

Heritage Burlington

Planner Update: November 14, 2017

1. Application to Repeal Designation of 4210 Inglewood Drive

- On November 2, the City received a request to repeal designation by-law 4-2008, i.e.: to de-designate 4210 Inglewood Drive. The City must respond within 90 days (by January 31st).
- The applicant has submitted three studies in support of their request:
 - [Heritage] Review and Evaluation by David Cuming (Oct 2017)
 - Structural Report by Hamann Engineering (Aug 2017)
 - Heritage Impact Study by Strickland Mateljan (June 2017) (This last report was already seen by Heritage Burlington in July 2017 when it was submitted in support of a Heritage Permit Application for a new addition)
- **HB members are asked to review designation by-law 4-2008, and the studies that were submitted by the applicant. At a minimum, all members of HB should read the applicant's Executive Summary.**
- **HB is asked to pass a motion either in support of or in opposition to the owner's request to repeal the designation of 4210 Inglewood Drive.**
- Staff will present a recommendation report to Planning & Development Committee (a committee of Council) in mid-January 2018. The staff report will communicate the position of HB to Council. Council will issue a decision in late January.
- Background:

- The property was designated in 2008 to prevent it from being demolished (at the time it was on the Municipal Register and the owner requested to remove it from the Register to allow redevelopment).
- In August 2017, with the support of Heritage Burlington, the City approved a Heritage Permit for the demolition of the 1960s one-storey addition as well as the rear portion of the original house, and the construction of a new two-storey rear addition. The permitted works have not yet occurred.

2. Consultation: Heritage Permit and Grant Application for 2222

Lakeshore Road

- Designated by by-law 16-1992. The house was moved closer to the street in the 1980s and a low-rise apartment building was constructed behind it. The house now contains two residential units, which are part of the same condo corporation as the apartment building.
- On October 10, 2017, the City received:
 - a heritage permit application for painting of exterior walls; repairs to woodwork, terrace column, and exterior stairs; brick replacement and local repointing in exterior walls and chimney; and walkway paving.
 - a grant application requesting \$15,000 from the Community Heritage Fund to cover:
 - replacement of damaged chimney bricks, precast concrete caps on chimneys, local repointing
 - replacement of concrete walkway
 - painting entire house in “the original colours” (unsubstantiated)
 - restoring rotten wood

- Regarding the Heritage Permit Application: The work being proposed in the permit application already occurred without permits, so this is an application to retroactively approve the works. Staff support approval of the heritage permit. Staff have communicated with the condo corporation president and the property manager about their responsibility to obtain heritage permits in advance for future projects.
- Regarding the grant application: The Community Heritage Fund allows grants to be issued for 25% of project costs, to a maximum of \$15,000. The applicant requests \$15,000 for projects which in total cost them \$69,653.10.
 - Chimney repair and walkway paving are not eligible for grants and therefore staff do not support issuing a grant for them.
 - Restoration of characteristic woodwork is eligible, so staff support a grant of \$1,306.56 (25% of \$5,226.25).
 - Painting is only eligible subject to certain conditions (refer to attached guidelines). Staff seek discussion with HB regarding the eligibility of painting for which the applicant has requested \$3,685.21 (25% of \$14,740.85)
- **Heritage Burlington is asked to:**
 - **Review the designation by-law, Community Heritage Fund eligibility guidelines (highlighted sections), and photos submitted by the applicant;**
 - **Pass a motion in support of or opposition to the heritage permit application; and**
 - **Pass a motion in support of or opposition to the grant application (specify amount and for what portions of project).**
- The City must respond to the Heritage Permit application by January 8, 2017. There is no deadline for the grant application but staff hope to bring a recommendation report to Council in January 2018.

3. Updates on New Official Plan Project

- Staff will discuss the revisions that have been made to Chapter 3.5 (Cultural Heritage Resources) of the draft new Official Plan in response to the comments provided by Heritage Burlington in July 2017.
- Comments on Cultural Heritage Resource policies were also received by PERL (Protect Escarpment Rural Lands), HHHBA (Hamilton Halton Homebuilders' Association), and Halton Region.
- The revised draft new OP is now available online at <http://www.burlington.ca/en/modules/document/document.aspx?param=7JPIUs75IA5H4wT1xqGfK0oDRY89geQuAleQuAl>. Cultural Heritage Resources policies are found in Chapter 3, section 3.5. Definitions are in Chapter 13.
 - **A “Tracked Changes” version is available at** http://www.burlington.ca/en/services-for-you/resources/Planning_and_Development/Official_Plan/Proposed-OP/Proposed-New-OP-Tracked-Changes.pdf for ease of comparison.
 - Accompanying the revised draft is a chart containing all received comments and the response from staff. **This document is attached for Heritage Burlington’s reference.**
- A number of revisions have been made to incorporate HB’s feedback. There are a few instances where specific requested changes could not be made due to requirements of other legislation and/or limitations of the scope and purpose of an Official Plan. Generally staff have been able to reflect the intent of HB’s feedback in the revised policies.
- The Draft New Official Plan will be discussed at Committee of the Whole (a committee of Council) on November 30th. This will be a statutory public meeting, and will not necessarily result in a Council decision to approve the new Official Plan.

- **No action is required of Heritage Burlington with respect to this item.**

Heritage Burlington has the option, if desired, to submit additional comments on the draft new Official Plan directly to Committee of the Whole. Amber can advise of process and deadlines for this.

4. Update on 1309 Appleby Line

- This property is listed on the Municipal Register but not designated. The cultural heritage interest lies with the farm house, built in the 1890s. The Official Plan contains a site-specific policy stating that the heritage resources should be incorporated into the expected redevelopment of this property (OP Part III, s. 5.6.12c).
- The farm house was demolished without building permits on the weekend of November 3-5, 2017. Staff will provide an update on the current situation.
- **No action is required of Heritage Burlington.** This item is a notification only.

5. Update on 4372 Appleby Line (Trinity Baptist Church)

- This property is listed on the Municipal Register but not designated. The cultural heritage interest lies with the old building that was originally constructed in 1891 as Zimmerman Methodist Church. A modern addition was added after the building became Trinity Baptist Church.
- The original building was severely damaged by fire in August 2016. Staff will provide an update on the current situation.
- **No action is required of Heritage Burlington.** This item is a notification only.

6. Other Business