

June 5th, 2019

Mark Bales
Lakeshore Burlington Inc.
421 Brant Street, Suite 201
Burlington ON L7R 2G3

Dear Mr. Bales,

**RE: PROPOSED REDEVELOPMENT OF 383-385 PEARL STREET, CITY OF BURLINGTON;
REVISED BUILDING PLAN AND RENDERINGS**

MHBC completed our Heritage Impact Assessment (HIA) for this property in April 2019. Following finalization of our HIA, further refinements to the building design have occurred. The purpose of this letter is to provide our opinion on the impacts the revisions have made to the overall conclusion of the MHBC HIA report.

Site plan / building revisions

MHBC has reviewed the revised building plans and site plan revisions provided on May 31st as they pertain to the properties located at 383-385 Pearl Street. The final building location for 383-385 Pearl Street along the northern property line remains unchanged, while the position relative to Pearl Street has been revised slightly (0.13 m closer). The proposed use as live/work units remains as previously proposed.

The building surrounding the properties at 383-385 Pearl has been revised so that more of the side wall of the building is visible beyond the new building. This was accomplished through changes to the building articulation, as well as the setback of the loading area from the street. This set of changes has the effect of making the existing buildings more prominent when viewed from Pearl Street.

In addition to the treatment of the streetscape, the proposed building above and behind the existing 383-385 Pearl Street building has been revised. The amenity space on the 2nd floor has been removed, resulting in the enlargement of the 2nd floor of the live/work units. In addition, the new residential units previously proposed for the 3rd and 4th floors have been removed and

replaced with a roof deck on the 3rd floor. This roof deck will continue to make use of the previously-proposed terrace behind the roof of 383-385 Pearl Street.

Conclusion


Based on our review of the drawings provided and understanding of the changes made, we find the changes to the building design to be positive and have the effect of providing further prominence to the buildings located at 383-385 Pearl Street. We have no concerns with the revisions and support the modifications to the design.

Closing

We trust that this correspondence addresses the need for additional commentary as a result of the building design changes, but please do not hesitate to contact MHBC should you have any questions or require anything further.

Yours truly,

MHBC



Dan Currie, MA, MCIP, RPP, CAHP
Partner



Nicholas P. Bogaert, BES, MCIP, RPP, CAHP
Associate