



Regular Meeting of Council Agenda

Date: December 16, 2019
Time: 6:30 pm
Location: Council Chambers Level 2, City Hall

Pages

1. Call to Order:

2. National Anthem:

3. Regrets:

4. Proclamations:

4.1 Crime Stoppers Month - January 2020

5. Motion to Approve Council Minutes:

5.1 Regular meeting of Council November 18, 2019

5.2 Special meeting of Council December 2, 2019

6. Recognitions and Achievements:

7. Presentations:

8. Declarations of Interest:

9. Delegations:

In order to speak at a Council meeting, individuals must register as a delegation no later than 12:00 noon on the day of the meeting. To register, complete the online application at www.burlington.ca/delegation, email cityclerks@burlington.ca or phone 905-335-7600 ext. 7805.

10. Recommendations from Standing Committees:

10.1 Committee of the Whole meeting of December 2, 2019

a. 2019 accessibility progress report (CW-47-19)

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- b. 2019 to 2020 group benefits renewal (HR-05-19)
- c. Financial status report as at September 30, 2019 (F-44-19)
- d. 2020 Interim Tax Levy By-Law (F-47-19)
- e. Temporary Borrowing By-Law (F-38-19)
- f. Book publication agreement with E.G. Keenleyside (CM-26-19)
- g. Regional road maintenance 2020 (RPF-20-19)
- h. Global Covenant of Mayors for Climate and Energy Appendix C of capital works report (CW-20-19)
- i. Proposed changes to the leash-free area criteria (PR-12-19)
- j. Open air burn permit review (BFD-05-19)
- k. Mundialization trip to Itabashi, Japan – Mayor’s report (MO-18-19)
- l. Free transit for students (MO-19-19)
- m. Council committees and Deputy Mayor assignments for 2020 (MO-20-19)
- n. Staff direction regarding leaf collection (COW-15-19) (SD-31-19)

10.2 Planning and Development meeting of December 3, 2019

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- a. Road Safety Lawn Sign Campaign update (TS-09-19)
- b. Downtown road safety review (TS-10-19)
- c. Building Permit By-law fee review (PB-21-19)
- d. Aldershot BIA’s new Strategic Plan 2019-2022 (PB-78-19)
- e. Burlington One Brand work plan (CM-27-19)
- f. Section 37 community benefits for 2421-2431 New Street (PB-87-19)
- g. Local input into the Region of Halton’s Integrated Growth

Management Strategy (PB-82-19)

- h. Meridian Brick/Aldershot Quarry study review (MO-17-19, SD-32-19)
- i. Development pre-application policy (MO-21-19, SD-33-19)
- j. Urban design and streetscape guidelines for Plains Road (PD-12-19, SD-34-19)
- k. Metrolinx Aldershot GO station parking (PD-13-19)
- l. Kilbride Street community safety zone (PD-14-19, SD-35-19)
- m. Framework for community recreation (PR-11-19)
- n. City-wide private tree by-law implementation (RPF-18-19)

10.3 Planning and Development meeting of December 5, 2019 19 - 22

- a. Taking a Closer Look at the Downtown concept discussion (PB-89-19)

10.4 Committee of the Whole Budget meeting of December 10, 2019 23 - 31

- a. Expenses excluded from the budget (F-42-19)
- b. 20-year budget driver forecast (F-48-19)
- c. Approval of the 2020 budget (F-46-19-2)

10.5 Committee of the Whole Budget meeting of December 12, 2019

Included in the Committee of the Whole - Budget meeting minutes of December 10, 2019

11. Motion to Approve Standing Committee Minutes:

11.1 Committee of the Whole meeting minutes of December 2, 2019

11.2 Planning and Development meeting minutes of December 3, 2019

11.3 Planning and Development meeting minutes of December 5, 2019

11.4 Committee of the Whole Budget meeting minutes of December 10 and 12, 2019

12. Reports of Municipal Officers:

- 12.1 Removal of 5780 Cedar Springs Road from the City of Burlington's
Municipal Register of Cultural Heritage Resources (PB-85-19)

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13. Notices of Motion:

14. Motions:

15. Motion to Receive and File Council Information Packages:

- 15.1 Council Information Package November 28, 2019
- 15.2 Council Information Package December 5, 2019
- 15.3 Council Information Package December 12, 2019

16. Motion to Receive and File Information Items:

17. Motion to Consider Confidential Items:

18. Motion to Approve By-Laws:

- 18.1 61-2019: A by-law to authorize a request for the issuing of debentures by the Regional Municipality of Halton for City Hall HVAC Retrofit.
- 18.2 62-2019: A by-law to amend By-law 86-2007, as amended, being a by-law for the regulation of traffic.
- 18.3 63-2019: A by-law to levy 2020 interim taxes and establish penalty and interest rates.
- 18.4 64-2019: A by-law to authorize the temporary borrowings of monies from the Royal Bank of Canada.
- 18.5 65-2019: A by-law for the purpose of open air burning in the City of Burlington.
- 18.6 66-2019: A by-law under the Building Act respecting construction, demolition, change of use, occupancy, transfer of permits and inspections.
- 18.7 67-2019: A by-law to adopt Official Plan Amendment No. 117 to redesignate lands at 2421-2431 New Street from "Neighbourhood Commercial" to "Residential High Density" .

18.8 2020-416: A by-law to amend By-law 2020, as amended, to permit the development of an 11-storey retirement home building and an 11-storey residential apartment building at 2421-2431 New Street.

19. **Motion to Confirm Proceedings of the Council Meeting:**

20. **Statements by Members:**

21. **Motion to Adjourn:**



Committee of the Whole Meeting

Minutes

Date: December 2, 2019

Time: 9:30 am

Location: Council Chambers Level 2, City Hall

Members Present: Lisa Kearns (Chair), Kelvin Galbraith, Rory Nisan, Shawna Stolte, Paul Sharman, Angelo Bentivegna, Mayor Marianne Meed Ward

Staff Present: Tim Commisso, Mary Battaglia, Sue Connor, Joan Ford, Chris Glenn, Heather MacDonald, Allan Magi, David Thompson (Audio/Video Specialist), Suzanne Gillies (Clerk)

1. Declarations of Interest:

None.

2. Delegation(s):

- 2.1 Marwa Selim representing BurlingtonGreen Environmental Association expressed support for the climate action plan for Burlington (CW-20-19)
- 2.2 Kate Flynn representing Centre for Climate Change Management at Mohawk College expressed support for the climate action plan for Burlington (CW-20-19)
- 2.3 Roman Talkowski expressed support for the climate action plan for Burlington (CW-20-19)
- 2.4 Brian McLaughlin representing Burlington Old Timers Soccer Club expressed concerns with the framework for community recreation (PR-11-19)
- 2.5 Sarah Merritt-Kellogg representing Burlington Women's Recreational Soccer League expressed concerns with the framework for community recreation (PR-11-19)

- 2.6 Kathy Parker representing Soccer Club Organization of Burlington Youth expressed concerns with the framework for community recreation (PR-11-19)
- 2.7 Shannon Sinclair and Tara Hambly representing Burlington Women's Recreational Soccer League expressed concerns with the framework for community recreation (PR-11-19)
- 2.8 Murray De Pape representing Burlington Old Timers Soccer Club expressed concerns with the framework for community recreation (PR-11-19)
- 2.9 Don Johnson expressed concerns with the city-wide private tree bylaw implementation (RPF-18-19)
- 2.10 Roland Tanner representing Engaged Citizens of Burlington regarding city-wide private tree bylaw implementation (RPF-18-19)
- 2.11 Albert Faccenda expressed concerns with city-wide private tree bylaw implementation (RPF-18-19)
- 2.12 William Love representing Roseland Community Organization expressed support for the city-wide private tree bylaw implementation (RPF-18-19)
- 2.13 Lloyd Ripani expressed concerns with the city-wide private tree bylaw implementation (RPF-18-19)
- 2.14 Joan Olech representing Halton/Hamilton Landowners Association expressed concerns with the city-wide private tree bylaw implementation (RPF-18-19)
- 2.15 Ryan Small expressed concerns with the city-wide private tree bylaw implementation (RPF-18-19)
- 2.16 Delegation from David Wilby regarding city-wide tree bylaw implementation (RPF-18-19)
- 2.17 Amy Schnurr representing BurlingtonGreen Environmental Association expresses support for the city-wide private tree bylaw implementation (RPF-18-19)
- 2.18 Norman Richardson expressed concerns with the city-wide private tree bylaw implementation in rural areas. (RPF-18-19)

3. Consent Items:

- 3.1 2019 accessibility progress report (CW-47-19)
Moved by Councillor Sharman

Receive and file capital works department report CW-47-19 and Appendix A regarding the 2019 Accessibility Progress Report.

CARRIED

3.2 2019 to 2020 group benefits renewal (HR-05-19)

Moved by Councillor Sharman

Retain Sun Life Financial as the service provider for the major medical, hospital, dental, long-term disability and basic and optional life insurance plans for the December 1, 2019 to November 30, 2020 policy year.

CARRIED

3.3 Financial status report as at September 30, 2019 (F-44-19)

Moved by Councillor Sharman

Receive and file finance department report F-44-19 providing the financial status report as at September 30, 2019.

CARRIED

3.4 2020 Interim Tax Levy By-Law (F-47-19)

Moved by Councillor Sharman

Approve by-law 63-2019 attached as Appendix A to finance department report F-47-19 which provides for the levy of the 2020 interim taxes.

CARRIED

3.5 Temporary Borrowing By-Law (F-38-19)

Moved by Councillor Sharman

Approve by-law 64-2019 attached as Appendix A to finance department report F-38-19, to authorize the temporary borrowings of monies from the Royal Bank of Canada to meet the ordinary expenditures of the Corporation for the 2020 fiscal year; and

Authorize the Mayor and Clerk to execute the Security Agreement, subject to the satisfaction of the City Solicitor.

CARRIED

3.6 Book publication agreement with E.G. Keenleyside (CM-26-19)

Moved by Councillor Sharman

Authorize the City Manager to negotiate and execute an agreement with E.G. Keenleyside for the publication and distribution of his book “An Illustrated History of the Burlington Cenotaph, The Story of a Community Memorial” to the satisfaction of the City Solicitor and any related documents related thereto.

CARRIED

3.7 Regional road maintenance 2020 (RPF-20-19)

Moved by Councillor Sharman

Delegate to the Executive Director of Environment, Infrastructure and Community Services the authority to negotiate amendments and enter into agreements with Halton Region for the provision of contracted road maintenance services and to negotiate amendments and enter into agreements as outlined in Halton Region Report No. PW-29-19 to the satisfaction of the Executive Director of Legal Services and the Chief Financial Officer.

CARRIED

4. Regular Items:

4.1 Audit and accountability fund consulting final report (CM-29-19)

Moved by Councillor Sharman

Table the City of Burlington 2019 Service Delivery Reviews Final Report prepared by Performance Concepts Consulting and Dillon Consulting, dated November 27, 2019; and

Direct the City Manager to report back in Q1, 2020, on the proposed disposition of the four service reviews and recommendations contained in the “City of Burlington 2019 Service Delivery Reviews Final Report.”

CARRIED

4.2 Climate Action Plan for Burlington (CW-20-19)

Table the Climate Action Plan in Appendix A of capital works report CW-20-19 for public review **to be brought back to the Environment, Infrastructure and Community Services Committee on January 13, 2020 for discussion and delegations**; and

Direct the Executive Director of Environment, Infrastructure and Community Services to report back to the Environment, Infrastructure and Community Services meeting in March 2020 with a final Climate Action Plan; and

Direct the Mayor to sign the commitment letter in Appendix C of capital works report CW-20-19 for the City of Burlington to join the Global Covenant of Mayors for Climate and Energy.

CARRIED

4.3 Framework for community recreation (PR-11-19)

Moved by Mayor Meed Ward

Refer department of recreation services report PR-11-19 regarding community recreation framework to the Planning and Development Committee meeting on Tuesday, December 3, 2019.

CARRIED

4.4 Proposed changes to the leash-free area criteria (PR-12-19)

Moved by Mayor Meed Ward

Approve the updated leash-free area criteria and process as outlined in department of recreation services report PR-12-19; and

Rescind delegated authority for the Director of Parks and Recreation to consider piloting alternative time leash-free areas as an alternative to fenced leash-free areas when requests come forward on a site by site basis utilizing the process outlined in parks and recreation department report PR-33-12.

CARRIED

4.5 Open air burn permit review (BFD-05-19)

Moved by Mayor Meed Ward

Endorse the open air burning permit areas, with no changes, as detailed in Appendix A, Schedule A, of fire department report BDF-05-19 **including the option of a one year pilot for open air burning in North Aldershot for 2020**; and

Approve updated by-law 65-2019 open air burning for the City of Burlington, attached as Appendix C, as outlined in Burlington Fire Department report BFD-05-19.

CARRIED

4.6 Mundialization trip to Itabashi, Japan – Mayor’s report (MO-18-19)

Moved by Mayor Meed Ward

Receive and file Mayor's Office report MO-18-19 regarding the Mayor’s trip to Itabashi, October 2019.

CARRIED

4.7 Free transit for students (MO-19-19)

Moved by Mayor Meed Ward

Receive and file the update on MOU discussions with all related school boards (public and Catholic) to further partnership terms and funding towards student transit passes and appoint Councillors Rory Nisan and **Shawna Stolte** to the MOU discussion team; and

Consider as part of the 2020 budget discussions free transit for students age 12 and under, to take effect January 1st to align with Metrolinx fare changes in March of 2019 that saw all children age 12 and under not charged any fare for GO trains or buses; and

Direct the City Manager to report back on MOU progress by June with a recommendation for council to consider approving the program. The recommendation would include timing options and funding, including the potential to begin the program in September 2020, identifying a one-time funding source from September to December and adding the annualized cost to the 2021 budget.

CARRIED

4.8 Council committees and Deputy Mayor assignments for 2020 (MO-20-19)

Moved by Mayor Meed Ward

Appoint Councillors Kelvin Galbraith and Lisa Kearns, as chair and vice chair respectively to the Environment, Infrastructure and Community Services Committee effective January 1, 2020 for the term to expire December 31, 2020; and

Appoint Councillors Shawna Stolte and Rory Nisan, as chair and vice chair respectively to the Community Planning, Regulation and Mobility Committee, both regular and statutory public meetings, effective January 1, 2020 for the term to expire December 31, 2020; and

Appoint Councillors Rory Nisan and Paul Sharman, as chair and vice chair respectively to the Corporate Services, Strategy, Risk and Accountability Committee effective January 1, 2020 for the term to expire December 31, 2020; and

Appoint Councillors Angelo Bentivegna and Lisa Kearns, as chair and vice chair respectively to the Council Workshop Committee effective January 1, 2020 for the term to expire December 31, 2020; and

Approve the Deputy Mayor rotation as outlined in report MO-20-19; and

Amend the procedure by-law to permit chairs to serve in the Deputy Mayor rotation.

CARRIED

4.9 Staff direction regarding leaf collection (COW-15-19) (SD-31-19)

Moved by Councillor Nisan

Direct the Director of Road, Parks, and Forestry to report to committee explaining the root and proximate causes of the need to change the leaf collection program that occurred in November 2019, and provide any lessons learned from the experience of the 2019 program.

CARRIED

4.10 City-wide private tree bylaw implementation (RPF-18-19)

Moved by Mayor Meed Ward

Refer roads, parks, and forestry department report RPF-18-19 regarding city-wide private tree by-law to the Planning and Development Committee meeting on Tuesday, December 3, 2019.

CARRIED

5. Confidential Items:

- 5.1 Confidential appendix D to City Manager report CM-29-19 regarding audit and accountability fund consulting (CM-29-19)

6. Procedural Motions:

- 6.1 Suspend the rules to proceed beyond the hour of 10:00 p.m.

Moved by Mayor Meed Ward

Suspend the rules of procedure to allow the meeting to proceed beyond the hour of 10 p.m., in accordance with procedure by-law 64-2016 s. 26.

CARRIED

7. Information Items:

Moved by Councillor Bentivegna

Receive and file the following 12 items, having been given due consideration by the Committee of the whole.

CARRIED

- 7.1 Staff presentation regarding audit and accountability fund consulting final report (CM-29-19)
- 7.2 Staff presentation regarding climate action plan for Burlington (CW-20-19)
- 7.3 Delegation material from Kate Flynn, Centre for Climate Change Management at Mohawk College regarding the climate action plan for Burlington (CW-20-19)
- 7.4 Correspondence from Lawson Hunter regarding climate action plan for Burlington (CW-20-19)
- 7.5 Delegation material from Murray De Pape representing Burlington Old Timers Soccer Club regarding framework for community recreation (PR-11-19)
- 7.6 Delegation material from Sarah Merritt-Kellogg, Burlington Women's Recreational Soccer League regarding framework for community recreation (PR-11-19)

- 7.7 Delegation material from Shannon Sinclair and Tara Hambly, Burlington Women's Recreation Soccer League regarding framework for community recreation (PR-11-19)
- 7.8 Delegation material from Kathy Parker, Program Manager for Soccer Club Organization of Burlington Youth regarding framework for community recreation (PR-11-19)
- 7.9 Presentation regarding Mundialization trip to Itabashi, Japan (MO-18-19)
- 7.10 Correspondence from Burlington Sustainable Development Committee regarding city-wide private tree bylaw implementation (RPF-18-19)
- 7.11 Correspondence from James Fisher regarding city-wide private tree bylaw implementation (RPF-18-19)
- 7.12 Correspondence from Vince Fiorito regarding city-wide private tree bylaw implementation (RPF-18-19)
- 7.13 Delegation material from Don Johnson regarding city-wide private tree bylaw implementation (RPF-18-19)
- 7.14 Delegation material from Joan Olech regarding city-wide private tree bylaw implementation (RPF-18-19)
- 8. **Staff Remarks:**
- 9. **Committee Remarks:**
- 10. **Adjournment:**

11:35 a.m. (recessed). 11:46 a.m. (reconvened), 12:02 p.m. (recessed), 1:00 p.m. (reconvened), 2:38 p.m. (recessed), 2:49 p.m. (reconvened), 4:08 p.m. (recessed), 6:30 p.m. (reconvened), 8:02 p.m. (recessed), 8:13 p.m. (reconvened)

Chair adjourned the meeting at 10:37 p.m.



Planning and Development Committee Meeting

Minutes

Date: December 3, 2019

Time: 9:30 am

Location: Council Chambers Level 2, City Hall

Members Present: Paul Sharman (Chair), Rory Nisan, Kelvin Galbraith, Lisa Kearns, Shawna Stolte, Angelo Bentivegna, Mayor Marianne Meed Ward

Staff Present: Tim Commisso, Heather MacDonald, Jamie Tellier, Nick Anastasopoulos, Allan Magi, Vito Tolone, Chris Glenn, Kwab Ako-Adjei, Mary Battaglia, David Thompson (Audio/Video Specialist), Jo-Anne Rudy (Clerk)

1. Declarations of Interest:

None

2. Statutory Public Meetings:

None

3. Delegation(s):

- 3.1 Christine Carter spoke in support of the recommendations contained in mayor's office report MO-17-19 regarding Meridian Brick/Aldershot Quarry study review. (MO-17-19)
- 3.2 Heather Lareau spoke on behalf of Dr. Asheer Sharman regarding Meridian Brick/ Aldershot Quarry and expressed concern as it relates to loss of vegetation and health risks. (MO-17-19)
- 3.3 Franco DiGiovanni, Hemmera Envirochem Inc., expressed concern with the Meridian Brick/Aldershot Quarry as it relates to land compatibility, air quality impacts and resulting health risks. (MO-17-19)

- 3.4 Peter Simcisko, Watson & Associates Economists Ltd., provided an overview of the Building Permit By-law fee review. (PB-21-19)
- 3.5 Suzanne Mammel, Hamilton Halton Home Builders Association, expressed concern with the Building Permit By-law fee review as it relates to the impact on affordability and the narrative being told. (PB-21-19)
- 3.6 Suzanne Mammel, Hamilton Halton Home Builders Association, expressed concern with the development pre-application policy as it relates to mandating a pre-consultation meeting. (MO-21-19)
- 3.7 Judy Worsley, Aldershot Village BIA, shared the Aldershot BIA's new Strategic Plan 2019-2022 and highlighted their three focus areas - member experience, organizational development and increased advocacy role. (PB-78-19)

4. Consent Items:

None

5. Regular Items:

- 5.1 Road Safety Lawn Sign Campaign update (TS-09-19)

Moved by Councillor Kearns

Direct the Director of Transportation Services to extend the Road Safety Lawn Sign Campaign into 2020, utilizing the remaining supply of signs purchased in 2019.

CARRIED

- 5.2 Downtown road safety review (TS-10-19)

Moved by Councillor Kearns

Approve the recommendations contained in transportation services department report TS-10-19 regarding road safety improvements; and

Direct the Director of Transportation Services to prepare, for Council's approval, a by-law to amend Traffic By-law 86-2007 for the implementation of an all-way stop traffic control at the intersection of Caroline Street and John Street; **and**

Direct the Director of Transportation Services to explore the implementation of additional pedestrian crossings within the downtown; and

Direct the Director of Transportation Services to review pedestrian refuge islands and potential of separated signals at high volume pedestrian intersections city wide.

CARRIED

Moved by Mayor Meed Ward

Direct the Director of Transportation Services to explore the implementation of additional pedestrian crossings within the downtown; and

Direct the Director of Transportation Services to review pedestrian refuge islands and potential of separated signals at high volume pedestrian intersections city wide.

CARRIED

5.3 Building Permit By-law fee review (PB-21-19)

Moved by Mayor Meed Ward

Approve the proposed fee adjustments represented by Option 2 of the consultant's report contained in Appendix A to department of city building report PB-21-19; and

Approve the text amendments to the Building Permit By-law recommended in department of city building report PB-21-19; and

Repeal Building Permit By-law 13-2018 and all its amendments effective December 31, 2019; and

Enact the proposed By-law 66-2019 attached as Appendix B to department of city building report PB-21-19, containing the proposed revised fee schedule and text amendments on January 1, 2020.

CARRIED

5.4 Aldershot BIA's new Strategic Plan 2019-2022 (PB-78-19)

Moved by Councillor Galbraith

Endorse the Aldershot BIA's Strategic Plan, 2019-2022 attached as Appendix A to community planning department report PB-78-19.

CARRIED

5.5 Burlington One Brand work plan (CM-27-19)

Moved by Mayor Meed Ward

Approve the integration of the One Brand as a strategic initiative into the 2018-2022 Burlington's Plan: From Vision to Focus work plan as a key project emerging from the Red Tape Red Carpet recommendations; and

Endorse the Burlington One Brand project plan and support the allocation of existing funding to complete One Brand research and development in 2020. Funding for the implementation of the One Brand will be requested in 2020 for inclusion in the 2021 budget.

CARRIED

5.6 Section 37 community benefits for 2421-2431 New Street (PB-87-19)

Moved by Councillor Kearns

Approve community benefits in relation to the development proposal at 2421-2431 New Street submitted by Weston Consulting, consisting of direct and indirect benefits as outlined in community planning department report PB-87-19; and

Direct the Executive Director of Legal Services to prepare and execute an agreement pursuant to Section 37 of the *Planning Act* securing the benefits agreed to and to the satisfaction of the Director of Community Planning and the City Solicitor and that such Agreement be registered on title to the lands in a manner satisfactory to the City Solicitor to secure said community benefits; and

Direct the Clerk and the Mayor to execute the amending by-law once the owner enters into the Section 37 Agreement.

CARRIED

5.7 Local input into the Region of Halton's Integrated Growth Management Strategy (PB-82-19)

Moved by Mayor Meed Ward

Endorse city staff's recommendation contained in community planning department report PB-82-19 regarding the prioritization and weighting of the measures identified in Halton Region's Evaluation Framework; and

Direct the City Clerk to forward a copy of community planning department report PB-82-19 to Halton Region as the City of Burlington's input on the IGMS Evaluation Framework.

CARRIED

5.8 Meridian Brick/Aldershot Quarry study review (MO-17-19, SD-32-19)

Moved by Mayor Meed Ward

Direct the Executive Director of Community Planning, Regulation and Mobility to investigate the Air Quality Bylaw for Oakville and report back to council with a recommendation for a similar bylaw for Burlington by Q2 2020; and

Direct the Executive Director of Legal Services and Corporation Counsel to retain an environmental lawyer to advise on the municipal role in the Aldershot Quarry, the potential air quality bylaw and any other matters arising; and

Direct the Executive Director of Community Planning, Regulation and Mobility to review and report back on the peer reviews of the studies done by Meridian/Aldershot Quarry and requirements for ongoing monitoring and potential impacts on human health. As part of the review, report back on the cost and process to conduct an independent peer review of studies conducted to date; and

Direct the Director of Roads, Parks and Forestry to review the forestry plan for phased removal and replacement of trees at the Aldershot Quarry, and report back with an assessment to council in Q2 2020; and

Direct the Mayor to:

- write to the three local MPPs for Burlington, the Ministry of the Environment, Conservation and Parks, and the Ministry of Natural Resources & Forestry to request a meeting to discuss the conditions of the site plan and their oversight and due diligence in ongoing monitoring and studies conducted on the air quality impacts of the quarry activities to ensure the quarry is operating within provincial regulations.

- establish a Community Council Liaison Committee with representation from Meridian/Aldershot Quarry, local citizens, provincial ministries, city staff and council, and other stakeholders, to provide regular communication among stakeholders, renew monitoring studies, and discuss quarry activities and any emerging/new issues.

CARRIED

5.9 Development pre-application policy (MO-21-19, SD-33-19)

Moved by Mayor Meed Ward

Receive and file mayor's office report MO-21-19 regarding a proposed pre-application development public meeting policy; and

Direct the Director of Community Planning to review the proposed policy attached as Appendix A to mayor's office report MO-21-19, incorporate any feedback from Committee and bring a revised **policy that aligns the recommendation to the protocol contained in Appendix A** for approval in **February** 2020.

CARRIED

5.10 Enforcement safety on family farms (PD-11-19)

This item was withdrawn

5.11 Urban design and streetscape guidelines for Plains Road (PD-12-19, SD-34-19)

Moved by Councillor Galbraith

Direct the Director of Community Planning to explore updating the urban design and streetscape guidelines for Plains Road, including the Aldershot BIA boundary area, and report back to Council in **Q2** 2020.

CARRIED

5.12 Metrolinx Aldershot GO station parking (PD-13-19)

Moved by Councillor Galbraith

Direct the Mayor and Members of Council to endorse and sign the attached communication regarding issues with the parking at the Aldershot GO Station being sent to Metrolinx on behalf of Burlington City Council.

CARRIED

5.13 Kilbride Street community safety zone (PD-14-19, SD-35-19)

Moved by Councillor Nisan

Direct the Director of Transportation Services to conduct an expedited review of Kilbride Street to determine whether a community safety zone is warranted and provide a report including the review's methodology, findings and a recommendation to committee by January 2020.

CARRIED

5.14 Framework for community recreation (PR-11-19)

Moved by Mayor Meed Ward

Defer recreation services report PR-11-19 regarding a framework for community recreation in the City of Burlington, to the Environment, Infrastructure & Community Services Committee in February 2020.

CARRIED

5.15 City-wide private tree by-law implementation (RPF-18-19)

Moved by Councillor Stolte

Approve proposed City-wide Private Tree By-law 67-2019, Appendix A to roads, parks and forestry report RPF-18-19 and repeal existing Pilot Private Tree By-law 43-2018, effective April 1, 2020; and

Approve the proposed operating and capital budget impacts for the administration of both public and private tree by-laws, through the budget processes (Business Case 2020-003 and VE-VN-1956); and

Amend rates and fees By-law 52-2019 by replacing page 38 of Appendix A, effective April 1, 2020; and

Direct the Director of Roads, Parks and Forestry to develop a program for tree planting incentives on private property within the City of Burlington;
and

Direct the Director of Roads, Parks and Forestry to establish a Mayor/Council Task Force on improving the tree canopy and review the possibility of exempting farm classified land and report back prior to implementation of the by-law; and

Direct the Director of Roads, Parks and Forestry to research transition measures for the by-law and report back at the December 16, 2019 Council meeting; and

Direct the Director of Roads, Parks and Forestry to research cost-sharing methods on cash-in-lieu and report back prior to implementation of the by-law.

CARRIED

Moved by Mayor Meed Ward

Direct the Director of Roads, Parks and Forestry to establish a Mayor/Council Task Force on improving the tree canopy and review the possibility of exempting farm classified land and report back prior to implementation of the by-law; and

Direct the Director of Roads, Parks and Forestry to research transition methods for the by-law and report back at the December 16, 2019 Council meeting; and

Direct the Director of Roads, Parks and Forestry to research cost-sharing methods on cash-in-lieu and report back prior to implementation of the by-law.

CARRIED

6. Confidential Items:

None

7. Procedural Motions:

None

8. Information Items:

Moved by Mayor Meed Ward

Receive and file the following 10 items, having been given due consideration by the Planning and Development Committee.

CARRIED

- 8.1 Delegation material from Christine Carter regarding Meridian Brick/Aldershot Quarry study review. (MO-17-19)

- 8.2 Delegation material from Franco DiGiovanni, Hemmera Envirochem Inc., regarding Meridian Brick/Aldershot Quarry study review. (MO-17-19)
- 8.3 Correspondence from Fran Fendelet, Tyandaga Environmental Coalition Inc. (TEC), regarding Meridian Brick/Aldershot Quarry study review. (MO-17-19)
- 8.4 Staff presentation regarding Burlington One Brand work plan. (CM-27-19)
- 8.5 Staff presentation regarding section 37 community benefits for 2421-2431 New Street. (PB-87-19)
- 8.6 Staff presentation regarding local input into the Region of Halton's Integrated Growth Management Strategy. (PB-82-19)
- 8.7 Delegation material from Peter Simcisko, Watson & Associates Economists Ltd., regarding Building Permit By-law fee review. (PB-21-19)
- 8.8 Correspondence from Judy Worsley, Aldershot BIA, regarding Urban design and streetscape guidelines for Plains Road. (PD-12-19)
- 8.9 Staff presentation regarding framework for community recreation. (PR-11-19)
- 8.10 Staff presentation regarding city-wide private tree bylaw implementation. (RPF-18-19)

9. Staff Remarks:

10. Committee Remarks:

11. Adjournment:

12:15 p.m. (recessed), 1:15 p.m. (reconvened), 2:48 p.m. (recessed), 2:56 p.m. (reconvened), 3:55 p.m. (recessed), 4:10 p.m. (reconvened)

Chair adjourned the meeting at 6:25 p.m.



Planning and Development Meeting

Minutes

Date: December 5, 2019
Time: 9:30 am
Location: Council Chambers Level 2, City Hall

Members Present: Paul Sharman (Chair), Rory Nisan, Kelvin Galbraith, Lisa Kearns, Shawna Stolte, Angelo Bentivegna, Mayor Marianne Meed Ward

Staff Present: Tim Commisso, Heather MacDonald, Allan Magi, Nancy Shea-Nicol, Sue Connor, Jamie Tellier, Kwab Ako-Adjei, David Thompson (Audio/Video Specialist), Georgie Gartside (Clerk)

1. Declarations of Interest:

None.

2. Delegation(s):

- 2.1 Don Fletcher, Citizens' PLAN B, provided feedback regarding the Taking a Closer Look at the Downtown concepts report. (PB-89-19)
- 2.2 Blair Smith and Lynn Crosby, We Love Burlington, provided feedback regarding the Taking a Closer Look at the Downtown concepts report. (PB-89-19)
- 2.3 Suzanne Mammel, Hamilton-Halton Home Builders' Association, provided feedback regarding the Taking a Closer Look at the Downtown concepts report. (PB-89-19)
- 2.4 Roland Tanner, Engaged Citizens of Burlington, provided feedback regarding the Taking a Closer Look at the Downtown concepts report. (PB-89-19)
- 2.5 Serge Langevin provided feedback regarding the Taking a Closer Look at the Downtown concepts report. (PB-89-19)

- 2.6 Gary Scobie provided feedback regarding the Taking a Closer Look at the Downtown concepts report. (PB-89-19)
- 2.7 Mark Bales, Carriage Gate Homes, provided feedback regarding the Taking a Closer Look at the Downtown concepts report. (PB-89-19)
- 2.8 David Barker provided feedback regarding the Taking a Closer Look at the Downtown concepts report. (PB-89-19)
- 2.9 Bryne Emeneau provided feedback regarding the Taking a Closer Look at the Downtown concepts report. (PB-89-19)

3. Consent Items:

None.

4. Regular Items:

- 4.1 Taking a Closer Look at the Downtown concept discussion (PB-89-19)

Moved by: Mayor Meed Ward

Receive and file community planning department report PB-89-19 regarding Taking a Closer Look at the Downtown concept discussion; and

Direct the Director of Community Planning, Regulation and Mobility that, in planning the recommended concept for the downtown based on good planning principles and practices, consideration be given to reducing the heights in the Brant Street Corridor, downtown east side, Locust Street and the foot of Lakeshore Road/Burlington Avenue; and that the overall densities more closely align with the minimum target of 200 people or jobs per hectare; and that the calculations of people/jobs per hectare (total and density) for the preferred concept be included in the final report, including estimations of Old Lakeshore Road and Waterfront Hotel (based on current Official Plan permissions).

CARRIED

Moved by: Mayor Meed Ward

Direct the Director of Community Planning, Regulation and Mobility that, in planning the recommended concept for the downtown based on good planning principles and practices, consideration be given to reducing the heights in the Brant Street Corridor, downtown east side, Locust Street and the foot of Lakeshore Road/Burlington Avenue; and that the overall densities more closely align with the

minimum target of 200 people or jobs per hectare; and that the calculations of people/jobs per hectare (total and density) for the preferred concept be included in the final report, including estimations of Old Lakeshore Road and Waterfront Hotel (based on current Official Plan permissions).

CARRIED

5. Confidential Items:

None.

6. Procedural Motions:

None.

7. Information Items:

Moved by: Councillor Bentivegna

Receive and file the following 14 items, having been given due consideration by the Planning and Development Committee.

CARRIED

- 7.1 Staff and consultant presentation regarding Taking a Closer Look at the Downtown concept discussion (PB-89-19)
- 7.2 Presentation and staff direction from Mayor Meed Ward regarding Taking a Closer Look at the Downtown concept discussion (PB-89-19)
- 7.3 Photo from Councillor Lisa Kearns regarding Taking a Closer Look at the Downtown concept discussion (PB-89-19)
- 7.4 Correspondence from Gary Care, Sylvia Christie, Jim and Beth Shaw, Joe Donnell, Josh Lindsay, and Don and Liz Wilson regarding Taking a Closer Look at the Downtown concept discussion (PB-89-19)
- 7.5 Correspondence from Marnie Hamilton regarding Taking a Closer Look at the Downtown Concept discussion (PB-89-19)
- 7.6 Correspondence from John Was regarding Taking a Closer Look at the Downtown Concept discussion (PB-89-19)
- 7.7 Correspondence from Ed Fothergill, on behalf of the Molinaro Group, regarding Taking a Closer Look at the Downtown Concept discussion (PB-89-19)

- 7.8 Presentation from Don Fletcher, Citizens' PLAN B, regarding Taking a Closer Look at the Downtown concept discussion (PB-89-19)
- 7.9 Delegation material from Blair Smith and Lynn Crosby, We Love Burlington, regarding Taking a Closer Look at the Downtown concept discussion (PB-89-19)
- 7.10 Correspondence from Suzanne Mammel, Hamilton-Halton Home Builders' Association, regarding Taking a Closer Look at the Downtown concept discussion (PB-89-19)
- 7.11 Delegation material from Roland Tanner, Engaged Citizens of Burlington, regarding Taking a Closer Look at the Downtown concept discussion (PB-89-19)
- 7.12 Presentation from Serge Langevin regarding Taking a Closer Look at the Downtown concept discussion (PB-89-19)
- 7.13 Delegation material from Gary Scobie regarding Taking a Closer Look at the Downtown concept discussion (PB-89-19)
- 7.14 Correspondence from Mark Bales, Carriage Gate Homes, regarding Taking a Closer Look at the Downtown concept discussion (PB-89-19)
- 7.15 Delegation material from David Barker regarding the Taking a Closer Look at the Downtown concept discussion (PB-89-19)
- 7.16 Delegation material from Bryne Emeneau regarding Taking a Closer Look at the Downtown concept discussion (PB-89-19)

8. Staff Remarks:

9. Committee Remarks:

10. Adjournment:

10:53 a.m. (recessed), 11:09 a.m. (reconvened), 12:16 p.m. (recessed), 1:18 p.m. (reconvened), 3:19 p.m. (recessed), 3:28 p.m. (reconvened), 4:13 p.m. (recessed), 6:30 p.m. (reconvened), 8:10 p.m. (recessed), 8:20 p.m. (reconvened)

Chair adjourned the meeting at 9:05 p.m.



Committee of the Whole-Budget

Minutes

Date: December 10, 2019
Time: 9:30 am
Location: Council Chambers Level 2, City Hall

Members Present: Lisa Kearns (Chair), Kelvin Galbraith, Rory Nisan, Shawna Stolte, Paul Sharman, Angelo Bentivegna, Mayor Marianne Meed Ward

Staff Present: Tim Commisso, Mary Battaglia, Laura Boyd, Sue Connor, Joan Ford, Chris Glenn, Sheila Jones, David Lazenby, Heather MacDonald, Allan Magi, Nancy Shea-Nicol, Christine Swenor, Vito Tolone, David Thompson (Audio/Video Specialist), Suzanne Gillies (Clerk), Georgie Gartside (Chair), Jamie Tellier, Kwab Ako-Adjei, Scott Hamilton, Leah Bisutti

1. Declarations of Interest:

None.

2. Delegation(s):

- 2.1 Myles Rusak representing the Sound of Music Festival requested an increase in funding for the the Sound of Music Festival in the approval of the 2020 budget (F-46-19-2)
- 2.2 James Sisson spoke regarding his concern with the approval of the 2020 budget (F-46-19-2)
- 2.3 Mervyn Russell representing Halton Action for Climate Emergency Now expressed concern regarding approval of the 2020 budget as it relates to the Burlington Climate Action Plan (F-46-19-2)
- 2.4 Richard Koroscil representing Bay Area Climate Change Council spoke regarding approval of the 2020 budget as it relates to report CW-21-19 (F-46-19-2)

- 2.5 Andrea Grebenc did not appear (F-46-19-2)
- 2.6 Lisa Kohler representing Halton Environmental Network regarding approval of the 2020 budget as it relates to the Burlington Climate Action Plan (F-46-19-2)

3. Consent Items:

None.

4. Regular Items:

- 4.1 Expenses excluded from the budget (F-42-19)

Moved by Paul Sharman

Receive and file finance department report F-42-19 regarding expenses excluded from the budget to meet the requirements of Regulation 284/09 Municipal Act, 2001.

CARRIED

- 4.2 Approval of the 2020 budget (F-46-19-2)

Moved by Mayor Meed Ward

Approve the 2020 operating budget including any budget amendments approved by the Committee of the Whole - Budget to be applied against the proposed net tax levy amount of **\$174,435,179**; and

Approve the 2020 capital budget for the City of Burlington, with a gross amount of **\$85,966,551** with a debenture requirement of \$7,613,145, and the 2021-2029 capital forecast with a gross amount of \$723,878,943 with a debenture requirement of \$47,592,200 as outlined in report F-46-19 and as amended by the Committee of the Whole - Budget; and

Administer the debenture in the amount of \$6,113,145 in 2020 as tax supported debt; and

Administer the debenture in the amount of \$1,500,000 in 2020 as special circumstances debt; and

Declare that, in accordance with s. 5(1)5 of the Development Charges Act, 1997 and s. 5 of Ontario Regulation 82/98, it is Council's clear intention that the excess capacity provided by the above-referenced works will be paid for by future development charges.

CARRIED

Moved by Mayor Meed Ward

Approve the order of discussion of the BAR items as follows; 2-23, 35-37, 39-42, 43-48, 50-52, 53, 24-34, 38, 55-58, 49, 54.

CARRIED

Moved by Councillor Stolte

Add \$60,000 to the operating budget to implement the city-wide tree by-law.

CARRIED

Moved by Councillor Stolte

Add \$125,000 of capital funding to the budget to purchase 3 electric vehicles and charging station for private tree by-law program.

CARRIED

Moved by Paul Sharman

Add \$100,000 to the operating budget to increase tree planting on public and private property.

CARRIED

Moved by Councillor Stolte

Direct the Director of Road, Parks and Forestry to create and implement a tree planting initiative for residents.

CARRIED

Moved by Paul Sharman

Defer acquisition of new buses and additional operators subject to approval of new Transit Business Plan in 2020.

LOST

Moved by Councillor Stolte

Remove 4 transit operators from the proposed budget and purchase 2 electric buses.

LOST

Moved by Councillor Stolte

Add a 1.25% green transportation levy to purchase electric vehicles and vehicle charging stations to meet our goal of reducing GHG emission.

LOST

Moved by Mayor Meed Ward

Add \$42,250 to the operating budget to provide free transit for children 12 and under.

CARRIED

Moved by Paul Sharman

Add \$220,000 in one-time capital funding for a sidewalk on one side of Century Drive, connecting the South Service Road by Boehringer Ingelheim to Harvester Road and Appleby GO Station, subject to the sidewalk warrants being met.

CARRIED

Moved by Paul Sharman

Add \$80,000 to the budget for the installation of a signalized pedestrian crossing on Lakeshore Road between Appleby Line and Kenwood Avenue.

LOST

Moved by Councillor Nisan

Direct the Director of Transportation to install one level 3 charging station for downtown Burlington using 2020 project fund for Electric Vehicle Charging Station - Downtown (PK-PK-1795).

CARRIED

Moved by Councillor Kearns

Add \$100,000 in one-time funding to purchase 10 electric vehicle charging stations, with two plugs at each station, for city community centres, arenas and pools, subject to a staff report from the Executive Director of Environment, Infrastructure and Community Services in the first quarter of 2020 with analysis on electric vehicle charging stations across the city.

LOST

Moved by Mayor Meed Ward

Add \$20,000 of capital funding to the budget and \$180,000 in one-time capital funding to purchase 10 electric vehicle charging stations, with two plugs at each station, for city community centres, arenas and pools.

CARRIED

Moved by Paul Sharman

Direct the Executive Director of Environment, Infrastructure and Community Services to report to the Environment, Infrastructure and Community Services Committee in the first quarter of 2020 with an analysis regarding on electric vehicle charging stations in the city.

CARRIED

Moved by Councillor Nisan

Add \$100,000 to the operating budget for one full-time staff position to support implementation of the Climate Action Plan.

CARRIED

Moved by Councillor Stolte

Add \$160,204 to the operating budget for two full-time staff to support city-wide park operations.

CARRIED

Moved by Councillor Bentivegna

Direct the City Manager to include park maintenance operations as part of a future service review in 2020, subject to further audit and accountability funding from the province being announced.

CARRIED

Moved by Councillor Bentivegna

Eliminate the loose leaf collection service across the city.

LOST

Moved by Mayor Meed Ward

Add \$160,000 to the operating budget to convert temporary staffing to 2 full-time positions to support winter control operations.

CARRIED

Moved by Councillor Nisan

Add \$75,000 to the operating budget for contracted seasonal graders for winter control operations.

LOST

Moved by Mayor Meed Ward

Delegate authority to the Director of Roads, Parks and Forestry Department to investigate, using best efforts, the contracting of seasonal graders for winter maintenance operations in 2020, and report back to Council with the financial implication on the future budgets.

CARRIED

Moved by Mayor Meed Ward

Direct the Executive Director of Community Planning, Regulation and Mobility to report back in Q2 of 2020 with terms of reference and a communication plan for the proposed housing strategy contained in

the Vision to Focus Plan, including the estimated cost and funding source.

CARRIED

Moved by Councillor Stolte

Add \$30,000 in one-time capital funding to the budget for the purchase of an audio induction loop system for the Burlington Seniors' Centre to be funded from the tax rate stabilization fund.

CARRIED

Moved by Councillor Nisan

Add \$100,000 to the budget to expand special needs and youth recreation programming.

LOST

Moved by Councillor Nisan

Approve \$50,000 in one-time funding to Burlington Sound of Music Inc.

LOST

Moved by Mayor Meed Ward

Add \$40,907 in one-time funding to the budget for the Burlington Sound of Music Inc. This one-time funding may be replaced with Municipal Accommodation Tax funding subject to Council approval in 2020.

CARRIED

Moved by Councillor Stolte

Add \$40,000 to the budget for one part-time employee for Councillors' Office communications.

LOST

Moved by Mayor Meed Ward

Add \$3,200 to the budget for a key to the city program.

CARRIED

Moved by Mayor Meed Ward

Add 30,000 of capital funding to the budget for pedestrian/cycling safety initiatives.

CARRIED

Moved by Councillor Bentivegna

Add \$600,000 of capital funding to the budget for infrastructure renewal.

LOST

Moved by Mayor Meed Ward

Refer the staff directions from Appendix A of report F-46-19-2 (items #59 to #69) to the January 16, 2020 Corporate Services, Strategy, Risk and Accountability Committee meeting.

CARRIED

4.3 20-year budget driver forecast (F-48-19)

Moved by Councillor Bentivegna

Receive and file finance department report F-48-19 regarding the 20-year budget driver forecast.

CARRIED

5. Confidential Items:

5.1 Confidential legal department update regarding litigation matter

Moved by Councillor Stolte

Direct the Executive Director of Legal Service and Corporation Counsel, or her delegate, to proceed in accordance the instructions sought in the litigation matter.

CARRIED

6. Procedural Motions:

Moved by Councillor Stolte

Move into closed session in accordance with the following provisions under the Municipal Act, sections 239 (e) litigation or potential litigation affecting the municipality or local board, including matters before administrative tribunals, with respect to a litigation matter.

7. Information Items:

Moved by Councillor Bentivegna

Receive and file the following 5 items, having been given due consideration by the Committee of the Whole Budget Committee.

CARRIED

- 7.1 Delegation material from Mervyn Russell representing Halton Action for Climate Emergency Now regarding approval of the 2020 budget (F-46-19-2)
- 7.2 Delegation material from Richard Koroscil representing Bay Area Climate Change Council regarding approval of the 2020 budget (F-46-19-2)
- 7.3 Staff presentation regarding approval of 2020 budget (F-46-19-2)
- 7.4 Correspondence from Tom Can regarding approval of 2020 budget (F-46-19-2)
- 7.5 Correspondence from Robert Radway regarding approval of the 2020 budget (F-46-19-2)

8. Staff Remarks:

9. Committee Remarks:

10. Adjournment:

10:50 a.m. (recessed), 11:04 a.m. (reconvened), 11:55 a.m. (recessed), 12:55 p.m. (reconvened), 2:54 p.m. (recessed), 3:05 p.m. (reconvened), 4:02 p.m. (recessed), reconvened on December 12, 2019 at 9:34 a.m., 9:35 a.m. (closed), 9:55 a.m. (public), 11:27 a.m. (recessed), 11:35 a.m. (reconvened), 12:49 p.m. (recessed), 1:26 p.m. (reconvened)

Adjourned: 3:43 p.m.



SUBJECT: Removal of 5780 Cedar Springs Road from the City of Burlington's Municipal Register of Cultural Heritage Resources

TO: Mayor and Members of Council

FROM: Community Planning Department

Report Number: PB-85-19

Wards Affected: 3

Date to Council: December 16, 2019

Recommendation:

Approve the removal of 5780 Cedar Springs Road from the Municipal Register of Cultural Heritage Resources.

PURPOSE:

The purpose of this report is to advise Council that the owners of 5780 Cedar Springs Road have provided their intention to demolish the existing dwelling and various accessory structures on the subject property in accordance with Part IV (Section 27) of the *Ontario Heritage Act*. The property is listed on the City of Burlington's Municipal Register of Cultural Heritage Resources but is not designated.

This report provides an overview of relevant regulations under the *Ontario Heritage Act*, describes the cultural heritage value of the property and recommends that Council remove the property known as 5780 Cedar Springs Road from the Municipal Register to facilitate demolition.

Vision to Focus Alignment:

- Building more citizen engagement, community health and culture

Background and Discussion:

This report concerns a property (5780 Cedar Springs Road) on Burlington's Municipal Register of Cultural Heritage Resources (or simply "the Register"), which is the City's

official list of cultural heritage resources that are subject to regulations under the *Ontario Heritage Act*. As such, this report will also provide information on relevant policies and legislation that guide the conservation of Burlington's heritage in order to contextualize and inform the report's recommendation.

The Ontario Heritage Act

Heritage planning processes in Ontario are governed by the *Ontario Heritage Act*. This is legislation that allows municipalities to protect cultural heritage resources through various tools, several of which are discussed below.

In general, the *Ontario Heritage Act*, at times in tandem with other legislation and tools, protects three categories of cultural heritage resources:

1. **Built heritage resources:** These may include buildings, structures, monuments, installations, or generally any community-identified manufactured remnant that contributes to a property's cultural heritage value or interest.
2. **Cultural heritage landscapes:** These are defined geographical areas identified as having cultural heritage value or interest by a community. These landscapes may have been modified by human activity. Some examples may include parks, cemeteries, viewsheds, battlefields, main streets, and neighbourhoods.
3. **Archaeological resources:** These resources include artifacts, archaeological sites, and marine archaeological sites as defined by the *Ontario Heritage Act*. The Region of Halton is the approval authority for all matters related to archaeology within the City of Burlington.

The *Ontario Heritage Act* requires the City to keep a Register of properties within the municipality that are of cultural heritage value or interest. All properties that are designated under the *Ontario Heritage Act* must be listed on the Municipal Register. Additionally, under section 27 of the *Ontario Heritage Act*, Council may add properties to the Register that are not designated but are believed to be of cultural heritage value or interest. The following sections outline important considerations for both designated and non-designated cultural heritage resources.

Designation of Cultural Heritage Resources

One of the most commonly used tools under the *Ontario Heritage Act* to protect cultural heritage resources is designation. Part IV, section 29 of the *Ontario Heritage Act* gives the City the authority to designate a property to be of cultural heritage value or interest. In order to be designated, a property must meet one of nine criteria prescribed by the province in Ontario Regulation 9/06. These nine criteria are divided into three categories as follows:

1. The property has design value or physical value because it,

- i. Is a rare, unique, representative or early example of a style, type, expression, material, or construction method,
 - ii. Displays a high degree of craftsmanship or artistic merit, or
 - iii. Demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. Demonstrates or reflects the work or ideas of an architect, artist, building, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. Is important in defining, maintaining or supporting the character of an area,
 - ii. Is physically, functionally, visually or historically linked to its surroundings, or
 - iii. Is a landmark.

These criteria are also instructive to the evaluation of properties for the Municipal Register. Council may designate a property by passing a by-law that is registered on title and specifically identifies the property's value and character-defining heritage attributes. Once designated, the property owner(s) must obtain Council's consent prior to demolishing any building or structure on the property, removing any building or structure from the property, or making an alteration to the property that is likely to affect the property's heritage attributes as identified in the designation by-law. The property owner(s) may request consent to alter their property by submitting a heritage permit application, which Planning staff have the authority to approve under the Delegated Authority By-law (99-2012, section 21). Only Council may refuse a heritage permit for alteration or make a decision related to a heritage permit application for demolition or removal of buildings or structures on the property.

Importantly, the intent of designation under the *Ontario Heritage Act* is not to prevent change, but rather to ensure it is managed in a way that continues to conserve community-valued heritage attributes of a property identified to have cultural heritage value or significance. The *Ontario Heritage Act* does not require the City to obtain the consent of a property owner in order to designate their property. Property owners have the right to object to a designation through an appeal process that is heard before the Conservation Review Board (CRB), an adjudicative tribunal that considers disputes over matters under the *Ontario Heritage Act*.

The Municipal Register

In accordance with section 27 of the *Ontario Heritage Act*, Council may add properties to the Municipal Register that are not designated but are believed to be of cultural heritage value or interest. A non-designated property listed on the Register is not subject to any restrictions on alteration, except for demolition. According to subsection 27(3), a property owner of a non-designated property listed on the Register must give the City 60 days' prior written notice of any intention to demolish a building or structure on the property or remove a building or structure from the property. The 60-day period allows Council an opportunity to intervene, if desired, by designating the property under Part IV of the *Ontario Heritage Act*, thereby preventing demolition.

While the listing of a non-designated property on the Municipal Register does not enact the same protections as designation, it does introduce several benefits. In addition to the delay placed on demolition, a property's listing on the Municipal Register is an important and proactive step to signal the City's potential interest in the heritage value of a subject property. It also is a demonstration of the City's commitment to heritage conservation in Burlington. The Register is used by staff and residents to study and understand the City's heritage, and is referred to by residents, real estate agencies, business owners, and developers to inform decisions related to purchasing property, assembling land, and/or preparing concepts for a development proposal. Staff refer to the City's Municipal Register when advising developers of application requirements, particularly whether a heritage impact assessment study is needed as part of their proposal.

As of December 2019, Burlington's Municipal Register includes 257 properties, of which 75 are designated and 182 are non-designated cultural heritage resources.

Other Ontario Heritage Act Tools

Briefly, the *Ontario Heritage Act* also provides other tools to municipalities for the protecting of heritage properties, such as the authority to enter into easements or covenants with property owners, and to designate an area as a Heritage Conservation District (HCD).

Heritage Burlington Citizen Advisory Committee

Heritage Burlington is a citizen advisory committee appointed by Council that fulfills the role of a "municipal heritage committee" as defined in section 28 of the *Ontario Heritage Act*. Section 28 requires the City to consult with the committee before designating properties or districts, or adding properties to or removing them from the Register. The committee's statutory role is to advise and assist Council on matters related to the implementation of the *Ontario Heritage Act*. Further, Heritage Burlington also has an additional, non-statutory mandate to advise Council on other heritage matters, promote

appreciation and conservation of Burlington's heritage, and act as a resource for owners of heritage properties in the community.

5780 Cedar Springs Road

The subject property at 5780 Cedar Springs Road is located at the southwest corner of the intersection of Cedar Springs Road and Britannia Road (see Figure 2). The property has a lot area of approximately 16 ha, and currently supports a single dwelling (known as the 'Foster-Coverdale House'), a small shed, and multiple accessory buildings. The dwelling faces Cedar Springs Road, and the small shed is located directly north of the dwelling. There is a secondary access to the property from Britannia Road to the north. The main dwelling is built on a hillside overlooking Cedar Springs Road and is divided from the shed by the main tree-lined driveway. The accessory buildings are located to the west of the main building. The property is not designated pursuant to the *Ontario Heritage Act*; however, it is listed on the Municipal Register as a non-designated heritage resource in accordance with section 27 of the *Ontario Heritage Act*.



Figure 1: Air photo with subject property outlined in yellow

Further, the property is located within an area that is regulated by the Niagara Escarpment Commission (NEC), who is the approval authority for any proposed development within the regulated area. In June 2019, City of Burlington Planning staff were circulated on an NEC Development Permit application to approve the construction of a two-storey single dwelling, an accessory building, and a swimming pool among other site alterations. To facilitate the proposed development, the applicants seek to demolish an existing Quonset hut, horse barn, grain silo, modular home, and farm house (the 'Foster-Coverdale House').

Heritage Planning staff reviewed the NEC Development Permit application and provided comments dated June 18, 2019. In summary, these comments noted the following:

- Under section 27 of the *Ontario Heritage Act*, the property owners are required to provide 60 days' formal written notice of intention to demolish or remove a building or structure on a property that is listed on the Register but not designated.
- At the time of providing initial comments, heritage planning staff noted that they were not in possession of adequate information to determine the cultural heritage value or significance of the structures proposed to be demolished. Heritage planning staff subsequently requested that the Niagara Escarpment Commission require a cultural heritage assessment study as part of the Develop permit application review.
- As per "Schedule C – Comprehensive Land Use Plan – Rural Planning Area", the subject property is located within the City's Rural Planning Area, and holds land use designations of Escarpment Protection Area, Escarpment Area, and Greenlands (Escarpment Plan Area). The proposed two-storey dwelling, accessory building, and swimming pool are all proposed exclusively within the Escarpment Protection Area designation. The City's Official Plan (Part IV, Section 2.6.2b(xix)) and the Niagara Escarpment Plan (Part II, Section 2.2(7)) both contain policies that indicate, within this land use designation, it may be possible to construct a second dwelling on the subject property if existing cultural heritage resources are designated pursuant to the *Ontario Heritage Act*.

In accordance with these comments, the NEC required the submission of a cultural heritage assessment study as part of the application's review. The applicants retained ATA Architects to complete this required study (dated October 2019), and it was submitted to the City on October 22, 2019. Immediately following this submission, the City was formally in receipt of the owners' letter outlining their intention to demolish the existing farmhouse (the Foster-Coverdale House) in addition to the other identified accessory structures on October 23, 2019. In accordance with section 27 of the *Ontario Heritage Act*, 'Day 60' is therefore December 21, 2019.

Upon review of the provided Cultural Heritage Assessment (CHA), heritage planning staff deemed it necessary to have the report peer-reviewed due to inconsistencies noted between the analysis and conclusions reached regarding the cultural heritage value or interest of the property. Staff noted, with respect, that the report's conclusions did not appear to fully match the assessment that was presented.

As such, Heritage Planning staff retained Archaeological Research Associates (ARA) to conduct a peer-review of ATA Architect's CHA. In 2014, ARA conducted a review of all non-designated properties on the City's Register, including the subject site, to assess their heritage value and confirm whether they continued to warrant inclusion on the Register. Due to their familiarity with the property, ARA was retained by the City to conduct the peer-review of ATA Architects' CHA.

This report will summarize the recommendations outlined in the CHA prepared by ATA Architects and the subsequent peer-review report prepared by ARA, and based on ARA's assessment, will provide a recommendation to remove the subject property from the Municipal Register to facilitate demolition.

ATA Architects' Cultural Heritage Assessment

The final recommendations of ATA Architects' report indicated that the property does not possess cultural heritage value or interest. In terms of design or physical value, ATA Architects found that the farmhouse dwelling had limited architectural value: "The original house and its additions were vernacular architecture that lacked details of interest or of craftsmanship. Due to the various additions, the original house has been visually lost among the three sections. The addition of modern cladding of vinyl siding and vinyl stone along with modifications that have occurred regarding windows, doors and trims has further reduced the home's architectural value" (ATA 2019, p. 60). The report notes that the only heritage attributes that remain include its massing, six-over-six windows, and the shiplap siding, the condition of which is unknown.

In terms of historical or associative value, the report notes the association of the property to previous owners, the first being the Fosters. Henry Foster served on the Halton County Council for 18 years (12 years as Deputy Reeve and four as Reeve) and served several years as a Justice of the Peace for the Township and was a Director of the Halton County Agricultural Society. The Coverdales, who were the following owners, were also a significant family in the area, as George Robert Coverdale was a pioneer of the Quarter Horse industry in Ontario and founded the Quarterama horse show and the Ontario Quarter Horse Association. The subject property was the first Quarter Horse breeding facility in Ontario. Since it was first settled in 1832, the property is reflective of Halton Region's agricultural past. ARA suggests that these findings indicate the property possesses historical or associative value (i.e., it has met one or more of the

criteria of Ontario Regulation 9/06), which was not reflected in ATA Architects' final recommendations.

Finally, in terms of contextual value of the property, the report discusses the subject property's importance in establishing the dominant rural agriculture character of the area. The CHA identifies five adjacent or nearby properties that have been designated or listed under the *Ontario Heritage Act*, some of which are directly associated with the subject property (i.e., Bethel Chapel, Dakota Schoolhouse, Flynn-Raspberry House). The CHA notes that, in 1953, half an acre was donated from the subject property at 5780 Cedar Springs Road to build the Bethel Chapel and cemetery, and the Coverdales and Fosters are among the pioneer families buried there. ARA suggests that this research indicates the property possesses contextual value, however this was not reflected in the final recommendations of ATA Architects' report.

Overall, in the report's final assessment, ATA Architects noted the following: "The existing farmhouse and associated farm structures do not meet the test for heritage designation, based on historical, architectural and contextual value. The site however, has significant historical and contextual value in itself and the front portion of the lot...should be designated as a cultural heritage landscape to be protected and development controlled" (ATA 2019, p. 62). The report did not explicitly detail the attributes of the property that should be conserved through designation, nor did it provide a Draft Statement of Significance and List of Heritage Attributes that would inform such a designation by-law. Further, in Ontario, designation under the *Ontario Heritage Act* is applied to complete property parcels and not to individual resources located on a subject property. As such, if a property is found to meet any of the prescribed criteria outlined in Ontario Regulation 9/06, then it possesses cultural heritage value or interest and may be worthy of designation. Despite the lack of design or architectural value of any of the built heritage resources, ATA Architects' research and assessment indicated that 5780 Cedar Springs Road possesses historical/associative value and contextual value, which was not reflected in the final conclusions.

Based on noted inconsistencies, ARA was retained to conduct a peer-review of the CHA.

Peer Review by Archaeological Research Associates Ltd. (ARA)

The City of Burlington retained ARA to complete a Peer Review of the CHA prepared by ATA Architects Inc. on November 6, 2019. Staff and ARA agreed to the following scope of work for the peer review:

- A review of the CHA and its conclusions;
- An examination of whether the subject property merits designation under the *Ontario Heritage Act*, which may require additional research (i.e., into property

owner's significance and architectural comparative analysis) to determine the cultural heritage value or interest of the property; and,

- If the property is deemed to merit designation, a draft Statement of Significance and list of heritage attributes to be used in a by-law supporting such a designation.

ARA conducted a site visit to the subject property on November 13, 2019 and provided a final report on November 26, 2019.

ARA's 2019 report agreed with the findings of ATA Architects' report related to the design or physical value of the farmhouse at 5780 Cedar Springs Road. The report confirmed that individually none of the structures on the subject property possess design or physical value according to Ontario Regulation 9/06: "the farmhouse is of vernacular architecture, as are the other buildings on the property, many of which are of contemporary and/or utilitarian construction. As such, they are not rare, unique representative or early examples of a style, type, expression, material or construction method" (ARA 2019, p. 3).

ARA's 2019 peer review report suggested that ATA Architects have established that the property possesses both historical/associative and contextual value and agrees with the research that is presented. As such, ARA suggests, with respect, that the report's conclusions do not appear to fully match the assessment presented.

Based on the research described in the report, it is ARA's opinion that the property does possess cultural heritage value or interest and may be worthy of designation under section 29 of the *Ontario Heritage Act* due to its associations with the Foster and Coverdale families, and its connection with the settlement, community, and agricultural practices in the area. However, ARA agrees that the farmhouse is not architecturally significant, and that the property possesses cultural heritage value or interest with or without the existing dwelling. ARA's full Statement of Significance is attached as Appendix A to this report. Photos of the subject property are attached as Appendix B.

Planning Act Considerations

This report responds to a notice that was submitted by the property owner in accordance with the *Ontario Heritage Act*; however, there are *Planning Act* policies that are also relevant for consideration by Council.

The Provincial Policy Statement (PPS, 2014) requires the conservation of cultural heritage resources that are significant for their important contribution to our understanding of the history of a place, event, or a people. While the subject property meets criteria for designation under the *Ontario Heritage Act*, staff do not feel that the house itself makes an important contribution to the understanding of the value of the Foster and Coverdale families to Burlington's culture and community. The property's significance is not sufficient to make conservation a requirement in terms of the PPS.

The Growth Plan for the Greater Golden Horseshoe (GGHP, 2019) states that “cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas” (4.2.7.1). The subject property is not located in a strategic growth area.

The Niagara Escarpment Plan (NEP, 2017) is particularly relevant in this case as the subject property falls within an area that is regulated by the Niagara Escarpment Commission. The NEP establishes policies to balance development with the protection of the Niagara Escarpment and the resources it supports. Section 2.10 of the NEP contains policies requiring the conservation of cultural heritage resources and guiding the mitigation of impacts on heritage resources from development. The Niagara Escarpment Commission is the approval authority for all development that is proposed and occurs within these regulated areas and imposes strict criteria to ensure that only such development occurs that is compatible with the natural environment. Staff are satisfied that future development on the subject site will be regulated in a way that preserves the agricultural character and contextual value of the subject site.

Halton Region’s Official Plan (ROP) states an objective to promote and facilitate the public and private stewardship of Halton Region’s heritage (166.2). Burlington’s current Official Plan (OP) contains objectives and policies related to cultural heritage resources, including an objective to “control the demolition, destruction, deterioration, and inappropriate alteration and/or use of cultural heritage resources in accordance with legislative authority” (OP Part II, 8.2a). In the case of the subject property, the heritage building in question is not architecturally significant and has been altered insensitively over the years such that staff do not feel that designation would accomplish the ROP objective of facilitating private stewardship of Halton’s heritage.

Staff are of the opinion that designation of the subject property is not necessary to comply with provincial, regional, or municipal policies. Designation is an option but is not advisable due to the property’s lack of architectural significance. The property’s heritage value lies only in its associations with previous owners who were prominent members of the community as well as contextual associations with the rural community. ARA’s peer-review report confirmed that the cultural heritage value or interest of the property “has been demonstrated to exist with or without the current residence” (p. 5). Further, as the property is located in an area regulated by the NEC, staff are confident that the site is already subject to protections that will ensure future site development is done in a way that is compatible with the surrounding landscapes and community character, thereby conserving the contextual value of the property.

Summary/Recommendation

The subject property at 5780 Cedar Springs Road possesses cultural heritage value as defined by Ontario Regulation 9/06 criteria, due to its historic associations with

prominent pioneer families and its connections to the rural Halton community. It is therefore eligible for designation under Part IV of the *Ontario Heritage Act*.

Staff are of the opinion that designation of the subject property is not necessary to comply with provincial, regional, or municipal policies. The property's heritage value lies only in its associations with previous owners and its contextual relationship with the rural community character, and staff feel that it is possible to conserve this heritage through means other than retention of the house on the subject property. For instance, ATA Architects suggested that the stone from the house foundation be salvaged and a commemorative display, such as an obelisk/pylon with a plaque visible from Cedar Springs Road with the history of the site, be incorporated into the development.

Further, as the property is located in an area regulated by the NEC, staff are confident that the site is already subject to protections that will ensure future site development is done in a way that is compatible with the surrounding landscapes and community character, thereby conserving the contextual value of the property.

The design/physical value of the farmhouse at 5780 Cedar Springs Road is not significant and does not meet Ontario Regulation 9/06 criteria. Staff recommend that the subject property be removed from the Municipal Register, which will facilitate the owners' intention to demolish the dwelling and other identified accessory structures.

Options Considered

In considering the owner's statement of intention to demolish the farmhouse and accessory structures at 5780 Cedar Springs Road, the City has three options:

1. State an intention to designate the property under Part IV of the *Ontario Heritage Act*, thereby preventing demolition; or,
2. Remove the property from the Municipal Register, thereby facilitating demolition; or,
3. Take no action.

Option to state an intention to designate

Should Council choose to state an intention to designate, the City will be required to publish notice of Council's intention in the newspaper and notify both the property owner and the Ontario Heritage Trust. If no objections are received after thirty days, Council may proceed to pass a by-law designating the property under section 29 of the *Ontario Heritage Act*. If a notice of objection is received within 30 days, the City shall refer the matter to the Conservation Review Board (CRB) for a hearing and report.

If designated, the subject property would be subject to Part V of the Property Standards By-law, which includes requirements for designated buildings that are vacant to be secured and their heritage attributes protected.

If designated, the subject property would also become eligible for grants or loans from the Community Heritage Fund. The Fund provides grants for 25% of project costs to a maximum of \$15,000, or loans for up to 50% of project costs of a maximum of \$15,000. Eligible projects include work to restore heritage attributes of the property. The subject property would also become eligible for the Heritage Property Tax Rebate Program, which provides an annual property tax rebate of 40% to owners of designated heritage properties that are assessed as residential.

As discussed above, staff do not recommend that Council state an intention to designate the subject property.

Option to remove the property from the Municipal Register (Recommended)

Should Council decide to remove the subject property from the Municipal Register as recommended, the property owner can then proceed with their process to obtain a Development Permit from the Niagara Escarpment Commission to demolish the house and accessory structures on the subject property.

Take no action

If no action is taken by Council within 60 days of receipt of the owner's statement of intention to demolish, the owner will have satisfied the requirements under the *Ontario Heritage Act* and may continue in the process of obtaining the required permits from the Niagara Escarpment Commission. Taking no action would have the same effect as removing the property from the Register, except that the property would remain listed on the Register despite the demolition of the house. Considering the only protection that listing on the Register provides to properties is a delay on demolition, staff recommend that Council remove the property from the Register rather than do nothing.

Financial Matters:

If the property is designated, it will become eligible for the Community Heritage Fund and the Heritage Property Tax Rebate Program. These programs are described under "Options Considered", above.

If Council states an intention to designate the subject property and an objection is received, costs associated with a CRB hearing may be accrued.

Climate Implications

Not applicable.

Enterprise Risk:

Not applicable.

Engagement Matters:

Heritage Burlington is the City of Burlington's municipal heritage committee. Along with the Heritage Act, the City's Official Plan (Part II, section 8.3.2) requires the City to consult with this committee prior to stating an intention to designate a property or removing a property from the Municipal Register.

The notice of intention to demolish was first discussed at the November 13, 2019 Heritage Burlington meeting. Due to the fact that the City had identified a need to have ATA Architects' study peer reviewed, this meeting was for informational purposes and to provide an opportunity for Heritage Burlington to identify any initial concerns. Heritage Burlington was advised that they would have a chance in the future to review the ARA peer review study and provide comments directly to Council for their consideration. Heritage Burlington was consulted formally with the additional information from ARA at their meeting on December 10, 2019. If the Committee has any concerns regarding this recommendation report, they will provide comments to Council under separate cover.

Conclusion:

5780 Cedar Springs Road is eligible for heritage designation due to its historic associations with prominent pioneer families in the community and contextual associations to the rural community; however, staff feel that it is possible and preferable to conserve this heritage through means other than retention of the house on the subject property. The existing dwelling does not possess design/physical value as defined by Ontario Regulation 9/06 criteria. Staff recommend that the subject property be removed from the Municipal Register, which will facilitate the owners' intention to demolish the building and associated accessory structures.

Respectfully submitted,

Danika Guppy

Planner I, Development Review & Heritage

905-335-7600 ext. 7427

Appendices:

- A. Draft Statement of Significance and List of Heritage Attributes prepared by ARA
- B. Photographs of 5780 Cedar Springs Road taken during ARA's site visit

Notifications:

Owners of 5780 Cedar Springs Road and owners' agent (Planning staff to provide contact information)

Registrar, Ontario Heritage Trust

Jo-Anne Rudy, Committee Clerk – Heritage Burlington

Report Approval:

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Council. Final approval is by the City Manager.

Appendix A: Draft Statement of Cultural Heritage Value or Interest for 5780 Cedar Springs Road, City of Burlington

Introduction and Property Description

5780 Cedar Springs Road, known as the Foster-Coverdale Farm, is a rural farmstead composed of a mid-19th century vernacular farmhouse, numerous sheds, barns and outbuildings, fenced paddocks and an agricultural field. The 40-acre property is located at the southeast corner of Britannia Road and Cedar Springs Road in the City of Burlington (former Nelson Township), Halton Region.

Historical or Associative Value

5780 Cedar Springs Road has direct associations with two families significant to the community, the Fosters and the Coverdales. The property was initially purchased by the British Government from the Mississaugas in the late 1700s. The Fosters were the first family to settle on the land after emigrating from Ireland in 1832. Henry and Jane Foster and their six children farmed and lived on the property that Henry's mother and brother had first purchased. Henry likely constructed the house on the property himself in 1867. Throughout his time in Nelson Township, Henry had been an active member of the local political and justice systems. He served on the Halton County Council for 18 years – 12 years as Deputy Reeve and four as Reeve. He also served several years as a Justice of the Peace for the Township and was a Director of the Halton County Agricultural Society. The land remained in the Foster family for over 90 years until it was purchased by George Emerson Coverdale in 1925. Like the Fosters, the Coverdales were early settlers to Nelson Township owning many farms in the area. By 1932, property ownership was transferred to George's grandson, George Robert Coverdale. George was a pioneer of the Quarter Horse industry in Ontario, founding the Quarterama horse show – Canada's largest annual horse show at the time. He helped to found the Ontario Quarter Horse Association in the early 1960s. The property has the potential to yield information that contributes to an understanding of a community or culture as Coverdale Farms became the first Quarter Horse breeding facility in Ontario. The Coverdales lived and farmed the property for close to 90 years.

Contextual Value

The Foster-Coverdale Farm is located in a scenic, rolling portion of the Niagara Escarpment Green Belt. The rural property is important in establishing the dominant character of the area, reflective of Halton Region's agricultural past. The landscape is composed of a vernacular mid-19th century farmhouse, numerous barns and outbuildings, fenced paddocks and an agricultural field. The placement of the farmhouse forms a strong focal point at the terminus of the tree-lined driveway when viewed from Cedar Creek Road. Located on a rise of land, the property and its open paddocks can be clearly seen from the intersection of Britannia Road and Cedar Creek Road, providing panoramic views to the rural agricultural landscape.

A number of cultural heritage resources associated with 5780 Cedar Springs Road are located in close proximity to the property, historically linking the Foster-Coverdale Farm to its surroundings. The Bethel Chapel and cemetery, established in 1853, was built on half an acre of land donated and severed from 5780 Cedar Springs Road. A number of pioneer families are buried in the cemetery including the Fosters and Coverdales. The one-storey chapel building is clad in wood shiplap painted white, similar to the original appearance of the Foster-Coverdale farmhouse. The Dakota Schoolhouse S.S. #10, built in 1862 to replace a log structure, is located adjacent to the subject property. The land for the school was donated by Henry Foster, the former owner of 5780 Cedar Springs Road. The Dakota Schoolhouse is associated with early education in Nelson

Township. Lastly, the Flynn-Raspberry House, located just east of the Foster-Coverdale Farm was once the family home of Gertrude Raspberry, who married George Emerson Coverdale, second owner of the property, and whose family lived on and farmed the land for almost 90 years. These ties demonstrate the property's importance in supporting the character of the area due to its association with the settlement, establishment of community and agricultural practices in the area.

Cultural Heritage Attributes

The heritage attributes that contribute to the cultural heritage value or interest of 5780 Cedar Springs Road include, but are not limited to:

- Massing, six-over-six windows and white painted shiplap siding of the farmhouse
- Tree-lined driveway from Cedar Springs Road
- Situation of residence setback from Cedar Springs Road at the terminus of the treelined driveway
- Circulation pattern
- Fenced paddocks
- Agricultural field
- Rolling topography
- View up the tree-lined driveway to the residence from Cedar Springs Road
- Views from Britannia Road and Cedar Springs Road to the property

Appendix B: Subject Property Images

Exterior Images of Structures



Image 1: View to Subject Property from Cedar Springs Road
(Photo taken on November 13, 2019; Facing South)



Image 2: Farmhouse Façade, 5780 Cedar Spring Road, Burlington
(Photo taken on November 13, 2019; Facing South)



Image 3: Northeast Corner of Farmhouse
(Photo taken on November 13, 2019; Facing Southwest)



Image 4: Detail of Farmhouse Stone Foundation
(Photo taken on November 13, 2019; Facing Southwest)



Image 5: East Elevation of the Farmhouse
(Photo taken on November 13, 2019; Facing West)



Image 6: Detail of the Farmhouse Windows
(Photo taken on November 13, 2019; Facing West)



Image 7: Southeast Corner of the Farmhouse
(Photo taken on November 13, 2019; Facing Northwest)



Image 8: South Elevation of the Farmhouse
(Photo taken on November 13, 2019; Facing North)



Image 9: Southwest Corner of the Farmhouse
(Photo taken on November 13, 2019; Facing Northeast)



Image 10: West Elevation of the Farmhouse
(Photo taken on November 13, 2019; Facing East)

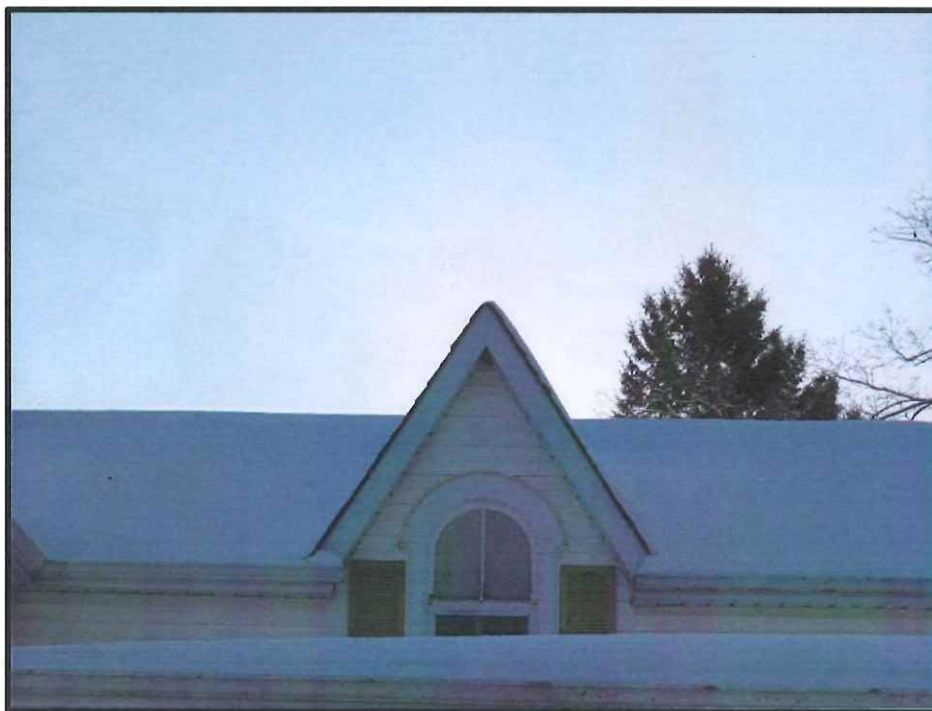


Image 11: Detail of Gable Peak in West Elevation of Farmhouse
(Photo taken on November 13, 2019; Facing East)



Image 12: Detail of Porch leading to South Addition to Farmhouse
(Photo taken on November 13, 2019; Facing West)