+VG ARCHITECTS
THE VENTIN GROUP LTD

Heritage Impact Assessment
for Zoning By-Law Application

The John Henry Walker Jr. House

496 Walker's Line
Burlington, Ontario

REPORT DRAFT | December 9, 2024



View of the John Henry Walker Jr. House. Source: City of Burlington

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Note: all photographs by +VG Architects unless noted otherwise.

Executive Summary

This HIA serves the primary purpose of describing the impact of the proposed development by 2381792 Ontario Limited on the building known as John Henry Walker Jr. House located at 496 Walkers Line, in Burlington, Ontario. The development proposes to construct 16 townhomes on the property, leaving the heritage home as a detached single-detached dwelling.

This HIA is provided in support of the requirements for Zoning By-Law amendment to request changes to height, density and setbacks.

The heritage significance was evaluated in accordance with criteria established by the Ontario Regulation 9/06 "Criteria for Determining Cultural Heritage Value or interest" included in the designation by-law enacted and passed in 2023.

The existing property is designated under part IV of Ontario Heritage Act enacted as By-law 53-2023. The Statement of Cultural Heritage Value identifies the heritage attributes that contribute to the value of the building that require protection. These attributes guide the evaluation of the proposed development.

The proposed development incorporates the Walker House as part of the overall redevelopment concept. Parking is located internal to the site. The large setback from Walkers Line is maintained as are views to the Walker house from the street.

This HIA includes conditions of Walker House as required by the Ontario Heritage Toolkit, as well as the impact of proposed development on the heritage resource and recommends conservation and mitigation strategies including additional work, and a Conservation Plan, to be completed at a later date.

Commissioning of the Report

+VG Architects is a multidisciplinary architectural firm including heritage conservation. The design approach to this project aims to avoid loss of heritage fabric and to preserve and enhance the heritage significance of the building. Minimal intervention has been the guiding principle, as well as the Standards and Guidelines for Conservaton of Canada's Historic Places. The decision-making process is predicated on a balancing of the heritage requirements, client needs, compliance with building code and environmentally

Principles of the HIA

This HIA applies appropriate conservation principles in compliance with:

- The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2010);
- The Ontario Heritage Tool Kit;
- Ontario Ministry of Culture's Eight Guiding Principles in the Conservation of Historic Properties (1997);
- Ontario Ministry of Culture's Heritage Conservation Principle's for Land Use Planning (2007);
- Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation (1988).

1.0 Introduction to the Development Site

496 Walker's Line, also known as the John Henry Walker Jr. House, is located on the southwest side of Walker's Line between New Street and Centennial Bikeway. The property sits at the edge of single-detached residential, multi-unit dwellings and commercial plazas.

The property contains a two-and-a-half-storey red-brick house built circa 1913. The property has been designated twice.

In 1992 the House and Barn were designated under Bylaw 137-1992. The designation was "removed at the owner's request to permit the demolition of the barn and the sale of the property to developers who would only purchase if it the designation were removed." [1] Approval to repeal the designation bylaw was made in December 2012.

In July 2023, the house was again designated as Bylaw 053-2023 under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest pursuant to Part IV of the Ontario Heritage Act.

The proposed development is located on consolidated properties including 490, 496 and 508 Walker's Line, with the historic property located in the center as shown on the Location Plan, right. The owner proposes to demolish the buildings on 490 and 508 and intensify the sites with townhomes. 496 Walker's Line will remain a single-detached home.



Image 1.1 : 496 Walker's Line, Burlington
Source: City of Burlington

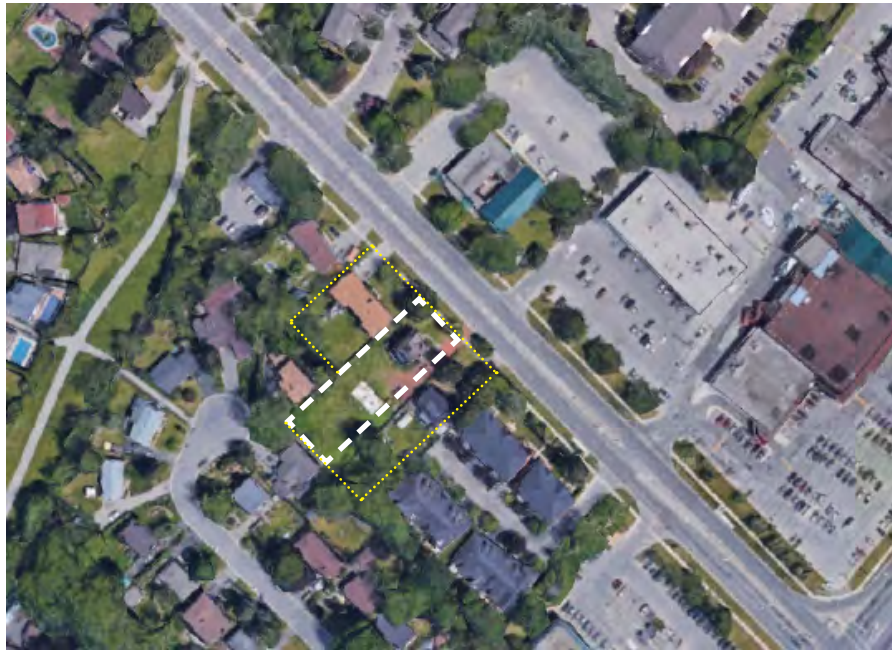


Image 1.2: Proposed Development Site - Location Plan
Residential single-detached dwellings are seen on the south and west, with townhomes to the southeast. Commercial area is visible on the north and east.
490 - 508 Walker's Line (dotted yellow)
496 Walker's Line (dashed white block)
Source: Goodle Earth Image 2024

1 Heritage Planner Update, report dated February 8, 2023, PDF pg 19.

2.0 Background Information

2.1 Property Data

The building at 496 Walker's Line is located in a mixed use setting with residential to the southwest and commercial to the northeast. Properties on each side at 490 and 508 Walker's Line have been assembled for the new development.

Owner Information:

2381792 Ontario Ltd
for 490 and 496 Walker's Line

2385494 Ontario Ltd
for 508 Walker's Line

Contact information:

Justin Da Silva (Owner's Representative)
justin@jnldevelopments.ca



Image 2.1: Aerial view of the site, 496 Walker's Line in center.
508 Walker's Line is visible on the right and 490 Walker's Line on the left.
Also visible are the deep setbacks from the sidewalk to the front of
Walker House and adjacent properties.

2.2 496 Walker's Line

The Walker House was built circa 1913 for John Henry Walker Jr. and his wife, Beatrice on the family's farm, owned by the Walkers since 1816. The map below from 1920 shows the extent of the Walker property at the time the house for the Walkers was built.

At the time, Burlington had recently been incorporated as a town in 1915. By 1958 Burlington was amalgamated, combining the Town of Burlington, Nelson Township and part of the East Flamborough Township[1].

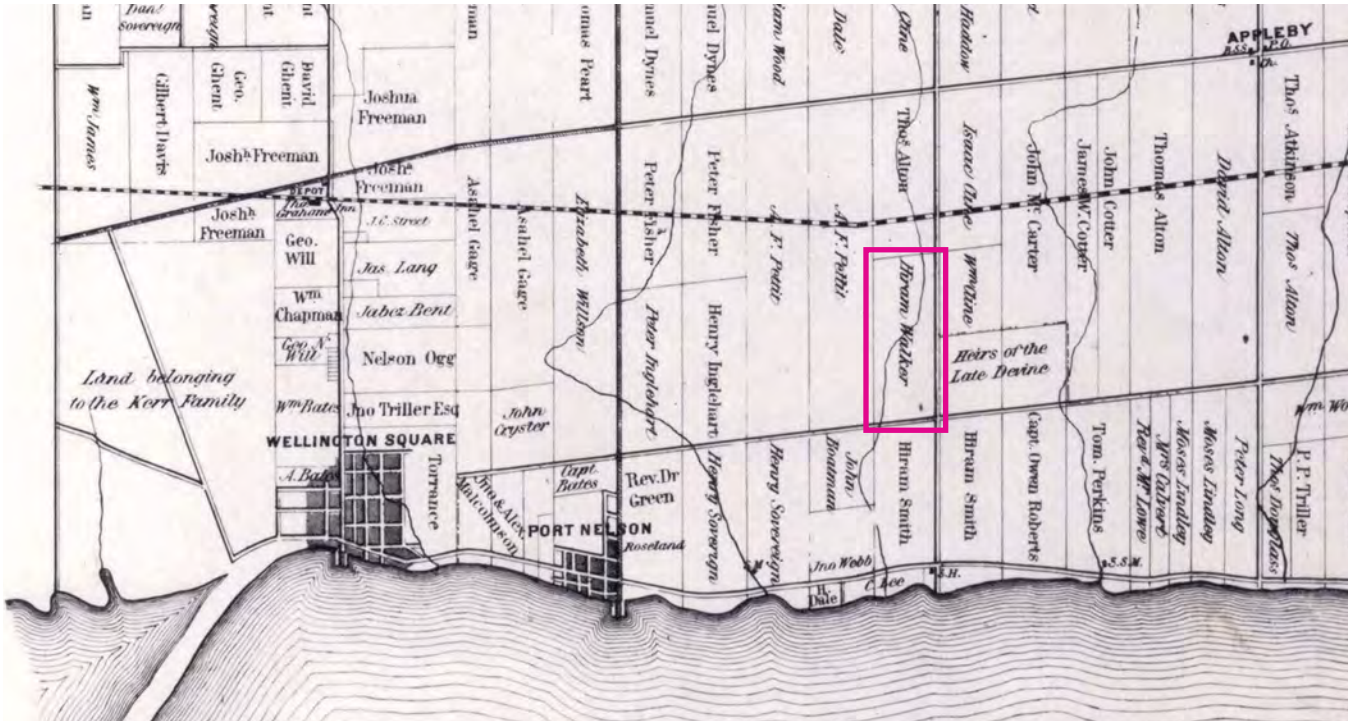


Image 2.2: Map of the Town of Burlington, 1920
Walker property shown in coloured box.
Image: Burlington Public Library, Digital Archive

As noted in the Statement of Cultural Heritage Value (SCHV), the Walker family were early farmers and settlers who arrived in Nelson Township in 1816. The family's history in Canada dates back to 1794 when William Walker immigrated from North Carolina to Ontario. His son Phillip Walker moved to Nelson Township in 1816 and began farming. The house at 496 Walker's Line was built for Phillip's grandson John Henry Walker Jr.

Built in 1913 for John and his wife Beatrice, the Walker House was constructed on the farm the Walker family owned since 1816. The map above from 1920 shows the location and extent of the Walker property at the time the house for the Walkers was built.

1 Burlington, The Canadian Encyclopedia
https://www.thecanadianencyclopedia.ca/en/article/burlington

3.0 Statement of Cultural Heritage Value or Interest

3.1 Designation

The property at 496 Walker's Line is designated under Part IV of the Ontario Heritage Act for its cultural heritage value, meeting the criteria of Ontario Regulation 9/06 -- the provincial criteria prescribed for municipal designation used for the evaluation. The designation provides the following description of the property:

> The John Henry Walker Jr. House at 496 Walker's Line is in the Dynes neighbourhood, on the west side of Walker's Line, north of the intersection of New Street and Walker's Line in the City of Burlington. The property consists of two-and-a-half storey red-brick house built circa 1913.

3.2 Statement of Cultural Heritage Value or Interest

The property at 496 Walker's Line has design/physical value, historical/associative value and contextual value. It meets criteria 1, 2, 4, 5, 8 and 9 under subsection 1 (2) of Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest).

Design or Physical Value:
The John Henry Walker Jr. House meets criterion #1 because it is a good representative example of an Edwardian style house with some Queen Anne revival features including a varied roofline, asymmetrical façade, gables with wood-shingle decoration, neo-Palladian windows and wood dentils along the cornice. Between the two projecting frontispieces is a wrap-around porch with two entrance doors, classically styled wood columns atop brick pilasters and dentil detailing along the cornice. The property meets criterion #2 because it displays a high degree of craftsmanship, which is evident in the elaborate, semicircular and segmentally arched windows found throughout the building. They are decorated with hood moulds over brick voussoirs with stone keystones and stone lintels. The neo-Palladian style window openings and windows in the gables also display a high-degree of craftsmanship.



Image 3.1: The Walker House, built circa 1913
Image: City of Burlington

3.2 Statement of Cultural Heritage Value continued

Historical or Associative Value:
The John Henry Walker Jr. House meets criterion #4 and has historical and associative value through its connection to the Walker Family, for whom Walker's Line is named. The Walker family were early farmers and settlers who arrived in Nelson Township in 1816, 57 years before the Village of Burlington was formed. The property also meets criterion #5, since it yields information about the historical community of United Empire Loyalists and their descendants. The Walker family's history in Canada dates back to 1794, when William Walker immigrated from Orange County, North Carolina to Grimsby, Ontario during the American Revolution. His son Phillip Walker moved to Nelson Township (now Burlington) in 1816 and began farming. The current house was built circa 1913 for Philip's great grandson John Henry Walker Jr. and his wife Beatrice. The house was constructed on the original 1816 Walker farm property. John and Beatrice were the fourth generation to inherit a portion of the farm. John Henry Walker Jr. had three brothers: William Walker, who lived in the original farmstead (now demolished), Henry Walker, and Hiram Walker, whose house at 3292 New Street was demolished in 2015. It is believed that the John Henry Walker Jr. House is the only remaining Walker house in the area that used to be the original farm property.

Contextual Value:
The John Henry Walker Jr. House meets criterion #8, since it is physically linked to the surrounding lands, which are a remnant of the formerly extensive Walker family farm. Located a short distance from the front property line, the house is visually linked to Walker's Line. Houses both north west and south east of the property share a similar setback. The house is also close to Elwood Road, named after John and Beatrice's son Elwood.

The property meets criterion #9 because it stands out as a landmark in the streetscape. The house is prominently situated near the front property line. Its Edwardian characteristics like the classical front porch and its well-crafted details, like accented windows and fine brickwork, are distinguishing features not shared by other buildings on the street.

O. Reg. 09/06 - Criteria for Determining Cultural Heritage Value

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

3.2 Statement of Cultural Heritage Value continued

Heritage Attributes

The heritage attributes that contribute to the design and physical value of the building and its contextual value as a landmark are its Edwardian and late Queen Anne revival style features including:

- Red-brick running bond exterior;
- Varied hip roof;
- Asymmetrical façade;
- Gables on façade and side elevation with wood-shingle decoration, neo-Palladian windows and wood dentils;
- Two-over-two wood windows on the front and side elevations;
- Wrap around porch with two entrance doors, wood columns atop brick pilasters and dentil detailing along the cornice;
- Semicircular and segmentally arched windows with hood moulds over brick voussoirs and rusticated stone sills;
- Stone keystones and stone lintels; and
- Brick chimney

The heritage attribute that contributes to the property's contextual value is:

- The location and setback of the house from Walker's Line and in proximity to Elwood Road



4.0 Heritage Attribute Conditions Assessment

4.1 Building Exterior

The conditions of heritage attributes were reviewed visually by +VG and observations are noted below.

4.1.1 Red-brick running bond exterior;

The overall brick on the building exterior is in fair condition. In some areas exterior the brick and mortar joints are in poor condition. The mortar joints on these areas have fallen away and the gaps typically permit freeze-thaw cycles to impact the brick integrity. Also the upper bricks on the west elevation show efflorescence on the upper 5 or 6 courses. This indicates a problem, possibly where water has penetrated the brick from behind and migrated across leaving salts behind. It is unclear when this condition occurred.

4.1.2. Varied hip roof;

The roof appears in generally good shape with working eavestroughs and rainwater leaders. The upper and porch roofs have eavestroughs that combine to a single downspout on the east side. However, the porch eavestrough appears to slope away from the drain.

4.1.3. Asymmetrical facade;

The facade is showing signs of deterioration on many areas including the brick and stone mortar joints, wood windows and trims, shingles, fascias, dentil moldings especially in the gable area. The wood porch also shows deteriorating conditions with wood cracking.

4.1.4. Gables on facade and side elevation with wood-shingle decoration, neo-Palladian windows and wood dentils;

The gables are generally in fair condition. The front gable has missing and damaged wood trim around the window and woodwork is exposed on the fascia including dentils and soffits where paint has deteriorated. Metal mesh screening has been installed to prevent pest intrusion. The east gable wood window is similar except all exterior window trim is missing.



Image 4.1: The Walker House front (NE) elevation
Image shows the assymmetrical facade with varied hip roof. The prominent gable features wood-shingle finish, neo-Palladian windows and wood dentils.
Image: +VG Architects, 2023



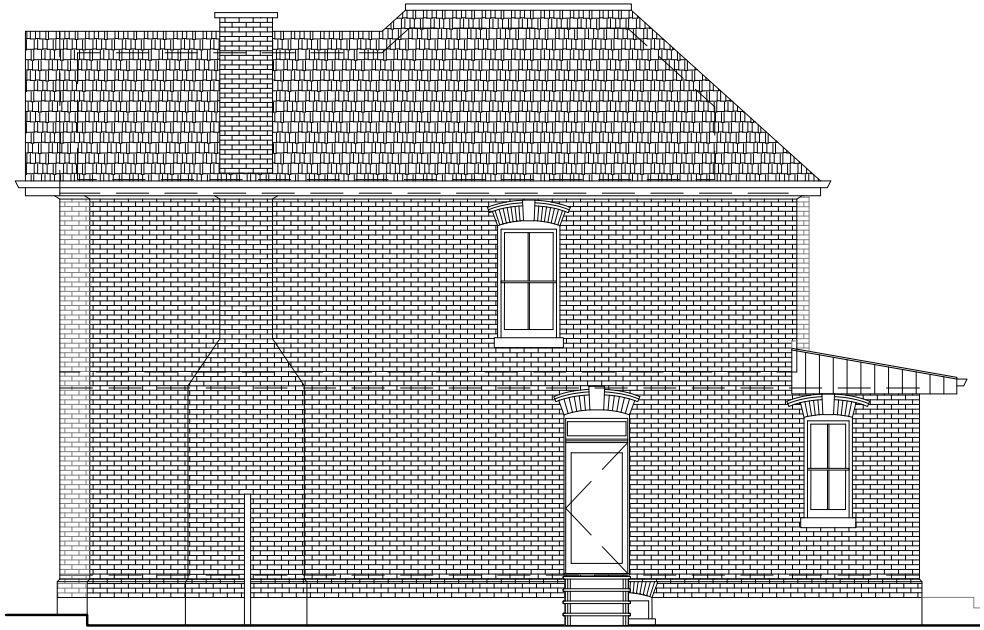
Image 4.2: Brick running-bond pattern
Image shows extensive loss of mortar missing from the running bond patterned brick joints.
Image: +VG Architects, 2023

4.1.5. Two-over-two wood windows on the front and side elevations;

Remaining original windows are in fair condition with cracked paint, exposed wood and areas of missing caulking.



Drawing: North (Front) Elevation with one 2/2 original window.



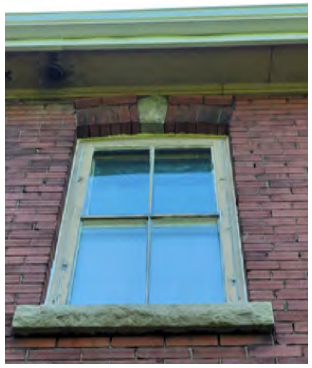
Drawing: East Elevation with two 2/2 original windows.





Images 4.3, 4.4: North Elevation and 2/2 Window Detail







Images 4.5, 4.6, 4.7: East Elevation and 2/2 Window Details

4.1.6. Wrap around porch with two entrance doors, wood columns atop brick pilasters and dentil detailing along the cornice;

All woodwork shows signs of weathering and deterioration including the wood flooring, columns including base and capitals, frieze, decorative cornice moulding and trims, and soffit boards. Deterioration of wood includes:

- cracking of wood components (columns)
- peeling and cracking paint (porch floor)
- loose and/or damaged woodwork (interior frieze)



Images 4.8: View of wrap around porch with wood columns on brick piers supporting the porch roof.



Image 4.9: View showing porch conditions on north side.

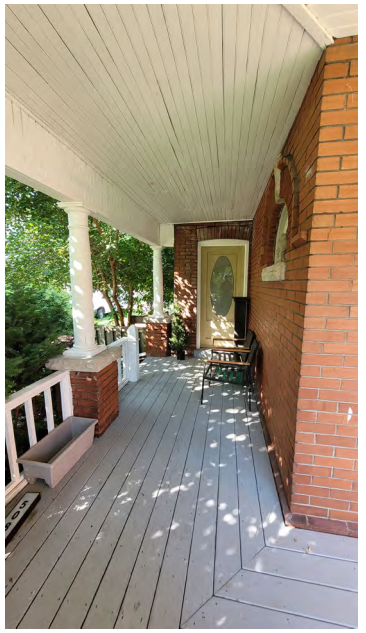


Image 4.10: View showing porch conditions on west side.



Image 4.11: Detail view of wood column, capital, frieze, mouldings and trim conditions.



Image 4.12: Detail view of interior frieze conditions.

4.1.7. Semicircular and segmentally arched windows with hood moulds over brick voussoirs and rusticated stone sills;

Original detailing of the arched windows shows deterioration especially at the mortar joints. In many areas there are gaps which allow water to penetrate.

4.1.8 Stone keystones and stone lintels; and

Stone keystones and lintels also show deterioration at the mortar joints.

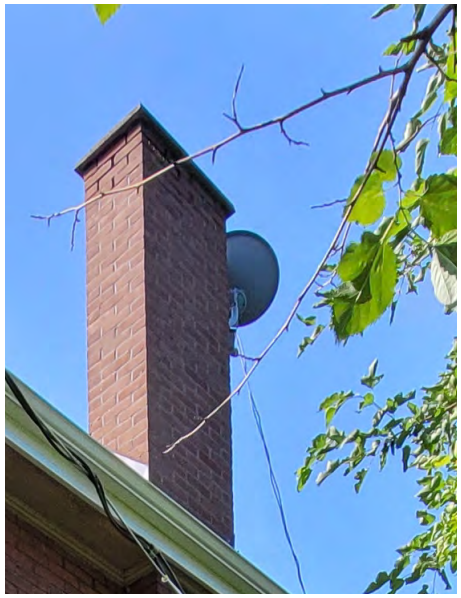
4.1.9 Brick chimney

Viewed from ground level as part of a preliminary visual inspection by +VG, the chimney shows missing mortar on the upper portion, below the cap. Flashing appears to be intact but closer inspection is required to confirm.



Image 4.13: View of upper bay and gable details
Image shows poor conditions of the gable woodwork including shingles, dentils, fascias, windows and trims.





Images 4.15, 4.16: View of window with arched brick
Image shows example of semicircular and segmentally arched windows, hood moulds over brick voussoirs, rustricated stone sills and keystones. Missing mortar at the chimney top is visible.



Image 4.14: View of window with arched brick hood mould
Image shows example of semicircular and segmentally arched windows, hood moulds over brick voussoirs, rustricated stone sills and keystones. Missing mortar at joints and bedding of brick coursing are visible.

4.2 Building Context

4.2.1 The location and setback of the house from Walker's Line and in proximity to Elwood Road

Walker's House is setback from Walker's Line in alignment with many adjacent residential buildings (Image 2.1). The front yard is comprised of lawn with garden planting beds on each side of the porch steps. The house remains in proximity to Elwood Road which is not visible from the 496 Walker's Line property itself.



Image 4.15: Map view showing the location of Elwood Road in proximity to 496 Walker's Line (organge block). The street was named after John and Beatrice's son Elwood.

4.3 Building Interior

The building interior is not designated but +VG undertook measurements and review of visible conditions between tenant occupancies. The interior remains in good condition with original woodwork and new amenities. The basement is unfinished and shows signs of moisture at the base of the stone walls.

Plans of the existing house are provided.



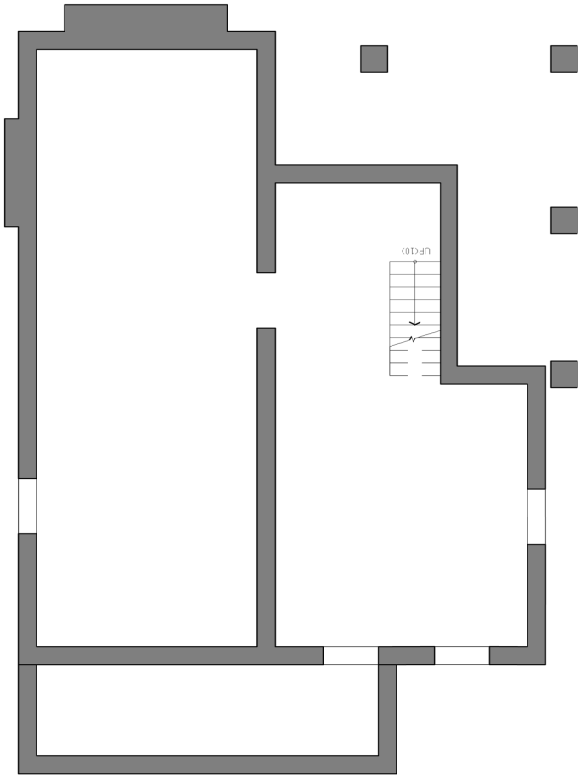


Image 4.16, 4.17: Interior views of original features (mouldings, trim, ceiling cornice)

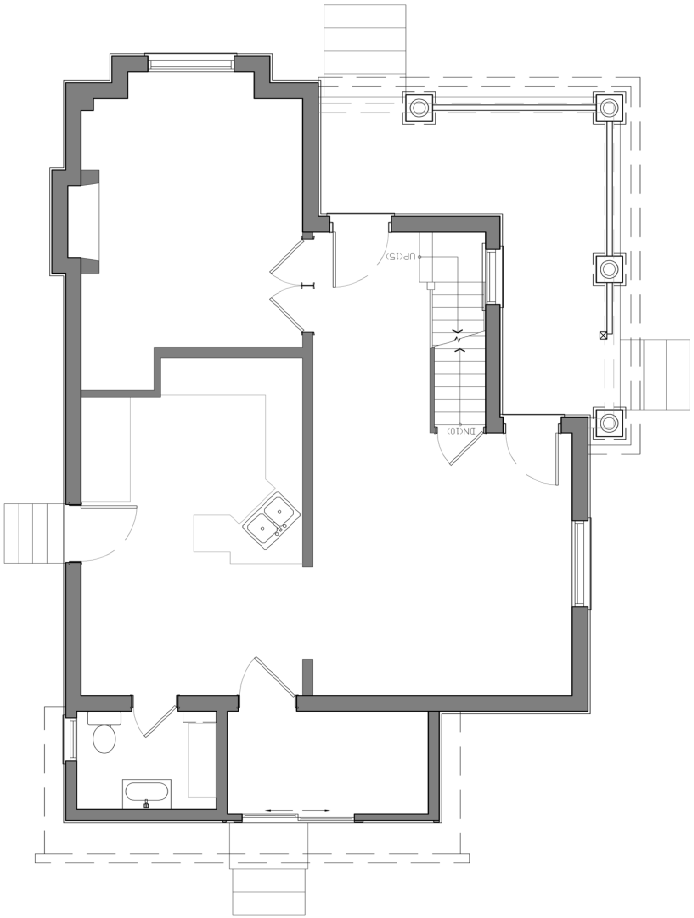


Image 4.18: Interior view of basement conditions showing moisture around the base.

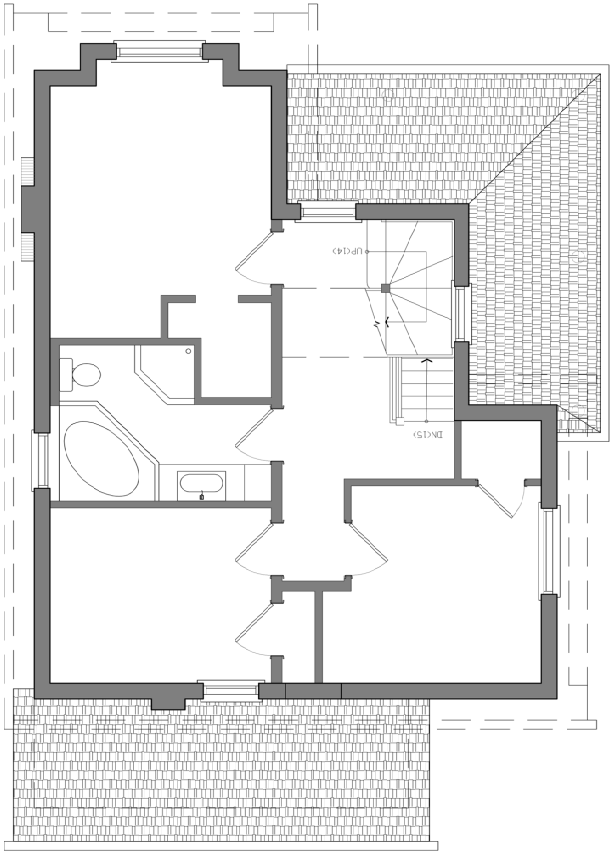
4.4 Walker House Plans



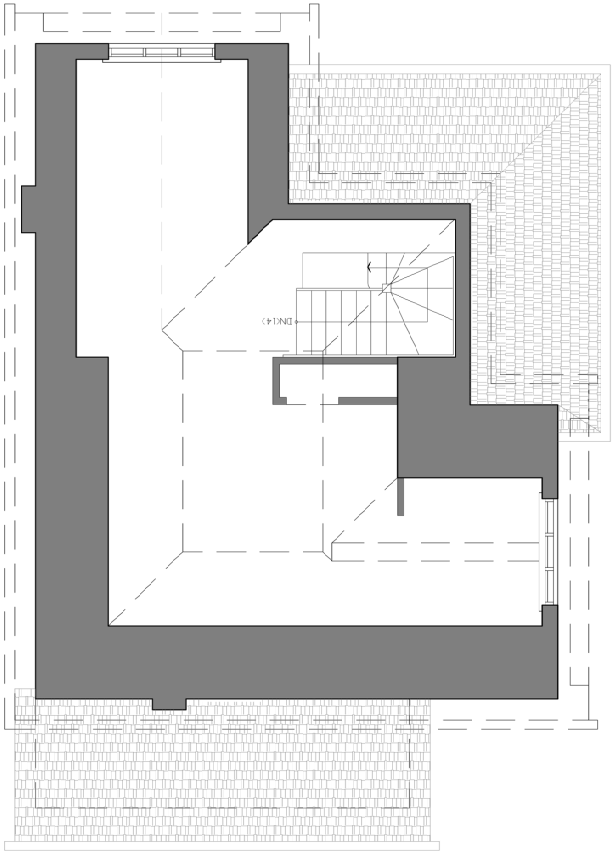
LEVEL 0 - BASEMENT FLOOR PLAN



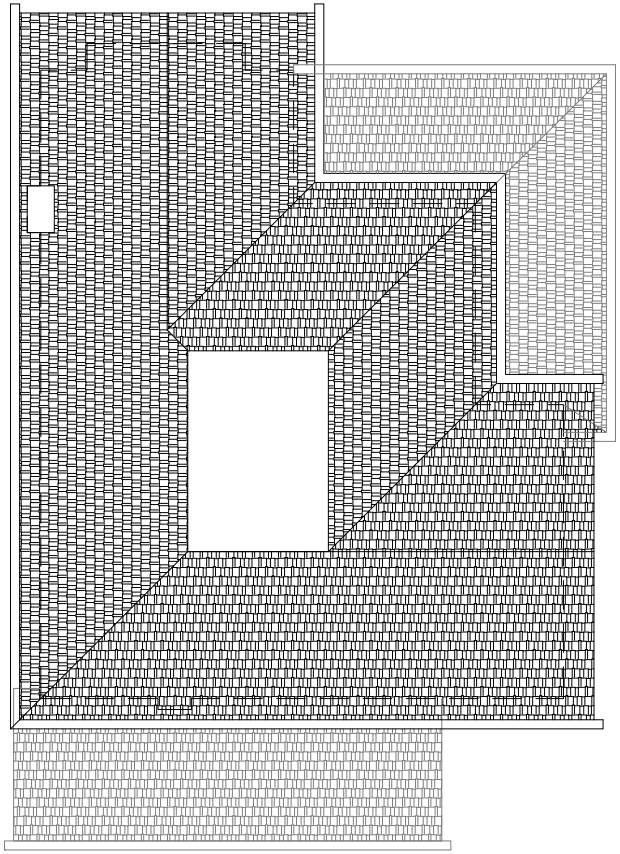
LEVEL 1 - MAIN FLOOR PLAN



LEVEL 2 - SECOND FLOOR PLAN



LEVEL 3 - THIRD FLOOR PLAN



ROOF PLAN

5.0 Description of Proposed Development

5.1 Relevant Legislative Framework

THE ONTARIO HERITAGE ACT (OHA)

Part IV Section 27 of the Ontario Heritage Act requires that a municipality keep a record of properties within the municipality that are "of cultural heritage value or interest". This register can contain properties that are both designated under the provisions of this Act as well as other properties that "the council of the municipality believes to be of cultural heritage value or interest".

If the owner of a property that is included on the register proposes the demolition of a building or structure on that property they must notify the municipality in writing and this notification must be accompanied by "such information as the council may require." In addition, if the owner of a property that is designated under the provisions of this Act proposes to alter the designated property's heritage attributes they must apply in writing to the municipality. That application must be accompanied by "such information as the council may require."

THE PLANNING ACT

Part 1, Section 2 of the Planning Act states that, amongst other matters, the council of a municipality shall have regard to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" when it is carrying out its responsibilities under the Planning Act.

PROVINCIAL PLANNING STATEMENT (PPS 2024)

Section 4.6.1 of the PPS requires that "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes shall be conserved." The PPS also states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved."

The Walker House is designated and therefore a protected heritage property which will be conserved.

Provincial Planning Statement 2024

Definitions

'Protected heritage property' is defined by the PPS as "property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation disctricton under Part V; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for Conservation of Princial Heritage Properties; property protected under federal heritage legislation and UNESCO World Heritage Sites".

'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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

HALTON REGION OFFICIAL PLAN

As of July 1, 2024, the Halton Region Official Plan is no longer a Regional Plan. Instead it is deemed an official plan for four municipalities in Halton, including Burlington. The *Regional Offical Plan* (ROP 2024) sections 165-167 cite goals and policies for protection of cultural heritage resources. Section 167 (3) provides direction for development proposals on adjacent lands to protected cultural heritage resources. Section 167 (5) encourages local municipalities to prepare an inventory of heritage resources and provide guidelines for preservation, assessment, and mitigation, as part of any area- specific plan or Official Plan amendment.

CITY OF BURLINGTON OFFICIAL PLAN

With the changes effective July 1, 2024, there are currently three Official Plans which apply to the City of Burlington: Halton Regional Official Plan 1995, Burlington Official Plan 1997, and Burlington Official Plan 2020. The Halton ROP (now 2024) is noted in the section above. The Burlington Official Plan 1997 (updated 2024) Section 8 provides protection of cultural heritage resources through principles, objectives and policies including requirements for a Heritage Impact Assessment. The Burlington Offical Plan 2020 (updated 2024) Section 3.5 provides an objectives and policies framework for identification, promotion and conservation of cultural heritage resources.

5.2 Project Scope and Description

Walker House is currently rented by 2381792 Ontario Limited as a single-detached home. The heritage resource is being retained in situ with no demolition or addition proposed. The development proposes to construct townhomes on each side of the house and to the rear. 2381792 Ontario Limited's stated objective is to create an innovative, sustainable and modern residential environment while respecting the heritage and architectural character of the building.

5.3 Design

The construction of 16 townhomes on the property intensifies the density of the site, and is in keeping with adjacent development in the neighbouring area. The scale is appropriate and similar in height with the historic house. Design of the townhomes complements the historic building through use of similar materials and colour, although sufficiently distinuishable to create a contemporary design. The overall approach supports the heritage value and characteristics of the Walker House. While the proposed townhomes have been designed to complement the Walker House, they are intended to be comptemporary and of their own time. The prominent gable feature of the heritage building is reinterpreted as a sheltered exterior foyer for the new townhouse entrances. Elevated main floor levels are also adopted and integrated with front steps.

The proposed Walker's Line streetscape shows the historic house centered between new townhomes on each side. Spatial separations on each side of the historic house allows the heritage building to remain distinct and intact. The walkway provides for pedestrian connectivity from the public right of way to the rear of the property, while providing additional separation from the townhouse block to the south.

Vehicle access is provided to the property from Walker's Line with a driveway entrance leading to the parking area located between townhouse blocks. The driveway access location is existing on the adjacent property (508 Walker's Line) and has been re-used appropriately at the edge of the development. Walker House can be clearly identified in the center as the cultural heritage resource, separated from the townhomes by walkway spaces.

Retaining the building in its original location, minimal intervention, and maintenance align with conservation goals of the Standards and Guidelines for the Conservation of Historic Places in Canada and Ontario Heritage Trust Guiding Principles for heritage conservation. The following pages provide drawing information of the proposed development.

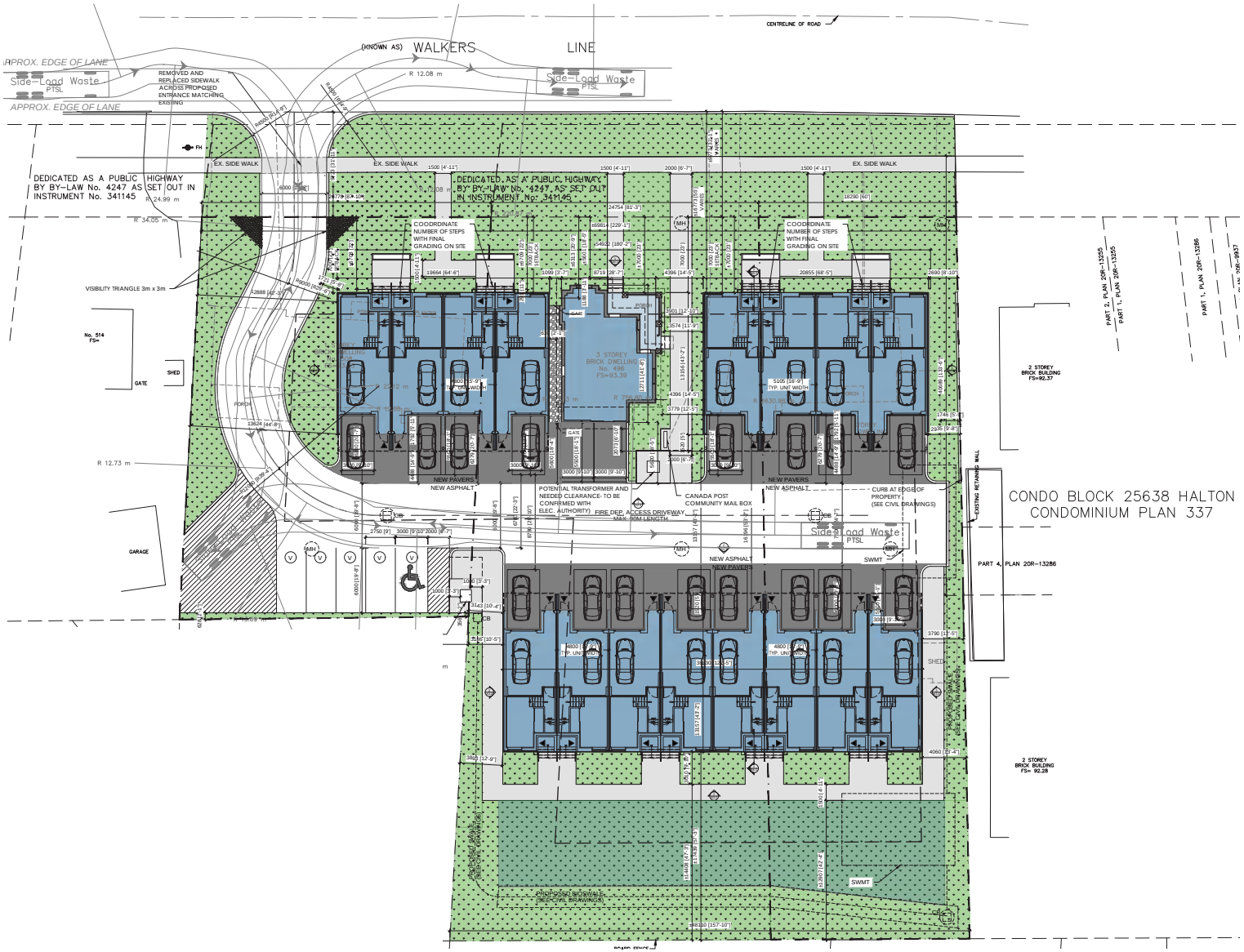


Image 5.1 Site Plan
Site plan shows Walker's Line with driveway entrance to the parking located between townhome blocks. The driveway access location is existing on the adjacent property and has be re-used appropriately at the edge of the development. Walker House can be seen in the center, separated from the townhomes by walkways.



Image 5.2 Front Elevation of Walker's House and the proposed townhomes.
This view shows the historic Walker's House and placement of the proposed townhomes. Separation of the historic house is visible with spatial separations on each side, keeping the design distinct and intact. Adequate separation has been provided between the CHR and the two blocks of townhouses. The prominent gable feature of the heritage building is reinterpreted as a sheltered exterior foyer for the new townhouse entrances. Elevated main floor levels are also integrated with front steps.



Image 5.3 Rear Elevation of Walker's House and the proposed townhomes.
This view shows the rear elevation which remains a distinctive building between the new adjacent townhomes. The rear elevation of the CHR remains distinctive from the new construction through the design and use of materials while respecting the overall height and massing.

6.0 Impact of Development

As described in the previous design section, the development project for the property at 496 Walker's Line includes the following measures that conserve the building exterior and views as identified in the Statement of Cultural Heritage Value or Interest including:

- apply historic house front yard setback to the townhouse blocks for continued visibility from Walker's Line,
- provision of spatial separation around the historic house to maintain its heritage value, qualities and characteristics,
- maintain scale with the residential neighbourhood,
- use of materials that are different in colour from Walker's House that contrast and create greater distinction,
- use of a different building typology that is contemporary and make the existing house distinctive.

The proposed project appears to have a minor negative impact on the designated structure and its character defining elements in that the historic use is being maintained as a single-detached residence, and that no exterior modifications are proposed that would reduce its cultural heritage value. The main impact lies in the proximity of the new development adjacent to the historic building.

Construction of the new Townhouses has the potential for impact onto the CHR particularly during the excavation stage. There may be special protective considerations required during this stage to minimize any potential impacts.

The Ontario Heritage Toolkit provides a list of negative impacts for evaluation. These and positive impacts are listed on the following pages.



Image 6.1 Model view of Walker House and the proposed neighbouring townhomes. This view shows Walker House, its architectural scale, massing, features and details. The goal of conservation is to allow the historic building to remain a feature on the streetscape. Materials or colours that are distinctively different and more spatial separation between the Walker House and new development would be preferrable to maintain existing views of the unique and distinct heritage building.

6.1	Negative Impacts Listed in the Heritage Toolkit	Evaluation
1	Destruction of any, or part of any, significant heritage attributes or features;	No impact. No destruction of the building is proposed.
2	Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;	No impact. No alteration of the building is proposed.
3	Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature of plantings, such as a garden	No impact. The public view of Walker House is from Walker's Line which faces northeast. Walker's Line facade will receive morning sun. Adjacent new buildings are of similar height and not anticipated to cause shadows that will alter the appearance of the house.
4	Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	No impact. Walker House was originally a farm house with surrounding fields but the context has changed to one of a residential neighbourhood on the south side of Walker's Line, and commercial on the north side. The proposed development does not isolate Walker House from its surrounding environment.
5	Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;	No impact. Views are not listed as heritage attributes or character-defining-elements in the Statement of Cultural Heritage Value, however public views to a heritage resource are always of value. Views to the front elevation of the house remain intact. View of the wrap-around porch side elevation remains visible from the street due to the open space provided between the buildings.
6	A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;	No impact. Walker House was originally located on agricultual land and change in land use was incorporated long ago through the designation of the lands for residential uses in the Official Plan.
7	Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	No impact. There are no known archaeological resources on the property.

6.2	Positive Impacts of the Proposed Development	Evaluation
1	No addition to, or alteration of Walker House.	Walker House will remain in situ with no proposed changes to its design. The house maintains its orginal historic design -- massing, materials, windows and doors, and porch as a featured historic building in the neighbourhood.
2	The design retains use of the single-detached dwelling as well as adding 16 more appropriately scaled homes.	Redevelopment of the properties meet Provincial, Regional and local policies that encourage intensification within the built boundary. The proposed development provides for additional housing units while maintaining the cultural heritage resource.
3	The scale of the proposed development is proportional to Walker House and the residential neighbourhood.	The neighbourhood area is mixed-use with single-detached dwellings, an adjacent townhouse development and commercial properties across the street.
4	Design of the adjacent townhomes allows the character and design of Walker House to remain unique.	The design of the townhomes is proportional in detail including entrances, windows, doors and roof lines. Pedestrian-friendly access and views of Walker House are maintained by locating vehicle access at the side with parking behind the townhomes. Materials are typical of this era and are sufficiently distinctive to provide a contrast with the unique character-defining features of Walker House.
5	Walker House will maintain its residential use.	The proposed redevelopment maintains residential use of the property and the cultural heritage resource has been meaningfully incorporated into the redevelopment concept providing for long term viability of the resource.
6	Following construction the property will be professionally managed.	The proposed redevelpoment includes 16 townhouse units as well as a single-detached dwelling (the Walker House) all units will be professionally managed following construction ensuring that the heritage resource is maintained.

7.0 Consideration of Alternatives, Mitigation and Conservation Methods

While no alterations are planning for Walker House, site construction work will require excavation for services and adjacent substructure. Protective measures should be included in the construction documents to ensure that the building is protected at all times with:

- protective barriers around the construction site,
- protection of exposed heritage attributes through use of barriers such as plywood over openings, woodwork or deteriorated building components,
- security system and lighting at night,
- contractor to report any damage to the Owner and Architect.

The review of the building in this report is visual only and it is recommended that a conservation plan be prepared by a qualified heritage professional that identifies necessary conservation work and prioritized timelines. The conservation plan should be prepared prior to final site plan approval.

Based on a preliminary visual inspection, repairs and related timing are noted in Section 8. This should be verified by a building condition assessment.

Monitoring of the conditions of the building should be part of an annual maintenance plan.





7.1	Mitigation Methods as Listed in the Heritage Toolkit	Consideration of Alternatives, Mitigation and Conservation Methods
1	Alternative development approaches.	The proposed development has been reduced by one unit to provide less impact to the property layout.
2	Isolating development and site alteration from significant built and natural features and vistas.	The proposed development features the free-standing single-detached Walker House in situ. The adjacent townhomes are spatially separated from the historic house via pathways, landscaping and parking.
3	Design guidelines that harmonize mass, setback, setting, and materials.	The design is guided by the following conservation methods including: • Harmonizing the massing of the new buildings within the scale of Walker House. • Maintaining setback of the existing historic house and adjacent structures on the north side of Walker's Line. • Materials used comply with the Eight Guiding Principals for conservation of built heritage from the Ontario Heritage Toolkit including Legibility – that new work should be distinguished from old. New building should be recognized as products of their own time. The materials used are new however compatible with the quality and proportion of Walker House.
4	Limiting height and density.	The infill project has similar height to the Walker House to maintain compatibility. The density is at a scale and massing that is compatile with the cultural heritage resource.
5	Allowing only compatible infill and additions.	No additions are proposed to the historic Walker House. The massing and scale of the infill buildings are considered compatible.
6	Reversible alterations.	No alterations are proposed on Walker House.
7	Buffer zones, site plan control, and other planning mechanisms.	Buffer zones include: • the existing front yard setback is maintained and • the space between the historic porch and new building is provided.

8.0 Implementation and Monitoring

To safeguard heritage attributes of a cultural resource, heritage conservation identifies actions or processes required as included in the summary table below.

Conservation Strategy	Estimated Timeline	Monitoring of Activities	Review/ Approval Authority
Documentation	2024	Owner to undertake documentation of existing conditions and features of the property. Further information to be added during the Conservation Plan.	Owner Heritage Professional
Interim Protection Measures	Ongoing until time of construction start.	Owner to provide maintenance of Walker House and protection of heritage attributes.	Owner Heritage Professional
Managing Change	Ongoing to construction completion	Owner to: • Maintain Walker House and provide protection of heritage attributes, • Develop HIA for ZBA Application, • Develop Conservation Plan for SPA Application. Additional studies/ investigation such as condition assessment or testing may be required as per recommendations in the Conservation Plan. • Implement measures and timelines as recommended in the Conservation Plan.	City of Burlington Heritage Professional
Short, Medium and Long Term Actions	As outlined in Appendix 2 and future Conservation Plan	Repairs and conservation work as recommended and outlined in future Conservation Plan.	City of Burlington Heritage Professional
Protection of Heritage Attributes	Ongoing to construction completion	Protection of exterior heritage features at: • Winter 2024 (protection of exposed features), • Site set-up, and • Throughout construction phase.	City of Burlington Heritage Architect
Monitoring/ Maintenance	Ongoing after construction completion	Owner to monitor conditions of Walker House and provide maintenance as per recommendations in the Conservation Plan.	Owner

9.0 Summary Statement and Conservation Recommendations

The heritage impact assessment can be summarized as follows:

1. The heritage value of the John Henry Walker Jr House identified in the Statement of Cultural Heritage Value include all three categories listed in the evaluation criteria of Ontario Regulation 9/06:
   - *Design or Physical Value* of the Walker House as good example of an Edwardian style house with some Queen Anne revival features and displays a high degree of craftsmanship.
   - *Historical or Associate Value* through its connection to the Walker Family, yields inforamtion about the historical community of United Emire Loyalists and their descendants.
   - *Contextual Value* since it is physically linked to the surrounding lands which are a remnant of the Walker family farm; visually linked to Walker's Line houses that share a simlar setback; and proximity to Elwood Road named after John and Beatrice's son Elwood. It also stands out as a landmark in the streetscape; its Edwardian characteristics distinguish it from other buildings on the street.

2. The impact of the proposed development is evaluated as having no negative impact according to the criteria set out in the Ontario Heritage Toolkit for heritage impact assessments. There are positive impacts of the proposed development noted because:
   - Walker House will remain intact as a free-standing building,
   - There is no change, addition or alteration proposed to the historic building,
   - The original designed use as a family home will remain,
   - The scale of the new surrounding townhomes is appropriate for the scale and height of Walker House,
   - The design of the townhomes is of the current time period, allowing the unique qualities of Walker House to remain distinctive, and
   - Redevelopment of the properties meets Provincial, Regional and local policies that encourage intensification within the built boundary. The proposed development provides for additional housing units while maintaining the cultural heritage resource.

3. Recommended conservation scope of work includes:
   - Maintenance items such as roof drainage (eavestroughs and downspouts), removal/trimming of vegetation close to the building.
   - Monitoring of porch piers until conservation repair work begins. Once repaired, monitoring is not required.
   - Protection of heritage features (gable walls) until conservation work begins and protective enclosure is removed.
   - Development of a Conservation Plan by a heritage professional which may include additional studies/investigation or testing as may be required to assess conditions and guide conservation of Walker House, including timelines.

A.1 Appendix

PRELIMINARY CONDITIONS REVIEW FOR JOHN HENRY WALKER JR. HOUSE, 496 WALKER'S LINE

Walker House requires maintenance and conservation work on the building exterior. A conservation plan is recommended to outline further inspections required, and details of protection measures. The conservation plan should be provided prior to construction as some work could be tied to the time of site mobilization. Short term work involves protection of heritage attributes, monitoring and maintenance.

	DESCRIPTION OF HERITAGE ATTRIBUTE	HERITAGE ATTRIBUTE	CONDITION		PRIORITY LEVEL TIMELINE	CONSERVATION APPROACH/ COMMENTS	ACTION TIMELINE
1	Foundations	No	Fair		Mid-Term	Moisture visible on basement interior walls.	Inspection of concrete foundation exterior.
			Fair		Short Term	Shrubs are growing close to the building including one inside the rear window well.	Removal of vegetation/trimming at foundation perimeter.
2	Porch Foundations/Brick Piers	Yes	Poor		Short Term	Porch piers have shifted.	Monitor pier movement over the winter of 24/25 or install temporary shoring before winter. Monitoring to include installation of 2 weighted plumb lines on 2 sides of each pier from porch ceiling, and measured monthly. If shoring is provided, repair work is a Mid-term item.
3	Red-brick Exterior	Yes	Poor/Fair		Short-Term	Areas of the brick are missing mortar.	Structural lintels especially near the roof require repointing in the short term.
					Mid Term	Areas of the brick are missing mortar.	Areas of brick require repointing in mid-term.
4	Red brick semi-circular and segmentally arched windows with hood moulds over brick voussoirs	Yes	Poor/Fair		Mid-Term	Areas of the exposed or projecting brickwork are missing mortar.	Repointing required.
5	Brick Chimney	Yes	Fair		Mid-Term	Top courses of the chimney are missing mortar.	Repointing required.
6	Porch	Yes	Fair		Mid-Term	Woodwork shows signs of weathering.	Woodwork to be repaired, scraping and repainting.
						Column areas show cracking.	Porch columns to be repaired at time of brick pier repair.
7	Stone Lintels	Yes	Good			Lintels appear to be in good condition.	Lintels to be inspected for any loose or missing mortar.
8	Gables	Yes	Poor/Fair		Short Term	Woodwork is exposed at gable areas: trim, dentils and shingles.	Woodwork and windows to be protected before winter. Conservation work required at wood shingles, windows and wood dentils/ details.
9	Windows	Yes	Poor		Short Term	Woodwork trim around windows at gables is missing or in poor condition.	Woodwork and windows to be protected before winter. Conservation work required.
		Yes	Fair/Good		Mid-Term	Woodwork shows some cracking.	Conservation work required. Woodwork requires repairs and repainting on front and side elevations.
10	Roof	No	Fair/Good		Short-Term	Eavestroughs and downspouts on the east elevation do not drain properly. Roof conditions to be reviewed at time of Conservation Plan.	Eavestroughs on porch and upper roof to be sloped to drains. New downspout to be added from upper roof to drain directly to splash block at grade.
CONDITIONS KEY							
	Short Term – within 1 year						
	Mid-Term – 2-5 years						
	Long Term – 5-10 Years						

+VG Architects

A.2 Appendix

HERITAGE CONSULTANT QUALIFICATIONS

Since 1972, +VG Architects (The Ventin Group) has delivered full architectural services including: heritage assessments, heritage resource management studies, feasibility studies, condition assessments, design, working drawings, project management, cost estimating, and contract administration.

Firm founder Carlos A. Ventin is passionate about Ontario heritage architecture. Mr. Ventin's personal intervention has rescued many historic Ontario buildings from demolition. His leadership has inspired The Ventin Group to become a leader in this specialized field.

All three firm offices are located in historic buildings. The downtown Toronto office located in a converted warehouse, is a model of heritage preservation and adaptive re-use. The Imperial Bank of Canada building in Brantford was converted to a new use as architectural offices, by and for The Ventin Group. The Ottawa rooftop office is located in the City's historic downtown.

+VG Architects have earned over 100 Awards of Excellence specifically for heritage project design including National Historic Sites as well as provincially and locally designated sites. The range of building types include Civic Centres, Court Houses, Public Libraries and Archives, Museums, Theatres, Academic Buildings, Churches and Residential conversions.

+VG personnel includes members of Canadian Association of Heritage Professionals (CAHP):

- Paul Sapounzi, Managing Partner, BES BArch, OAA, NSAA, FRAIC, CAHP
- Peter Berton, Principal, OAA, CAHP
- Derek Quilliam, Project Manager, MRAI, APT, CAHP, DIP Arch B.Arch Sc.
- Pietro Frenguelli, Project Manager, B.Arch, CAHP
- Kevin Church, Architect/ Partner, B. Arch., OAA, RAIC, CAHP
- David Ecclestone, Partner, B.E.S., M. Arch., O.A.A., M.R.A.I.C., CAHP
- Terry White, Architect/ Partner Emeriti, B.Arch., OAA., MRAIC, CAHP
- Deb Westman, Project Manager, BES, B.Arch, OAA, CAHP

DEB WESTMAN

B.E.S., B. Arch. OAA , CAHP- Senior Associate

As an Architect with +VG, Deb has been involved with all aspects of architectural project design and implementation with specific focus on cultural heritage projects. She facilitates and develops impact and condition assessments, conservation strategies and feasibility studies.

As a member and current newsletter editor of the Architectural Conservancy of Ontario (North Waterloo Branch), Deb is responsible for highlighting heritage news and events through coordination, graphic design and publication of the bi-monthly newsletter. She also served previously as an architectural representative for Heritage Kitchener (LACAC).

PROFESSIONAL EXPERIENCE

2006|	Associate, Project Manager - +VG Architects Kitchener/ Cambridge/ Brantford
1993|06	Design Consultant - Deb Westman Consultant Kitchener
2002|04	Project Manager (Exhibits) - Waterloo Region Children's Museum, Kitchener
2001	Project Manager - Nicholas Hill Architect, Guelph
1989|93	Project Designer/ Coordinator - Snider Reichard March Architects, Waterloo

EDUCATION

1989	Bachelor of Architecture, University of Waterloo
1986	Bachelor of Environmental Studies (Architecture) University of Waterloo
recent	*studies in Cultural Heritage Resources University of Victoria*

PROFESSIONAL AFFILIATIONS/ MEMBERSHIPS

Architect, Ontario Association of Architects
Building Specialist, CAHP (Canadian Association of Heritage Professionals)
Member, ACO NWR (Architectural Conservancy of Ontario North Waterloo Region)
Member, Grand Valley Society of Architects

+VG PROJECT EXPERIENCE

Heritage Assessments, Studies + Projects

- Power Plants and Queen Victoria Park CHL Strategic Conservation Plan, Niagara Falls
- Jordan Historical Museum, Jordan Ontario
- Generating Stations Adaptive Reuse Studies, Niagara Falls
- Ontario Power Generating Station, The Fallsview & Thompson Point Cultural Heritage Assessment, Niagara Falls
- Jordan Historical Museum Design Feasibility Study, Jordan
- Cultural Heritage Evaluation Report & Heritage Impact Assessment for various sites, Niagara Falls
- Victoria Park Heritage Guidelines Review for Class B Properties, London
- Ancaster Memorial School Heritage Impact Assessment, Ancaster
- Paris Old Town Hall Conservation Strategy, Paris
- Implications of Re-Zoning on Arland Farms, Heritage Impact Assessment, Oakville
- Guelph Civic Museum, Adaptive Re-use & Restoration at Loretto Convent, Guelph
- Cayuga Courthouse, Study - Stone Wall Restoration Cayuga, Ontario
- Auchmar Estate Coach House, Adaptive Re-use & Restoration, Hamilton
- Visitation Convent, Cultural Heritage Impact Assessment (Rezoning), Ottawa
- Barber Paper Mill, Cultural Heritage Impact Assessment, Georgetown
- Wilfrid Laurier University, Brantford Campus Expansion, Adaptive Re-use of Historic Moody's Tavern, Brantford
- Generating Stations Technical Assessments, Gap Analysis and Rehabilitation Study (3 Stations), Niagara Falls
- Erchless Estate Museum, Condition Assessment & Expansion Feasibility Audit, Oakville

Heritage Presentations, Exhibitions, Affiliations

- ACO North Waterloo Region, Branch editor -- *current*
- Ontario Museum Association Conference/ AGM, presentation of Guelph Civic Museum
- Conservation Exhibition, Guelph's Favourite Buildings - Guelph Civic Museum
- Building Conservation presentation for Frank Cowan Insurance
- Past member, Heritage Kitchener (formerly LACAC)


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