

Compliance with City of Burlington Community Heritage Funding Criteria**Window Replacement – 2222 Lakeshore Road**

Halton Condominium Corporation (HCC 141) has acted in good faith and complied with all elements of the Community Heritage Funding Criteria and requests that the Heritage Committee and the City of Burlington give final approval to the requested \$15,000 grant. Specifically:

1. Heritage Burlington Committee gave approval to the replacement of the windows in the same colour and size with a wood frame on February 10, 2021;
2. John O'Reilly's predecessor in the Heritage Planning section, Danika Guppy, and her superior, Mark Simeoni, gave approval to the project in its original format with wooden windows (May 2021). Ms. Guppy approved HCC 141's request to alter the wood frames to vinyl on July 28, 2021 indicating in her email that this change would comply with product specifications attached to the heritage permit.
3. HCC 141 undertook the project based upon the immediate need to replace the windows to prevent further deterioration to the framing structure of the building and stop years of water penetration into the masonry façade, as evidenced by peeling paint, cracked mortar and crumbling brick;
4. The window replacement eliminated a serious safety hazard inasmuch as the upstairs bedroom windows had rotted to the point where they could not be opened in the event of a fire;
5. The vinyl trim provides a superior and longer-lasting vapour barrier than wood and requires less ongoing maintenance;
6. The colour, finish, size and style of the vinyl trim is identical to the original wood application. The curved ground-floor wood window frames were left intact. Windowpane size and fenestration remained unaltered;
7. The replacement windows are not "storm windows" as loosely described in the Community Heritage Fund guidelines and do not contain "lexan, plexiglass, aluminum or extruded metal" on any exterior surface;
8. Any surface differential between external wood trim and vinyl is imperceptible to the eye unless viewed within six inches;
9. Use of vinyl trim as opposed to wood enabled the supplier to install triple pane windows without decreasing the depth of the external window sill while improving the structure's energy efficiency and noise abatement from increased traffic along Lakeshore Road;
10. The owners have restored the original interior window openings in their original wood trim or replacement wood at their own expense;

Heritage Burlington committee members and City Staff can readily compare the post-installation photographs with those from a real estate listing taken in March 2021 to ascertain there is no impairment of the heritage aspects as a consequence of the replacement window project.

HCC 141 takes issue with the current Heritage Planner's opinion that the vinyl windows are "modern" and ruling the project ineligible for funding. To contradict a decision on a retroactive basis constitutes a bad faith precedent for both Heritage Burlington and the City of Burlington.

Respectively submitted,

HCC 141 Board of Directors

Ron Davidson, Doug Cunningham, Beverley Doran, Patricia Volker, Kevin Corcoran

February 23, 2023



Community Planning Department

426 Brant Street, P.O. Box 5013

Burlington, ON L7R 3Z6

Tel: 905-335-7600 Ext. 7929

Fax: 905-335-7880

heritage@burlington.ca

May 12, 2021

Sokal Meta

██████ LAKESHORE RD.

BURLINGTON ON ██████

Dear Sokol Meta,

RE: Heritage Permit for 2222 Lakeshore Road, Burlington, ON. (File: 501-06-4-01/21)

The Director of Community Planning has issued the requested heritage permit concerning the proposed application for the replacement of all existing windows on the heritage building at 2222 Lakeshore Road pursuant to the *Ontario Heritage Act*, under authority delegated to staff by Council. The Scope of Work form is attached. Please note that the permit only includes those items outlined in the Scope of Work form.

Please note that this application has been reviewed by Heritage Planning staff and the Heritage Burlington Advisory Committee.

Should you have any questions or comments, please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink that reads "Danika Guppy". The signature is written in a cursive, flowing style.

Danika Guppy

Planner – Development Review & Heritage

Community Planning Department

City of Burlington

(905) 335-7600 ext. 7929

heritage@burlington.ca



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426 Brant Street, P.O. Box 5013

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SCOPE OF WORK
FOR A HERITAGE PERMIT UNDER THE ONTARIO HERITAGE ACT (Ref. # 501-06-4-01/21)

Location of Property: 2222 Lakeshore Road, Burlington, ON

Applicant: Sokol Meta

Please note that the following works have been approved by the Director of Community Planning under authority delegated by Council of the Corporation of the City of Burlington (By-law 99-2012), pursuant to the *Ontario Heritage Act*.

The following work has been approved under the Heritage Permit as per the information provided by the owner in the Heritage Permit application:

- Replacement of all existing windows on the heritage building (total 48) with primed wood windows as shown on the attached drawings.



A handwritten signature in black ink, appearing to read "Mark Simeoni".

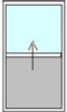
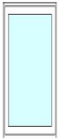
Mark Simeoni, Director
Community Planning Department

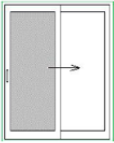
May 12, 2021
Date

Please Note: This notice must be available on site at all times while work is underway. Once the work is complete, please notify the Heritage Planner of the

City of Burlington for an inspection in order to ensure compliance with the Heritage Permit.

A	8	front shapes (Installed)		Shapes Curved Extended Ellipse	OSM 31 x 90
<div>Color Out: Describe: tbd</div> <div>Color In: White</div> <div>Jamb: Primed Wood 2 1/8"</div> <div>Brickmold: 1121CM 1-1/8" Flat Brick Mould</div> <div>Glass: Dual LowE Argon</div> <div>Grills: [none]</div> <div>Casing: [none - n/a]</div> <div>Installation: Fit Existing Opening - Full Frame</div> <div>Style / Frame Depth: Contemporary 3 1/4</div>					
B	6	front shapes (Installed)		Shapes Curved Extended Ellipse	OSM 31 x 90
<div>Color Out: Describe: tbd</div> <div>Color In: White</div> <div>Jamb: Primed Wood 2 1/8"</div> <div>Brickmold: 1121CM 1-1/8" Flat Brick Mould</div> <div>Glass: Dual LowE Argon</div> <div>Grills: [none]</div> <div>Casing: [none - n/a]</div> <div>Installation: Fit Existing Opening - Full Frame</div>					

#	Qty	Location	Style	Product	W x H inches
C	18	side (Installed)		Single Hung	OSM 37 x 67
Color Out: Describe: tbd Color In: White Jamb: Primed Wood 2 1/8" Brickmold: 1121CM 1-1/8" Flat Brick Mould Glass: Dual LowE Argon Grills: [none] Casing: [none - n/a] Installation: Fit Existing Opening - Full Frame Style / Frame Depth: Colonial 4 5/8					
D	14	back (Installed)		Fixed	OSM 32 x 81
Color Out: Describe: tbd Color In: White Jamb: Primed Wood 2 1/8" Brickmold: 1121CM 1-1/8" Flat Brick Mould Glass: Dual LowE Argon Grills: [none] Casing: [none - n/a] Installation: Fit Existing Opening - Full Frame Style / Frame Depth: Colonial 4 5/8					

E	2	(Installed)		Skyreach PVC 2 Panel 1 L2R	OSM 64 x 79 1/2
Colour Out: Painted Custom: tbd Colour In: White Glass: Low E Argon Grills: [none] Handles: White Landmark Without Keylock Brickmold/Exterior: [none or n/a] Jamb/Inside: [no extension] Frame Depth: 5.625"/143mm Casing: [none - n/a] Kick Lock:					

Total Qty 48

Estimated installation if ordered today Mar 18, 2021.



Community Planning Department

SUBJECT: Report recommending approval of heritage permit application for window replacement project at 2222 Lakeshore Road ("Brant's Landing, Units #17 & #18)

Report Date: May 11, 2021

Ward Affected: 2

File Number: 501-06.4-01/21

Recommendation:

APPROVE in accordance with Section 33 of the *Ontario Heritage Act*, under authority delegated to staff, the heritage permit application for the replacement of windows on the designated heritage building at 2222 Lakeshore Road (Unit #17 and Unit #18).

Background:

Description of Property

<i>Property Address:</i>	2222 Lakeshore Road
<i>Designation By-law Number:</i>	16-1992
<i>Ward Number:</i>	2

The subject property contains a 2-storey residence that has been converted into two condominium units and commonly known as "Brant's Landing". It was constructed c. 1855 and is located on the south side of Lakeshore Road, east of Smith Avenue and west of Stratheden Drive. The heritage building is particularly recognized in Designation By-law 16-1992 for its "bay windows, front gable with gingerbread trim and vestibule, while preserving the Georgian proportions and windows of the east and west elevations".

The subject property also supports a modern mid-rise residential building located at the rear of the property, which is not considered a cultural heritage resource or recognized in Designation By-law 16-1992. The window replacement alterations considered in this report are proposed only to the heritage building (pictured below in Figure 1).

Description of Application

Heritage Planning staff have received an application to replace all windows (total of 48) on all elevations of the heritage building known as “Brant’s Landing” at 2222 Lakeshore Road. The applicant has advised that the existing windows are underperforming and require replacement. These proposed replacement windows are to match those that currently exist on site in terms of fenestration pattern and colour and will fit directly into existing window openings of the building; no additional alterations to the building are proposed. Specifications for the proposed replacement windows are attached, which detail that the new windows will be primed wood (see attached).



Figure 1: Photo taken of 2222 Lakeshore Road (Units #17 & 18) showing the front elevation facing Lakeshore Road.

Discussion

Public Engagement

The City's municipal heritage advisory committee, Heritage Burlington, was consulted with respect to the subject application at their February meeting, where the committee passed a motion to support the requested heritage permit application.

Planning Analysis

There are no planning concerns with the subject application. The proposed alteration is considered to be rehabilitative only, with no functional or performance-altering changes being made to the subject property.

Heritage Analysis

The property's windows, particularly the bay windows on the front elevation, are referred to in the designation by-law and are considered character-defining heritage attributes of the "Brant's Landing" heritage building at 2222 Lakeshore Road. As such, staff required the proponent to apply for a heritage permit to ensure that the replacement project (necessitated by under-performing existing windows) is completed in a way that is respectful of the heritage resource and proposes the "gentlest means possible for any intervention" in accordance with Standard 7 of the *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2nd ed., by Parks Canada. Heritage Planning staff note that the proposed alteration will be undertaken in a way that will not damage or negatively impact the heritage resource, as the proposed replacement windows will fit existing openings on the building and will match the colour and fenestration pattern of existing windows.

The proposed replacement windows are to be in like materials (primed wood), and specifications are attached. The existing windows are not believed to be original to the building. Based on a review of these details staff are satisfied that the proposed replacements are appropriate for the task at hand. Overall, staff do not object to the proposal, and note that Heritage Burlington also supports the issuance of the requested heritage permit.

Conclusion

Staff have reviewed the proposed Heritage Permit application in accordance with section 33 of the *Ontario Heritage Act*, applicable policies under the *Ontario Planning Act* including the City of Burlington Official Plan, and relevant best practices for cultural heritage conservation. Staff have no objections to the proposed Heritage Permit.

The Heritage Permit application is approved under authority delegated by Council.

Approved under delegated authority by:

_____	on	_____	_____	_____
Mark Simeoni		Month	Day	Year
Director of Community Planning				

Report Author:

Danika Guppy
Heritage Planner
danika.guppy@burlington.ca

From: Guppy, Danika
Sent: July 28, 2021 12:48 PM
To: Sokol Meta
Subject: RE: Heritage Permit - 2222 Lakeshore Road

Hi Sokol,

Please consider this email as confirmation that vinyl window replacements are approved in accordance with the product specifications attached to the heritage permit.

Thanks,
Danika

Danika Guppy
Planner - Development Review & Heritage
Community Planning Department

E. danika.guppy@burlington.ca | P. 905-335-7600 ext. 7427
426 Brant Street P.O. Box 5013, Burlington, Ontario, L7R 3Z6
City of Burlington | www.burlington.ca



From: Sokol Meta [REDACTED]
Sent: Tuesday, July 20, 2021 9:43 AM
To: Guppy, Danika <Danika.Guppy@burlington.ca>
Subject: RE: Heritage Permit - 2222 Lakeshore Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Danika,

The summer is going by so quick, and not a lot of time to enjoy it.

The permit for the windows is to be vinyl, because the current says wood/ Would it be possible to revise it please. I would really appreciate it because the Board wants these windows replaced this summer/fall.

Thank you,



