

The Corporation of the City of Burlington

City of Burlington By-law 13-2026

A by-law to amend By-law Number 32-2023 designating 488 Locust Street, in the City of Burlington, in the Regional Municipality of Halton, to be of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O. 1990, chapter 0.18, as amended.

File: 501-06

(LLS-05-25 & Amendment Approved by Ontario Land Tribunal on April 1, 2025)

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas on June 13, 2023, the Council of The Corporation of the City of Burlington enacted and passed By-law 32-2023 designating the property known as 488 Locust Street, City of Burlington, Regional Municipality of Halton, to be of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act* R.S.O. 1990, Chapter O.18, as amended and;

Whereas the registered Owner appealed the passing of such By-law to the Ontario Land Tribunal (hereinafter called the "OLT"); and

Whereas the City and the Owner entered into Minutes of Settlement with respect to this appeal and the OLT granted its approval of such Settlement and ordered that the Appeal against By-law 32-2023 was allowed in part and the said By-law was to be amended such that Schedule "A" to By-law 32-2023 is deleted and replaced with the amended Schedule "A" attached to the Order. In all other respects, the OLT ordered that the Appeal was dismissed.

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. That Schedule "A" attached to By-law 32-2023 enacted and passed by the Council of the City of Burlington on June 13, 2023 be deleted and replaced with Schedule "A" attached hereto.

2. That the City Clerk provide a copy this By-law to the Owner of the property and to the Ontario Heritage Trust, and shall cause this By-law to be registered in the Land Registry Office for Halton; and
3. That in all other respects, By-law 32-2023 is hereby confirmed.

Enacted and passed this 10<sup>th</sup> day of March, 2026.

Mayor Marianne Meed Ward \_\_\_\_\_

City Clerk Mike de Rond \_\_\_\_\_

## Schedule "A"- Amended

Ontario Land Tribunal Decision Dated April 1, 2025

(OLT-23-000706)

### **Description and Reasons for Designation: 488 Locust Street**

*488 Locust Street is recommended for designation pursuant to Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22), the provincial criteria prescribed for municipal designation under the criteria of design and physical, historical and associative and contextual values as described in the following Statement of Cultural Heritage Value or Interest.*

### **Legal Description:**

488 Locust Street (PLAN 74 PT LOT 50); City of Burlington, Regional Municipality of Halton.

### **Description of Property:**

488 Locust Street is located near its intersection with Ontario Street. The property is in the core of the City of Burlington, the historic village of Burlington. It consists of a one-and-a half storey frame Gothic Revival residence, with a cross gable roof, constructed in 1885. The rear elevation has been modified.

### **Statement of Cultural Heritage Value or Interest:**

The property at 488 Locust Street has design/physical value and contextual value and is considered to meet prescribed criteria #1 and #7 under Ontario Regulation 9/06.

#### *Physical/Design Value*

488 Locust Street is a representative example of the Gothic Revival style. The one-and-a-half storey house has a cross gable roof, large front gable end and central gable peaks which is typical of Gothic Revival structures. The first floor bay window, and arched window openings within the central gable peaks are also typical of the Gothic Revival style. Furthermore, the massing, roofline and fenestration of the structure strongly indicate Gothic Revival origins.

#### *Contextual Value*

488 Locust Street is important in supporting the character of a section of Locust Street consisting of a cluster of historic residential properties surrounding the intersection of Locust Street and Ontario Street. Most were built in the 19<sup>th</sup> century and collectively they have the character of a late 19<sup>th</sup> century residential streetscape with one- to two- and-a-half storey residential buildings of primarily brick construction and with modest setbacks along the street. The subject

property contributes to the heritage fabric of the streetscape and exhibits setback and massing consistent with the Locust streetscape.

#### *Cultural Heritage Attributes*

488 Locust Street is a representative example of the Gothic Revival style. The property contains the following heritage attributes that reflects these values:

- one-and-a-half storey Gothic Revival residence
- large front gable end and central gable peak
- asymmetrical façade with symmetrical elements further described as:
  - placement of central gable peak with arched window opening on the second storey and rectangular window opening and door opening on the first storey;
  - front gable with symmetrical placement of rectangular window openings on the second storey and front elevation bay window on the first storey;
- arched window openings

488 Locust Street is important in supporting the character of a section of Locust Street surrounding the intersection of Locust Street and Ontario Street, which features a cluster of historic properties, most of which were built in the 19th century. The property contains the following heritage attributes that reflect these values:

- One-and-a-half storey Gothic Revival residence
- Height, massing, and setback of the front and side elevations of the building, which contributes to the 19th century streetscape of the Locust Street north and south of Ontario Street\*

*\*Note: The rear additions and elevation are excluded from the list of heritage attributes*