
SUBJECT: Heritage response to Bill 23 - Phase II shortlist of designation candidates

TO: Committee of the Whole

FROM: Development and Growth Management
Community Planning

Report Number: DGM-07-26

Wards Affected: 1, 2 & 3

Date to Committee: April 13, 2026

Date to Council: April 21, 2026

Recommendation

Direct the Director of Community Planning to retain a consultant to assess the eligibility of the following properties for potential heritage designation under Part IV of the *Ontario Heritage Act*, consult the Heritage Burlington Advisory Committee, and report back to Council with statements explaining the cultural heritage value or interest of qualifying properties prior to January 1, 2027:

1. 2137 Lakeshore Rd. (The Sewage Pumping Station aka 2137 Junction St.)
2. 1419 Ontario St. (The O'Brien-Connell House)
3. 2464 Dundas St. (St. John's Anglican Church)
4. 1264 Lemonville Rd. (A. Lemon Family Farmhouse)
5. 5534 Guelph Ln. (The Thomas Colling Centennial Farmhouse)
6. 1391 Ontario St. (The New George Allen House)
7. 1454 Birch Ave. (The Edwin Thorpe Retirement House)
8. 566 Locust St. (The Harry Blessinger Retirement House)
9. 2187 Lakeshore Rd. (The Dalton-Bell House)
10. 524 Hager Ave. (The Bamford House).

Executive Summary

Purpose of report:

- This report presents City Council with a list of potential heritage designation properties, beyond the 21 properties recently designated by City Council through Report DGM-10-25, as part of the City's continued response to Bill 23.

Key findings:

- Provincial Bill 23 amended the *Ontario Heritage Act* to take away the City's authority to list non-designated properties on the Municipal Heritage Register ("the Register") for more than two years. The original Register removal deadline was Jan. 1, 2025; however, the Province subsequently changed the Register removal date to Jan. 1, 2027.
- [DGM-10-25](#) presented Council with the results of the evaluation of 27 properties for potential designation under the *Ontario Heritage Act*, which resulted in the designation of 21 of the 27 properties.

Implications:

- **Financial**
 - There are no financial considerations associated with selecting the Phase II properties. An additional \$75,000 was approved by Council at its Special Meeting regarding the 2026 Budget to retain a consultant to assess the eligibility of additional properties for potential heritage designation under Part IV of the *Ontario Heritage Act* and is funded from the appropriate Reserve Fund.
- **Legal**
 - There are no legal considerations associated with this item.
- **Engagement**
 - Staff will consult with the owners of the selected properties.
 - Staff will consult the Heritage Burlington Advisory Committee regarding the selected properties.

Recommendation Report

Background

The Province's Bill 23, the *More Homes Built Faster Act, 2022*, amended the *Ontario Heritage Act* and will impact all non-designated properties on the City of Burlington's Municipal Heritage Register ("the Register"). Bill 23 was passed in 2022 to facilitate the construction of 1.5 million new homes in Ontario by 2031, and sets out that municipalities have until Jan. 1, 2027, to designate significant non-designated heritage properties or remove those non-designated properties from the Register. Any property that is removed cannot be added back to the Register for a five (5) year period if it was added to the Register prior to Dec. 31, 2022, but may be looked at again in 2032.

Staff, in consultation with the Heritage Burlington Advisory Committee, developed a shortlist of heritage designation candidates from over 200 non-designated properties on the Register as a response to Bill 23 ([PL-35-23](#)). The shortlist was carefully developed using criteria including visibility from the street, heritage integrity, architectural style and population density around the property. Ultimately, 27 properties were originally shortlisted and evaluated as part of the City's initial response to Bill 23, per [DGM-10-25](#). Council approved the designation of 21 of the 27 initial shortlisted properties, referring two properties back to staff (to report back to Committee of the Whole before Jan. 1, 2027).

On Dec. 2, 2025, an additional \$75,000 was approved by Council at its Special Meeting regarding the 2026 Budget to retain a consultant to assess the eligibility of additional properties for potential heritage designation under Part IV of the *Ontario Heritage Act*, in consultation with the Heritage Burlington Advisory Committee, funded from the appropriate Reserve Fund.

The additional properties listed in this report are from the full ranked list of eligible non-designated properties ([Appendix C](#) of [PL-35-23](#)) and include the top 10 properties that were not included in the previous shortlist of 27 properties and exclude those included in the Burlington Avenue and Ontario Street Heritage Conservation District Study Area.

Analysis

Consistent with the strategic actions Council approved in July 2023, staff and the Heritage Burlington Advisory Committee ("HBAC") created a spreadsheet of all non-designated heritage properties on the Heritage Register and evaluated them using the following criteria:

- Architectural Style (Classical revival, Victorian, Vernacular, etc.)
- Property Type (Place of worship, institutional, house, etc.)

- Visibility From Street (Highly Visible / Partly Visible / Not Visible)
- Integrity (Minor Alterations / Moderate Alterations / Major Alterations)
- Number of Households within 400 metres (a five-minute walk)
- Potential Number of O. Reg. 9/06 Criteria Met (1-9) (Minimum two required to be met)

HBAC was instrumental in assisting staff in these evaluations with various members completing over 200 evaluations in four categories.

Using the above criteria led to the identification by staff of the next 10 potential properties for heritage evaluation:

1. 2137 Lakeshore Rd. (The Sewage Pumping Station aka 2137 Junction St.)
2. 1419 Ontario St. (The O'Brien-Connell House)
3. 2464 Dundas St. (St. John's Anglican Church)
4. 1264 Lemonville Rd. (A. Lemon Family Farmhouse)
5. 5534 Guelph Ln. (The Thomas Colling Centennial Farmhouse)
6. 1391 Ontario St. (The New George Allen House)
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Additional information on each of the criteria above can be found in [PL-35-23](#) (see section Criteria and Methodology for Determining Shortlist of Heritage Designation Candidates).

Option 1 – Approve the Shortlist of 10 Properties for the proposed Heritage Designation as Recommended by Planning Staff (Recommended)

Benefits:

- Cultural heritage in Ontario provides people with a sense of place, as per the *Provincial Planning Statement, 2024*.
- The *Burlington Official Plan, 2020* identifies the following benefits to conserving cultural heritage resources:
 - Cultural heritage resources help the community to understand its past, provides context for the present, and influences the future.
 - Cultural heritage resources create a sense of civic pride and contribute to the quality of life and enjoyment of the city by residents and visitors alike.
 - The conservation of cultural heritage resources also contributes to the overall sustainability of the city.

Considerations:

- Selecting the 10 properties recommended by staff is in alignment with the strategy outlined in [PL-35-23](#) regarding the initial project and designation shortlist (e.g., consideration of Architectural Style, Property Type, Visibility From Street, Integrity,

Number of Households within 400 metres, and Potential Number of O. Reg. 9/06 Criteria Met).

Additional Information:

- If the recommended shortlist is approved, staff would retain an external consultant to assess the eligibility of the properties for potential heritage designation.

Community Engagement and Communications:

- Owners will be invited to a Project Kick-off Meeting at Burlington City Hall.
- Property owners will be informed of the date their property/properties are going before the Heritage Burlington Advisory Committee, should they wish to delegate, and will be provided with the draft Statement of Cultural Heritage Value or Interest in advance of the meeting.
- Under its terms of reference, the Heritage Burlington Advisory Committee can advise City Council and City staff on any matter relating to property of historical, architectural, archaeological, recreational, aesthetic, natural or scenic interest, all matters to which the *Ontario Heritage Act* refers, and on all matters assigned to it by City Council in relation to the above noted matters. The Heritage Burlington Advisory Committee will be consulted regarding the findings of the heritage evaluations.

Option 2 – Select Alternate Properties for the Heritage Designation Shortlist (Not Recommended)

Benefits:

- See Benefits section of Option 1.

Considerations:

- Not applicable.

Additional Information:

- Not applicable.

Community Engagement and Communications:

- See Community Engagement and Communications section of Option 1.

Recommendation Details

Bill 23 requires that all non-designated properties be removed from the City's Heritage Register on Jan. 1, 2027, unless the City takes action. As it is not feasible to evaluate more than 200 properties, staff collaborated with the HBAC to identify a shortlist of strong candidates for designation – properties that are prominent and valued within the community. Council has approved an upset limit of \$75,000 to engage a heritage consultant. Within this funding, staff recommend that an additional 10 properties be studied for potential designation and are seeking Council's endorsement of the properties identified in this report.

Key Dates & Milestones

- Nov. 28, 2022: Bill 23 received Royal Assent.
 - June 2023 – Report [PL-34-23](#) – Heritage Response to Bill 23 presented to City Council.
 - Nov. 14, 2023: Heritage response to Bill 23 – shortlist of designation candidates ([PL-35-23](#)) went before Council.
 - Spring of 2024: Launch of the Bill 23 – Heritage Designation Candidates Shortlist project.
 - June 25, 2024: Project Kick-off Meeting with property owners takes place at Burlington City Hall.
 - Summer of 2024: Stantec team conducts site visits from the public right-of-way and archival research.
 - Oct. 9, 2024: The Heritage Burlington Advisory Committee (HBAC) is consulted on Batch 1 of Cultural Heritage Evaluation Reports (CHERs).
 - Dec. 17, 2024: HBAC is consulted on Batch 2 of CHERs.
 - Jan. 8, 2025: HBAC is consulted on Batch 3 of CHERs.
 - Jan. 29, 2025: HBAC is consulted on the fourth and final batch of CHERs.
 - Apr. 15, 2025: Report [DGM-10-25](#) – Heritage Response to Bill 23 – Evaluation of Shortlist of Designation Candidates went before Council.
 - Dec. 2, 2025: Council approved an upset limit of \$75,000 at a Special Meeting regarding the 2026 Budget to retain a consultant to assess the eligibility of additional properties for potential heritage designation.
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Implications

Total Financial Impact

- There are no financial considerations associated with this report.
 - **Source of Funding**
 - The additional \$75,000 approved by Council at its Special Meeting regarding the 2026 Budget to retain a consultant to assess the eligibility of additional properties for potential heritage designation under Part IV of the *Ontario Heritage Act* is funded from the appropriate Reserve Fund.
 - **Legal**
 - If the properties are designated in the future, any person who objects to the by-law(s) will have the right to appeal the designation to the Ontario Land Tribunal.
 - **Engagement**
 - Not applicable.
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References

City of Burlington. (2023). *Heritage response to Bill 23 - shortlist of designation candidates* ([PL-35-23](#)).

City of Burlington. (2024). [Burlington Official Plan, 2020](#).

City of Burlington. (2025). *Heritage Response to Bill 23 – Evaluation of Shortlist of Designation Candidates* ([DGM-10-25](#)).

Province of Ontario. (2022). [Bill 23, More Homes Built Faster Act, 2022](#).

Province of Ontario. (2024). [Provincial Planning Statement, 2024](#).

Strategic Alignment

- Designing and delivering complete communities
 - Providing the best services and experiences
 - Protecting and improving the natural environment and taking action on climate change
 - Driving organizational performance
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Appendices:

A. Location Map

Draft By-laws for Approval at Council:

- Not applicable.

Notifications:

Planner will provide contact information for affected heritage property owners who require notification after Council.

Report Approval:

All reports are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.