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Properties

PIN 07061 - 0116 LT
Description PART LOTS 18 & 19 PLAN 84, LOT A & PART LOT B PLAN 86 AND WATER LOT IN
FRONT OF LOTS A & B PLAN 86 BEING PARTS 1 & 3 PLAN 20R21800 SUBJECT TO
AN EASEMENT IN GROSS OVER PART 3 PLAN 20R21800 AS IN HR1748883; CITY OF
BURLINGTON
Address 227 GREEN
BURLINGTON

RECEIVED
2023/06/28
(YYYY/MM/DD)
Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF BURLINGTON
Address for Service 426 Brant Street
P.O. Box 5013
Burlington, ON
L7R 3Z6

This document is being authorized by a municipal corporation Marianne Meed Ward, Mayor and Kevin Arjoon, City Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Schedule: This By-law relates to Instrument No. 812786

Signed By

Patti Lynn Sullivan	426 Brant Street Burlington L7R 3Z6	acting for Applicant(s)	Signed	2023 06 20
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Tel 905-335-7600

Fax 905-335-7842

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CITY OF BURLINGTON	426 Brant Street Burlington L7R 3Z6	2023 06 20
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Tel 905-335-7600

Fax 905-335-7842

Fees/Taxes/Payment

Statutory Registration Fee	\$69.00
Total Paid	\$69.00

File Number

Applicant Client File Number : 501-06

The Corporation of the City of Burlington

City of Burlington By-law 35-2023

A by-law to amend By-law Number 138-1993 designating the property located at 227 Green Street (formerly 2358 Lakeshore Road) for the purposes of updating the municipal address, legal description, and the reasons for designation and of satisfying the requirements of the *Ontario Heritage Act* R.S.O. 1990, Chapter O. 18, as amended.

File: 545-02-B-003/18, PL-41-20

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 September 27, 1993, the Council of The Corporation of the City of Burlington enacted and passed by-law 138-1993, designating the property known as 2358 Lakeshore Road (now 227 Green Street) 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 on October 18, 2017, the Committee of Adjustment for the City of Burlington granted approval of the Application to Sever 2358 Lakeshore Road into three separate lots (addresses: 227, 235 and 239 Green Street) and the conditions of provisional consent have been satisfied and a certificate of consent has been issued; and

Whereas on May 12, 2020, the Committee of Adjustment for the City of Burlington granted further approval of an application to Sever 227 Green Street, (severed lot to be addressed 231 Green Street and the retained lot to remain 227 Green Street) and the conditions of provisional consent have been satisfied and a certificate of consent has been issued; and

Whereas pursuant to section 30.1 (1) the Council of the Corporation of the City of Burlington may, by by-law, amend a by-law designating property made under section 29 and section 29 applies, with prescribed modifications, to an amending by-law; and

Whereas pursuant to sections 30.1 (5) and 29 (2), the Council of the Corporation of the City of Burlington consulted with its municipal heritage committee before giving notice of its intention to amend designation By-law 138-1993; and

Whereas pursuant to sections 30.1 (3) and 29 (3), the Council of the Corporation of the City of Burlington gave notice of its intention to amend designation By-law 138-1993, and no notice of objection was received; and

Whereas pursuant to subsection 30.1 (16) of the *Ontario Heritage Act*, if the Council of a municipality proposes to amend a by-law designating property made under section 29 before the day the *Ontario Heritage Amendment Act, 2005* received Royal Assent, the Council shall include in the amendment such changes as are necessary to ensure that the by-law satisfies the requirements of section 29, as it read on the day the *Ontario Heritage Amendment Act, 2005* received Royal Assent; and

CERTIFIED A TRUE COPY

Deputy Clerk

June 13, 2023

Kevin Klingenberg

Whereas the Council of The Corporation of the City of Burlington deems it advisable to amend by-law 138-1993 to reflect the updated legal description, municipal address and reasons for designation of 227 Green Street; and

Whereas the Council of the Corporation of the City of Burlington also deems it advisable to amend the Reasons for Designation of 227 Green Street pursuant to Section 30.1(2) of the Ontario Heritage Act; and

Whereas pursuant to sections 30.1 (5) and 29 (2), the Council of the Corporation of the City of Burlington consulted with its municipal heritage committee before giving notice of its intention to amend designation By-law 138-1993; and

Whereas pursuant to sections 30.1 (3) and 29 (3), the Council of the Corporation of the City of Burlington gave notice of its intention to amend designation By-law 138-1993, and no notice of objection was received.

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

1. That the purpose clause of By-law 138-1993, enacted and passed by the Council of the Corporation of the City of Burlington on the 27th day of September, 1993 be deleted and replaced with the following:

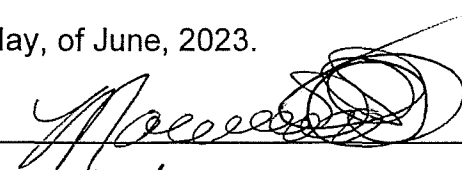
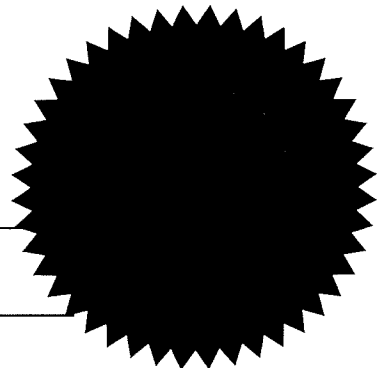
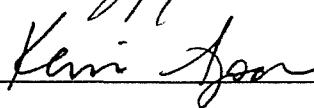
"A By-law to designate property known as 227 Green Street, in the City of Burlington, in the Regional Municipality of Halton, to be of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act (R.S.O. 1990, chapter O.18, as amended)."; and

2. That references to "2358 Lakeshore Road" be deleted and replaced with "227 Green Street", wherever they occur; and
3. That by-law 138-1993 be amended by deleting Schedules "A" and "B" and replacing them with the attached Schedules "A" and "B"; and
4. That the City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 227 Green Street and upon the Ontario Heritage Trust as required by the Ontario Heritage Act; and
5. That in all other respects, By-law 138-1993 is confirmed and this by-law shall take effect on the date of its passing; and
6. That the City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the Land Registry Office for Halton.

Enacted and passed this 13th day, of June, 2023.

Mayor Marianne Meed Ward

City Clerk Kevin Arjoon

SCHEDULE "A"

Statement of Cultural Heritage Value or Interest: 227 Green Street

Legal Description:

Part Lots 18 & 19, Plan 84, Lot A & Part Lot B, Plan 86 and Water Lot in front of Lots A & B, Plan 86 being Parts 1 & 3, Plan 20R21800, subject to an easement in gross over Part 3, Plan 20R21800 as in HR1748883; City of Burlington.

Description of Historic Place:

227 Green Street (formerly 2358 Lakeshore Road) is located on the south side of Lakeshore Road in the City of Burlington. The property consists of a one-and-a-half storey Arts and Crafts style frame house constructed in 1910.

Statement of Cultural Heritage Value or Interest:

Design and Physical Value

227 Green Street has design and physical value as a representative example of an Arts and Crafts style residence. Built in 1910 as a cottage, the structure exhibits characteristics of the style including the front gable, large overhanging eaves with brackets and rafter tails, clapboard siding and wood shingle roof. The house has a one-storey hipped roof portion with a large gable roof one-and-a-half storey wing facing Lake Ontario. The façade's gable roof oriented toward the lake has a continuous band of 18-paned windows on the south, west and east elevation as well as a double door entrance. Windows on the east, west and north elevations are six-over-one and the cottage aesthetic is continued through their shutters that feature crescent moon cut-outs and large metal hinges.

Historical and Associative Value

227 Green Street has historical and associative value because it was designed by prominent Hamilton architect Stewart McPhie. McPhie designed many buildings for the Moodie family in Hamilton including a residence at 403 Queen Street South and another on Ida Street, in addition to the J.R. Moodie & Sons Knitting Mill in the City of Hamilton. The subject building was constructed in 1910 as a summer residence for James Moodie. Therefore, McPhie is believed to also have designed 227 Green Street. McPhie's most notable property in Burlington was Paletta Mansion, designed with W.L. Somerville. 227 Green Street demonstrates or reflects the work or ideas of Stewart McPhie as many of his residential designs drew inspiration from architects Frank Lloyd Wright and Louis Sullivan who were key in the development of the Arts and Crafts style.

Contextual Value

227 Green Street has contextual value because it is visually linked to its surroundings. The building features an expanse of windows facing south toward Lake Ontario and the landscaping reinforces this key sightline.

Heritage Attributes

The following heritage attribute of 227 Green Street contributes to multiple criteria of the property's heritage value including its design/physical value, historical/associative value and contextual value:

- One-and-a-half storey Arts and Crafts style house

The following heritage attributes of the One-and-a-half storey Arts and Crafts style house contribute to the design/physical value and historical associative value of the property, because they are characteristics of the Arts and Crafts style and represent the design ideas of architect Stewart McPhie:

- One-storey hipped roof portion with a large gable roof one-and-a-half storey wing facing Lake Ontario
- Large overhanging eaves with brackets and rafter tails
- Clapboard siding
- Façade with a gable roof oriented toward the lake and a continuous band of 18-paned windows on the south, east and west sides as well as a double door entry
- Six-over-one windows
- Paired windows on the west elevation in the box bay windows

The following heritage attribute contributes to the contextual value of the property:

- Views from the house and the property to Lake Ontario

SCHEDULE "B"

DETAILED PROPERTY DESCRIPTION

227 GREEN STREET

Legal Description: Part Lots 18 & 19, Plan 84, Lot A & Part Lot B, Plan 86 and Water Lot in front of Lots A & B, Plan 86 being Parts 1 & 3, Plan 20R21800, subject to an easement in gross over Part 3, Plan 20R21800 as in HR1748883; City of Burlington.