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December 22, 2015



Dr. Thomas H.B. Symons, Chairman
Ontario Heritage Trust
10 Adelaide Street, East
Toronto, ON M5C 1J3

Dear Dr. Thomas Symons:

SUBJECT: Approval of request to designate Heritage Properties
File No: 501-06-2

The City of Burlington Council enacted by-laws 98-2015, 99-2015, 100-2015, 101-2015, and 102-2015 on the 16th day of December, 2015, to designate the following properties as being of cultural heritage value or interest pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18:

By-law 98-2015 designates the properties located at 1018 Greenwood Drive, By-law 99-2015 designates the property located at 2085 Caroline Street, By-law 100-2015 designates the property located at 6201 Walker's Line, By-law 101-2015 designates the property located at 1375 Ontario Street, and By-law 102-2015 designates the property located at 1172 Britannia Road (previous address: 1040 Britannia Road) in the City of Burlington.

Enclosed is a copy of the by-law for your records. If you have any questions, do not hesitate to contact me at lisa.palermo@burlington.ca or 905-335-7600 ext. 7492.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Palermo".

Lisa Palermo
Committee Clerk

c: Banani Afsana, Thomas Douglas, planning & building dept
Incl: By-laws 98-2015, 99-2015, 100-2015, 101-2015, 102-2015

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 98-2015

A By-law to designate 1018 Greenwood Drive, 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

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-law to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas the Municipal Heritage Advisory Committee (Heritage Burlington) supports the designation of the property described herein; and

Whereas a Notice of Intention to Designate has been published in the Burlington Post on November 12, 2015, in accordance with the Act; and

Whereas no Notice of Objection has been served on the City Clerk of the City of Burlington;

Now Therefore the Council of The Corporation of the City of Burlington hereby Enacts as follows:

1. That the property at 1018 Greenwood Drive being PLAN 97 PT LOT 4 RP 20R-18885 PART 2, City of Burlington, Regional Municipality of Halton, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*;
2. That a copy of this By-law be registered against the property described in Schedule "A" to this By-law in the proper Land Registry Office;
3. That a copy of this By-law be served on the owners of the property at 1018 Greenwood Drive and the Ontario Heritage Trust;
4. That a notice of this By-law be published in a local newspaper having general circulation in the City of Burlington as required by the *Ontario Heritage Act*; and

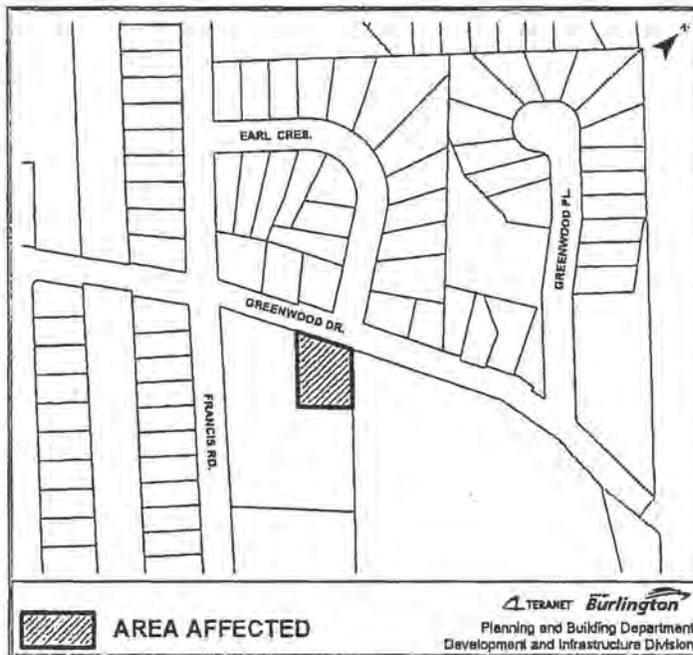
SCHEDULE "A"

Description and Reasons for Designation: 1018 Greenwood Drive

Legal Description:

PLAN 97 PT LOT 4 RP 20R-18885 PART 2 (municipally known as 1018 Greenwood Drive, City of Burlington, and Regional Municipality of Halton)

Description of Property:



The property contains a two-and-a-half storey red brick farmhouse with a one storey red brick rear wing, known as "Fairview", constructed between 1906 and 1907. The farmhouse is located on the south side of Greenwood Drive and east side of Francis Road, and is surrounded by The Greenwood Cemetery in Burlington.

Statement of Cultural Heritage Value or Interest:

"Fairview"- The McMillan Farmhouse has significant physical or design, historical or associative, and contextual values:

Physical / Design Value

The "Fairview" is a good representation of an Edwardian Style house. Edwardian Style is a simple, classical, and balanced style; a transition from ornate Queen Anne to the later more simple 20th century style; and was popular in Ontario from 1900 to 1920. This house exhibits elements typical to Edwardian Style including a two-and-half storey brick construction with a hip roof, brick voussoirs, rectangular massing, and the balanced location of doors and windows.

The hip roof is broken by an offset pedimented gable with a small window. The two bay façade is asymmetrical with projecting frontispiece topped by the pedimented gable, under which is a window in the second storey. A flat roof tops the front addition (which encloses the original porch) continues around and along the entire width of the east elevation, adorned with a simple balustrade. The east elevation has two window openings on the second floor that are offset toward the rear of the building. The first floor of the east elevation now has an entrance door, where the small window opening that originally housed the stained glass panel once was. Two brick chimneys are extant, one at the west, flanked by two small windows that contain stained glass; and one on the south elevation. The west elevation has a large first storey bay window with a hip roof. The rear of the building has a one storey red brick wing with a hip roof.

Historical / Associative Value

The "Fairview" farmhouse is associated with George Blair, a notable local builder. The house was built between 1906 and 1907 by George Blair for John Alexander McMillan. Blair was a Master Builder who constructed a number of residential homes in downtown Burlington.

The property and farmhouse are also associated with the McMillan Family, prominent market gardeners. The McMillan Family has owned the property for over 100 years. John McMillan purchased the 20 acre property on January 11, 1900. The McMillan Family was prominent fruit and vegetable growers in Burlington. Alexander McMillan, John's father, was a market gardener who purchased 10 acres of land in Brant's Block on King Road (later Sand Road, now Greenwood Drive) in 1874. In 1906 Alexander, along with his sons John and Frank, collectively held 45 acres of land for their enterprise. Burlington at this time was known as the "Garden of Canada" for its fertile land and warm climate, which is optimal for growing fruits and vegetables. Aside from the optimal climate and soil for growing fruits and vegetables, market gardening was possible due to the large amount of land that the typical farmer had, as well as access to rail that allowed them to easily transport their products outside of Burlington. Produce was generally sold to wholesalers or shipped to Toronto during the growing season and taken to the Hamilton Market during the fall harvest. John McMillan and his wife Chrissie (Christianna) moved into "Fairview" in 1908. The McMillan Family contributed to grow their holdings, and by 1920 they gardened over 70 acres. John A. and Chrissie's youngest son (John) Edgar McMillan received and acquired the bulk of Alexander's estate following his death and continued in the family business of market gardening.

[REDACTED] a [REDACTED].

[REDACTED] Although the agricultural lands around the house have been donated to The Greenwood Cemetery, the house stands as a reminder of the Market Garden industry in Burlington.

Contextual Value

The "Fairview" farmhouse is located west of the oldest section of The Greenwood Cemetery. Initially James C. Filman (previous property owner) sold eight acres of land to The Greenwood Cemetery Company in 1888. Many members of the McMillan Family are buried in The Greenwood Cemetery including Alexander and Charlotte, John and Chrissie, and Edgar and Pauline. In 2011, [REDACTED] donated approximately two acres of his property to The City of Burlington for use by The Greenwood Cemetery. [REDACTED] retains approximately $\frac{3}{4}$ of an acre of the property that includes the "Fairview".

Cultural Heritage Attributes

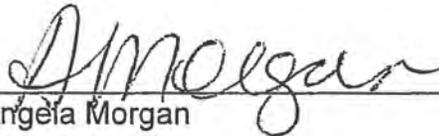
- Contextual relationship of the property and the farmhouse to the neighbourhood and The Greenwood Cemetery;
- Historical relationship of the property and the farmhouse to the master builder George Blair and the McMillan Family;
- Two-and-a-half storey structure with a one storey rear wing, both with red brick exterior and hip roof;
- Hip roof (main structure) broken by an offset projecting pedimented gable with a small window;
- Asymmetrical two-bay façade with projecting frontispiece with double window openings, under the pedimented gable;
- Original stained glass panel on the entrance door in the east elevation;
- Hip-roofed bay window on the west elevation with window openings on each of the three sides;
- Brick chimney flanked by two small stained glass windows on the west elevation;
- Two window openings on the second storey of the east elevation;
- All window openings on the red brick sections with brick voussoirs and stone sills;
- Central brick chimney on the south elevation; and
- Fieldstone foundation.

5. That this By-law shall take effect on the date of its passing.

Enacted and passed this 16th day of December, 2015.




Rick Goldring _____ Mayor


Angela Morgan _____ City Clerk

CERTIFIED A TRUE COPY



DEPUTY CITY CLERK