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THE VENTIN GROUP LTD

December 4, 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 – Architectural Comments

Thank you for the comments and follow-up communications. We provide the Architectural drawing submission as part of the ZBA application. Responses to staff comments (Relevant to Architectural scope) are included in the Pre-Consultation table, and provided here for quick reference:

Architectural Clarifications / Revisions City Comments	**+VG Response**
Visibility Triangles	
The proposed driveway accesses to Walkers Line should be designed to conform to the visibility triangle specifications laid out in the Zoning By-Law Part 1 Section 2.12.1 to ensure that the proposed frontage and street trees do not interfere with the visibility triangles. The visibility triangles shall be illustrated and identified on site plans and be fully contained on private property and the subject site.	Noted. A revised site plan concept is including in the zoning submission. The site plan illustrates the visibility triangle. See site plan A1.1
Parking Supply	
The subject land-use shall meet the parking supply requirements of the Zoning By-Law Table 1.2.6: Off-Street Parking Standards:	Noted. The site plan concept illustrates that the minimum parking requirements have been met. See Site plan data on A1.1
Detached Dwelling: 2 space per unit (one of which may be provided in an attached or detached garage) and 0.5 space per	2 Occupant parking spaces and 0.5 Visitor space have been provided See Site plan A1.1

unit for visitor parking (located within the common element condominium block which contains the condominium roadway) 1 unit = 2 occupant spaces and 0.5 visitor space required	
Townhouse Dwelling: 2 occupant spaces per unit, 0.25 visitor spaces per unit 17 units = 34 occupant spaces and 5 visitor spaces required	Total unit count has been reduced to 16 townhouse units, each has 2 parking space (one inside garage and one under partially covered parking (Tandem). 16x 0.25=4 visitor parking provided See site plan andsSite plan data A1.1
Zoning staff will confirm the automobile parking requirements for the specific land-use.	Noted.
A Parking Justification Report (PJR) is required if the Applicant pursues a reduced parking rate.	N/A as the application complies
The subject land-use shall meet the Designated Accessible Parking Space requires of the Zoning By-law Table 1.2.7.: 5 to 50 spaces: 1 designated accessible parking space 43 parking spaces = 1 accessible space	Total parking 39 including one BF parking space. See A1.1
Transportation Planning understand 1 accessible parking space is required and 1 accessible parking space has been proposed.	The plan complies with the BF requirement.
The Accessibility Specialist will provide comments on accessible parking space size, supply, and signage.	Noted.
Bicycle Parking Supply	
The bicycle parking supply shall meet the requirements recommended by the July	Long term bicycle parking will be provided within private garages associated with

2017 Burlington City-Wide Parking Standards Review: Residential: 0.5 long term bicycle parking spaces per unit and 0.05 short term bicycle parking spaces per unit 18 units = 9 long term bicycle parking spaces and 1 short term bicycle parking space	each unit. 17 units =8.5 (9) Long term bicycle parking required (16 provided inside private garages) 17 units = 0.85 (1) Short term Bicycle parking Short term outdoor bicycle parking will be provided and illustrated on the detailed site plan to be submitted as part of a future site plan application. No relief is requested from bicycle parking requirements.
Transportation Planning understand 9 long term bicycle parking spaces and 1 short term bicycle parking space are required; however, 17 long term bicycle parking spaces (within private garages) and 0 short term bicycle spaces have been proposed.	Correct. Long term bicycle parking will exceed the minimum requirement as each unit has a private garage.
Zoning staff will confirm the bicycle parking requirements for the specific land-use.	Noted.
General	
All plans to use the same base layer.	Architectural drawing _Site plan A1.1 is considered as base layer for all other diciplines
Identify existing and/or proposed property lines on all plans.	Noted. This will be provided and illustrated on the detailed site plan to be submitted as part of a future site plan application.
Appendix A Comments – Highlighted Preliminary Planning Comments	
In addition to the HIA, Heritage Planning staff have reviewed the revised conceptual design and relevant submission materials provided by the	We appreciate the recommendation provided by Heritage Planning staff and will carefully review the staff recommendations regarding the

applicant. The submission materials include elevation drawings and renderings indicating the proposed materials of the three-storey townhouse units, including red brick, cedar shingles, aluminum panels, glass guards, aluminum siding with wood grain and metal flashing. While staff appreciate the inclusion of materials such as new red brick and cedar shingles that are compatible with the designated heritage property, staff would recommend a colour scheme of muted earth tones (e.g., off white/cream, sandstone, brown, etc.) instead of light grey and dark charcoal in the townhouse units for increased compatible with the heritage building, especially due to the contrasts in height and roof style currently presented. Staff request that a material palette (in colour) be submitted.	proposed materials and color scheme. Where applicable, modifications will be considered to ensure compatibility with the heritage context. A material palette (in color) will be provided and incorporated into the detailed site plan to be submitted as part of a future site plan application.
In addition, staff recommend that the front yard setback of the townhouse units be increased to allow the heritage building to retain its prominence on Walker's Line and/or for Level 3 to be stepped back, particularly as the townhouse units will be taller than the heritage building. Staff currently have concerns that the entryways to the townhouse units feature too prominently on Walker's Line, and that the entryway of the northernmost unit is inconsistent with the four others. Staff request two additional renderings be provided at each end of the townhouse units from the sidewalk on Walker's Line to better understand whether the public view of the heritage building will be negatively impacted (blocked from view). In addition, staff require confirmation of the proposed screening material(s) for the	the main wall of the townhouse units has already been stepped back from the front wall of the heritage building, which helps maintain the prominence of the heritage structure. Additionally, the design of the porch and canopy at the entryways of the townhouse units, which is reminiscent of the projected gable wall of the heritage house, has been modified by pushing the canopy further back from the gable wall of the heritage house, ensuring the townhouse units do not dominate the streetscape. Please refer to the Site Plan (Drawing A1.1), Elevation (Drawing 2/A3.2), Section (Drawing A4.1), and A5 series 3D renderings for further clarification.

potential transformer in front of the northernmost townhouse unit.	Regarding the concern about the inconsistency of the northernmost townhouse unit's entrance, this has been addressed with a uniform pattern now. The entrances for all the units have been standardized, stepped back, and designed to reflect the heritage building's projected gable wall. Additional renderings from both ends of the townhouse units along Walker's Line are provided in Drawing A5.2 to better represent the prominence of the heritage house while maintaining the interrelation of the new town homes with the public view of the heritage building. Lastly, transformer has been relocated to be behind the heritage house and facing the parking garage spaces and the internal road of the site. See drawing A1.1
General	
Fully dimensioned Site Plan required including detailed Site Statistics.	A detailed site plan drawing A1.1 (two versions with turning radius illustration and without) , fully dimensioned , has been provided as part of the Zoning By-law submission. Site statistics are also illustrated on the site plan drawing A1.1 and A1.2
Submit complete and fully dimensioned floor plans, roof plans, elevations and sections	Fully dimensioned floor plans and roof plan of the heritage house as well as all townhouses, including their various types is provided. See drawings A2.0, A2.1, A2.2, A2.3. for Elevations (fully dimensioned and colored with material and finishes tags), and similarly for the building section, see drawings A3.1, A3.2, A3.3 and A4.1

Are any changes proposed to the existing dwelling at 496 Walker's Line? What is the intended use, or uses? Detailed drawings required with all rooms/areas labelled.	No changes are proposed to the existing dwelling (with the exception of the HIA report recommendations which are mainly for preservation and relevant to the exterior of the heritage house) The intended use is currently Single family Dwelling. See existing drawings of the heritage house to remain on drawing A2.0
Planning Department Comments	
Concept Plan	
1. Please confirm if the rear townhouse unit amenity areas will be screened. If they are intended to be screened, please provide the details and proposed height of the screening. 2. Please confirm if the proposed transformer at the front of the development will be screened. It is highly visible from Walkers Line and will require screening if it is to remain in the current location. 3. As the rear townhouses are taller than the existing heritage home, there are certain viewpoints that will be visible from the street. Is it possible to incorporate some of the design elements from the heritage building into the rear townhouse units? The dark grey materials may detract from the heritage home and not be compatible. 4. Staff note that the front northern end unit does not have the same triangle pitch over the front entrance and instead has a dark charcoal overhang. Is it possible to incorporate similar colours or a similar triangular pitch, so that the end unit matches the other units. 5. The architectural plans show an	1. These amenity areas will be common amenity areas and will not be screened. Private amenity is provided in the form of balconies. See drawing A1.2 in part with drawing A1.1 2. As stated elsewhere in our response letter, the front side transformer has been relocated to the interior driveway, hidden from the street. Final transformer locations will be determined during site plan application and in coordination with electrical authorities 3. The townhomes have been designed to be visually distinct from the heritage house. Using the same elements or design would have a negative impact by blending with the heritage building's elevation outline and skyline, disrupting the visual distinction in the streetscape 4. It has been modified and now has the same triangle pitch in a uniform format and pattern, reminiscent of

outdoor amenity area along the side of the northern front unit. Please confirm what this area will be used for and the size of the amenity area. Please provide the privacy area amount for each unit.	the heritage house projected gable wall. Also the color has been modified to be light color. See Elevation drawings A3 series and 3D rendering A5 series 5. It will be landscape area. Landscape considered Amenity area in calculations. Privacy area for each unit has been identified on the site plan statistic table (A1.1) and illustrated on drawing A1.2 separately for each unit.

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

Best regards,
+VG Architects

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Cc: Paul Sapounzi, General Manager and Project Architect

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