

Item 14.2- Eligibility of 496 Walker's Line for Heritage Designation (PL-25-23)

City Council meeting

March 21, 2023

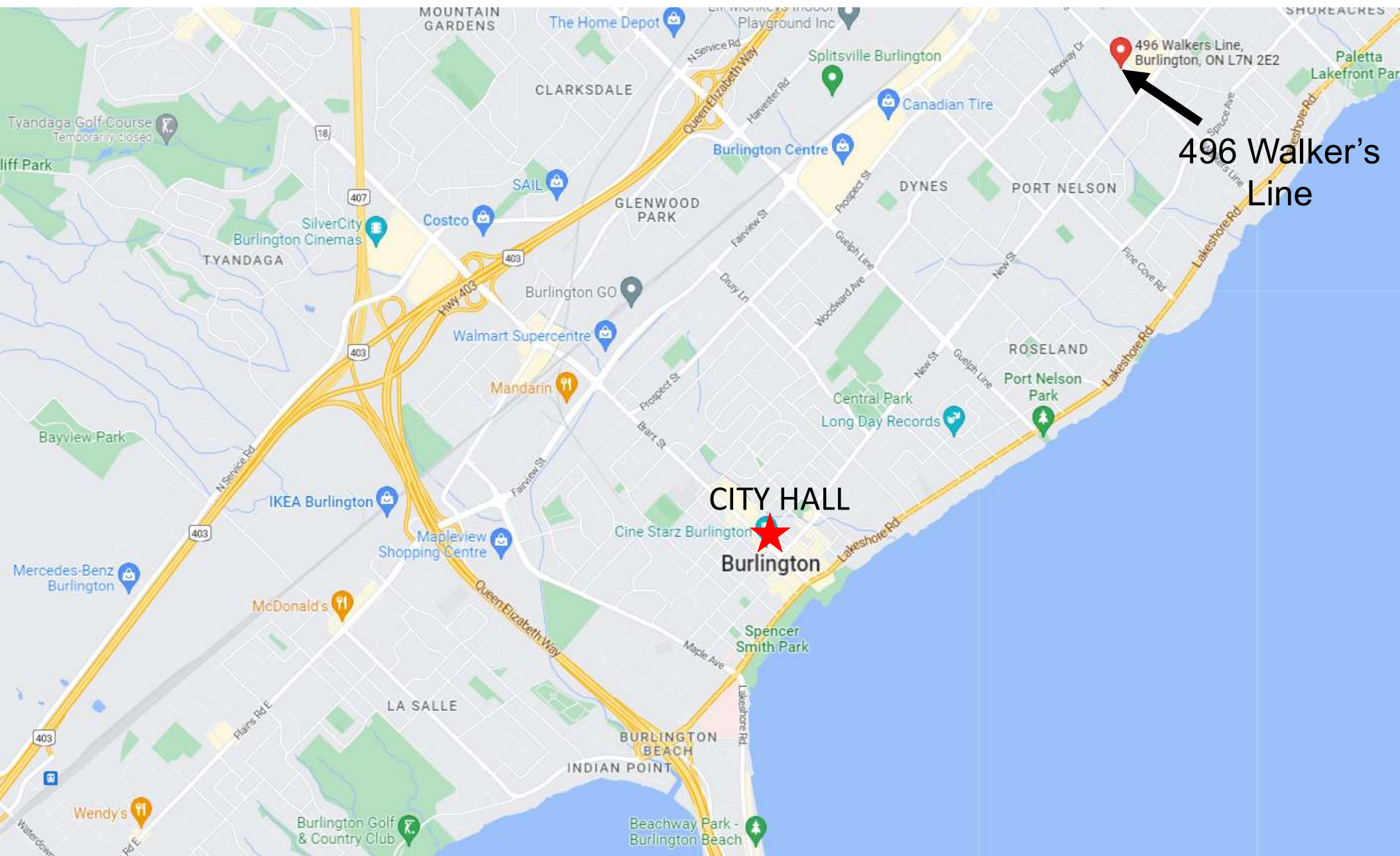
496 WALKER'S LINE- Eligibility for Heritage Designation

At the February 1, 2023 COTW meeting, Council recommended that City Council ratify the following motion:

Direct the Director of Community Planning to:

1. Review the current condition of 496 Walker's Line, assess its continued eligibility for designation under Part IV, Section 29 of the Ontario Heritage Act and update the statement of significance for the property to reflect current property conditions and legislative requirements.
2. Consult the Heritage Burlington Advisory Committee to obtain their recommendations concerning the eligibility of 496 Walker's Line for inclusion on the Heritage Register under Part IV, Section 27(3) of the Ontario Heritage Act and for heritage designation under Part IV, Section 29 of the Ontario Heritage Act.
3. Report back to City Council in Q2 2023 with the Heritage Burlington Advisory Committee recommendations and the updated statement of significance for the property.

496 WALKER'S LINE- Eligibility for Heritage Designation



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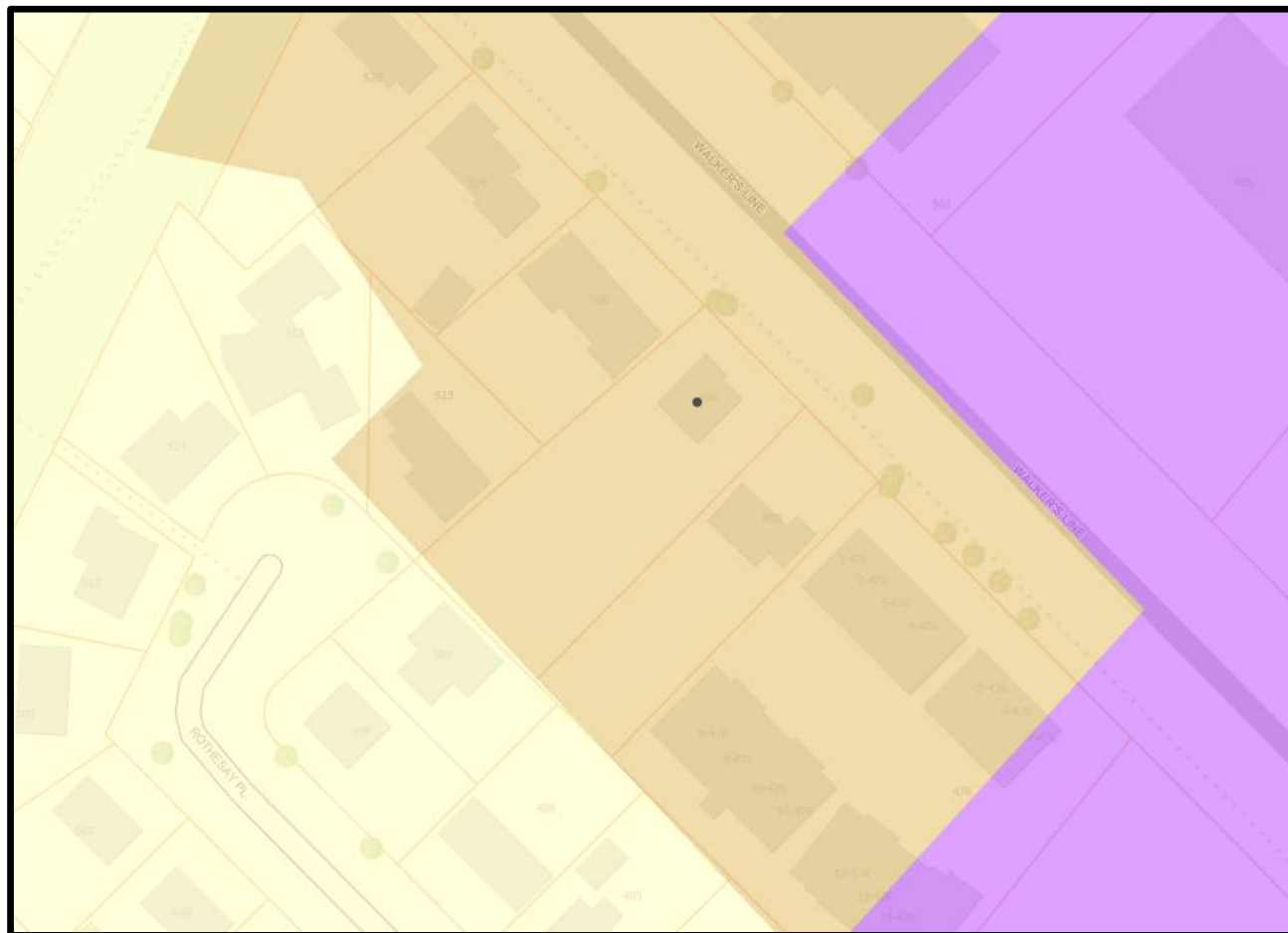


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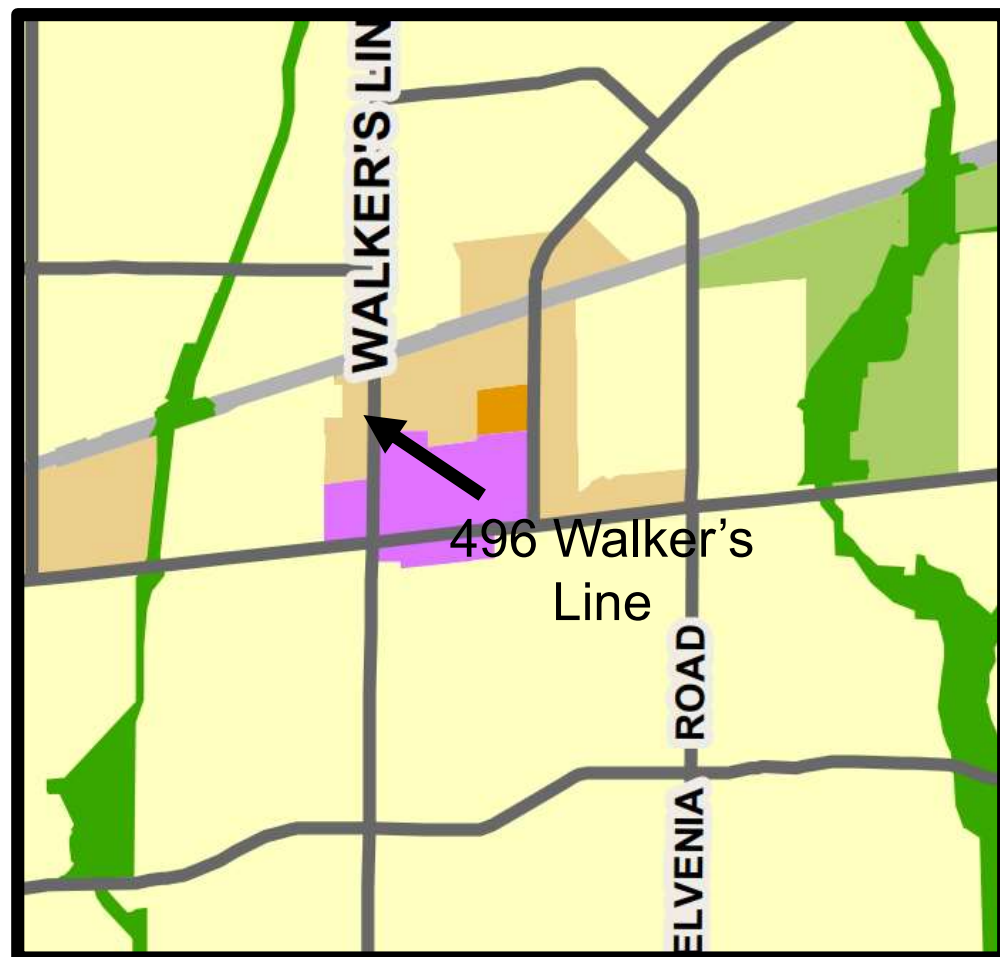
496 WALKER'S LINE- Eligibility for Heritage Designation

Official Plan



496 WALKER'S LINE- Eligibility for Heritage Designation

Official Plan, 2020 (Appealed)






Legend

MIXED USE INTENSIFICATION AREAS

-  Urban Centres
- Mixed Use Nodes and Intensification Corridors**
 -  Mixed Use Commercial Centre
 -  Neighbourhood Centre
 -  Local Centre
 -  Employment Commercial Centre
 -  Urban Corridor
 -  Urban Corridor - Employment

RESIDENTIAL NEIGHBOURHOOD AREAS

-  Residential - Low Density
-  Residential - Medium Density
-  Residential - High Density

496 WALKER'S LINE- Eligibility for Heritage Designation

Zoning Bylaw, 2020



Table 2.9.1

Regulation	Fourplex	Townhouse	Retirement Home
Lot Width	18 m	45 m	30 m
Lot Area	700 m ²	0.4 ha	0.2 ha
Front Yard	6 m (a)	7.5 m (a)	7.5 m (a)
Rear Yard	9 m	9 m	9 m
Side Yard	3 m	4.5 m	4.5 m
Street Side Yard	6 m	6 m	6 m
Yard abutting R1, R2, R3 Zone	***	9 m	12 m
Density	25 units/ha	(b)	***
Floor Area Ratio	***	***	1.25:1 maximum
Amenity Area	***	25 m ² /bedroom 15 m ² /efficiency	***
Privacy Area	***	20 m ² per unit	***

496 WALKER'S LINE- Eligibility for Heritage Designation

Designation History

- House and Barn designated in 1992 (Bylaw 137-1992)
- Designation removed in 2012 at owner's request to permit the demolition of barn and the sale of the property to developers
- Heritage Burlington and staff recommended the designation of the house be maintained



Photos of barn

496 WALKER'S LINE- Eligibility for Heritage Designation

The John Henry Walker House

Heritage Value

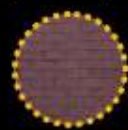
- Historical/Associative value for its connection to the Walker Family
- William Walker immigrated from North Carolina as a United Empire Loyalist in 1796 and settled in Grimsby
- The current house was built circa 1913 for John Henry Walker Jr. and his wife Beatrice
- Architectural/Design value as a good example of late Queen Anne style architecture from Edwardian times
- Contextual value for links with surroundings



496 WALKER'S LINE- Eligibility for Heritage Designation



Legend



Running Bond Exterior



Varied hip roof



Asymmetrical façade



Gables with wood-shingles, neo-Palladian windows and wood dentils



Two-over-two windows



Wrap-around porch and features



Semicircular and segmentally arched windows



Keystones & Stone Lintels

496 WALKER'S LINE- Eligibility for Heritage Designation



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Front Porch

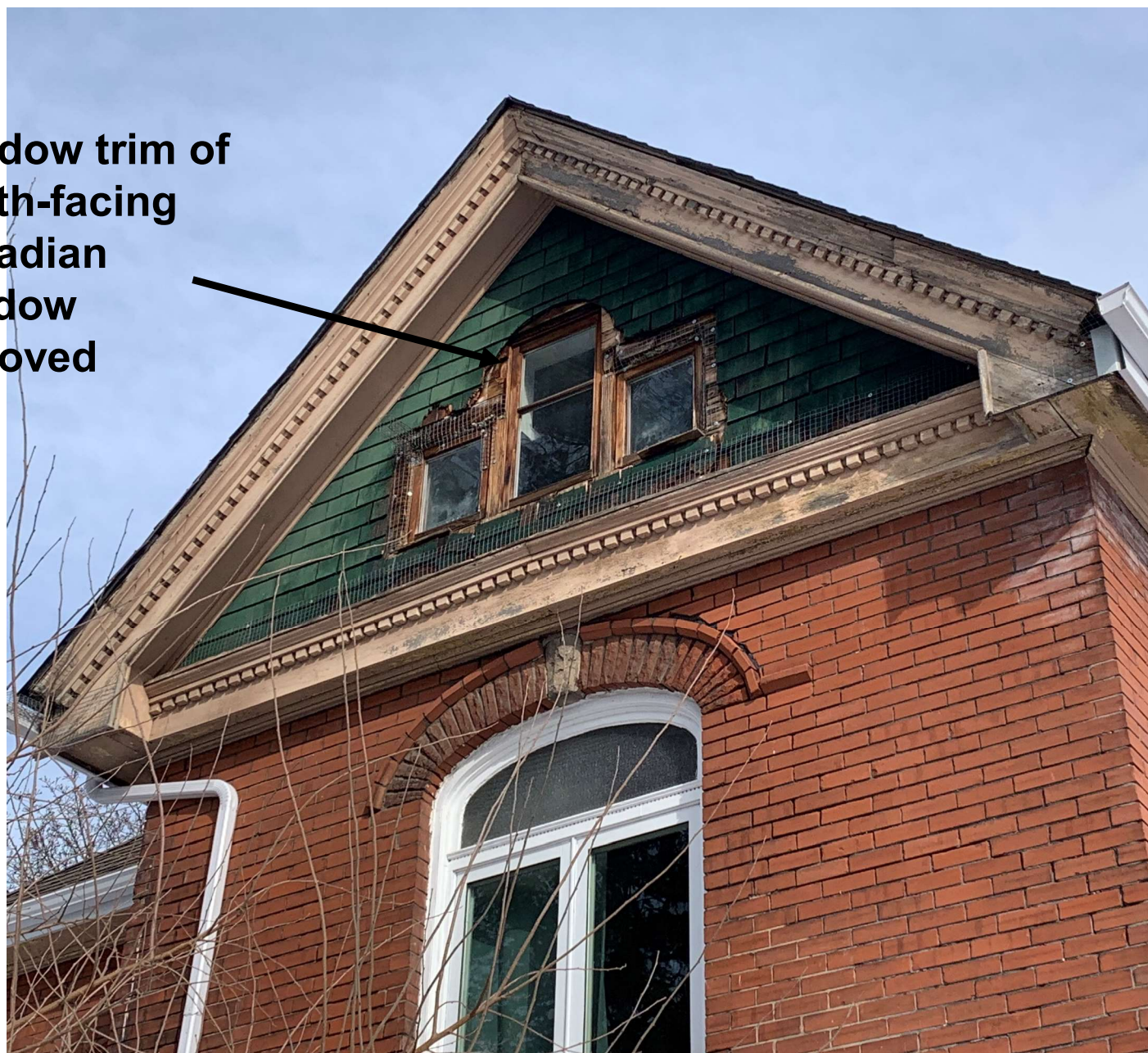


Palladian
window trim
damaged

Front Elevation main gable

496 WALKER'S LINE- Eligibility for Heritage Designation

Window trim of
south-facing
Palladian
window
removed



496 WALKER'S LINE- Eligibility for Heritage Designation



Side (north) elevation

496 WALKER'S LINE- Eligibility for Heritage Designation

Recommendation:

State an intention to designate the property at 496 Walker's Line under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Reasons for Designation for 496 Walker's Line attached to report PL-25-23 as Attachment B; and

Direct the Director of Community Planning to provide notice of Council's intention to designate 496 Walker's Line, in accordance with section 29 (3) and 29 (4) of the Ontario Heritage Act; and

Direct the City Clerk to present the draft designation by-law to Council for approval within 120 days after the date of publication of the notice of intention to designate 496 Walker's Line, provided there is no objection or withdrawal; and

Direct the City Clerk to take the necessary actions in the event of any objection to the notice of intention to designate pursuant to Part IV of the Ontario Heritage Act, sections 29 (5) and 29 (6).