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April 4, 2024

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

Dear Provincial Heritage Registrar:

Re: Notice of Passing of By-law No. 11-2024 to Designate 524 Brant Street, Burlington under Part IV of the *Ontario Heritage Act*

Please take notice that the Council of the City of Burlington has passed By-law No. 11-2024 to designate 524 Brant Street, as being of cultural heritage value under Part IV of the *Ontario Heritage Act*. This property was officially designated by Burlington City Council on the 19th day of March, 2024. **Attached** please find a copy of By-law No. 11-2024.

A Notice of Passing of the By-law was also published in the Hamilton Spectator on April 4, 2024.

Any person who objects to the By-law may, within thirty days after date of publication of the Notice of Passing of the By-law, appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal, in accordance with Section 29(8) of the *Ontario Heritage Act*.

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

Sincerely,

Chloe Richer

Chloe Richer MCIP RPP, CAHP
Senior Planner, Heritage

Attach.

cc: Councillor Lisa Kearns, Ward 2
Jamie Tellier, Director of Community Planning
Andrea Peebles, Deputy Corporation Counsel
Nick Anastasopoulos, Director of Building Services & Chief Building Official
Jo-Anne Rudy, Committee Clerk

Received

APR 05 2024

Ontario Heritage Trust

The Corporation of The City of Burlington

By-Law Number 11-2024

A by-law to designate 524 Brant 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
PL-69-23

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 authority was granted by Council to designate the property at 524 Brant Street as being of cultural heritage value or interest; and

Whereas the Council of the City of Burlington has caused to be served upon the owners of the lands and premises known as 524 Brant Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property in accordance with notice requirements under the Ontario Heritage Act; and

Whereas the municipal heritage committee (Heritage Burlington) supports the designation of the property described herein; and

Whereas a Notice of Intention to Designate has been published in the Hamilton Spectator on Dec. 21, 2023 in accordance with the Act; and

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

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

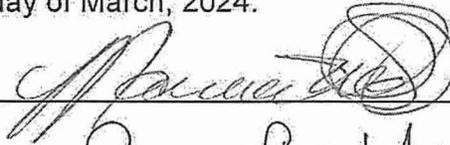
Now therefore The Council of The Corporation of The City of Burlington hereby enacts as follows:

1. That the property at 524 Brant Street, PLAN 111 PT LOT 2 SAVE AND EXCEPT RP 20R11848 PART 1, 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 the City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.

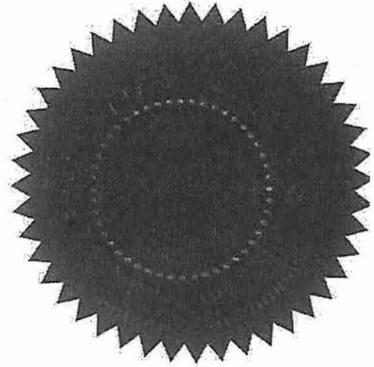
3. That the City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 524 Brant Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Burlington as required by the *Ontario Heritage Act*.
4. That this by-law shall take effect on the date of its passing.

Enacted and passed this 19th day of March, 2024.

Mayor Marianne Meed Ward



Acting City Clerk Samantha Yew



Schedule "A"

The property at 524 Brant Street meets two out of nine criteria presented in Ontario Heritage Act Regulation 9/06 and therefore has cultural heritage value for design/physical and contextual reasons. Accordingly, the municipality may designate the property under Part IV, Section 29 of the Ontario Heritage Act.

Description of Property:

The property at 524 Brant Street comprises a two-and-a-half storey building that was constructed circa 1910. The red brick house was constructed in an Edwardian Classical style with hipped roof with front gable feature. The residential building was converted to a commercial use in the mid twentieth century. The property is located midblock on the west side of Brant Street between Birch Avenue and Caroline Street in the downtown core of the City of Burlington.

Legal Description:

PLAN 111 PT LOT 2 SAVE AND EXCEPT RP 20R11848 PART 1); City of Burlington, Regional Municipality of Halton.

Property Identifier (PIN): 07085-0208

Statement of Cultural Heritage Value or Interest

524 Brant Street is a good example of a property that expresses an architectural style and built form representative of early twentieth-century developments patterns that characterized Brant Street, Downtown Burlington's long-standing primary commercial artery. The primary building on the property is representative of the Edwardian Classical style. The two-and-a-half storey former residence maintains elements of the style through its overall fenestration pattern and arrangement of the front façade, footprint and massing, stone or cast concrete sills, segmental arch window shape used throughout, and hipped roof with front gable feature containing a Palladian window. The Edwardian Classical style is one of the dominant styles used in early twentieth century residences in Downtown Burlington and is particularly evident in the St. Luke's and Emerald Precincts, which were largely developed in the late nineteenth and early twentieth century. Further, the property maintains features representative of early twentieth-century residential development, displayed through the grassed front, setback, and paved pathway from Brant Street to the entrance of the building.

The property at 524 Brant Street supports and maintains the streetscape character of the west side of Brant Street between Caroline Street and Baldwin Street. The 1997 City of Burlington Official Plan identifies the west side of Brant Street between Baldwin Street and Caroline Street as having a distinct character within the Brant streetscape, defined by the existing low-rise, residential building typologies. The streetscape in this area is characterized by a combination of residential structures, now converted to commercial

uses, dating to approximately the first quarter of the twentieth century, and low-scale commercial buildings and commercial strips. The development of Brant Street in this area was characterized first by the subdivision of a former fruit tree farm into a residential subdivision in the early twentieth century, known as the Apple Park Survey. The subject property is located within the oldest surviving block of the Apple Park Survey. The streetscape then evolved into a commercial corridor in the mid twentieth century in response to increasing pressure to expand commercial activities from the downtown core. The transition to a commercial corridor resulted in the loss of many of the residences that were located along Brant Street north of Caroline Street, however, 524 Brant Street has remained. The property retains its setback and landscaping and Edwardian Classical architectural style expressed through its once residential building, allowing the site to contribute to the evolved Brant Street streetscape.

Heritage Attributes

Attributes that contribute to the value of the property at 524 Brant Street as a representative example of Edwardian Classical style and as an early twentieth-century residential built form typology include:

- The form, scale and massing of the building as a rectangular, two-and-a-half storey residential building typology
- The hipped roof with overhanging eaves and front gable feature
- Asymmetrical arrangement of the primary elevation
- The red brick exterior
- The segmental and semi-circular arch window openings with masonry sills
- The decorative elements featured in the gable end of the primary elevation, including the wood shingle cladding and Palladian window
- Oriel window
- Setback of the residential built form from the street
- Landscaped front lawn with configuration of a side driveway leading to rear of the property

Attributes that contribute to the contextual value of 524 Brant Street as it maintains and defines its surroundings include:

- The setback, placement, and orientation of the house in its original location on Brant Street
- Landscaped lawn separating the roadway and primary building
- Location of the driveway at the side of the house leading to the rear of the property

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