

Heritage Burlington

Planner Update: September 11, 2019

1. Consultation, re: Development Application Resubmission for 2069-2079 Lakeshore Road and 383-385 Pearl Street

- The City has received an application to amend the Official Plan and Zoning By-law to permit a 29-storey mixed-use building on the subject lands.
- 383-385 Pearl Street form part of the subject lands, and are listed on the Municipal Register as a non-designated heritage property. The applicant has proposed to retain part of the heritage building, and adaptively reuse it as two live-work units.
- Application details can be found at www.burlington.ca/2069lakeshore, including the revised circulation materials provided with this second submission. This website will be updated as the review of the application progresses.
- Heritage Burlington was consulted on the first submission at their meeting in February 2019, and had identified the following primary concerns:
 - i.* That “retaining only the façade would not preserve the historic character of the building, specifically the roof line and side profiles” and recommended that the design be revised to preserve the entire roof, front and sides of the historic structure.
 - ii.* That “the close proximity of the balconies and other structures directly over the historic building would materially detract from the building’s presence” and recommended that “the developer retain the historic building’s airspace, and if that is not possible, to retain sufficient height between the historic building’s roof and overhanging structures so that there is no visual connection.”
 - iii.* Requested the provision of a full Heritage Impact Assessment, which would provide further details regarding the relationship between the new development and its potential impacts on the heritage resource.
- The applicant retained MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC) to prepare a formal Heritage Impact Assessment in April 2019. Following finalization of this HIA, further refinements were made to the building design as outlined in the Revised Architectural Drawings found at www.burlington.ca/2069lakeshore under the ‘Revised Supporting Documents’ tab. A letter prepared by MHBC dated June 5, 2019 provides the heritage consultants’ opinion on the impacts the revisions have made to the overall conclusion of the Heritage Impact Assessment Report (see attached HIA and supplemental letter).

- Notable revisions to the building plans that pertain to the heritage building including:
 - i.* The proposed building exterior wall facing Pearl Street next to the heritage building has been set backed further from the property line to accentuate the heritage building façade and allow wider pedestrian sidewalk
 - ii.* Units above the heritage building have been removed (e.g. amenity space on the 2nd floor has been removed enlarging the 2nd floor of the live/work units, new residential units previously proposed for the 3rd and 4th floors have been removed and replaced with a roof deck on the 3rd floor).
- **Heritage Burlington is asked to:**
 - i.* **Review the attached Heritage Impact Assessment (April 2019) and supplemental letter (dated June 5, 2019) prepared by MHBC.**
 - ii.* **Review Revised Architectural Drawings submitted by the applicant. These can be found under the 'Revised Supporting Documents' tab on the website (link provided above).**
 - iii.* **Discuss the subject application and pass a motion authorizing the Chair to provide written comments to staff on behalf of the Committee.**

2. Consultation re: Revised Application for Minor Variance to permit a detached garage at 310 Seneca Avenue

- 310 Seneca Ave is a 1.5 storey house designated by By-law 113-2004. This by-law specifically protects the heritage attributes on the front (east) and side (south) of the building.
- The owners of the property propose to build a new detached garage in their back yard, nearest the northwest corner of the house. The owners have submitted their revised application to the Committee of Adjustment to request Minor Variances that would allow them to build a garage that exceeds the permissions of the Zoning By-law as follows:
 - i.* Larger garage floor area (83 m² instead of the maximum permitted 50 m² for a proposed accessory building)
 - ii.* Taller (2 storeys instead of the maximum permitted 1 storey)
 - iii.* Taller (7.0 m instead of the maximum permitted 4.6 m height)
 - iv.* More lot coverage (covers 8.2% instead of the maximum permitted 8%)

- v. Smaller front yard setback (the existing front porch is set back 1.6 m from the front lot line whereas the Zoning By-law requires 5.35 m). This variance would recognize and legalize the existing setback of the heritage house from the front lot line.
- Heritage Burlington was consulted on the initial application in April 2019. The Committee had no comment on the variances needed to build the garage, and supported the variance that recognized and legalized the existing setback of the heritage house from the front lot line.
- The application was reviewed by the Committee of Adjustment at their meeting on April 15, 2019, at which time a decision was deferred. This revised submission differs from the one previous in that the garage no longer needs a side setback variance, and the proposed height of the 2-storey garage has been reduced from 8.1 m to 7.0 m.
- **Heritage Burlington is asked to:**
 - i. **Review the attached designation By-law 113-2004 and the revised application materials.**
 - ii. **Consider whether opinion has changed on whether the revised 5 requested variances will have an impact on the heritage value of the property and pass a motion supporting or opposing the variances.**

3. Consultation, re: Grant from the Community Heritage Fund for 2411 Lakeshore Road

- Staff have received an application for a grant from the Community Heritage Fund to financially assist the owner in replacing rotten deck boards on their porch verandah (approximately 50 boards of 2" x 6" each, 80" in length). The applicant is proposing to replace the boards with like type 2" x 6" red cedar boards and restrain the entire porch deck to match. The applicant is proposing to do the work himself and is seeking a grant in the amount of \$375.00.
- **Heritage Burlington is asked to:**
 - i. **Review the attached designation by-law, application materials, and Community Heritage Fund eligibility guidelines.**
 - ii. **Pass a motion making a recommendation regarding whether to approve or refuse the grant application.**

4. Update on proposed heritage plaques in Spencer Smith Park

- Parks & Open Space staff, Heritage Planning staff, and appointed Heritage Burlington representatives have met with each project champion individually to discuss their proposals and identify next steps. Staff are undertaking site visits to determine potentially feasible locations for both of these projects within the park, and are consulting with other relevant staff departments for their input.