

HERITAGE IMPACT **ASSESSMENT REPORT**

383-385 Pearl Street
City of Burlington

Date:

April 2019

Prepared for:

Lakeshore Burlington Inc.

Prepared by:

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Glossary of Abbreviations

HIS	<i>Heritage Impact Statement</i>
CHL	<i>Cultural Heritage Landscape</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MTCS	<i>Ministry of Tourism Culture and Sport</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2014	<i>Provincial Policy Statement (2014)</i>

Acknowledgements

This report acknowledges that assistance provided by the Central Library of the City of Burlington, Heritage Burlington and the Historical Society of Burlington.

1.0 Executive Summary

1.1 Background

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in March 2019 by Lakeshore Burlington Inc. to undertake a Heritage Impact Statement (HIS) for the proposed redevelopment of 383-385 Pearl Street, Burlington, Ontario hereafter referred to as the ‘subject site’ (see **Figure 1**, below).



Figure 1: Site Context (Source: TurnerFleischer Architects)

The development proposal under evaluation includes a partial demolition of the existing building at 383-385 Pearl Street known as the “The Acland Houses” and redevelopment of the site with a 29 storey residential apartment building which includes five (5) underground levels.

This review and analysis has included a review of the heritage value assessment and structural investigations prepared by ERA Architects and Facet Group Inc., which were included in the original submission made by Lakeshore Burlington Inc.

The existing building on the subject site is 'listed' (non-designated) on the City of Burlington's Municipal Register of Cultural Heritage Resources. A cultural heritage screening report was completed by the municipality as part of the process to endorse its listing on the Register. As so, the existing building on the subject site represents a protected heritage resource by the *OHA* and the *PPS 2014*. The subject site is not located within a Heritage Conservation District designated under Part V of the *OHA*. The building on the subject site is acknowledged in Heritage Burlington's *Walking Tour of Heritage Burlington: Burlington Downtown Tour*.

1.2 Purpose

The purpose of this HIA is to evaluate the proposed redevelopment of the subject site in terms of impacts to an identified cultural heritage resource, "The Acland Houses". Adjacent properties are also reviewed for identified heritage resources, as well as potential impacts. Furthermore, if impacts are identified, this report provides mitigation measures as well as conservation strategies, as per the best heritage practices in Ontario.

1.3 Summary of conclusions and recommendations

1.3.1 Summary of impacts

This report concludes that adverse impacts of the redevelopment on-site to the cultural heritage resource, 'The Acland Houses', are limited to:

- Moderate impact of alteration
- Minor impact of land disturbances.

1.3.2 Summary of mitigative measures and conservation strategies

It is recommended that the proposed development proceed with the following mitigative measures:

- A *Documentation and Salvage Report* should be completed to document the portion of the building that will be removed, including measured drawings of the building in its entirety.
- It is recommended that a *Conservation Plan* be prepared, in consultation with a Structural Engineer in order to determine the recommended measures to conserve the significant historic features of the exterior of the buildings located on the subject site. The Conservation Plan will outline how the building will be adapted for redevelopment, provide recommendations related to retaining structural integrity, and detail measures for short, medium and long-term maintenance of the heritage building. Specific items to address related to moving the building include:
 - *Confirming suitability of the building for relocation;*
 - *Work to be undertaken to secure the building for relocation;*

- *Confirmation of the methodology and sequence for moving and construction.*

The Conservation Plan will ensure the remaining portions of the buildings are stabilized and protected before, during and after construction activities.

- *A Temporary Protection Plan* should be included as part of the Conservation Plan, and should address the following:
 - *Construction (i.e. dust, vibration, demolition, new foundation, technique);*
 - *Movement (i.e. ground displacement);*
 - *Changes in water level (i.e. debris from construction site entering gutters and drains);*
 - *Site and building security;*
 - *Potential physical impact (i.e. dropped building supplies and tools, machinery damage).*
- That the design of the proposed development be retained as currently proposed with respect to setbacks from 383-385 Pearl Street, and how the addition integrates with the existing building. This will help ensure a compatible development form.
- That building signage should not obscure building façade of 383-385 Pearl Street.
- That commemoration of the heritage building be incorporated into site redevelopment.

2.0 Methodology and approach

2.1 Methodology

The methodology of this report is based on the Heritage Impact Statement (HIS) guidelines outlined in Part II, Function Policies, Sub-section 8.4.1 (b) of the City of Burlington's Official Plan (2008). These guidelines are supported and supplemented by guidelines for Heritage Impact Assessments outlined by the International Council on Monuments and Sites (ICOMOS) (2011).

The City of Burlington's Guidelines for an HIS requires the following content:

- An assessment of the cultural heritage value of the resource;
- A description of the proposal, including a location map showing proposed buildings, existing land uses and buildings, and existing cultural heritage landscape features;
- The physical condition of the resources (including that of any adjacent resource that may be directly or indirectly affected by the proposal);
- A description of the impacts that may be reasonably caused to the cultural heritage resource;
- Identification of several conservation options taking into consideration the significance of the cultural heritage resource itself, the context of the resources and all applicable municipal, provincial, or federal heritage conservation principles. The advantages and disadvantages of each option will be identified as will a preferred option;
- A description of the actions necessary to prevent, change, mitigate, or remedy any expected impacts upon the cultural heritage resource.

Supplementary to the above requirements, this HIS also includes this Section 2.0 Methodology and Approach as recommended by ICOMOS (2011).

2.2 Approach

Heritage research was conducted by MHBC Cultural Heritage staff during March and April 2019. A site visit was undertaken by MHBC Cultural Heritage Staff on April 10th, 2019 to complete photographic document the current condition of *The Acland Houses*.

As part of the listing process, the municipality completed a Cultural Heritage Screening Report (CHSR) to endorse the property's listing on the City's Inventory of Cultural Heritage Resources. This CHSR will be utilized to complete this report (see **Appendix A**).

In addition to the heritage value assessment prepared by ERA Architects and the structural review undertaken by Facet Group, this Report takes into account the following policy and guidance documents:

- *The Planning Act*

- The Ontario Heritage Act
- The Ontario Heritage Toolkit
- City of Burlington's Official Plan (2008)
- City of Burlington's Inventory of Cultural Heritage Resources
- Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition)
- Building Resilience : Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016)

This HIA assesses the proposed development in terms of its compliance with these policies, guidelines and recommendations and assesses any impacts of the development on the cultural heritage value and attributes of the adjacent resources.

2.2.1 Policy framework

The Planning Act and PPS 2014

The *Planning Act* makes a number of provisions respecting cultural heritage either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2 the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to "encourage the co-operation and co-ordination among the various interests." Regarding Cultural Heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) *The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2014* (PPS). The PPS is "intended to be read in its entirety and the relevant policy areas are to be applied in each situation". This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact

assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

The subject site contains protected heritage properties, as they are acknowledged as having cultural heritage interest or value (CHVI).

The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This Heritage Impact Assessment has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria and will be utilized to evaluate the subject site. This report will use the following framework to evaluate the building on the subject site.

Ontario Regulation 9/06 prescribes that a property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. *The property has design value or physical value because it,*
 - i. *is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - ii. *displays a high degree of craftsmanship or artistic merit, or*
 - iii. *demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it,*
 - i. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - ii. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - iii. *demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
3. *The property has contextual value because it*
 - i. *is important in defining, maintaining or supporting the character of an area,*
 - ii. *is physically, functionally, visually or historically linked to its surroundings, or*
 - iii. *is a landmark.*

Ontario Heritage Toolkit

The Province has published several resources containing information related to cultural heritage resources, and compiled the information into the Ontario Heritage Toolkit. This compilation is a collection of documents authored by the Province (Ministry of Tourism, Culture and Sport), that provide guidance related to a variety of cultural heritage planning matters. The documents contained within the Heritage Resources in the Land Use Planning Process compilation have specifically been referenced in the preparation of this report.

City of Burlington Official Plan

The City of Burlington Official Plan identifies and supports cultural heritage resources located within the City's perimeter. As both adjacent listed heritage properties have been acknowledged by the City, it is important for the City to protect their value to the Downtown Core Precinct and surrounding community.

Section 8.0, "Cultural Heritage Resources" outlines the types of cultural heritage resources defined by the OP,

Cultural heritage resources include buildings, structures, monuments, cultural heritage landscapes, natural features (including those that have been modified by humans, such as parks, gardens, rows of trees, etc.) or remains, either individually or in groups, which are considered by City Council to be of architectural and/or historical significance.

This Section also identifies the conservation of these cultural heritage resources as an important part of the mandate of the City,

Within the City, cultural heritage resources provide physical and cultural links to the identity of the City. They assist in instilling civic pride, and contribute to quality of life and community liveability. Investments in the conservation of cultural heritage resources benefit the local economy by attracting visitors to the City, and favourably influence the decisions of those contemplating new investment or residence in the City. The conservation of cultural heritage resources also contributes to the overall sustainability of the City. Cultural heritage resources are irreplaceable and shall be conserved based on the following principles, objectives and policies:

As part of the Official Plan in Section 8.4, it is identified that development/ re-development proposals must consider cultural heritage resources. Sub-section 8.4.1 (a) states the following:

All development shall consider cultural heritage resources and wherever feasible, incorporate these resources into any development plans in a way that conserves the character-defining elements of the cultural heritage resource.

Sub-section 8.4.1 (b) outlines the requirements for a Heritage Impact Statement which has been reviewed in Section 2.0 "Approach" of this Report. The condition in which a proposal is approved depends on the recommendations of a HIS in consultation with the Municipal Heritage Committee (Heritage Burlington).

Sub-section 5.5.8 of the OP discusses the Downtown Core Precinct in which the subject site is located. Sub-section 5.5.8.1 (b) speaks to the importance of a high standard of design in the locality:

To require a high standard of design for new buildings in order to provide a sense of place, compatibility with existing development and a sense of pedestrian scale and comfort.

Sub-section 5.5.8.1 (i) acknowledges that high-rise development can impact the surrounding area and may require further studies:

Applications for increased building heights for mid to high rise buildings in the Downtown Core Precinct may be required to provide an angular plane study, identifying visual, sun shadowing and wind impacts, and demonstrating how such impacts can be mitigated to acceptable levels.

These studies can help understand the impact that high-rise buildings have on cultural heritage resources.

3.0 Description of subject site

3.1 Location and zoning of subject site

The subject site includes the properties located at 383-385 Pearl Street, City of Burlington, Ontario. The subject site is situated north Lakeshore Road, east of Elizabeth Street, south of Pine Street and west of Martha Street (see **Appendix 'B'** for enlarged map of subject site). The site consists of 601 m² of land and is located in the Downtown Core Precinct as per Schedule E of the City of Burlington's Official Plan (2008). This area permits the use of commercial activities, high density residential apartment uses, cultural uses of all types, recreation and hospitality, entertainment and community facilities.

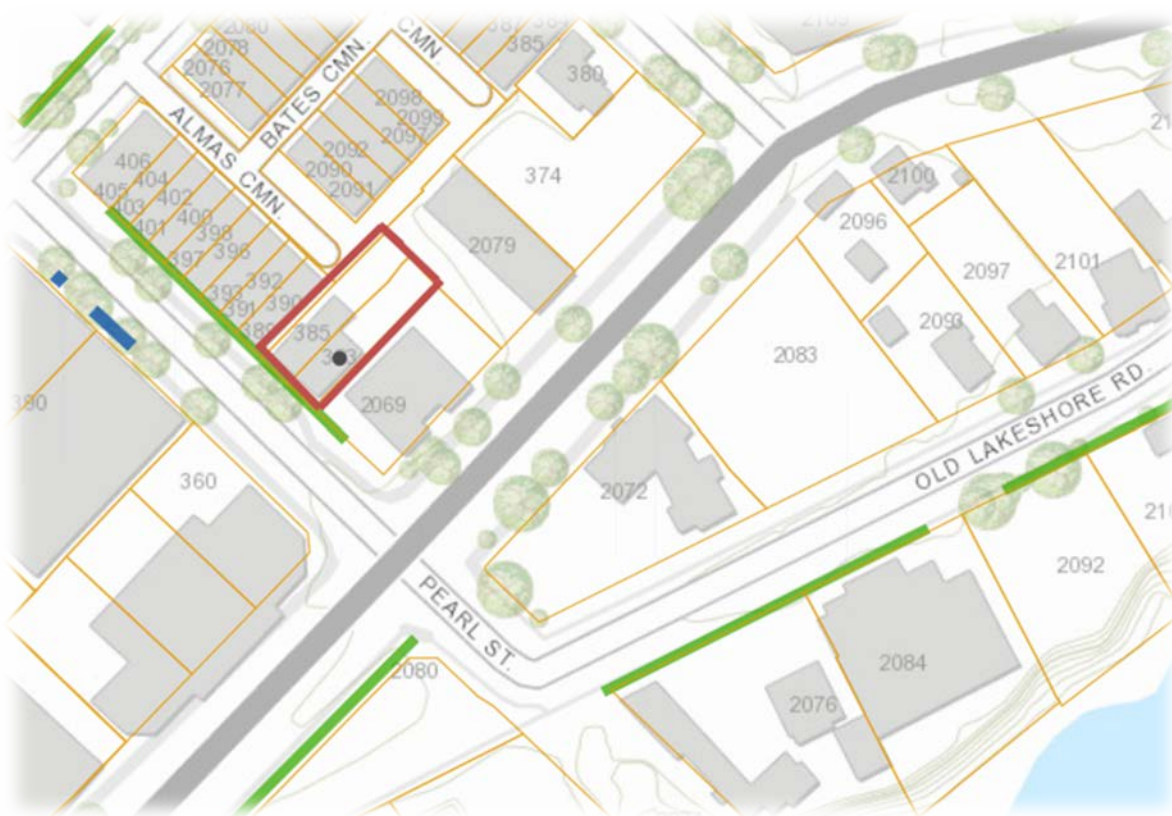
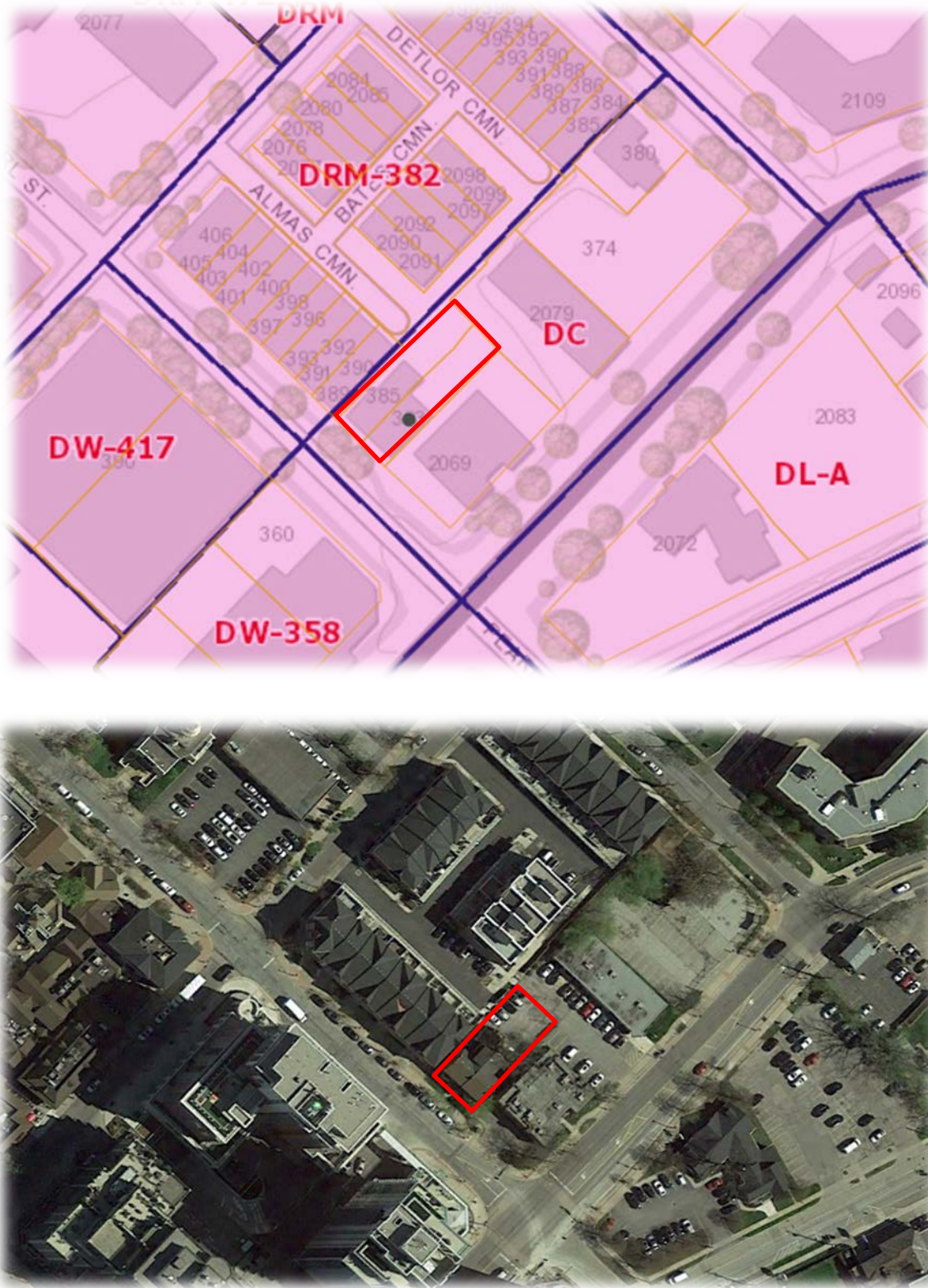


Figure 2: Map of the Subject site. Red line outlines subject site, yellow indicates 'listed' properties on the City of Burlington's Municipal Heritage Register and the white line indicates that the property is on the City's Heritage Inventory (Source: MHBC, 2018)

The subject site is located in Zone DC, which permits a range of Retail Commercial, Service Commercial, Community, Office, Hospitality, Entertainment and Residential uses in accordance with Table 6.2.1 of the Zoning By-law 2020 of the City of Burlington.



Figures 3 & 4: (Above) Zoning map of the subject site; Red line outlines subject site, (Source: City of Burlington Interactive Map, 2019); (Below) Aerial view of the subject site from 2004; Red line outlines subject site (Source: Google Earth Pro, 2019)

3.2 Buildings and structures on the subject site

There is one (1), two storey building comprised of two (2) residential units with a rear addition. The adjoining residences, although physically in one building, function as two residences, hence the plurality in their title, "The Acland Houses."



Figures 5 & 6 (Main) Aerial view of subject site in 2013 (Source: Burlington Interactive Map, 2018) (Caption Photo) Street view of building on the subject site (Source: MHBC, 2019)

3.3 Heritage status of subject site

The Heritage Planning Staff of the City of Burlington added a screening report for the 'The Acland Houses' on April 22nd, 2014. The subject site is listed on the City of Burlington's Heritage Register. The subject site is not located within a designated Cultural Heritage Landscape or Heritage Conservation District, nor have the onsite buildings been designated under Part IV of the *Ontario Heritage Act*.

3.4 Description of surrounding context

To the northwest of the subject site is a late 20th century, three (3) storey apartment building complex that extends to Pine Street. To the southeast of the subject site is a two-storey mid-20th century commercial building which fronts onto Lakeshore Road. Directly south and south west are high-rise apartment towers; these towers compose of the entire south side of Pearl Street between Lakeshore Road and Pine Street (see **Figure 4**).

The subject site is surrounded by a variety of land uses. To the north and east of the subject site is land use Downtown Residential- Medium and/ or High Density Precincts. To the south is the Old Lakeshore Road Mixed Use Precinct. To the west of the subject site (south side of Pearl Street between Lakeshore Road and Pine Street) is the Wellington Square Mixed Use Precinct (see **Figure 7**).

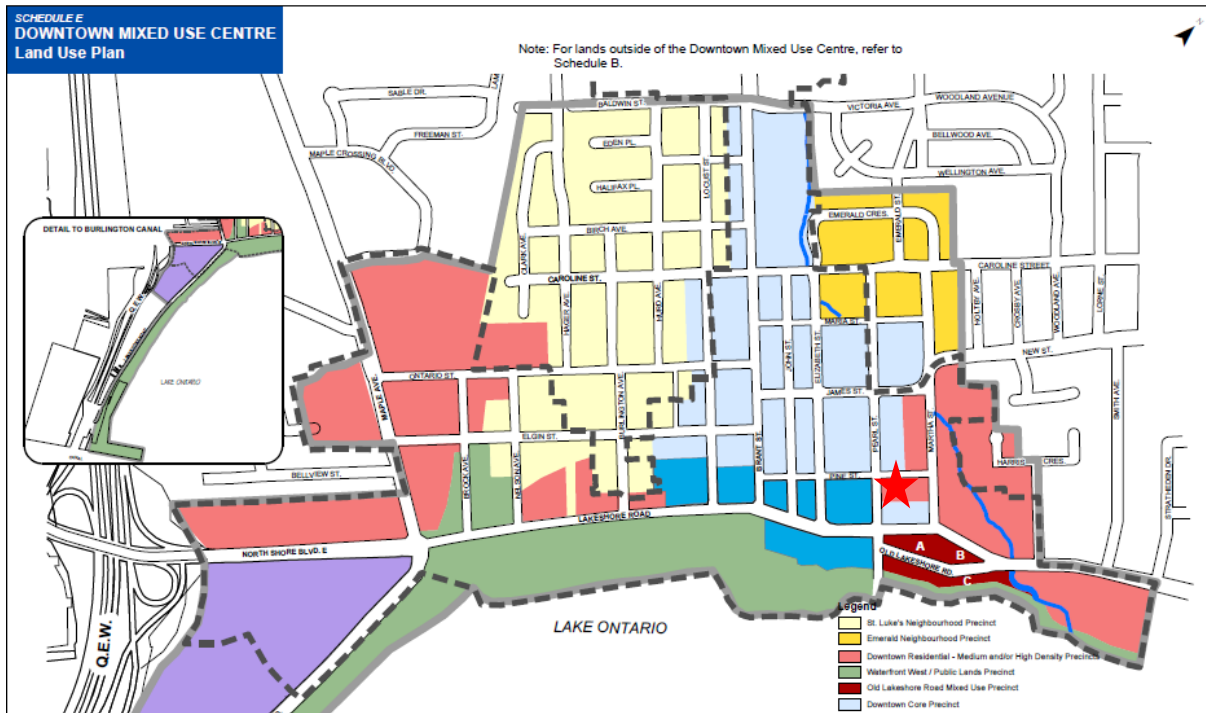


Figure 7: Schedule 'E'- Downtown Mixed Use Centre Land Use Plan of the City of Burlington's Official Plan (2008); Red star indicates approximate location of the subject site.

3.5 Heritage status of surrounding lands

There are no properties adjacent to the subject site that are 'listed' or 'designated' under Part IV of the OHA. The closest listed property is located 416 Pearl Street, which was built in 1875 (see below).

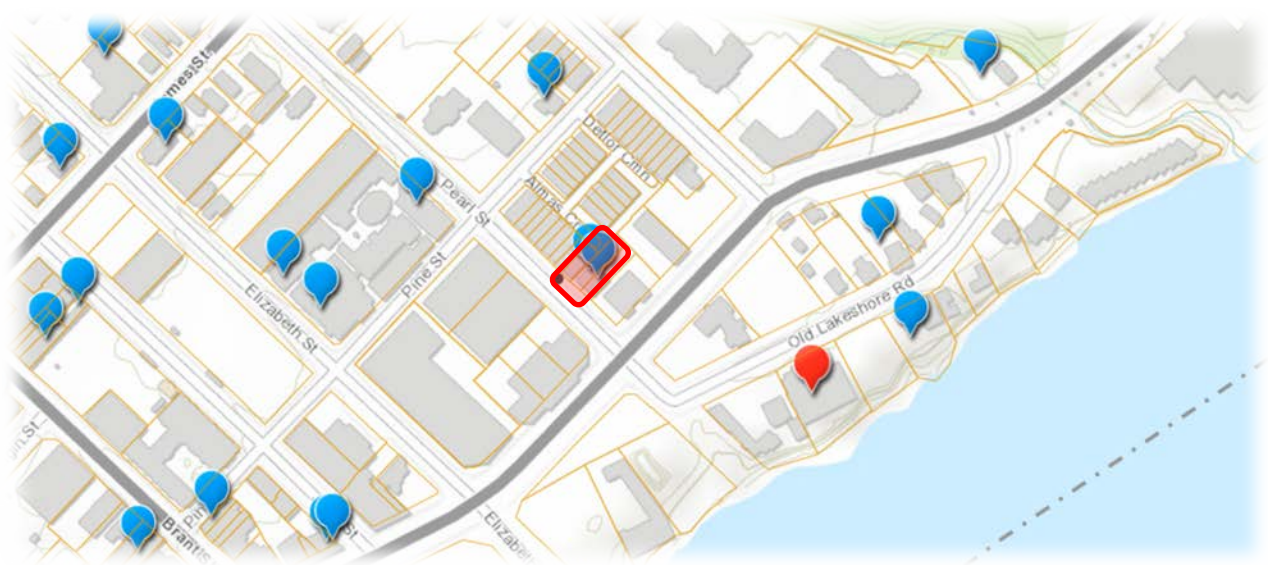


Figure 8 : Heritage properties in the surrounding area of the subject site; Blue dots indicate 'listed' heritage properties and red dots indicate 'designated' heritage properties; Red box indicates approximate location of the subject site.

4.0 Historical overview

4.1 First Nations

The area which would become the City of Burlington was inhabited by First Nation groups as early as 7,000-6,000 B.C.E; by 225 B.C.E. the land was inhabited by early Woodland Natives. In the seventeenth century, the area was inhabited by Anishnaabe (Ojibway) known as the Mississaugas, which were a part of the Iroquois nation. During this era, the natives called the area “*Ganastoqueh*”, or “*Des-aas-a-deh-o*” in other Iroquois dialects; this translates to mean, “Where the sand forms a bar”; Burlington Bay was known as “Macassa” (Canadian Encyclopedia, 2018).

The Haudenosaunee (Iroquois Confederacy)¹ played a vital role in the seventeenth and eighteenth century during the struggle between the French and British; the Six Nations were an important part of the area that would develop into the City of Burlington (Canadian Encyclopedia, 2018)



Figures 9 & 10: (Left) Iroquois Confederacy including leaders from five Iroquois nations assembled in c.1570, French Engraving, Early 18th Century (Source: *The Granger Collection, New York*); (right) Painting of Joseph Brant, *Thayendanegea*, leader of the Six Nations (Source: *George Romney, 1776*).

During the American Revolution, there was a divide between the nations in the Confederacy; the Oneida and Tuscarora opposed supporting the British out of Niagara but the other nations followed Chief Joseph Brant’s Mohawk loyalists to defend the British. As a reward for Joseph Brant’s support of the British, he was awarded the Joseph Brant’s block which was patented to him in February of 1798.

The Block was enclosed by the Township of Flamborough to the west and Lake Ontario to the south. The extent of the northern portion of the Block was south of the northern boundary of the First Concession South of Dundas Street and extended east into Lot 18, which is where the subject site currently is situated.

¹ In 1722, becoming the Six Nations with the acceptance of the Tuscarora people along with the Mohawk, Oneida, Onondaga, Cayuga, Seneca (*Encyclopedia Britannica*).

The land, dubbed “Brant’s Block”, consisted of 3,450 acres of land; this land was sold for the purpose of settlement by Joseph Brant and the managers of his estate. Of the total acreage, 50 acres was allotted for his wife and their eight children (Heritage Burlington, 2018).



Figure 11: *Joseph Brant’s Block* (Source: *Heritage Burlington, 2018*)

This block established two communities on the shore of Lake Ontario: Wellington Square and Port Nelson. Their proximity to Lake Ontario positioned them as key supporters for the lumber and wheat industries (City of Burlington, 2018).

4.2 European settlement

One of the first European settlers to have visited the area was Rene Robert Cavalier, Sieur de La Salle (namesake of La Salle Park) and Louis Joliet, who were French explorers and fur traders. In 1669, they arrived in Burlington Bay on their return from Lake Superior taking the Grand River from Lake Erie. Proceeding the fall of Quebec City, British Major Robert-Rogers visited the area to take possession of the French military posts along with Captain Coote to which Coote’s Paradise (currently Burlington Bay) was named after due to his fondness for wild game and waterfowl at the swamps off of Burlington Bay.

In 1784, Captain Joseph Brant was awarded a large tract of land by the British for his contribution to the British force in the War of Independence with the United States. The tract of land was subdivided into lots and sold; this was the beginning of what would become the City of Burlington (Canadian Encyclopedia, 2018).

After the end of the American Revolutionary War, loyalist emigrants from the British Isles and Europe began to come to the area. Clearing of their lots was required in order to patent the deeds for the Crown Grants of land which primarily were established in Nelson Township.

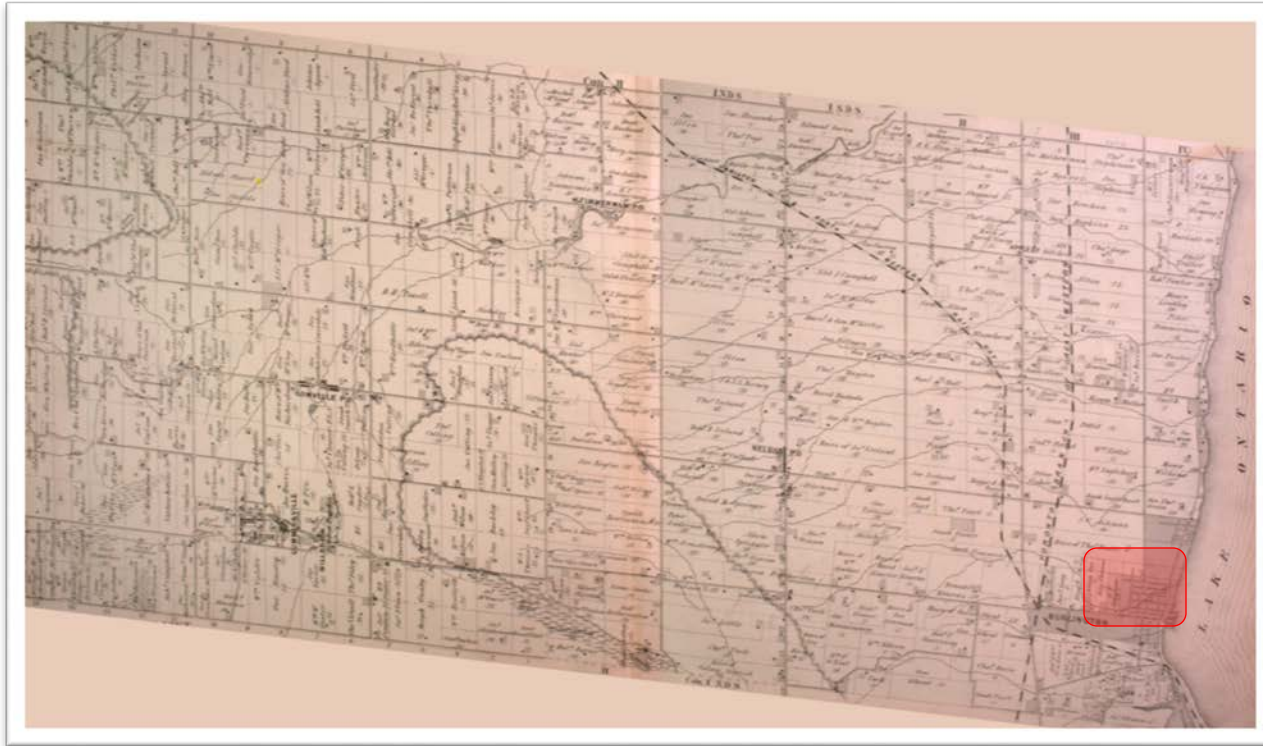


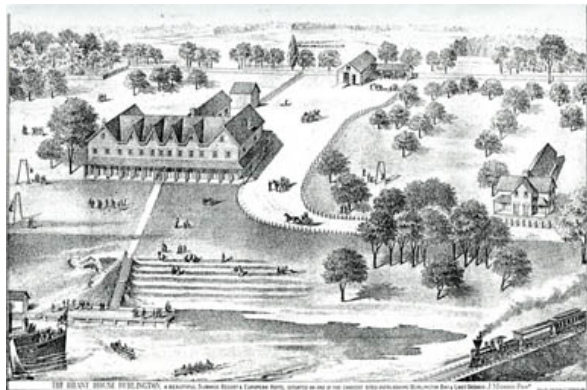
Figure 12: View of 1880 Canadian Historical Atlas Map of Nelson Township (Source: McGill University); Red box indicates area of Burlington in which the subject site is situated.

Communities began to develop including: the Village of Zimmerman near the Twelve Mile Creek established by Henry Zimmerman, Cumminsville established by Titus Cummins and Appleby which was established by Van Norman, the Hamlet of Dakota, Village of Kilbride, Nelson (Hannahsville), Tansley, Alton Village (Heritage Burlington, 2018).

Pine and oak were the area's main production between 1820 and 1850; this transitioned to the production of wheat during the Crimean War. In the early twentieth century, Burlington had become primarily a farming community (Burlington Historical Society, 2018).

4.3 The City of Burlington

The City of Burlington is located at the head of Lake Ontario approximately fifty kilometres west of Toronto. The land which would develop into the City of Burlington originated with the transfer of land to Joseph Brant from the British Crown in 1798. In 1801, Joseph Brant's home was constructed on the north shore of Hamilton Harbour (formerly Burlington Bay), three years after being allotted the track of land. This home would be the beginning of development in the downtown core of the City of Burlington. This home throughout the years has been altered as a result for development; the home was rebuilt to serve as a museum in 1942 and in 1994, the home was moved to accommodate Joseph Brant Hospital.



Figures 13 & 14: (left) View of Joseph Brant's House; (right) View of Joseph Brant's original house during the construction of Joseph Brant Hospital (Source: Heritage Burlington, 2018))



Figure 15 & 16: (left) View of Joseph Brant's House after being rebuilt in 1942 adjacent to Joseph Brant's Hospital; (right) View of Joseph Brant's rebuilt home after being reoriented to face west in 1994 (Source: Heritage Burlington, 2018).

The parcels of land divided in the Brant's Block were sold to various settlers. James Gage purchased 338.5 acres of land; in 1810, Gage completed a survey of his land which set out what would become Wellington Square. The early settlers occupied the land with agrarian practices as well as commercial canneries, ice harvesting and basket factories (Burlington Historical Society, 2018). The nineteenth century economy was dependent on water transportation via Port Nelson, Wellington Square and Port Flamboro (Aldershot). Products included: wheat, lumber and quarried rock. This industry was augmented by the establishment of the railway in 1854; unfortunately, timber reserves began to be depleted as steamships bypassed these ports for larger stops such as the ports in Hamilton and Toronto. Nevertheless, the area continued to grow and in 1873, Burlington was incorporated as a village which including the settlements of Port Nelson and Wellington Square. **Figure 17** below shows the location on the subject site.



Figure 17: View of the Village of Burlington in the Township of Nelson Map of 1880 Canadian Historical Atlas; blue arrow indicates approximate location of subject site (Source: McGill University)

Between 1890 and 1915, the local agriculture industry transitioned into a market of gardening and fruit growing, labelling it the “Garden City” of south western Ontario. During this time period, Burlington was recognized as a town in 1914 (Canadian Encyclopedia, 2018). The town continued to grow and develop. And urban industrialism replaced agrarian practices and by the 1950s and 1960s, high-rise developments began to be constructed.



Figure 18: Aerial photograph of 1954 of Burlington (Source: Province of Ontario, Dept. of Lands and Forests, Surveys and Engineering Division, Courtesy of the University of Toronto)

In 1974, Burlington was incorporated as a city. Several streets in the former Brant's Block are named after the notable people of the area (i.e. Brant, Ghent).

4.4 Downtown Core Precinct

The Downtown Core Precinct was divided into lots by the early to mid-nineteenth century. In **Figure 19** below, the subject site is identified as Section 30 Lot 5 on Princes Street (currently Lakeshore Road). Similarly the surrounding area that currently designated as the Downtown Core Precinct followed this lot pattern.

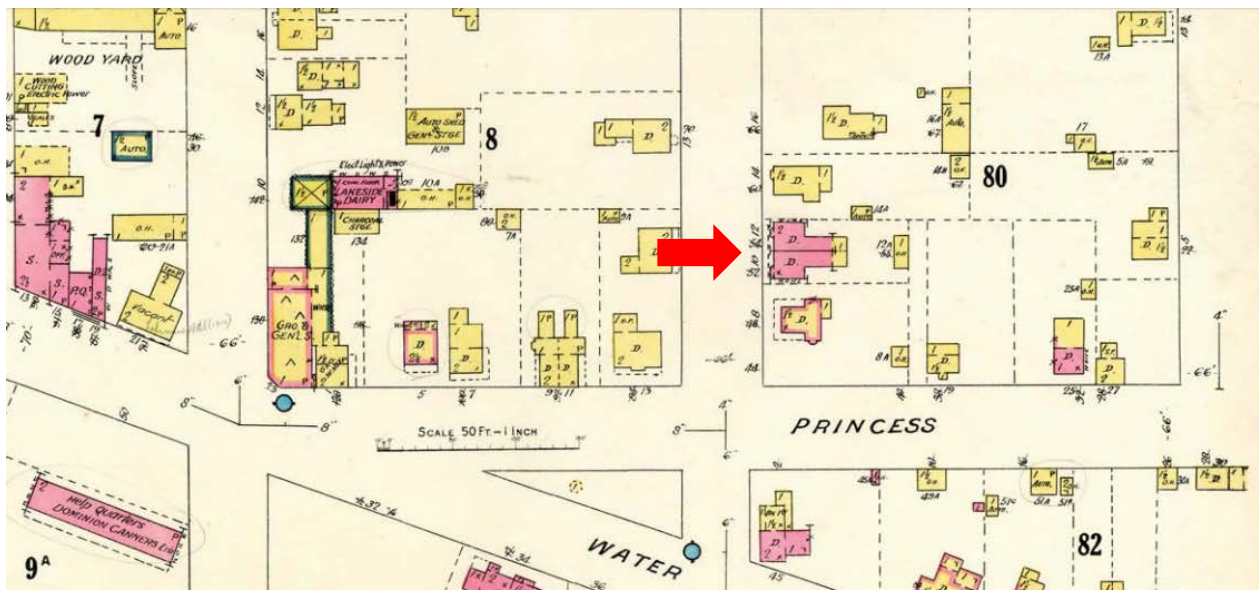


Figure 19: Late 19th Century View of the Village of Burlington; blue arrow indicates approximate location of subject site (Source: McGill University)

According to the City of Burlington's Cultural Heritage Screening Report utilized to endorse the listing of the subject site on the Municipal Register, the two-storey semi-detached brick building was built in 1880 for William Acland (CHSR, City of Burlington, 2019). Mr. Acland was a florist who used the building as a rental property for extra income. In 1897, the subject site (Lot 5) was owned, in addition to Lot 6, by Mrs. Isabella Acland (1897 Voter's List). In 1909, records show that the tenants were W.H. Finnemore (a 63 year old miller) and J.F. Richardson (a 32 year old school teacher (Tax Assessment Rolls 1909). Mr. Finnemore, owner of Rolling & Flour Mills, was advertised in the 1890 Edition of The Burlington Budget (CHSR, City of Burlington, 2019).

In 1915 William Acland's son Joseph passed away (CHSR, City of Burlington, 2019). His wife, Mrs. Joseph Acland inherited the land and lived in a house she owned next door at the corner of Princes Street which appear as a wooden frame, brick clad dwelling at the corner of Princes Street and Pearl Street on the Fire Insurance Map of 1924 seen in **Figure 20**. The 1919 Voters list state that Mrs. M. Finnemore (widow of W.H. Finnemore) and Charles Easton (railway man) were residents of Lots 5 and 6.

In 1924, the subject site is listed as 10-12 Pearl Street (formerly addressed as 52-54 Pearl Street).



Figures 20 & 21: (Above) Fire Insurance Map of 1924 of the City of Burlington showing the area of the subject site indicated by the red arrow; (Below) View of the building footprint on the subject site indicating it is a brick dwelling with a rear addition of wood framing (Source: Burlington Public Library Local History Room: 912.713533 INS).



Figure 22 : View of "The Acland Houses" in October 1975 (Source: Frances Day fonds, The Burlington Historical Society, Courtesy of the Burlington Public Library, Local History, bpl:207247)



Figure 23 : View of "The Acland Houses" in 2004 (Source: Les Armstrong, The Burlington Historical Society, Courtesy of the Burlington Public Library, Local History, bpl:205449))



Figure 24 : View of "The Acland Houses" in 2019 (Source: MHBC)



Figure 25 : View of northwest (left) elevation of "The Acland Houses" in 2019 (Source: MHBC)



Figure 26 : View of rear elevation of “The Acland Houses” in 2019, depicting newer building additions (Source: MHBC)

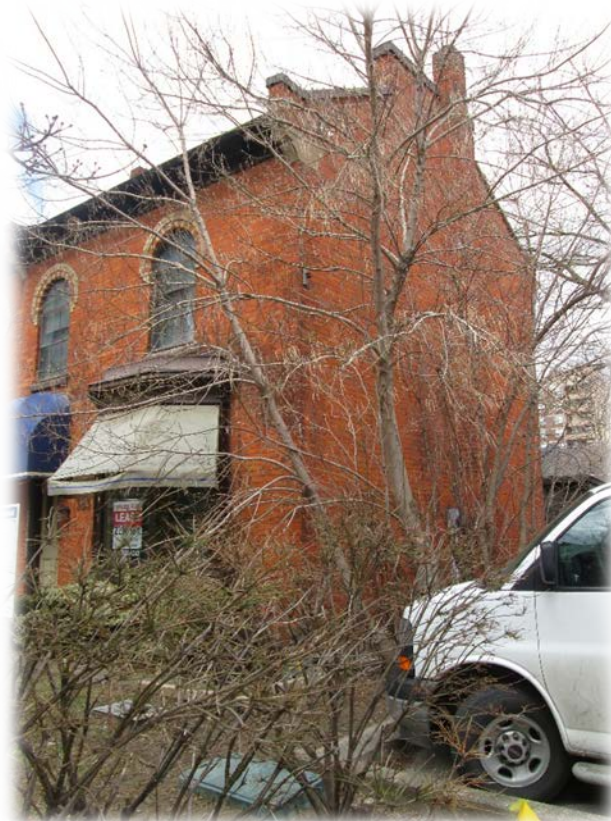


Figure 27 : View of southeast (right) elevation of “The Acland Houses” in 2019 (Source: MHBC)

5.0 Evaluation of “The Acland Houses”

As mentioned in Section 2.2 of this Report, a Cultural Heritage Screening Report was completed by the City of Burlington which has provided information that is valuable for this portion of the report.

Furthermore, this section will use Ontario Regulation 9/06, as outlined in Sub-section 2.2.1 of this report to deem whether the building on the subject site should be considered a cultural heritage resource under this legislation. This evaluation will evaluate the following:

1. *Design/ Physical Value*
2. *Historical/ Associative Value*
3. *Contextual Value*

5.1 Design / Physical Value

The building on the subject site known as “The Acland Houses” appears as one building, while having two separate residential units. This semi-detached design is rare in the area and reflects designs of urban cities in Scotland, which was the homeland of the Acland Family. In addition, the Italianate Architecture (1850-1900) design details, carved cornice brackets under the roofline, bay windows, and firewalls with exposed parapets at the gable ends contribute to the buildings’ design value. The second-level arched windows are described as “exceptional and intricate [with its] intricate radiating dichromatic brick detail” (CHSR, City of Burlington, 2019). These window arches display a high degree of craftsmanship and artistic merit.



Figure 28 : Detailed view second level window arches of “The Acland Houses” in 2004 (Source:Les Armstrong, *The Burlington Historical Society*, Courtesy of the Burlington Public Library, Local History, bpl:205449))

A structural assessment undertaken by Facet Group Inc. on behalf of Lakeshore Burlington Inc. found that there are structural repairs and upgrades required in order to ensure the heritage attributes of the façade are retained in the future. This will be accommodated through site development, as described later in this report.

5.2 Historical / Associative Value

The building on the subject site was constructed as a rental property, and understandably has a history of various tenants since the 1880's. Based on the review undertaken, residents associated with many early economic activities such as milling, schools and the railway lived at the Acland Houses. The builder/designer of the building is unknown. While the property (like many other properties) is associated with early residents, the value is not significant.

5.3 Contextual Value

The context surrounding the building has changed significantly since it was erected in 1880, as this area of downtown Burlington continues to evolve. The subject site is not important in defining, maintaining or supporting the character of the downtown, and the properties do not have a significant visual or physical linkage to the surrounding area. In addition, the building is not a landmark within the community. As such, the subject property no longer has contextual value.

5.4 Identified Heritage Attributes

- Semi-detached design
- Original tall chimneys
- Hip-roof design
- Repetitive, Italianate decorative cornice brackets
- Roofline soffit
- Brick parapet gable ends
- Bay windows with repetitive, decorated cornice brackets and soffit
- Central dual entry way;
- Italianate, dichromatic brick window trim including a segmental arch and sills;
- Original doorway and window openings
- Original front doors

5.5 Summary of evaluation for "The Acland Houses"

The subject property has physical/ design value as well as historical/ associative value based on the evaluation above.

Ontario Regulation 9/06

1. Design/Physical value

- | | | |
|------|---|--|
| i. | Rare, unique, representative or early example of a style, type, expression, material or construction method | <input checked="" type="checkbox"/> Representative Italianate design |
| ii. | Displays high degree of craftsmanship or artistic merit | <input checked="" type="checkbox"/> Displays a high-degree of craftsmanship and artistic merit |
| iii. | Demonstrates high degree of technical or scientific achievement | <input type="checkbox"/> |

2. Historical/associative value		
i.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	<input type="checkbox"/>
ii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input type="checkbox"/>
iii.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input type="checkbox"/>
3. Contextual value		
i.	Important in defining, maintaining or supporting the character of an area	<input type="checkbox"/>
ii.	Physically, functionally, visually, or historically linked to its surroundings	<input type="checkbox"/>
iii.	Is a landmark	<input type="checkbox"/>

6.0 Description of proposed development

6.1 Description of development

The proposed redevelopment of the subject site involves the construction of a 29-storey mixed use building, with five levels of underground parking. The floor plate of the tower building is proposed to be 815.1 m², and the total building area is proposed to be 38,693.7 m². The total retail floor area is proposed to be 674.6 m², and a total of 280 residential units are to be provided. The front yard setback (Lakeshore Road) is proposed to be 0.5 m, and the side yard setback to Pearl Street is proposed to be 0m. The interior side yard is proposed to be 0.6 m, with a tower side yard setback of 22.0 m.



Figure 29: Building rendering looking from Lakeshore Road and Pearl Street (source: TurnerFleischer Architects)

With respect to the existing buildings located at 383-385 Pearl Street, it is proposed to retain the portion of the building from the cross-gable to the front of the building (facing Pearl Street). As part of the site development, the building portion will be raised and later moved approximately 1.5 m towards Pearl Street. The excavation will allow for a parking garage below 383-385 Pearl Street, and a new foundation will be constructed for the re-located building as well.

The relocated building will be re-purposed to live/work space and integrated with the larger proposed development. Amenity space (rooftop) patio is proposed to be provided behind the existing buildings, and terraces are to be provided above the buildings. The following renderings demonstrate the building context as it relates to 383-385 Pearl Street.



Figure 30: Street-level rendering looking from Lakeshore Road and Pearl Street (source: TurnerFleischer Architects).



Figure 31: Street-level rendering along Pearl Street looking towards Lake Ontario (source: TurnerFleischer Architects).

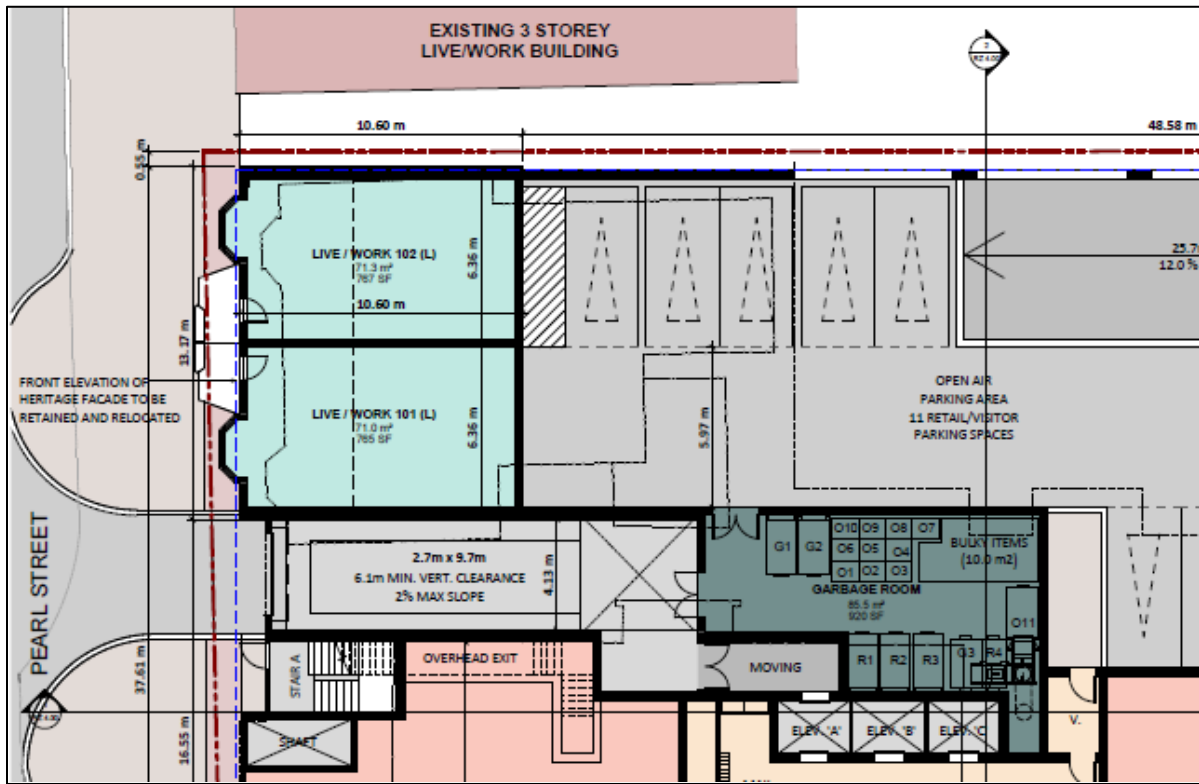


Figure 32: Excerpt from Floor One plan (source: TurnerFleischer Architects)

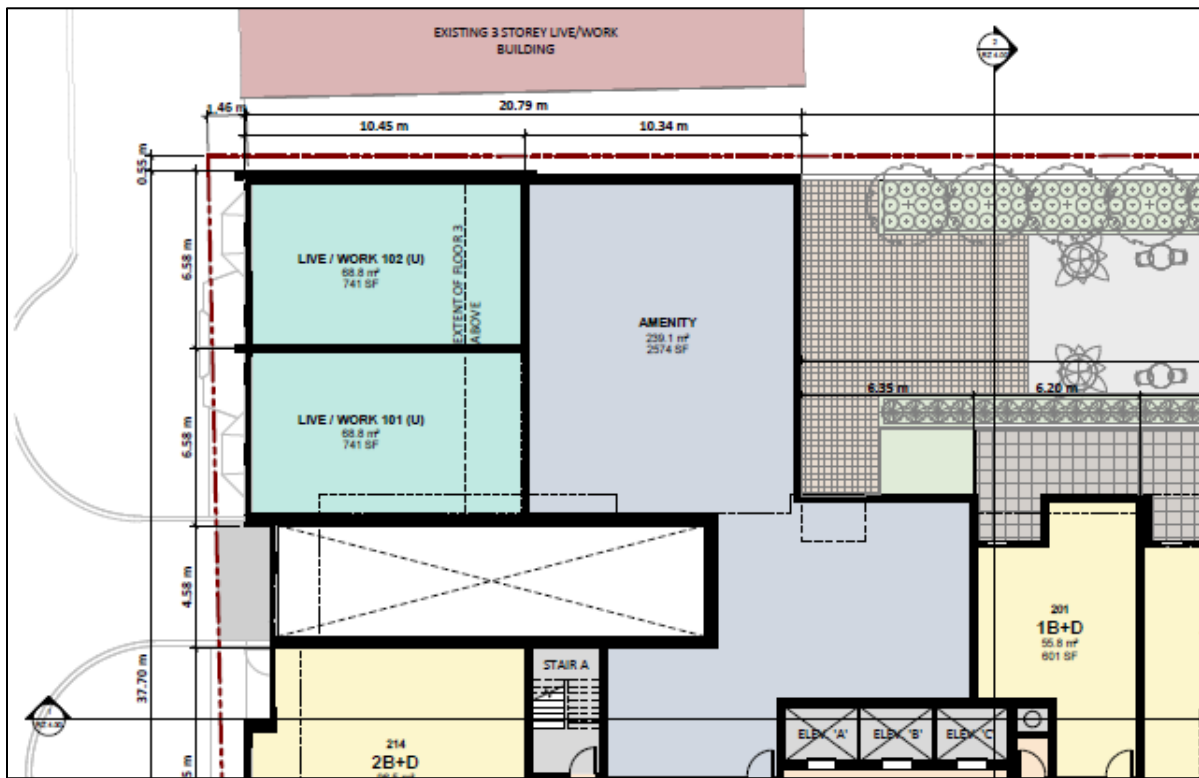


Figure 33: Excerpt from Floor Two plan (source: TurnerFleischer Architects)

7.0 Impacts of proposed development

7.1 Classifications of impacts

There are three classifications of impacts that the effects of a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial impacts may include retaining a resource of cultural heritage value, protecting it from loss or removal, restoring/repairing heritage attributes, or making sympathetic additions or alterations that allow for the continued long-term use of a heritage resource. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions which remove or obstruct heritage attributes. The isolation of a cultural heritage resource from its setting or context, or addition of other elements which are unsympathetic to the character or heritage attributes of a cultural heritage resource are also considered adverse impacts. These adverse impacts may require strategies to mitigate their impact on cultural heritage resources.

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long-term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. According to the Ontario Heritage Tool Kit, the following constitutes negative impacts which may result from a proposed development:

- Destruction;
- Alteration;
- Shadows;
- Isolation;
- Direct or indirect obstruction;
- A change in land use; and
- Land disturbances.

An analysis of potential impacts to the cultural heritage resources located at 383-385 Pearl Street, as a result of the proposed redevelopment of the subject site follows.

7.2 Impacts of the proposed development to onsite cultural heritage resources

Table 1 - Impacts to onsite cultural heritage resources		
Impact	Level of Impact (Potential, None, Minor, Moderate or Major)	Discussion and Analysis
Destruction	None.	The proposed development will not result in the destruction of heritage attributes. The front portion of the building from the cross gable to the front will be retained, which is where the heritage attributes are located. A structural engineering investigation has been prepared by Facet Engineering to determine initial suitability. See below discussion regarding alteration.
Alteration	Moderate.	The building will be further altered while ensuring the cultural heritage resources are intact. Proposed development will re-purpose the building through adaptive re-use as part of a new development.
Shadows	None.	Heritage attributes of the building will be in shadow for portions of the day at various times throughout the year. No negative impacts are anticipated.
Isolation	None.	The proposed development will not change the relationship of the building to its context.
Direct or Indirect Obstruction if Significant Views	None.	The view of the front façade of the building from Pearl Street is important to maintain. The proposed development will not impact this view.
A Change in Land Use	None.	Land use will remain as its current use, which supports a mixed-use building. The existing building is proposed to contain live/work units.
Land Disturbance	Minor (temporary – during construction).	383-385 Pearl Street is within the construction site, and will be subject to land disturbance from onsite construction. The remaining portion of the building will be raised, supported, and moved to a new foundation as the project is built. This will occur in various stages through the construction efforts.

As outlined above, the potential impacts as a result of the proposed site development are related to alteration and land disturbance.

Regarding alteration, the rear portion of the existing building (behind cross-gable) located at 383-385 Pearl Street will be removed. There are two additions located within this elevation, as depicted in **Figure 26** on page 24. This portion is generally in poor condition and has been altered extensively over the years since the main building has been constructed. The removal of these portions has very little impact on the heritage attributes of the subject site. The building will also be re-located within the subject site approximately 1.5 m closer to the street, and a new foundation constructed.

The new building / addition on the larger site will be set back from 383-385 Pearl Street, so that the existing building remains prominent along the streetscape on Pearl Street and continues to read in its current form. The design of the new building is such that the subject site will continue to transition between the lower rise units on the adjacent properties and the taller built form proposed. Materials proposed for the new construction are similar in type (e.g. brick, glass) to the Acland Houses but will clearly be a product of its own time and distinctive from the existing buildings. The building massing of the new construction is designed such that it does not overpower the existing building, and although it is a different scale and form it remains compatible.

Land disturbance will be experienced during the construction of the new development for the subject site. This will occur as the land surrounding and eventually below 383-385 Pearl Street are excavated to provide for the construction of the new foundation, parking garage and supporting structure for the new building. Care will be taken during these activities so that the heritage attributes of the subject site are not negatively impacted and the buildings remain intact. The new foundation will benefit the existing building by helping to ensure its conservation.

7.3 Impacts on adjacent heritage resources

There are no identified or designated cultural heritage resources located adjacent to the subject site. Therefore, no impact potential exists.

8.0 Development alternatives & mitigation

8.1 Alternative development approaches

Heritage Impact Assessments require that alternative development options be identified that will avoid or limit the adverse impact on a cultural heritage resource. The following alternatives have been identified that may be considered as part of the heritage planning process.

Do nothing approach

This option would result in no development on the site. The existing buildings would remain in their current form and location, and no repairs would be undertaken. This would have considerable economic impact on the land owner and would have an impact on the achievement of broader planning goals of the City. This option is not recommended since the impact of the proposed development can be mitigated and the integrity of the façade enhanced as outlined in this report.

Develop the subject site with an alternative design

This option would result in an alternative design that would result in the existing heritage building being retained in its entirety and in the present location. An alternative design would likely involve additional setbacks and potentially a smaller-scale development due to site configuration and requirements. This option is not recommended since the impact of the proposed development can be mitigated as outlined in this report.

Develop the subject site as proposed

This option would result in the development of the site as designed in the current site plans and architectural plans prepared by TurnerFleischer Architects. The proposed development of the subject site will involve the construction of a mixed-use building as well as the retention of the most significant portions of the buildings located on the subject site.

It is recommended that the subject site be developed as proposed, given that negative impacts are moderate and can be mitigated through site design and conservation efforts.

8.2 Mitigation measures

8.2.1 Recommended mitigation - The Acland Houses

Construction will occur both around the existing building at 383-385 Pearl Street, and will involve the buildings themselves. This work has the potential to negatively impact the onsite heritage resources, unless appropriate care is taken to ensure their conservation.

It is proposed to retain the portion of the building in front of the rearward slope of the cross-gable, and integrate it into the redevelopment of the subject site. The important features of the façade will be

retained and restored, thereby conserving the heritage attributes. The re-use of the building will also ensure the long-term conservation of the Acland Houses. Finally, the new foundation represents a positive impact on the subject site. There is potential for onsite activities to negatively impact the onsite heritage resources. Accordingly, the following mitigation measures are recommended:

- A *Documentation and Salvage Report* should be completed to document the portion of the building that will be removed, including measured drawings of the building in its entirety.
- It is recommended that a *Conservation Plan* be prepared, in consultation with a Structural Engineer in order to determine the recommended measures to conserve the significant features of the subject site. The Conservation Plan will outline how the building will be adapted for redevelopment, provide recommendations related to retaining structural integrity, and detail measures for short, medium and long-term maintenance of the heritage building. Specific items to address related to moving the building include:
 - *Confirming suitability of the building for relocation;*
 - *Work to be undertaken to secure the building for relocation;*
 - *Confirmation of the methodology and sequence for moving and construction.*

The Conservation Plan will ensure the remaining portions of the buildings are stabilized and protected before, during and after construction activities.

- A *Temporary Protection Plan* should be included as part of the Conservation Plan, and should address the following:
 - *Construction (i.e. dust, vibration, demolition, new foundation, technique);*
 - *Movement (i.e. ground displacement);*
 - *Changes in water level (i.e. debris from construction site entering gutters and drains);*
 - *Site and building security;*
 - *Potential physical impact (i.e. dropped building supplies and tools, machinery damage).*
- That the design of the proposed development be retained as currently proposed with respect to setbacks from 383-385 Pearl Street, and how the addition integrates with the existing building. This will help ensure a compatible development form.
- That building signage should not obscure building façade of 383-385 Pearl Street.
- That commemoration of the heritage building be incorporated into site redevelopment.

9.0 Recommendations and conclusions

The subject site is proposed to be developed in order to accommodate a mixed-use development consisting of a 29-storey building with a mixture of office, commercial and residential uses. The existing buildings located at 383-385 Pearl Street have heritage value and have been evaluated for potential impacts as a result of the proposed development.

The proposed development will retain the portion of the buildings containing significant heritage resources, and integrate the building portions within the new building. This strategy will retain the significant heritage character elements of the building, and allow the buildings to 'read' from the street in their current form. The buildings will also be repurposed for live / work space and form part of the new development.

An analysis of potential impacts was undertaken, which found that there is moderate potential for impacts related to alteration, and minor impacts related to land disturbance. Recommended mitigation measures have been provided to ensure that heritage attributes of the subject site will be conserved.

It is concluded that the subject site be developed as proposed, and recommended mitigation measures be implemented through the site plan control process following approval of the principle of development for the subject site.

10.0 Sources

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Appendix **A**- Heritage listing information

(excerpt from City of Burlington website – retrieved March 2019)

Group: City of Burlington
Added By: HRC Admin
Date Added: April 22, 2014

Site Details Author Information Comments (0) Linked Content

Common Name: The Acland Houses

Municipal Address: 383 - 385 Pearl Street

Photos:



Building Demolished: No

Local Municipality: Burlington

Province: Ontario

Construction Date: 1880

Type of Recognition: Municipal Register

Design

Architect: N/A

Notes on the Design or Physical Value: A two-storey semi-detached brick structure with Italianate design details. Nicely carved supports under the roof. Bay windows. Fire walls with exposed parapets at the ends and between the units. The second-level arched windows have exceptional and intricate radiating dichromatic brick detail.

Sources: City of Burlington

Historical

Notes on History of the Property: Built in 1880 for William Acland, florist, as a rental income property. They were rented until the death of William Acland's son, Joseph, in 1915, when they were sold to separate owners.

1897 Voters List: Mrs Isabella Acland, Widow, Lots 5 & 6, etc., Princess.

In the 1909 Assessment Rolls, the tenants are listed as W. H. Finnemore, Miller (age 63) and J. F. Richardson, Teacher (age 32); the owner is Mrs J. Acland.

According to From Pathway to Skyway Revisited, pp. 258 and 250, W. H. Finnemore, Rolling & Flour Mills, was an advertiser in the 24 October 1890 edition of The Burlington Budget. In 1897, A. H. Finnemore was hired at 50 cents per day to pump water into the tank of the Village watering truck, to keep the dust down on the unpaved streets.

1916 Sewerage Works Plan: owned by Mrs Joseph Acland, who lived in a house she owned next door, at the corner of Princess Street.

1919 Voters List: Mrs M. Fimemore, Widow; Charles Easton, Railway Man; both resident at Lots 5,6, Pearl. (Mrs Elizabeth Acland, Widow, Lot 13 Junction.)

1910 GOAD Map: 52 & 54 Pearl. 1924 GOAD Map: 10 & 12 Pearl.

Sources: City of Burlington

Statement of Significance

Legal Description (Plan and Lot Number):: P

Appendix **B- Topographic Survey**

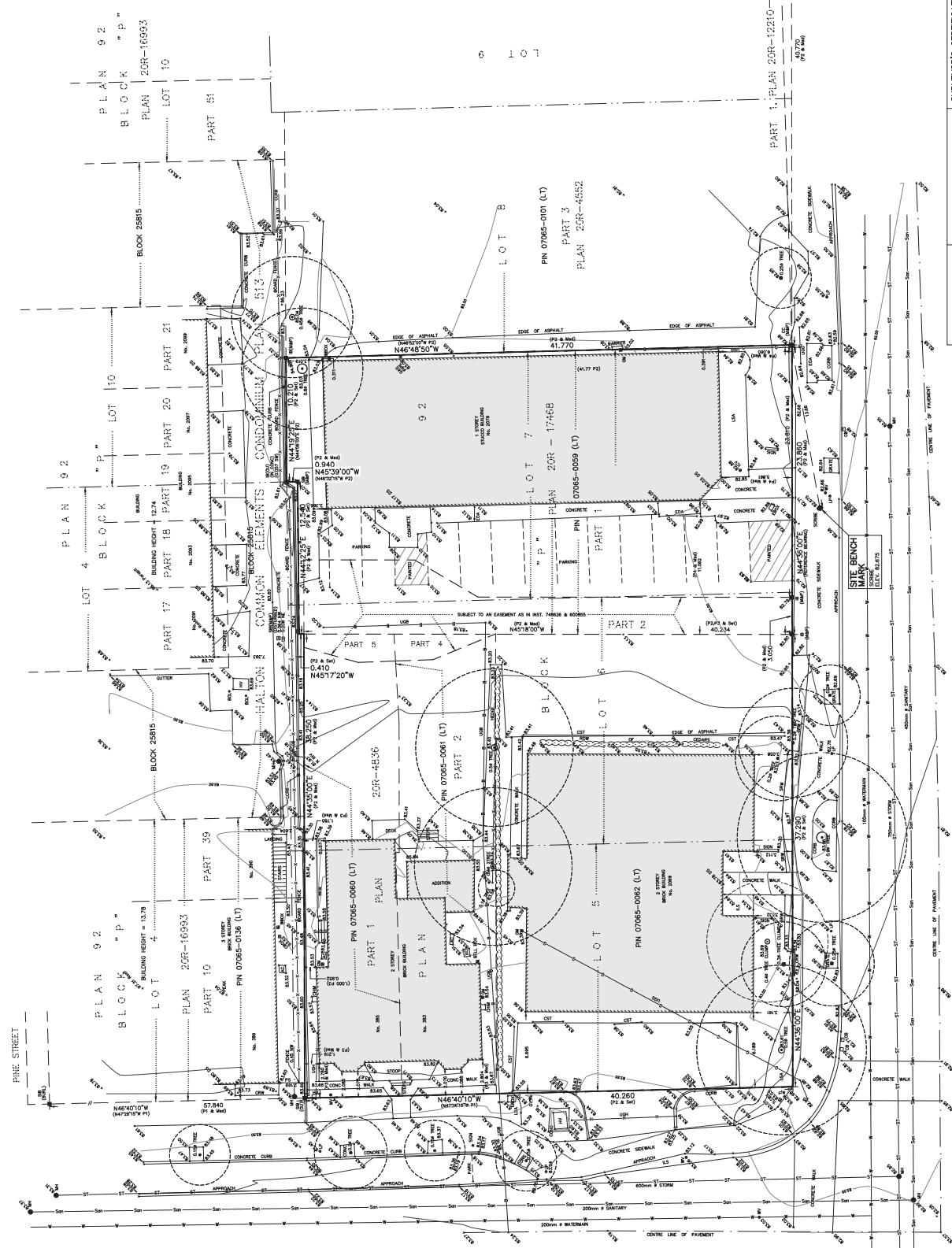
TOPOGRAPHIC SURVEY
 OF PART OF
 LOTS 5, 6 & 7, BLOCK "P"
 COMPILED PLAN 92
 CITY OF BURLINGTON
 REGIONAL MUNICIPALITY OF
 HALTON

SCALE 1:1500 METRIC
 S.D. McLAUREN, O.L.S. - 2016

NOTE:
 UNDERSTANDING SERVICE AND UTILITY LOCATIONS WERE
 OBTAINED FROM THE RECORD DRAWING FOR CONSTRUCTION
 (SHEET 2) AND 108-9
 UNDERSTANDING SERVICE AND UTILITY LOCATIONS MUST BE
 OBTAINED FROM THE RECORD DRAWING FOR CONSTRUCTION
 DRAWINGS MUST BE REFERRED PRIOR TO CONSTRUCTION

BENCHMARK:
 MONUMENT 106
 West of Toronto, Ontario, being 0.32
 metres above the datum of the
 International Reference Frame. It is
 being 0.10m east of the monument
 concrete slab.
 ELEVATION: 78.06 metres

- LEGEND:
- 1. PROPERTY LINE
 - 2. BOUNDARY SET
 - 3. CONCRETE
 - 4. ASPHALT
 - 5. GRAVEL
 - 6. SAND
 - 7. GRAVEL
 - 8. SAND
 - 9. GRAVEL
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 - 97. GRAVEL
 - 98. SAND
 - 99. GRAVEL
 - 100. SAND



PEARL STREET
 (OPENED BY BY-LAW NO. 1449)
 PIN 07065-0063 (LT)

LAKESHORE ROAD
 (FORMERLY PEARCE STREET BY PLAN 92)
 PIN 07065-0052 (LT)

MARSHA STREET
 PIN 07065-0040 (LT)

NO.	DESCRIPTION	REVISIONS	DATE	BY
1	AS PER PLAN			

METRIC NOTE:
 THIS PLAN IS IN METRIC AND IS
 REFERRED TO AS SUCH IN ALL
 DOCUMENTS AND RECORDS
 BY REFERENCE TO THIS PLAN
 BY REFERENCE TO CLS-08

BEARING NOTE:
 ALL BEARINGS AND DISTANCES
 REFERRED TO IN THIS PLAN
 ARE IN METRIC UNLESS
 OTHERWISE SPECIFIED
 BY REFERENCE TO CLS-08

SURVEYOR'S CERTIFICATE:
 I, S.D. McLAUREN, O.L.S., DO HEREBY
 CERTIFY THAT THIS PLAN IS
 A TRUE AND CORRECT COPY OF
 THE ORIGINAL AS SUBMITTED
 TO ME FOR RECORDATION
 AND THAT I AM A LICENSED
 SURVEYOR IN THE PROVINCE OF
 ONTARIO

DATE: NOVEMBER 21, 2016

S. D. McLAUREN, O.L.S.

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 Tel: 905 798 2650
 Contact: Matthew Blaisiak

SURVEYOR

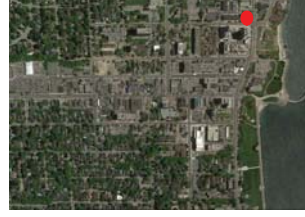
A.T. McLaren Ltd.
 60 Green Street South
 Suite 230
 Hamilton On, L8N 2B9
 Tel: 905 527 5559
 Contact: Dan McLaren



2069 LAKESHORE ROAD BURLINGTON, ONTARIO

PROPOSED REDEVELOPMENT SUMMARY

TOTAL SITE AREA	0.25 HECTARES (0.61 ACRES)	RETAIL FLOOR AREA	674.6 sq. m. (7,262 sq. ft.)
TOTAL FLOOR AREA (TFA)	38,693.7 sq. m. (416,499 sq. ft.)	RESIDENTIAL FLOOR AREA (SALEABLE)	21,516.6 sq. m. (231,605 sq. ft.)
TOTAL GROSS FLOOR AREA (GFA)	25,176.7 sq. m. (271,002 sq. ft.)	RESIDENTIAL FLOOR AREA (NON-SALEABLE)	2,146.4 sq. m. (23,103 sq. ft.)
FLOORSPACE INDEX (FSI)	10.4 X SITE AREA	INDOOR AMENITY AREA	559.2 sq. m. (6,019 sq. ft.)
PODIUM HEIGHT	4 STOREYS (14.00m)	NO. OF LIVE/WORK UNITS	2 UNITS
NO. OF UNDERGROUND LEVELS	5 LEVELS	NO. OF 1 BEDROOM UNITS	82 UNITS
TOTAL NO. OF STOREYS	29 STOREYS (99.32m)	NO. OF 2 BEDROOM UNITS	178 UNITS
TOWER FLOOR PLATE SIZE	815.1 sq. m. (8,775 sq. ft.)	NO. OF 3 BEDROOM UNITS	18 UNITS
FRONT YARD (LAKESHORE ROAD)	0.00m	TOTAL NO. RESIDENTIAL UNITS	280 UNITS
EXTERIOR SIDE YARD (PEARL STREET)	0.50m		
INTERIOR SIDE YARD	0.6m / 22.0m FOR TOWER	PARKING PROVIDED (RESIDENTIAL)	1.0 SPACES / UNIT
REAR YARD	0.50m	ACCESSIBLE PARKING PROVIDED	9 SPACES (% OF TOTAL PARKING = 9 SPACES)



KEY MAP
SCALE = NTS

DRAWING LIST

RZ 0.00	COVER PAGE
RZ 0.01	STATISTICS
RZ 2.01	U/G LEVEL 1
RZ 2.02	U/G LEVEL 1 TO U/G LEVEL 2
RZ 2.03	U/G LEVEL 1
RZ 2.04	FLOOR 1
RZ 2.05	FLOOR 2
RZ 2.06	FLOOR 3
RZ 2.07	FLOOR 4
RZ 2.08	FLOOR 5
RZ 2.09	FLOOR 6-23
RZ 2.10	FLOOR 24-29
RZ 2.11	MECH. PH
RZ 2.12	MECH. PH
RZ 2.13	ROOF PLAN
RZ 4.00	SECTIONS
RZ 6.00	3D-VIEW
RZ 6.01	3D-VIEW
RZ 6.02	3D-VIEW

DATE: 2024.05.24
 PROJECT: 2069 LAKESHORE ROAD
 COORDINATOR: [Name]

MUNICIPAL ADDRESSES
 2069 LAKESHORE ROAD
 CITY OF BURLINGTON

TURNER FLEISCHER
 ARCHITECTS INC.
 67 LESMILL ROAD
 TORONTO, ONTARIO M8B 2T8
 TEL: 416 425 2222
 www.turnerfleischer.com

2069 LAKESHORE ROAD
 BURLINGTON, ONTARIO

COVER PAGE

RZ
0.00

16.074 - 2069 LAKESHORE ROAD

BURLINGTON, ONTARIO

PROJECT SUMMARY

CITY OF BURLINGTON ZONING BY-LAW 2020, AS AMENDED

TOTAL SITE AREA		m ²	ft ²	ACRES
		2,492.11	26,717	0.61

USE	GFA		F50		TFA	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
RETAIL	674.6	7,262	0.27		10,981.1	117,986.5
OFFICE/WORK	299.9	3,213	0.11		777.6	8,400.0
INDOOR AMENITY	29.9	323	0.12		298,513.2	3,213,000.0
TOTAL	25,176.7	271,002	10.34		38,693.7	416,400

GROSS FLOOR AREA DEFINITION
 CITY OF BURLINGTON ZONING BY-LAW 2020 PART 16, AS AMENDED

The sum of the areas of each floor of a building, but shall include a basement or cellar when used for commercial purpose. Measurement shall be from the exterior face of outside walls, or from the centre line of partition and common walls. Gross Floor Area shall not include floor space devoted to:

- A. VEHICLE PARKING
- B. STORAGE
- C. AIR HANDLING EQUIPMENT
- D. ENCLOSED MALL AND HALLWAYS, EXCLUDING STAIRS
- E. STAIRWAYS
- F. ELEVATORS AND ASSOCIATED EQUIPMENT
- G. MECHANICAL ROOMS
- H. LOBBIES, TERRACES, BUT NOT WAITING AREAS / BOOTHS

GROSS FLOOR AREA (GFA) & TOTAL FLOOR AREA (TFA) CALCULATIONS

FLOOR	RES. UNITS	RETAIL		LIVE/WORK		SALABLE		RESIDENTIAL		NON-SALABLE		TOTAL RESIDENTIAL		INDOOR AMENITY		TOTAL FLOOR AREA (GFA) (TFA - EXCLUSIONS)		TOTAL EXCLUSIONS		TOTAL FLOOR AREA (TFA) (NO EXCLUSIONS)		OUTDOOR AMENITY		TERRACES/BALCONIES		
		m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	
U/G-5																										
U/G-4																										
U/G-3																										
U/G-2																										
U/G-1																										
1		674.6	7,262	1,332	14,398	1,494.4	16,127	1,170	12,581	1,649.6	17,769	2,831	3,052	2,831	3,052	2,831	3,052	2,831	3,052	2,831	3,052	2,831	3,052	2,831	3,052	
2																										
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29																										
MEPH																										
TOTAL	280	674.6	7,262	278.9	3,003	21,586.6	231,605	21,864	234,708	5,993	64,919	23,463.0	251,767	271,002	13,317.0	145,497	38,693.7	416,400	1,946.2	11,261	4,253.3	45,210	572.71	45,210	572.71	

AMENITY AREAS - REQUIRED & PROVIDED

TYPE	REQUIRED RATIO	m ²	ft ²	REQUIRED RATIO	PROVIDED	UNIT TYPE	UNIT MIX PROVIDED
INDOOR AMENITY				2.0 m ² /UNIT	5,992	3B	3B+D
OUTDOOR AMENITY (INCLUDING TERRACES & BALCONIES)		5,600.0	60,278	18.9 m ² /UNIT	5,299.5	57A+3	
TOTAL AMENITY	28.0	6,174.6	66,546	26.9	5,298.6	63A+6	63.57%

VEHICULAR PARKING - REQUIRED

USE	RESIDENTIAL	RATIO (MIN)	UNITS	SPACES (MIN)
TOTAL SPACES REQUIRED		1.00 / UNIT	280	280

VEHICULAR PARKING - PROVIDED

FLOOR	USE	RATIO
U/G LEVEL 5	RESIDENTIAL	54
U/G LEVEL 4		57
U/G LEVEL 3		57
U/G LEVEL 2		57
U/G LEVEL 1		55
SUBTOTAL SPACES	RETAIL VISITOR PARKING SPACES	280
SUBTOTAL SPACES		11
TOTAL SPACES		291

BICYCLE PARKING REQUIRED

RETAIL REQUIRED	3 SPACE +	RATIO	SPACES
1.00 SPACE / 100m ²	3		3
TOTAL REQUIRED	3		3

ACCESSIBLE PARKING - REQUIRED

USE	RESIDENTIAL	RATIO (MIN)	SPACES (MIN)
TOTAL SPACES REQUIRED		3% OF TOTAL PARKING REQUIRED	9

ACCESSIBLE PARKING - PROVIDED

FLOOR	USE	RATIO
U/G LEVEL 5	RESIDENTIAL	1
U/G LEVEL 4		2
U/G LEVEL 3		2
U/G LEVEL 2		2
U/G LEVEL 1		2
TOTAL SPACES	9	

BICYCLE PARKING PROVIDED

RETAIL PROVIDED	U/G 2	U/G 1	U/L 1	TOTAL
25	3	3		30
TOTAL PROVIDED	28	2	0	30

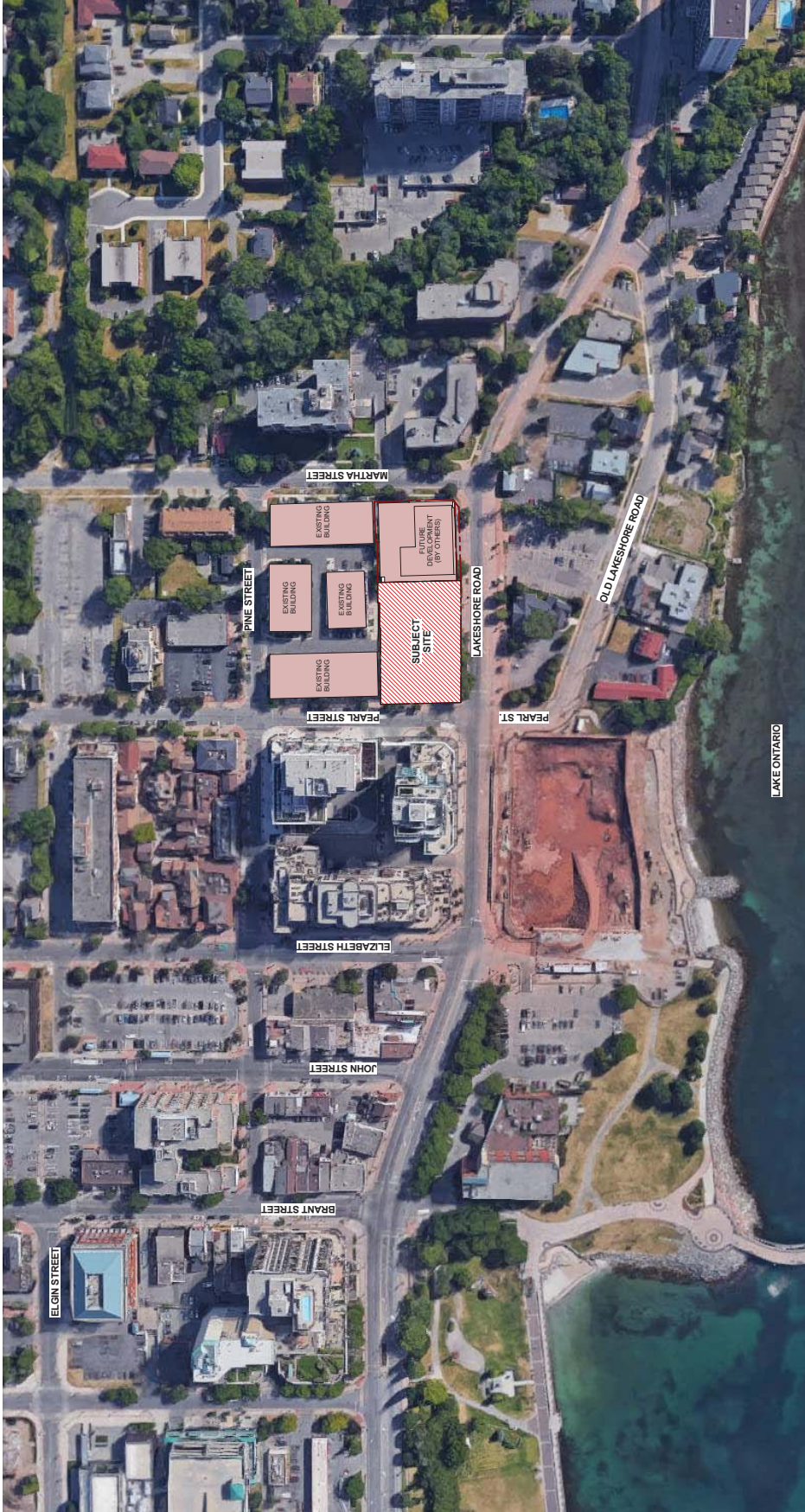
UNIT MIX PROVIDED

FLOOR	USE/WORK	IB	IB+D	2B	2B+D	3B	3B+D	SUBTOTAL
1	2	0	0	0	0	0	0	2
2	0	1	6	5	3	0	0	14
3	0	1	6	7	4	0	0	18
4	0	1	6	7	4	0	0	18
5	0	1	1	2	2	0	0	6
6	0	86	18	72	54	0	0	180
7	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0
13	0	0	0	0	0	0	0	0
14	0	0	0	0	0	0	0	0
15	0	0	0	0	0	0	0	0
16	0	0	0	0	0	0	0	0
17	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0
20	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0	0
25	0	0	0	0	0	0	0	0
26	0	0	0	0	0	0	0	0
27	0	0	0	0	0	0	0	0
28	0	0	0	0	0	0	0	0
29	0	0	0	0	0	0	0	0
MEPH	0	0	0	0	0	0	0	0
TOTAL UNITS	2	82	43	93	85	18	0	280
UNIT MIX	0.71%	29.29%	15.36%	33.21%	30.00%	6.43%	0.00%	100.00%



Report: 2069 LAKESHORE ROAD BURLINGTON, ONTARIO
 STATISTICS
 Project: 16.074, Date: 2018.08.08
 Drawn by: JAC, Scale: 1:1000
 Checked by: JMS, Date: 2018.08.08

RZ 0.01



DATE: 2024-07-15
 DRAWN BY: J. B. B. / J. B. B.
 CHECKED BY: J. B. B. / J. B. B.
 APPROVED BY: J. B. B. / J. B. B.

TURNER FLEISCHER
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 1000 Lakeshore Road, Suite 1000
 Toronto, Ontario M5G 1A5
 www.turnerfleischer.com

Project: **2069 LAKESHORE ROAD BUILDING, ONTARIO**

CONTEXT PLAN

Project No.: 2024-0001
 Date: 2024-07-15
 Drawing No.: 1.00
 Scale: 1:1000

Scale: **RZ 1.00**



MINIMUM PERMITTED DIMENSIONS AS PER BY-LAW 200

MIN. 6m WIDTH

TYPICAL PARKING SPACE MIN 2.75 x 5.0m

TYPICAL BARRIER FREE SPACES:

TYPE A: MIN 2.75 x 5.2m

TYPE B: MIN 2.75 x 6.2m

ACCESS AISLE WIDTH: MIN 2.0m

STANDARD PARKING SIZE: 2.75m x 5.0m

INCREASED PARKING SIZE: 2.75m x 6.0m

MINIMUM DRIVE AISLE WIDTH: 3.40m

MINIMUM DRIVE AISLE WIDTH: 2.75m

MINIMUM DRIVE AISLE WIDTH: 2.00m

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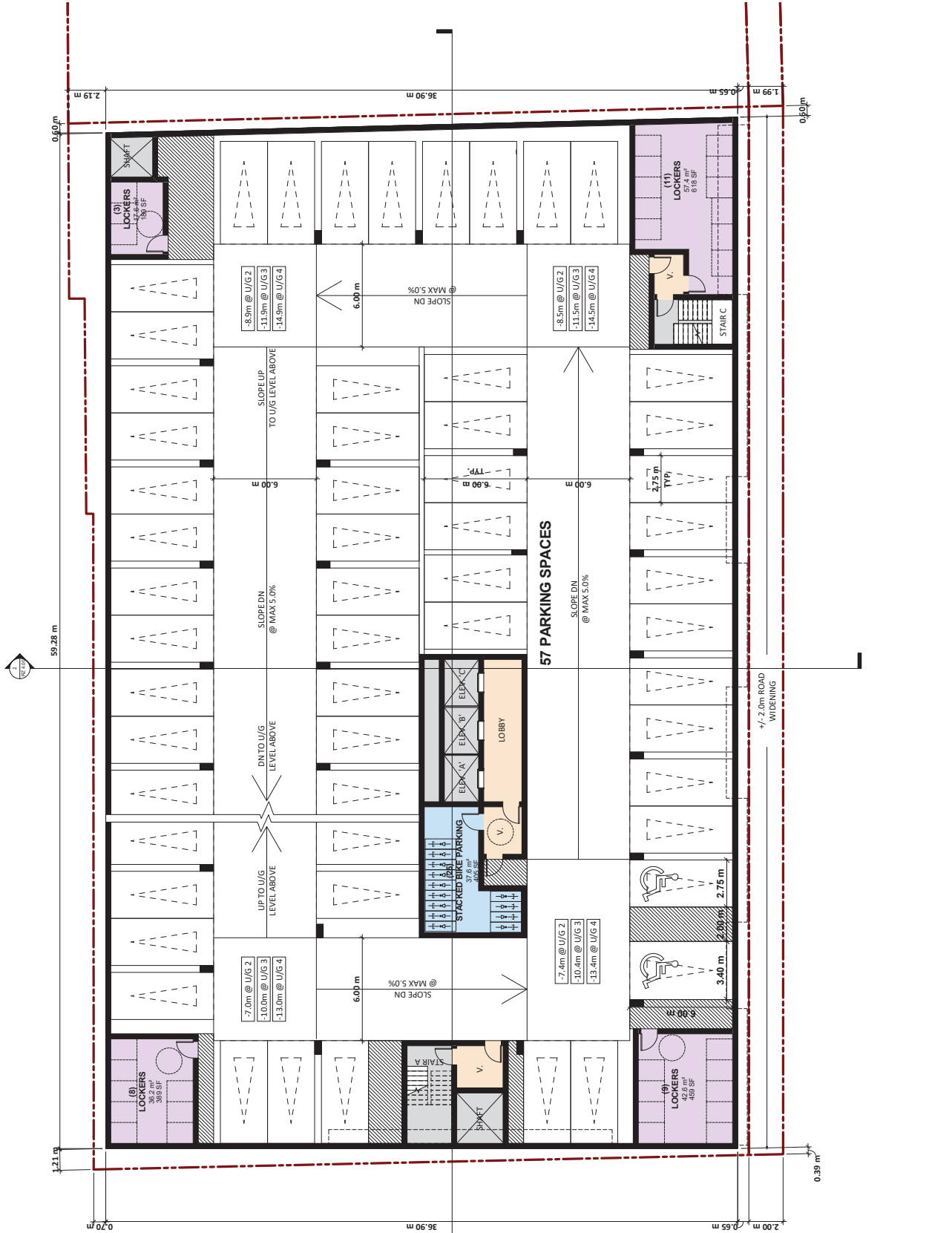
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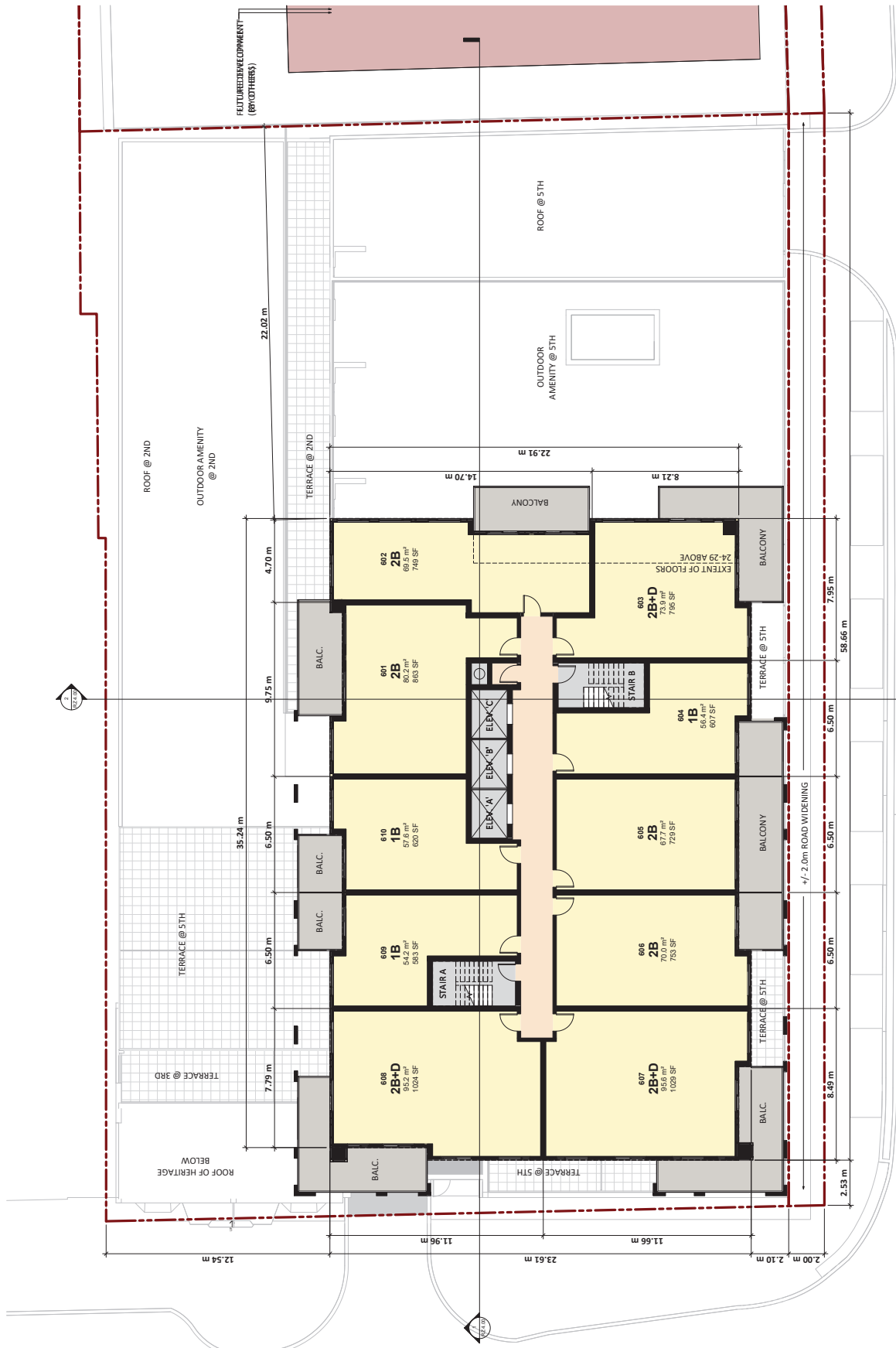
TURNER FLEISCHER
 TURNER FLEISCHER ARCHITECTS INC.
 5000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 4T7
 TEL: (416) 291-1111
 WWW.TFARCHITECTS.COM

PROJECT: 2069 LAKESHORE ROAD
 BUILDING, ONTARIO

Drawing No: U/G LEVEL 4 TO U/G LEVEL 2

DATE: 11/27/24
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO: 2069

RZ 2.02



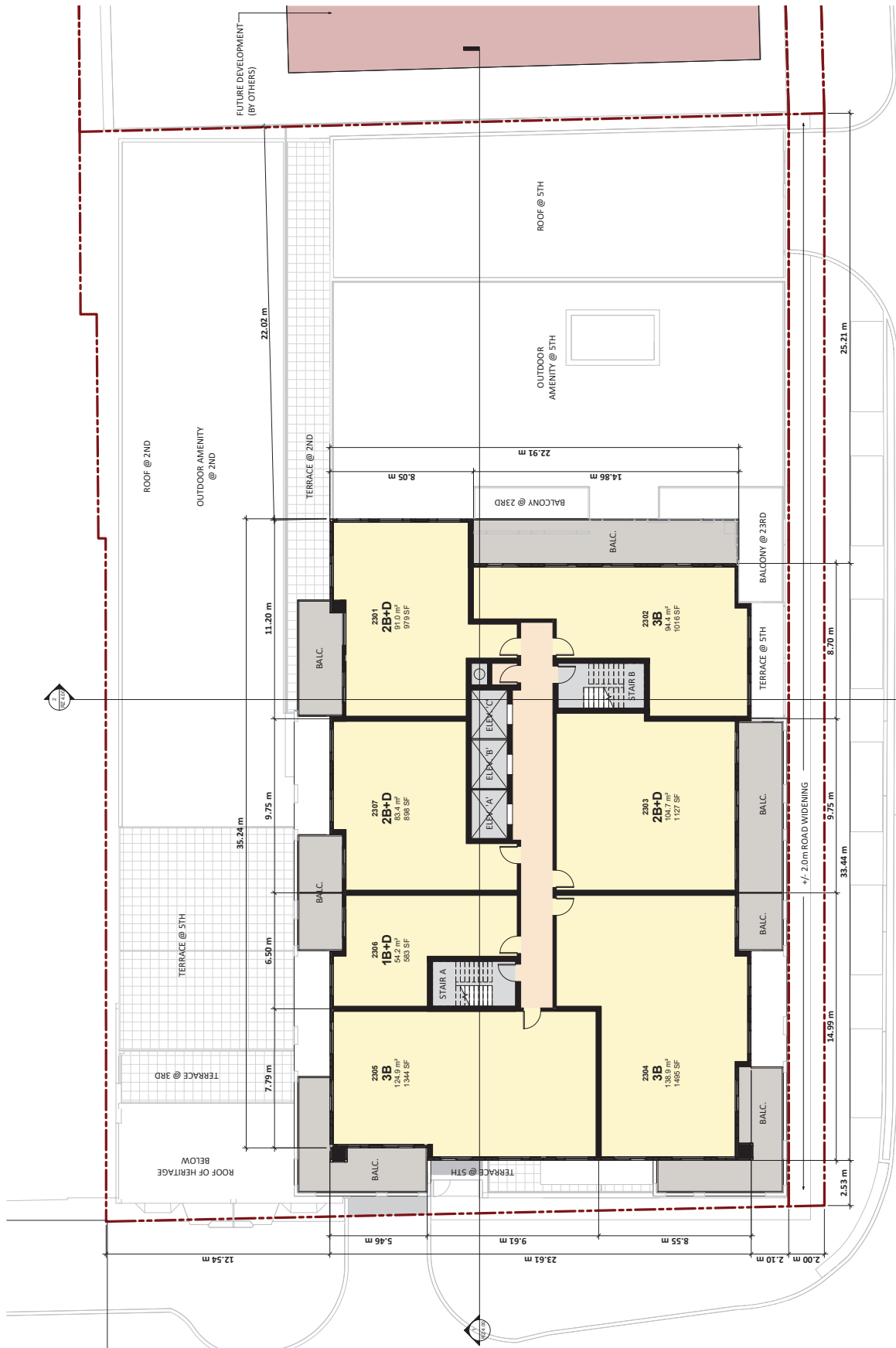
No.	DATE	BY	REVISION

TURNER FLEISCHER
 ARCHITECTS
 1000 Lakeshore Blvd. West
 Suite 1000
 Toronto, Ontario M6H 1P7
 turnerfleischer.com

Project: **2089 LAKESHORE ROAD**
 BUILDING OUTGOING

Drawings:			
FLOOR 6-23			
Project:	10/27/24	Date:	2024.08.08
Drawn by:	BR	Scale:	1:100 (2.5x)
Checked by:	MS	Drawn by:	MS

RZ
2.10



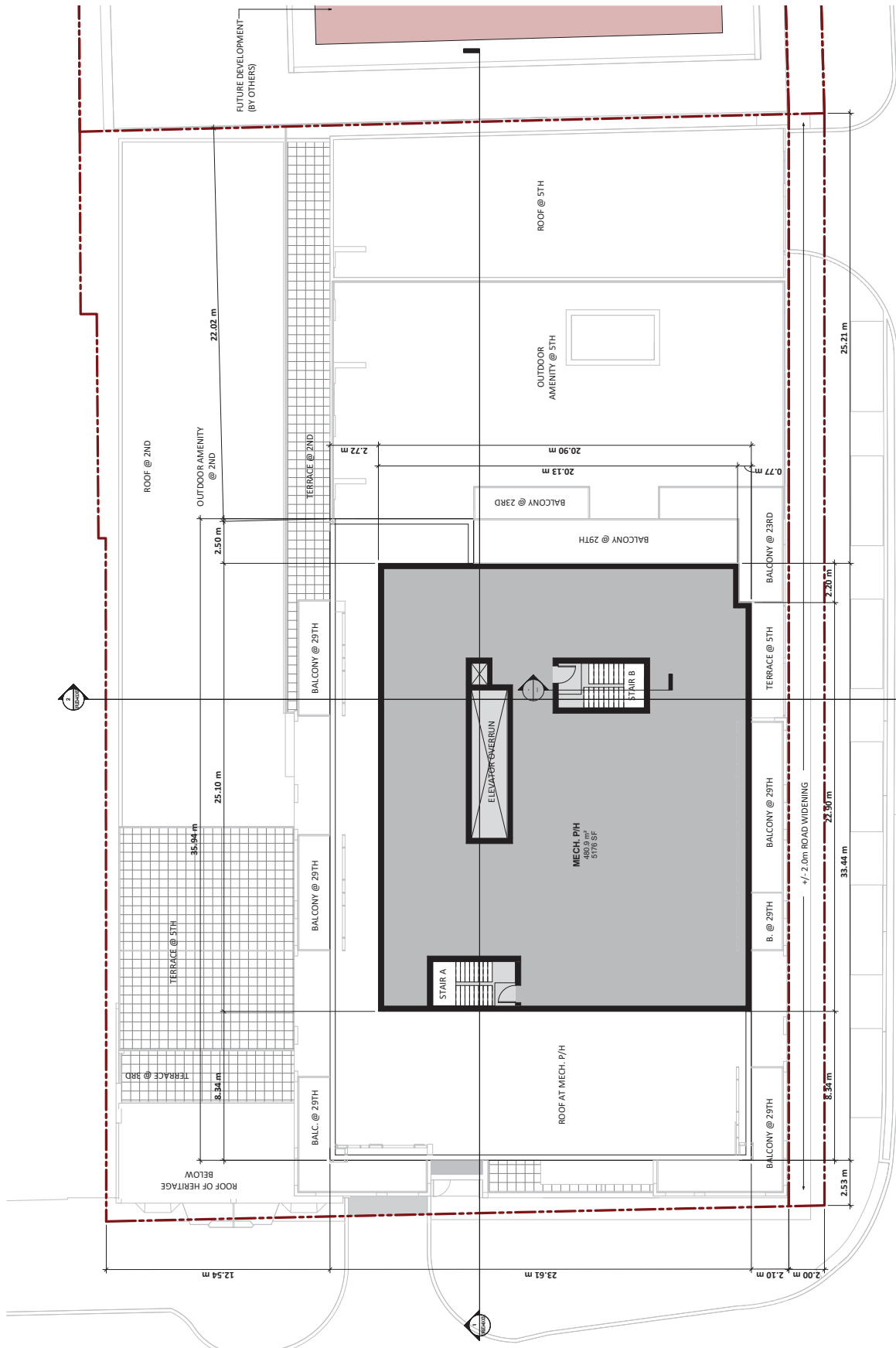
TO: CLIENT
 FROM: ARCHITECT
 DATE: 10/20/2023
 PROJECT: 2069 LAKESHORE ROAD
 SHEET: FLOOR 24-29

TURNER FLEISCHER
 TURNER FLEISCHER ARCHITECTS INC.
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.TFARCHITECTS.COM

PROJECT: 2069 LAKESHORE ROAD
 BUILDING: 24-29

DATE: 10/20/2023
 DRAWN BY: J.A.S.
 CHECKED BY: J.A.S.
 PROJECT NO: 2069 LAKESHORE ROAD
 SHEET NO: FLOOR 24-29

RZ
2.11



DATE: 11/20/2014
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT: 2069 LAKESHORE ROAD
 SHEET: 505

TURNER FLEISCHER
 TURNER FLEISCHER ARCHITECTS INC.
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 www.turnerfleischer.com

PROJECT: 2069 LAKESHORE ROAD
 BUILDING: 2069
 DRAWING NO: MECH. P/H

DATE: 11/20/2014
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT: 2069 LAKESHORE ROAD
 SHEET: 505

RZ
2.12



PEDESTRIAN VIEW - FROM PEARL STREET LOOKING SOUTH-EAST



PEDESTRIAN VIEW - FROM PEARL STREET LOOKING SOUTH-EAST

PROJECT: 2069 LAKESHORE ROAD
 LOCATION: BURLINGTON, ONTARIO
 COORDINATOR: [Name]

TURNER FLEISCHER
 ARCHITECTS INC.
 2000 SHEPPARD AVENUE EAST, SUITE 200
 BURLINGTON, ONTARIO L7R 4A7
 TEL: 905.335.1111
 WWW.TURNERFLEISCHER.COM

PROJECT:
2069 LAKESHORE ROAD
 BURLINGTON, ONTARIO

3D-VIEW

DATE: 2018.08.08
 DRAWN BY: [Name]
 CHECKED BY: [Name]

RZ
 6.00



LAKE VIEW - FROM LAKE ONTARIO LOOKING NORTH-WEST



PEDESTRIAN VIEW - INTERSECTION OF PEARL STREET & LAKESHORE ROAD



AERIAL VIEW - SOUTH CORNER

DATE: 11/15/2017
 TIME: 11:57:41 AM
 USER: JACOB
 PROJECT: 2069 LAKESHORE ROAD
 SHEET: 6.02

TURNER FLEISCHER
 ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1000
 WWW.TFARCHITECTS.COM

Project: **2069 LAKESHORE ROAD**
 BUILDING OUTLINE

Drawingsheet:

3D-VIEW

FILE NO.: 11.074 DATE: 2017.08.08
 DRAWING: NAME: 6.02
 DRAWING: 6.02

DATE: 11/15/2017

TIME: 11:57:41 AM

RZ
6.02

Appendix **C**- **Conceptual Design Package**

Appendix **D- Preliminary Landscape Plans**

Appendix **E- Curricula Vitae**



CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, heritage impact assessments and cultural heritage landscape studies.

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Niagara-on-the-Lake, Corridor Design Guidelines

Cambridge West Master Environmental Servicing Plan

Township of West Lincoln Settlement Area Expansion Analysis

Ministry of Infrastructure Review of Performance Indicators for the Growth Plan

Township of Tiny Residential Land Use Study

Port Severn Settlement Area Boundary Review

City of Cambridge Green Building Policy

Township of West Lincoln Intensification Study & Employment Land Strategy

Ministry of the Environment Review of the D-Series Land Use Guidelines

Meadowlands Conservation Area Management Plan

City of Cambridge Trails Master Plan

City of Kawartha Lakes Growth Management Strategy

City of Cambridge Growth Management Strategy

City of Waterloo Height and Density Policy

City of Waterloo Student Accommodation Study

City of Waterloo Land Supply Study

City of Kitchener Inner City Housing Study

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

HERITAGE PLANNING

Town of Cobourg, Heritage Master Plan
Municipality of Chatham Kent, Rondeau Heritage Conservation District Plan
City of Kingston, Barriefield Heritage Conservation District Plan Update
Burlington Heights Heritage Lands Management Plan
City of Markham, Victoria Square Heritage Conservation District Study
City of Kitchener, Heritage Inventory Property Update
Township of Muskoka Lakes, Bala Heritage Conservation District Plan
Municipality of Meaford, Downtown Meaford Heritage Conservation District Plan
City of Guelph, Brooklyn and College Hill Heritage Conservation District Plan
City of Toronto, Garden District Heritage Conservation District Plan
City of London, Western Counties Cultural Heritage Plan
City of Cambridge, Heritage Master Plan
City of Waterloo, Mary-Allen Neighbourhood Heritage District Plan Study
City of Waterloo Rummelhardt School Heritage Designation

Other heritage consulting services including:

- Preparation of Heritage Impact Assessments for both private and public sector clients
- Requests for Designations
- Alterations or new developments within Heritage Conservation Districts
- Cultural Heritage Evaluations for Environmental Assessments

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

CONTACT

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Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com



CURRICULUM VITAE

Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

EDUCATION

2004
Bachelor of Environmental Studies,
Honours Urban and Regional
Planning, University of Waterloo

Nicholas Bogaert joined MHBC as a Planner in 2004 after graduating from the University of Waterloo with a Bachelor of Environmental Studies Degree (Honours Planning – Co-operative Program).

Mr. Bogaert provides urban and rural planning, analysis for all aspects of the firm's activities. He has experience in providing planning consulting services to municipalities and private sector clients, aggregate site planning and licensing processes related to aggregate applications, and conducting aggregate production research for a variety of clients. He also has experience related to the approval and registration of plans of subdivision, the re-development of brownfield and greyfield sites, providing planning services to a rural municipality, and various projects related to cultural heritage planning matters.

Mr. Bogaert is a full member of the Canadian Institute of Planners and the Ontario Professional Planners Institute. He is also a Professional Member of the Canadian Association of Heritage Professionals.

Mr. Bogaert is a member of the Cultural Heritage Division of MHBC, and Chair of the Heritage Wilmot Advisory Committee.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners
Full Member, Ontario Professional Planners Institute
Professional Member, Canadian Association of Heritage Professionals

PROFESSIONAL SERVICE

2012-Present Chairperson, Heritage Wilmot Advisory Committee
2011-2012 Vice-Chair, Heritage Wilmot Advisory Committee

PROFESSIONAL HISTORY

Jan. 2019 - Present Associate, MacNaughton Hermsen Britton Clarkson
Planning Limited

Jan. 2004 – Jan. 2019 Planner / Senior Planner, MacNaughton Hermsen
Britton Clarkson Planning Limited

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x719
F 519 576 0121
nbogaert@mhbcplan.com
www.mhbcplan.com

CURRICULUM **VITAE**

Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

SELECTED PROJECT EXPERIENCE – CULTURAL HERITAGE

Involved in the preparation of Cultural Heritage Action Plan for the City of Guelph.

Involved in the preparation of an updated Heritage Conservation District Plan for the Port Credit Heritage Conservation District (City of Mississauga).

Involved in the preparation of a Heritage Impact Assessment for the redevelopment of the Queenston Quarry (Niagara-on-the-Lake).

Involved in the preparation of a Heritage Impact Assessment for the redevelopment of a portion of the Huronia Regional Centre (Orillia).

Involved in the preparation of a Cultural Heritage Survey for a proposed aggregate extraction operation in the Town of Caledon.

Involved in the preparation of a Cultural Heritage Study for a proposed aggregate extraction operation in Melancthon Township.

Involved in the preparation of a Cultural Heritage Evaluation Report for the 6th Line overpass in the Town of Innisfil.

Involved in the preparation of a Heritage Impact Assessment for the redevelopment of a vacant property in the City of London.

Involved in the preparation of a Heritage Impact Assessment for the redevelopment of a portion of Bob-lo Island in the Town of Amherstburg.

Involved in the preparation of a Heritage Conservation District Study and Plan for Rondeau Provincial Park cottages (Municipality of Chatham-Kent).

Involved in the preparation of a Heritage Master Plan and updated Heritage Conservation District Plans for the Town of Cobourg.

Involved in the preparation of an updated Heritage Conservation District Plan for the Village of Barriefield (City of Kingston).

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x719
F 519 576 0121
nbogaert@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

Involved in the preparation of a Heritage Impact Assessment for a rural farmhouse in the City of Kitchener.

Involved in the preparation of a Heritage Conservation District Study for the Victoria Square area (City of Markham).

Involved in the preparation of a Heritage Conservation District Study and Plan for the Village of Bala (Township of Muskoka Lakes).

Involved in a pilot project to work on integrating heritage attributes into building inspection reports for provincially significant heritage properties (Infrastructure Ontario).

Involved in the preparation of a Heritage Conservation District Study and Plan for the Garden District (City of Toronto).

Involved in the preparation of a Heritage Conservation District Study and Plan for Downtown Meaford.

Involved in the preparation of a Heritage Conservation District Plan for the Village of Port Stanley (Municipal of Central Elgin).

Involved in the preparation of a Cultural Heritage Study related to a proposed Sand and Gravel Pit (Manvers Township).

Involved in the preparation of a Background and Issues Identification Report and Management Plan for the Burlington Heights Heritage Lands (Hamilton / Burlington).

Involved in the preparation of a Heritage Conservation District Study and Plan for Downtown Oakville.

Involved in the preparation of a Heritage Conservation District Study and Plan for the Brooklyn and College Hill areas in the City of Guelph.

Involved in a Cultural Heritage Landscape Study for Rondeau Provincial Park.

Involved in the preparation of a Heritage Impact Assessment for a rural farmstead in City of Cambridge.

Involved in a Commemorative Integrity Statement Workshop for Oil Heritage District, and assisted in preparation of Commemorative Integrity Statement (Lambton County).

CONTACT

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CURRICULUM VITAE

Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

Involved in an assessment of feasibility of acquiring Federal surplus land for development as affordable housing within a Heritage Conservation District (Kingston - Barriefield).

PROFESSIONAL DEVELOPMENT COURSES / CONFERENCES

- | | |
|------|--|
| 2004 | Course: 'Plain Language for Planners', Ontario Professional Planners Institute, Toronto. |
| 2004 | Conference: 'Leading Edge – The Working Biosphere', Niagara Escarpment Commission, Burlington. |
| 2011 | Conference: 'Ontario Heritage Conference – Creating the Will', Cobourg. |
| 2012 | Workshop: 'Heritage Conservation District Workshop', University of Waterloo Heritage Resources Centre, Stratford. |
| 2012 | Conference: 'Ontario Heritage Conference - Beyond Borders: Heritage Best Practices, Kingston. |
| 2012 | Conference: 'National Heritage Summit - Heritage Conservation in Canada: What's Working?; What's Not?; And What Needs to Change?', Heritage Canada Foundation, Montreal. |
| 2012 | Conference presentation: Heritage Conservation District Misconceptions, Heritage Canada Conference, Montreal. |
| 2013 | Course: 'Planner at the Ontario Municipal Board', Ontario Professional Planners Institute, Waterloo. |
| 2013 | Conference presentation: Ideas for Effective Community Engagement – Case Study: Downtown Oakville Heritage Conservation District, OPPI Conference, London. |
| 2013 | Conference: 'Regeneration – Heritage Leads the Way', Heritage Canada Foundation, Ottawa. |
| 2013 | Conference presentation: Rondeau Provincial Park: A Cultural Heritage Landscape?, Heritage Canada Conference, Ottawa (with Peter Stewart, George Robb Architect). |

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CURRICULUM **VITAE**

Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

- | | |
|------|---|
| 2014 | Conference: 'Ontario Heritage Conference' – Bridging the Past, Crossing into the Future, Cornwall. |
| 2015 | Conference: 'Ontario Heritage Conference' – Ontario Heritage: An Enriching Experience, Niagara-on-the-Lake. |
| 2015 | Conference presentation: Heritage Conservation and Urban Design: Challenges, Success, Balance, OPPI Conference, Toronto (with Dan Currie and Lashia Jones, MHBC). |
| 2016 | Conference: 'Ontario Heritage Conference' – Preservation in a Changing World, Stratford-St. Marys. |

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

EDUCATION

2011
Higher Education Diploma
Cultural Development/ Gaelic Studies
University of the Highlands and
Islands

2012
Bachelor of Arts
Joint Advanced Major in Celtic Studies
and Anthropology
Saint Francis Xavier University

2014
Master of Arts
World Heritage and Cultural Projects
for Development
UNESCO, University of Turin, The
International Training Centre of the
ILO

Rachel Redshaw, a Heritage Planner with MHBC, joined the firm in 2018. Ms. Redshaw has a Bachelor of Arts in Anthropology and Celtic Studies and a Master of Arts in World Heritage and Cultural Projects for Development. Ms. Redshaw completed her Master's in Turin, Italy; the Master's program was established by UNESCO in conjunction with the University of Turin and the International Training Centre of the ILO.

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and also completed contract work for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage.

PROFESSIONAL ASSOCIATIONS

Candidate, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

2018 - Present	Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
2018	Building Permit Coordinator, (Contract) Township of Wellesley
2018	Building Permit Coordinator (Contract) RSM Building Consultants
2017	Deputy Clerk, Township of North Dumfries
2015-2016	Building/ Planning Clerk Township of North Dumfries
2009-2014	Historical Researcher Township of North Dumfries

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

PROFESSIONAL/COMMUNITY ASSOCIATIONS

- 2018 - Present Member, Architectural Conservancy of Ontario- Cambridge
- 2018-Present Member of Publications Committee, Waterloo Historical Society
- 2016 - Present Secretary, Toronto Gaelic Society
- 2012 - Present Member (Former Co-Chair & Co-Founder), North Dumfries Historical Preservation Society
- 2011 - 2014 Member, North Dumfries Municipal Heritage Committee

AWARDS / PUBLICATIONS / RECOGNITION

- 2008-2012 Historical Columnist for the Ayr News
- 2012 Waterloo Historical Society, "Harvesting Bees in Waterloo Region"
- 2014 The Rise of the City: Social Business Incubation in the City of Hamilton, (MA Dissertation)
- 2012 Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal (BA Thesis) Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.

PROFESSIONAL DEVELOPMENT COURSES

- 2018 Building Officials and the Law (OBOA Course)
- 2010 Irish Archaeological Field School Certificate

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