

# Heritage Burlington

## Planner Update: March 13, 2018

### ***1. Consultation on Heritage Permit Application for 3077 Lakeshore Road***

- 3077 Lakeshore Road is designated by By-law 8-1995 (attached). Refer to “Reasons for Designation” in Schedule A-4 of the by-law.
- The City has received a heritage permit application for 3077 Lakeshore Road proposing the following:
  - permit the construction of a new rear deck attached to the heritage building;
  - recognize completed landscaping works including removal of rear deck, which occurred without a heritage permit; and
  - permit a land division that would separate part of the rear yard to be sold to the next-door neighbour at 3065 Lakeshore (if approved by Committee of Adjustment).
- Staff have discussed with the owners the need for a heritage permit for works such as the completed deck removal that could have an impact on the protected attributes of the designated heritage property.
- The proposed new deck will attach to wooden boards mounted on the foundation of the house. The owner has confirmed that there will be no alterations or attachments to the rubblestone walls of the heritage building.
- The owner has confirmed that the existing covered rear porch will remain (though the floor boards and railings may be repaired/replaced), so there will be no alterations to the roof of the heritage building.
- Staff have no objections to the proposal.
- **Heritage Burlington is asked to:**
  - **review the attached designation by-law and heritage permit application materials,**
  - **pass a motion supporting or opposing the issuance of the requested heritage permit.**

## ***2. Consultation on Application for Official Plan Amendment and Zoning By-law Amendment for 409 Brant Street***

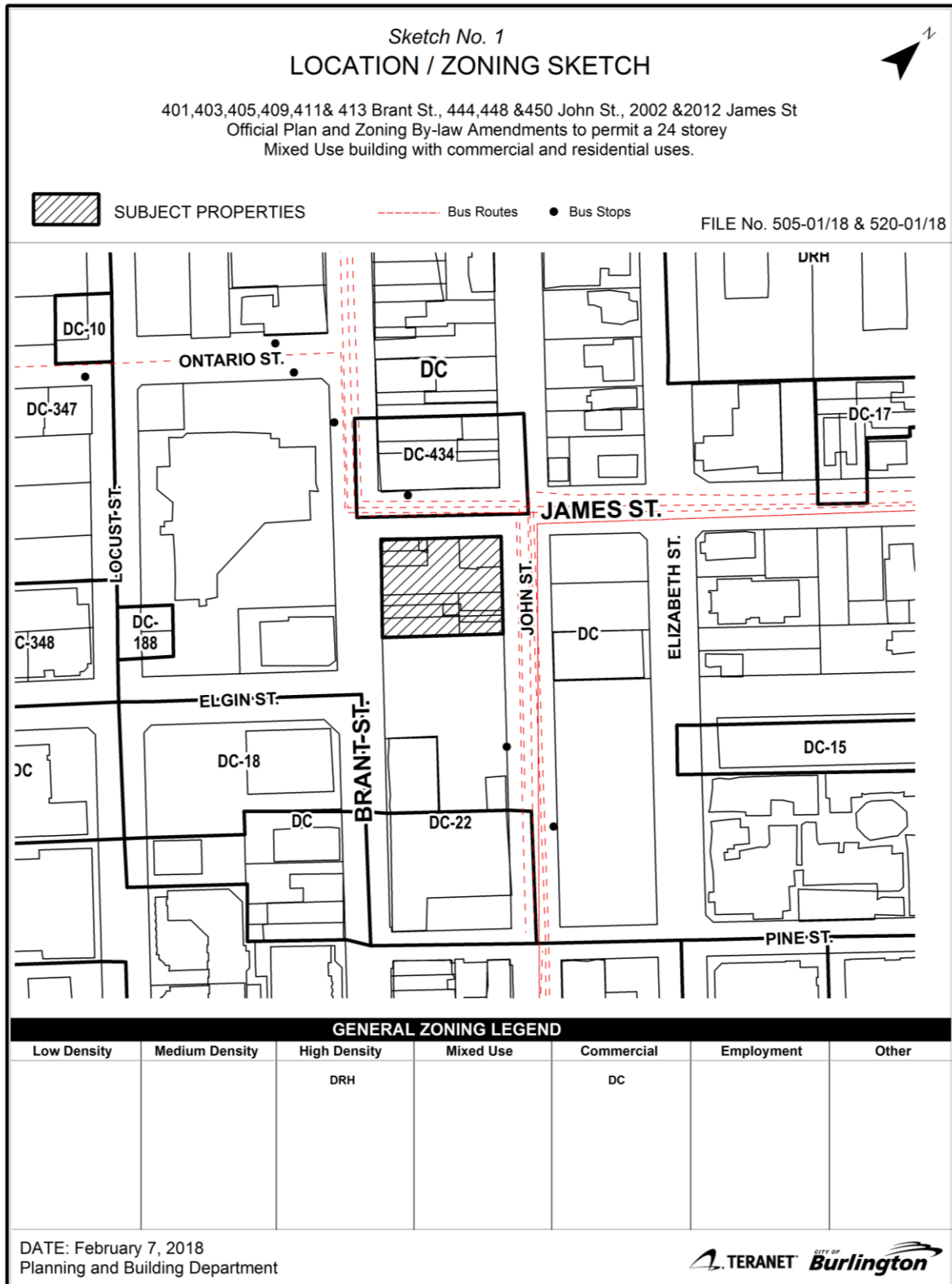
- This discussion concerns an application to amend the Official Plan and Zoning By-law to permit a 24-storey mixed-use building with ground floor commercial, 227 residential units, and 5 levels of underground parking on the lands bounded by Brant Street to the west, James Street to the north, John Street to the east, and a city parking lot/Elgin Street Promenade to the south.
- For the purposes of this application, the City is referring to the subject lands as 409 Brant Street. In fact, the subject lands comprise multiple addresses:
  - Two are listed on the Municipal Register: 401 Brant Street (Kelly's Bake Shop) and 444 John Street (Albert L. Schmid Jeweller, Watch & Clockmaker).
  - Four appear on the Inventory as "B" properties: 409 Brant, 411-413 Brant, and 2012 James (all part of Elizabeth Interiors); and 448-450 John (The Bent Spoon)
  - One appears on the Inventory as a "D" property: 2002 James (Elizabeth Interiors)
  - Two have no heritage status: 403 Brant (Blossom City), 405 Brant (Elizabeth Interiors)
- The following information is attached for reference:
  - Heritage Evaluations of 401 Brant and 444 John, completed for Heritage Burlington by ARA in 2014
    - Note: ARA and the applicant's consultant both find that the two Register properties have heritage value, but they find that they meet provincial designation criteria (Regulation 9/06) in different ways.
  - LACAC info sheets for the properties listed on the Inventory
    - Note: the addresses of these properties have changed over the years (especially as many were combined to expand Elizabeth Interiors), so the addresses in the Inventory sheets may not match the addresses in our current records. The attached rough sketch by staff shows the address of each building and matches it with the "Building 1"/"Building 2" label assigned by the applicant's heritage consultant in the Heritage Impact Statement.

- The City has created a webpage for the application at <https://www.burlington.ca/en/services-for-you/409-brant.asp>. Everything that the applicant submitted to the City is posted here so that the public can access it. Staff would like to draw the committee's attention to the Heritage Impact Study linked under the "Supporting Documents" heading. In particular, please look at the following sections:
  - Section 3 (pages 17-24) evaluates the heritage value of the buildings in the block.
  - Sections 5-9 (pages 28-34) describe expected impacts on heritage resources, proposed mitigation measures, proposed conservation strategy, and conclusion.
  - Appendix 1: contains 3D renderings to help us visualize the pedestrian experience of the proposed development and its impacts on the heritage resources
- The application proposes to incorporate the facades of the two Register properties (401 Brant and 444 John) into the new development. All other buildings on the subject lands would be demolished.
- **Heritage Burlington is asked to:**
  - **review the attached information on the heritage resources on the subject lands;**
  - **review the application materials found on the City's website; and**
  - **provide comments on the application that will inform the City's review of the application.**

### ***3. Update on 4210 Inglewood***

- Staff will provide an update on the status of the application to repeal the designation of this property.

## Appendix: Sketches for 409 Brant Street application (Item 2 above)



Sketch No. 2  
**DETAIL SKETCH**



Official Plan and Zoning By-law Amendments to permit a 24 storey  
 Mixed Use building with commercial and residential uses.  
 401,403,405,409,411& 413 Brant St., 444,448 &450 John St., 2002 &2012 James St



SUBJECT PROPERTIES

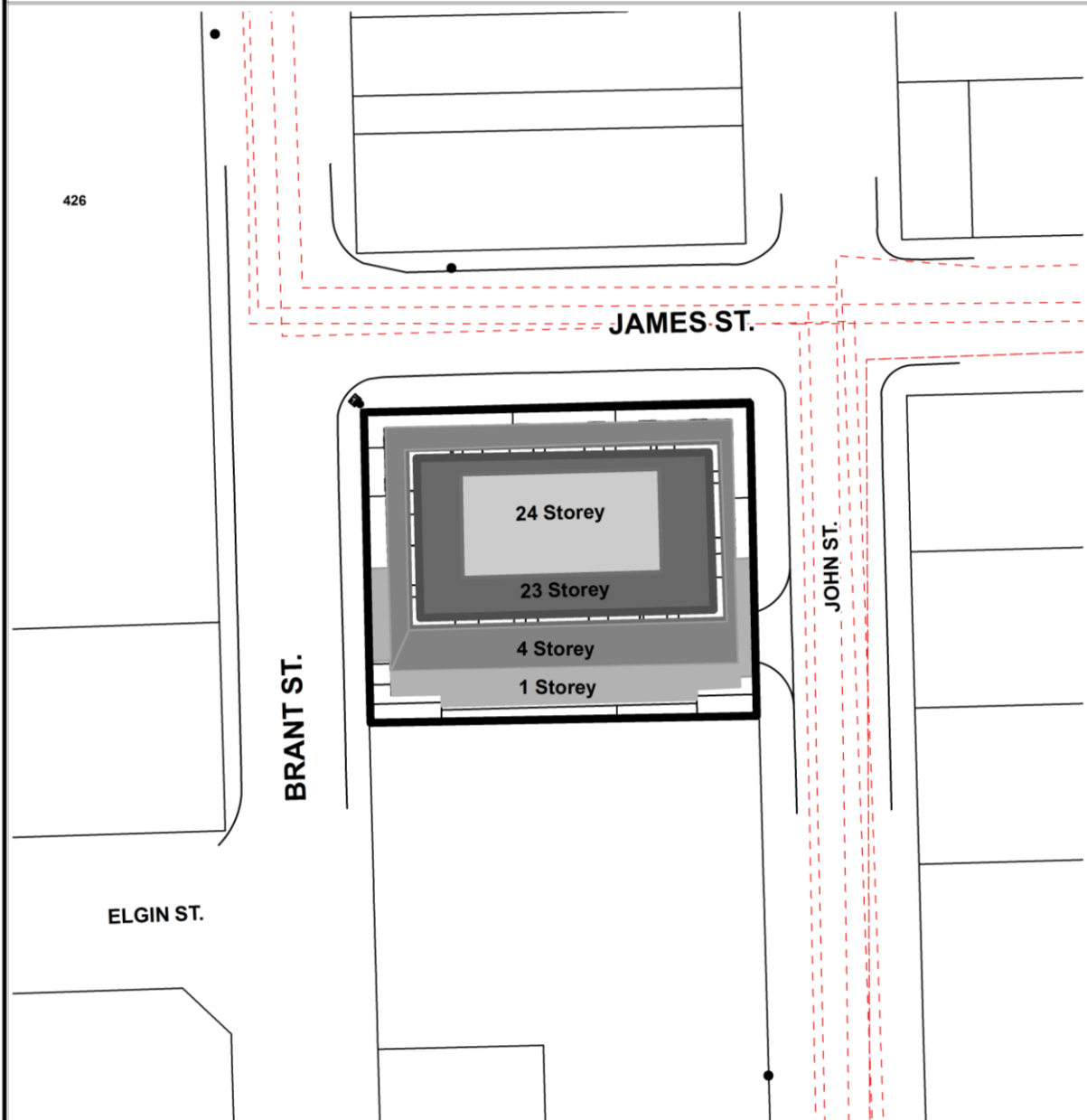


Bus Routes



Bus Stops

FILE No. 505-01/18; 520-01/18



DATE: February 7, 2018  
 Planning and Building Department

