

Heritage Burlington

Planner Update: July 10, 2019

1. Consultation on Heritage Permit Application for 1375 Ontario Street

- This property is designated by by-law 101-2015 (**refer to Schedule A**).
- This discussion concerns a proposal to complete the following work:
 - Repainting of the entire Gingerbread House (i.e., all walls including the posts) in like colours to what is currently on the building, and the installation of cresting and spires on the main house. The detached couch house will not be painted.
 - The paint is water based acrylic with a life span of 20 years. Colours have been selected to match the existing paint colour on the house, which is peeling and exposing wood.
 - The cresting and spires will be installed on the main house while the scaffolding is up to complete the paint work.
- **Heritage Burlington is asked to:**
 - **Review the attached designation By-law 101-2015 (Schedule A only);**
 - **Review the attached application materials**
 - **Pass a motion supporting or opposing the requested heritage permit**

2. Consultation on Consent and Minor Variance Application for 2411

Lakeshore Road

- This detached dwelling is designated by by-law 8-1995 (**refer to Schedule A-3**), which specifically protects attributes on the front (south) and side (west) elevations of the house.

- This owner of the property proposes to sever the westerly portion of 2411 Lakeshore Road to create an additional lot, allow variances to support this severance, and demolish the existing detached garage located on the proposed severed parcel.
- The variances for the retained parcel include:
 - To permit a lot width of 13.9m instead of the minimum required 15m to facilitate a proposed land severance.
 - To permit a 3.5m front yard setback instead of the minimum required 6m for an existing detached dwelling to facilitate a proposed land severance.
 - To permit a 1.9m front yard setback instead of the minimum required 5.35m (6m-0.65m encroachment) for an existing detached dwelling to facilitate a proposed land severance.
 - To permit a height of 4.2m instead of the maximum permitted 3.7 for an existing accessory structure (gazebo) to facilitate a proposed land severance.
- The proposed variances for the severed parcel include:
 - To permit a lot width of 14.6m instead of the minimum required 15m to facilitate a proposed land severance.
 - To permit a 9.5m total hard surface width instead of the maximum permitted 7.5m for an existing driveway to facilitate a proposed land severance.
- **Heritage Burlington are asked to:**
 - **Review the attached designation By-law 8-1995 (this by-law designates three properties – refer to the section for 2411 Lakeshore, or Schedule A-3, only)**
 - **Review the application material**

- **Consider whether the proposed variances will have an impact on the heritage value of the property**
- **Pass a motion supporting or opposing the requested variances, which will inform the decision of the Committee of Adjustment to approve or refuse the application**

3. Consultation on Rezoning and Official Plan Amendment Application for 2085 Pine St

- The City has received an application to amend the Official Plan and Zoning By-law to permit an 11 storey mixed-use building with 39 residential units.
- This property contains the Ogg/Clark House, which is not designated but is listed on the City's Municipal Register and was assessed by ARA Ltd. in 2014 (attached).
- The application details can be found here: <https://www.burlington.ca/en/services-for-you/pine-street-burlington-corporation-2085-pine-street.asp>. This website will be updated as the review of the application progresses.
- The intent of the redevelopment proposal is to retain the house and the open space on either side and in front of the heritage property, and to visually separate the new building from the existing dwelling. The rear porch addition, the garage, and the brick shed addition will be removed.
- The proposal will relocate the house to an adjacent site to allow the construction of the below grade portions structure.
- A new one storey addition will replace the existing addition to provide a spatial separation and more functional space for commercial use. It will also provide a terrace for the condo common facilities. The gable ends and the front of the Ogg/Clark house will remain visible. Three gable dormers will replace the single shed dormer.

- The applicant has submitted a Heritage Assessment and a Heritage Impact Statement, which acknowledges that the property has heritage value, and discusses how the proposed development will impact the heritage resource, including a Conservation Plan for conserving the resource during redevelopment.
- **Heritage Burlington are asked to:**
 - **Review the attached ARA assessment of the property**
 - **Review the application materials, including the Conceptual Site Plan Elevations and the Heritage Impact Statement (with attention to pages 9-14, 30-39, and 41-48). These can be found under “Supporting Documents” on the website (link provided above). (Optionally, members may also be interested to look at other supporting documents including the Planning Justification Report).**
 - **Pass a motion and/or provide comments to inform the city’s decision to approve, refuse, or request modifications of the Rezoning and Official Plan Amendment application.**