GBCA
ARCHITECTS

HERITAGE IMPACT STATEMENT

for

2093 and 2097 Old Lakeshore Rd., and 2096, 2100, and 2101 Lakeshore Road

Burlington, ON
(GBCA Project No: 18065)

prepared for:

Core FSC Lakeshore Limited &
Core FSC Lakeshore GP Inc.
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Toronto, ON
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prepared by:

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Architects
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Date of issue: 22 August 2019



Old Lakeshore Road perspective (prepared by Studio JCI)

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EXECUTIVE SUMMARY

Goldsmith Borgal & Company Ltd. Architects was retained in 2018 by Core FSC Lakeshore Limited & Core FSC Lakeshore GP Inc. to prepare a Heritage Impact Study (HIS) for a OPA/Rezoning application. This HIS assesses impacts on heritage resources arising from a mixed-use development located in the City of Burlington, Ontario.

The proposed development conserves one building listed on the Municipal Register and incorporates it into the new development. The listed building will be retained in-situ and later additions will be removed.

The original scale and form of the heritage building has been revealed and made legible by varying step backs and set backs throughout the podium volume. While the proposed development's massing is appropriate for the site, design details such as elevation treatments, materiality and connections with the heritage fabric will be addressed and reviewed in later stages.

Other buildings on the site have been heavily modified or have limited to no heritage significance. Photographic recording of these prior to removal is recommended. Furthermore, the building at 2093 Old Lakeshore Road has met some criteria for heritage value. A commemoration strategy will be finalized before removing it from the site.

The proposed development is sited in an area that will experience growth over the coming decade by virtue of numerous provincial intensification policies, available open space, and services in the core of the community.

Overall, the development complies with accepted conservation principles and represents a level of intensification that is in line with the current plans for the Precinct.

1. INTRODUCTION

1.1 Property Description

This HIS considers the subject site located in the centre of a diamond shaped block bounded to the north by Lakeshore Road and Old Lakeshore Road to the south in Burlington, Ontario. One listed heritage property is located at the south west corner of the proposed site assembly: 2101 Old Lakeshore Road "Chrysler Carriage House," 1859.

The site is currently occupied by three other low-rise residential and commercial buildings along with open space which has been replaced with surface level parking. Most of the buildings were heavily adapted in the last half century.

The subject site is also adjacent to/across the street from three existing buildings, which include one designated building, one listed building and a property of interest that is not included on the Heritage Register.

1.2 Present Owner and Contact

Owner: Core FSC Lakeshore Limited & Core FSC Lakeshore GP Inc.
287 Macpherson Avenue, Suite 202
Toronto, ON M4V 1A4
Attention: Ida Assogna, Ida@coredevelopment.ca

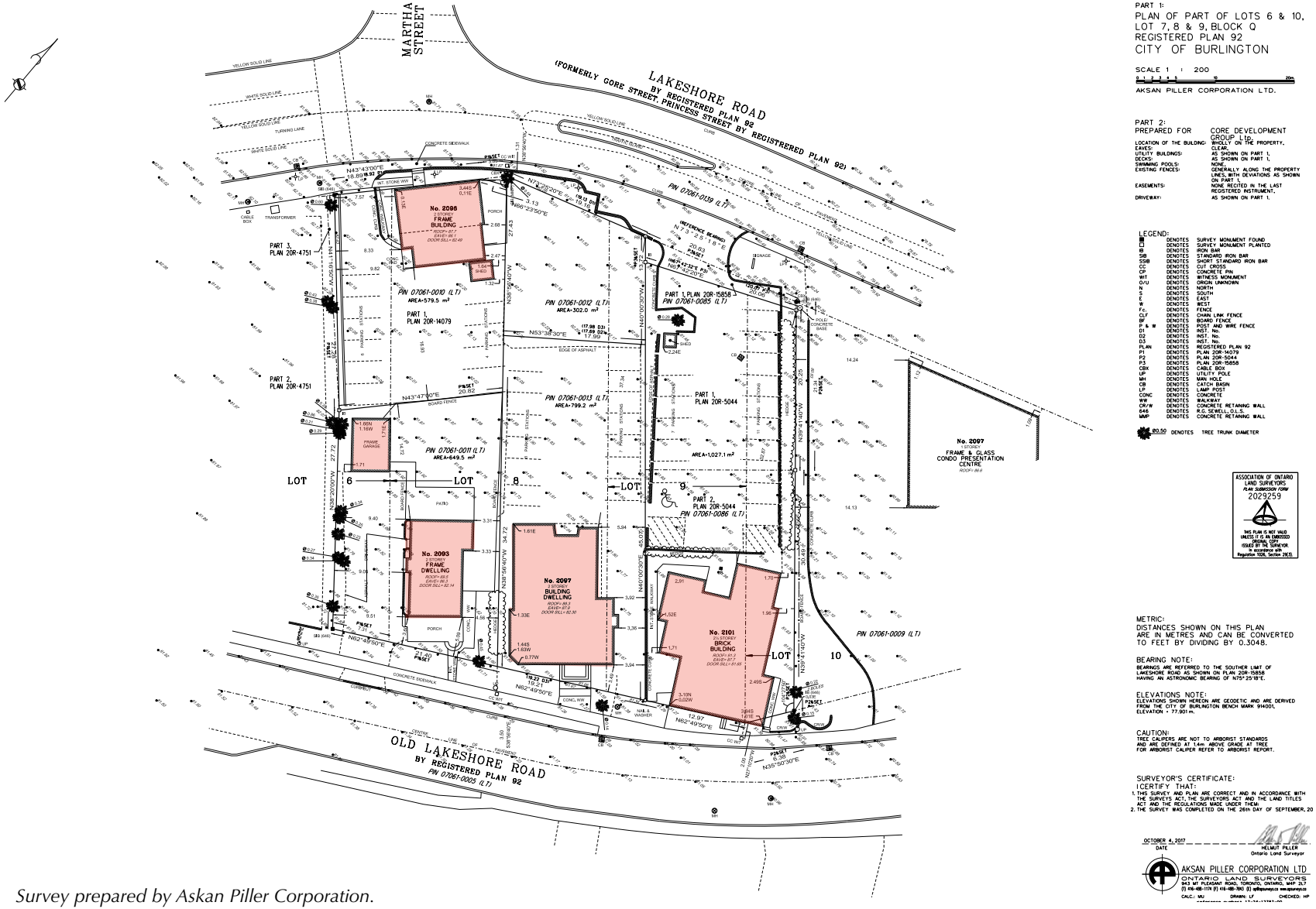
1.3 Location Plan



Map showing the general boundaries of the subject site located at the end of Martha Street and south of Lakeshore Road. The site is located within an "island" created by the extension the former Water Street (now old Lakeshore Road), and Lakeshore Road to the north.



Aerial image, showing the subject site in its context in downtown Burlington. The site is an assembly of four properties. Highlighted in yellow are buildings located on the site, while those noted in grey are adjacent properties recognized as having potential heritage value. (Google Maps)



SURVEYOR'S REAL PROPERTY REPORT
PART 1:
PLAN OF PART OF LOTS 6 & 10,
LOT 7, 8 & 9, BLOCK Q
REGISTERED PLAN 92
CITY OF BURLINGTON

SCALE 1 : 200
0 1 2 3 4 5 10m

AKSAN PILLER CORPORATION LTD.

PART 2:

PREPARED FOR	CORE DEVELOPMENT GROUP Ltd.
LOCATION OF THE BUILDING:	WHOLLY ON THE PROPERTY.
EAVES:	CLEAR.
UTILITY BUILDINGS:	AS SHOWN ON PART 1.
DECKS:	AS SHOWN ON PART 1.
SWIMMING POOLS:	NONE.
EXISTING FENCES:	GENERALLY ALONG THE PROPERTY LINES, WITH DEVIATIONS AS SHOWN ON PART 1.
EASEMENTS:	NONE RECITED IN THE LAST REGISTERED INSTRUMENT.
DRIVEWAY:	AS SHOWN ON PART 1.

LEGEND:

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
CC	DENOTES	CUT CROSS
CP	DENOTES	CONCRETE PIN
WIT	DENOTES	WITNESS MONUMENT
O/U	DENOTES	ORIGIN UNKNOWN
N	DENOTES	NORTH
S	DENOTES	SOUTH
E	DENOTES	EAST
W	DENOTES	WEST
Fc	DENOTES	FENCE
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
P & W	DENOTES	POST AND WIRE FENCE
INST.	DENOTES	INST. No.
D2	DENOTES	INST. No.
D3	DENOTES	INST. No.
PLAN	DENOTES	REGISTERED PLAN 92
P1	DENOTES	PLAN 20R-14079
P2	DENOTES	PLAN 20R-5044
P3	DENOTES	PLAN 20R-15858
CBX	DENOTES	CABLE BOX
UP	DENOTES	UTILITY POLE
MH	DENOTES	MAN HOLE
CB	DENOTES	CATCH BASIN
LP	DENOTES	LAMP POST
CONC	DENOTES	CONCRETE
WW	DENOTES	WALKWAY
CRW	DENOTES	CONCRETE RETAINING WALL
S46	DENOTES	R.O. SEWELL, O.L.S.
MMP	DENOTES	CONCRETE RETAINING WALL

80.50 DENOTES TREE TRUNK DIAMETER

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
202929
THIS PLAN IS NOT VALID UNLESS IT IS A DIGITALLY SIGNED COPY ISSUED BY THE SURVEYOR.
In accordance with Regulation 1026, Section 29(3)

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:
BEARINGS ARE REFERRED TO THE SOUTHER LIMIT OF LAKESHORE ROAD AS SHOWN ON PLAN 20R-15858 HAVING AN ASTRONOMIC BEARING OF N79°25'10"E.

ELEVATIONS NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM THE CITY OF BURLINGTON BENCH MARK 914001, ELEVATION = 77.901m.

CAUTION:
TREE CALIPERS ARE NOT TO ARBORIST STANDARDS AND ARE DEFINED AT 1.4m ABOVE GRADE AT TREE FOR ARBORIST CALIPER REFER TO ARBORIST REPORT.

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 26th DAY OF SEPTEMBER, 20

OCTOBER 4, 2017
DATE
HELMUT PILLER
Ontario Land Surveyor

AKSAN PILLER CORPORATION LTD
ONTARIO LAND SURVEYORS
943 MT PLEASANT ROAD, TORONTO, ONTARIO, M4P 2L7
(T) 416-483-1174 (F) 416-483-1843 (E) ap@aksanpiller.ca www.aksanpiller.ca
CALC.: MJ DRAWN: LF CHECKED: HP

Survey prepared by Askan Piller Corporation.

1.4 Site and Site Context

The following photographs were taken on 11 January 2019. The immediate context is comprised of developments that are primarily mixed-use buildings with ground level retail. There has been a recent increase in building development in the area.



Looking east from the Brant Street Pier, towards Burlington's core. Evident here are recent condo buildings in the downtown area both completed, and under construction. At the right of this photo is a 22-storey condo that is currently under construction. Photos by GBCA)



Looking west towards the intersection of Lakeshore Road and Pearl Street. To the right is "360 On Pearl", a 17-storey complex, opposite this is the "Bridgewater Residences on the Lake", a 22-storey condo currently under construction.



Looking directly north from the intersection of Martha Street and Lakeshore Road, at the site of a proposed 28-storey condo development. To the east is Martha Terrace at 12-storeys (1973).



Looking east along Lakeshore Road, with 2096 Lakeshore Road on the south side of Lakeshore, and on the north east corner is the 5-storey Martha Street retirement home.



Looking south-east from Lakeshore Road at the development site, which is currently used for surface level parking lots that occupy the rear lots of 2097 Old Lakeshore and 2101 Old Lakeshore. A portion of the 1-storey wood frame and glazed condo presentation centre at 2097 Lakeshore Road is visible in the distance.



Looking east along Old Lakeshore Road, 2101 Old Lakeshore Road (the Carriage House) is visible on the left. In the distance is a 70's era 18-storey residential development at 2160 Lakeshore Road.



Looking south east along Old Lakeshore Road with a portion of 2100 Old Lakeshore Road (the The Stewart-Williamson-Peck House) visible to the west. Running east and west along the shore of Lake Ontario are a variety of low rise buildings that have been repurposed in order to accommodate commercial and office uses.



Looking south from Lakeshore Road at the development site, now occupied by a surface level parking at the rear lot of 2101 Old Lakeshore Road (the Carriage House), and a tree that defines the boundary of 2097 Old Lakeshore Road.



Looking west along Old Lakeshore Road from the Carriage House. In the distance is a 22-storey condo that is currently under construction.



Looking south-west from Lakeshore Road towards a surface level parking occupying the rear lots of 2093 and 2097 Old Lakeshore Road.

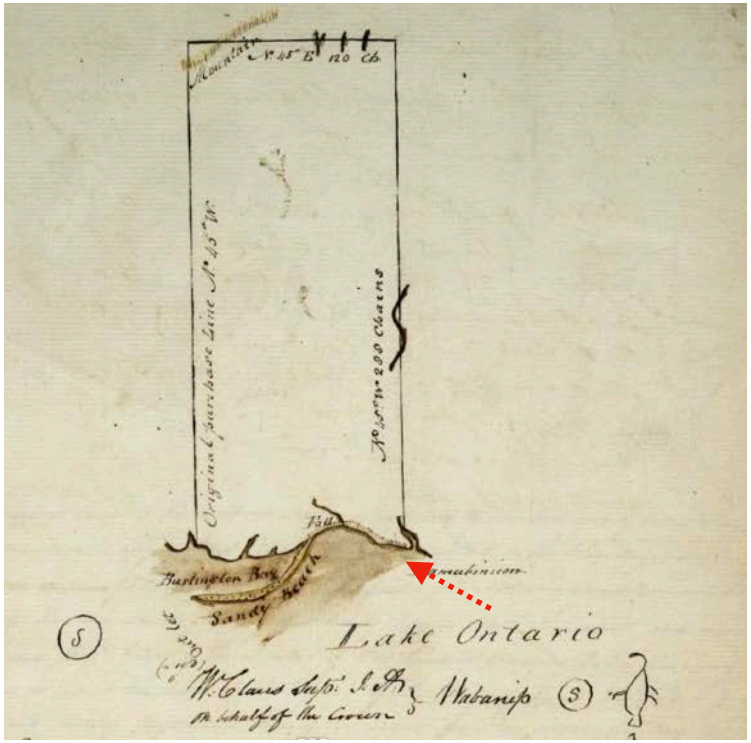


Looking south-west from the rear yard of the residence 2093 Old Lakeshore Road, looking towards 2097 and 2101 Old Lakeshore Road. Visible, behind this is the 18-storey residential development at 2160 Lakeshore Road.

2. BACKGROUND RESEARCH

Historical

Burlington was surveyed and developed out of the original lands just east of Hamilton and east of the sand bar that forms Burlington Bay at the west end of Lake Ontario. Burlington Bay was named by John Graves Simcoe for the town of Bridlington, Yorkshire, England. The land was originally deeded to Captain Joseph Brant near the end of the 19th century. Originally, the community was named Wellington Square.

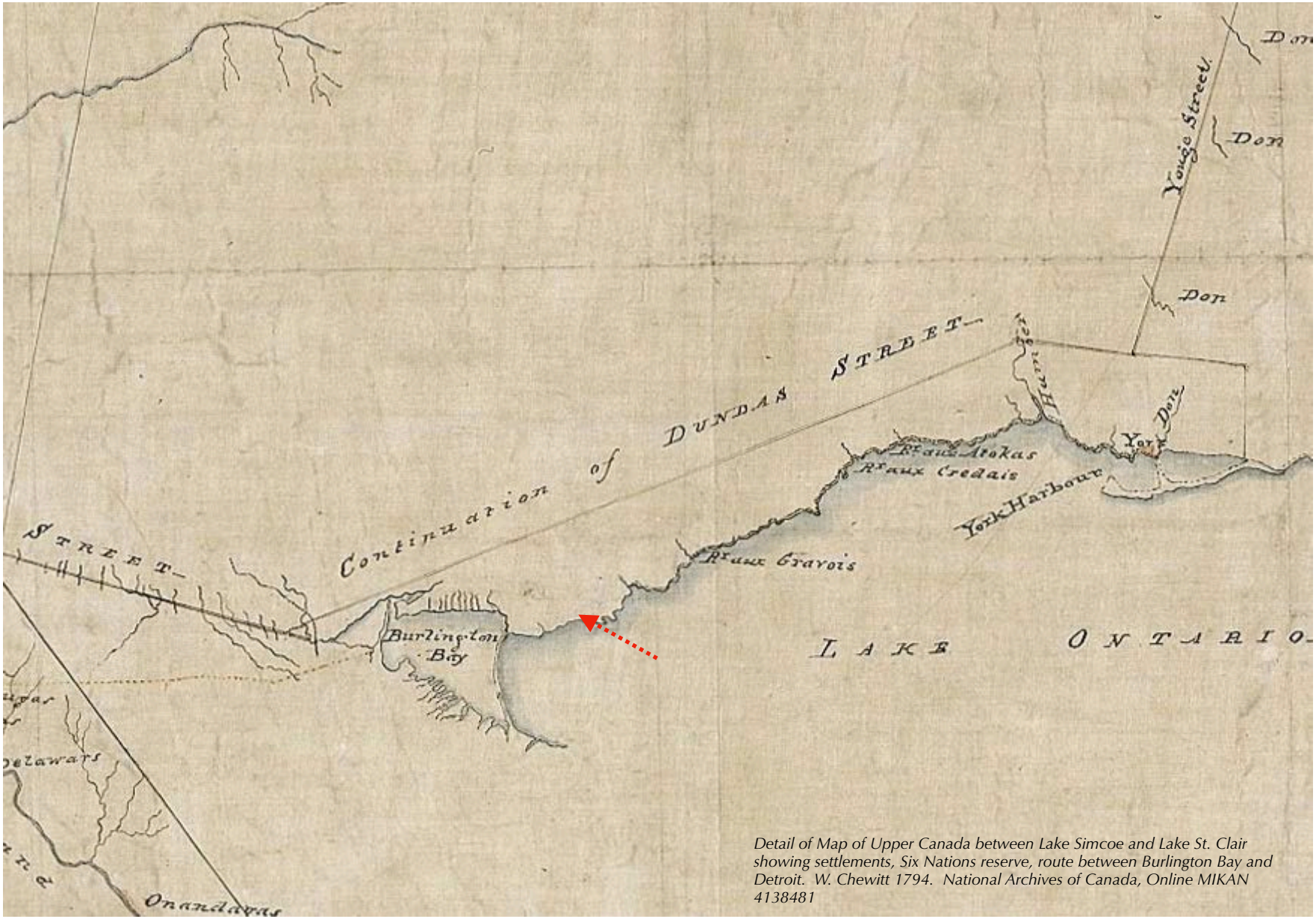


Brant was to be purchased from the Mississaugas of the Credit by the Crown and then granted to Joseph Brant. In October 1795, a provisional agreement was reached wherein the Mississaugas sold the land for £100. The "original purchase line" is that for "The New Purchase" by the British Crown from the Mississaugas on 22 May 1784. (Burlington Archives)

The map on this page dated May 1784, illustrates Lake Simcoe, Yonge Street, Dundas Street, parts of Lake Ontario, the Six Nations territory and the Thames River to the west. By this time, "Burlington" was clearly the name used for the Bay although there is no indication of a settlement to the east of the sand bar.

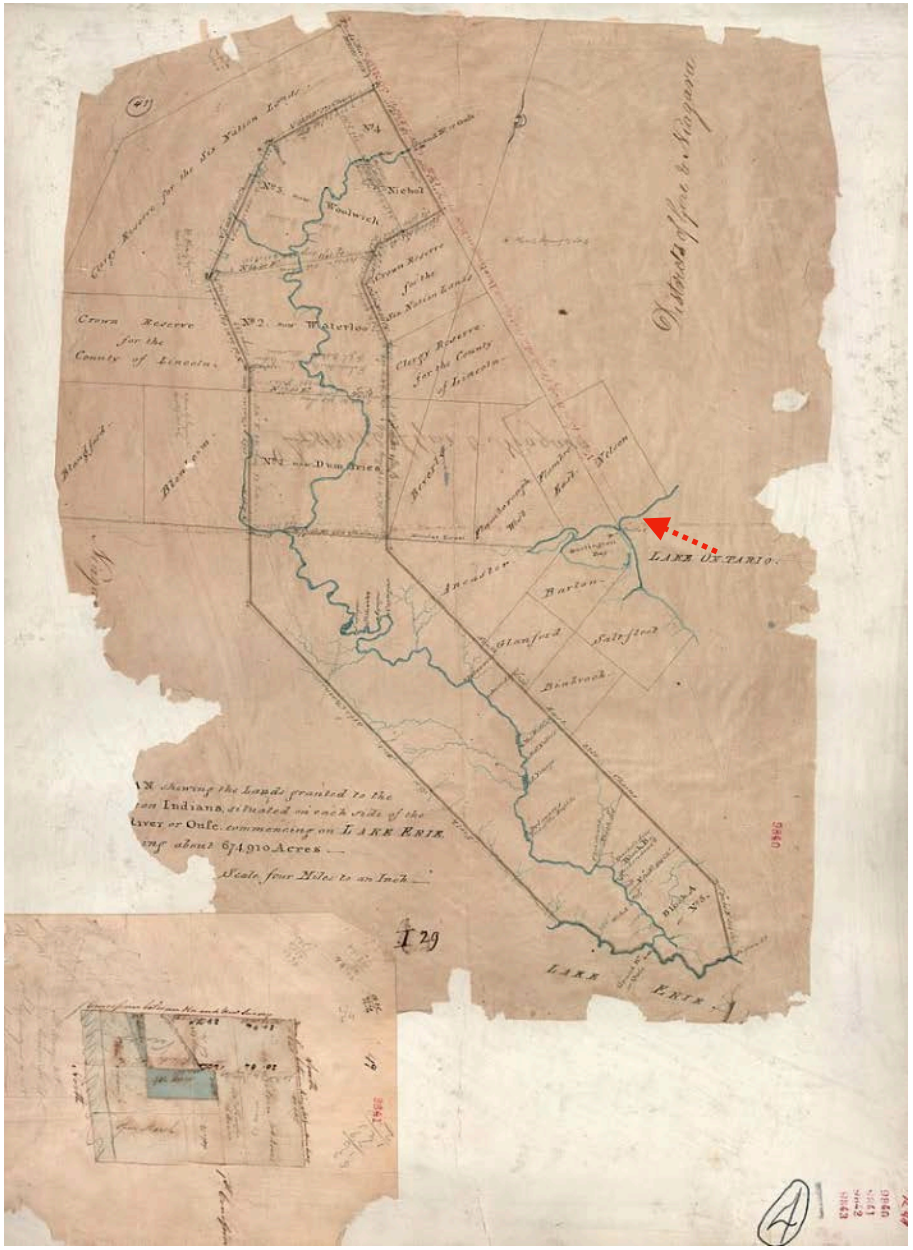
Wellington Square and Port Nelson were incorporated as the Village of Burlington in 1874. The port became obsolete as a result of large vessels and the small scale of the port. In addition, the arrival of the railway allowed goods to be shipped from other ports. However, as with much of Ontario, the farming community remained successful and the result, with Burlington as a service centre, was prosperity. The town was connected by a local rail line to Hamilton during the first decade of the 20th century.

By 1915, Burlington was incorporated as a town and, with continued farming, was named the "Garden of Canada". In 1958, Burlington amalgamated with the township of Nelson and annexed a part of the township of East Flamborough.



Detail of Map of Upper Canada between Lake Simcoe and Lake St. Clair showing settlements, Six Nations reserve, route between Burlington Bay and Detroit. W. Chewitt 1794. National Archives of Canada, Online MIKAN 4138481

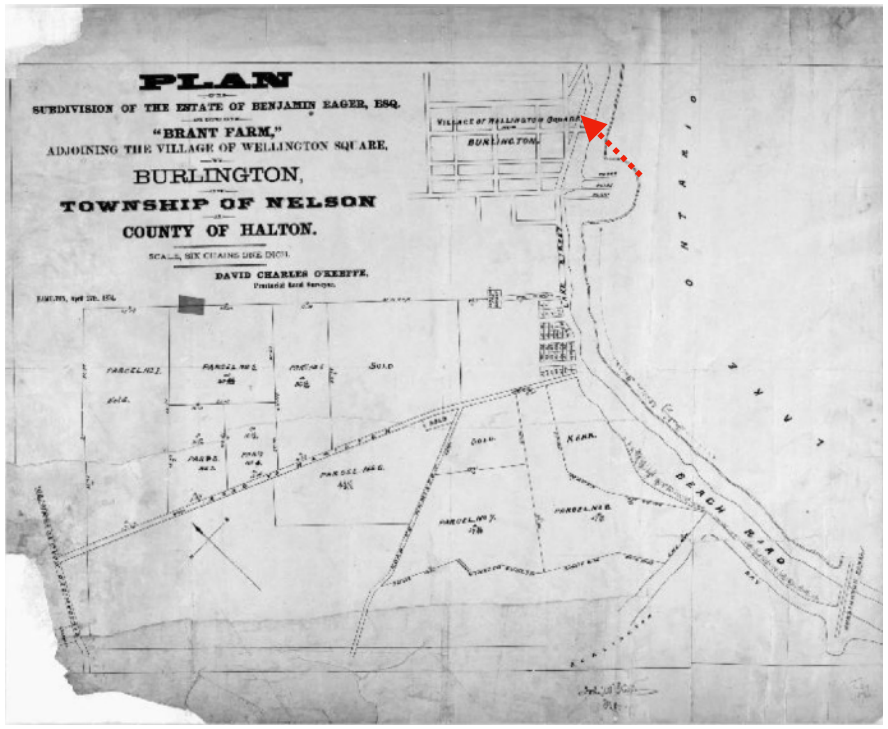




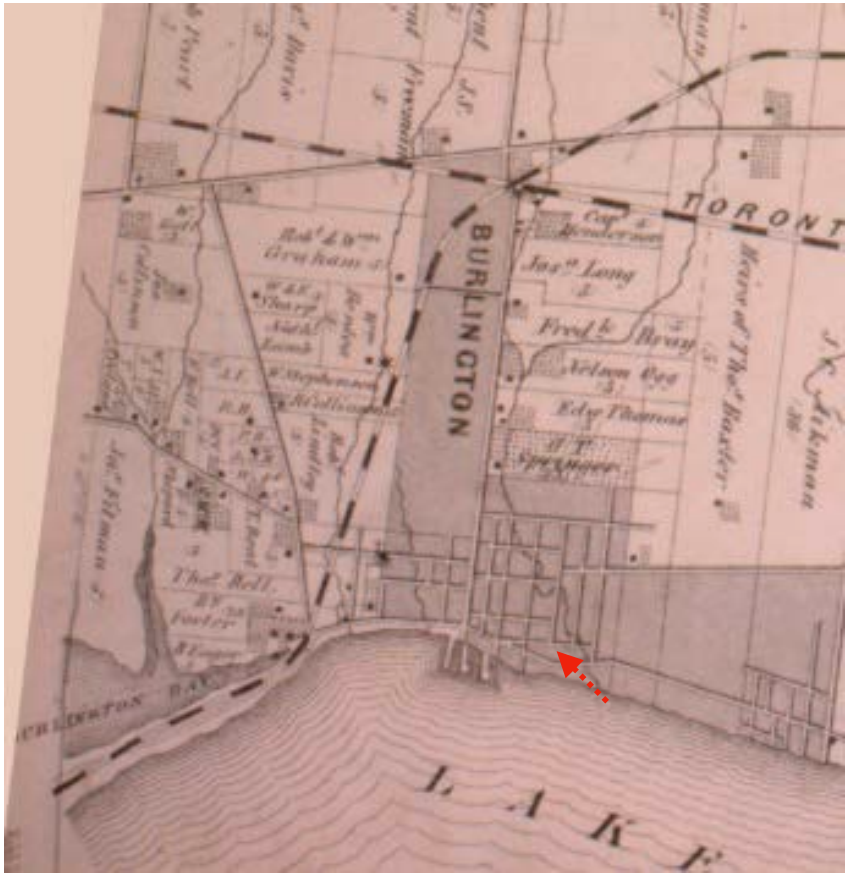
Thomas Rideout Survey of 1821 which, by this time, shows, Nelson Township. Source National Archives of Canada, MIKAN

Relevant to the subject site is the ownership of this area by James Gage of Stoney Creek, who in 1807 purchased 338.5 acres from the estate of Joseph Brant for 232, 14 shillings, fourpence. This tract of land extended from present-day Brant Street to Rambo Creek and north from the lakeshore to the old York road (approximately where the QEW is today).

In 1824 James's son Andrew built a a log house not far from the lake near the property. By 1833 he was the third most prosperous man in Nelson Township. Block Q of Plan 92, which was registered in 1890 as a re-subdivision of the Wellington Square Plan, consists of the diamond-shaped piece of land to the east of Pearl Street and west of Rambo Creek, bordered by Princess Street (later Gore Street), Junction Street, Water Street, and Joseph Street (both later Lakeshore Road). It is now located between the newly-named Lakeshore and Old Lakeshore Roads.



Plan of subdivision of the Estate of Benjamin Eager Esq., "Brant Farm" Adjoining the Village of Wellington Square, Burlington, Township of Nelson, County of Halton. David Charles O'Keeffe, April 27th 1876.

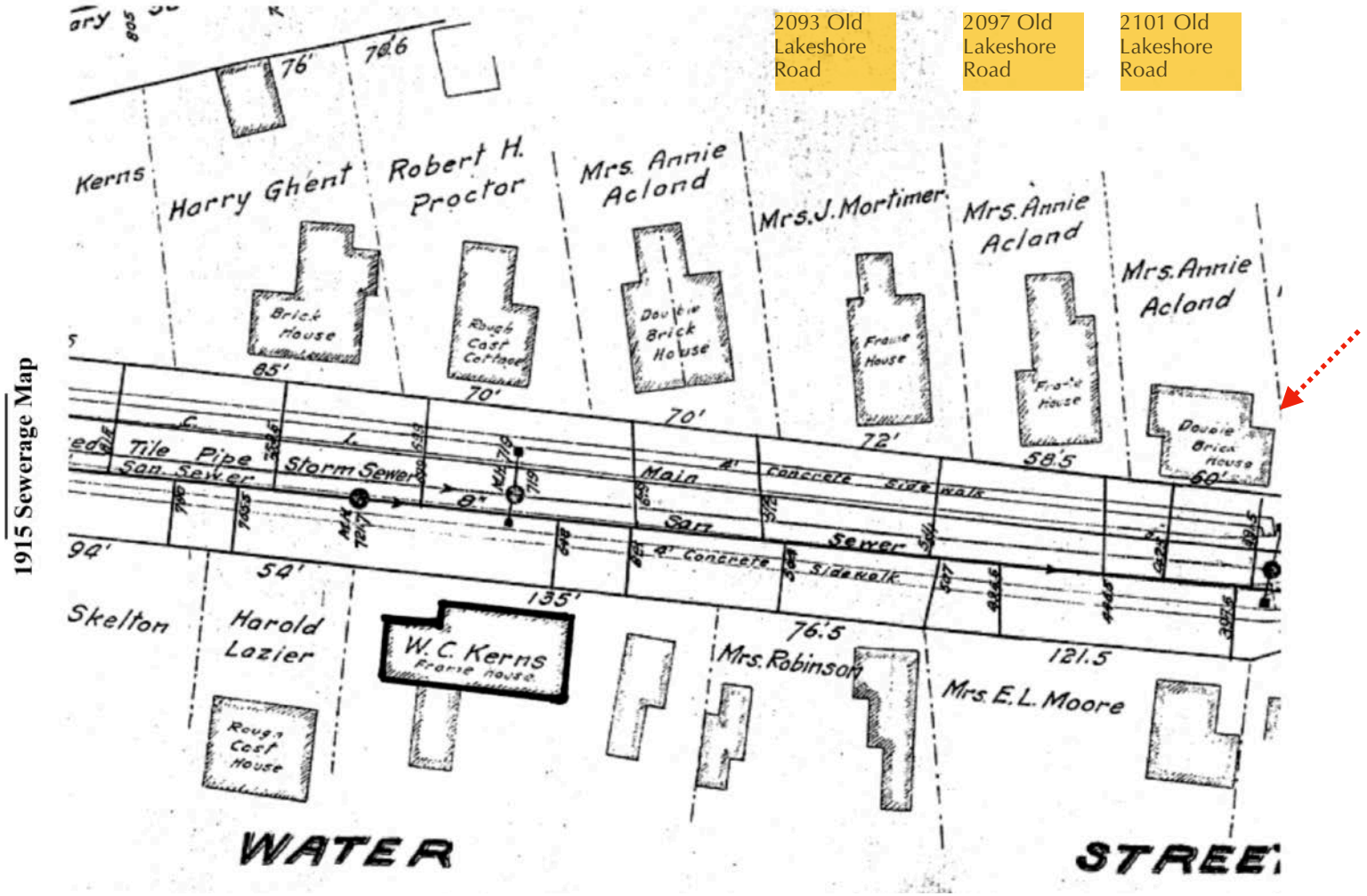


Close-up view of Burlington, within the Township of Nelson
Source: Map of the County of Halton Ontario, by Walker & Miles (1877)

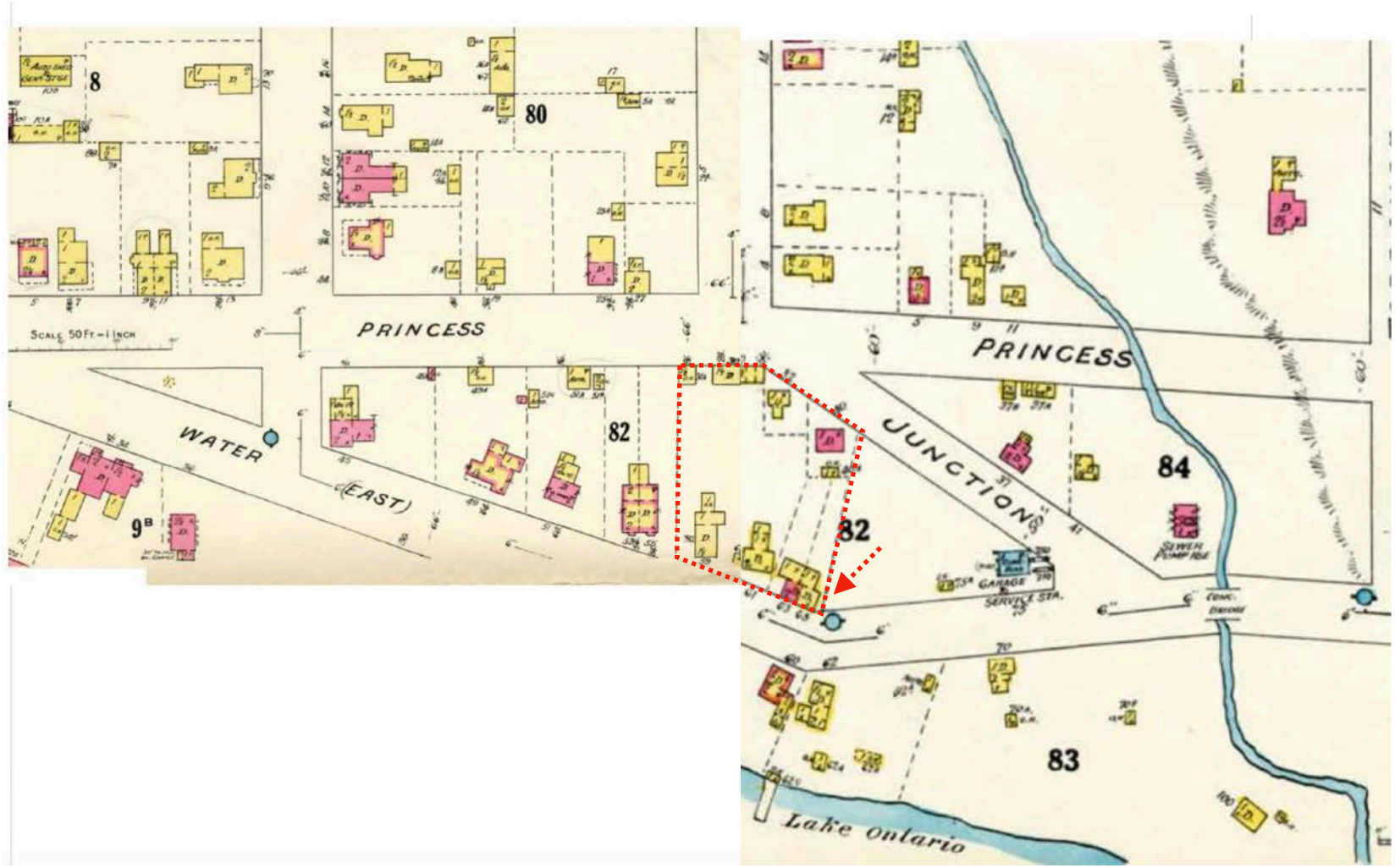


Map of the Village if Burlington, showing location of subject property at lot 20. In 1877 and for some time after, Old Lakeshore Road was known as Water Street.

Source: The Canadian County Atlas Digital Project, McGill University



Sewerage Map of Burlington, Ontario. 1915. Showing ownership properties on Water Street (now Old Lakeshore Road). Present day 2101 Old Lakeshore Road is noted with an arrow.



Fire Insurance Plans of Burlington, Ontario. Charles E. Goad - 1924. The subject site is noted with red dashed line. Source: Western Archives, Western University.

Architectural

The first commercial buildings in most communities in Ontario were wood frame. Brick buildings soon followed, addressing the need for fire prevention but wood frame buildings continued to be constructed in small communities in their commercial areas into the 20th century. The typical building form was one or two storey with shops on the ground floor and offices/warehousing or residences on the upper floors. The earliest commercial buildings were Georgian in design and often organized as continuous rows but were frequently placed on individual lots with side yards in less developed areas.

The basic form of town commercial areas persisted until the middle of the 20th century, when the automobile initiated the suburban shopping plaza as a competing model, consequently devaluing the historic streetscapes of many small towns and cities.



A variety of building types located at the upper end of Water Street (now Old Lakeshore Road) in the 1950's. Ontario Gothic Vernacular homestead, Four- Square and other Vernacular houses have been adapted into storefronts with a well defined pedestrian-scale streetscape (Heritage Burlington).



Looking south west, with the Beach Strip and hydro towers at the horizon. Part of the revetment wall is visible, left. Lakeshore Road was then Highway # 2. Along the waterfront, between here and the Hydro Towers, the subject site is located. (Heritage Burlington)



The lower end of Water Street (east of the subject site), now Old Lakeshore Road, was once lined with a cohesive cluster of shops and residences east of Pearl Street to the intersection at Lakeshore Road and Old Lakeshore Road. Many of the buildings have been altered over the past one and a half centuries, and previous open space and building have been replaced with surface level parking. (Heritage Burlington)



Downtown Burlington in 2013 - before the pier was completed, and prior to the most recent cycle of development. Tall buildings are present north of Lakeshore Road. The subject development site is highlighted in red, south east of a cluster of 12+ Storey buildings from the 1970's. (Burlington Gazette).

3. HERITAGE STATUS

The subject site includes four existing buildings. Only one is on the Municipal Heritage Register as a non-designated property.

1 - *2101 Old Lakeshore Road "Chrysler Carriage House," 1859* - this is the only property that is on the Municipal Heritage Register. This report will focus on how substantial portions of the "Carriage House" will be retained and integrated into the new development.

Three properties, also located on the subject site, have been identified in various planning studies. None of these have been listed or designated and therefore not on the Municipal Heritage Register. These include:

2 - *2097 Old Lakeshore Road "The Crooker-Acland House," 1878* - this property is neither listed nor designated and is therefore not on the Municipal Heritage Register. However, it is on the legacy Inventory and it has been subsequently identified in various planning studies (i.e. the 2006 Heritage-Based Urban Design Guidelines and the 2009 Old Lakeshore Road Precinct Urban Design Guidelines.

3 - *2093 Old Lakeshore Road "The Cole-Mortimer House," 1875* - as with the previous property, this property is neither listed nor designated and is therefore not on the Municipal Heritage Register. However, it has been subsequently identified in various planning studies (i.e. the 2006 Heritage-Based Urban Design Guidelines and the 2009 Old Lakeshore Road Precinct Urban Design Guidelines).

4 - 2096 Lakeshore Road "The Cottage Shop," 1849
as with the previous two properties, this property is neither listed nor designated and is therefore not on the Municipal Heritage Register. However, it is on the legacy Inventory and it has been subsequently identified in various planning studies. At one point (in 1997) the property was considered for Designation but it appears nothing came of that request.

The subject site is also adjacent to/across the street from three existing buildings, two of which are on the Municipal Heritage Register.

A - 2084 Old Lakeshore Road "The Estaminet Building," 1870 - this building is Designated under Part IV of the Ontario Heritage Act.

B - 2100 Old Lakeshore Road - this building is listed but not designated

C - 2104 Old Lakeshore Road "The William Collins House," 1873 - this building is neither listed nor designated and is therefore not on the Municipal Heritage Register. However, it is on the legacy Inventory and it has been subsequently identified in various planning studies

Historic research on proceeding pages has been paraphrased from Burlington Heritage Resource Inventory, 1997.



2006 Heritage Urban design map (City of Burlington)

3.1 2096 Lakeshore Road “The Cottage Shop,” 1849 - Assessment of Cultural Heritage Value

The building known as “The Cottage Shop" is historically connected with persons of primary importance in the early history of Wellington Square (as Burlington was known before becoming a city). It was owned by a number of merchants, including those involved with the international export of grain. It has also served as a carriage-making business and as the Village of Burlington's first bakery and confectionery business.

It is an example of a one-and-a-half-storey frame cottage with an extra high front elevation. This would be an indication that the original house-owner wished to avoid paying higher taxes that would be levied on two-storey buildings. This design is modified, however, by the practical nature of the vernacular-style builder, as seen in the asymmetrical arrangement of the three bays in the original front elevation. The off-centre door would have allowed the room on the east side to be larger than the room on the west side. The shed-roofed one-storey side addition for the kitchen is an apt development of this asymmetry. The north elevation was originally mirrored in the south elevation, suggesting that the house was to have two fronts: one facing the lake, and the other facing north with an inland vista up Martha Street.

Overall, the integrity of the original building has been lost on the interior and exterior through the alteration of three major characteristics: An addition has been added to the rear of the building; a pair of windows have been covered below the end gable; the front entrance has been covered over with the modern siding, and finally, the original three-bay composition has been undermined.



The building is set close to the road, on the south side of Lakeshore Road. Note the asymmetrical arrangement of doors and windows, and slanted shed roof. (Burlington LACAC, 1997)



The front entrance has been covered over with the modern siding, and the original three-bay composition has been undermined.(GBCA, 2019)

For the purposes of this HIS, an assessment of value, using Ontario Regulation 9/06, was completed for 2096 Lakeshore Road "The Cottage Shop."

Based on our assessment, the property does not meet the criteria for cultural heritage value. It has some design interest on its visible portions, particularly the street frontage.

Associations with late 19th and 20th century shop owners and a continuation of its original use are of interest.

No original features remain, such as the front entrance, window openings, or original clap board. A pair of windows have been covered below the end gable, and new window openings added below. The front entrance has been covered over with the modern siding, and the original three-bay composition has been undermined.

Value (quoted from Ontario Reg. 9/06)	**2096 Lakeshore Road "The Cottage Shop,"**
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,	**Does not meet the criteria**: The original one-and-a-half-storey frame cottage featured an asymmetrical composition of doors and windows. Many features have been removed, including the slanted shed roof from the side addition. Overall, the integrity of the building has been lost on both the building's interior and exterior due to extensive modifications.
ii) displays a high degree of craftsmanship or artistic merit, or	**Does not meet the criteria**: The level of craftsmanship for a building of its type and period cannot be determined, as there are no visual traces of original fabric.
iii) demonstrates a high degree of technical or scientific achievement.	**Does not meet the criteria**: The building does not demonstrate any 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,	**Meets the criteria.** The building is associated with a documented series of local merchants. This includes previous owner who used the building for a carriage-making business and as the Village of Burlington's first bakery and confectionery business.
ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	**Meets the criteria**: While the building does not yield a large amount of information, it does speak to the form, scale and continuous re-use of mercantile buildings in the core area of Burlington at the turn of the last century.
iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	**Does not meet the criteria:** Information about the architect or builder could not be determined.
3. The property has **contextual value** because it,	
i) is important in defining, maintaining or supporting the character of an area,	**Meets the criteria**: The building does not define the area but does support it as a part of fine grained two storey commercial area. The building is therefore, also, physically and historically linked to its surroundings.
ii) is physically, functionally, visually or historically linked to its surroundings, or	
iii) is a landmark. O. Reg. 9/06, s. 1 (2).	**Does not meet the criteria**: The building is not a landmark

3.2 2097 Old Lakeshore Road "The Crooker-Acland House," 1878 Assessment of Cultural Heritage Value

In 1855, the property was sold to John Chrysler, who would later go on to operate the carriage shop next door at 2101 Old Lakeshore Road. In 1866 the property was sold to Mark Cummins, and finally to James Edwy Crooker in 1878. Crooker's business enterprises include Crooker Brothers' Wire Works who make baskets from galvanized wire, and it is assumed that a loan taken in 1878 was either used to construct the house or fund to finance the Crooker Brothers business.

In 1885 the house was sold by power of sale (from the Oshawa Stove Co.) to David Acland. According to the Burlington Scrapbook, the house had been moved to its current location from Brant Street to make way for a hydro right of way. The property from this time until 1945 was owned by the Acland family, and the Brain family until 1975 at which time it was purchased by Clarman Investments.

The original structure was a one-and-a-half storey brick structure with side gabled roof. In an earlier form (circa. 1975) the ground storey was fronted by a porch, with a covered dormer balcony above. These features were converted at a later point to serve a commercial purpose. None of these original features exist, and original brick (or wood) has been covered with stucco. The building now has two full storeys, which have been done in a faux-Italian Renaissance Revival style, with a mansard roof.

Unsympathetic additions and alterations to heritage buildings have made an impact on the overall streetscape of Old Lakeshore Road.



1975- the original structure.(Burlington Archives)



1990s - the top and bottom porches have been enclosed.(Burlington LACAC)



The current building footprint is much larger. The current two storey building with mansard roof, clad in stucco with a commercial front may have incorporated the former dwelling, however, there are no visible traces. (GBCA 2019)

For the purposes of this HIS, an assessment of value, using Ontario Regulation 9/06 was performed on 2097 Old Lakeshore Road "The Crooker-Acland House." Based on our assessment, the property does not meet the criteria.

Associations with late 19th and 20th century enterprises including the Crooker Brothers' Wire Works are of interest. The house had been moved to its current location from Brant Street to make way for a hydro right of way.

Beyond this, there are no original features that remain in whole or part.The building has been significantly altered.

Value (quoted from Ontario Reg. 9/06)	**2097 Old Lakeshore Road "The Crooker-Acland House"**
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,	**Does not meet the criteria**: The original one-and-a-half storey brick structure with side gable roof and open porch has been subsumed into the construction of a larger two storey, stucco-clad Italian renaissance revival style building. The current building bears no reference, or contains any visual trace of the previous building.
ii) displays a high degree of craftsmanship or artistic merit, or	**Does not meet the criteria**: The level of craftsmanship is normal for a building of its type and period.
iii) demonstrates a high degree of technical or scientific achievement.	**Does not meet the criteria**: The building does not demonstrate any 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,	**Does not meet the criteria.** The building is associated with a documented series of owners. It has been moved from its original location.
ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	**Meets the criteria**: While the building does not yield a large amount of information, it does speak to the conversion of buildings by merchants in the core area of Burlington at the turn of the last century.
iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	**Does not meet the criteria:** Information about the architect or builder could not be determined.
3. The property has **contextual value** because it,	
i) is important in defining, maintaining or supporting the character of an area,	**Does not meet the criteria**: The building has been significantly modified.
ii) is physically, functionally, visually or historically linked to its surroundings, or	
iii) is a landmark. O. Reg. 9/06, s. 1 (2).	**Does not meet the criteria**: The building is not a landmark

3.3 2093 Old Lakeshore Road "The Cole-Mortimer House," 1875 - Assessment of Cultural Heritage Value

Richard Cole, who had emigrated from Devonshire, England in 1853, had first settled in Hamilton, where he worked on the construction of the Great Western Railway. He soon moved to Wellington Square, working as a wagon maker, and then went into business for himself as a carriage maker. In 1860 he sold that business to James Allen - that building is still standing at 463 Brant Street - and set up a bakery and confectionery business on the property he rented from Thomas Baxter. The bakery flourished. Cole bought the property in 1874.

In 1879 Richard Cole took a mortgage to build himself a larger house - now 2093 Lakeshore Road. In 1881 this house was sold to James Mortimer, his son-in-law. In 1882 this house was purchased by John and Martha Sheppard. The summary of the registered title deed mentions the right to use the well on the rear boundary of the property.

In 1947 the property was sold to James & Helen Cornell; in 1949 to Arnold & Mabel Hill; and in 1972 to Lola Mooney, who operated an antiques business here for many years. It was converted back to residential sometime after.

It was awarded a Heritage Award in 1993 for cosmetic improvements including painting in a good colour scheme.

The Cole-Mortimer House is a one-and-a-half storey Classical Revival vernacular frame structure clad with narrow clapboard siding. Windows are all wood 2/2 sash with shelf and shutters, and are modern replacements. Original clapboard has been replaced with vinyl siding. The front entrance has a glass and panel door with trim and frieze, pilasters at the sides, rectangular transom and half sidelights with blue glazing details. The tall side chimney has small angular windows on either side. A simple one-storey frame garage is located behind the house.



The windows are modern, however the door may feature some original decorative details such as the transom and sidelights, wood trim, and wood detail on the door itself (Burlington LACAC.



The windows are of modern material, as is the replacement siding. The front entry door features some original decorative details such as the transom and sidelights, wood trim, and wood detail on the door itself. (GBCA, 2019)

For the purposes of this HIS, an assessment of value, using Ontario Regulation 9/06 was performed on 2093 Old Lakeshore Road "The Cole-Mortimer House." Based on our assessment, the property meets some of the criteria.

Associations with a 20th century antique shop are of interest. It is a good example of a vernacular homestead. It has some design interest on its visible portions, particularly the front entrance.

Some original features remain, such as overall shape and massing of the building, chimney, and the front entrance. Windows, siding and shutters have been replaced, although at the same size as the original units.

Its presence along the street gives the surrounding area an understanding of the fine-grained character of Downtown Burlington.

Value (quoted from Ontario Reg. 9/06)	**2093 Old Lakeshore Road "The Cole-Mortimer House"**
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,	**Meets the criteria**: 2093 Old Lakeshore Road is typical of late 19th and early 20th century vernacular residential structure. The proportions, windows configuration and original chimney have been maintained. Original clapboard siding (now vinyl), gable end facing the street are typical of its style and period. Good example of an early vernacular residential building.
ii) displays a high degree of craftsmanship or artistic merit, or	**Meets the criteria**: Although it was awarded a Heritage Award in 1993 for cosmetic improvements, the overall level of craftsmanship is normal for a building of its type and period. The front entry door features some original decorative details such as the transom and sidelights, wood trim, and wood detail on the door.
iii) demonstrates a high degree of technical or scientific achievement.	**Does not meet the criteria**: The building does not demonstrate any 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,	**Meets the criteria.** The building is associated with a documented series of owners, and has also served as an antique store.
ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	**Meets the criteria**: While the building does not yield a large amount of information, it does speak to the scale of residences in the core area of Burlington at the turn of the last century.
iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	**Does not meet the criteria:** Information about the architect or builder could not be determined.
3. The property has **contextual value** because it,	
i) is important in defining, maintaining or supporting the character of an area,	**Meets the criteria**: The building does not define the area but does support it as a part of fine grained two storey commercial and residential area.
ii) is physically, functionally, visually or historically linked to its surroundings, or	
iii) is a landmark. O. Reg. 9/06, s. 1 (2).	**Does not meet the criteria**: The building is not a landmark

3.3 2101 Old Lakeshore Road "Chrysler Carriage House" 1859 - Assessment of Cultural Heritage Value

This structure was built in 1859 as a carriage shop by John Chrysler and operated for many years. It consists of a two and a half storey brick structure with high pitched gabled roof. It was used as a carriage shop by John Chrysler and later Mark Cummins. Currently, the pattern of doors and windows on the front elevation have been greatly altered from the original.

A two-and-a-half storey brick structure with a high-pitched end gabled roof. The Burlington Historical Society plaque is missing. There is a date stone that indicates this building was erected in 1859.

The building was renovated and restored in approximately 1975 by Realtor Tom Dowling, and later in 2003. It has more recently been operated as a restaurant and was purchased and renovated over the past decade. It has been increased in size with additions to the side and rear. These alterations were sympathetic to the original building and made used reclaimed brick, attention to window, door and other architectural details and care in scale and proportion.

The board and batten addition at the rear and the light coloured brick were added to the building around 2003. The entry stoops with handrails were typical of the scale associated with buildings of this period.

The two-and-a-half storey brick structure with a high pitched end gabled roof would have originally had chimneys on either end. Each would have been configured as a double house with separate addresses, also evidenced from the alteration of the original configuration and highly visible window openings that have been bricked in (noted in 1978 and 2004 images).

The heritage value of this building has been stated by the City of Burlington by its inclusion on Municipal Heritage Register. The development proposes to conserve the heritage attributes of the buildings. The building will be retained, restored and adaptively reused as part of the proposed development.



March 1978(Burlington Archives)- The Carriage House configured as two s



In 2004 it is apparent that second storey windows have been closed and covered over in brick. The original rear additions are not present but have been replaced with additions to the rear. Alterations on the building have used reclaimed brick (Burlington Archives)



Replacement shutters, lintel and awnings have been updated based on the 2004 appearance of the Chrysler Carriage House. (GBCA, 2019)

4. Adjacent Properties

4.1 *2084 Old Lakeshore Road "The Estaminet Building," 1870*

This building is Designated under Part IV of the Ontario Heritage Act.



4.2 *2100 Old Lakeshore Road, 1847*
This building is listed but not designated



4.3 *2104 Old Lakeshore Road "The William Collins House," 1873*

This building is neither listed nor designated and is therefore not on the Municipal Heritage Register. However, it is on the legacy Inventory and it has been subsequently identified in various planning studies



Impacts to these properties are limited to incremental shadowing, and discussed in Section 5.3. No Character-Defining Elements/Heritage Attributes will be impacted by the proposed development.

4. POLICY & HERITAGE REVIEW

In accordance with City of Burlington requirements and standard practice, we have consulted several documents for the purpose of guiding the preparation of this current report.

Ontario Heritage Act (OHA)

The Ontario Heritage Act (R.S.O. 1990 as amended) is specific and prescriptive in terms of development that may have an impact on heritage resources. Whereas the PPS directs municipalities to take steps to protect resources in a general manner, the OHA is specific in terms of the measures that may be taken by municipalities to inventory and/or designate heritage properties and to ensure the protection of properties considered to be of Provincial interest.

Currently, the development site is not subject to the Ontario Heritage Act as none of the properties on the site are designated under the OHA. Our evaluation suggests that the buildings may not be as significant as originally thought due to their age but that they are reasonably considered as potential heritage resources. However, there is an obligation to conserve their heritage values as a part of the development and the municipality has justifiably listed them.

Ontario Provincial Policy Statement (PPS) - 2014

The Ontario Provincial Policy Statement *"is intended to be read in its entirety and the relevant policies are to be applied to each situation"* (PPS Part III). The statement consists of Provincial policy direction related to land use planning and development. Policy direction related to heritage sites and cultural assets is provided in Section 2.6 entitled *"Cultural Heritage and Archaeology"*.

Policy 2.6.1, states that *"Significant built heritage resources and significant cultural heritage landscapes shall be conserved"*. Key definitions in the PPS are as follows:

> ***Built heritage resources*** *means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.*
>
> ***Cultural heritage landscape*** *means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).*
>
> ***Conserved*** *means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

> ***Significant*** *means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.*

Furthermore, policy 2.6.3 discusses development and site changes when they have an impact on built heritage resources and states:

> *"Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."*

> ***Heritage attributes (as defined by the PPS)*** *means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).*

The development site includes one listed heritage buildings

Assessment: The heritage value of the property on the development site have been identified in this report. The development proposes to conserve the heritage attributes of the buildings.

Growth Plan for the Greater Golden Horseshoe, 2006 (rev. O. Reg. 204/17, July 2017)

This document outlines the policies for the Province of Ontario in terms of the development of this specific region as they arise from the Places to Grow Act, 2005.

Under Section 4, entitled *"Protecting What is Valuable",* it states that the Greater Golden Horseshoe

> *"contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.*

Further, under Section 4.2.7, entitled *"Cultural Heritage Resources"*, it states

> *"Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."*

followed by section 3) which states

> *"Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision making."*

Assessment: This Heritage Impact Study has reviewed heritage considerations as they apply to this development in a manner that acknowledges and considers other applicable policies including intensification.

City of Burlington Official Plan (2008)

The City of Burlington includes Cultural Heritage Resources in Part II of the current Official Plan, and are discussed in Section 8. In accordance with the Provincial Policy Statement, the Official Plan states that Cultural Heritage Resources shall be identified and conserved. Resources include buildings and structures.

Further policies are addressed in:

Part III, section 5.5.3;

"g) The Downtown's cultural heritage resources shall be preserved and integrated into new development, where possible, and any development close to cultural heritage resources shall be sensitive to the historic context of the street and not just of the immediately adjacent buildings, to maintain the character of established areas."

Part III, section 5.5.7.2.

"h) Significant cultural heritage resources should be preserved and integrated into new development. The relocation of cultural heritage buildings within the precinct will be considered, including within a conservation authority setback from Lake Ontario, as an alternative to removal of such buildings."

The transfer of development rights to other lands within the Old Lakeshore Road Precinct is permitted for the following properties, subject to approval of such plans by City Council, as a means of preserving in perpetuity the buildings identified below:

- *2101 Old Lakeshore Road (The Chrysler Carriage House): A floor area of 320 sq. m. may be transferred to other lands in the East Sector once the building has been designated pursuant to Part IV of The Ontario Heritage Act and a conservation easement has been granted for the entire building, in favour of the City by the owner of the property;*
- *2084 Old Lakeshore Road (former Estaminet): A floor area of 1,500 sq. m. may be transferred to other lands in the West Sector once the building has been designated pursuant to Part IV of The Ontario Heritage Act and a conservation easement has been granted for the entire building in favour of the City by the owner of the property. "*

A new Official Plan, adopted April 26th 2018, but not yet in effect, are addressed in the following sections:

Section 3.5;

Section 8.1.1: Area Specific Plans

- *Assembly of lands within the Old Lakeshore Road Precinct between Pearl Street and the future Martha Street alignment and view corridor to the Waterfront (including all lands within the West Sector (Area 'WS'), portions of the westerly portion of the existing Old Lakeshore Road public right-of-way and the westerly portion of the South Sector (Area 'SS') lands contained within the described area);*
- *conservation or re-location of significant cultural heritage resources within the precinct;*

Assessment: Relevant policies have been considered in this development application and are discussed in more detail as part of the assessment of the proposed development.

City of Burlington Heritage-Based Urban Design Guidelines (2006)

The City of Burlington makes reference to heritage-specific guidelines that would be applicable to the subject site. They assist in identifying important elements of built heritage, providing information on the maintenance and preservation of heritage buildings and guidance on proposals for change onto historic sites. Relevant guidelines have been considered in this development application and are discussed in more details as part of the assessment of the proposed development.

Standards and Guidelines for the Conservation of Historic Places in Canada (2nd edition, 2010) -

(Referred to in this document as the S*tandards and Guidelines)*

Conceived as a manual for use by various levels of government in the conservation of heritage sites, the document, has become adopted as a code of practice both municipally and provincially across Canada. The document is currently in its second edition.

The preservation and restoration of the subject properties will be done with reference to the Standards and Guidelines to the extent possible where other statutory provisions are also considered.

5. ASSESSMENT OF THE PROPOSED DEVELOPMENT

5.1 Assessment of Design

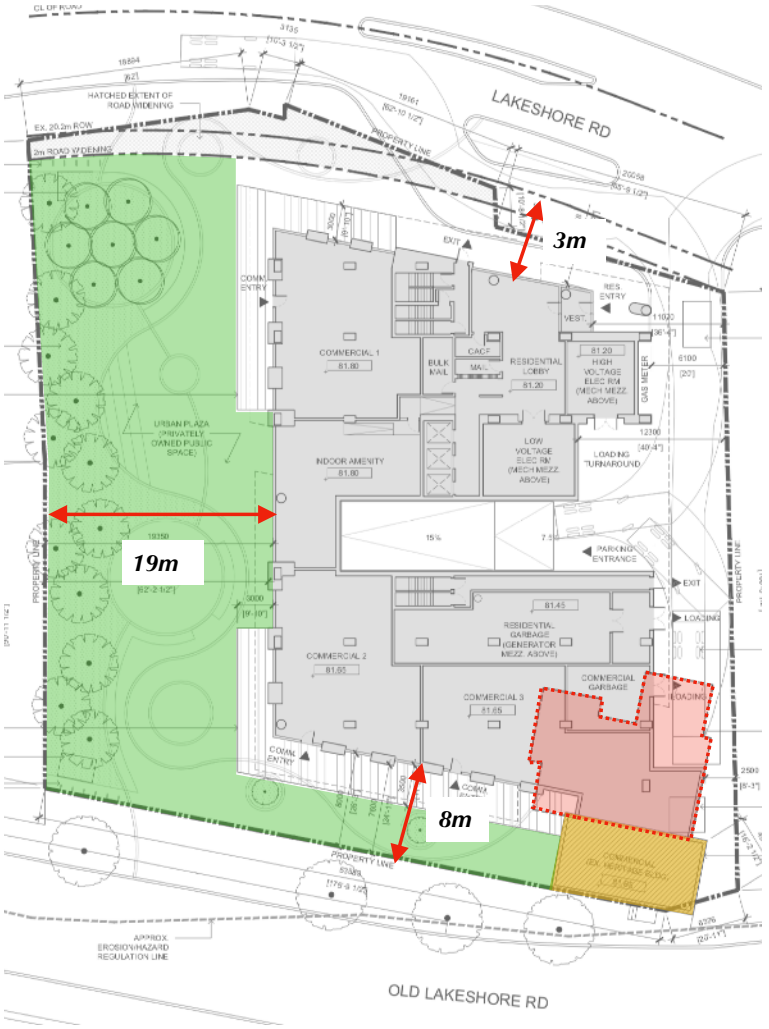
The site is located south-east to the core of the City of Burlington where a variety of high density developments are currently proposed or under construction. The development proposes a 27-storey mixed-use tower which would be integrated into a 6-storey podium. The listed heritage building on the site (Chrysler Carriage House) will be retained in its current configuration set close to the north side of Old Lakeshore Road. The building will be kept in-situ, restored and adaptively reused as part of the proposed development.

The podium of the proposed development is set back from each street frontage, notably 8m from Old Lakeshore Road and approximately 3m from Lakeshore road to the north. To the west of the podium a 19m wide urban plaza connecting to Lakeshore Road has been proposed. The combination of these generous setbacks and open space allow the Chrysler Carriage House to be observed as a three-dimensional form while viewed from the public realm.

The development includes, in its podium design, the listed heritage building which is connected through a one storey volume on its northern elevation. This connection will replace non-original building fabric added to the restaurant between 1975 and 2003. All other buildings on the site are proposed to be removed in order to accommodate the linear urban plaza with outdoor patios to the west. The site benefits from views towards Lake Ontario and easy access to the waterfront.

The site is located within Downtown Burlington's Urban Growth Centre Boundary, within the Downtown mobility hub and designated within the Primary Growth Area. These conditions make it a suitable candidate site for intensification, which have been considered by the proposed development.

This project balances demands for intensification with those of heritage preservation in a manner that allows both to be appreciated as a part of a complex and changing urban environment. A complete set of design documents including drawings and shadow studies is included in the appendix of this report.



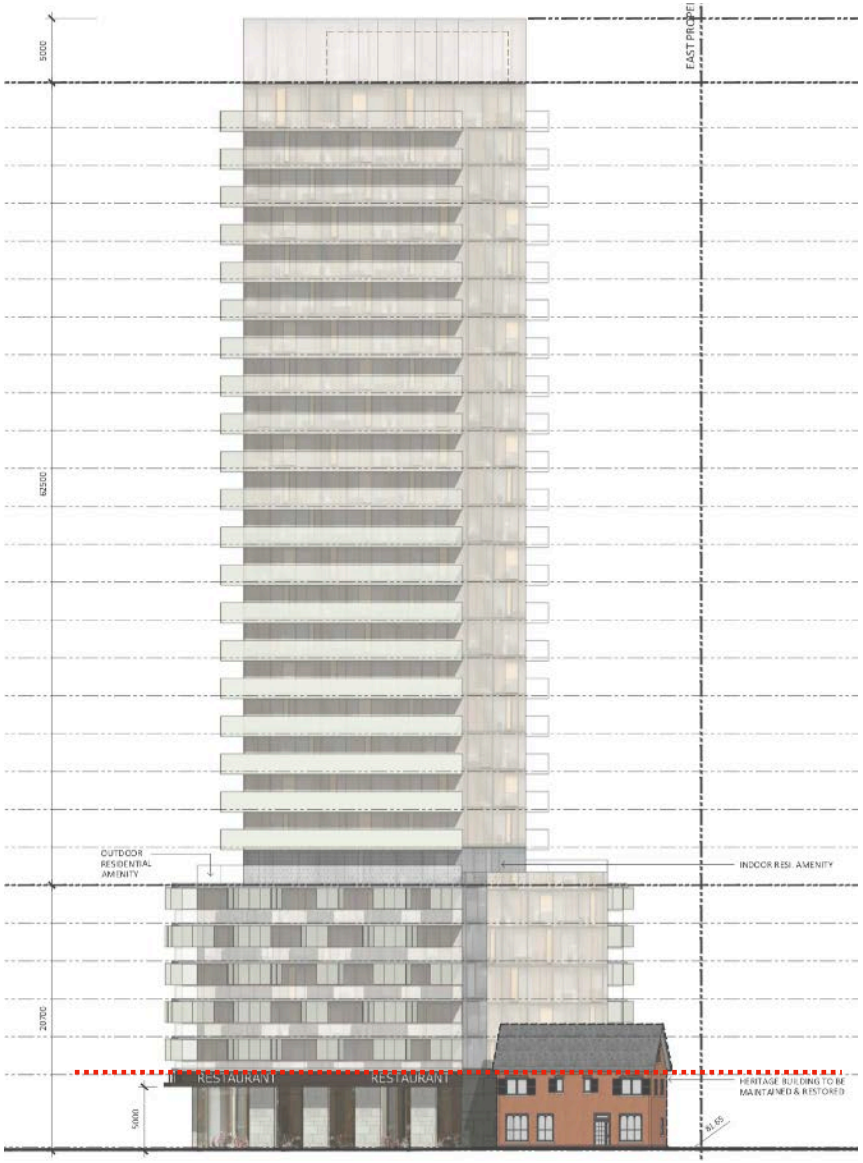
Retained fabric of 2101 Old Lakeshore Road "Chrysler Carriage House".

Removed fabric of 2101 Old Lakeshore Road "Chrysler Carriage House," additions from 1975 and 2003.

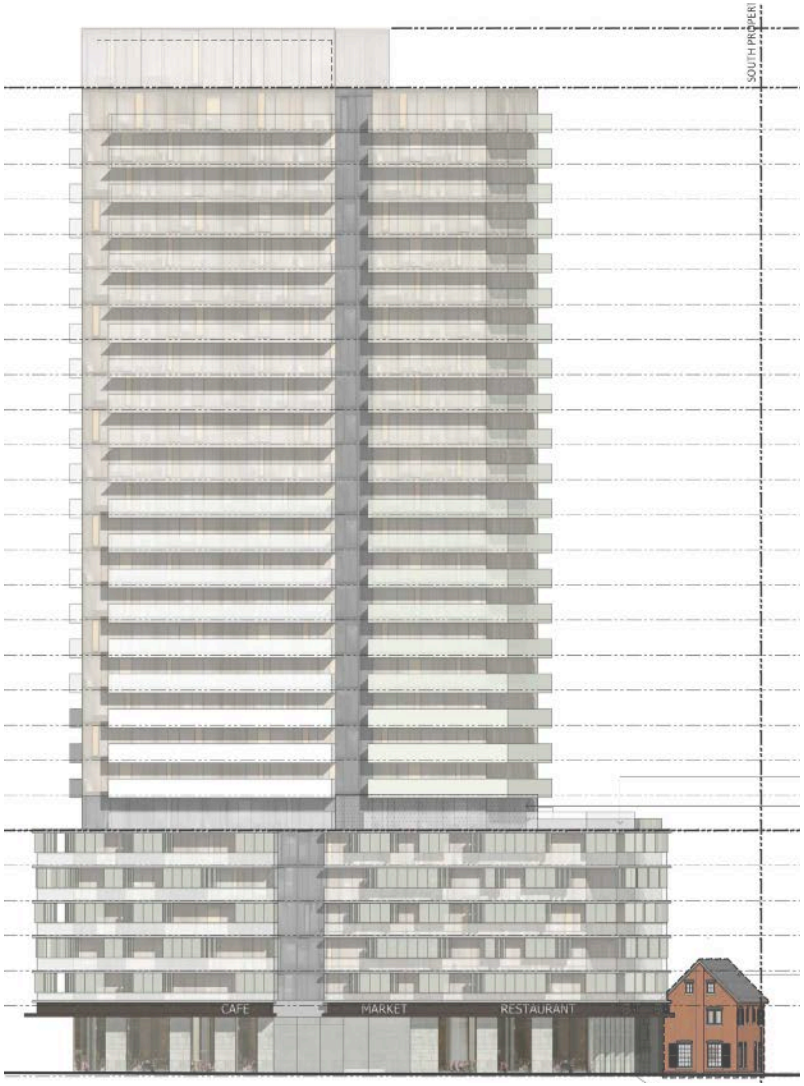
The podium and tower volume is positioned at the south-west corner of the site. The principal facade along Old Lakeshore Road has been proposed for commercial/food and beverage amenities facing the waterfront. The ground level of the podium will be complementary to the height of the neighbouring heritage building (see red dashed line on image) with a well defined horizontal cornice element to reinforce its pedestrian scale.

The existing form, scale and mass of the retained building have been considered in the integration of the new additions: stepbacks, reveals, and the reinstatement of a complementary floor-to-floor height behind the retained building will give appropriate references to the original scale of the buildings and their three-dimensional form as viewed from the public realm.

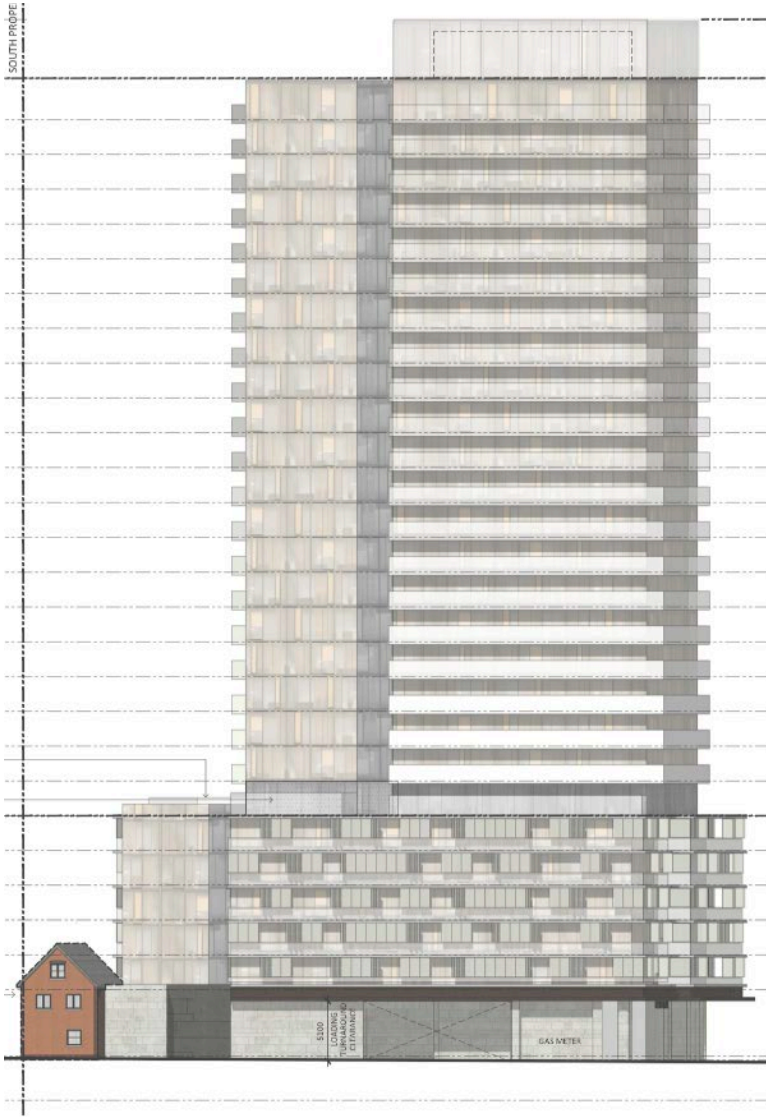
Design strategies have been employed to provide compatibility with neighbouring character, and is appropriate for the current and future context of tall buildings in the vicinity.



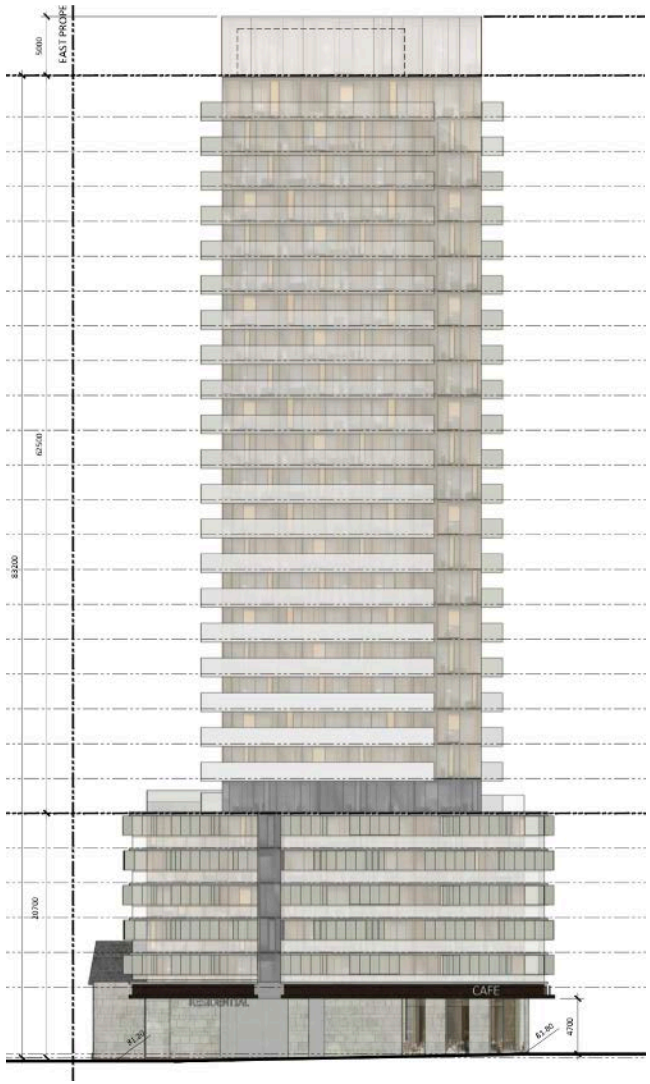
South Elevation: 2101 Old Lakeshore Road "Chrysler Carriage House." With an established horizontal element podium height that aligns with the top of the face brick (Studio JCI)



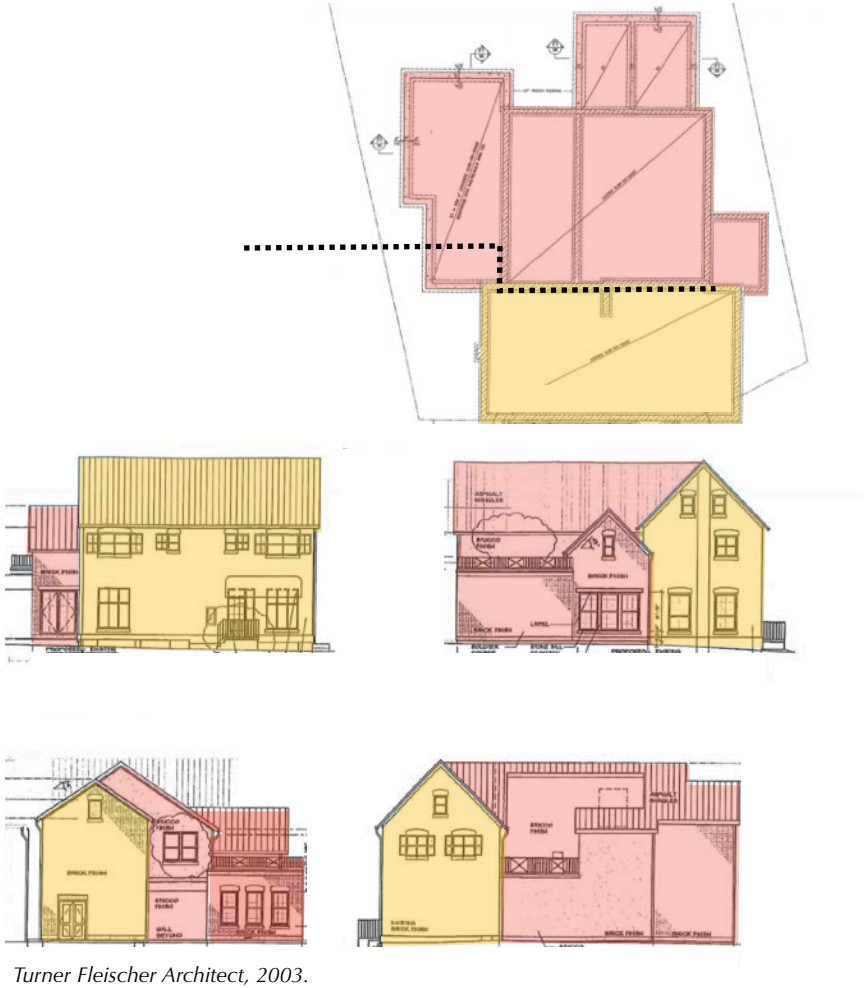
West Elevation: The proposed development will stitch together the frontage along Old Lakeshore Road, while also establishing a new relationship to the west along a new urban plaza. (Studio JCI)



East Elevation: Loading will take place along the east elevation with 2111 Old Lakeshore Road - currently the site of a presentation centre for The Berkeley condo.(Studio JCI)



North Elevation: will face Lakeshore Road and will activate the street though its proposed use as the main residential entrance. Although obscured in elevation, replacement masonry for the Chrysler Carriage House will be sympathetic to the heritage building . These elements will be described in a forthcoming Conservation Plan. (Studio JCI)



Turner Fleischer Architect, 2003.

Line of proposed podium volume integration with existing fabric.

Retained fabric of 2101 Old Lakeshore Road "Chrysler Carriage House," 1859.

Removed fabric of 2101 Old Lakeshore Road "Chrysler Carriage House," additions from 1975 and 2003.

Street views have been prepared by Studio JCI and illustrate schematically the proposed pedestrian experience with the new development's proposed massing in context. These views are included in Appendix I.

5.2 Shadow Impacts

Shadowing by the tower will occur to a greater extent during winter months at which time the greatest coverage will occur to the northwest (morning) and northeast (evening) with shorter shadows to the north varying depending on the time of day and consequent sun angle.

During summer months, with the sun rising and setting further to the north, shadows will extend to the west south west (morning) and east south east (evening). Some shadowing will therefore project to Old Lakeshore Road but impacts on potential heritage resources will be minor. Mid-day shadows will be mitigated by the height of the sun and will not cast to the north of Lakeshore Road.

Overall, shadows cast by the proposed development will be incremental and transitory and their impacts on adjacent heritage resources will not be significant.

Shadow studies are included in Appendix II.

5.3 Heritage Impacts

An assessment of possible effects of the proposed development on the heritage properties are presented in this section. The development proposes to retain significant portions of a building listed on the Municipal Heritage Register and remove other buildings which do not exhibit heritage value.

Three properties, also located on the subject site, have been identified in various planning studies. None of these have been listed or designated and therefore not on the Municipal Heritage Register. The buildings have been proposed to be removed from the site.

Two of these buildings do not meet the criteria, and their removal will have no impact on the heritage value of the property.

- 2097 Old Lakeshore Road "The Crooker-Acland House," 1878
- 2096 Lakeshore Road "The Cottage Shop," 1849

One building meets the criteria, but will be removed from the subject design site.

- 2093 Old Lakeshore Road "The Cole-Mortimer House," 1875

Strategies to mitigate the heritage impact of this removal will be discussed in the next section of this report.



2093 Old Lakeshore Road

6. PROPOSED MITIGATION STRATEGIES

A variety of options are available for the mitigation of change to sites with historic buildings, and can range from full restoration to simple commemoration of what previously existed.

Heritage impacts on the subject site have been identified in Section 5.3 and apply to two buildings on the subject site.

Proposed development:

The development proposal will introduce new considerations on a site currently characterized by a low-rise built form, which includes a building on the Heritage Register at 2101 Old Lakeshore Road (Chrysler Carriage House). The building's cultural heritage value has been identified and heritage attributes are expressed in the exterior form, mass and scale as well as their architectural features expressed in materiality.

The development includes, in its base podium the listed heritage building. The podium has been shaped with a series of set backs and step backs to express the form, scale and mass of the Chrysler Carriage House. The podium height has been mitigated with the varying amounts of set backs and step backs that reveal the form and volumes of the heritage buildings.

Further details on the elevations of the proposed design, including materials and detailed connections with the heritage buildings, will be explored in subsequent phase. Conservation of the heritage resources will be in accordance with the Heritage-based Urban Design Guidelines for Downtown Burlington and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Existing Buildings:

- 2101 Old Lakeshore Road "Chrysler Carriage House," 1859.

This building is located on the subject site is included on the Municipal Heritage Register and will be conserved. Details of this will be described in Section 7.

- 2093 Old Lakeshore Road "The Cole-Mortimer House," 1875

An additional building located on the subject site has been identified in various planning studies but is not on the Municipal Heritage Register. An assessment of value using Ontario Regulation 9/06 was undertaken, and it was determined that although the building meets some criteria, it will be removed from the subject design site.

Interpretation Strategies for 2093 Old Lakeshore Road:

Commemoration of the building can be an appropriate strategy and would celebrate their evolution, leading to the current development. A Commemorative Plan would be submitted at a suitable time for approvals by City staff.

An Interpretative Plan would include the specifications and drawings to be used for the development. It would consist of text and images on panels which will be located at a suitable area in the new development, to be coordinated in conjunction with City Staff and the Owner.

7. CONSERVATION STRATEGY

The conservation strategy for this development will involve rehabilitation of the listed heritage attributes on the site which are the Chrysler Carriage House at 2101 Old Lakeshore Road. Portions of the buildings incorporated into the overall development will be conserved. These goals will be defined further in consultation with the City. In order to successfully implement this Conservation Strategy, the following steps will be required.

7.1 Conservation Plan

Should the City require a Conservation Plan, it will be submitted at a time appropriate to obtain necessary approvals. The plan would be packaged as a follow-up report and include a description of the heritage building, as well as descriptions of engineering required for the stabilization and retention of the retained exterior walls. Protection of the walls during the major project will also be described.

7.2 Impact of demolition and excavation work

Demolition and excavation work may present some impacts on their structural integrity and may cause some damage to the fabric, although this impact can be greatly mitigated with careful and appropriate measures in the context of an urban environment. As excavation is proposed for the entire site, to accommodate underground levels of parking, strategies to conserve their built form will need to be explored.The proposed parking levels are not not located underneath the building footprint. In order to prevent any loss to the heritage fabric, consultation with a shoring/ structural engineer will be required to determine appropriate options to ensure excavation does not present undue risks to the heritage fabric.

7.3 Building conservation

The conservation strategy for the site applies to one building, with varying levels of alterations. Anticipated actions, at this stage of the conservation strategy, are as follows:

2101 Old Lakeshore Road

- Removal of non-original awnings.
- Repair, replacement and painting of - windows, shutters and headboards where required
- Repair and replacement of awnings.
- Repairs to exterior masonry – brick and stone
- Repairs to exterior woodwork – fascia, soffits, etc.
- Removal of unsympathetic cladding
- Repairs or replacement to - metal railing, eaves and troughs.
- Replacement of visible roof area with new high quality shingles



The Chrysler Carriage House at 2101 Old Lakeshore Road (GBCA, 2019)

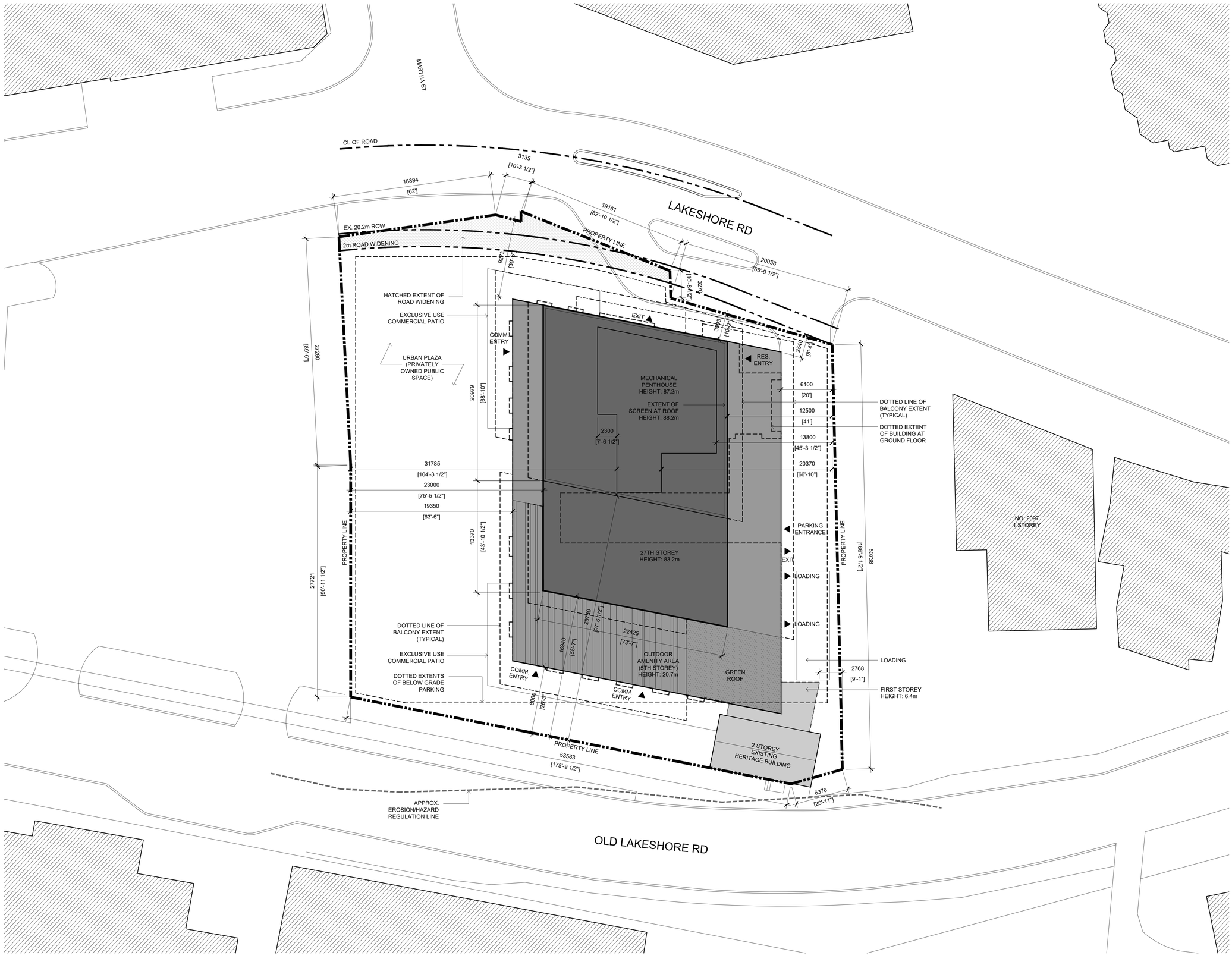
8. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of GBCA and the client.

APPENDIX I

Development Drawings

Issued for OPA/Rezoning Application
Studio JCI, dated: August 22, 2019



Revisions:

DESCRIPTION:	DATE:
Issued for OPA / ZBA	August 22, 2019

General Notes:

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

ARCHITECT:

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LANDSCAPE:

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CIVIL:

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t. 416.750.7769

BURLINGTON MIXED-USE BUILDING

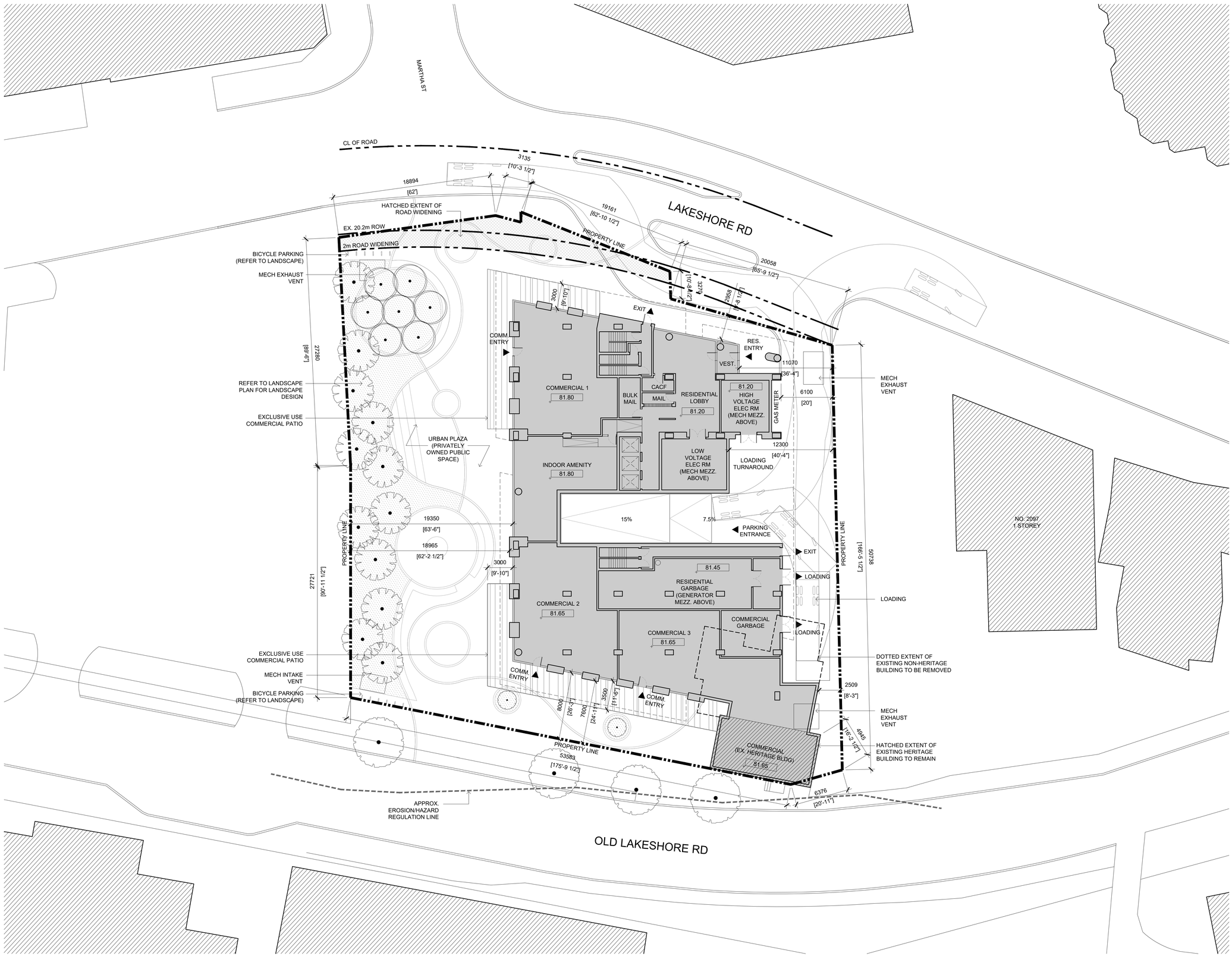
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CONCEPTUAL SITE PLAN

PROJECT NO.:	1816
SCALE:	1:200
DATE:	AUGUST 22, 2019
DRAWN BY:	

DRAWING NO.:

A1.00



Revisions:

DESCRIPTION:	DATE:
Issued for OPA / ZBA	August 22, 2019

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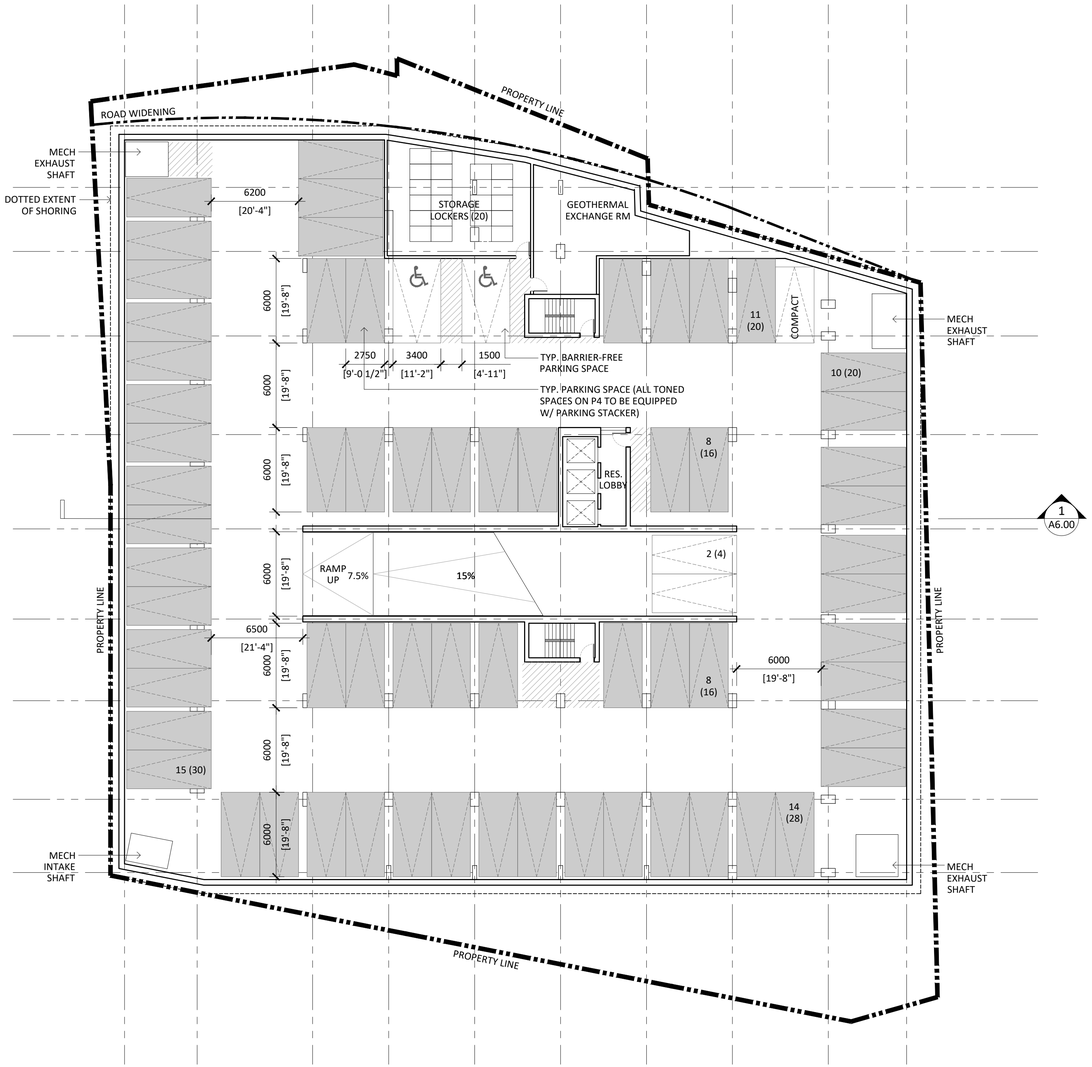
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GROUND FLOOR SITE PLAN

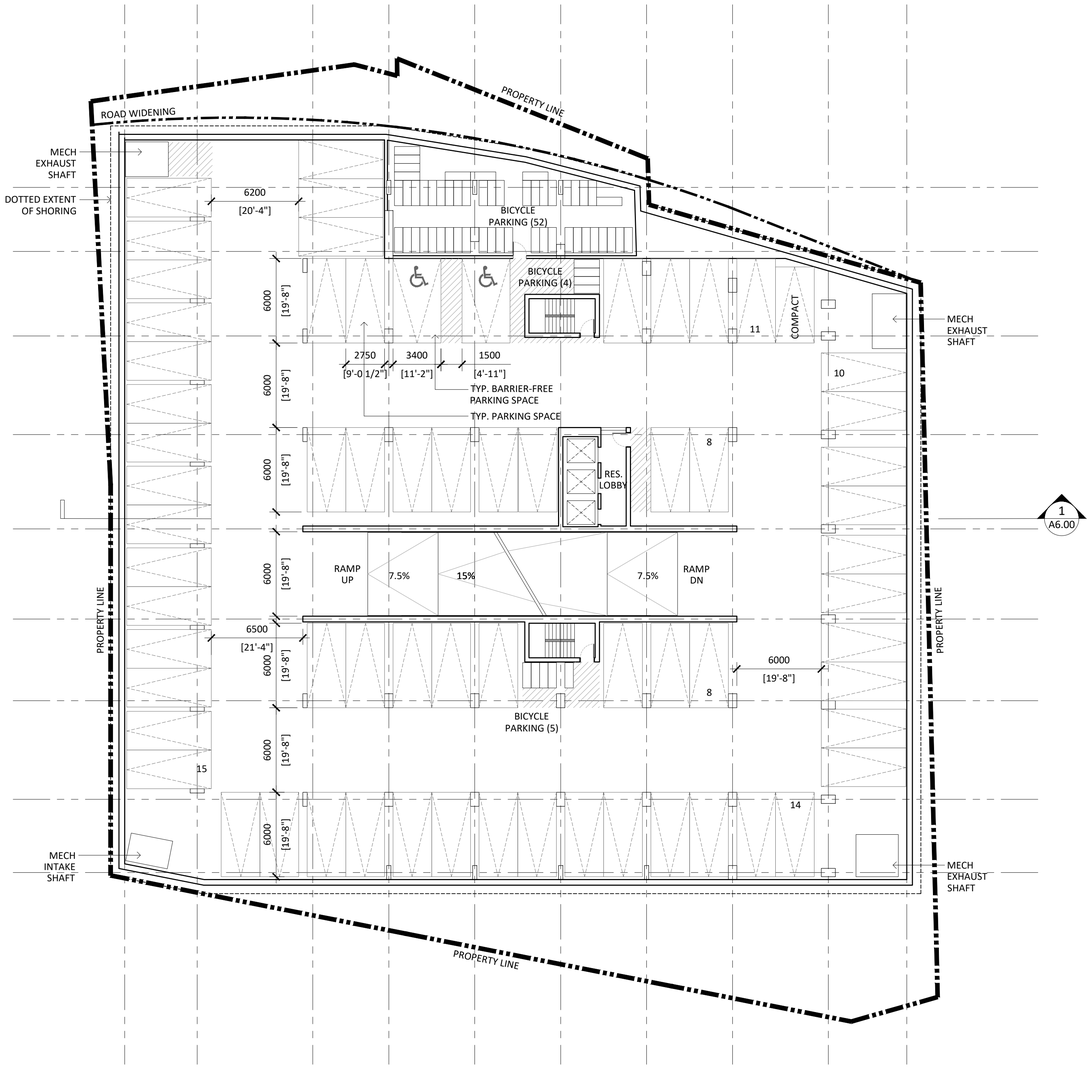
PROJECT NO.:	1816
SCALE:	1:200
DATE:	AUGUST 22, 2019
DRAWN BY:	

DRAWING NO.:

A1.01



1 LEVEL P4
Scale: 1:200



2 LEVEL P3
Scale: 1:200

Revisions:

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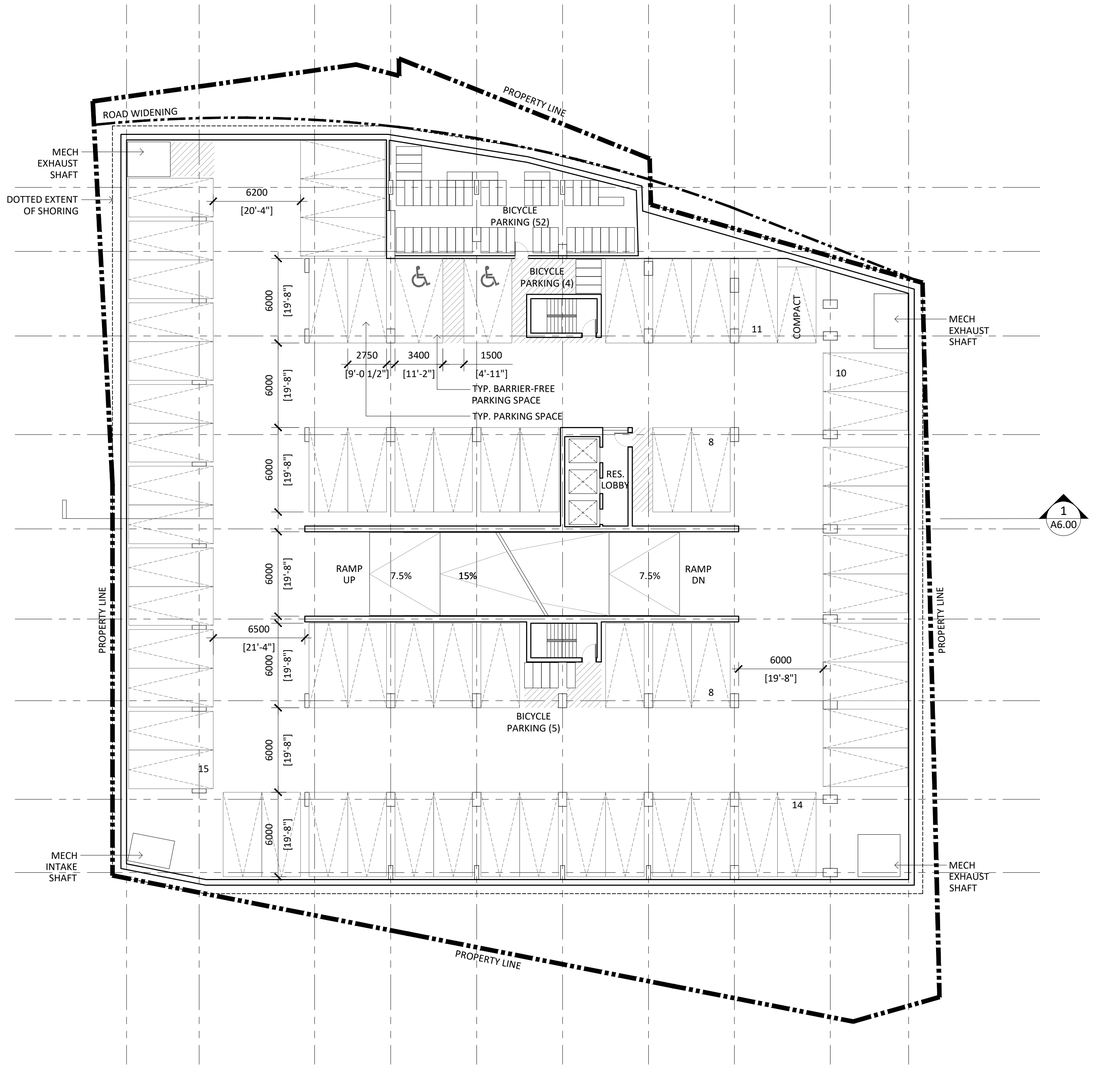
ADDRESS:
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FLOOR PLANS

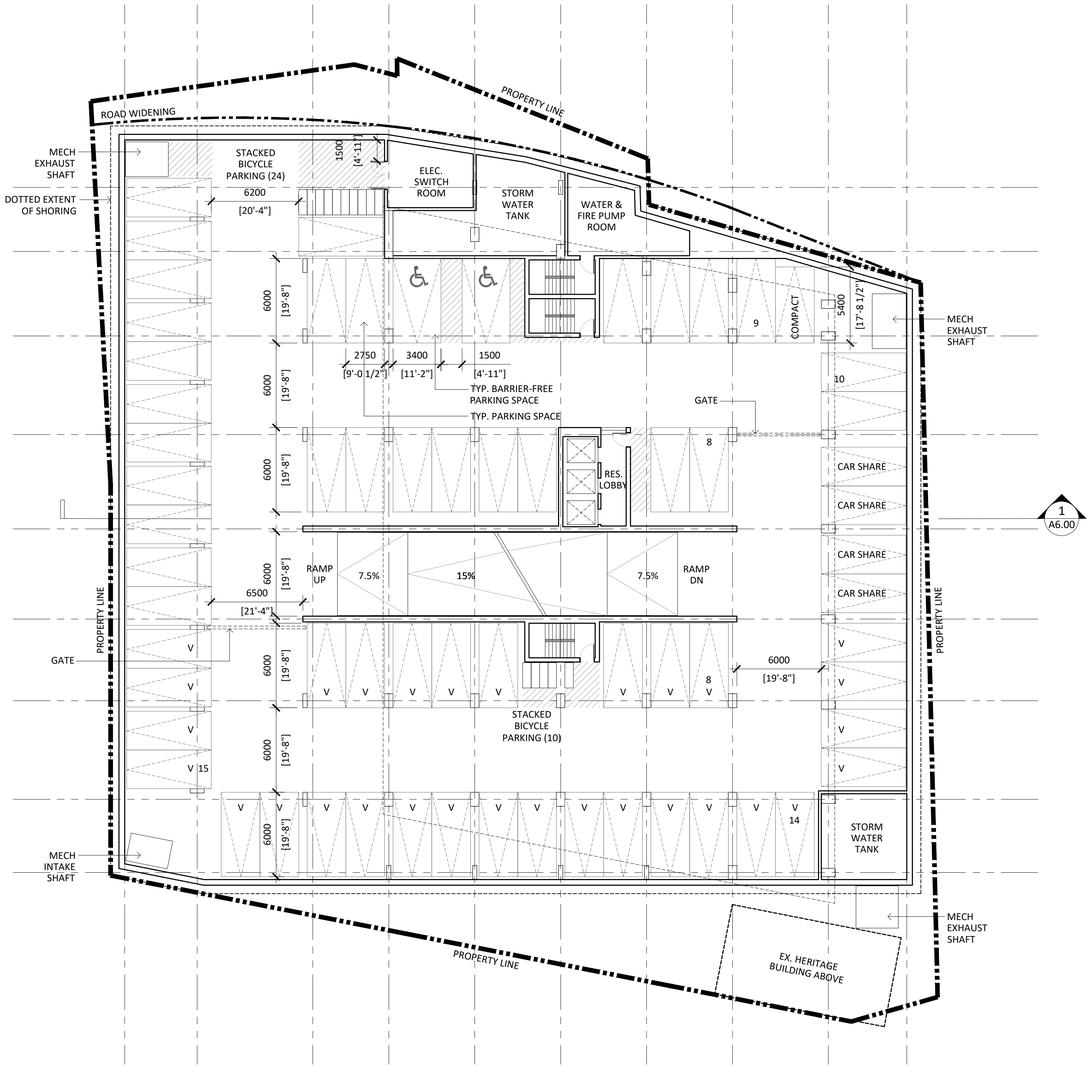
PROJECT NO.: 1816
SCALE: 1:200
DATE: AUGUST 22, 2019
DRAWN BY:

DRAWING NO.:

A3.00



1 LEVEL P2
Scale: 1:200



2 LEVEL P1
Scale: 1:200

Revisions:

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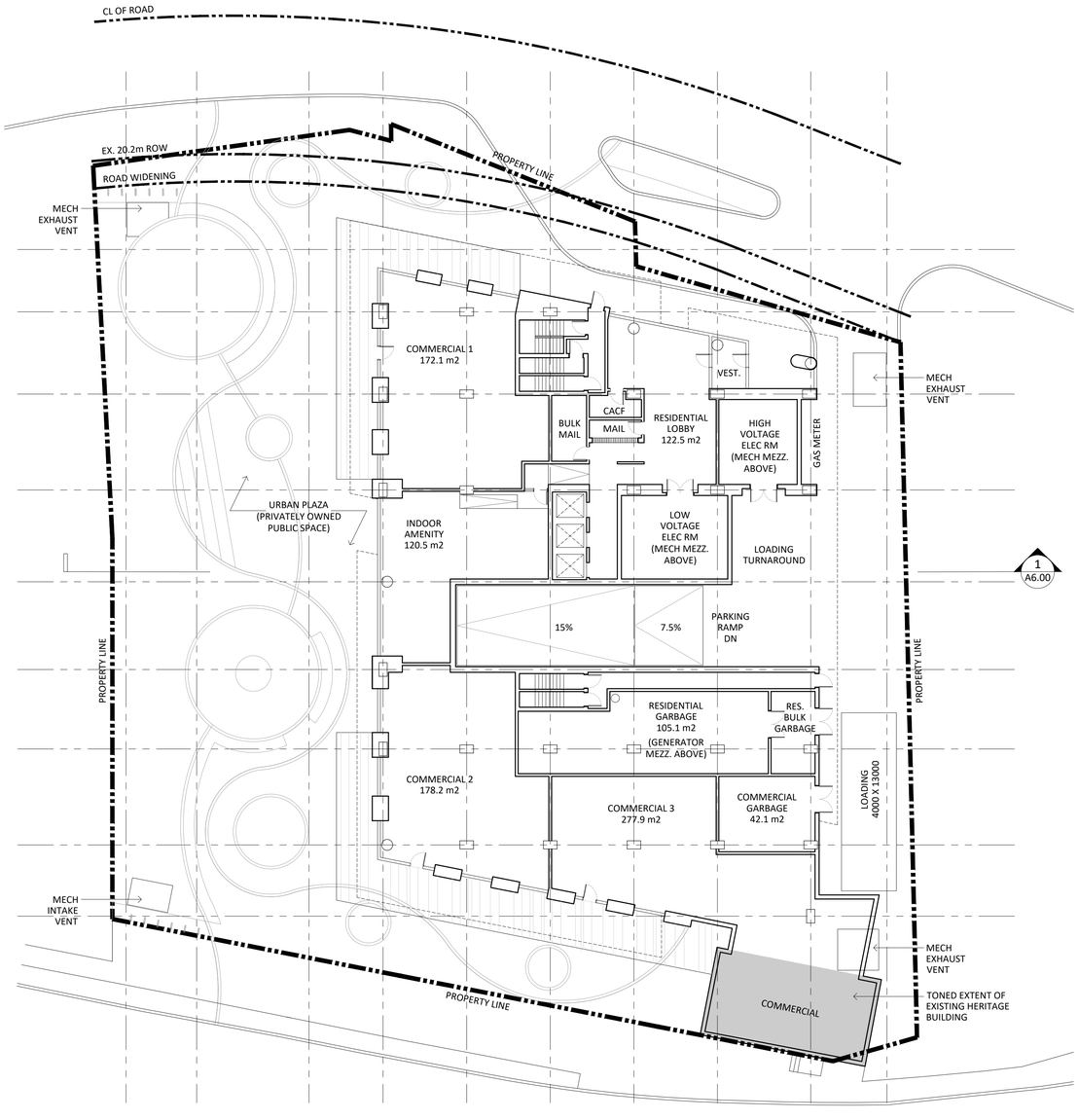
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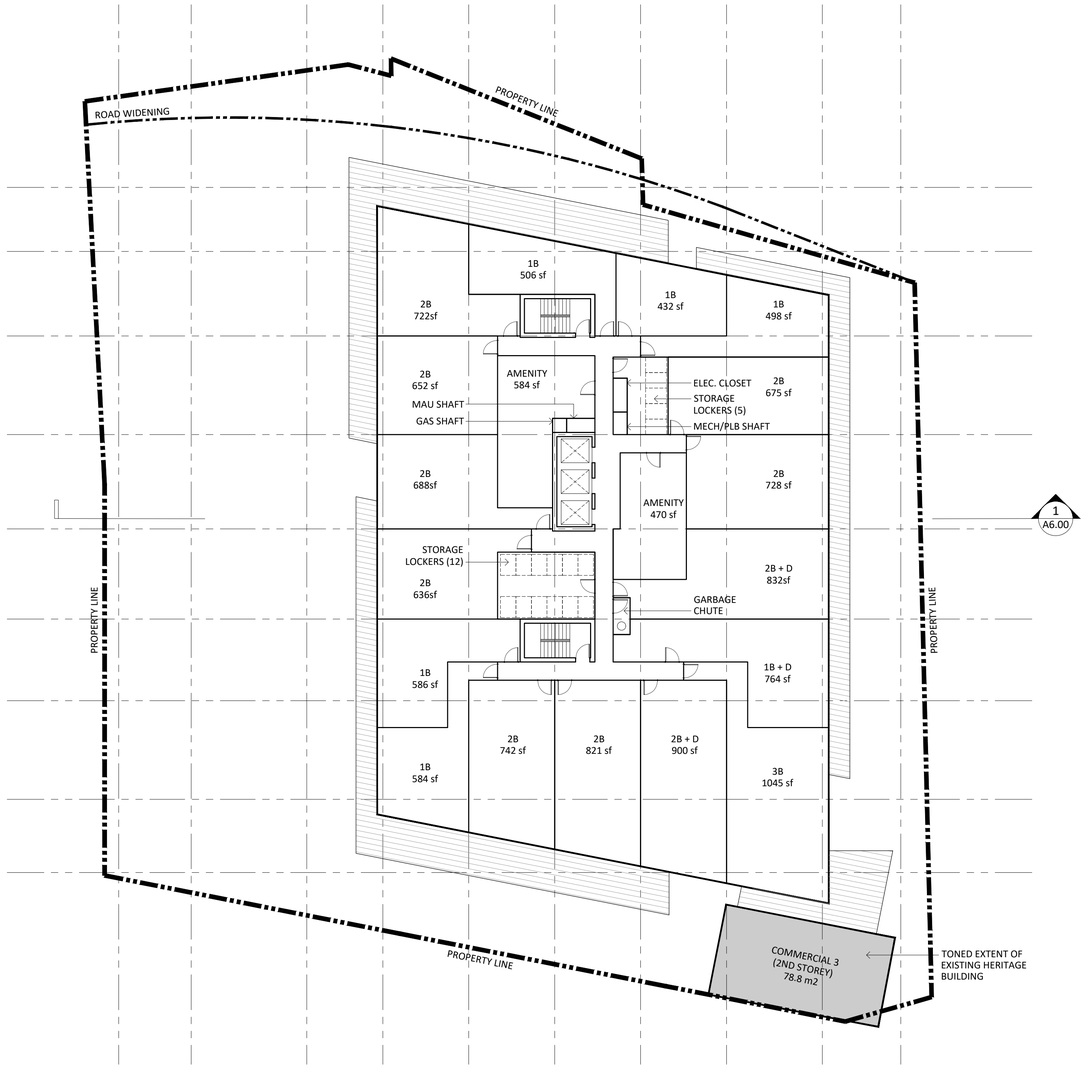
FLOOR PLANS

PROJECT NO.: 1816
SCALE: 1:200
DATE: AUGUST 22, 2019
DRAWN BY:

DRAWING NO.:
A3.01



1 GROUND FLOOR
Scale: 1:200



2 LEVEL 2
Scale: 1:200

Revisions:

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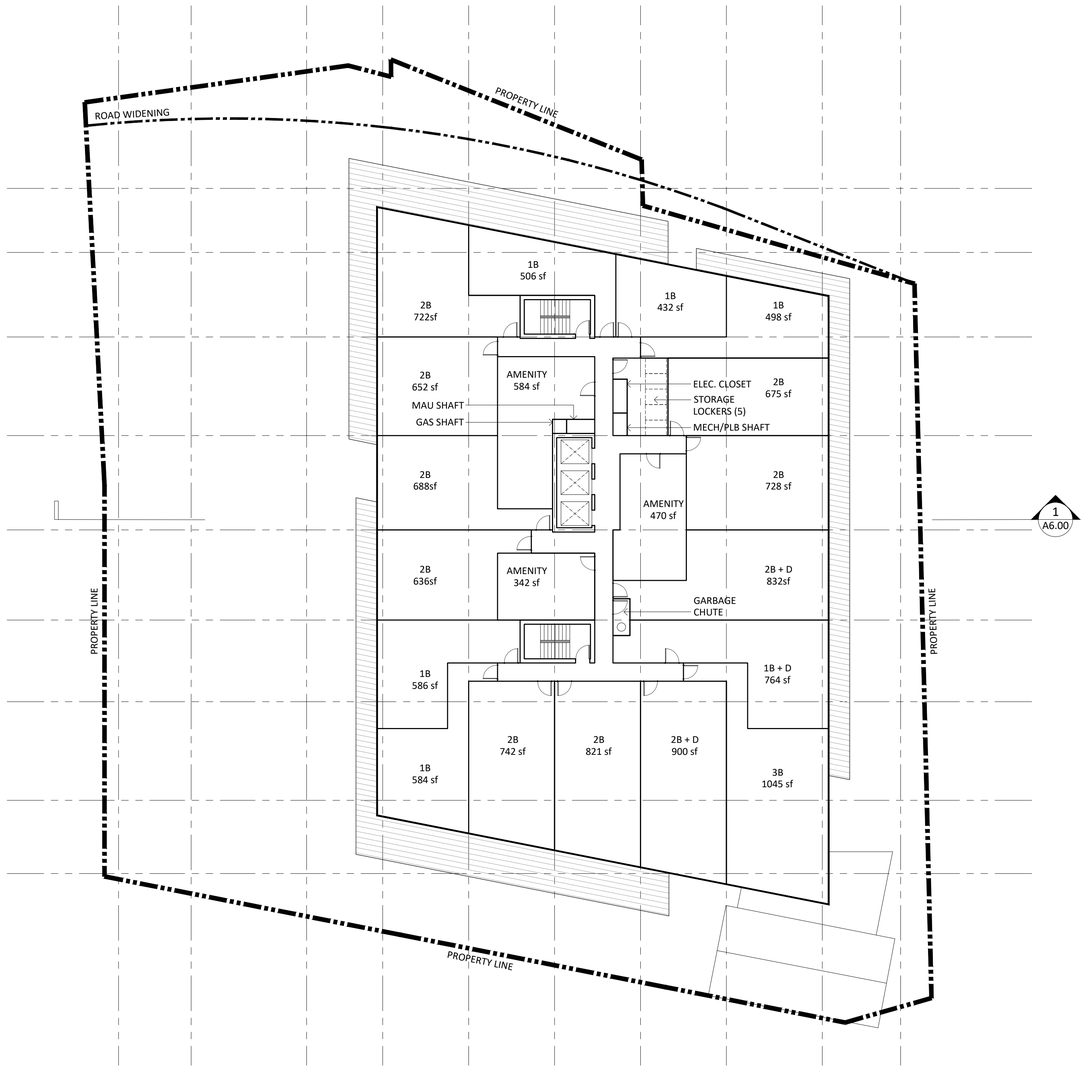
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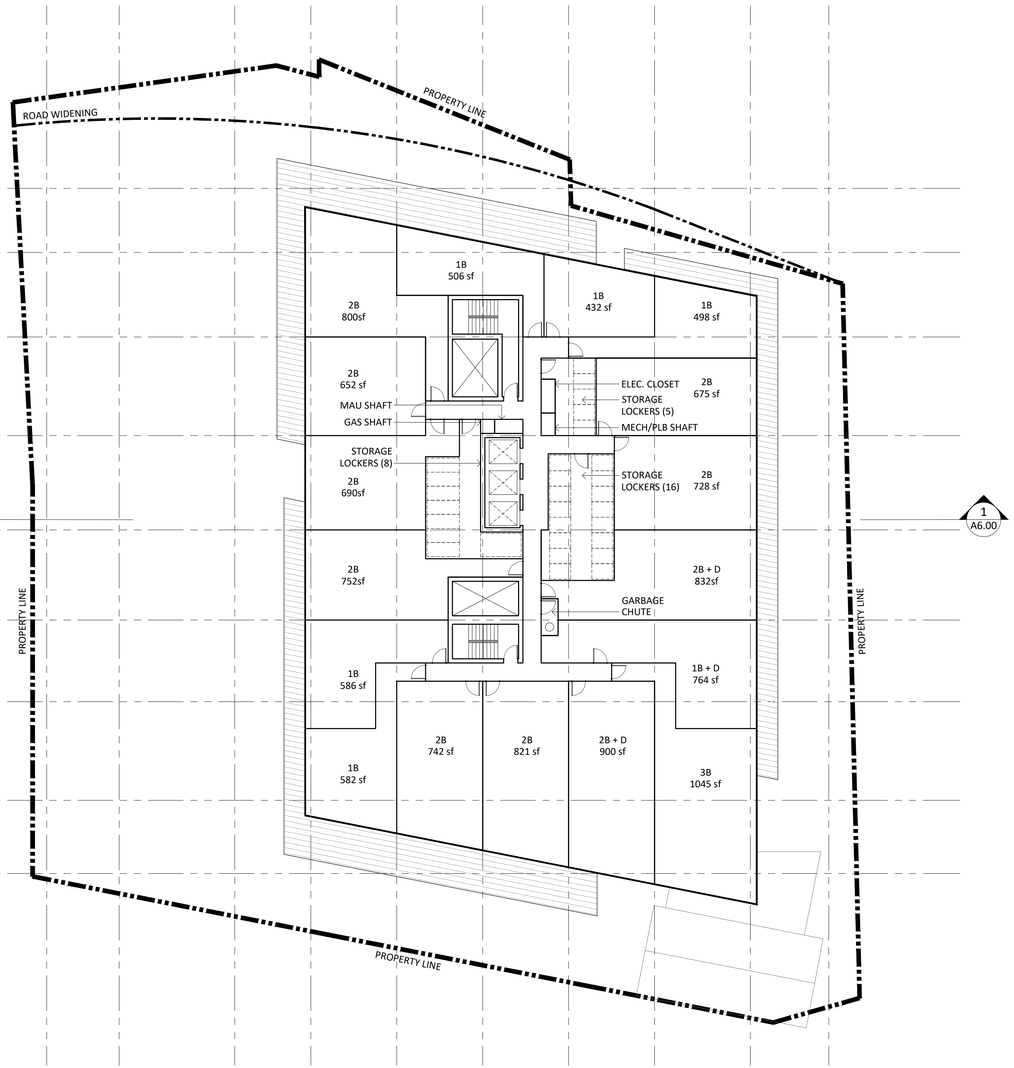
FLOOR PLANS

PROJECT NO.: 1816
SCALE: 1:200
DATE: AUGUST 22, 2019
DRAWN BY:

DRAWING NO.:
A3.02



1 LEVEL 3-4
Scale: 1:200



2 LEVEL 5
Scale: 1:200

Revisions:

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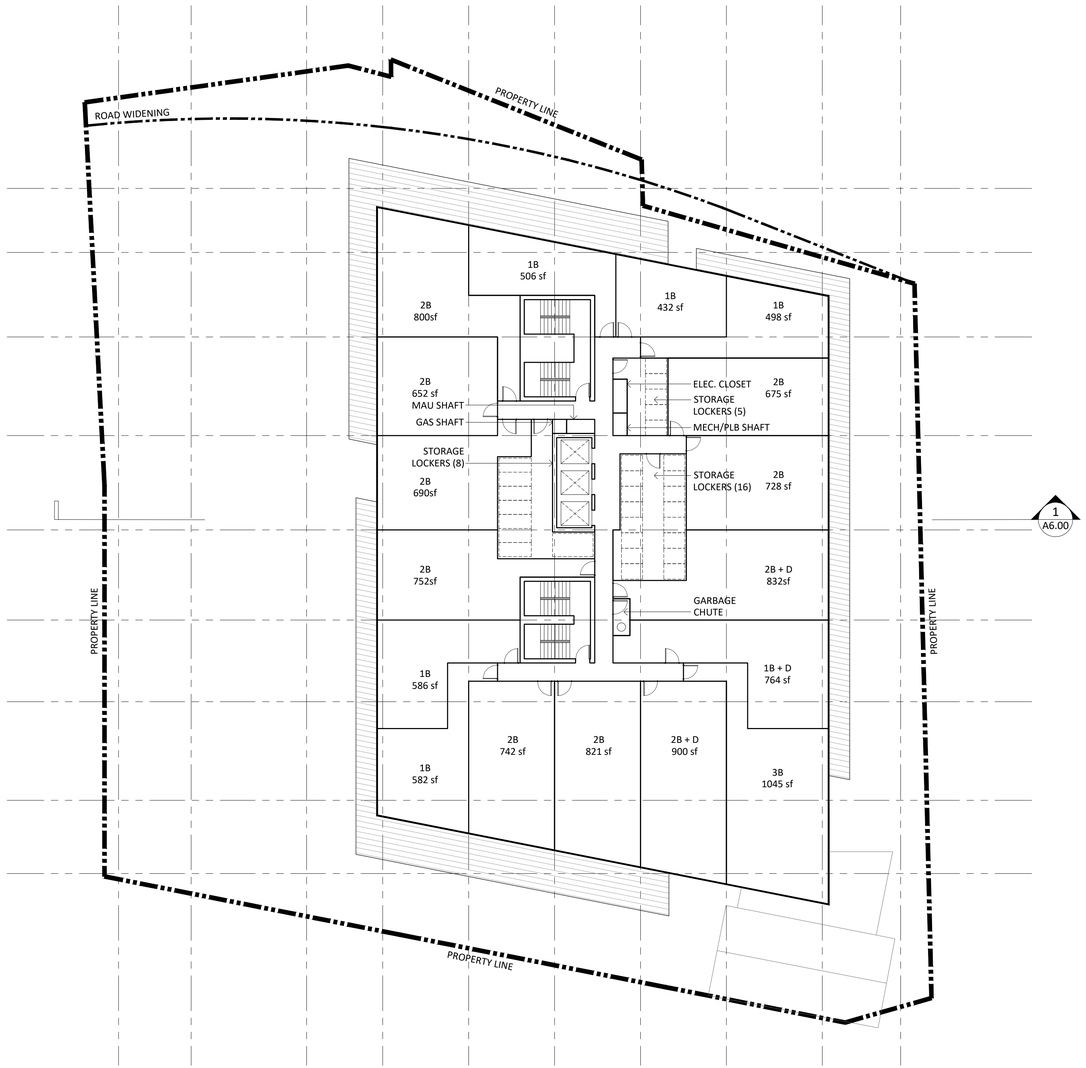
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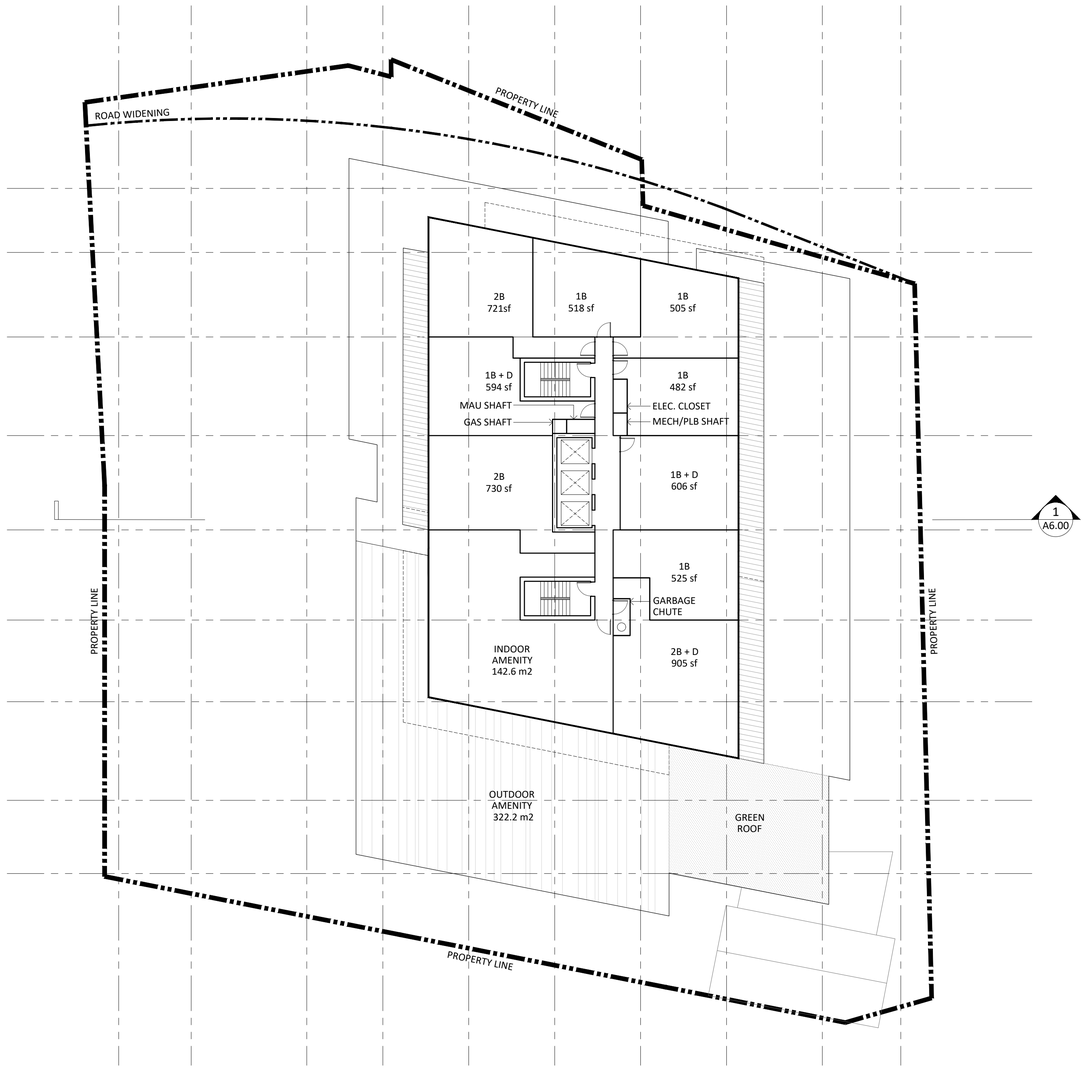
FLOOR PLANS

PROJECT NO.: 1816
SCALE: 1:200
DATE: AUGUST 22, 2019
DRAWN BY:

DRAWING NO.:
A3.03



1 LEVEL 6
Scale: 1:200



2 LEVEL 7
Scale: 1:200

Revisions:

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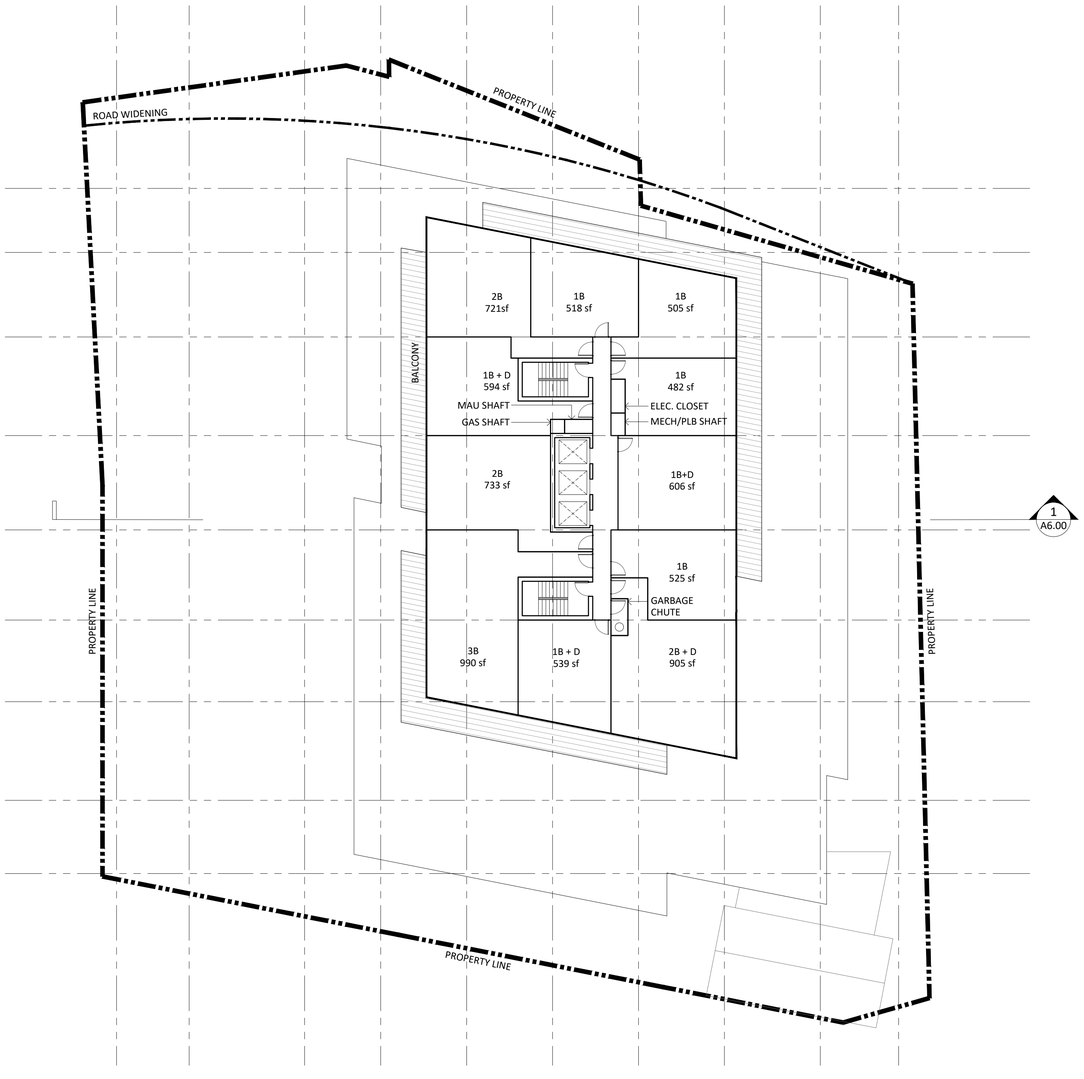
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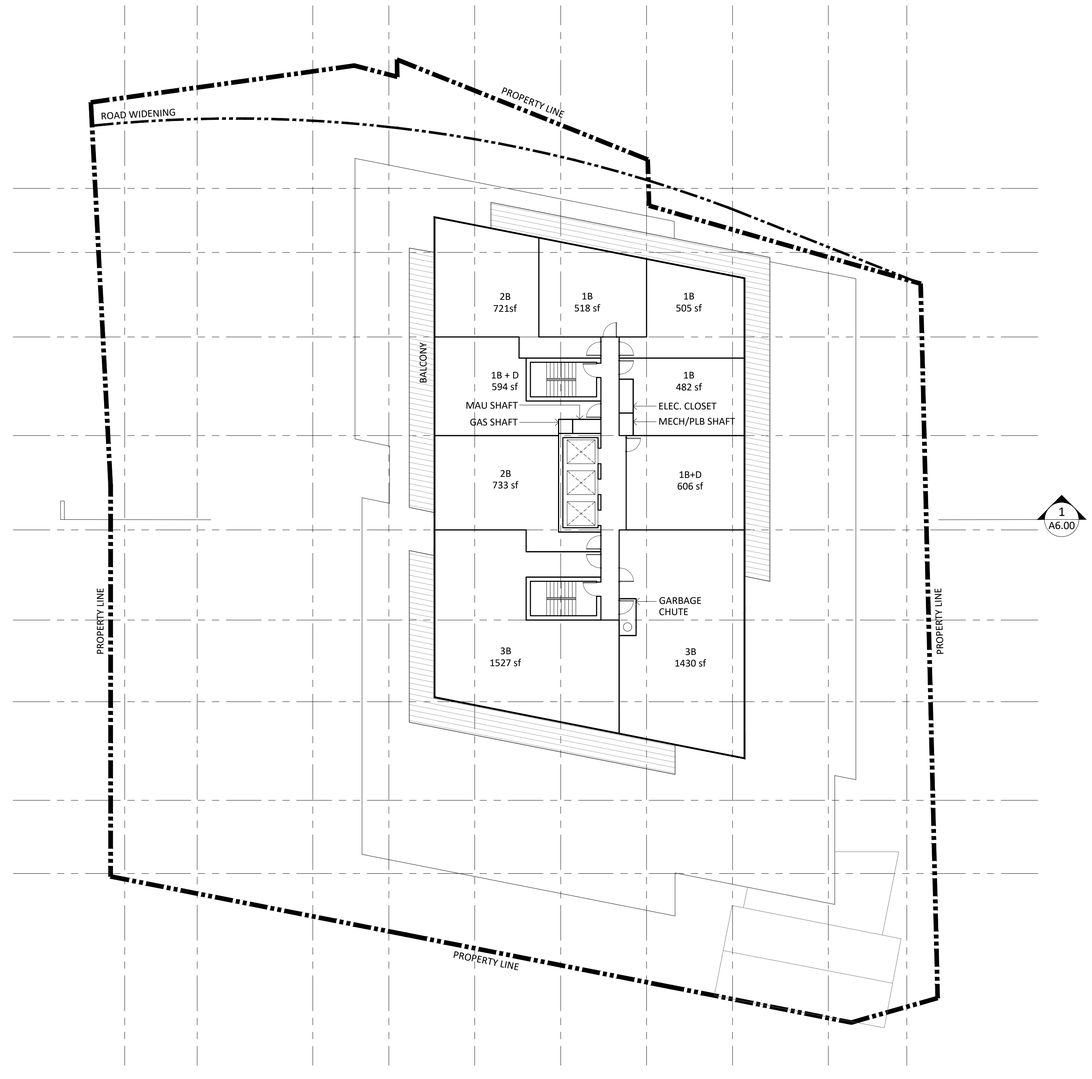
FLOOR PLANS

PROJECT NO.: 1816
SCALE: 1:200
DATE: AUGUST 22, 2019
DRAWN BY:

DRAWING NO.:
A3.04



1 LEVEL 8-25
Scale: 1:200



1 LEVEL 26-27
Scale: 1:200

Revisions:

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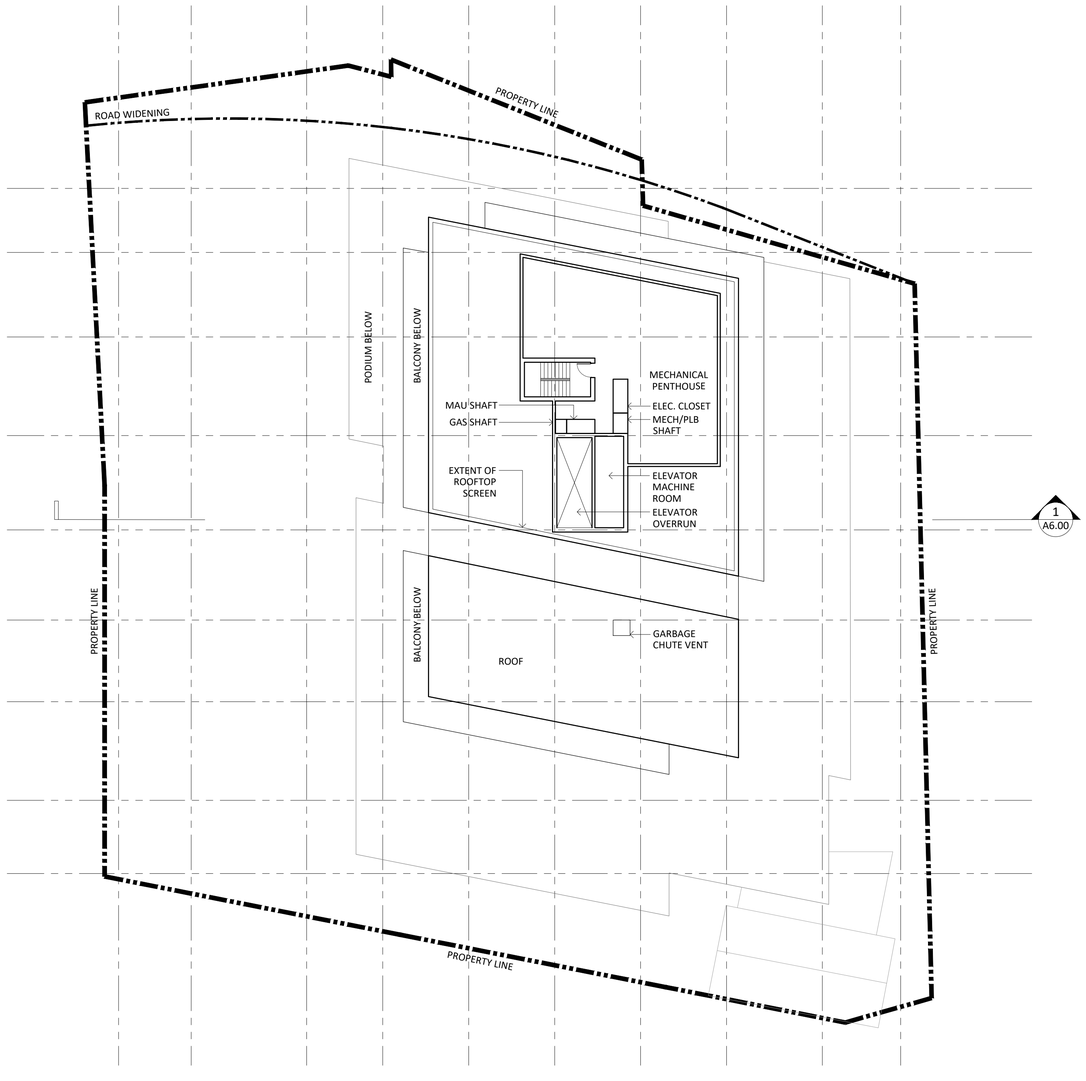
BURLINGTON MIXED-USE BUILDING

ADDRESS:
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FLOOR PLANS

PROJECT NO.: 1816
SCALE: 1:200
DATE: AUGUST 22, 2019
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DRAWING NO.:
A3.05



1 ROOF LEVEL
Scale: 1:200

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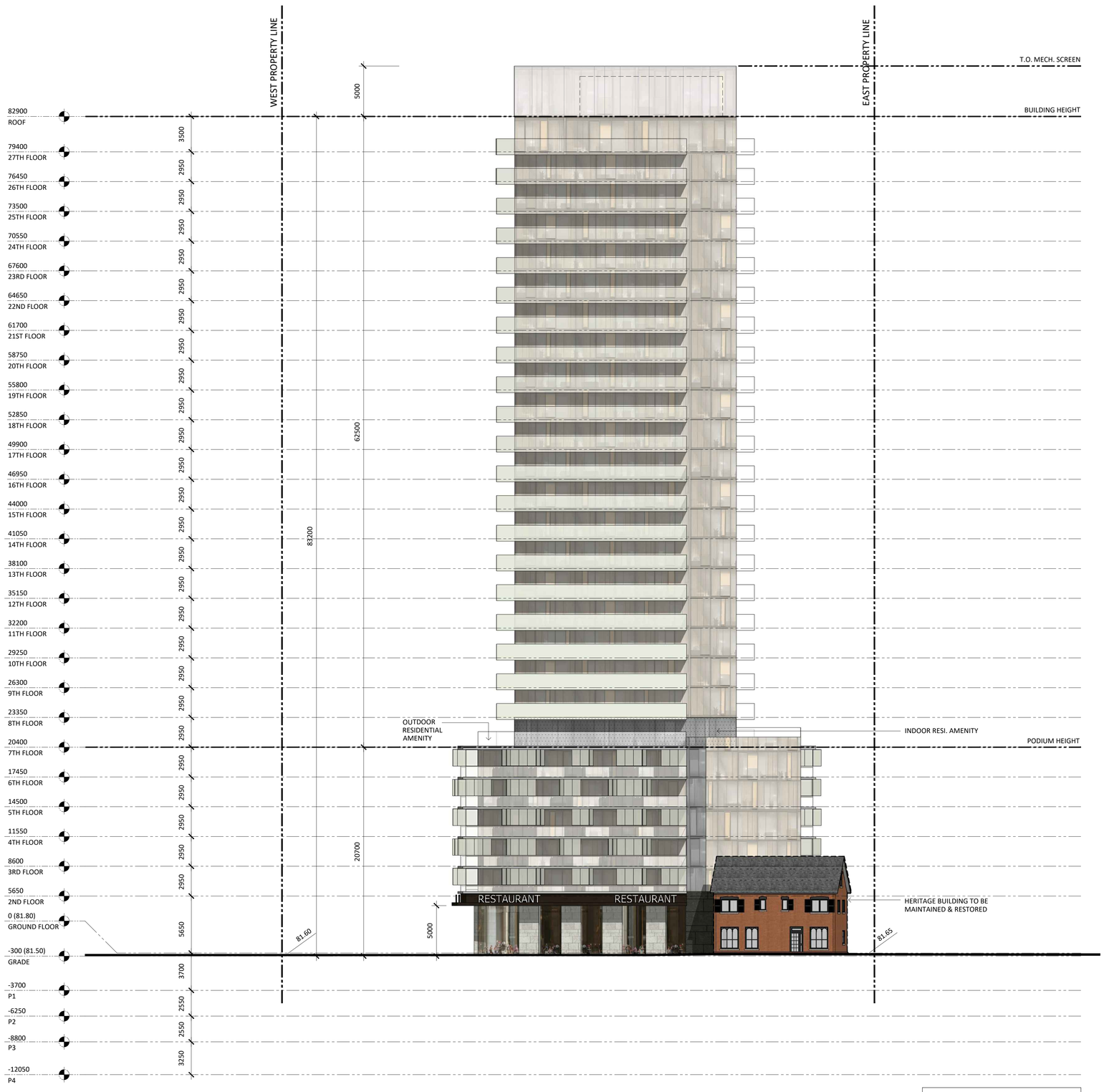
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FLOOR PLANS

PROJECT NO.: 1816
SCALE: 1:200
DATE: AUGUST 22, 2019
DRAWN BY:

DRAWING NO.:
A3.06



GRADE CALCULATED AS AVERAGE BETWEEN
81.80m AND 81.20m = 81.50m
PER DEFINITION BYLAW 2020, PART 16

Revisions:

DESCRIPTION:	DATE:
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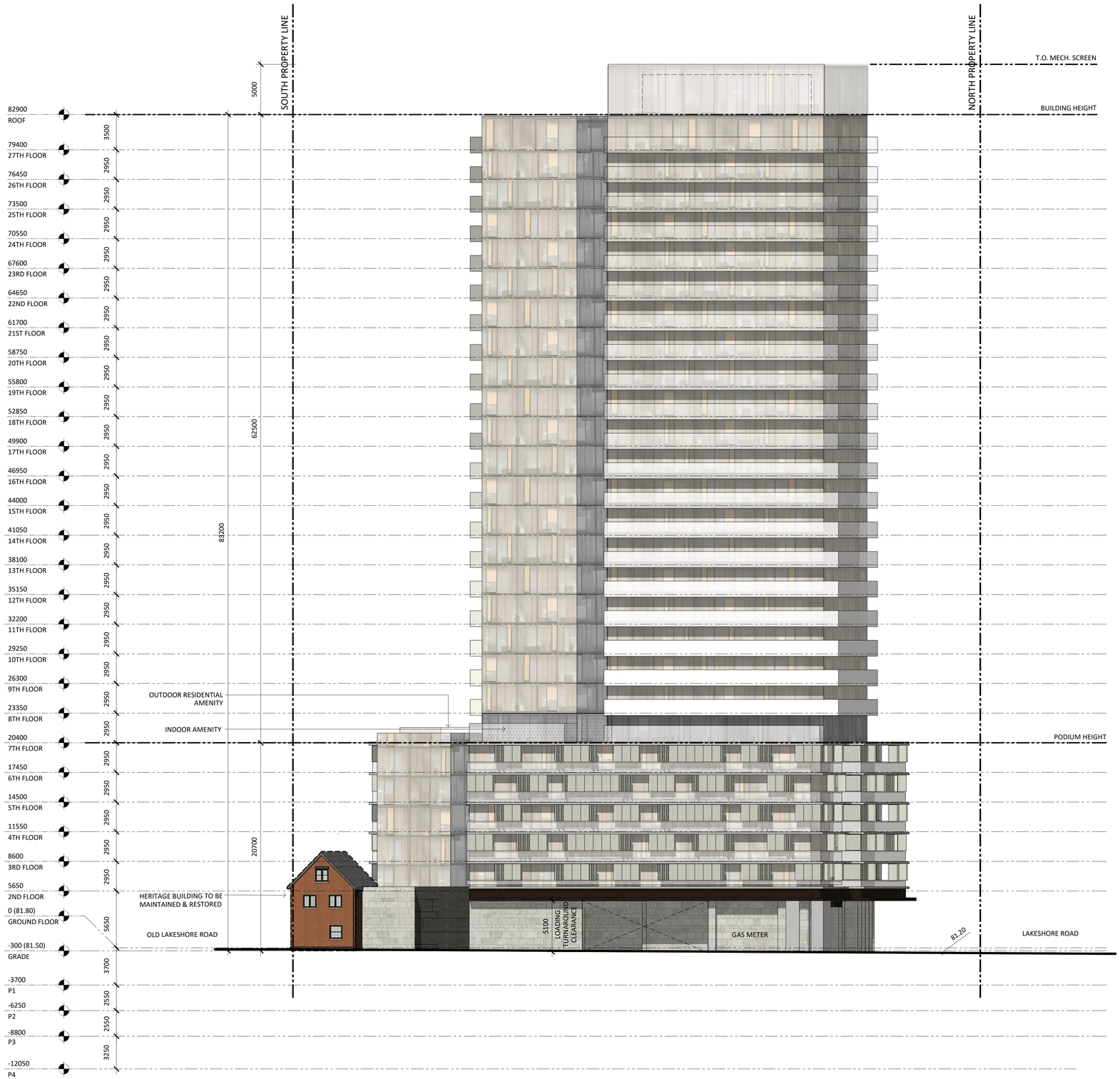
ADDRESS:
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SOUTH ELEVATION

PROJECT NO.: 1816
SCALE: 1:200
DATE: AUGUST 22, 2019
DRAWN BY:

DRAWING NO.:

A5.00



Revisions:

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STRUCTURAL:

READ JONES CHRISTOFFERSEN LTD.

100 University Ave, North Tower, Suite 400
Toronto ON M5J 1V6
t. 416.977.5335

MECHANICAL:

THE MITCHELL PARTNERSHIP INC.

285 Yorkland Blvd,
North York, ON M2J 1S5
t. 416.499.8000

ELECTRICAL:

MULVEY & BANANI INTERNATIONAL INC.

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M4A 2P2
t. 416.751.2520

LANDSCAPE:

STUDIO TLA

20 Champlain Blvd,
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t. 416.638.4911

CIVIL:

LITHOS GROUP INC.

150 Bermondsey Rd, Unit #200
North York, Ontario M4A 1Y1
t. 416.750.7769

BURLINGTON MIXED-USE BUILDING

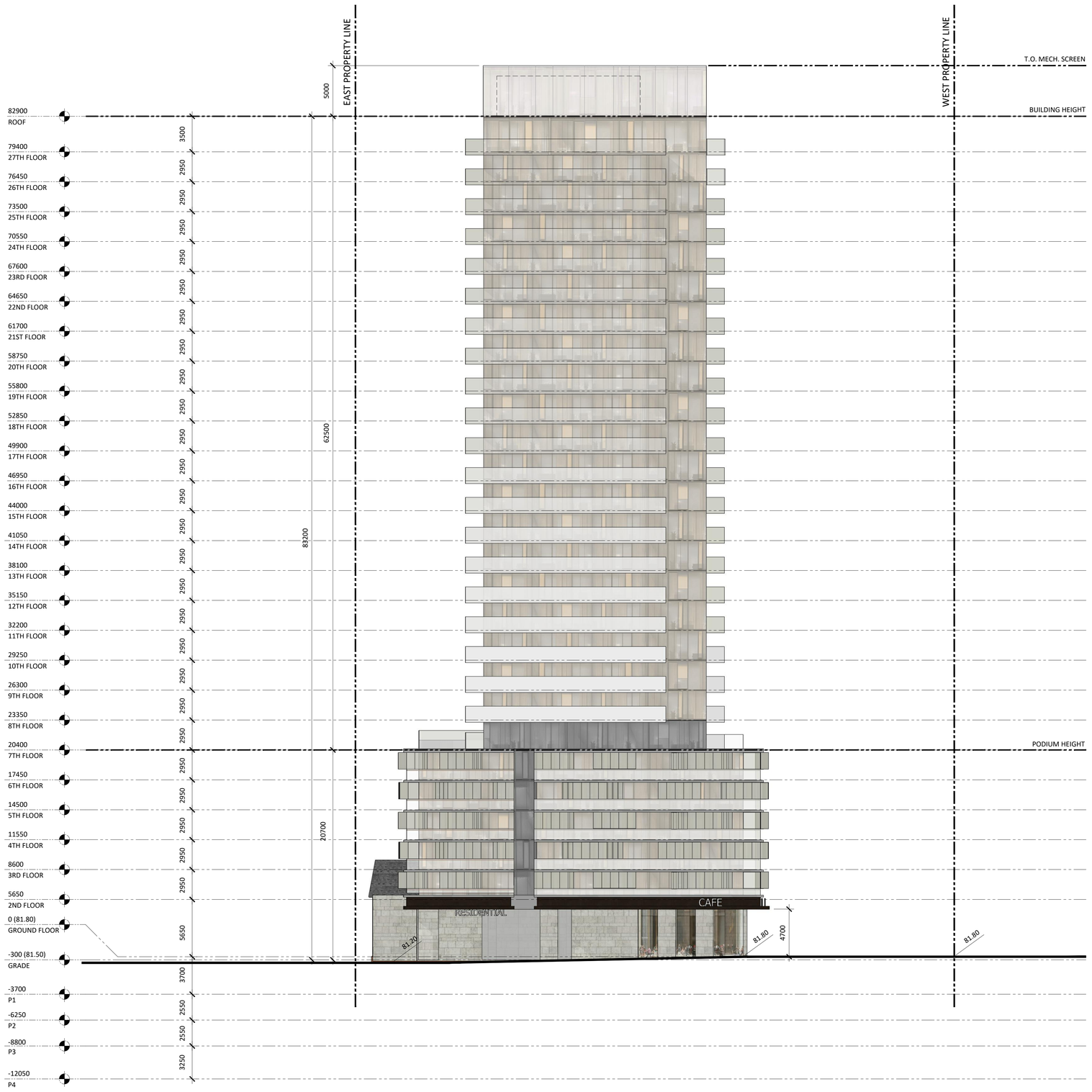
ADDRESS:
2096 - 2100 Lakeshore Rd, Burlington

EAST ELEVATION

PROJECT NO.: 1816
SCALE: 1:200
DATE: AUGUST 22, 2019
DRAWN BY:

DRAWING NO.:

A5.01



Revisions:

DESCRIPTION:	DATE:
Issued for OPA / ZBA	August 22, 2019

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ARCHITECT:

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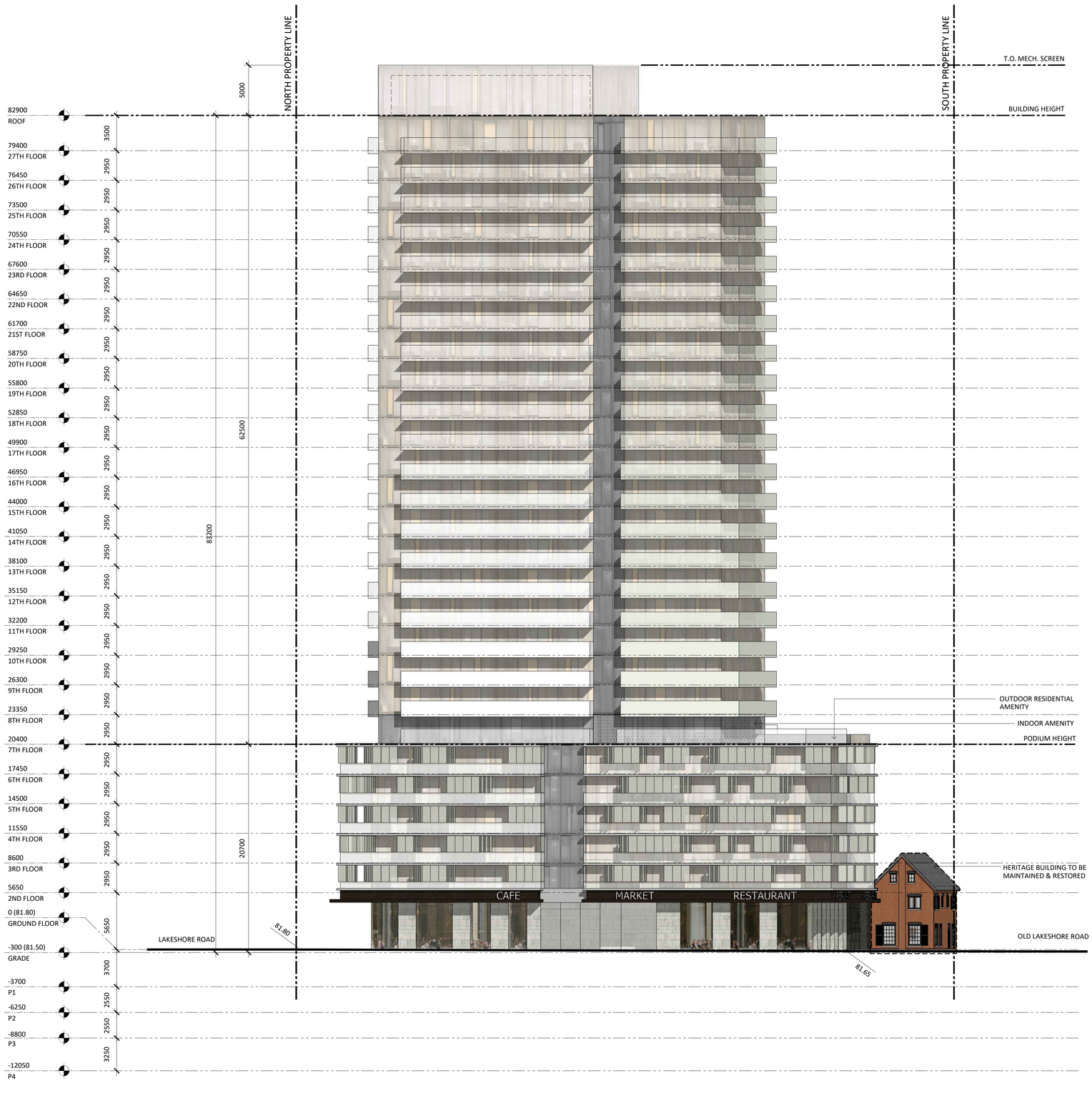
ADDRESS:
2096 - 2100 Lakeshore Rd, Burlington

NORTH ELEVATION

PROJECT NO.: 1816
SCALE: 1:200
DATE: AUGUST 22, 2019
DRAWN BY:

DRAWING NO.:

A5.02



Revisions:

DESCRIPTION:	DATE:
Issued for OPA / ZBA	August 22, 2019

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CIVIL:

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t. 416.750.7769

BURLINGTON MIXED-USE BUILDING

ADDRESS:
2096 - 2100 Lakeshore Rd, Burlington

WEST ELEVATION

PROJECT NO.:	1816
SCALE:	1:200
DATE:	AUGUST 22, 2019
DRAWN BY:	

DRAWING NO.:

A5.03



Revisions:

DESCRIPTION:	DATE:
Issued for OPA / ZBA	August 22, 2019

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SECTION A

PROJECT NO.: 1816
SCALE: 1:200
DATE: AUGUST 22, 2019
DRAWN BY:

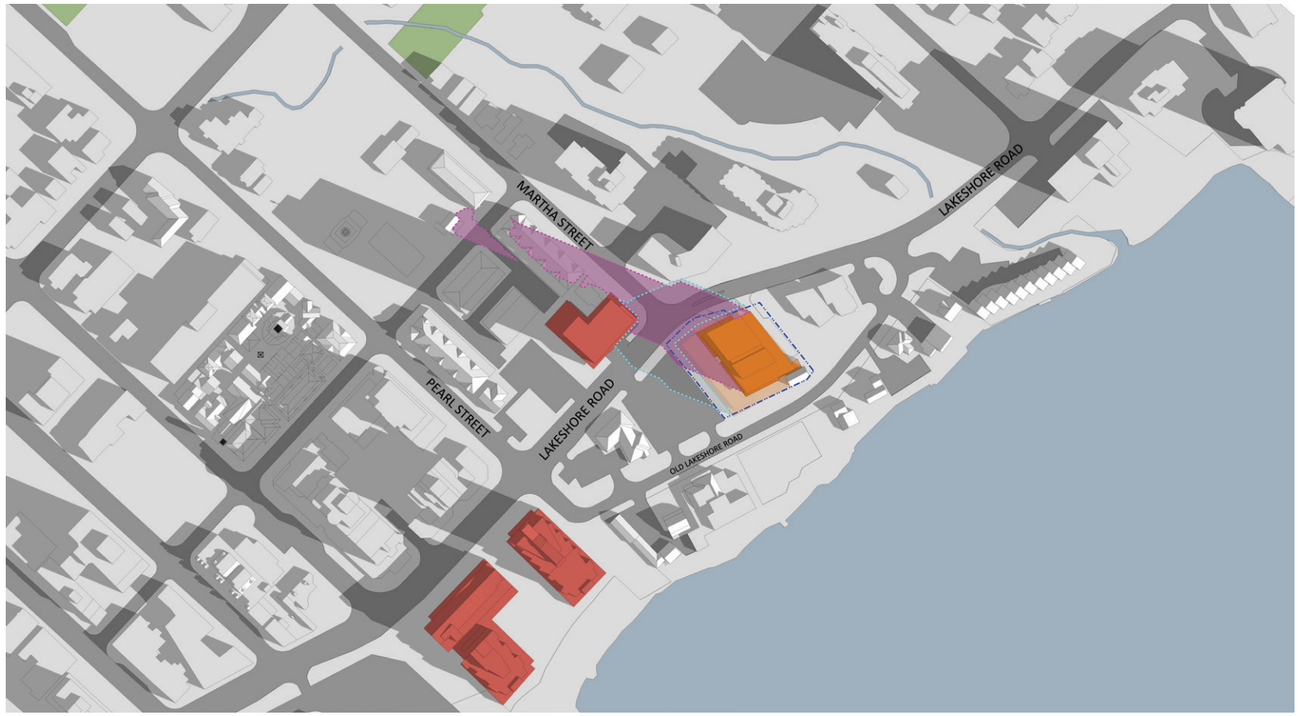
DRAWING NO.:

A6.00

APPENDIX II

Shadow Studies

Studio JCI, dated: August 22, 2019



MARCH 21ST 9:30 AM



MARCH 21ST 12:30 PM

N

PROPOSED DEVELOPMENT

SHADOW CAST BY PROPOSAL

AS-OF-RIGHT MASSING ENVELOPE

SHADOW CAST BY AS-OF-RIGHT MASSING

SUBJECT SITE

APPROVED APPLICATION

Issued:

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BURLINGTON MIXED-USE TOWER

2093-2101 Old Lakeshore Rd,
BURLINGTON, ON L7R 1A4

SUN SHADOW STUDY FOR PROPOSED VS AS OF RIGHT

Project No.:	1816
Scale:	
Date:	AUG 22, 2019
Drawn by:	MM

Drawing No.:



MARCH 21ST 3:30 PM



MARCH 21ST 5:30 PM

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SUN SHADOW STUDY FOR PROPOSED VS AS OF RIGHT

Project No.: 1816
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Date: AUG 22, 2019
Drawn by: MM

Drawing No.:



JUNE 21ST 9:30 AM



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SUN SHADOW STUDY FOR PROPOSED VS AS OF RIGHT

Project No.:	1816
Scale:	
Date:	AUG 22, 2019
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SEPTEMBER 21ST 12:30 PM

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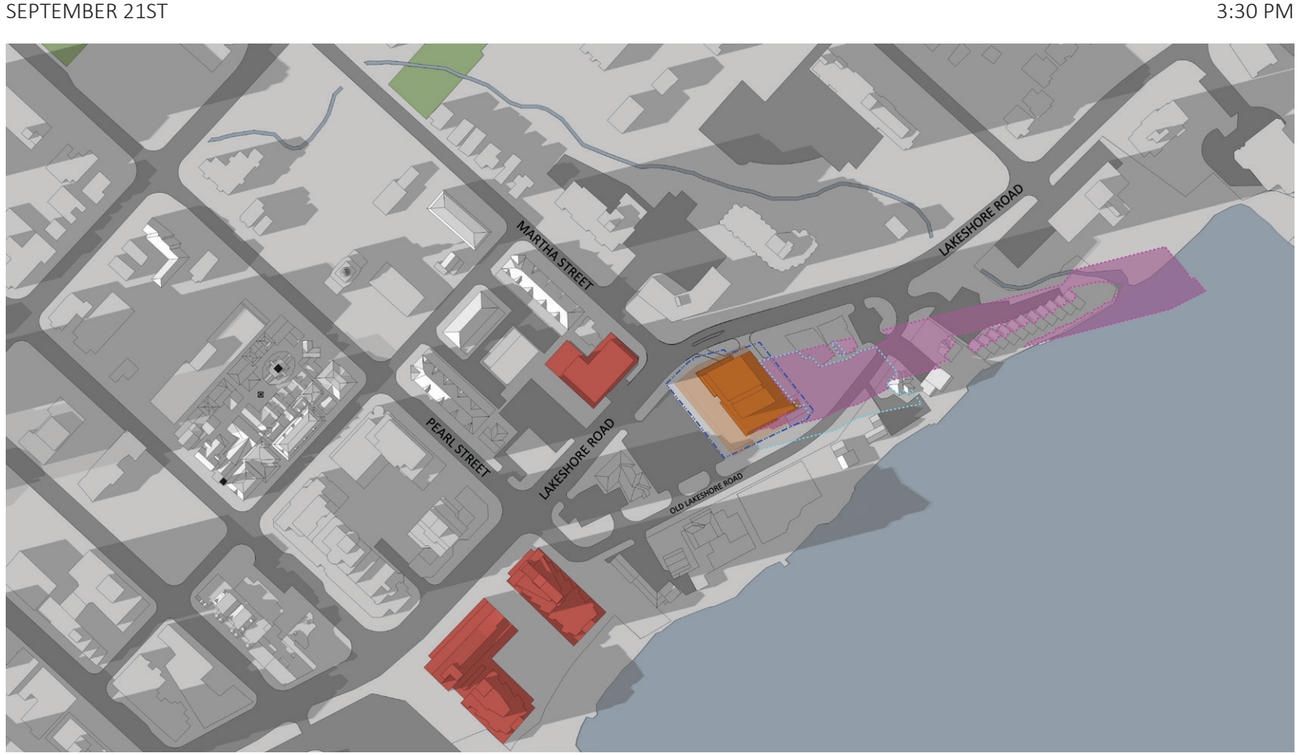
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