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THE VENTIN GROUP LTD

December 9, 2024

Elyse Meneray, MCIP RPP
Planner II, Development Review
Community Planning Department
426 Brant Street, Burlington L7R 3Z6

Dear Elyse,

RE: 496 Walker's Line ZBA Application – Heritage Comments

Thank you for the comments and follow-up communications regarding the HIA. We provide the HIA submission as part of the ZBA application. Responses to staff comments (Heritage Impact Assessment Revisions) are included in the Pre-Consultation table, and provided here for quick reference:

Heritage Impact Assessment Revisions City Comments	+VG Response
Section 6.0, Impact of Development, needs to include analysis of all potential impacts noted in the Ontario Heritage Tool Kit – Heritage Resources in the Land Use Planning Process guide (see page 3 of InfoSheet #5). This analysis may take the form of a chart.	Analysis of all 7 potential impacts is added with discussions for: - Shadows - Isolation - Obstruction of views - Change in land use
Similarly, Section 7.0, Conservation & Mitigation Strategies, needs to include all potential mitigation measures the noted in the Ontario Heritage Tool Kit – Heritage Resources in the Land Use Planning Process guide (see page 4 of InfoSheet #5).	All potential mitigation measures are included: - Alternative development approaches - Isolating Walker House from adjacent development - Design that harmonizes mass, setback and materials - Limiting height and density - Compatible infill buildings - Buffer zones around the historic house
The HIA does not include a schedule and reporting structure for implementing the recommended conservation or mitigative or avoidance measures, and monitoring the cultural heritage resource as the	A schedule and reporting structure has been included in Section 8 Implementation and Monitoring with conservation strategies:

development or site alteration progresses (see page 3 of InfoSheet #5). This section is required in a revised HIA.	- Documentation - Interim protection measures - Managing change - Protection of heritage attributes during construction - Monitoring/ maintenance
The HIA does not include a final section with a summary statement and conservation recommendations; this information appears to be in Section 7.0, Conservation & Mitigation Strategies. This section is required in a revised HIA.	A summary statement is provided as Section 9.0 with description of: - Significance/ heritage attributes, - The impact of the proposed development, - Recommendations for conservation/ mitigative measures to minimize impact.
Staff Comments and Recommendation	**+VG Response**
Protective measures included in the Construction Management Plan (required with the Site Plan Control application) to ensure that the building is protected at all times, including from any vibration impacts (see Section 7.0 of the HIA report for further details);	Protective measures are included in HIA Table 8.0 and in Appendix A.1. These will inform the Construction Management Plan.
Submission of a Conservation Plan with the Zoning By-law Amendment application, with a full condition assessment recommending conservation work, prioritized timelines and an annual monitoring/maintenance plan; and,	This will be submitted at the Site Plan approval stage if required, however this was not identified as part of the Pre-submission consultation requirements as part of a complete application for ZBA, which MHBC has discussed with City Planning staff.
That a Heritage Permit application be submitted to repair the large and extensive gaps in mortar joints prior to the next freeze-thaw cycle of winter 2024, which will cause expansion of cracks in wood and masonry. Staff would note that future alterations to the heritage attributes identified in No. 53-2023 may also require the submission of Heritage Permit applications.	After more detailed investigation, the mortar and brick repairs are noted as short term repair. Some short term measures will be undertaken before winter such as the eavestrough work, porch pier monitoring, vegetation trimming or removal, and protection of the two gables as discussed with heritage planning.
Appendix A Comments	**+VG Response**
Cultural heritage staff have advised that 496 Walker's Line was previously designated under the	This information has been added to Section 1.0.

Ontario Heritage Act. In 2012, Council voted to repeal the designation status due to the financial burden on the property owner.	
Section 8.4.1(b) of Burlington Official Plan 2020 states that a heritage impact statement shall be required prior to any approvals for proposed development where the City foresees potential adverse impacts on the cultural heritage attributes (including important vistas and streetscape) of a property designated pursuant to The Ontario Heritage Act, or on a property worthy of designation	A Heritage Impact Statement is included as Section 6.0 citing impacts of the proposed development both negative and positive.
Cultural heritage staff are requiring a Heritage Impact Statement be included in the future submission.	A Heritage Impact Statement is included as Section 6.0 as noted above.

Additionally, a summary table of conditions, priorities, conservation approach and action timeline are included as Appendix A1. Maintenance protection measures will take place as soon as possible to minimize potential damage over winter conditions.

I trust this provides sufficient response to staff comments, but please let me know if any further questions or concerns.

Best regards,
+VG Architects



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Senior Project Manager
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Cc: Yaser Rahmanian, Senior Design Architect

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