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Community Planning  
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October 2, 2025

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

**RECEIVED**  
2025/10/02  
(YYYY/MM/DD)  
Ontario Heritage Trust

Dear Provincial Heritage Register:

**Re: Notice of Passing of By-law Number 61-2025 to Designate 2022 Victoria Avenue under Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the “*Ontario Heritage Act*”)**

Please take notice that the Council of The Corporation of the City of Burlington passed By-law Number 61-2025 on September 16, 2025, to designate lands and premises municipally known as 2022 Victoria Avenue, in the City of Burlington, in the Regional Municipality of Halton, Province of Ontario, as a property of cultural heritage value or interest under Part IV, Section 29 of the *Ontario Heritage Act*. A copy of By-law Number 61-2025 is **enclosed**.

Any person who objects to By-law Number 61-2025 may appeal under Part IV, Section 29 of the *Ontario Heritage Act* by submitting a Notice of Appeal to the Ontario Land Tribunal and City Clerk within thirty (30) days after the date of publication of this Notice of Passing, which is November 3, 2025. The Notice of Appeal must set out the objection to By-law Number 61-2025, the reasons in support of the objection, and be accompanied by the fee charged by the Ontario Land Tribunal.

Should you have any questions regarding this Notice of Passing, please contact the undersigned at 905-335-7600 ext. 7427 or [Chloe.Richer@burlington.ca](mailto:Chloe.Richer@burlington.ca).

Sincerely,

Chloe Richer MCIP RPP, CAHP  
Senior Planner, Heritage  
Community Planning Department

Encl.

cc: Councillor Lisa Kearns, Ward 2  
Jamie Tellier, Director of Community Planning  
Andrea Peebles, Deputy Corporation Counsel

The Corporation of the City of Burlington

City of Burlington By-law 61-2025

A by-law to designate 2022 Victoria Avenue, 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

File: DGM-10-25

Whereas section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, as amended (the "*Ontario Heritage Act*"), authorizes 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 authority was granted by Council of The Corporation of the City of Burlington ("Council of the City of Burlington") to designate the property at 2022 Victoria Avenue as being of cultural heritage value or interest; and

Whereas Council of the City of Burlington has caused to be served upon the owners of the lands and premises known as 2022 Victoria Avenue and upon the Ontario Heritage Trust, Notice of Intention to Designate the property, and has caused the Notice of Intention to Designate to be posted on the City of Burlington's website in accordance with notice requirements under the *Ontario Heritage Act*; and

Whereas the Heritage Burlington Advisory Committee supports the designation of the property at 2022 Victoria Avenue; and

Whereas no Notice of Objection was served upon the Clerk of the City of Burlington within the prescribed time under the *Ontario Heritage Act*; and

Whereas the reasons for designation are set out in Schedule "A" to this By-law;

now therefore Council of the City of Burlington hereby enacts as follows:

1. The property at 2022 Victoria Avenue, more particularly described in Schedule "B" to this By-law, is designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. 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 proper Land Registry Office.
3. The City Clerk shall cause a copy of this By-law to be served upon the owners of the property at 2022 Victoria Avenue and upon the Ontario Heritage Trust and to cause notice of this By-law to be published on the City of Burlington's website in accordance with notice requirements under the *Ontario Heritage Act*.

4. This By-law comes into force on the date of its passing.

Passed this 16<sup>th</sup> day of September, 2025.

Mayor Marianne Meed Ward

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Deputy Clerk Lisa Palermo

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## **Schedule “A”**

### **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.

#### **Cultural Heritage Value**

##### ***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 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

**Schedule "B"**  
**Legal Description**

**1. Municipal Address:** 2022 Victoria Avenue

**Legal Description:** Pt Lt 5, Blk B, PL 79, N ely 40 feet t/w 852241; Burlington;  
Being all of PIN 07071-0007 (LT)

**Roll Number:** 2402 060 606 07900 0000