The Corporation of The City of Burlington

By-Law Number 08-2026

A By-law to designate the Burlington Avenue-Ontario Street Heritage Conservation District and adopt the Burlington-Avenue Ontario Street Heritage Conservation District Plan and Guidelines dated January 2026 under subsections 41(1) and 41.1(1) of the *Ontario Heritage Act*.
DGM-04-26

Whereas pursuant to subsection 41(1) of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18 (the "Act"), the Council of a municipality may by by-law designate the municipality or any defined area thereof as a heritage conservation district; and

Whereas pursuant to subsection 41.1(1) of the Act, a municipality shall adopt a heritage conservation district plan for each district that is designated in the by-law; and

Whereas the Official Plan for the City of Burlington contains policies relating to the establishment of heritage conservation districts; and

Whereas Council intends to designate the area defined by the by-law as a heritage conservation district; and

Whereas Council intends to adopt a heritage conservation district plan and guidelines for this heritage conservation district; and

Whereas pursuant to subsection 41.1 (6) of the Act, information relating to the proposed Burlington Avenue-Ontario Street Heritage Conservation District Plan, including a copy of the proposed Plan, has been made available to the public, and a public meeting was held with respect to same on December 2, 2025; and

Whereas the Heritage Burlington Advisory Committee was consulted with respect to the proposed Plan at their meeting on September 10, 2025;

Council enacts as follows:

1. The area shown on Schedule "A" attached hereto and forming part of this bylaw is hereby designated as a heritage conservation district known as Burlington Avenue-Ontario Street Heritage Conservation District.

2. The Plan set out in Schedule "B" attached hereto and forming part of this by-law is hereby adopted as the Heritage Conservation District Plan and Guidelines for the Burlington Avenue – Ontario Street Heritage Conservation District.

3. This by-law shall come into force in accordance with section 41 of the Act, either on the day following the last day of the prescribed appeal period or as otherwise provided by section 41(10) of the Act.

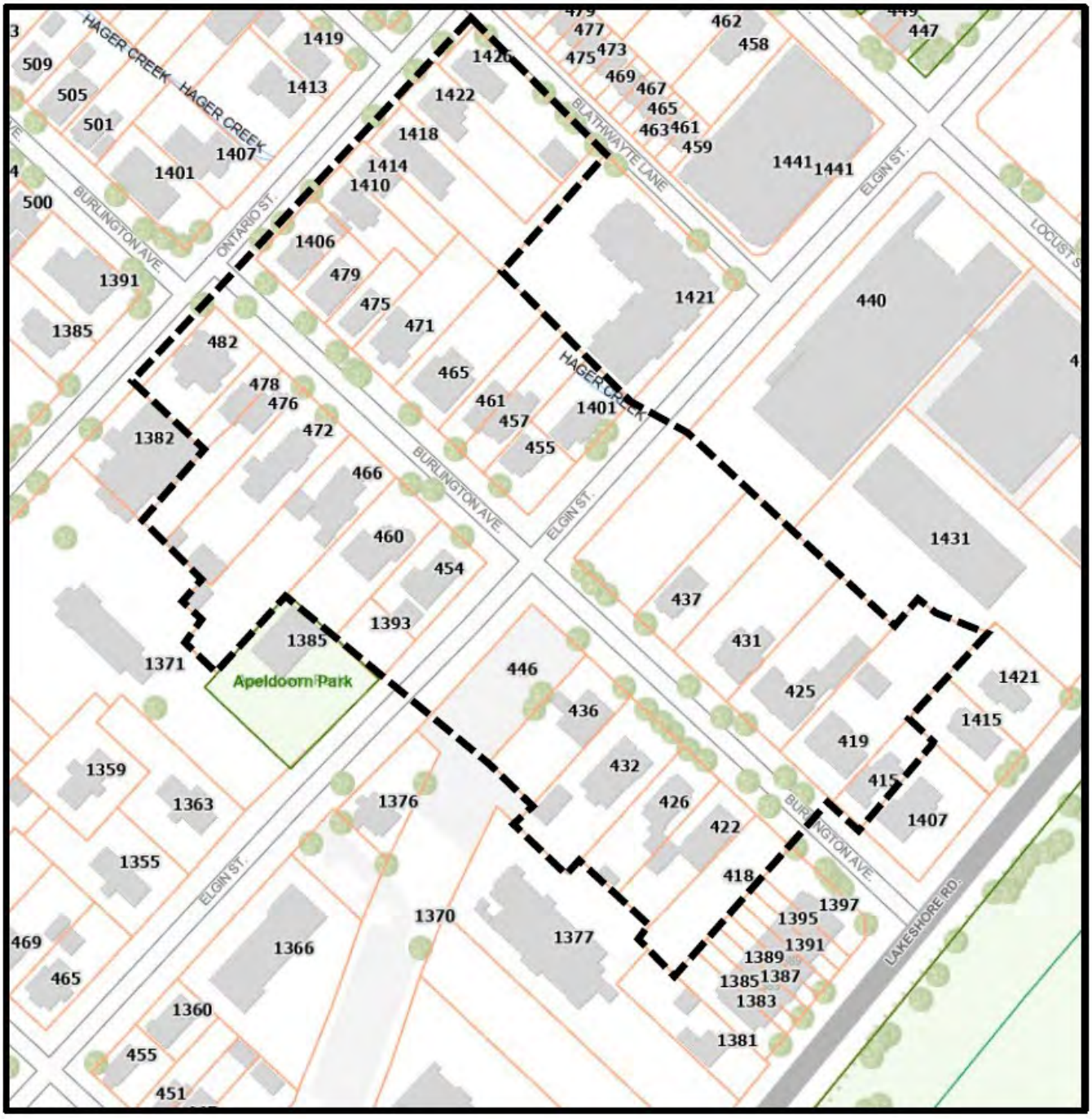
Passed this 2nd day of March, 2026

Mayor Marianne Meed Ward _____

City Clerk Michael de Rond _____

SCHEDULE "A" to BY-LAW 08-2026

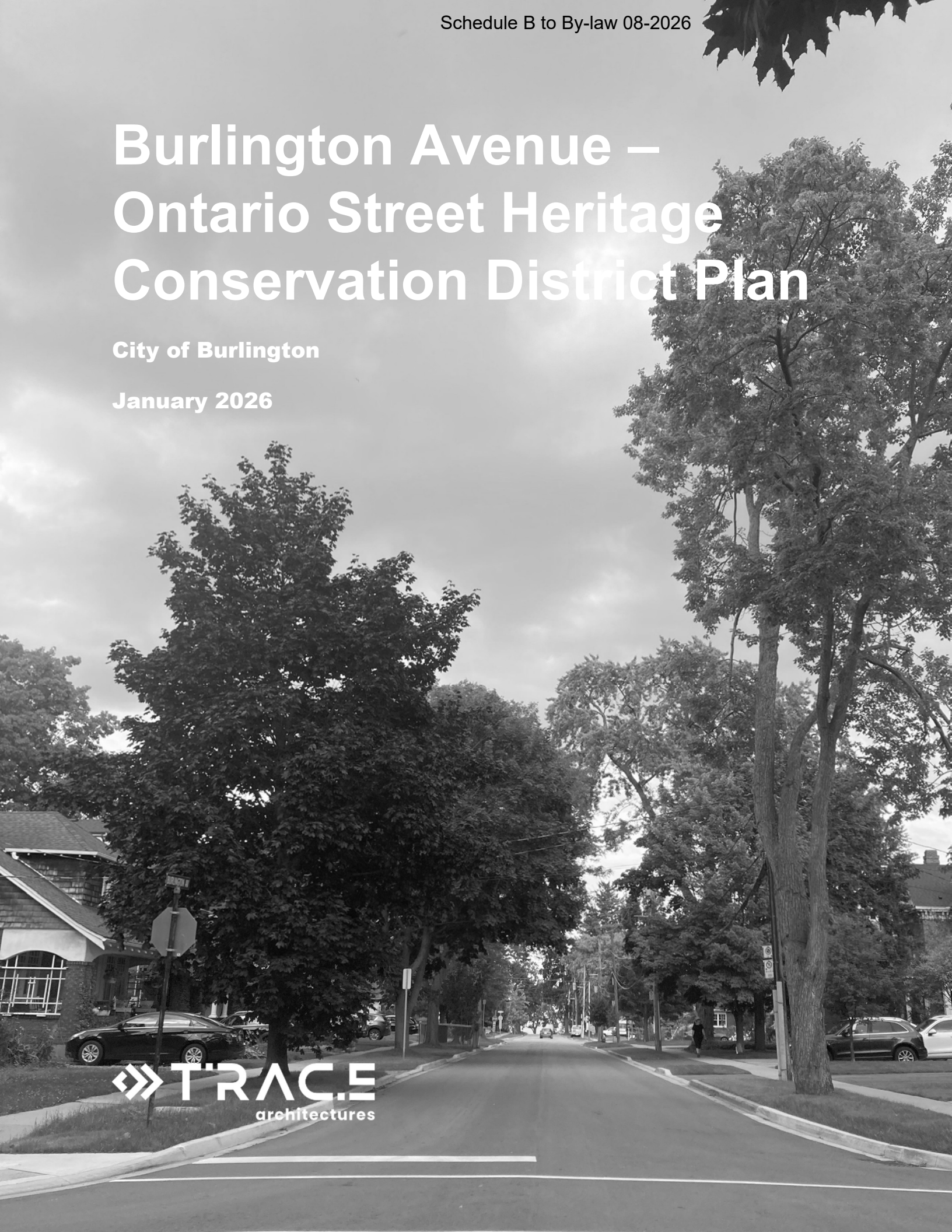
Burlington Avenue and Ontario Street Heritage Conservation District Study Area



Burlington Avenue – Ontario Street Heritage Conservation District Plan

City of Burlington

January 2026



TRACE architectures

Parts include:

Reader's Guide

Part 1 – Plan Framework

Part 2 – Policy Framework

Part 3 – Plan and Guidelines

Part 4 – Implementation

Appendix

Reader's Guide

Purpose of the Plan

The purpose of the Burlington Avenue–Ontario Street Heritage Conservation District Plan is to conserve the District's cultural heritage value through the protection, conservation, and management of its heritage attributes, in accordance with the Plan's objectives. The objectives, policies, and guidelines contained in this Plan will guide the review of development applications and heritage permits within the District, while informing the decisions of property owners, City staff, and Council.

This Plan applies to all privately and municipally owned properties within the District. It is a regulatory tool under Part V of the Ontario Heritage Act and complements the City of Burlington's Official Plan and related by-laws. Background research and analysis for the District are documented in the Burlington Downtown Heritage Study and Engagement Program (2023), which forms the foundation for this Plan and is available through the City's website.

Introduction

The Burlington Avenue–Ontario Street Heritage Conservation District (HCD) is one of Burlington's earliest and best-preserved historic neighbourhoods. Defined by late 19th- and early 20th-century homes, mature tree canopies, landscaped gardens, and landmark views to Lake Ontario, the District has maintained its character despite ongoing urban growth pressures. It is a significant cultural landscape at the heart of the city.

This HCD Plan provides a clear framework to conserve and manage change within the District. Its purpose is to ensure that new development is compatible with the area's heritage character while maintaining its vibrancy, livability, and long-term resilience.

The Plan is organized into four parts:

- **Part 1 – Plan Framework**
- **Part 2 – Policy Framework**
- **Part 3 – Policies and Guidelines**
- **Part 4 – Implementation**

Each part focuses on a distinct aspect of heritage conservation, together providing the City, property owners, and the community with the tools needed to understand, protect, and enhance the District.

Part 1 – Plan Framework

The HCD Plan builds on the Downtown Heritage Study (2023–2025), which confirmed that Burlington Avenue–Ontario Street meets provincial heritage criteria. The City retained consultants to prepare a formal HCD Plan and Guidelines under Part V of the Ontario Heritage Act (OHA). The District, extending along Burlington Avenue from Lakeshore Road to Ontario Street, contains 33 properties, more than 79% of which meet multiple criteria under O. Reg. 9/06. Its cultural heritage value lies in its cohesive streetscapes, diverse architecture, mature landscapes, and close ties to Burlington's early growth.

From the beginning of the Study Phase in 2024, and throughout the plan Phase that has run from March 2025, engagement took place through property owner interviews, heritage week activities, neighbourhood pop-ups, and open houses. Residents expressed strong support for designation, highlighting the need for a balance between conservation, flexibility, and transparent permitting processes. The Plan sets out objectives to conserve heritage value, manage change with clear policies, promote compatible development, and reinforce community identity.

Part 2 – Policy Framework

The Policy Framework situates the HCD within national, provincial, and municipal legislation and guidance. It is:

- Guided by the Ontario Heritage Act (1975, amended 2023), O. Reg. 9/06 heritage criteria, and the updated Ontario Heritage Toolkit (2025).
- Anchored in Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (2011), which establish best practices for preservation, rehabilitation, and restoration.
- Integrated with the Provincial Planning Statement (PPS, 2024), which emphasizes housing supply, intensification, climate resilience, and Indigenous engagement.
- Aligned with Burlington's Official Plan, zoning initiatives, and heritage bylaws to ensure consistency with municipal planning and property standards.

Part 3 – Plan and Guidelines

The Plan sets out objectives to preserve and enhance the District's heritage character while supporting sustainable, community-driven growth. Emphasis is placed on walkability, canopy trees, landmark views, and architectural variety.

Key Policies and Guidelines include:

- Landscape & Public Realm: Maintain trees, gardens, and pedestrian pathways; limit front yard parking.
- Demolition & Relocation: Demolition of contributing properties is strongly discouraged and only considered under extraordinary structural circumstances.
- New Construction & Infill: Permitted where compatible with heritage character; requires Cultural Heritage Impact Assessments and adherence to lot patterns, setbacks, massing, and materials.

- Alterations & Repairs: Prioritize repair over replacement; ensure roofs, windows, porches, and additions are sympathetic in design and scale.
- Views & Vistas: Protect sightlines to Lake Ontario and through the tree canopy as defining elements of the District.

All properties are designated under Part V of the OHA. Contributing properties face higher conservation requirements, while clear permit processes and alignment with public works ensure consistent stewardship.

Part 4 – Implementation

The Implementation section provides the tools for ongoing management of the District. It integrates the HCD into Burlington's Official Plan and zoning by-laws, establishes clear permitting procedures, and reinforces the City's role in monitoring and enforcement.

How to Use this Plan

Owners of Contributing Properties

Owners of contributing properties are encouraged to first consult the property classifications provided in the Appendix to understand how their property contributes to the cultural heritage value of the District. They should then review Section 3.2.1 – Contributing vs. Non-Contributing Properties and the related subsections.

Policies and guidelines for conservation, maintenance, and repair are found in Section 3.3.7 – Repairs and Alterations and related sections on roofs, walls, windows, doors, porches, and verandas. Even if no immediate work is planned, owners are encouraged to review these sections, as they outline both mandatory requirements and best practices that will help ensure the long-term conservation of their property and the District's cultural heritage value.

Where additions or alterations are proposed, owners should consult Section 3.3.12 – Additions and Section 3.3.13 – New Construction, which provide policies and guidelines for design, siting, and compatibility. Demolition and relocation are addressed in Section 3.3.2 – Demolition and Relocation.

Policies for the landscape and public realm, including tree conservation, views, gardens, fencing, lighting, and driveways, are found in Section 3.3.1 – Landscape and Public Realm, and apply to contributing properties in order to maintain the District's cohesive streetscape and setting.

Owners of Non-Contributing Properties

Owners of non-contributing properties should refer to Section 3.2.1 – Contributing vs. Non-Contributing Properties to confirm the details around classification. While non-contributing properties do not individually express the heritage character of the District, all properties within the boundary are designated under Part V of the Ontario Heritage Act and are therefore subject to the Plan.

Policies and guidelines for alterations, additions, and new development are outlined in Section 3.3.12 – Additions and Section 3.3.13 – New Construction, which ensure that change is compatible with the surrounding heritage context. Section 3.3.2 – Demolition and Relocation provides requirements for demolition of non-contributing properties. While there is greater flexibility around non-contributing properties, work of this nature is subject to approval and with plans for replacement construction.

Landscape and public realm policies in Section 3.3.1 also apply to non-contributing properties, with particular emphasis on preserving tree canopy, gardens, pedestrian walkways, and the overall character of the streetscape.

Heritage Permits

Owners of both contributing and non-contributing properties should refer to Section 4.0 – Implementation, which provides direction on the heritage permit process. This section clarifies what types of work require a heritage permit, outlines application requirements, and explains

how proposed changes will be evaluated against the Plan's policies and guidelines. Applications for major alterations or new construction may also require a Cultural Heritage Impact Assessment (CHIA).

Distinction Between Policies and Guidelines

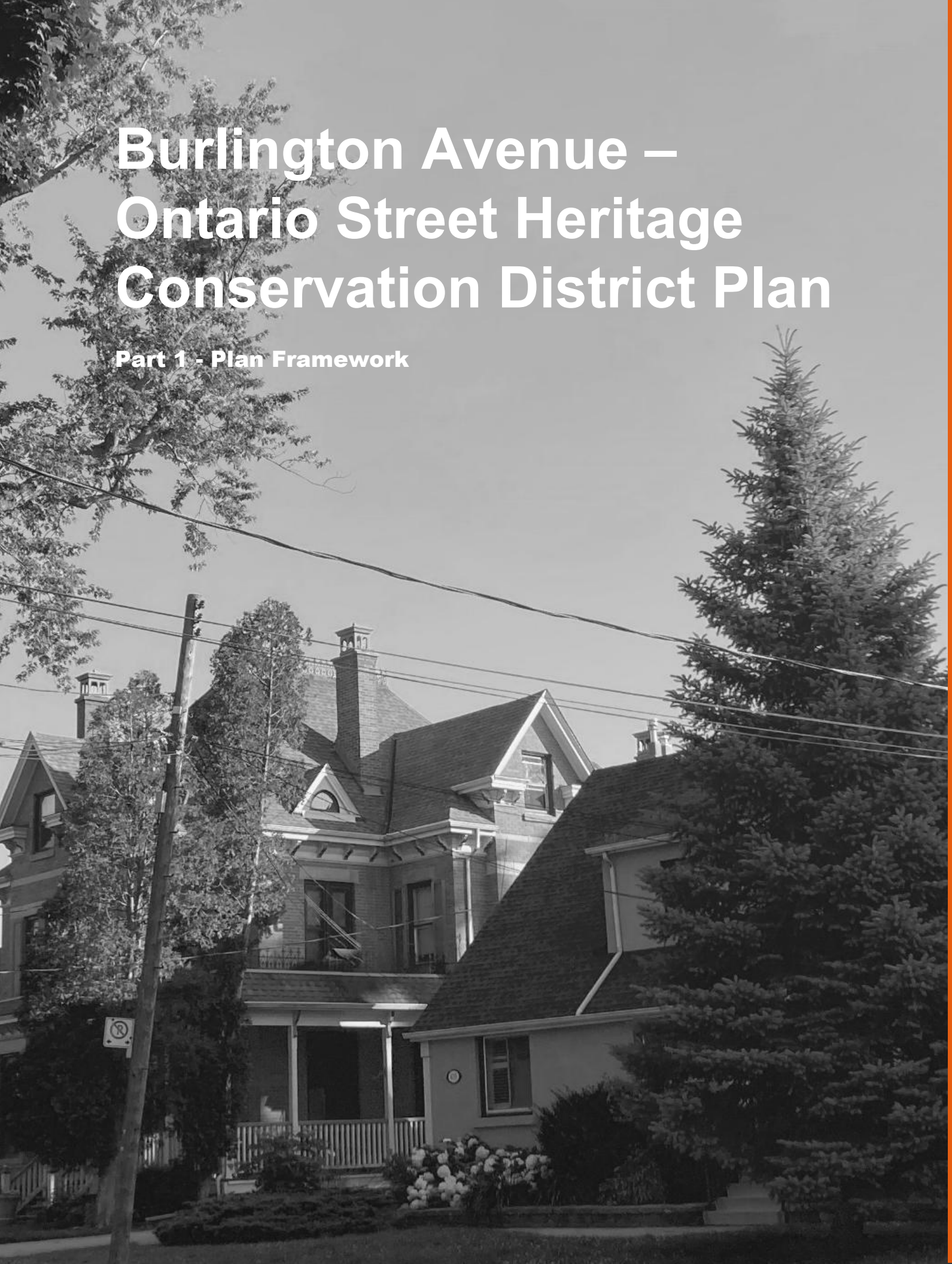
Within this Plan, policies (shown in bold and using "shall" language) establish mandatory requirements under the Ontario Heritage Act. Guidelines (shown in italic and using "should" language) are not mandatory but provide practical advice and recommended approaches for achieving compliance with the policies. Together, policies and guidelines help owners, City staff, and Council evaluate proposals in a consistent and transparent way.

Conclusion

The Burlington Avenue–Ontario Street HCD Plan provides a balanced framework to protect one of the city's most historic neighbourhoods. By aligning national, provincial, and municipal policies with strong community input, the Plan ensures that growth enhances, rather than erodes, the District's cultural heritage. It equips the City, property owners, and residents with practical tools for conservation, compatible development, and sustainable urban design.

Burlington Avenue – Ontario Street Heritage Conservation District Plan

Part 1 - Plan Framework



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1. Plan Framework

1.1. Project Background & Introduction

Urban sprawl and intensification have been advancing at increasing rates across Canada, particularly in Ontario. Urbanization, along with unchecked development, present a challenge that frequently poses a threat to the integrity of the heritage character of cities, towns, and villages, and often overlooks the delicate balance between growth and conservation. Architectural landmarks, historic streetscapes, and rich landscapes are vulnerable to expansion and are at risk of erasure of both built and natural heritage. The conservation of these areas is not rooted in the desire to “halt” progress or development; rather, it is about establishing a framework to guide development in a way that integrates well with existing heritage resources as well as with historic context. Formally recognizing and protecting these heritage assets is an important and powerful tool for maintaining and safeguarding the unique essence of our collective past, while also ensuring future enrichment of our communities.

The City of Burlington retained the TRACE Architectures and B+H Team to undertake a Heritage Conservation District (HCD) Study and Plan for a two-block section of Burlington Avenue, from Lakeshore Road to Ontario Street. This work builds upon the foundational research and community consultation undertaken through the Downtown Heritage Study and Engagement Program, which assessed Burlington Avenue along with five other areas in the city’s core to determine their eligibility as Cultural Heritage Landscapes (CHLs) under the Burlington Official Plan (1997) and the Provincial Planning Statement (2024). Initiated in 2023, the Downtown Heritage Study combined detailed heritage analysis with extensive public engagement to identify places of historical, architectural, and cultural significance, ultimately providing the basis for informed heritage planning and protection strategies. The findings from that study have directly informed the current HCD process, offering critical insights into the area's heritage character and reinforcing the City’s ability to manage change through designation tools outlined in Section 8.3.4 of the Official Plan and enabled by the Ontario Heritage Act.

The Burlington Avenue-Ontario Street HCD Study was presented to the Committee of the Whole in March 2025 and was unanimously approved at Council. The consultant team proceeded with the second phase of the project in April 2025. This document is the Heritage Conservation District Plan and Guidelines.

1.2. Heritage Conservation District Process

The Plan and Guidelines document is designed to assist residents of Burlington, property owners, tenants, and the City of Burlington in preserving and enhancing the unique characteristics and qualities of the Burlington Avenue-Ontario Street District. The Plan uses the legislation outlined in Part V of the *Ontario Heritage Act* (OHA) to manage change in ways that highlight and preserve character defining elements, while encouraging compatible development.

The *Ontario Heritage Act* (Subsection 41. (1)) enables municipalities to designate HCDs. An HCD is an area which contains a concentration of heritage resources, with special character and/or historical association that distinguishes the area from its surroundings. The designation of an HCD affords the municipality the ability to enforce the protection of the character of an area by designating character-defining elements, as well as the public realm, under Part V of the OHA. The municipality can then guide future changes and development within a carefully designed framework document called the HCD Plan & Guidelines. This protection is not meant to hinder nor prevent change, but rather to manage change in ways that are positive for the District and for the wider community. Many people now consider an HCD to be one of the most effective tools, not only for historic conservation, but also for effective and sound urban design, planning, and development.

Phase 1: HCD Study

An HCD Study marks the initial step in determining the cultural and historical significance within a community, neighbourhood, or District in Ontario. This phase focuses on the comprehensive assessment of what is important to a community in terms of heritage value. It involves detailed gathering and analysis of geographical features, historical data, and current cultural elements, aiming to understand the intrinsic heritage character that defines the area. This information is then analyzed holistically to gain an overall sense of the uniqueness the community possesses. By collecting this information, the study seeks to understand not only what exists, but also why it matters to the community.

This process is guided by a Study Area, which is sometimes determined at the onset of the HCD Study. However, in this case, the Study Area was pre-determined by the City of Burlington, to allow for sufficient time to focus on the properties included within the pre-defined area. The HCD Study involved the development of a database to store a detailed property inventory, policy, and historical research (including archival documents), preparation of maps, as well as photos (historic, satellite, and from site visits), plans, and other documentation.

Once the information was gathered, and public consultation took place, the Consultant Team proceeded with the analysis to determine whether the given area warranted consideration for Heritage Designation under the OHA. This includes assessing the

eligibility of the proposed area, based on the new requirements of *O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest* (updated as of 1 January 2023 via Bill 23).



Figure 1.1: Burlington Avenue Ontario Street District Study Boundary.

1.3. Heritage Conservation District Boundary

The rationale for the recommended designation of the Burlington Avenue-Ontario Street HCD is grounded in a combination of heritage significance, community values, and policy. The area demonstrates a strong heritage character, reflected in its built form, landscape features, and historical associations with important individuals and events in Burlington's development. While much of Burlington has experienced substantial intensification and redevelopment, this District stands out as a rare enclave that retains a high degree of historical integrity. A comprehensive inventory and evaluation of properties within the study area confirmed that the heritage resources merit conservation, with over 79% of properties meet more than two of the nine criteria set out in *O. Reg. 9/06* under Part V of the OHA.

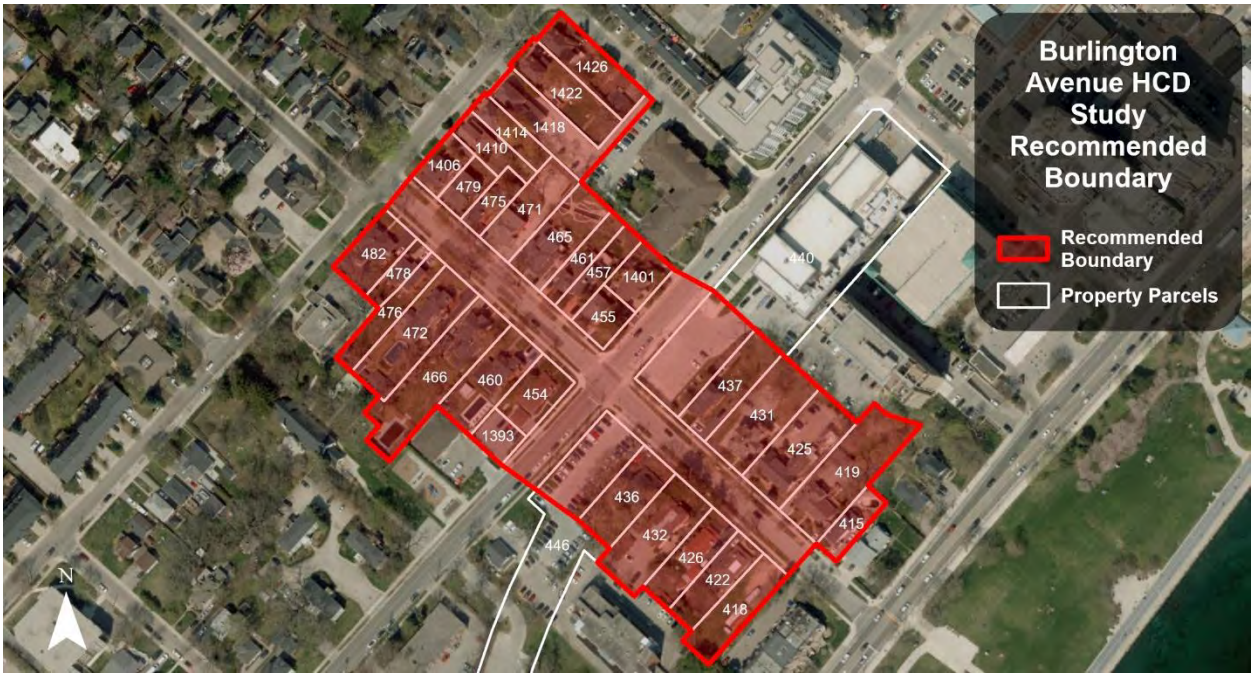


Figure 1.2: Burlington Avenue Ontario Street District Boundary.

1.4. Statement of Significance & Heritage Attributes

The Statement of Cultural Heritage Value or Interest (CHVI) summarizes the heritage value/interest and attributes of the recommended HCD Area, and is the basis for the evaluation of the level of contribution of individual properties found within the study area.

Statement of Cultural Heritage Value or Interest Under OHA Part V

Description of the Burlington Ontario Context

The area now known as Burlington, Ontario, has been home to Indigenous peoples for thousands of years. The land is rich in the history and traditions of the Anishinaabeg, Haudenosaunee, and Métis peoples, and is part of the Treaty Lands and Territory of the Mississaugas of the Credit. It is also covered by the Dish with One Spoon Wampum Belt Covenant, a historic agreement to share and protect the resources of the Great Lakes region.

Located in the heart of Burlington, Ontario, the Burlington Avenue-Ontario Street District area has long been valued for its architectural heritage and historical value. Stretching north-south near the city's waterfront and the downtown area, the area was once part of Burlington's earliest settlements, Wellington Square. In 1873 the area merged with Port Nelson to form the Village of Burlington, after Burlington Bay (named after Bridlington, England which was called Burlington until the 19th century). This section of Burlington was developed under the subdivision Plan of William Bunton, registered in 1881, and stretched from Lakeshore Road to Ontario Street, west of Brant Street. Bunton sub-divided and sold off plots of his land for residential development, and the neighbourhood began to develop rapidly. The District is known for its late 19th century and early 20th-century homes, mature tree canopy, and cohesive residential streetscape. Most of the buildings in the District are single, detached homes. The street is characterized by consistent setbacks, large lots, and a variety of architectural styles that showcase Burlington's growth over the past century.

Cultural Heritage Value

The Burlington Avenue-Ontario Street District is a street born from its views to the waterfront and proximity to the historic downtown. The area has largely retained its character for the past one hundred years, which is very challenging in areas with significant urban development. The District incorporates one of the most historic residential areas in downtown Burlington, and most of the properties have retained their original residential use.

The District's origins are directly linked to the prosperity and appeal of Burlington, which brought the commercial, residential, and institutional buildings to the City as a whole. The area was developed at the same time Burlington emerged as a central hub along

Lake Ontario, and the proximity to the lake and to downtown made the area a desirable residential neighborhood for prominent families. The role of the waterfront in Burlington has evolved over time, and continues to change in response to human activity, related to the settlement, growth, industry, and social life in Burlington. It remains, however, a key landscape feature of the District and the downtown area.

The District's architectural value lies in its diverse, yet harmonious, blend of architectural styles, intricate woodwork, decorative brickwork, landscaped gardens, and a welcoming and cohesive streetscape. The streets are lined with wide walkable sidewalks, and a mature, diverse, tree canopy. There is a direct view to Lake Ontario from Burlington Avenue, and as a result, the street becomes an informal pedestrian route to the lakefront. Combined, these elements and their associated features, such as the walkability, views, and aesthetic charm, make it a vibrant and appealing space for residents and visitors alike.

Description of Heritage Attributes

- Consistent building setbacks and large lots, contributing to a spacious, orderly streetscape;
- Generous front lawns with similar setbacks amongst dwellings, even from different building periods, providing a measure of consistency in scale and sense of place within the area;
- The variety of architectural styles, with representative examples of Arts and Crafts, Vernacular, Georgian, Edwardian, and Victorian homes;
- Original materials and craftsmanship, including brick façades, woodwork, and decorative features in windows, doors, and verandas. Where brick is used, shades of reds are predominate;
- A mature, diverse, and high tree canopy lining the streets in the *District*, enhancing the neighborhood's historic ambiance and walkable appeal;
- Views between buildings of gardens, trees and/or Hager Creek;
- The key views and vistas towards Lake Ontario, particularly from Burlington Avenue, creating a gateway to the waterfront.

1.5. Engagement Process

Successful implementation of a district will ultimately depend on wide-spread public support for district designation based on a clear understanding of the objectives for designation and appreciation of the proposed HCD plan, policies and guidelines.

Decisions about policies and guidelines should be made in an open forum, where the benefits of designation and the responsibilities that come with it can be clearly communicated. There should be a clear agenda and timetable for proceeding with the district study and well-publicized public meetings at important stages, to allow for

From June 2024 to September 2025, the Burlington Avenue–Ontario Street HCD Study and Plan engaged the community through a series of targeted events, presentations, and public activities. The goal was to gather feedback, answer questions, and build understanding and support for the potential HCD designation. Efforts included property owner interviews, participation in Burlington Heritage Week, pop-up events, city-wide engagement activities, committee presentations, and an open house to review the draft plan.

Community Involvement and Feedback
Engagement began with one-on-one property owner interviews in July 2024, which allowed early communication, discussion of heritage objectives, and sharing of local history and photographs. These conversations underscored the importance of preserving not only buildings, but also landscapes, trees, gardens, and street character. Broader community participation followed during Burlington Heritage Week in August 2024, and in 2025 where residents learned about the study and the plan. A September Harvest Pop-Up brought the discussion directly into the neighbourhood, drawing about 40 attendees who shared strong support for conservation, as well as concerns about potential restrictions, costs, and political will to protect heritage assets.

City-Wide Engagement Events
The September 2024 and 2025 “Food for Feedback” events expanded outreach to a wider audience, gathering comments on the importance of heritage to Burlington’s identity and tourism appeal. Residents expressed interest in extending the study area boundaries, identifying heritage areas with signage, and sharing family histories tied to Burlington’s development. During the 2025 event, productive conversations were had, and feedback at this stage consistently emphasized the need to protect the District’s unique character from unsympathetic development pressures.

Draft Plan Open House and Key Themes
In June 2025, an open house presented the draft HCD Plan, generating discussion around policies vs. guidelines, incentives such as the Heritage Property Tax Rebate Program, heritage-inspired infrastructure improvements, and flexibility in design regulations. Concerns about restrictions on windows, additions, and parking were balanced by the plan’s emphasis on compatibility and case-by-case review. Frustrations

over past demolitions and the massing of infill projects reinforced the need for a robust HCD framework to manage change. Questions about District boundaries were addressed with the explanation that the current limits were based on heritage integrity and manageability, with opportunities for review and expansion in the future.

Overall Outcomes
Across all engagement activities, there was broad consensus that the study area is a culturally and historically significant place worth protecting. While residents sought clarity on processes, costs, and flexibility, the majority supported the designation as a means to maintain Burlington's unique character. The input gathered has directly shaped the HCD Plan's policies, guidelines, and recommendations, ensuring they reflect community values while providing a balanced, practical framework for heritage conservation.

1.6. Goals and Objectives

HCDs provide guidance for the conservation of cultural heritage resources policies and guidelines that will assist in the protection and enhancement of the cultural heritage value of a district. District designation enables City Council to manage and guide future change in the area. HCDs take many different forms and variations, depending on the location and its history. However, they form an integral part of Ontario's cultural heritage and contribute to an understanding and appreciation of the cultural identity of the place, and as a collection, the province.

In accordance with *Subsection 40 (2)* of the OHA, the HCD Study considers the objectives around the recommended designation and the content of the future HCD Plan, should Council move forward with the adoption of an HCD. Therefore, the following objectives should be re-confirmed for continued relevance throughout the Plan Phase. This includes additional consultation with the public, completion of the landscape analysis and heritage evaluation, a formal statement of significance, and an updated boundary property inventory.

Based on the results of this HCD Study, the prospective HCD Plan for Burlington should consider addressing the following objectives:

- Conserve and enhance the cultural heritage value and character-defining elements of the HCD, including built forms, street and landscape elements, and landmarks that contribute to the District's sense of place;
- Encourage the conservation, rehabilitation, adaptive reuse, and maintenance of contributing existing buildings that express the heritage character of the HCD, while providing guidelines on appropriate change to the buildings;
- Encourage the retention of the landscape and streetscape elements such as the existing mature tree canopy, property setbacks, and views to Lake Ontario;

- Develop alteration, infill, and new development guidelines, with the primary goal of promoting compatible development on fallow or non-contributing properties, that appropriately manage and preserve the cultural heritage value of the area's history;

- Ensure that new construction and development on vacant, underdeveloped lots and on large parcels responds to the character of contributing properties through their retention and the compatible design of new structures;

- Reinforce and conserve the District's significant built forms, streetscapes, materiality, and character that reflect its cultural heritage values;

- Develop appropriate setbacks and step backs for new development;

- Maintain and establish architectural details and consistent street walls where appropriate and which maintain and support accessible, vibrant, and walkable pedestrian environments;

- Maintain, conserve, and enhance the historic residential character of the streets, using harmonious materials, height limits, architectural details or other design measures, enhanced and protected tree canopy, and views to the lake;

- Incorporate the policies and guidelines of the HCD Plan into the regulatory framework, as well as other studies and programs, to encourage the conservation and enhancement of the HCD;

- Establish a Heritage Permitting process to assist property owners with conservation, maintenance, and alteration efforts, as well as provide guidance for appropriate restoration, repair, and on-going maintenance of all buildings within the District; and

- Encourage active participation from residents, property owners, and businesses, in the promotion and implementation of the HCD, including development of a streamlined and proactive heritage permitting process with the City, to ensure that requirements of property owners are understood early in the process and revisions to project plans are mitigated and reduced.

1.7. How to Use this Plan

This Plan is intended to better understand the cultural heritage value of the Burlington Avenue-Ontario Street District, as well as provide policies and guidelines for its protection and conservation. Parts 1, 2, and 4 include information of the District's cultural heritage value and significance while Part 3 include **Policies** and Guidelines.

Part 1 – Plan Framework (this document) includes an introduction and overview of the Plan's organization and five Part document. Part 1 introduces the Heritage Value of the District, including its reasons for designation, its statement of significance, and a list of its heritage attributes. The Plan Framework introduces the District's boundary. The introduction sets the tone of the document, identifying the goals and objectives of the District.

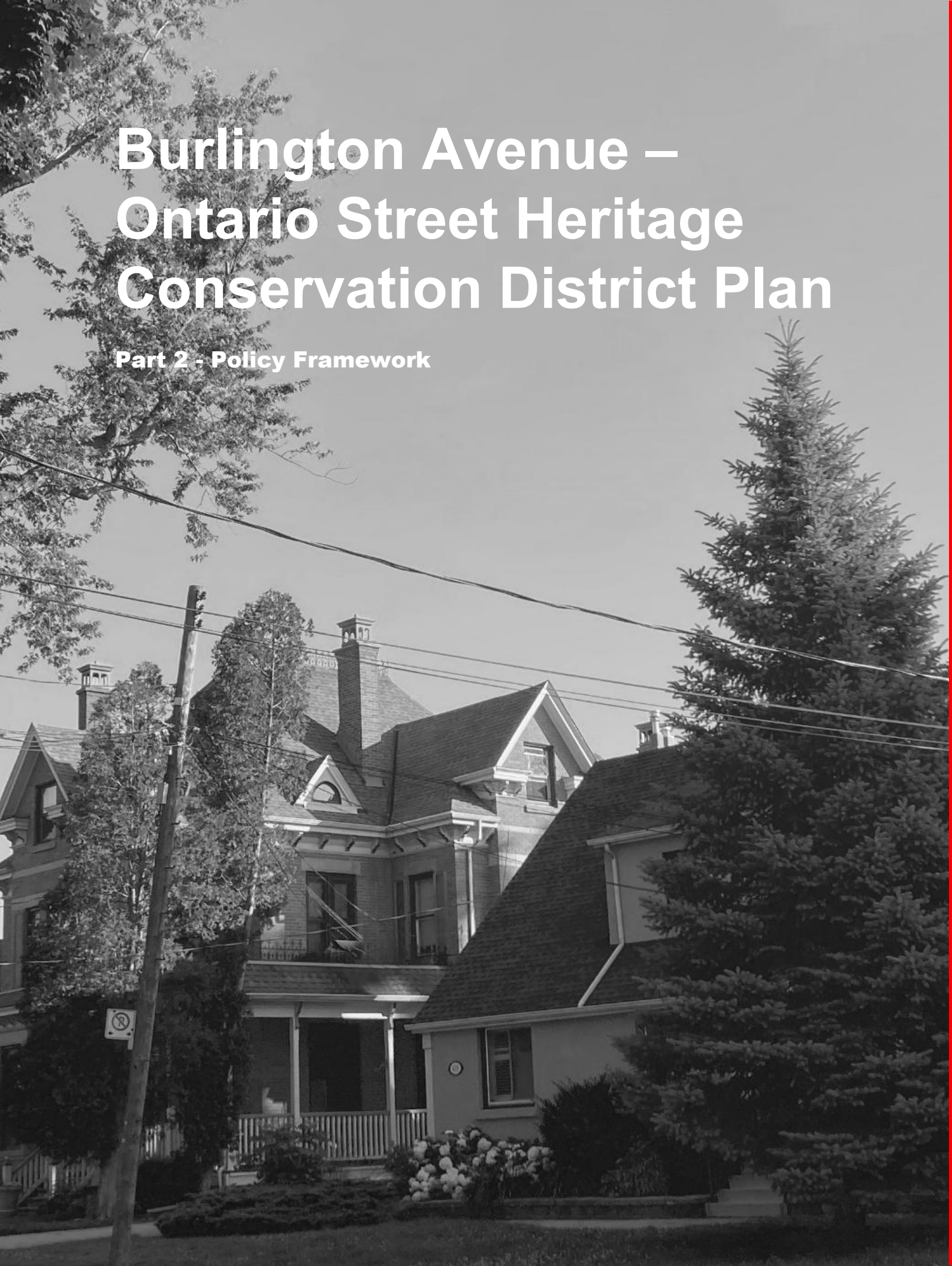
Part 2 – Policy Framework reviews the national, provincial, and municipal legislations that apply, including existing applicable studies and plans and guidelines that apply.

Part 3 – Policy and Guidelines for All Properties reviews the applicable policies for all properties within the District.

Part 4 – Implementation includes information and a step-by-step guide relevant to the heritage approval process for alterations and additions to properties within the District. It also reviews various available financial incentives that can assist owners in securing grants to assist with heritage conservation.

Burlington Avenue – Ontario Street Heritage Conservation District Plan

Part 2 - Policy Framework



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2. Policy Framework

2.1. National Framework

2.1.1 Standards and Guidelines for the Conservation of Historic Places in Canada (2011)

The Standards and Guidelines for the Conservation of Historic Places in Canada (the Standards and Guidelines) serve as the first Canadian benchmark for heritage conservation practices. They provide comprehensive guidance for making informed decisions regarding the planning, intervention, and utilization of historic places, aiming to establish a consistent set of principles and guidelines across Canada. This document is especially important for ensuring sound conservation practices and is widely adopted by various levels of government for assessing conservation interventions on historic places.

The document underwent revisions for its second edition, which was issued by Parks Canada in 2011. These revisions aimed to address feedback to clarify the relationship between the Standards and Guidelines and statements of significance, enhance the explanation of the conservation decision-making process, provide a clearer interpretation of the 14 Standards, add guidance for sustainability related interventions, and address new topics, such as cultural landscapes and the conservation of modern materials. The Guidelines also expanded to offer more comprehensive advice for archaeological sites and engineering works, among other areas.

The Standards and Guidelines emphasize a three-phase conservation decision-making process: understanding the historic place through research and investigation, planning for its conservation while considering all factors affecting its future and intervening in a manner that respects and protects the site's heritage value. The document outlines specific standards for general conservation practices, rehabilitation, and restoration, ensuring that any physical changes to character-defining elements are minimized and compatible with the historic places overall character.

2.1.2 The Standards & HCDs

The Standards and Guidelines significantly support and reinforce the establishment of heritage conservation districts by providing a detailed framework for the conservation of cultural landscapes, including heritage districts. This document helps in understanding, planning, and intervening in historic places to maintain their heritage value, which is imperative for the conservation of Heritage Conservation Districts (HCDs). The guidelines offer practical advice and a consistent set of principles that can be applied to the diverse character and requirements of each HCD, whether residential, commercial, institutional, or a mix of these, often incorporating natural heritage features such as green spaces and waterways.

Municipalities across Ontario use the Standards and Guidelines as a reference point when reviewing heritage permit applications for alterations, demolitions, or new construction within HCDs. The document ensures that any changes respect the heritage values and character-defining elements of the district, maintaining the district's overall heritage integrity. This approach is visible in the detailed processes and requirements set out for permit applications within HCDs, which include providing comprehensive plans, drawings, and specifications that clearly show how the proposed changes align with heritage character of the area.

The Standards and Guidelines provide a foundational framework that supports the establishment, management, and conservation of heritage conservation districts, ensuring that the heritage and character of these districts are preserved for future generations.

2.2. Provincial Legislation

2.2.1 Ontario Heritage Act

The *Ontario Heritage Act* (OHA) is a provincial statute that provides a framework for identifying, preserving, and protecting cultural heritage properties and archaeological sites. Enacted in 1975, the *Act* enables municipalities and the provincial government to designate properties of historical, architectural, archaeological, or cultural significance, to ensure their conservation for future generations.

Key components of the OHA include:

- **Designation of Heritage Properties (Part IV):** the Act allows for the designation of properties as being of cultural heritage value or interest. This can be done either individually or as part of a HCD. A designated property is subject to legal protections and restrictions to ensure its preservation;
- **Heritage Conservation Districts (Part V):** The Act enables the creation of HCDs within municipalities. These districts are areas with a concentration of heritage properties that are protected and managed through district plans to maintain their historical integrity;
- **Heritage Permits:** For individually designated heritage properties or properties within HCDs, owners must obtain consent from the local municipal heritage committee or the municipality before making significant alterations, demolitions, or new constructions that might affect their property's heritage attributes;
- **Municipal Heritage Committees:** The *Act* encourages the establishment of municipal heritage committees, which advise local councils on heritage matters, including property designations, alterations to designated properties, and HCD Plans;
- **Heritage Easements:** The *Act* allows for heritage easements, which are agreements between property owners and the Ontario Heritage Trust or municipalities to protect and preserve the heritage attributes of a property;
- **Ontario Heritage Trust:** The *Act* established the Ontario Heritage Trust, an agency of the provincial government with a mandate to identify, preserve, protect, and promote Ontario's built, cultural, and natural heritage; and
- **Archaeological Sites:** The *Act* provides a framework for the conservation and protection of archaeological sites, requiring reporting and assessment of sites where archaeological resources are discovered or expected.

The OHA represents an important tool for heritage conservation, empowering local communities and the provincial government to work together in preserving Ontario's rich historical and cultural legacy.

2.2.2 Part V: Heritage Conservation Districts

A HCD is a specific area within a municipality that is recognized for its special character and heritage value and is protected and managed through policies and guidelines under the OHA. The *Act* allows municipalities to designate areas as HCDs to conserve and enhance the character of historic neighbourhoods, landscapes, or areas, including their built heritage, cultural heritage landscapes, and archaeological resources.

HCDs are geographically defined areas within a municipality, recognized for their distinct heritage character. They can vary greatly in size and character, from single properties to large neighborhoods, and are designated under local Bylaws to conserve their heritage attributes. These districts can include a mix of residential, commercial, institutional, and natural heritage features, each contributing to the overall heritage character of the area.

Under Part V of the OHA, municipalities have the authority to designate areas as HCDs in order to conserve and manage their collective cultural heritage value. The process for establishing an HCD is guided by specific legislative requirements that ensure thorough research, public consultation, and transparent decision-making. These steps move from the initial authorization of a study through to the adoption of an HCD Plan and its ongoing implementation. The table below outlines the key stages and statutory obligations involved in designating and managing an HCD in Ontario.

Step	Ontario Heritage Act Requirement	Description	Relevant Section of OHA
1. Authorization to Undertake Study	Municipal Council passes a by-law to study a defined area for potential HCD designation.	The by-law must identify study area boundaries and state that the area will be subject to interim heritage protection during the study.	s. 40.1(1)
2. Interim Protection	Once the study by-law is passed, alterations and demolitions in the study area require Council approval.	Protects heritage resources from loss or inappropriate changes before formal designation.	s. 40.1(4)–(6)

Step	Ontario Heritage Act Requirement	Description	Relevant Section of OHA
3. Preparation of HCD Study	Conduct research, evaluation, and mapping of the study area's heritage attributes.	The study must determine if the area meets criteria for designation as a district of cultural heritage value or interest.	s. 40.1(2)
4. Public Consultation – Study Phase	Provide opportunities for the public and stakeholders to comment on the study findings.	Engagement may include meetings, workshops, and notice of public input opportunities.	s. 40.1(3)
5. Council Decision on Proceeding to Plan	Council decides whether to proceed with an HCD Plan based on the study's recommendations.	If proceeding, a second by-law is passed authorizing the preparation of the Plan.	s. 41(1)
6. Preparation of HCD Plan	Develop a plan that includes objectives, policies, heritage attributes, guidelines for alterations/new construction, and implementation tools.	The plan becomes the regulatory framework for managing change within the district.	s. 41.1(5)
7. Public Consultation – Plan Phase	Engage the public, property owners, and other stakeholders on the draft HCD Plan.	The plan must reflect input while protecting the district's heritage character.	s. 41.1(6)
8. Adoption of HCD Plan	Council passes a by-law designating the area as an HCD and adopting the HCD Plan.	The by-law is registered on title for all properties within the district.	s. 41(2) & s. 41.1(1)
9. Notice & Appeals	Notice of the designation by-law must be given; property owners and certain bodies may appeal.	Appeals are heard by the Ontario Land Tribunal.	s. 41(3)–(8)

Step	Ontario Heritage Act Requirement	Description	Relevant Section of OHA
10. Implementation & Ongoing Management	All alterations, new construction, and demolitions within the HCD must comply with the HCD Plan and require heritage permits.	Ensures consistent conservation and compatible development.	s. 42

2.2.3 O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest

The Criteria for Determining Cultural Heritage Value or Interest (*O. Reg. 9/06*), amended by *O. Reg. 569/22*, part of the OHA, sets standardized criteria for assessing cultural heritage value, which municipalities must apply when designating properties. It was introduced to bring consistency to the designation process, ensuring that properties meet a comprehensive set of heritage value criteria before being designated. This regulation, along with *O. Reg. 10/06*, has significantly influenced heritage conservation practices in Ontario, guiding both municipal decisions and the Ontario Land Tribunal (OLT) evaluation of heritage properties.

For an HCD to be designated under the updated regulations, at least 25% of the properties within the District or defined area must satisfy two or more of a set criterion. These criteria assess various aspects of the properties, including their design or physical value, historical or associative value, and contextual value. This means that not all properties within an HCD need to meet the heritage criteria individually. However, a significant portion (i.e. 25%) must meet these standards to collectively uphold the District's heritage value.

For a property to be considered as a contributor to heritage character of an area, it must meet two or more of the following criteria:

1. **Design Value or Physical Value:** Properties that are rare, unique, representative, or early examples of a style, type, expression, material, or construction method;

2. **Design Value or Physical Value for Craftsmanship:** Properties that display a high degree of craftsmanship or artistic merit;

3. **Design Value or Physical Value for Technical Achievement:** Properties that demonstrate a high degree of technical or scientific achievement;

4. **Historical Value or Associative Value for Direct Association:** Properties that have a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community;

5. **Historical Value or Associative Value for Potential to Yield Information:** Properties that yield, or have the potential to yield, information that contributes to an understanding of a community or culture;

6. **Historical Value or Associative Value for Work or Ideas:** Properties that demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist, who is significant to a community;

7. **Contextual Value for Character:** Properties that define, maintain, or support the character of the District;

8. **Contextual Value for Linkage:** Properties that are physically, functionally, visually, or historically linked to each other; and

9. **Contextual Value for Landmark Status:** Properties that are defined by, planned around, or are themselves, a landmark.

2.2.4 Ontario Heritage Toolkit

The Ontario Heritage Toolkit is a collection of guides designed to assist municipalities, heritage professionals, and the public in understanding and implementing the provisions of the Ontario Heritage Act. The Toolkit provides practical advice and detailed procedures for identifying, preserving, and managing cultural heritage resources in Ontario. In May 2025, the Ontario Ministry of Citizenship and Multiculturalism (MCM) released a revised version of the Toolkit, replacing the earlier 2006 edition. The update reflects recent amendments to the OHA, evolving heritage conservation practices, and current policy directions, with expanded guidance on topics such as Indigenous heritage, cultural heritage landscapes, and enhanced public engagement strategies.

The 2025 Toolkit is organized five main documents, each focusing on a different aspect of heritage conservation as outlined in the OHA. These documents include:

- Your community, your heritage, you committee;
- Heritage property evaluation;
- Designating heritage properties;
- Heritage conservation districts;
- Heritage places of worship.

The following chart specifically outlines the changes made in the updated 2025 version of the Ontario Heritage Toolkit:

Topic	2006 Toolkit	2025 Toolkit (Updated)
Legislative Alignment	Based on the Ontario Heritage Act as it stood pre-2019 amendments; some sections now outdated due to changes in terminology, process, and timelines.	Fully updated to reflect all legislative amendments up to 2023, including new procedural requirements for designation, timelines for notices/appeals, and Ontario Land Tribunal processes.
Cultural Heritage Landscapes (CHLs)	Limited discussion; CHLs mentioned but not comprehensively defined or integrated into designation processes.	Expanded and clarified CHL definition; integrated guidance on identifying, evaluating, and protecting CHLs in both Part IV and Part V contexts, aligned with PPS 2020 and OP conformity.
Indigenous Heritage	Very limited coverage; minimal reference to Indigenous perspectives or engagement.	New dedicated sections on engaging Indigenous communities, respecting Indigenous knowledge systems, and considering Indigenous cultural heritage values in evaluations and planning.
Public Engagement	General recommendations for public meetings and consultation.	Enhanced step-by-step public engagement framework, including early engagement, accessible communication tools, and integration of feedback into decision-making.
Heritage Conservation Districts (Part V)	Overview of HCD studies and plans, but less emphasis on procedural details and content requirements for HCD Plans.	Expanded HCD guidance reflecting Ontario Heritage Act s. 40.1–42 requirements, with model by-laws, plan templates, and compliance checklists.
Evaluation Tools	Relied heavily on the 2005 Ontario Regulation 9/06 criteria; limited practical examples.	Updated with expanded case studies, flowcharts, and worksheets; integrates Ontario

Topic	2006 Toolkit	2025 Toolkit (Updated)
		Regulation 10/06 for provincially owned properties.
Legal Guidance	Brief procedural advice; limited discussion on appeals.	More robust legal process section, including Ontario Land Tribunal appeal procedures, enforcement powers, and compliance monitoring.
Best Practices & Case Studies	Basic examples focused mainly on municipal heritage registers and designations.	New, broader examples from across Ontario; emphasis on adaptive reuse, climate resilience, accessibility, and integration of heritage with planning for growth.

2.2.5 Document on Heritage Conservation Districts

The document dedicated to Heritage Conservation Districts under Part V of the OHA is an essential resource for understanding and implementing HCDs.

The volume covers:

- An overview of what HCDs are, their purpose, and their importance in preserving the character and heritage of broader areas beyond individual buildings or sites;
- Detailed explanation of the legal basis for HCDs under the OHA, including the roles and responsibilities of municipalities, property owners, and other stakeholders in the designation and management process;
- Step by step guidance on how to establish an HCD, from initial study and research, through public consultation and engagement, to the adoption of the Bylaw that formally designates the area as an HCD;
- Insights into creating an effective district plan, which is a critical component of an HCD. This includes guidelines for permitted alterations, new constructions, and other interventions within the district to ensure they maintain or enhance its heritage value;
- Best practices for the ongoing management, conservation, and enhancement of HCDs, including advice on maintenance, funding, and heritage impact assessments;

- Real world examples and case studies that illustrate the successful implementation of HCDs, providing practical insights and lessons learned;

- Additional resources, such as templates, checklists, and reference materials, to assist municipalities and stakeholders in effectively managing HCDs.

This volume provides a comprehensive framework for the protection and management of areas with significant heritage value. It emphasizes a collaborative approach, involving community stakeholders in the preservation of their heritage, and provides a road map for balancing heritage conservation with sustainable development and change.

2.2.6 Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) 2024, issued on August 20, 2024, has replaced the 2020 PPS as Ontario's primary land use planning document. The primary motivator behind the 2024 update is the government's effort to cut red tape and create a more streamlined path to increasing housing construction across the province. This overarching goal is reflected in how the policies have been presented, namely, to facilitate faster development processes, particularly in areas such as settlement expansions and infrastructure development. The PPS 2024 came into effect October 20, 2024.

In terms of heritage impacts, the 2024 PPS introduces significant changes, including a stronger focus on Indigenous engagement, proactive conservation strategies, and adapting to climate change. Overall while some elements from the 2020 PPS have been removed or de-emphasized, the 2024 PPS appears to balance heritage conservation with the need for accelerated growth and development by creating a more integrated framework for managing Ontario's cultural heritage within the context of these broader goals. This framework is intended to ensure that heritage is not treated as a separate or isolated issue but instead incorporated into the overall planning process. This integration involves more proactive strategies for heritage conservation; to help ensure heritage resources are considered early in the planning process, particularly in areas that have been targeted for significant development.

The 2024 PPS focuses on several key areas that reflect the Ontario government's priorities for land use planning and development. These focus areas are designed to support growth, development, and sustainability across the province. Key principles and policy areas include:

- **Housing Supply and Affordability:** The 2024 PPS prioritizes increasing housing supply and affordability by streamlining development processes and encouraging higher density in urban areas;

- **Settlement Area Expansions and Intensification:** Supports expanding settlement areas and promotes intensification to accommodate growth efficiently and sustainably;
- **Infrastructure Development and Modernization:** Emphasizes developing and modernizing infrastructure, including transportation and utilities, to support economic growth and connectivity;
- **Economic Development and Job Creation:** Focuses on fostering economic development and job creation through the development of employment lands and strategic growth areas;
- **Climate Change Adaptation and Resilience:** Integrates climate change adaptation into planning decisions to enhance community resilience and manage natural hazards;
- **Heritage and Cultural Resource Management:** Includes provisions for conserving cultural heritage and archaeological resources, with a focus on Indigenous engagement and proactive strategies;
- **Sustainable Land Use and Resource Management:** Promotes sustainable land use practices to balance growth with the protection of agricultural, natural, and cultural resources.

The PPS provides a broad framework, requiring that all decisions related to land use planning “shall be consistent with” the Provincial Policy Statement. Municipalities and decision makers must interpret and apply these policies within their local context, considering other provincial interests and policies, as well as local circumstances and priorities. The PPS is intended to balance flexibility for local decision making with provincial interests, ensuring that the growth and development across Ontario occur in ways that are sustainable, resilient, and aligned with provincial goals.

2.2.7 Heritage Conservation Districts & the PPS

In addition to the focus areas noted above, the Provincial Planning Statement also provides policy guidance on the conservation of cultural heritage resources. When it comes to the designation of a HCD under the OHA, the PPS sets a broader policy framework that encourages the conservation of cultural heritage and built heritage resources as part of promoting sustainable and healthy communities.

The PPS supports the conservation of these heritage resources by:

- Encouraging the conservation, use, and management of resources in a manner that maintains their heritage, cultural, and archaeological value for present and future generations;

- Advising on integrated planning approaches that consider cultural heritage and archaeological resources as part of making decisions on land use planning; and

- Encouraging adaptive reuse of heritage buildings and structures to maintain their heritage value while accommodating new functions, which can contribute to reducing urban sprawl and promoting more efficient land use.

While the PPS provides the policy framework, the actual designation, protection, and management of HCDs are directly governed by the OHA, which empowers municipalities to enact Bylaws for the designation of these districts. The PPS reinforces the importance of these district*s* within the broader context of provincial land use planning objectives, ensuring that their conservation is considered, alongside other provincial interests such as economic development, environmental protection, and the efficient use of land and infrastructure

2.3. Municipal Legislation

2.3.1 City of Burlington Official Plan

The City of Burlington's land use planning framework is currently in a period of transition. On November 30, 2020, Halton Region approved the new Burlington Official Plan (2020). However, several parts of that plan remain under appeal and are not yet in effect pending resolution by the Ontario Land Tribunal (OLT). In the interim, parts of the earlier Burlington Official Plan (1997) remain active policy. Further complicating the planning landscape, as of July 1, 2024, the Province amended the Planning Act to remove Halton Region's role as an upper-tier planning authority. As a result, the Halton Regional Official Plan (1995) has been deemed an official plan of each lower-tier municipality, including Burlington, until such time as each municipality updates or revokes it. Consequently, three Official Plans now inform planning decisions in Burlington: The Regional Plan (1995), the Burlington Official Plan (1997), and the Burlington Official Plan (2020). In response, the City has initiated a realignment process to streamline its policies, ensure consistency with provincial directions, and consolidate its planning vision moving forward.

The discussion below relies on BOP, 2020 as approved by the Region and subsequent amendments thereto, while acknowledging that the policies related to the Downtown Urban Centre remain under appeal. The BOP, 2020 establishes that the Downtown Urban Centre is envisioned as a vibrant, mixed-use core that accommodates residential growth, economic activity, cultural vitality, and civic life. Growth is a focal point for intensification, but that growth is intended to be context-sensitive, reflecting the area's historic character and urban fabric. Heritage properties and character-defining areas within the Downtown are integral to this vision. They contribute to the city's identity, provide a sense of continuity, and help define the unique precincts that structure development policies. The Official Plan emphasizes compatibility with the physical character of these precincts, ensuring that new development maintains transitions in height, scale, and massing, particularly adjacent to heritage sites and low-rise neighbourhoods. The policies are further supported by subsequent Regional Official Plan Amendments namely, 48 and 49 to the ROP (1995) which are in force and effect. ROPA 48, among other things adjusted the Urban Growth Centre boundary to be centred on Burlington GO Station and identified the Downtown Urban Centre, Burlington as a Secondary Regional Node.

Heritage conservation plays a critical role in supporting key objectives of the Downtown, preserving historic streetscapes and view corridors, reinforcing pedestrian-oriented environments, and enhancing cultural tourism and public space activation. While intensification is encouraged, the plan explicitly requires that growth be managed in a way that sustains and leverages the Downtown's cultural heritage assets. This includes protecting historic buildings and streetscapes, integrating heritage into new development through design excellence, and conserving the fine-grained grid street

network that underpins the walkability and transit-supportive built form. As such, heritage policies are not barriers to growth but essential tools in shaping a distinct, complete, and resilient urban core that balances new development with enduring character.

2.3.2 Low Rise Neighbourhood Precinct (Section 8.1.1 (3.13) of Official Plan)

The Burlington Avenue-Ontario Street HCD is in St. Luke's Precinct, which is considered a low-rise neighbourhood. These are neighbourhoods characterized by their historic and low-rise built form and are areas that are recognized for their cultural heritage value and play an important role in defining the historic character of the broader Downtown Urban Centre.

The Official Plan supports the preservation of the historic and residential character of these neighbourhoods by allowing only limited, context-sensitive development. While a range of low-rise residential types and select non-residential uses are permitted, new development within the St. Luke's Precinct is strictly regulated. In St. Luke's, new buildings are limited to a maximum height of 2.5 storeys and a density of 25 units per net hectare, or the legally existing density as of the Plan's approval, whichever is greater. These restrictions ensure that any development or infill within the St. Luke's HCD is compatible with its heritage context, aligns with the physical character of the area, and maintains the precinct's unique identity within the Downtown.

Zoning Maps

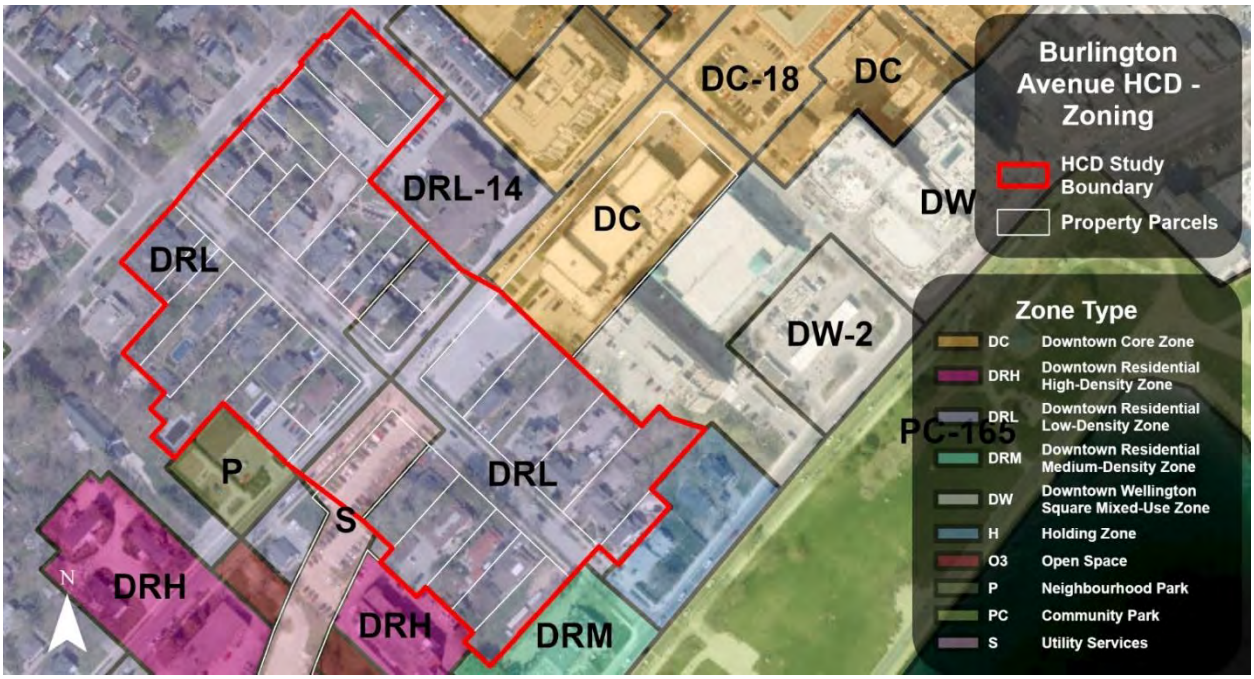


Figure 2.1: Burlington Zoning Type Map with District boundary outlined in red.

2.3.3 New Zoning Bylaw Project: Residential Zones

The City of Burlington is developing a new Zoning Bylaw to modernize and simplify land use regulations across the city. This multi-phase project aims to make zoning rules easier to navigate, align them with contemporary planning practices, streamline development approvals, and implement the objectives of Burlington's Official Plans. The first draft, now available for public review and comment, focuses on residential zones and reflects a shift toward supporting more housing options in local neighbourhoods. Phase 1, Residential Zones, builds on ongoing work to address Burlington's housing needs. It integrates key City initiatives such as the Housing Strategy Actions, Council's direction to permit four residential units as-of-right, the Housing Accelerator Fund Action Plan, and Official Plan Amendment No. 3 to Increase Housing Options. This phase is intended to enable diverse, accessible, and sustainable housing forms while responding to community growth pressures and aligning with broader municipal planning goals.

As part of the new Zoning Bylaw, policies for Additional Residential Units (ARUs) and garden suites will align with Burlington's Official Plans and recent provincial legislation. On October 17, 2023 the Burlington City Council unanimously approved a motion to declare its intention to allow four residential units per lot as-of-right and directed Staff to engage with the community to implement four units as-of-right and the other actions of the Housing Strategy, including implementing opportunities to increase housing options.

Also OPA 3 modified the ARU policies to permit 3 in addition to the principal unit, for a total of four residential units. In all cases a maximum of one (1) additional residential unit may be located within a building or structure accessory to the principal unit. Where a parcel of urban residential land has an existing garden suite, a maximum of two additional residential units may be permitted, only within the principal building.

These units are exempt from maximum density limits but must meet health, safety, and zoning requirements, and are not permitted in hazardous areas or flood zones. Ontario's *More Homes Built Faster Act, 2022* (Bill 23) has shaped these provisions by requiring municipalities to allow up to three residential units per lot "as of right" in areas with full municipal water and sewer services, and by removing development charges for ARUs in both principal dwellings and ancillary structures. While these provincial changes limit certain municipal controls, Burlington continues to apply Official Plan policies to ensure ARUs and garden suites are compatible with neighbourhood character, with special attention to heritage districts such as the St. Luke's Neighbourhood and the Burlington Avenue-Ontario Street District. In these areas, design, scale, and siting will be managed to maintain historical integrity while supporting gentle residential intensification.

2.3.4 City of Burlington HCD study area Bylaw No. 02-2024 (2024)

Bylaw 02-2024, enacted on January 16, 2024, designates a group of properties on Burlington Avenue and Ontario Street as a Heritage Conservation District (HCD) Study Area. This designation, valid for one year, aims to evaluate the area's cultural heritage significance and guide future changes. During this period, demolition or removal of buildings is restricted. The City will conduct a detailed study (this report) to determine the area's eligibility for HCD designation and based on the study's findings, may recommend updates to municipal Bylaws and the Official Plan.

2.3.5 City of Burlington Property Standards Bylaw No. 28-2009 (2009)

Bylaw Number 28-2009 of the City of Burlington establishes comprehensive standards for the maintenance and occupancy of properties to ensure safety, habitability, and preservation of the city's cultural heritage. This Bylaw applies to all properties within Burlington, excluding those owned by the City or the Regional Municipality of Halton. It sets minimum standards for structural integrity for foundations, walls, roofs, doors, windows, and balcony maintenance. Specific requirements are detailed for boarded buildings, chimneys, and graffiti removal to uphold safety and aesthetic standards.

Standards for building services cover elevating devices, heating and ventilation systems, electrical systems, drainage, and plumbing. Maintenance requirements for parking garages, toilet facilities, and security features are included, along with guidelines for snow removal and maintaining proper egress. The Bylaw also mandates the upkeep of land, accessory buildings, swimming pools, fences, and trees.

Burlington's Urban Design Guidelines (2006) form a key part of the City's planning framework. Developed to address increasing development pressures, particularly in the downtown core, the Guidelines provide clear direction on how new projects can contribute to Burlington's vitality while respecting its established character, including areas with notable heritage value. They serve as both a resource for developers to anticipate municipal expectations and a tool for City staff to evaluate proposals, encouraging high-quality, context-sensitive built form. While they do not directly pertain to the HCD, the Downtown Urban Design Guidelines also identify opportunities for public realm improvements and outline strategies for preserving neighbourhood identity, particularly within established residential areas such as St. Luke's and Emerald, where slower traffic, narrow blocks, and a walkable environment contribute to a strong sense of place.

Within this framework, the Downtown Streetscape Guidelines 2019 (DSG) set out detailed standards for streetscape elements that reinforce Burlington's identity and enhance pedestrian comfort. A consistent, simplified approach to furnishings, such as benches, bollards, bicycle infrastructure, lighting, and waste receptacles, is recommended to balance heritage character with contemporary downtown development. Specific provisions address the spacing, orientation, and materiality of benches; the protective and functional role of bollards; the placement of bus shelters, bike racks, and waste receptacles; and the selective use of tree grates and guards. Key strategies emphasize removing unnecessary elements, adhering to design standards, and incorporating multi-stream waste solutions. Together, these guidelines ensure that Burlington's downtown streetscapes remain functional, accessible, visually cohesive, and reflective of the city's character. The HCD Plan functions in line with these guidelines.

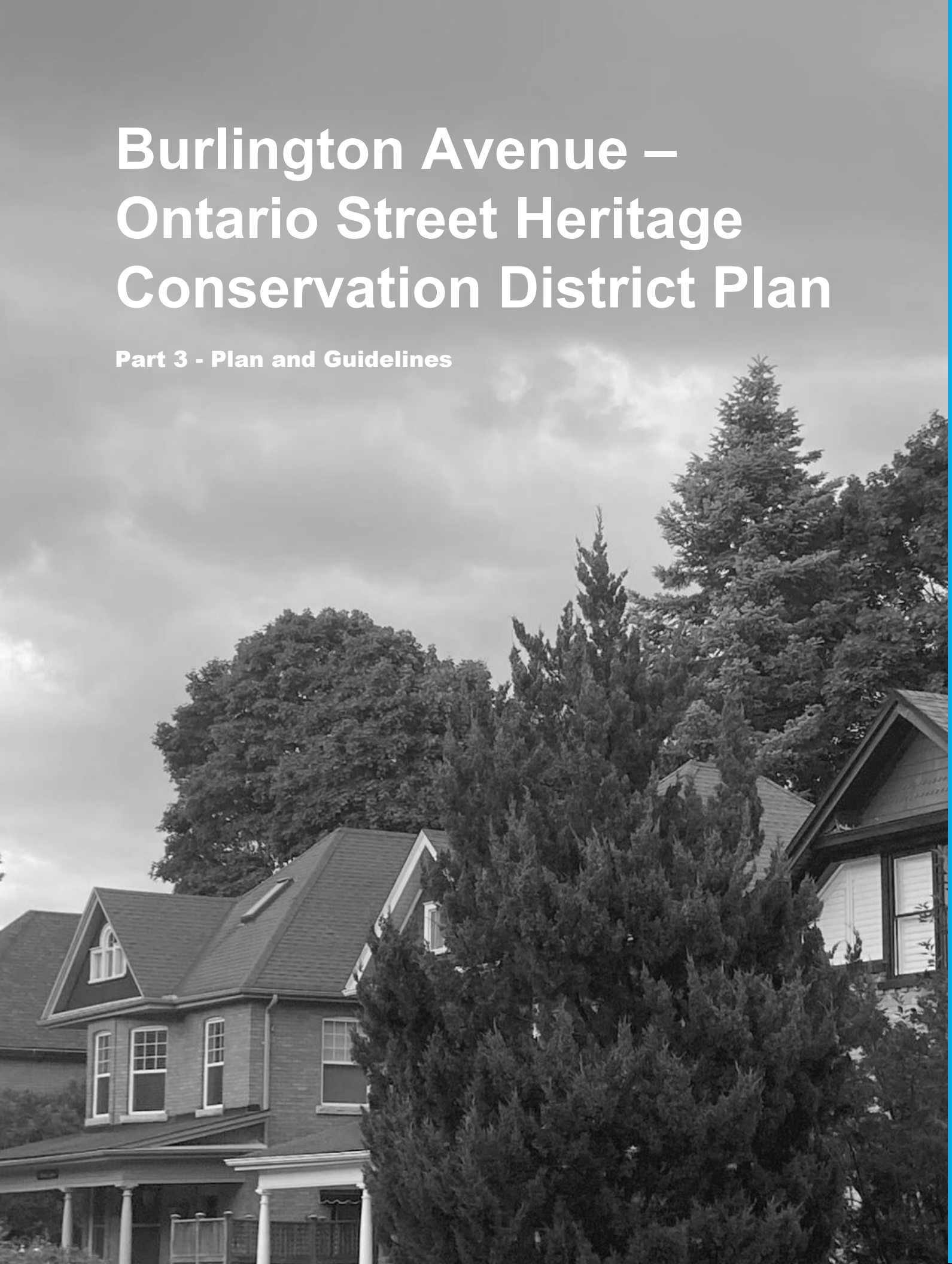
2.3.6 Designated Heritage Properties

For designated heritage properties, the Bylaw provides additional standards to ensure the maintenance and preservation of heritage attributes. It includes requirements for the repair and replacement of heritage features, using recognized conservation methods and guidelines for vacant or damaged heritage properties, to protect against neglect and unauthorized access.

Administration and enforcement are handled by appointed Property Standards Officers with the authority to inspect properties, issue orders for compliance, and, if necessary, carry out repairs or demolitions at the owner's expense. A Property Standards Committee is established to hear appeals related to property standards orders, and penalties are outlined for non-compliance, including fines and additional charges for ongoing violations.

Burlington Avenue – Ontario Street Heritage Conservation District Plan

Part 3 - Plan and Guidelines



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3. Plan and Guidelines for Properties

3.1. Objectives of the Plan and Guidelines

The Burlington Avenue-Ontario Street Heritage Conservation District (HCD) represents a critical opportunity not only to preserve and enhance the area's cultural heritage value but also to position it within a broader vision of sustainability. This includes protecting and celebrating its character-defining elements, such as historic built forms, streetscapes, mature tree canopies, property setbacks, and landmark views to Lake Ontario, while ensuring these features are resilient and aligned with both municipal sustainability goals and Indigenous approaches to stewardship.

The HCD Plan encourages the conservation, rehabilitation, and adaptive reuse of existing buildings that contribute to the district's character, while offering clear guidelines for sensitive change. Infill, alteration, and new development shall be guided to ensure compatibility with the heritage context, particularly on vacant or underutilized parcels. This includes setting appropriate setbacks and step backs, maintaining architectural details and consistent street walls, and enhancing the walkability and vibrancy of the public realm. The goal is to sustain the District's residential and cultural identity through thoughtful design, use of harmonious materials, height controls, and preservation of views and landscape features.

To support these efforts, this Plan shall be integrated into the regulatory framework and complemented by a heritage permitting process that is clear, proactive, and responsive to property owners. This process will guide restoration, repair, and maintenance activities while fostering active participation from residents, businesses, and stakeholders. Ultimately, the HCD will serve as a model for how heritage conservation can be a catalyst for sustainable, community-driven, and forward-looking place-making.

3.2. District Boundary

The City of Burlington has a rich and layered history. Burlington, Ontario, is located on the traditional territory of the Mississaugas of the Credit First Nation, part of the Anishinaabeg peoples, and within the wider lands of the Haudenosaunee and Huron-Wendat Nations. For thousands of years, these Indigenous peoples lived, traveled, and traded along the shores of Lake Ontario, including the area now known as Burlington. The Burlington Avenue-Ontario Street District, located near the city's waterfront and downtown, holds significant architectural and cultural heritage. Originally part of Wellington Square, the District became part of the Village of Burlington in 1873. It was later developed under the 1881 subdivision plan of William Bunton, who sold off lots for residential development. The neighbourhood quickly grew into a cohesive and attractive residential area, characterized by late 19th- and early 20th-century homes, mature trees, and a wide pedestrian-friendly streetscape.

Despite urban pressures, it has retained much of its original form, offering a rare example of an intact historic neighbourhood. Its proximity to downtown and the waterfront made it a desirable location, reinforcing its importance in Burlington's urban growth. The area's blend of architectural styles, landscaped gardens, walkable sidewalks, and direct lake views contributes to its charm and vibrancy. As both a residential enclave and a scenic route to the waterfront, the District continues to serve as a testament to Burlington's evolution and enduring connection to its landscape.

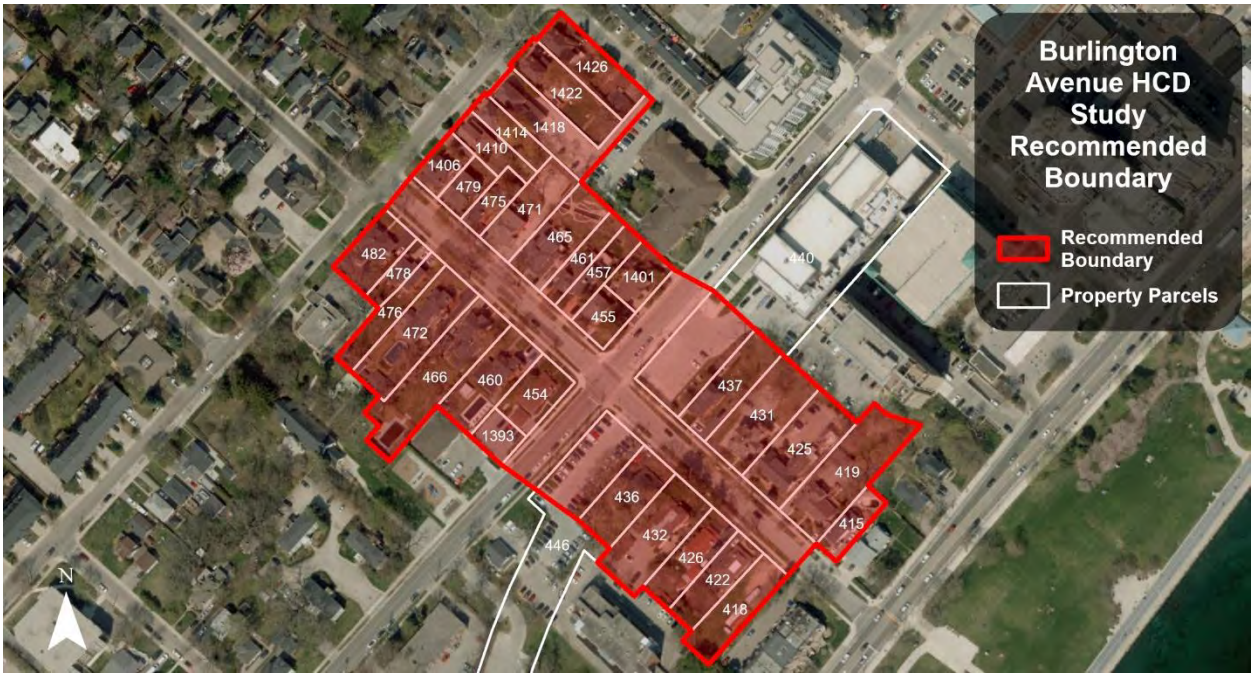


Figure 3.1: Burlington Avenue-Ontario Street Heritage Conservation District Boundary.

3.2.1 Contributing VS Non-Contributing Properties

All properties within the Burlington Avenue–Ontario Street Heritage Conservation District (HCD), whether publicly or privately owned, are designated under Part V of the Ontario Heritage Act (OHA) and are therefore subject to the policies and guidelines of this HCD Plan. Within the *District*, properties are classified as either contributing or non-contributing based on their heritage value and their role in supporting the District's overall character. Contributing properties directly reflect the cultural heritage value and integrity of the HCD and are subject to a higher standard of conservation.

Non-contributing properties, typically newer buildings, or those that have been significantly altered, do not individually express the District's heritage character but are still subject to design guidelines to ensure compatibility with the surrounding context. Under Part V of the OHA, contributing status is determined by a property's ability to support the cultural heritage value, character, or integrity of the District. As identified in the HCD Study, all properties in the study area, except for the three municipal parking lots, meet at least one contributing criterion, with the majority meeting three or more. Please see appendix for individual property classification.



Figure 3.2: Number of criteria met under OHA Reg. 9/06 criteria by property parcel in the District.

3.2.2 Classification

The classification of properties as either contributing or non-contributing relied on evaluating each property against the framework of the Ontario Heritage Act Section 9/06 and the Statement of Cultural Heritage Value (SCHV). This includes the identified design, contextual, historical, social and community values of the District as expressed through the heritage attributes identified in SCHV. The complete SCHV can be found in **Section 2.0** of this report.

Properties that have been identified as contributing:

- Well-preserved examples of the architectural diversity of the area, such as Arts and Crafts, Vernacular, Georgian, Edwardian, and Victorian styles. Many of the properties retain original materials and craftsmanship, including brick façades in predominant red hues, intricate woodwork, and decorative detailing in windows, doors, and verandas;

- Represent the District's historic evolution as a cohesive residential enclave characterized by consistent and large lots, which contribute to a spacious and orderly streetscape;

- Exhibit generous front and side lawns with similar setbacks across homes from different periods, creating a unified scale and strong sense of place within the neighbourhood;

- Have a mature, varied tree canopy, supporting a walkable, inviting environment;

- Exhibit key views such as those between homes, offer glimpses of landscaped gardens, tree cover, and natural features such as Hager Creek, as well as those from Burlington Avenue that frame Lake Ontario, and establish a powerful visual connection to the waterfront, reinforcing the *District's* identity as a gateway to the lake.

Furthermore, to meet the requirements of Section 41(1)(b) of the Ontario Heritage Act, Contributing properties within the District were evaluated according to Ontario Regulation 9/06 section 3(1).

3.2.3 Differentiating Policies and *Guidelines*

This section contains **policies (in bold)** and *guidelines (italicized)* intended to manage change within the District to meet the objectives of this Plan and to conserve the District's cultural heritage value.

The **policies** set the direction for the management of the District in a clear and direct manner. The directions provided by the **policies** generally use either 'shall' or 'should' language and are to be interpreted accordingly. The *guidelines* are not mandatory and provide suggested ways in which the Plan's **policies** might be achieved, however there may be other methods for satisfying related **policies.** *Guidelines* are useful directions on how to meet the **policies** of the Plan.

In brief:

- Policies are requirements under the *Ontario Heritage Act*.
- They use **"shall" or "must"** language to make clear what is mandatory.
- Policies provide certainty and establish the rules that must be followed when making decisions on heritage permits.

Example: **"New development shall be designed to be compatible with the scale, form, and massing of adjacent contributing properties."**

- Guidelines are recommendations and best practices.
- They use **"should"** language to signal flexibility and encourage good design outcomes.
- Guidelines help applicants, staff, and Council understand how policies can be met in a practical way.

Example: *"Window replacements should reflect the proportions and rhythm of existing openings on the street."*

3.2.3.1. Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is a national framework developed by Parks Canada to guide the conservation of heritage properties across the country. It establishes best practices for preserving historic sites while allowing for change and adaptation. The document outlines three primary approaches to conservation:

1. Preservation – Maintaining a historic place with minimal intervention to retain its heritage value;

2. Rehabilitation – Making necessary repairs or alterations while protecting character-defining elements; and

3. Restoration – Returning a site to an earlier state by removing later additions or reconstructing missing elements.

The Standards and Guidelines emphasize the importance of understanding a site's heritage value, conserving character-defining elements, and ensuring any new work is physically and visually compatible while remaining distinguishable from the original fabric.

In the context of an HCD, the Standards and Guidelines inform policies and guidelines by:

- **Defining Conservation Approaches**: Ensuring that interventions respect the *District's* overall heritage character and support its long-term sustainability;

- **Guiding Alterations and New Development**: Providing criteria for appropriate changes to individual properties while maintaining the District's integrity;

- **Ensuring Material and Design Compatibility**: Encouraging the use of compatible materials, forms, and construction techniques in new work;

- **Protecting Views and Spatial Organization**: Recognizing the importance of key sightlines, streetscapes, and public spaces within the District*; and*

- **Balancing Change and Continuity**: Supporting sensitive adaptation that allows for growth while retaining the area's cultural significance.

The integration of these principals in the **policies** and *guidelines* of an HCD Plan can create a strong policy framework that ensures conservation efforts align with National best practices while addressing the specific heritage attributes of the District.

3.2.4 Existing Part IV Designations

All properties located within this District are designated under Part V of the OHA. Some properties are also designated under Part IV of the OHA. Part IV designation protects the cultural heritage value of an individual property and its identified heritage attributes. These properties are designated by municipal by-law, each containing a Statement of Significance, that defines its cultural heritage value and attributes for that particular property. Interventions on properties designated under Part IV must also conserve the individual property's cultural heritage value and heritage attributes. Part IV properties in Burlington are included on the City's Heritage Register and by-laws are available on the Ontario National Trust's database.

1. **In situations where the cultural heritage value and heritage attributes of a designation by-law enacted pursuant to subsection 29(1) of the *Ontario Heritage Act* differ from this Plan, conservation of the cultural heritage values and heritage attributes specified in HCD designating by-law will prevail, unless doing so would expressly conflict with the individual by-law, and/or interior features are protected; and**

2. **In situations where the requirements of any heritage easement agreement conflict with the requirements of this Plan, conservation of the cultural heritage values and heritage attributes specified for the property subject to the heritage easement agreement will take precedence over the conservation of District-wide cultural heritage values and heritage attributes.**

    a) In accordance with the City's Official Plan, a property that is included in an area designated as HCD may subsequently be designated under Part IV of the *Ontario Heritage Act*.

3.2.5 Heritage Conservation Districts and the Official Plan(s)

The Burlington Avenue-Ontario Street Heritage Conservation Districts (HCD) is the City of Burlington's first HCD. As such, the City must amend the Official Plan to reflect this to explicitly allow for HCDs and include policies related to their establishment and management. This process should take place in accordance with ongoing evaluation and update of the Burlington Official Plan(s).

3.3. Policies and Guidelines

The value of a HCD lies not just in its individual buildings, but in the collective character they create together, including the streetscapes, mature trees, walkability, open spaces, and other landscape features that define the District's setting and contribute to its sense of place. District-wide policies are essential tools for protecting this shared identity. By focusing on the broader context, including both built form and landscape elements, these policies ensure that change within the District supports its overall heritage character. They also play a key role in guiding conservation efforts to meet the objectives outlined in the District's Statement of Cultural Heritage Value (SCHV).

1. **The cultural heritage values and character of the District, as defined in the SCHV and the Description of Heritage Attributes, including its walkable scale and cohesive landscape, shall be conserved;**

2. **Repair and restoration of heritage attributes will be considered before replacement;**

3. **Contributing properties will be maintained as ongoing maintenance prevents deterioration of heritage attributes and is the most cost effective means of preserving heritage resources. Enforcement of the City's Property Standards Bylaw (Bylaw 80-2019) shall be consistently undertaken by City staff. Enforcement will have regard for Policies and Guidelines within this Plan;**

4. **New construction and alterations shall be in conformity with the policies and guidelines outlined in this Plan;**

5. **All public works will conserve the cultural heritage values and character of the District and shall have regard for the Policies and Guidelines found in this Plan;**

6. **The existing tree canopy will be maintained, conserved, and enhanced;**

7. **Future amendments to the City of Burlington's Official Plan and Zoning Bylaw shall be in accordance with the objectives set out in this Plan.**

3.3.1 Landscape and Public Realm

The study area presents a cohesive yet varied residential fabric, brought together and distinguished by its mature landscape character. While there is a diversity of lot sizes and historic urban forms, it is the continuity of landscape features such as deep building setbacks which allow for healthy mature trees within expansive lawn areas, well tended gardens, pathways that lead to the front entrances, and pedestrian-friendly streetscapes, that express its cultural heritage value. These landscape elements are what truly bring the area together, enhancing its sense of place and making it special.

The streetscapes in the District are generally pedestrian-oriented, with sidewalks that promote walkability and visual connectivity. On Burlington Avenue, grass boulevards separate sidewalks from the curb, extending the green character of the street and creating a comfortable buffer between pedestrians and traffic. Ontario Street's compact street profile features sidewalks directly adjacent to the roadway. Heritage-appropriate lamp posts provided by the City of Burlington reinforce the historic character. Residential frontages typically include mature vegetation, front gardens, traditional fencing or hedging, and original pedestrian pathways leading to front entrances, reinforcing the walkable, human-scaled character of the District. While parking arrangements vary throughout the district, often with a predominance of side and rear yard access, it is the continuity of the landscape that defines the District’s charm, coherence, and enduring heritage value. Preserving this continuity is essential to maintaining the area's historic character and sense of place. To that end, future planning and development should prioritize the protection and enhancement of this landscape framework, actively discouraging the introduction or expansion of front yard parking lots, which would fragment the streetscape and erode the visual and cultural integrity of the District.

Ontario Street Landscape

Ontario Street is characterized by a mix of long and short lots with shorter front yards all reinforcing the area’s low-density residential form. For many properties, front yard parking has taken the place of the front lawn, trees, and garden, impacting the continuous and lush front landscape character of the street. Commercial properties have used of rear parking to minimize visual impacts along the street. The retention of original pedestrian walkways in many homes maintains traditional way of accessing the front entrance of the home The overall continuity of the mature street trees, combined with landscaped gardens, hedges, and intermittent fencing, contribute to an attractive, continuous green streetscape which needs to be maintained.

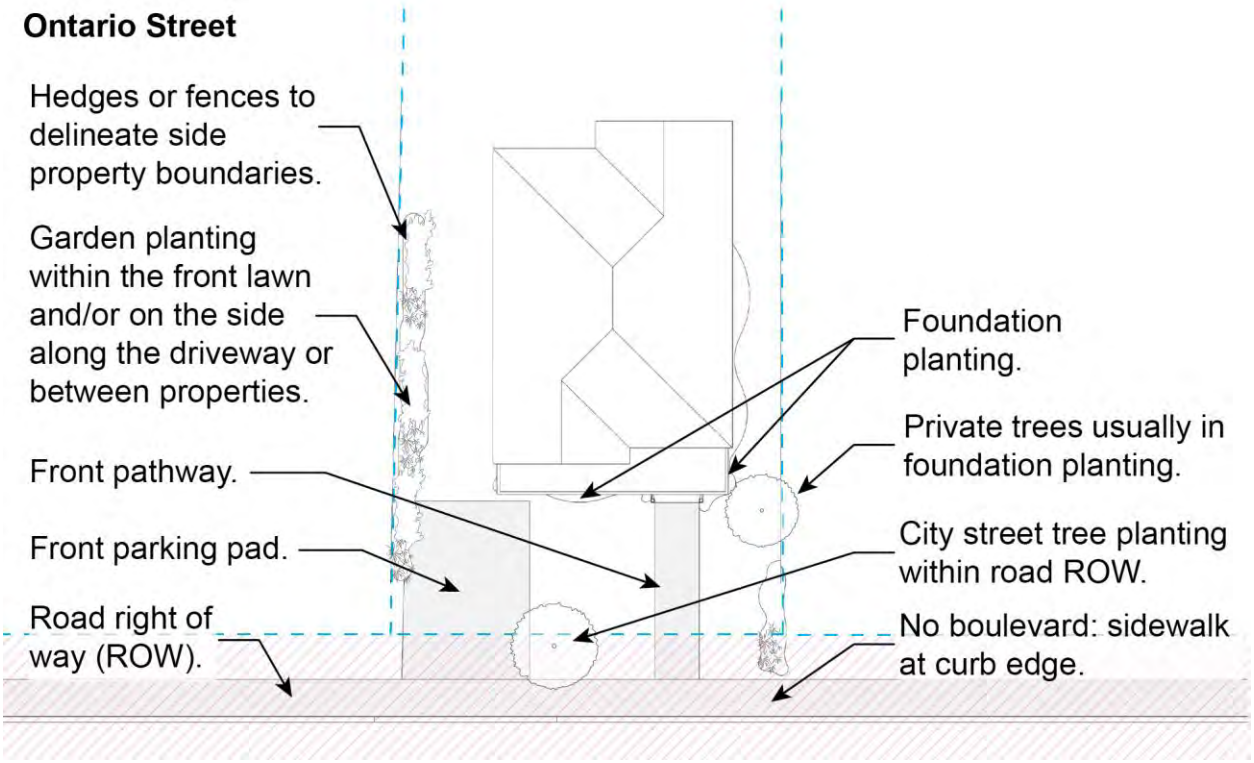


Figure 3.3: Typical heritage landscape characteristics within study area.

Burlington Avenue (between Elgin and Ontario)

This segment of Burlington Avenue displays a diverse lot structure, with a combination of narrow and wide lots forming a streetscape that is varied yet cohesive. Side driveways dominate in the District, although recent alterations have introduced both front and rear parking solutions. Historically, this street was characterized by expansive front lawns, foundation garden plantings, mature street and garden trees, and a distinct pedestrian pathway leading to the front door, elements that collectively contributed to a cohesive and inviting streetscape. A shift, however, has occurred over time as front yard parking pads are increasingly being introduced or expanded, reducing the amount of lawn and other soft surface areas. This gradual transformation not only alters the visual character of the District but also poses a threat to the health of street trees and the long-term integrity of the public realm. The area is notable for its mature tree canopy, ornamental gardens, and prominent side yards. Boundaries are often marked by low wooden fences or hedges, softening transitions between private and public space. Original pedestrian walkways are evident in older dwellings, reinforcing the historical front yard character and circulation pattern intended to enhance the pedestrian entry experience through a green landscape.

Burlington Avenue (between Lakeshore and Elgin)

Between Lakeshore and Elgin, Burlington Avenue is composed primarily of long lots, including several narrow parcels that reflect earlier subdivision patterns. Parking treatments are varied but are primarily side yard driveways being used for parking, and rear yard parking - particularly for multi-residences that accommodate larger parking areas. The streetscape benefits from mature trees and a mix of heritage and contemporary landscape layouts, where in addition to foundation planting, there is more planting within the lawn areas. As with other sections of the District, many older homes retain walkways leading to the main entrance, maintaining a strong visual and direct circulatory connection from the sidewalk to the front door.

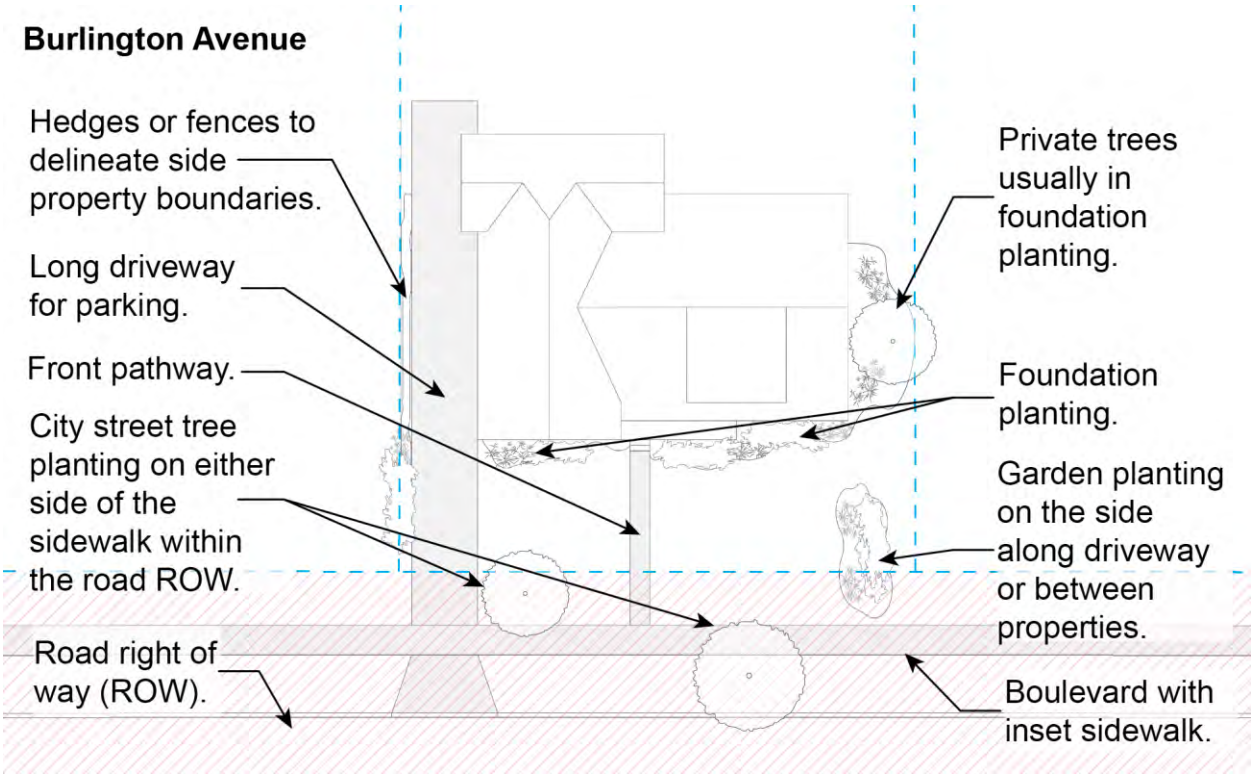


Figure 3.4: Typical heritage landscape characteristics within study area.

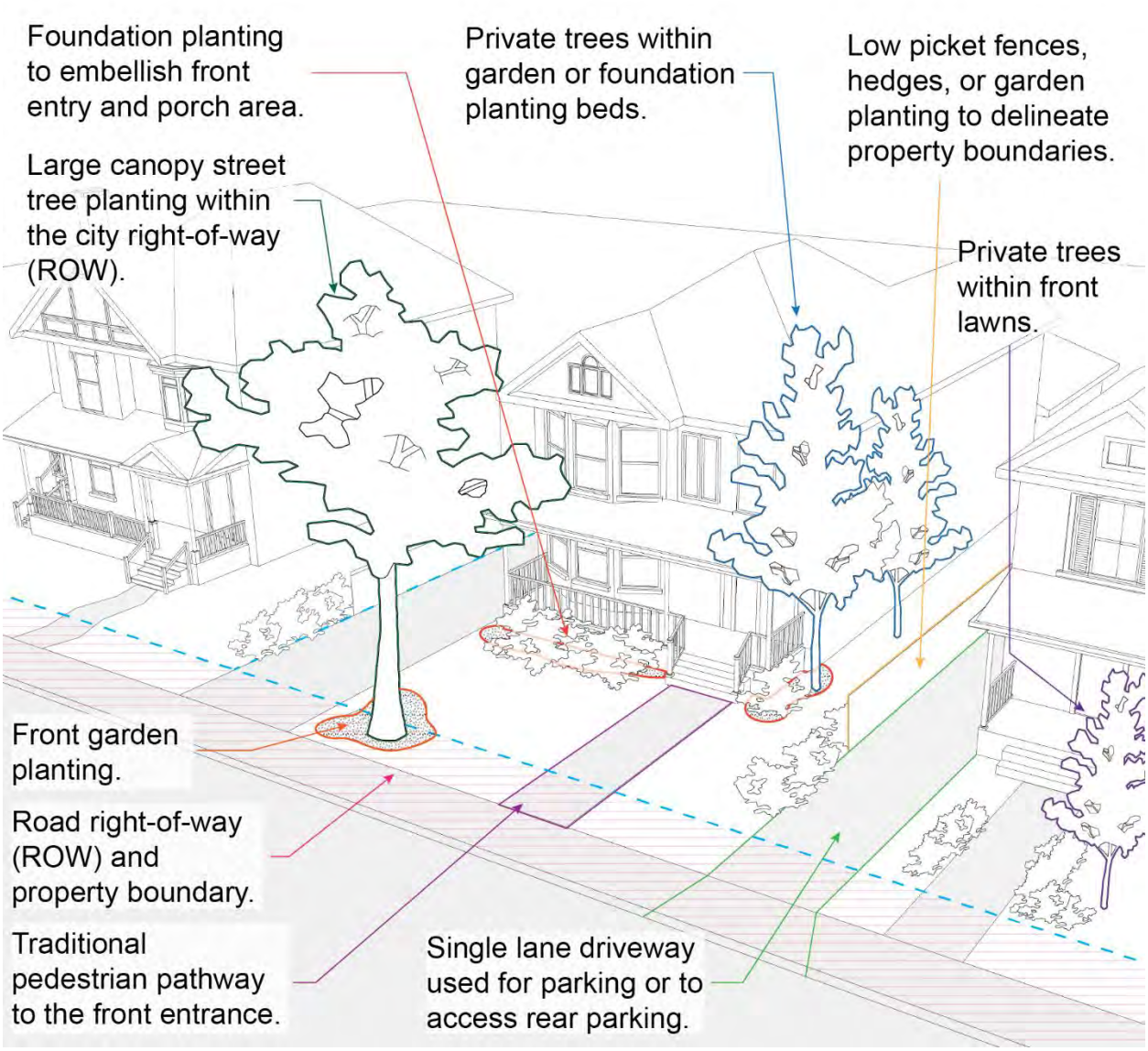


Figure 3.5: Typical heritage landscape characteristics within study area.

3.3.1.1. Trees & Vegetation on Private and Public Lands

The mature tree canopy is a heritage attribute of the District that contributes to the cultural heritage value of the area. This tree canopy is primarily the result of District residents and the municipality, past and present, who had the foresight to plant trees. Proper tree planting conditions should be provided to support healthy tree growth which includes minimizing the impact to the root systems. The street tree and front yard tree conditions should be an integral part of the Municipal landscape infrastructure requirements.

1. **Every effort should be made to maintain existing mature trees on all properties in the District, where they do not pose a significant risk to health and safety or damage to nearby buildings;**

2. **Street trees should be retained, and new trees should be planted to enhance the existing tree canopy and pattern of tree planting along the street. New street trees should be deciduous, developing large canopies that will frame the street. Any alteration of city street trees is administered by the City of Burlington in compliance with municipal street tree Bylaws;**

3. **Mature trees on private lots on all properties in the District shall be maintained. Removal of trees should comply with all relevant municipal tree Bylaws as well as any other provincial requirements (i.e for endangered or protected species);**

4. **Species and location of newly planted city street trees in the District shall be compatible with significant viewscapes.**

    a) *City Tree selection should prioritize biodiversity; non-invasive, native or native adaptive species; low maintenance requirements; resistance to drought, pests, diseases; and species that are generally considered hardy overall;*

    b) *New trees and shrubs added to front and side yards should be selected from native or native adaptive species;*

    c) *Where a tree has to be removed, it should be replaced. New trees should be deciduous that develop a broad overhanging leaf canopy. For pruning advice, owners are encouraged to contact an arborist and the City's existing tree bylaws;*

    d) *Construction damage is one of the most common causes of tree death and decline in urban areas due to underground root damage. Tree protection zones should be utilized for their protection and in line with the City's existing tree bylaws.*



Figure 3.6: Mature Trees at 432 Burlington Avenue.

3.3.1.2. Views

This residential character of the District is defined by its intimate scale, cohesive streetscape, and proximity to Lake Ontario. The established street layout creates a series of subtle yet meaningful views and sightlines throughout the neighbourhood. These include framed views toward Lake Ontario, often glimpsed between houses or at street ends, as well as the overarching presence of a mature tree canopy that defines the character of the area. The consistent rhythm of built form, combined with landscaped front yards and broad and large canopy street trees, contributes to a layered visual experience that shifts with the seasons. Preserving these key views particularly those toward the lake and through the treed streetscape is essential to maintaining the area's heritage character and sense of place.

1. **Development in the District shall respect and be compatible with identified views from the public realm, including but not limited to prominent buildings, structures, landscapes, and natural features, as identified and described in the Statement of Cultural Heritage Value (SCHV);**

2. **Key views, including framed views toward Lake Ontario, street-end vistas, and views along treed streetscapes, shall be conserved as important contributors to the District's cultural heritage value;**

3. **Development proposals in the District shall be assessed for their potential impact on key views identified in this Plan, including changes in massing, siting, and vegetation removal;**

4. **In addition to identified key views, other views that contribute to the District's heritage character shall be considered in the application of these policies, depending on the nature and scale of the proposed development;**

5. **Prominent sites with high visibility within the District and those sites that terminate a view will be required to meet a higher standard of architectural quality and urban design.**

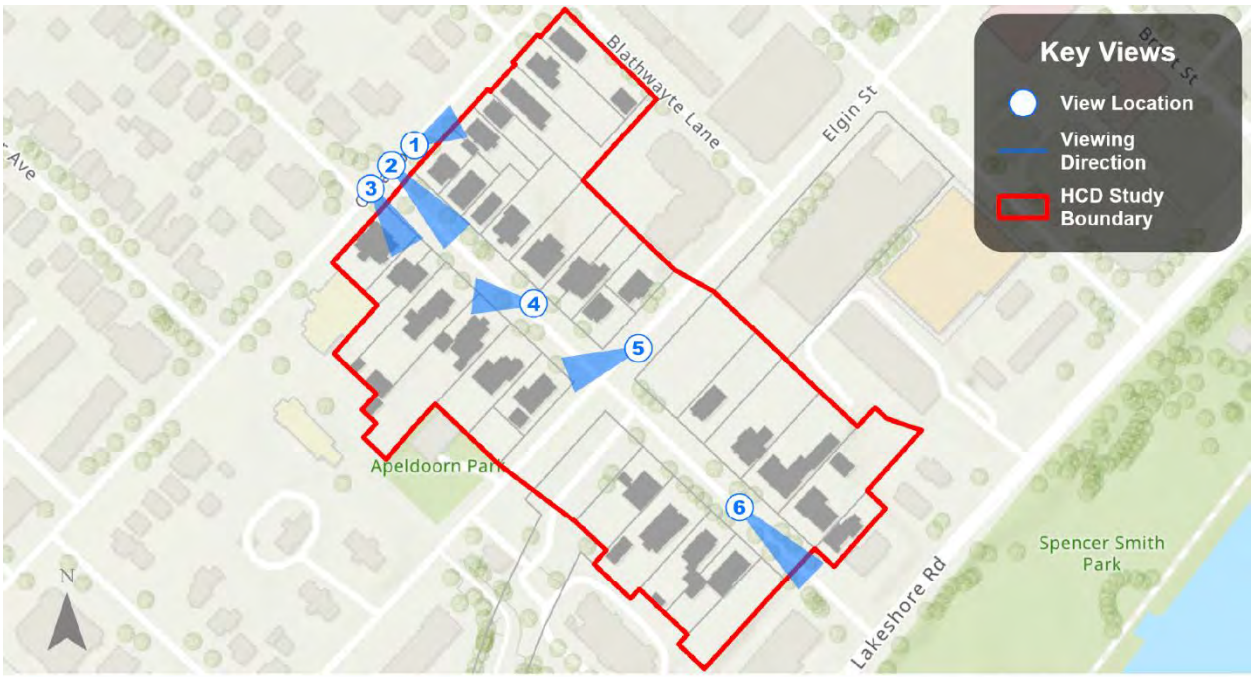
    a) *Design new development and undertake alterations and/or additions to existing buildings to enhance identified views. This may include design of new buildings, alterations, and/or additions to match established proportions and avoid introduction of features that will negatively alter or obscure historical visual relationships;*

    b) *New development and alterations should be designed to frame and reinforce views to Lake Ontario where they exist, avoiding obstruction of these important vistas;*

c) *Landscaping and site planning should maintain and enhance views along streetscapes, particularly those shaped by mature tree canopies and consistent front yard patterns;*

d) *Where possible, design solutions should seek to create or improve secondary views (such as glimpses between buildings or views into landscaped front yards) that contribute to the overall character of the District;*

e) *Applicants should consult early with Heritage Planning staff to confirm whether other context-specific views may be considered as part of a Heritage Permit review.*





1 Looking East along Ontario St.



2 Looking towards Lake Ontario from Ontario St. & Burlington Ave.



3 Looking South along Burlington Ave. from Ontario St.



4 Looking towards 472 Burlington Ave.



5 View from Burlington Ave. & Elgin St. looking Northwest.



6 Looking towards Lake Ontario from Burlington Ave.

Figure 3.7: Key views within the HCD Boundary. While these are Key views, they do not express all important views in the District. Please see policies and guidelines above regarding views in the District.

3.3.1.3. Private Gardens and Landscape

The streetscapes in the District exhibit a varied pattern of front yard setbacks, contributing to a dynamic and visually engaging public realm. Properties feature a combination of front and side lawns, many of which are well-maintained and enhanced with mature gardens and ornamental shrubbery. This diversity in landscape treatment, along with the consistent presence of greenery, reinforces the area's established residential character and supports a strong sense of place. The cumulative effect of these landscaped elements contributes to the greening of the neighbourhood, which functions as an important heritage attribute by maintaining the historical relationship between built form and the natural environment.

1. **Front and side yard landscaping within the District shall be consistent with the heritage landscape setting of contributing properties.**

2. **Gardens shall be designed and maintained in a manner that complements the architectural features of contributing properties and reflects traditional landscape practices where appropriate;**

3. **Conserve the existing unimpeded, soft landscaped character of front yards (and side yards on corner lots), as well as mature trees on existing properties within the District;**

4. **Large areas of hard paving are prohibited.**

    a) *Continuous green pedestrian character of the open space, the setting of heritage properties and enhance the cohesive, green, and character of the neighbourhood;*

    b) *Gardens should be proportionate to the lot and maintain visual openness to the street;*

    c) *Formal or informal arrangements are acceptable, provided they are compatible with the character of the property and surrounding streetscape;*

    d) *Use of native, historically appropriate, or traditional plant species is encouraged;*

    e) *The integration of perennial beds, ornamental shrubs, foundation plantings, and tree canopies is supported to reinforce the District's established garden character;*

    f) *Garden elements such as stone edging, heritage-style borders, low retaining walls, and gravel paths are permitted where they align with the heritage character;*

g) Modern hardscape materials (e.g., plastic edging, brightly coloured concrete) should be avoided or screened from view;

h) There should be maximizing of landscaped open space in front yards, particularly along the sidewalk frontages of residential properties.



Figure 3.8: Property at 482 Burlington Avenue with front/side lawn and landscaped garden beds.

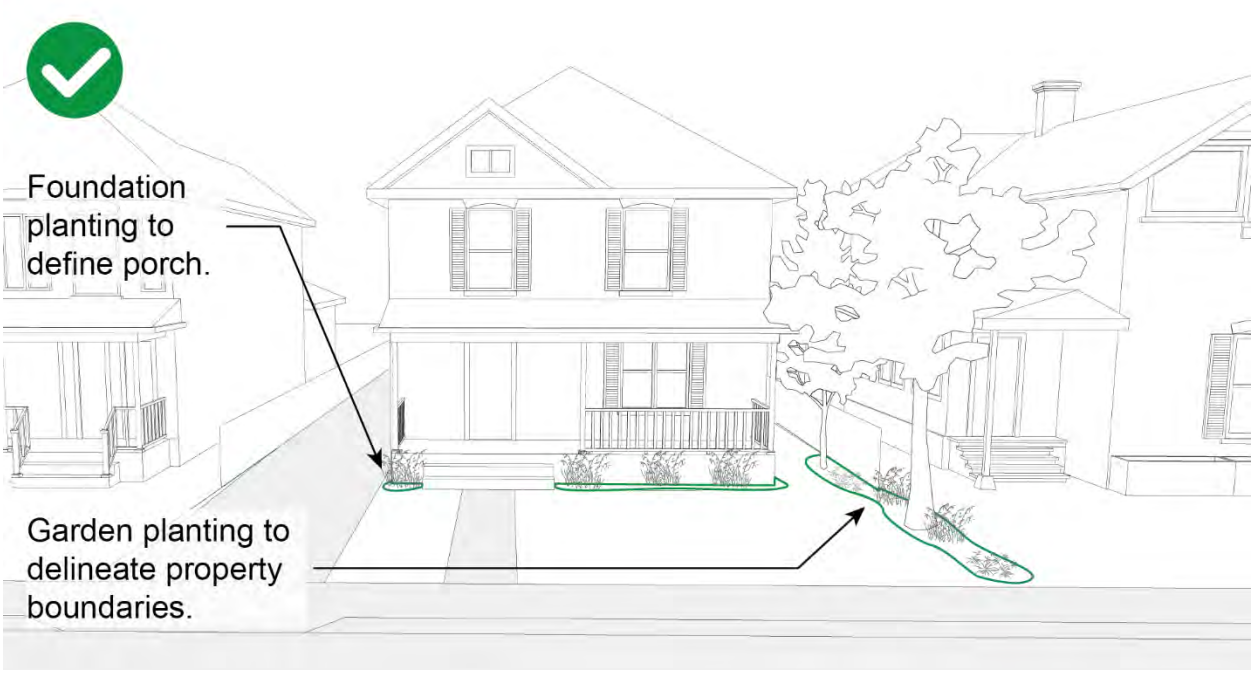


Figure 3.9: Graphic displaying garden and landscaping that is consistent with the heritage landscape setting of surrounding contributing properties.

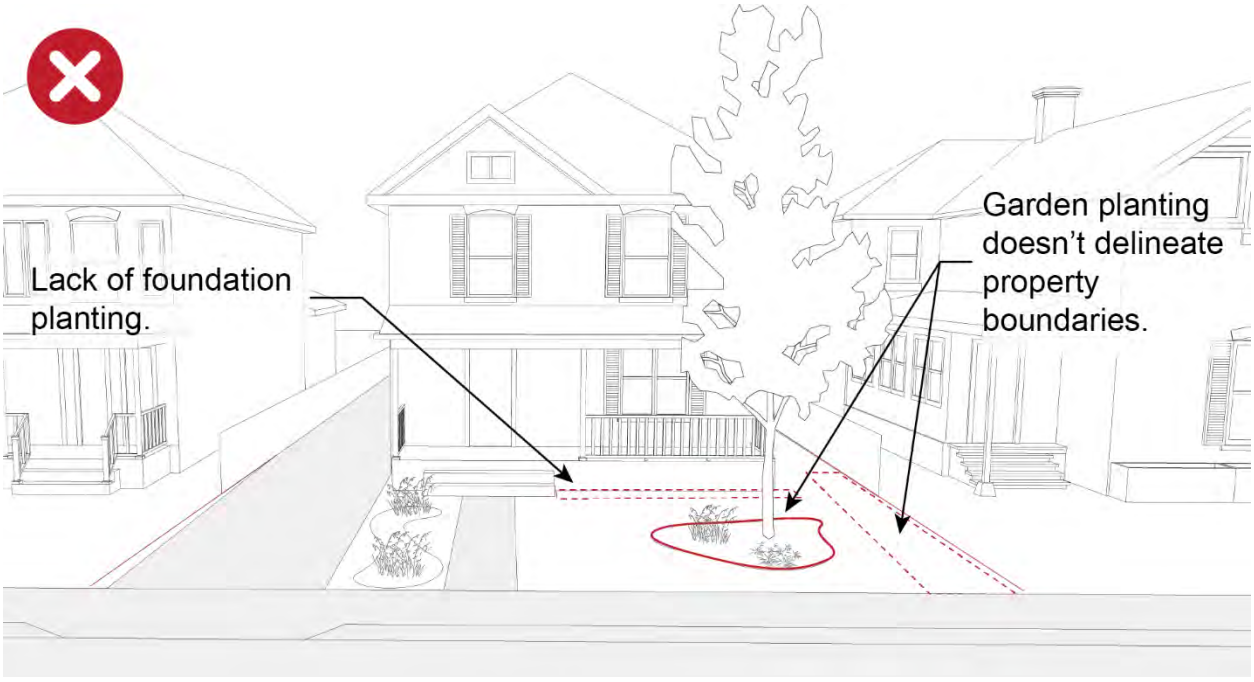


Figure 3.10: Graphic displaying garden and landscaping that is not consistent with the heritage landscape setting of surrounding *Contributing* properties.

3.3.1.4. Fencing

1. **Fencing in the shall support the visual openness, rhythm, and landscape character typical of the heritage District;**

2. **New or replacement fences in the District shall be compatible with the scale, materials, and detailing of the streetscape and adjacent properties;**

3. **Fencing shall not obscure or detract from the heritage attributes of a property or District.**

    a) *When applicable, traditional materials like wood or wrought iron are often preferred to maintain historical authenticity;*

    b) *Fences are typically recommended to be low in height and set back from the front façade to minimize visual impact on the streetscape;*

    c) *Owners should consult the City's Division Fence Bylaw in addition to these guidelines.*



Figure 3.11: An example of complimentary modern wood fencing at 460 Burlington Avenue.

3.3.1.5. Amenity Lighting

1. **The installation of new amenity lighting shall ensure that the heritage attributes of the property are not adversely affected, and that there is no light trespass or spillover towards adjacent properties and the public realm.**

    a) *Replicas of historical light standards are not required, as installing replicas of a particular era contrasts with the variety of eras represented by the District resources. Contemporary light standards are appropriate.*

3.3.1.6. Walkways and Driveways

There are a variety of driveways and walkways in the District. Most of the driveways and parking are on the sides of the properties and may lead to additional parking at the rear of the property. Driveways tend to be narrow at the sides of properties, although there are some crescent shaped and front parking areas, particularly on Ontario Street.

1. **The general pattern of walkways and driveways of contributing properties shall continue to prevail.**

    a) *Maintain the historical character of streetscapes by preserving original driveway and walkway materials where possible;*

    b) *The paving of landscaped open space to provide additional parking areas in front yards on all properties in the District is strongly discouraged;*

    c) *Minimize the visual impact of new driveways and walkways on heritage buildings and landscapes;*

    d) *Encourage the use of materials that are historically appropriate and compatible with the District;*

    e) *The use of permeable materials and surface treatments for hardscaping and hard surfaces, including driveways and pathways, is encouraged;*

    f) *Accessibility should be considered in the selection of materials and installation (refer to the Accessibility for Ontarians with Disabilities Act guidelines);*

    g) *Changes to driveway entrances, parking, and other hard-surface areas on private property should be carefully planned to ensure that compaction of the street tree root system does not occur. Generally, an area around the base of the tree equal in diameter to the crown of the tree should remain undisturbed to protect the long-term health and survival of the tree.*

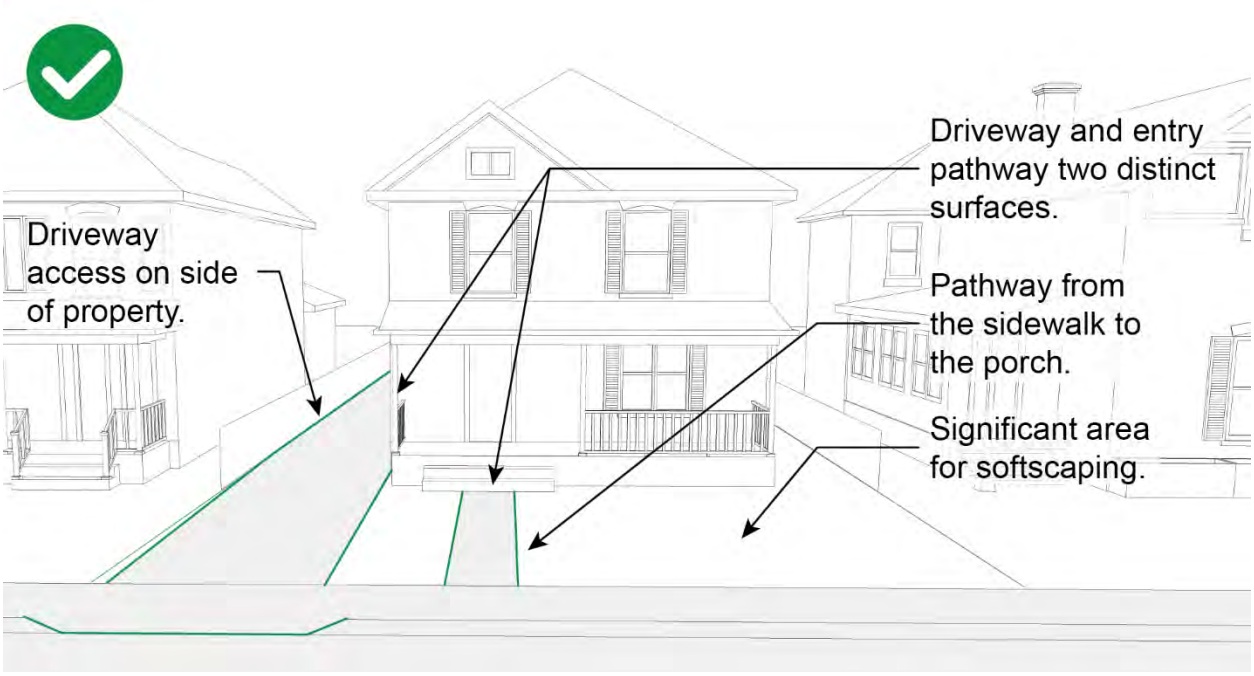


Figure 3.12: Graphic displaying walkways and driveways that are consistent with the heritage landscape setting of surrounding *Contributing* properties.

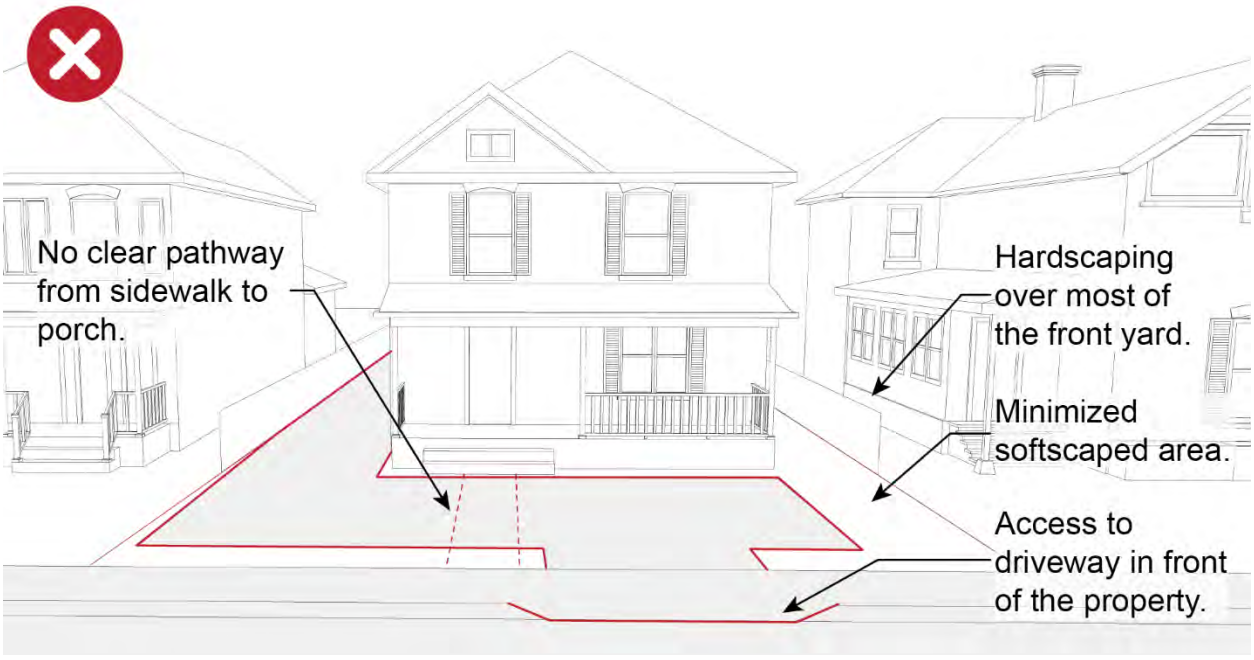


Figure 3.13: Graphic displaying walkways and driveways that are not consistent with the heritage landscape setting of surrounding *Contributing* properties.

3.3.2 Demolition and Relocation

The District displays a high level of integrity and visual cohesiveness expressed by its historic building stock. Given the objectives of this HCD Plan, there are few opportunities for demolition and relocation.

1. **Demolition or relocation of contributing properties will not be supported, except in cases of extraordinary circumstances;**

2. **Demolition by neglect will not be considered an extraordinary circumstance;**

3. **The following must be confirmed as part of a complete application under the *Ontario Heritage Act* for the demolition of a contributing building;**

    I. **There is structural instability or damage resulting from an extraordinary circumstance as assessed by a structural engineer with expertise in heritage buildings;**

    II. **The building is damaged beyond reasonable repair to the extent that it no longer contributes to the cultural heritage value of the District;**

    III. **A thorough assessment of the building's condition has been completed by a qualified professional (e.g architect, heritage professional, engineer);**

    IV. **It has been demonstrated that alternative retention options have been meaningfully considered (e.g preservation, rehabilitation, restoration, reinvestment, retrofitting, re-use, mothballing etc.);**

4. **Demolition of non-contributing properties shall be considered, however, demolition activity shall not begin until plans for the replacement building(s) or structure(s) have been approved, and a heritage permit issued by the City.**

    a) *Substantial progress should be made in the construction of the replacement building(s) within two years of the demolition of the previous building;*

    b) *In the rare instance that a contributing property is approved for demolition, the City may require that the building be recorded (e.g documentation photos, plans etc.) and the information be deposited at the City Archives.*

3.3.3 New Construction and Infill Development

There may be locations within the District where infill development may occur over time, if buildings that do not contribute to the historic or architectural character are demolished or other circumstances arise to allow infill construction. New construction is permitted, provided it is compatible with the heritage character and conforms to the policies in this section.

1. **New construction will be required to be compatible with the heritage character and attributes of adjacent heritage properties and the cultural heritage value of the District. This means adhering to the character of the surrounding neighbourhood of the District with regards to lot patterns, heights, massing, setback, building scale, roof pitches and exterior materials;**

2. **All new buildings, except for accessory buildings, for all properties on public or private lands in the District, must be accompanied by a Cultural Heritage Impact Assessment (CHIA);**

3. **The CHIA must demonstrate that the proposed building aligns with the policies and guidelines of this HCD Plan pertaining to New Construction and Infill Development.**

    a) *New residential buildings should reflect contemporary design while respecting the heritage context. They should not replicate historic architectural styles or incorporate authentic historic details inappropriately;*

    b) *While modern interpretations of historic forms and elements are encouraged, exact reproductions of historic buildings that create a false sense of history and disrupt the organic evolution of the built environment are not permitted;*

    c) *Roof designs should use simple, compatible forms and pitches found in the District, avoiding exaggerated or incongruous shapes;*

    d) *Exterior materials should be of high quality and compatible in texture, scale, and colour with those traditionally used in the District, while allowing contemporary equivalents where appropriate;*

    e) *A Cultural Heritage Impact Assessment (CHIA) should clearly identify adjacent contributing properties and key views that may be affected by the new construction;*

    f) *The CHIA should include a streetscape elevation or massing study to illustrate how the proposed development relates to its immediate context in scale, height, and setbacks;*

g) Proposed mitigation measures (e.g., stepbacks, material transitions, landscape buffers) should be explicitly documented in the CHIA to show how compatibility will be achieved;

h) Applicants should consult with Heritage Planning staff early in the process to confirm the scope and expectations for the CHIA.

3.3.4 Massing and Density

The District boundary is located in the St. Luke's Precinct and is presently zoned as a low-rise precinct in the City of Burlington. Massing and density shall comply with the density, heights, and zoning updates, which are outlined in detail in **Section 2.3.1** of this report. These policies apply to new buildings and additions, as well as to additional residency units (ARUs), secondary suites, and garden suites.

1. **New development or additions within the HCD, whether on contributing or non-contributing properties, shall respect the prevailing building heights and rooflines of contributing properties within the immediate context to ensure visual continuity and preserve the established streetscape rhythm;**

2. **Modest variations in height may be considered where they:**

    I. **Occur in transition areas between differing building scales;**
    II. **Contribute positively to the character of the streetscape or riverfront;**
    III. **Do not overwhelm or diminish adjacent heritage resources;**

3. **Proposals for increased height must be accompanied by a Cultural Heritage Impact Assessment (CHIA) demonstrating that the change will not negatively impact the District's heritage attributes or its overall cultural heritage value.**

    a) Infill or new construction should generally not exceed the average height of existing heritage buildings on the block;

    b) New construction should reflect the established rhythm of lot widths and spacing of adjacent heritage properties to maintain the continuity of the streetscape;

    c) Building heights should align with the prevailing cornice or eave lines of adjacent contributing properties, allowing for modest variation to distinguish new development as contemporary;

    d) Front and side yard setbacks should be consistent with adjacent contributing properties to reinforce the existing streetscape pattern.

3.3.5 Sustainability and Utility Equipment

The following section recognizes that there may be opportunities to add new features that allow for improved energy efficiency, provided they are installed appropriately and with minimal impact on the heritage attributes of the HCD and the existing building.

1. **Improvements for energy efficiency will be considered provided they are compatible with, and do not detract from, the cultural heritage value or attributes of the District and adjacent contributing properties.**

    a) *Solar panels should be located so that they are not visible from the street or as discretely as possible; they should be installed in a way that minimizes damage and impact to the heritage fabric of the building;*

    b) *Modern utilities and other equipment such as (but not limited to) hydro or water meters, satellite dishes, vents and ducts, skylights, or HVAC units should be located away from primary façades (and side elevations on corner lots), in an inconspicuous location wherever feasible or when technical requirements allow. They should be installed in a manner that does not damage the building.*

3.3.6 Adjacency to the District

The Provincial Planning Statement (PPS) provides direction for managing the impacts of development on lands adjacent to protected heritage properties, including HCDs. While the HCD Plan does not extend to adjacent properties, major development proposals, such as new buildings or significant additions, on adjacent lands consider the potential impact on the cultural heritage value and attributes of the District. Please see more information about the rationale behind the policies and guidelines for lands adjacent to HCDs in **Section 4.1.3** of this document.

1. **Development and site alteration to properties adjacent to the District shall conserve the cultural heritage value, heritage attributes, and integrity of the District.**

    a) *City staff will determine the need and scope of a CHIA based on the scale and nature of the proposed work, its proximity to the District, and the type of potential impact. Examples include visual impacts on key sight lines or views, shadowing, physical or visual isolation of heritage attributes, or construction-related effects.*

3.3.7 Repair and Alterations

Repairs and alterations are often undertaken to improve the comfort, function, and appearance of properties. This can be done through various means, such as re-siding façades, upgrading insulation, modifying entrances, or creating new window openings. Within the District, these types of changes occur against a backdrop of rich architectural diversity, with buildings representing styles such as Bungalow, Craftsman, Edwardian, Queen Anne Revival, Victorian, Georgian, and Contemporary forms.

Many properties also feature later additions that, when designed sympathetically, successfully blend with the historic character of the area. Materials play an important role in this visual cohesion: while red brick predominates, stucco, cedar shingles, fish-scale detailing, and other cladding types contribute to the district's layered and evolving architectural identity. The goal of these policies and guidelines is to ensure that necessary repairs and alterations respect and reinforce this character, allowing properties, whether historic or contemporary, to adapt while contributing positively to the overall streetscape.

1. **Repairs and alterations on all properties shall respect and/or conserve the cultural heritage value of the District, as applicable;**

2. **Repairs and alterations on non-contributing properties shall respect the heritage attributes of adjacent contributing properties;**

3. **Original materials and architectural features on all properties within the District shall be repaired rather than replaced, wherever feasible;**

4. **Repairs and alterations on all properties within the District shall be compatible with the character of the property and streetscape, in terms of scale, form, materials, and detailing;**

5. **Repairs and alterations on contributing properties shall not obscure or remove key character-defining elements;**

    a) *Historical, architectural and landscape features and building materials should be maintained and enhanced;*

    b) *Any proposed change to a contributing property should be based upon a clear understanding of the issue with the building or site. Wherever possible, proposed alterations should be based on a sound knowledge of the building type, materials, and form;*

    c) *Contemporary alterations should be distinct yet sympathetic, using compatible materials and forms;*

    d) *Avoid mimicking historic styles in a way that creates a false sense of history;*

e) Where repairs alterations are necessary, every attempt should be made to make changes on the least visible façades, in discreet locations, away from the street presence of the building;

f) Maintain proper site drainage in any work so that water does not collect or drain towards foundations;

a) A heritage permit may be required for repairs, alterations and additions on non-contributing properties depending on the scope of the project. This will be at the discretion of the Heritage Planning staff.

3.3.8 Roofs and Rooflines

The diversity of roof types found within the District reflects the influence of a range of architectural styles and contributes to the cultural heritage value.

1. **Alteration or removal of roof features of a contributing property shall only be permitted where determined to be appropriate, including roof features that are not prominently visible from the public realm or do not contribute to the cultural heritage value and heritage attributes of the District.**

2. **Where a roof or roof features of a contributing property are damaged or deteriorated beyond repair, replacements shall reference the existing roof and/or roof features.**

    a) *Maintain historic rooflines and pitches;*

    b) *Replace only those portions that have deteriorated beyond repair, rather than replacing the entire roof or roof feature;*

    c) *Replacement roofs and roof features should be physically compatible with the contributing property and not result in damage or removal of other building features that reflect the District's heritage attributes;*

    d) *Vents, skylights and other new roof elements should be sympathetic in type and material and should be located out of general view from the public realm.*

    e) *Avoid oversized dormers or rooftop additions that overwhelm the existing form;*

    f) *The addition of solar panels or solar hot water heaters may be permitted on roofs but shall not permanently damage or remove heritage fabric. The installation of this type of equipment should be in the same plane as the roof (e.g., at the rear slope of a roof or on a flat or low-pitched roof) and not visible from the street wherever possible;*

    g) *Chimneys can be important heritage attributes and should be retained wherever possible. Non-functioning chimneys should be retained, capped, and re-pointed*.

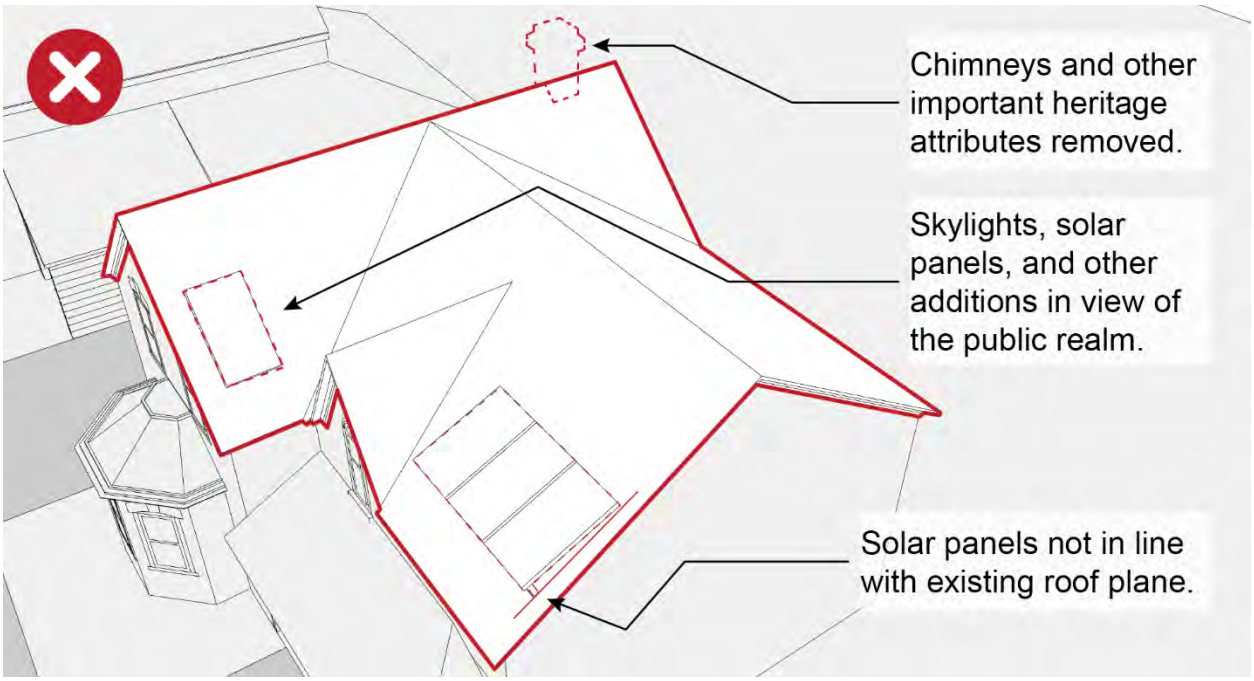


Figure 3.14: Graphic of incompatible roof alterations to including removed chimneys and visible additions from the public realm such as skylights and solar panels.

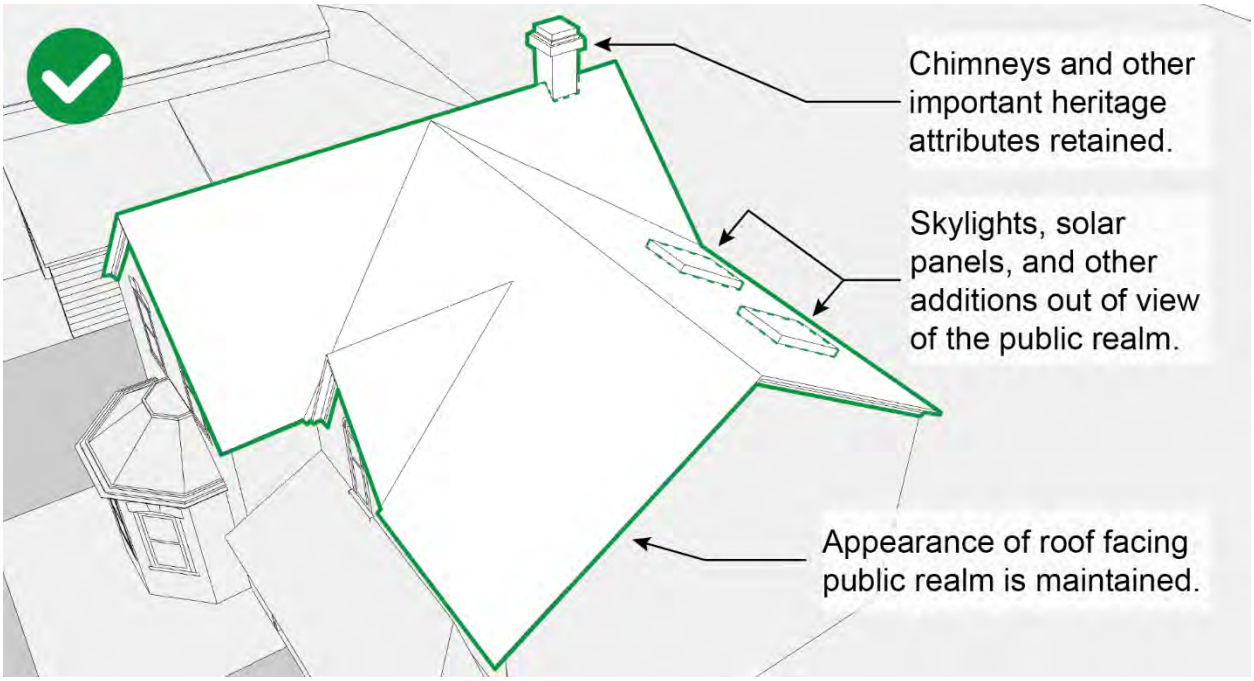


Figure 3.15: Graphic showing compatible roof modifications that meet the policies and guidelines This includes retaining heritage attributes such as chimneys and ensuring any roof additions such as skylights and solar panels are out of view from the public realm.

3.3.9 Exterior Walls

Exterior walls include foundation walls, raised basements, and walls from the ground through attic levels, and may include the walls of projecting elements such as parapets, dormers, bays, and turrets. Exterior features include decorative details, sills, lintels, and other features within the plane of the wall.

1. **Alterations to exterior wall features of contributing properties shall conserve the legibility of the primary structure's architectural style and typology;**

2. **Authentic heritage fabric on contributing properties must be retained and maintained;**

3. **Damaged or deteriorated exterior wall cladding or exterior wall features on contributing properties shall be repaired rather than replaced;**

4. **Alterations to exterior walls on non-contributing properties shall respect the heritage attributes of adjacent properties, and of the District.**

    a) *If replacement is necessary, select materials that are visually compatible with the historic palette of the District;*

    b) *Repairs to exterior cladding or wall features should use appropriate and compatible materials and methods to avoid causing damage to existing materials, such as the use of compatible mortar mixture and traditional pointing methods when repointing brick masonry;*

    c) *Avoid synthetic or highly reflective materials that disrupt the heritage character;*

    d) *Brick masonry requires re-pointing from time to time and this process should be undertaken by tradespeople with experience in historic masonry techniques and materials;*

    e) *Generally, lime-based mortar should be used, and joints should replicate the original in finish, colour, and texture. Hard, cement-based mortars are more rigid during freeze-thaw cycles and can cause brick units to deteriorate;*

    f) *New cladding should not be applied to exterior brick walls on contributing properties that have not been previously over-clad;*

    g) *Removing over-cladding from exterior brick walls on properties that have been previously re-clad is encouraged where the existing over-cladding may cause deterioration to the underlying brick over time;*

h) Protect original wall surfaces from cleaning methods that may permanently alter or damage the appearance of the surface or give a radically new look to the building. Sandblasting, strong chemical cleaning solutions or high-pressure water blasting are discouraged.

i) The application of waterproofing and water repellant coatings should be avoided;

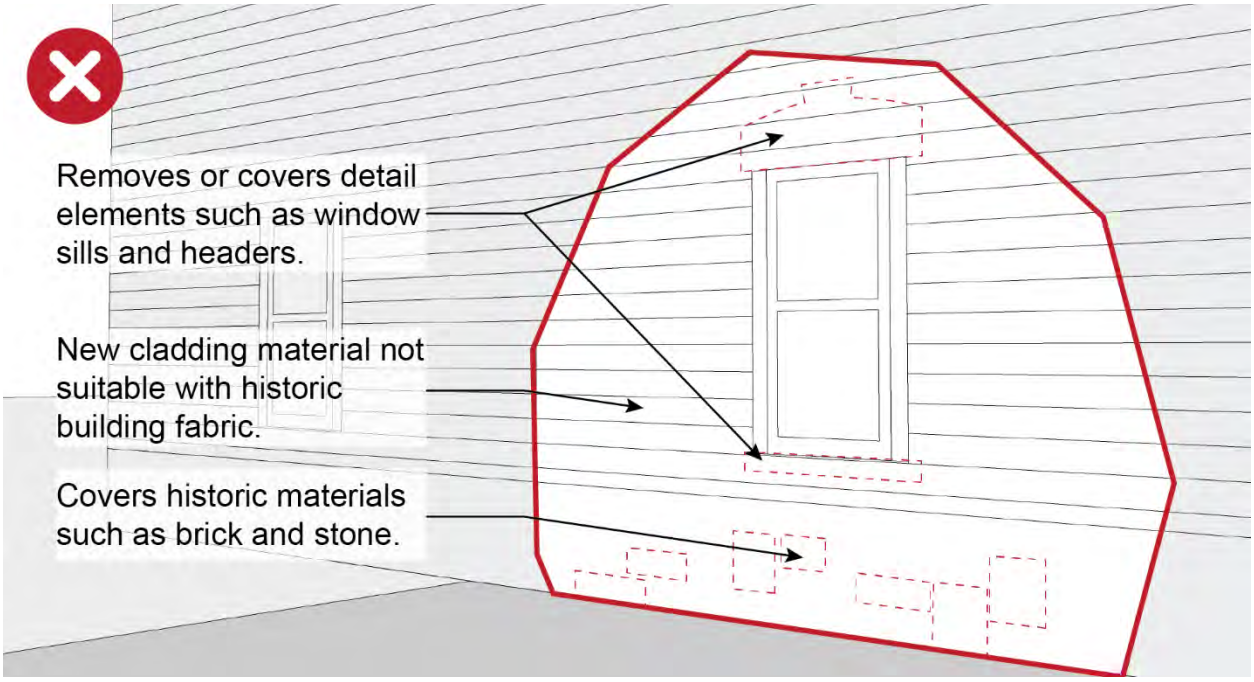


Figure 3.16: Graphic demonstrating incompatible alterations to exterior walls. This includes covering original materials.

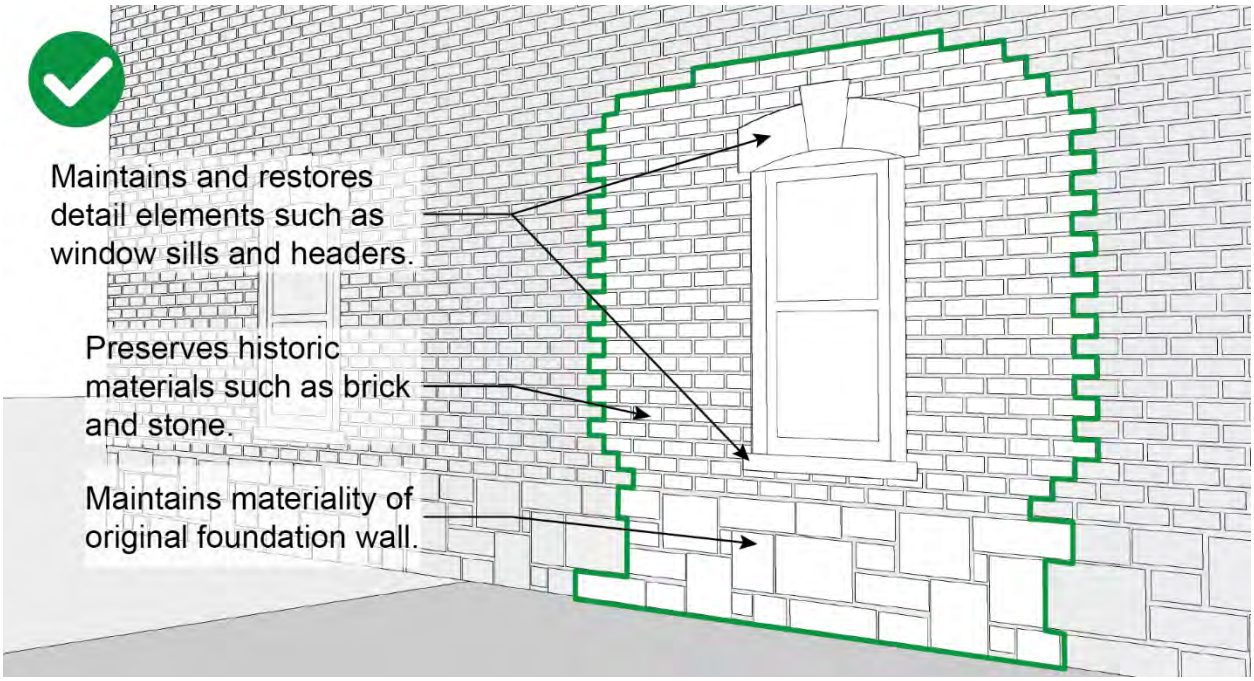


Figure 3.17: Graphic demonstrating appropriate alterations to exterior walls.

3.3.10 Window and Door Openings

The form and shape of window and door openings and their features are important to the integrity of contributing properties and the District overall. Windows punctuate an elevation and establish the horizontal and vertical datum lines that organize and structure an elevation. Similarly, doors and door openings often provide a focal point for an elevation and structure the geometry and rhythm of its bays.

Exterior window and door features include architectural detail such as plain, stained, or coloured glass, original, distinctive frames of wood or metal, with divided lights, decorative treatments, and hardware. There may be mouldings that make the transition between the frame and the framed opening. Some window frames, door frames, sidelights, transoms, and glazing are original to the building, and these elements may be important features to the property's significance.

1. **Alterations to the size, shape, and placement of windows and doors of contributing properties shall conserve the legibility of the primary structure's architectural style and typology;**

2. **Maintain original window openings and entrances of contributing properties that are important to the architectural character and symmetry of contributing properties;**

3. **The removing or blocking-up of window and entrance openings that are important to the architectural character and symmetry of the contributing properties is not permitted;**

    a) *Where historic windows or doors survive, repair and maintain them rather than replace;*

    b) *New window or door openings should be proportional to the façade and aligned with the rhythm of openings on adjacent properties;*

    c) *Preserve original doors, surrounds, sidelights, transoms, and hardware wherever feasible;*

    d) *Repair deteriorated wood or metal elements in-kind rather than replacing the entire unit. Where repair is not possible, replace only the damaged parts rather than the whole door system;*

    e) *Maintain the historic proportions of door openings, sidelights, and transoms;*

    f) *New door openings on principal façades are discouraged. Where required for functional or accessibility reasons, new openings should be placed on secondary elevations and designed to minimize visual impact;*

g) New windows shall be compatible with the original/historic windows in terms of material (such as wood), proportions (such as ratio of horizontal to vertical dimensions), rhythm and scale (such as number of openings per building façade), and glazing patterns (i.e. sashes and glazing);

h) Avoid inappropriate vinyl windows or oversize glazing that alters the building's scale. Replacement windows shall convey the same, or a similar appearance as the historic window and be physically and visually compatible;

a) Conserving the historic muntin, sash profile, and dimensions of windows is encouraged, where they exist.

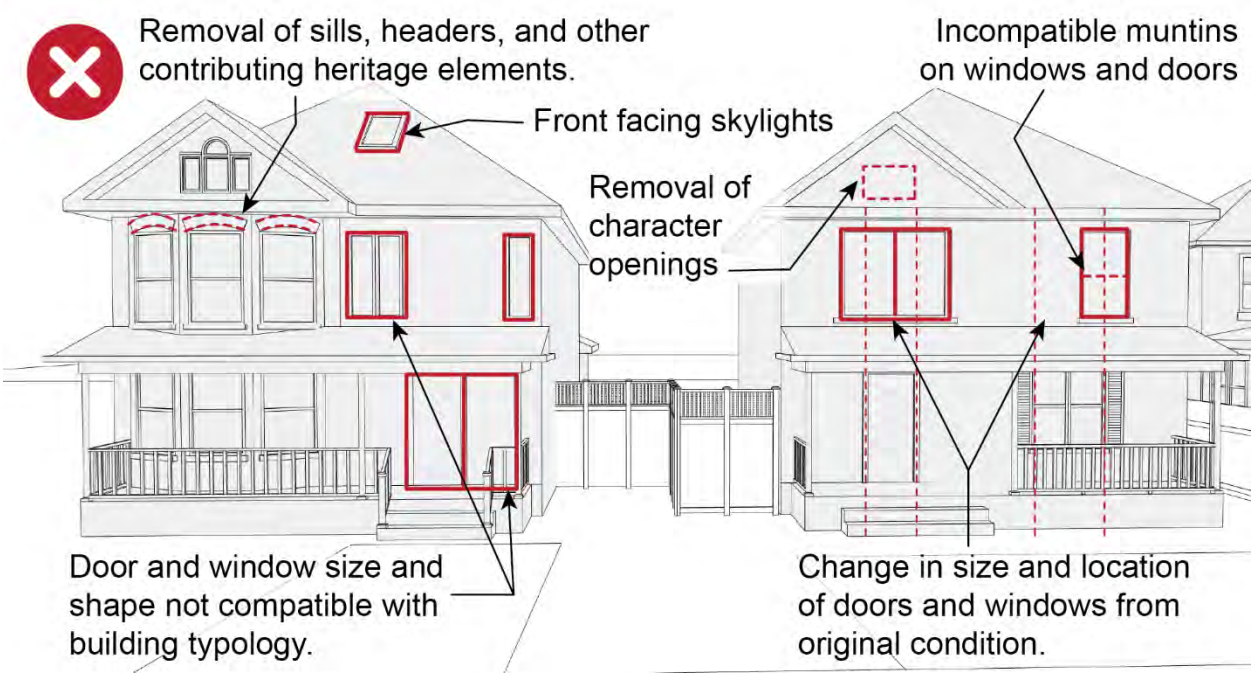


Figure 3.18: Graphic showing incompatible alterations to window and door openings of contributing residential properties. This includes the removal of architectural elements as well as altering the size and location of original openings.

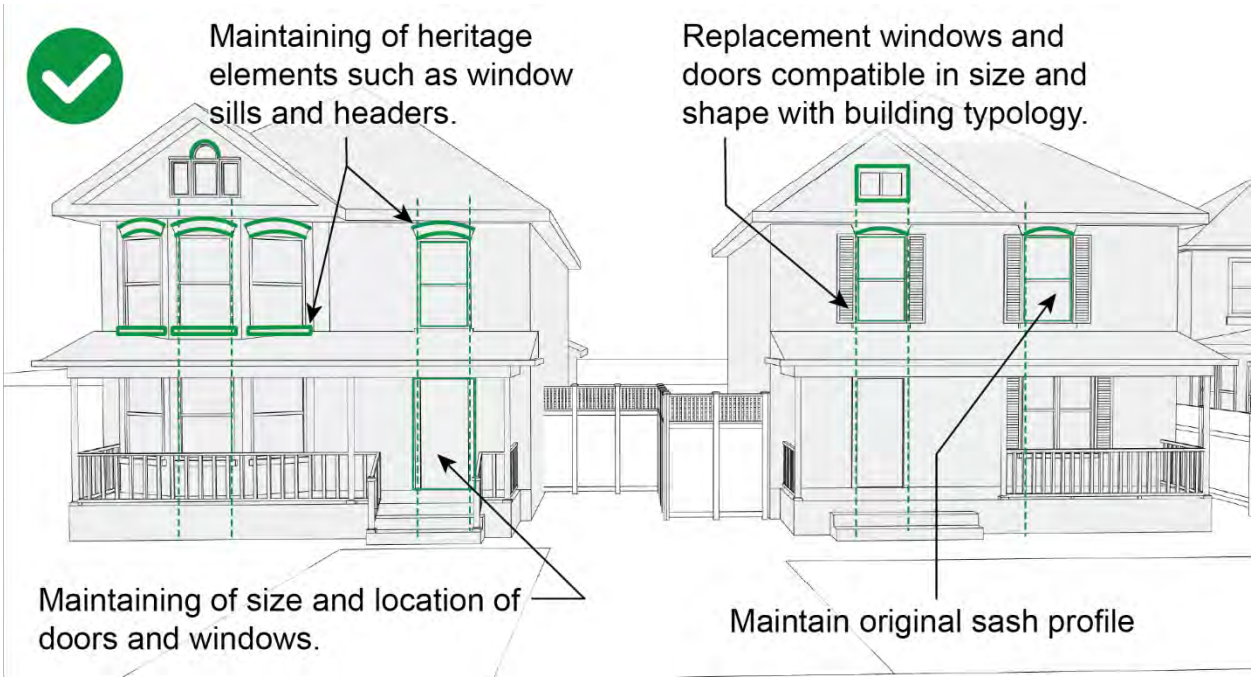


Figure 3.19: Graphic showing modifications to contributing residential properties that meet the policies and guidelines such as maintaining original opening locations and all heritage elements.

3.3.11 Porch and Verandah Repairs and Alterations

A wide variety of porch and verandah styles, types and treatments reflect the range of architectural styles and expressions found in the District. Features of porches and balconies in the District may include stairs, ramps, railings, porticos, canopies, gables, pilasters, balustrades, metal work, woodwork detail, and decorative treatments.

1. **Repairs and alterations to the features and details of entrances, porches and balconies of contributing properties shall conserve the legibility of the primary structure's architectural style and typology;**

2. **Damaged or deteriorated entrance, porch, and balcony features of contributing properties shall be repaired rather than replaced;**

3. **Character-defining porches or verandahs of contributing properties shall only be removed where they pose a life/safety threat. In such cases, they shall be thoroughly recorded prior to removal to allow for their accurate reconstruction;**

4. **Restoration of a missing porch must be based upon historical, pictorial and physical documentation, rather than conjecture, wherever possible;**

5. **New entrances, porches and balconies of all properties shall be physically and visually complementary to the District's cultural heritage value and heritage attributes.**

    a) *Historic wood railings, balustrades and columns that are part of entrances, porches, and verandahs that reflect the architectural character of the contributing property should be conserved, where they exist;*

    b) *Alterations to entrances or porches to increase accessibility should conserve the legibility of the property's architectural style where possible to minimize the impact to the District's cultural heritage value and attributes;*

    c) *Where exterior staircases are required, they should be installed away from principal façades (i.e. on secondary elevations), wherever possible;*

    d) *Wood is encouraged to be used in the construction of new entrances and porches. Other materials, such as synthetic wood products will be considered on a case-by-case basis through the heritage permit process;*

    e) *Contemporary design and materials may be used for new entrances, porches, and balconies;*

    f) *New or reconstructed porches should be simple, compatible in scale and material, and avoid false historic detailing.*



Figure 3.20: Image of an excellent example of an addition respecting the massing, window line, porch and roofline of the existing building at 471 Burlington Avenue.

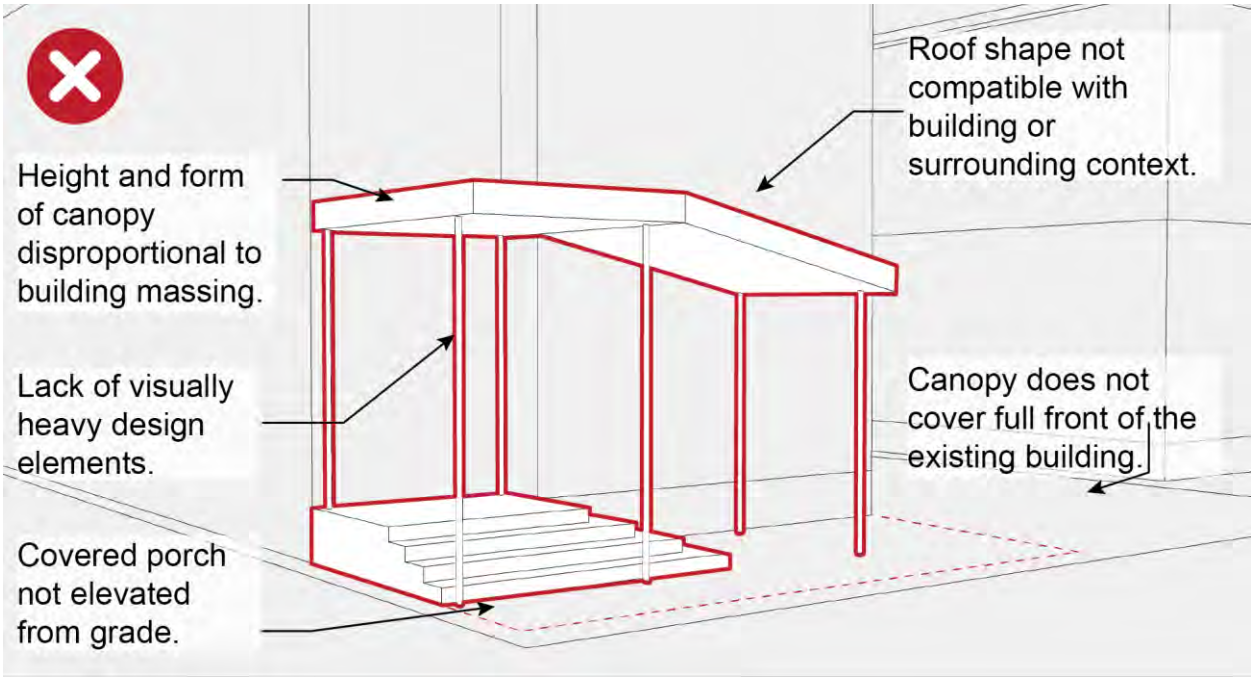


Figure 3.21: Graphic showing modifications to front porches and verandas of contributing residential properties that do not meet the policies and guidelines. This includes modifications to the porch roof that are not compatible with the surrounding context, or its height that is disproportionate to the property.

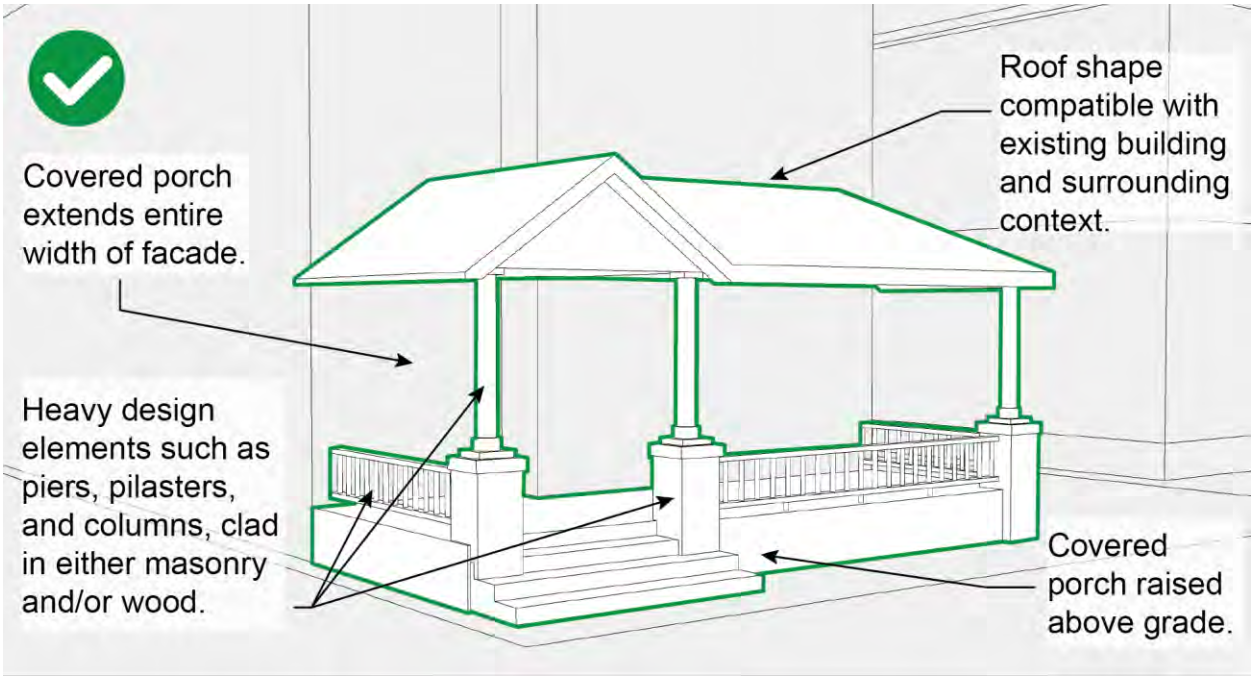


Figure 3.22: Graphic of a porch and verandah alteration that meets the policies and guidelines. The proportions and contributing heritage elements are conserved.

3.3.12 Additions

This section outlines guidelines for additions to properties within the District. Additions to contributing and non-contributing properties are an important aspect of a building, and the District's, evolution.

3.3.12.1. Location, Massing and Form

1. **Additions to all properties in the District shall be subordinate in scale and massing to the primary building, ensuring the original form remains legible;**

2. **Additions are not permitted on the front façade and shall be located at the rear or to the side for all properties;**

3. **Additions on the front façade of all properties shall not be permitted;**

4. **Rooftop additions for all properties shall be stepped back from the primary street-facing façade to minimize visibility from the public realm;**

5. **Additions on all properties shall be limited in size and scale to complement the existing building and neighbouring properties;**

6. **Multi-storey exterior additions on all properties must be set back as deeply as possible from the existing front wall plane in order to be unobtrusive in the streetscape and differentiate the addition from the older structure;**

7. **The original roof configuration of contributing properties, at the front of the building shall be maintained and not obscured by any addition. Roofing materials and associated features, such as fascia, trim, and brackets shall be retained and not obstructed by an addition.**

    a) *Additions should be complementary to the main building and clearly secondary in terms of scale, massing, and height; they should also be clearly distinguishable in form and detail;*

    b) *The height of the addition should be no more than that of the main building and, preferably lower, in order to clearly distinguish it from the original building;*

    c) *The roofline of a rear addition should not exceed the height of the existing building's roof ridgeline, otherwise it should be stepped back from the street elevation to reduce its visual impact when viewed from the street;*

    d) *Construction of additions should not entail removal, covering, or other adverse impacts on the heritage attributes or other important architectural features of the original building;*

e) *Where additions are visible from the street, their design should consider the horizontal and vertical patterns of the existing and/or neighbouring buildings, including overall proportions, alignment of windows and doors, as well as of cornice lines and rooflines;*

f) *For corner lots, additions should face the secondary street, not the primary heritage frontage;*

g) *Rooftop additions should be set back at least one bay or a full storey from the primary façade to remain visually recessive;*

h) *On non-contributing properties, additions may introduce contemporary forms, provided they reinforce the established massing patterns of the District.*

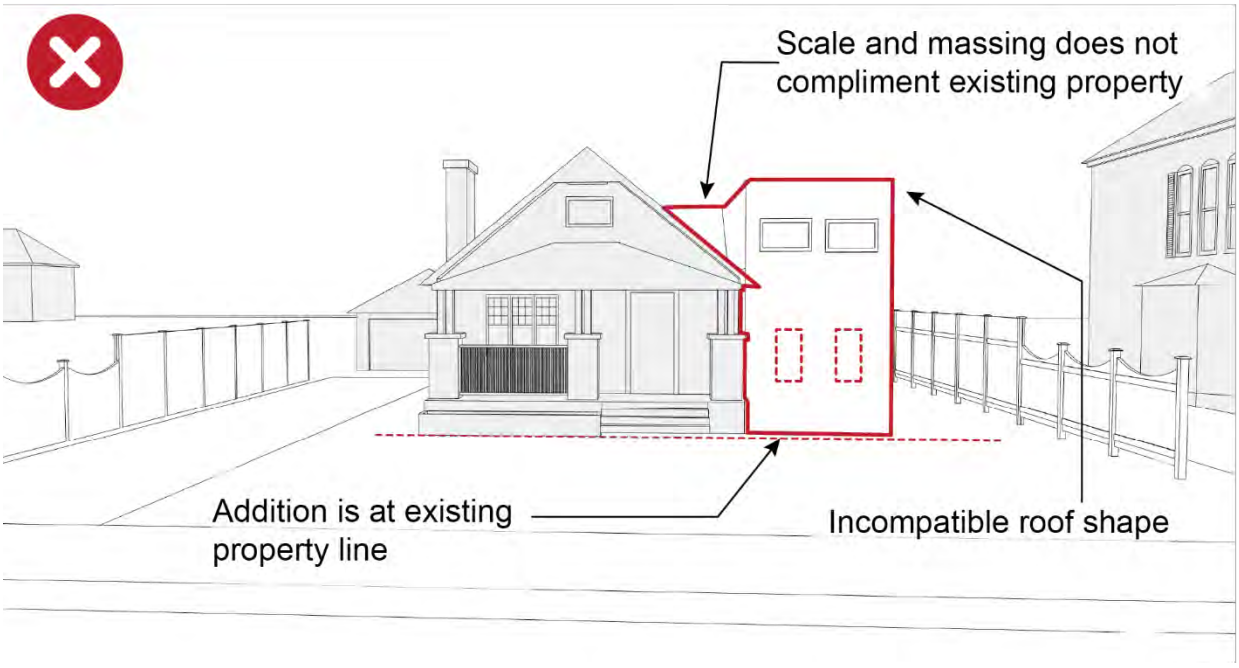


Figure 3.23: Graphic showing an addition location that does not meet the policies and guidelines. This includes an addition of a larger scale and massing than the contributing property and a building footprint that is not set back from the property's primary façade.

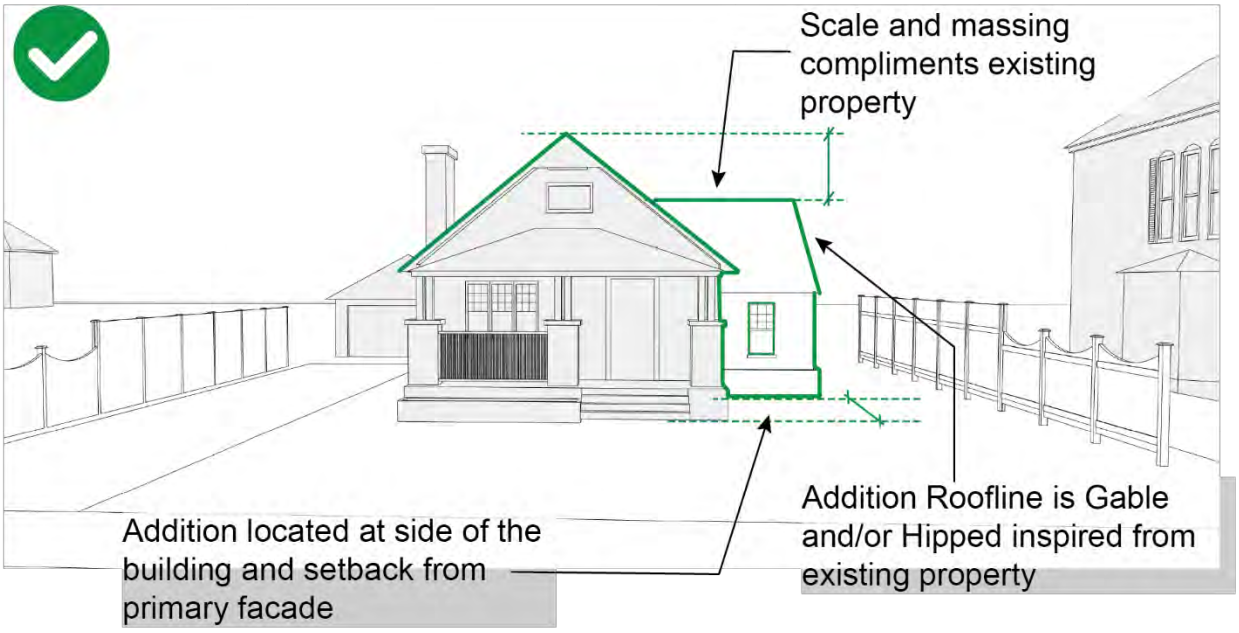


Figure 3.24: Graphic illustrating an addition to a contributing residential property that meets the policies and guidelines. The scale and massing of the addition is complimentary and subordinate to the contributing property, and its footprint is set back from the primary façade. The roof line and openings are inspired by designs from the District and more importantly, the existing contributing property.



Figure 3.25: Addition at the rear of 437 Burlington Avenue.

3.3.12.2. Addition Designs

1. **Additions to contributing properties must be carefully designed so that they support and do not overwhelm the heritage value of the property or the District.**

2. **Additions to non-contributing properties shall improve compatibility with the HCD, offering an opportunity to reinforce district character;**

3. **New additions on all properties shall be designed in a manner which distinguishes between old and new and is compatible with the architectural style of the existing building, adjacent contributing properties and the District as a whole;**

    a) *Design of additions or those additions that reference design motifs of the existing building is to be encouraged. Compatible additions are complementary in terms of scale, mass, materials, form, and colour.*

3.3.12.3. Materials and Detailing

1. **Materials for additions shall be compatible but distinguishable from the original construction;**

2. **Authentic historic details shall not be replicated in a manner that creates a false sense of history;**

3. **Additions to all properties should employ materials that are compatible with those historically found within the Heritage Conservation District.**

    a) *The application of new cladding, surfaces or coatings, including synthetic materials such as vinyl or aluminum siding, acrylic stucco, and Exterior Insulation and Finish Systems (EIFS) are discouraged on building façades facing the public realm. These materials and others, such as fibre cement board, metal panels, synthetic wood products, and other modern materials will be considered on a case-by-case basis;*

    b) *Additions should use high-quality materials that are durable and complementary to the District, such as brick, stone, wood, or compatible contemporary finishes;*

    c) *Use of lightweight materials (e.g., glass, metal) may be appropriate for rooftop or rear additions to reduce visual impact;*

    d) *Ensure that vents, skylights, and other new roof elements are sympathetic in type and material and that they are discretely placed out of general view from the street and public rights-of-way;*

    e) *Use of false-historic cladding, decorative trim, or replicated historic details should be avoided;*

    f) *Where possible, additions should enhance energy performance (e.g., through sensitive insulation or glazing strategies) without compromising heritage character.*

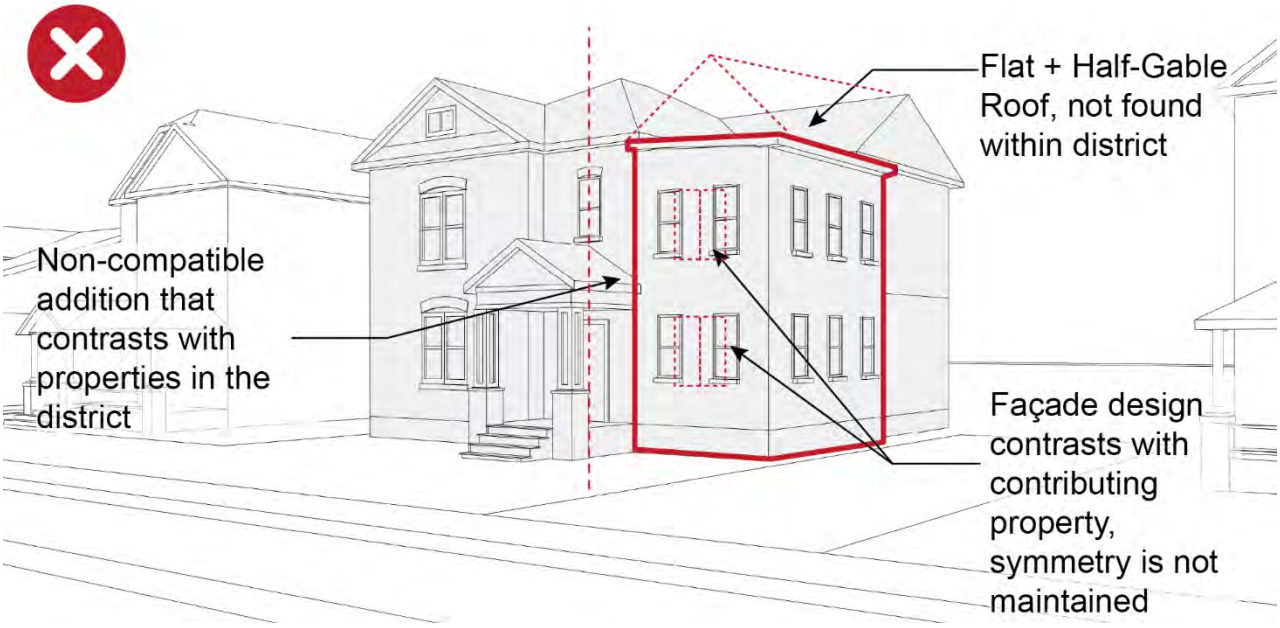


Figure 3.26: Graphic illustrating an addition that creates a false sense of history of the property. While the addition appears to be subordinate to and complementary of the contributing property, it is not distinguishable as a contemporary addition.



Figure 3.27: Graphic illustrating an addition of a similar scale however the design remains distinguishable from the original property. The addition is thus legible as a contemporary addition.

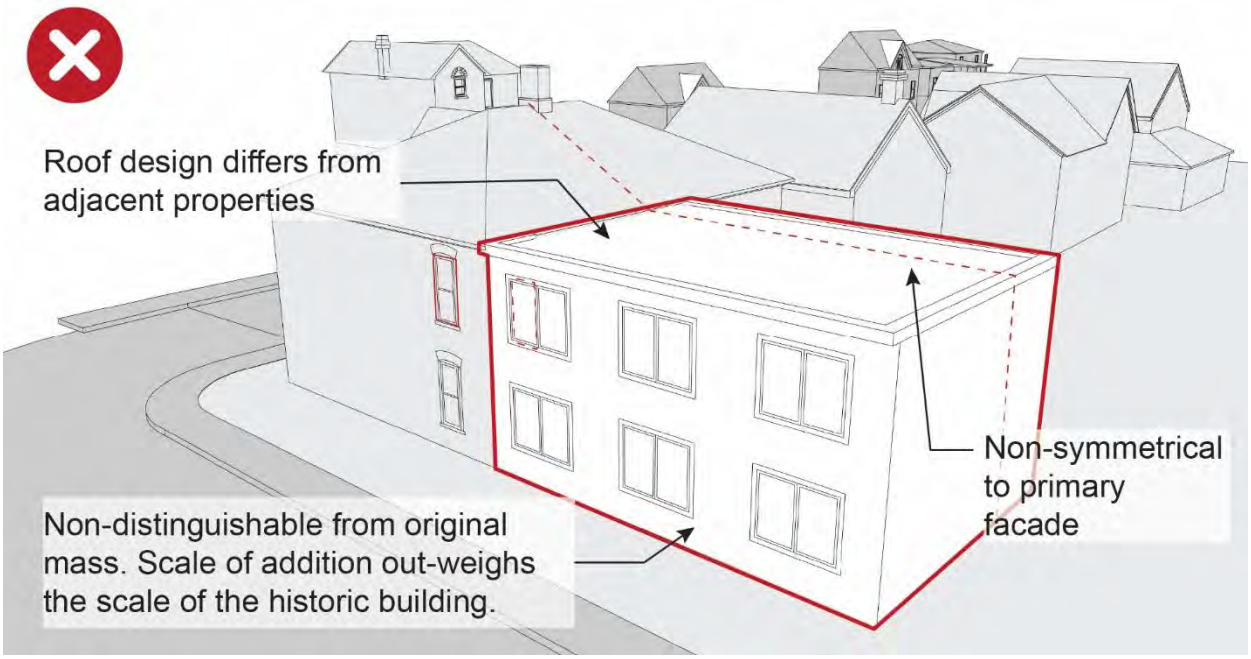


Figure 3.28: This addition does not meet the policies and guidelines due to contrasting roof designs and the loss of symmetrical qualities to the overall property.

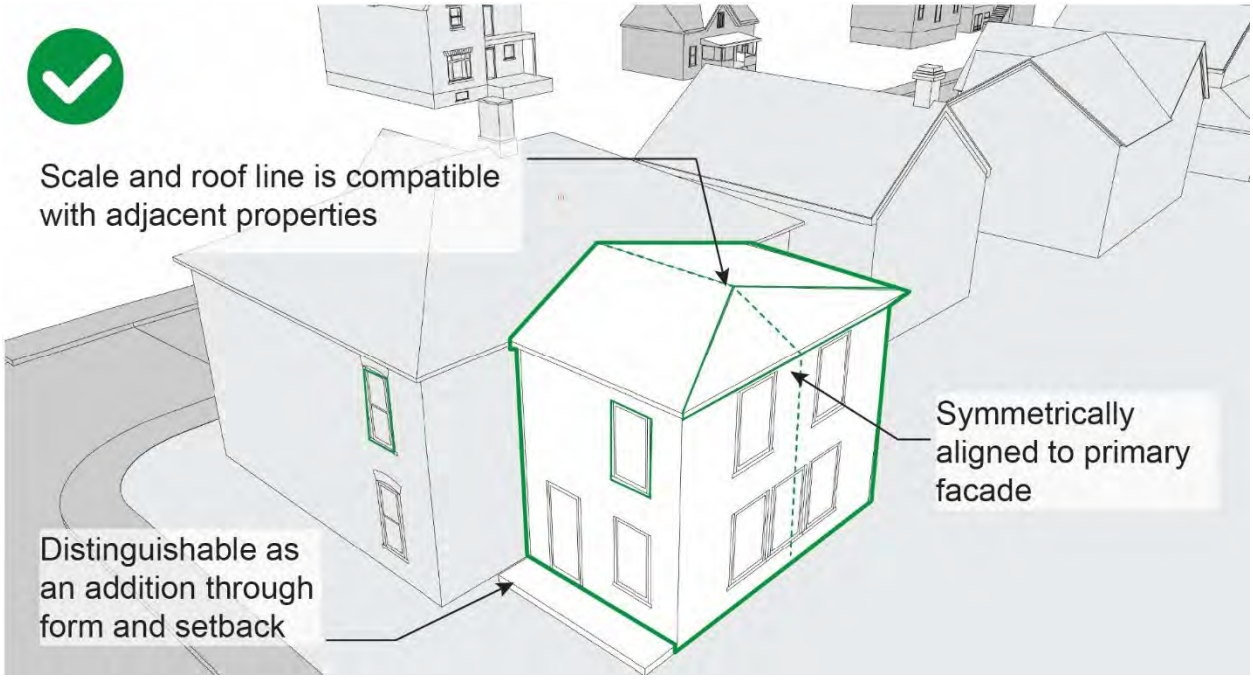


Figure 3.29: Graphic of a compatible addition to a corner contributing property. The addition honours the symmetry of the primary façade, is compatibly scaled to adjacent properties, and is distinguishable, through form and setback.

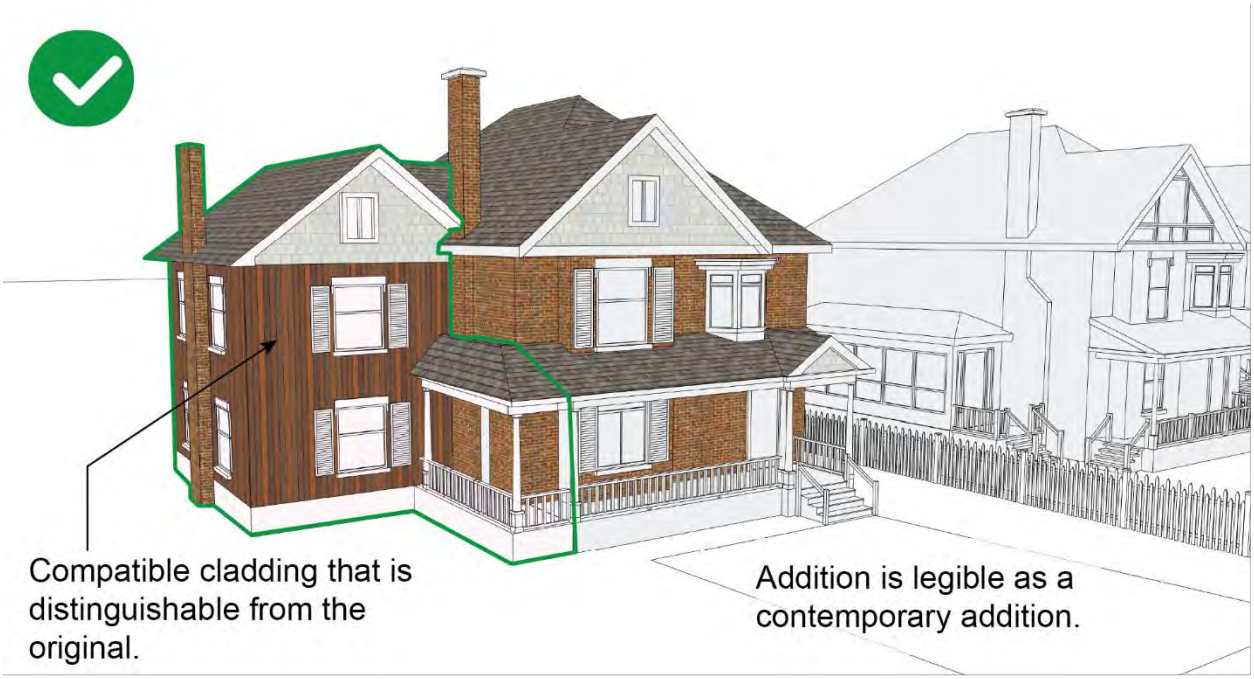


Figure 3.30: Graphic example of an addition to a contributing property that meets the guidelines.

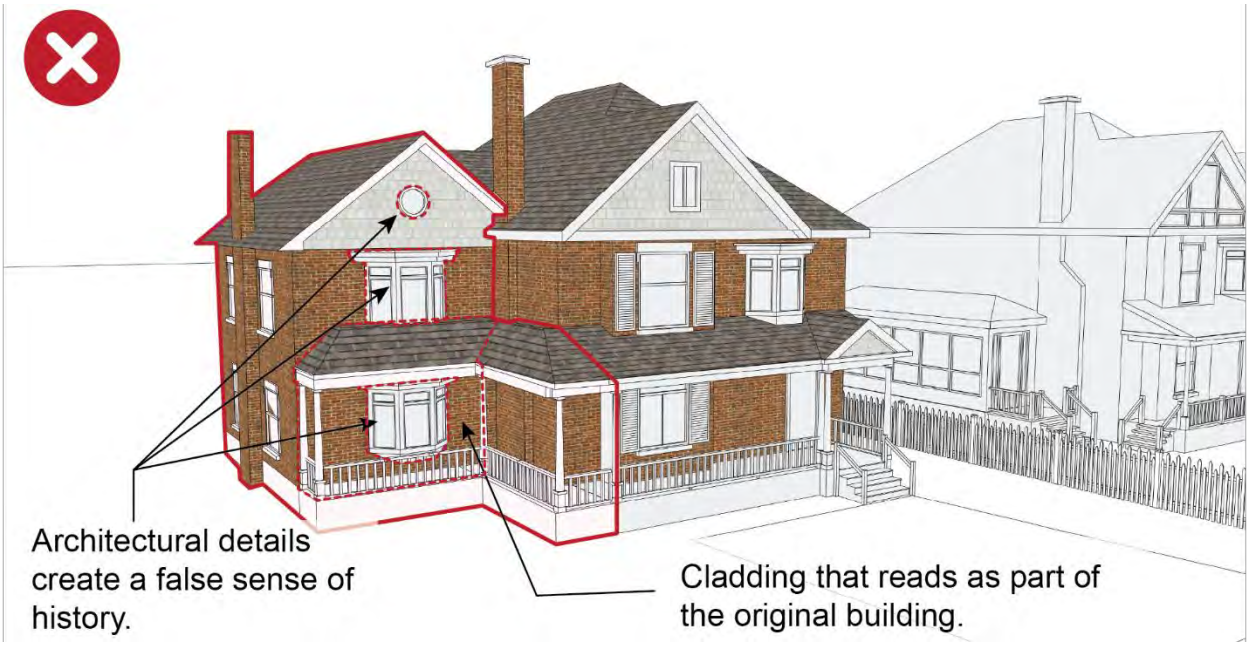


Figure 3.31: Graphic example of an addition to a contributing property that does not meet the guidelines. Although upon first glace the property appears compatible, it creates a false sense of history using architectural elements that were not there originally.

3.3.12.4. Window and Entrance Additions

1. **Additions to contributing properties shall protect and maintain original and/or historic window openings;**

2. **New windows on additions visible from the public realm should be compatible with the windows of the original structure of contributing properties, in terms of proportions (such as ratio of horizontal to vertical dimensions) as well as rhythm and scale (such as number of openings per building façade).**

    a) *Where new entrances or exterior staircases are required, they should be installed on secondary elevations and/or set back from the existing front building elevation;*

    b) *Large expanses of unbroken glazing should be avoided on street-facing elevations;*

    c) *Entrances for additions should be secondary, ensuring the primary entrance of the heritage building remains the focal point.*

3.3.13 New Construction

The Burlington Avenue-Ontario Street Heritage Conservation District (HCD) comprises a mix of building forms and architectural styles. New residential development may occur in an HCD in various circumstances, including the construction of buildings on vacant lots or the replacement of existing structures with new ones. Infill development should respect the established character of the District by considering factors such as scale, massing, setbacks, materials, and architectural details. While new construction is permitted, it must be compatible with the heritage character of the area and align with the policies set out in this HCD Plan. Thoughtful design that reflects and reinforces the *District*'s historical context is essential to maintaining its integrity.

1. **New construction will be required to be compatible with the heritage character and attributes of adjacent heritage properties and the cultural heritage value of the District;**

2. **New construction shall respect and adhere to the to established lot patterns, heights, massing, setback, building scale, roof pitches; and exterior materials of the District;**

3. **New construction should reflect contemporary design while respecting the heritage context. They should not replicate historic architectural styles or incorporate authentic historic details inappropriately;**

4. **Primary façades of new buildings shall face the street, maintaining the historic orientation of buildings in the District;**

5. **Setbacks for new construction shall align with those of adjacent contributing properties, unless otherwise directed by the Plan;**

6. **Stepbacks or modulation shall be used where required to reduce bulk and maintain rhythm;**

7. **Blank façades facing the street are not permitted, including on new residential buildings situated on corner lots;**

8. **Roof forms on new construction shall be compatible with those found within the District, reflecting prevalent pitches, shapes, or parapet heights.**

    a. *Modern interpretations of traditional forms for porches, rooflines and materials are encouraged if they respect the character of the streetscape;*

    b. *Buildings should be maintain consistent front yard setbacks with adjacent properties to reflect the rhythm of the streetscape;*

    c. *The height of new construction should not exceed that of adjacent contributing properties by more than one storey;*

d. *Window and door openings should reflect the proportion, rhythm, and placement of openings on adjacent contributing properties;*

e. *Large expanses of uninterrupted glazing should be avoided on street-facing façades;*

f. *Entrances should be oriented to the street and designed to reinforce the pedestrian-friendly scale of the District;*

g. *Rooflines should relate to those on adjacent heritage properties, whether through slope, parapet height, or rhythm;*

h. *Preferred materials should include brick, wood, or compatible contemporary equivalents;*

i. *Synthetic cladding (e.g., vinyl siding) should be avoided where visible from the street;*

j. *Secondary materials may be used on side and rear elevations, provided the overall quality and compatibility remain high.*

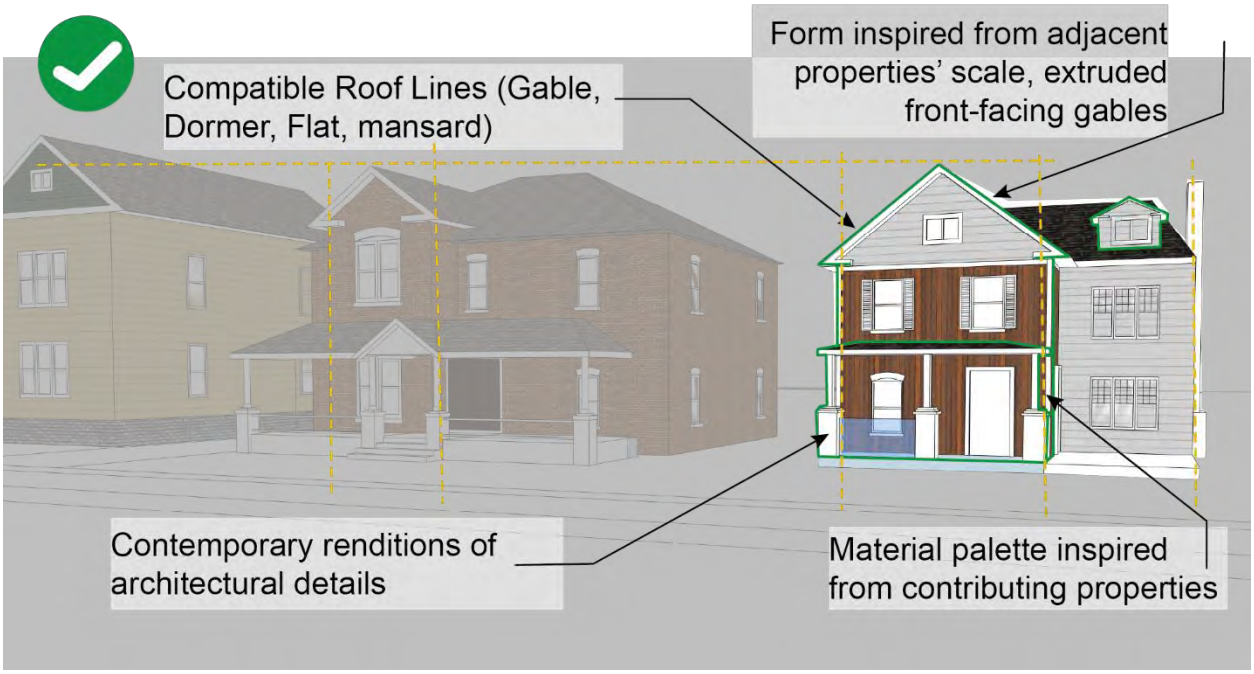


Figure 3.32: Graphic example of new construction within the District, using form, scale and architectural details as inspiration for new buildings.

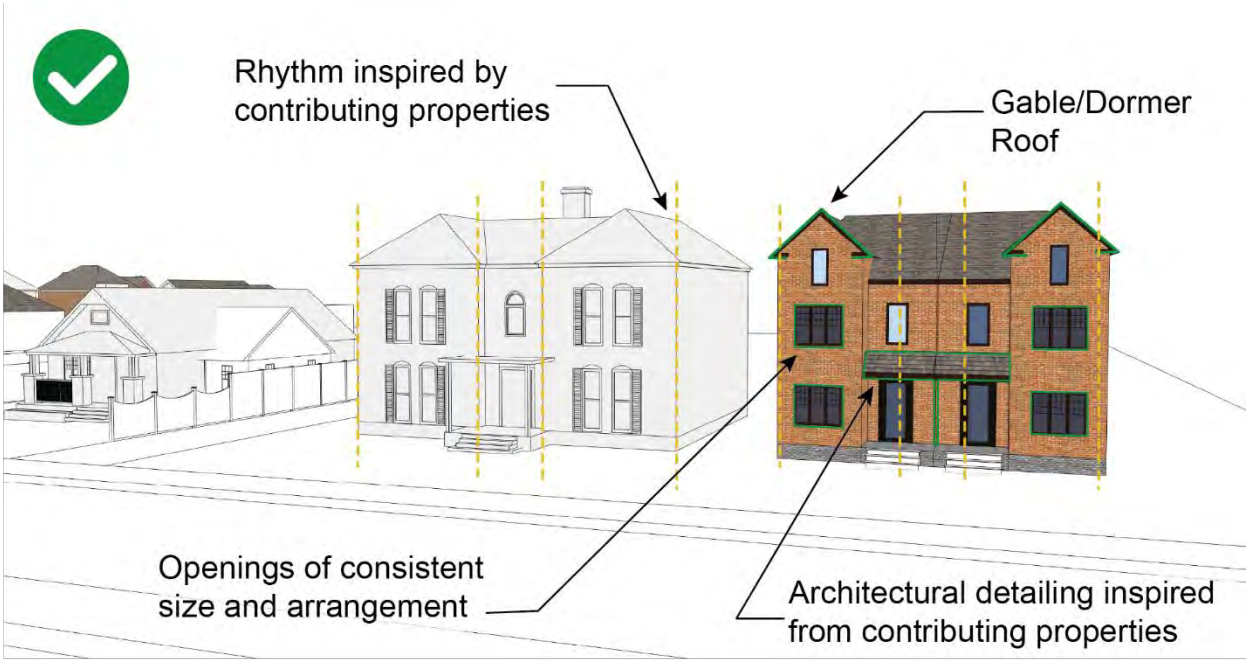


Figure 3.33: Graphic example of new construction of multi-unit residential property that meets the guidelines and inspires from some of the larger contributing properties found within the District.

3.3.13.1. Additional Residential Units

Secondary structures and outbuildings, including Additional Residential Units (ARUs) may be permitted within the HCD subject to compliance with the Official Plan, Zoning By-law, and the policies and guidelines of this HCD Plan. ARUs must be designed and located to conserve and support the cultural heritage value and attributes of the District.

1. **The construction of small-scale outbuildings in the rear yard, such as garden sheds, greenhouses, or storage structures shall be permitted on both contributing and non-contributing properties, provided they are appropriately scaled and sited to minimize their visibility from the public realm;**

2. **The design of ARUs shall consider the lot size, configuration and heritage context and not have adverse impacts of the heritage character of the property;**

3. **The sitting of ARUs shall not require the demolition or removal of heritage contributing resources;**

4. **ARUs should be located to the rear or side of the main dwelling and be clearly subordinate in scale and massing;**

5. **Original landscape features, mature vegetation, and historic accessory structures should be retained where possible when siting ARUs.**

    a) *For contributing properties, new outbuildings should be clearly distinguishable from the historic building, yet compatible in form, scale, and massing. Materials and detailing should be simple and subordinate, avoiding mimicry of historic architecture while complementing the character of the property and the District;*

    b) *For non-contributing properties, greater flexibility in the design of outbuildings may be allowed. However, materials, scale, and placement should still respect the character of the surrounding contributing properties and reinforce the heritage setting of the District;*

    c) *Where visible from public areas, mechanical equipment or utility elements (e.g., vents, skylights) should be discreetly integrated.*

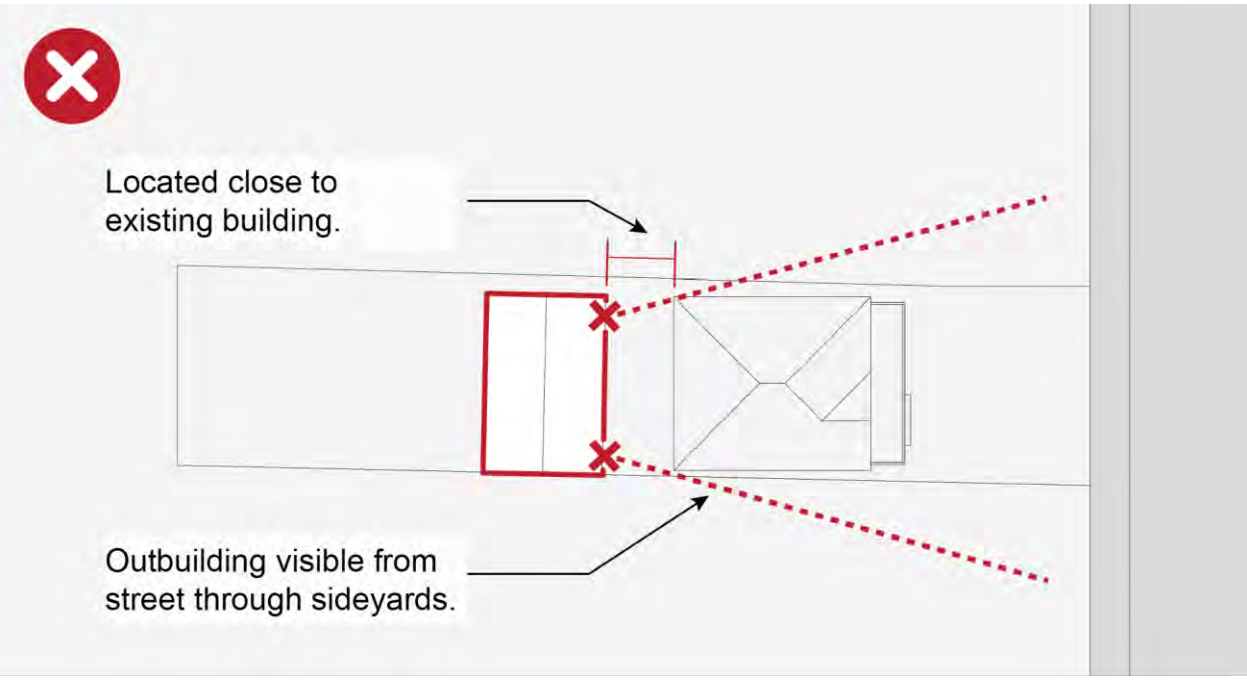


Figure 3.34: Diagram illustrating inappropriate location for a secondary structure on a contributing residential property.

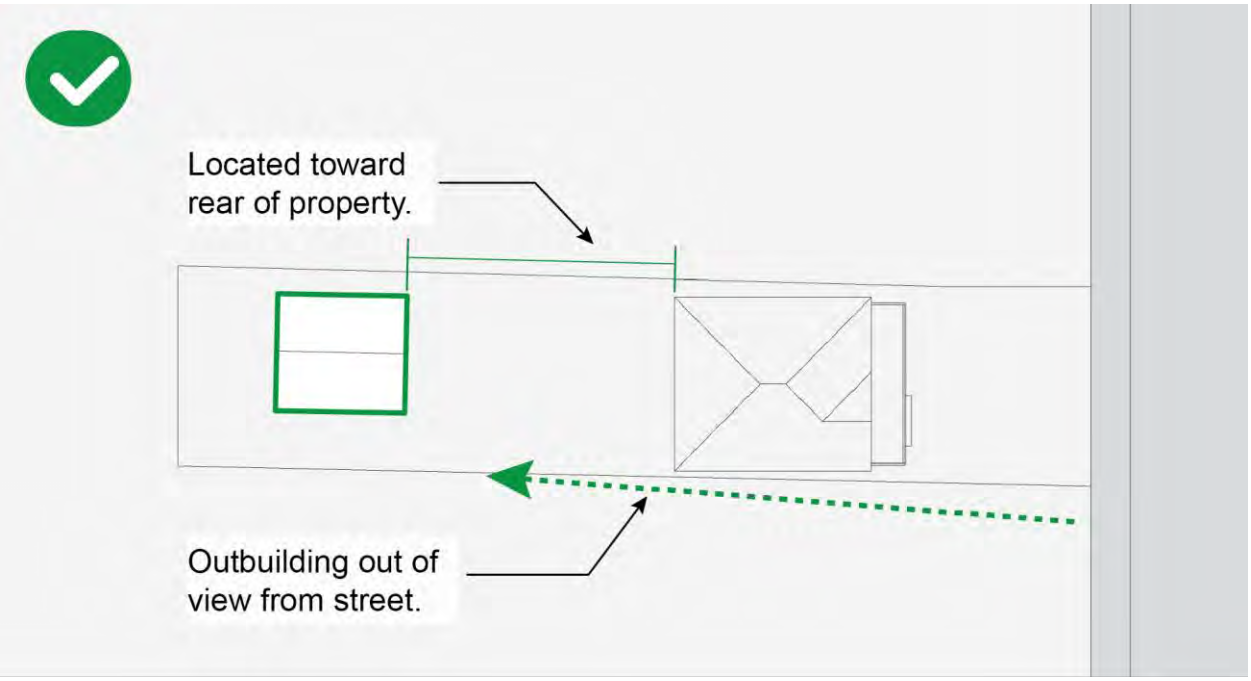


Figure 3.35: Diagram illustrating appropriate location for a secondary structure on a contributing residential property.

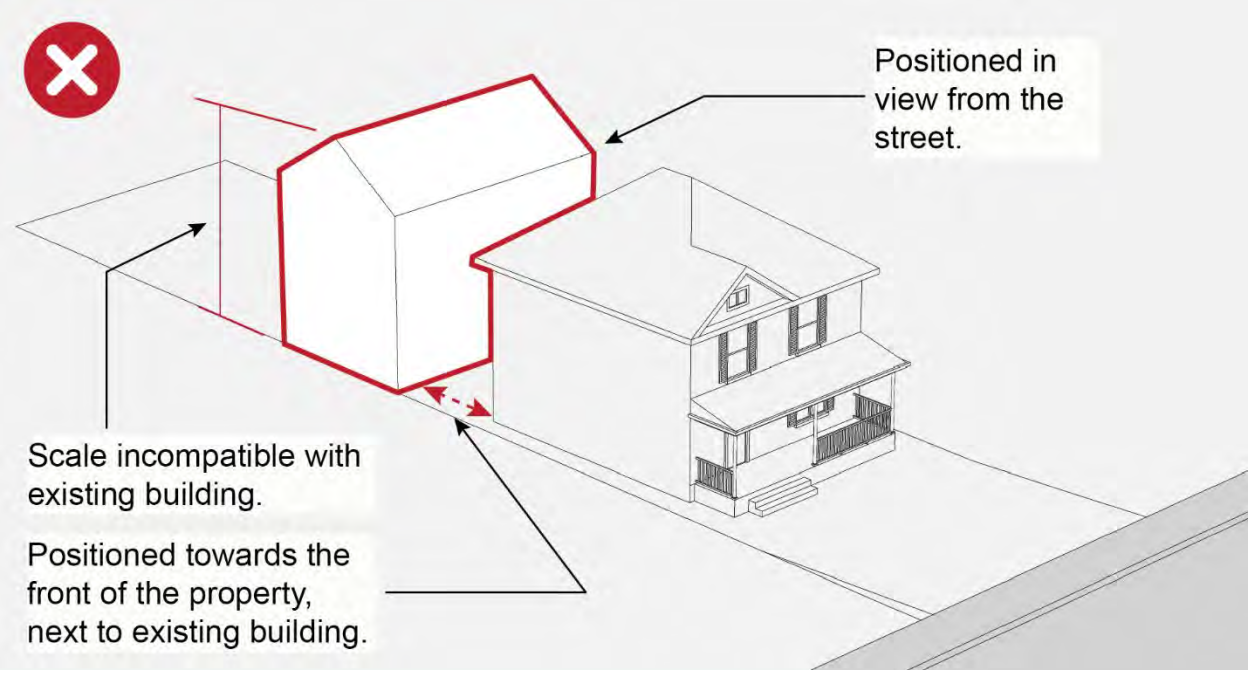


Figure 3.36: Diagram illustrating inappropriate scale and location of a secondary structure on a contributing residential property.

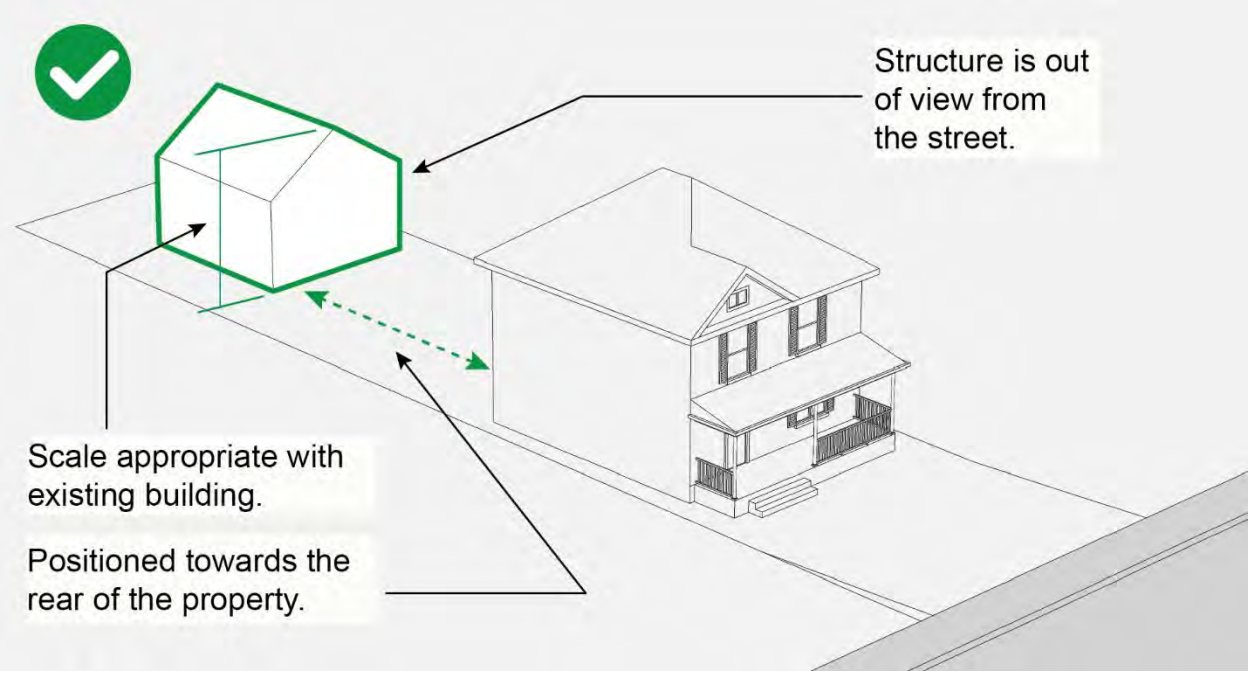


Figure 3.37: Diagram illustrating appropriate scale and location of a secondary structure on a contributing residential property

3.3.13.2. Garages and Sheds

1. **While these structures are often utilitarian, their design, placement and materials should respect the heritage value of the District;**

2. **New garage entries shall not be located on primary street-facing façades of contributing or non-contributing properties;**

3. **Detached garages shall be located to the rear or side of the property, behind the primary building massing;**

4. **Attached garages, where permitted, shall be recessed from the front façade and designed to minimize visual prominence;**

5. **Garages shall be subordinate in height, scale, and footprint to the primary building;**

6. **Exterior materials for garages shall be compatible with the primary building and the surrounding streetscape.**

    a) *Architectural elements (roof form, windows, doors, trim) of new detached garages or sheds should be compatible with the character-defining features of the main building and the District;*

    b) *Detached garages should be placed at the rear of lots, with minimal visibility from the public street;*

    c) *Side-yard garages should be set back from the primary façade to avoid dominating the streetscape;*

    d) *Materials should be similar to those found in the district, such as wood siding or brick, rather than modern synthetic materials that contrast with the historic fabric. Doors should avoid highly reflective or manufactured finishes (e.g., bright aluminum, plastic);*

    e) *Existing detached garaged, carriage houses and sheds that contribute to the heritage character of the property or the district should be preserved and maintained;*

    f) *Any repairs or alternations should use materials and details that match or compliments the heritage character of the original building;*

    g) *Where attached garages are permitted, they should be integrated into the overall building massing rather than appearing as a dominant projecting element;*

h) Recessed or side-loaded garages are preferred to front-facing attached garages;

i) On non-contributing properties, garages should follow these same siting and design principles to maintain district character, even where more flexibility exists;

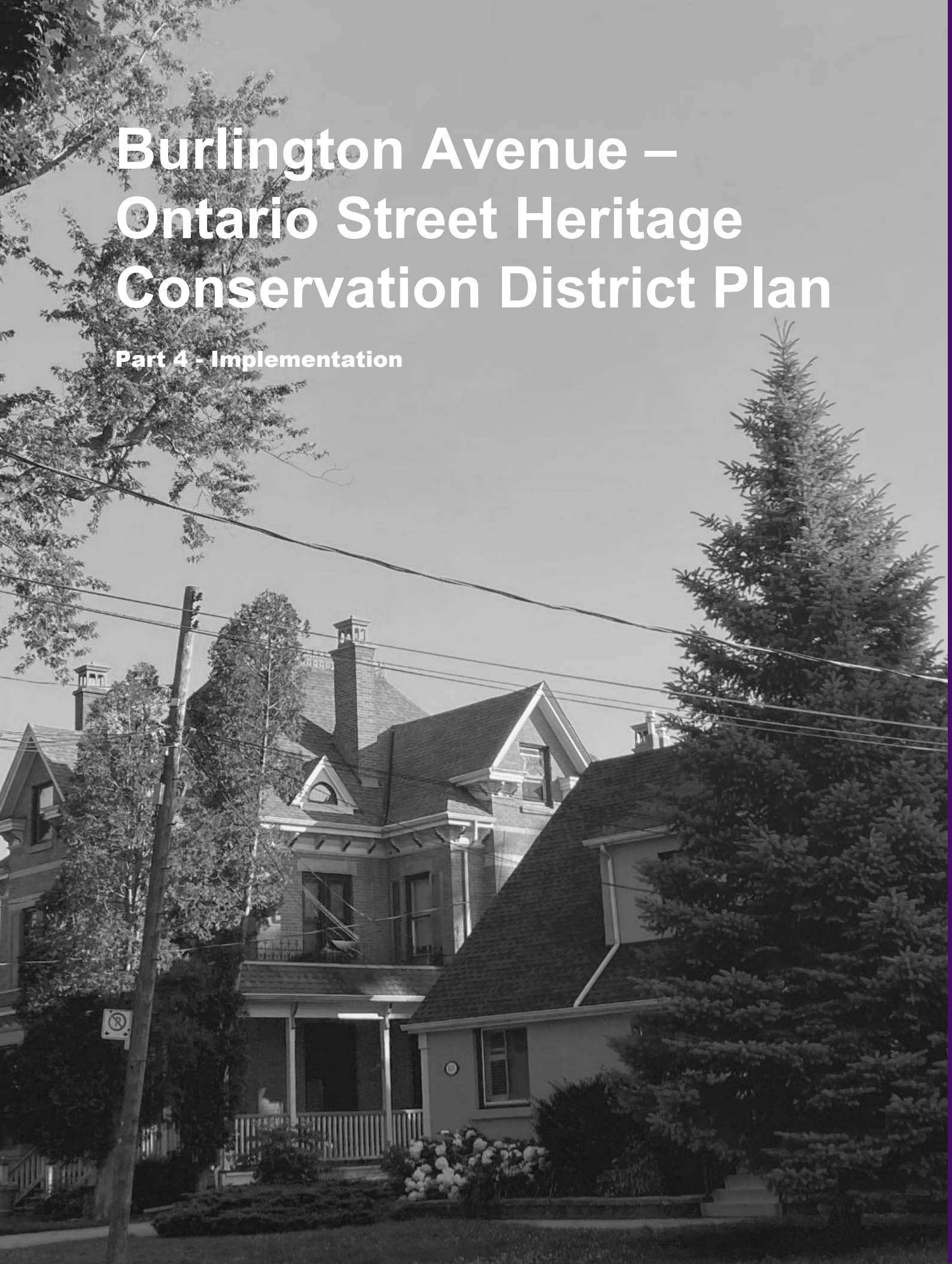
j) Any repairs or alternations should use materials and details that match or compliments the heritage character of the original building.



Figure 3.38: Driveway and Garage located at 466 Burlington Avenue.

Burlington Avenue – Ontario Street Heritage Conservation District Plan

Part 4 - Implementation



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4. Implementation

4.1. Heritage Permit Process

The *Ontario Heritage Act* (OHA) requires property owners to obtain a heritage permit prior to undertaking the alteration or demolition of a property. These guidelines are intended to provide direction to property owners intending to undertake projects within the HCD. This process ensures that changes align with the City's heritage conservation goals. Before proceeding with any modifications, property owners should consult the City's Heritage Planning staff to determine if a permit is necessary. If required, they must complete a Heritage Permit Application Form, providing a detailed description of the proposed work along with supporting materials such as photographs, drawings, or plans. You're also required to obtain a permit for the removal or demolition of structures on designated heritage properties.

Once submitted, the application undergoes a review process. Heritage Planning staff assess compliance with heritage policies, and in some cases, the Heritage Burlington Advisory Committee (HBAC) may provide additional recommendations. This review can take up to 90 days. Following the review, the City will either approve the application, approve it with conditions, or deny it. If approved, property owners may need additional permits, such as building permits, before starting work. To ensure a smooth process, applicants are encouraged to engage with Heritage Planning staff early and refer to the City of Burlington's Heritage Planning webpage for further guidance at https://www.burlington.ca/en/planning-and-development/heritage-conservation-planning.aspx

4.1.1 When is a Heritage Permit Required

In HCDs, a heritage permit is generally required for any exterior alterations, new construction, additions, or demolition that could affect the heritage character of a property. This includes visible changes such as replacing windows with a different style, adding dormers, altering exterior materials, or constructing new buildings. Routine maintenance and in-kind repairs, however, are typically exempt.

All properties located within the boundaries of the HCD are designated and regulated under Part V of the Ontario Heritage Act regardless of age, type or style. Most exterior alterations require the approval of the City of Burlington and shall comply with the Policies and Guidelines of this Plan. Property owners proposing to alter their building should consult with staff in the Heritage Services Section prior to submitting an application. Staff will advise the property owner if a heritage permit is required.

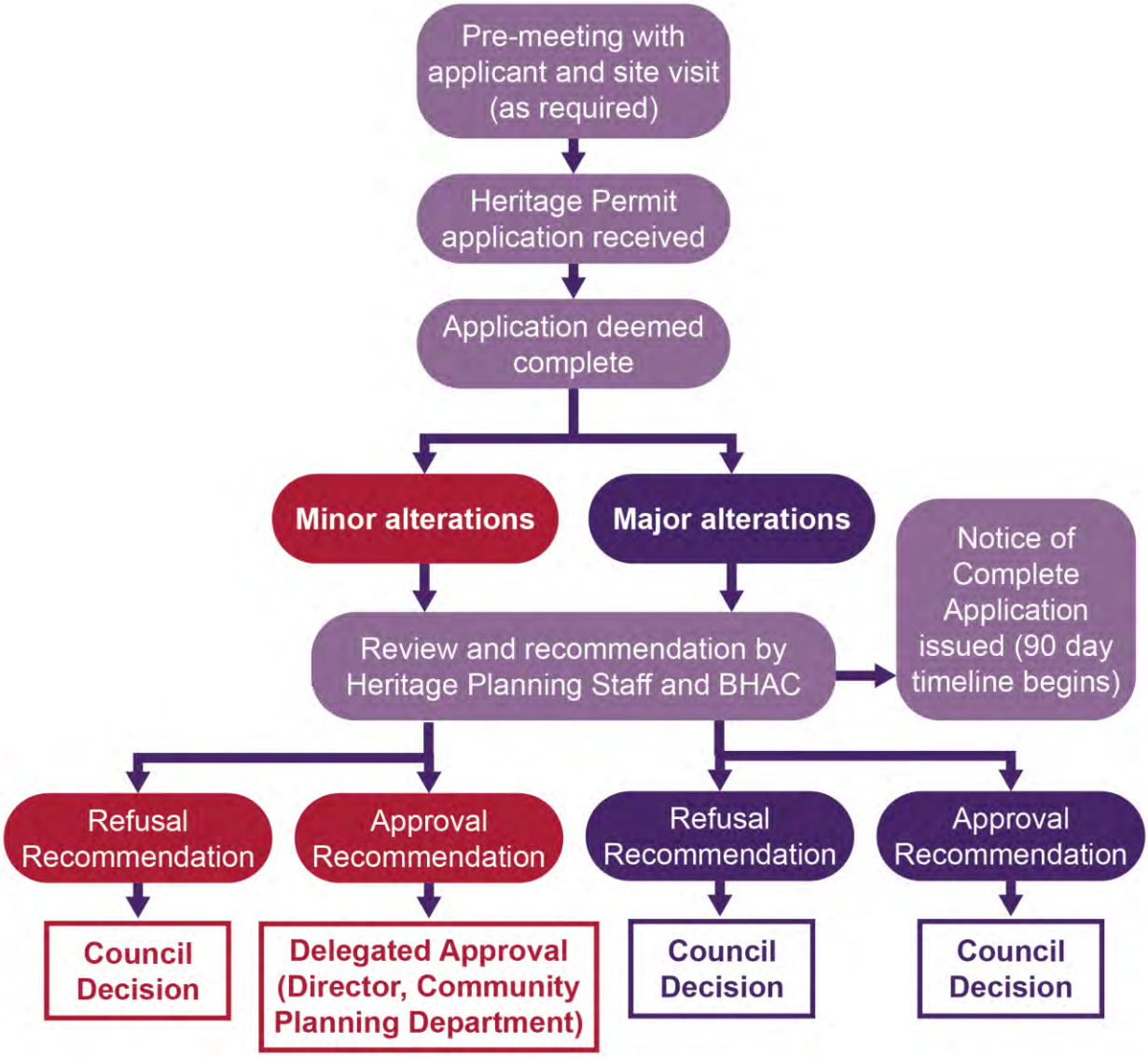
Sometimes a heritage permit is not needed. A heritage permit is not required if an alteration or renovation is not visible from the street, or if it only affects the interior of a building. Routine maintenance activities do not require a heritage permit, either.

The following are examples of interventions do not require a Heritage Alteration Permit under the *Ontario Heritage Act*:

- Interior alterations
- Insulating, weather stripping, caulking
- Painting/paint colour
- Regular on-going building maintenance such as repointing and foundation repairs using heritage-sensitive methods
- Planting, gardening and minor landscaping that is in character with the streetscape
- Pools and pool fences shall obtain the appropriate pool permits, and conform to these guidelines, but do not require a heritage permit.

For all other types of work, a heritage permit is likely required. Depending on the scale of the project, approval may be delegated to staff. To ensure a smooth process, applicants are encouraged to engage with Heritage Planning staff early and refer to the City of Burlington's Heritage Planning webpage for further guidance at https://www.burlington.ca/en/planning-and-development/heritage-conservation-planning.aspx

4.1.2 Heritage Permit Process



4.1.3 Cultural Heritage Impact Assessment

A Cultural Heritage Impact Assessment (CHIA) evaluates the impact of a proposed development, building alteration or site alteration on a built heritage resource(s) or a cultural heritage landscape(s) and recommends mitigative measures or alternative development approaches to conserve the heritage attributes of that resource/landscape. CHIAs are an important planning tool to ensure the heritage values, attributes and integrity of cultural heritage resources are considered in the land development process.

When is a CHIA Required

At the discretion of staff, a CHIA is required for certain applications involving the following types of properties:

- For additions to properties, and at the discretion of staff, a CHIA may be required for additions to contributing (also for non-contributing) properties to determine the impact of the addition on the cultural heritage value and attributes of the District.
- In the case of demolitions, a CHIA will be required to determine the impact of replacement buildings on the cultural heritage value and [heritage] attributes of the District.
- In the case of new development, a CHIA may be required to determine the impact of new buildings and structures on the cultural heritage value and attributes of the District.

At City Staff's discretion, the content of a CHIA may be scoped to reflect anticipated impacts to a heritage resource or waived if there is sufficient information to suggest there will be no impacts to a heritage resource (i.e., erection of a temporary structure). Where staff is of the opinion the potential impacts to a resource will be minor, the discussion of impacts may be integrated into an Urban Design Brief or Urban Design Study.

Notification

A CHIA is most effective when it is conducted early in the development application process and should form part of a complete application. The findings, conclusions and recommendations of the CHIA as well as HBAC's comments on the report should be reflected in the development concept advanced to the City and thus should be implemented prior to final site plan or building permit approval. City of Burlington staff will inform property owners and/or their representative of the need for a CHIA. Applicants considering development, building or site alterations are encouraged to contact one of the Senior Heritage Planners early in their project planning process to determine if a CHIA is required. If so, they will be provided a copy of this Terms of Reference.

Qualified Heritage Conservation Professional

A CHIA must be prepared by a qualified heritage conservation professional, such as a heritage planner, heritage architect and/or heritage landscape architect, with demonstrated knowledge of accepted heritage conservation standards, and experience with historical research and identification/evaluation of cultural heritage value. The professional should be registered with the Canadian Association of Heritage Professionals (CAHP) and be in good standing. The qualifications and background of the professional completing the CHIA must be included in the report in the form of a Curriculum Vitae (CV).

4.1.4 Adjacent Lands Development

Adjacent lands policies pertaining to a Heritage Conservation District (HCD) typically aim to protect the District's heritage character from indirect impacts caused by new development or alterations on nearby properties. These policies are guided by provincial, municipal, and District-specific heritage guidelines. Adjacent lands are contiguous to, or located nearby, a designated Heritage Conservation District (HCD) such that development or site alteration on those lands has the potential to impact the heritage attributes, character, or setting of the HCD.

The policies and guidelines for Adjacent Lands can be found in **Section 3.3.6** of this document. The summary below provides greater detail around the rationale for policies and guidelines for lands adjacent to a HCD.

Requirement for a Heritage Impact Assessment (HIA)

- A CHIA may be required if a proposed development or alteration on adjacent lands has the potential to impact the heritage attributes, views, or character of the HCD.

Compatibility of New Development

- New buildings or additions on adjacent lands should be compatible with the scale, massing, materials, and architectural style of the HCD; and
- Designs should not overshadow, dominate, or detract from the character of the District.

Protection of Views and Vistas

- Development should maintain important sightlines and views into and out of the HCD, especially if the District includes landmarks or culturally significant streetscapes.

Mitigation of Negative Impacts

- If a project on adjacent lands could negatively affect the HCD, mitigation measures such as setbacks, buffering (e.g., landscaping), and sympathetic design may be required.

Alignment with Municipal and Provincial Policies

- Adjacent land developments must comply with the Ontario Heritage Act, Provincial Planning Statement (PPS), and municipal heritage guidelines that regulate land use near heritage resources.

Public and Municipal Review

- Developments on adjacent lands often require review by heritage planners, committees, or municipal councils, to ensure heritage conservation principles are upheld.

The policies and guidelines concerning Adjacent Lands help to ensure that changes on adjacent properties do not erode the historic integrity and sense of place of a HCD while allowing for context-sensitive development.

4.2. Financial Incentives

The City of Burlington offers two main financial incentive programs to support the conservation of designated heritage properties. The Heritage Property Tax Rebate Program provides a 40% property tax rebate for eligible residential heritage properties and a 20% rebate for eligible commercial properties, covering City, regional, and school board portions. Properties must be in good repair, and the program assists owners with conservation, protection, and restoration work.

The Community Heritage Fund offers grants of up to 25% of eligible project costs (to a maximum of $15,000) and interest-free or low-interest loans covering up to 50% of costs (also capped at $15,000), with repayment terms of up to 10 years. Eligible work includes conservation, major repairs, and restoration of heritage features identified in the property's designation bylaw, as well as structural repairs and, in limited cases, exterior painting in historically appropriate colours. Routine maintenance, minor repairs, or work on non-heritage features are not eligible. Both programs require applicants to follow specific guidelines and, upon approval, sign a Conservation Agreement with the City. More information is available on the City of Burlington's website here: https://www.burlington.ca/en/planning-and-development/supporting-burlington_s-heritage.aspx

Research on other municipalities indicates that only contributing properties in HCDs as eligible for the heritage tax rebate program, however this will be determined by the City of Burlington.

4.3. Frequently Asked Questions Relating to Heritage Conservation Districts

Q: Are properties within Heritage Conservation Districts "Designated Heritage Properties"?

A: Yes, properties within an HCD are considered designated under the Ontario Heritage Act.

Q: How much does a Heritage Permit cost?

A: The City of Burlington does not charge a fee for Heritage Permits.

Q: If my neighbourhood becomes a Heritage Conservation District, does it mean I'll need to spend more money maintaining my property?

A: No, designation does not impose any additional maintenance requirements. Regular city by-laws still apply. Note that older buildings may inherently require more maintenance due to their age.

Q: Is there any assistance available to help owners maintain their properties?

A: Yes, for properties within an HCD as well as individually designated properties, please see section 4.2 above.

Q: Will this affect my property taxes?

No, inclusion within an HCD does not affect property taxes. Property taxes are set by property class, using the assessed value calculated by the Municipal Property Assessment Corporation.

Q: Does a heritage designation reduce a property's resale value?

This claim has been investigated and, in many cases, is found to be untrue. There are many published case studies and research online, including studies done by McMaster University and Canada's Historic Places.

Q: Will this affect my property insurance?

A Heritage Conservation District should not increase your insurance costs. Note that older buildings may inherently be more difficult to insure due to the risk associated with their age. Please see section 4.4 below.

Q: If my neighbourhood becomes a Heritage Conservation District, does that mean that I can't make changes to my property?

A: No, properties within a Heritage Conservation District can be altered and renovated. An HCD Plan will provide guidelines for maintenance, renovations, and new development that respects the neighbourhood characters. A heritage permit is required for some exterior work. Interior work does not require a heritage permit.

4.4. Designation and Property Values

A frequent concern expressed by property owners is whether heritage designation will negatively affect the market value of their property. Research undertaken in Ontario and across Canada, however, demonstrates that this is not the case. In fact, most studies show that designation is either value-neutral or positively associated with property values. Heritage neighbourhoods are often sought after because of their architectural character, walkability, mature landscapes, and sense of place, all of which contribute to their long-term desirability.

A recent study undertaken by McMaster University's Research Shop (2023) for the City of Hamilton examined the relationship between designation and residential property values. The researchers analyzed approximately 178,000 property sales records from across Hamilton-area municipalities, of which 301 were designated heritage properties. Using statistical tools that estimate the influence of different property attributes such as size, materials, location, and year of sale, the study compared designated and non-designated homes. The findings were consistent across different model specifications: heritage designation was statistically, significantly associated with higher sale prices, even after accounting for other variables. This evidence confirms that designation in Hamilton has not depressed property values, rather, it has been linked to measurable financial benefits for owners.

These conclusions are reinforced by earlier studies. Robert Shipley's landmark Ontario study (2000), which examined roughly 3,000 designated properties in 24 communities, found that heritage homes generally performed as well as or better than non-designated homes in terms of sale price. Importantly, designated properties also tended to be more resilient during economic downturns, maintaining their value more consistently. Municipal studies, including those conducted in Toronto, have reached similar conclusions, noting that properties within Heritage Conservation Districts often hold or increase in value after designation.

While every property and HCD in Ontario is unique, for Burlington, this body of evidence supports the use of district designation as a planning tool that benefits both cultural and economic interests. It indicates that designation should not be viewed as a burden on property owners, but rather as a means of safeguarding heritage character while supporting property stability and value. At the same time, the City recognizes that costs associated with conservation, such as repairs, materials, and specialized trades, can pose challenges. The Burlington Avenue–Ontario Street HCD Plan aims to address those by providing clarity through consistent policies and guidelines, while also supporting the use of the City's incentive programs and clear permitting processes to balance the responsibilities and rewards of designation. Please see the full McMaster Study here:
https://macsphere.mcmaster.ca/bitstream/11375/28406/1/McMaster%20Research%20Shop%20Report%20-%20City%20of%20Hamilton%20Heritage%20Properties.pdf

4.5. Property Insurance

A common misconception about heritage designation is that it automatically increases property insurance costs. In reality, insurance premiums are typically based on a property's age, condition, construction materials, and replacement costs, not its heritage status. While designated heritage properties may require more specialized materials or craftsmanship for repairs, this does not necessarily translate to higher insurance rates. In fact, some insurers view designated properties as lower risk due to the regular maintenance and oversight they receive. Owners are encouraged to shop around and speak directly with brokers familiar with heritage properties to ensure they are properly and fairly insured.

The Province of Ontario states specifically that insurance premiums should not go up because of a heritage designation. Insurance companies may increase premiums for older buildings for a variety of reasons such as outdated wiring, old heating systems, etc. Some companies do not insure buildings over a certain age, but designation itself does not place additional requirements on the insurer and should not affect premiums.

Heritage planners in Ontario play an important role in supporting property owners by offering guidance, clarification, and practical advice about the implications of heritage designation. When concerns arise, such as the fear that designation will increase insurance premiums, heritage planners can help homeowners understand what designation does and does not mean, including the fact that it does not mandate full restoration or require period-specific reconstruction after damage. They can provide resources, case studies, and referrals to insurance providers familiar with heritage buildings. Many municipalities also offer dedicated heritage staff who can help navigate repair or alteration processes, provide guidance on conservation best practices, and explain available financial incentives such as grants or tax relief programs. In some cases, municipalities may also provide formal letters clarifying the designation status of a property and its implications, which homeowners can share with insurance companies to help avoid misunderstandings.

Property Insurance Risk Prospectus

The Insurance Bureau of Canada (IBC) encourages heritage homeowners to complete a *Property Risk Prospectus*, a tool used to document the condition of key building systems like wiring, plumbing, roofing, and heating. This helps insurers assess actual risk rather than relying on assumptions about older or designated properties. The prospectus can also highlight safety upgrades and clarify the scope of heritage designation, which can help prevent misunderstandings and potentially lower insurance premiums. Heritage homeowners are also advised to shop around for coverage, maintain clear records, and ensure they have adequate replacement-cost insurance. Please see an example of Property Risk Prospectus below.

For more information and resources from the Insurance Bureau of Canada, please see https://www.ibc.ca/insurance-basics/home/types-of-home-insurance-coverage

IBC
Insurance Bureau of Canada

Heritage Property Risk Prospectus

Owner occupied: YES ◯ NO ◯

Owner name(s): _____

Property address: _____

Lender/mortgagee (if applicable): _____

Heritage designation/bylaw: _____

PROPERTY DETAILS

Item	Description	Additional comments
Property type		
Year of construction		
Dwelling History: Please describe the historical significance, if known. (Attach a separate document if more space is required).		
Construction type (wood-frame, brick, other) or style		
Occupancy (e.g. single family, duplex, triplex, etc.)		
Services (water/sewer)		
Detached structures on the property		
Foundation type		
Private Protection	Fire detection: Yes ◯ No ◯ Monitored off site: Yes ◯ No ◯ **Service provider** Burglar detection: Yes ◯ No ◯ Monitored off site: Yes ◯ No ◯	
Public Protection:	Distance to responding fire hall: _____ Distance to nearest fire hydrant: _____	

EXTERIOR PROPERTY FEATURES OR UPGRADES

Item	Feature	Year upgraded/updated (Attach invoices/contractor name)
Roofing (metal, slate, cedar, asphalt, other)		
Exterior cladding		
Windows (style)		
Distinctive architectural details and other unique exterior features		

INTERIOR FINISHES AND MECHANICAL DETAILS

Item	Description	Year upgraded/updated (Attach invoices/contractor name)
Electrical		
Heating/ventilation		
Plumbing		
Appliances		
Other unique features (mantle, lighting fixtures, millwork)		
Wood-burning units/fireplace		
Fire/smoke & CO detectors		

OTHER INFORMATION

Include recent property photos:

- ☐ Exterior front, sides and back, outbuildings, general exterior of property, and close-ups of any distinctive architectural details
- ☐ Neighbourhood, if a heritage district
- ☐ Interiors of all rooms, basement, oil tank, furnace, fireplace(s), electrical panel, hot water tanks and other infrastructure

Include documentation (if available):

- ☐ Heritage bylaw for property and/or conservation district, noting any restrictions or requirements
- ☐ Recent provincial tax assessment
- ☐ Lot survey
- ☐ Old photos of exterior
- ☐ Other relevant documentation
- ☐ Contractor invoices
- ☐ Recent Replacement Cost appraisal by qualified appraiser (AACI or CRA)
- ☐ WETT Survey on Wood-burning units/fireplaces

Notes:

Disclaimer: This document is meant for illustration purposes only and is not a definitive list of items needed to qualify for insurance coverage. Individual insurance representatives may have restrictions on binding authority that may or may not include heritage properties.

Burlington Avenue – Ontario Street Heritage Conservation District Plan

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1. Glossary of Terms

Addition	New construction beyond an existing building's envelope that increases the building's volume in any direction.
Adjacent	Lands, buildings or structures that are directly across from and near to the property in question.
Alteration	To change or to alter a property within the District by means of restoration, repair or removal that may result in a change to a property.
Character Sub-Area	A geographic area within the District whose grouping of properties contributes to the District's Cultural Heritage Value. Each Sub-Area reflects a distinct character.
Compatible	Compatibility refers to the physical and visual impacts of new development, additions and alterations that have low impacts to properties within the District. Visual compatibility refers to designing while complimenting existing forms, scale that does not detract or negatively impact the property's heritage attributes.
Conservation	The identification, protection, management and use of built heritage resources that ensures its heritage value is retained under the Ontario Heritage Act. Conservation includes preservation, rehabilitation, restoration or a combination of these treatments.
Conservation Treatments	Under the Standards and Guidelines for Conservation of Historic Places in Canada, the act of preserving, rehabilitating or restoring heritage fabric when undertaking conservation projects.
Contributing property	A property, structure, landscape or other feature that supports the identified cultural heritage value and heritage attributes of the District.
Cultural Heritage Landscape	A defined geographical area that may have been modified by human activity and has been identified as having cultural heritage value or interest, by the community. The area may include buildings, structures, important views,

	plant species or bodies of water that hold value or meaning as a collective.
Cultural heritage value	The aesthetic, historic, scientific, cultural, social or spiritual significance of a place that holds importance or significance. Cultural heritage value is embodied in its heritage attributes or character defining elements such as materials, forms, locations, cultural affiliations or spatial configurations.
Demolition	The complete destruction of a heritage structure or property from its site. This includes demolition for reassembly.
Distinguishable	The visual contrast of an element being different from an existing structure, building or cultural heritage landscape.
District	The short form of the Heritage Conservation District, as defined by this Plan and previous Study, designated under Part V of the Ontario Heritage Act.
Guideline	Guidelines included in this document are not mandatory, but rather provide suggestions for how the plan's policies may be achieved. There may be other means of satisfying related policies otherwise not included as a guideline.
Heritage attributes	Heritage attributes are the principal features that contribute to their cultural heritage value as described in the Statement of Significance of this Plan or within the bylaw of individual properties designated under Part IV of the Ontario Heritage Act. Heritage attributes may be built or manufactured elements, natural landforms, vegetation, landscapes, forms, materials or spatial configurations that contribute to cultural heritage value.
Integrity	Integrity measures wholeness and intactness of cultural heritage values and heritage attributes of a contributing property or the District as a whole. Examining integrity requires examination to ensure the property retained all elements that contribute to its cultural heritage value and

	its features convey its significance. Integrity may be assessed within a Heritage Impact Assessment (HIA).
New development	The construction of additions or new construction to properties within the boundaries of the District.
Non-Contributing Property	A property, structure, building or landscape element that does not support the overall cultural heritage value, heritage attributes and integrity of the District.
Ontario Heritage Act	The Ontario Heritage Act (OHA) empowers municipalities and the Minister of Citizenship and Multiculturalism to designate property of cultural heritage value or interest.
Policy	As it relates to this document, policies refer to the bylaw requirements for managing change within the boundaries of the District. Policies use direct language such as “shall” or “should” to be interpreted accordingly.
Public Realm	Spaces intended for public use, including but not limited to streets, sidewalks, laneways, parks, publicly accessible open spaces, walkways or easements.
Rehabilitation	The action or process of making a compatible use of a historic place. As defined under the Standards and Guidelines for the Conservation of Historic Places in Canada, rehabilitation shall be the primary treatment when i) repair or replacement of deteriorated features is necessary, ii) alterations or additions to the historic place are planned for a new or continued use; and, iii) depiction during a particular period in its history is not appropriate.
Relocation	The removal and reinstatement of a building or structure from one portion of a property to another within the same or different property. Relocation and relocate have corresponding meanings.
Removal	The permanent act or removing or dislocating a building, structure or heritage attribute from its site or property. Removal and Remove have corresponding meanings.

Repair	Is maintenance work that does not require a change to material or form and therefore has no negative impact on the property's integrity.
Restoration	Entails accurately revealing, recovering or representing the state of a historic element or heritage attribute, as it appeared at a particular period in history, while protecting heritage value. Restoration must be based on clear evidence and detailed knowledge of earlier forms and materials being recovered. Restoration and restored have corresponding meaning.
Setback	A horizontal distance measured at a right angle from any lot line to the nearest part of the main wall of a building or structure.
Stepback	The measure by which a portion of a building mass above grade level is recessed from the wall of the mass directly below.
Streetwall	The portion of a building immediately fronting onto a mainstreet, forming a built wall adjacent to the right of way.
Subordinate	Subordinate entails that the new development must not detract from the historic place or impair its heritage value. Subordination does not exclusively include size.
Three-dimensional integrity	A building in three dimensions, on all its sides including its roof plane.

2. Ontario Heritage Toolkit 2025 Compliance Checklist

Below is a Heritage Conservation District (HCD) Compliance Checklist modeled on the 2025 Ontario Heritage Toolkit's recommendations and aligned with *Ontario Heritage Act*, Part V requirements. It's structured so municipalities, consultants, and property owners can verify that both the process and the plan content meet legislative and best practice standards.

A. Study Phase (s. 40.1 OHA)

Requirement	Yes/ No	Notes / Evidence
Council Authorization – By-law passed to authorize HCD study, identifying boundaries and interim protection measures.		
Interim Protection in Effect – Council approval required for alterations/demolitions during study period.		
Heritage Research Completed – Historical, architectural, and contextual analysis undertaken for all properties in study area.		
Evaluation Criteria Applied – Ontario Regulation 9/06 (and/or 10/06 for provincial property) applied consistently to determine cultural heritage value.		
Mapping Prepared – Study area boundaries and contributing/non-contributing resources clearly mapped.		
Public Consultation Held – Minimum one public meeting; records of stakeholder input documented.		
Study Report Completed – Includes findings, evaluation, and recommendation on whether to proceed to HCD Plan.		
Council Decision – Resolution to proceed (or not) with HCD Plan preparation.		

B. Plan Phase (s. 41–41.1 OHA)

Requirement	Yes/ No	Notes / Evidence
Plan Objectives Defined – Statement of purpose and goals for the HCD.		
Statement of Cultural Heritage Value or Interest – Clear description of heritage attributes at district level.		
Boundaries Confirmed – Final HCD boundaries set and justified.		
Heritage Attributes Listed – Physical, spatial, and associative attributes identified and mapped.		
Policies for Conservation – Preservation, rehabilitation, and restoration policies included.		
Alteration Guidelines – Clear criteria for assessing alterations, additions, and infill.		
New Construction Guidelines – Scale, massing, materials, and siting guidance provided.		
Demolition & Removal Policies – Conditions and review process outlined.		
Public Realm & Landscape Policies – Streetscape, open space, and landscaping guidance included.		
Implementation Tools – Heritage permit process, maintenance requirements, incentives, and enforcement measures detailed.		
Public Consultation – At least one public meeting on draft plan; feedback documented and incorporated where appropriate.		
Council Adoption – By-law passed designating HCD and adopting Plan.		

Requirement	Yes/ No	Notes / Evidence
Registration on Title – HCD by-law registered on all affected properties.		
Notice & Appeal Process – Notice given to property owners and Ontario Heritage Trust; appeals managed via Ontario Land Tribunal.		

C. Ongoing Management (s. 42 OHA)

Requirement	Yes/ No	Notes / Evidence
Heritage Permit Process Operational – All alterations, new construction, and demolitions reviewed under HCD Plan.		
Monitoring & Enforcement – Regular review of compliance; enforcement actions taken where necessary.		
Periodic Review – HCD Plan reviewed periodically to ensure relevance and alignment with policy changes.		
Community Engagement Maintained – Ongoing communication with property owners and stakeholders.		

3. Schedule of Properties

Please see the Schedule of Properties for the Burlington Avenue – Ontario Street HCD.

Properties noted as Contributing meet at least 2 of 9 criteria under the *Ontario Heritage Act*, while Non-Contributing properties meet less than 2. For more information on the *Act* and the criteria please consult Part 2 of the Plan and Guidelines Document.

Burlington Avenue HCD

1393 Elgin St.

Non-contributing Property

General Information

Property Address: 1393 Elgin St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: N/A

Date of Construction: N/A

Architectural Style: N/A

Property Type: Empty lot, parking

Cladding: N/A

N/A

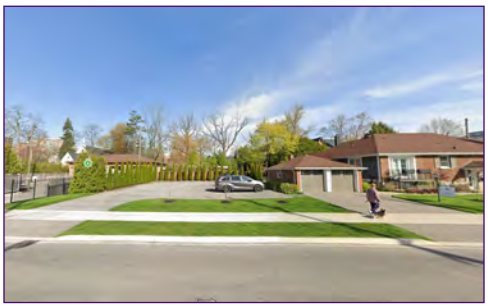
OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	N	N	N

Aerial view of 1393 Elgin St.



Street view of 1393 Elgin St.



Burlington Avenue HCD

1401 Elgin St.

Non-contributing Property

General Information

Property Address: 1401 Elgin St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: N/A

Architectural Style: Contemporary Revival

Property Type: 1.5 Storey, single-detached

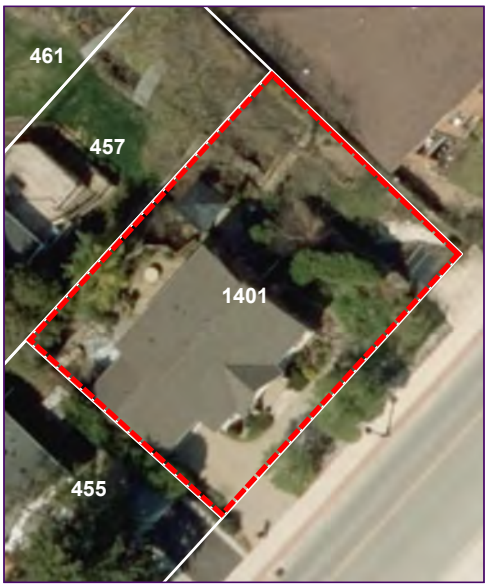
Cladding: Stucco

One-and-a-half storey symmetrical gable roof structure with centrally placed portico and pediment, and british-style half timbering detailing. Portico supported by two large brick based square columns. Symmetrical double windows with sashed transom windows.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	N	N

Aerial view of 1401 Elgin St.



Street view of 1401 Elgin St.



Burlington Avenue HCD

1406 Ontario St.

Contributing Property

General Information

Property Address: 1406 Ontario St.

Property Name: The Robert John Allen House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Robert John Allen

Date of Construction: 1884

Architectural Style: Stripped Edwardian Classicism, Craftsman

Property Type: 2 storey, single-detached

Cladding: Brick, cedar shingle siding

One-and-a-half storey stretcher-bond brick structure with Edwardian elements. Front gable and large dormer clad in cedar shakes. Bay window with stone lintel and decorative trim. Double-hung windows with stone sills and brick voussoirs throughout. Large veranda below extended gable supported by brick columns and arched fascias.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	Y	N	Y	Y	Y	N

Aerial view of 1406 Ontario St.



Street view of 1406 Ontario St.



Burlington Avenue HCD

1410 Ontario St.

Contributing Property

General Information

Property Address: 1410 Ontario St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1884

Architectural Style: Edwardian Classicism

Property Type: 2 Storey, single-detached

Cladding: Brick

"L" shape footprint, two storey brick structure with a hipped roof and bonnet eaves. Front gable with clapboard pediment above centrally located double window and shutters. Decorative brick string course. Windows adorned by stone lintels and brick voussoirs.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	Y	N	N	Y	Y	N

Aerial view of 1410 Ontario St.



Street view of 1410 Ontario St.



Burlington Avenue HCD

1414 Ontario St.

Contributing Property

General Information

Property Address: 1414 Ontario St.

Property Name: The John Foster House

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1910

Architectural Style: Stripped Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick

Two-and-a-half storey brick structure with front gable with clapboard siding. Symmetrically placed upper windows with stone sills and brick voussoirs, placed above lower floor openings. Full width veranda with "Tuscan" columns and decorative cornice.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	Y	Y	Y	N

Aerial view of 1414 Ontario St.



Street view of 1414 Ontario St.



Burlington Avenue HCD

1418 Ontario St.

Contributing Property

General Information

Property Address: 1418 Ontario St.

Property Name: The Ephraim Burns House

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Ephram Burns

Date of Construction: 1911

Architectural Style: Edwardian Classicism

Property Type: 2.5 Storey, single-detached

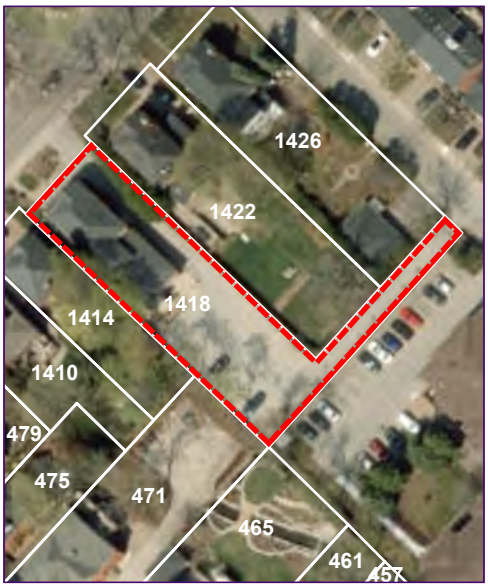
Cladding: Brick

Two-and-a-half storey brick structure with front gable and clapboard siding. Two-storey bay windows with stone sill and brick voussoirs. Third storey arched window with simplified decorative trim. Full width veranda supported by "Tuscan" columns and carved cornice and freize.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 1418 Ontario St.



Street view of 1418 Ontario St.



Burlington Avenue HCD

1422 Ontario St.

Contributing Property

General Information

Property Address: 1422 Ontario St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Charles Allen

Date of Construction: 1910

Architectural Style: Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick

Two-and-a-half storey brick structure with two-storey extruded window bay. Hipped roof with front gable with decorative carved trim and cornice. Full-width veranda with pediment above entrance, supported by "Tuscan" columns, a low ballustrade and carved cornice and freize. Second storey oriel.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 1422 Ontario St.



Street view of 1422 Ontario St.



Burlington Avenue HCD

1426 Ontario St.

Contributing Property

General Information

Property Address: 1426 Ontario St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Ephraim Burns

Date of Construction: 1908

Architectural Style: Edwardian Classicism

Property Type: 2.5 Storey, single-detached

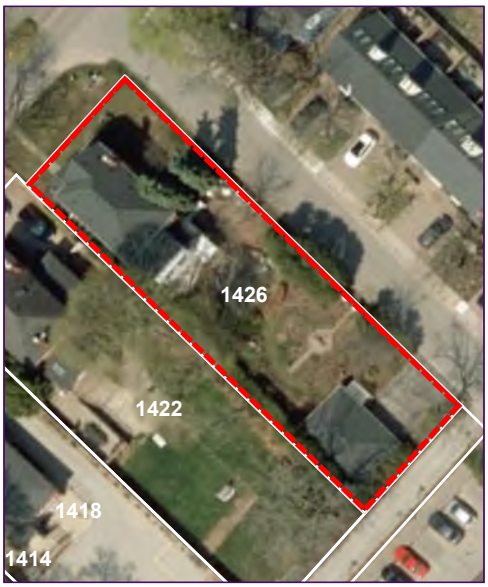
Cladding: Brick

Two-and-a-half storey brick structure with front gable with fish-scale shingles. Extruded two-storey bay with centrally placed windows with stone sills and lintels. Upper storey oriel with carved trim. Full-width veranda with pediment above entrance, supported by "Tuscan" columns and ballustrade, decorative cornice and frieze. Side oval window. windows with stone sills and brick voussoirs throughout.

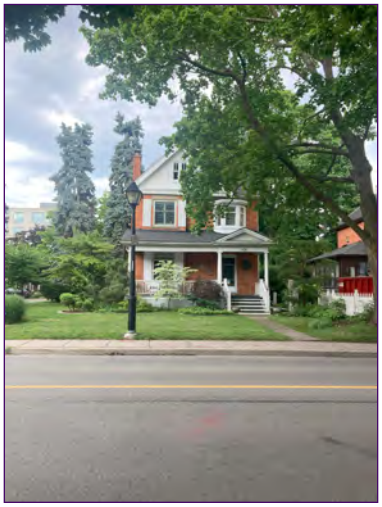
OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 1426 Ontario St.



Street view of 1426 Ontario St.



Burlington Avenue HCD

415 Burlington Ave.

Contributing Property

General Information

Property Address: 415 Burlington Ave.

Property Name: The George & Josephine Noyes House

Heritage Designation

Property is not listed on the Municipal Heritage Register, but is designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: A.B. Coleman

Date of Construction: 1895

Architectural Style: Stripped Edwardian Classicism (modified)

Property Type: 2 storey, single-detached

Cladding: Clapboard Siding

Two-storey front gabled frame structure with horizontal clapboard siding, double-hung windows, and bay-window at front. Front porch with decorative wooden posts and brackets (likely non-original). Placement of upper windows likely non-original.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	Y	N	Y	Y	Y	N

Aerial view of 415 Burlington Ave.



Street view of 415 Burlington Ave.



418 Burlington Ave.

Contributing Property

General Information

Property Address: 418 Burlington Ave.

Property Name: The John Bell House

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1885

Architectural Style: N/A

Property Type: Empty lot,

Cladding: N/A

The property is the former site of the John Bell House, designed by George Blair and built in 1885. The building was demolished between 2019-2020 after years of neglect.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	Y	Y	Y	N

Aerial view of 418 Burlington Ave.



Street view of 418 Burlington Ave.



Burlington Avenue HCD

419 Burlington Ave.

Contributing Property

General Information

Property Address: 419 Burlington Ave.

Property Name: The Bunton-Knife-Flock House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1860

Architectural Style: Stripped Edwardian with Craftsman elements

Property Type: 2 storey, single-detached

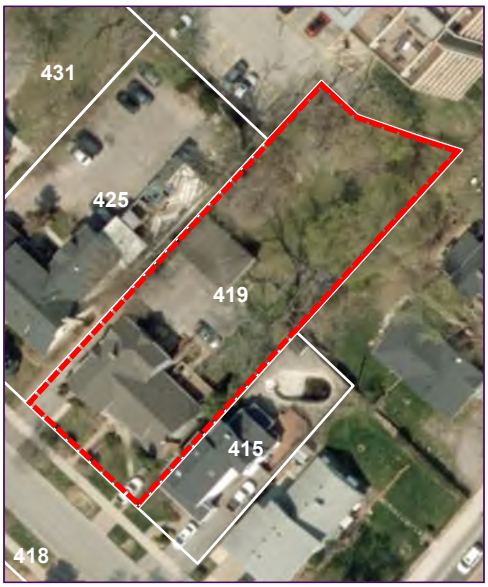
Cladding: Clapboard, stone

Oldest house on Burlington Avenue.
Two-storey front-gabled frame structure clad with horizontal clapboard, double hung windows and centrally placed door. The house appears to have been noticeably modified over time. The house was built for George Knife, a painter and wood grainer.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	Y	Y	N	Y	Y	N

Aerial view of 419 Burlington Ave.



Street view of 419 Burlington Ave.



Burlington Avenue HCD

422 Burlington Ave.

Contributing Property

General Information

Property Address: 422 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1920

Architectural Style: Craftsman

Property Type: 1.5 storey, single-detached

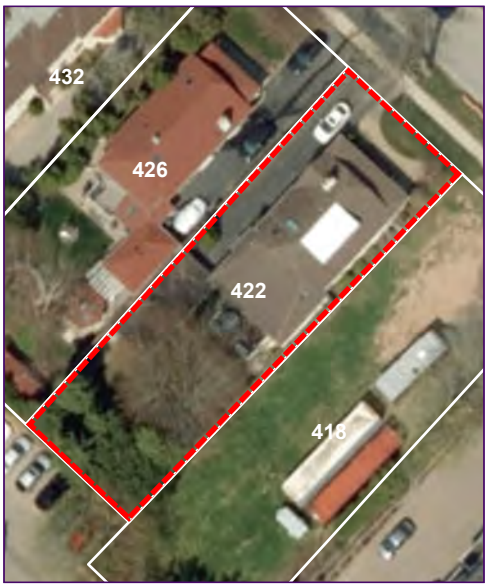
Cladding: Stucco

One-and-a-half storey craftsman bungalow characterized by a full width verandah with tuscan columns. Asymmetrical façade with doorway to one side of a set of four six-over-one windows and bay window centrally placed at first storey.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	N	N	N	N	N	Y	Y	N

Aerial view of 422 Burlington Ave.



Street view of 422 Burlington Ave.



425 Burlington Ave.

Non-contributing Property

General Information

Property Address: 425 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1940

Architectural Style: Stripped Craftsman

Property Type: 2 storey, single-detached

Cladding: Stucco

Two-storey side-gable, front dormer with three asymmetrical windows. Centrally-placed front door with sidelights, entrance portico plain cornice and fluted square columns. Appears to have been heavily modified over time.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	N	Y	N

Aerial view of 425 Burlington Ave.



Street view of 425 Burlington Ave.



Burlington Avenue HCD

426 Burlington Ave.

Contributing Property

General Information

Property Address: 426 Burlington Ave.

Property Name: The William Emory House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1922

Architectural Style: Craftsman

Property Type: 1.5 storey, single-detached

Cladding: Clapboard

One-and-a-half storey, front gable, craftsman bungalow with front veranda with solid posts and tapered square columns.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	N	N	N	N	N	Y	Y	N

Aerial view of 426 Burlington Ave.



Street view of 426 Burlington Ave.



431 Burlington Ave.

Contributing Property

General Information

Property Address: 431 Burlington Ave.

Property Name: The William Graham-Margaret Rutherford House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1887

Architectural Style: Queen Anne Revival

Property Type: 2.5 Storey, single-detached

Cladding: Brick

Three original standing gas lamps. Two-and-a-half storey brick structure in Queen Anne Revival
style with wrap-around veranda. Bonnet-hipped roof with dormers and widow's walk. Decorative iron ballustrate at widows walk and veranda. Decorative wooden cornice and brackets. The house was built for William Graham, manager of the Merchant's Bank.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	Y	Y	Y	Y	N

Aerial view of 431 Burlington Ave.



Street view of 431 Burlington Ave.



432 Burlington Ave.

Contributing Property

General Information

Property Address: 432 Burlington Ave.

Property Name: Langhome House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1885

Architectural Style: Georgian

Property Type: 2 Storey, single-detached

Cladding: Stucco

Two-storey hipped roof symmetrical structure with 4 sets of windows with arched lintels and extruded sills, a recessed central bay with a centrally placed arched window. Extended portico with double-door and transom. Simplified cornice with decorative brackets placed at corners.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	Y	Y	Y	N

Aerial view of 432 Burlington Ave.



Street view of 432 Burlington Ave.



436 Burlington Ave.

Contributing Property

General Information

Property Address: 436 Burlington Ave.

Property Name: The Toronto & Niagara Power Company Office & House

Heritage Designation

Property is not listed on the Municipal Heritage Register, but is designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1914

Architectural Style: Craftsman

Property Type: 1.5 Storey, single-detached

Cladding: Brick, fish-scale shingles

One-and-a-half storey side-gabled roof with bonnet slope above the full-width porch with tuscan columns. Second storey front-dormer with two double-hung windows with wooden fish-scale shingles and simplified trim. Front facade has two grouped windows at both sides of the centrally-placed entrance.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	Y	Y	N	Y	Y	N

Aerial view of 436 Burlington Ave.



Street view of 436 Burlington Ave.



Burlington Avenue HCD

437 Burlington Ave.

Contributing Property

General Information

Property Address: 437 Burlington Ave.

Property Name: Thomas Colling-Susan & Percy Dawson House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1885

Architectural Style: Victorian

Property Type: 2 storey, single-detached

Cladding: Brick

Two-and-a-half storey Victorian style with Italianate influence masonry dwelling. Red brick with buff brick accents around the window arches. Full arched windows at second storey with segmental arched windows at the ground-storey. Also features carved Victorian style trim in the main gable and decorative brackets. Inclosed front vestibule with window panes, and decorative cornice.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	Y	Y	Y	Y	N

Aerial view of 437 Burlington Ave.



Street view of 437 Burlington Ave.



Burlington Avenue HCD

440 Locust St.

Non-contributing Property

General Information

Property Address: 440 Locust St.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: N/A

Date of Construction: N/A

Architectural Style: N/A

Property Type: Empty lot, parking

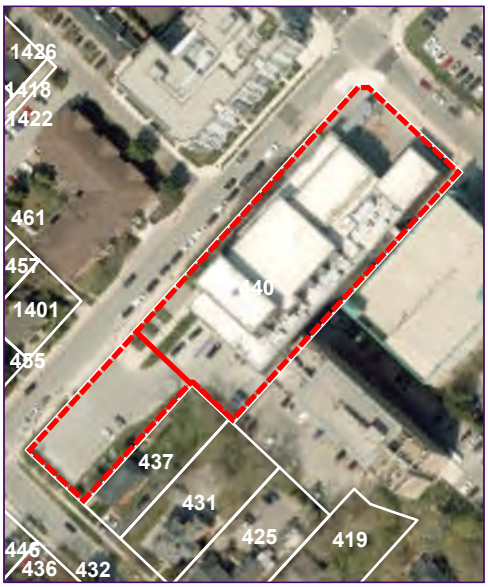
Cladding: N/A

N/A

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	N	N	N

Aerial view of 440 Locust St.



Street view of 440 Locust St.



446 Burlington Ave.

Non-contributing Property

General Information

Property Address: 446 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: N/A

Date of Construction: N/A

Architectural Style: N/A

Property Type: Empty lot, parking

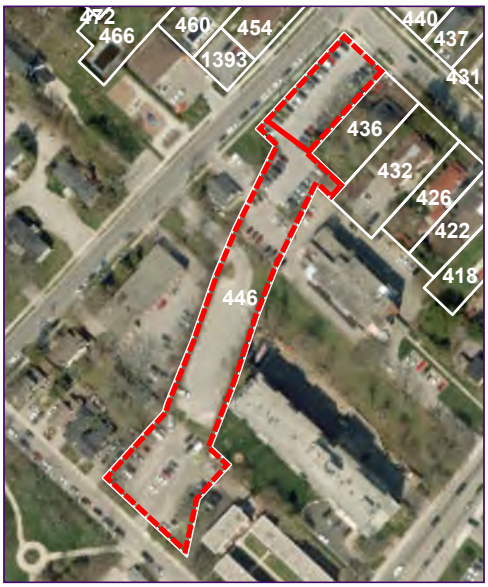
Cladding: N/A

N/A

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	N	N	N

Aerial view of 446 Burlington Ave.



Street view of 446 Burlington Ave.



454 Burlington Ave.

Non-contributing Property

General Information

Property Address: 454 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Clarence E. Hewitt

Date of Construction: 1942

Architectural Style: Suburban

Property Type: 1 Storey, single-detached

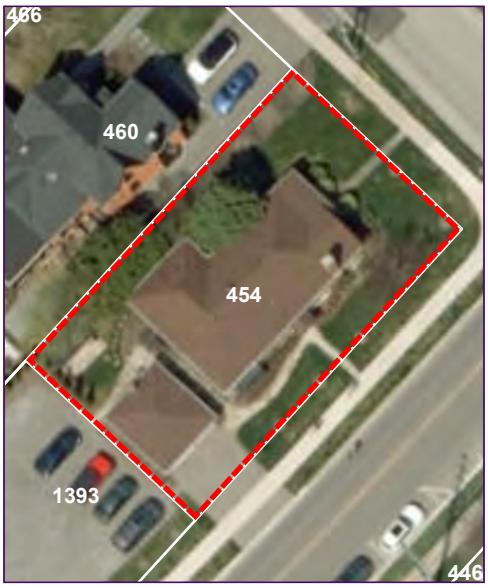
Cladding: Brick

One storey brick strcuture with a front gable with decorative trim, a set of three double-hung windows with vertical brick decorative lintel. Front veranda enclosed with double-hung windows and window paned door.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	Y	N

Aerial view of 454 Burlington Ave.



Street view of 454 Burlington Ave.



455 Burlington Ave.

Non-contributing Property

General Information

Property Address: 455 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: N/A

Architectural Style: Craftsman

Property Type: 1 Storey, single-detached

Cladding: Stucco

One storey stucco "L" footprint structure with a front gable with decorative brackets and centrally placed bay window. Flat roof addition likely non-original.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	N	N

Aerial view of 455 Burlington Ave.



Street view of 455 Burlington Ave.



457 Burlington Ave.

Non-contributing Property

General Information

Property Address: 457 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: John Williams

Date of Construction: 1993

Architectural Style: Contemporary Revival

Property Type: 2 Storey, duplex

Cladding: Brick, clapboard

Two-storey likely addition to the property at 461. Brick and capboard structure with front dormers with decorative cornices, lintels and frames. First storey has arched window symmetrically echoed by the open veranda's frieze, held by square columns with "tuscan" capitals.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	Y	N

Aerial view of 457 Burlington Ave.



Street view of 457 Burlington Ave.



Burlington Avenue HCD

460 Burlington Ave.

Contributing Property

General Information

Property Address: 460 Burlington Ave.

Property Name: The Henry Foster House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1881

Architectural Style: Stripped Victorian

Property Type: 2 Storey, single-detached

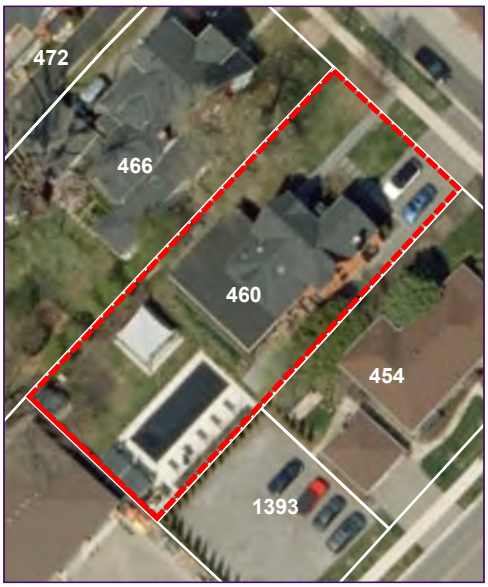
Cladding: Brick

Two-storey Victorian vernacular brick "L" footprint structure with front gable and large bay window with decorative cornice. All windows decorated by brick voussoirs and corner quoining with petruding sills. The house was relocated from a property along the Halton Radial Line in the late 1890's to it's current address.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	Y	N	Y	Y	N

Aerial view of 460 Burlington Ave.



Street view of 460 Burlington Ave.



Burlington Avenue HCD

461 Burlington Ave.

Contributing Property

General Information

Property Address: 461 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Ephram Burns

Date of Construction: 1905

Architectural Style: Stripped Edwardian Classicism

Property Type: 2 Storey, duplex

Cladding: Brick

Two Storey brick structure with front gable and finial. Second floor symmetrically placed set of arched windows with decorative brick voussoirs. First storey asymmetrical bay window and decorative doorcase with transom.

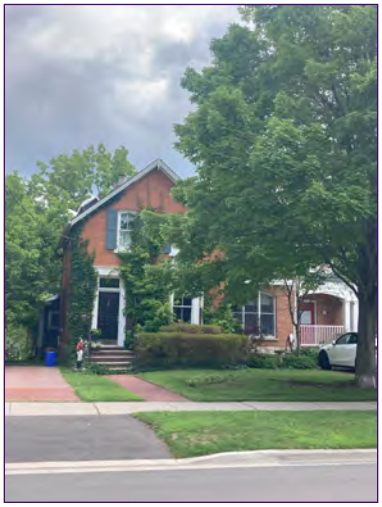
OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 461 Burlington Ave.



Street view of 461 Burlington Ave.



465 Burlington Ave.

Contributing Property

General Information

Property Address: 465 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1904

Architectural Style: Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick

Two-and-a-half storey hipped roof structure with dormer window and front gable with simplified cornice and decorative brackets. Wrap-around veranda with central pediment supported by square columns and decorated doorcase.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 465 Burlington Ave.



Street view of 465 Burlington Ave.



466 Burlington Ave.

Contributing Property

General Information

Property Address: 466 Burlington Ave.

Property Name: The O.T. Springer House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1908

Architectural Style: Queen Anne Revival

Property Type: 2.5 Storey, single-detached

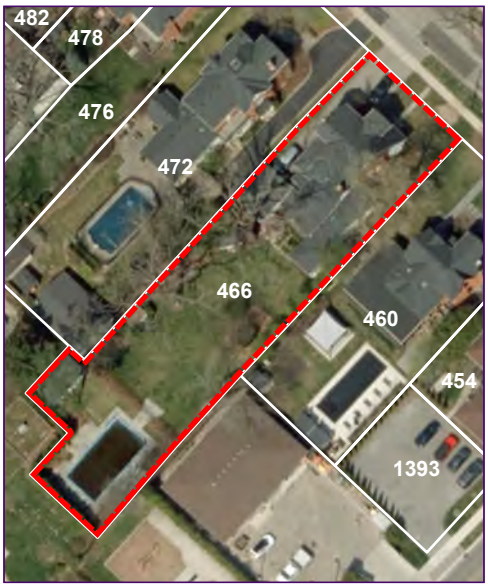
Cladding: Brick, fish-scale shingles

Two-and-a-half storey structure in eclectic Queen Anne Revival style with brick and fish-scale wood shingle cladding. Centrally located grand-dormer at second level with carved decorative trim and pediment. Assymetrical veranda supported by a brick base and ionic short columns. Carved wooden bay-window frame at first storey, centrally-placed front door with carved doorcase and transom. Second storey double-sash window. Most windows have brick vouissoirs.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	N	Y	Y	Y	N

Aerial view of 466 Burlington Ave.



Street view of 466 Burlington Ave.



Burlington Avenue HCD

471 Burlington Ave.

Contributing Property

General Information

Property Address: 471 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Robert John Allen

Date of Construction: 1904

Architectural Style: Stripped Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick, fish-scale shingles, clapboard

Two-and-a-half storey hipped roof brick structure with front gable clad in fish-scale shingles. Assymetrically placed door and petruding porch supported by square columns, decorative freize, cornice and pediment. Window openings have stone sills and brick soldier-course lintel.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	Y	N	N	Y	Y	N

Aerial view of 471 Burlington Ave.



Street view of 471 Burlington Ave.



Burlington Avenue HCD

472 Burlington Ave.

Contributing Property

General Information

Property Address: 472 Burlington Ave.

Property Name: The George Blair House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1885

Architectural Style: Queen Anne Revival

Property Type: 2.5 Storey, single-detached

Cladding: Brick, fish-scale shingles

Two-and-a-half storey brick structure built by George Blair one of Burlington's most eminent builders, in Queen Anne Style categorized by asymmetrical entrance, and decorative cornice and trim with floral designs. Front and side gables with fish-scale shingles, front dormer with decorative pediment. Grand, decorated bay windows and a front veranda supported by decorative trim, posts and brackets. Carved doorcase with arched transom. Second-storey windows adorned by a painted brick arched lintel.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	Y	Y	Y	Y	N

Aerial view of 472 Burlington Ave.



Street view of 472 Burlington Ave.



Burlington Avenue HCD

475 Burlington Ave.

Contributing Property

General Information

Property Address: 475 Burlington Ave.

Property Name: The Kitching-Vance House

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Robert John Allen

Date of Construction: 1910

Architectural Style: Stripped Edwardian Classicism

Property Type: 2.5 Storey, single-detached

Cladding: Brick, clapboard

Two-and-a-half storey brick structure with full-width veranda with pediment, supported by tuscan columns. 3-storey front gable and side dormers with clapboard siding. Second storey windows with stone sills and brick voussoirs. Simplified carved eaves throughout.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	Y	N	N	N	N	Y	Y	N

Aerial view of 475 Burlington Ave.



Street view of 475 Burlington Ave.



476 Burlington Ave.

Non-contributing Property

General Information

Property Address: 476 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1985

Architectural Style: Contemporary Revival

Property Type: 2 Storey, duplex

Cladding: Brick

Two Storey brick structure, since converted into two dwellings. Front gable, with arched vent. Second storey equally spaced double hung windows, with brick sills. First storey bay windows with a decorative doorcase with carved flutted pilasters. Simplified carved eaves throughout.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	N	N

Aerial view of 476 Burlington Ave.



Street view of 476 Burlington Ave.



478 Burlington Ave.

Non-contributing Property

General Information

Property Address: 478 Burlington Ave.

Property Name: N/A

Heritage Designation

Property is not listed on Municipal Heritage Register or designated under the Part IV Ontario Heritage Act

Property Description

Builder/Architect: Unknown

Date of Construction: 1985

Architectural Style: Contemporary Revival

Property Type: 2 storey, duplex

Cladding: Brick

Two Storey brick structure, since converted into two dwellings. Front gable, with arched vent. Second storey equally spaced double hung windows, with brick sills. First storey bay windows with a decorative doorcase with carved flutted pilasters. Simplified carved eaves throughout.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
N	N	N	N	N	N	Y	N	N

Aerial view of 478 Burlington Ave.



Street view of 478 Burlington Ave.



Burlington Avenue HCD

479 Burlington Ave.

Contributing Property

General Information

Property Address: 479 Burlington Ave.

Property Name: The Allen-McIlwain House

Heritage Designation

Property is not listed on the Municipal Heritage Register, but is designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: Robert John Allen

Date of Construction: 1914

Architectural Style: Craftsman

Property Type: 1.5 storey, single-detached

Cladding: Brick, cedar shingle siding

One-and-a-half storey structure with side gable and central dormer clad in cedar shakes. Symmetrical double hung windows with extended veranda supported by brick columns and decorative brackets. Windows at first storey adorned by brick voussoirs.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	N	N	N	N	N	Y	Y	N

Aerial view of 479 Burlington Ave.



Street view of 479 Burlington Ave.



Burlington Avenue HCD

482 Burlington Ave.

Contributing Property

General Information

Property Address: 482 Burlington Ave.

Property Name: Maplelawn: The Gordon-Smith-Hyslop House

Heritage Designation

Property is listed on the Municipal Heritage Register, but is not designated under Part IV of the Ontario Heritage Act

Property Description

Builder/Architect: George Blair

Date of Construction: 1905

Architectural Style: Mixed Bungalow

Property Type: 1.5 Storey, single-detached

Cladding: Brick, cedar shingle siding

One-and-a-half storey brick structure with corner tourret and dormers. Hipped roof with dormers clad in cedar shakes. Centrally placed front dormer with simplified carved cornice and pediment. Central veranda supported by "Tuscan" columns and wood ballustrade and simplified carved cornice and frieze. First storey double-hung windows with stone sills and brick voussoirs.

OHA 9/06 Reg. Criteria:

1	2	3	4	5	6	7	8	9
Y	Y	N	Y	Y	Y	Y	Y	N

Aerial view of 482 Burlington Ave.



Street view of 482 Burlington Ave.



OHA Reg. 9/06 Criteria

1	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9	The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.