

Heritage Burlington

Heritage Planner Update: November 13, 2019

1. Consultation, re: Notice of Intention to Demolish Buildings or Structures on the Register-listed Property at 5780 Cedar Springs Road

- The City has received a formal Notice of Intention to Demolish buildings or structures on the property at 5780 Cedar Springs Road, which is a non-designated heritage resource listed on the City's Municipal Register of Cultural Heritage Resources.
- The subject property is located on the southwest corner of the intersection of Cedar Springs Road and Britannia Road, and currently support a dwelling (known as the 'Foster-Coverdale House'), a small shed, and multiple accessory buildings. The subject lands are regulated by Niagara Escarpment Commission (NEC), who is the approval authority for any proposed development within this area. In June 2019, the City was circulated on an NEC Development Permit application to approve the construction of a two-storey single dwelling, an accessory building, and a swimming pool (among other site alterations) on the subject property. To facilitate this proposed development, the applicants seek to demolish the existing farmhouse in addition to other accessory structures.
- As a non-designated, Register-listed property, the *Ontario Heritage Act* requires that the owner(s) provide 60 day's prior written notice of any intention to demolish or remove any structure or building located on the subject property. The City was in receipt of such a Notice on October 23, 2019. As required by the NEC, the applicants submitted a Cultural Heritage Assessment study along with their Notice, which was prepared by ATA Architects (dated October 2019).
- The study provided the following overall assessment of the property: "...the existing farmhouse and associated farm structures do not meet the test for heritage designation, based on historical, architectural and contextual value. The site however, has significant historical and contextual value in itself and the front portion of the lot outlined should be designated as a cultural heritage landscape to be protected and development controlled" (p. 62). Upon review of the report and its conclusions, staff have identified a need to have the study peer-reviewed particularly for the following reasons:
 - i. Lack of comparative analysis to determine if the house is "rare, unique, representative or early example" of the Gothic Revival style;
 - ii. No description of the outbuildings;
 - iii. Lack of analysis of the property as a whole to determine if it is a cultural heritage landscape.

- The City has engaged ARA to complete this peer-review, who previously assessed the property in 2014 (see attached). The scope of work will include:
 - i. A review of the Cultural Heritage Assessment and its conclusions;
 - ii. An examination of whether the subject property merits designation under the *Ontario Heritage Act*, which may require additional research (i.e., regarding historical significance and architectural comparative analysis) to determine the cultural heritage value or interest of the property; and,
 - iii. If the property is deemed to merit designation, a draft Statement of Significance and list of heritage attributes to be used in a by-law supporting such a designation.
- Staff will prepare a formal recommendation to Council upon receiving the completed report from ARA. Day '60' for the purposes of this Notice is December 21, 2019.
- **Heritage Burlington is asked to:**
 - i. **Review the ARA assessment of the property completed in 2014.**
 - ii. **Review the NEC Development Permit application materials, including the site plan and the Cultural Heritage Assessment prepared by ATA Architects (dated October 2019)**
 - iii. **Discuss the Notice of Intent for 5780 Cedar Springs Road and identify any initial thoughts or concerns. Staff will circulate the report resulting from ARA's peer-review when it is completed and will ask Heritage Burlington to pass a formal recommendation to Council at this time.**

2. Consultation, re: Amendment to Designation By-law 61-2008 for 3083 Lakeshore Road

- The lands known as 3083 Lakeshore Road were designated under Part IV of the *Ontario Heritage Act* in 2008 under the By-law 61-2008 (attached).
- Pursuant to a *Planning Act* consent application in 2016, the lands at 3087 Lakeshore Road were severed from 3083 Lakeshore Road to create a new lot (see attached survey). However, By-law 61-2008 continues to be registered on both parcels.
- The City has received a request to amend the legal description of the by-law to pertain only to 3083 Lakeshore (i.e., remove reference to the land parcel known known as 3087 Lakeshore Road). Only the property at 3083 Lakeshore Road continues to support the cultural heritage resource and accompanying attributes identified in the designation by-law.

- The proposed amendment would also delete reference to “the remains of the ‘parterre’ landscape feature”, which refers to the remains of a cultural heritage landscape feature that once existed on the lands now known as 3087 Lakeshore Road.
- **Heritage Burlington is asked to:**
 - i. **Review the Designation By-law 61-2008 that is currently registered on the lands now known as 3083 and 3087 Lakeshore Road.**
 - ii. **Review the draft amending by-law prepared by the City’s legal staff that incorporates the proposed amendments (i.e. removing reference to the lands known as 3087 Lakeshore Road in the legal description as well as the ‘parterre garden’ feature).**
 - iii. **Pass a motion recommending that Council support or refuse the proposed amendments to Designation By-law 61-2008.**

3. Consultation, re: Heritage Permit application for 470 Nelson Avenue for repairs to front gable carvings

- 470 Nelson Avenue is a property designated under Part IV of the *Ontario Heritage Act* by By-law 1-1982. The round top window in the peak of the gable as well as the gable carvings that are the subject of this Heritage Permit application are noted in the Reasons for Designation of By-law 1-1982 (see attached).
- The owner of the subject property has submitted a Heritage Permit application to facilitate repairs of damaged/missing gable carvings on the front façade of the building. The owner is proposing to remove the existing front gable carvings and reproduce using Extira (see attached FAQ sheet about Extira panels provided by the applicant). The reproduction will look identical to what is on the building now.
- **Heritage Burlington is asked to:**
 - i. **Review the attached Designation By-law 1-1982.**
 - ii. **Review the application materials including photos of the damaged gable carvings and FAQ Info Sheet about the proposed replacement material.**
 - iii. **Pass a motion supporting or opposing the requested Heritage Permit.**