

Heritage Burlington

Planner Update: September 16, 2020 (virtual)

1. Consultation, re: Development Application for 2107 Old Lakeshore Road and 2119 Lakeshore Road

- The City has received an application to amend the Official Plan and Zoning By-law to permit a 27-storey building with retail commercial space on the ground floor, 150 units above, five levels of underground parking, and outdoor amenity areas on the second floor and rooftop.
- Heritage status of subject lands and adjacent property:
 - i.* The subject lands at 2109 Old Lakeshore Road and 2119 Lakeshore Road do not contain any listed or designated properties. Previously, there was a building list on the City of Burlington Inventory at 2107 Old Lakeshore Road that no longer exists. The buildings currently on the property were constructed recently and, according to the Heritage Impact Assessment, do not contain cultural heritage value or interest.
 - ii.* The adjacent, non-contiguous property at 2100 Old Lakeshore Road (the 'Stewart-Williamson-Peck Home') is a non-designated Register-listed property, located south west of the subject lands (across the street).
 - iii.* The adjacent property at 2101 Old Lakeshore Road (the 'Chrysler Carriage Shop') is located on the site directly to the west of the subject lands, and contains a non-designated Register-listed cultural heritage resource. These lands are also the subject of a separate *Planning Act* development application that the Committee has previously reviewed (2093, 2097, and 2102 Old Lakeshore Road & 2096 and 2100 Lakeshore Road).
- Application details and supporting materials can be found at <https://www.burlington.ca/en/services-for-you/old-lakeshore-burlington-inc-2107OldLakeshoreRd.asp>, including the provided Heritage Impact Assessment prepared by consultants from MHBC (please see the expanded 'Supporting Documents' tab). The website will be updated as the review of the application progresses.
- As noted above, the report finds that there are no cultural heritage resources located on the subject lands. Further, the report finds that there are no expected adverse impacts of the development to the Register-listed heritage resource located across the street at 2100 Old Lakeshore Road.
- With regards to the Register-listed heritage resource on the contiguous property at 2101 Old Lakeshore Road, the report finds that while there will be no impact of destruction on the building, there is potential that the building may be impacted by alteration in relation to the southeast corner of the building and the front steps (e.g. vibrations emitted from construction, etc.).

- i.* The report has recommended mitigation measures for the protection and conservation of the adjacent heritage resource, including the requirement to install construction fencing between development and heritage building to deter dust and debris and the requirement to provide a monitoring plan for vibration, among others.
- **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.**

2. Consultation, re: Heritage Commemorative Plaque for Development at 2477 Queensway Drive

- In June 2019, Heritage Burlington was consulted on Site Plan and Heritage Permit applications pertaining to a development at 2477 Queensway Drive, which contains a designated heritage building. The development was to convert the existing heritage building into the use of daycare, while constructing a second daycare facility on site.
- As a condition of Final Site Plan Approval, the applicant was required to prepare a commemorative panel for the site in consultation with Heritage Burlington to recognize the cultural heritage value of the site.
- **Heritage Burlington is asked to:**
 - i.* **Review the design and content of the attached draft of the commemorative heritage panel for the site at 2477 Queensway Drive.**
 - ii.* **Pass a motion supporting the design and content and/or providing feedback to the applicant.**

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

- In September 2019, staff consulted Heritage Burlington regarding an application for a grant from the Community Heritage Fund to financially assist the owner of 2411 Lakeshore Road in replacing rotten deck boards on their porch verandah (approximately 50 boards of 2" x 6" each, 80" in length). At the time, the applicant proposed to replace the boards with similar type 2" x 6" red cedar boards and restrain the entire porch deck to match. The applicant is proposed to do the work himself and applied for a grant in the amount of \$375.00.

- Since that time, the applicant has advised that the scope of work increased to include the replacement of additional deck boards. Based on final cost receipts, the applicant has now applied for a grant in the amount of \$673.15.
- **Heritage Burlington is asked to:**
 - i. Review the application materials and Community Heritage Fund eligibility guidelines.*
 - ii. Pass a motion making a recommendation regarding whether to approve or refuse the amended grant application.*

4. Update, re: Staff Direction SD-02-20 to conduct a Downtown Cultural Heritage Landscape Study

- On January 16, 2020, City staff presented report PL-02-20 to the Community Planning, Regulation and Mobility Committee of Council. The report recommended that Council endorse a land use vision and built form concept for Burlington's downtown that was informed by several inputs, including a Cultural Heritage Resource Assessment by ASI.
 - i. ASI was retained in 2017 to complete Cultural Heritage Resource Assessments (CHRA) as part of the Area Specific Plans for three of four proposed Burlington Mobility Hubs. Due to the large size of the Downtown Mobility Study Area, the City, through consultation with Heritage Burlington, identified nine "focus cluster" areas that were considered priorities for identifying potential impacts from changes to policies that guide development. Fieldwork conducted as part of this study was limited to the nine focus clusters, and the report did not address next steps for cultural heritage resources located outside of the limits of the focus clusters.*
 - ii. The downtown assessment was completed in September 2019 and developed several recommendations (see attached report).*
- On January 27, 2020, Council endorsed the recommended land use vision and built form concept for the downtown along with the following staff direction (SD-02-20): *Direct the Director of Community Planning, in consultation with Heritage Burlington, to assess the heritage value and appropriate protections (including possible Heritage Act designations) for the potential built heritage resources and potential cultural heritage landscapes identified by ASI in their September 2019 'Cultural Heritage Resource Assessment for the Downtown Mobility Hub', with funding source to be determined, and report back to Council with the assessment and associated recommendations by Q4 of 2020" .*
- In response to staff direction SD-02-20, staff intend to recommend to Council in early 2021 that the City develop a comprehensive Cultural Heritage Strategy. In alignment with Burlington's 2015-2040 Strategic Plan, a Cultural Heritage Strategy would reflect Council's

commitment to the conservation of Burlington's cultural heritage resources and provide guidance on how to manage City resources and achieve conservation objectives using an informed and consistent approach. A Cultural Heritage Strategy would work in tandem with other strategic policy documents, such as the Asset Management Plan, Arts & Culture Strategy, and urban design guidelines among others, to ensure that cultural heritage conservation is carefully balanced with the City's continued growth and intensification. It would also allow identification and prioritization of projects necessary to support and enhance cultural heritage conservation and identify funding and resourcing needs for implementation.

- Completion and implementation of a Heritage Strategy could help staff to resolve a number of outstanding staff directions going back to 2012, improve co-ordination between City departments and external service providers and community groups, identify opportunities to improve the management of heritage assets and programs in accordance with industry best practices, and identify opportunities to commemorate the upcoming 150th anniversary (in 2024) of Burlington's incorporation as a village.