

Heritage Impact Assessment

1134 Plains Road East

April 2021

mcCallumSather

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executive summary

This heritage impact study evaluates the impact of the proposed development on the lands known as 1134 and 1167 Plains Road East on on-site built heritage. A two phase residential tower development is proposed on the lands. 1134 Plains Road East is Listed in the City's Municipal Register of Cultural Heritage Resources as a non-designated property, under section 27 of the Ontario Heritage Act. The property contains a two storey brick house is known as the Charles .G. Davis house or "Woodland Terrace", the Davis homestead, dating to 1883. C.G. Davis was the founder of the Union Burying Grounds. The original 1883 portion of the house is proposed to be relocated within the subject lands.

The Heritage Impact Assessment also identifies the cultural heritage value or interest the property may possess. In our findings based on available researched information and analysis of the site, mcCallumSather has found that the property has cultural value or interest under the Ontario Heritage Act as outlined in section 2.3 and 2.4. Mitigation measures and a summary of recommendations for the protection and conservation of the building within the development are included in section 3.4. Mitigation measures include among others, including a visual connection through horizontal datums and vertical rhythms of facade elements and their composition and proportions may be explored to create a connection and harmony with the existing context.

1.1 purpose

mcCallumSather has been retained to prepare a Heritage Impact Assessment to evaluate the impact of the proposed development on the cultural heritage of the subject property, made of an assembly of properties, municipally known as 1134 and 1167 Plains Road East, in Burlington, Ontario. The purpose of the report is to provide a clear and traceable evaluation of the effects of a proposed development on cultural heritage resources and/or their setting. If there are demonstrated adverse effects, the HIA must describe the means by which the adverse effects can be minimized, mitigated or avoided. The primary goal of the HIA is to ensure that the cultural heritage value of the property is conserved.

In this report we have balanced the desire to respect history and continuity of the streetscape with the City's initiative and plans for developing the community with increased density. As such, we have recommended a solution that addresses the site's cultural heritage character, development potential and physical constraints of the site.

This report is intended to address the impacts this development may have on on-site cultural resources and to provide a design that responds to and contributes to the existing neighbourhood.

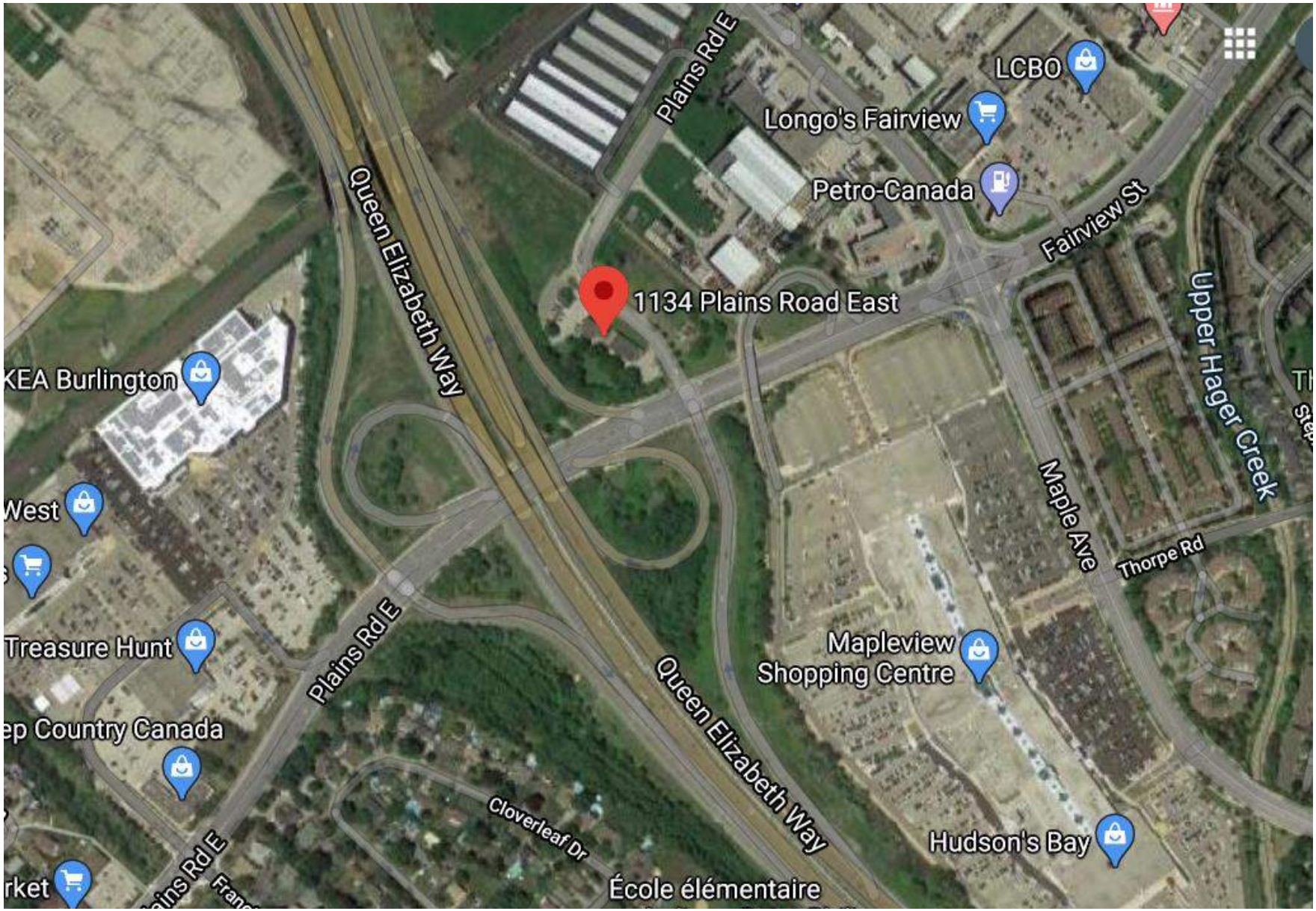
Our underlying strategy in the design of the proposed development is to apply the heritage design principle of legibility which stands as a contrast to the history of the site, yet is based on taking key cues from the adjacent context, to provide a sympathetic and carefully proportioned contemporary intervention along Fairview Street and Queen Elizabeth Way (highway).

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location map

2.1 introduction to the development site

This section provides an introduction to the development site including a description of the site, its location, description of existing buildings, an overview of the heritage status of each property on site, its general historical evolution and occupancy of the site, and description of the context including adjacent properties and their status.

PROPERTY LOCATION AND DESCRIPTION

The properties municipally known as 1134 and 1167 Plains Road East are located at the north west corner of Fairview Street and Plains Road East, and bordering on the Queen Elizabeth Way to the West. The property abuts the Canadian National Railway lands along the north property line. Residential areas lie to the north of the railway tracks. The Site is formed by two contiguous irregular parcels with a combined area of 15,585 m2 167,751ft2, Registered Plan 99, Part Lot 14 Brant's Block.

HERITAGE STATUS DESCRIPTION

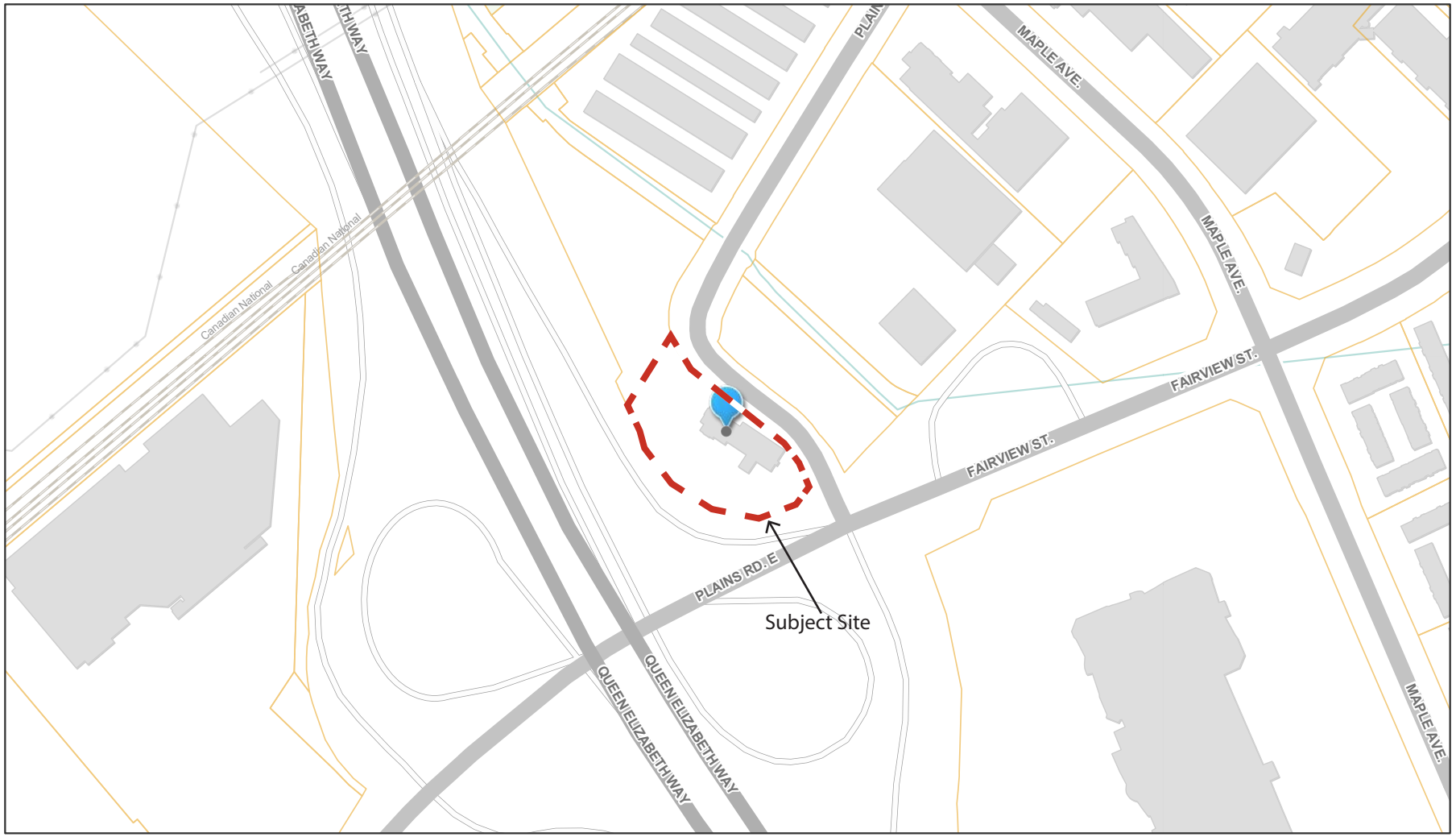
1134 Plains Road East is listed in City's Register of Cultural Heritage Value or Interest as a (Non-Designated) properties, under section 27 of the Ontario Heritage Act. 1167 Plains Road East is not listed or designated under the Ontario Heritage Act.

HISTORICAL EVOLUTION

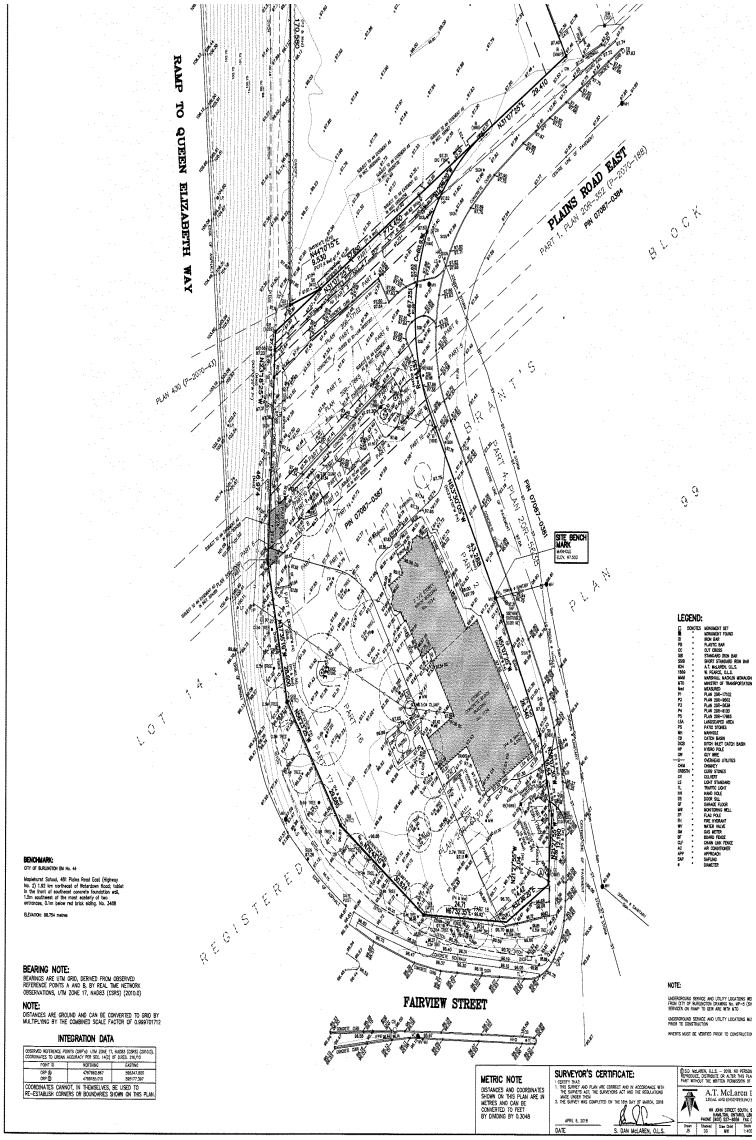
The property is part of the original Brant's Block. City records indicate that the Davis family, Loyalists from North Carolina, acquired 240 acres of land from Joseph Brant in 1806. The Davis family established their farm and over the course of the 20th century the land was parcelled off and sold retaining the subject parcels for a total of approximately 3.85 acres. The property housed an engineering firm in the 1990's and currently is used for a business /office use for an apparel company.

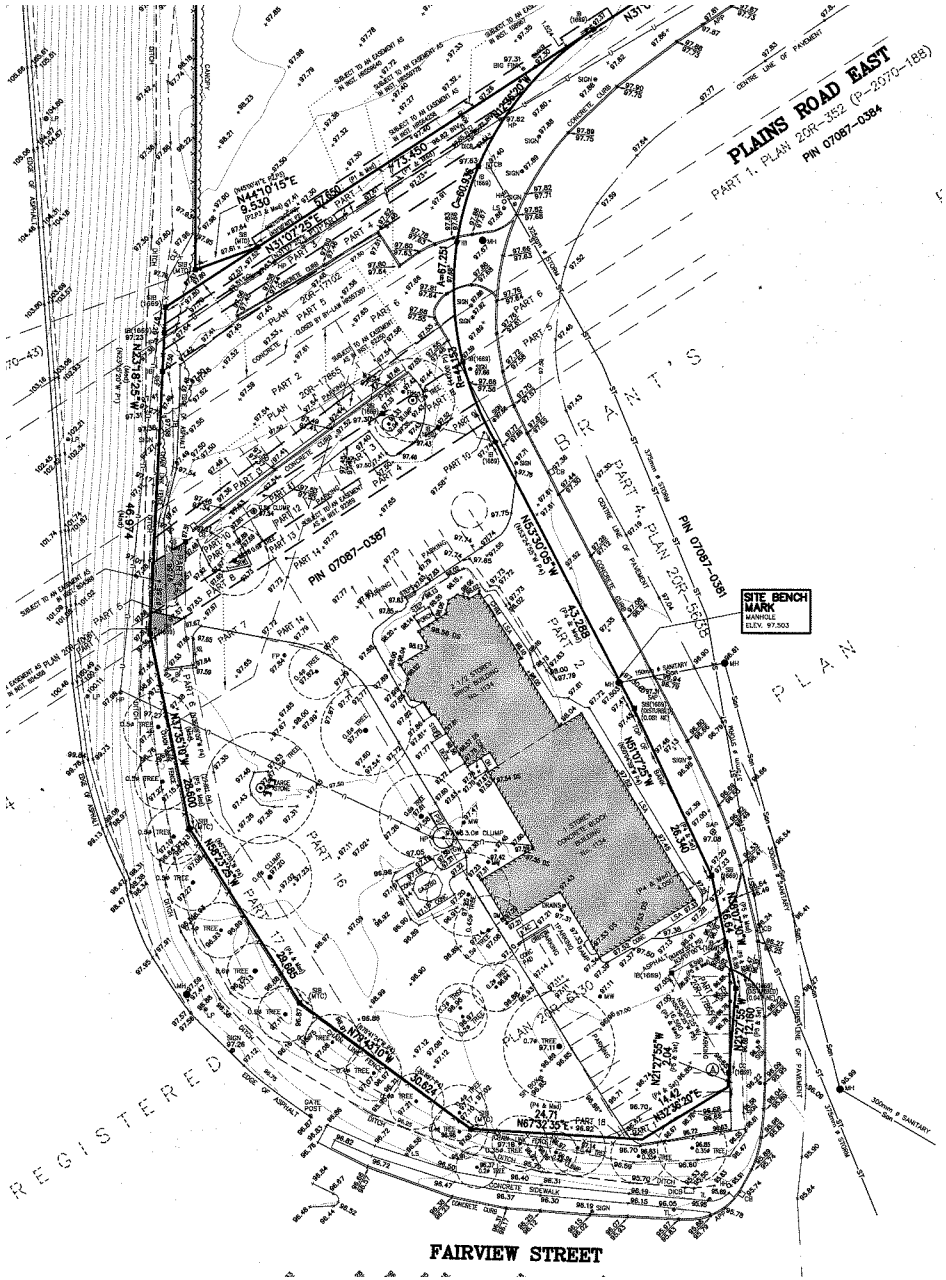
CONTEXT DESCRIPTION

The use of the land evolved from agricultural to currently mixed use, commercial and employment areas surrounding the property. The Queen Elizabeth Way's south and northbound access ramps are located directly to the west of the property. Mapleview Shopping Centre, a large shopping mall, stands diagonally to the south across the street from Fairview Street. Across the street on Plains Road East, there is an empty parcel of land with some trees and a creek along its east side. Directly adjacent to the subject property on the north west there is a collection of well set back one storey buildings on the property occupied by a storage company. Across the street to the south, there is a large one storey warehouse type building on the property. This property is occupied by a business specializing on the distribution of turf maintenance equipment and golf cars.



Red: formally designated under Part IV of Ontario Heritage Act
Blue: included on Council Approved City Register
Purple: listed on City's Inventory





1134 Plains Road East, Burlington

site plan / survey

2.2 historic context of neighbourhood



The lands were the property is situated were part of the Brant Tract Treat, No.8, 1797. This land was granted to Mohawk Chief Joseph Brant in recognition of his great service to the British during the American Revolutionary war. According to information made available by the Mississaugas of the Credit First Nation on the web page, the British allowed him the choice of land and he chose a tract of 3450 acres as shown on the map on the adjacent page. The land was purchased by the Crown from the Mississaugas of the Credit and then granted to Joseph Brant. The purchase agreement was confirmed in 1797 and a claim settled with the Government of Canada in 2010. A remnant of the original land owned by Brant is noted as “Brant Farm” in the 1877 atlas map for Nelson Township. At the same time, the detailed land ownership map shows those lands further subdivided into smaller farms and under different family ownership.

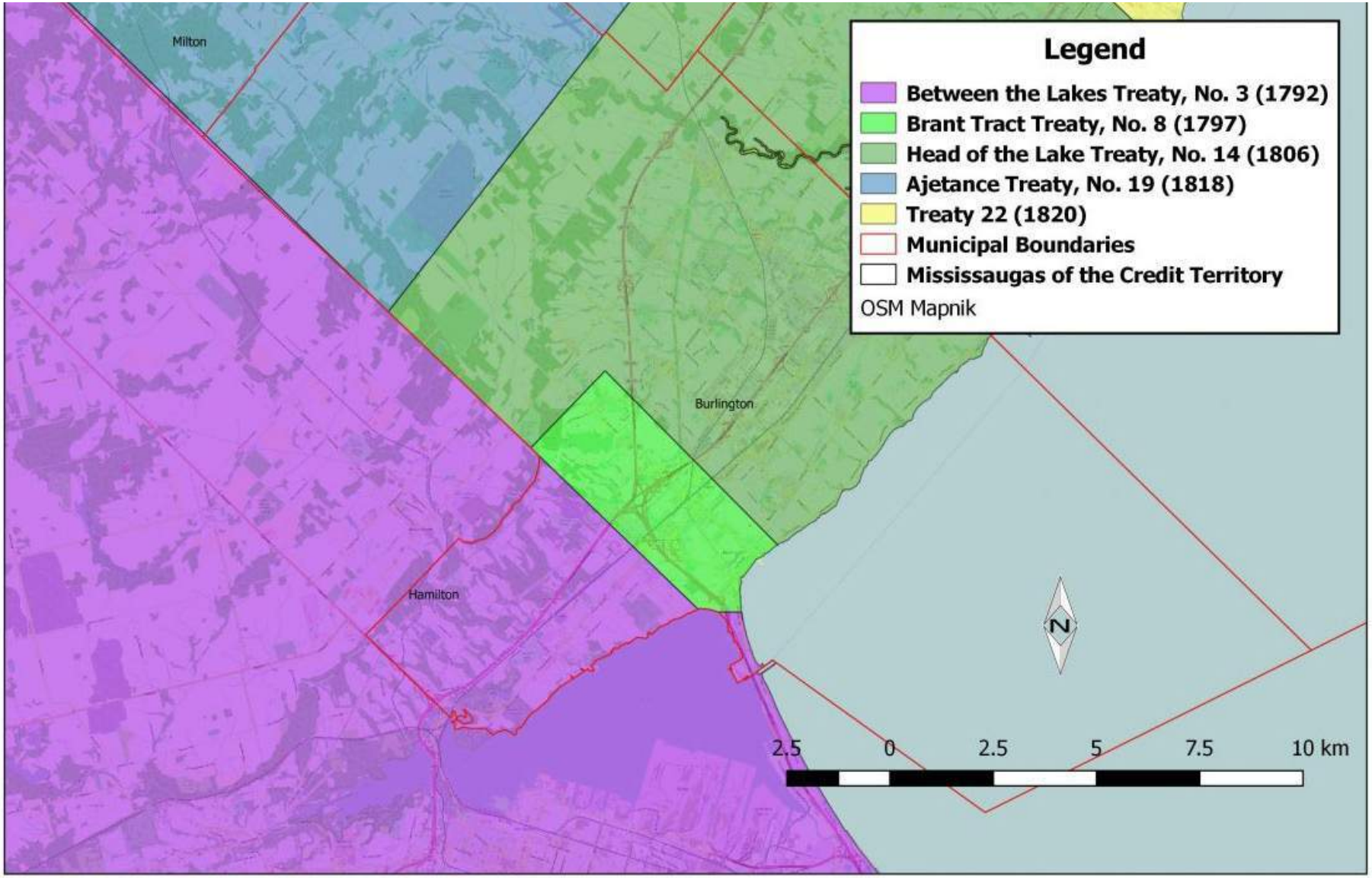
Nelson Township was named in 1805 after the Mississauga Purchase in representation of Vice-Admiral Horatio Nelson (1675-1805) who led the British at the Battle of Trafalgar. Nelson Township was part of the Home District until the creation of the Gore District in 1816. In 1873 Wellington Square and Port Nelson amalgamated to create the Village of Burlington. In 1915 Burlington became a Town.

The building currently standing on the property dates to 1883. At the time of its construction, the lands were part of Halton County, and the lands were situated just outside the limits of the Town of Burlington, within Nelson Township. In 1958, together with Aldershot, Nelson Township was amalgamated with the Town of Burlington. In 1974,

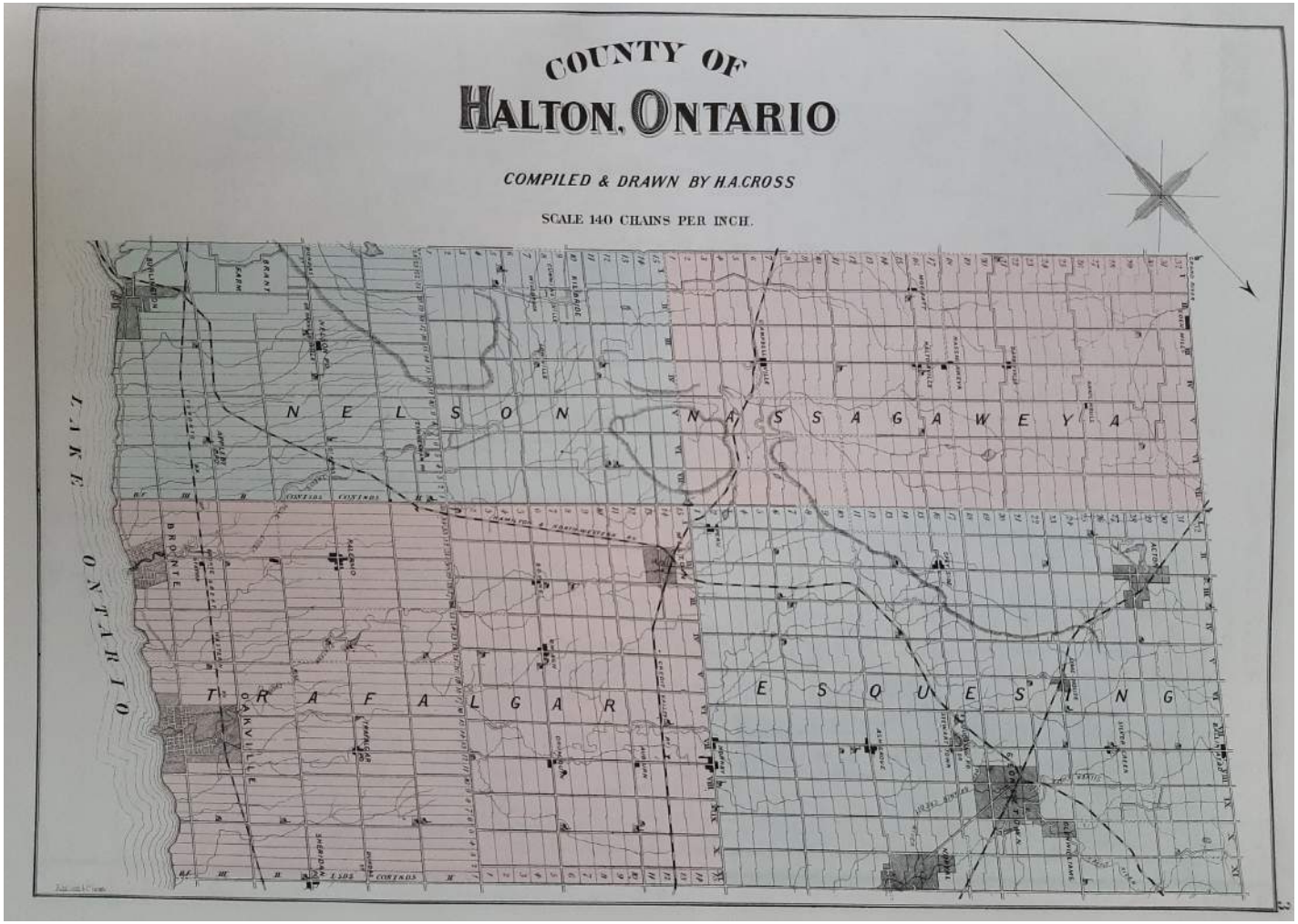
Halton County became the Regional Municipality of Halton as we know it today, and Burlington was incorporated as a City. The City of Burlington is the first and only city in the Regional Municipality of Halton.

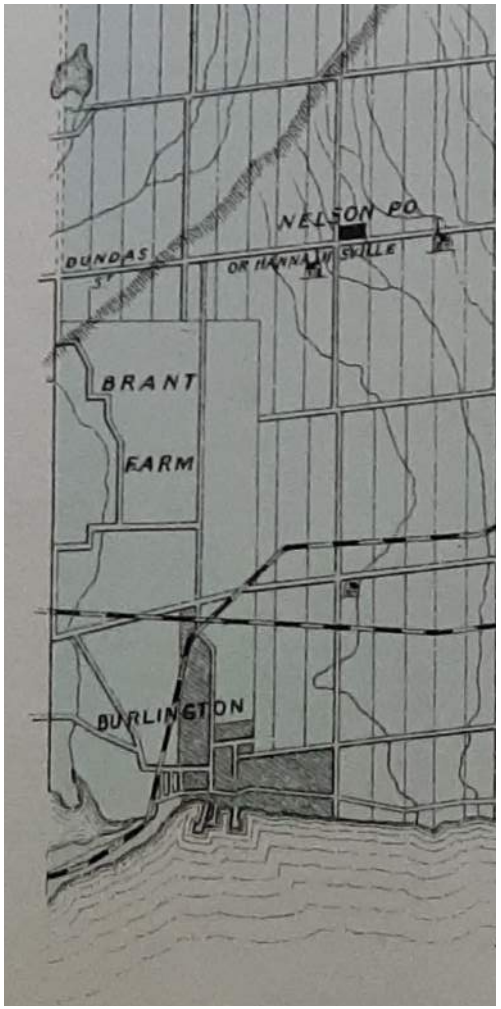
As seen in the 1877 Historical Atlas of Halton County, Nelson Township was mostly a rural community, with villages and the Town of Burlington as the largest hub and a total of 52 post office address listed. Burlington also had a significant fruit growing area and attracted industries such as The Burlington Box, Barrel and Basket Works and the Burlington Canning Company. The area's fruit and vegetable growers won top international award and Burlington became known as "The Garden of Canada".

Currently, the lands are located within the Urban Planning Area Boundary, designated as Mixed Use Activity Areas in the Settlement Pattern (Schedule A) of the Official Plan for the City of Burlington, MUC Employment and a portion of the lands MUC - Commercial in Comprehensive Land Use Plan, Urban Planning Area (schedule B) of the Official Plan. The Mixed Use Activity area is located adjacent to areas designated as Major Retail Area to the west (crossing QEW) and south (crossing Fairview Street), employment to the east and residential areas to the north of the railway track.

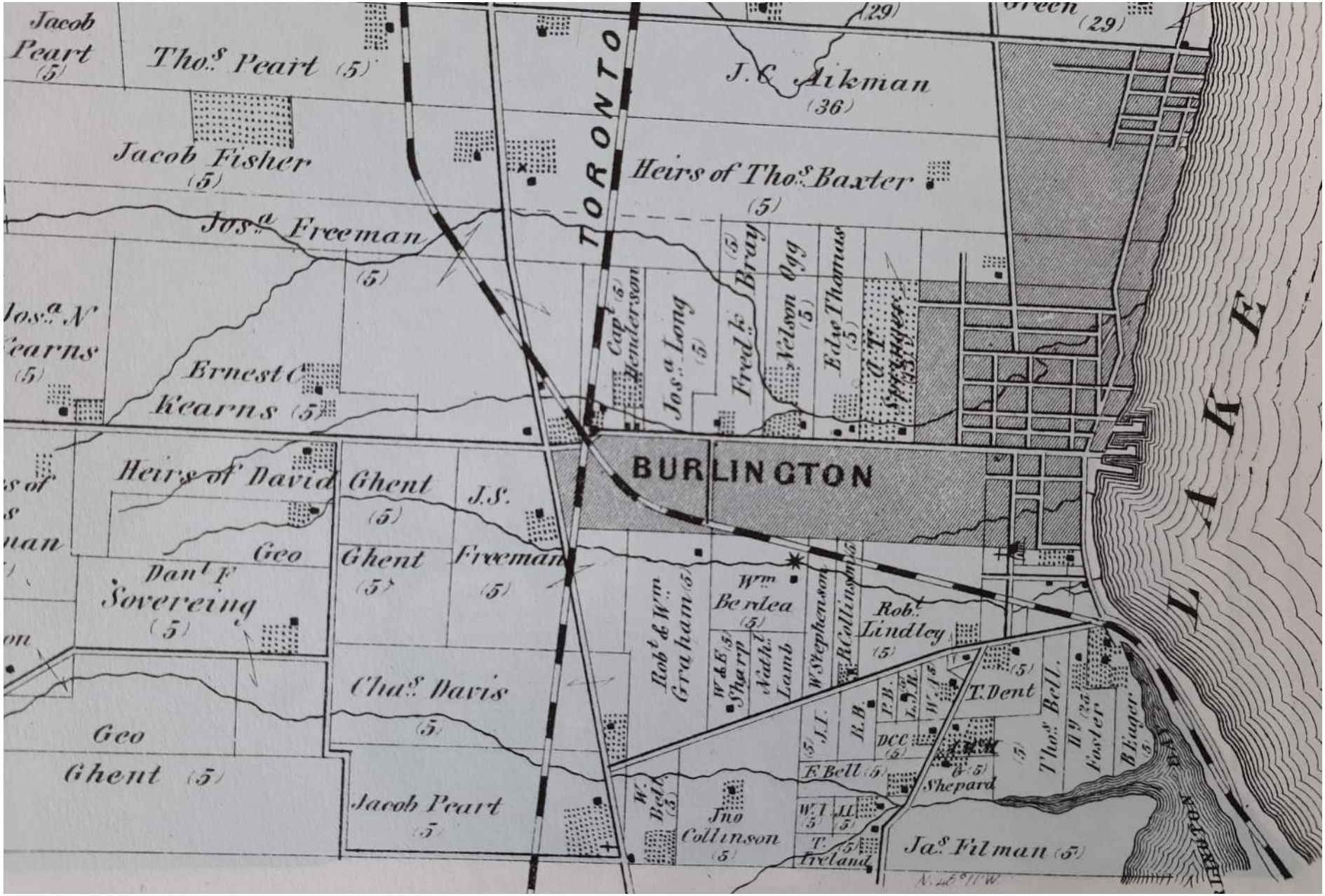


Municipal Boundaries Related to the Brant Tract Treaty, No. 8 (1797)

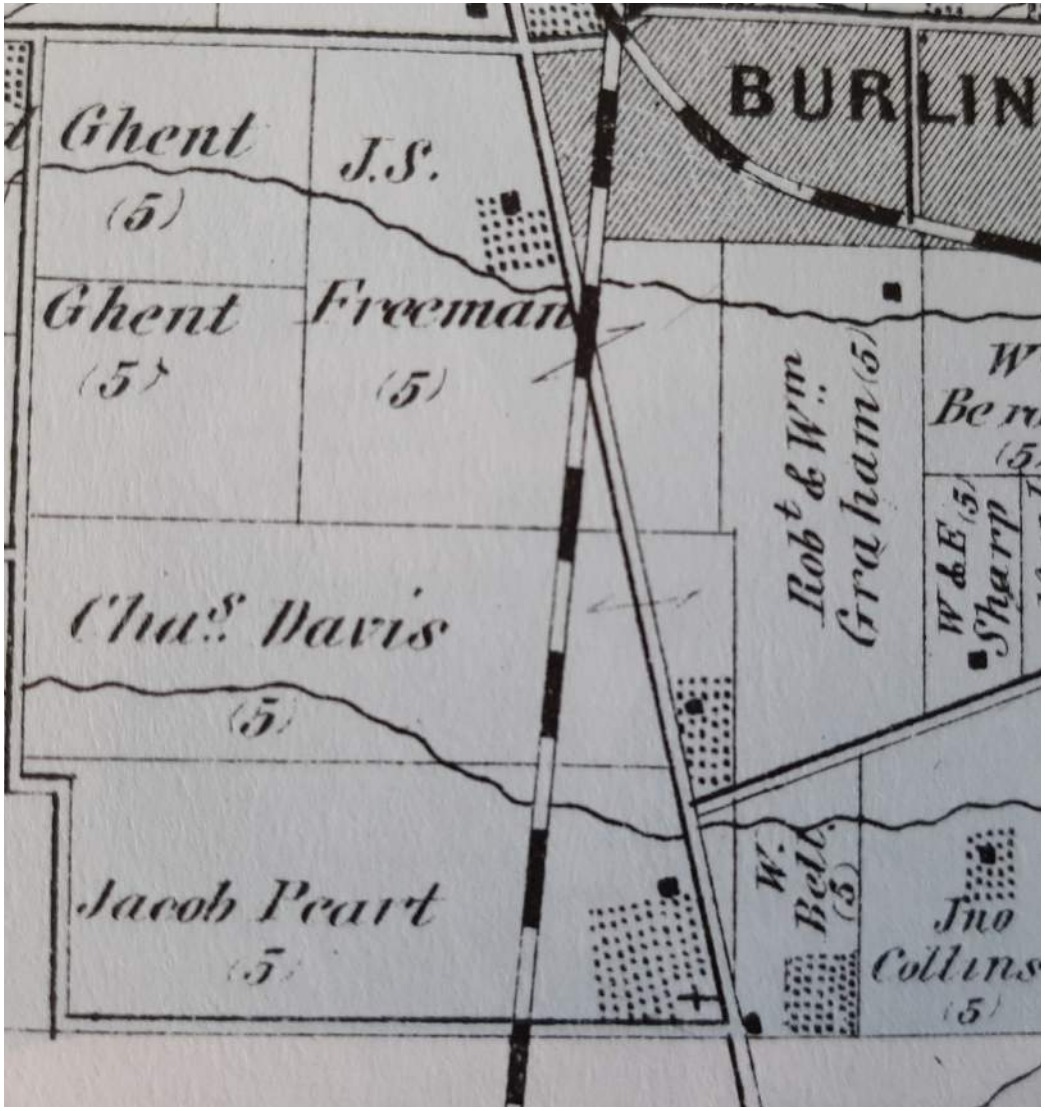




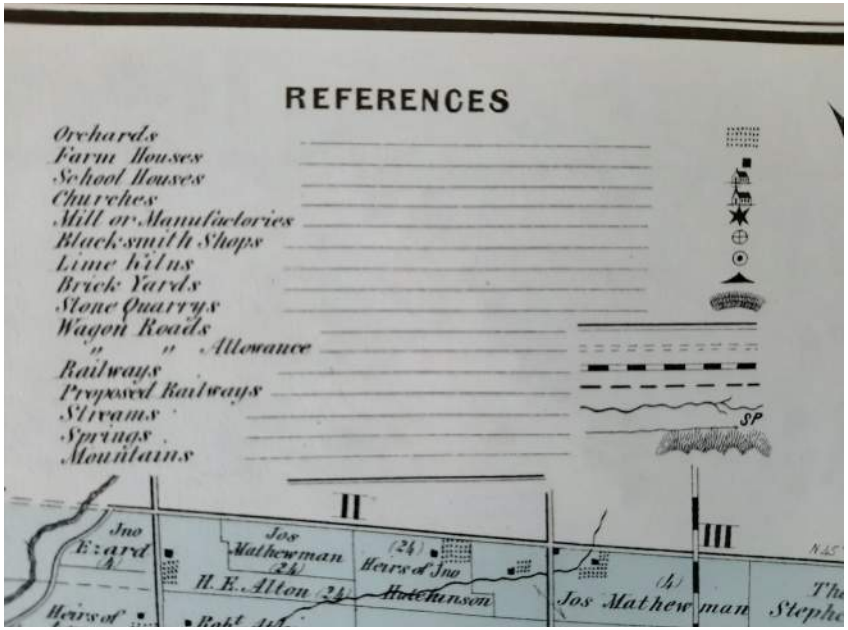
County of Halton, Illustrated Historic Atlas of the County of Halton Ont. (Page 3), Walker & Miles, Toronto 1877.



Nelson, Illustrated Historic Atlas of the County of Halton Ont. (Page 43), Walker & Miles, Toronto 1877.



Nelson, Illustrated Historic Atlas of the County of Halton Ont. (Page 43), Walker & Miles, Toronto 1877.



Nelson, Illustrated Historic Atlas of the County of Halton Ont. (Page 43), Walker & Miles, Toronto 1877.



1937, TheKingsHighway.ca The History of Ontario's King's Highways



1974, TheKingsHighway.ca The History of Ontario's King's Highways



Date: 1974 at 1134 Plains Road East.
Photographed by: Paul Beneteau
Source: Burlington Historical Society Digital Collections
http://burlingtonhistorycollection.bpl.on.ca:8080/vital/access/manager/Repository/bpl:205119?site_name=Burlington+Historical+Society&query=Asahal+Davis&sort=ss_dateNormalized+desc%2Csort_ss_title+asc&queryType=vitalDismax

2.3 background research and analysis of on site heritage



RESIDENCE OF C. G. DAVIS, ESQ., FREEMAN.

Built on the old homestead, which has been in the possession of the family for one hundred years.

C.G Davis House, "Woodland Terrace" at 1134 Plains Road East, west of Maple Avenue
Source: Burlington Historical Society Digital Collections

This section will provide a Background Research and Analysis as required in the City of Burlington's requirements for Heritage Impact Assessments in the Official Plan, for the heritage resource located on site.

1134 Plains Road East - Listed in City's Inventory of Cultural Heritage or Interest

1134 Plains Road East is listed in City's Register of Cultural Heritage Value or Interest as a (Non-Designated) properties, under section 27 of the Ontario Heritage Act.

Design or Physical Value

Research

Exterior Description

A site visit to the property was completed on July 22, 2020. The property contains a detached building originally built as a home in 1883 - consisting of a two and half storey front portion with a hip roof, with a central entry doorway reflecting its central hall plan interior layout, a two storey addition built sometime after the front portion also with a hip roof, and a modern one storey, flat roof, concrete block addition to the rear with large punched windows. This last addition was built sometime in after the mid 20th century and has a distinctly different architectural language. The property is currently occupied with a business specializing in apparel. The main part of the building is a two-and-a-half storey brick structure. The brick is laid in running bond on the front elevation, in common bond on the side elevations, and has a hip and valley roof with projecting eaves. The paired decorative brackets, flanking single-stack brick chimneys (four total) and sections of dormer and gabled roofs currently singled with asphalt shingles.

Fenestration under each gable has rectangular window(s) centered to the gable and three flat windows within each bay window, all with geometric wrapping yellow brick lintels, stone lug sills, and yellow buff brick labels. The remaining walls are composed of segmental windows with brick voussoirs and stone lug sills. The central gables and brackets under the eaves, together with the overall rectangular form and eaves suggest some stylistic architectural design influences from the 19th century Queen Anne architectural style found in Ontario.

In the interior, each room has a rectangular plan located on either side of a long and more narrow entryway. This entry way leads to the one-storey rear addition.

Some highlight features observed during the site visit, please also refer to photos in the appendix:

- Asymmetric plan and facade composition
- Rubble Stone foundation
- Original Trim
- Original Brick Mould
- Original Threshold
- Tongue and groove subfloor
- Joist
- Plaster crown molding
- window and door wood trim
- radiators
- fireplace and chimney breast
- plaster ceiling medallion
- main stair wood newel post, baluster and handrail
- some wood original interior cross and bible style doors
- Poured concrete footing in basement
- Basement poured concrete (addition)
- Multi wythe brick construction
- Multiple brick tall chimneys (in this case 2)
- Punched segmental windows
- Gable roof with projecting eaves
- Decorative paired brackets
- Windows with brick lintels and stone lug sills
- Level 3 has (1) original attic, (2) from the first addition
- Original windows except for on in the attic on west dormer

The Queen Anne Architectural Style (1880-1910) features the following characteristics (Bloomenson, 102-115):

- Asymmetrical facade
- Towers
- Broad gables or pediments
- Projecting two-storey bays
- Multi-sloped roofs
- Tall-decorated chimneys
- Variety of materials, textures and shapes (Eg, brick, horizontal boards, terra-cotta tiles)
- Floriated and geometric motifs
- Classical elements: palladian window, swan’s neck pediment
- Openings (verandas, balconies and porches) under gables
- Tall multiple chimneys, often embellished with patterned brickwork
- Varying size and shape of windows
- Round or oval windows may accentuate a tower, stair well, or even chimney

- Window heads, either straight or arched may be accentuate with different material from the walls and may be treated with carvings or other decorative motifs.

Analysis

The exterior and interior changes have not changed the building significantly. While criteria for determining cultural heritage value in Ontario under Regulation 9/06 provides no further detail on how to interpret the criteria, the Ministry of Tourism, Culture and Sport's Standards and Guidelines for the Conservation of Provincial Heritage Properties, MTCS Heritage Identification and Evaluation Process, although aimed to be implemented for Provincially owned properties, provides further guidance in determining cultural heritage value on how to apply the criteria in the regulation. Please refer to an extract in the appendix to this report. In applying this guidance, the below sets out questions and responses to determine whether the criteria is satisfied.

1. Does the property illustrate or exemplify:

- a style (shared characteristics that make up a recognizable look or appearance of a building or constructed landscape - typical of a particular group, time or place)?
- a type (a particular kind or group usually with a common function, activity or use, e.g.schools, hospitals, courthouses, parks, etc. and may include sub-types);
- an expression (to display, show, embody or be the physical symbol of a way of life, belief, tradition, etc.);
- a material;
- construction method; and

Is it:

- rare (because there were few in number originally, or there are few in number today due to subsequent loss);
- unique (the only one of its kind or a prototype);
- representative (serving as a portrayal or symbol); and/or
- early example (in the context of time and place).

The original building illustrates a style and type. Evidence as observed on the site visit and research shows the building is representative of the brick clad Queen Anne style homes in Ontario. (Reg 9/06). It does not illustrate or exemplify an expression, construction method, is not rare, unique or an early example per the criteria noted above.

The following are features found in other 19th century houses in Ontario which are characteristic and present in the main portion of the structure at 1134 Plains Road, and not present in the two storey rear addition:

(East) Front portion of Main House:

- Rusticated cut-stone foundation
- Asymmetric footprint, form and plan
- Hip Roof
- 2 brick chimneys and dichromatic detailed brickwork
- Asymmetric facade composition for all elevations and original location of windows, doors, chimneys, chimney breast and all other architectural elements
- Three storey projected bay to the east of the front door on the front elevation containing: a bay window at the ground floor, two flat arch windows on the second floor and stilted gabled dormer with paired

punched rectangular windows
- Front door with stained glass transom
- Second floor window centered on front door
- Third level stilted gabled dormer centered on front door and window below

West elevation:
- Three storey projected bay containing: a bay window at the ground floor, two flat arch windows on the second floor and stilted gabled dormer with paired punched rectangular windows
- Two storey rectangular plan brick addition with segmental windows at relatively regular locations

South elevation:
- Central gabled dormer with central rectangular window

General attributes:
- Punched windows
- Exterior red/orange brick
- Yellow saw tooth brickwork
- Original flooring in most rooms
- Windows with brick flat arches and dressed stone lug sills
- Painted wood paired decorative brackets at soffits on second floor and bay window
- Two storey brick addition:
    - Segmental brick arch windows
    - One over one windows
    - Orange molded brick construction
    - Hip roof
    - Form, massing and location connected at an L- with main house
    - Field stone foundation

2. Does it display a high degree of craftsmanship or artistic merit, a greater than normal quality or at an intensity well above an industry standard?

Based on observations on the site visit, the property does not display a degree of craftsmanship or artistic merit greater than normal. The execution of the assembly of the materials and construction method (multi wythe brick wall and stone foundation, wood interior and roof framing) and spatial arrangement are common for its time.

3. Does it demonstrate a high degree of scientific achievement in a greater than normal quality or at an intensity well above an industry standard?

Based on observations on the site visit, the property displays common methodologies of design, construction and use of materials, and does not demonstrate a high degree of technical expertise scientific achievement in the use or adaptation of materials, forms, spatial arrangements; or breakthroughs in design or construction techniques.

Historical Associative Value

Research

Information provided from City files indicate that 1134 Plains Road East was constructed in 1814 as a residential dwelling for Asahel Davis, an early settler in the township. Asahel Davis arrived in Upper Canada from North Carolina in 1792 with Thomas Ghent and his family and other United Empire Loyalists. The Davis obtained the deed to their property at the subject location in 1806, which included 240 acres. His son Gilbert Davis inherited the house. In 1883, the grandson Charles Ghent Davis retained the existing house originally built in 1814 and added the current house. There were modifications done in 1888 according to City files. In The Garden of Canada (1902), this house, "Woodland Terrace" is illustrated on p. 38 as the "Residence of C. G. Davis, Esq, Freeman. Built on the old homestead, which has been in the possession of the family for one hundred years." According to Martha Craig, "from the roof of [this house] can be seen 3000 acres of fruit trees". It is known that the Davis family were plantation farmers in North Carolina, they brought seeds and cultivated them in Burlington, their family had a contribution to the plush fruit industries that their business attracted. The farm land was broken up by the QEW and other severances, but the house remained in the family until 1952. The 1877 map shows a house with an orchard on Concession 2, lot 24, south of Dundas Street and south of the Toronto Branch of the Great Western Rail line, the subject property. Charles Ghent farmed the land until 1900 when he sold most of it and retained 15 acres with the house to continue cultivating fruit. Gilbert Davis and Charles Ghent Davis, were prominent fruit growers according to "the gardens of Canada". Gilbert and Charles were also among the individuals who founded the Union Burying Grounds in 1848, located on a portion of their original homestead property. The Union Burying Grounds is also visible on the 1877 atlas map. Charles founded the burying grounds along with 9 other pioneer families who were Methodists who wanted a burial ground separate from those established by the Anglican congregations of St Luke and St John. The cemetery has been designated under the Ontario Heritage Act since 1995. According to City of Burlington's files, it is believed to have been built by one of Burlington's most eminent builders, George Blair constructed the home as per preliminary research completed for the City of Burlington files. No information was readily available for George Blair or evidence that he was the builder. It is not clear whether he may instead had made later renovations to the house. From observations during the site visit, the east wall of the two storey addition shows a modified door and window openings which have flat arches, different from the rest of the two storey addition which are slightly segmental. Also, the east wall of the main house shows evidence of brick repairs. Although there is no documentation, these suggest that the rear addition itself and the east elevation underwent modifications over time.

Analysis

As previously stated, although not directly applicable as policy in the case of this privately owned property, the following offers a more detailed analysis following the expanded explanations for each criteria from the Ministry of Tourism, Culture and Sport's Standards and Guidelines for the Conservation of Provincial Heritage Properties, MTCS Heritage Identification and Evaluation Process:

1. Does the property have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a Community?

Based on the evidence available for this property, the property meets regulation 9/06 for associative/historical value as the property at 1134 Plains Road East has direct associations with person(s) that were significant to the community in their time. The Davis family was one of the first Loyalists to settle in the area, having acquired land from the Brock Block.

2. Does the property yield, or has the potential to yield, information that contributes to an understanding of a community or culture?

Since it was constructed as a private residence, there is no evidence to offer new knowledge or a greater understanding of particular aspects of the community's history or the history of the culture, and as any other property, can contribute to a unique comparative analysis of similar properties, however not in a way that it adds new knowledge about a community as a whole. Therefore it does not offer new knowledge in these respects.

3. Does it demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community?

Since the architect or builder is not known, we cannot ascribe more value to the property and building as being part of a larger cannon of a notable professional that gives insight to a wider body of work.

Contextual Value

Research

The building at 1134 Plains Street East is located at a property that is at the northwest corner of Plains Road East and Fairview Street. The property is to the east of the Queen Elizabeth Way (QEW) highway, it is northwest of a large surface parking lot, and to the west of large commercial properties. No immediate structures exist adjacent to the property. The property with all its additions exists stand alone physically and functionally. Historically, the associations with The Union Burying Grounds are linked to Asahal Davis and his family that are located 600 meters away down Fairview Street. Additionally, it can be proclaimed that this property has acted as a landmark in the past because of Martha Craig description, "from the roof of [this house] can be seen 3000 acres of fruit trees". The farm land was broken up by the QEW and other severances, but the house remained in the family until 1952. The 1877 atlas shows the subject lands as an agricultural area, at the edge of the growing town of Burlington connected to the bustling Toronto urban and business centre by the rail line. The 1974 aerial photo largely shows the same characteristics for the area, with the addition of improved roads and highways for motor vehicles.

Analysis

Is the property important in defining, maintaining or supporting the character of an area?

In reviewing historical mapping such as the 1877 historical atlas and comparing the changes seen on the 1974, the area is seen to maintain a stable rural character, with homes and barns as the main structures in the immediate vicinity. The area started to rapidly change after the time captured in the 1974 photo, adding residential development, realignment

of Plains Road East to disconnect from its continuation to the west of the interchange, addition of access ramps to the QEW and the construction of the Mapleview Centre across the street. The house is important in defining the character of the area of Plains Road East in Burlington which was originally a rural road providing access to the farms situated along it as change continues around it. While its original relationship to Plains Road has been altered by the realignment of the road, and the gardens around the house have been altered removing any associated attributes, the house is situated on the original lands owned by the Davis family, early settlers in the area.

2. Is the property physically, functionally, visually or historically linked to its surroundings?

There is no material/physical connection between the building and other features on the site. There is no functional relationship to its surroundings that fills a particular purpose, such as the case would be with a mill or ecclesiastical architecture and a relationship to other surrounding spaces such as a cemetery or a square, for example. There is no visual connection to any other feature in the context.

3. Is it a Landmark?

A landmark is “a recognizable natural or human-made feature used for a point of reference that helps orienting a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.” The subject building is not prominent within the context to the degree of being used as a point of reference that helps orient passersby any more than most buildings.



1134 Plains Rd E. - north view



1134 Plains Rd E. - west view



1134 Plains Road Looking South West



1134 Plains Road Looking West



Plains Road Looking North East from Subject Property

2.4 statement of cultural value or interest

DESCRIPTION OF PROPERTY

The Davis House, also known as "Woodlands", municipally known as 1134 Plains Road East is a two and a half storey, hip roof, dichromatic brick house (red with yellow accents), built in the Queen Anne architectural style. It has and asymmetric form and plan, two chimneys and two three storey projected bays; one on the front facade and the other on its west facade. The building is located at the north west corner of Fairview Street and Plains Road East, and bordering on the Queen Elizabeth Way to the West. The property parcel is irregular in shape, and the survey identifies it as part of Registered Plan 99, Part Lot 14 Brant's Block.

DESIGN/PHYSICAL VALUE

The property has cultural value or interest because it is representative of the Queen Anne architectural style found in Ontario as found in the analysis of the architectural elements and features of the main house built in 1883.

HISTORIC/ ASSOCIATIVE

The property has cultural value or interest because the house on the property has direct associations with the Davis family, early settlers in the area coming from North Carolina as United Empire Loyalists. Gilbert and Charles Davis the second and third generation to live in the area, became significant to the community as they formed part of a group that founded the Union Burying Grounds on their property. this early cemetery is designated under Part IV of the Ontario Heritage Act and is located on the west side of the QEW.

CONTEXTUAL VALUE

The property has contextual value because it is important in defining the character of the area of Plains Road which was once a rural area with farm houses indicating the different layers and characteristics of historic settlement in the area.

DESCRIPTION OF HERITAGE ATTRIBUTES

The cultural heritage value of the Davis House, municipally known as 1134 Plains Road East, resides in the following heritage attributes that are related to the cultural heritage value described above:

(East) Front portion of Main House:

- Rusticated cut-stone foundation
- Asymmetric footprint, form and plan
- Hip Roof
- 2 brick chimneys and dichromatic detailed brickwork
- Asymmetric facade composition for all elevations and original location of windows, doors, chimneys, chimney breast and all other architectural elements
- Three storey projected bay to the east of the front door on the front elevation containing: a bay window at the ground floor, two flat arch windows on the second floor and stilted gabled dormer with paired punched rectangular windows
- Front door with stained glass transom
- Second floor window centered on front door
- Third level stilted gabled dormer centered on front door and window

below

West elevation:

- Three storey projected bay containing: a bay window at the ground floor, two flat arch windows on the second floor and stilted gabled dormer with paired punched rectangular windows
- Two storey rectangular plan brick addition with segmental windows at relatively regular locations

South elevation:

- Central gabled dormer with central rectangular window

General attributes:

- Punched windows
- Exterior red/orange brick
- Yellow saw tooth brickwork
- Original flooring in most rooms
- Windows with brick flat arches and dressed stone lug sills
- Painted wood paired decorative brackets at soffits on second floor and bay window
- Two storey brick addition:
    - Segmental brick arch windows
    - One over one windows
    - Orange molded brick construction
    - Hip roof
    - Form, massing and location connected at an L- with main house
    - Field stone foundation

Ontario Regulation 9/06 Summary of Evaluation

1134 Plains Road East	
Design or Physical Value - the property has design or physical value because it:	
is a rare, representative or early example of a style, type, expression, material or construction method Representative of the Queen Anne in Ontario	✓
displays a high degree of craftsmanship or artistic merit No evidence	X
demonstrates a high degree of technical or scientific achievement. No evidence	X
Historical or Associative Value - the property has historical value or associative value because it:	
has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, It has direct associations with the Davis family, early settlers and significant family in Burlington	✓
yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or No evidence	X
demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. No evidence	X
Contextual Value - the property has contextual value because it:	
it is important in defining, maintaining or supporting the character of an area, It is important in defining the character of an area.	✓
is physically, functionally, visually or historically linking to its surroundings, or No evidence	X
is a landmark No evidence	X

2.5 description of adjacent cultural heritage

Based on the mapping information for cultural heritage resources for the City of Burlington, none of the adjacent properties (contiguous to the subject property) are identified as a cultural heritage resource or are protected under the Ontario Heritage Act.

3.1 design principles

The proposal includes retaining the original Queen Anne style, 1883 portion of the Woodlands Farmhouse within the development, by moving it to the East corner of the property, fronting on Plains Road East at the intersection with Fariview Street. Adaptive reuse of the retained building is proposed. The building is planned to be used as an office space.

Considering the identified cultural heritage value or interest of the building, the guidelines for completion of HIA reports in the Ontario Heritage Toolkit as required by the City's Heritage Planning comments, it is recommended that design approach be guided by the Ministry's Eight Guiding Principles in the Conservation of Built Heritage Properties. Additional guidance and best practices is provided in a review of the Standards and Guidelines for the Conservation of Historic Places in Canada.

Review of Applicable Eight Guiding Principles in the Conservation of Built Heritage Properties:

The following design principles are appropriate to implement in the approach to the proposed adaptive reuse and alteration to provide a sensitive response:

Principle 1 - Respect for Documentary Evidence: Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

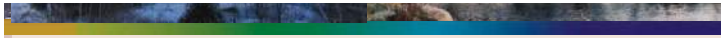
- Response: The documentary evidence of the house in terms of

• InfoSheet •



Eight Guiding Principles in the Conservation of Built Heritage Properties

The following guiding principles are ministry statements in the conservation of built heritage properties and are based on international charters which have been established over the century. These principles provide the basis for all decisions concerning good practice in heritage conservation around the world. Principles explain the "why" of every conservation activity and apply to all heritage properties and their surroundings.



1. RESPECT FOR DOCUMENTARY EVIDENCE:
Do not base restoration on conjecture.
Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

2. RESPECT FOR THE ORIGINAL LOCATION:
Do not move buildings unless there is no other means to save them.
Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

3. RESPECT FOR HISTORIC MATERIAL:
Repair/conserve - rather than replace building materials and finishes, except where absolutely necessary.
Minimal intervention maintains the heritage content of the built resource.

4. RESPECT FOR ORIGINAL FABRIC:
Repair with like materials.
Repair to return the resource to its prior condition, without altering its integrity.

5. RESPECT FOR THE BUILDING'S HISTORY:
Do not restore to one period at the expense of another period.
Do not destroy later additions to a building or structure solely to restore to a single time period.

6. REVERSIBILITY:
Alterations should be able to be returned to original conditions. This conserves earlier building design and technique.
e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

7. LEGIBILITY:
New work should be distinguishable from old.
Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

8. MAINTENANCE:
With continuous care, future restoration will not be necessary.
With regular upkeep, major conservation projects and their high costs can be avoided.

photographs from an early period are limited. The house has been well maintained over the years and the current condition of the heritage attributes will form the basis for its future maintenance

Principle 2 - Respect for Original Location: Do no move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

- Response: The original 1883 portion of the house will be retained and moved within the same site. The contextual value of the property is based on the house remaining on the lands originally owned by the Davis family.

Principle 3- Respect for Historic Material: Repair/conserver - rather than replace building materials and finishes except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

- Response: We recommend that alterations be designed and completed in such as way as to minimize the amount of disturbance and change to the original fabric as much as possible. It is recommended that a conservation plan be prepared once the use is known to guide heritage conservation work during construction.

Principle 4 - Respect for Original Fabric: Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

- Response: We recommend that repairs to adjacent building fabric to the proposed alteration are to be made with compatible and like materials in order to maintain the integrity of the original.

Principle 5 - Respect for the building's history.

- Response: see response above.

Principle 6 - Reversibility: Alterations should be able to be returned to original conditions. This conserves earlier building design and technique.

- Response: We recommend that alterations be completed in such a way that it does not cause irreparable loss of original fabric and in the future, alterations can be taken down or changed back without negative impact to the original.

Principle 7 - Legibility: New work, such as additions are designed to be distinguishable from the old and be products of their own time. New additions should not blur the distinction between old and new.

- Response: We would recommend that any new work be contemporary in style, yet show a deference in scale, be distinct and complementary in materials and methods.

Principle 8 - Maintenance

- Response: It is recommended that a maintenance plan be included in the conservation plan prepared once the use is known and changes required to accommodate that use.

General Standards for Preservation, Rehabilitation and Restoration:

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.

- Response: The master plan for the property incorporates the original building within the same property. The location itself within the lot has not been identified as a character defining element.

2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.

- Response: The character defining elements will be conserved with the exception of the brick tail to the building. The tail of the building has cultural value only to the extent that it illustrates a sympathetic way of adding to the original Queen Anne portion of the building.

3. Conserve heritage value by adopting an approach calling for minimal intervention.

- Response: It is recommended that a conservation plan be prepared to guide the conservation work during construction to illustrate the details of the conservation work to the Queen Anne portion of the building.

4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

- Response: The new buildings proposed on the site are distinct and of their time so as not to create a false sense of historical development.

5. Find a use for an historic place that requires minimal or no change to its character-defining elements.

- Response: The original portion of the building will be retained and used as an office space. It is recommended that conservation work be completed with minimal or no change to the character-defining elements and methodology be outlined in a conservation plan.

6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources

in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

- Response: A mothballing, moving, protection and conservation plan are recommended to be completed for the portion of the house to be retained. The City's heritage planning team should be consulted to determine the potential for archaeological potential on the subject property.

7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

- Response: A condition assessment of any affected heritage attributes and heritage conservation drawings for construction by a qualified consultant should be prepared reflecting construction methodology in accordance with these conservation standards. A condition assessment is usually completed as part of a conservation plan once the plans for the use of the building are known.

8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

- Response: Refer to response above.

9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

- Response: Refer to response above.

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair,and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

- Response: Refer to response above.

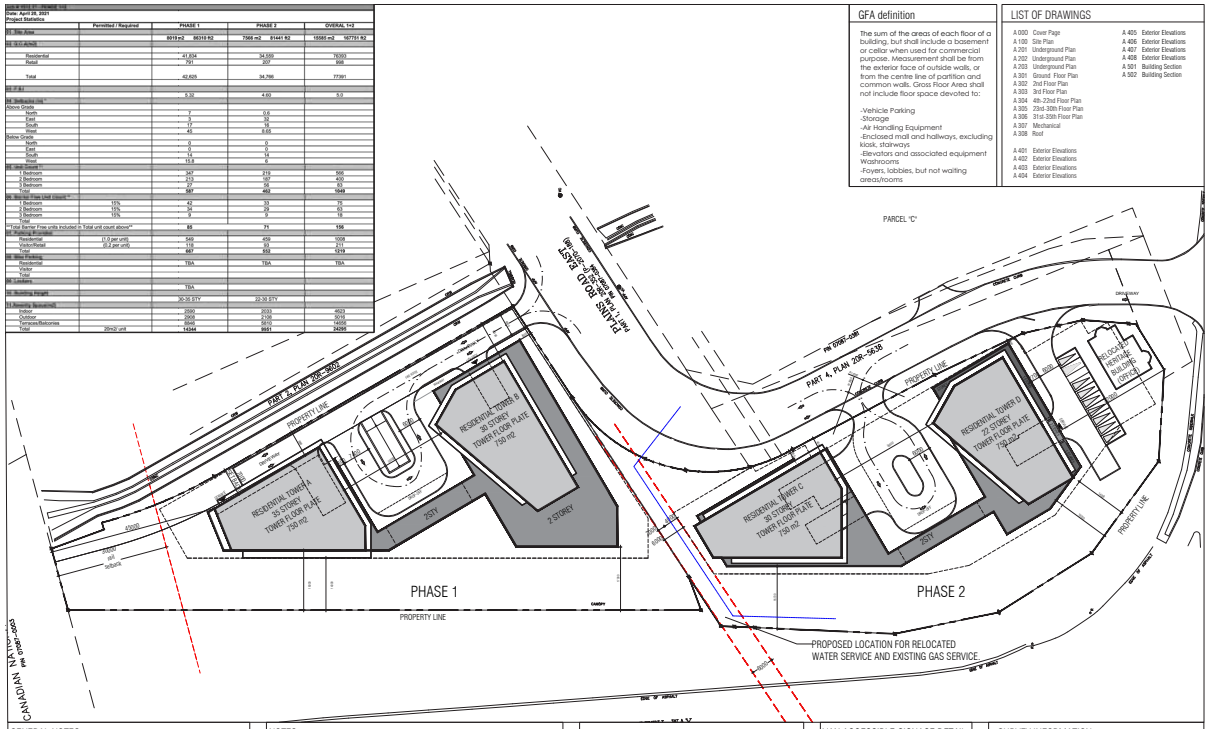
11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

- Response: The new buildings will be constructed with appropriate set backs and not physically attached to the Queen Anne building. The buildings are distinguishable from the original house.

12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

- Response: The new buildings will be constructed with appropriate set backs and not physically attached to the Queen Anne building. The buildings are distinguishable from the original house. It is recommended that a mothballing, moving, protection and conservation plan be completed to plan for only minimal disturbance to the original building fabric and character defining elements. The essential form and integrity of the historic Queen Anne building would remain undisturbed.

3.2 proposed site development



Project Statistics	Permitted / Required	PHASE 1	PHASE 2	OVERALL 1+2
01. Site Area		8919 m2 88319 ft2	7566 m2 81441 ft2	15585 m2 167761 ft2
02. G.F.A (m2/ft2)				
Residential		41,854	34,559	76,593
Retail		751	207	958
Total		42,605	34,766	77391
03. F.S.I				
		5.32	4.60	5.0
04. Setbacks (m) *				
Above Grade				
North		7	0.6	
East		7	14	
South		17	14	
West		45	6.65	
Below Grade				
North		0	0	
East		0	0	
South		14	14	
West		13.8	6	
05. Unit Count				
1 Bedroom		347	219	566
2 Bedroom		213	187	400
3 Bedroom		37	56	93
Total		597	462	1059
06. Barrier Free Unit Count **				
1 Bedroom	15%	42	33	75
2 Bedroom	15%	32	29	61
3 Bedroom	15%	9	9	18
Total				
Total Barrier Free units included in Total unit count above		85	71	156
07. Parking (Provided)				
Residential	(1.0 per unit)	549	459	1008
Visitor/Retail	(0.2 per unit)	118	94	212
Total		667	553	1219
08. Bike Parking				
Residential		TBA	TBA	TBA
Visitor				
Total				
09. Lockers				
		TBA		
10. Building Height				
		30-35 STY	22-30 STY	
11.Amenity Space(m2)				
Indoor		2680	2033	4629
Outdoor		2908	2130	5038
Terraces/Balconies		6844	5651	12495
Total	2m2/d unit	14344	9651	24095

GFA definition

The sum of the areas of each floor of a building, but shall include a basement or cellar when used for commercial purpose. Measurement shall be from the exterior face of outside walls, or from the centre line of partition and common walls. Gross Floor Area shall not include floor space devoted to:

-Vehicle Parking
-Storage
-Air Handling Equipment
-Enclosed mall and hallways, excluding kiosk, stairways
-Elevators and associated equipment
Washrooms
-Foyers, lobbies, but not waiting area/rooms

LIST OF DRAWINGS

A 000 Cover Page	A 405 Exterior Elevations
A 100 Site Plan	A 406 Exterior Elevations
A 201 Underground Plan	A 407 Exterior Elevations
A 202 Underground Plan	A 408 Exterior Elevations
A 203 Underground Plan	A 501 Building Section
A 301 Ground Floor Plan	A 502 Building Section
A 302 2nd Floor Plan	
A 303 3rd Floor Plan	
A 304 4th-22nd Floor Plan	
A 305 23rd-30th Floor Plan	
A 306 31st-35th Floor Plan	
A 307 Mechanical	
A 308 Roof	
A 401 Exterior Elevations	
A 402 Exterior Elevations	
A 403 Exterior Elevations	
A 404 Exterior Elevations	

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Residential Development

PLAINS RD
MASTER PLAN

Burlington, Ontario

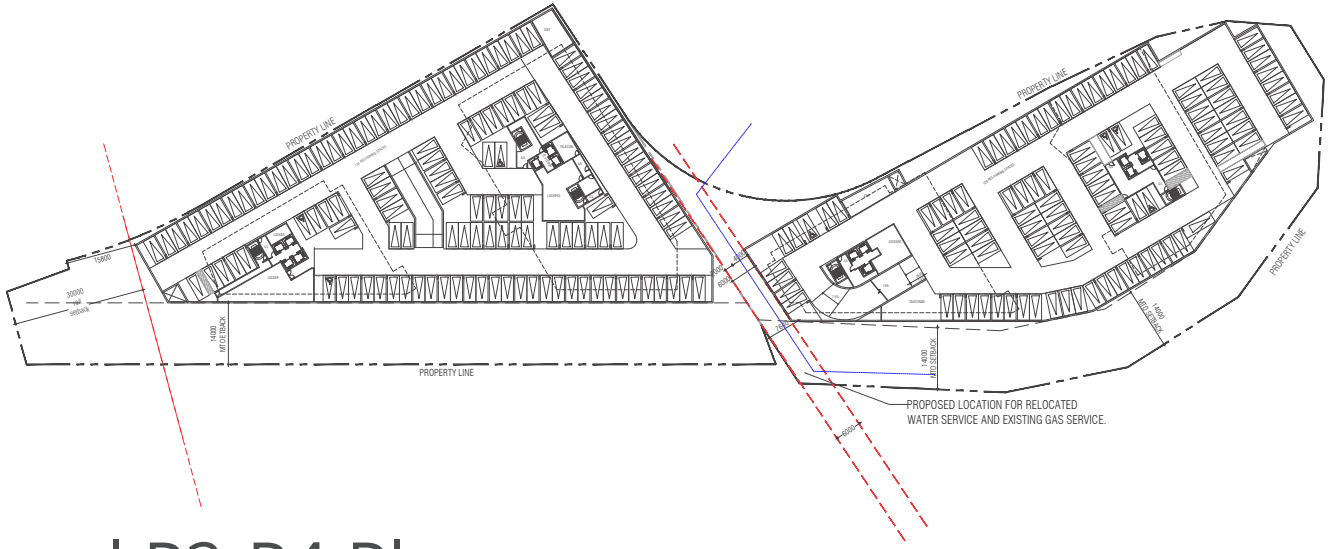
Project Architect:	R. Graziani
Assistant Designer:	S. Safari/R. Alami
Drawn By:	S. Safari/R. Alami
Checked By:	D. Biasa
Plot Date:	Apr. 13, 2021
Job #:	1572.17

SITE PLAN

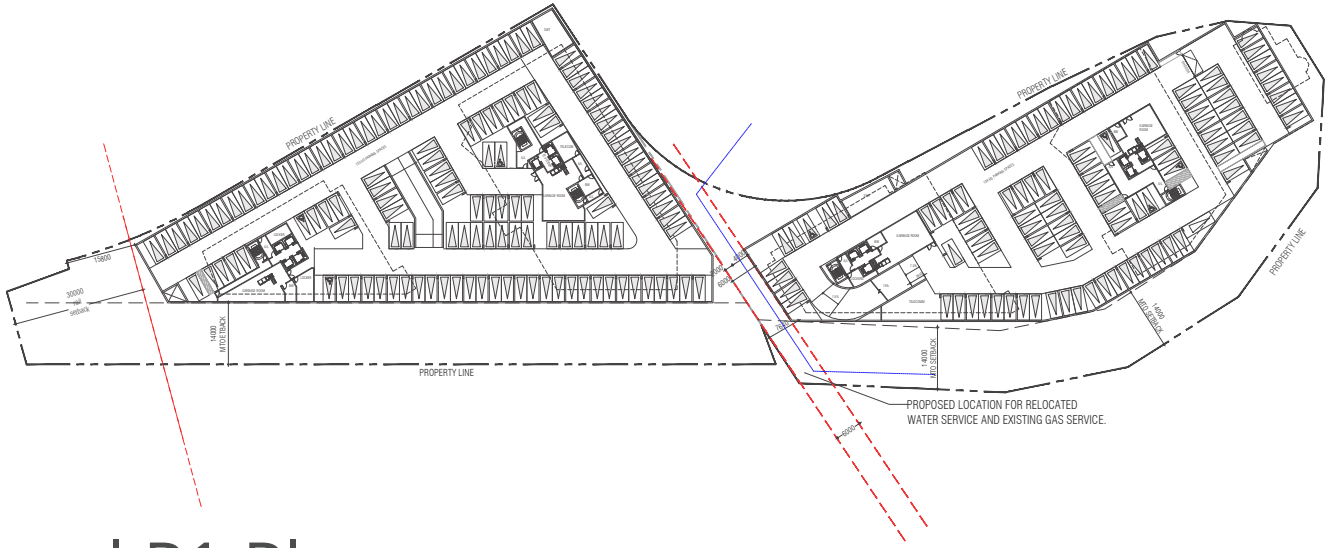
1:450

A101

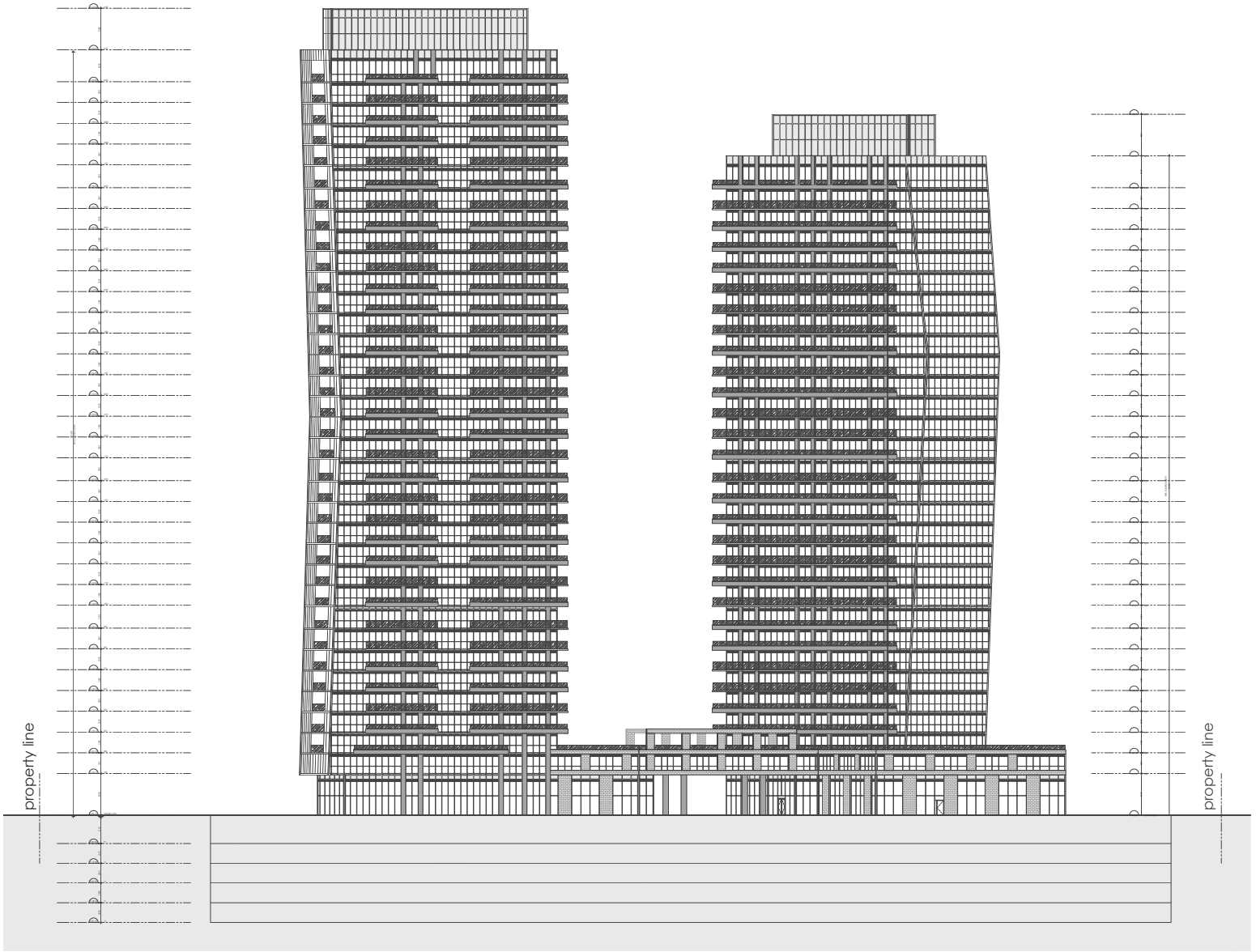
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Level P2-P4 Plan



Level P1 Plan



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BERARDO E. GRAZIANI
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GRAZIANI + CORAZZA ARCHITECTS INC.

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Residential Developement

PLAINS RD
PHASE 1- LOT "A"

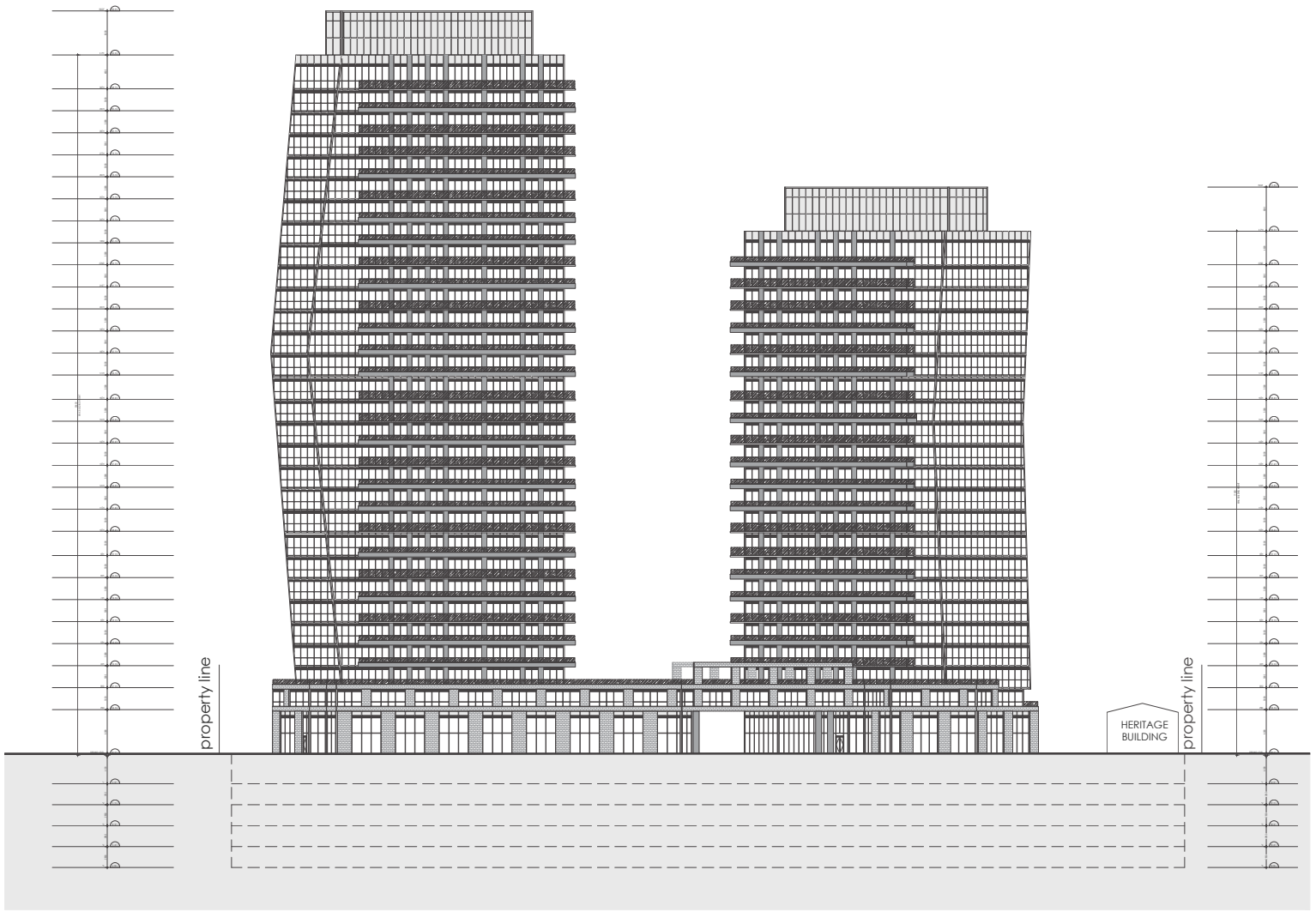
Burlington Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Safari/R. Aloni
Drawn By:	S. Safari/R. Aloni
Checked By:	B. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

SOUTH ELEVATION

1:250 A401

Phase 1: South elevation



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Residential Developement

PLAINS RD

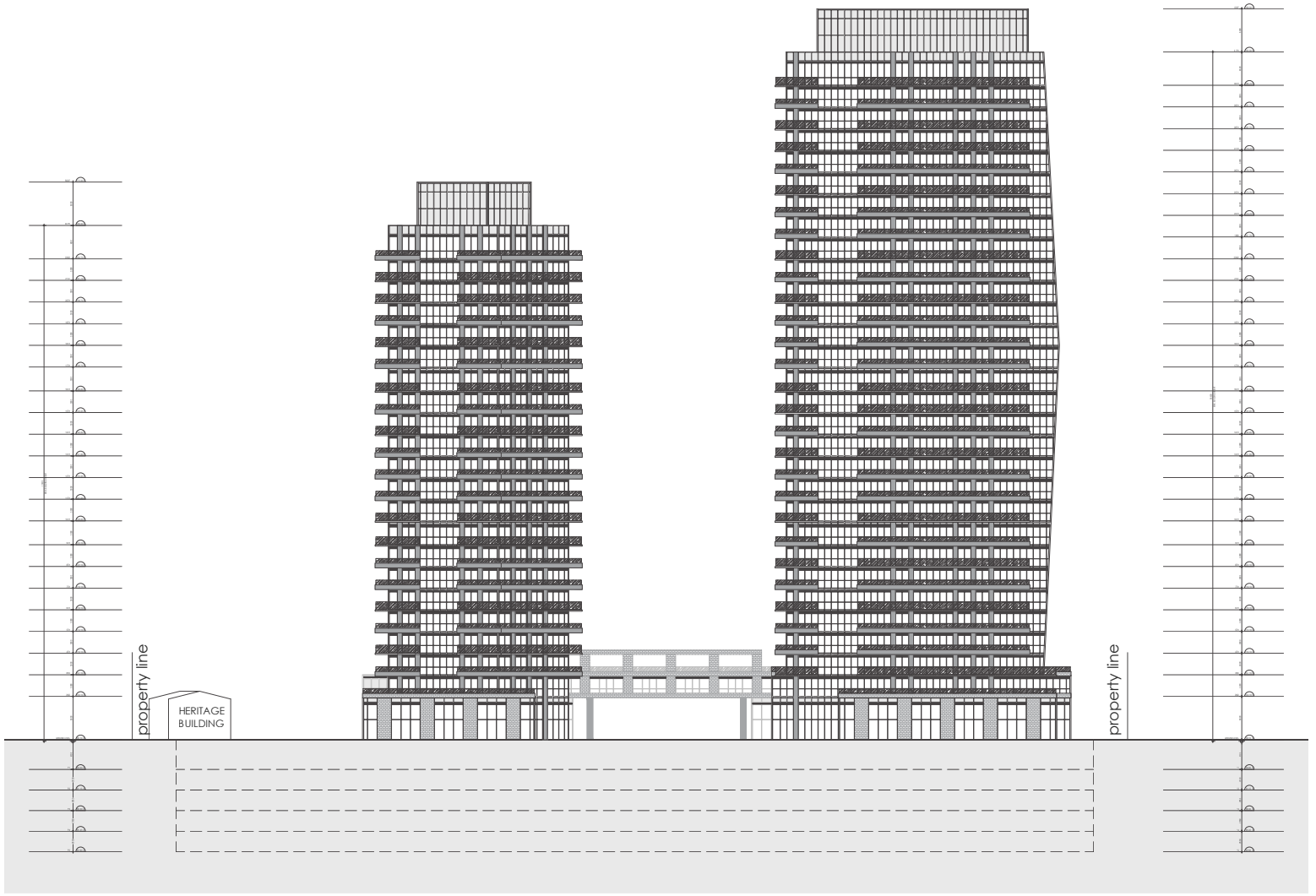
PHASE 2- LOT "B"

Burlington Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

SOUTH ELEVATION

Phase 2: South elevation



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Residential Developement

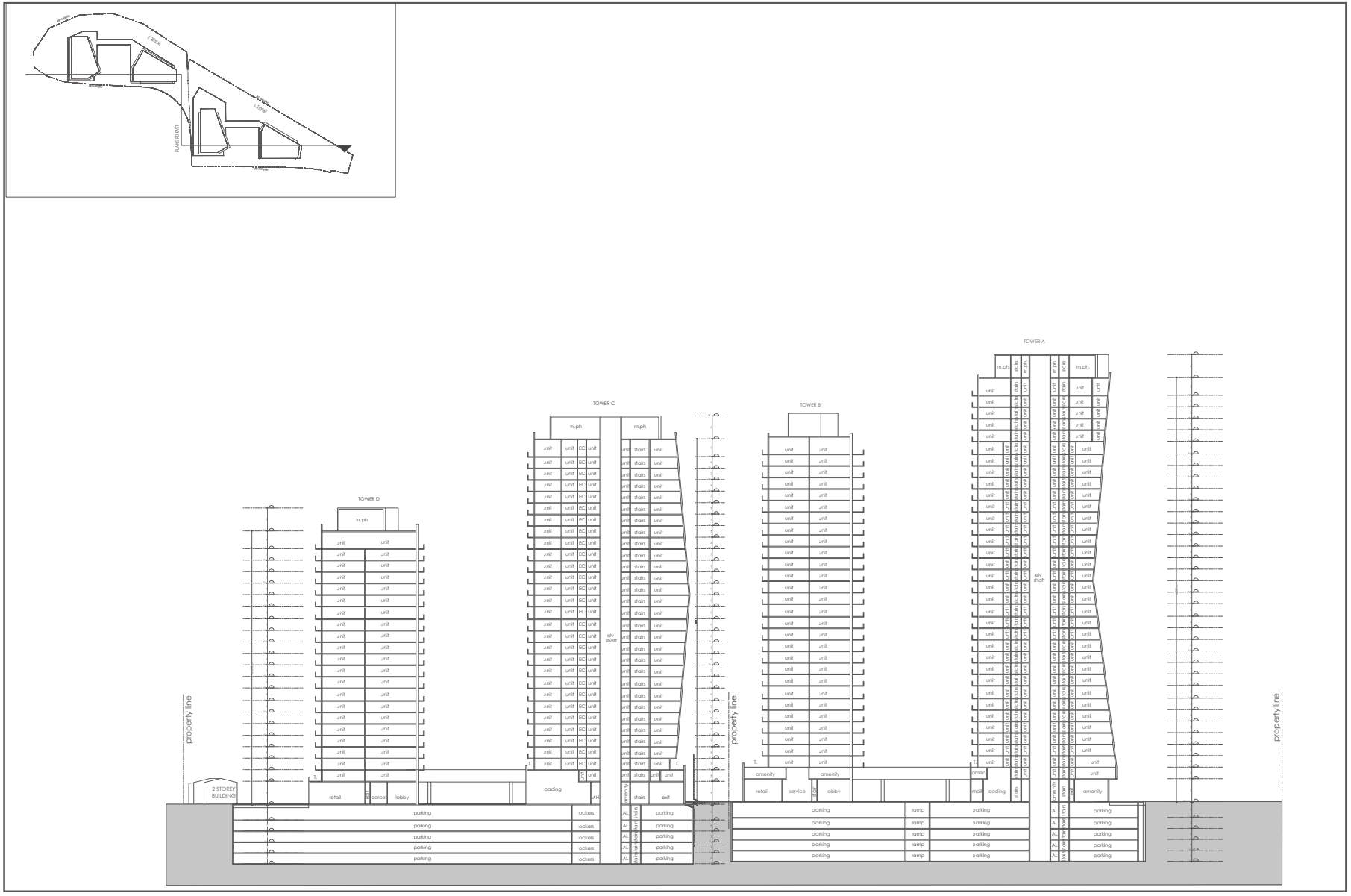
PLAINS RD
PHASE 2- LOT "B"

Burlington Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Safari/R. Alani
Drawn By:	S. Safari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

NORTH ELEVATION

Phase 2: North elevation



overall section



perspective view



Gladstone Library. Sympathetic contemporary design adjacent to a significant heritage resource: massing, height, facade composition, materials of contemporary additions respect and are distinct yet complementary to heritage resource. Toronto, ON.



Royal Conservatory of Music. Sympathetic contemporary design of link to a significant heritage resource. Toronto, ON.





National Ballet School. Sympathetic contemporary design adjacent to a significant heritage resource: massing, height, facade composition, materials of contemporary additions respect and are distinct yet complementary to heritage resource. Toronto, ON.

3.3 description of impact

General

The proposed master plan for the site will enable the conservation and incorporation of the original Queen Anne building within the development. The proposed new buildings are designed in a contemporary architectural language, with the massing and form driven by a podium and tower composition. This gives the opportunity for a reasonably good transition in scale, materiality and composition between the heritage resource to the contemporary language and composition of the new building. It is also an opportunity for the new development design to complement the character and pattern of the existing neighbourhood through durable and thoughtfully applied materials and through the rhythm and composition of the podium. The character and pattern of the neighbourhood and the property have changed significantly over the course of the 20th century, from a 19th century agricultural settlement character, to a busy employment area adjacent to a major highway. The proposed master plan will reinforce the street edge and pedestrian experience at Plains Road East and Fairview Street, providing an opportunity for the architecture of the original building to continue to be fully integrated as part of the streetscape.

Potential Impacts

Impact of Destruction

The proposed development includes the demolition of the one storey, concrete block mid 20th century addition and the two storey brick addition at the rear of the Queen Anne style building. 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. It is part of the evolution of the site and its use as a farmhouse in the late 19th century and early part of the 20th century which was owned by the Davis family. The original 1883 Queen Anne style portion of the building will be retained by removing it from its foundation, providing a new foundation. While the loss of the original foundation represents an irreversible change, it also presents the opportunity of adding physical stability and longevity of the Queen Anne style house that sits on it.

Impact of Proposed Alterations

The proposal does not include further alterations to the 1883 portion of the house at this time. The house will be rehabilitated and used as an office space. A mothballing, moving, protection and conservation plan are recommended to be completed for the project involving the house.

Shadow Impacts

A shadow impact study has been completed by RWDI which finds that minimal shadow impact will result. Shadows will be cast onto the Davis House due to the proposed new buildings starting at 5:00 pm on March 21st and June 21st. 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.

Isolation Impacts

There are no isolation impacts to the Queen Anne house as it is proposed to remain in the subject lands and placed in a prominent location of the site, which once belonged to the Davis family.
The realignment of Plains Road East completed as part of road improvements in the late 20th century previously altered the approach

to the house and lost the relationship of the front door facing the road. While the original orientation of the house is proposed to change, it provides the opportunity for the house to regain the original intent of the front elevation to be facing the road it fronts on.

Visual Impacts

Because the new construction of the proposed development is designed with a podium and tower, it minimizes the negative impacts to existing views. There are no impacts to views because there are no views identified as heritage attributes.

Change in Use Impacts

The Queen Anne building was adapted to accommodate a business use in the late 20th century and is proposed to be used as an office space. A new foundation will be provided as the building is being moved within the site. Further upgrades that may be necessary and are recommended to be addressed through the completion of a conservation plan and scoped heritage impact assessment once known.

Land Alterations Impact

There are no known cultural heritage features in the landscape and the lands have been developed and altered though site leveling for parking lots and construction of surrounding transportation infrastructure therefore there are no impacts to land alterations identified at this time.

3.4 alternatives & mitigation strategies

Documentation

The property at 1134 Plains Road East has been thoroughly documented in this Heritage Impact Assessment. As part of the recommended heritage conservation plan, an architectural set of drawings should be completed. It is recommended that these drawings and a set of updated photos be completed prior to the house being prepared for moving. It is recommended that a set of measured record drawings and photographs be completed for the two storey brick addition prior to its removal. It is also recommended that a set of record photographs be taken during demolition showing the brick wall and foundation construction.

Salvage and Store some Materials and Items

It is recommended that the brick and stone from the two storey addition be salvaged by historic salvage companies for use at other sites. Some brick and stone may be salvaged and stored in a weather protected location in skids and made available for review in preparation of the conservation plan. However, it was noted during the site visit that the brick from the addition is a lighter orange colour and more consistent in colour than the one used in the original portion of the house.

Construction Impacts

A moving company should be consulted to assess and propose a methodology for the safe moving of the house. A structural heritage engineer and heritage architect should be retained as part of the preparation of a protection plan for the move of the house and protection plan during construction of the new adjacent buildings and the conservation plan for the rehabilitation project. The proposal includes 5 levels of underground parking whose footprint extends underneath the existing house. Excavation and construction of the parking structure should take place in advance of the building being moved and set on its new foundation.

Educational Opportunities

Signage may be implemented as part of an educational component of the site's history on site. The specific text and details would be developed at a later phase. This could include an illustrative plaque with the history of the property and the area.

3.5 recommendations

Below is a summary of recommendations stemming from each section in this report:

- Provide documentation for the 1883 Queen Anne portion of the house and the two storey brick addition (measured architectural drawings and record photographs of the building interior and exterior) prior to the move.
- Obtain the necessary municipal approvals for the building move and re-setting on a new foundation.
- Refer to the attached letter from Laurie McCulloch Building Moving company. The recommendation in the letter is that the building is a good candidate for relocation and they have included a methodology for its safe relocation.
- Provide record photographs of the demolition of the rear two storey brick addition including brick wall, foundation and roof construction)
- Salvage and stockpile brick and stone from the two storey addition on weather protected skids.
- Provide a Heritage Protection Plan for the Davis Farmhouse including mothballing (secured, vented, etc), move protection (bracing,hoarding,etc) and methodology, protection (hoarding, fencing, etc) and monitoring during construction of new adjacent buildings and underground parking structure by a team comprised of heritage architect, heritage structural engineer in consultation with a house moving company.
- Complete a Heritage Conservation Plan for the Rehabilitation of the Davis Farmhouse and scoped heritage impact assessment including but not limited to structural conditions assessment and architectural drawings describing the proposal for the new use by heritage consultants according to and depending on the scope of work once defined.
- Signage may be installed outside of the house as part of an educational component of the site's history; this may include an illustrative plaque depicting themes related to the cultural heritage value of the property and the area.
- It is recommended that all the proposed drawings show the house on the plans and elevations.
- It is favourably noted that a separation distance has been provided between the proposed buildings and the relocated house. The distance is to be noted on the drawings for further assessment at the detailed design stage.

- It is recommended that the height of the podium show a deference to scale to the heritage resource and provide a transition in height from the heritage house to the towers.

- That the horizontal datum lines and levels of the heritage house have a visual continuity and connection to those of the podium facade composition (rhythm and proportion of bays).

- That the materials for the podium be comprised of a traditional palette of masonry, brick wood and metal in a contemporary composition so as to complement the heritage house.

references

Government of Ontario. 2006b. Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, Under the Ontario Heritage Act. Electronic Document: http://www.elaws.gov.on.ca/html/regs/english/elaws_regs_060009_e.htm

Government of Ontario. September 1, 2014. Heritage Ministry of Tourism, Culture and Sport, Standards and Guidelines for Conservation of Provincial Properties. Heritage Identification and Evaluation Process.

Government of Ontario. 2006. Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005.

Halton Heritage, William Halton and Halton County" by John McDonald

https://heritageburlington.ca/heritage_property/the-union-burying-grounds/

https://www.burlington.ca/en/your-city/heritage.asp

https://www.burlington.ca/en/your-city/land-acknowledgement.asp

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http://mncfn.ca/treaty8/

The Garden of Canada 1902 ,http://www.oakvillehistory.org/uploads/2/8/5/1/28516379/gardenofcanadabu00crai_bw.pdf

http://images.burlington.halinet.on.ca/2825573/data

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Ontario

Ontario Heritage Act

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 25, 2006 to the e-Laws currency date.

No amendments.

This is the English version of a bilingual regulation.

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06. s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
   - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
   - ii. displays a high degree of craftsmanship or artistic merit, or
   - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
   - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
   - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
   - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
   - i. is important in defining, maintaining or supporting the character of an area,
   - ii. is physically, functionally, visually or historically linked to its surroundings, or
   - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Transition

https://www.ontario.ca/laws/regulation/060009 1/2

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.

Ontario Heritage Act Regulation 9/06
https://www.ontario.ca/laws/regulation/060009

- Ontario Heritage Toolkit, Heritage Property Evaluation, pg. 26
- US National Park Service Info Bulletin: VIII. How to Evaluate the Integrity of a Property.

4.4 Determining the Level of Significance

The research analysis from assessing the historic context, the value to the community/province, and the integrity and physical condition will be summarized to provide a rationale, that clearly articulates whether the property qualified as a:

- provincial heritage property, because it met one or more of the criteria of 9/06; or
- provincial heritage property of provincial significance, because it met one or more of the criteria of 10/06.

The documentation of the evidence will be included in the CHER. For further information refer to Part 2: 5.2 Documentation.

4.5 Who will be Involved

The judgment on what information is sufficient to meet the criteria when evaluating a property will be based on the advice of one or more qualified persons, or as a team when appropriate, with appropriate community input. Refer to Part 3 – Section 3.0 Qualified Person.

4.6 Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06 (O. Reg. 9/06):

- determines local or regional significance

The following provides guidance on how to apply the criteria.

4.6.1 Explanation O. Reg. 9/06

Criterion 1 The property has design value or physical value because it:

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method

To satisfy this criterion the property must meet the following:

1. it should illustrate or exemplify:
   - a style (shared characteristics that make up a recognizable look or appearance of a building or constructed landscape - typical of a particular group, time or place);
   - a type (a particular kind or group usually with a common function, activity or use, e.g. schools, hospitals, courthouses, parks, etc. and may include sub-types);

Note: Criteria 1.i to 1.iii address the material elements or features of a property, including their arrangement, composition or configuration, and any substantial components (i.e. aspects that can be seen or touched).

- an expression (to display, show, embody or be the physical symbol of a way of life, belief, tradition, etc.);
- a material;
- construction method; and

2. the property should also be:
   - rare (because there were few in number originally, or there are few in number today due to subsequent loss);
   - unique (the only one of its kind or a prototype);
   - representative (serving as a portrayal or symbol); and/or
   - early example (in the context of time and place).

TIP: A property may not meet criterion 2.i, if its association is either incidental (minor, secondary) or cannot be substantiated. Oral evidence of a link between a property and an event needs to be backed up by documentary evidence.

ii. displays a high degree of craftsmanship or artistic merit

The property satisfies this criterion if it currently demonstrates or presents craftsmanship or artistic merit in a greater than normal quality or at an intensity well above an industry standard.

Criterion 1.ii considers the quality of execution in the assembly of materials, construction methods, spatial arrangements, etc.

Craftsmanship: the quality of execution or technical skill on a product.
Artistic merit: quality of a product relating to the creative process and its value as a work of art; showing imaginative skill in arrangement or execution. In some cases, artistic merit may be recognized today but in other cases it may only be recognized at the time of its creation.

iii. demonstrates a high degree of technical or scientific achievement.

The property satisfies this criterion if it currently displays or presents technical or scientific achievement in a greater than normal quality or at an intensity well above an industry standard.

Criterion 1.iii considers the characteristics and evolution of construction techniques and the use of materials within the local historic context. A property may represent a technical or scientific innovation or a change in techniques or materials as it relates to:

- technical expertise in its construction methods;
- scientific achievement in the use or adaptation of materials, forms, spatial arrangements; and/or
- breakthroughs in design or construction techniques.

2. The property has historical value or associative value because it

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

Note: Criteria 2.i to 2.iii address aspects of the property that are often intangible and require research and interpretation.

To satisfy this criterion the property must meet two tests:

1. the association is direct - whether the property exemplifies or has strong evidence of its connection to a theme, event, belief, person,

3. The property has contextual value because it

i. is important in defining, maintaining or supporting the character of an area

To meet this criterion the property needs to be in an area that has a unique or definable character and it is desirable to maintain that character. The character of a place need not be attractive for it to be meaningful. For example, places with an industrial character can be of cultural heritage value.

Note: for Criteria 3.i to 3.iii to determine if the property has contextual value, it is necessary to look at it in a broader setting, understand its relationship to the setting and its meaning to a community.

The research needs to consider how much or to what degree, the property contributes to determining, establishing, or affirming the character. For example, the research should consider what would happen to the character of the area if the property was considerably altered or lost.

Character: the combination of physical elements that together provide a place with a distinctive sense of identity. It may include geomorphology, natural features, pattern of roads, open spaces, buildings and structures, but it may also include the activities or beliefs that support the perceptions associated with the character.
Area: refers to a street, neighbourhood, park, landscape, community, district, region, etc.

ii. is physically, functionally, visually or historically linked to its surroundings

To satisfy this criterion, a property needs to have a relationship to its broader context that is important to understand the meaning of the property and or its context. The relationship may be:

Link: a connection or relationship.
Surroundings: all objects, conditions, etc., that are around, that may affect a property.
TIP: A property may have multiple connections under this criterion. For example, a historic mill may be physically, functionally, historically and visually connected to a dam, pond, tail race or sluice and town site that may be located beyond the boundaries of the mill property.

Physical – i.e., when there is a material connection between the property and its surroundings; or

Functional – i.e., necessary to fulfill a particular purpose; or

Visual – i.e., when there is a visual connection between it and at least one feature in the context. It is not visually linked merely because adjacent properties can be seen from it; or

Historical – i.e., when there is a connection to the historic context.

iii. is a landmark.

This criterion considers whether the property is or includes a landmark that is meaningful to a community.

The key physical characteristic of a landmark is its prominence within its context, e.g. a well-known marker in the community. Landmarks are usually memorable and easily discernible. They often serve as orientation guides and/or local/regional tourist attractions.

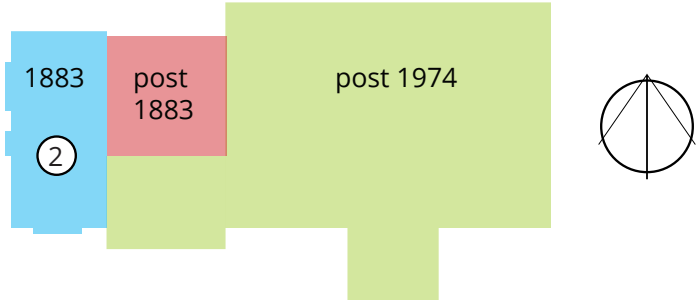
Landmark: a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.










1883
post 1883
post 1974
2















1134 Plains Road East

Front Elevation

Legend:

1. Rusticated cut-stone foundation
2. Asymetric footprint, form and plan
3. Hip Roof
4. 2 brick chimneys and dichromatic detailed brickwork

   Asymetric facade composition for all elevations and original location of windows, doors, chimneys, chimney breast and all other architectural elements

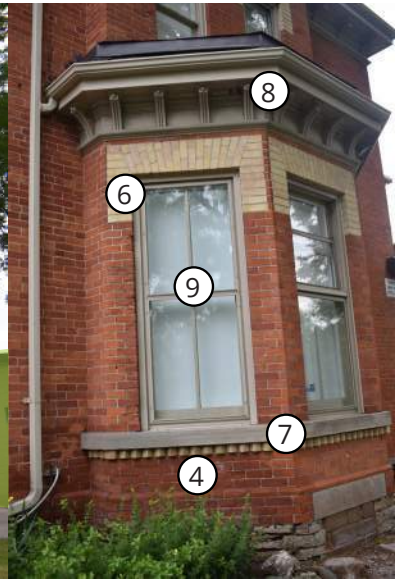
Three storey projected bay to the east of the front door on the front elevation containing:

5. - a bay window at the ground floor
6. - two flat arch windows on the second floor
7. - stilted gabled dormer with paired punched rectangular windows
8. Front door with stained glass transom
9. Second floor window centered on front door
10. Third level stilted gabled dormer centered on front door and window below









1134 Plains Road East

South Elevation

Legend:

1. Central gabled dormer with central rectangular window

General attributes:

2. Punched windows
3. Exterior red/orange brick: 3 3/8”x 8 1/4”
4. Yellow saw tooth brickwork
5. 2 brick chimneys and dichromatic detailed brickwork
6. Windows with brick flat arches and dressed
7. stone lug sills
8. Painted wood paired decorative brackets at soffits on second floor and bay window

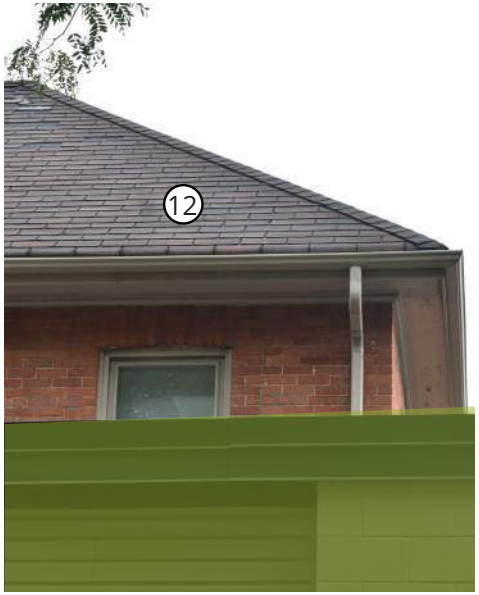
Two storey brick addition:

9. - segmental brick arch windows
10. - one over one windows
11. - orange molded brick construction
12. - hip roof
13. - form, massing and location connected at an L- with main house
14. - field stone foundation

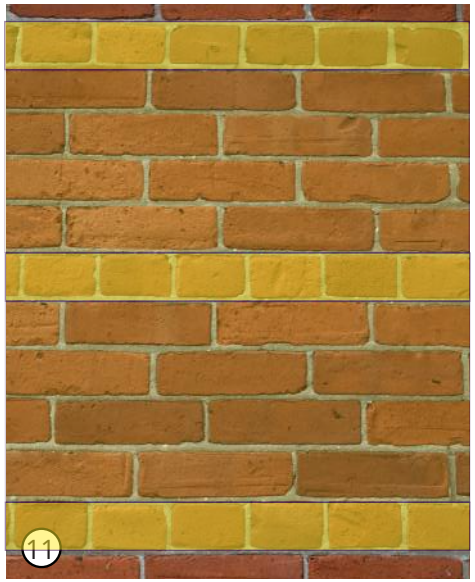
1134 Plains Road East

South Elevation













1134 Plains Road East

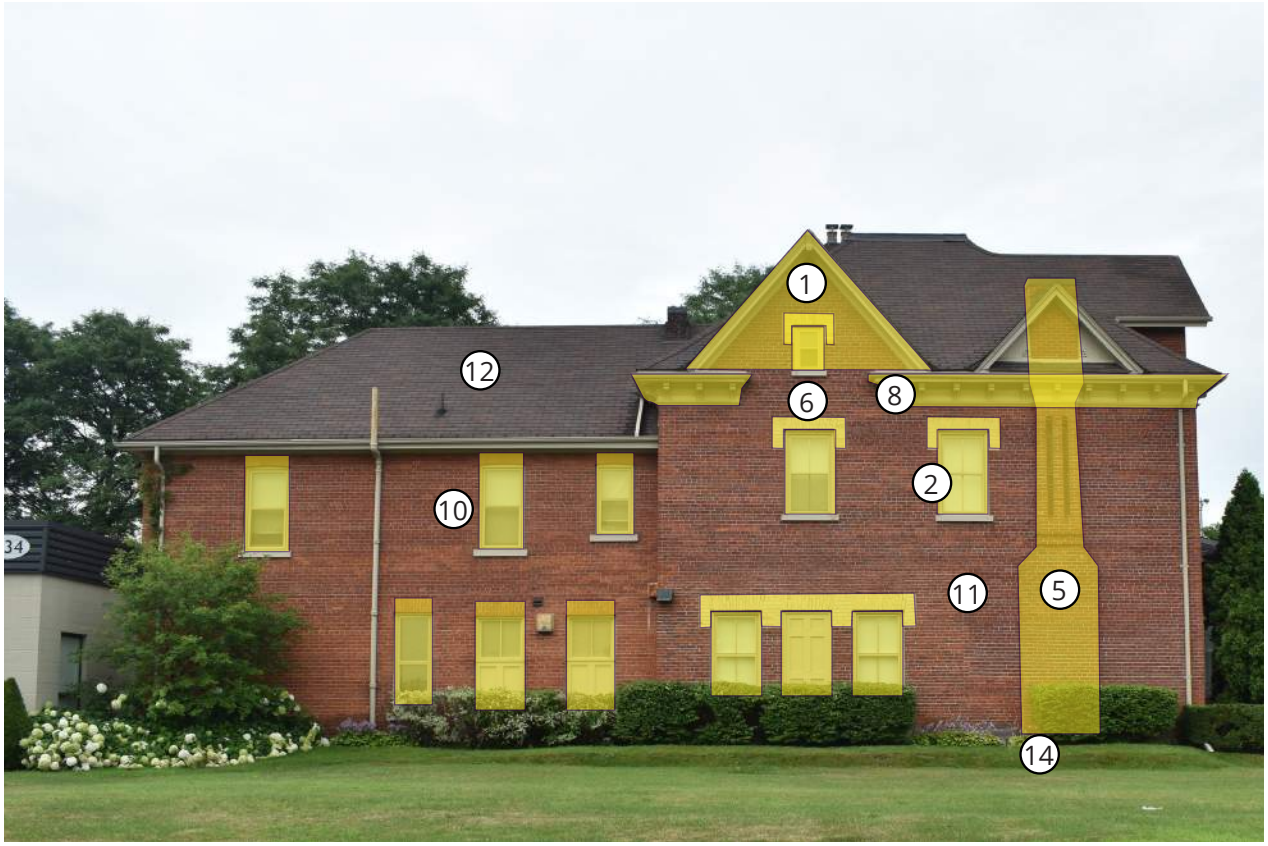
North Elevation

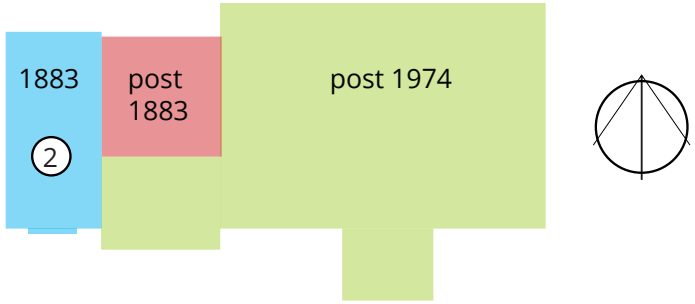












1134 Plains Road East

North Elevation

Legend:

(1) Central gabled dormer with central rectangular window

General attributes:

(2) Punched windows

(3) Exterior red/orange brick: 3 3/8”x 8 1/4”

(4) Yellow saw tooth brickwork

(5) 2 brick chimneys and dichromatic detailed brickwork

(6) Windows with brick flat arches and dressed stone lug sills

(7) Painted wood paired decorative brackets at soffits on second floor and bay window

Two storey brick addition:

(9) - segmental brick arch windows

(10) - one over one windows

(11) - orange molded brick construction

(12) - hip roof

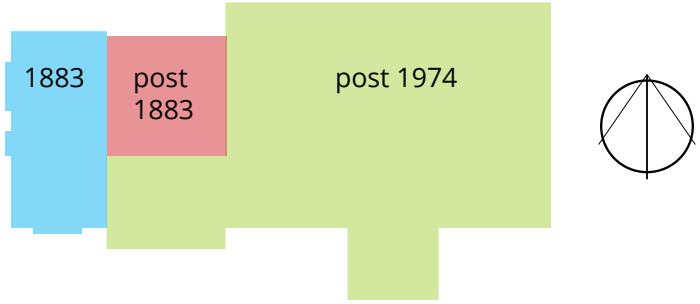
(13) - form, massing and location connected at an L- with main house

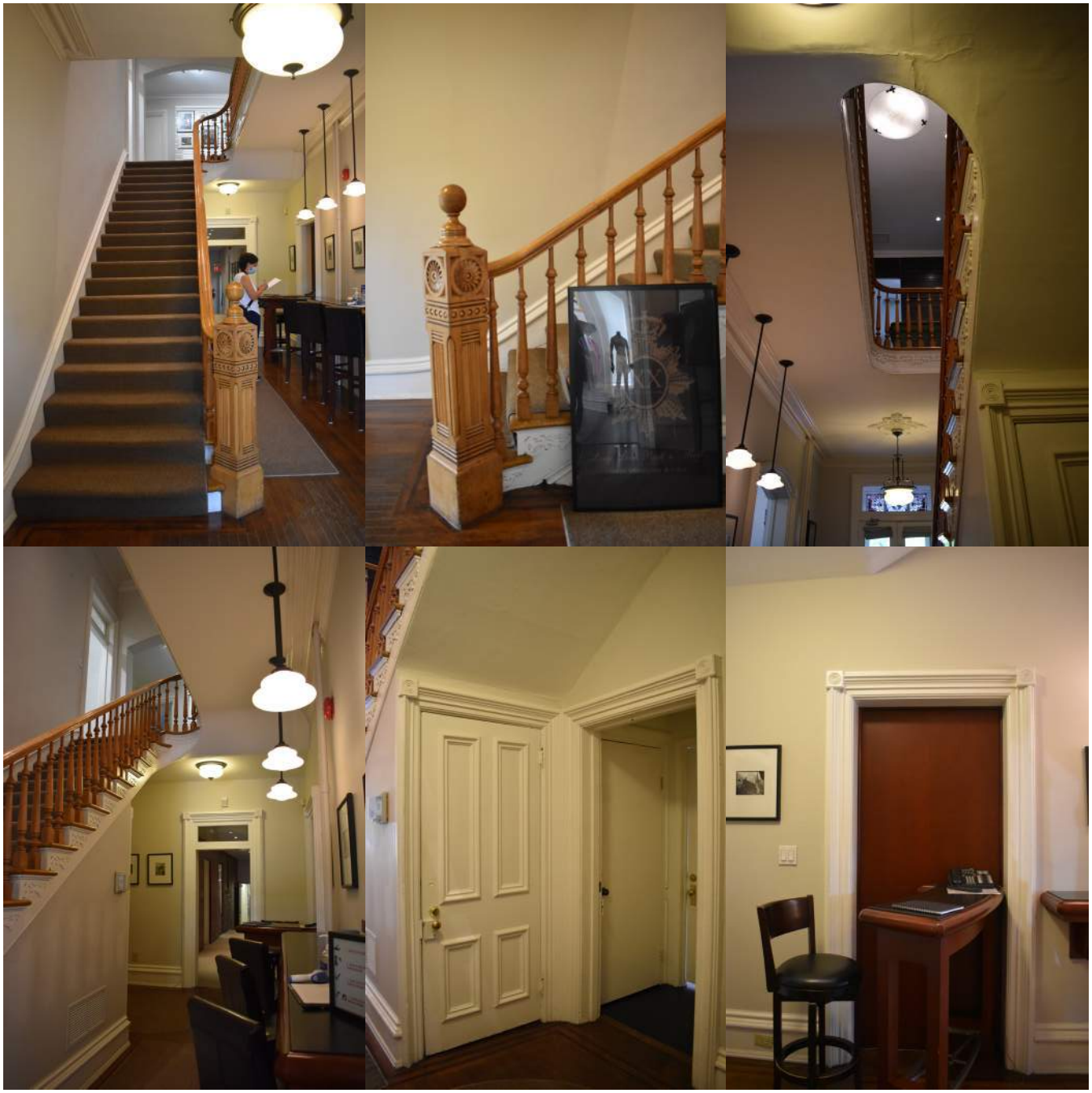
(14) - field stone foundation



1134 Plains Road East

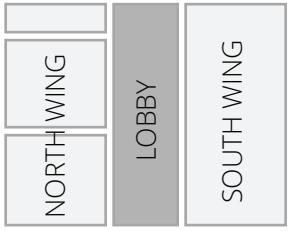
East Elevation

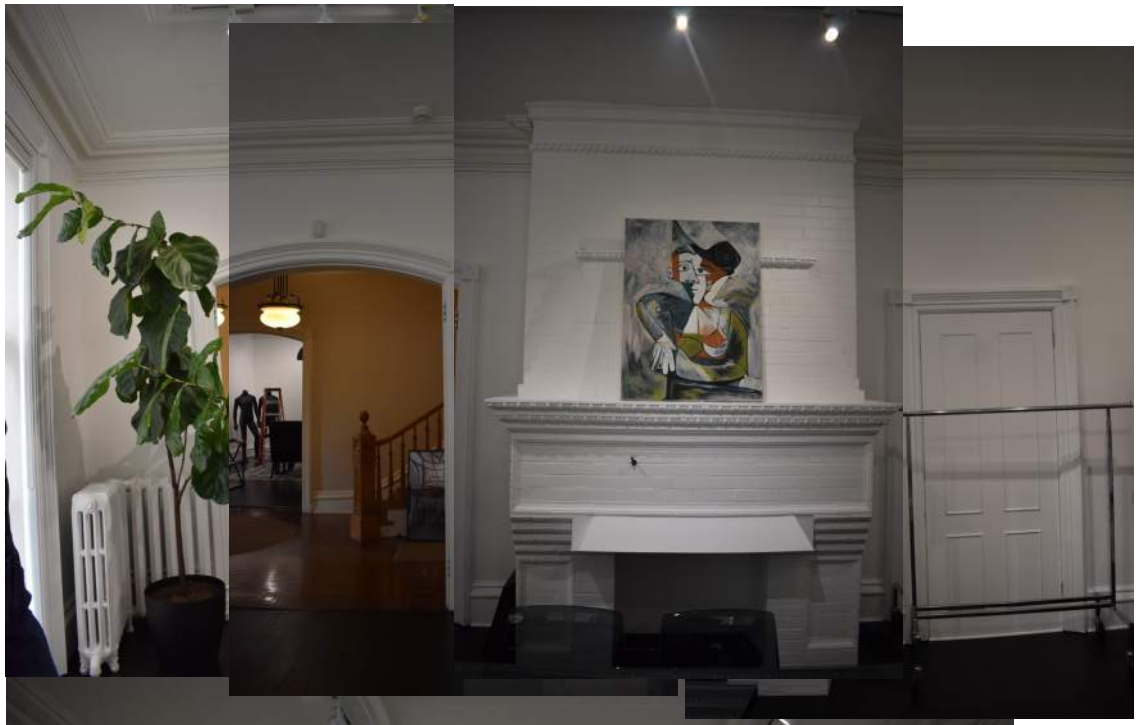




1134 Plains Road East
Interior
1st Floor

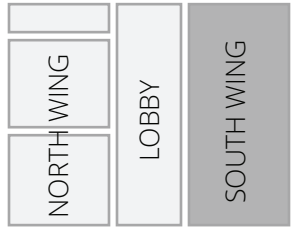
LOBBY





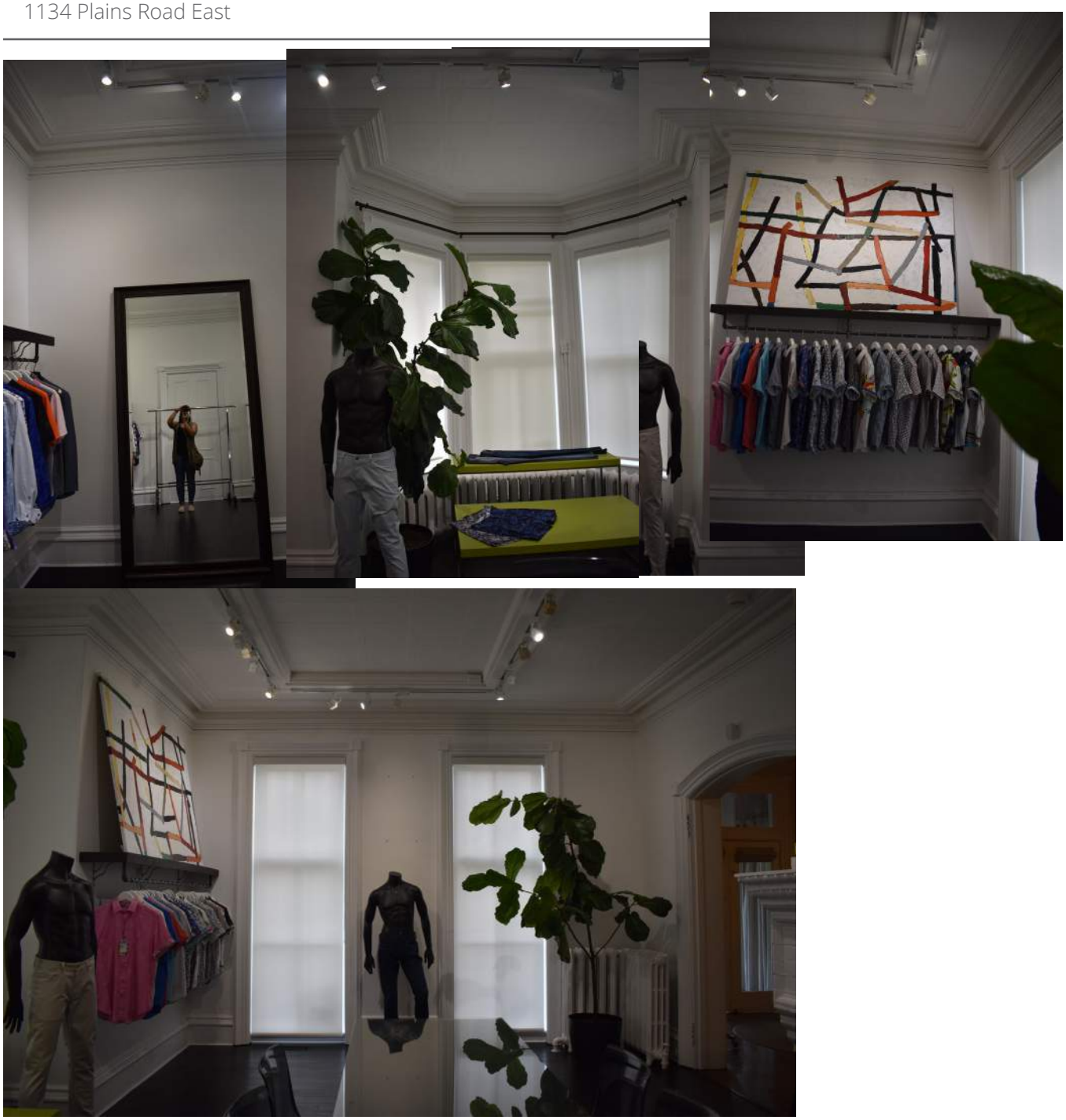
1134 Plains Road
Interior
1st Floor

SOUTH WING



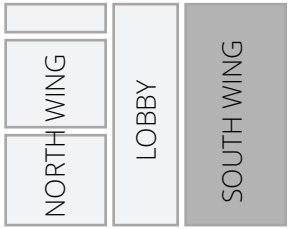


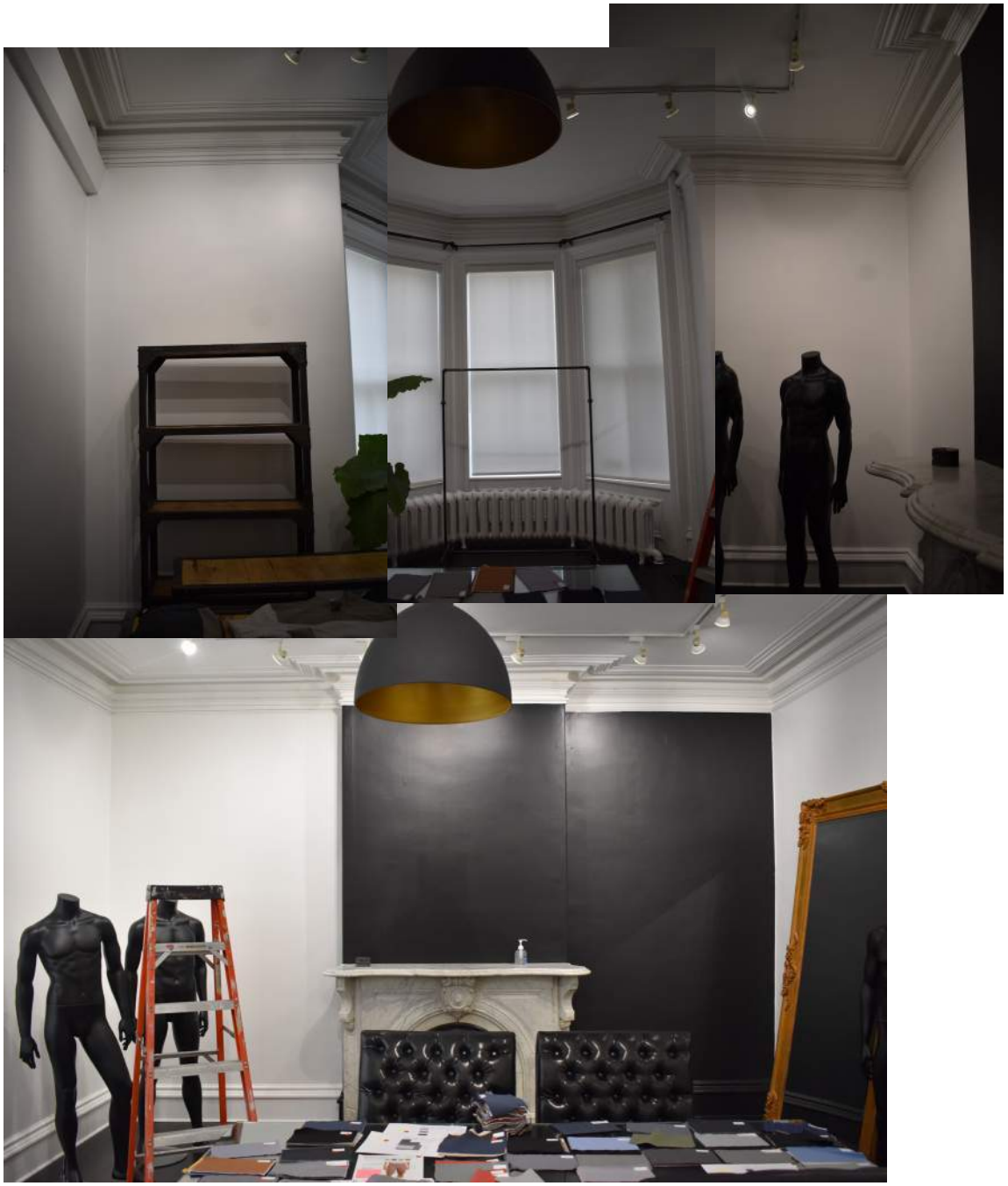




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Interior
1st Floor

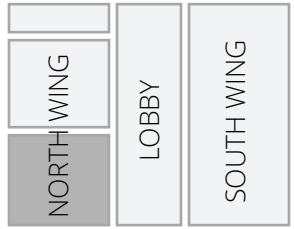
SOUTH WING





1134 Plains Road
Interior
1st Floor

NORTH WING

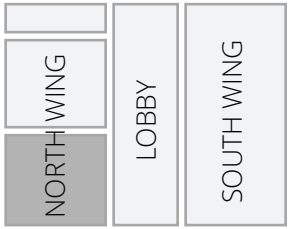






1134 Plains Road
Interior
1st Floor

NORTH WING

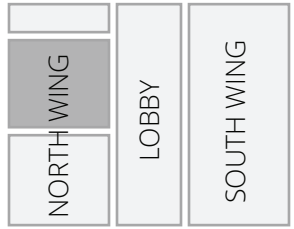




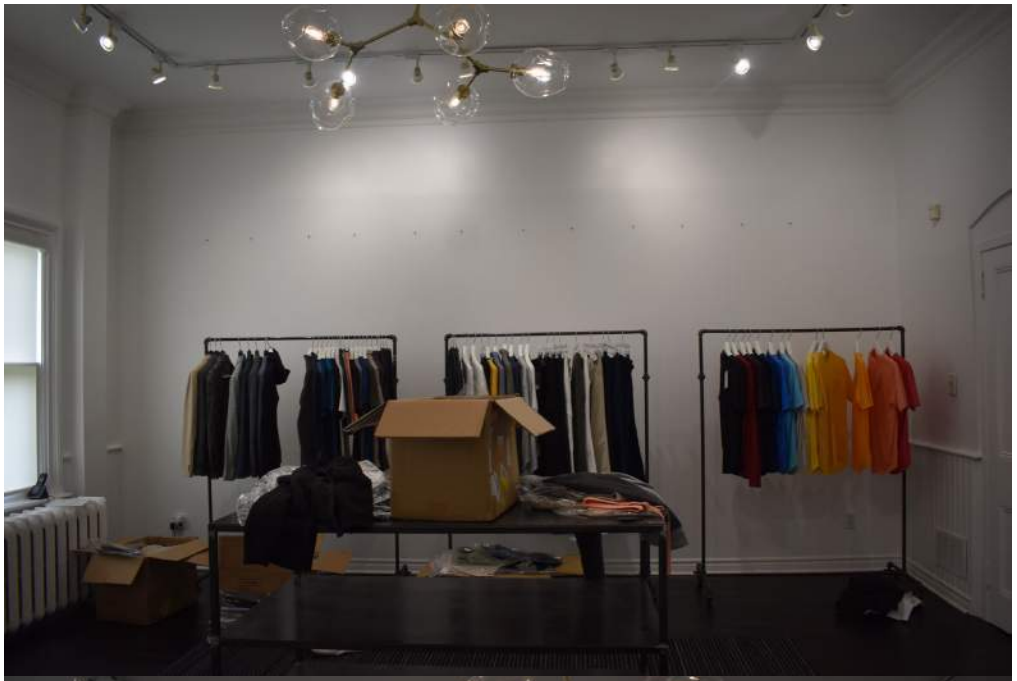


1134 Plains Road
Interior
1st Floor

NORTH WING



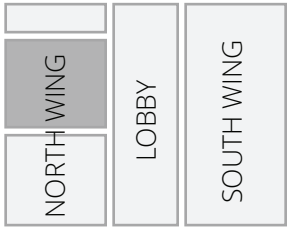






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Interior
1st Floor

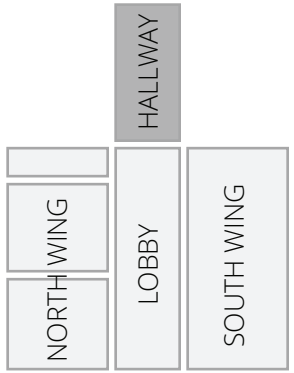
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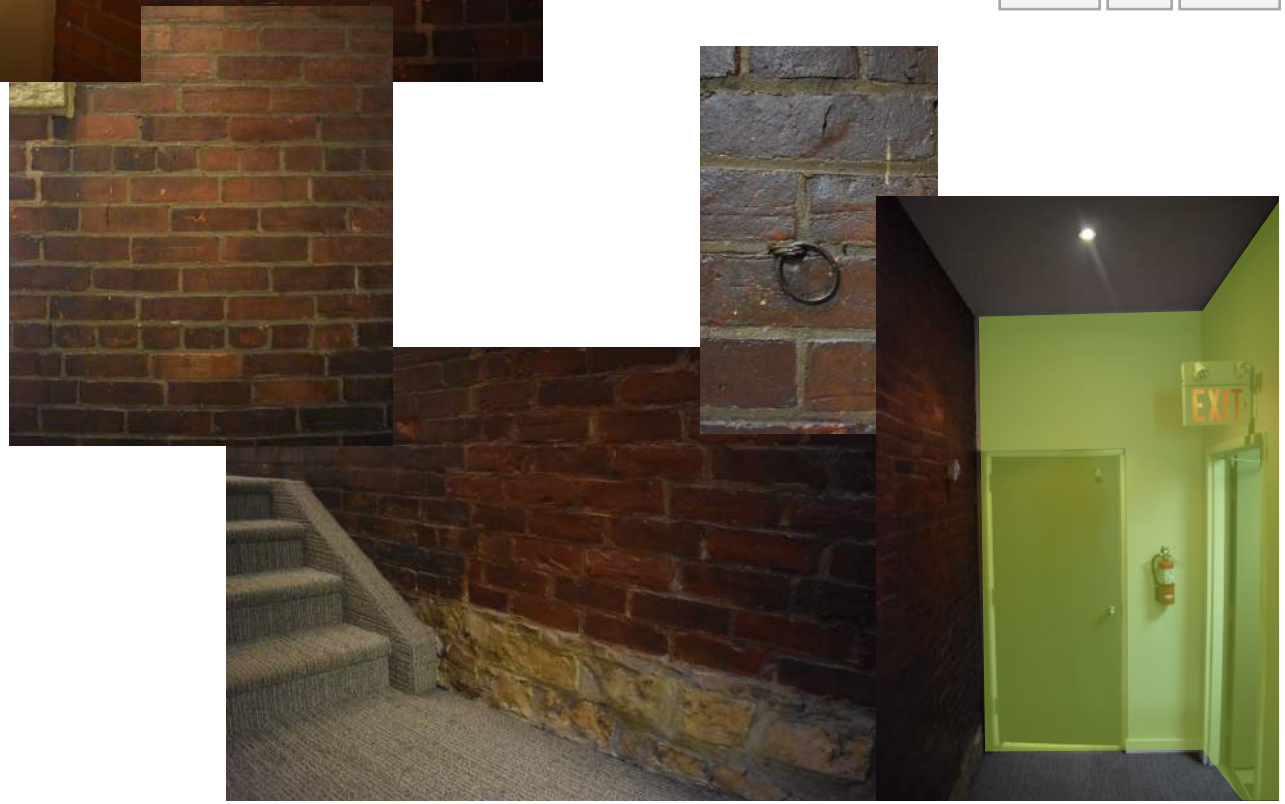




1134 Plains Road
Interior
1st Floor

BACK HALLWAY







Proposed Residential Development

PLAINS RD

Burlington Ontario

MOLINARO GROUP

GRAZIANI + CORAZZA ARCHITECTS

1320 Shawson Drive, Suite 100 Mississauga, ON L4W 1C3
T. 905.795.2601 F. 905.795.2844 www.gc-architects.com

Client
Molinaro Group
472 Brock Ave, Suite 103
Burlington, ON
ON L7S 1N1
T. 905.634.1128
F. 289.816.1440
Vince Molinaro

Planner
Fothergill Plannning & Developement Inc.
62 Daffodil Cres.
Ancaster, Ontario
ON L9K 1E1
T. 905.512.6523
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Ed Fothergill

Landscape Architect
Seferian Design Group
761 Brant Street, Suite 202
Burlington, Ontario
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T. 905.634.3110
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Haig Seferian

Servicing Engineer
S.Llewellyn & Associates Limited
3228 South Service Road, Suite 105
Burlington, ON
ON L7N 3H8
T. 905.631.6978
F. 905.631.8927
Scott Llewellyn

Job # 1572.17 - PHASE 1+2				
Date: May 05, 2021				
Project Statistics				
	Permitted / Required	PHASE 1	PHASE 2	OVERAL 1+2
01. Site Area		8019 m2 86310 ft2	7566 m2 81441 ft2	15585 m2 167751 ft2
02. G.C.Ar(m2)				
Residential		41,834	34,559	76393
Retail		791	207	998
Total		42,624	34,766	77390
03. F.S.I				
		5.32	4.60	
04. Setbacks (m) *				
Above Grade				
East		7	0.6	
South		3	32	
West - GEW		17	16	
North		45	8.65	
Below Grade				
East		0	0	
South		0	0	
West - MTO Setback		14	14	
North		15.9	6	
05. Unit Count **				
1 Bedroom		347	219	566
2 Bedroom		213	187	400
3 Bedroom		27	56	83
Total		587	462	1049
06. Barrier Free Unit Count **				
1 Bedroom	15%	53	33	86
2 Bedroom	15%	32	29	61
3 Bedroom	15%	5	9	14
Total				
Total Barrier Free units included in Total unit count above		90	71	161
07. Parking Provided				
Residential	(1.0 per unit)	549	459	1008
Visitor/Retail	(0.2 per unit)	118	93	211
Total		667	552	1219
08. Bike Parking				
Residential		TBA	TBA	TBA
Visitor				
Total				
09. Loc.Dent				
		TBA		
10. Building Height				
		30-35 STY	22-30 STY	
11. Amenity Space(m2)				
Indoor		2577	2039	4616
Outdoor		2879	2071	4949
Terrace/Balconies		8820	6426	15246
Total	20m2/ unit	14275	10536	24811

GFA definition

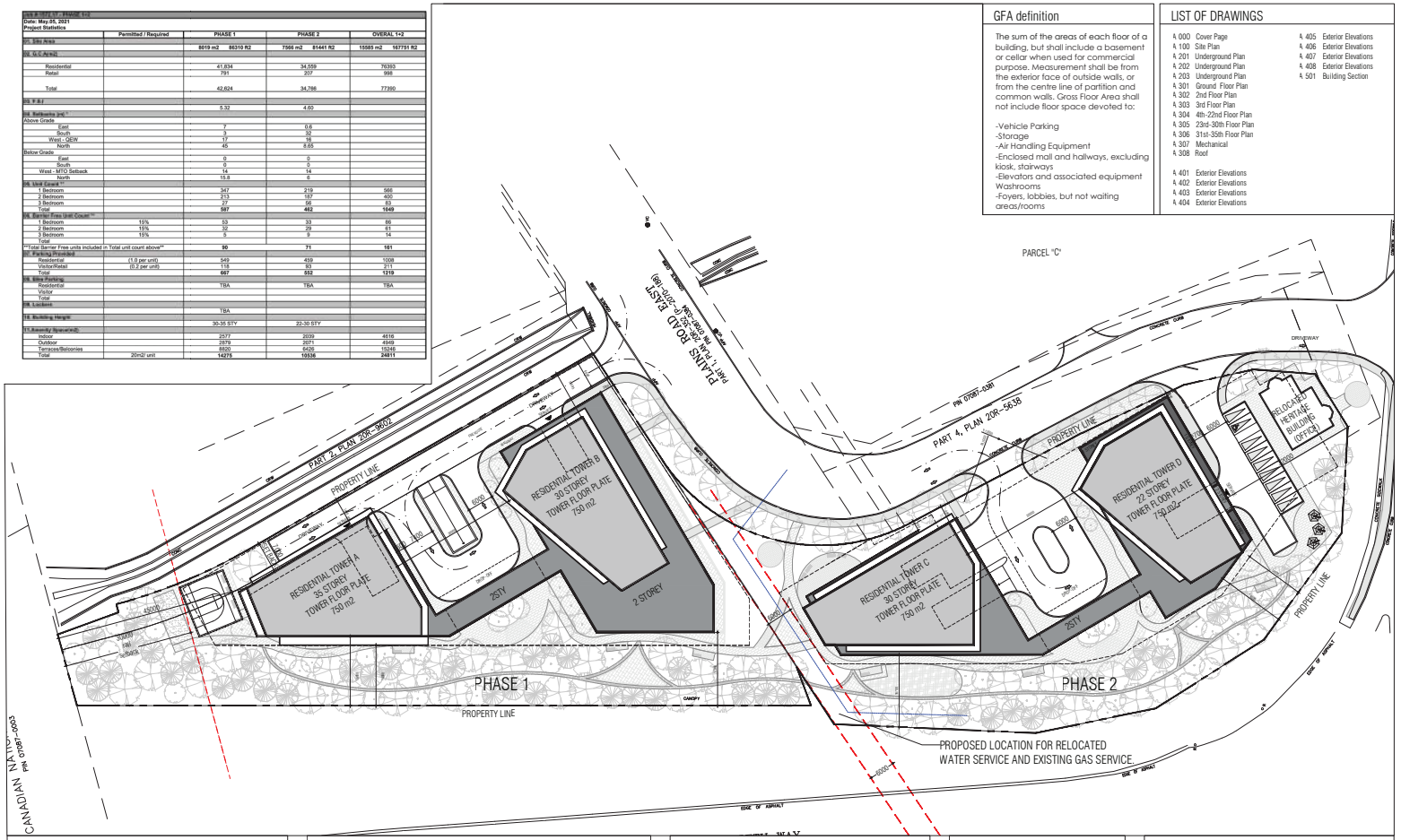
The sum of the areas of each floor of a building, but shall include a basement or cellar when used for commercial purpose. Measurement shall be from the exterior face of outside walls, or from the centre line of partition and common walls. Gross Floor Area shall not include floor space devoted to:

-Vehicle Parking
-Storage
-Air Handling Equipment
-Enclosed mall and hallways, excluding kiosk, stairways
-Elevators and associated equipment
Washrooms
-Foyers, lobbies, but not waiting areas/rooms

LIST OF DRAWINGS

A 000 Cover Page
A 100 Site Plan
A 201 Underground Plan
A 202 Underground Plan
A 203 Underground Plan
A 301 Ground Floor Plan
A 302 2nd Floor Plan
A 303 3rd Floor Plan
A 304 4th-22nd Floor Plan
A 305 23rd-30th Floor Plan
A 306 31st-35th Floor Plan
A 307 Mechanical
A 308 Roof

A 401 Exterior Elevations
A 402 Exterior Elevations
A 403 Exterior Elevations
A 404 Exterior Elevations
A 405 Exterior Elevations
A 406 Exterior Elevations
A 407 Exterior Elevations
A 408 Exterior Elevations
A 501 Building Section



GENERAL NOTES

1. For landscaping, refer to landscape drawings.
2. For proposed grading, refer to landscape drawings and approved grading plan.
3. All perimeter existing information indicated taken from survey.
4. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended)
5. All driveway with access onto City owned roadway conform to City of Burlington standards.

NOTES

1.Fire access route to existing buildings will be maintained during construction.
2.Accessibility for all pathway to Go Station, Wal-Mart during construction will be maintained.
3.The fire access route will be designed to support a load of not less than 11,363 kg per axle and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m.
4.Fire Department access route will be constructed of hard surface material such as asphalt, concrete or lockstone.

KEY PLAN



VAN ACCESSIBLE SIGNAGE DETAIL



SURVEY INFORMATION

PLAN OF SURVEY OF
PART OF LOT 14,REGISTERED PLAN 99
PART OF HAMILTON & NELSON ROAD SHOWN
REGISTERED PLAN 99
IN THE CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

A.T. McLaren LIMITED
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO
L8N 2B9
telephone (905) 527-8559

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Phone: 905.795.3501 Fax:905.795.3944 www.gc-architects.com

Residential Development

PLAINS RD
MASTER PLAN

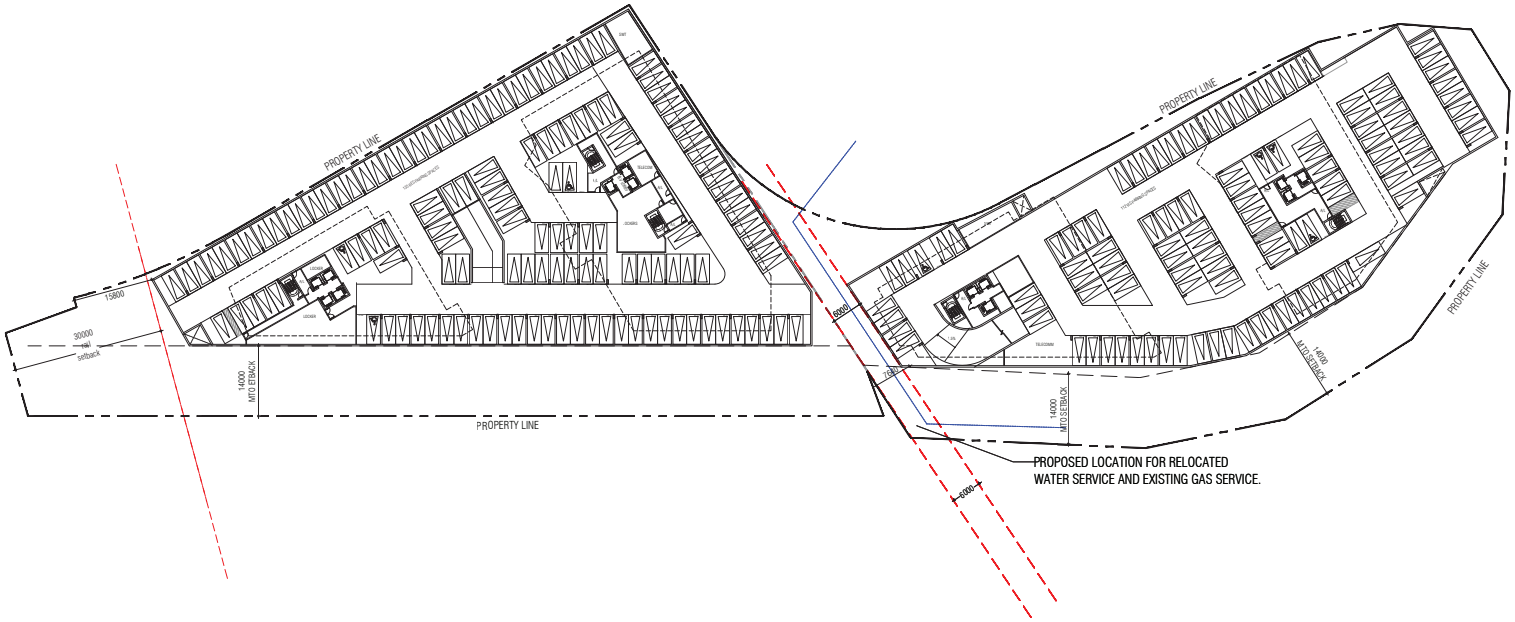
Burlington Ontario

Project Architect:	B. Grazioni
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

SITE PLAN

1:450 A101

TITLEBLOCK SIZE: 610 x 900



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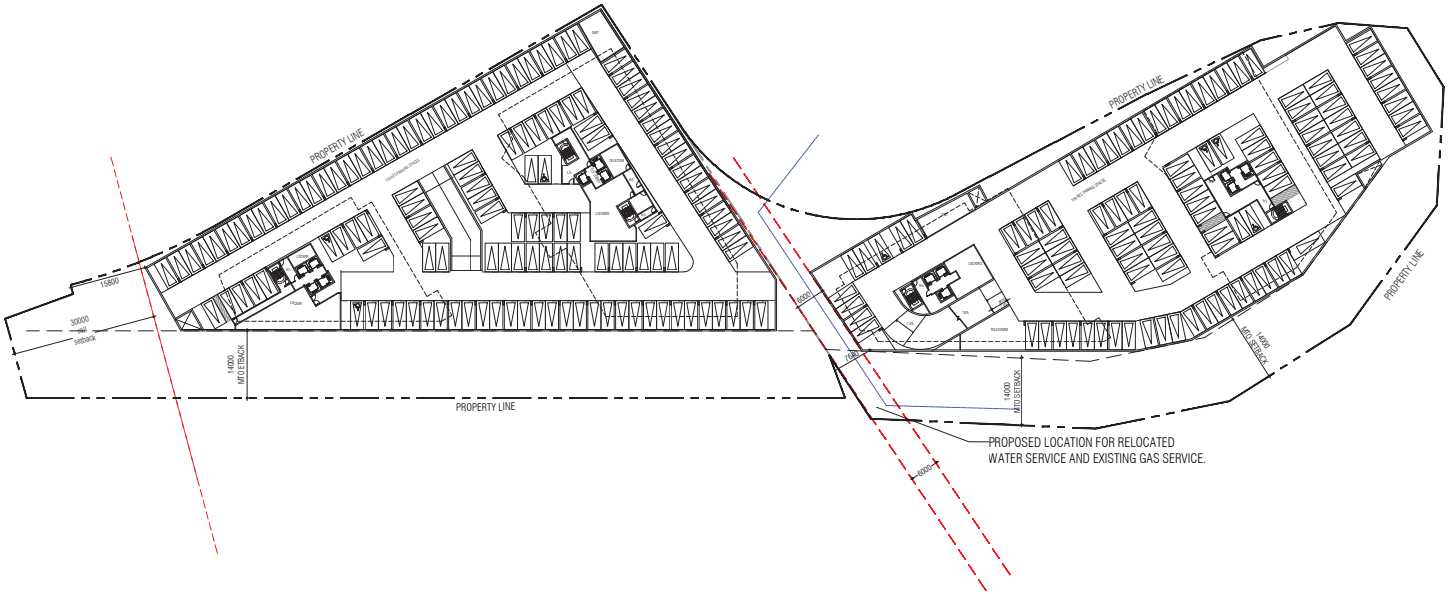
Burlington

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

P5

1:450

A201



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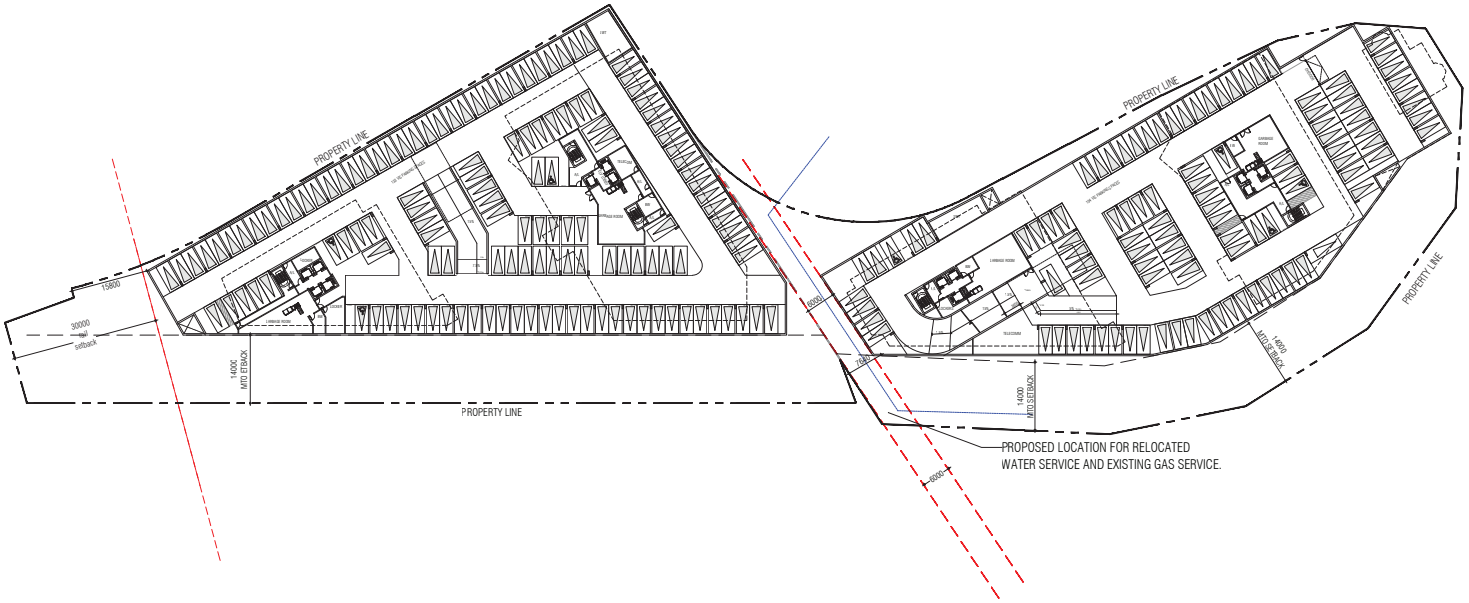
Project Architect:	B. Graziani
Assistant Designer:	S. Safari/R. Aloni
Drawn By:	S. Safari/R. Aloni
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

P2-P4

1:450

A202

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Burlington Ontario

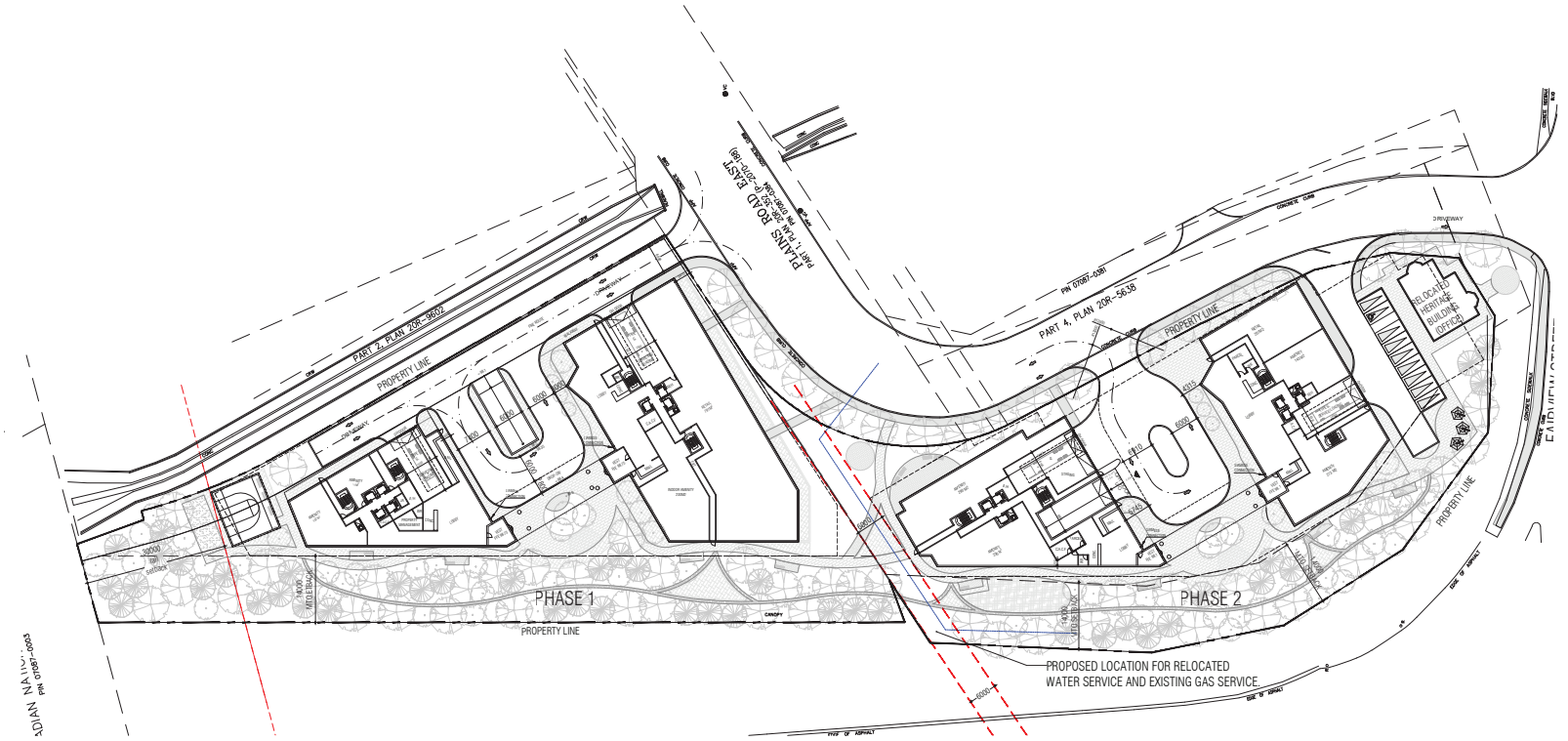
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Aloni
Drawn By:	S. Salari/R. Aloni
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

P1

1:450

A203

TITLEBLOCK SIZE: 610 x 900



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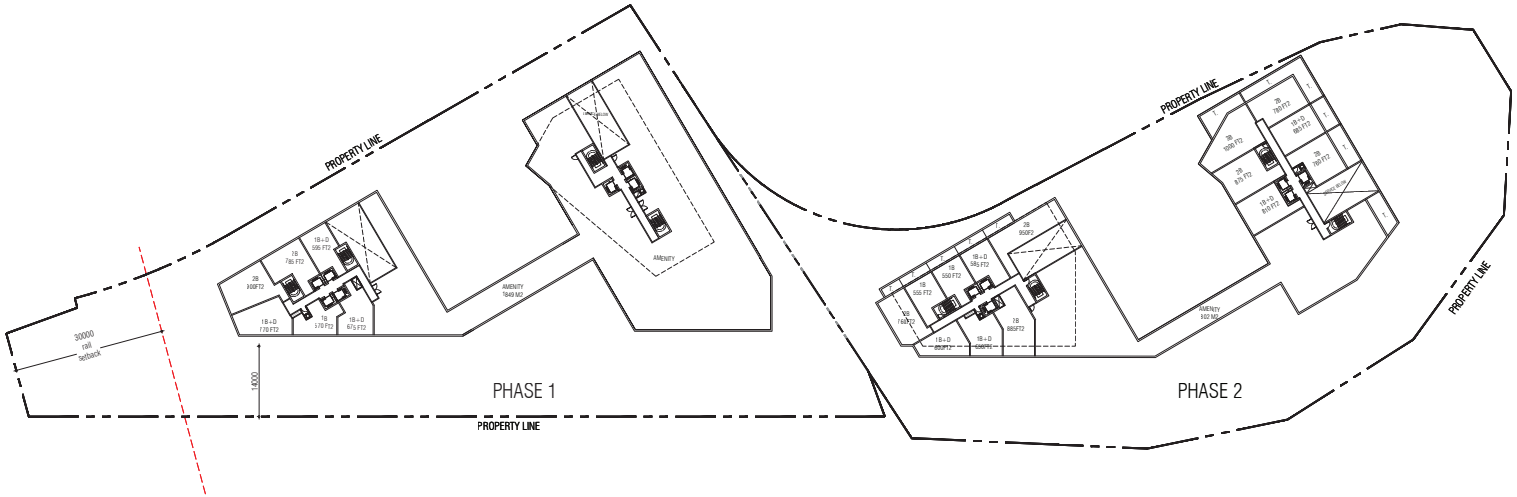
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biese
Plot Date:	May. 7, 2021
Job #	1572.17

GROUND FLOOR

1:450

A301

TITLEBLOCK SIZE: 510 x 900



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4684

Residential Developement

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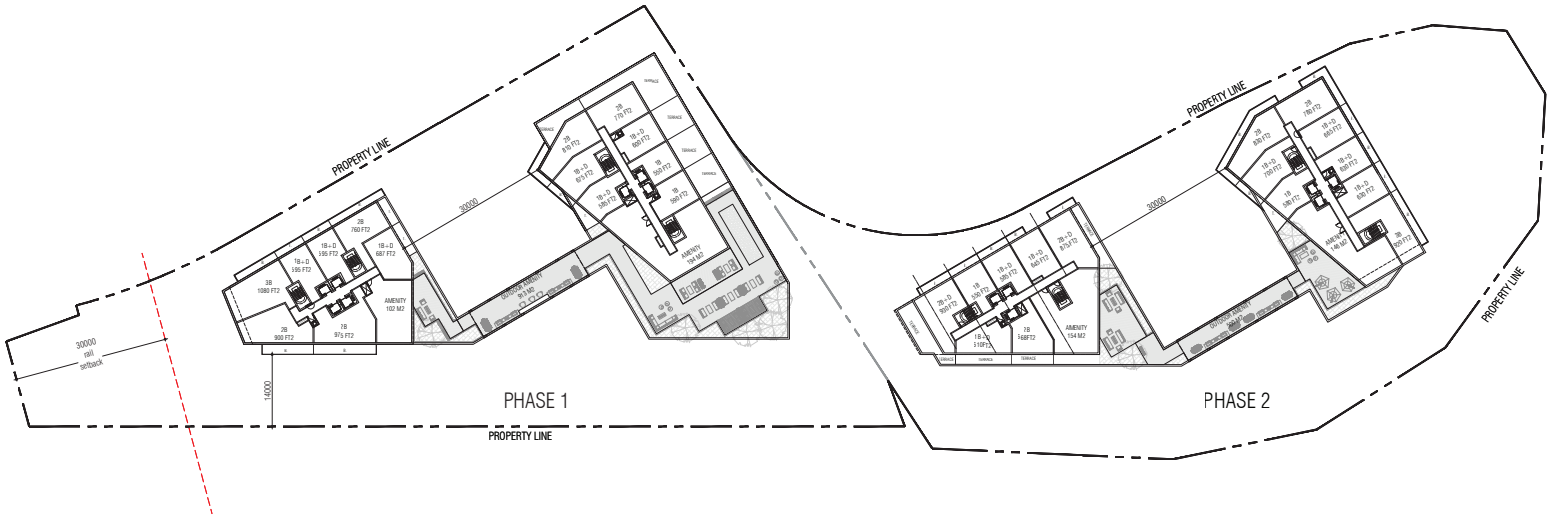
Burlington

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

2ND FLOOR

1:450

A30



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accept responsibility for all dimensions and conditions on site a
Graziani + Corazza Architects Inc. of any variations from the supp
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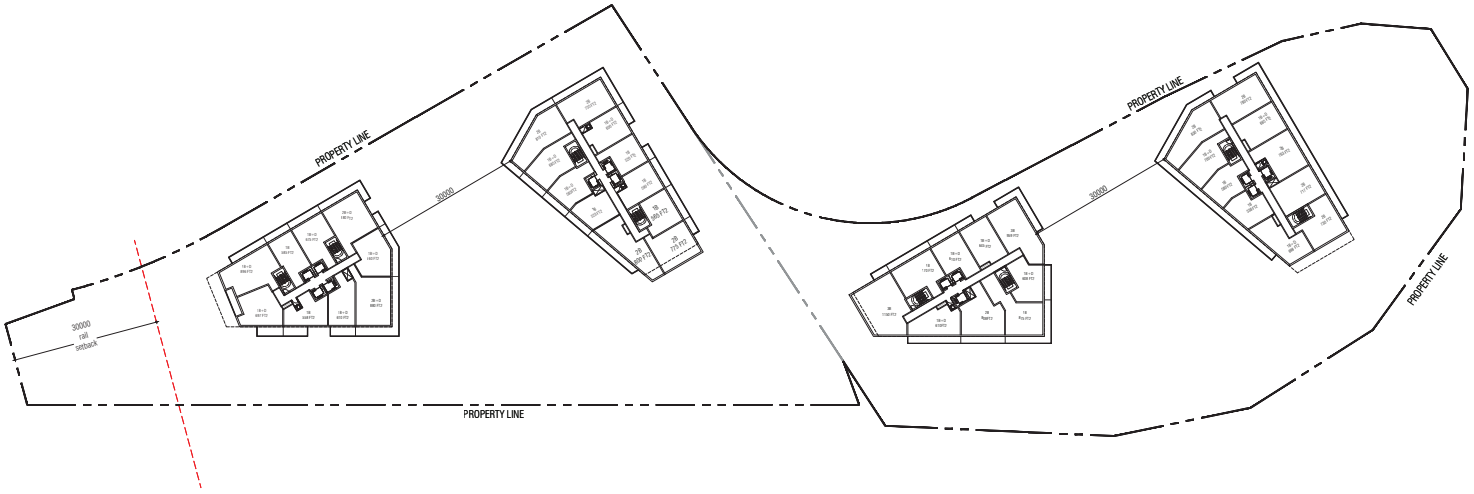
PLAINS RD
MASTER PLAN

Burlington

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job ##	1572.17

3RD FLOOR

1:450



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Residential Developement

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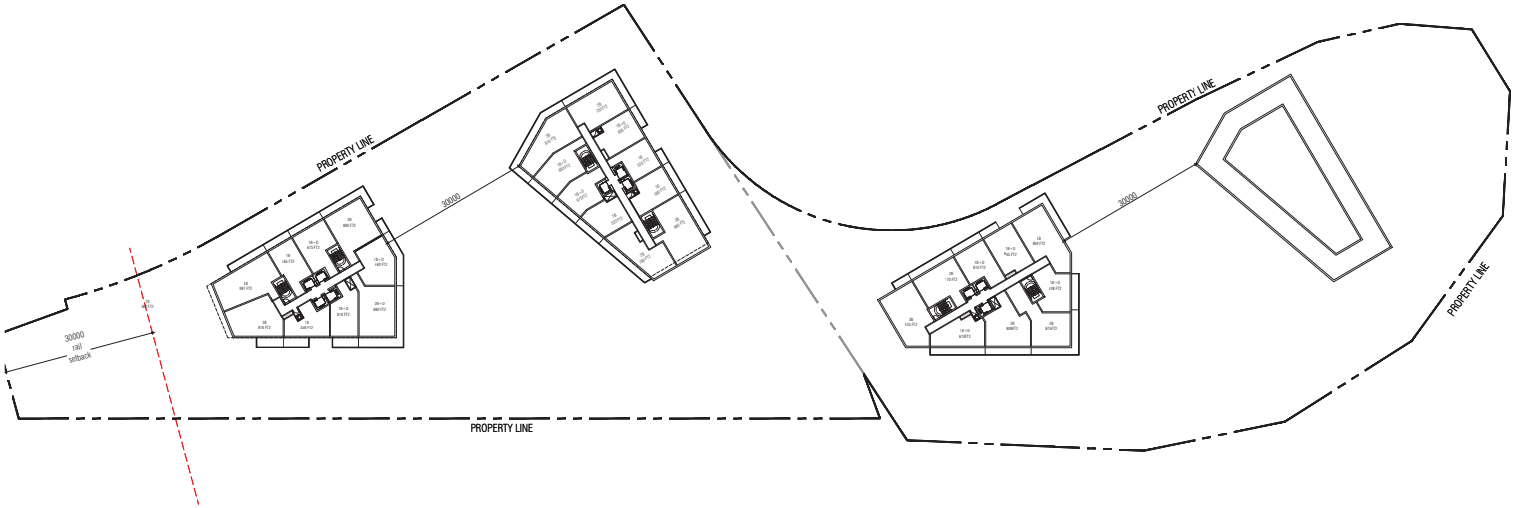
Burlington Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salarri/R. Aloni
Drawn By:	S. Salarri/R. Aloni
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

4TH- 22ND FLOOR

1:450 A304

TITLEBLOCK SIZE: 110 x 900



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Burlington Ontario

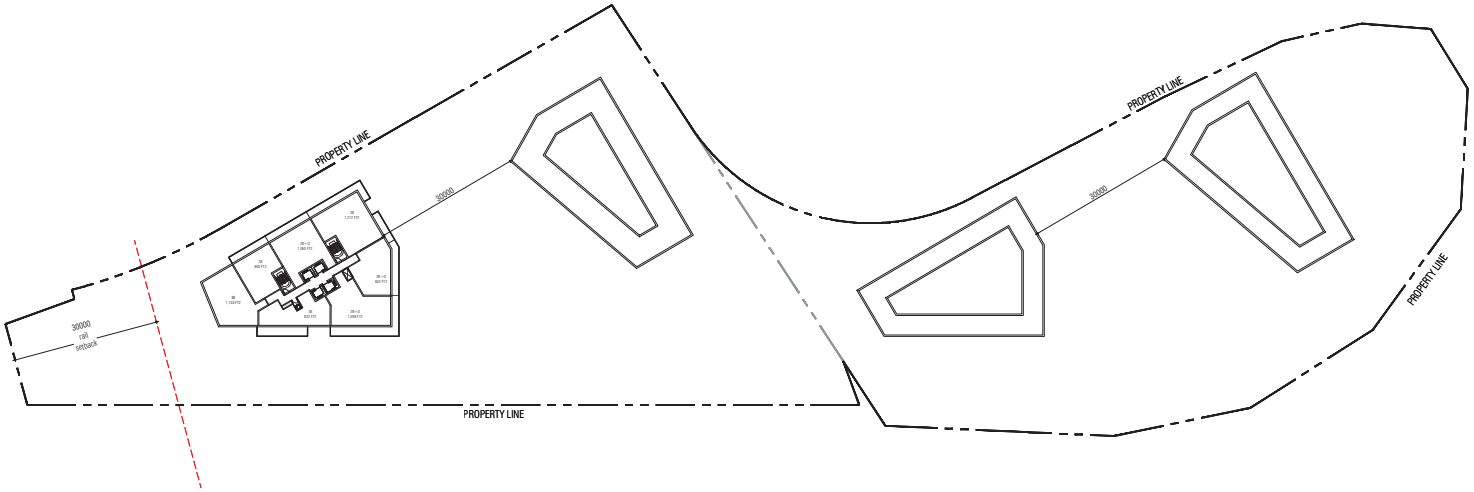
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

23RD- 30TH FLOOR

1:450

A305

TITLEBLOCK SIZE: 510 x 900



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Residential Developement

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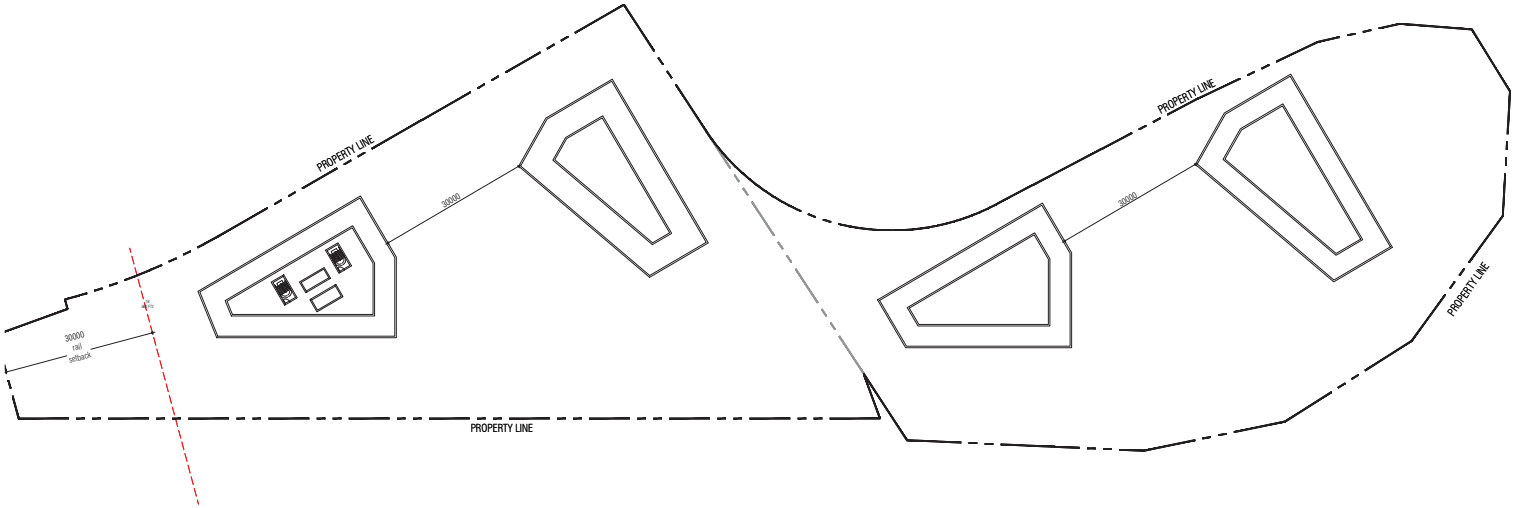
Burlington Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salarri/R. Aloni
Drawn By:	S. Salarri/R. Aloni
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

31ST-35TH FLOOR

1:450 A306

TITLEBLOCK SIZE: 110 x 900



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Residential Developement

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Burlington Ontario

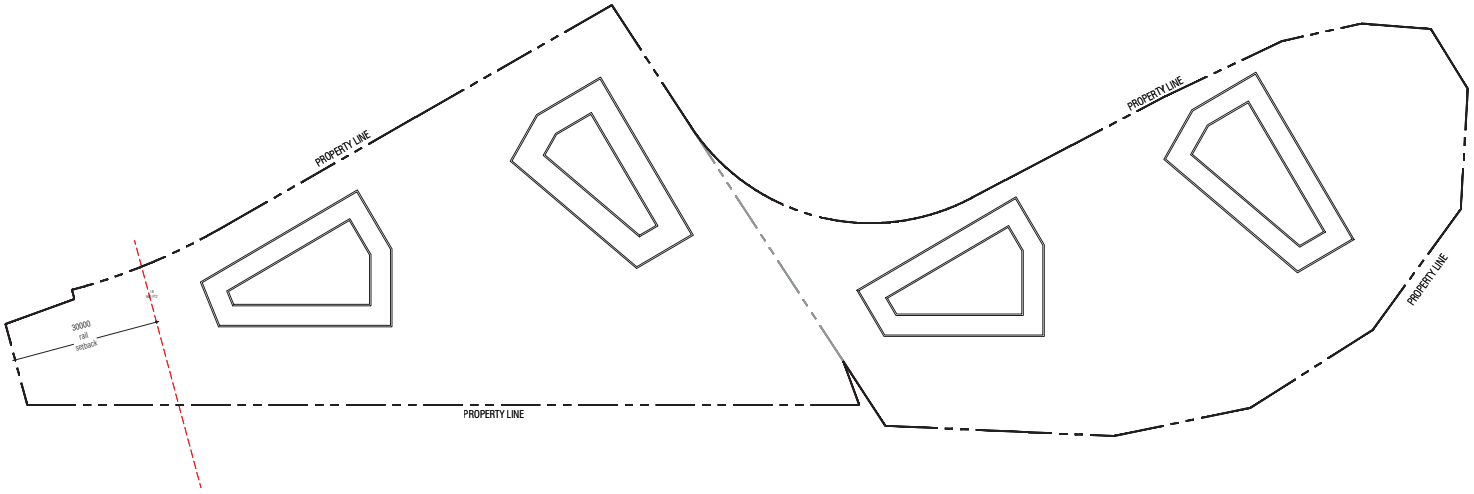
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

MECHANICAL FLOOR

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A307

TITLEBLOCK SIZE: 510 x 900



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Phone: 905.790.3691 Fax:905.790.2844 www.gc-architects.com

Residential Developement

PLAINS RD
MASTER PLAN

Burlington — Ontario

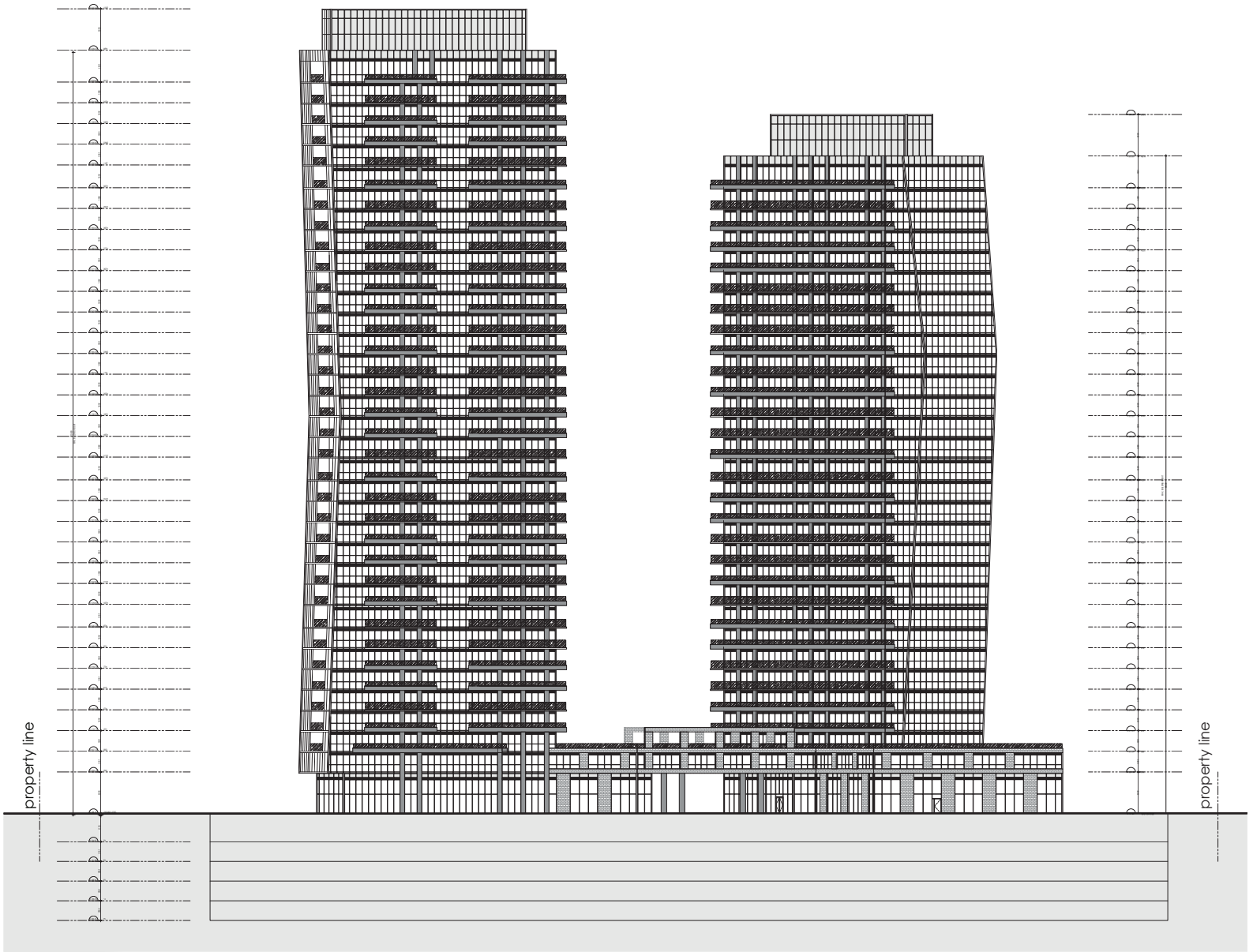
Project Architect:	B. Graziani
Assistant Designer:	S. Salarri/R. Aloni
Drawn By:	S. Salarri/R. Aloni
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

ROOF

1:450

A308

TITLEBLOCK SIZE: 110 x 900



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4084

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Phone. 905.795.3601 Fax.905.795.3644 www.gc-architects.com

Residential Developement

PLAINS RD
PHASE 1- LOT "A"

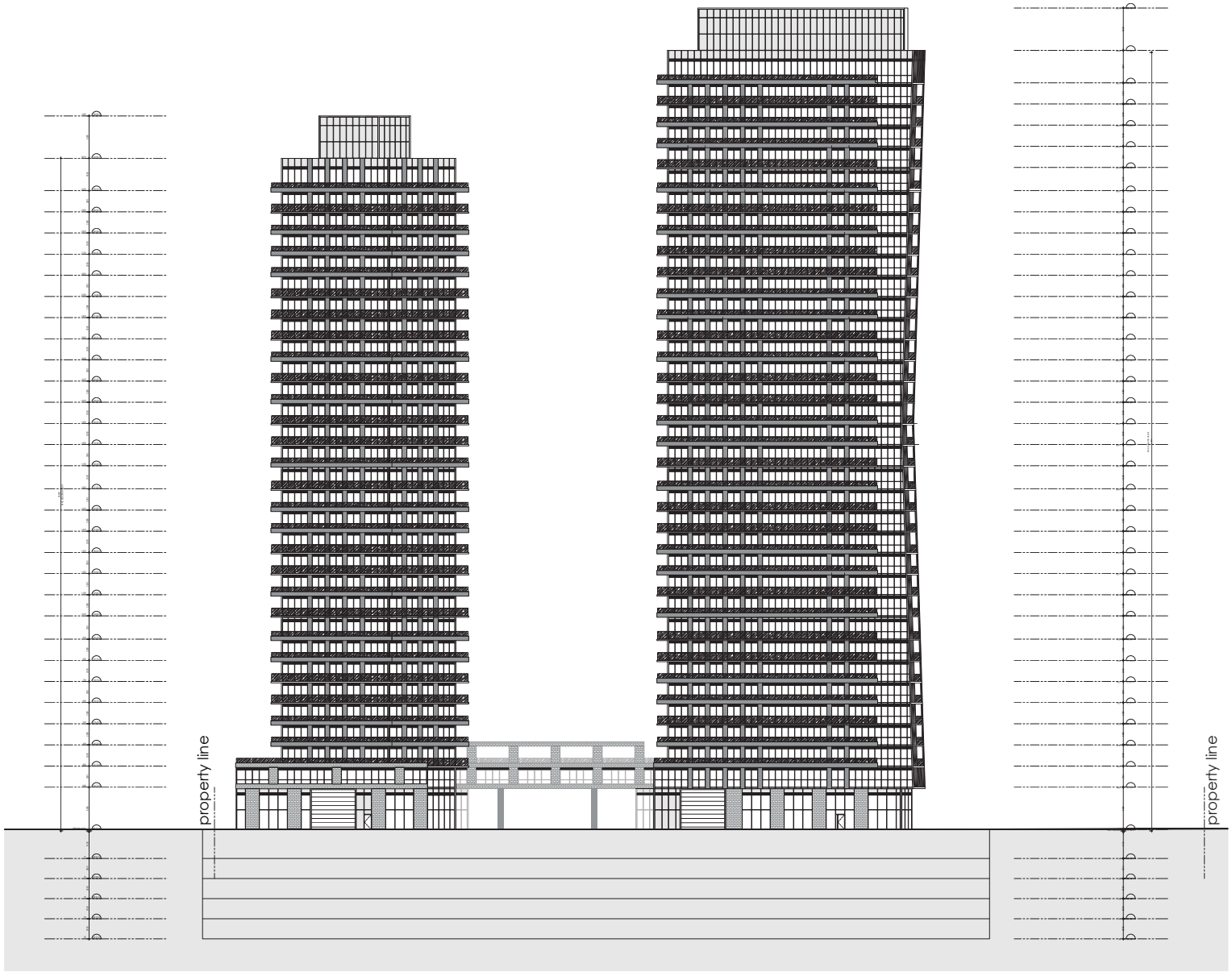
Burlington Ontario

Project Architect:	B. Grazioni
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

SOUTH ELEVATION

1:250 A401

TITLEBLOCK SIZE: 110 x 900



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Residential Developement

PLAINS RD
PHASE 1- LOT "A"

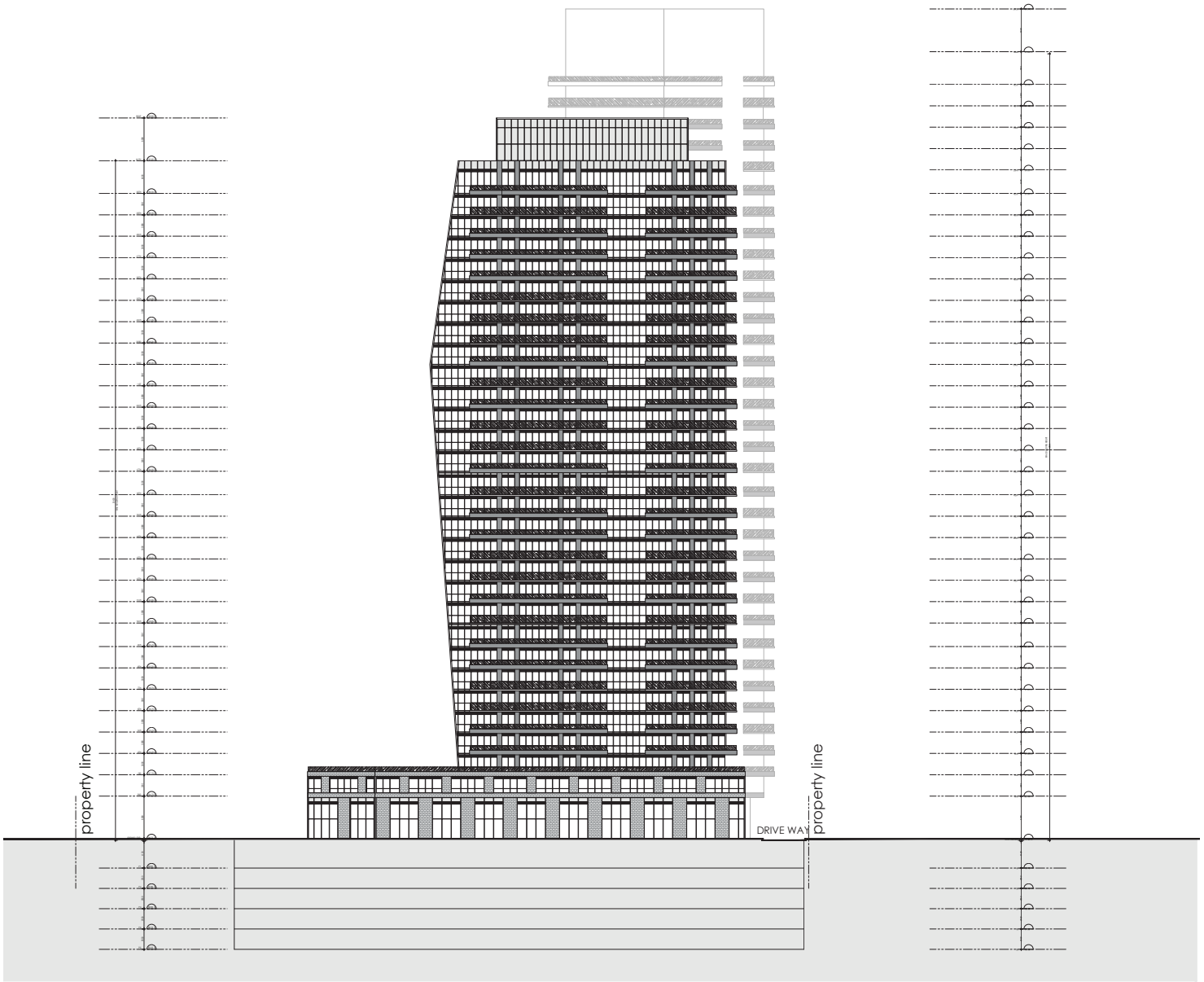
Burlington Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Safari/R. Alani
Drawn By:	S. Safari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

NORTH ELEVATION

1:250 **A402**

TITLEBLOCK SIZE: 310 x 900



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Residential Developement

PLAINS RD
PHASE 1- LOT "A"

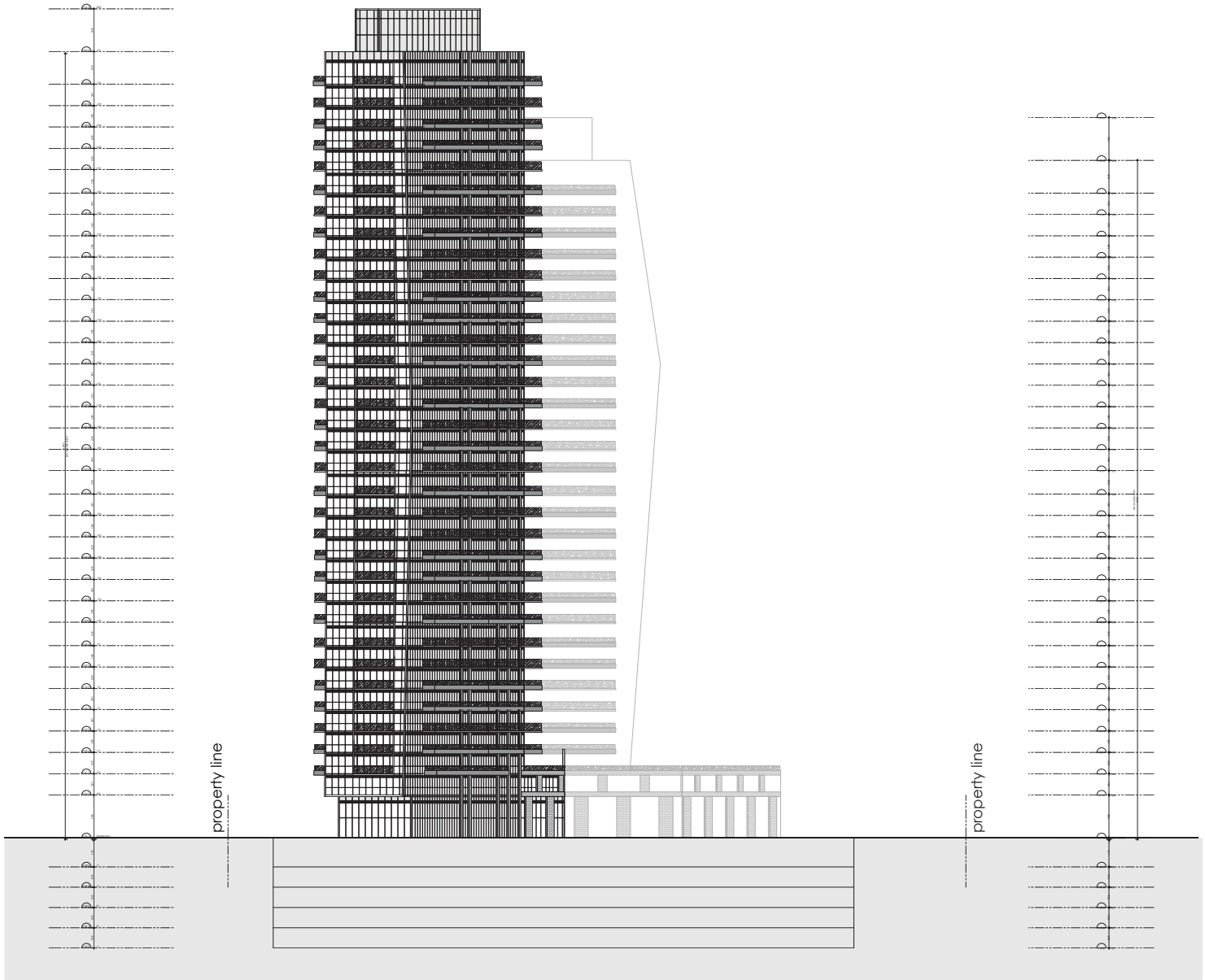
Burlington Ontario

Project Architect:	B. Grazioni
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

EAST ELEVATION

1:250 **A403**

TITLEBLOCK SIZE: 510 x 900



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Residential Developement

PLAINS RD
PHASE 1- LOT "A"

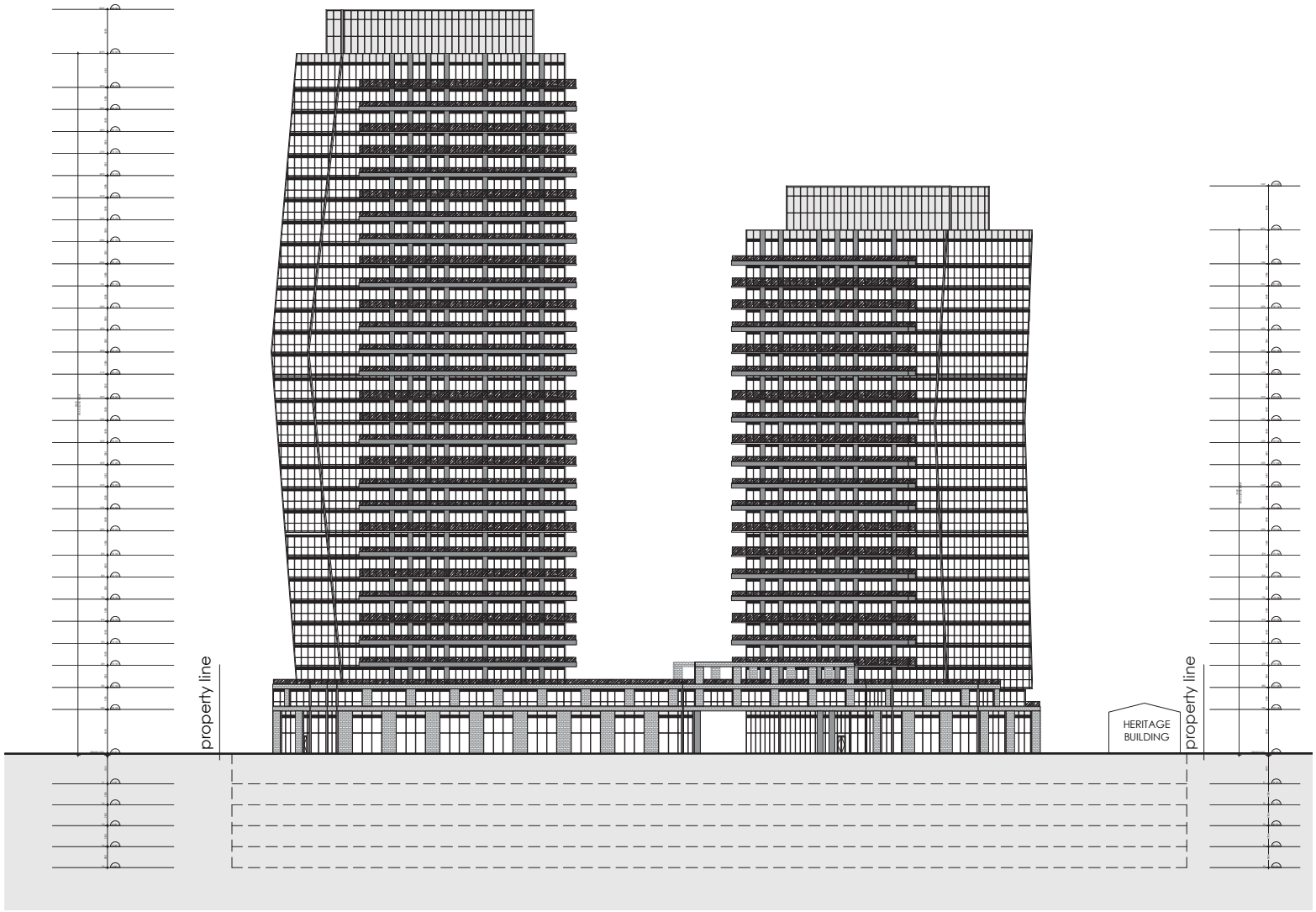
Burlington Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

WEST ELEVATION

1:250 **A404**

TITLEBLOCK SIZE: 310 x 900



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Residential Developement

PLAINS RD
PHASE 2- LOT "B"

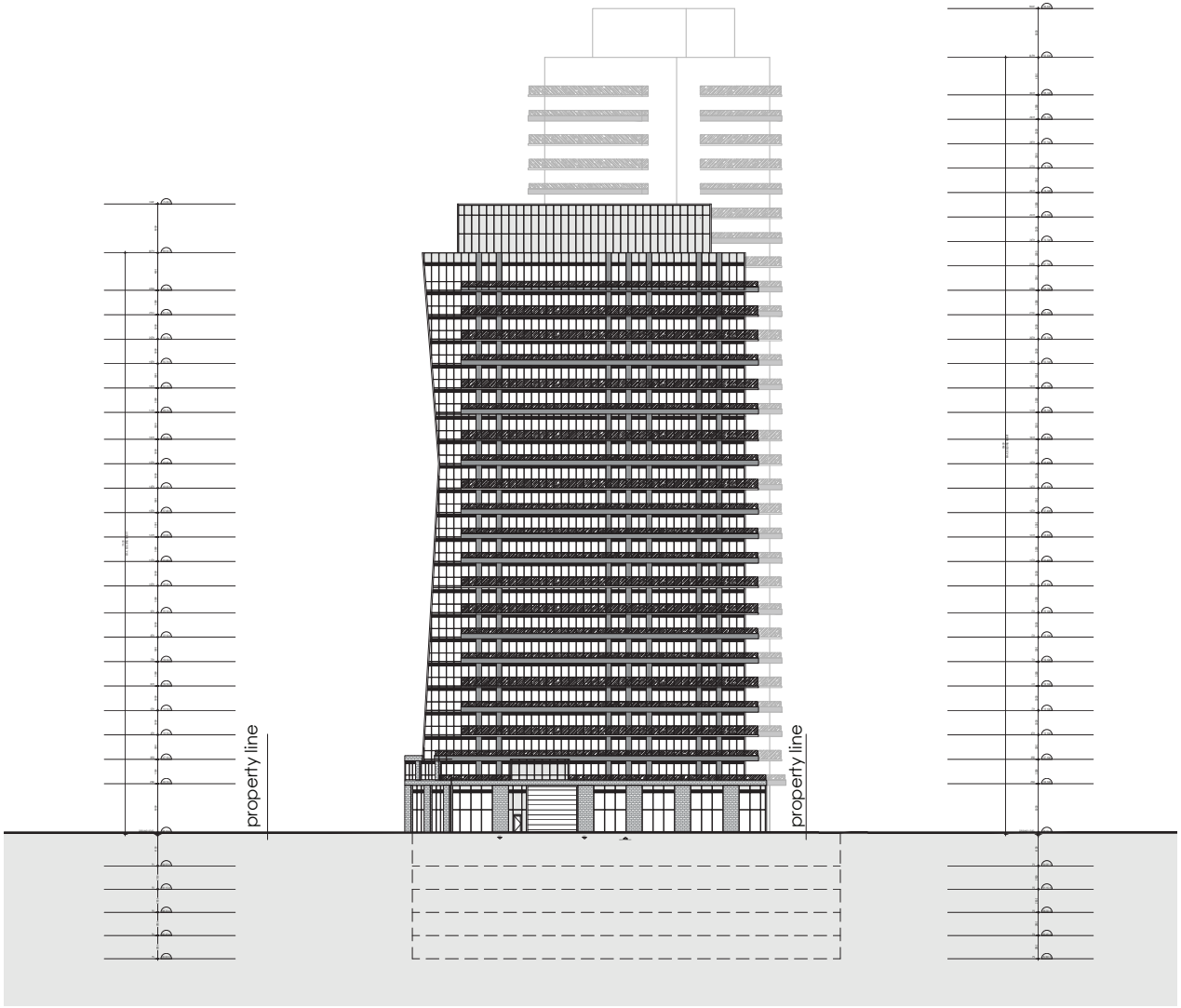
Burlington Ontario

Project Architect:	B. Grazioni
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biese
Plot Date:	May. 7, 2021
Job #	1572.17

SOUTH ELEVATION

1:250 A405

TITLEBLOCK SIZE: 510 x 900



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Phone: 905.795.2601 Fax:905.795.2644 www.gc-architects.com

Residential Developement

PLAINS RD
PHASE 2- LOT "B"

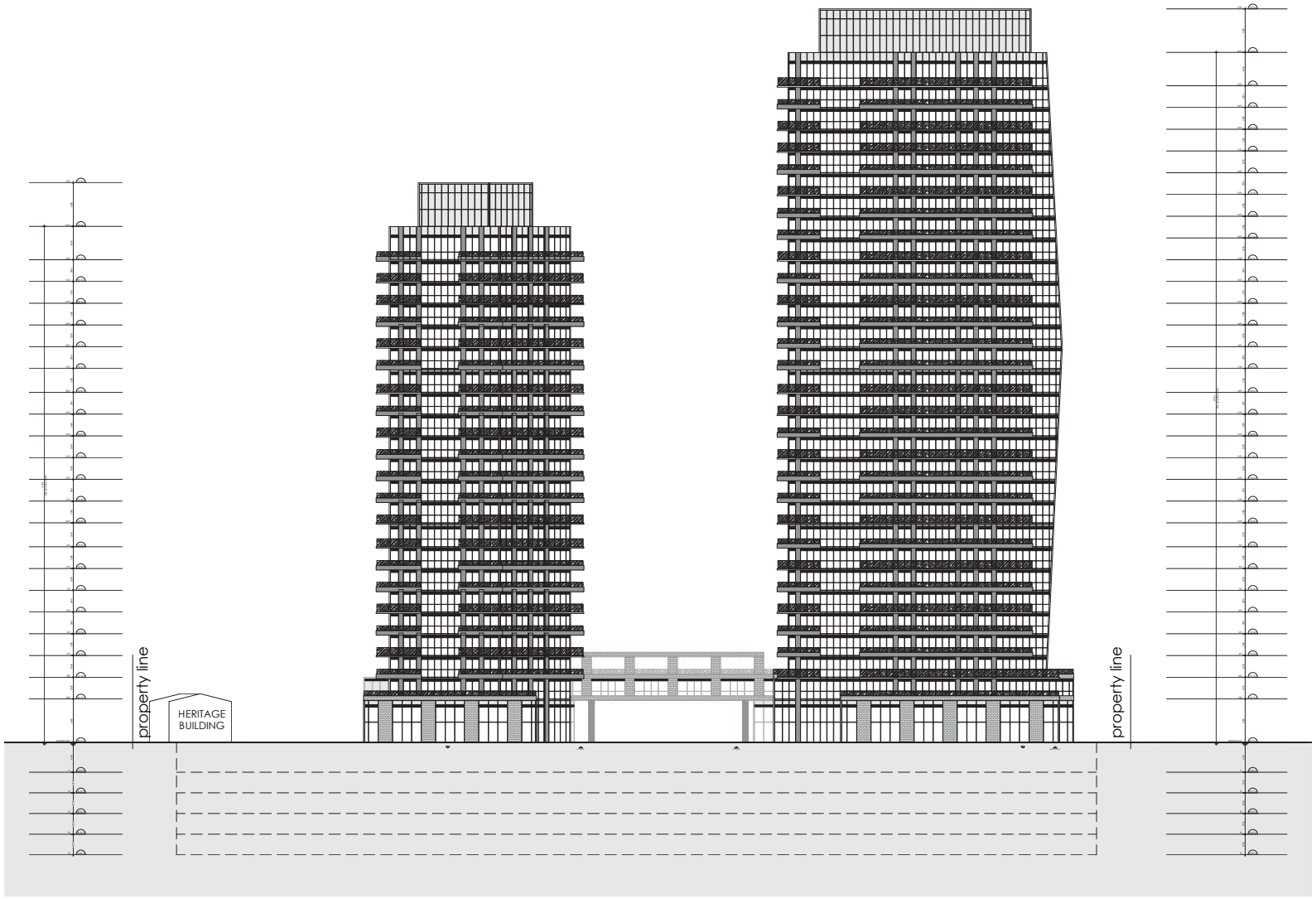
Burlington Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

EAST ELEVATION

1:250 A406

TITLEBLOCK SIZE: 310 x 900



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Residential Developement

PLAINS RD
PHASE 2- LOT "B"

Burlington Ontario

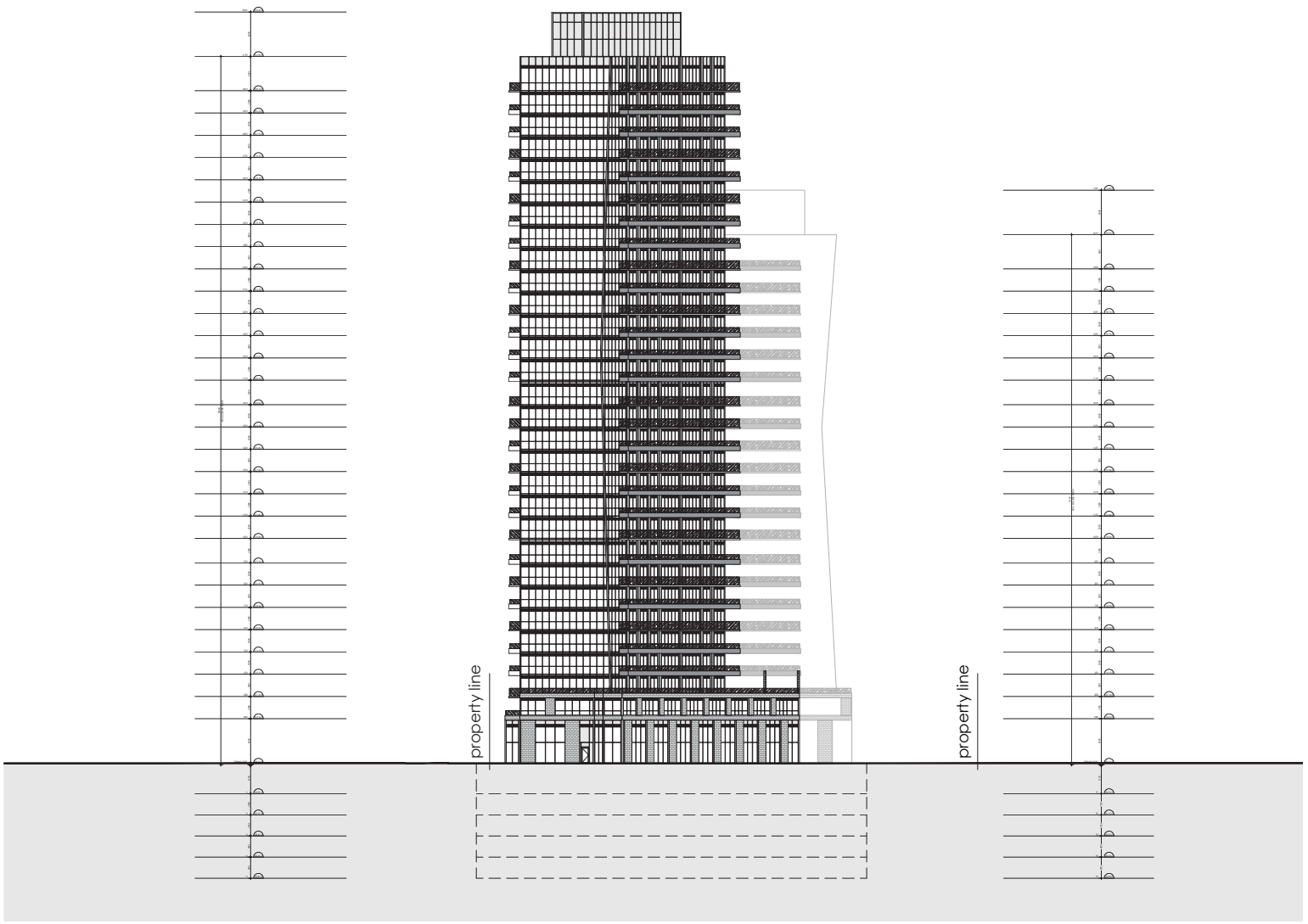
Project Architect:	B. Grazioni
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biese
Plot Date:	May. 7, 2021
Job #	1572.17

NORTH ELEVATION

1:250

A407

TITLEBLOCK SIZE: 510 x 900



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Phone: 905.795.2601 Fax:905.795.2664 www.gc-architects.com

Residential Developement

PLAINS RD
PHASE 2- LOT "B"

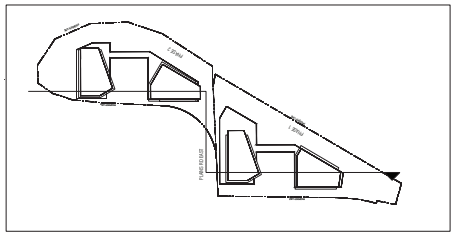
Burlington Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

WEST ELEVATION

1:250 **A408**

TITLEBLOCK SIZE: 310 x 900



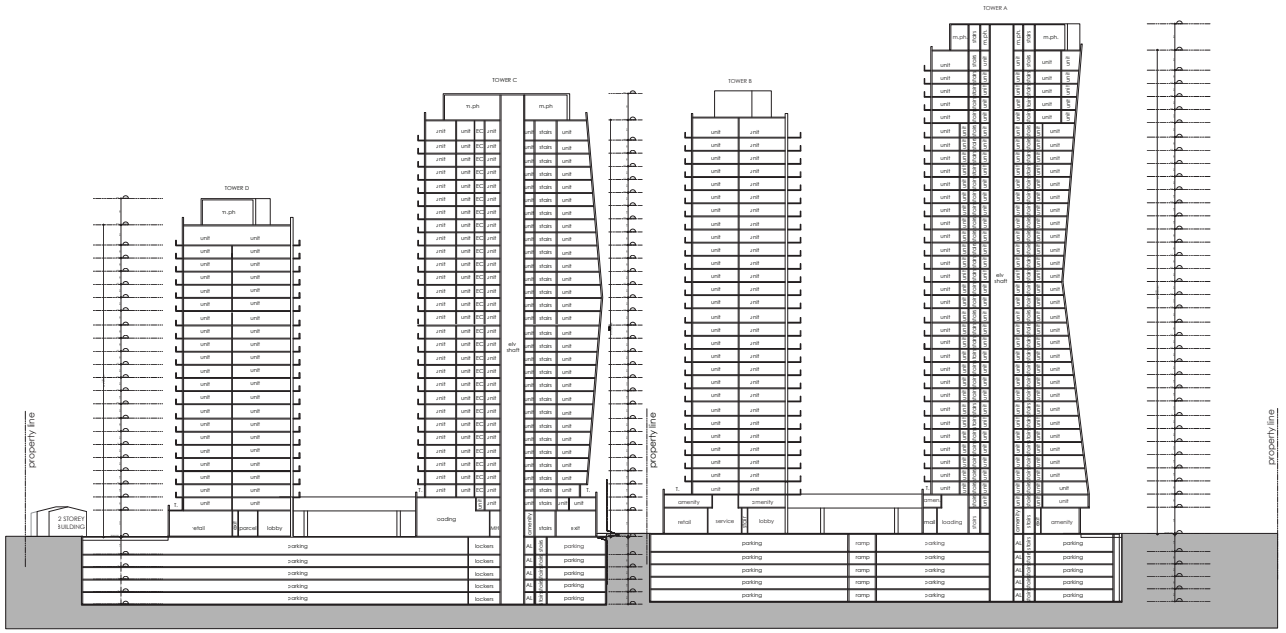
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Residential Developement

PLAINS RD

Burlington Ontario

Project Architect:	B. Grazioni
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

SECTION

1:500 A501

TITLEBLOCK SIZE: 110 x 900