



March 8, 2023

John O'Reilly
City of Burlington
426 Brant St
Burlington, ON
Via email: john.oreilly@burlington.ca

Dear Mr. O'Reilly,

Re: Heritage Permit Application

Municipal Address:

795 Brant Street, Burlington, Ontario, L7R 2J3

Legal Description:

PART OF LOT 85 REGISTERED PLAN, 99 PIN 07076-0017, INSTRUMENT 835346

Please find enclosed Camarro Group's Heritage Permit application, site survey, and Heritage Impact Assessment.

We are requesting the proposed demolition to facilitate the redevelopment of the Subject Lands with a mixed-use building with a height of 31 storeys. The tower portion of the building is on top of a 7-storey podium with 485 square metres of retail on the ground floor fronting Brant Street. The proposal has a total of 356 residential units ranging from one to three-bedroom units as well as indoor amenities in the form of private indoor spaces, and outdoor amenity spaces in the form of green roofs and roof terraces. A total gross floor area of 24,279 square metres is proposed with a residential Floor Area Ratio of 11.55.

The subject property is located within the City of Burlington (formerly the Nelson Township) in the Regional Municipality of Halton. The subject property is part of Lot 1 Registered Plan 125 and Part of Lot 85 Registered Plan 99. It is located within the Downtown Urban Centre Boundary and is part of Ward 2. The subject property at 795 Brant Street is occupied by a two-storey brick building, with a large parking lot at the rear of the property. The building faces Brant Street and access to a parking lot is along Prospect Street. The overall site topography is flat, with large mature trees on the north side of the building, and a small grass lawn, bushes and shrubs along the west side of the building. The site consists of over 50% hard surfaces that make up the parking lot.

The building is a 2-storey brick house, symmetrical, three-bay building with a gable roof and end chimneys. There are four distinct sections to the building. The original house is a solid masonry wall, possibly built on a fieldstone foundation. The exterior brickwork is currently painted blue and has been painted numerous times. The building displays evidence of damage to masonry on all elevations. This includes spalling bricks, cracked bricks and damaged mortar. Contemporary repairs to the exterior brick are failing and compromising the surrounding masonry. New mortar joints are cracking and flaking off. The painted brick has caused deterioration of the exterior brickwork and may have compromised the brick's condition. It can be seen throughout the building's exterior, particularly at the rear. Deterioration of the "water table" or drip course feature is also evident around the building, which features patches of cementitious rendering. The 'water table' is only around the original 1854 building. The original wood windows have been replaced with new vinyl windows. Some of the sills have been encapsulated in metal cladding/flushing, possibly to hide the deteriorated state. Some sills have been converted to brick sills, not original to the building. The bargeboard is sheathed in metal cladding, which may conceal additional deterioration.



Should you require any addionation information please do not hesitate to contact me.

Patricia Roque
General Manager
Camarro Group Inc.