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Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



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905-632-9082
Chloe.Richer@burlington.ca

July 10, 2025
Ontario Heritage Trust
Attn: Provincial Heritage Registrar
10 Adelaide Street East
Toronto, ON M5C 1 J3

RECEIVED
2025/07/10
(YYYY/MM/DD)
Ontario Heritage Trust

Dear Provincial Heritage Registrar:

Re: Notice of Intention to Designate 18 Properties on the Bill 23 – Heritage Designation Shortlist, Burlington under Part IV of the *Ontario Heritage Act*

Please take notice that in the matter of the *Ontario Heritage Act*, and in the matter of 18 properties in the City of Burlington, notice is hereby given that the City of Burlington intends to designate the below-noted properties under section 29 of the *Ontario Heritage Act*, known municipally as:

1. 380 Brant St., PLAN 92 BLK Y LOT 7 PT LOT 6;
2. 2437 Dundas St., CON 1 NDS PT LOT 16;
3. 451 Elizabeth St., PLAN 92 BLK K PT LOT 1;
4. 461 Elizabeth St., PLAN 92 BLK G PT LOTS 6,7;
5. 482 Elizabeth St., PLAN 92 BLK F LOT 3 PT LOT 2;
6. 490 Elizabeth St., PLAN 92 BLK F PT LOTS 1,2;
7. 550 Hurd Ave., PLAN 117 LOTS 101,102 RP 20R6545 PARTS 1,2 RP 20R13261 PARTS 1,2 SAVE AND EXCEPT PLAN 117 LOT 101 RP 20R6545 PART 2 RP 20R13261 PART 1;
8. 2066 Kilbride St., PLAN 58 PT LOT 7 RP 20R6575 PART 2;
9. 1421 Lakeshore Rd., PLAN 74 PT LOTS 9,10;
10. 472 Locust St., PLAN 74 PT LOT 52;
11. 562 Maple Ave., PLAN 99 PT LOT 34;
12. 451 Nelson Ave., PLAN 65 PT LOT 8;
13. 2280 No. 2 Side Rd., CON 2 NDS PT LOT 18;
14. 242 Plains Rd. E., CON BF PT LOT 5;
15. 444 Plains Rd. E., CON BF PT LOT 3;
16. 1134 Plains Rd. E., PLAN 99 PT LOT 14 RP 20R6130 PARTS 1 TO 5,8,10,12 TO 18 RP 20R10061 PARTS 1,2,3,4 RP20R17102 PARTS 6,7,8,9,10;
17. 6414 Walker's Line, CON 4 NS PT LOT 8; and,

18. 2022 Victoria Ave., PLAN 79 BLK B PT LOTS 1 2 4 TO 7 PLAN 99 PT LOT 88 RP 20R6519 PART 3 RP 20R11860 PARTS 1 4 TO 6 8 TO 11 RP 20R20823 PARTS 1 AND 2 RP 20R20824 PART 1.

Please find attached the Statement of Cultural Heritage Value or Interest prepared for the 18 subject properties, including descriptions of the properties and descriptions of their heritage attributes.

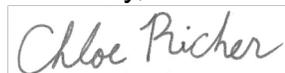
[426 Brant Street](#) • [P.O Box 5013](#) • [Burlington](#) • [Ontario](#) • [L7R 3Z6](#) • [www.burlington.ca](#)

Notices of Intention to Designate the subject properties were also published on the City of Burlington's Public Notices web page on July 10, 2025.

Any person may, within 30 days after the date of the publication of this notice on the City of Burlington's Public Notices web page, serve written notice of objection to the proposed designation, together with a statement for the objection and all relevant facts to the City Clerk, The Corporation of the City of Burlington, 426 Brant St., P.O. Box 5013, Burlington, Ontario, L7R 3Z6, by August 11, 2025.

If you have any questions regarding this Notice of Intention to Designate, please contact me at: Phone: 905-335-7600 ext. 7427, Email: Chloe.Richer@burlington.ca.

Sincerely,



Chloe Richer MCIP RPP, CAHP Senior
Planner, Heritage

Attach.

cc: Mayor Marianne Meed Ward
Councillor Kelvin Galbraith, Ward 1
Councillor Lisa Kearns, Ward 2
Councillor Rory Nisan, Ward 3
Councillor Shawna Stolte, Ward 4
Councillor Paul Sharman, Ward 5
Councillor Angelo Bentivegna, Ward 6
Jamie Tellier, Director of Community Planning
Nick Anastasopoulos, Director of Building Services & Chief Building Official
Dio Ortiz, Deputy Chief Building Official/Manager, Building Permits

**2022 Victoria Avenue, City of Burlington, Ontario – Cultural Heritage Evaluation Report 4
Evaluation**
February 12, 2025

Criteria of O. Reg. 9/06	Yes/No	Comments
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is historically linked to its surroundings, specifically Bellwood Avenue, Tallman Avenue, Courland Avenue, and Wagner Crescent, located east of the Study Area. These streets are located on lands that once formed part of the Bell Orchards property and were named specifically after the Bell Family and the varieties of apples grown at their farm when the area was sold and subdivided for residential development in the 1940s. While the property at 2022 Victoria Avenue no longer shares a physical or visual link to its surroundings following mid-20 th century development of the area, the historical connection to the former orchards is carried on through the deliberate street names that pay homage to the family and their orchard.
9. Is a landmark	No	The modest design of the structure on the property is not a prominent feature in streetscape and is not a local orientation guide or a point of reference. Thus, it does not have landmark value.

4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 2022 Victoria Avenue in the City of Burlington, Ontario. The property is situated on the southeast side of Victoria Avenue, approximately 80 meters east of Brant Street and contains a two-and-one-half storey former residence.

Design/Physical Value

The property contains a representative example of an Ontario vernacular structure dating to the early 20th century with Edwardian Four Square design influence. Built between 1902 and 1915, as a residence, the structure on the property has since been converted to commercial use. Early 20th century Ontario vernacular elements include its two and one half storey height, hipped roof, brick cladding, and simple ornamentation. Edwardian Four Square design influence is seen in the organization of the front façade with an offset entrance, first storey window, and two second storey windows arranged above the first storey openings. This design became common in the early 20th century and was reflective of the growing middle class. The structure has been altered slightly over the years, but the integrity of the structure remains such that the style and type can still be understood.

Historic/Associative Value

The property was built under the ownership of Frederick Bell who was an established apple farmer in Burlington. Under Frederick Bell, the former residence at 2022 Victoria Avenue was built in the early 20th century. Bell operated his own orchards at the property under the name Fred Bells & Sons, which later became known as Bell Orchards. The orchards were operated by the Bell family for the first half of the 20th century, even after Frederick's death in 1939. The Bell family continued to live and work the orchards



at the property into the 1950s. Near the property, on land formerly part of the Bell Orchard, streets were

2022 Victoria Avenue, City of Burlington, Ontario – Cultural Heritage Evaluation Report
4 Evaluation February 12, 2025

named were named after the apples grown in the orchard including Courtland, Tallman, and Wagner, while Bellwood was named for the Bell family. The streets were named in the 1940s and continue to hold these names into the present day.

Contextual Value

The property has historical links to its surroundings, specifically the former residence to the east at 2012 Victoria Avenue, also historically owned by members of the Bell family, and lands to the east of the property that were once part of the Bell Orchard Lands. In the 1940s, as the Bell Orchard lands were sold for development (which continued into the 1950s) and streets in the new residential neighbourhood were named in honour of the Bell family and their orchard, including Bellwood Avenue (after the Bell family), and Courtland Drive, Tallman Avenue, and Wagner Crescent, which were named for varieties of apples grown by the Bells. These street names support a historic link of the property to its surroundings that carries on the history of the Bell family and their orchard.

Heritage Attributes

The following heritage attributes were identified for 2022 Victoria Avenue:

- Attributes that contribute to the design and physical value of the property as an early 20th century Ontario vernacular structure with Edwardian Four Square style influence:
 - Two and one half storey height
 - Pyramidal hipped roof with hip roof dormer on the front (north) façade
 - Centre brick chimney
 - Red brick cladding on all elevations
 - Segmental arch window openings with brick voussoirs and concrete sills located on all elevations
 - Offset entrance with adjacent window, and two storey windows arranged above the first storey openings on the front (north) façade
 - Stone foundation on the original portion of the structure
- Attributes that contribute to the historical and associative value of the property:
 - Its association with Frederick Bell and his orchard operation known as Fred Bells & Sons (later known as Bell Orchards)
- Attributes that contribute to the contextual value of the property:
 - Its historical connection with 2012 Victoria Avenue
 - Its historical connection with the former orchard lands of the Bell family, located to the east that includes streets named for the Bell family and apples

