

## Heritage Burlington

### Heritage Planner Update: July 14, 2021 (virtual)

#### 1. Consultation, re: Development Application for 1134-1167 Plains Road East

- The City has received applications to amend the Official Plan and the Zoning By-law to contemplate four (4) mixed-use towers (ranging in height between 22 and 35 storeys) with a total of 1,049 residential units and approximately 998m<sup>2</sup> of commercial uses.
- The lands at 1134 Plains Road currently support a 2.5 storey red brick Victorian Vernacular structure known as the “Davis House” that is listed on the City’s Municipal Register of Cultural Heritage Resources, although not designated pursuant to the *Ontario Heritage Act*.
- Application details can be found at [www.burlington.ca/1134Plains](http://www.burlington.ca/1134Plains), including the technical studies submitted with the applications under the ‘Supporting Documents’ tab. A Heritage Impact Assessment (HIA) has been prepared by McCallum Sather dated April 2021 (attached). Members may also be interested in reviewing other relevant materials such as the Planning Justification Report and the Urban Design Brief.
- The HIA evaluates the Register-listed property using O. Reg. 9/06 criteria and finds that the property contains design/physical, historical/associative and contextual value. A list of heritage attributes has been prepared as part of the Statement of Cultural Value or Interest (page 26-27 of the HIA).
- The approach of the proposed development is to keep the building as a stand-alone structure and relocate it to the corner location of Plains Road East and Fairview Street, with the intention of providing the opportunity for it to be used as an identifiable piece of development with the possibility of it having a public use.
  - I. To facilitate the relocation, the proposed development includes the demolition of the one-storey concrete block mid-20<sup>th</sup> century addition and the two-storey brick addition at the rear of the Queen Anne style building. Section 3.3 of the HIA concludes that “the loss of the two-storey addition represents some but limited loss of cultural heritage value. This brick addition was not part of the original building and it does not have physical cultural heritage value in itself... The original 1833 Queen Anne style portion of the building will be retained” (p. 42).
  - II. The HIA also finds, in line with the shadow impact study prepared by RWDI, that minimal shadow impact will result on the cultural heritage resource: “Shadows will be cast onto the Davis House due to the proposed new buildings starting at 5:00pm on March 21<sup>st</sup> and June 21<sup>st</sup>. The effect of shadows has been minimized due to the relocation of the house to the southern most edge of the proposed development, placing the proposed towers to the north of the house itself, keeping most of the shadow effects to the west, north and east direction” (p. 42).

- **Heritage Burlington is asked to:**
  - I. **Review the Heritage Impact Assessment, architectural plans, etc. submitted by the application 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 Heritage Burlington.**

**2. Consultation, re: Heritage Permit and Community Heritage Fund applications for 2411 Lakeshore Road**

- Staff have received an application for a Heritage Permit and associated grant from the Community Heritage Fund to financially assist the owner of 2411 Lakeshore Road in repair and rehabilitation works of the front porch above the decking, namely the support columns, the dentil and the sun motif. The work will include sanding, filling and painting with primer coat and then top coat.
- The applicant has provided cost estimates from two contractors and has seeking a grant in the amount of \$904.00 (or 25% of final project costs).
- The property at 2411 Lakeshore Road is designated through By-law 8-1995, as amended by By-law 70-2020, which outlines the property's protected heritage attributes including the gable roof covered verandah.
- **Heritage Burlington is asked to:**
  - I. **Review the attached designation by-law, application materials, and Community Heritage Fund eligibility guidelines.**
  - II. **Pass a motion supporting or opposing the requested Heritage Permit application.**
  - III. **Pass a motion making a recommendation regarding whether to approve or refuse the grant application.**

**3. Discussion, re: Bill 108 amendments to the Ontario Heritage Act**

- On July 1, 2021 the Province of Ontario proclaimed into effect a number of amendments to the *Ontario Heritage Act* that were the result of *Bill 108, More Homes, More Choice Act*. Staff will provide a brief overview of some of these changes, particularly with regards to listing non-designated properties on the City's Heritage Register.
- For reference, *Bill 108, More Homes, More Choice Act, 2019* can be found here: <https://www.ola.org/en/legislative-business/bills/parliament-42/session-1/bill-108> & the *Ontario Heritage Act* can be found here: <https://www.ontario.ca/laws/statute/90o18>

**4. Follow up re: penalties for demolishing designated heritage resources without consent**

- Follow up from discussion at last month's meeting regarding penalties that can be imposed for demolishing designated heritage resources without municipal approval.