

Heritage Burlington

Heritage Planner Update: February 10, 2021 (virtual meeting)

1. Consultation, re: Committee of Adjustment application for consent to sever a Register-listed heritage property at 977 Unsworth Avenue

- The subject property known as 977 Unsworth Avenue currently supports a non-designated heritage property listed on the City's Municipal Register of Cultural Heritage Resources, although not designated pursuant to the *Ontario Heritage Act*.
- The City has received an application for consent to sever the property to create two new lots on the property on either side of the existing dwelling:
 - i. Lot A (retained parcel): a lot width of 27.4m and lot area of 1,332.2m² is proposed. The proposed retained parcel complies with the minimum requirements for lot width and area.
 - ii. Lot B (severed parcel): A lot width of 27.4m and lot area of 1,336.6m². The proposed severed parcel complies with the minimum requirements for lot width and area. This lot currently supports the Register-listed heritage resource, which is to be retained.
 - iii. Lot C (retained parcel): A lot width of 30.5m and lot area of 1,491.9m² is proposed. The proposed parcel complies with the minimum requirements for lot width and area.
- Existing structures on site including the greenhouse, pool, and shed are to be demolished to facilitate the proposal (see attached plan).
- In 2014, heritage planning consultants from ARA were retained by the City to conduct high-level evaluations on all Register-listed properties in the City, including 977 Unsworth Avenue. The evaluation found that the subject property contained design/physical, historical/associative, and contextual value in accordance with Regulation 9/06 criteria for determining whether a property contains cultural heritage value or interest (attached).
- A Heritage Impact Assessment (HIA) was submitted in support of this application (attached). The scoped HIA evaluates the cultural heritage value of the property and confirms that the two-storey building meets criteria prescribed by O. Regulation 9/06. The scoped HIA concluded that direct impacts to the house have been avoided and considers the proposed setbacks to be acceptable:
 - i. North side yard setback: The proposed setback is 10.1m. The HIA notes that this was increased from 7.5m at the request of the heritage consult to allow for "adequate space for a double-car driveway or a single-car driveway and landscaping" (p. 6).
 - ii. South side yard setback: The proposed setback is 3.6m. The HIA finds that there is potential for this reduced south side yard to have a minor impact on views to the house, as the southern elevation contains large windows on the ground floor with views to the orchard. The HIA finds that "impacts to garden views from the principal rooms can be adequately

mitigated by retaining existing vegetation and adding new plantings and/or fencing along the south side property line” (p. 6) and therefore considers the south side yard setback to be appropriate at 3.6m.

- The HIA determines the demolition of the greenhouse to be “reasonable” considering “that it is a commercial greenhouse that is no longer needed and given that it is a partial greenhouse that is in poor condition” (p. 6). Documentation is appropriate mitigation. Similarly, the stone steps in front of the house may require relocation, which the HIA determines to be an appropriate mitigation strategy as the steps “will no longer be required to provide access to the orchard” (p. 6).
- The HIA recommends that the new lot containing the heritage building (proposed Lot B) be designated under the *Ontario Heritage Act* to ensure compatibility of future development on adjacent lots.
- **Heritage Burlington is asked to:**
 - i. **Review the 2014 ARA evaluation of the property;**
 - ii. **Review the application materials, including the scoped HIA;**
 - iii. **Consider the severance application, and pass a motion supporting or opposing the proposal. This motion will inform the decision of the Committee of Adjustment to approve or refuse the application.**

2. Consultation, re: Heritage Permit application for minor addition to heritage building at 2059 Ghent Avenue

- Designated heritage property through By-law 117-2001 (attached).
- The property owner (c/o consultant) has applied for a Heritage Permit to facilitate a proposal for a 1-storey kitchen expansion/alteration to the south-west corner of the building. The building currently has a 1-storey pantry on the west side, and the proposal is to build an addition in its place, keeping existing founding and extending where required. A larger opening along the west wall of existing building is required to facilitate the addition.
- The construction will be 2x6 walls with stick frame roof, low slope, and exposed rafter tails to tie into existing detailing on the house. The applicant intends to clad the addition in cedar shingles to match with the existing building.
- Foundation spalling issues to be addressed and reinforced through this proposal.
- **Heritage Burlington is asked to:**
 - i. **Review the attached Designation By-law 117-2001;**
 - ii. **Review the attached application materials; and,**
 - iii. **Pass a motion supporting or opposing the requested Heritage Permit.**

3. Consultation, re: Heritage Permit application for window replacement project at 2222 Lakeshore Road

- Designated heritage property through By-law 16-1992 (attached).
- A Heritage Permit application has been received to facilitate the replacement of windows on the heritage building located on the property. The application indicates that the windows need replacement due to poor performance.
- Specifications on the intended replacements are attached, which included primed wood products. The windows are to fit existing opening and are intended to match the existing colour.
- **Heritage Burlington is asked to:**
 - i. **Review the attached Designation By-law 16-1992;**
 - ii. **Review the application materials, including product specifications and photos of existing windows; and,**
 - iii. **Pass a motion supporting or opposing the requested Heritage Permit.**

4. Heritage Property Tax Rebate Program expansion study update

- Based on preliminary analysis, Burlington has 8 designated commercial heritage properties under the Ontario Heritage Act. If Council chooses to implement a tax rebate program for commercial heritage buildings through the operating budget, planning staff will prepare a report to committee for the passage of a by-law in consultation with Heritage Burlington.
- The operating budget will be discussed at the February 23, 2021 Corporate Services, Strategy, Risk & Accountability Committee – Operating Budget Review and Approval (SD-05-21).