GBCA
ARCHITECTS

HERITAGE IMPACT STATEMENT

for

401-413 Brant Street
2002 & 2012 James Street
444-450 John Street

Burlington

Toronto, ON

(GBCA Project No: 17069)

prepared for:

Reserve Properties Limited
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prepared by:

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Date of issue: 17 January 2018

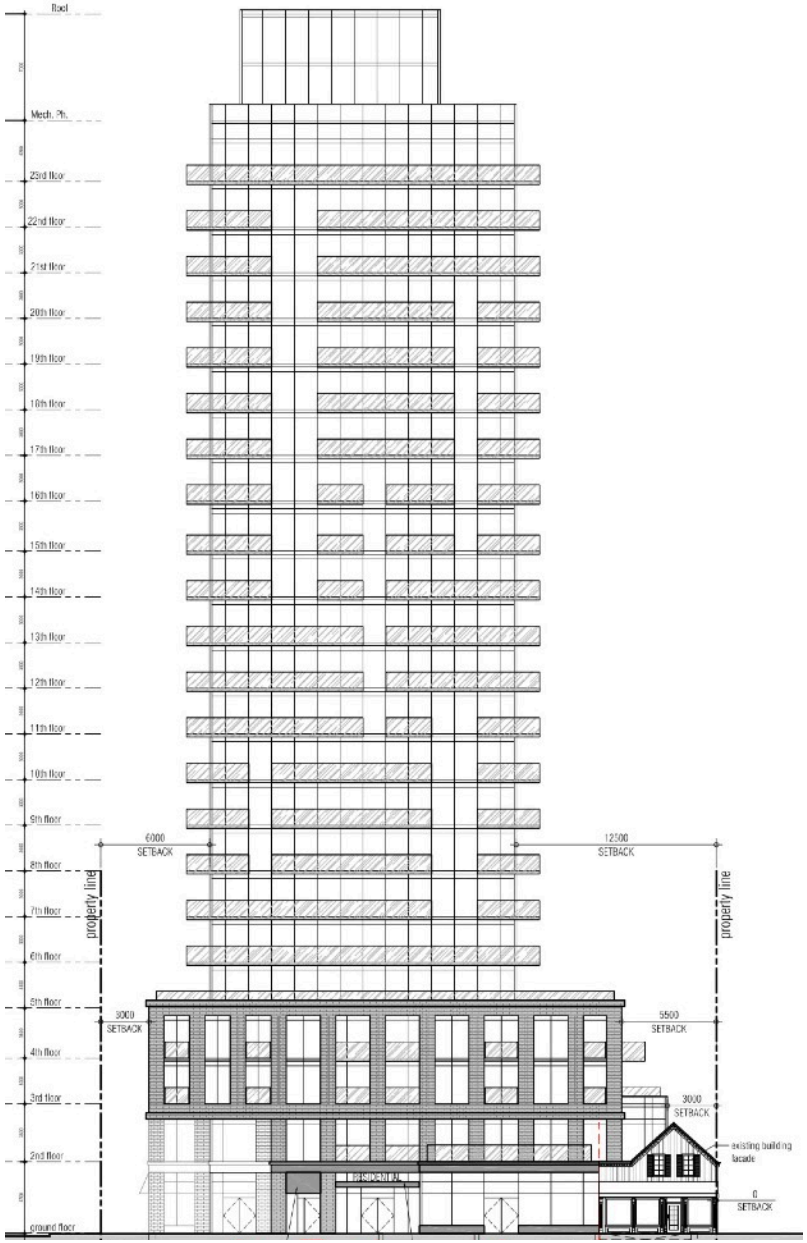


TABLE OF CONTENTS

	EXECUTIVE SUMMARY	**2**
1.	**INTRODUCTION**	**3**
2.	**BACKGROUND - HISTORICAL AND CONTEXTUAL**	**9**
3.	**HERITAGE STATUS**	**17**
4.	**POLICY AND HERITAGE REVIEW**	**25**
5.	**ASSESSMENT OF PROPOSED DEVELOPMENT**	**28**
6.	**PROPOSED MITIGATION STRATEGIES**	**31**
7.	**CONSERVATION STRATEGY**	**32**
8.	**CONCLUSION**	**34**
9.	**CLOSURE**	**42**

APPENDIX I Street views
APPENDIX II Development Drawings

Cover Image: Brant Street elevation (prepared by Graziani & Corazza)

EXECUTIVE SUMMARY

Goldsmith Borgal & Company Ltd. Architects was retained in late 2017 by Reserve Properties Limited to prepare a Heritage Impact Study (HIS) for a development application. This HIS assesses impacts on heritage resources arising from a mixed-use development on a block bounded to the north by James Street, the west by Brant Street and the east by John Street in the City of Burlington, Ontario.

The current development site is occupied by a number of properties which include two listed heritage buildings - 401 Brant Street and 444 John Street. The site is located in the core of the City of Burlington with the Burlington City Hall located immediately to the west across Brant Street.

The development proposes the construction of a 23 storey (plus mechanical penthouse) tower, which would be integrated into a 4 storey podium.

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

It is our opinion that the new development represents a positive level of intensification within its urban environment. The removal of portions of the existing listed heritage buildings will have an impact on the existing built fabric and context within the City. Mitigation strategies are discussed in this HIS.

This HIS has been prepared in accordance with appropriate planning application requirements of the City of Burlington. It evaluates the impact of the proposed development on existing heritage resources in accordance with the requirements of the Ontario Heritage Act and Provincial Policy Statement. Unless otherwise noted, all images and photographs are by GBCA Architects.

1. INTRODUCTION

1.1 Property Description

The development site is located on the block bounded by Brant Street, James Street and John Street in the City of Burlington as indicated on the map at right. The southern boundary is delineated by two buildings that are the subject of this HIS.

The site is occupied by low-rise commercial buildings, most of which were heavily renovated c1999. Two listed heritage properties are located at the south end of the site: 401 Brant Street and 444 John Street.

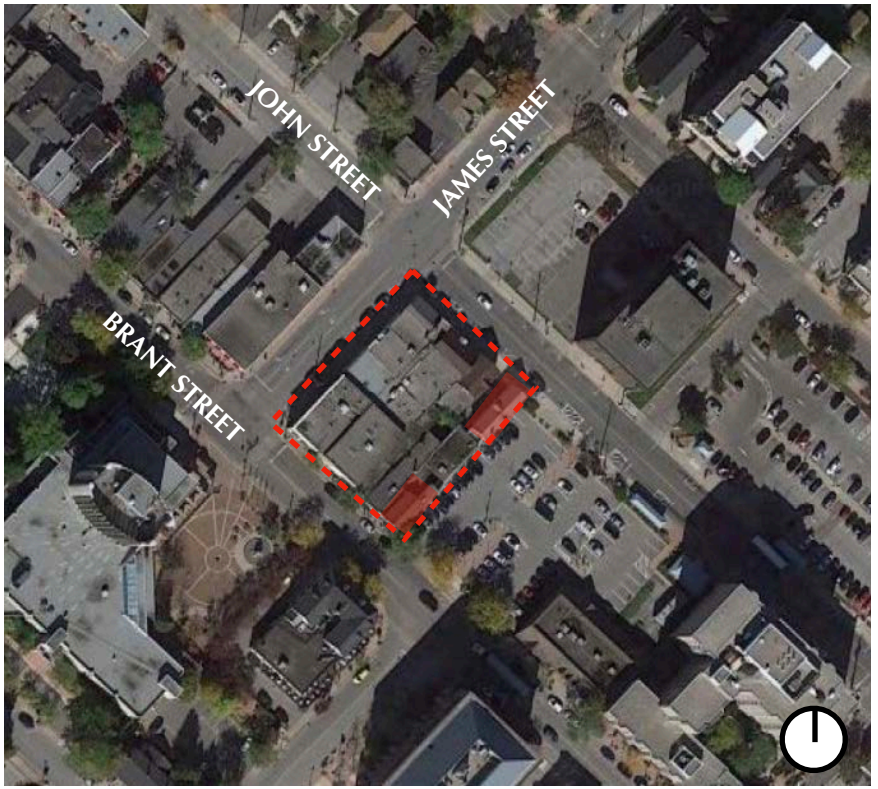
1.2 Present Owner and Contact

Owner: Reserve Properties Limited
110 Eglinton Ave. East, Suite 500
Toronto, Ontario, M4P 2Y1
Attention: Shane Fenton, shane@reserveinvest.com

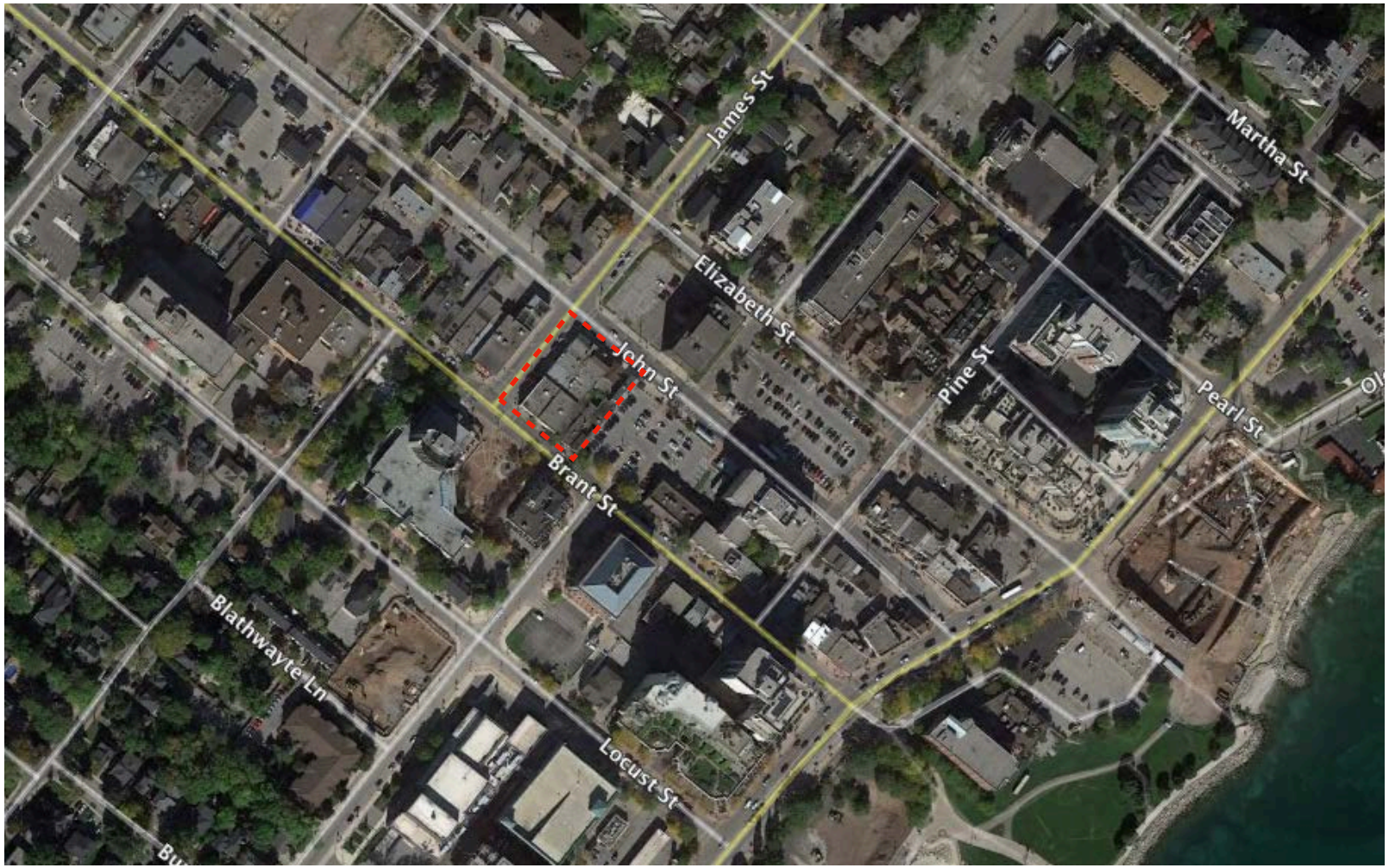


Close-up and re-oriented view of the development site. Buildings in red are the heritage buildings. All other buildings on the site are proposed to be removed.

1.3 Location Plan



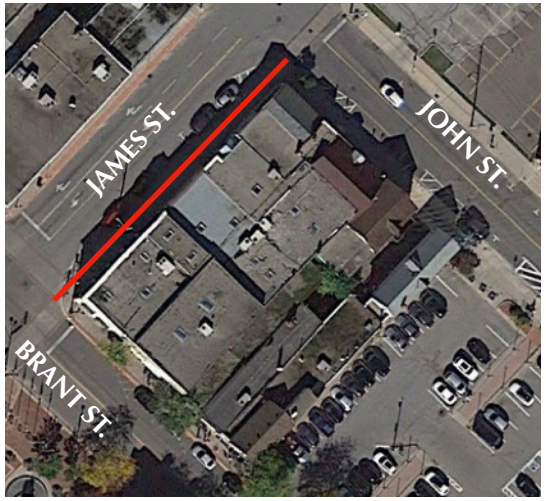
Google view area site map, showing the subject site at the southwest intersection of Brant / John and James Streets. For the purposes of this application, James Street will be considered north. The buildings listed on the Municipal Heritage Register are highlighted in red.



Google view area site map, showing the subject site in its larger context in downtown Burlington. Adjacent notable sites include the Queen's Head building (formerly the Queen's Hotel) and Civic Square

1.4 Site and Site Context

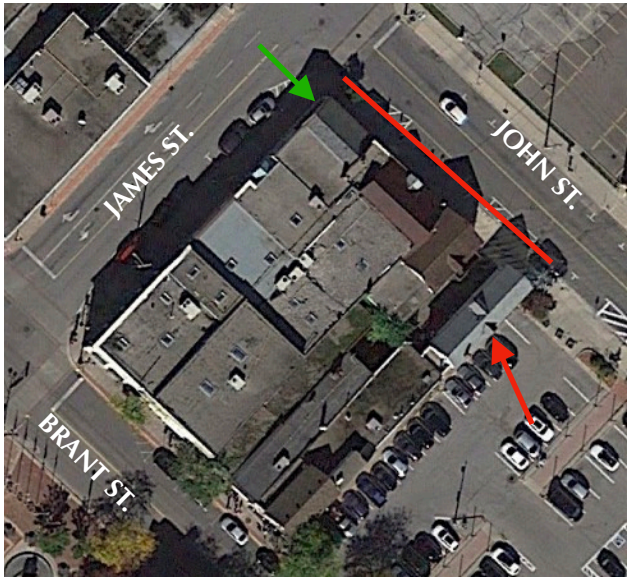
The following photographs were taken on 4 December 2017 and show the subject site and its context.



Photomontage of the north side of site (along James Street). Only the building at the left, with the gable end to the roof, appears to contain some minimal heritage fabric. However, the 1999 renovations have significantly altered or removed any potential heritage remnants, reducing their value.



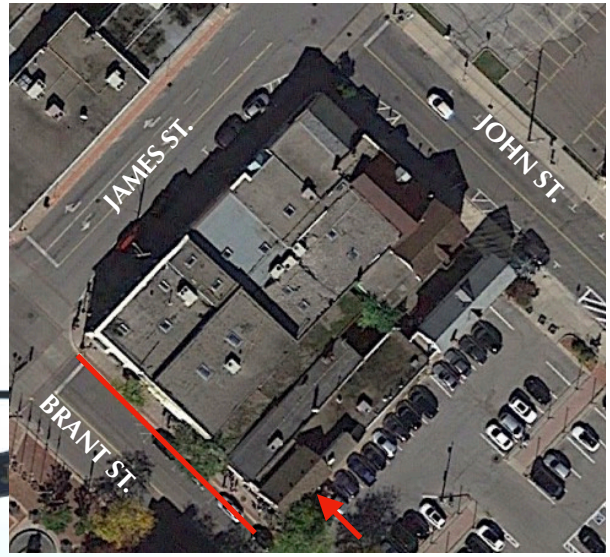






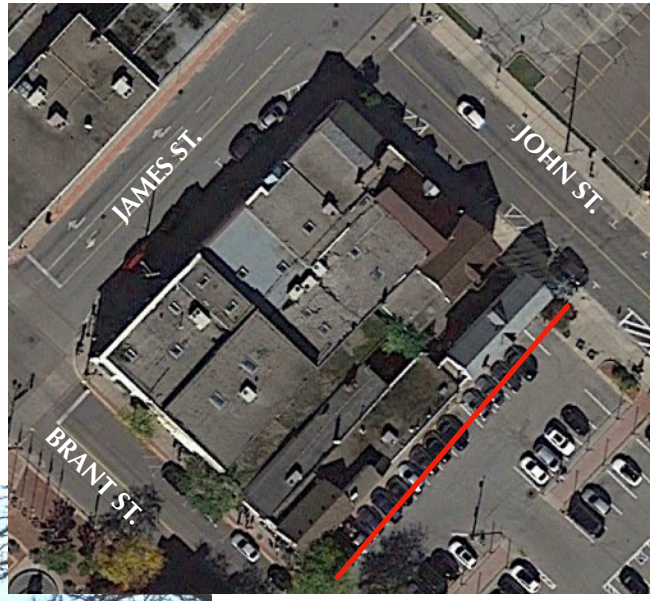
Above
Looking on John Street on the easternmost portion of the site. The building at the corner on the photograph (red arrow) is listed on the Municipal Heritage Register.

Below
Looking at the northeast corner the subject site, on John Street. The building visible on the photograph (green arrow) shows a remnant of a gable roof shape with a heavily altered building facade on John Street (and on James Street, turning the corner).





View looking south along Brant Street with the listed heritage bakery building located to the right (red arrow)





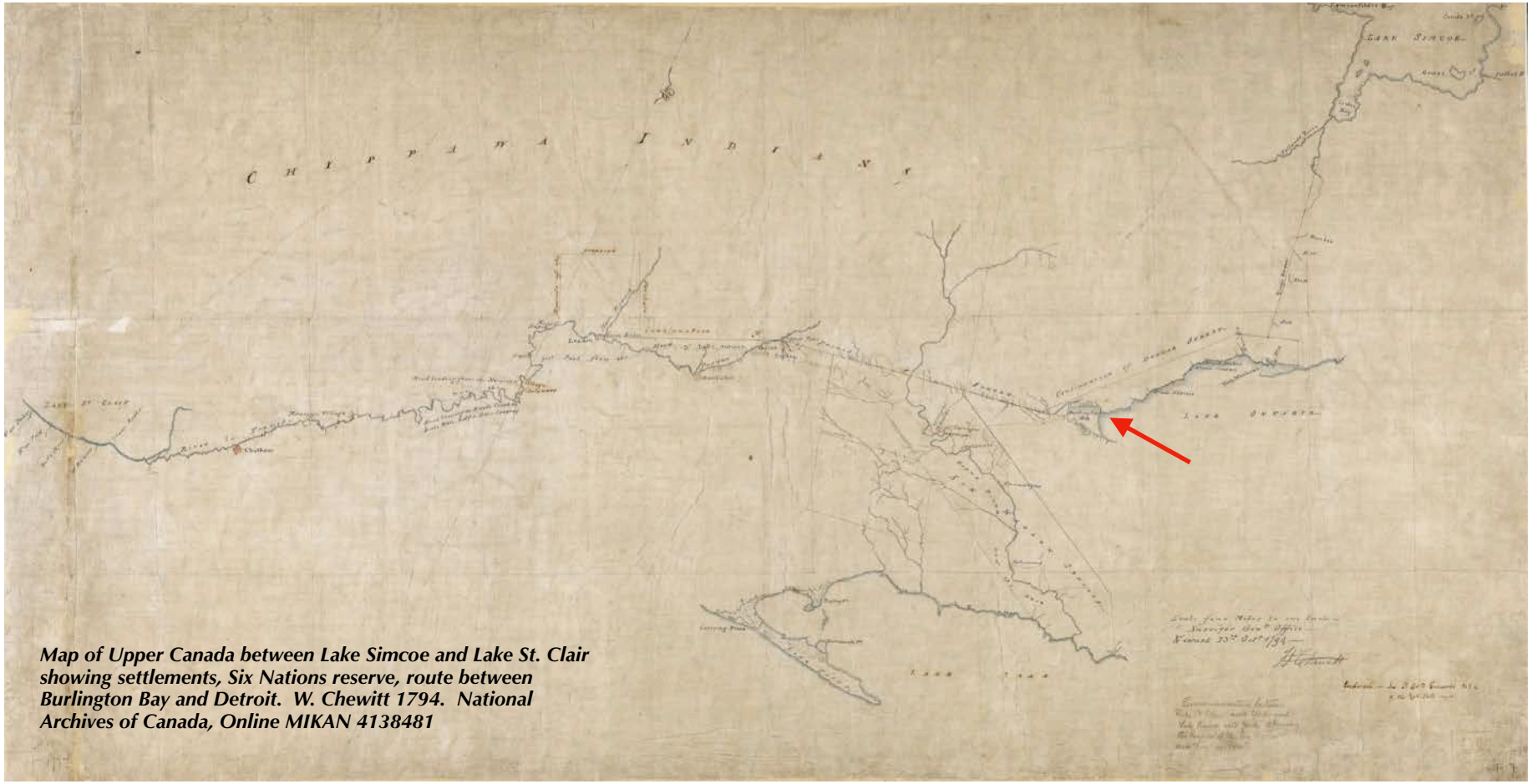
South elevation taken from Brant Street. The two listed heritage buildings are located to the left and right of this elevation and are evident by their pitched roofs.

2. BACKGROUND RESEARCH

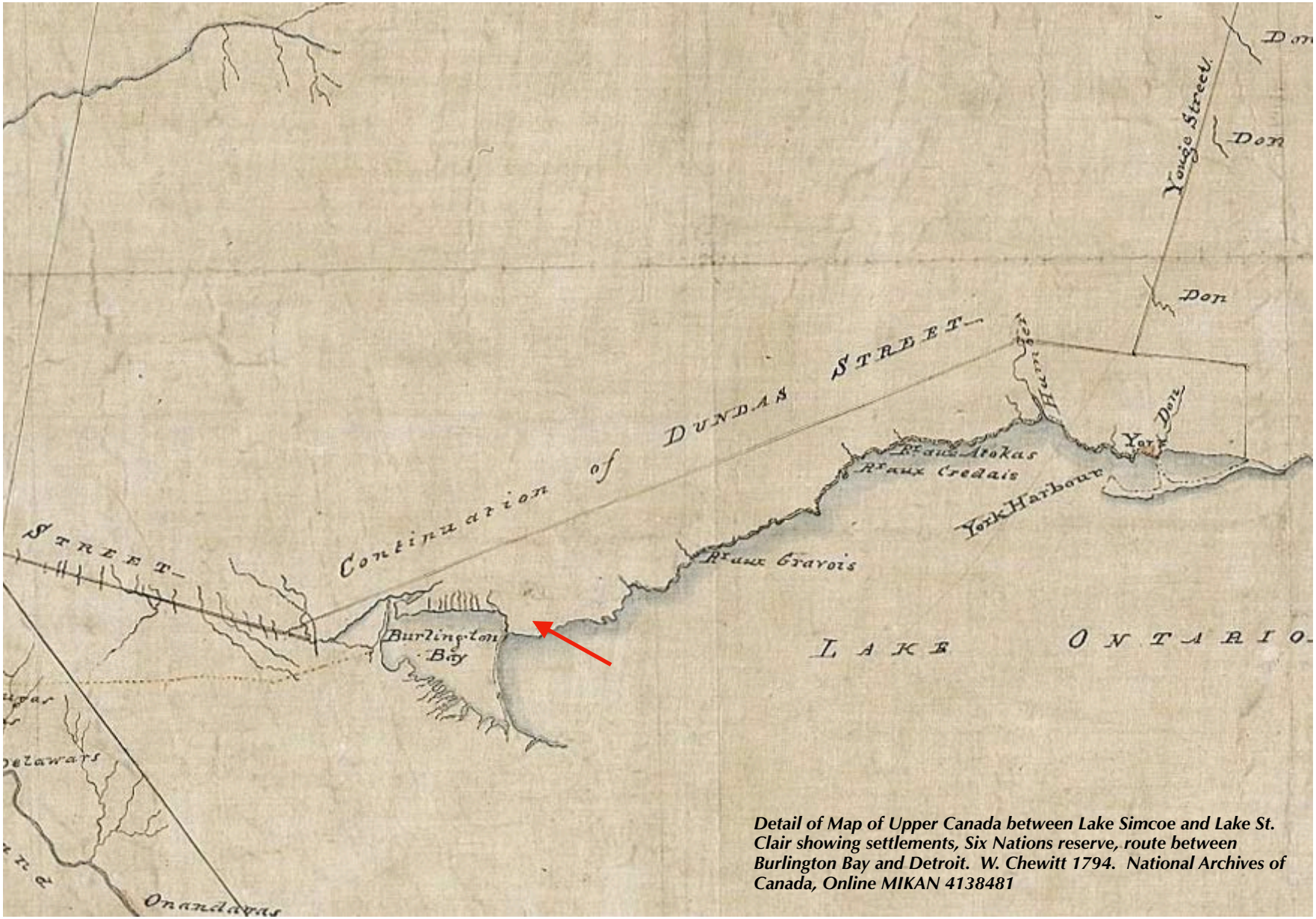
Historical

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 - by that time "Burlington" was the name used.

The map on this page and the following, dated 23 October 1794, 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.



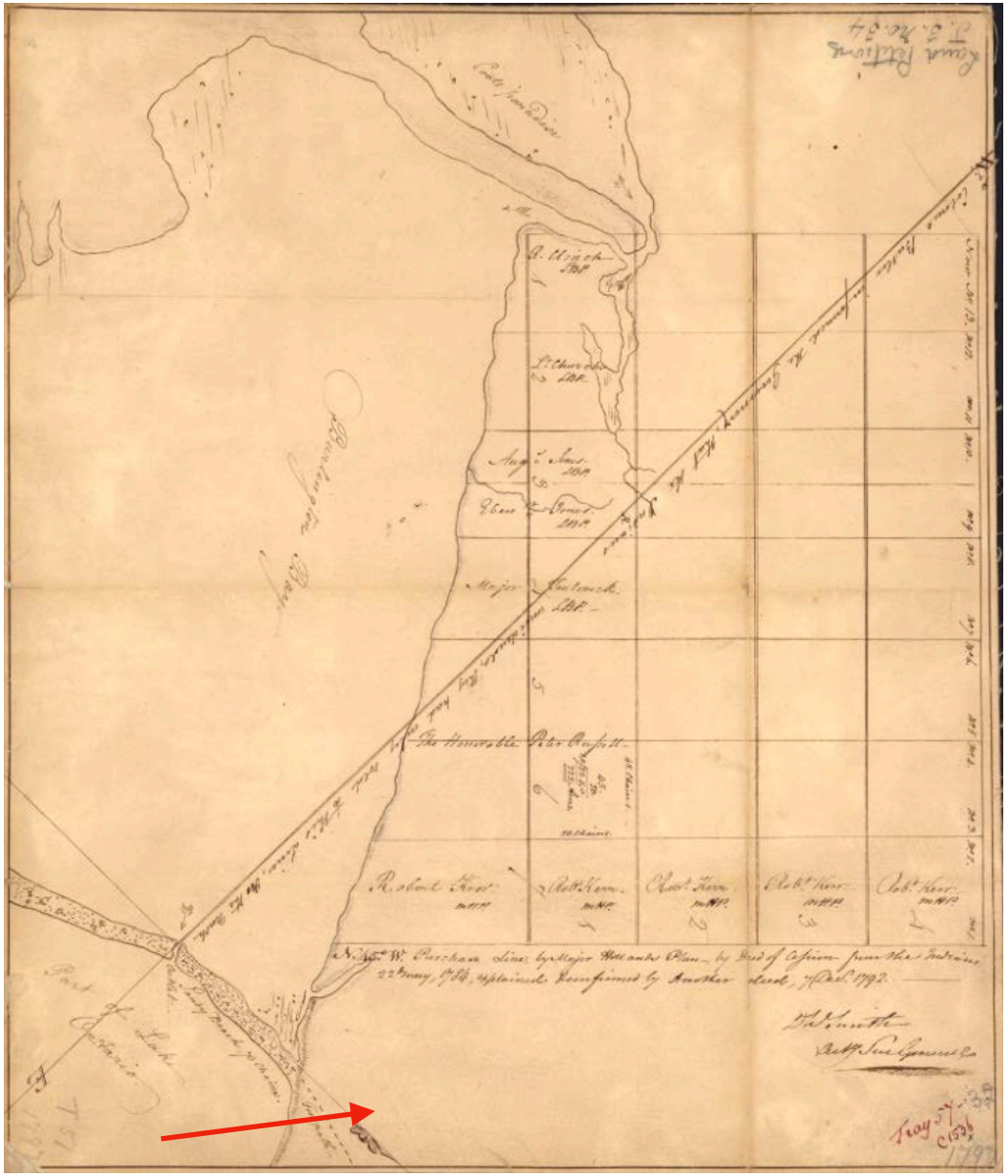
Map of Upper Canada between Lake Simcoe and Lake St. Clair showing settlements, Six Nations reserve, route between Burlington Bay and Detroit. W. Chewitt 1794. National Archives of Canada, Online MIKAN 4138481



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

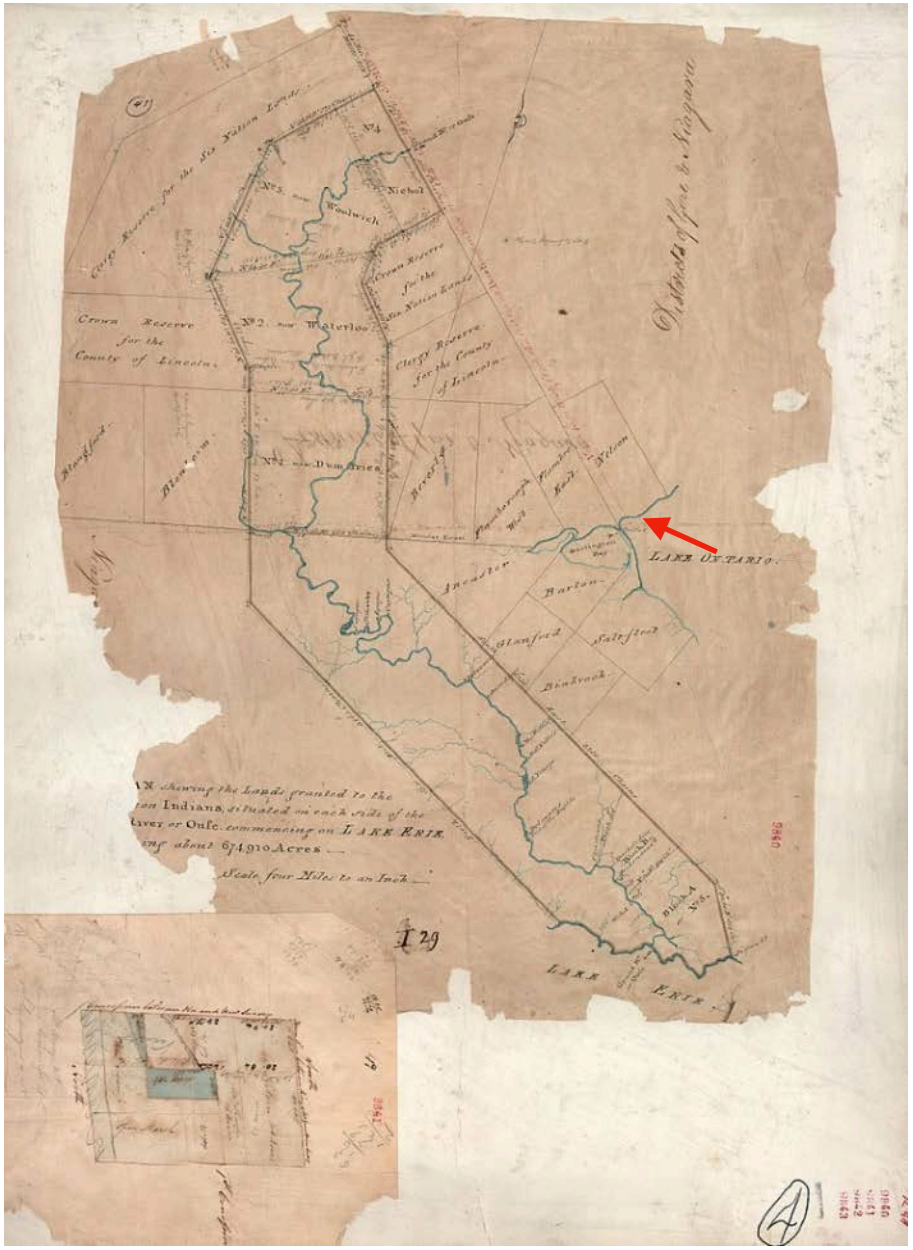
Surveys of the area became more detailed as the land was settled and subdivided. Survey of the land along Burlington Bay is indicated at right. The area of Burlington, indicated by the red arrow, was not yet subdivided

.



Map of Land purchased from the Indians at Burlington Bay, re claims of A. and E. McDonell, 5th April 1797 National Archives of Canada, Online MIKAN 4132013





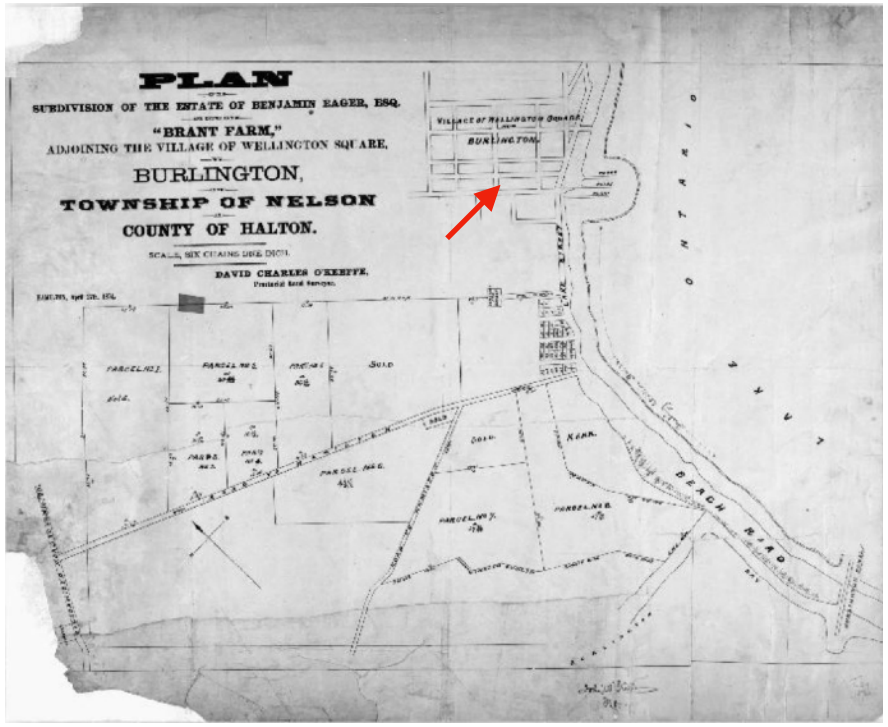
Thomas Rideout Survey of 1821 which, by this time, shows, Nelson Township. Source National Archives of Canada, MIKAN

A local survey was completed after the War of 1812 at which time land was offered to settlers.

Originally, the community was named Wellington Square.

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.



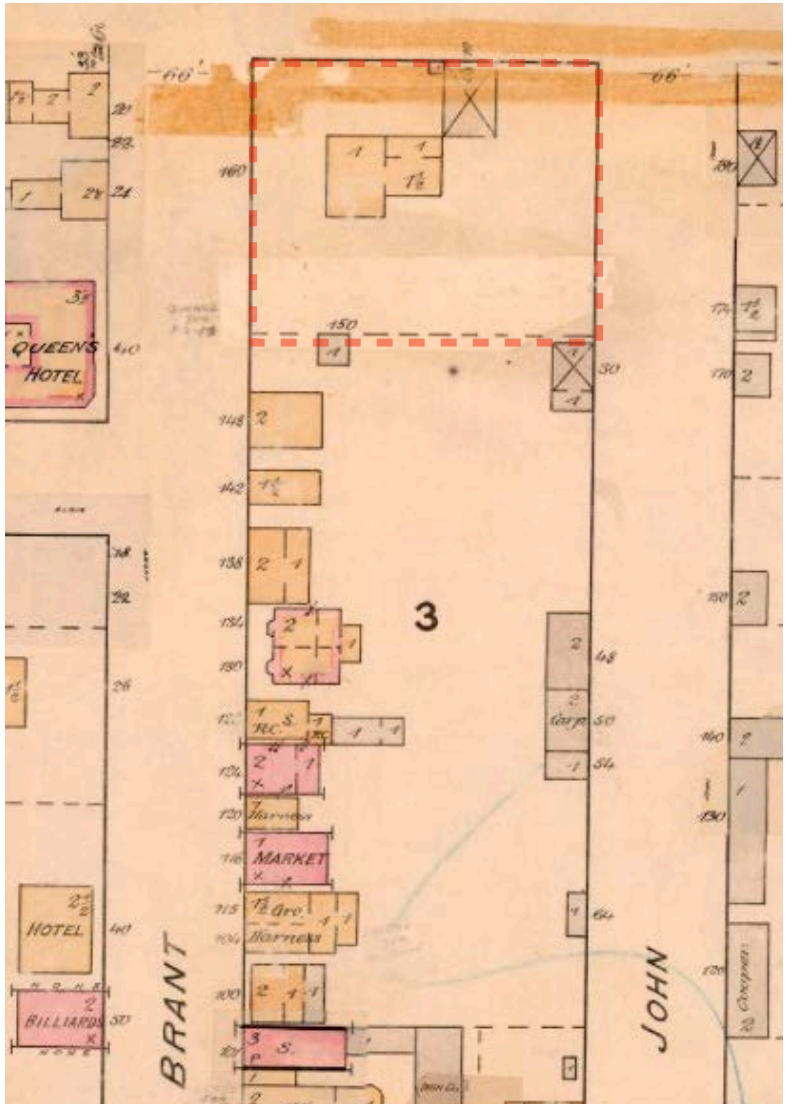
Plan of subdivision of the Estate of Benjamin Eager Esq., "Brant Farm" Adjoining the Village of Wellington Square, Burlington, Township of Nelson, County of Halton. David Charles O'Keeffe, April 27th 1876.



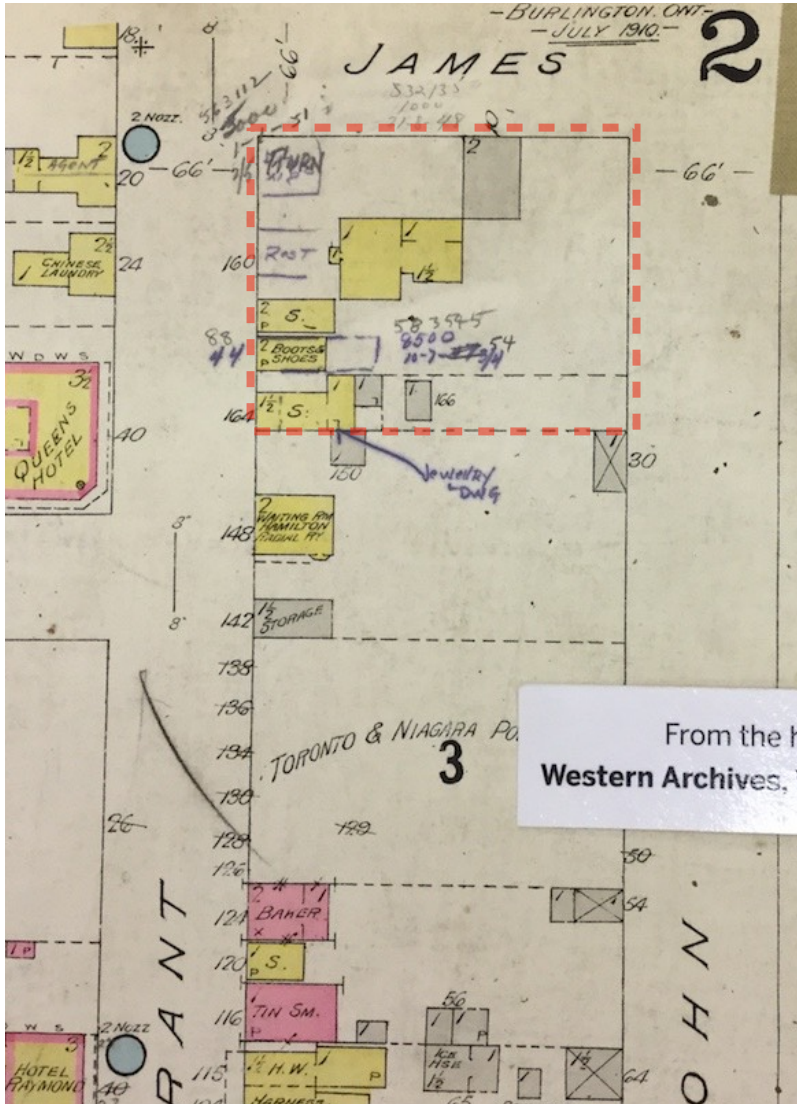
Close-up view of Burlington, within the Township of Nelson
Source: Map of the County of Halton Ontario, by Walker & Miles (1877)



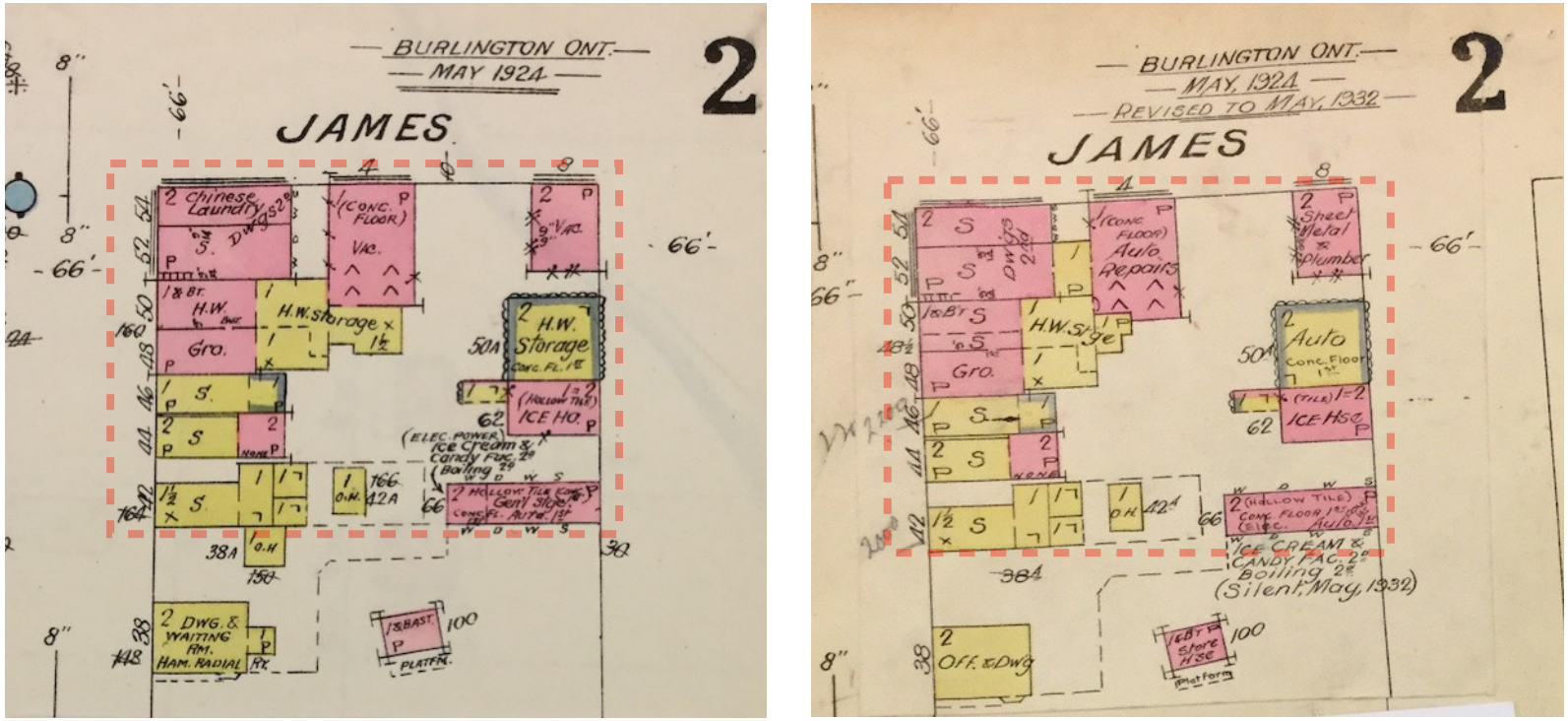
Map of the Village if Burlington, of the Vi
Source: The Canadian County Atlas Digital Project, McGill University



Fire Insurance Plans of Burlington, Ontario. Charles E. Goad - 1893



Fire Insurance Plans of Burlington, Ontario. Charles E. Goad - 1910
(Source: Western Archives, Western University)



Fire Insurance Plans of Burlington, Ontario. Charles E. Goad - 1924 (left) and 1924, revised to 1932 (right). 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 in larger and later communities but were frequently placed on individual lots with side yards in less developed areas. Clearly based on British practice, this building type maximized land use and presented a cohesive appearance along the major arteries.

The pattern of ownership of these commercial buildings varied. Sometimes each unit was individually owned, but later units sometimes belonged to one individual who developed and then rented or sold the premises to separate enterprises. This is the case on the subject block where the early separate buildings were converted in the late 20th century into an interconnected group of buildings.

3. HERITAGE STATUS

The development site includes two properties listed as heritage resources by the City of Burlington - 401 Brant Street and 444 John Street. Neither are Designated under Part IV of the Ontario Heritage Act.

3.1 401 Brant Street - Assessment of Cultural Heritage Value

401 Brant Street is known as the "Cline/Dickenson/Johnstone/Watson Store. It is located on Part Lot 2, Block 1 of Plan 92. It was evaluated on 6 August 2014 and is stated as having been constructed in 1872 (the source of this information was the Burlington Historical Society Digital Collections). A photograph from 1922 illustrates proprietor Cam Johnston standing by the door of the Home Made Candies store.

The evaluation states correctly that the building is one with a gabled roof. However, it also states that the window on the second floor of the main elevation are 2/2 wood windows when in reality they are vinyl windows dating to the early 21st century. Vertical wood siding may be early cladding as opposed to horizontal clapboard as stated in the evaluation as the cladding in the 1922 image appears to be installed on a building located to the north of the subject property.

The building is stated to have been constructed by Absalom and Bridget Cline in 1877. Cline is stated to have been a horticulturalist and a member of the Town Council. However, the building does not appear on the 1893 Goad's insurance plan but does appear in 1924. Therefore, more research is needed to establish the actual date of construction. Cline sold the property in 1887 to William Little; Little sold to Susan Dawson in 1892; Dawson to William Sharp in 1901; Sharp to Edward J. Dickenson in 1914 who was a confectioner and the store contained an ice cream parlour. Certainly, the building was a store by 1914 but earlier sales may have been of a vacant lot used for other purposes. That it was a store by 1922 is evidenced by the photograph below and it was soon sold, in 1924, to Cam Johnston (Johnston's Candy Store" and subsequently in 1948 to William Watson (Watson Jewellers).





Source The Burlington Historical Society 30756s

For the purposes of this HIS, an assessment of value, using Ontario Regulation 9/06, was completed for 401 Brant Street and is presented on this page.

Based on our assessment, the property is not of significant cultural heritage value, despite being listed as a heritage site by the City. It has some design interest on its visible portions, particularly the street frontage, but is similar to many such shops still found in Ontario dating from the mid-19th century onwards (some of these have been relocated to museums such as in Pickering).

Associations with late 19th and 20th century shop owners and a continuation of its original use are of interest. However, its absence from early fire insurance maps should lead the municipality to question its original construction date. It is probable that construction actually occurred nearer the turn of the 20th century.

While some of the original features remain, such as the shop front cornice, windows over the shop have been replaced (although at the same size as the originals).

Regardless of its limited value, preservation of this building's significant attributes in the new development represents a reasonable retention of an historical component of downtown Burlington which will enrich the context of the community.

Value (quoted from Ontario Reg. 9/06)	**Assessment for 401 Brant Street**
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**: 401 Brant Street is typical of late 19th and early 20th century small town shop structures. The tall and narrow proportions, two windows at the second floor over the shop front, original clapboard siding (now board and batten), gable end facing the street and original shop front cornice are typical of its style and period.
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,	**Meets the criteria.** The building is associated with a documented series of owners, one of whom appears to have served on the local Council.
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 mercantilism 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

3.2 444 John Street - Assessment of Cultural Heritage Value

444 John Street is known as the "Dickenson Ice House". It is located on Part Lot 2, Block 1 of Plan 92. It was evaluated on 23 October 2014 and is stated as having been constructed in 1837. However, it does not appear on a 1910 Goad Insurance Map and, indeed, does not show on the 1893 map. It is more likely associated with 401 Brant Street as a support building and likely was constructed in the second decade of the 20th century.

Regardless, the original use of the building as an ice house, as documented in the 1924 Goad's Fire Insurance Plan, is interesting and unique. Prior to inexpensive refrigeration, ice was "mined" from local lakes in Ontario and stored in insulated structures in order to have an ice supply through the summer months. Such buildings typically had high floor to ceiling heights and were double walled with a variety of insulation materials used between - including sawdust, straw and eelgrass. Therefore, this building is an interesting building in its own right and, despite the decorative additions and stucco finish, is a valid heritage structure.

The evaluation states correctly that the building is one with a gabled roof. The dormer on the south roof should be investigated as a commercial building of this type would sometimes have a second storey storage area accessed by an opening door and a lifting beam. Storage may have been for straw or hay bales. Windows and shop front are not original and have no heritage value - the structure requires further research to determine the original finishes and details to support a restoration.



444 John Street

For the purposes of this HIS, an assessment of value, using Ontario Regulation 9/06 was performed on 444 John Street. Based on our assessment, the property is of modest cultural heritage value.

Associations with late 19th and 20th century shops and ice storage are of interest. However, its absence from early fire insurance maps should lead the municipality to question its original construction date. It is probable that construction actually occurred during the early 20th century.

Original features that remain are limited to the overall shape and massing of the building, its finishes beneath the current stucco, and, possibly the dormer. Other openings, including the shop front and windows, require research to determine if they represent original openings.

Regardless of its limited value, preservation of this building's significant attributes in the new development represents a reasonable retention of an historical component of downtown Burlington which will enrich the context of the community.

Value (quoted from Ontario Reg. 9/06)	**Assessment for 444 John Street**
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**: 444 John Street is typical of late 19th and early 20th century small town shop structures. The tall and narrow proportions, windows at the second floor over the shop front, original clapboard siding (now stucco), gable end facing the street and original shop front cornice are typical of its style and period. It is unique in that it is shown on the 1924 Goads Fire Plan as an ice house which makes it rare in a commercial setting.
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, but this is typical of most buildings of its vintage. The theme of its use is not overly significant to the community.
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 mercantilism in the core area of Burlington at the turn of the last century. As well, it yields information regarding the harvesting and storing of ice for summer use in Ontario communities.
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

3.3 Other buildings on the block

We reviewed the other buildings located on the development site. Although there appears to be some remnants of earlier structures, their individual ages cannot be determined. The buildings were heavily renovated c1999 with consequent loss of most heritage materials. They are discussed as follows:



Building 1:
This building, depicted at right, has some influence of Arts and Crafts commercial buildings dating from the second decade of the 20th century. Windows and shop fronts as well as exterior finishes have been heavily altered and only the proportions of the building remain. It is currently occupied for commercial purposes and in good condition. No information has been provided by the municipality of heritage significance.



Building 2:
This structure has a gable end wall covered in metal siding which suggests it may have been a shed originally. Exterior board and batten siding and trim are modern. No information has been provided by the municipality of heritage significance.

Building 3:
This building has end gables (arrows), which suggests a much earlier structure. However, it has been heavily altered with little to no other original features remaining.



Building 4:
This structure (identified in the photograph with a red arrow) is a narrow building with a gable roof on the second floor, which includes a large dormer. These features (roof shape and dormer) suggest an early building, although new and unsympathetic cladding on the roof and exterior wall have reduced its heritage integrity. The cladding on the exterior wall merges with that of the adjacent building which makes the frontage of the building somewhat lost in the streetscape. No information has been provided by the municipality of heritage significance.

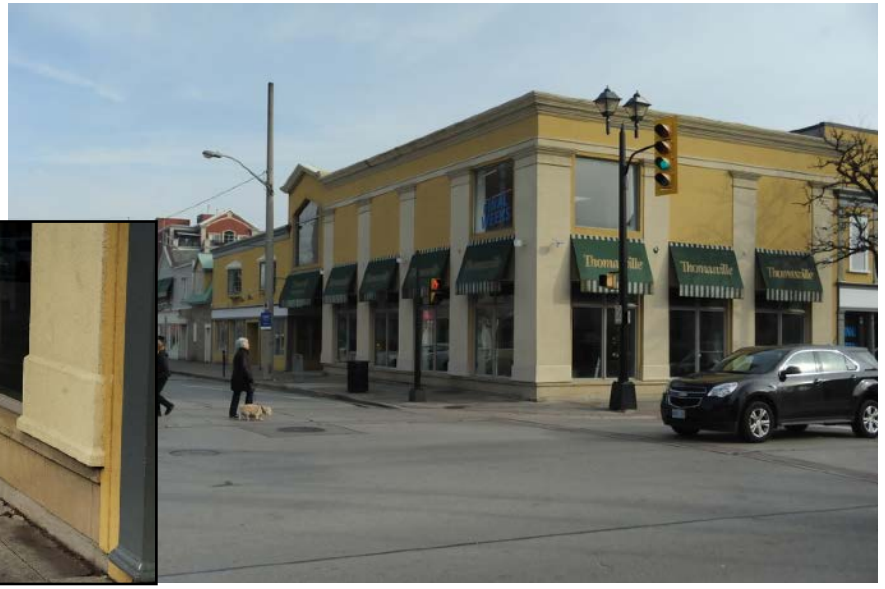


Building 5:
This two-storey structure (identified in the photograph with a red arrow) has a larger frontage on James Street. It displays classical detailing at the ground level, although they appear to be installed at a later time. Bay windows on the second floor are organized unsymmetrically with the building facade, are of poorly proportioned and of a recent vintage. No information has been provided by the municipality of heritage significance.



Building 6:
This two-storey structure at the corner of James and Brant Streets has a parapet roof and is designed with a series of pilasters, dividing the facades into bays on both elevations. The building's description coincides with the building identified on the same site on the 1924 Fire Insurance Map. It is labelled as ''Chinese Laundry.'' No information has been provided by the municipality of heritage significance.

The building is currently occupied by a furniture store and has been well maintained. The building is heavily modified: new finishes have been applied over the facades and the base of the building appear to have been reconfigured. The building's design is visually of limited interest.





Close-up of the base of the building, showing the bases of the pilaster off the ground level.

Building 7:
This two-storey building on Brant Street displays classical detailing on its facade, not original to the building. They have no heritage value. No information has been provided by the municipality of any heritage significance.

The building is currently in use as a store and has been well maintained.



Building 8 and 9:
Those two buildings are shown in the Fire Insurance Plan of 1924 and described as having, respectively, 1 and 2 storeys, and of wood construction. Based on this information, Building 8 would have been altered to accommodate an extra storey after the Insurance Map was prepared. This second storey appears to be clad in board and batten. The shopfront is not original as there is no entrance to this building from Brant Street. The top gable end wall of the building, fronting the street appears as a ''boom town'' false front gable above the flat roof.

Building 9 appears to have been heavily altered with wood shingles in a staggered pattern and wood veneer at the upper level. No information has been provided by the municipality of any heritage significance. The building is currently used for commercial purposes, and appear to have been well maintained.



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 two listed heritage buildings

The heritage value of the properties 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."*

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 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.

Relevant policies have been considered in this development application and are discussed in more details 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 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, after its release, 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 development proposes a mixed-use building comprising commercial and residential uses. The tower portion of the development is set back by varying amounts from each street frontage. The development includes, in its podium design, the two listed heritage buildings. All other buildings on the site are proposed to be removed.

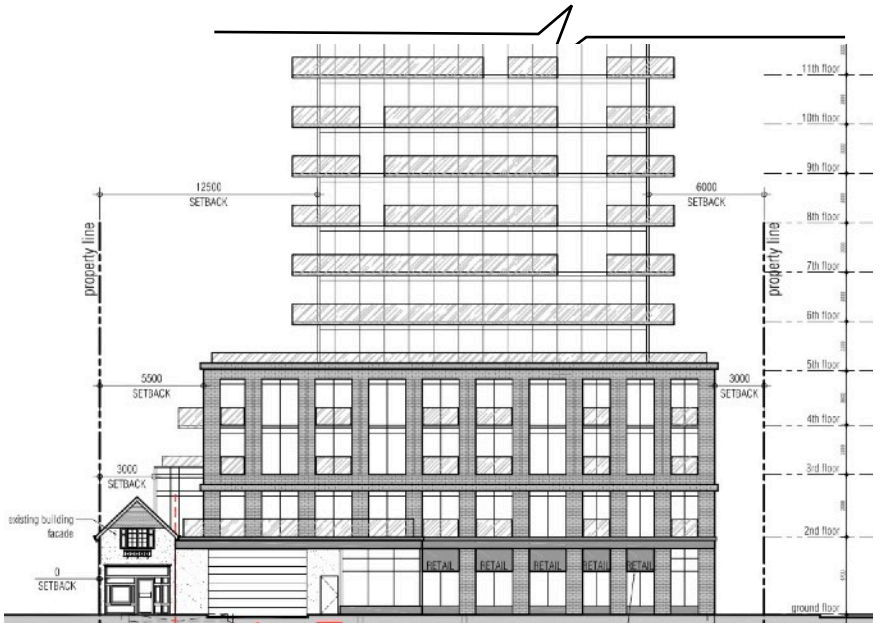
The podium introduces a four storey mass to the core area which is shaped with varying amounts of step backs and set backs throughout the volume, to integrate the massing of the heritage buildings.

Along Brant Street, the podium frontage at the ground level follows the streetwall established by the listed building at 401 Brant Street for a portion of the site, then is set back further to create an open corner, which will mark a distinction to the Brant and James intersection and relate to the adjacent Civic Square. The ground floor of the site, along Brant and James Street, will be for retail purposes, which maintains the original uses and ensures a positive pedestrian experience.

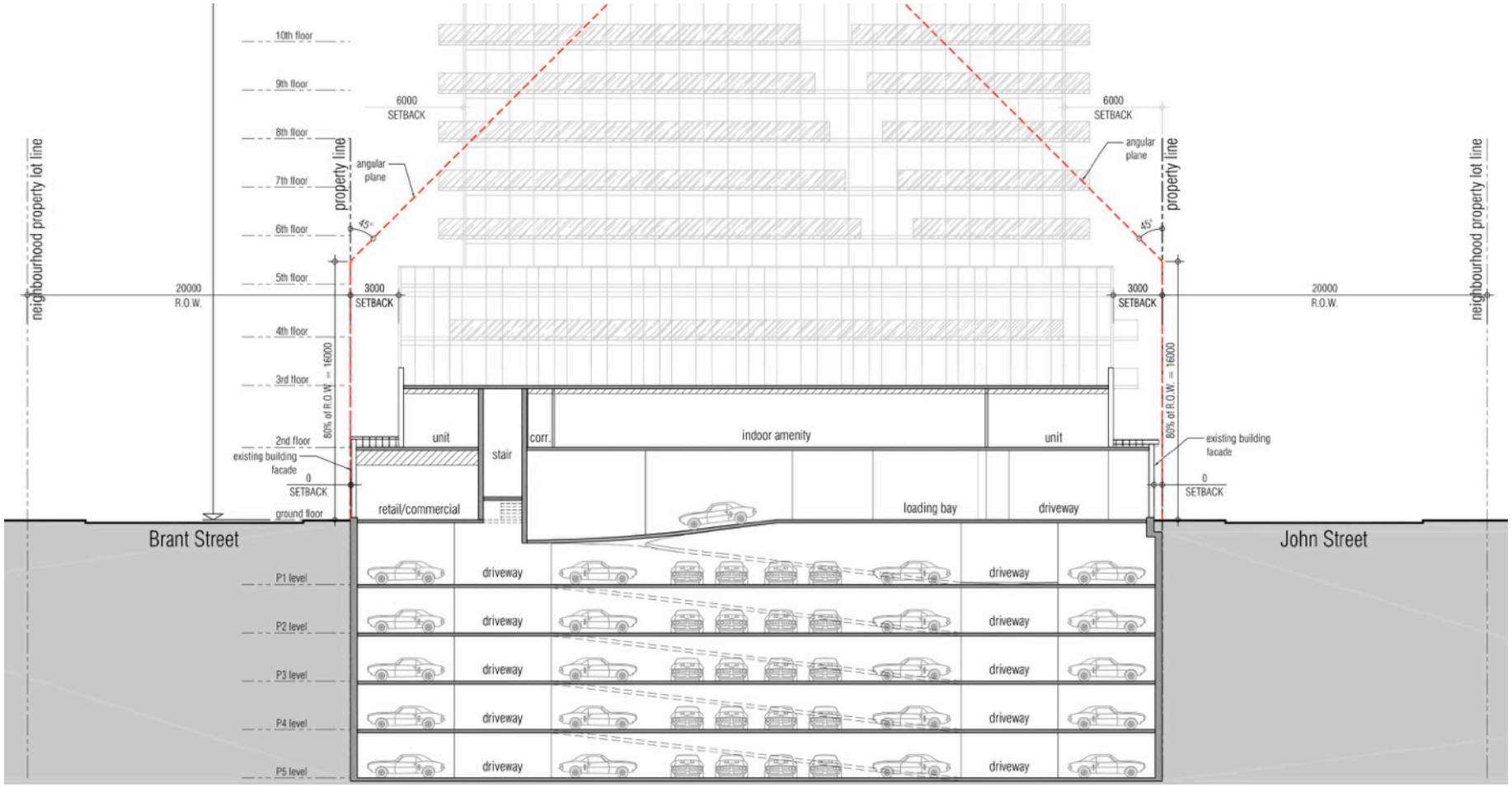
The proposed and most efficient location for vehicular entry is at the south end of the site, where 444 John Street (Dickenson Ice House) currently stands. The development has made possible its retention adjacent to the vehicular entry, therefore maintaining its present location on the site. Another possibility to conserve the commercial character may be explored to relocate the building adjacent to proposed retail areas, along the north portion of the site. This relocation is discussed as a proposed mitigation strategy.



Partial Brant Street elevation (Graziani & Corazza Architects)



Partial John Street elevation (Graziani & Corazza Architects)



Schematic cross-section, taken through the heritage buildings. Note that the interiors of the heritage buildings are proposed to be reconfigured with new floor heights and finishes (drawing by Graziani & Corazza).

Street views have been prepared by Graziani & Corazza Architects 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 the west side of Brant Street 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 James Street.

Morning shadows will cast at various times on the forecourt of City Hall. These will be transitory.

Shadow studies are available under separate cover

5.3 Heritage Impacts

An assessment of possible effects of the proposed development on the heritage properties is presented on this page and lists possible effects based on the Ontario Heritage Toolkit

Possible Effect	Assessment
Destruction of any, or part of any, significant heritage attributes or features	The development proposes to retain portions of the buildings listed on the Municipal Heritage Register and demolish the remaining buildings on the site, which do not exhibit heritage value.
Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance	The development includes, in its base podium the two listed heritage buildings. The podium has been shaped with a series of set backs and step backs to express the form, scale and mass of the heritage buildings.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	Shadows cast by the development will be incremental and transitory and their impacts on heritage resources on the site will not be significant.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	The four storey podium volume adjacent to the heritage buildings, in its current design, is of a larger scale and mass in comparison to the existing and established 2 storey high built form on the block. This podium height is mitigated with the varying amounts of set backs and step backs that reveal the form and volumes of the heritage buildings.
Direct or indirect obstruction of significant views or vistas within, from or of built and natural features	No obstructions of significant views or vistas will occur as a result of this development
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	The intensification of the site, to include residential uses, will not negate the cultural heritage value of the site.
Land disturbances such as a change in grade that alters soils and drainage patterns	There will be no land disturbances as a result of this development.

6. PROPOSED MITIGATION STRATEGIES

The development proposal in its present form will introduce new considerations on a site currently characterized by a low-rise built form, which includes the subject heritage buildings at 401 Brant Street and 444 John Street. The buildings' cultural heritage value has been identified and their heritage attributes are expressed in their exterior form, mass and scale as well as their architectural features expressed in materiality.

Although additional height and density may appear to impact the character of the present site, the shape of the proposed new building has been crafted in a manner to allow intensification of the downtown core, while considering the presence of the two subject buildings, through setbacks and stepbacks.

With intensification policies set by the Provincial government, the core areas of smaller communities will see the development of buildings of height. Locating high density in urban cores allows for much more efficient use of services and transport. It is essential that the integration of heritage core areas with new buildings be well executed.

Regardless, the integration of heritage with denser development will occur and can be supported by the needs of the environment and population growth. While visual impacts on heritage resources will be created, they have been mitigated with a series of set backs and step backs starting at the podium level. In principle, the development is reasonable and satisfies the need to conserve heritage resources while creating a new building form and density which, in and of itself, will form a new phase in the evolution of the City.

Massing details
Further details on the elevations of the new design, including new materials and detailed connections with the heritage buildings will be explored in subsequent phases while maintaining the conservation of heritage attributes. Views prepared in the previous pages revealed some minor impacts to the heritage fabric which can be mitigated in subsequent phases when connections with the heritage fabric are addressed and reviewed in detail. 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*.

Relocation of 444 John Street
This strategy may be considered for this development site. T*he Standards and Guidelines,* with, respect to relocation states in its first Standard:

> *Do not move a part of an historic place if its current location is a character-defining element.*

The current location of the building is not character-defining. Our evaluation of the property has determined that its presence along the street gives the surrounding area an understanding of the fine-grained commercial character. Therefore, the relocation of the building, on the site, and fronting John Street can be explored to conserve the commercial character of the building by placing it adjacent to new retail spaces and away from loading areas. Details of its permanent and temporary relocation can be explored in a Conservation Plan.

Interpretation Strategy
Commemoration of the buildings 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.

The Commemorative 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

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.

The conservation strategy for this development is to conserve the listed heritage attributes on the site which are 401 Brant Street and 444 John Street. The portions of the buildings incorporated into the overall development will be restored to an earlier period which will be defined in consultation with the City. In order to successfully implement this Conservation Strategy, the following steps will be required.

7.1 Site Recording

In conjunction with the preparation of record drawings and documents, a full set of photographs will be prepared, focusing on the exterior of the heritage buildings, as well as the remaining buildings on the site. Some of these photographs are available and included in this Heritage Impact Assessment. Similar photographs will be prepared at the conclusion of the restoration work. Architectural drawings (plans, sections and elevations) of the buildings to be conserved will be prepared for the purposes of a Conservation Plan, and in accordance with Official Plan policies of the City of Burlington.

7.2 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 report and include a description of the detailed research completed on the listed heritage buildings to provide the necessary background information for the restoration. This may include historic photographs, on-site testing and physical examination, paint colour research, test cleaning patches for removal of paint, etc. As well, descriptions of the engineering required for the stabilization and retention of the retained exterior walls will be included with engineering details. Protection of the walls during the major project will be described.

7.3 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. Three are presented below.

Method 1: Dismantle and rebuild with salvaged materials
Not a preferred or recommended option as it would involve a demolition of heritage buildings and the salvage of materials may present risks of loss to the heritage fabric.

Method 2: Temporary relocation of the buildings
This option may be explored as it will allow the full conservation of the attributes with limited intervention on its current form. An appropriate location with foundations would be required to temporary rest the building while excavation work takes places. Staging of excavation work may also be explored.

Method 3: Retention in situ of the exterior facades at the site perimeter.
This option can be considered and would require close coordination with trades to ensure impacts to the heritage fabric on the site are mitigated. Many examples of facade retention have been done in the past, and the scale of the buildings make this method feasible. Gable roofs will require dismantling and rebuilding under this method.

7.4 Building conservation

The conservation strategy for the site applies to two separate buildings, with varying levels of alterations applied to each of the buildings. Anticipated actions, at this stage of the conservation strategy, are as follows:

401 Brant Street

- Removal of board and batten cladding
- Repair, and painting of clapboard walls, where required
- Removal of unsympathetic trims
- Replacement of all windows with appropriate details for their period
- Restoration of existing storefront including the cornice
- Replacement of visible roof area with new high quality shingles



444 John Street

- Removal of the stucco aggregate on all visible exterior surfaces*
- Repair, repainting of original hollow clay tiles, where required*
- Removal of all existing doors and windows and replacement with new windows in a sympathetic design to the period of the original building, on the second storey.
- Restoration of the shopfront
- Replacement of visible roof area with new high quality shingles.

* Removal of the stucco aggregate finish will be required to fully and properly assess the original hollow clay tile condition, which can vary based on what is discovered. The intent is to repair rather than replace, therefore salvaging as much of the original fabric, where feasible. Where the cladding is damaged beyond repair, new replacement material will be proposed.



8. CONCLUSION

Based on our assessment of the proposed development on this site, we conclude that the proposal conserves those buildings with heritage attributes found on the site and incorporates them in a new development that is appropriate for the current and future context of tall buildings in the vicinity. This development is a reasonable addition to the downtown core, in accordance with intensification policies. The buildings at 401 Brant Street and 444 John Street, while of minor heritage importance, are recognized for their identified status in the City of Burlington.

While the proposed development's massing in its current state 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, while conserving the heritage attributes of 401 Brant and 444 John Street.

The other buildings on the site, heavily modified or constructed c1999, have limited to no heritage significance. Photographic recording of these prior to demolition is recommended. Where vestiges of heritage buildings may be present (notably at the northeast corner of the block), photographs should be taken as demolition proceeds.

The conservation strategy complies with accepted conservation principles with a view to conserving the significant heritage attributes of the listed buildings on the site.

Overall, the development balances the requirements and intents of applicable planning policies as they relate to heritage issues and is sensitive to the existing built fabric of the locality.

9. 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.

Goldsmith Borgal & Company Ltd. Architects

Christopher Borgal OAA FRAIC CAHP
President
Goldsmith Borgal & Company Ltd. Architects

APPENDIX I

Pedestrian Views

by Graziani & Corazza

Note: The following views, prepared by Graziani & Corazza illustrate the pedestrian experience with the proposed development massing in the surrounding context, with some indication of materiality at the base podium. Further details, expressed in the design of facades and connections with the heritage building, will be addressed in subsequent phases.



View 1
Looking north on Brant Street, towards 401 Brant Street. Note how the addition follows the existing and continuous streetwall on Brant Street (image by Graziani & Corazza).



View 2
Looking north from the northwest corner of Brant Street and Elgin Street. Note the similarities of the proposed podium height with the Queen's Head (on the left on the photograph) (image by Graziani & Corazza).



View 3 Looking south on Brant Street (image by Graziani & Corazza).



View 4
Looking north from the west side of John Street (image by Graziani & Corazza).



View 5
Looking north on John Street, towards 444 John Street (Dickenson Ice House) at pedestrian level. The setback north of the heritage building reveals its form and mass as a detached building that is not part of a continuous streetwall (image by Graziani & Corazza).



View 6
Looking south on John Street, towards 444 John Street (Dickenson Ice House) at pedestrian level. Note the canopy in its current form has a minor impact on the view of the gable eave. This detail can be reviewed to mitigate the minor impact as the design progresses in detailed phases of development (image by Graziani & Corazza).

APPENDIX II

Development Drawings
Issued for Zoning Amendment Application

by Graziani & Corazza

PROJECT STATISTICS

Jan.17.2018

	Permitted / Required (ZBL-2020)	Proposed	
01. Site Area			
		± 2,031 m2	± 0.20 ha
		± 21,863 ft2	± 0.50 ac
02. Gross Floor Area (G.F.A.)			
Residential			
Ground		± 856 m2	± 9,211 ft2
2nd		± 1,369 m2	± 14,732 ft2
3rd		± 1,215 m2	± 13,079 ft2
4th		± 1,231 m2	± 13,249 ft2
5th - 23rd		± 13,896 m2	± 149,572 ft2
Mech. Ph. & Amenity		± 245 m2	± 2,639 ft2
Subtotal		± 18,811 m2	± 202,482 ft2
Retail			
Ground		± 597 m2	± 6,425 ft2
Subtotal		± 597 m2	± 6,425 ft2
Total		± 19,408 m2	± 208,907 ft2
02. Gross Building Floor Area (G.B.F.A.)			
Residential			
Ground		± 1,045 m2	± 11,248 ft2
2nd		± 1,447 m2	± 15,574 ft2
3rd		± 1,365 m2	± 14,691 ft2
4th		± 1,365 m2	± 14,691 ft2
5th - 23rd		± 14,250 m2	± 153,386 ft2
Mech. Ph. & Amenity		± 335 m2	± 3,604 ft2
Subtotal		± 19,806 m2	± 213,194 ft2
Retail			
Ground		± 597 m2	± 6,425 ft2
Subtotal		± 597 m2	± 6,425 ft2
Total		± 20,403 m2	± 219,619 ft2
03. Floor Area Ratio (F.A.R)	G.B.F.A./Site Area Part 6 - 4.3		
Residential	maximum 4.0	± 9.8	
Non-residential		± 0.3	
Total		± 10.0	
04. Setbacks (m)	Part 6 - Digram 6A		
North (James St)	minimum 1.5 m	3.00 m	
East (John St)	minimum 1.0 m	0.00 m below 1 storey	
		3.00 m above 1 storey	
South		0.00 m to existing building	
		3.00 m above 1 storey	
West (Brant St)	minimum 2.0 m	0.00 m below 1 storey	
		3.00 m above 1 storey	
05. Building Height	Part 6 - 4.2		
	4 storey 15 m	23 storey 81 m (74 m + 7 m mech.) (from ground floor to top of roof)	
06. Unit Count			
Ground		± 0	
2nd		± 12	
3rd		± 17	
4th		± 16	
5th - 15th		± 110	
16th - 23rd		± 72	
Total		± 227	
07. Unit Breakdown			
Studio		± 1	
1 Bedroom		± 51	
1 Bedroom + den		± 71	
2 Bedroom		± 76	
3 Bedroom		± 28	
Total		± 227	
08. Parking	Part 6 - 4.7 (a)		
Residential	1.25 Spaces/Unit = 227 x 1.25 = 284	P5 - P2 = ± 172	
		P1 = ± 40	
Total	± 284	± 212	
09. Bicycle Parking	Part 1 - 2.26 (10)		
Residential		P5 - P2 = ± 160	
		P1 = ± 0	
Subtotal		± 160	
Retail	2 + 1 Space/1000 m2 = 2 + (597 x 0.001) = 3	Ground = ± 3	
Subtotal	± 3	± 3	
Total	± 3	± 163	
10. Amenity Space (m2)	Part 6 - 4.11		
Indoor	20 m2/Unit = 4,540	± 448	
Outdoor		± 375	
Total	4,540	± 823	

GENERAL NOTES

1. For Landscaping, refer to landscape drawings.
2. For proposed grading, refer to landscape drawings.
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).

NOTES

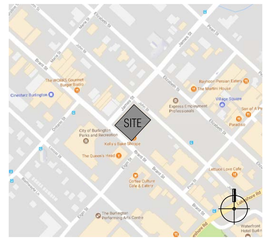
1. This drawing to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
2. All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions.

SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHIC SURVEY OF
PART OF LOTS 1 AND 2
BLOCK I
REGISTERED PLAN 92
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

R. AVIS SURVEYING INC.
Suite 203, 235 Yorkland Boulevard,
Toronto, Ontario M2J 4Y8
Tel.(416)490-8352 Fax (416)491-6206
Website : www.ravissurveying.com

KEYPLAN



LIST OF DRAWINGS

A101 STATISTICS	
A102 CONTEXT PLAN	1:800
A103 SITE PLAN	1:100
A201 P5 - P2 UNDERGROUND PLAN	1:100
A202 P1 UNDERGROUND PLAN	1:100
A301 GROUND FLOOR PLAN	1:100
A302 2ND FLOOR PLAN	1:100
A303 3RD FLOOR PLAN	1:100
A304 4TH FLOOR PLAN	1:100
A305 5TH FLOOR PLAN	1:100
A306 6TH - 11TH FLOOR PLAN	1:100
A307 12TH - 15TH FLOOR PLAN	1:100
A308 16TH - 21ST FLOOR PLAN	1:100
A309 22ND - 23RD FLOOR PLAN	1:100
A310 MECHANICAL PENTHOUSE AND AMENITY FLOOR PLAN	1:100
A311 ROOF PLAN	1:100
A401 WEST & NORTH ELEVATIONS	1:200
A402 EAST & SOUTH ELEVATIONS	1:200
A501 SECTIONS	1:200
A502 SECTIONS	1:200

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2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. JAN.17.2018 ISSUED FOR REZONING APPLICATION E.C.

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

Brant & James

RESERVE PROPERTIES

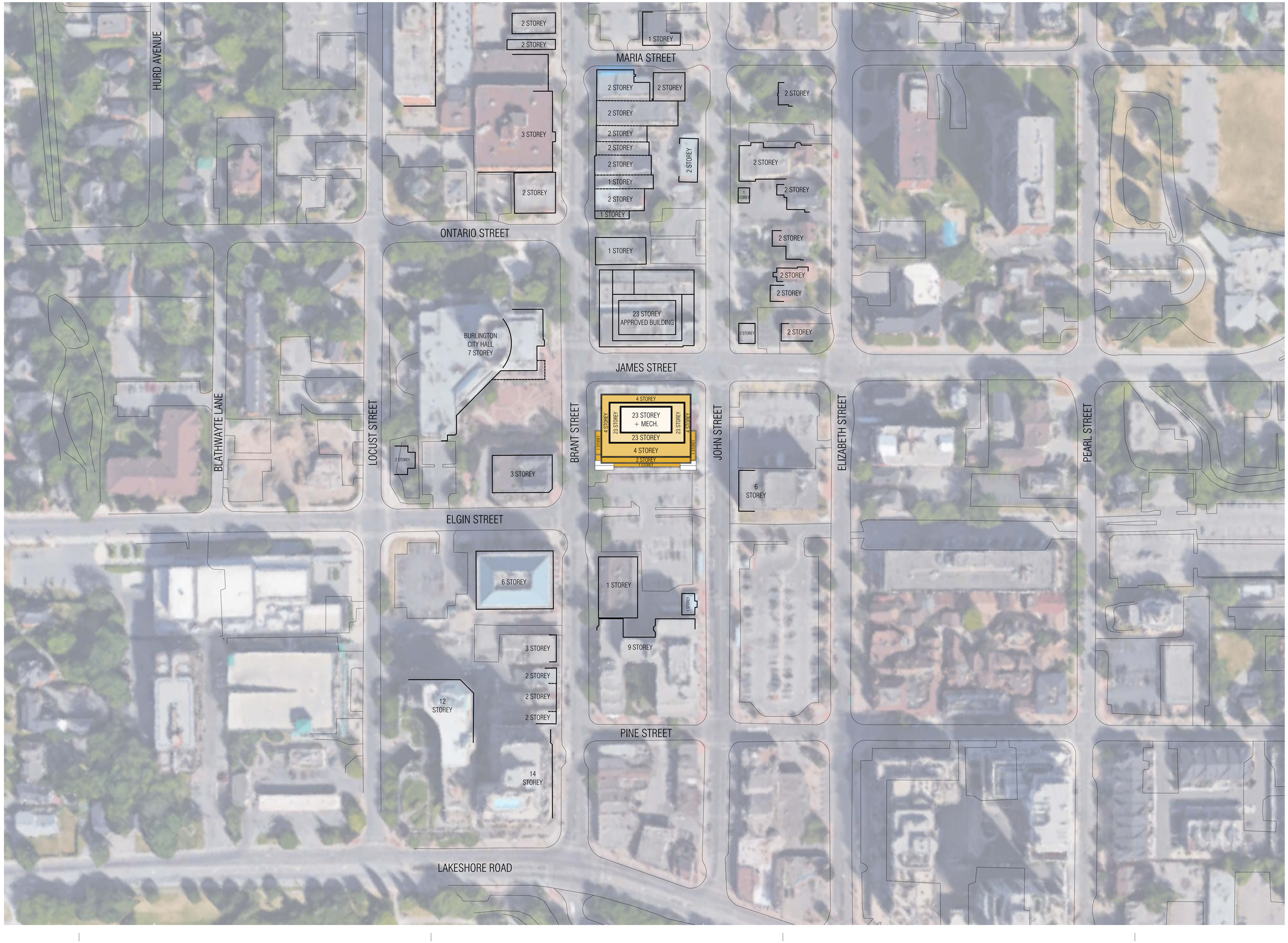
BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/W. CHIU/K. RASS
Checked By:	D. BIASE
Plot Date:	Jan. 17, 2018
Job #	1575.17

STATISTICS

A101

TITLEBLOCK SIZE: 610 x 950



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PROPOSED MIXED USE DEVELOPMENT

Brant & James

BURLINGTON RESERVE CORPORATION ONTARIO

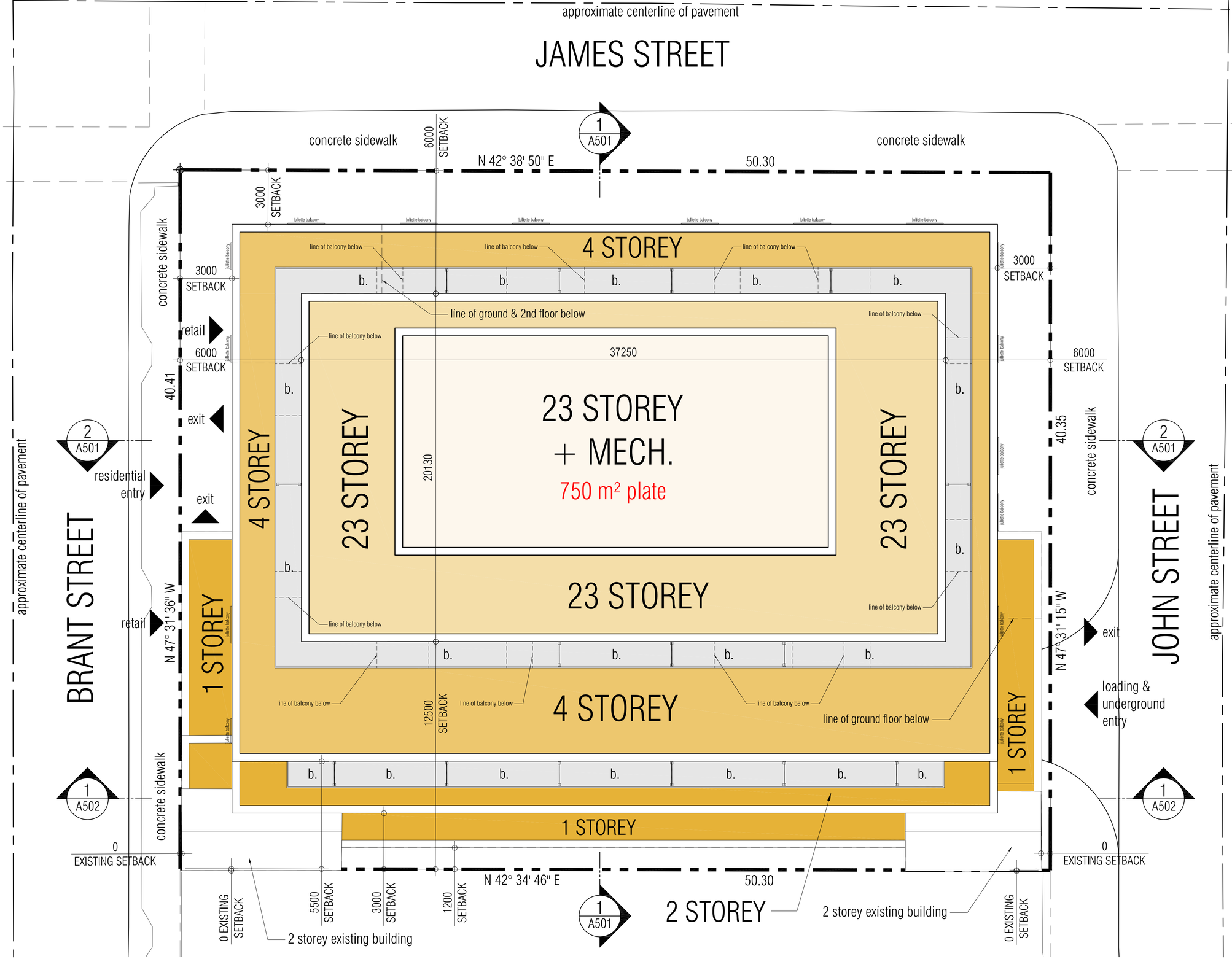
Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/W. CHIU/K. RASS
Checked By:	D. BIASE
Plot Date:	Jan. 17, 2018
Job #	1575.17

CONTEXT PLAN

1:800

A102

TITLEBLOCK SIZE: 610 x 950



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Phone: 905.795.2601 Fax:905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

Brant & James

RESERVE PROPERTIES

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/W. CHIU/K. RASS
Checked By:	D. BIASE
Plot Date:	Jan. 17, 2018
Job #	1575.17

SITE PLAN

1:100

A103

TITLEBLOCK SIZE: 610 x 950

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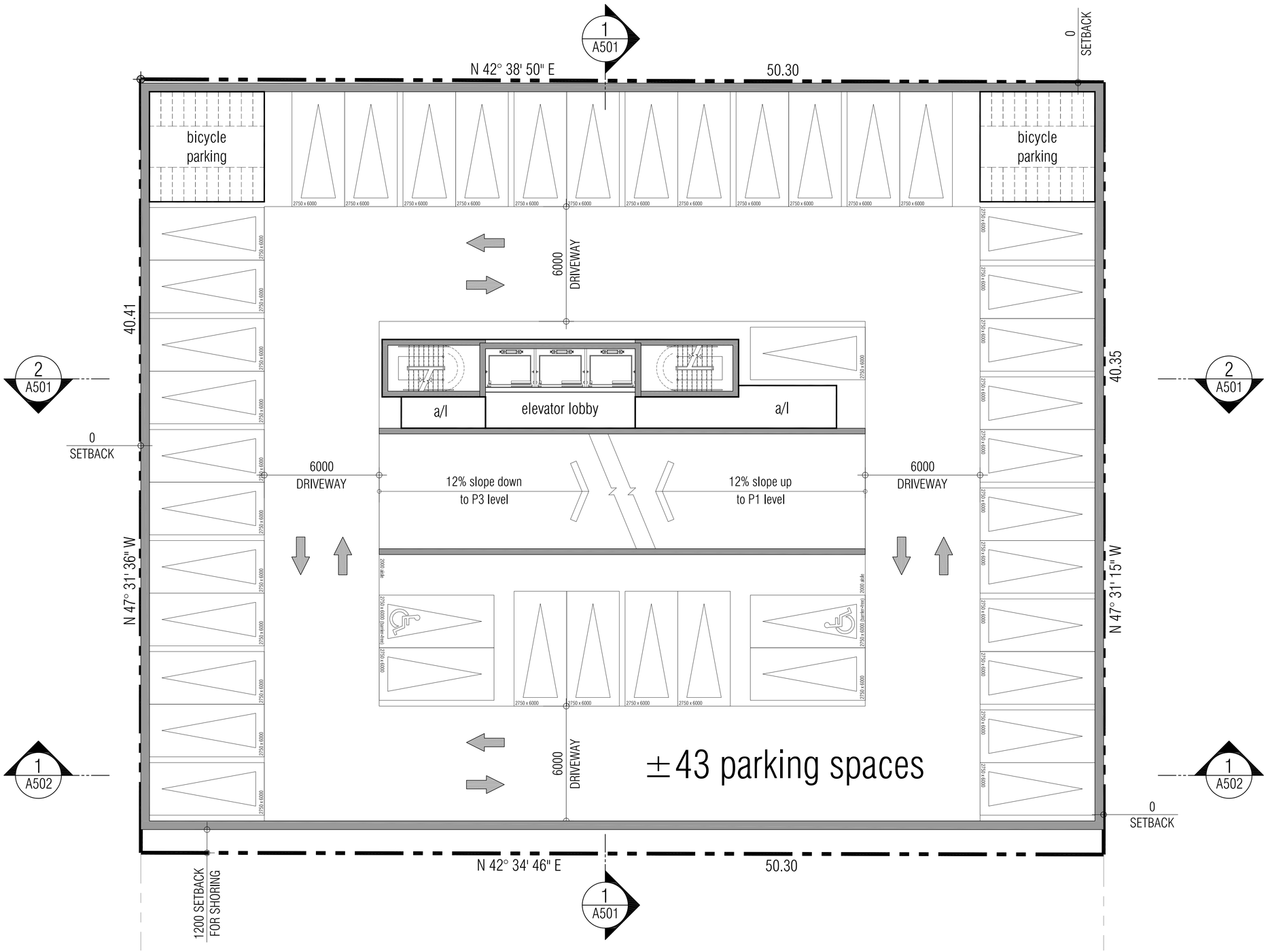
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PROPOSED MIXED USE DEVELOPMENT

Brant & James

RESERVE

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/W. CHIU/K. RASS
Checked By:	D. BIASE
Plot Date:	Jan. 17, 2018
Job #	1575.17

P5 - P2 UNDERGROUND PLAN

1:100

A201

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JAMES STREET

BRANT STREET

JOHN STREET

1 A501

2 A501

1 A502

2 A501

1 A501

1 A502

N 42° 38' 50" E 50.30

N 42° 34' 46" E 50.30

N 47° 31' 36" W

N 47° 31' 15" W

40.41

40.35

0 SETBACK

0 SETBACK

1200 SETBACK FOR SHORING

storm water tank

water entry room

electrical/main high voltage room

line of building above

6000 DRIVEWAY

6000 DRIVEWAY

6000 DRIVEWAY

6000 DRIVEWAY

a/l

elevator lobby

a/l

5% slope up to ground

5% slope up to ground

12% slope down to P2 level

12% slope up to ground

2750 x 6000

2750 x 6000 (barrier-free)

2000 aisle

±40 parking spaces

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PROPOSED MIXED USE DEVELOPMENT

Brant & James

RESERVE PROPERTIES

BURLINGTON ONTARIO

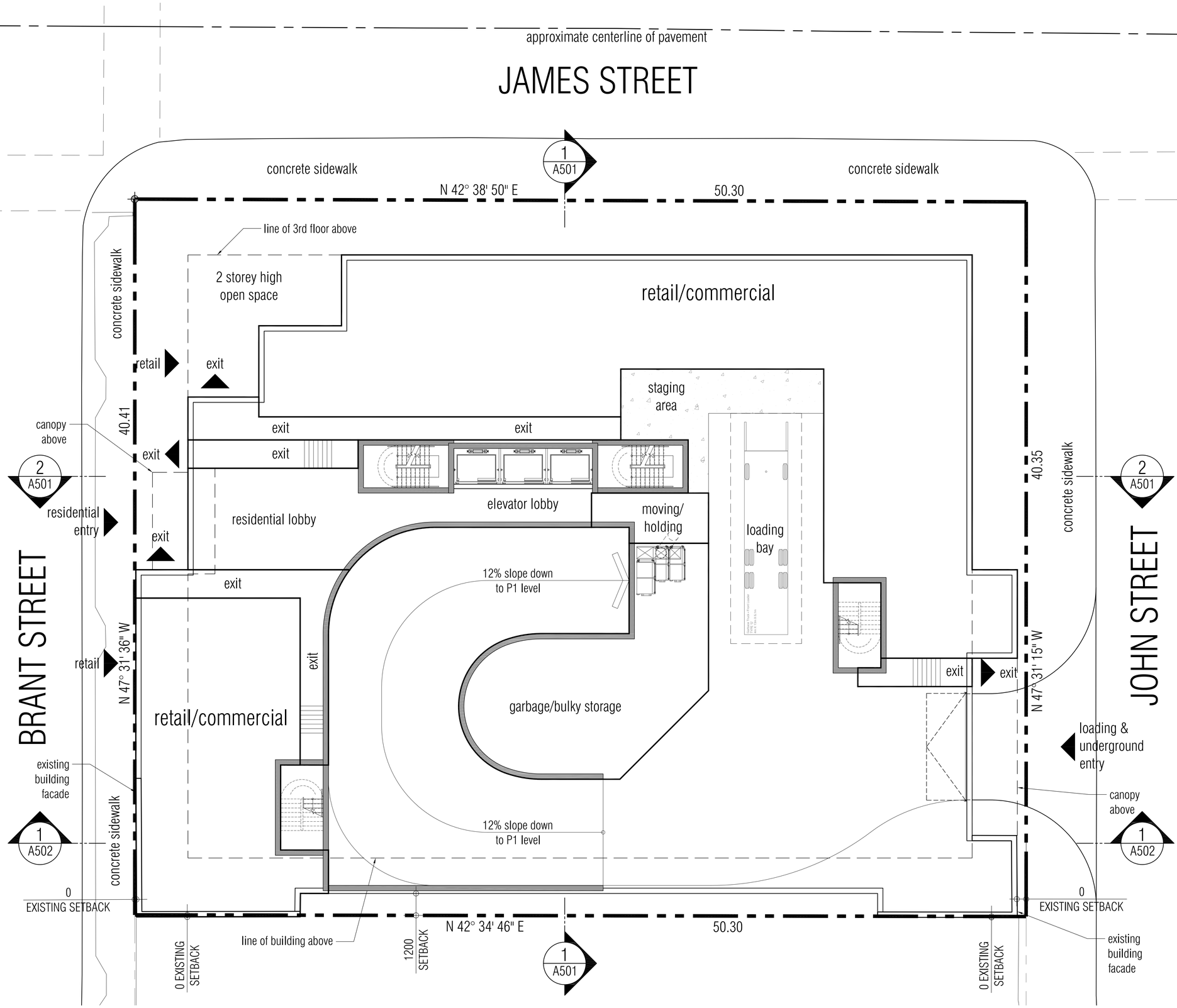
Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/W. CHIU/K. RASS
Checked By:	D. BIASE
Plot Date:	Jan. 17, 2018
Job #	1575.17

P1 UNDERGROUND PLAN

1:100

A202

TITLEBLOCK SIZE: 610 x 950



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PROPOSED MIXED USE DEVELOPMENT

Brant & James

RESERVE PROPERTIES

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/W. CHIU/K. RASS
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Plot Date:	Jan. 17, 2018
Job #	1575.17

GROUND FLOOR PLAN

1:100

A301

TITLEBLOCK SIZE: 610 x 950

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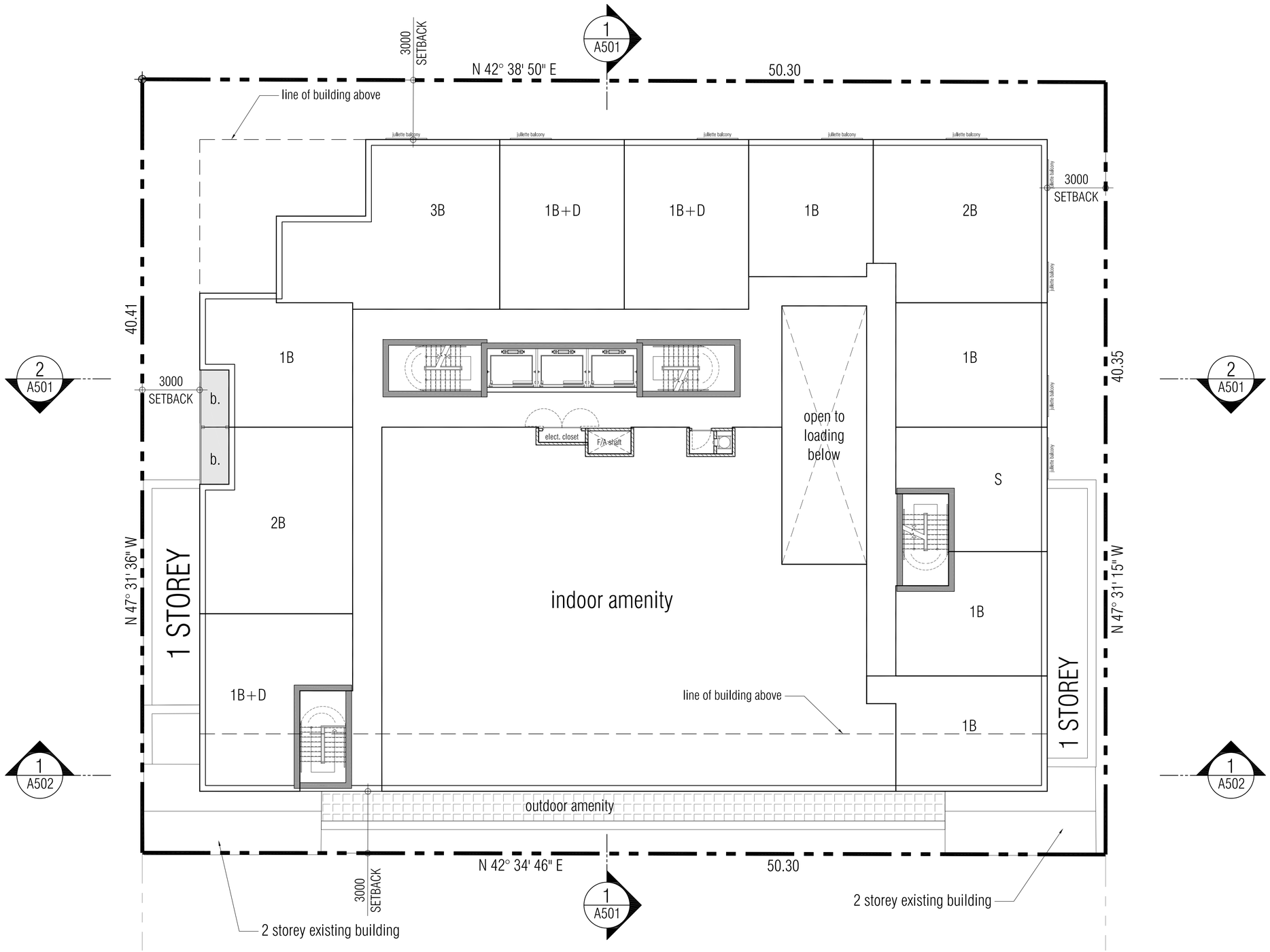
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PROPOSED MIXED USE DEVELOPMENT

Brant & James

RESERVE CORPORATION

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/W. CHIU/K. RASS
Checked By:	D. BIASE
Plot Date:	Jan. 17, 2018
Job #	1575.17

2ND FLOOR PLAN

1:100

A302

TITLEBLOCK SIZE: 610 x 950

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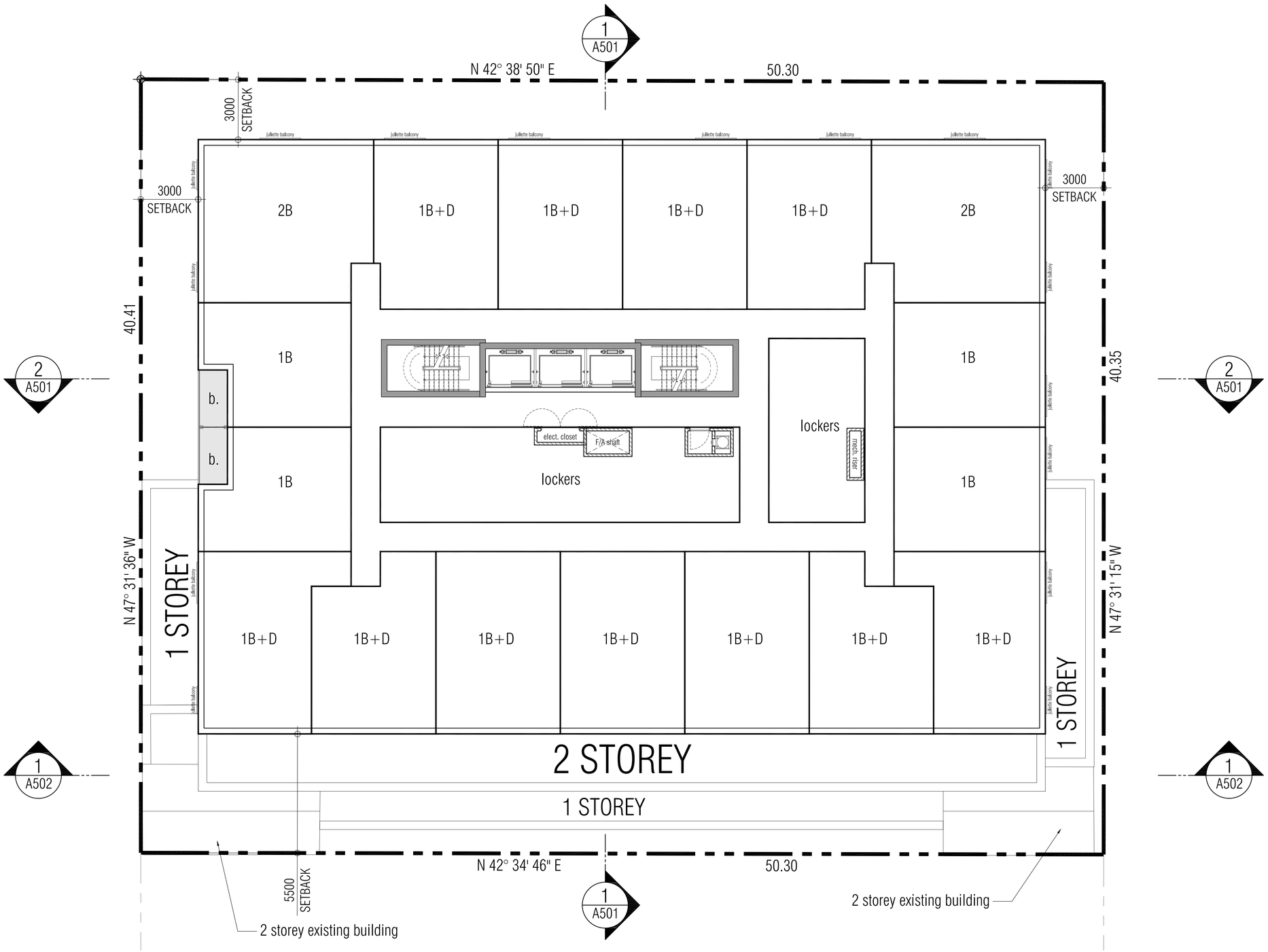
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PROPOSED MIXED USE DEVELOPMENT

Brant & James

RESERVE

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/W. CHIU/K. RASS
Checked By:	D. BIASE
Plot Date:	Jan. 17, 2018
Job #	1575.17

3RD FLOOR PLAN

1:100

A303

TITLEBLOCK SIZE: 610 x 950

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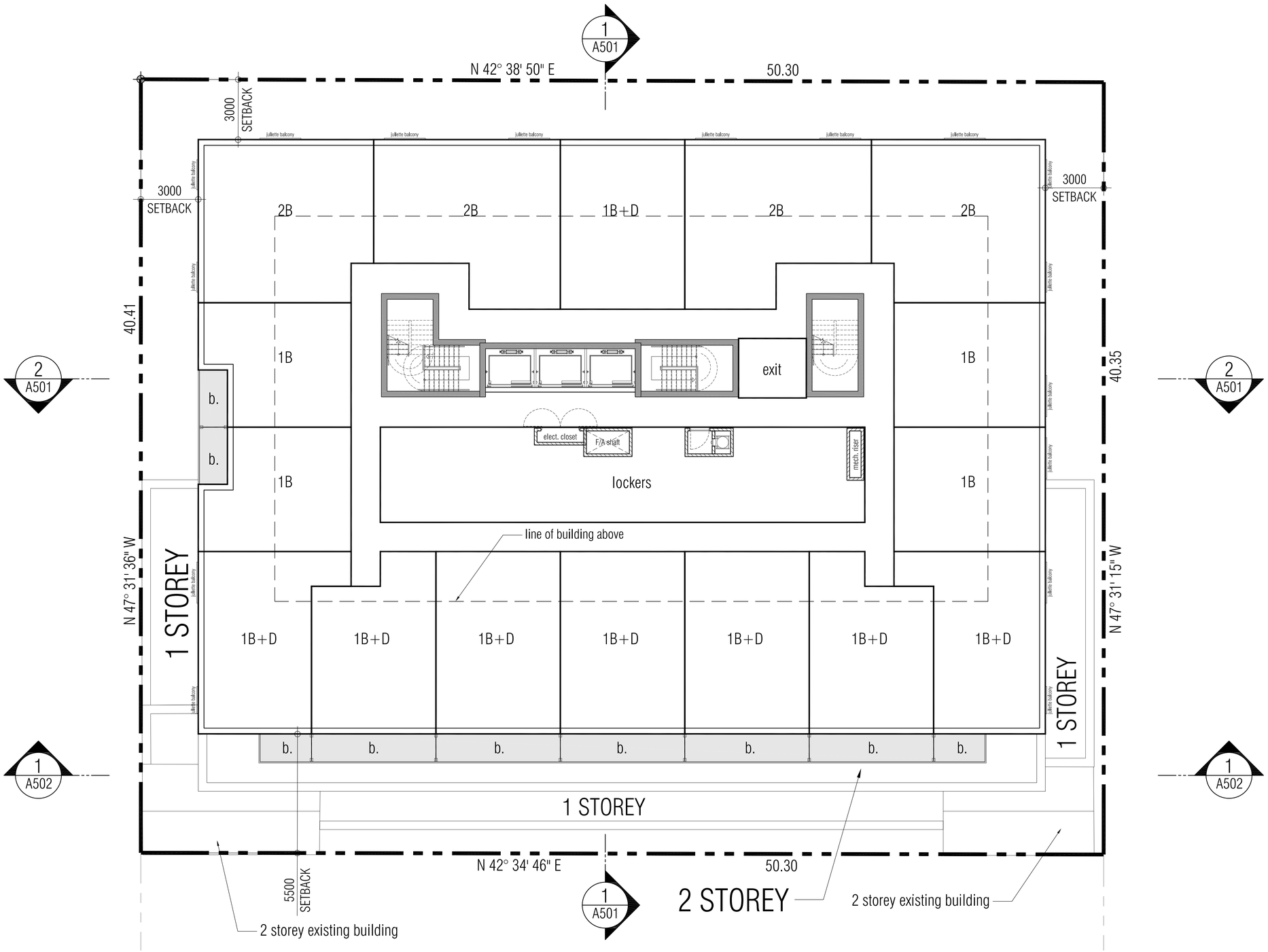
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PROPOSED MIXED USE DEVELOPMENT

Brant & James

BURLINGTON RESERVE PROPERTIES ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/W. CHIU/K. RASS
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4TH FLOOR PLAN

1:100

A304

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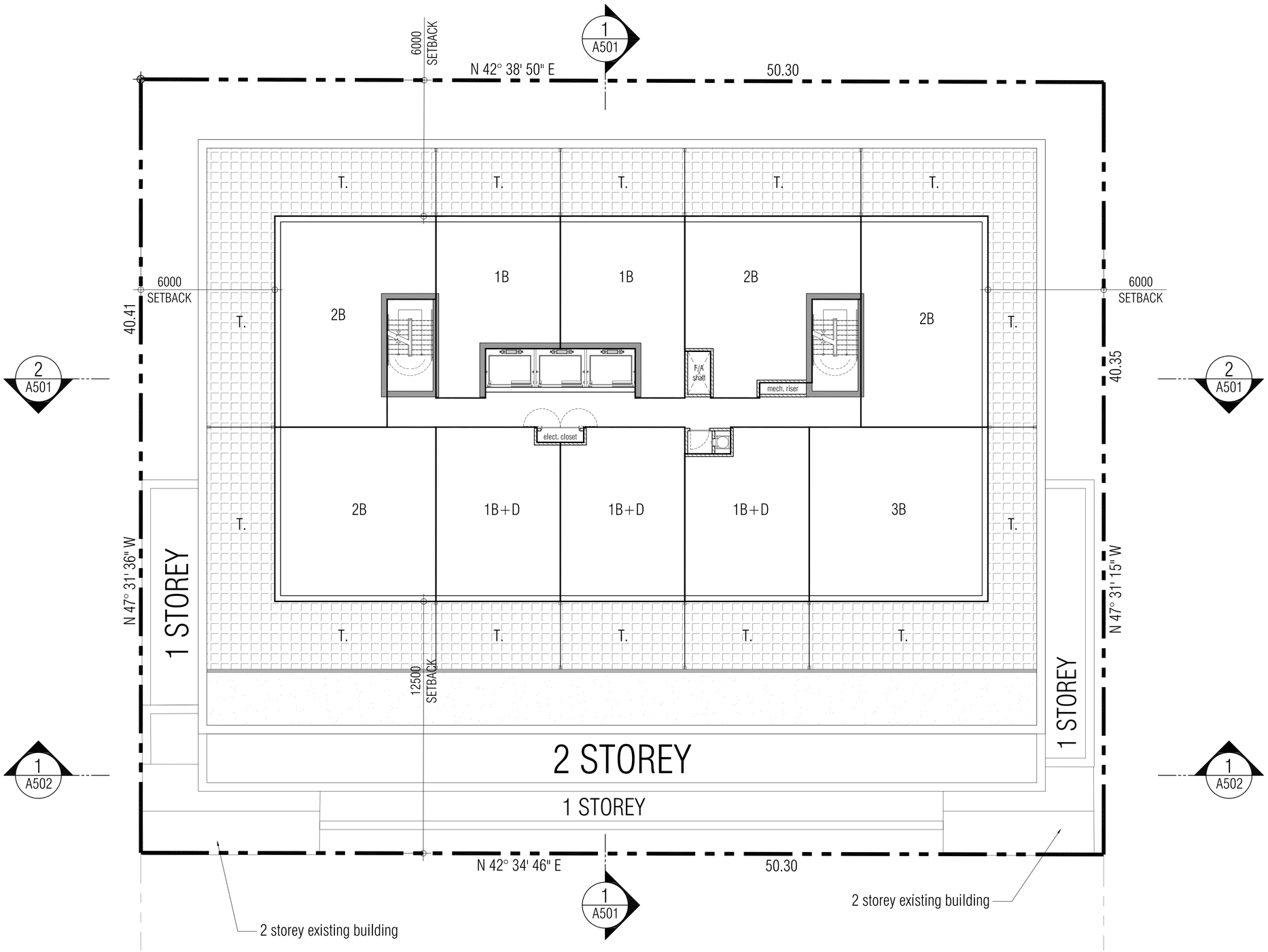
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PROPOSED MIXED USE DEVELOPMENT

Brant & James

RESERVE PROPERTIES

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/W. CHIU/K. RASS
Checked By:	D. BIASE
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5TH FLOOR PLAN

1:100

A305

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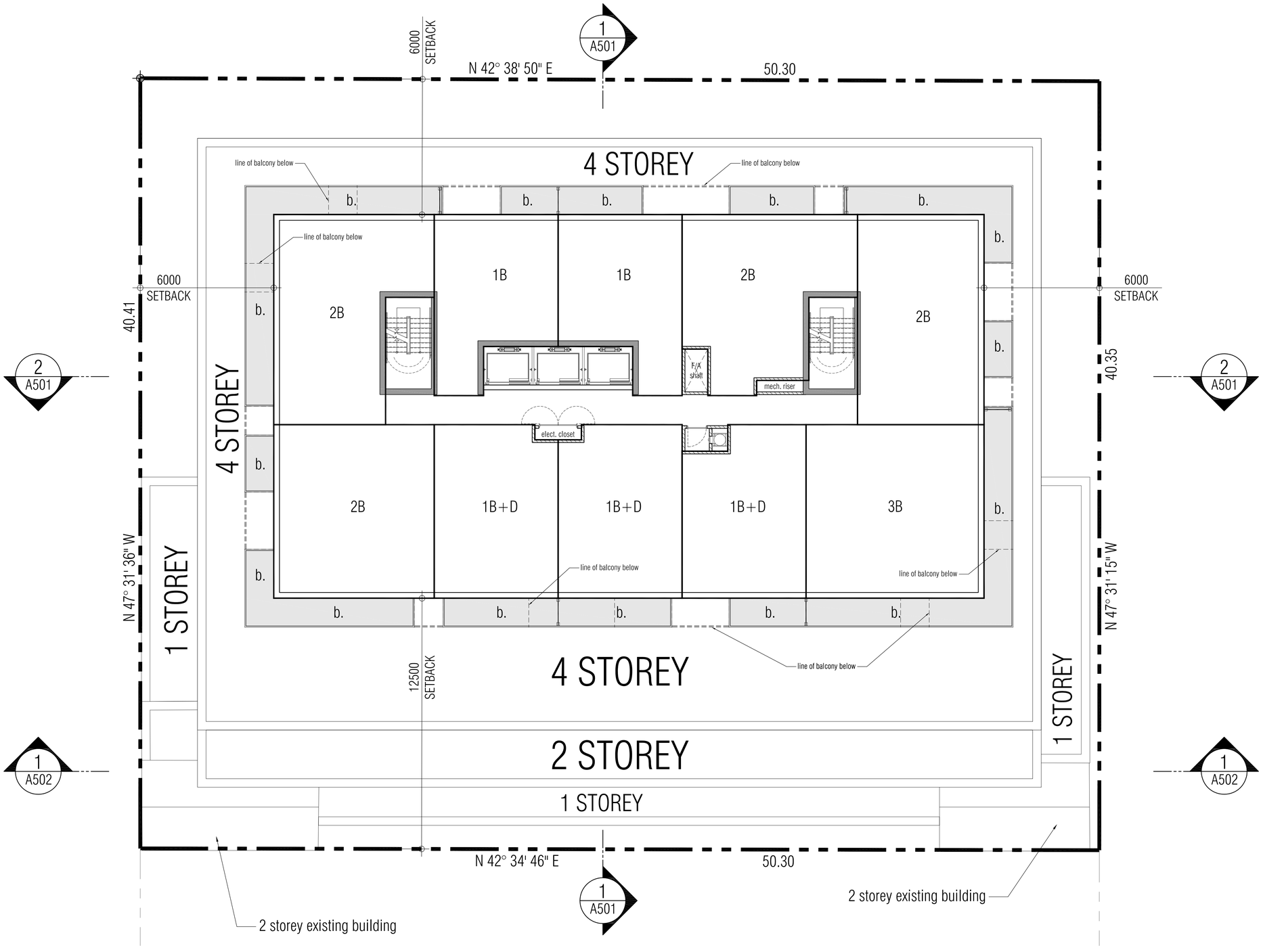
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PROPOSED MIXED USE DEVELOPMENT

Brant & James

BURLINGTON RESERVE ONTARIO

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Assistant Designer:	L. WONG
Drawn By:	L. WONG/W. CHIU/K. RASS
Checked By:	D. BIASE
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6TH - 11TH FLOOR PLAN

1:100

A306

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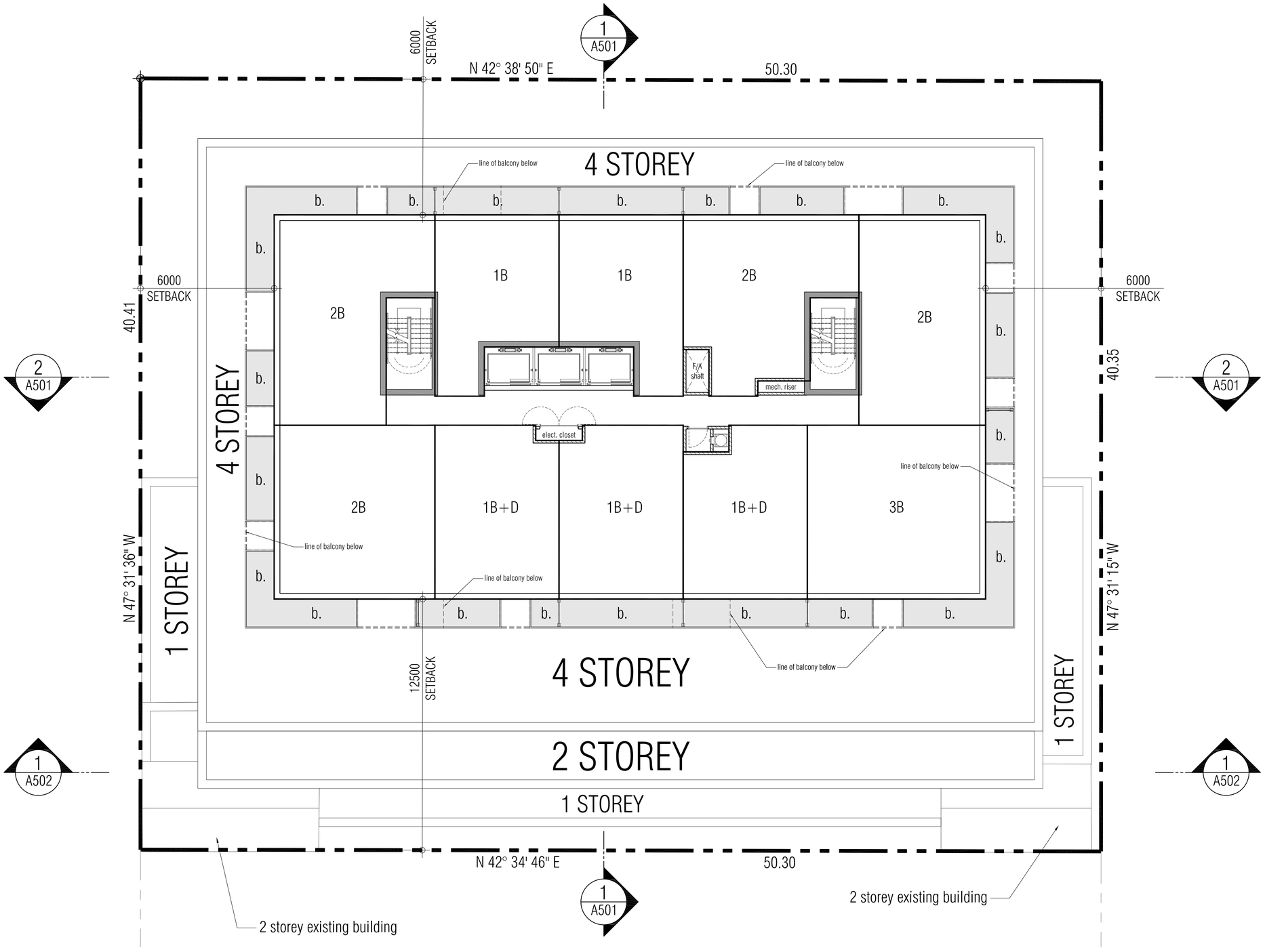
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PROPOSED MIXED USE DEVELOPMENT

Brant & James

RESERVE

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/W. CHIU/K. RASS
Checked By:	D. BIASE
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12TH - 15TH FLOOR PLAN

1:100

A307

TITLEBLOCK SIZE: 610 x 950

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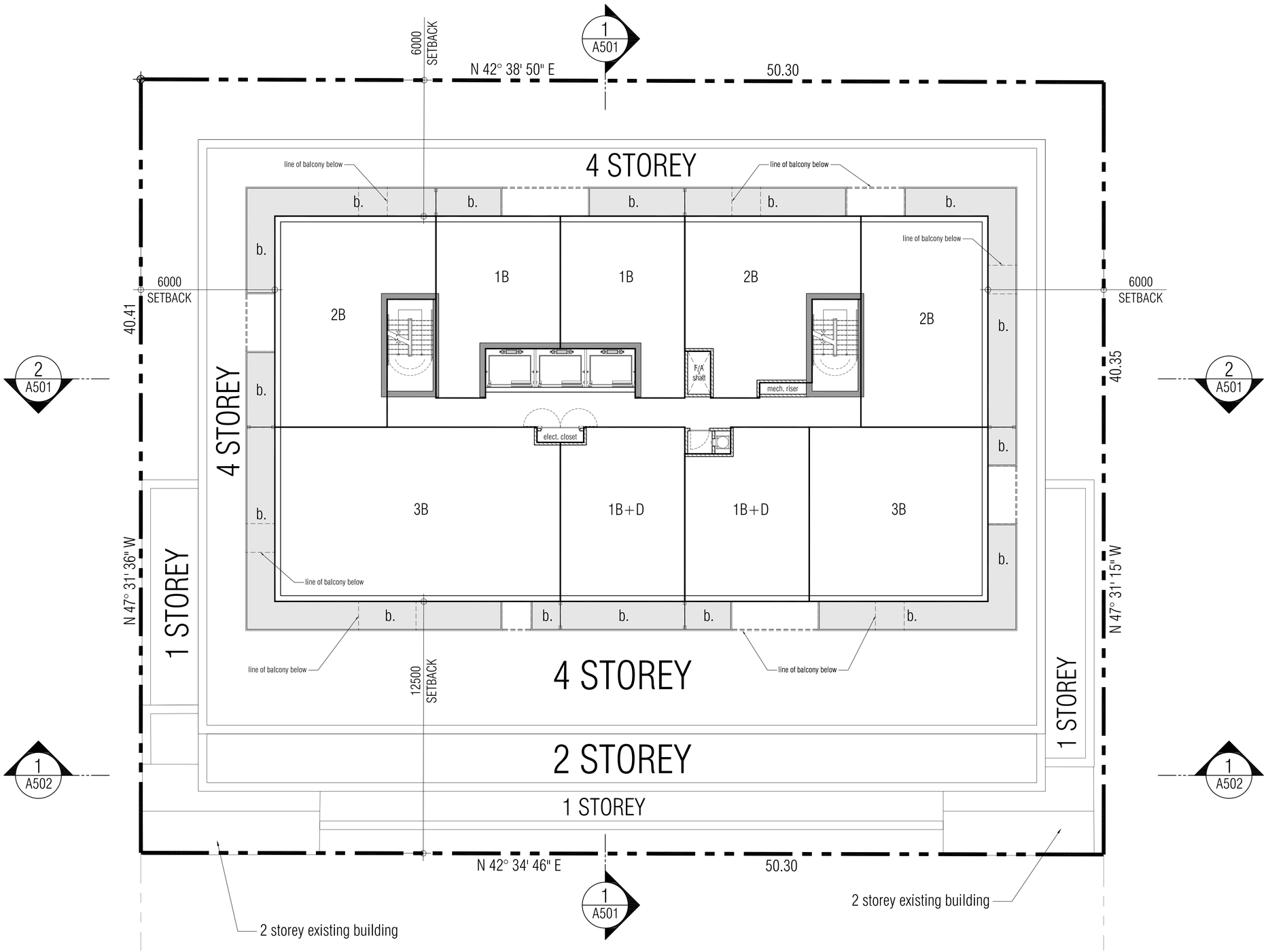
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PROPOSED MIXED USE DEVELOPMENT

Brant & James

RESERVE PROPERTIES

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/W. CHIU/K. RASS
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16TH - 21ST FLOOR PLAN

1:100

A308

TITLEBLOCK SIZE: 610 x 950

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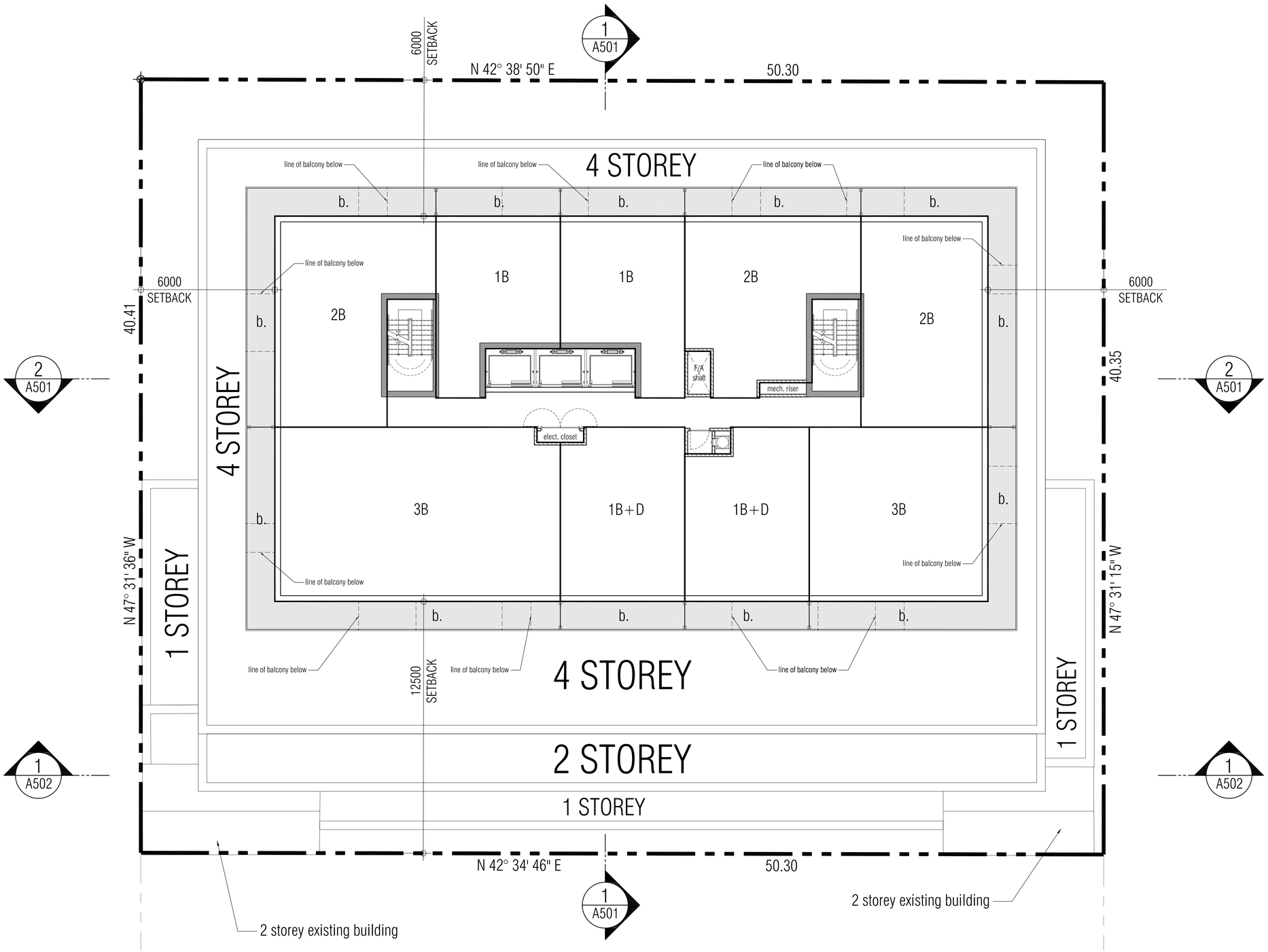
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PROPOSED MIXED USE DEVELOPMENT

Brant & James

RESERVE PROPERTIES

BURLINGTON ONTARIO

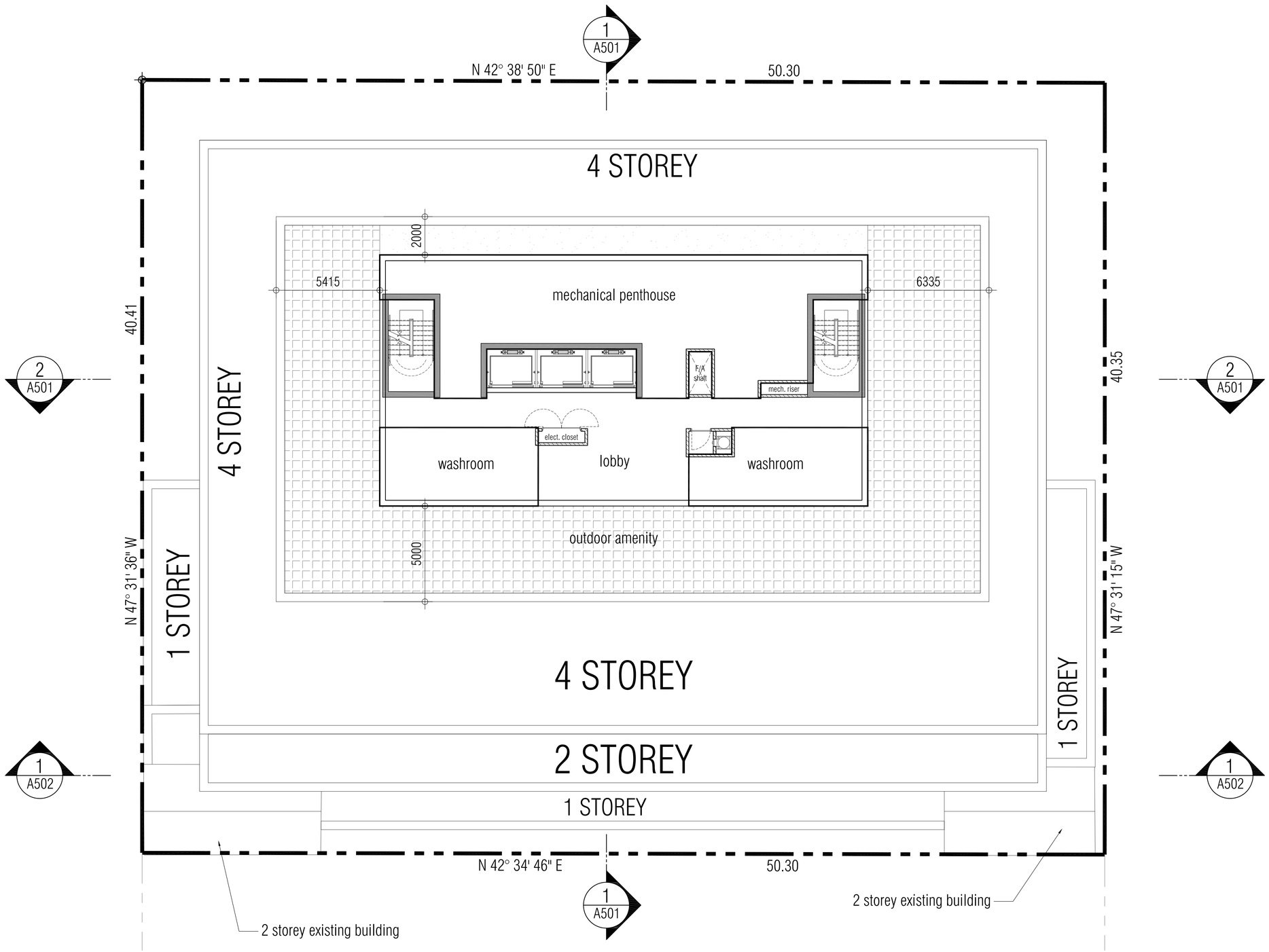
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Assistant Designer:	L. WONG
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22ND - 23RD FLOOR PLAN

1:100

A309

TITLEBLOCK SIZE: 610 x 950



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issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

Brant & James

BURLINGTON RESERVE PROPERTIES ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/W. CHIU/K. RASS
Checked By:	D. BIASE
Plot Date:	Jan. 17, 2018
Job #	1575.17

MECHANICAL PENTHOUSE & AMENITY FLOOR PLAN

1:100

A310

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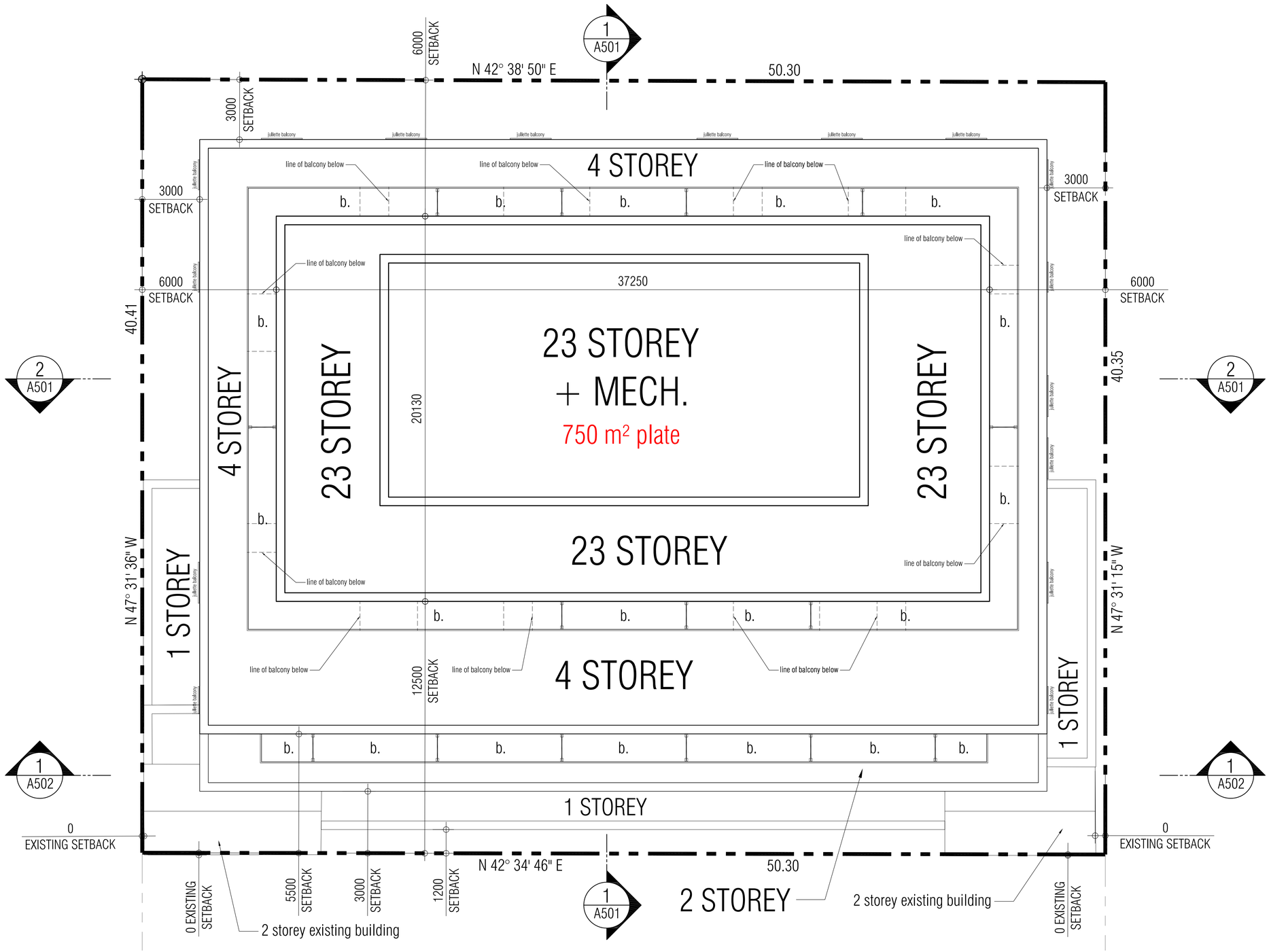
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BURLINGTON ONTARIO

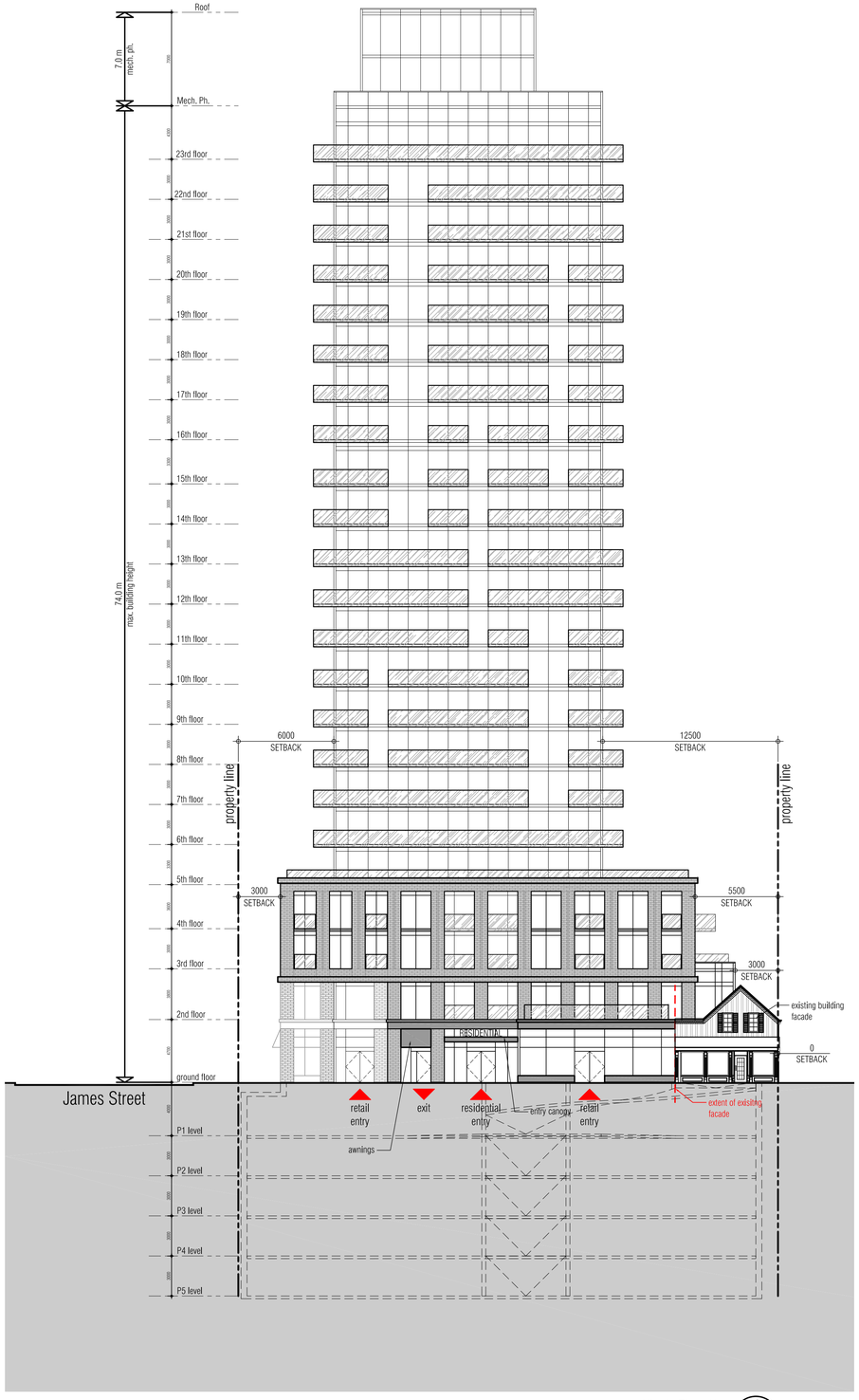
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ROOF PLAN

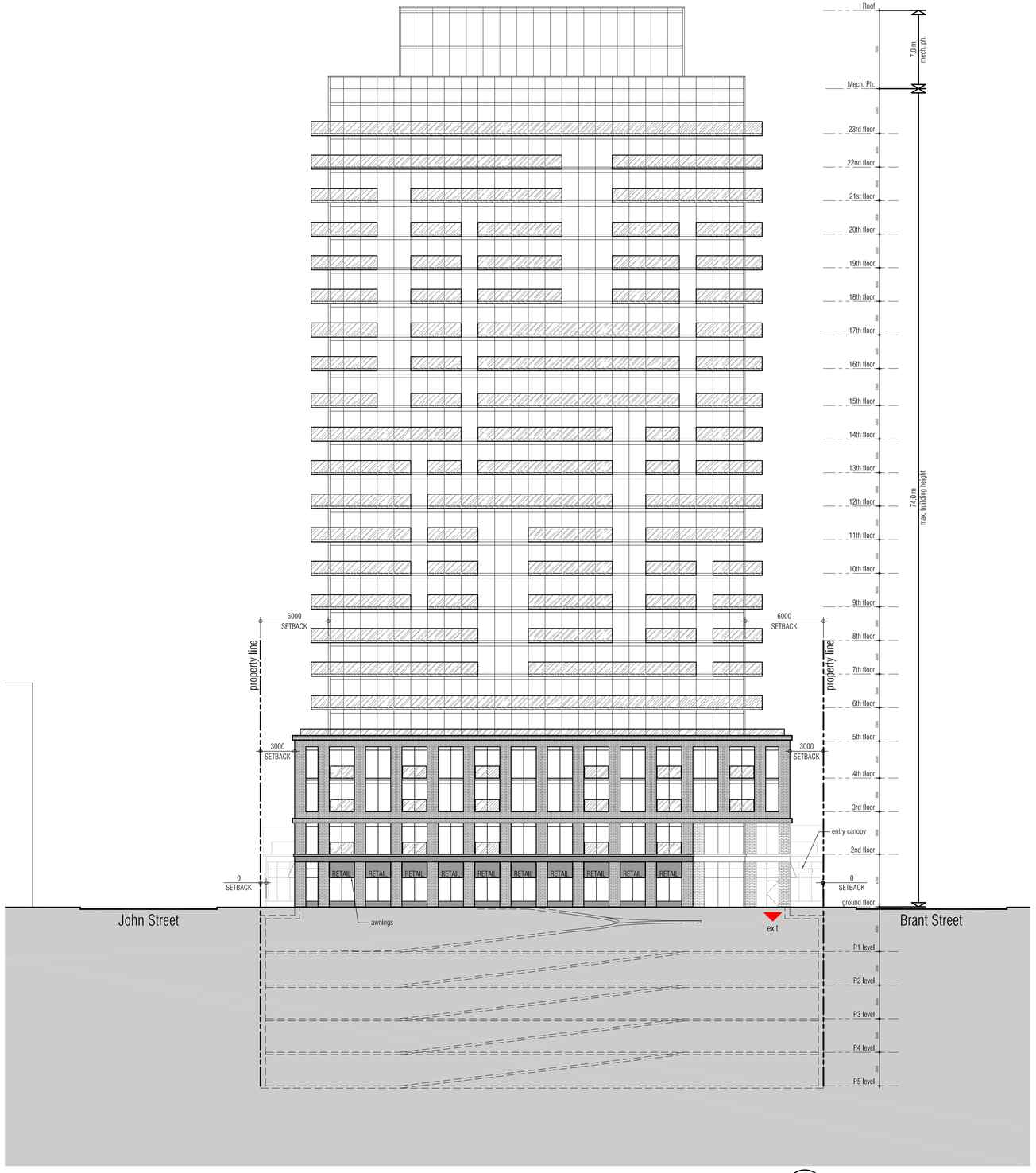
1:100

A311

TITLEBLOCK SIZE: 610 x 950



West Elevation 1
SCALE – 1:200 A401



North Elevation 2
SCALE – 1:200 A401

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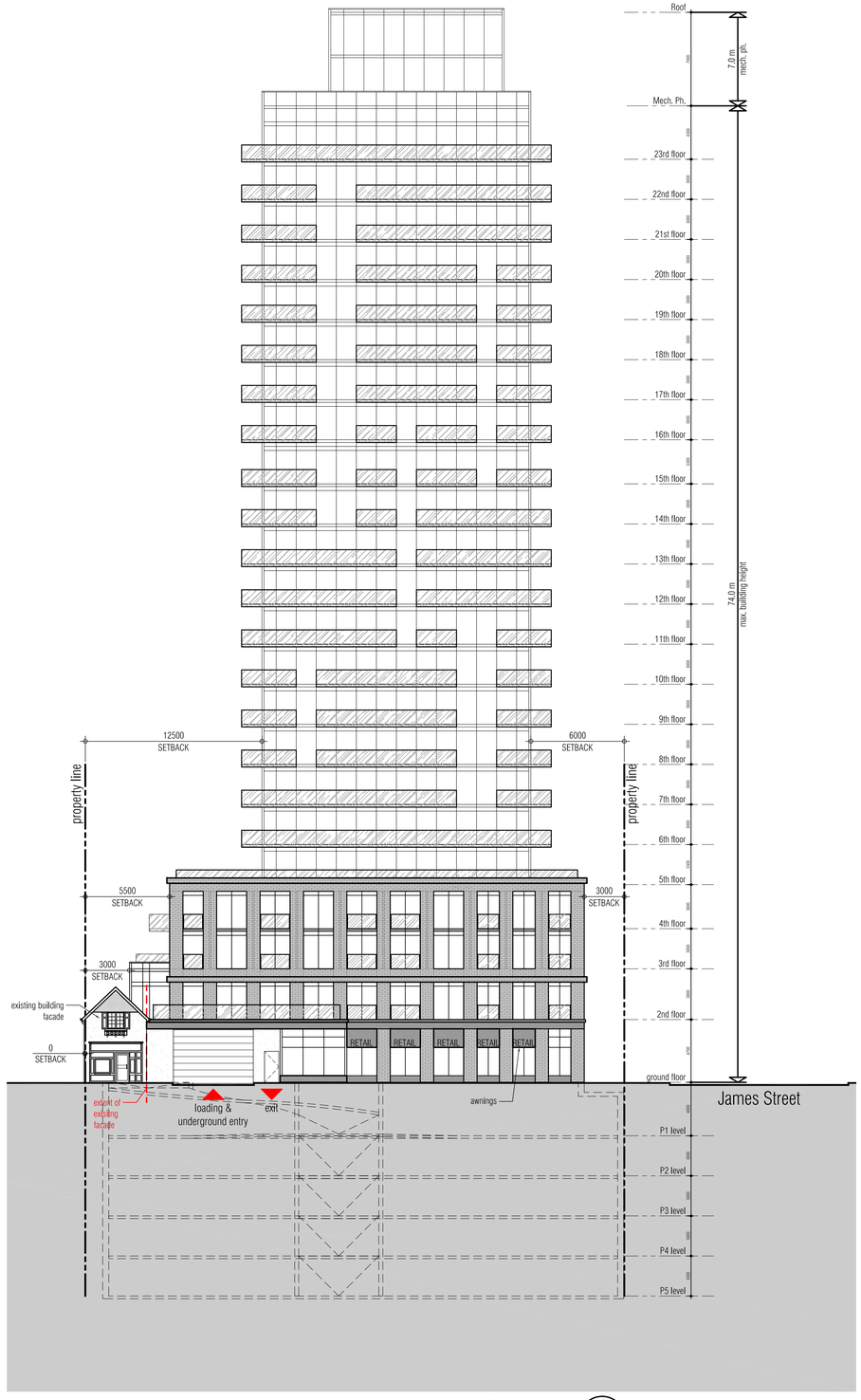
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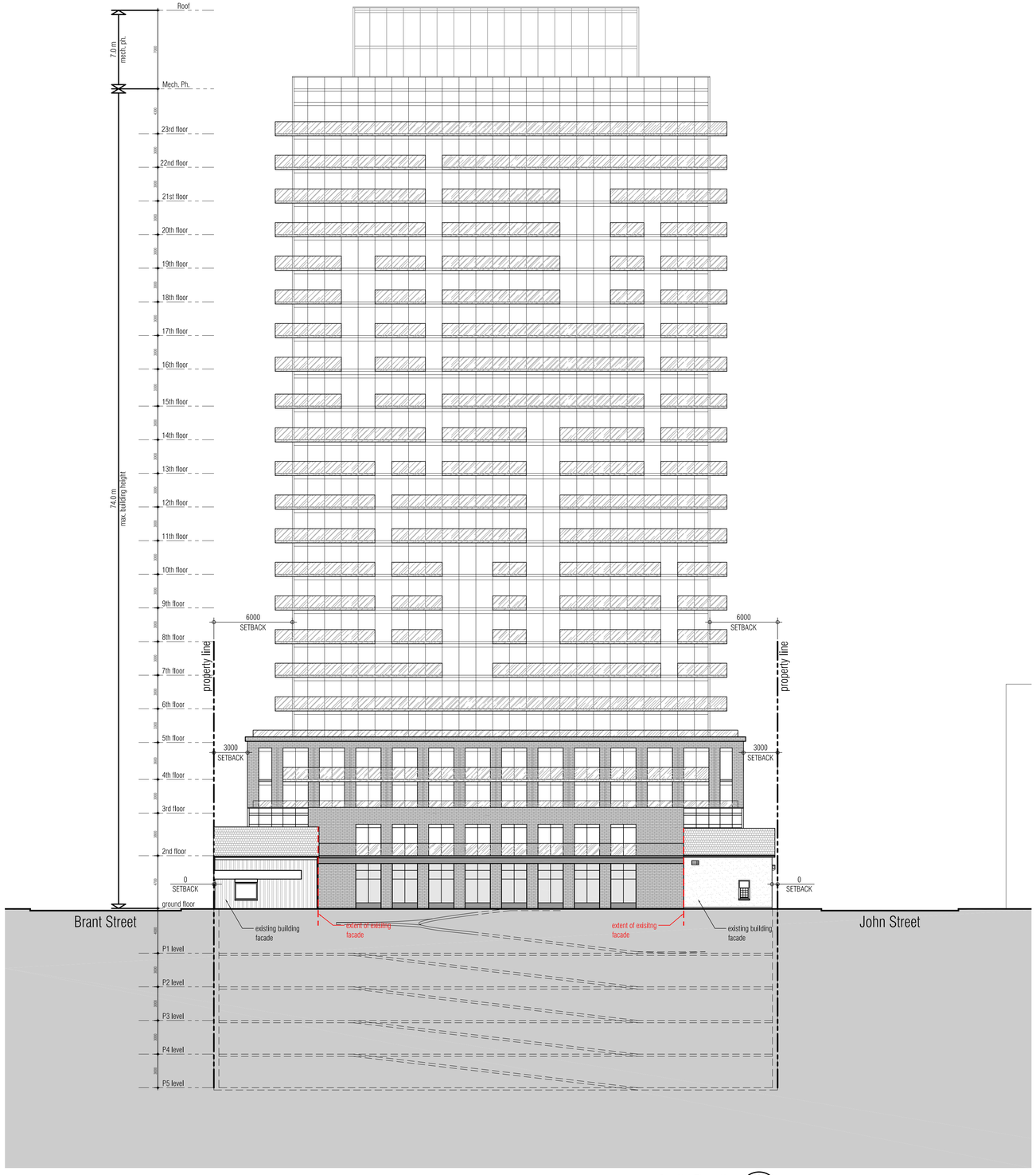
WEST & NORTH ELEVATIONS

1:200 A401

TITLEBLOCK SIZE: 610 x 950



East Elevation 1
SCALE – 1:200 A402



South Elevation 2
SCALE – 1:200 A402

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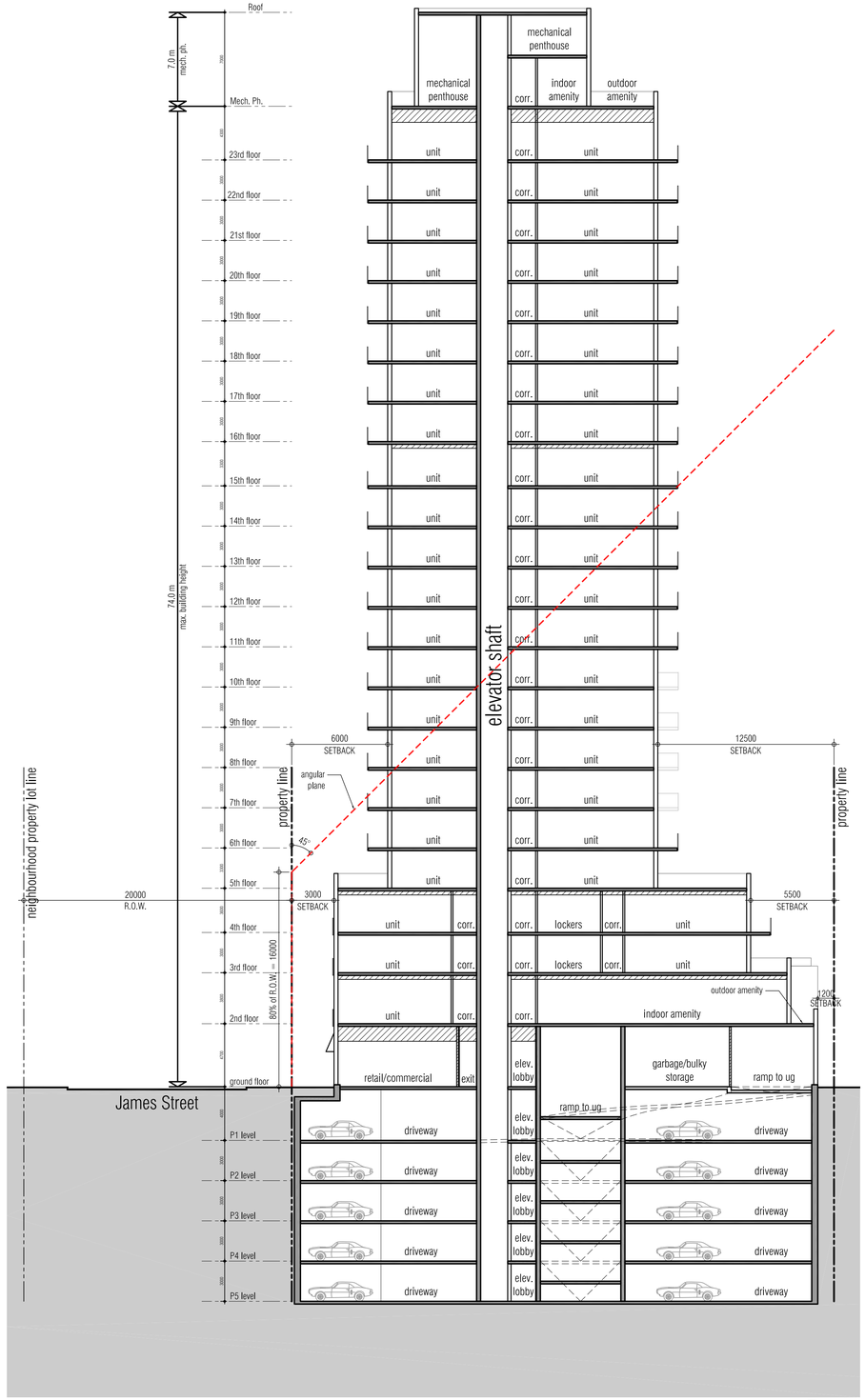
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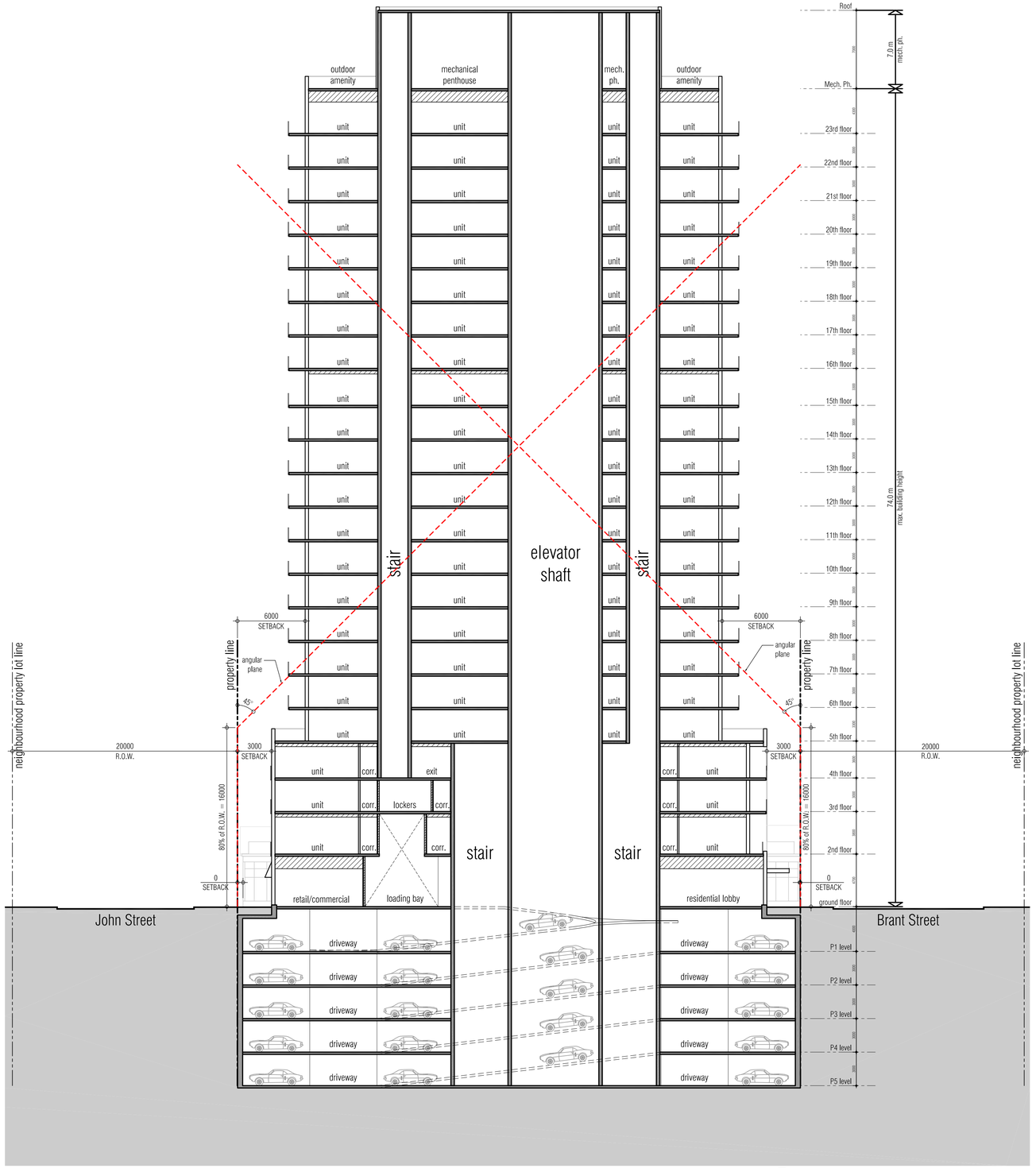
EAST & SOUTH ELEVATIONS

1:200 A402

TITLEBLOCK SIZE: 610 x 950



N-S Section 1
SCALE - 1:200 A501



E-W Section I 2
SCALE - 1:200 A501

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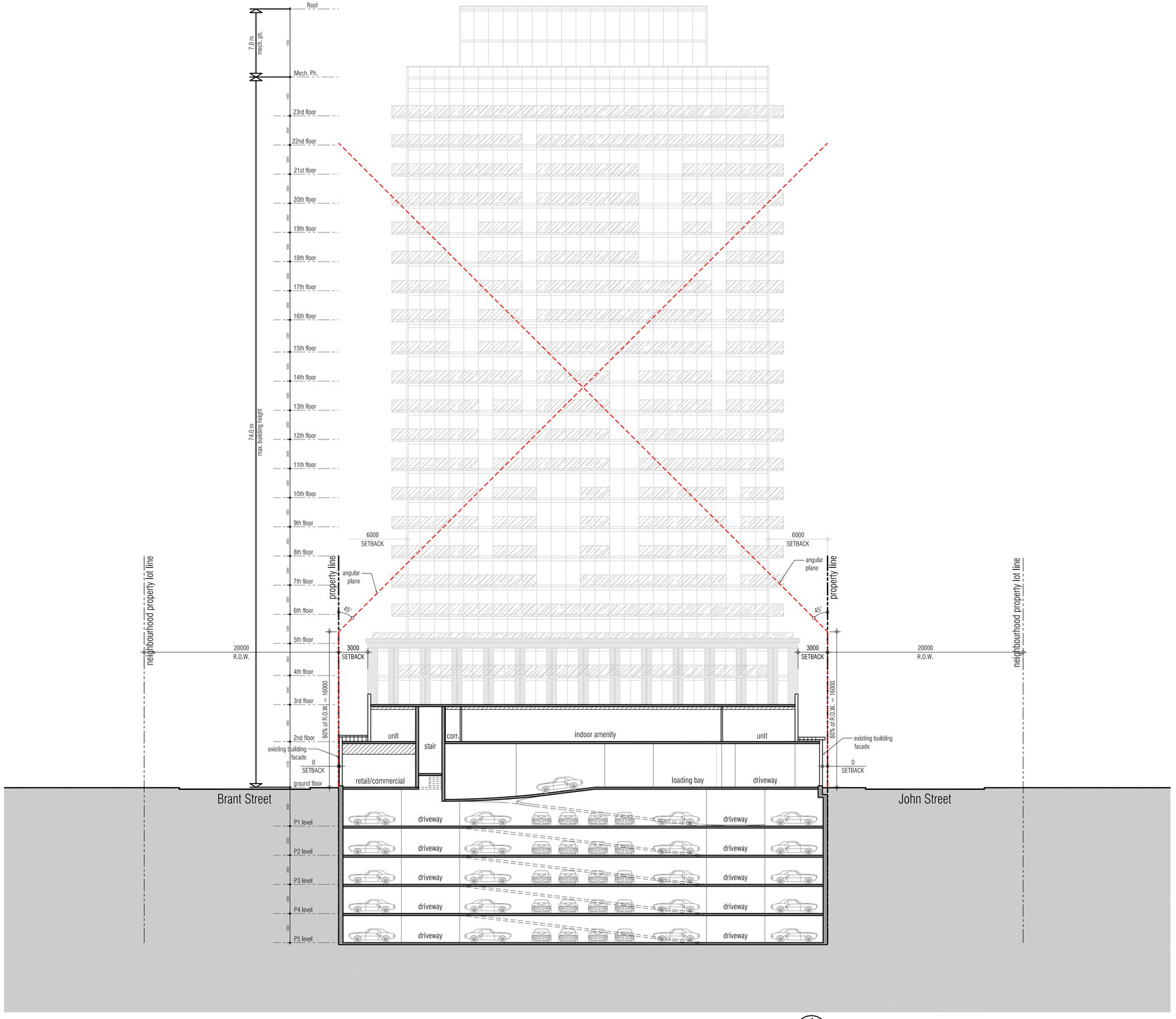
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SECTIONS

1:200 A501

TITLEBLOCK SIZE: 610 x 950



E-W Section II 1
SCALE - 1:200 A502

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SECTIONS

1:200 A502

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