

Heritage Burlington

Planner Update: November 11, 2020 (virtual)

1. Consultation, re: Development Application for 2093, 2097, and 2102 Old Lakeshore Road & 2096 and 2100 Lakeshore Road

- In September 2019, the City received an application to amend the Official Plan and Zoning By-law to permit the development of a 27 storey mixed-use building with commercial units on the ground floor and 310 residential above.
- The subject lands (at 2101 Old Lakeshore Road) currently support a single detached building that is listed on the City's Municipal Heritage Register. The existing building is proposed to remain on the property and become integrated with the proposed development.
 - i.* Three other properties located on the subject site have been identified in various planning studies, however none have been listed or designated and therefore not on the Municipal Heritage Register (2097 Old Lakeshore Road, 2093 Old Lakeshore Road, and 2096 Lakeshore Road).
 - ii.* The subject site is adjacent to/across the street from three existing buildings, two of which are listed on the Municipal Heritage Register: 2084 Old Lakeshore Road (designated), 2100 Old Lakeshore Road (Register-listed), and 2104 Old Lakeshore Road (Inventory-listed).
 - iii.* The Inventory is no longer updated but continues to exist as an archival reference for staff and Heritage Burlington. Properties listed exclusively on the Inventory do not have any heritage status under the *Ontario Heritage Act*.
- The development is proposing to retain the building in its current configuration set close to the north side of Old Lakeshore Road. The building will be kept in situ, restored and adaptively reused as part of the proposed development. The heritage house will be connected through a one-storey volume on its northern elevation. The connection will replace non-original building additions constructed between 1975 and 2003. All other buildings on site are proposed to be removed.
- Application details can be found at <https://www.burlington.ca/en/services-for-you/core-development-2093-2097-2101-old-lakeshore-road-2096-2100-lakeshore-road.asp>, including the original submission materials such as the Heritage Impact Statement and the Architectural Plans under the 'Supporting Documents' tab. Heritage Burlington was consulted on the initial application at their meeting in October 2019, and provided comments to staff. A Statutory Public Meeting was held on November 5, 2019.
- Please note that this file is now under appeal. An LPAT Hearing Date has not yet been scheduled, but the applicant has provided a resubmission and is seeking feedback. Since the

previous submission, the applicant has revised their plans. Some of the changes include the following:

- i. Relocation of the pick-up/drop-off area from the north side of the side to the east side of the proposed building
 - ii. GFA increase from 7.64 to 7.85
 - iii. Residential Floor Area increase from 22,034 square metres to 22,588 square metres
 - iv. Changes to the shape of the building
 - v. Changes to unit mix, but same number of units
 - vi. Additional level of underground parking, removal of stacked parking spaces, decrease in number of parking spaces from 344 to 334
 - vii. Decrease in size of POPS by 66 square metres in order to add a commercial patio fronting onto Old Lakeshore Road
 - viii. Increase in building height from 87.9 metres to 88.4 metres (same number of storeys)
 - ix. Decrease in commercial floor area from 707.1 square metres to 426.4 square metres
 - x. Reduction in amenity area from 19 square metres per unit to 16.7 square metres per unit
- Please note in particular the submitted Memorandum regarding revisions to Heritage Impact Statement prepared by CGCA Architects dated October 2, 2020, which addresses comments provided by Heritage Burlington. Further, it also describes updated heritage impacts to the listed building at 2101 Old Lakeshore Road as a result of modifications to below-ground parking.
- **Heritage Burlington is asked to:**
 - i. Review the application details and materials submitted with the initial application at the link provided above. Further, review the materials attached to the agenda package, including the Memorandum dated October 2, 2020 regarding revisions to the Heritage Impact Assessment and the revised Architectural Plans**
 - ii. Discuss the subject application and, should the Committee wish to update their comments, pass a motion authorizing the Chair to provide written comments to staff on behalf of the Committee.**

2. Discussion, re: expenses associated with the designation of heritage properties

- At the previous meeting, members had questions specifically about costs when homeowners want to have their property designated and the potential for the City to cover some or all of the expenses.
- Staff will discuss the designation process, the general cost of individual evaluations, and actions that have been taken in the past with regards to City-initiated heritage evaluations and designations.
- As a useful background resource, members can consult the Ontario Heritage Tool Kit, which is a series of guides intended to help various relevant parties and stakeholders understand the heritage conservation process in Ontario. The toolkit can be accessed here:
http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml.