectural styles present in the study area, reflecting the various periods of construction, and the lot-by-lot development of the district. Represented architectural styles include Edwardian, Georgian, Gothic Revival, Queen Anne Revival, Victorian and Craftsman. Furthermore, several of the buildings in the study area have been documented as designed and/or built by local master builders including George Blair, A.B. Coleman, Ephraim Burns, Robert John Allen, and James Cushie Bent.

5.3.1 Georgian (1714-1830)

Georgian architecture, similar to that of Victorian or Edwardian, refers primarily to the era in which a British King or Queen reigned. The Georgian era spans the reigns of George I to George IV, 1715-1830. This period coincides with the time when Upper Canada was being settled by British immigrants, and the popular form of architecture in Britain during this time. Georgian architecture in Upper Canada reflected the architectural tastes and styles brought over by British settlers, while using locally available materials. Key characteristics of Georgian architecture include symmetry, stucco-faced exteriors, and elongated rectangular windows, as well as classical influences such as columns, pediments, and pilasters.



Figure 46 Langhorne House, 432 Burlington Avenue. An example of Georgian Architecture in Burlington.

5.3.2 Victorian (1840–1900)

In Ontario, Victorian style influences are seen in many buildings constructed between 1840 and 1900, that do not fit into other stylistic categories commonly employed during this period. It encompasses a large group of buildings constructed of brick, stone, and timber, using an eclectic mixture of Classical and Gothic motifs. Victorian structures (commercial and residential) are found throughout Ontario, especially in cities and towns that experienced significant growth during the 19th century. Victorian architecture encompasses a range of styles that were popular during the reign of Queen Victoria (1837-1901) in Britain, and these styles were often adapted and interpreted by architects and builders in the province.

Victorian homes in southwestern Ontario commonly feature architectural stylistic blends, such as Italianate, Second Empire, Queen Anne, Gothic Revival, and others. Each style has its own distinctive features, such as ornate detailing, asymmetrical façades, steeply pitched roofs, and decorative elements like bay windows, brackets, and intricate woodwork. These homes were typically constructed using locally available materials, including brick, stone, and wood. Brick was a common choice for urban homes, while stone was more prevalent in rural areas. Wood was often used for decorative elements such as trim, gingerbread detailing, and ornate porch columns.



Figure 47 Henry Foster House, 460 Burlington Avenue. An example of Stripped Victorian Architecture in Burlington.

5.3.3 Vernacular Homestead (1850–1920)



Figure 48 The Bunton-Knife-Flock House
419 Burlington Avenue.

The Ontario Vernacular Homestead architectural style is a traditional rural design that reflects the historical development of homesteads in Ontario, from the mid-19th century to the early 20th century. This style is a blend of practical, functional design with simple, unadorned aesthetics, influenced by the local environment, materials, and the needs of farming communities. Homes of this style are one and-a-half to two storeys, with steep gabled roofs, designed to accommodate snow loads in the winter. This style generally follows a rectangular or square form, with symmetrical layouts that prioritize function. 419 Burlington Avenue (Figure 48) is the oldest house on Burlington Avenue. The property has been converted to a multi-unit residential; however, the oldest part of the house was likely built in the 1860s for William Bunton. It was originally a two-storey front-gabled frame structure, clad with vertical board and batten siding. There are only four other structures remaining in the City of Burlington with board and batten siding.

5.3.4 Queen Anne Revival (1870–1910)

Queen Anne Revival is a style of architecture very similar to other Victorian architectural styles, such as Gothic Revival, with some notable differences. Typically, Queen Anne Revival can be viewed as eccentric, with more exaggerated Gothic features, a higher level of intricate detailing, bright colours, rounded towers, turrets, porches, and complex steep pitched gable roofs.

In Burlington these ‘story book houses’ often are tasteful brick buildings employing the expected complex steep gable roofs, highly ornamented trim, and bold colour schemes of white/cream trim and details, black shingle roofs, and red brick facades. There are several in the study area, including 466 Burlington Avenue, 472 Burlington Avenue and 431 Burlington Avenue (image below).



Figure 49 William Graham – Margaret Rutherford House, 431 Burlington Avenue. An example of Queen Anne Revival Architecture in Burlington.

5.3.5 Edwardian (1900–1920)

Edwardian architecture, or Edwardian Classicism, is associated with Edward VII, King of the United Kingdom from 1901 until his death in 1910. He was the eldest son of Queen Victoria. Edwardian architecture was unlike the highly ornate architectural revival styles, which live within the umbrella of the Victorian era, such as Gothic Revival, Queen Anne Revival, or the Arts and Crafts Movement. Rather, Edwardian architecture is typically characterised by simple, classical, and balanced details such as straight rooflines, colonettes, keystones, simplified massing, and restrained use of ornament and colour.

Due to its simplified style, the rise of the ‘suburbs’, and rapidly increasing population within the province, Edwardian architecture became the vernacular architecture style of Ontario during the early 20th century. Due to this rapid expansion, the Edwardian *vernacular* style, refers to the variety of types of Edwardian influences and construction methods that emerged in the province's rural and small-town communities. It embodies the practical responses of settlers to the local climate, available materials, cultural influences, and functional needs.

In Burlington, Edwardian homes can be identified from the exterior by such characteristics such as: Dutch gable roofs, deep bay windows, sash windows, pilasters, and square/stocky building footprints.

Efforts to preserve and interpret Ontario's vernacular architecture have grown in recent decades, driven by a recognition of its cultural significance and historic value.



Figure 50 John Foster House, 1414 Ontario Street. An example in Burlington Stripped Edwardian Classicism.

5.3.6 Craftsman (1900–1950)

Inspired by the Arts and Crafts Movement of the early 1900s, the Craftsman style of architecture was a response to the popular Victorian style of architecture of the 19th century. By the late 19th century, Victorian architecture had become a product of the Industrial Revolution, showcasing the abilities of machinery; therefore, home construction had moved away from handmade touches and clean lines. The Craftsman movement was everything that Victorian architecture wasn't. Craftsman homes would become known for their prioritization of hand-made over machine made, and clean, simple lines, in lieu of ornamentation. This simplicity of form allowed for houses to be much more affordable and accessible in comparison to the Victorian counterparts of the day. The uniqueness and intricacies of Victorian homes required specialized professionals, which meant that owning a Victorian home was only accessible to upper class families. The greater affordability of the Craftsman home allowed for the style to gain popularity quickly and become widely used within the 19th century.

The Craftsman architectural style can be characterised by low pitched roofs with single or double front gables, dormers which were typically centered on the roof, large front porches, deep roof overhangs, which were ornamented simply with exposed brackets, beams and rafter ends, wood siding and trim, earthy tone colour schemes, and thick tapered columns extending to the ground at the front of the house.



Figure 51 Allen McIlwain House, 479 Burlington Avenue. An example of Craftsman architecture in Burlington.

5.4 Materials

The dominant cladding materials used in the study area’s architecture are red brick, stucco, and wood clapboard siding, likely sourced in the region. There is an occasional use of cedar shakes for gables and dormers at roofing details. Asphalt shingles are the dominant roofing materials in the study area, with occasional terracotta tiles (426 Burlington Avenue). Porches, fish-scaled shingles, balustrades, cornices, and trim, among other architectural features and detailing are typically constructed of wood. Contemporary additions or renovations have introduced materials including stone veneer, vinyl and metal siding, and exterior insulated stucco.

Locally Manufactured Building Materials Include:

Brick

Due to Burlington’s location between Hamilton and Toronto, an abundance of readily available bricks is evident in the study area’s architecture. Regional clay characteristics influenced the colours of the bricks, the Toronto region, rich in shale deposits, produced bricks with a distinctive reddish-brown hue. The Hamilton area is known for its buff-coloured clay and therefore, the production of lighter-yellowish bricks. Burlington’s location and proximity to both types of producers is evident in the variety of brick colours in the study area. In some instances, the abundance of brick influenced architectural styles, such as Victorian and Queen Anne Revivals styles with decorative brickwork, and the Arts and Crafts or Craftsman movement, which emphasized the use of local materials and skills.

The Hamilton brickyard started as Hamilton Pressed Brick in 1906, was renamed as Century Brick, baking as much as 12 million bricks a year until 1998. Many of the bricks were baked in the beehive kilns, one which remains standing today.

Wood

The most common building material in early use in the region was wood, due to its availability and proximity to the O.W. Rhynas & Sons Lumber Mill, later Nicholson’s Lumber (1930) on Ontario Street. Wood was also the dominant material for decorative elements, such as cornices, brackets, dormers, and porches.

In the pre-industrial era and between 1820 to 1850, pine and oak timbers were the area’s principal export to England. Vegetation surveys conducted in 1806 and 1819 by Samuel Wilmot noted that the predominant tree cover was oak/pine and maple, with lesser quantities of nut-bearing trees such as hickory and chestnut (Finlay 1978). Oak/pine forests most likely reflect landscape changes as a result of late prehistoric land use; the forests of the Late Archaic period were probably maple/beech communities with lesser amounts of nut-bearing trees.

An example of the success of timber in residential construction in Burlington was the Halliday company, which started its operations in 1910, selling home building kits by mail order. Located on the east side of Maple Avenue, just north of Ontario street, its proximity to the lumber yard made the company a successful venture. The Halliday kits were officially approved for use under the “Build your own Home” scheme from 1942-1975. A fire destroyed the company and neighbouring lumber yard in October 1974. A modern facility was relocated to Dundas and Appleby Line in 1976. In the late 1970s, Goodfellow Inc – Timber Specialties purchased Halliday Homes, and the company moved away from Burlington in 1994.



Figure 52 Halliday Homes company adjacent to the lumber yard c.1950. *Burlington Historical Society.*

5.5 Builders

In the 20th century, Burlington transitioned from an agricultural-based economy to an industrial, and then suburban one. The study area features the works of several prominent builders, landowners, and architects that were from and/or worked in Burlington. While in some instances property builders and architects remain unknown, there are several in the study area attributed to prominent figures, including A.B. Coleman (best known for one of Burlington's architectural landmarks; the Gingerbread House located at 1375 Ontario Street), carpenter Ephraim Burns, Charles Allen, and most significantly, Robert John Allen and George Blair.

The study area is particularly influenced by the efforts of master builder George Blair (1852-1935). Blair played a key role in shaping Burlington's architectural landscape, particularly during prosperous economic times, providing for the growing demand for residential properties. Some of his best-known properties in Burlington's historic downtown include the Robert Kentner House (468 Locust Street), the Miller Bush House (1457 Ontario Street), in addition to others, and at least four in the study area. In fact, many of the homes within Bunton's Survey lands were constructed by Blair between the 1880s and 1910s, including 472 Burlington Avenue, which became his own home (City of Burlington, Turcotte, 1992a).

Blair was a prominent member of the Burlington, Ontario community, as a builder and fruit farmer, an elder and treasurer of Knox Presbyterian Church, and a municipal councillor. He also served several terms on both the public and high school boards and was also a member of the Fruit Growers Association. Many of the houses that Blair built are still standing and several of them have plaques from the Burlington Heritage Committee.





Figure 53 Images above 466 Burlington Avenue, 472 Burlington Avenue, and 482 Burlington Avenue, built by George Blair.

Robert John Allen was also influential in the area. Though little is on record of Allen, his land purchase and architectural styles have significant influence in the study area, as he had purchased a large portion of land from the William Bunton Survey in the late 19th century. The property was originally part of Survey in 1881 (Plan 74), and other land was acquired in 1882 by Charles Robinson Smith, who then sold this lot and other land in 1890 to Robert John Allen (Burlington Historical Tour, City of Burlington). Allen would then build and sever lots, specifically for family members, allowing him to build variety of styles including Edwardian and later, vernacular Craftsman style. This can be seen in the four properties Allen is known to have built in the study area, including 471, 475, 479 Burlington Avenue, and 1406 Ontario Street.

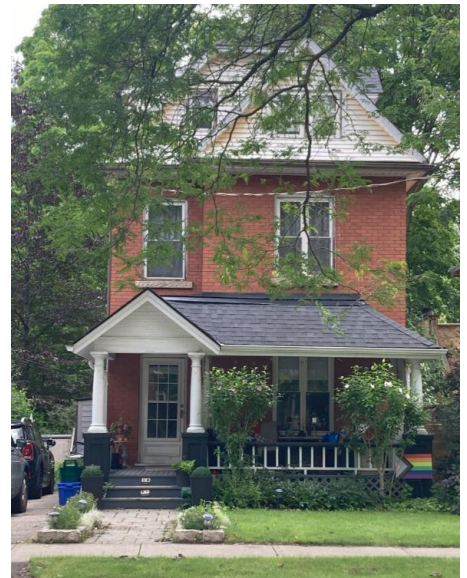


Figure 54 471 Burlington Avenue, 475 Burlington Avenue, 479 Burlington Avenue, 1406 Ontario Street, built by Robert John Allen.

6 Evaluation, Boundary, and Statement of Significance

6.1 Evaluation of Significance and Determination of Cultural Heritage Value

The initial study area for the HCD Study, as directed by the City of Burlington, encompasses 33 properties on Burlington Avenue, Ontario Street, and Elgin Street. It is characterized by a concentration of 19th and early 20th century residential structures.

Of the 33 properties reviewed, eight are Listed under Section 27, Part IV of the *Ontario Heritage Act* on the City of Burlington Municipal Heritage Register and three have been designated under Section 29, Part IV of the OHA. The inventory and historical research conducted for this HCD Study have shown that there are additional properties that may also have individual cultural heritage value or interest.

The significance of an HCD often extends beyond its built heritage, structures, streets, landscape, and other physical and spatial elements, to include important vistas and views between and towards buildings and spaces in the district.

The quality and interest of a district may also depend on the diversity of the lifestyle and the traditions of the people who live and work there. (*Ontario Heritage Toolkit, 2006*)

Defining Heritage Character

Evaluation of cultural heritage value of a prospective Heritage Conservation District (HCD) is guided primarily by *O.Reg. 9/06 (as amended by O.Reg. 569/22)* as well as the *Ontario Provincial Planning Statement 2024 (PPS)*. It is also supported by the guidelines included in the *Ontario Heritage Toolkit's Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act (2006)*. The evaluation of heritage attributes for an HCD will usually involve an aggregate of buildings, streets, and open spaces that, as a group, form a collective asset for the community. The purpose of an HCD Study is to assess the significance of the whole ensemble of buildings and landscapes – of place - not just of individual properties. HCDs aim to maintain the unique character and ambiance of a particular neighborhood, district, or community. This includes conserving the architectural style, streetscapes, and overall visual identity, that contribute to its historical or cultural value or interest.

By conserving heritage resources, HCDs help foster a sense of place and identity within communities. They contribute to local pride and serve as reminders of the area's history and evolution over time. The evaluation is not an arbitrary process.

In the *PPS*, heritage resources are defined within the broader context of cultural heritage. Heritage resources include, but are not limited to, cultural heritage landscapes, archaeological resources, built heritage resources, and cultural heritage resources identified under the *Ontario Heritage Act*. Built heritage resources may include buildings, structures, monuments, engineering works, gardens, and cemeteries. Heritage attributes of a resource may include materials, forms, location, spatial configurations, uses, cultural associations, meanings, and traditions, and may be tangible or intangible.

This definition encompasses various aspects of cultural heritage that are considered significant and worthy of preservation within the planning and development framework of Ontario. It recognizes not only physical structures and landscapes but also intangible aspects such as cultural associations and traditions.

Built Heritage Resources are generally located on property that may be designated under Parts IV (individual property) or V (district) of the *Ontario Heritage Act*, or that may be included on local, provincial, federal, and/or international registers.

Cultural Heritage Landscapes are defined as geographical areas that may have been modified by human activity and identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may involve features such as buildings, structures, spaces, views, archaeological sites, or natural elements that are valued together for their interrelationship, meaning, or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act* or have been included on federal and/or international registers, and/or protected through official plan, zoning By-law, or other land use planning mechanisms.

As described in the *Ontario Heritage Tool Kit (2006)*, general character of Heritage Conservation Districts may include the following four characteristics, each of which is found in the Burlington Avenue-Ontario Street study area as a whole:

- A concentration of heritage buildings, sites, structures, designed landscapes, and natural landscapes that are linked by aesthetic, historical, and socio-cultural contexts or use;
- A framework of structured elements, including major natural features such as topography, landform, landscapes, water courses, and built form, such as pathways and street patterns, landmarks, nodes or intersections, approaches, and edges;
- A sense of visual coherence through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place; and
- A distinctiveness which enables districts to be recognized and distinguishable from their surroundings or from neighbouring areas.

6.2 Property Inventory

Ultimately, the integrity of the district depends on the management of all the individual parts of which it is comprised. As part of this Heritage Conservation District Study, the properties within the study area have been evaluated on an individual basis. Evaluations are based on the Ontario Heritage Act's Criteria for designation.

The criteria, are grouped in three main categories:

- Design or Physical Values;
- Associative or Historical Values; and
- Contextual or Environmental Values.

Bill 23 Changes to Prescribed Criteria to Designate Heritage Conservation Districts

Ontario Bill 23 (in effect since January 1, 2023) prescribed additional criteria that a municipality must meet in order to designate an area as a Heritage Conservation District.

These changes require criteria in O. Reg. 9/06 under Part V of the *Ontario Heritage Act* to be used in the heritage evaluation of an HCD to determine if an HCD study area merits designation. At least 25% of the properties within this HCD study area must satisfy two or more of the nine criteria. This change is reflected in the updated Ontario Heritage Act, Section 41(1). The nine criteria are:

- i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material, or construction method;*
- ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit;*
- iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement;*
- iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community;*
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture;*

vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community;

vii. The properties have contextual value because they define, maintain, or support the character of the district;

viii. The properties have contextual value because they are physically, functionally, visually, or historically linked to each other; and

ix. The properties have contextual value because they are defined by, planned around, or are themselves a landmark.

To measure the 25% threshold, steps were required in the evaluation process, the following process was completed during the Field Study (Section 6.3):

- The consultant team completed individual property heritage evaluations of the 33 properties within the study area, using the criteria for determining the cultural heritage value or interest of individual properties of O. Reg. 9/06 (section 1) under Part IV of the Ontario Heritage Act;
- Each individual property evaluation was entered into a database in order to provide an analytical platform. This was used to calculate percentages; and
- A proposed boundary was established based on contributing properties in the study area, as well as natural and landscape features, public space, or other unique features. In order to measure the 25% threshold in the proposed HCD boundary, the percentage of contributing properties was measured, and presented in map form.

Evaluations were based on research, collaboration with municipal staff, existing Bylaws and designations, consultation of the Burlington Heritage Property Register, and a visual review of the properties, or Field Survey.

6.3 Field Survey & Evaluation

As required by Section 40(a) of the *Ontario Heritage Act*, the Burlington Avenue-Ontario Street HCD Study included the completion of a built form and landscape survey of the study area. The survey serves as an evaluative record used to collect information about the historical and physical characteristics of the study area. The field survey in a HCD study involves a systematic approach to documenting and evaluating the historic fabric of the district. An initial site visit was conducted in July 2024, involving a series of walk-throughs of the study area, analysis and photography.

The overall objective of the initial Field Survey was to:

- Examine the character and appearance of the area that is the subject of the study, including buildings, structures, and other features of the area, including landscapes, landmarks, and significant views that define the study area, to help determine if the area should be conserved as a heritage conservation district; and
- Property photography took place, and data sheets were created for each of the 33 properties in the study area. These data sheets include information on each property, determined through research and examination, and confirmed on site. These data sheets are included in the Appendix.

A follow-up visit occurred in August 2024 and again in September 2024.

6.3.1 Evaluation Results

For the Field Study Evaluation, the consultant team considered the criteria under 41(1) of the Act and used this to determine the degree of contribution of each property in the study area. These criteria are outlined in section 6.2. These evaluations were conducted on the basis of architectural, historical, and contextual analysis.

In accordance with updated requirements under O. Reg. 9/06 affecting Part V of the *Ontario Heritage Act*, under Bill 23, 26 of the 33 properties, or 79%, of properties in the **study area** meet at least two of the nine criteria. In fact, most properties in the study area meet more than two criteria, with 22 meeting either three or more. The map below articulates these results visually. Detailed information for each property is available in the Appendix.

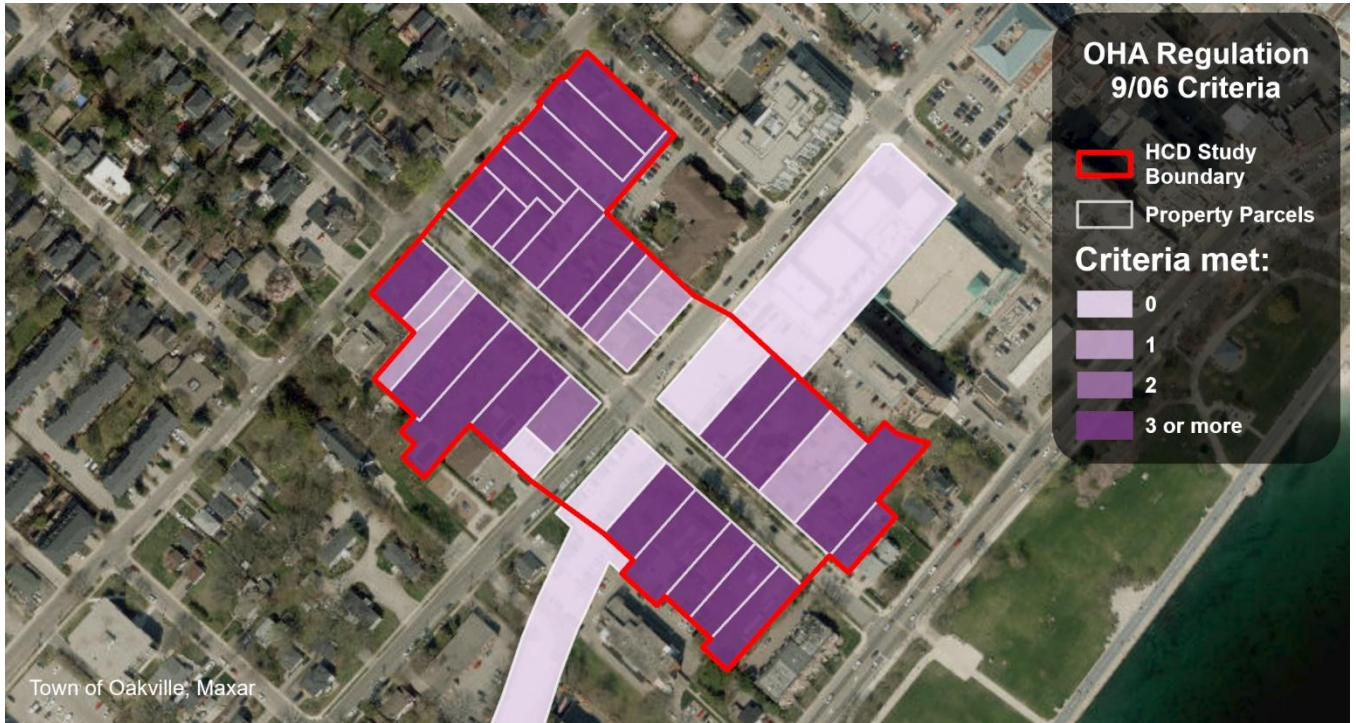


Figure 55 Chart indicating the number of criteria met under OHA 9/06, Section 4(1).

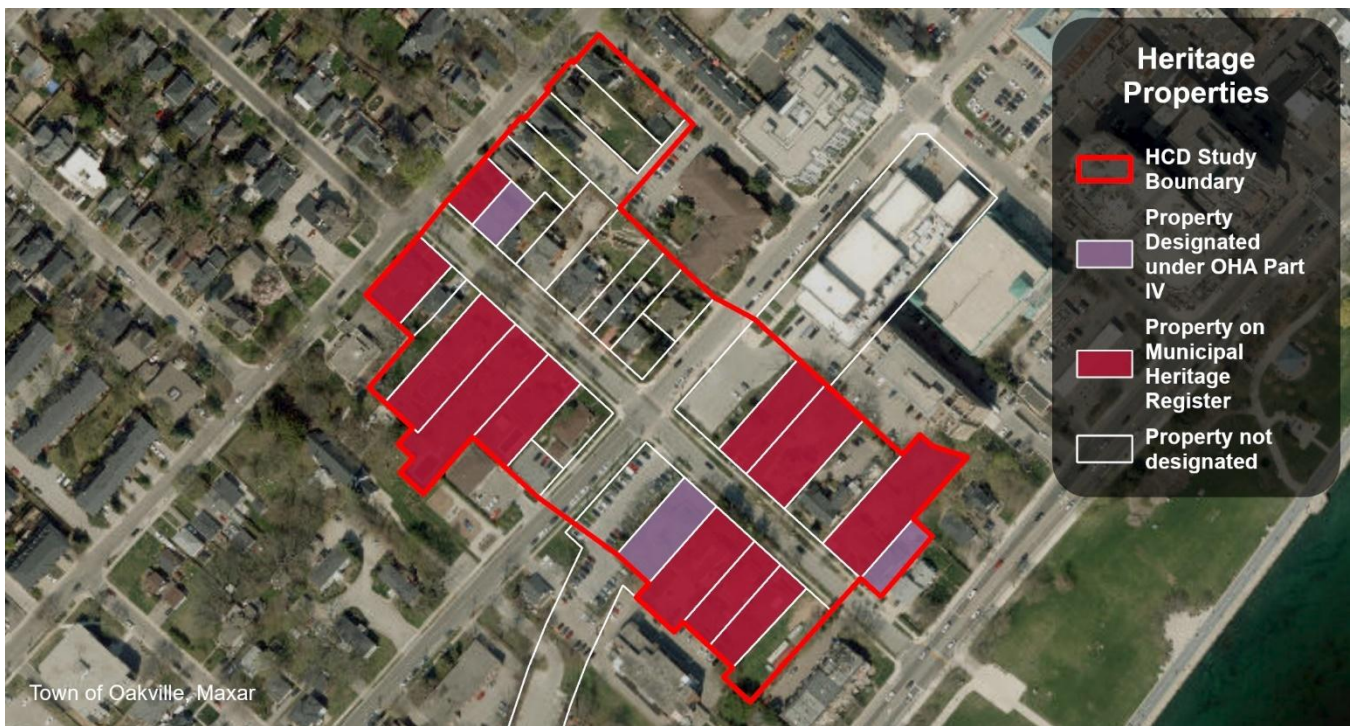


Figure 56 Chart indicating the properties listed on the Municipal Heritage Register and Designated under OHA Part IV.

For the Burlington Avenue-Ontario Street Heritage Conservation District study area, the following has been observed:

Properties with OHA Part IV Designation: 3

Properties on the Municipal Heritage Register: 8

Properties that meet 2 or more criteria under part OHA 41(1): 26

Properties that meet 1 criterium: 5

Properties that meet no criteria: 2

Please see detailed breakdown of each property in the Appendix.

6.4 Recommended Heritage Conservation District Boundary and Analysis

6.4.1 Determining the Boundary

Boundary delineation is a critical task during the HCD Study Phase; some study areas have obvious character and a clear set of boundaries; others are more difficult to define. Determining the appropriate boundary for the proposed HCD requires careful consideration of the heritage character as well as the extent of cultural heritage resources within different parts of the study area. Depending on the size of the district and number of properties involved, an examination of an area may require evaluation of each part, or individual property based on:

- Historical Association;
- Architecture;
- Vernacular Design;
- Integrity;
- Architectural Details;
- Landmark Status or Group Value;
- Landscapes and Public Open Spaces;
- Overall Spatial Pattern;

- Land-Use;
- Circulation Network and Pattern;
- Boundary and other Linear Features;
- Site arrangements;
- Vegetation Patterns; and
- Historic Views.

6.4.2 Recommended Boundary

Boundaries should be drawn to include not only buildings and structures of interest, but also the entire property on which they are located. Vacant land, infill sites, public open space, and contemporary buildings may also be included within the district to ensure that their future development is in keeping with the character of the area. Buildings and structures of less obvious historical or architectural merit, but that also contribute to the scale or scenic amenity of the area, may also be included (Ontario Heritage Toolkit, 2006).

The consultant team is in agreement that the proposed study area meets the criteria as a Heritage Conservation District. Based on the study analysis and the consultation process, the following objectives for the study area were prepared to develop an approach that supports maintenance and growth in the Burlington Avenue-Ontario Street District:

- **Preserve and enhance Burlington’s historic, cultural and residential areas;**
- **Retain and conserve attributes that contribute to the heritage character and appearance of the area;**
- **Encourage new construction and development that contributes to, and is compatible with, the heritage character and appearance of the area;**
- **Build upon and promote increased awareness of the cultural heritage value of Burlington; and**
- **Encourage the City of Burlington to assist homeowners in the HCD to maintain, revitalize, and promote heritage spaces through support, including existing and new grant and loan programs.**

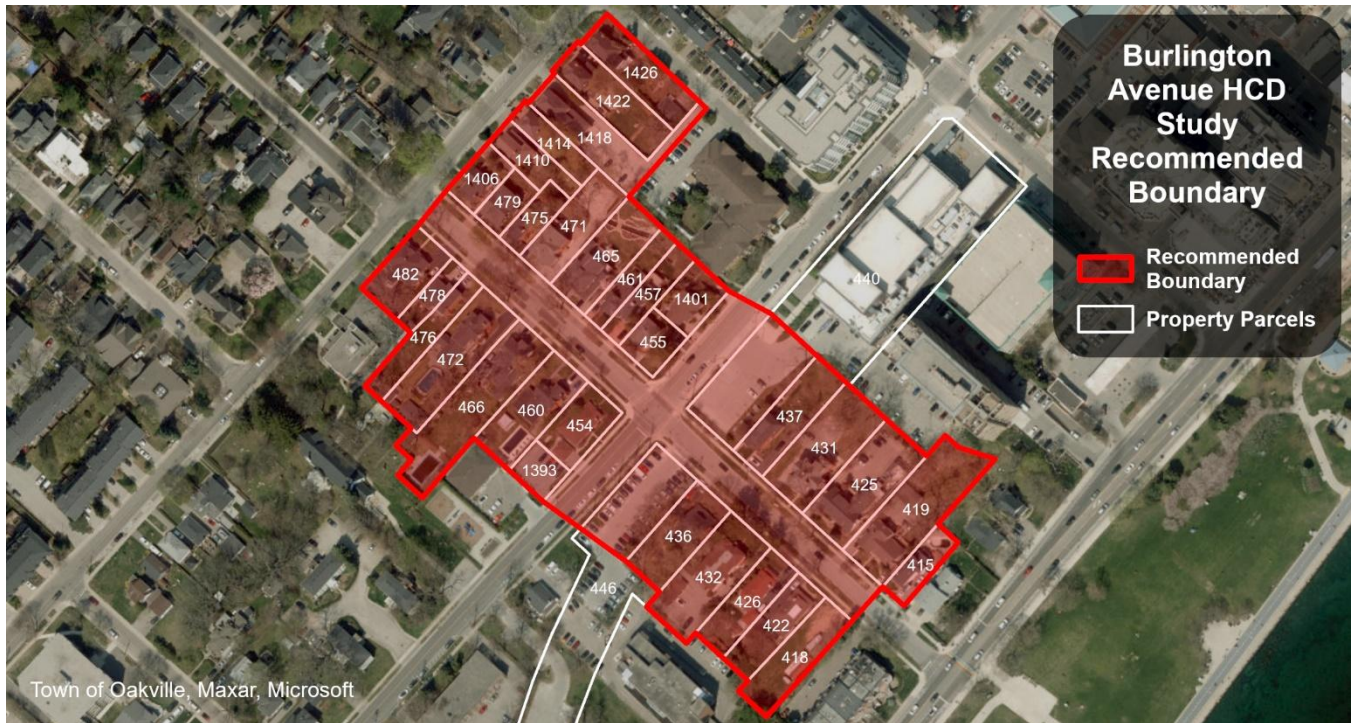


Figure 57 Map indicating recommended boundary, and property parcels.

6.4.3 Rationale and Recommendations

The rationale for the recommended designation can be summarized as follows:

- The recommended Burlington Heritage Conservation District has a significant heritage character, as found in its built heritage resources, landscape, and associations with important people and in the history of the area;
- Burlington is an area that has historically seen significant intensification and redevelopment. This area is a unique area that maintains its historic integrity, and should be protected;
- The property inventory and evaluation of the study area have shown that these heritage resources merit conservation, while meeting updated designation criteria in O. Reg. 9/06 under Part V of the Ontario Heritage Act, and over 25% of the properties within this HCD study area satisfy two or more of the nine criteria under the Act. In fact, the heritage integrity of the majority of the properties is significantly intact, with 79% of the properties in the proposed district meeting over two criteria under OHA 41(1), with most meeting more;
- There appears to be public support for HCD designation, based on the community engagement process undertaken and concern that development in Burlington has considered or been complimentary to the City's remaining heritage fabric; and

- District designation has proven to be one of the best policy tools available to Ontario municipalities for meeting many conservation goals and objectives.

Based on these objectives and the detailed analysis of the study area, the following approach for the study area recommended by the consultant team is to **proceed with the Burlington Avenue-Ontario Street Heritage Conservation District Plan.**

Burlington's residential neighbourhood Burlington Avenue-Ontario Street was found to have the characteristics of a dynamic heritage district. A dynamic district is a type of evolved district that is continuing to evolve. The physical form and attributes of the district exhibit the process of past development and maintain a connection with the past to meet the needs of the present (and future) community. Evolved districts are places that have grown over a period of time, and their elements (component features) document the process of its evolution.

Based on this study, the majority of the properties demonstrate its merit as a heritage conservation district. This includes the built heritage, as well as the landscape features of the district. These character defining elements are outlined in the draft Statement of Significance found in section 6.6.

These would be developed further as part of a Heritage Conservation District Plan.

While there are a small number of properties within the recommended area that do not appear to contribute to the heritage character of the rest of the streetscapes, their general scale and character often do in fact help set a visual continuity for the place. Any properties of heritage value within these areas can also be conserved through individual designation, as well as being included in a District.

The recommended boundary of an HCD still allows the municipality scope for extending the district in a later phase, if desired. In the meantime, it should be kept in mind that properties abutting an HCD District boundary have some degree of municipal regulation. This regulatory power is granted under the umbrella planning policies set by the Province in the *Provincial Policy Statement (PPS)*. Section 4.6.3. of the 2024 PPS stated planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

It is also recommended that the City of Burlington expedite designation of recognized properties on the register that fall outside this suggested boundary, in advance of January 1, 2027, due to the changes to the OHA under Bill 23 and Bill 200. There is a significant number of properties on the existing Municipal Heritage Register in the City of Burlington, and in the adjacent area. The map below indicates the listed and designated properties in the vicinity (this map does not show **all** the listed and designated properties in the City of Burlington).

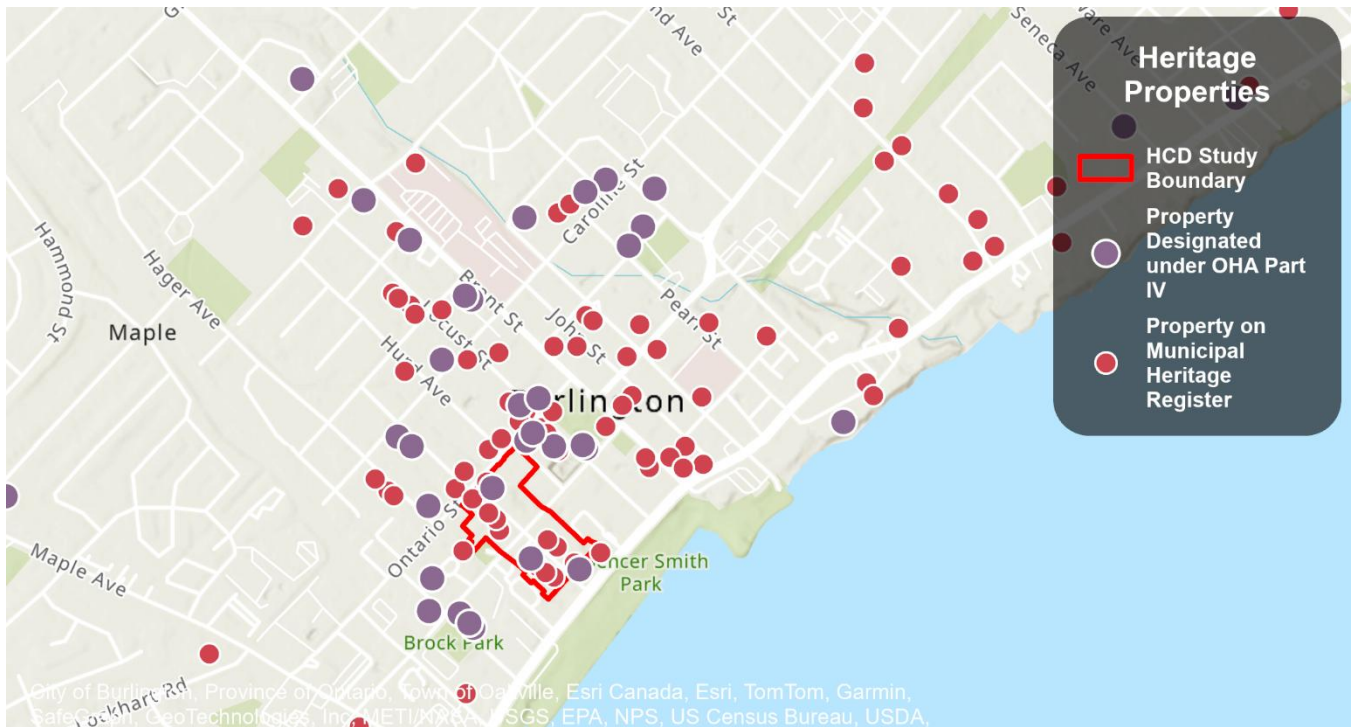


Figure 58 Chart indicating properties close to the study area that are on the Municipal heritage register and those that are designated under Part IV of the PHA. The study area boundary is denoted in red.

Heritage Conservation Districts (HCDs) in Ontario are indeed dynamic and evolving entities, reflecting the changing ways communities value and interact with their heritage. Rather than static preservation, Ontario’s approach to HCDs allows for a degree of evolution that acknowledges contemporary needs, such as development and sustainability, while still conserving historical and cultural assets.

The Burlington Avenue-Ontario Street study area is rooted in a strong sense of place. By maintaining this sense of place, an HCD can foster a living connection between the past and the present. This allows both residents and visitors to experience and appreciate the historical, aesthetic, and social narratives embedded within the environment, and allows for evolution and change in a responsible and complimentary fashion.

6.4.4 Draft Statement of Cultural Heritage Value

The draft Statement of Cultural Heritage Value summarizes the heritage value/interest and attributes of the recommended HCD Area. The Statement also played a key role in determining the boundary for the potential HCD and is the basis for the evaluation of the level of contribution of individual properties found within the study area. Upon acceptance of the HCD Study, this Statement may need to be refined in the next phase, as part of developing the Heritage Conservation District Plan & Guidelines.

Statement of Cultural Heritage Value or Interest Under OHA Part V

Description of the Burlington Ontario Context

The history of Indigenous peoples in the area now known as Burlington, Ontario, is deeply rooted and spans thousands of years. The region had been inhabited by various Indigenous groups long before European settlers arrived. Located in the heart of Burlington, Ontario, the Burlington Avenue-Ontario Street district has long been valued for its architectural heritage and historical value.

Stretching north-south near the city's waterfront and the downtown area, the area was once part of Burlington's earliest settlements, Wellington Square. In 1873 the area merged with Port Nelson to form the Village of Burlington, after Burlington Bay (named after Bridlington, England which was called Burlington until the 19th century). This section of Burlington was developed under the subdivision Plan of William Bunton, registered in 1881, and stretched from Lakeshore Road to Ontario Street, west of Brant. Bunton sub-divided and sold off plots of his land for residential development, and the neighbourhood began to develop rapidly. The district is known for its late 19th century and early 20th-century homes, mature tree canopy, and cohesive residential streetscape. Most of the buildings in the district are single, detached homes. The street is characterized by consistent setbacks, large lots, and a variety of architectural styles that showcase Burlington's growth over the past century.

Cultural Heritage Value

The Burlington Avenue-Ontario Street district is clearly a street born from its views to the waterfront and proximity to the historic downtown. The area has largely retained its character for the past one hundred years, which is very challenging in areas with significant urban development. The district incorporates one of the most historic residential areas in downtown Burlington, and most of the properties have retained their original residential use.

The district origins are directly linked to the prosperity and appeal of Burlington, which brought the commercial, residential, and institutional buildings to the City as a whole. The area was developed at the same time Burlington emerged as a central hub along Lake

Ontario, and the proximity to the lake and to downtown Burlington made the area a desirable residential neighborhood for prominent families. The role of the waterfront in Burlington has evolved over time, and continues to change in response to human activity, related to the settlement, growth, industry, and social life in Burlington. It remains, however, a key landscape feature of the district and the downtown area.

The district's architectural value lies in its diverse, yet harmonious, blend of architectural styles, intricate woodwork, decorative brickwork, landscaped gardens, and a welcoming and cohesive streetscape. The streets are lined with wide walkable sidewalks, and a mature, diverse, tree canopy. There is a direct view to Lake Ontario from Burlington Avenue, and as a result, the street becomes an informal pedestrian route to the lakefront. Combined, these elements and their associated features, such as the walkability, views, and aesthetic charm, make it a vibrant and appealing space for residents and visitors alike.

Description of Heritage Attributes

- Consistent building setbacks and large lots, contributing to a spacious, orderly streetscape;
- Generous front lawns with similar setbacks amongst houses, even from different building periods, providing a measure of consistency in scale and sense of place within the area;
- The variety of architectural styles, with representative examples of Arts and Crafts, Vernacular, Georgian, Edwardian, and Victorian homes;
- Original materials and craftsmanship, including brick façades, woodwork, and decorative features in windows, doors, and verandas. Where brick is used, shades of reds are predominate;
- A mature, diverse, and high tree canopy lining the streets in the district, enhancing the neighborhood's historic ambiance and walkable appeal;
- Views between buildings of gardens, trees and/or Hager Creek; and
- The key views and vistas towards Lake Ontario, particularly from Burlington Avenue, creating a gateway to the waterfront.

7 Implementation

The City of Burlington has identified that the Burlington Avenue-Ontario Street study area, merits consideration for designation as a Heritage Conservation District (HCD). The purpose of the Burlington Avenue-Ontario Street HCD Study was to provide an overall understanding of the area's history and heritage character, and to determine if an HCD would be an appropriate heritage planning tool for the area.

This Study is the first step in describing the area's heritage character and identifying the various heritage resources that comprise it. If Council approves the Study recommendations, the next step is to prepare a Heritage Conservation District Plan and Guidelines document containing the policies and guidelines required to properly manage conservation and development.

Through the Study Phase, which included professional evaluation of cultural heritage attributes, public consultation, and delineation of a boundary, the Consultant Team confirms:

A Burlington Avenue-Ontario Street HCD, under Part V of the Ontario Heritage Act, is the most appropriate way for the municipality to conserve the area's cultural heritage resources, and we recommend Council should authorize staff to proceed with preparation of a Heritage Conservation District Plan & Guidelines.

7.1 Draft Statement of HCD Plan Goals and Objectives

HCDs provide for the conservation of cultural heritage resources policies and guidelines that will assist in the protection and enhancement of the cultural heritage value of a district. District designation enables City Council to manage and guide future change in the area. HCDs take many different forms and variations, depending on the location and its history. However, they form an integral part of Ontario's cultural heritage and contribute to an understanding and appreciation of the cultural identity of the place, and as a collection, the province.

In accordance with Subsection 40 (2) of the *Ontario Heritage Act*, the HCD Study considers the objectives around the recommended designation and the content of the future HCD Plan, should Council move forward with the adoption of an HCD. Therefore, the following objectives should be re-confirmed for continued relevance throughout the Plan Phase. This includes additional consultation with the public, completion of the landscape analysis and heritage evaluation, a formal statement of significance, and an updated boundary property inventory.

Based on the results of this HCD Study, the prospective HCD Plan for Burlington should consider addressing the following objectives:

- Conserve and enhance the cultural heritage value and character-defining elements of the HCD, including built forms, street and landscape elements, and landmarks that contribute to the district's sense of place;
- Encourage the conservation, rehabilitation, adaptive reuse, and maintenance of contributing existing buildings that express the heritage character of the HCD, while providing guidelines on appropriate change to the buildings;
- Encourage the retention of the landscape and streetscape elements such as the existing mature tree canopy, property setbacks, and views to Lake Ontario;
- Develop alteration, infill, and new development guidelines, with the primary goal of promoting compatible development on fallow or non-contributing properties, that appropriately manages and preserves the cultural heritage value of the area's history;
- Ensure that new construction and development on vacant, underdeveloped lots and on large parcels responds to the character of contributing properties through their retention and the compatible design of new structures;
- Reinforce and conserve the district's significant built forms, streetscapes, materiality, and character that reflect its cultural heritage values by:
 - Developing appropriate setbacks and step backs for new development;

- Maintaining and establishing architectural details and consistent street walls where appropriate and which maintain and support accessible, vibrant, and walkable pedestrian environments; and
- Maintain, conserve, and enhance the historic residential character of the streets, through the use of harmonious materials, height limits, architectural details or other design measures, enhanced and protected tree canopy, and views to the lake.
- Incorporate the policies and guidelines of the HCD Plan into the regulatory framework, as well as other studies and programs, to encourage the conservation and enhancement of the HCD;
- Establish a Heritage Permitting process to assist property owners with conservation, maintenance, and alteration efforts, as well as provide guidance for appropriate restoration, repair, and on-going maintenance of all buildings within the District; and
- Encourage active participation from residents, property owners, and businesses, in the promotion and implementation of the HCD, including development of a streamlined and proactive heritage permitting process with the City, to ensure that requirements of property owners are understood early in the process and revisions to project plans are mitigated and reduced.

7.2 Proposed Content of the HCD Plan and Guidelines

The HCD Plan should provide information for those seeking to understand the cultural heritage value of the HCD, as well as provide policies and guidelines to achieve the stated objectives. The general layout of the Plan is as follows:

- Introduction (results of the HCD Study, public engagement summary for the Plan);
- Legislative and policy framework that will support the HCD and outline the cultural heritage values, attributes and the statement of objectives of the Plan;
- Statement of District Significance and Heritage Attributes (Character-defining Elements);
- Statement of Objectives (each of the objectives should be linked to policies, and subsequently the guidelines);
- Confirmed District Boundary;
- Policies and Guidelines (Contributing and Non-Contributing Properties, Public Realm, Natural and Built Heritage areas);
- The policies and guidelines direct both the conservation and alteration of existing resources, the public realm, and new construction;
- Implementation: an overview of how the Plan is intended to be implemented through the heritage permit process and when a heritage permit is required; and
- Recommendations for financial incentives.

7.3 Additional Recommendations

Ontario's provincial policy documents support the conservation of built heritage resources, cultural heritage landscapes, and archaeological resources, and enable planning authorities to implement plans to protect these resources.

The City of Burlington's municipal policy documents conform to provincial and regional plans, contain policies which prioritize heritage conservation, and authorize the municipality to establish new HCDs, following a study/plan process prior to designation. However, several modifications to City of Burlington policy documents or municipal By-laws are required should Council approve the initiation of a HCD Plan. For example, the Burlington Official Plan (OP) will require another schedule for the HCD.

Additionally, there is a potential future need to consolidate By-laws and ongoing planning projects within the future HCD, to ensure appropriate harmonization and implementation. While this can occur during or after the Plan phase, a preliminary analysis was completed as part of this HCD Study. The following By-laws and plans (and potentially others, to be determined) may require updates or amendments, depending upon the contents of the prospective HCD Plan:

- Development Charges By-law;
- Zoning By-laws;
- Property Standards By-law; and,
- Burlington Building Height Guidelines.

While the proposed boundary has captured a wide range of properties, there remain properties with local interest that were identified, outside the proposed HCD boundary

Therefore, it is also recommended that the City of Burlington consider assessing adjacent properties, that are not in the proposed HCD boundary, particularly those on the City's Heritage Register, for possible Part IV designation as soon as possible.

8 Appendices

THE CONSULTANT TEAM

TRACE architectures (formerly MTBA Associates) is a leading Canadian design firm specializing in the renovation of existing buildings and the conservation and enhancements of historic spaces, especially those with heritage value and/or sustainability challenges. We specialize in architecture, research, policy, and consultation tools that address historic spaces, especially in the wake of ongoing and substantial changes to the Ontario Heritage Act (OHA). With a strong base of conservation knowledge in community consultation, building condition reports, feasibility assessments, Cultural Heritage Impact/Evaluation studies, Heritage Conservation District Studies & Guidelines, among others, TRACE advocates for an integrated approach to cultural heritage conservation and planning policy at all government levels.

Building on over 35 years of experience in Heritage, we look at the value of places, regardless of institutional recognition, tangible, or intangible. We take an interdisciplinary approach allowing us to better understand *Place*. Heritage requires a unique blend of skills to achieve balanced solutions, and our interdisciplinary team excels at projects that require greater sensitivity to context. We have built strong relationships with municipalities in Ontario, and have specifically worked on Heritage Conservation District Studies, Plans and Guidelines with the Village of Russell and with the City of Cambridge.

B+H ARCHITECTS believe in the power of design to transform spaces, communities, and economies. We enable our clients' visions through customized designs that exceed their business goals and inspire the people that live, work, heal, play, and learn within them. We view every challenge as an opportunity for learning and never lose sight of the people we are designing for – regardless of the type of development, scale, scope, or geography involved. Our bold design solutions are inspired by the confidence that is derived from honed insight, active listening, fearless entrepreneurialism, and a collaborative fusion of perspectives. Design performance achieved through constant innovation, accountability, hands-on service, cultivating talent, and being a champion for diversity in all its forms – these are the things we value.

Design creativity, technical expertise, exemplary client service, and commitment to sustainability are hallmarks of the B+H Architects planning and landscape practice. The B+H PLA (Planning and Landscape Architecture) team brings a longstanding track record of collaborating with public-sector clients— including Ontario municipalities as well as the Government of Ontario, the Government of Canada, and their respective public agencies. We have collaboratively developed a comprehensive range of new and revitalized residential communities and civic environments that respond to and respect the context and history of place.

REFERENCE LIST

Guidelines and Policy Documents

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

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MAPS AND FIGURES

BURLINGTON AVENUE HCD STUDY STUDY BOUNDARY

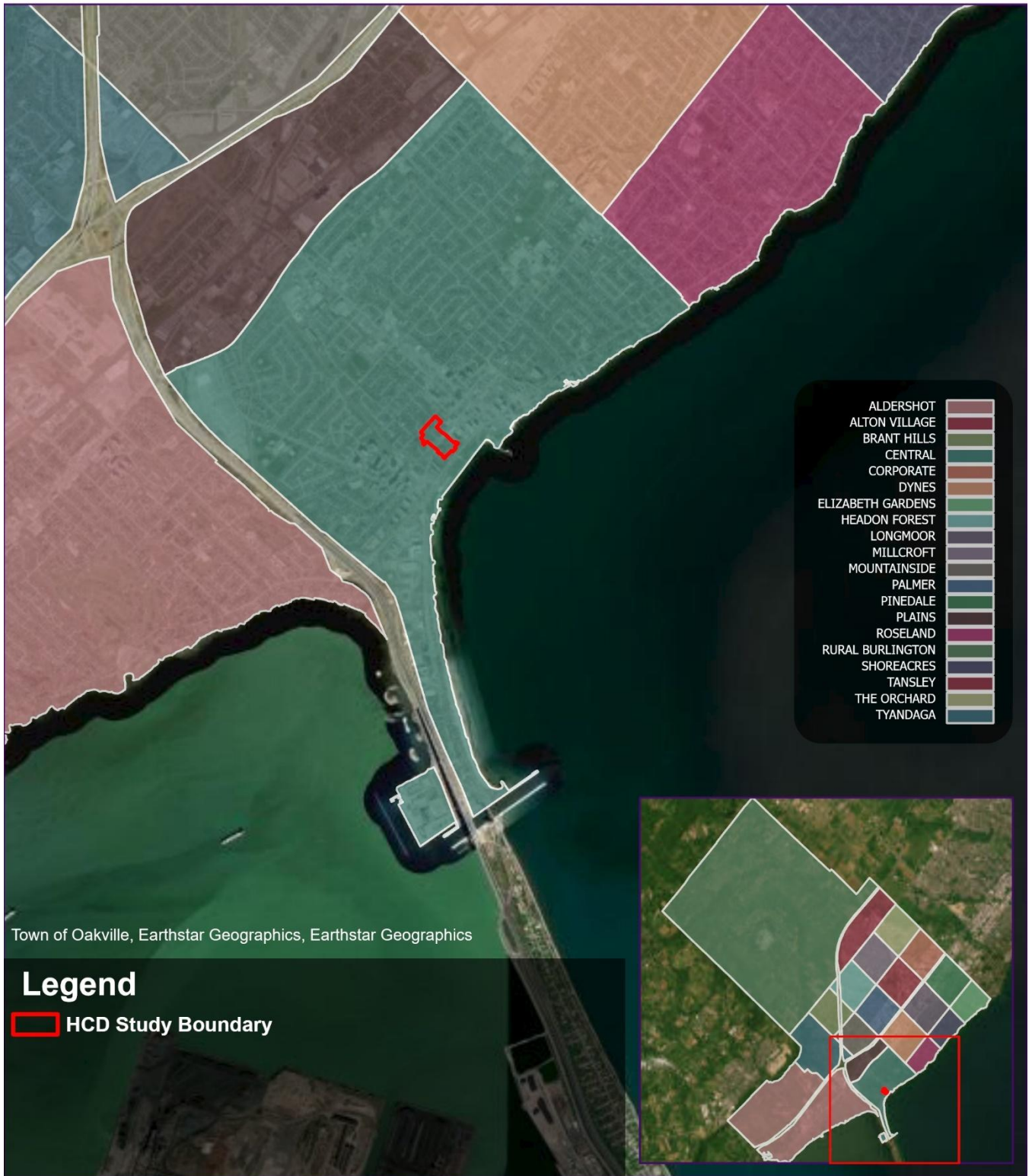


Legend

-  HCD Study Boundary
-  Property Parcels



BURLINGTON AVENUE HCD STUDY CITY OF BURLINGTON NEIGHBOURHOODS



BURLINGTON AVENUE HCD STUDY GREATER GOLDEN HORSESHOE (GGH) BOUNDARIES



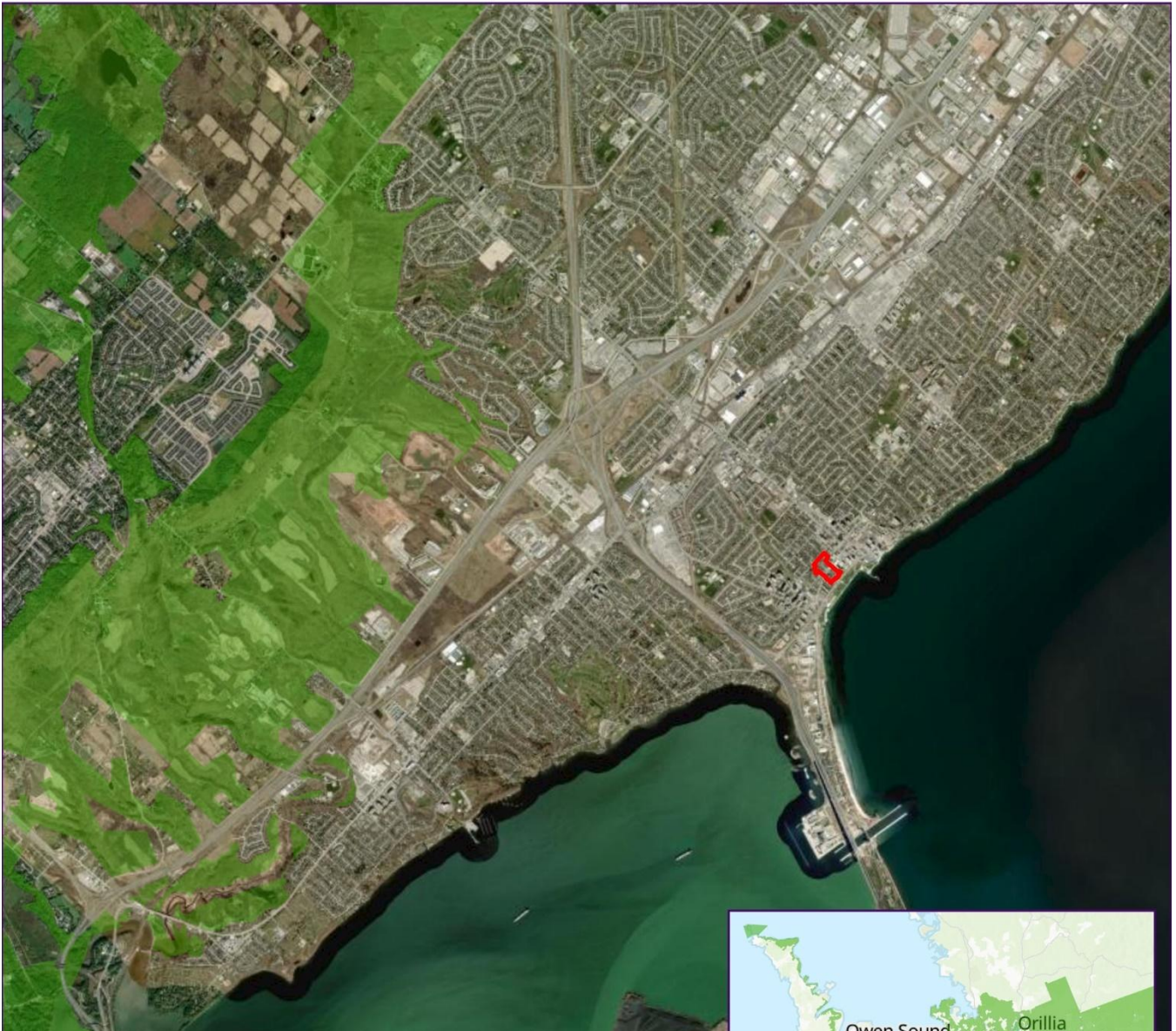
BURLINGTON AVENUE HCD STUDY GREENBELT BOUNDARY



BURLINGTON AVENUE HCD STUDY NIAGARA ESCARPMENT BOUNDARY



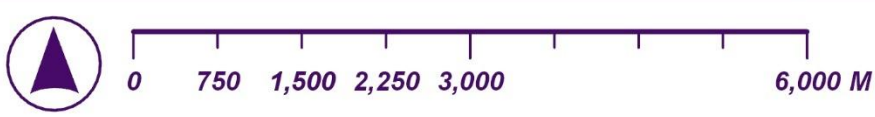
BURLINGTON AVENUE HCD STUDY NATURAL HERITAGE AREAS



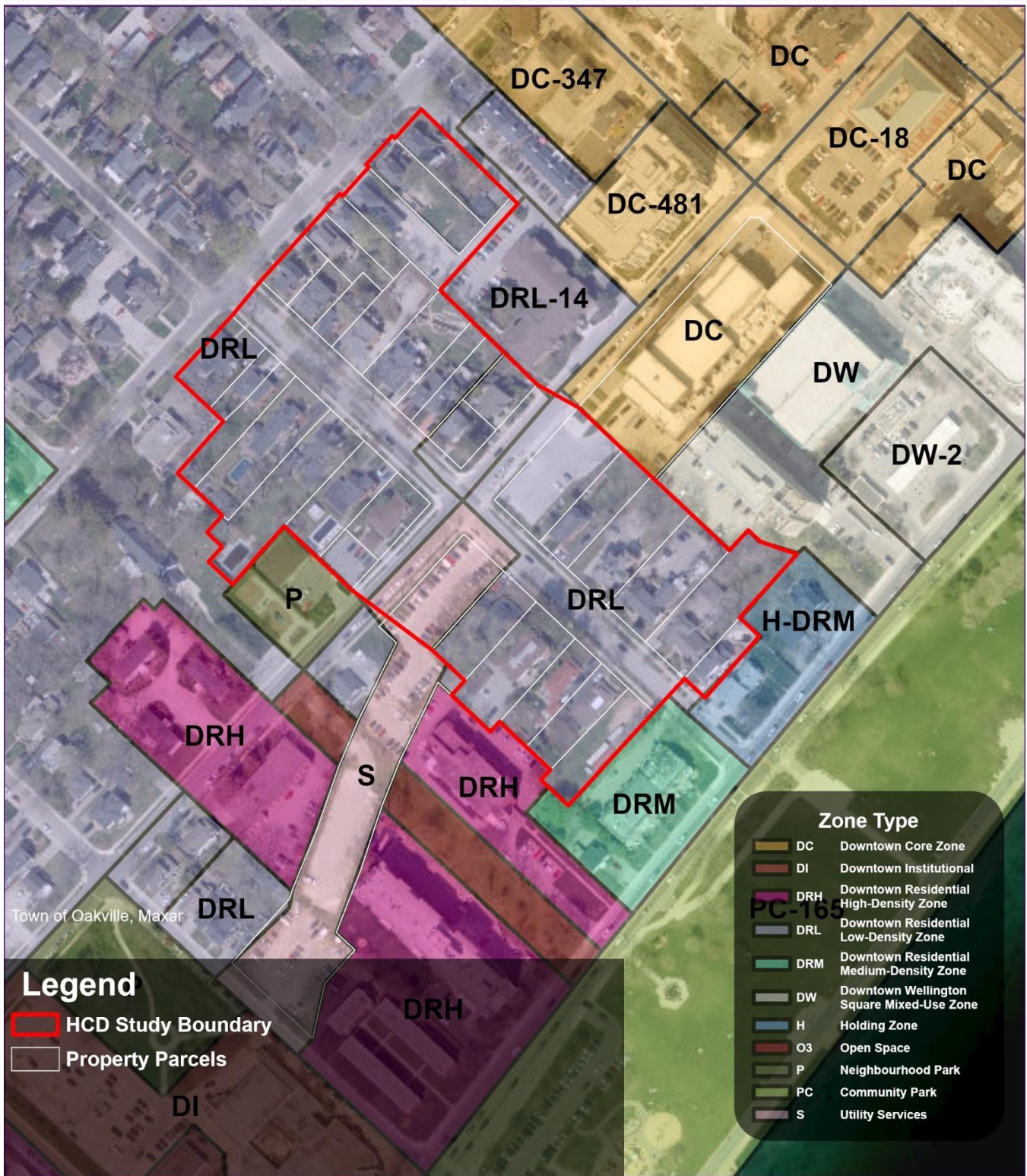
Town of Oakville, Earthstar Geographics, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, NRCan, Parks Canada, Esri,

Legend

-  HCD Boundary
-  Natural Heritage Areas



**BURLINGTON AVENUE HCD STUDY
ZONING BY-LAW**



BURLINGTON AVENUE HCD STUDY HISTORIC OVERLAY MAP



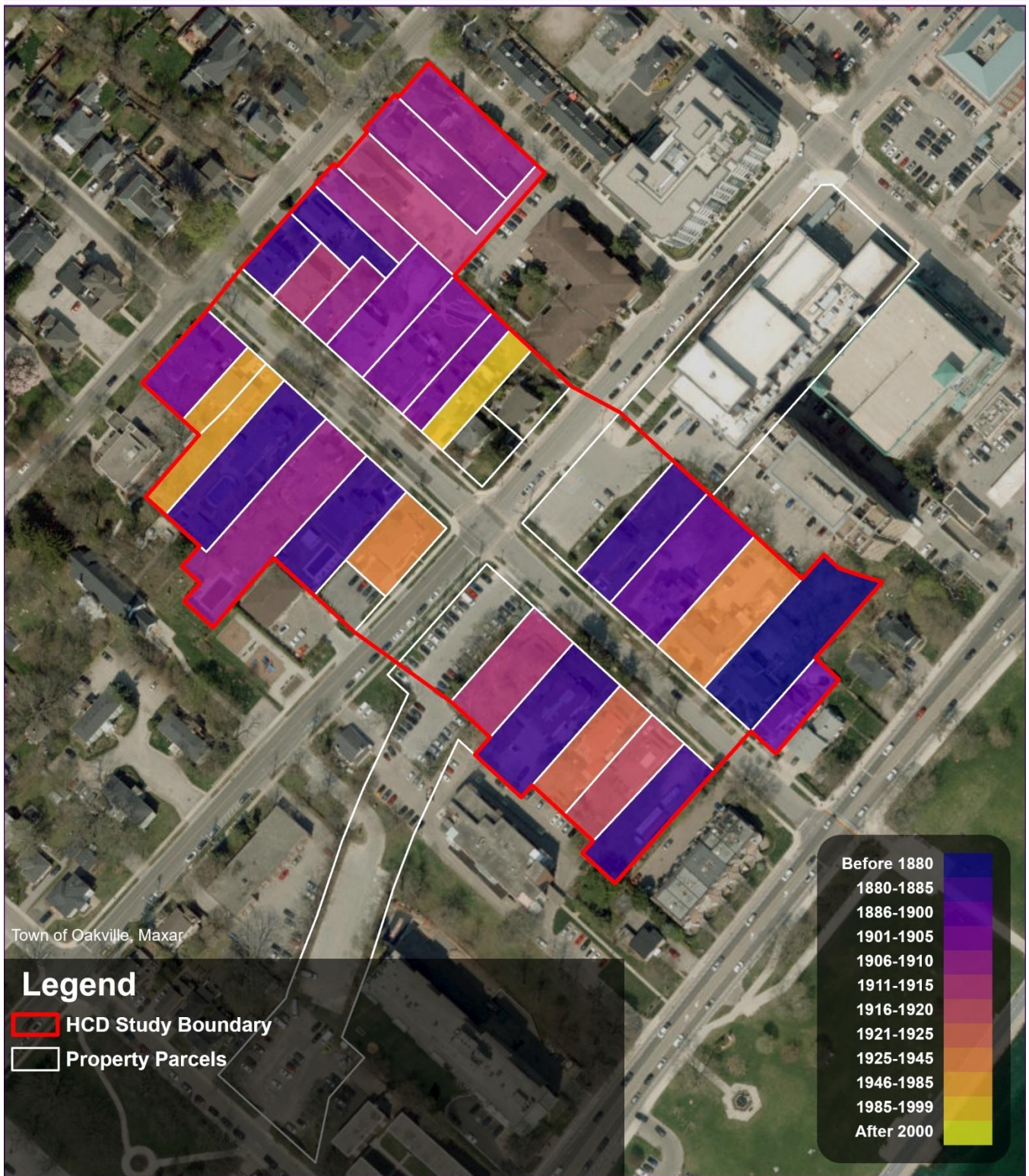
City of Burlington, Province of Ontario, Town of Oakville, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, NRCan, Parks Canada, City of Burlington, Province of Ontario, Town of Oakville, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NRCan, Parks Canada, Town of Oakville, Earthstar Geographics, Town of Oakville, Maxar

Legend

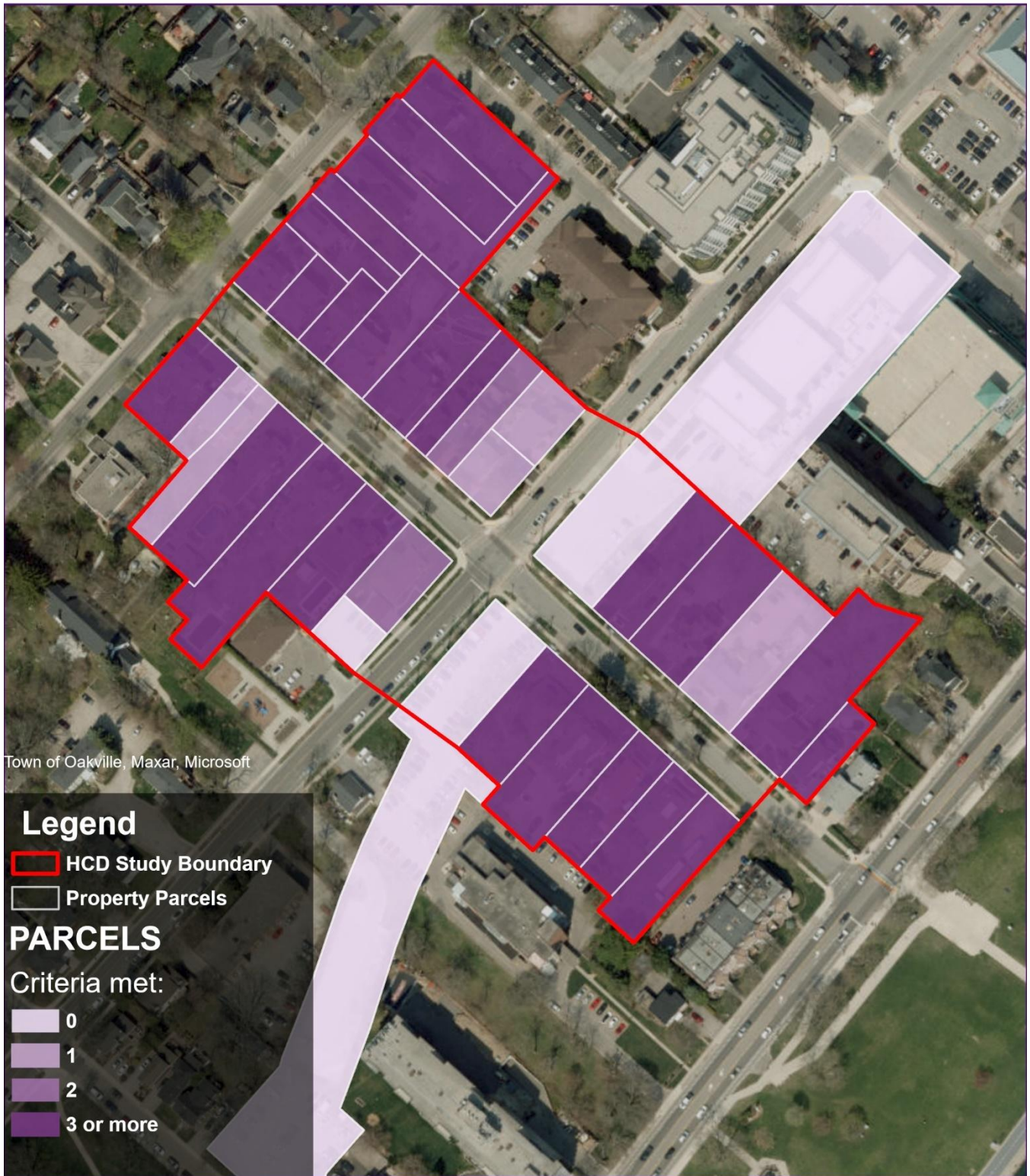
 HCD Study Boundary



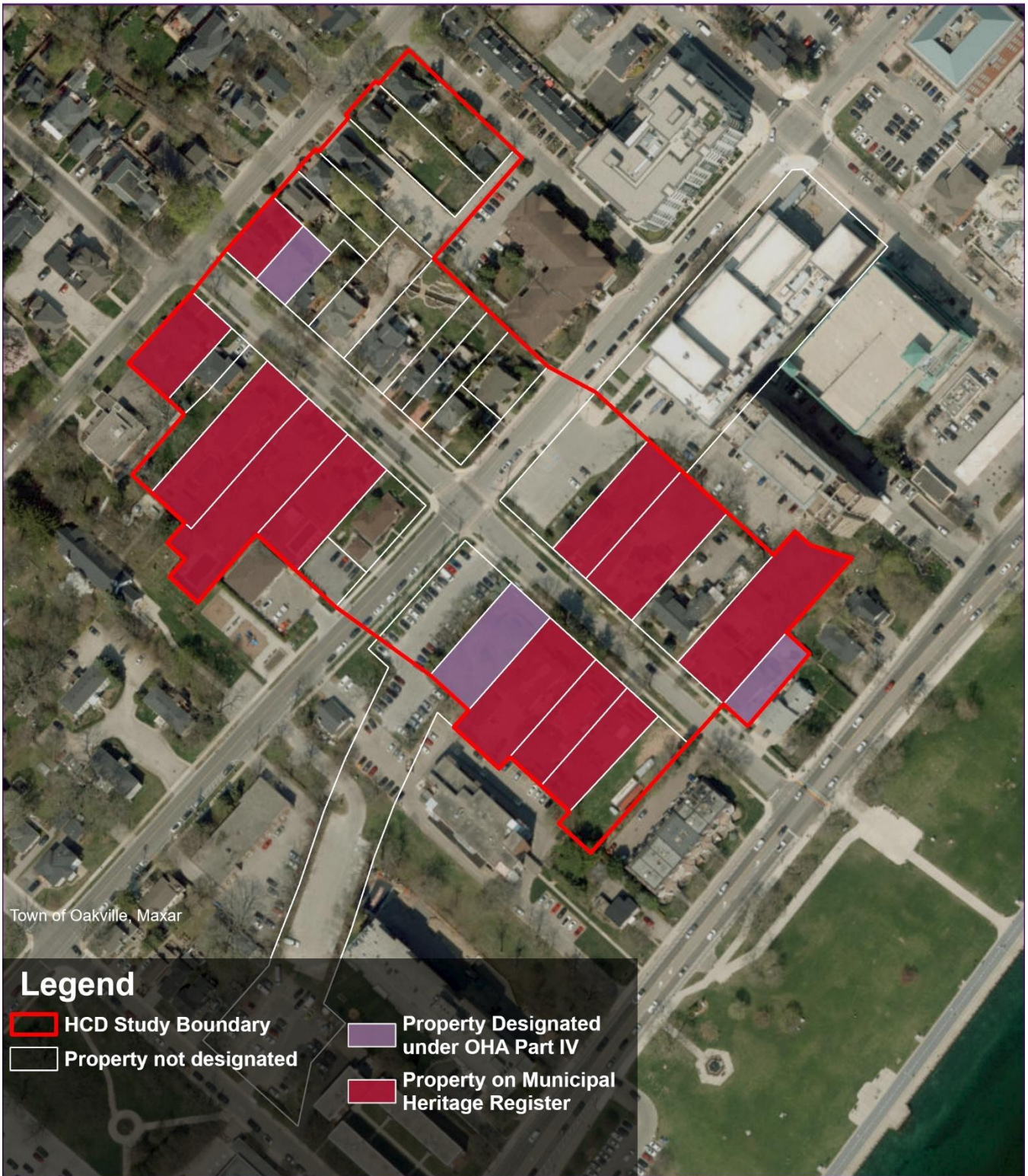
BURLINGTON AVENUE HCD STUDY CONSTRUCTION DATES



BURLINGTON AVENUE HCD STUDY OHA Regulation 9/06 Criteria

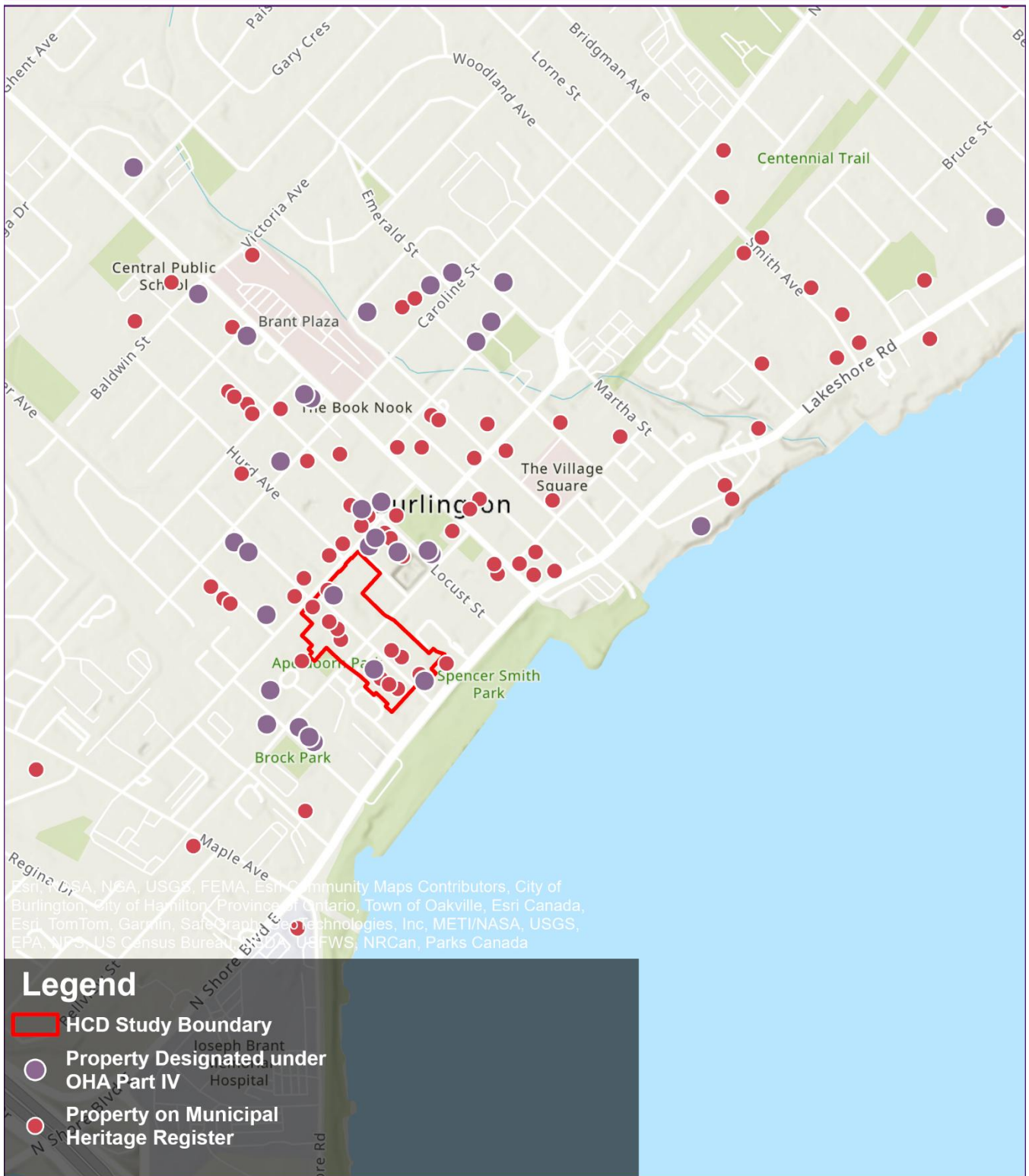


BURLINGTON AVENUE HCD STUDY HERITAGE PROPERTIES



0 32.5 65 97.5 130 260 M

BURLINGTON AVENUE HCD STUDY SURROUNDING HERITAGE PROPERTIES



Esri, DeLorme, NSA, USGS, FEMA, Esri Community Maps Contributors, City of Burlington, City of Hamilton, Province of Ontario, Town of Oakville, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, NOAA, USFWS, NRCan, Parks Canada



PROPERTY DATA SHEETS

Burlington Avenue HCD
1393 Elgin St.

General Information

Property Address: 1393 Elgin St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: N/A

Date of Construction: N/A

Architectural Style: N/A

Property Type: Empty lot, parking

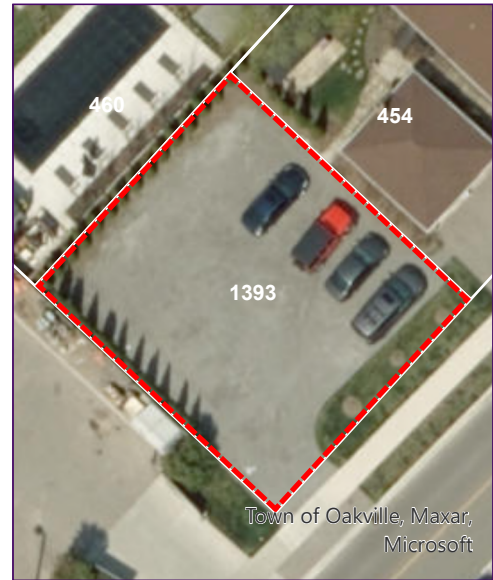
Cladding: N/A

N/A

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	N	N	N

Aerial view of 1393 Elgin St.



Street view of 1393 Elgin St.



Burlington Avenue HCD
1401 Elgin St.

General Information

Property Address: 1401 Elgin St.
 Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

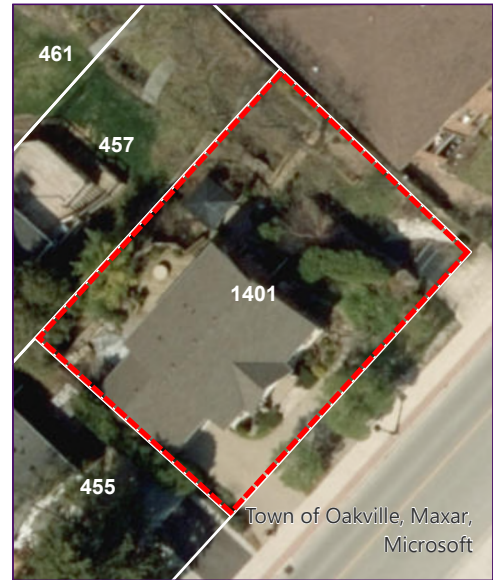
Builder/Architect: Unknown
 Date of Construction: N/A
 Architectural Style: Contemporary Revival
 Property Type: 1.5 Storey, single-detached
 Cladding: Stucco

One-and-a-half storey symmetrical gable roof structure with centrally placed portico and pediment, and british-style half timbering detailing. Portico supported by two large brick based square columns. Symmetrical double windows with sashed transom windows.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	N	N

Aerial view of 1401 Elgin St.



Street view of 1401 Elgin St.



Burlington Avenue HCD
1406 Ontario St.

General Information

Property Address: 1406 Ontario St.

Property Name: The Robert John Allen House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Robert John Allen

Date of Construction: 1884

Architectural Style: Stripped Edwardian Classicism, Craftsman

Property Type: 2 storey, single-detached

Cladding: Brick, cedar shingle siding

One-and-a-half storey stretcher-bond brick structure with Edwardian elements. Front gable and large dormer clad in cedar shakes. Bay window with stone lintel and decorative trim. Double-hung windows with stone sills and brick voussoirs throughout. Large veranda below extended gable supported by brick columns and arched fascias.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	Y	N	Y	Y	Y	N

Aerial view of 1406 Ontario St.



Street view of 1406 Ontario St.



Burlington Avenue HCD
1410 Ontario St.

General Information

Property Address: 1410 Ontario St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1884

Architectural Style: Edwardian Classicism

Property Type: 2 Storey, single-detached

Cladding: Brick

"L" shape footprint, two storey brick structure with a hipped roof and bonnet eaves. Front gable with clapboard pediment above centrally located double window and shutters. Decorative brick string course. Windows adorned by stone lintels and brick voussoirs.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	Y	N	N	Y	Y	N

Aerial view of 1410 Ontario St.



Street view of 1410 Ontario St.



Burlington Avenue HCD
1414 Ontario St.

General Information

Property Address: 1414 Ontario St.

Property Name: The John Foster House

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1910

Architectural Style: Stripped Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick

Two-and-a-half storey brick structure with front gable with clapboard siding. Symmetrically placed upper windows with stone sills and brick voussoirs, placed above lower floor openings. Full width veranda with "Tuscan" columns and decorative cornice.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	Y	Y	Y	N

Aerial view of 1414 Ontario St.



Street view of 1414 Ontario St.



Burlington Avenue HCD
1418 Ontario St.

General Information

Property Address: 1418 Ontario St.
 Property Name: The Ephraim Burns House

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Ephram Burns
 Date of Construction: 1911
 Architectural Style: Edwardian Classicism
 Property Type: 2.5 Storey, single-detached
 Cladding: Brick

Two-and-a-half storey brick structure with front gable and clapboard siding. Two-storey bay windows with stone sill and brick voussoirs. Third storey arched window with simplified decorative trim. Full width veranda supported by "Tuscan" columns and carved cornice and freize.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 1418 Ontario St.



Street view of 1418 Ontario St.



Burlington Avenue HCD
1422 Ontario St.

General Information

Property Address: 1422 Ontario St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Charles Allen

Date of Construction: 1910

Architectural Style: Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick

Two-and-a-half storey brick structure with two-storey extruded window bay. Hipped roof with front gable with decorative carved trim and cornice. Full-width veranda with pediment above entrance, supported by "Tuscan" columns, a low ballustrade and carved cornice and freize. Second storey oriel.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 1422 Ontario St.



Street view of 1422 Ontario St.



Burlington Avenue HCD
1426 Ontario St.

General Information

Property Address: 1426 Ontario St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Ephraim Burns

Date of Construction: 1908

Architectural Style: Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick

Two-and-a-half storey brick structure with front gable with fish-scale shingles. Extruded two-storey bay with centrally placed windows with stone sills and lintels. Upper storey oriel with carved trim. Full-width veranda with pediment above entrance, supported by "Tuscan" columns and ballustrade, decorative cornice and frieze. Side oval window. windows with stone sills and brick voussoirs throughout.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 1426 Ontario St.



Street view of 1426 Ontario St.



Burlington Avenue HCD
415 Burlington Ave.

General Information

Property Address: 415 Burlington Ave.

Property Name: The George & Josephine Noyes House

Heritage Designation

Property is not listed on the Municipal Heritage Register, but is designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: A.B. Coleman

Date of Construction: 1895

Architectural Style: Stripped Edwardian Classicism (modified)

Property Type: 2 storey, single-detached

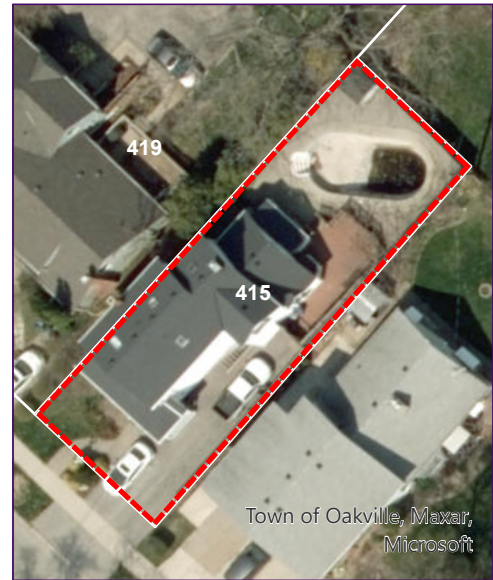
Cladding: Clapboard Siding

Two-storey front gabled frame structure with horizontal clapboard siding, double-hung windows, and bay-window at front. Front porch with decorative wooden posts and brackets (likely non-original). Placement of upper windows likely non-original.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	Y	N	Y	Y	Y	N

Aerial view of 415 Burlington Ave.



Street view of 415 Burlington Ave.



Burlington Avenue HCD
418 Burlington Ave.

General Information
 Property Address: 418 Burlington Ave.
 Property Name: The John Bell House

Heritage Designation
 Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

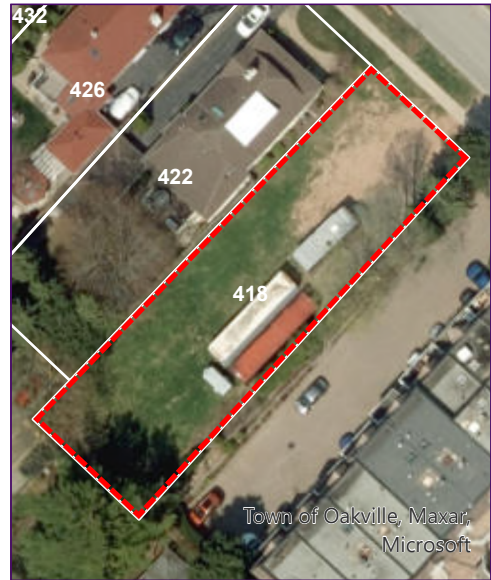
Property Description
 Builder/Architect: George Blair
 Date of Construction: 1885
 Architectural Style: N/A
 Property Type: Empty lot,
 Cladding: N/A

The property is the former site of the John Bell House, designed by George Blair and built in 1885. The building was demolished between 2019-2020 after years of neglect.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	Y	Y	Y	N

Aerial view of 418 Burlington Ave.



Street view of 418 Burlington Ave.



Burlington Avenue HCD
419 Burlington Ave.

General Information

Property Address: 419 Burlington Ave.

Property Name: The Bunton-Knife-Flock House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1860

Architectural Style: Stripped Edwardian with Craftsman elements

Property Type: 2 storey, single-detached

Cladding: Clapboard, stone

Oldest house on Burlington Avenue.
Two-storey front-gabled frame structure clad with horizontal clapboard, double hung windows and centrally placed door. The house appears to have been noticeably modified over time. The house was built for George Knife, a painter and wood grainer.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	Y	Y	N	Y	Y	N

Aerial view of 419 Burlington Ave.



Street view of 419 Burlington Ave.



Burlington Avenue HCD
422 Burlington Ave.

General Information

Property Address: 422 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1920

Architectural Style: Craftsman

Property Type: 1.5 storey, single-detached

Cladding: Stucco

One-and-a-half storey craftsman bungalow characterized by a full width verandah with tuscan columns. Asymmetrical façade with doorway to one side of a set of four six-over-one windows and bay window centrally placed at first storey.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	N	N	N	N	N	Y	Y	N

Aerial view of 422 Burlington Ave.



Street view of 422 Burlington Ave.



Burlington Avenue HCD
425 Burlington Ave.

General Information

Property Address: 425 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1940

Architectural Style: Stripped Craftsman

Property Type: 2 storey, single-detached

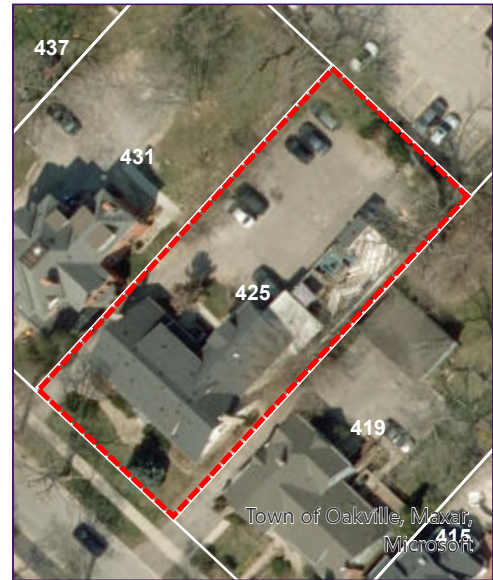
Cladding: Stucco

Two-storey side-gable, front dormer with three asymmetrical windows. Centrally-placed front door with sidelights, entrance portico plain cornice and fluted square columns. Appears to have been heavily modified over time.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	N	Y	N

Aerial view of 425 Burlington Ave.



Street view of 425 Burlington Ave.



Burlington Avenue HCD
426 Burlington Ave.

General Information
 Property Address: 426 Burlington Ave.
 Property Name: The William Emory House

Heritage Designation
 Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description
 Builder/Architect: Unknown
 Date of Construction: 1922
 Architectural Style: Craftsman
 Property Type: 1.5 storey, single-detached
 Cladding: Clapboard

One-and-a-half storey, front gable, craftsman bungalow with front veranda with solid posts and tapered square columns.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	N	N	N	N	N	Y	Y	N

Aerial view of 426 Burlington Ave.



Street view of 426 Burlington Ave.



Burlington Avenue HCD
431 Burlington Ave.

General Information

Property Address: 431 Burlington Ave.

Property Name: The William Graham-Margaret Rutherford House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1887

Architectural Style: Queen Anne Revival

Property Type: 2.5 Storey, single-detached

Cladding: Brick

Three original standing gas lamps. Two-and-a-half storey brick structure in Queen Anne Revival style with wrap-around veranda. Bonnet-hipped roof with dormers and widow's walk. Decorative iron ballustrate at widows walk and veranda. Decorative wooden cornice and brackets. The house was built for William Graham, manager of the Merchant's Bank.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	Y	Y	Y	Y	N

Aerial view of 431 Burlington Ave.



Street view of 431 Burlington Ave.



Burlington Avenue HCD
432 Burlington Ave.

General Information

Property Address: 432 Burlington Ave.

Property Name: Langhome House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1885

Architectural Style: Georgian

Property Type: 2 Storey, single-detached

Cladding: Stucco

Two-storey hipped roof symmetrical structure with 4 sets of windows with arched lintels and extruded sills, a recessed central bay with a centrally placed arched window. Extended portico with double-door and transom. Simplified cornice with decorative brackets placed at corners.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	Y	Y	Y	N

Aerial view of 432 Burlington Ave.



Street view of 432 Burlington Ave.



Burlington Avenue HCD
436 Burlington Ave.

General Information

Property Address: 436 Burlington Ave.

Property Name: The Toronto & Niagara Power Company
Office & House

Heritage Designation

Property is not listed on the Municipal Heritage Register,
but is designated under Part IV of the Ontario Heritage
Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1914

Architectural Style: Craftsman

Property Type: 1.5 Storey, single-detached

Cladding: Brick, fish-scale shingles

One-and-a-half storey side-gabled roof with bonnet slope
above the full-width porch with tuscan columns. Second
storey front-dormer with two double-hung windows with
wooden fish-scale shingles and simplified trim. Front
facade has two grouped windows at both sides of the
centrally-placed entrance.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	Y	Y	N	Y	Y	N

Aerial view of 436 Burlington Ave.



Street view of 436 Burlington Ave.



Burlington Avenue HCD
437 Burlington Ave.

General Information

Property Address: 437 Burlington Ave.

Property Name: Thomas Colling-Susan & Percy Dawson House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1885

Architectural Style: Victorian

Property Type: 2 storey, single-detached

Cladding: Brick

Two-and-a-half storey Victorian style with Italianate influence masonry dwelling. Red brick with buff brick accents around the window arches. Full arched windows at second storey with segmental arched windows at the ground-storey. Also features carved Victorian style trim in the main gable and decorative brackets. Inclosed front vestibule with window panes, and decorative cornice.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	Y	Y	Y	Y	N

Aerial view of 437 Burlington Ave.



Street view of 437 Burlington Ave.



Burlington Avenue HCD
440 Locust St.

General Information

Property Address: 440 Locust St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: N/A

Date of Construction: N/A

Architectural Style: N/A

Property Type: Empty lot, parking

Cladding: N/A

N/A

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	N	N	N

Aerial view of 440 Locust St.



Street view of 440 Locust St.



Burlington Avenue HCD
446 Burlington Ave.

General Information

Property Address: 446 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: N/A

Date of Construction: N/A

Architectural Style: N/A

Property Type: Empty lot, parking

Cladding: N/A

N/A

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	N	N	N

Aerial view of 446 Burlington Ave.



Street view of 446 Burlington Ave.



Burlington Avenue HCD
454 Burlington Ave.

General Information

Property Address: 454 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Clarence E. Hewitt

Date of Construction: 1942

Architectural Style: Suburban

Property Type: 1 Storey, single-detached

Cladding: Brick

One storey brick structure with a front gable with decorative trim, a set of three double-hung windows with vertical brick decorative lintel. Front veranda enclosed with double-hung windows and window paned door.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	Y	N

Aerial view of 454 Burlington Ave.



Street view of 454 Burlington Ave.



Burlington Avenue HCD
455 Burlington Ave.

General Information

Property Address: 455 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: N/A

Architectural Style: Craftsman

Property Type: 1 Storey, single-detached

Cladding: Stucco

One storey stucco "L" footprint structure with a front gable with decorative brackets and centrally placed bay window. Flat roof addition likely non-original.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	N	N

Aerial view of 455 Burlington Ave.



Street view of 455 Burlington Ave.



Burlington Avenue HCD
457 Burlington Ave.

General Information

Property Address: 457 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: John Williams

Date of Construction: 1993

Architectural Style: Contemporary Revival

Property Type: 2 Storey, duplex

Cladding: Brick, clapboard

Two-storey likely addition to the property at 461. Brick and capboard structure with front dormers with decorative cornices, lintels and frames. First storey has arched window symmetrically echoed by the open veranda's frieze, held by square columns with "tuscan" capitals.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	Y	N

Aerial view of 457 Burlington Ave.



Street view of 457 Burlington Ave.



Burlington Avenue HCD
460 Burlington Ave.

General Information

Property Address: 460 Burlington Ave.

Property Name: The Henry Foster House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1881

Architectural Style: Stripped Victorian

Property Type: 2 Storey, single-detached

Cladding: Brick

Two-storey Victorian vernacular brick "L" footprint structure with front gable and large bay window with decorative cornice. All windows decorated by brick voussoirs and corner quoining with protruding sills. The house was relocated from a property along the Halton Radial Line in the late 1890's to it's current address.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	Y	N	Y	Y	N

Aerial view of 460 Burlington Ave.



Street view of 460 Burlington Ave.



Burlington Avenue HCD
461 Burlington Ave.

General Information

Property Address: 461 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Ephram Burns

Date of Construction: 1905

Architectural Style: Stripped Edwardian Classicism

Property Type: 2 Storey, duplex

Cladding: Brick

Two Storey brick structure with front gable and finial. Second floor symmetrically placed set of arched windows with decorative brick voussoirs. First storey asymmetrical bay window and decorative doorcase with transom.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 461 Burlington Ave.



Street view of 461 Burlington Ave.



Burlington Avenue HCD
465 Burlington Ave.

General Information

Property Address: 465 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1904

Architectural Style: Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick

Two-and-a-half storey hipped roof structure with dormer window and front gable with simplified cornice and decorative brackets. Wrap-around veranda with central pediment supported by square columns and decorated doorcase.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 465 Burlington Ave.



Street view of 465 Burlington Ave.



Burlington Avenue HCD
466 Burlington Ave.

General Information
 Property Address: 466 Burlington Ave.
 Property Name: The O.T. Springer House

Heritage Designation
 Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

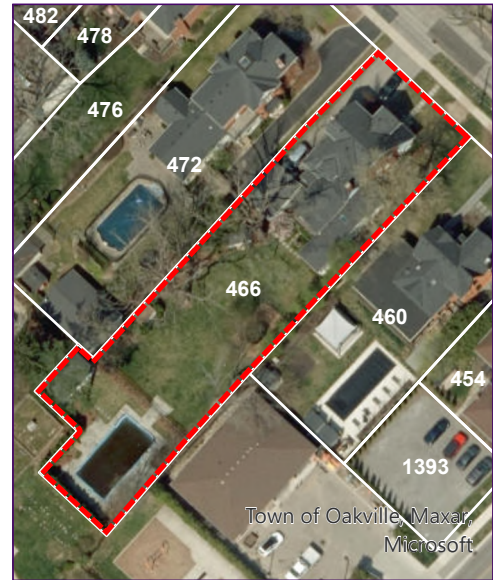
Property Description
 Builder/Architect: George Blair
 Date of Construction: 1908
 Architectural Style: Queen Anne Revival
 Property Type: 2.5 Storey, single-detached
 Cladding: Brick, fish-scale shingles

Two-and-a-half storey structure in eclectic Queen Anne Revival style with brick and fish-scale wood shingle cladding. Centrally located grand-dormer at second level with carved decorative trim and pediment. Assymetrical veranda supported by a brick base and ionic short columns. Carved wooden bay-window frame at first storey, centrally-placed front door with carved doorcase and transom. Second storey double-sash window. Most windows have brick voussoirs.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	N	Y	Y	Y	N

Aerial view of 466 Burlington Ave.



Street view of 466 Burlington Ave.



Burlington Avenue HCD
471 Burlington Ave.

General Information

Property Address: 471 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Robert John Allen

Date of Construction: 1904

Architectural Style: Stripped Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick, fish-scale shingles, clapboard

Two-and-a-half storey hipped roof brick structure with front gable clad in fish-scale shingles. Assymmetrically placed door and protruding porch supported by square columns, decorative freize, cornice and pediment. Window openings have stone sills and brick soldier-course lintel.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	Y	N	N	Y	Y	N

Aerial view of 471 Burlington Ave.



Street view of 471 Burlington Ave.



Burlington Avenue HCD
472 Burlington Ave.

General Information

Property Address: 472 Burlington Ave.

Property Name: The George Blair House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1885

Architectural Style: Queen Anne Revival

Property Type: 2.5 Storey, single-detached

Cladding: Brick, fish-scale shingles

Two-and-a-half storey brick structure built by George Blair one of Burlington's most eminent builders, in Queen Anne Style categorized by asymmetrical entrance, and decorative cornice and trim with floral designs. Front and side gables with fish-scale shingles, front dormer with decorative pediment. Grand, decorated bay windows and a front veranda supported by decorative trim, posts and brackets. Carved doorcase with arched transom. Second-storey windows adorned by a painted brick arched lintel.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	Y	Y	Y	Y	N

Aerial view of 472 Burlington Ave.



Street view of 472 Burlington Ave.



Burlington Avenue HCD
475 Burlington Ave.

General Information

Property Address: 475 Burlington Ave.

Property Name: The Kitching-Vance House

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Robert John Allen

Date of Construction: 1910

Architectural Style: Stripped Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick, clapboard

Two-and-a-half storey brick structure with full-width veranda with pediment, supported by tuscan columns. 3-storey front gable and side dormers with clapboard siding. Second storey windows with stone sills and brick voussoirs. Simplified carved eaves throughout.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 475 Burlington Ave.



Street view of 475 Burlington Ave.



Burlington Avenue HCD
476 Burlington Ave.

General Information

Property Address: 476 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1985

Architectural Style: Contemporary Revival

Property Type: 2 Storey, duplex

Cladding: Brick

Two Storey brick structure, since converted into two dwellings. Front gable, with arched vent. Second storey equally spaced double hung windows, with brick sills. First storey bay windows with a decorative doorcase with carved fluted pilasters. Simplified carved eaves throughout.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	N	N

Aerial view of 476 Burlington Ave.



Street view of 476 Burlington Ave.



Burlington Avenue HCD
478 Burlington Ave.

General Information

Property Address: 478 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1985

Architectural Style: Contemporary Revival

Property Type: 2 storey, duplex

Cladding: Brick

Two Storey brick structure, since converted into two dwellings. Front gable, with arched vent. Second storey equally spaced double hung windows, with brick sills. First storey bay windows with a decorative doorcase with carved fluted pilasters. Simplified carved eaves throughout.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	N	N

Aerial view of 478 Burlington Ave.



Street view of 478 Burlington Ave.



Burlington Avenue HCD
479 Burlington Ave.

General Information

Property Address: 479 Burlington Ave.

Property Name: The Allen-McIlwain House

Heritage Designation

Property is not listed on the Municipal Heritage Register, but is designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Robert John Allen

Date of Construction: 1914

Architectural Style: Craftsman

Property Type: 1.5 storey, single-detached

Cladding: Brick, cedar shingle siding

One-and-a-half storey structure with side gable and central dormer clad in cedar shakes. Symmetrical double hung windows with extended veranda supported by brick columns and decorative brackets. Windows at first storey adorned by brick voussoirs.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	N	N	N	N	N	Y	Y	N

Aerial view of 479 Burlington Ave.



Street view of 479 Burlington Ave.



Burlington Avenue HCD
482 Burlington Ave.

General Information

Property Address: 482 Burlington Ave.

 Property Name: Maplelawn: The Gordon-Smith-Hyslop House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

 Date of Construction: 1905

 Architectural Style: Mixed Bungalow

 Property Type: 1.5 Storey, single-detached

 Cladding: Brick, cedar shingle siding

One-and-a-half storey brick structure with corner turret and dormers. Hipped roof with dormers clad in cedar shakes. Centrally placed front dormer with simplified carved cornice and pediment. Central veranda supported by "Tuscan" columns and wood ballustrade and simplified carved cornice and frieze. First storey double-hung windows with stone sills and brick voussoirs.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	Y	Y	Y	Y	N

Aerial view of 482 Burlington Ave.



Street view of 482 Burlington Ave.



OHA Reg. 9/06 Criteria

1	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.
2	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4	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.
5	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.
6	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.
7	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9	The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.