

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 include:
 - 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: Development Application for 2093, 2097, and 2102 Old Lakeshore Road & 2096 and 2100 Lakeshore Road

- The City has received an application to amend the Official Plan and Zoning By-law to permit the development of a 27 storey mixed-use building with commercial units on the ground floor and 310 residential above.
- The subject lands (at 2102 Old Lakeshore Road) currently support a single detached building that is listed on the City’s Municipal Heritage Register. The existing building is proposed to remain on the property and become integrated with the proposed development.
 - i.* Three other properties located on the subject site have been identified in various planning studies, however none have been listed or designated and therefore not on the Municipal Heritage Register (2097 Old Lakeshore Road, 2093 Old Lakeshore Road, and 2096 Lakeshore Road).
 - ii.* The subject site is adjacent to/across the street from three existing buildings, two of which are listed on the Municipal Heritage Register: 2084 Old Lakeshore Road (designated), 2100 Old Lakeshore Road (Register-listed), and 2104 Old Lakeshore Road (Inventory-listed).

iii. The Inventory is no longer updated but continues to exist as an archival reference for staff and Heritage Burlington. Properties listed exclusively on the Inventory do not have any heritage status under the *Ontario Heritage Act*.

- Application details can be found at <https://www.burlington.ca/en/services-for-you/core-development-2093-2097-2101-old-lakeshore-road-2096-2100-lakeshore-road.asp>, including the Heritage Impact Statement and the Architectural Plans under the 'Supporting Documents' tab. (Members may also be interested in reviewing other relevant materials such as the Planning Justification Report and the Urban Design Brief).
- The development is proposing to retain the building in its current configuration set close to the north side of Old Lakeshore Road. The building will be kept in situ, restored and adaptively reused as part of the proposed development. The heritage house will be connected through a one-storey volume on its northern elevation. The connection will replace non-original building additions constructed between 1975 and 2003. All other buildings on site are proposed to be removed.
- **Heritage Burlington is asked to:**
 - i.* **Review the Heritage Impact Assessment and the Architectural Plans submitted by the applicant at the link provided above.**
 - ii.* **Discuss the subject application and pass a motion authorizing the Chair to provide written comments to staff on behalf of the Committee.**

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. *Updates to the Community Heritage Fund Program*

- Staff will share a summary of best practices research and proposed updates to Community Heritage Fund By-law and will seek further feedback from the Committee.
- **Heritage Burlington is asked to:**
 - i. Review attached research report summarizing best practices in other municipalities and the current in-effect by-laws pertaining to Burlington's Community Heritage Fund.***

5. *FYI update on proposed heritage plaque projects*

- Proposed Brant Inn commemorative panel & Cenotaph plaque in Spencer Smith Park
- Around the Bay commemorative panel