



Heritage Kitchener Committee Agenda

Tuesday, October 1, 2024, 4:00 p.m. - 6:00 p.m.

Council Chambers

City of Kitchener

200 King Street W, Kitchener, ON N2G 4G7

People interested in participating in this meeting can register online using the delegation registration form at www.kitchener.ca/delegation or via email at delegation@kitchener.ca. Written comments received will be circulated prior to the meeting and will form part of the public record.

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Accessible formats and communication supports are available upon request. If you require assistance to take part in a city meeting or event, please call 519-741-2345 or TTY 1-866-969-9994.

Chair - J. Haalboom

Vice-Chair - P. Ciuciura

Pages

1. **Commencement**

2. **Disclosure of Pecuniary Interest and the General Nature Thereof**

Members of Council and members of the City's local boards/committees are required to file a written statement when they have a conflict of interest. If a conflict is declared, please visit www.kitchener.ca/conflict to submit your written form.

3. **Delegations**

Pursuant to Council's Procedural By-law, delegations are permitted to address the Committee for a maximum of five (5) minutes.

3.1 **Item 4.3 - Owen Scott, CHC Limited**

4. **Discussion Items**

4.1 **Draft Heritage Impact Assessment (HIA), 169-183 Victoria Street South and 59 Park Street, DSD-2024-407**

10 m

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4.2	Heritage Permit Application, HPA-2024-IV-023, 153 Courtland Avenue East, Demolition of all Buildings, DSD-2024-429	30 m	11
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6.	Adjournment		

Mariah Blake
Committee Coordinator

Staff Report



Development Services Department

www.kitchener.ca

REPORT TO: Heritage Kitchener

DATE OF MEETING: October 1, 2024

SUBMITTED BY: Garrett Stevenson, Director of Development and Housing Approvals, 519-741-2200 ext. 7070

PREPARED BY: Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7291

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: September 9, 2024

REPORT NO.: DSD-2024-407

SUBJECT: Draft Heritage Impact Assessment (HIA) for 169-183 Victoria Street South and 59 Park Street

RECOMMENDATION:

For information.

BACKGROUND:

The Development and Housing Approvals Division is in receipt of a draft Heritage Impact Assessment (HIA) prepared by mcCallumSather and dated June 2024. The heritage consultants were retained by Legions Heights Victoria Inc. on behalf of 1000002286 Ontario Ltd., who are the Owners of the properties municipally addressed as 169-183 Victoria Street South and 59 Park Street.

The majority of the subject lands, which front along Victoria Street, have no heritage status under the *Ontario Heritage Act*, being neither designated nor listed as a non-designated property of cultural heritage value or interest. These properties were also not identified on the Kitchener Inventory for Historic Buildings. However, they are adjacent to heritage resources, including:

- Properties within the Victoria Park Area Heritage Conservation District (VPAHCD) and designated under Part V of the *Ontario Heritage Act* including 55 Park Street, 52 Henry Street, and 48 Henry Street.
- 163-165 Victoria Street South, listed as a non-designated property of cultural heritage value or interest on the Municipal Heritage Register.
- 55-57 Henry Street / 189-193 Victoria Street South, listed as a non-designated property of cultural heritage value or interest on the Municipal Heritage Register.

59 Park Street, located perpendicular to the rear of 169-177 Victoria Street, forms part of the subject lands and is designated under Part V of the *Ontario Heritage Act*, being within the Victoria Park Area Heritage Conservation District.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

The subject properties are also located adjacent to or within the Victoria Park Area Cultural Heritage Landscape and adjacent to the Warehouse District Cultural Heritage Landscape, as defined in the Kitchener Cultural Heritage Landscape Study approved by Council in 2015.



Figure 1: Location Map of Subject Properties with Heritage Property Identified in Red

As of the date of this report, the six subject properties are each developed with detached buildings which range in height from one and a half storeys to two and a half storeys. While some of the properties retain their original use as a single-detached residential dwelling, others have been converted for commercial purposes or to contain multiple units.

The subject properties are part of an active Zoning By-law Amendment Application (ZBA24/021/V/AP) that has been submitted to the City. The draft Heritage Impact Assessment (HIA) was identified as a required component for a complete application due to the heritage property involved and the presence of adjacent heritage resources.

REPORT:

Proposed Development

The ZBA that has been submitted to the City is intended to facilitate the redevelopment of the lands with an 8-storey multiple dwelling consisting of 120 dwelling units, including 24 affordable units. The building is currently proposed to be clad with pre-cast concrete wall panels with a mix of different finishes the provide the appearance of brick and wood, as well as clear and black glazing for the balconies and windows. The massing is generally

consistent and rectangular, with a break and step-back at the fifth floor proposed in the rear to establish further distance from the adjacent designated properties. A ramp access to underground parking is proposed via Park Street, while loading accessed is proposed via Henry Street to alleviate vehicular traffic congestion. The heritage resource at 59 Park Street is proposed to be retained in-situ, with only a non-original rear garage addition demolished. A transformer block is proposed to be added to the rear of this property.

The existing MU-1 zoning is proposed to be amended to MU-2, and site-specific provisions are proposed to increase the allowed building height to 28.8 metres, increase the permitted floor space ratio, reduce parking requirements, and allow residential units on the ground floor. It should be noted that the subject lands are also subject to City-initiated amendments through Growing Together West. This first phase of Growing Together was approved by Kitchener City Council on March 19th, 2024. Should the amendments of Growing Together be applied the proposed SGA-2 zone for the site, which allows up to eight storeys in height, would be retained and only the site-specific provisions would be requested.

It should be noted that a Site Plan Application will need to be made following approval of the ZBA. The Site Plan Application process will require additional heritage studies and documentation to be completed as well as approval of the draft HIA prior to full Site Plan Approval. Detailed design of the building, including massing, stepbacks and setbacks, and materials used will be finalized during this stage of the process.

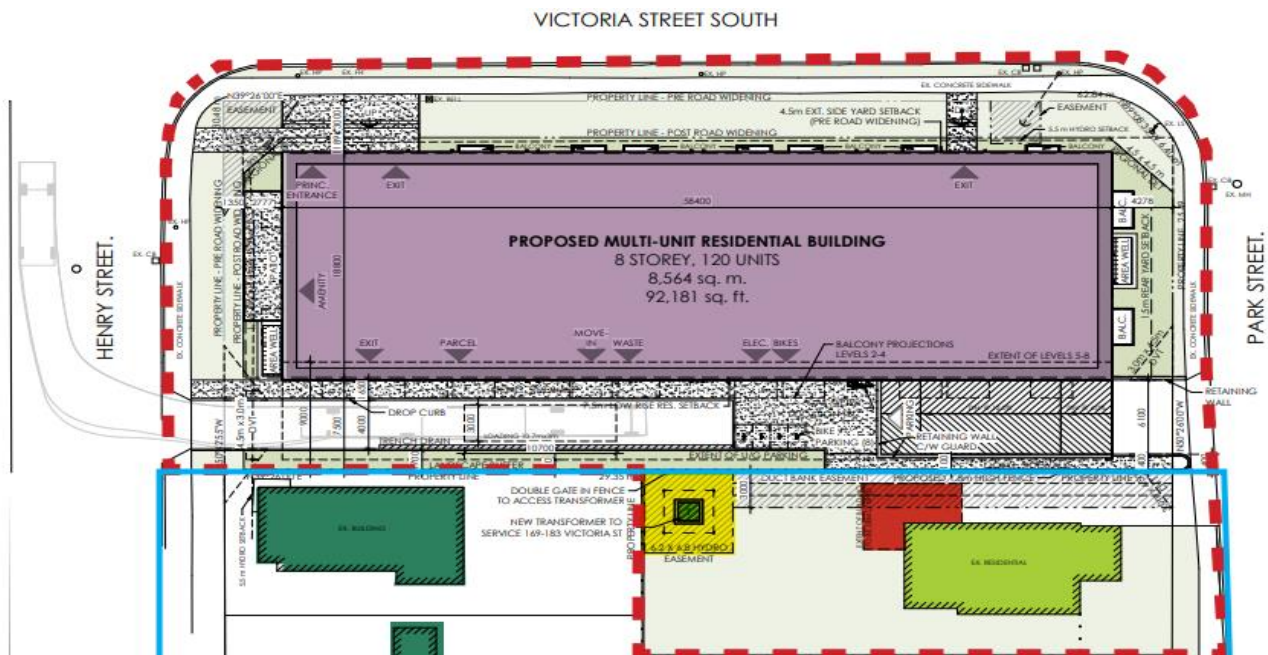


Figure 2: Proposed Site Plan for the Subject Properties



Figure 3: Renderings of the Proposed Development (Front Side and Rear Side Views)

Impact Assessment

The draft HIA assessed the potential impacts of the proposed development on the involved and adjacent heritage resources, as well as the impact on the Warehouse District Cultural Heritage Landscape.

Impact	Analysis
Landscape Impact	<p>Landscaping is proposed along all street walls to provide a public realm improvement, however due to the limited lot site and floorplate the amount that can be provided is restricted. A landscaped buffer is proposed between the laneway and Henry Street properties, and a 1.8-metre-tall fence will separate the new development from 59 Park Street.</p>
Architectural Impact	<p>The 1.5 m rear yard stepback is intended to mitigate impacts to the built environment, as opposed to a consistent vertical elevation. The varied articulation further contributes to the maintenance of a pedestrian scale and integration into the low-rise residential heritage neighbourhood.</p> <p>The 8-storey massing will provide a transition in height from the high-rises proposed for properties across Victoria Street (Figure 3).</p> <p>The proposed materiality considers the material commonly used with the Victoria Park Area HCD and will maintain the character of the surrounding area.</p> <p>The heritage resource at 59 Park Street is to be retained except for the removal of a later addition, so there is no impact to its integrity.</p>
Visual Impact	<p>There is the potential for visual impacts to the existing viewscape and surrounding area due to the proposed height of the proposed building. In the horizontal datums and materiality used within its design, a visual reference and interface to the adjacent low-rise neighbourhood is created which will help to mitigate these impacts.</p> <p>The HIA also notes that the building would offer a transitional scale from planned high-rises across Victoria Street which will help minimize the potential creation of a dense visual landscape that overwhelms the human scale of the historic surroundings.</p>
Land Use Impact	<p>The existing uses of the subject properties are a mix of residential, commercial, and office. Therefore, the proposed mixed-use zone will not cause any change from the land uses currently present.</p>
Land Disturbances Impact	<p>Construction activity and excavation for the proposed two-storey below-grade parking facility has the potential to cause high land disturbance impacts on adjacent built heritage resources. During the construction phase, heavy equipment, shoring work, or other construction activity</p>

	may result in minor to major vibration impacts and reversible or irreversible damage.
Destruction Impacts	<p>The proposed development includes the partial demolition of a designated property. The portion of the heritage resource to be removed is a later garage addition. Its removal will restore the dwelling to its original 20th century footprint and create a greater buffer zone between the proposed new construction.</p> <p>The proposed development also includes the demolition of five buildings along Victoria Street. These buildings are not identified heritage resources so there is no loss of heritage fabric, and it is expected that all efforts will be made to ensure that the demolition process poses no adverse impacts or damage to adjacent heritage resource.</p>
Shadow Impact	A shadow study has been prepared to assess anticipated shadow impacts of the proposed development on surrounding heritage resources. Minor shadow impacts in the early morning hours are anticipated throughout the year. However, there are limited to no new net shadows for the remainder of the daytime in all seasons. As such, the shadow impact is considered to be acceptable.
Urban / Streetscape Impact	As discussed in landscaping and architectural impact, the proposal considers different strategies in which to effectively integrate the new construction into the Victoria Street South corridor, the Warehouse District Cultural Heritage Landscape, and the adjacent Victoria Park Area HCD. This is done through the massing and materiality which accounts for streetscape relationships and aims to achieve public realm improvements.



Figure 4: Rendering of Proposed New Developments Along Victoria Street (Aerial View)

Recommendations for Mitigation Measures

A series of mitigation measures have been proposed to reduce potential impacts and ensure the new development would establish a compatible relationship with the adjacent heritage resources. They are as follows:

- Document the heritage resources and subject property (provided through the draft HIA).
- Implementation of construction controls, protection plan, monitoring plans, and the retention of a structural engineer to avoid damage to adjacent properties during the demolition, excavation, and construction phases.
- Preparation of a Cultural Heritage Conservation Plan related to the proposed alterations to 59 Park Street.
- Maintain the design considerations in the proposed building as they are intended to mitigate impacts and integrate the new development into the context of the surrounding area through materiality, massing, articulation, and rhythm of openings. These considerations are compatible with and respectful to the historic landscape and built-form context.
- Establish a landscaped buffer zone that makes use of tall plantings and fencing along the east side of the property line.
- Address architectural lighting approaches and confirm how exterior lighting may impact heritage, sustainability, accessibility, security, and integration.
- Avoid the introduction of new materials that detract from the surrounding historic character and understanding of the properties evolution – all material elements should be visually compatible with, but subordinate and distinguishable from the heritage properties.

- Correct past interventions on 59 Park Street.
- Salvage and reuse materials where feasible from the five buildings along Victoria Street South to be demolished.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the council / committee meeting.

PREVIOUS REPORTS/AUTHORITIES:

- Ontario Heritage Act, R.S.O 1990

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Draft Heritage Impact Assessment (HIA)

Staff Report



Development Services Department

www.kitchener.ca

REPORT TO: Heritage Kitchener

DATE OF MEETING: October 1, 2024

SUBMITTED BY: Garett Stevenson, Director of Development and Housing Approvals,
519-741-2200 ext. 7070

PREPARED BY: Michelle Drake, Senior Heritage Planner, 519-741-2200 ext. 7839

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: September 11, 2024

REPORT NO.: DSD-2024-429

SUBJECT: Heritage Permit Application HPA-2024-IV-023
153 Courtland Avenue East
Proposed Demolition

RECOMMENDATION:

That pursuant to Section 34 of the Ontario Heritage Act, Heritage Permit Application HPA-2024-V-023 be approved to permit the demolition of the single detached dwelling at the property municipally addressed as 153 Courtland Avenue East; and further,

That pursuant to Section 31 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Repeal By-law 85-190 registered on December 3, 1985 as instrument number 833418 being a by-law to designate the property municipally addressed as 153 Courtland Avenue East.

REPORT HIGHLIGHTS:

- The purpose of this report is to present Heritage Planning staff's recommendation for the proposed demolition of the single detached dwelling at the subject property municipally addressed as 153 Courtland Avenue East.
- The key finding of this report is that the heritage attributes of the subject property are in a state of advanced deterioration whereby it may not be feasible to repair and the costs to repair and/or replace are significantly more expensive than demolition. Note that according to Section 15.1-15.8 of the Building Code Act, the Bylaw Enforcement Division is required to obtain quotes for both the repair and demolition of buildings that are not in compliance with the Property Standards By-law, and further that they are required to proceed with the lowest quote to bring the property into compliance.
- The financial implications are that the cost of the demolition will be invoiced to the property owner. If the invoice is not paid, the costs will be added to the property tax roll as a priority lien.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

- Community engagement included consultation with the City’s Heritage Kitchener committee.
- This report supports the delivery of core services.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2024-IV-023 seeking permission to demolish the single detached dwelling at the subject property municipally addressed as 153 Courtland Avenue East. The subject property is located on the south side of Courtland Avenue East between Cedar Street South and Madison Avenue South. The subject property is in very poor condition.

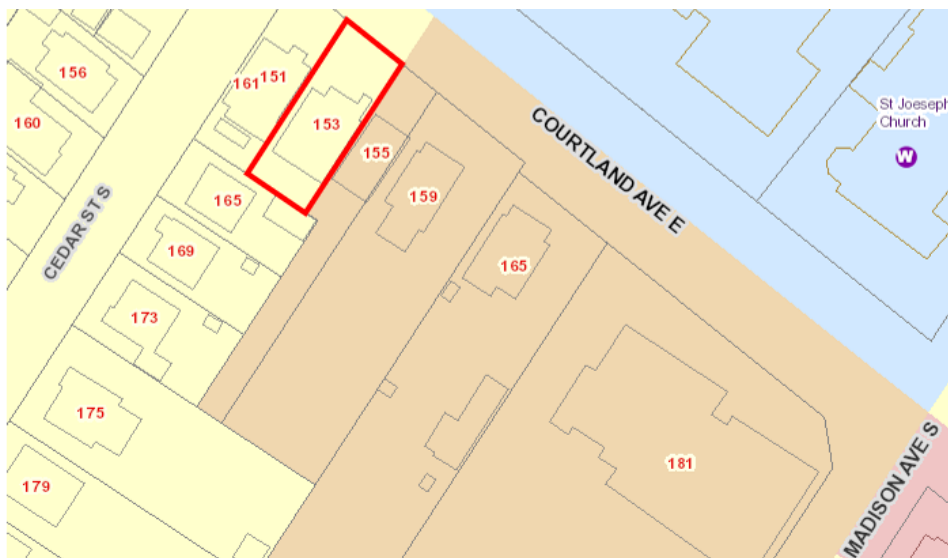


Figure 1. Location Map – 153 Courtland Avenue East

REPORT:

The subject property is designated under Part IV of the Ontario Heritage Act. By-law 85-190 designated the subject property as being of historical and architectural value. The historical value is described as *“Mr. Johann Hagen, a German sawyer, constructed this house in circa 1866. During the period 1952 to 1965, Mrs. Henrietta McGarry, Chairman of the Kitchener-Waterloo High School Board, owned the property. In 1956 – 57, His Worship Mayor Dominic Cardillo resided in the house, and from 1967 to 1982, Mr. Mike Reidel, a well known title searcher in Waterloo Region, and his wife, owned this property.”* The single detached dwelling is an example of the Salt Box architectural style, and the heritage attributes include the exterior of the building, and particularly the Courtland Avenue East façade, the side facades, the leaded diamond windows in the walls, and the roofline.

Bylaw Enforcement staff received a complaint expressing concerns about the exterior of the subject property in May 2020. In response to this complaint, an inspection was undertaken and subsequently resulted in the issuance of an Order to Comply in June 2020. The Order to Comply identified several deficiencies that required repair and/or replacement, including cladding, soffits and fascia boards, and window sills. The deadline to complete this work lapsed on July 15, 2020 with the owner failing to comply with the Order. Staff acknowledge that the pandemic posed some challenges to the owner

completing the work by the deadline. Bylaw Enforcement staff initiated the steps to bring the property into compliance; however, structural concerns were identified. In November 2023, permission to enter the building was granted by the owner and an interior inspection was completed that determined a structural analysis was required to be undertaken to determine the structural condition of the building before proceeding with exterior work. In March 2024, By-law Enforcement staff received a copy of a Structural Condition Assessment prepared by Tacoma Engineers dated April 4, 2024. This assessment determined that the exterior work required to bring the property into compliance could not be completed without addressing structural issues, which would require that the entire building be rebuilt. With this information, Bylaw Enforcement staff proceeded to obtain quotes to bring the property into compliance. Now that two quotes have been obtained, Bylaw Enforcement staff is proposing to demolish the single detached dwelling to comply with the Order requiring that the buildings be repaired or demolished. The demolitions will result in a vacant lot.

The requirement to submit a Heritage Impact Assessment (HIA) in support of the proposed demolition was waived given the structural issues and potential risk to public safety. Instead, photographs, a structural condition assessment and two quotes to repair/replace versus demolish the single detached dwelling were required. Heritage Planning staff used this information to develop their professional planning opinion and final recommendation.

Current Condition of Building

As noted earlier in this report, the Order to Comply identified several deficiencies that require repair and/or replacement, including cladding, soffits and fascia boards, and window sills.

The Structural Condition Assessment prepared by Tacoma Engineers dated April 4, 2024 was submitted to Bylaw Enforcement staff and reviewed by Heritage Planning staff. This assessment identified additional deficiencies/issues. The assessment concluded that the building is in poor condition; there is significant risk of portions of the building collapsing or becoming deteriorated beyond repair within the next two years; and, that a comprehensive restoration strategy would be required for both the exterior and interior of the single detached dwelling.

The assessment identified interior issues including peeling paint, high relative humidity, mould, roof and wall leaks, buckled hardwood floors, evidence of rodents, fair condition of rubblestone foundation mortar, fair condition of timber floor joists, and potential compromised basement foundation. The assessment recommends that the following interior items be repaired, reinforced and/or replaced: roof structure; all interior finishes; deteriorated structural members; framing; and, basement foundation. Interior work will also require mould abatement.

The assessment also identified exterior issues including bowing/missing/deteriorated clapboard siding, deteriorated wall studs, deteriorated porch beams posing a life safety hazard, missing fascia, hole in roof, and no eavestroughs or downspouts. The assessment recommends that the following exterior items be repaired, reinforced, replaced and/or added: roof; fascia; front porch; clapboard siding; wall studs; front wall; rear wall; and, eavestroughs and downspouts. The life safety concerns with the front porch have been

temporarily addressed with the installation of security fencing. With respect to the front and rear wall, the assessment concludes that reframing of large sections of these walls is required.

Exterior and interior photographs of the single detached dwelling were taken by both Bylaw Enforcement and Heritage Planning staff in 2020, 2023 and 2024. The following photographs provide a glimpse of the current condition of the building. Attachment C includes additional photos taken by staff in 2020 (exterior only), 2023 and 2024.



Photo 1. Front (North) Elevation in 2020



Photo 2. Side (East) Elevation in 2020



Photo 3. Side (East) Elevation in 2023



Photo 4. Side (West) Elevation in 2020



Photo 5. Front (North) Elevation in 2024



Photo 6. Side (East) Elevation in 2024

Cost to Repair Versus Cost to Demolish

Bylaw Enforcement staff obtained two quotes outlining both the cost to repair and the cost to demolish.

Cost to Repair

Quote 1 indicates that it would cost a significant amount of money to bring the single detached dwelling back to minimum property standards combined with a substantial cost to remove the contents that have been left in the interior of the building. This quote does not recommend repair, but at the request of the City a quote to repair was provided. The quote did not outline a scope of work (e.g., the building components that need to be repaired, replaced, and/or rebuilt). The first estimate to repair is \$200,000+. Quote 2 indicates that the entire single detached dwelling has structural damage and that beyond the work to repair there are also additional costs associated with removing the contents of the building and the removal of two (2) large trees. The second estimate to repair is \$450,000 - \$500,000.

Cost to Demolish

Quote 1 recommends demolition of the single detached dwelling. The first estimate to demolish is \$43,512.59. Quote 2 indicated that the cost to demolish is \$57,980.96.

As a result, the proposed repairs required to rehabilitate the single detached dwelling could be anywhere from \$156,487.41 - \$456,487.41 more than the cost to demolish the single detached dwelling. Based on the condition of the single detached dwelling, and the estimated cost to repair versus demolish, Heritage Planning staff do not object to the demolition.

In reviewing the merits of the application, Heritage Planning staff note the following:

- a property standards Order to Comply has been issued against the property requiring the owner to repair or demolish the singled detached dwelling;
- the deadline to bring the property into compliance lapsed on July 15, 2020 with the owner failing to comply with the Order;
- a Structural Condition Assessment prepared by Tacoma Engineers dated April 4, 2024 concluded that the exterior work required to bring the property into compliance could not be completed without addressing structural issues, which would require the single detached dwelling to be rebuilt;
 - the assessment also concluded that:
 - there is significant risk of portions of the building collapsing or becoming deteriorated beyond repair within the next two years;
 - the deteriorated porch beams pose a life safety hazard (Note: The security fencing that has been installed around the porch is a temporary measure to protect the public from the life safety hazard.)
- the heritage attributes of the single detached dwelling are in a state of advanced deterioration;
- since the owner has not brought the property into compliance, Bylaw Enforcement staff are required to bring the property into compliance;
- Bylaw Enforcement staff obtained two quotes outlining the costs to repair and the cost to demolish the single detached dwelling;

- in accordance with Section 15.1 – 15.8 of the *Building Code Act*, Bylaw Enforcement staff are required to proceed with the lowest quote to bring the property into compliance; and,
- the work to repair the single detached dwelling could range from \$156,487.41 - \$456,487.41 more than the cost to demolish the single detached dwelling.

Designating Bylaw 1985-190

Once the single detached dwelling is demolished, the design/physical value of the property will be lost. As a result, Heritage Planning staff recommend that the Clerk be directed to repeal Designating By-law 1985-190.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

The cost of demolition will be invoiced to the property owner. If the invoice is not paid, the costs will be added to the property tax roll as a priority lien.

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT – The Heritage Kitchener committee has been consulted regarding the Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*
- *Building Code Act, 1992*

APPROVED BY: Justin Readman, General Manager, Development Services Department

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2024-V-020

Attachment B – Designating Bylaw 1985-190

Attachment C – Photographs

	<h2 style="margin: 0;">HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS</h2> <p style="margin: 0;">Development & Housing Approvals 200 King Street West, 6th Floor Kitchener ON N2G 4V6 519-741-2426; planning@kitchener.ca</p>
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STAFF USE ONLY

Date Received:	Accepted By:	Application Number:
		HPA-

PART B: HERITAGE PERMIT APPLICATION FORM

1. NATURE OF APPLICATION

- | | | |
|--|---|-------------------------------------|
| <input type="checkbox"/> Exterior | <input type="checkbox"/> Interior | <input type="checkbox"/> Signage |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> New Construction | <input type="checkbox"/> Alteration |
| | | <input type="checkbox"/> Relocation |

2. SUBJECT PROPERTY

Municipal Address: 153 COURTLAND AVE EAST

Legal Description (if know): PLAN 395 PT LOT 5 STS & LNS PT LOT 50

Building/Structure Type: Residential Commercial Industrial Institutional

Heritage Designation: Part IV (Individual) Part V (Heritage Conservation District)

Is the property subject to a Heritage Easement or Agreement? Yes No

3. PROPERTY OWNER

Name: MARGARET ROSE WHITE

Address: 153 COURTLAND AVE EAST

City/Province/Postal Code: KITCHENER, ON, N2G 2V2

Phone: _____

Email: _____

4. AGENT (if applicable)

Name: STEVE VRENTZOS

Company: CITY OF KITCHENER

Address: 200 KING ST WEST

City/Province/Postal Code: KITCHENER, ON, N2G 4G7

Phone: 519-783-8548

Email: STEVE.VRENTZOS@KITCHENER.CA

5. WRITTEN DESCRIPTION

Provide a written description of the project including any conservation methods proposed. Provide such detail as materials to be used, measurements, paint colours, decorative details, whether any original building fabric is to be removed or replaced, etc. Use additional pages as required. Please refer to the City of Kitchener Heritage Permit Application Submission Guidelines for further direction.

PROPOSAL IS TO HAVE THE HOUSE ON THE PROPERTY DEMOLISHED

6. REVIEW OF CITY OF KITCHENER HERITAGE PERMIT APPLICATION SUBMISSION GUIDELINES

Describe why it is necessary to undertake the proposed work:

THE COST TO REPAIR THE HOME OUTWEIGHS THE COST OF DEMOLITION. WE HAD OBTAIN QUOTES FOR REPAIR OR DEMOLISH. WE ARE READY TO TAKE THE MOST ECONOMIC PROCESS TO SAVE THE PROPERTY INTO COMPLIANCE

Describe how the proposal is consistent with the Part IV individual designating by-law or the Part V Heritage Conservation District Plan:

Describe how the proposal is consistent with Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (www.historicplaces.ca/en/pages/standards-normes.aspx):

7. PROPOSED WORKS

- a) Expected start date: FALL 2024 Expected completion date: FALL 2024
- b) Have you discussed this work with Heritage Planning Staff? Yes No
- If yes, who did you speak to? MICHELLE DRAKE
- c) Have you discussed this work with Building Division Staff? Yes No
- If yes, who did you speak to? _____
- d) Have you applied for a Building Permit for this work? Yes No
- e) Other related Building or Planning applications: Application number _____

8. ACKNOWLEDGEMENT

The undersigned acknowledges that all of the statements contained in documents filed in support of this application shall be deemed part of this application. The undersigned acknowledges that receipt of this application by the City of Kitchener - Planning Division does not guarantee it to be a 'complete' application. The undersigned acknowledges that the Council of the City of Kitchener shall determine whether the information submitted forms a complete application. Further review of the application will be undertaken and the owner or agent may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted. Once the application is deemed to be fully complete, the application will be processed and, if necessary, scheduled for the next available Heritage Kitchener committee and Council meeting. Submission of this application constitutes consent for authorized municipal staff to enter upon the subject property for the purpose of conducting site visits, including taking photographs, which are necessary for the evaluation of this application. The undersigned acknowledges that where an agent has been identified, the municipality is authorized but not required to contact this person in lieu of the owner and this person is authorized to act on behalf of the owner for all matters respecting the application. The undersigned agrees that the proposed work shall be done in accordance with this application and understands that the approval of this application under the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the City of Kitchener or legislation including but not limited to the requirements of the Building Code and the Zoning By-law. The undersigned acknowledges that in the event this application is approved, any departure from the conditions imposed by the Council of the City of Kitchener or from the plans or specifications approved by the Council of the City of Kitchener is prohibited and could result in a fine being imposed or imprisonment as provided for under the *Ontario Heritage Act*.

Signature of Owner/Agent: _____

Date: 20 Nov 2024

Signature of Owner/Agent: _____

Date: _____

9. AUTHORIZATION

If this application is being made by an agent on behalf of the property owner, the following authorization must be completed:

I / We, _____, owner of the land that is subject of this application, hereby authorize _____ to act on my / our behalf in this regard.

Signature of Owner/Agent: _____

Date: _____

Signature of Owner/Agent: _____

Date: _____

The personal information on this form is collected under the legal authority of Section 33(2), Section 42(2), and Section 42(2.2) of the Ontario Heritage Act. The information will be used for the purposes of administering the Heritage Permit Application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. If you have any questions about this collection of personal information, please contact the Manager of Corporate Records, Legislated Services Division, City of Kitchener (519-741-2769).

153 Courtland Ave E

Synopsis of events

By Law enforcement first became involved with the file in June of 2020. An order was issued to have differences on the exterior of the property repaired.

The representative of the owner (their Son) had started communicating with Planning regarding the heritage permit process to complete the required exterior repairs as per the order. The file got stagnant due to covid.

At one point the owners were looking to sell the house as is and that did not end up happening.

July 2023, another P/S officer took the file over. Process to complete the exterior repairs was stalled due to safety concerns regarding the structural compacity of the building.

An order was issued for the owner to obtain an engineer to assess the structural condition of the building.

The engineers report came back and the interior was badly deteriorated and some parts of the home were not accessible. The front porch of the house needed to be blocked off for safety reasons that were mentioned in the report.

Officer proceeded to obtain quotes to complete required repairs of the home and the option for demolition. The quotes came back that demolition was the affordable option as the home is poor condition and would cost anywhere between \$200,000 to \$500,000 to repair. The home has been without heat and hydro for some time had a water leak that affected the entire interior of the home.

BY-LAW NUMBER 85-190

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the property municipally known as 153 Courtland Avenue East in the City of Kitchener as being of historic and architectural value)

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest;

AND WHEREAS the Council of The Corporation of the City of Kitchener has caused to be served on the owner of the lands and premises known municipally as 153 Courtland Avenue East in the City of Kitchener, and upon the Ontario Heritage Foundation, a Notice of Intention to Designate as being of historical and architectural value that part of the aforesaid real property more particularly hereinafter described, and has caused such Notice of Intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the Municipality;

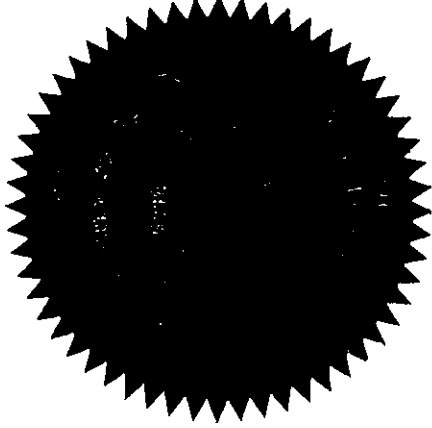
NOW THEREFORE the Council of The Corporation of the City of Kitchener enacts as follows:

1. There is designated as being of historical and architectural value that part of the aforesaid real property known as 153 Courtland Avenue East being comprised of the exterior of the building and in particular the Courtland Avenue street facade, the side facades, the leaded diamond windows in the aforementioned walls and the roofline.

2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the whole of the property described in Schedule "A" hereto (of which the said designated area forms a part) in the proper land registry office.
3. The Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the community once for each of three consecutive weeks.

PASSED at the Council Chambers in the City of Kitchener

this 18th day of November, A.D. 1985.



D. V. Cordullo
Mayor

[Signature]
Clerk

REASONS FOR DESIGNATION

The designation described herein has been made on historic and architectural grounds. Mr. Johann Hagen, a German sawyer, constructed this house in circa 1866. During the period 1952 to 1965, Mrs. Henrietta McGarry, Chairman of the Kitchener-Waterloo High School Board, owned this property. In 1956 - 57, His Worship Mayor Dominic Cardillo resided in this house, and from 1967 to 1982, Mr. Mike Reidel, a well known title searcher in Waterloo Region, and his wife, owned this property. In terms of architecture, this house is an example of the salt box style.

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the City of Kitchener, in the Regional Municipality of Waterloo (formerly the County of Waterloo) and in the Province of Ontario, composed of part of Lot 5, J. Y. Shantz's Survey, Registered Plan 395, and part of Lot 50, Streets and Lanes, which parcel can be more particularly described as follows:

PREMISING that the Northeasterly limit of Lot 50, Streets and Lanes, has a bearing of North 50 degrees 49 minutes 00 seconds West, and relating all bearings herein thereto;

COMMENDING at a point in the said Northeasterly limit of Lot 50, Streets and Lanes, which point can be located as follows:

BEGINNING at the most Easterly angle of Lot 5, Registered Plan 395;

THENCE North 33 degrees 41 minutes 00 seconds East along the Northeasterly production of the Southeasterly limit of said Lot 5, a distance of 27.00 feet to the Northeasterly limit of Lot 50, Streets and Lanes, being also the southwesterly limit of Courtland Avenue as opened by By-law #356, registered as Instrument No. 7027.

THENCE North 50 degrees 49 minutes 00 seconds West along the last-mentioned limit a distance of 81.02 feet to the point of commencement of the herein described parcel of land;

THENCE South 33 degrees 57 minutes 00 seconds West parallel to the southeasterly limit of Cedar Street, a distance of 91.99 feet to a point;

THENCE North 56 degrees 23 minutes 00 seconds West, a distance of 36.68 feet to a point distant 34.36 feet measured South 56 degrees 23 minutes 00 seconds East from the southeasterly limit of Cedar Street;

SCHEDULE "A"(1)

THENCE North 33 degrees 57 minutes 00 seconds East, parallel to said southeasterly limit of Cedar Street, a distance of 95.61 feet to a point in the said northeasterly limit of said Lot Number 50, Streets and Lanes;

THENCE South 50 degrees 49 minutes 00 seconds East therealong a distance of 36.83 feet more or less to the place of beginning.

Name of recorder Mrs. Wendy Collishaw Date July 1978
Name of photographer Mrs. Wendy Collishaw Date July 1978

ONTARIO INVENTORY OF BUILDINGS

Identity: County Waterloo
Number, street, town or lot, 153 Courtland Avenue
Concession, township. Kitchener (Berlin)
Part lot 5, Plan 395
Name of Building

History: Date of Construction 1866
Original Owner Johann Hagen
Original Use Residence

Present Owner M. Reidel
Present Use Residence

Construction: Wall Material, Stone Brick Frame X
Other aluminum siding

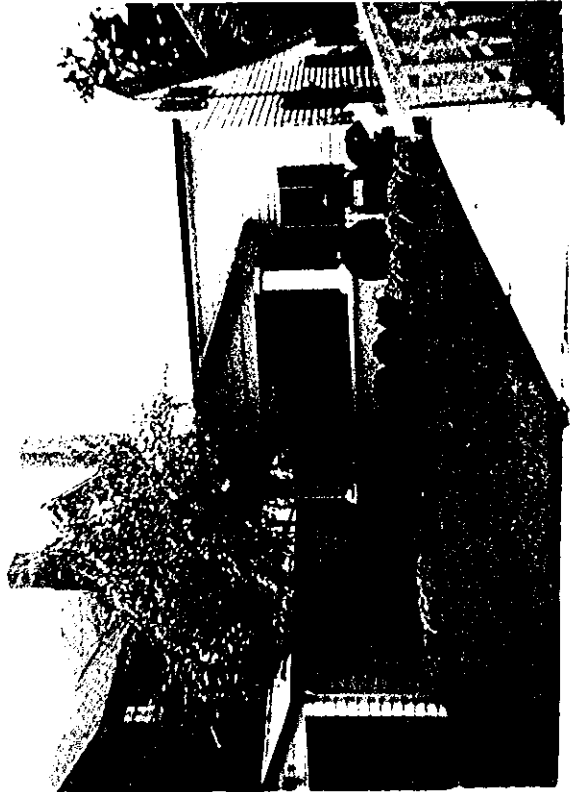
Condition of Structure Very X Fair Poor
Good

Much
Altered

Reference: Sources of Information on construction date.
Registry office
Notes on the architecture or history of the building.

Phot

O #2



PHOTOGRAPHS



Photo 1. Front (North) Elevation in 2020



Photo 2. Front (North) Elevation in 2020



Figure 3. North-West Corner in 2020



Figure 4. Side (West) Elevation in 2020



Figure 5. Side (East) Elevation in 2020



Figure 6. North-West Corner in 2023



Figure 7. Side (West) Elevation in 2023



Figure 8. Side (West) Elevation in 2023



Figure 9. Side (East) Elevation in 2023



Figure 10. Side (East) Elevation in 2023

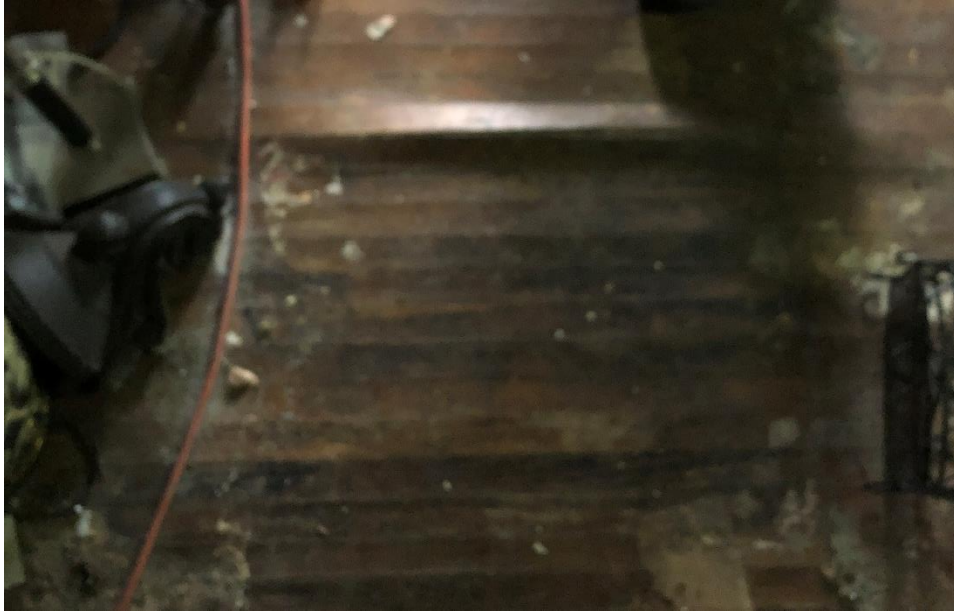


Figure 11. Interior – Buckled Wood Floor in 2023



Figure 12. Interior – Water Damaged Wood Floor in 2023



Figure 13. Interior – Example of Peeling Paint in 2023



Figure 14. Interior – Bathroom Floor in 2023



Figure 15. Interior – Floor in 2023



Figure 16. Interior – Water Damaged Ceiling in 2023



Figure 17. Interior – Water Damaged Ceiling in 2023



Figure 18. Interior – Stairs to Basement in 2023



Figure 19. Front (North) Elevation in 2024



Figure 20. Front (North) Elevation in 2024



Figure 21. Front (North) Elevation in 2024



Figure 22. Porch Roof and Columns in 2024



Figure 23. North-West Corner in 2024



Figure 24. Side (East) Elevation in 2024



Figure 25. Side (East) Elevation in 2024



Figure 26. Hole in Clapboard on Side (East) Elevation in 2024



Figure 27. Side (East) Elevation in 2024



Figure 28. Missing Fascia from Chimney Removal on Side (East) Elevation in 2024



Figure 29. Example Leaded Glass Diamond Shaped Windows in 2024

Staff Report



Development Services Department

www.kitchener.ca

REPORT TO: Heritage Kitchener

DATE OF MEETING: October 1, 2024

SUBMITTED BY: Garett Stevenson, Director of Development and Housing Approvals,
519-741-2200 ext. 7070

PREPARED BY: Deeksha Choudhry, Heritage Planner, 519-741-2200 ext. 7602

WARD(S) INVOLVED: Ward 5

DATE OF REPORT: September 3, 2024

REPORT NO.: DSD-2024-382

SUBJECT: Heritage Permit Application HPA-2024-IV-018
1385 Bleams Road
Construction of 3-Storey Stacked Townhomes with 8 Units

RECOMMENDATION:

That pursuant to Section 33 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2024-IV-018 be approved to permit the construction of a 3-storey stacked townhome complex with 8 units at the property municipally addressed as 1385 Bleams Road, in accordance with the supplementary information submitted with this application, and subject to the following conditions:

- a) That the Heritage Impact Assessment Addendum be approved by the Director of Development and Housing Approvals prior to the issuance of the heritage permit;
- b) That the updated Conservation Plan, including the vibration monitoring report, be approved by the Director of Development and Housing Approvals prior to the issuance of the heritage permit;
- c) That the building elevations be submitted for review to the satisfaction of the City's Heritage Planner prior to the issuance of the heritage permit; and
- d) That the final building permit be reviewed, and heritage clearance be provided by Heritage Planning staff prior to the issuance of the building permit.

REPORT HIGHLIGHTS:

- The purpose of this report is to present staff's recommendation for the construction of a three-storey stacked townhome complex at the subject property municipally addressed as 1385 Bleams Road.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

- The key finding of this report is the construction of the townhome complex will not have an adverse negative impact on the existing cultural heritage resources on the property.
- The proposed development is sympathetic to but distinguishable from the existing heritage resources on the building.
- There are no financial implications associated with this report.
- Community engagement included consultation with the Heritage Kitchener committee.
- This report supports the delivery of core services.

EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2024-IV-018 proposes the construction of an 8 unit, three-storey stacked townhome complex with parking at the rear on the western edge of the property municipally addressed as 1385 Bleams Road. The townhomes will be clad in brick veneer, stucco and stone veneer, and will be located approximately 30 metres away from the existing building and shed on the property. No alterations are proposed to the existing building and shed. The proposed development is contemporary in design, distinguishable from the heritage resource, and will not have an adverse negative impact on the existing heritage resources. An addendum to the Conservation Plan has also been submitted which proposes vibration monitoring, fencing and a post construction condition assessment to ensure that the existing heritage resources remain protected during and after construction.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2024-IV-018 seeking permission to construct a 3-storey stacked townhome complex with 8 units and parking at the rear at the subject property municipally addressed as 1385 Bleams Road (Fig. 1).

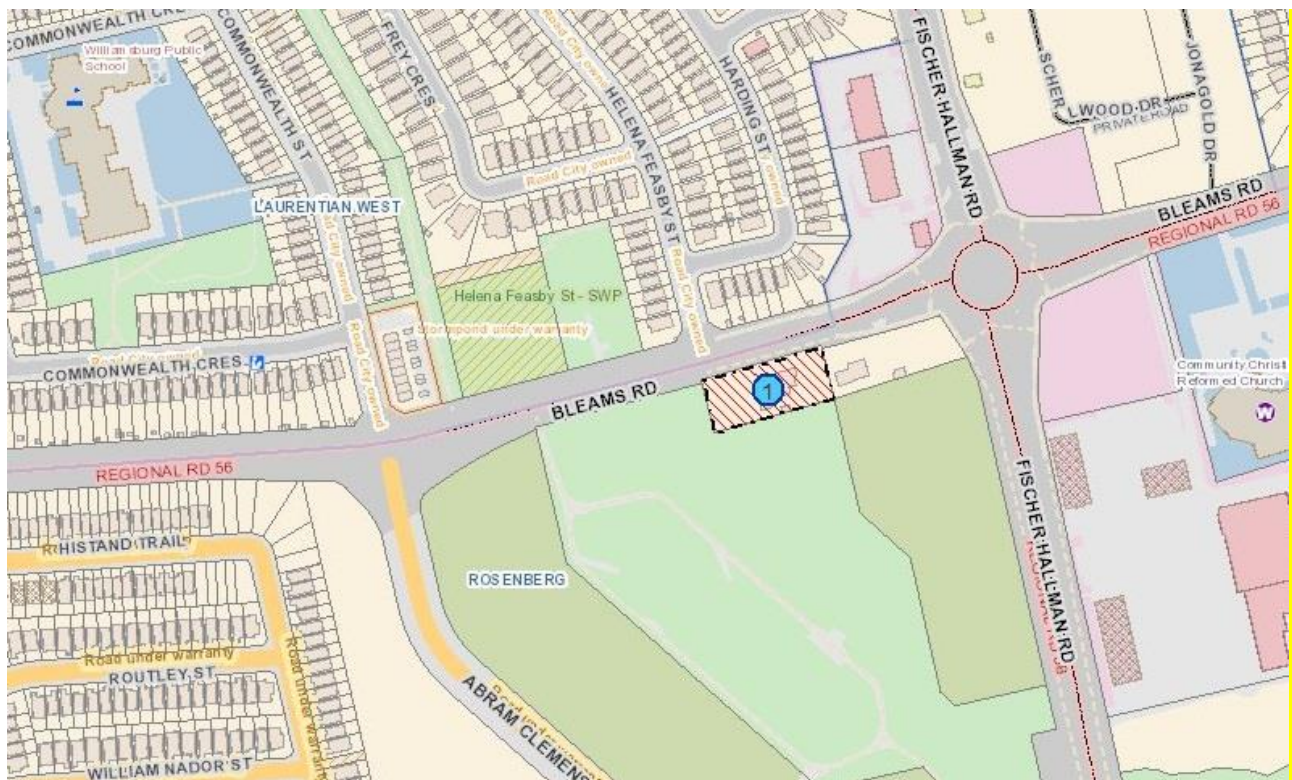


Figure 1. Location Map of subject property (highlighted in red box).

This permit has been brought before the Heritage Kitchener Committee as the subject property is designated under Part IV of the *Ontario Heritage Act* through Designating By-law 1987-309.

REPORT:

The subject property is located on the southern side of Bleams Road and western side of Fischer Hallman Road, between Fischer Hallman Road and Abrams Clemens Street. Also known as the former 'Williamsburg School' the subject property contains a 2 storey rubble stone construction house, which was originally constructed as a school for the former hamlet of Williamsburg in 1864 (Fig 2).



Figure 2. North and West elevation of the original Williamsburg Schoolhouse.

Williamsburg Schoolhouse

The Williamsburg Schoolhouse was originally built in 1864. It was a rectangular, gable-roofed structure constructed of granite fieldstone. A brick addition was constructed in 1874 to accommodate more students towards the rear. In 1966, the school was closed and the building was converted into a private residence. In 1987, a stone-faced, wood-framed addition was constructed at the front of the building (Fig. 3).



Figure 3. Phases of construction of the Williamsburg Schoolhouse. The blue arrow points to the original schoolhouse built in 1864, the red arrow points to the brick addition added in 1874, and the green arrow points to the stone-faced, wood frame addition added in 1987.

The building has been recognized for its design/physical, and historical/associative value in the designating by-law. The building is one of the few remaining original buildings from the former Hamlet of Williamsburg, and the schoolhouse is a representative example of an early construction style - rubble stone construction. The designating by-law identifies the following features of the property:

- All rubble stone facades of the original schoolhouse;
- The belfry;
- The fence; and
- The wood shed.

Associated Planning Applications

1385 Bleams Road was subject to a Zoning-By Law Amendment (ZBA) in 2023, which was approved by Council at its April 24, 2023, meeting. The zoning amendment was sought to change the A-1 (agricultural) zoning to RES-6 (residential) to allow for a medium rise residential development. The applicant was proposing to build eight, three-storey townhomes towards the rear of the property.

As part of the ZBA application, a Heritage Impact Assessment (HIA) and Conservation Plan (CP) was submitted in support of the application. The draft HIA was circulated to Heritage Kitchener at its March 7, 2023, meeting. The HIA and CP have since been approved.

Proposed Re-Development at the Subject Property

The proposal that was presented to Heritage Kitchener at its March 7, 2023, meeting has since been revised. At the time, this proposal contemplated development along the western rear portion of the property. It included 8 three storey townhomes, with parking in the front (Fig. 4)

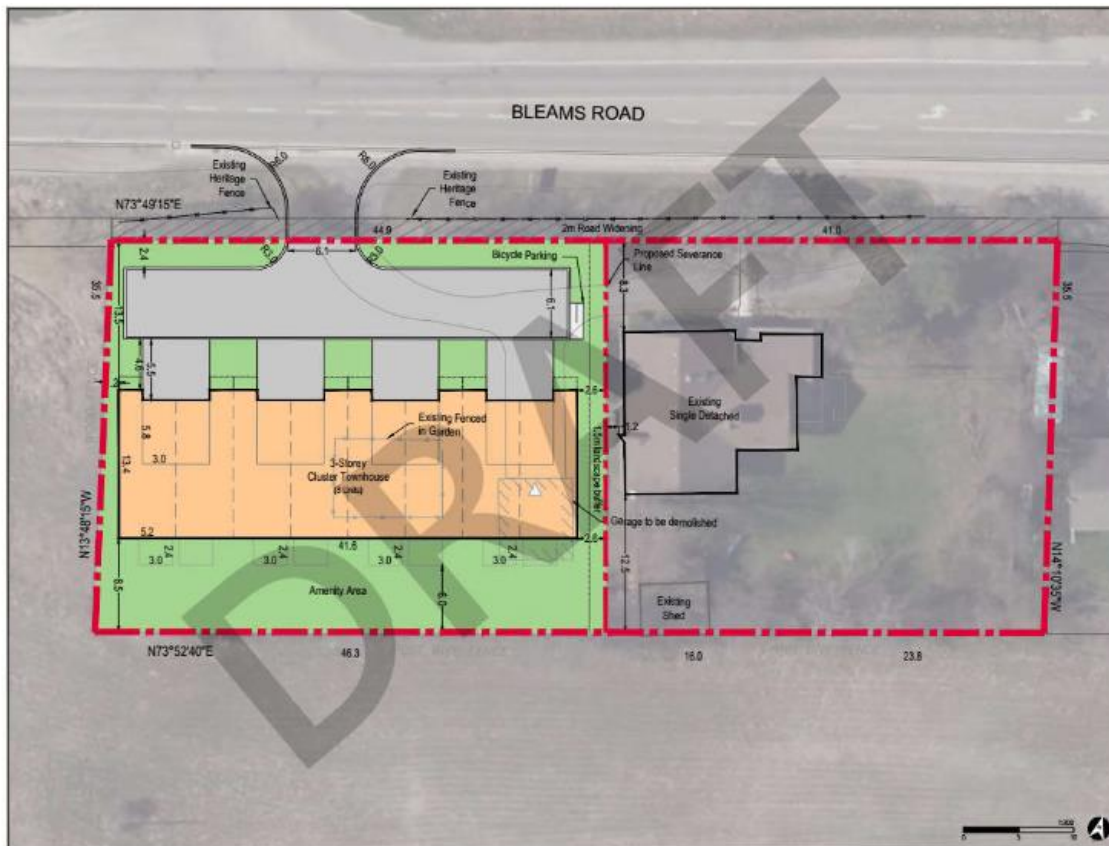


Figure 4. Initial Redevelopment Proposal presented to Heritage Kitchener Committee.

Now the redevelopment contemplates the construction of a three-storey stacked townhome complex with parking at the rear towards the western edge of the property at the front (Fig. 5). Due to the change in design, an Addendum to the approved HIA was required to assess any impacts the proposed redevelopment might have on the existing heritage resources, and to suggest any mitigation measures. The addendum was presented to Heritage Kitchener at its September 3, 2024, meeting. The Committee was generally supportive of the proposal.

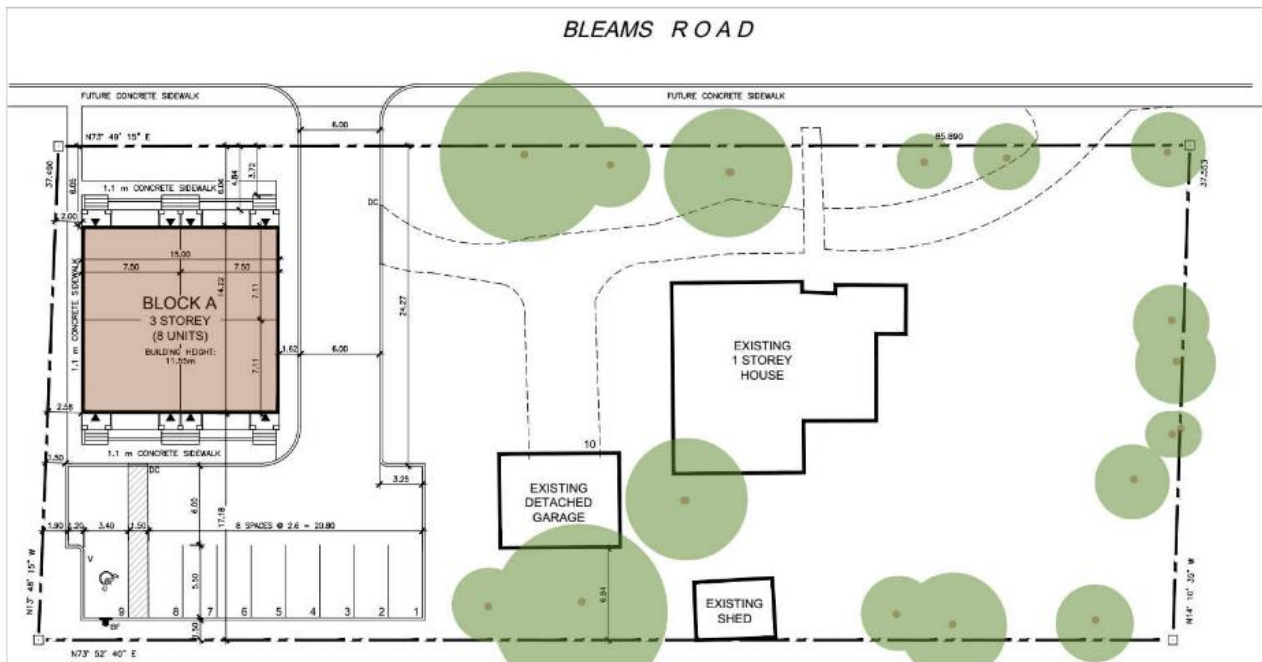


Figure 5. Revised redevelopment proposal site plan

The proposed development will have a hipped roof and will be clad in stucco and brick veneer. Columns proposed for the covered porches are going to be clad in stone veneer (Fig 6-9). There are 8 parking spaces proposed at the rear of the building, with one accessible parking spot, along with a 6-metre driveway connecting the parking area to Bleams Road. A 1.1 metre concrete sidewalk surrounds the townhome complex to provide accessibility.



Figure 6. Front Elevation of the proposed development



Figure 7. Rear Elevation of the proposed Development

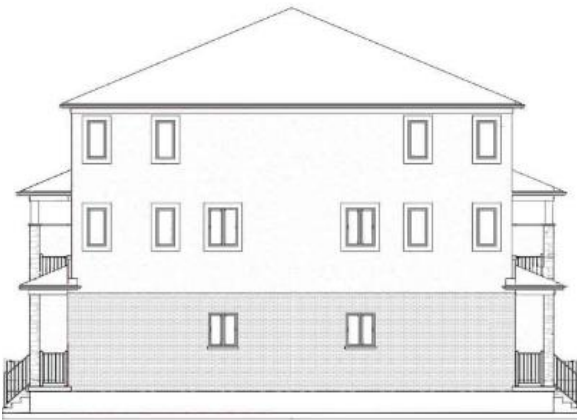


Figure 8. West Elevation of the proposed development

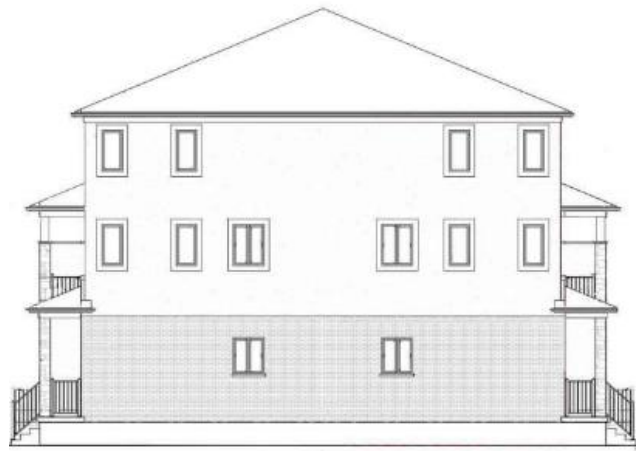


Figure 9. East Elevation of the proposed development.

As part of this redevelopment proposal, the existing cultural resources are proposed to be preserved in-situ, with no alterations proposed.

Heritage Impact Assessment (HIA) Addendum

The HIA Addendum has concluded that the proposed redevelopment will not have any negative impacts on the existing heritage resources. The HIA has not yet been approved by the Director of Development and Housing Approvals (Table 1).

<i>Potential Negative Impact</i>	<i>Assessment</i>
Destruction of any, or part of any, significant heritage attributes or features	No significant heritage attribute, nor any part thereof is to be destroyed.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	No alterations to the buildings are proposed. The development is proposed on lands that are currently vacant of 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 created do not alter the appearance of any heritage attributes, nor change the viability of any plantings. The proposed building is some 30 metres from the former schoolhouse.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	Heritage attributes are not isolated from their environment by this proposal.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	The former schoolhouse is totally exposed to public view from the street and has open space to the east, west and rear.
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	There is no change in land use.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	There is no land disturbance to the area of the property that contains the heritage resources. Drainage patterns are not altered.

Table 1. Assessment of proposed development on the existing heritage resources. Source: HIA Addendum – 1385 Bleams Road.

Draft Conservation Plan Addendum

An addendum to the Conservation Plan has also been submitted which outlines protective measures that will be undertaken during the construction of the development. A Vibration Monitoring Assessment has been submitted that will be followed during construction on-site.

Adequate fencing will also be installed and maintained for the duration of the construction to protecting on existing cultural heritage resources. Once the construction is complete, a post construction condition assessment will be performed and any repairs to the masonry will be done according to best conservation practices if they are required.

The proposed development meets *Parks Canada's Standards and Guidelines of Preservation of Historic Places in Canada*:

- *Conserve the heritage value of a historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character defining-element.*
 - No changes are proposed to existing cultural heritage resources, and they will be conserved in-situ.
- *Conserve heritage value by adopting an approach calling for minimal intervention.*
 - The proposed development will not impact any existing cultural heritage resources on the property.
- *Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from a historic place.*
 - The proposed development is visually compatible with and distinguishable from the existing cultural heritage resources. Even though in terms of it's size it might not subordinate to the existing heritage building, subordination is not just about size. The proposed development is located at an appropriate distance from the existing building, on the western edge of the property at least 30 metres away. It does not overshadow or dominate the existing cultural heritage resources. Furthermore, the design of the proposed stacked townhomes is sympathetic and complimentary to the existing heritage resources.
- *Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.*
 - The essential form and integrity of the historic place will not be impaired due to the proposed development.

The proposed development also meets the "*Eight Guiding Principles in the Conservation of Built Heritage Properties*" especially:

- *Respect for historical material – Repair/conservate rather than replace building materials and finishes except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.*
 - No replacement is proposed for the existing heritage resources because no alterations are proposed for them.
- *Respect for building's history – Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.*
 - No restoration or destruction is proposed for the existing heritage resources on the property.
- *Legibility – New work should be distinguished from old. Building or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.*

- The new development will be distinguishable from the old, with the new build being recognized as a product of its own time.

Heritage Planning Comments

In reviewing the merits of the applications, heritage staff note that:

- The subject property municipally addressed as 1385 Bleams Road is designated under Part IV of the Ontario Heritage Act;
- This permit proposes the construction of an 8 unit stacked townhome complex with parking at the rear.
- The proposed development is not proposing any alterations to the existing cultural heritage resource on the property;
- The proposed development is located on the western edge of the property, about 30 metres away from the existing cultural heritage resource. It is contemporary in style and distinguishable but complimentary to the existing heritage resources on the property;
- The proposed work is consistent with the *Eight Guiding Principles in the Conservation of Built Heritage Properties* and with *Parks Canada's The Standards and Guidelines for the Conservation of Historic Places in Canada*; and
- The proposed development will not adversely impact the existing cultural heritage resources nor its reasons for designation.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the Heritage Kitchener Committee meeting.

CONSULT – Heritage Kitchener has been consulted.

PREVIOUS REPORTS/AUTHORITIES:

- Draft Heritage Impact Assessment – 1385 Bleams Road – DSD-2023-080
- Draft Heritage Impact Assessment Addendum – 1385 Bleams Road, DSD-2024- 359

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2024-IV-018

Attachment B – Draft Heritage Impact Addendum – 1385 Bleams Road



HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS

Development & Housing Approvals
200 King Street West, 6th Floor
Kitchener ON N2G 4V6
519-741-2426; planning@kitchener.ca

PART A: SUBMISSION REQUIREMENTS

The following requirements are designed to assist applicants in submitting sufficient information in order that their Heritage Permit Application may be deemed complete and processed as quickly and efficiently as possible. If further assistance or explanation is required please contact heritage planning staff at heritage@kitchener.ca.

1. WHAT IS A HERITAGE PERMIT APPLICATION?

The Province of Ontario, through the *Ontario Heritage Act*, has enacted legislation to assist its citizens with the protection and conservation of cultural heritage resources.

Once properties are designated under the *Ontario Heritage Act*, the City is enabled to manage physical change to the cultural heritage resources as a means of protection. The principal mechanism of management is the Heritage Permit Application process, which allows the municipality to review site-specific applications and determine if proposed changes will beneficially or detrimentally affect the reasons for designation and heritage attributes.

As a general rule, the preferred alterations to heritage properties are those that repair rather than replace original heritage attributes, and those that do not permanently damage cultural heritage resources and their heritage attributes. Where replacement of materials or new construction is necessary, these should be compatible with the original. Reversibility is also preferable as this allows for the future reinstatement of heritage attributes.

According to the *Ontario Heritage Act*, no owner of designated property shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, unless the owner applies to the council of the municipality and receives written consent. This consent is obtained through the approval of a Heritage Permit Application.

Heritage Permit Applications are applicable for all individually designated properties (under Part IV of the *Ontario Heritage Act*) and all properties located within the boundaries of Heritage Conservation Districts (designated under Part V of the *Ontario Heritage Act*).

2. WHEN IS A HERITAGE PERMIT APPLICATION REQUIRED?

Under the Ontario Heritage Act, R.S.O. 1990, any new construction or "alteration" to a property designated under Part IV of the Act (individually designated property) or a property designated under Part V of the Act (within a Heritage Conservation District) requires a Heritage Permit Application. "Alteration" is defined as: "to change in any manner and includes to restore, renovate, repair or disturb." In addition, the approval of a Heritage Permit Application is required for any demolition of a property designated under Part IV or V of the Act. **Please contact Heritage Planning staff directly to confirm if your specific project requires the approval of a Heritage Permit Application.**

Below are some examples of typical Part IV alterations that may require a Heritage Permit Application:

- Addition and/or alteration to an existing building or accessory building
- Replacement of windows or doors, or a change in window or door openings
- Change in siding, soffit, fascia or roofing material
- Removal and/or installation of porches, verandahs and canopies
- Removal and/or installation of cladding and chimneys
- Changes in trim, cladding, or the painting of masonry

- Repointing of brick

Note: Heritage Permit Application requirements differ between Part V designations depending on the policies and guidelines of the respective Heritage Conservation District Plans. Please refer to the City of Kitchener's website at www.kitchener.ca/heritage to download a copy of the relevant Heritage Conservation District Plan (Civic Centre Neighbourhood, St. Mary's, Upper Doon, and Victoria Park Area).

3. WHAT INFORMATION IS REQUIRED WITH A HERITAGE PERMIT APPLICATION?

The information required varies with each application. The intent of the application is to ensure that Heritage Planning staff and, where required, the Heritage Kitchener committee understand the specific details of any proposed changes in order to be sufficiently informed so they may offer advice to the applicant and, where required, to City Council. An incomplete application cannot be processed and the official notice of receipt (as required under the *Ontario Heritage Act*) will not be issued until all of the documents have been submitted. Failure to provide a complete application may result in deferral by Heritage Planning staff or the Heritage Kitchener committee in order to secure additional information, which will delay final approval. At minimum, the following information is required:

Heritage Permit Application Form

The applicant must provide a complete original copy, including signature of the owner, of the Heritage Permit Application Form.

Written Description

The applicant must provide a complete written description of all proposed work. The description should complement drawings, detailed construction plans, photos and any other sketches or supporting information submitted with the application. The written description must include a list and the details of all proposed work including, but not limited to, proposed colours, materials, sizes, etc.

Construction and Elevation Drawings

Along with construction elevation drawings (drawn to scale) the applicant may also, **but not in lieu of**, submit a sketch of the proposed work made over a photograph.

Drawings must be drawn to scale and include:

- Overall dimensions
- Site plan depicting the location of existing buildings and the location of any proposed new building or addition to a building
- Elevation plan for each elevation of the building
- Specific sizes of building elements of interest (signs, windows, awnings, etc.)
- Detailed information including trim, siding, mouldings, etc., including sizes and profiles
- Building materials to be used (must also be included in the written description)
- Construction methods and means of attachment (must also be included in the written description)

Some of the above components may be scoped or waived at the discretion of Heritage Planning staff following discussion with the applicant.

Photographs

Photographs of the building including general photos of the property, the streetscape in which the property is located, facing streetscape and, if the property is located at an intersection, all four corners. Photos of the specific areas that may be affected by the proposed alteration, new construction, or demolition must be included.

Electronic copies of construction and elevation drawings, sketches, and photographs, along with hard copies submitted with the application, are encouraged.

Samples

It is recommended that applicants bring samples of the materials to be used to the Heritage Kitchener meeting when their application is to be considered. This may include a sample of the windows, brick, siding, roofing material, as well as paint chips to identify proposed paint colours.

Other Required Information

In some circumstances Heritage Planning staff may require additional information, such as a Heritage Impact Assessment or Conservation Plan, to support the Heritage Permit Application. The requirement for additional information will be identified as early on in the Heritage Permit Application process as possible. Pre-consultation with Heritage Planning staff before formal submission of a Heritage Permit Application is strongly encouraged.

4. WHAT CAN I DO IF MY HERITAGE PERMIT APPLICATION IS DENIED?

City of Kitchener Heritage Planning staff and the Heritage Kitchener committee endeavour to come to solutions for every Heritage Permit Application submitted. Discussions with the applicant and revisions usually result in successful applications.

However, if the municipality refuses your application and you choose not to resolve the issue with a revised application, you have the option of appealing the decision to the Conservation Review Board (for alterations to designated properties under Part IV) or the Ontario Municipal Board (for demolition of property designated under Part IV or for any work to designated property under Part V).

5. IMPORTANT NOTES

Professional Assistance

Although it is not a requirement to obtain professional assistance in the preparation of this information, the applicant may wish to seek such assistance from an architect, architectural technologist, draftsman or others familiar with the assessment of buildings and the gathering together of building documents.

Building Codes and Other By-laws

It is the applicant’s responsibility to ensure compliance with all other applicable legislation, regulations and by-laws. These items include the Ontario Building and Fire Codes, and the City’s zoning and property standards by-laws.

2024 Heritage Permit Application Submission Deadlines	2024 Heritage Kitchener Meeting Dates
November 24, 2023	January 9, 2024
December 29, 2023	February 6, 2024
January 26, 2024	March 5, 2024
February 23, 2024	April 2, 2024
March 29, 2024	May 7, 2024
April 26, 2024	June 4, 2024
-	No July Meeting
June 28, 2024	August 6, 2024
July 26, 2024	September 3, 2024
August 23, 2024	October 1, 2024
September 27, 2024	November 5, 2024
-	No December Meeting

6. HOW DO I PROCEED WITH SUBMITTING MY HERITAGE PERMIT APPLICATION?

- a) Heritage Planning Staff are available to meet with applicants and review all documentation prior to formal submission. Often Heritage Planning staff can assist you with historical and architectural information that might help with your proposed changes.
- b) Formal submission of a Heritage Permit Application with all supporting documentation (written description, construction drawings, sketch plans, scale drawing, photographs) to Heritage Planning staff are due approximately five (5) weeks prior to a Heritage Kitchener meeting (see schedule for submission deadlines and committee meeting dates).
- c) Upon confirmation of the submission of a complete application, including the owner's signature and all supporting documentation, Heritage Planning staff will issue a Notice of Receipt, as required by the *Ontario Heritage Act*, to the Applicant.
- d) Heritage Planning staff determine whether the Heritage Permit Application may be processed under delegated authority approval without the need to go to Heritage Kitchener and/or Council. Where Heritage Permit Applications can be processed under delegated authority approval without the need to go to Heritage Kitchener and Council, Heritage Planning staff will endeavour to process the application within 10 business days.
- e) Where Heritage Permit Applications are required to go to Heritage Kitchener, Heritage Planning staff prepare a staff Report based on good conservation practice and the designating by-law, or the guidelines and policies in the Heritage Conservation District Plan. Preparation of the staff Report may require a site inspection.
- f) Heritage Kitchener Meeting Agenda, including staff Report, circulated to Committee members prior to Heritage Kitchener meeting. Staff Report circulated to applicant prior to meeting.
- g) Heritage Permit Application is considered at Heritage Kitchener meeting. Heritage Planning staff present staff Report and Recommendations to Heritage Kitchener. Applicants are encouraged to attend the Heritage Kitchener meeting in order to provide clarification and answer questions as required. Failure to attend the Heritage Kitchener meeting may result in a deferral in order to secure additional information, which would delay consideration of the Heritage Permit Application. Where the applicant, Heritage Planning staff, and Heritage Kitchener support the Heritage Permit Application, the application may be processed under delegated authority and approved by the Coordinator, Cultural Heritage Planning. Where the applicant, Heritage Planning staff and/or Heritage Kitchener do not support the Heritage Permit Application, the staff report with recommendation and Heritage Kitchener recommendation will be forwarded to Council for final decision.
- h) Where the staff report with recommendation and Heritage Kitchener recommendation are forward to Council for final decision, Council may:
 1. Approve the Heritage Permit Application;
 2. Approve the Heritage Permit Application on Terms and Conditions; or,
 3. Refuse the Heritage Permit Application.
- i) Within 30 days of receiving Notice of Council's Decision, the applicant may appeal the decision and/or terms and conditions to the Conservation Review Board or Local Planning Appeal Tribunal (LPAT).

7. SPECIFIC REQUIREMENTS FOR NEW CONSTRUCTION, ALTERATIONS AND ADDITIONS TO DESIGNATED PROPERTY

Information presented in the Heritage Permit Application should indicate an understanding of the reasons for designation and heritage attributes of the designated property and, if applicable, the surrounding area, including the following:

Setting

1. Positioning of the heritage building or structure on the property
2. Lot size related to building size
3. Streetscape (relationship to other properties and structures on the street)

Building Details

1. Proportion and massing
2. Roof type and shape
3. Materials and detailing
4. Windows and doors:
 - Style
 - Proportions
 - Frequency or placement
5. Relationship of the heritage building to other buildings on the lot and to the streetscape

Heritage Attributes

The following applies where a Heritage Permit Application includes work on heritage attributes:

Windows and Doors

The applicant should consider in order of priority:

1. Repairing or retrofitting the existing units (information on how to make older windows more energy efficient is available from Heritage Planning staff)
2. Replacing the units with new units matching the originals in material, design, proportion and colour
3. Replacing the units with new units that are generally in keeping with the original units

If historic window units are proposed to be replaced the application should include the following:

- Description of the condition of the existing units
- Reasons for replacing the units
- Description of the proposed new units

If approval to replace historic window units is given, the following action should be considered:

- A sample of a window removed should be stored on site in case a future owner wishes to construct a replica of the original
- The masonry opening and/or door framing should not be disturbed
- Exterior trim should match the original

Roofing

The application should include:

- Description of proposed roofing material to be applied
- If there is a request to install a different roofing material, the applicant may wish to investigate what the original material might have been

Masonry Work

The application should include:

- A description of the proposed work, materials (type/style of brick, type of mortar mix, etc.) and methods of repair and application
- Outline the reasons for the work

Signage

The application should include:

- A general written description of the proposed signage to be installed
- A scale drawing of the signage with dimensions, materials, methods of construction, colours and means of attachment (the means of attachment should be arranged to anchor into joints between historic masonry units or into wood building elements)
- Type of illumination, if applicable

Awnings

The application should include:

- A sketch view of the proposed awning – perhaps over a photo
- A scale drawing of the awning on the building with dimensions, materials, operating mechanism, method of construction, colours and means of attachment (the means of attachment should be arranged to anchor into joints between masonry units or into wooden building elements)
- Type of illumination, if applicable.

8. SPECIFIC REQUIREMENTS FOR DEMOLITION

Information presented in the Heritage Permit Application should describe the existing conditions, including the existing setting and existing heritage attributes, of the designated property and the surrounding area, specifically as they relate to the building proposed for demolition. The Heritage Permit Application should provide a detailed rationale for the demolition, including an assessment of the current condition of the building, and a cost comparison identifying the difference in cost to repair and restore the building versus cost to demolish and construct a new building.

9. HERITAGE CONSERVATION PRINCIPLES

The Heritage Permit Application must demonstrate how the proposed work (e.g., alteration, new construction or demolition) is consistent with the designating by-law for individual properties (Part IV) or the Heritage Conservation District Plan for properties within a Heritage Conservation District (Part V designation). In addition, the Heritage Permit Application must demonstrate how the proposed work is consistent with the Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (available at www.historicplaces.ca/en/pages/standards-normes.aspx).

For more information on Heritage Planning in the City of Kitchener please contact our heritage planning staff at heritage@kitchener.ca.

	<h2 style="margin: 0;">HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS</h2> <p style="margin: 0;">Development & Housing Approvals 200 King Street West, 6th Floor Kitchener ON N2G 4V6 519-741-2426; planning@kitchener.ca</p>
---	--

STAFF USE ONLY

Date Received:	Accepted By:	Application Number:
		HPA-

PART B: HERITAGE PERMIT APPLICATION FORM

1. NATURE OF APPLICATION

- Exterior Interior Signage
 Demolition New Construction Alteration Relocation

2. SUBJECT PROPERTY

Municipal Address: 1385 Bleams Rd Kitchener On N2E3X7

Legal Description (if know): LT 5 RCP 1469 KITCHENER; KITCHENER

Building/Structure Type: Residential Commercial Industrial Institutional

Heritage Designation: Part IV (Individual) Part V (Heritage Conservation District)

Is the property subject to a Heritage Easement or Agreement? Yes No

3. PROPERTY OWNER

Name: [REDACTED]

Address: 1385 Bleams Rd Kitchener On N2E3X7

City/Province/Postal Code: KITCHENER

Phone: [REDACTED]

Email: [REDACTED]

4. AGENT (if applicable)

Name: _____

Company: _____

Address: _____

City/Province/Postal Code: _____

Phone: _____

Email: _____

5. WRITTEN DESCRIPTION

Provide a written description of the project including any conservation methods proposed. Provide such detail as materials to be used, measurements, paint colours, decorative details, whether any original building fabric is to be removed or replaced, etc. Use additional pages as required. Please refer to the City of Kitchener Heritage Permit Application Submission Guidelines for further direction.

I would like to build one block of 8 stacked towns on the vacant portion of the lands east of the school house and with a buffer of 4.4 meters from the non designated portion of the home, which is more than the 3.7 m that has been established in the zoning bylaw.

6. REVIEW OF CITY OF KITCHENER HERITAGE PERMIT APPLICATION SUBMISSION GUIDELINES

Describe why it is necessary to undertake the proposed work:

To provide additional housing which is intended for long term rentals and financed via cmhc mli select program

Describe how the proposal is consistent with the Part IV individual designating by-law or the Part V Heritage Conservation District Plan:

the proposal is a separate new construction building set back further than the existing heritage property and of 3 stories in height, same height that was approved at the zba and via the also approved hia.

Describe how the proposal is consistent with Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (www.historicplaces.ca/en/pages/standards-normes.aspx):

the proposal is not attached to the heritage home, does not involve any changes to the heritage home and does not impact any of the protected heritage attributes as registered for the property which are the belfry, the shed and the stone walls.

7. PROPOSED WORKS

a) Expected start date: asap Expected completion date: april 2025

b) Have you discussed this work with Heritage Planning Staff? Yes No
- If yes, who did you speak to? Deeksha

c) Have you discussed this work with Building Division Staff? Yes No
- If yes, who did you speak to? Nada Djuric and Sheryl Rice Menezes

d) Have you applied for a Building Permit for this work? Yes No

e) Other related Building or Planning applications: Application number

8. ACKNOWLEDGEMENT

The undersigned acknowledges that all of the statements contained in documents filed in support of this application shall be deemed part of this application. The undersigned acknowledges that receipt of this application by the City of Kitchener - Planning Division does not guarantee it to be a 'complete' application. The undersigned acknowledges that the Council of the City of Kitchener shall determine whether the information submitted forms a complete application. Further review of the application will be undertaken and the owner or agent may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted. Once the application is deemed to be fully complete, the application will be processed and, if necessary, scheduled for the next available Heritage Kitchener committee and Council meeting. Submission of this application constitutes consent for authorized municipal staff to enter upon the subject property for the purpose of conducting site visits, including taking photographs, which are necessary for the evaluation of this application. The undersigned acknowledges that where an agent has been identified, the municipality is authorized but not required to contact this person in lieu of the owner and this person is authorized to act on behalf of the owner for all matters respecting the application. The undersigned agrees that the proposed work shall be done in accordance with this application and understands that the approval of this application under the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the City of Kitchener or legislation including but not limited to the requirements of the Building Code and the Zoning By-law. The undersigned acknowledges that in the event this application is approved, any departure from the conditions imposed by the Council of the City of Kitchener or from the plans or specifications approved by the Council of the City of Kitchener is prohibited and could result in a fine being imposed or imprisonment as provided for under the *Ontario Heritage Act*.

Signature of Owner/Agent: _____ Date: June 24th 2024

Signature of Owner/Agent: _____ Date: _____

9. AUTHORIZATION

If this application is being made by an agent on behalf of the property owner, the following authorization must be completed:

I / We, _____, owner of the land that is subject of this application, hereby authorize _____ to act on my / our behalf in this regard.

Signature of Owner/Agent: _____ Date: _____

Signature of Owner/Agent: _____ Date: _____

The personal information on this form is collected under the legal authority of Section 33(2), Section 42(2), and Section 42(2.2) of the Ontario Heritage Act. The information will be used for the purposes of administering the Heritage Permit Application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. If you have any questions about this collection of personal information, please contact the Manager of Corporate Records, Legislated Services Division, City of Kitchener (519-741-2769).

STAFF USE ONLY

Application Number: _____

Application Received: _____

Application Complete: _____

Notice of Receipt: _____

Notice of Decision: _____

90-Day Expiry Date: _____

PROCESS:

Heritage Planning Staff: _____

Heritage Kitchener: _____

Council: _____

Aug 16th 2024

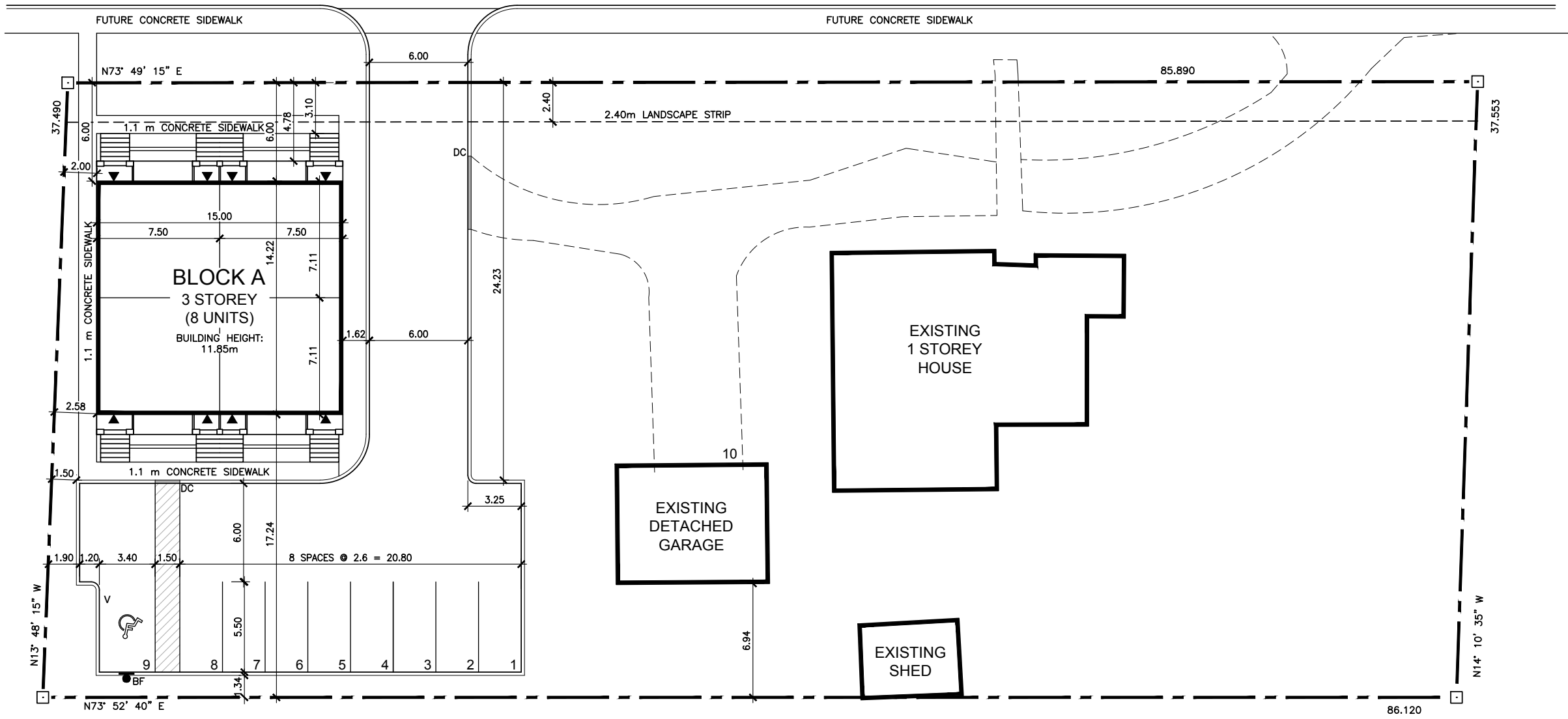
Attn: Deeksha Choudhry, MSc., BES
Heritage Planner| Development and Housing Approvals Division| City of Kitchener
200 King Street West, 6th Floor | P.O. Box 1118 | Kitchener ON N2G 4G7
519-741-2200 ext. 7602
deeksha.choudhry@kitchener.ca

Re: 1385 Bleams Rd Heritage Permit Application dated June 24th 2024

Please accept the attached site plan as a revision to the above mentioned heritage permit application in response to Heritage Kitchener's concerns.

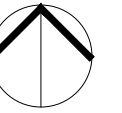

1385 Bleams Rd, Kitchener, On


BLEAMS ROAD



North Arrow

True North:



Project Information

SOLOMES HOMES

BLEAMS ROAD DEVELOPMENT
1385 BLEAMS ROAD, KITCHENER, ON

Set Issuance

No.	Date	Description
2	2024-05-29	REVISED AS CLIENT'S COMMENTS
3	2024-06-03	REVISED AS CLIENT'S COMMENTS
4	2024-07-04	REVISED AS CITY'S COMMENTS
5	2024-07-30	REVISED AS CITY'S COMMENTS
6	2024-08-14	ALTERED BUILDING LOCATION

Sheet Information

SITE PLAN

Project No. 15158
Project Start Date: 2024-05-16
File: 1385 Bleams - Site Plan.dwg
Drawn by: J.P.
Scale: 1:300

PRELIMINARY

A1.01
Page 63 of 163

Plot Date | Time - 9/4/2024 10:49:10 AM

PARKING CALCULATIONS

REGULATION	REQUIRED	PROPOSED
OFF-STREET PARKING SPACES (MINIMUM)	1 SPACE PER UNIT = 9 SPACES	9 SPACES
VISITOR PARKING SPACES (MINIMUM)	15% X 9 SPACES = 1 SPACE	1 SPACE
TOTAL PARKING SPACES:	10 SPACES	10 SPACES
BARRIER FREE REQUIREMENTS		
PARKING SPACES (MINIMUM)	1	1
* DENOTES VARIANCE REQUIRED		

ZONING BY-LAW 85-1 (R-7) 789R

8 UNIT STACKED TOWNHOUSE (MULTIPLE DWELLING) + EXISTING 1 UNIT HOUSE				
REGULATION	REQUIRED	PROPOSED		
LOT AREA (MINIMUM)	N/A	3223.88 m ²		
LOT WIDTH (MINIMUM)	15.00 m	85.89 m		
FRONT YARD (MINIMUM)	6.00 m	6.00 m		
INTERIOR SIDE YARD (MINIMUM)	1.20 m	2.00 m		
REAR YARD (MINIMUM)	6.00 m	6.94 m		
LANDSCAPE STRIP FROM STREET (MINIMUM)	2.40 m	3.10 m		
DRIVE AISLE SETBACK FROM STREET (MINIMUM)	2.40 m	24.23 m		
FRONT FACADE OPENINGS (MINIMUM)	20.00%	24.35%		
LANDSCAPE OPEN SPACE (MINIMUM)	20.00%	644.78 m ²	68.56%	2210.14 m ²
* DENOTES VARIANCE REQUIRED				

**Addendum to Heritage Impact Assessment
for
1385 Bleams Road
Lot 5, Registrar's Compiled Plan 1469, Hiestand Tract
in the City of Kitchener, ON**



CHC Limited
87 Liverpool Street, Guelph, ON N1H 2L2

August 22, 2024

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1385 Bleams Road, Kitchener, ON**

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Appendix 1 Preliminary Construction Vibration Assessment, 1385 Bleams Road, Proposed Stacked Townhouse Block, City of Kitchener, OZA Inspections
 Ltd., August 20, 2024

cover: Williamsburg, from the 1881 Atlas of Waterloo County

1.0 BACKGROUND - ADDENDUM to HERITAGE IMPACT ASSESSMENT (HIA)

A Cultural Heritage Impact Assessment (HIA)¹ for 1385 Bleams Road was prepared and submitted June 8, 2023 and approved. A change in the planned site development of the severed portion of the lot has prompted this addendum to the HIA. This addendum should be read in conjunction with that HIA. The property is designated under the *Ontario Heritage Act* under City of Kitchener By-law 87-309.

The heritage attributes of the property are:

- 1864 stone schoolhouse and 1874 brick addition:
 - rubble stone facades of the 1864 schoolhouse,
 - gable roofs of the 1864 stone schoolhouse and 1874 brick addition,
 - 9/6 double hung sash windows of the 1864 stone schoolhouse and 1874 brick addition,
 - 6-pane transom over back door of the stone schoolhouse,
 - belfry.
- board and batten wood shed in rear yard:
 - board and batten siding,
 - gothic window in upper east facade,
 - gable roof.

¹ *Heritage Impact Assessment, 1385 Bleams Road, Kitchener, ON*, CHC Limited, June 8, 2003

2.0 ADDENDUM to HERITAGE IMPACT ASSESSMENT

2.1 Proposed development and impacts

The heritage resources on the subject property are located near the middle of the property, with the eastern and western portions being open lawn and the original playgrounds for the school (Figure 1).



Figure 1

1385 Bleams Road - GRCA mapping

The western open lawn portion was proposed to be redeveloped with eight, three-storey townhomes in the June 2023 HIA. The change in plans now proposes to develop that western open lawn portion as shown on the site plan in Figure 2. The proposed 3-storey stacked townhouse unit is set near the street with parking behind the building accessed by a driveway on the east. The building is approximately 30 metres from the westerly facade of the former schoolhouse.

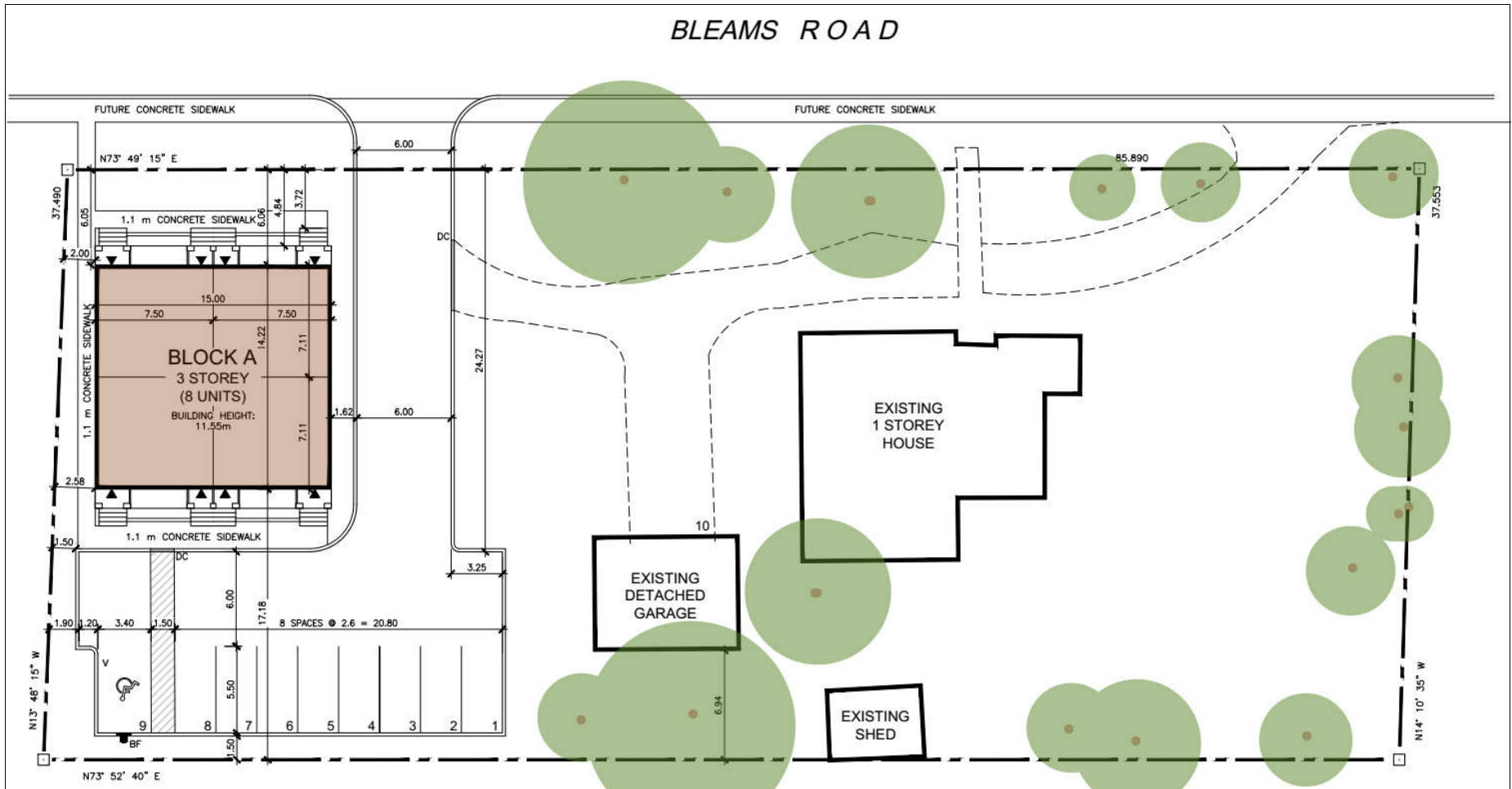


Figure 2

site plan - Orchard Design, August 14, 2024

There are no consistent setbacks from Bleams Road on the south side near the subject property, as open space fronts Bleams Road to the west, and there is one lot to the east before Fischer-Hallman Road that currently contains a residence which is setback at a greater distance than either the former schoolhouse or the proposed stacked townhomes. That property to the east is slated for redevelopment in the future. The lands to the south of the property are zoned open space, leaving the proposed development and the heritage resources bounded on two sides by open space.

Public views of the schoolhouse are not impeded. The former schoolhouse is in complete public view from the street (Figure 2). The facades of the stacked townhouse unit are illustrated in Figures 3 - 6.



Figure 3 front elevation - Orchard Design, June 24, 2024



Figure 4 rear elevation - Orchard Design, June 24, 2024

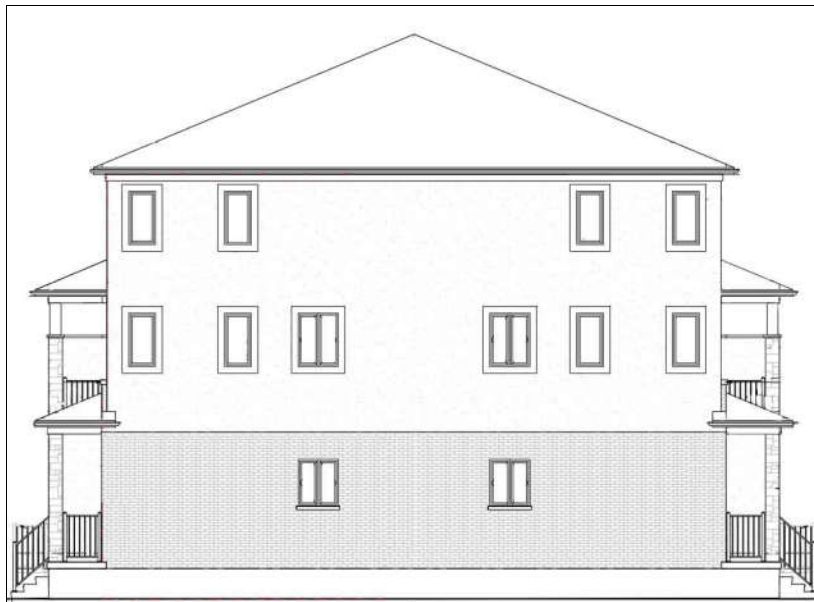


Figure 5 west side elevation - Orchard Design, August 20, 2024

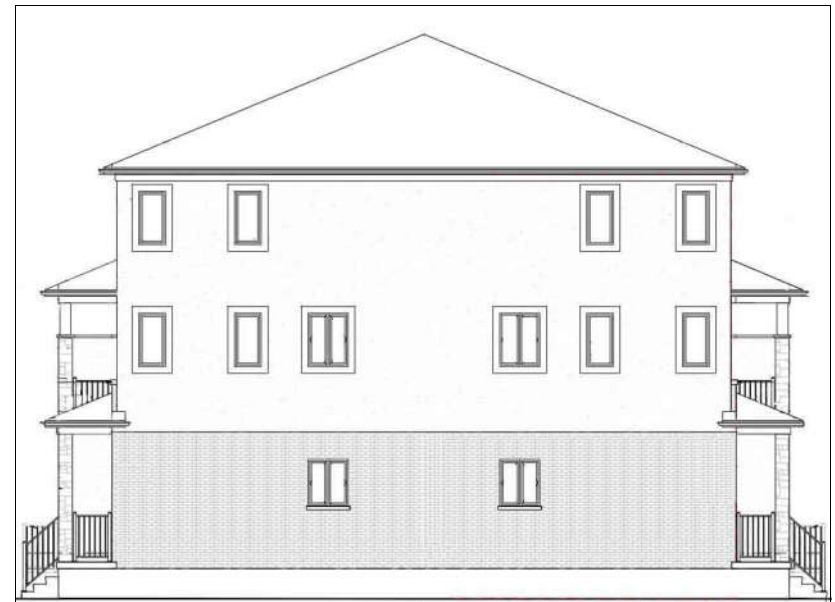


Figure 6 east side elevation - Orchard Design, August 20, 2024

The following assessment of potential impacts the proposed amended redevelopment or site alteration may have on the cultural heritage resource is based on the possible negative impacts as stated in the *Ontario Heritage Tool Kit*.²

<i>Potential Negative Impact</i>	<i>Assessment</i>
Destruction of any, or part of any, significant heritage attributes or features	No significant heritage attribute, nor any part thereof is to be destroyed.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	No alterations to the buildings are proposed. The development is proposed on lands that are currently vacant of 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 created do not alter the appearance of any heritage attributes, nor change the viability of any plantings. The proposed building is some 30 metres from the former schoolhouse.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	Heritage attributes are not isolated from their environment by this proposal.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	The former schoolhouse is totally exposed to public view from the street and has open space to the east, west and rear.
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	There is no change in land use.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	There is no land disturbance to the area of the property that contains the heritage resources. Drainage patterns are not altered.

² PPS, 2005, Info Sheet No. 5 Cultural Heritage and Archaeology Policies 2.6, p. 3. (*Heritage Tool Kit*)

2.2 Options and Mitigating Measures

Comments provided in the Pre-submission Consultation³ regarding the form of development included:

1. Building height should generally be a minimum of three stories per the Medium Density 1 designation policies, although the HIA will be key in that regard.
3. The proposed density may be too low. Whereas the proposed density is 3-4.5 uph, the density contemplated in the secondary plan is 26-100 uph. While the density range is not necessarily required to be achieved on every site, the proposal should explore opportunities for additional density while responding appropriately to the heritage resource on site.

The proposal provides the minimum three stories and proposes a lower density than that contemplated in the secondary plan to accommodate the heritage resource. With that in mind, options for the development of the property included the positioning of the stacked townhomes to both protect views of the heritage resource and provide access and parking for the units. Because the proposed solution does nothing to impair public views, utilizes the existing and historic access points from Bleams Road, and provides private open space with unimpeded views of the proposed adjacent parkland, it was deemed to be an appropriate solution.

The architecture of the proposed stacked townhouses is contemporary and in keeping with that of the neighbouring residential architecture. It does not overwhelm the adjacent heritage resource, mainly as a result of its location on the lot, being set back some 30 metres from the west wall of the former schoolhouse (Figure 2).

Mitigating measures to ensure conservation of the heritage attributes of the heritage resource include securely fencing the area of new construction to prohibit the placement of construction materials and equipment within the heritage resource block. A vibration monitoring assessment had been recommended as part of the Heritage Protection Plan for this property (CHC Limited, May 30, 2023). An assessment was conducted by OZA Inspections Ltd. (Appendix 1) which specified monitoring requirements and associated vibration controls as necessary towards the preservation of the subject property, based on the current site plan. The assessment concluded that “based on modelling, work will not encroach within the minimum setback distances required for vibration pertaining to heritage structures on the subject property. Therefore, specific vibration controls are not required. Initial testing of vibration levels from key construction operations will help ensure safe management and subsequent protection of the nearby heritage buildings”⁴.

³ Record of Consultation, Development Services - Planning, Pre-Submission Consultation Meeting: February 10, 2022

⁴ Preliminary Construction Vibration Assessment, 1385 Bleams Road, Proposed Stacked Townhouse Block, City of Kitchener, OZA Inspections Ltd., August 20 2024, p 5

2.3 Heritage Conservation Principles

None of the 14 standards (conservation principles) of the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada) is applicable to this project as the heritage resource is not being altered in any way by the development proposal. It will remain as is.

Similarly none of the *Eight Guiding Principles in the Conservation of Built Heritage Properties* (Ontario Ministry of Heritage, Sport, Tourism and Culture Industries) is applicable.

2.4 Summary Statement and Conservation Recommendations

The property at 1385 Bleams Road meets all three *Ontario Heritage Act Regulation 9/06* criteria for significance and is worthy of designation under Part IV of the *Act*. It is protected by heritage designation by-law 87-309 which lacks the statement of cultural heritage value or interest prescribed by the *Act* since 2005 for new designations, although it remains valid. If the City finds merit in updating By-law 87-309 through the amending provisions of the *Act*, it could recognize the heritage attributes observed in this report with the exception of the post and rail fence.* Those heritage attributes are:

- for the 1864 stone schoolhouse and 1874 brick addition
 - rubble stone facades of the 1864 schoolhouse,
 - gable roofs of the 1864 stone schoolhouse and 1874 brick addition,
 - 9/6 double hung sash windows of the 1864 stone schoolhouse and 1874 brick addition,
 - 6-pane transom over back door of the stone schoolhouse,
 - belfry.
- for the board and batten wood shed in rear yard
 - board and batten siding,
 - gothic window in upper east facade,
 - gable roof.

The 1987 stone clad addition should be clearly noted as not being part of the designation.

* Because the post and rail fence will now, as a result of the development and the road widening, be on the Regional right-of-way, and because it cannot be successfully moved as it is in such poor condition, it was recommended that its heritage attribute status be removed in the amended by-law in the approved June 2023 HIA.

There are no expected potential impacts on the property from the development proposal. To facilitate minimum impact on the heritage resources during construction, a 'Heritage Protection Plan'⁵ was prepared to consist of protective fencing for the schoolhouse during construction. That Plan requires an addendum to conform to this amended HIA.

In the opinion of the author, there are no negative impacts to the heritage resources on the property with respect to the revised development proposal.

This addendum to the June 2023 Heritage Impact Assessment is respectfully submitted by:

CHC Limited



Owen R. Scott, OALA, FCSLA, CAHP

⁵ *Heritage Protection Plan, 1385 Bleams Road, Kitchener, ON, CHC Limited, May 30, 2023*

REFERENCES

Eight Guiding Principles in the Conservation of Built Heritage Properties (Ontario Ministry of Heritage, Sport, Tourism and Culture Industries)

Heritage Impact Assessment, 1385 Bleams Road, Kitchener, ON, CHC Limited, June 8, 2003

Heritage Protection Plan, 1385 Bleams Road, Kitchener, ON, CHC Limited, May 30, 2023

H. Parsell & Co and Walker & Miles, Compiler, *Illustrated Historical Atlas of Waterloo & Wellington Counties Ontario 1881 & 1877*, Richardson, Bond & Wright Ltd., Owen Sound, ON, 1972

Parks Canada, *Standard & Guidelines for the Conservation of Historic Places in Canada*, www.pc.gc.ca 2003

PPS, 2005, Info Sheet No. 5 Cultural Heritage and Archaeology Policies 2.6, p. 3. (*Heritage Tool Kit*)

Record of Consultation, Development Services - Planning, Pre-Submission Consultation Meeting: February 10, 2022

Appendix 1

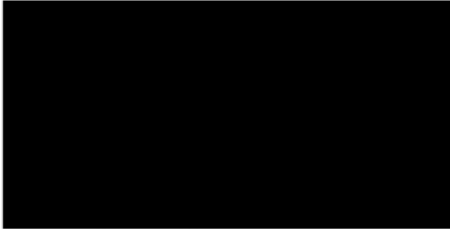
Preliminary Construction Vibration Assessment, 1385 Bleams Road, Proposed Stacked Townhouse Block, City of Kitchener, OZA Inspections Ltd.,
August 20, 2024

OZA Inspections Ltd.

A Member Company of the OZA Group

202-400 Jones Road
Stoney Creek, ON L8E 5P4
Toll Free 1-800-667-8263
Tel: (905) 643-1074
Fax: (905) 643-9040
estimating@ozainspections.com
www.ozainspections.com

August 20, 2024



**Re: Preliminary Construction Vibration Assessment
1385 Bleams Road
Proposed Stacked Townhouse Block
City of Kitchener
Our File No. 23355**

INTRODUCTION

In accordance with your request and the requirements imposed by the City of Kitchener for site plan approval, OZA Inspections Ltd. has conducted a preliminary vibration assessment with respect to the proposed development and the potential impact of construction vibrations relative to the existing 'Heritage' designated buildings located at 1385 Bleams Road. A vibration monitoring assessment has been recommended as part of the Heritage Protection Plan for this property (CHC Limited, May 30, 2023, Addendum July 18, 2024). This assessment shall specify monitoring requirements and associated vibration controls as necessary towards the preservation of the subject property, based on the current site plan.

Prediction models were developed based on conventional types of machinery used in excavation, grading and servicing. Standard equipment was modeled separately to assess the impact. Predicted vibration levels were compared with thresholds for potential building damage to determine the required safe set-back distances.

Vibration impact shall be controlled through the implementation of recommended mitigation measures and vibration monitoring for key operations.

CONSIDERATIONS

Development of the subject site will include, but not necessarily be limited to: excavation for construction and servicing of the proposed 3-storey, 8-unit stacked townhouse block, excavation for driveway and parking lot construction, and backfilling and compaction associated with these activities. Driveway and parking lot construction west of the existing heritage buildings (former Williamsburg schoolhouse and batten wood shed) shall involve vibratory compaction of granular base and asphalt. The new building is proposed in the west site area.

Based on our review of the Site Plan (Preliminary, Drawing No. A1.01, Orchard Design Studio Inc. Project 15158, updated 2024-08-14), we estimate that the proposed driveway construction is offset by $23\pm$ metres from the old schoolhouse building, the proposed new building footprint is offset $30.5\pm$ metres. We note that the nearest part of the proposed parking area is offset from the schoolhouse building by $20\pm$ metres, the shed structure by $21\pm$ metres.

We have anticipated that construction activities for this project as described above will involve the following conventional construction equipment:

- Bulldozers
- Excavators
- Compactors (vibratory drum roller and/or hoe-pac)
- Dump trucks

ASSESSMENT METHODS / DETAILS

For assessment of ground borne vibration impact, measurement of the Peak Particle Velocity (PPV) is widely accepted as the best descriptor of potential for damage; pre-construction assessment involves prediction methods in lieu of measurement.

The United States Department of Transportation has published procedures (Reference: United States Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Report No. 0123, September 2018) for construction vibration prediction. The reference values provided are considered a reasonable average based on a wide range of site conditions. This procedure involves the use of these reference values at a given distance, factored into a distance attenuation equation to calculate the PPV value. These predicted values are then compared to appropriate criterion to assess potential impact.

CRITERIA

This section forms a preliminary criteria guideline and the basis for the calculation of the setback distances.

Currently there is not a universally accepted standard in Ontario for limiting vibration relative to heavy construction such as grading, excavation and vibratory compaction. Subsequently, vibration and loss control consultants rely on our expertise, and interpretation of resources, such as international vibration standards. For specific projects, many factors are typically considered, including but not limited to the structural sensitivity and construction methods (source characteristics).

In general, more restrictive vibration limits are applied to vibration sensitive structures, such as buildings designated under the Ontario Heritage Act, than limits for modern buildings.

The previously referenced FTA procedures report suggests limits based on the structure type; see Table 1 following:

Table 1: Construction Vibration Damage Criteria	
Building Type	PPV (mm/s)
Reinforced concrete, steel or timber (no plaster)	12.7
Engineered concrete and masonry (no plaster)	7.6
Non-engineered timber and masonry	5.1
Buildings extremely susceptible to vibration damage	3.0

Other references, such as the City of Toronto Municipal Code (Chapter 363-5), specify PPV limits with consideration of the corresponding frequency of the construction generated vibration, with the lower thresholds applicable at frequency levels of 10Hz or less. Based on our extensive experience monitoring construction we anticipate vibration frequency levels from conventional machinery measuring in the 20-50 Hz range for this project, well above the typical natural frequency of buildings (3-11 Hz). Older ‘Heritage Designated’ structures are often assigned lower criteria regardless of favourable frequency and building condition. We note that the age of a structure or the heritage designation does not necessarily mean that it is more susceptible to vibration than other structure types. Structure condition should be

considered.

At the time of this report, condition survey documentation of the subject heritage structures at 1385 Bleams Road was not available. Review of the aforementioned CHC Limited Addendum to the Heritage Protection Plan indicates that these structures are in good, sound condition; nonetheless, for the purposes of this assessment and considering the heritage designation and age of these buildings, we have conservatively modeled based on a restrictive **3.0 mm/s** PPV value, typically applied to buildings that are considered extremely susceptible to vibration damage.

ASSESSMENT

Table 2 presents the reference values used in prediction of the vibration levels with respect to the proposed activities and anticipated machinery.

TABLE 2	Equipment Type	Reference Distance (m)	Reference PPV (mm/s)
Activity			
Grading	Large Dozer	7.6	2.261
Grading	Small Dozer	7.6	0.076
Compaction	Vibratory Roller / Hoe-pac	7.6	5.334
Excavation	Large Excavator	7.6	2.261
Hauling	Loaded Truck	7.6	1.930

Using these FTA reference values, we calculated the minimum separation distance at which a level of 3.0 mm/s is predictable for each activity (source), without consideration of site specific mitigation. The following equation was used:

$$PPV_{source} = PPV_{Ref} (DR/D)^n \text{ (mm/sec)}$$

PPV_{Ref} = reference value at 7.6m

DR = reference distance (7.6m)

D = Distance of machinery/activity to the receiver in metres

n = value for attenuation rate based on soil conditions

Factoring the Table 2 typical reference values for the various activities and factoring competent soil conditions for this site ($n = 1.3$), set-back distances for the various machinery types are presented in Table 3 following:

TABLE 3	Required Minimum Separation Distance (m)				
PPV (mm/s)	Dozer	Small Dozer	Compactor	Excavator	Dump Truck
3.0	6.5	<1	12	6.5	5.5

MITIGATION PROCEDURES

Setback distances outlined in Table 3 should be maintained for each of the identified activities in order to control vibration to below PPV limits generally specified for vibration sensitive structures. Based on the revised site plan (August 14, 2024), construction operations will not encroach within ± 20 metres of the nearest existing heritage structure at 1385 Bleams Road. See Figure 1.

Predicted vibration levels indicate work can be carried out in a safe manner, without implementation of a fulltime vibration monitoring program, as the proposed work is outside the required minimum setback distances for the various construction vibration sources.

We recommend vibration testing at the onset of key activity, specifically compaction of backfill and/or granular for pavement base, to verify the accuracy of the reference values used in determining the safe setback distances. Testing/monitoring of these key activities shall serve to assess site specific machinery, and allow for additional mitigation of vibrations, if necessary.

During the recommended test period, digital, tri-axial seismographs shall be used, with sensors spiked at ground level, positioned in line between the nearest point of the existing heritage structures at 1385 Bleams Road and the vibration source, programmed to measure and record PPV in real time (see Figure 1).

Should testing confirm vibration levels consistent with the reference values used in this assessment, further mitigation will not be required. In the event that any of the tested activities produce levels approaching the recommended PPV limit used for assessment purposes, additional vibration mitigation measures may be required.

In summary, the following mitigation measures are required:

- Application of the Table 3 minimum setback distances
- Site vibration testing at the onset of key activities to verify the accuracy of the Table 3 set-backs

Supplementary mitigation measures, should actual site testing indicate higher than predicted levels, may include but not be limited to the following:

- Use of equipment known to produce lower generating vibration where set-back distances are not feasible, verified through site specific vibration monitoring
- Use of smaller vibratory equipment, such as a 48-inch drum versus a 60-inch drum roller, in low mode for granular compaction and asphalt compaction
- Smaller excavators/bulldozers for grading and granular placement work
- Ongoing remote vibration monitoring with automated alert notification capability for vibration levels approaching the specified threshold

CONCLUSION

OZA Inspections Ltd. has conducted a pre-construction vibration impact assessment for the proposed 1385 Bleams Road stacked townhouse block development. Based on modelling, work will not encroach within the minimum setback distances required for vibration pertaining to heritage structures on the subject property. Therefore, specific vibration controls are not required.

Initial testing of vibration levels from key construction operations will help ensure safe management and subsequent protection of the nearby heritage buildings.

INDEMNITY

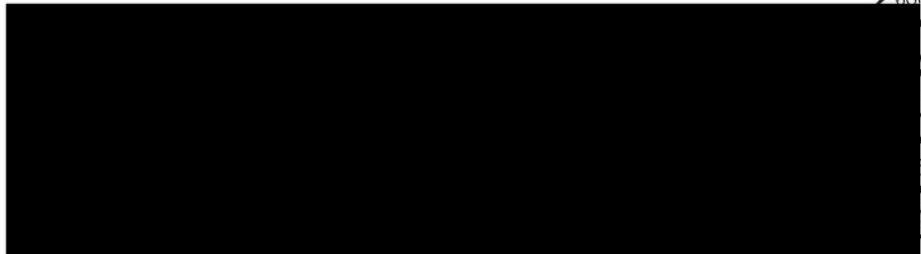
The information and recommendations contained in this report represent our judgement in light of the limitations and industry standards for the preparation of similar reports. Judgement was exercised in gathering and analyzing the information obtained and the compilation of our report. This report carries no guaranties or warranties as to the structural competence of adjacent buildings. This report must be a read as a whole.

Notwithstanding full compliance with the specifications of the project, approval of the

construction plan and the successful completion of the work, the Contractor shall be solely responsible for any damage, direct or indirect, arising from the work and shall hold OZA harmless from any costs, liens, charges, claims or suits, including the costs of defence arising from such damage, real or alleged. OZA accepts no responsibility for damages that may be suffered by any third party as the result of decisions made or actions taken based on this report.

Respectfully submitted,

OZA Inspections Ltd.



David Williams
Senior Vice President

Erik Quist [^]
P.Eng.

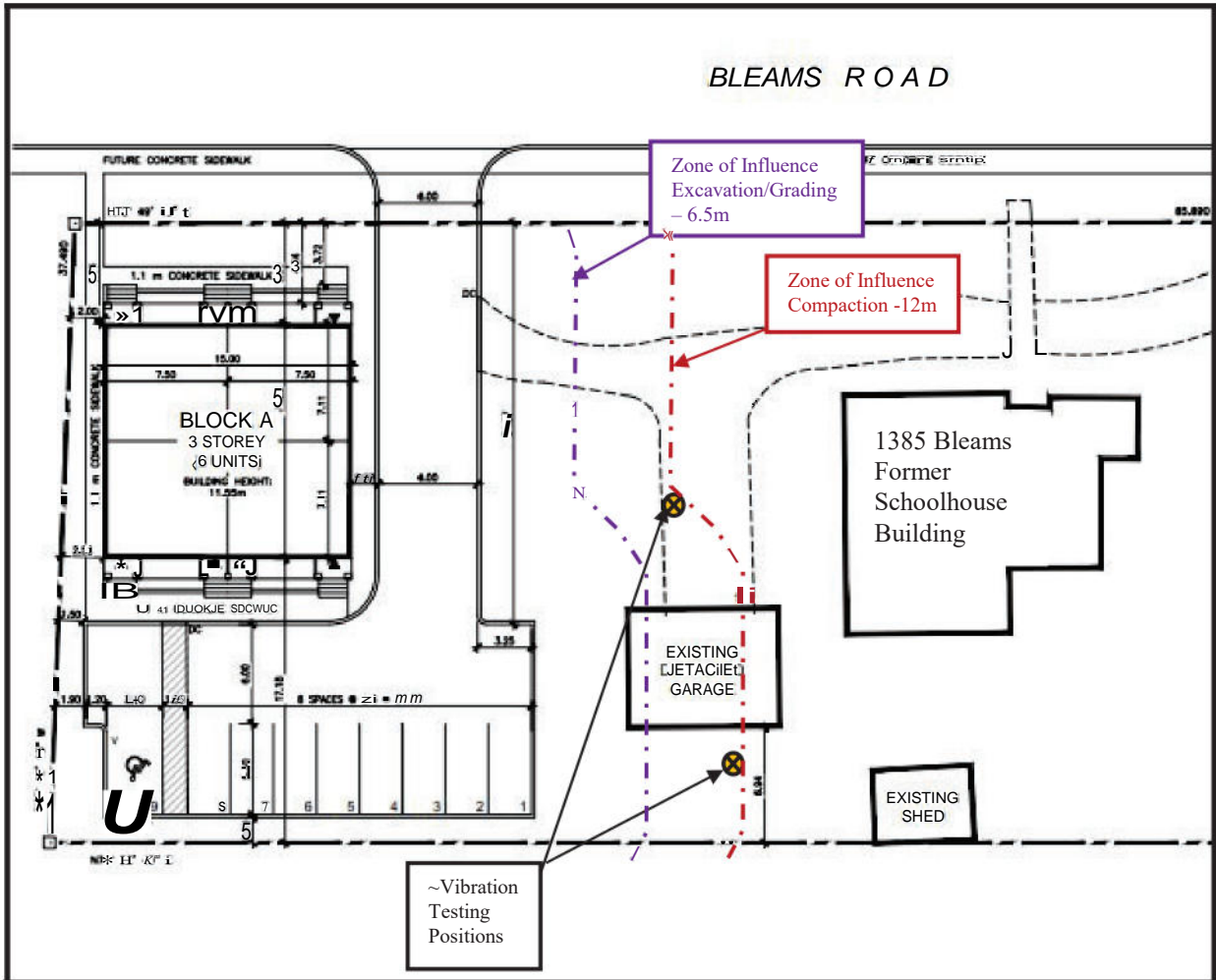


FIGURE 1: VIBRATION ZONE OF INFLUENCE

AUGUST 2024

OZA INSPECTIONS LTD

1385 BLEAMS ROAD HERITAGE STRUCTURES

NTS

Staff Report



Development Services Department

www.kitchener.ca

REPORT TO: Heritage Kitchener

DATE OF MEETING: October 1, 2024

SUBMITTED BY: Garett Stevenson, Director of Development and Housing Approvals,
519-741-2200 ext. 7070

PREPARED BY: Michelle Drake, Senior Heritage Planner, 519-741-2200 ext. 7839

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: September 9, 2024

REPORT NO.: DSD-2024-418

SUBJECT: Heritage Permit Application HPA-2024-V-020
466 Queen Street South (Joseph Schneider Haus)
New Window Opening and
New Wood Windows on 1987 Gallery Addition

RECOMMENDATION:

That pursuant to Section 42 of the Ontario Heritage Act, Heritage Permit Application HPA-2024-V-020 be approved to permit the installation of one new window opening and two new wood windows on the 1987 gallery addition to the rear of the Joseph Schneider Haus on the property municipally addressed as 466 Queen Street South, in accordance with the supplementary information submitted with the application, subject to the following condition:

1. That the final building permit drawings be reviewed, and heritage clearance provided by Heritage Planning staff prior to the issuance of a building permit.

REPORT HIGHLIGHTS:

- The purpose of this report is to present Heritage Planning staff's recommendation for the proposed installation of one new window opening and two new wood windows on the 1987 gallery addition to the rear of the Joseph Schneider Haus at the subject property municipally addressed as 466 Queen Street South.
- The key finding of this report is that the installation of one new window opening and two new wood windows will not negatively impact the heritage attributes of the subject property, the Queen Street South streetscape, or the Victoria Park Area Heritage Conservation District. Note that according to Section 42 of the *Ontario Heritage Act*, the demolition of any building or structure, or part thereof, on the property requires Council approval.
- There are no financial implications associated with this report.
- Community engagement included consultation with the City's Heritage Kitchener committee.
- This report supports the delivery of core services.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2024-V-020 seeking permission to install one new window opening and two new wood windows on the 1987 gallery addition to the rear of the Joseph Schneider Haus at the subject property municipally addressed as 466 Queen Street South.



Figure 1. Location Map

The subject property is located within the Victoria Park Area Heritage Conservation District (VPAHCD), which is designated under Part V of the *Ontario Heritage Act*. The subject property is identified as a Group 'A' building in the VPAHCD. In the VPAHCD Study, it was noted as "*Kitchener's most historic building.*" The circa 1816 building is described as, "*A 2-storey Mennonite Georgian style frame side-gabled farmhouse with full-width verandah and later rear additions to accommodate its museum functions. Enclosed by a picket fence, it is an outstanding example of conservation.*" The VPAHCD Plan indicates that major work requires a Heritage Permit Application. The installation of one new window opening and two new wood windows on the 1987 gallery addition located to the rear of the Joseph Schneider Haus is considered major work.

The subject property is also a National Historic Site that operates as a museum owned by the Region of Waterloo. The National Historic Site status is only a commemorative status, and it does not provide statutory protection.

REPORT:

The subject property is located on the west side of Queen Street South between Courtland Avenue East and Schneider Avenue, within the Victoria Park Area Heritage Conservation District (VPAHCD). The original Joseph Schneider Haus was constructed circa 1816 in the

Mennonite Georgian architectural style while the gallery addition was constructed in 1987. In 2009, Council approved the Development and Technical Services DTS-09-143 staff report which identified the subject property as a property of very high cultural heritage value or interest (Group A).

The applicant is proposing to install one new window opening and two new wood windows on the 1987 gallery addition located to the rear of the Joseph Schneider Haus. The VPAHCD Plan indicates that major work requires a Heritage Permit Application (HPA), notes that work that irreversibly changes the building's historic fabric is considered major work, and identifies increasing the window profile and sizes as an example of irreversible changes considered major work requiring a HPA.

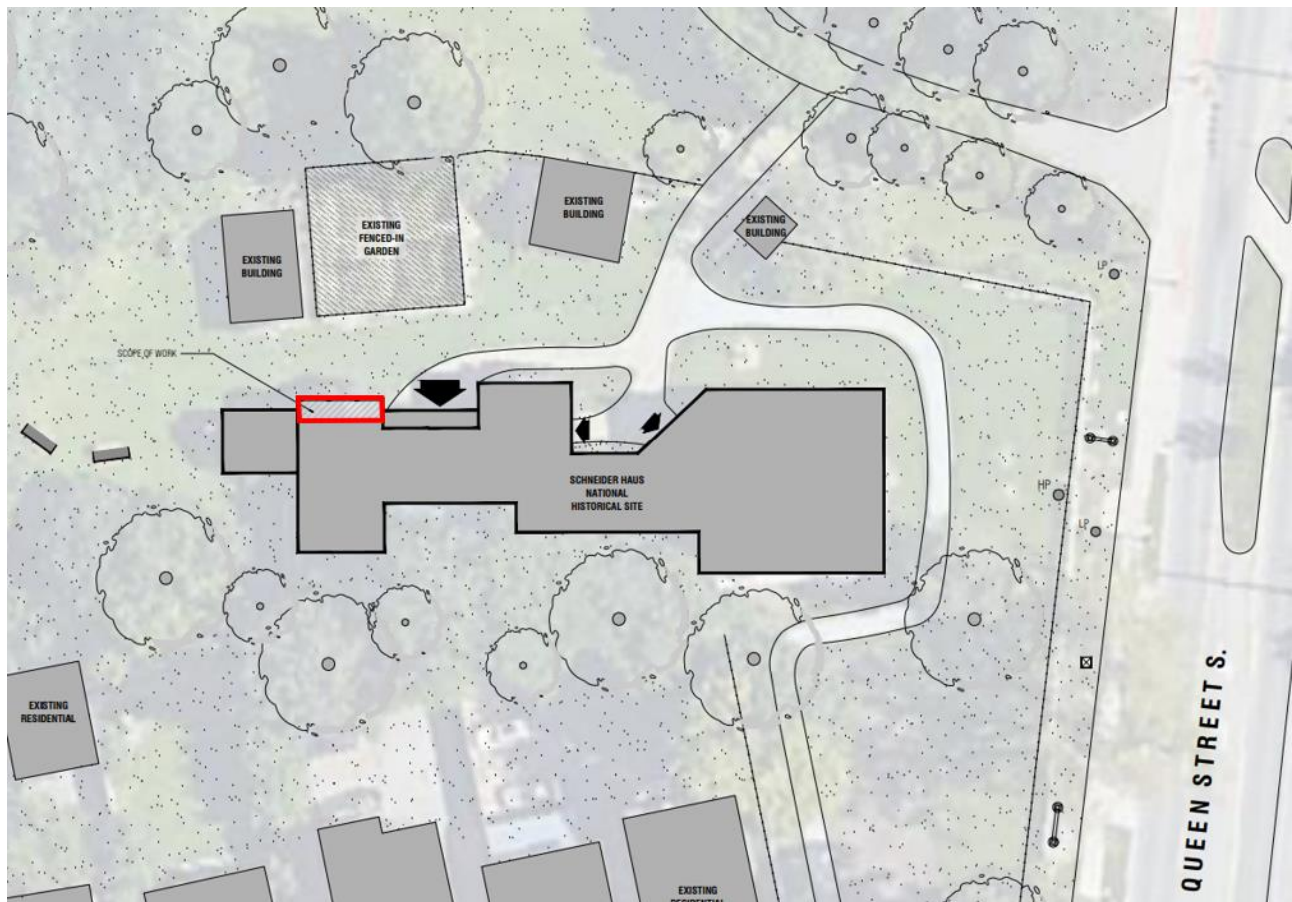


Figure 2. Location of New Window Openings and New Wood Windows

The VPAHCD Plan outlines building conservation guidelines for windows. These guidelines note that 1. *“The position, shape and design of windows establish the historic style and character of a building.”* And 2. *“The Georgian style window is the earliest style and usually consists of six over six sash within a wood frame.”* The proposed new window opening will be four (4) feet high by six (6) feet wide located two (2) feet about the finished floor level. The proposed new wood windows will be paired with each individual window being four (4) feet high by three (3) feet wide. The proposed new wood windows will match the existing windows of the 1987 gallery addition in terms of colour (white) and design (6/6 single hung window).

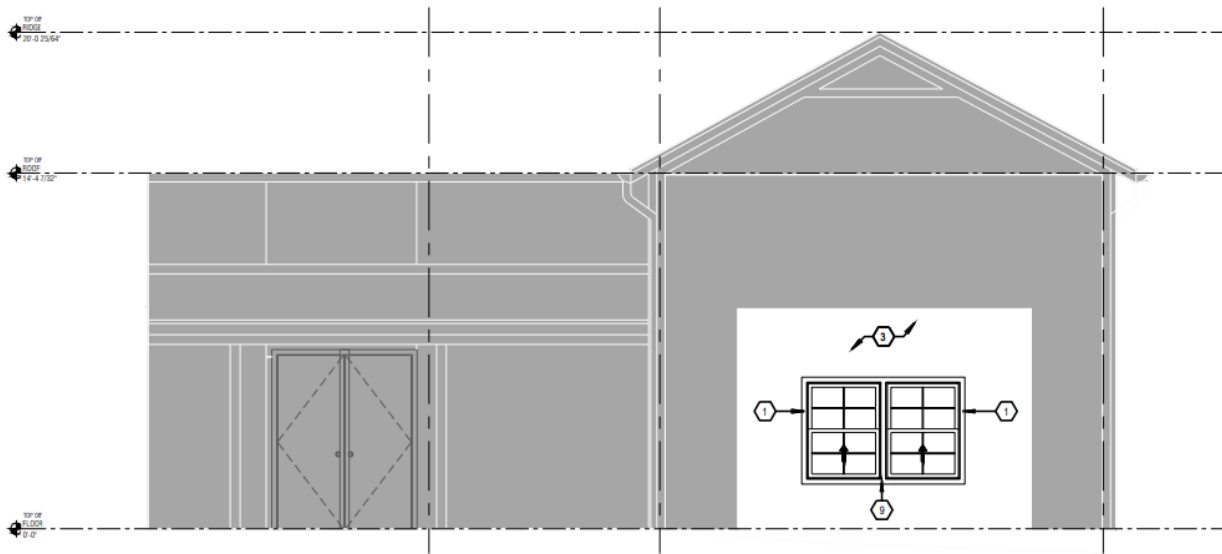


Figure 3. Design Detail for New Window Opening and New Wood Windows

The Federal “*Standards and Guidelines for the Conservation of Historic Places in Canada*” and the “*Province’s Eight Guiding Principles in the Conservation of Built Heritage Properties*” both address conservation principles and standards related to designing additions and alterations to be distinguishable/identifiable from the cultural heritage resource and its heritage attributes. These documents did not exist when the 1987 gallery addition was built; however, thought was given to developing a physically and visually compatible addition in terms of location, massing, architecture, materials, and design details. Further, in the past, the mission/vision for the Joseph Schneider Haus focused on restoring, rehabilitating, and interpreting the property to the year 1856. As a result of the aforementioned information, it is the opinion of Heritage Planning staff that the new window opening, and the two new wood windows do not need to be distinguishable from old because in this case “old” refers to a non-original 1987 gallery addition where the proposed new window opening, and the proposed new wood windows will match those of the 1987 gallery addition.

In reviewing the merits of this application, Heritage Planning Staff note the following:

- The subject property is located within the Victoria Park Area Heritage Conservation District and therefore designated under Part V of the Ontario Heritage Act;
- For several decades, the mission/vision for the Joseph Schneider Haus focused on restoring, rehabilitating, and interpreting the property to the year 1856:
 - The 1987 gallery addition was built prior to the passing of the 1996 designating by-law for the VPAHCD and was guided by the mission/vision;
 - The Federal “*Standards and Guidelines for the Conservation of Historic Places in Canada*” did not exist when the 1987 gallery addition was built;
 - The Province’s “*Eight Guiding Principles in the Conservation of Built Heritage Properties*” did not exist when the 1987 gallery addition was built;
 - The proposal to install a new window opening and new wood windows will match the existing window openings and the existing windows of the 1987 gallery addition;
- The proposal is in keeping with the Victoria Park Area Heritage Conservation District Plan building conservation guidelines for windows; and,

- The proposal will not detract from the character of the property, the integrity of the Queen Street South streetscape, nor the Victoria Park Area Heritage Conservation District.

In accordance with the Heritage Permit Application form, the approval of any application under the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the City of Kitchener or legislation, including, but not limited to, the requirements of the Ontario Building Code and Zoning By-law. In this regard, staff confirm that a Building Permit is required to install a new window opening.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT – The Heritage Kitchener committee has been consulted regarding the Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*

APPROVED BY: Justin Readman, General Manager, Development Services Department

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2024-V-020



HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS

Development & Housing Approvals
200 King Street West, 6th Floor
Kitchener ON N2G 4V6
519-741-2426; planning@kitchener.ca

PART A: SUBMISSION REQUIREMENTS

The following requirements are designed to assist applicants in submitting sufficient information in order that their Heritage Permit Application may be deemed complete and processed as quickly and efficiently as possible. If further assistance or explanation is required please contact heritage planning staff at heritage@kitchener.ca.

1. WHAT IS A HERITAGE PERMIT APPLICATION?

The Province of Ontario, through the *Ontario Heritage Act*, has enacted legislation to assist its citizens with the protection and conservation of cultural heritage resources.

Once properties are designated under the *Ontario Heritage Act*, the City is enabled to manage physical change to the cultural heritage resources as a means of protection. The principal mechanism of management is the Heritage Permit Application process, which allows the municipality to review site-specific applications and determine if proposed changes will beneficially or detrimentally affect the reasons for designation and heritage attributes.

As a general rule, the preferred alterations to heritage properties are those that repair rather than replace original heritage attributes, and those that do not permanently damage cultural heritage resources and their heritage attributes. Where replacement of materials or new construction is necessary, these should be compatible with the original. Reversibility is also preferable as this allows for the future reinstatement of heritage attributes.

According to the *Ontario Heritage Act*, no owner of designated property shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, unless the owner applies to the council of the municipality and receives written consent. This consent is obtained through the approval of a Heritage Permit Application.

Heritage Permit Applications are applicable for all individually designated properties (under Part IV of the *Ontario Heritage Act*) and all properties located within the boundaries of Heritage Conservation Districts (designated under Part V of the *Ontario Heritage Act*).

2. WHEN IS A HERITAGE PERMIT APPLICATION REQUIRED?

Under the Ontario Heritage Act, R.S.O. 1990, any new construction or "alteration" to a property designated under Part IV of the Act (individually designated property) or a property designated under Part V of the Act (within a Heritage Conservation District) requires a Heritage Permit Application. "Alteration" is defined as: "to change in any manner and includes to restore, renovate, repair or disturb." In addition, the approval of a Heritage Permit Application is required for any demolition of a property designated under Part IV or V of the Act. **Please contact Heritage Planning staff directly to confirm if your specific project requires the approval of a Heritage Permit Application.**

Below are some examples of typical Part IV alterations that may require a Heritage Permit Application:

- Addition and/or alteration to an existing building or accessory building
- Replacement of windows or doors, or a change in window or door openings
- Change in siding, soffit, fascia or roofing material
- Removal and/or installation of porches, verandahs and canopies
- Removal and/or installation of cladding and chimneys
- Changes in trim, cladding, or the painting of masonry

- Repointing of brick

Note: Heritage Permit Application requirements differ between Part V designations depending on the policies and guidelines of the respective Heritage Conservation District Plans. Please refer to the City of Kitchener's website at www.kitchener.ca/heritage to download a copy of the relevant Heritage Conservation District Plan (Civic Centre Neighbourhood, St. Mary's, Upper Doon, and Victoria Park Area).

3. WHAT INFORMATION IS REQUIRED WITH A HERITAGE PERMIT APPLICATION?

The information required varies with each application. The intent of the application is to ensure that Heritage Planning staff and, where required, the Heritage Kitchener committee understand the specific details of any proposed changes in order to be sufficiently informed so they may offer advice to the applicant and, where required, to City Council. An incomplete application cannot be processed and the official notice of receipt (as required under the *Ontario Heritage Act*) will not be issued until all of the documents have been submitted. Failure to provide a complete application may result in deferral by Heritage Planning staff or the Heritage Kitchener committee in order to secure additional information, which will delay final approval. At minimum, the following information is required:

Heritage Permit Application Form

The applicant must provide a complete original copy, including signature of the owner, of the Heritage Permit Application Form.

Written Description

The applicant must provide a complete written description of all proposed work. The description should complement drawings, detailed construction plans, photos and any other sketches or supporting information submitted with the application. The written description must include a list and the details of all proposed work including, but not limited to, proposed colours, materials, sizes, etc.

Construction and Elevation Drawings

Along with construction elevation drawings (drawn to scale) the applicant may also, **but not in lieu of**, submit a sketch of the proposed work made over a photograph.

Drawings must be drawn to scale and include:

- Overall dimensions
- Site plan depicting the location of existing buildings and the location of any proposed new building or addition to a building
- Elevation plan for each elevation of the building
- Specific sizes of building elements of interest (signs, windows, awnings, etc.)
- Detailed information including trim, siding, mouldings, etc., including sizes and profiles
- Building materials to be used (must also be included in the written description)
- Construction methods and means of attachment (must also be included in the written description)

Some of the above components may be scoped or waived at the discretion of Heritage Planning staff following discussion with the applicant.

Photographs

Photographs of the building including general photos of the property, the streetscape in which the property is located, facing streetscape and, if the property is located at an intersection, all four corners. Photos of the specific areas that may be affected by the proposed alteration, new construction, or demolition must be included.

Electronic copies of construction and elevation drawings, sketches, and photographs, along with hard copies submitted with the application, are encouraged.

Samples

It is recommended that applicants bring samples of the materials to be used to the Heritage Kitchener meeting when their application is to be considered. This may include a sample of the windows, brick, siding, roofing material, as well as paint chips to identify proposed paint colours.

Other Required Information

In some circumstances Heritage Planning staff may require additional information, such as a Heritage Impact Assessment or Conservation Plan, to support the Heritage Permit Application. The requirement for additional information will be identified as early on in the Heritage Permit Application process as possible. Pre-consultation with Heritage Planning staff before formal submission of a Heritage Permit Application is strongly encouraged.

4. WHAT CAN I DO IF MY HERITAGE PERMIT APPLICATION IS DENIED?

City of Kitchener Heritage Planning staff and the Heritage Kitchener committee endeavour to come to solutions for every Heritage Permit Application submitted. Discussions with the applicant and revisions usually result in successful applications.

However, if the municipality refuses your application and you choose not to resolve the issue with a revised application, you have the option of appealing the decision to the Conservation Review Board (for alterations to designated properties under Part IV) or the Ontario Municipal Board (for demolition of property designated under Part IV or for any work to designated property under Part V).

5. IMPORTANT NOTES

Professional Assistance

Although it is not a requirement to obtain professional assistance in the preparation of this information, the applicant may wish to seek such assistance from an architect, architectural technologist, draftsman or others familiar with the assessment of buildings and the gathering together of building documents.

Building Codes and Other By-laws

It is the applicant’s responsibility to ensure compliance with all other applicable legislation, regulations and by-laws. These items include the Ontario Building and Fire Codes, and the City’s zoning and property standards by-laws.

2024 Heritage Permit Application Submission Deadlines	2024 Heritage Kitchener Meeting Dates
November 24, 2023	January 9, 2024
December 29, 2023	February 6, 2024
January 26, 2024	March 5, 2024
February 23, 2024	April 2, 2024
March 29, 2024	May 7, 2024
April 26, 2024	June 4, 2024
-	No July Meeting
June 28, 2024	August 6, 2024
July 26, 2024	September 3, 2024
August 23, 2024	October 1, 2024
September 27, 2024	November 5, 2024
-	No December Meeting

6. HOW DO I PROCEED WITH SUBMITTING MY HERITAGE PERMIT APPLICATION?

- a) Heritage Planning Staff are available to meet with applicants and review all documentation prior to formal submission. Often Heritage Planning staff can assist you with historical and architectural information that might help with your proposed changes.
- b) Formal submission of a Heritage Permit Application with all supporting documentation (written description, construction drawings, sketch plans, scale drawing, photographs) to Heritage Planning staff are due approximately five (5) weeks prior to a Heritage Kitchener meeting (see schedule for submission deadlines and committee meeting dates).
- c) Upon confirmation of the submission of a complete application, including the owner's signature and all supporting documentation, Heritage Planning staff will issue a Notice of Receipt, as required by the *Ontario Heritage Act*, to the Applicant.
- d) Heritage Planning staff determine whether the Heritage Permit Application may be processed under delegated authority approval without the need to go to Heritage Kitchener and/or Council. Where Heritage Permit Applications can be processed under delegated authority approval without the need to go to Heritage Kitchener and Council, Heritage Planning staff will endeavour to process the application within 10 business days.
- e) Where Heritage Permit Applications are required to go to Heritage Kitchener, Heritage Planning staff prepare a staff Report based on good conservation practice and the designating by-law, or the guidelines and policies in the Heritage Conservation District Plan. Preparation of the staff Report may require a site inspection.
- f) Heritage Kitchener Meeting Agenda, including staff Report, circulated to Committee members prior to Heritage Kitchener meeting. Staff Report circulated to applicant prior to meeting.
- g) Heritage Permit Application is considered at Heritage Kitchener meeting. Heritage Planning staff present staff Report and Recommendations to Heritage Kitchener. Applicants are encouraged to attend the Heritage Kitchener meeting in order to provide clarification and answer questions as required. Failure to attend the Heritage Kitchener meeting may result in a deferral in order to secure additional information, which would delay consideration of the Heritage Permit Application. Where the applicant, Heritage Planning staff, and Heritage Kitchener support the Heritage Permit Application, the application may be processed under delegated authority and approved by the Coordinator, Cultural Heritage Planning. Where the applicant, Heritage Planning staff and/or Heritage Kitchener do not support the Heritage Permit Application, the staff report with recommendation and Heritage Kitchener recommendation will be forwarded to Council for final decision.
- h) Where the staff report with recommendation and Heritage Kitchener recommendation are forward to Council for final decision, Council may:
 1. Approve the Heritage Permit Application;
 2. Approve the Heritage Permit Application on Terms and Conditions; or,
 3. Refuse the Heritage Permit Application.
- i) Within 30 days of receiving Notice of Council's Decision, the applicant may appeal the decision and/or terms and conditions to the Conservation Review Board or Local Planning Appeal Tribunal (LPAT).

7. SPECIFIC REQUIREMENTS FOR NEW CONSTRUCTION, ALTERATIONS AND ADDITIONS TO DESIGNATED PROPERTY

Information presented in the Heritage Permit Application should indicate an understanding of the reasons for designation and heritage attributes of the designated property and, if applicable, the surrounding area, including the following:

Setting

1. Positioning of the heritage building or structure on the property
2. Lot size related to building size
3. Streetscape (relationship to other properties and structures on the street)

Building Details

1. Proportion and massing
2. Roof type and shape
3. Materials and detailing
4. Windows and doors:
 - Style
 - Proportions
 - Frequency or placement
5. Relationship of the heritage building to other buildings on the lot and to the streetscape

Heritage Attributes

The following applies where a Heritage Permit Application includes work on heritage attributes:

Windows and Doors

The applicant should consider in order of priority:

1. Repairing or retrofitting the existing units (information on how to make older windows more energy efficient is available from Heritage Planning staff)
2. Replacing the units with new units matching the originals in material, design, proportion and colour
3. Replacing the units with new units that are generally in keeping with the original units

If historic window units are proposed to be replaced the application should include the following:

- Description of the condition of the existing units
- Reasons for replacing the units
- Description of the proposed new units

If approval to replace historic window units is given, the following action should be considered:

- A sample of a window removed should be stored on site in case a future owner wishes to construct a replica of the original
- The masonry opening and/or door framing should not be disturbed
- Exterior trim should match the original

Roofing

The application should include:

- Description of proposed roofing material to be applied
- If there is a request to install a different roofing material, the applicant may wish to investigate what the original material might have been

Masonry Work

The application should include:

- A description of the proposed work, materials (type/style of brick, type of mortar mix, etc.) and methods of repair and application
- Outline the reasons for the work

Signage

The application should include:

- A general written description of the proposed signage to be installed
- A scale drawing of the signage with dimensions, materials, methods of construction, colours and means of attachment (the means of attachment should be arranged to anchor into joints between historic masonry units or into wood building elements)
- Type of illumination, if applicable

Awnings

The application should include:

- A sketch view of the proposed awning – perhaps over a photo
- A scale drawing of the awning on the building with dimensions, materials, operating mechanism, method of construction, colours and means of attachment (the means of attachment should be arranged to anchor into joints between masonry units or into wooden building elements)
- Type of illumination, if applicable.

8. SPECIFIC REQUIREMENTS FOR DEMOLITION

Information presented in the Heritage Permit Application should describe the existing conditions, including the existing setting and existing heritage attributes, of the designated property and the surrounding area, specifically as they relate to the building proposed for demolition. The Heritage Permit Application should provide a detailed rationale for the demolition, including an assessment of the current condition of the building, and a cost comparison identifying the difference in cost to repair and restore the building versus cost to demolish and construct a new building.

9. HERITAGE CONSERVATION PRINCIPLES

The Heritage Permit Application must demonstrate how the proposed work (e.g., alteration, new construction or demolition) is consistent with the designating by-law for individual properties (Part IV) or the Heritage Conservation District Plan for properties within a Heritage Conservation District (Part V designation). In addition, the Heritage Permit Application must demonstrate how the proposed work is consistent with the Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (available at www.historicplaces.ca/en/pages/standards-normes.aspx).

For more information on Heritage Planning in the City of Kitchener please contact our heritage planning staff at heritage@kitchener.ca.

	<h2 style="margin: 0;">HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS</h2> <p style="margin: 0;">Development & Housing Approvals 200 King Street West, 6th Floor Kitchener ON N2G 4V6 519-741-2426; planning@kitchener.ca</p>
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STAFF USE ONLY

Date Received:	Accepted By:	Application Number:
		HPA-

PART B: HERITAGE PERMIT APPLICATION FORM

1. NATURE OF APPLICATION

- Exterior Interior Signage
 Demolition New Construction Alteration Relocation

2. SUBJECT PROPERTY

Municipal Address: 466 Queen Street S., Kitchener, ON, N2G 1W7

Legal Description (if know): Schneider Haus National Historic Site

Building/Structure Type: Residential Commercial Industrial Institutional

Heritage Designation: Part IV (Individual) Part V (Heritage Conservation District)

Is the property subject to a Heritage Easement or Agreement? Yes No

3. PROPERTY OWNER

Name: Stephen Key, Region of Waterloo

Address: 150 Frederick Street

City/Province/Postal Code: Kitchener, Ontario, N2H 2L9

Phone: 226-749-0113

Email: skey@regionofwaterloo.ca

4. AGENT (if applicable)

Name: Kelvin Lugo

Company: Greystone Design Inc.

Address: 156 King Street, East

City/Province/Postal Code: Cambridge, ON, N3H 3M4

Phone: 519-896-1010

Email: kelvin.lugo@greystoneinc.ca

5. WRITTEN DESCRIPTION

Provide a written description of the project including any conservation methods proposed. Provide such detail as materials to be used, measurements, paint colours, decorative details, whether any original building fabric is to be removed or replaced, etc. Use additional pages as required. Please refer to the City of Kitchener Heritage Permit Application Submission Guidelines for further direction.

See attached document

6. REVIEW OF CITY OF KITCHENER HERITAGE PERMIT APPLICATION SUBMISSION GUIDELINES

Describe why it is necessary to undertake the proposed work:

See attached document

Describe how the proposal is consistent with the Part IV individual designating by-law or the Part V Heritage Conservation District Plan:

See attached document

Describe how the proposal is consistent with Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (www.historicplaces.ca/en/pages/standards-normes.aspx):

See attached document

7. PROPOSED WORKS

a) Expected start date: Sept, 2024 Expected completion date: October, 2024

b) Have you discussed this work with Heritage Planning Staff? Yes No
- If yes, who did you speak to? Michelle Drake

c) Have you discussed this work with Building Division Staff? Yes No
- If yes, who did you speak to? Jennifer Young

d) Have you applied for a Building Permit for this work? Yes No

e) Other related Building or Planning applications: Application number #24 119399

8. ACKNOWLEDGEMENT

The undersigned acknowledges that all of the statements contained in documents filed in support of this application shall be deemed part of this application. The undersigned acknowledges that receipt of this application by the City of Kitchener - Planning Division does not guarantee it to be a 'complete' application. The undersigned acknowledges that the Council of the City of Kitchener shall determine whether the information submitted forms a complete application. Further review of the application will be undertaken and the owner or agent may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted. Once the application is deemed to be fully complete, the application will be processed and, if necessary, scheduled for the next available Heritage Kitchener committee and Council meeting. Submission of this application constitutes consent for authorized municipal staff to enter upon the subject property for the purpose of conducting site visits, including taking photographs, which are necessary for the evaluation of this application. The undersigned acknowledges that where an agent has been identified, the municipality is authorized but not required to contact this person in lieu of the owner and this person is authorized to act on behalf of the owner for all matters respecting the application. The undersigned agrees that the proposed work shall be done in accordance with this application and understands that the approval of this application under the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the City of Kitchener or legislation including but not limited to the requirements of the Building Code and the Zoning By-law. The undersigned acknowledges that in the event this application is approved, any departure from the conditions imposed by the Council of the City of Kitchener or from the plans or specifications approved by the Council of the City of Kitchener is prohibited and could result in a fine being imposed or imprisonment as provided for under the *Ontario Heritage Act*.

Signature of Owner/Agent: Stephen Key Date: Aug 22, 2024

Signature of Owner/Agent: _____ Date: _____

9. AUTHORIZATION

If this application is being made by an agent on behalf of the property owner, the following authorization must be completed:

I / We, Stephen Key, Region of Waterloo, owner of the land that is subject of this application, hereby authorize Greystone inc to act on my / our behalf in this regard.

Signature of Owner/Agent: Stephen Key Date: Aug 22, 2024

Signature of Owner/Agent: _____ Date: _____

The personal information on this form is collected under the legal authority of Section 33(2), Section 42(2), and Section 42(2.2) of the Ontario Heritage Act. The information will be used for the purposes of administering the Heritage Permit Application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. If you have any questions about this collection of personal information, please contact the Manager of Corporate Records, Legislated Services Division, City of Kitchener (519-741-2769).

STAFF USE ONLY

Application Number: _____

Application Received: _____

Application Complete: _____

Notice of Receipt: _____

Notice of Decision: _____

90-Day Expiry Date: _____

PROCESS:

Heritage Planning Staff: _____

Heritage Kitchener: _____

Council: _____



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www.greystoneinc.ca

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Toronto, ON M4S 2M3
T: (416) 440-0058

Edmonton
12227 107 Ave, Unit 200
Edmonton, AB T5M 1Y9
T: (780) 652-1648

August 22, 2024

Schneider Haus National Historic Site
466 Queen Street South
Kitchener, Ontario,
N2G 1W7

Attn.: Development & Housing Approvals

Heritage Permit Application & Submission
200 King Street West, 6th Floor
Kitchener, Ontario
N2G 4V6

To whom it may concern,

This letter is in additional submission to the noted Heritage Permit Application & Submission Requirements dated August 23rd, 2024 on the above noted project. Our response for each of the items is as follows:

ITEM #5

'WRITTEN DESCRIPTION'

Provide a written description of the project, including any conservation methods proposed. Provide such detail as materials to be used, measurements, paint colours, decorative details, whether any original building fabric is to be removed or replaced, etc. Use additional pages as required. Please refer to the City of Kitchener Heritage Permit Application Submission Guidelines for further direction.

Comment:

The proposed work involves alteration to the existing Schneider Haus National Historic Site. The proposed alteration includes partial removal of the existing exterior wall in order to satisfy a new opening for provided window. This alteration is designed to retain all existing physical elements of the building and match existing window characteristics and colour selection.

The proposed work is comprised of demolition and installation including:

- Remove existing portion of exterior non-load bearing wall with rough opening size of (4'-0"H and 6'-0"W at 2'-0" above finished floor).
- Maintain existing power outlet below.
- Dispose of existing construction & existing materials.
- Patch and repair adjacent walls to match existing construction and exterior finish
- Patch and repair any damaged floor and ceiling to match existing construction.
- Place new 3'-0"W x 4'-0"H single hung window mounted at 2'-0" from finished floor.

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- Place new window frame on interior side of building.
- Wall to be re-painted after window installation.
- Spray foam to fill necessary gaps.
- Place new flashing to the rough opening on the exterior with new sill, jamb and Blueskin type membrane to tie into air barrier.
- Exterior trim colour to match existing window trims throughout the building.

The proposed construction of the window assembly wall will be as followed

- Existing top and bottom plate within the wall assembly to remain.
- Cut into existing 2x6 wood studs and toe nail into new lintel.
- Built-up new lintel consisting of (3) 2x8 plywood & (2) 1/2" plywood spacers.
- Existing sheathing to be refastened to new framing from outside with (2) 1/2" common wire nails.
- Built-up (2) 2x6 jack studs & (2) 2x6 king studs either side of opening.
- Cut into existing 2x6 wood studs and install new built-up (2) 2x6 plywood sill on top.

See Appendix A for photographs of existing conditions & Appendix B for detailed drawings of proposed work.

ITEM #6

'REVIEW OF CITY OF KITCHENER HERITAGE PERMIT APPLICATION SUBMISSION GUIDELINES'

Describe why it is necessary to undertake the proposed work:

Comment:

The proposed work is necessary to bring natural outdoor light inside to the existing use of an institutional children's classroom. The current lack of windows in this space does not bring enough ample lighting for the space's use.

Describe how the proposal is consistent with the part IV individual designating by-law or the Part V Heritage Conservation District Plan:

Comment:

The proposed work will carry out the consistency in keeping the original architectural farmhouse style of the building by allowing for minimal style adjustment. The new double placed single-hung window will be wood configured which will tie into the building's 19-century vernacular design including its rectangular massing, modified neo-classical exterior design and detailing with pitched roof, and large verandah. Evidence of heavy-timber construction and wood finishing materials throughout the building defines the proposed selection of the new window. It is proposed that the city can select a colour from the different colour options provided by the window distributor.

Describe how the proposal is consistent with Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada.

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Comment:

The design approach involves minimal intervention and in conjunction to Part 3: The Standards for the Conservation of Historic Places in Canada; by taking into consideration of recognizing the historic importance and maintaining the character-defining elements by using standard materials.

Indicated in part 4.3.5 of the standards and guidelines, statement shows that windows are integral to the exterior wall assembly and in addition to their function – providing light, views, and fresh air. The proposed work will consist of longevity assembling parts containing weatherstripping, adjusting hardware, sealed openings, joints, and energy efficiency. Protecting adjacent character-defining elements from accidental damage will be crucial during construction work.

See attached Appendix A & Appendix B for photographs and documented drawings of the proposed work.

We trust that these satisfy the comments & application requirements. Please do not hesitate to contact should you have any further questions.

Kelvin Lugo
Intermediate Architectural Technologist
kelvin.lugo@greystoneinc.ca

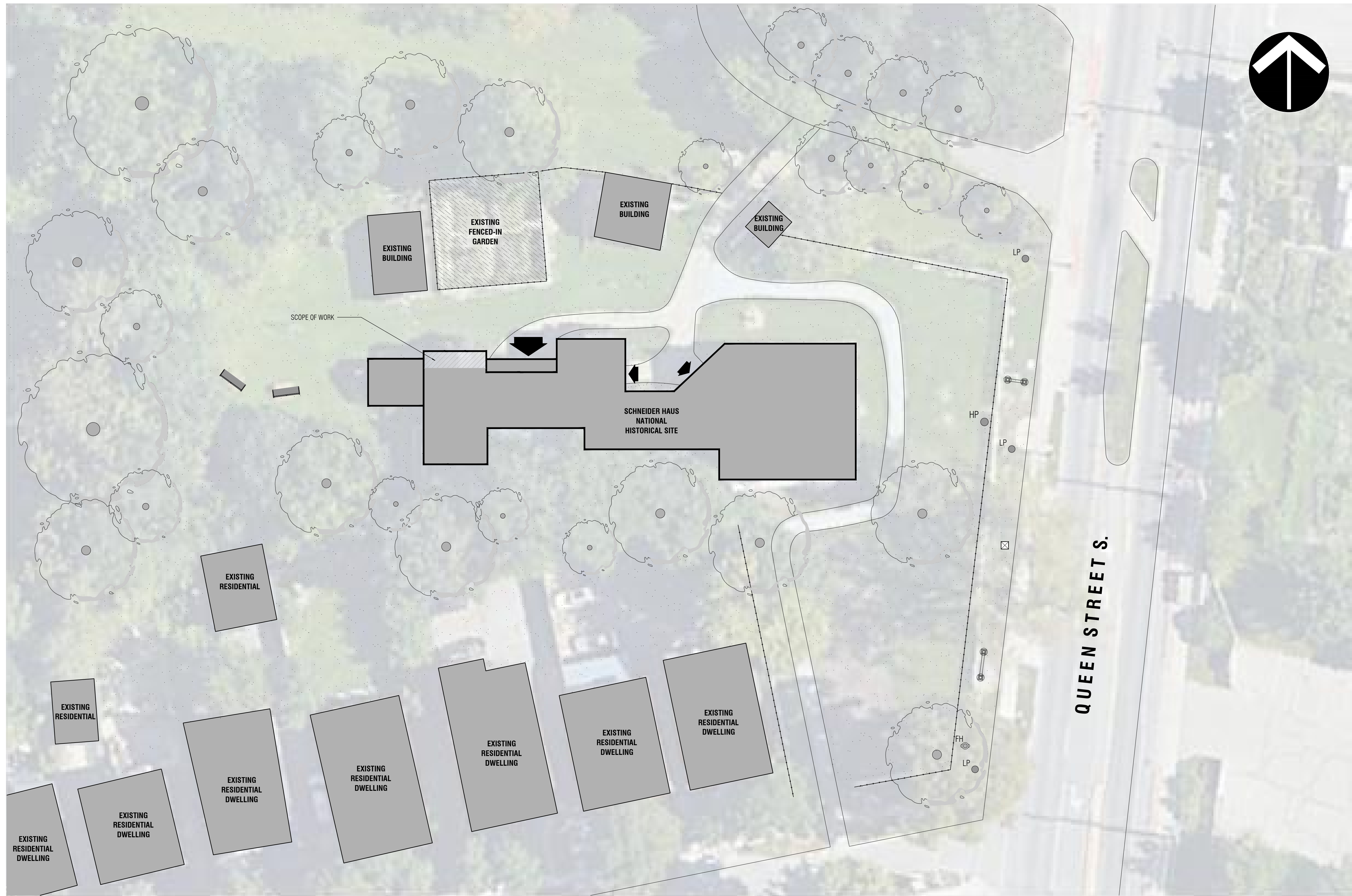
Stefano Racco
Key Account Manager
stefano.racco@greystoneinc.ca

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Appendix A
(Photographs of existing building & characteristics)

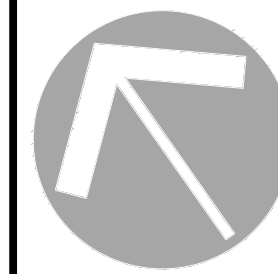


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LEGEND	
	EXISTING CURB/ WALKWAY
	EXISTING FENCE
	PRINCIPLE ENTRANCE
	SECONDARY ENTRANCE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING HYDRO POLE
	EXISTING SERVICES
	EXISTING SIGN
	EXISTING PLANTING BED
	EXISTING GRASS AREA
	EXISTING BENCH
	EXISTING TREES

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 www.greystoneinc.ca

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 (416) 901-6446

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024.06.28

R-##	- REVISION
S-##	- ISSUED
A-##	- APPROVAL

PROJECT FOR:
 PROJECT:
 REGION OF WATERLOO

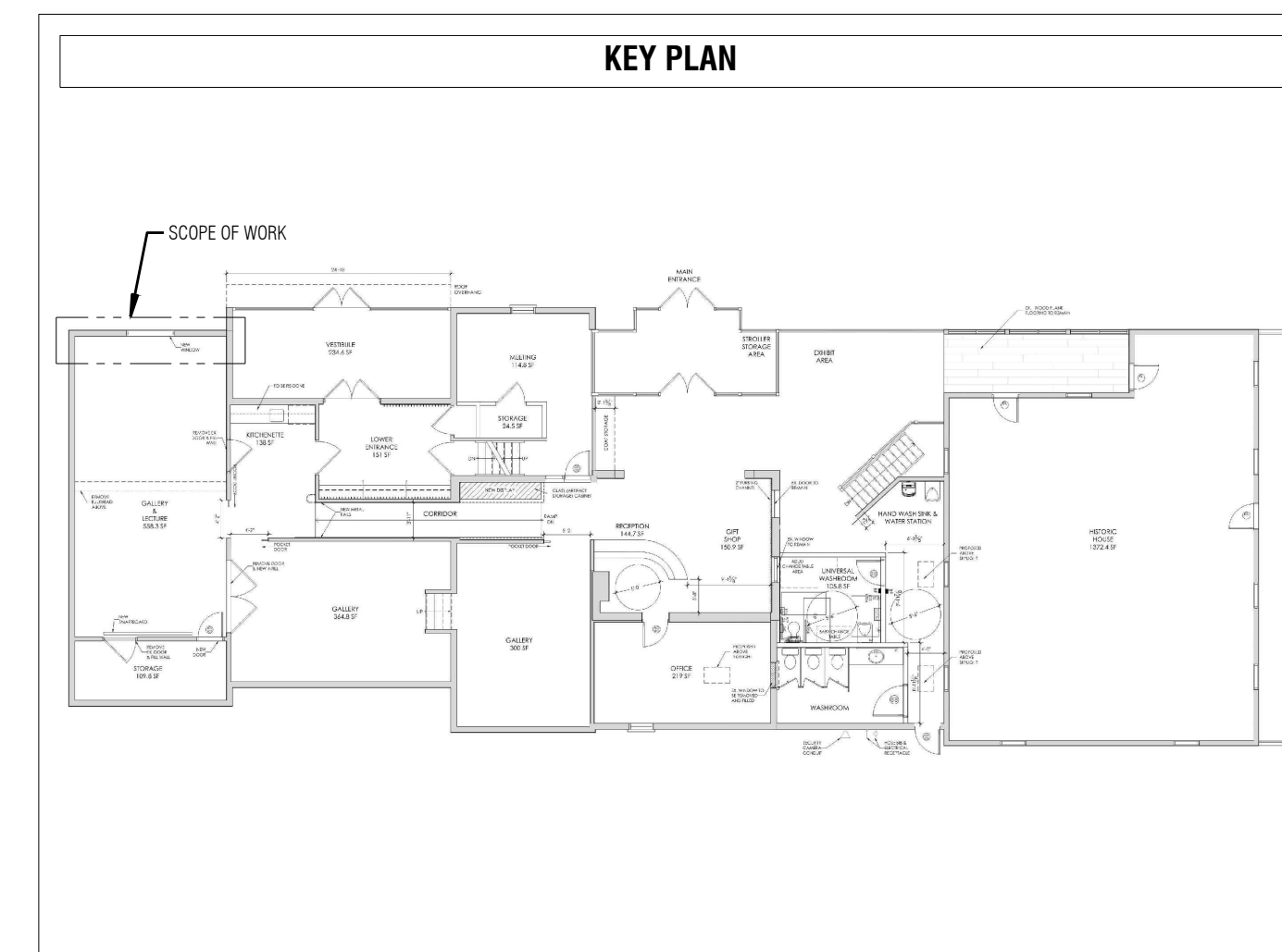
466 QUEEN STREET SOUTH
 KITCHENER ONTARIO

DRAWING:
SITE PLAN

DRAWN: K.L. CHECKED: S.R. JOB NUMBER: 24285

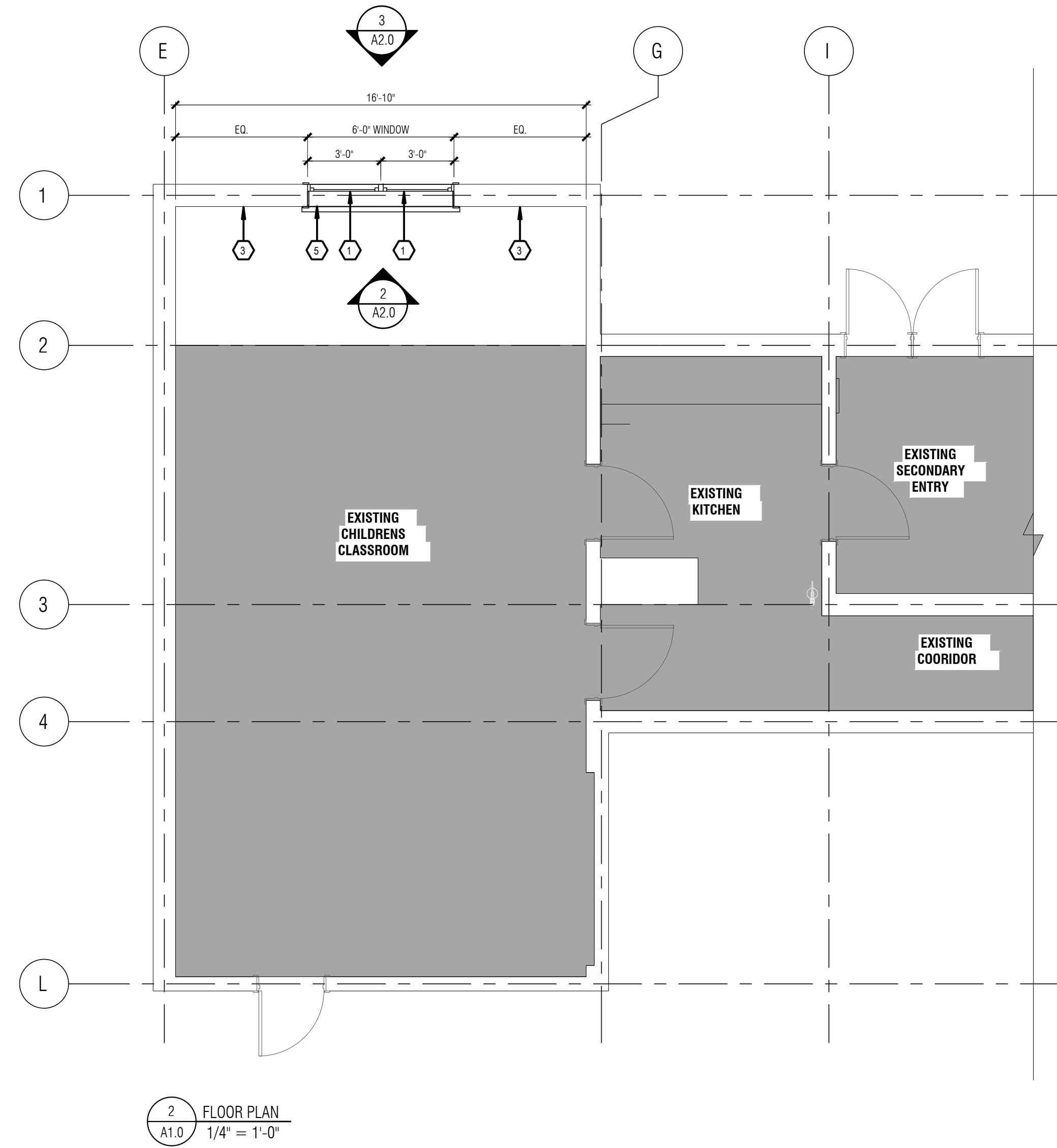
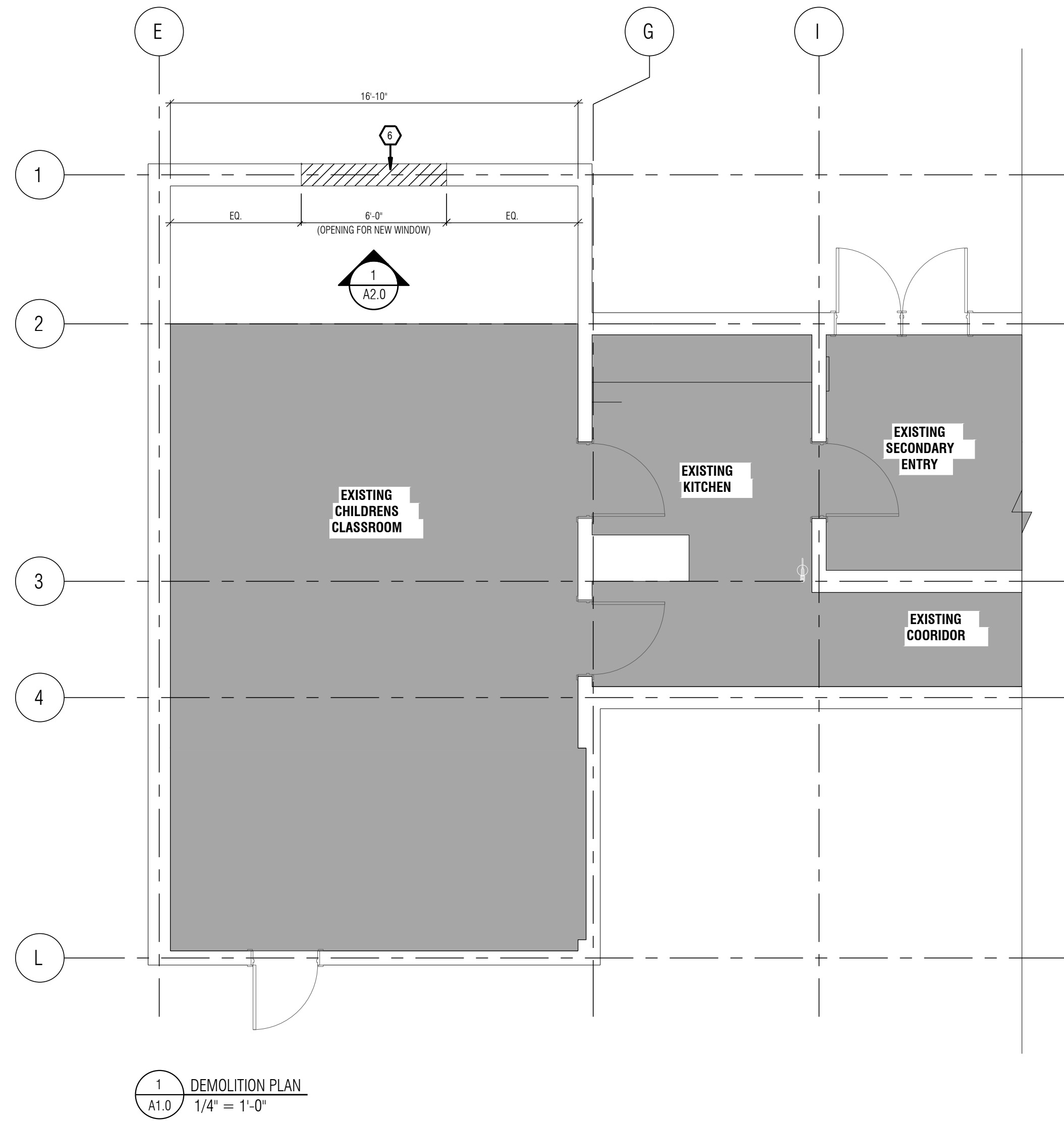
DATE (YYYY/MM/DD): 2024.06.06 SCALE: As indicated

DRAWING NUMBER: A0.1 REVISION NUMBER:



1 SITE PLAN
 A0.1 1:200

APPENDIX B

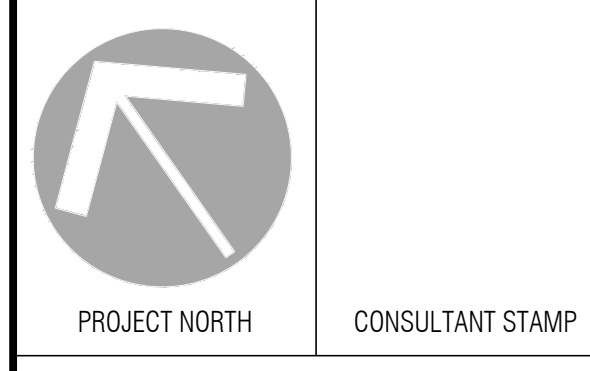


FLOOR PLAN LEGEND

- EXISTING WALL(S) TO REMAIN
- AREA OF NEW WINDOW
- AREA TO REMAIN AS PER EXISTING CONDITION
- KEYED NOTE CALL-OUT

- KEYED NOTES**
- (1) NEW 3'-0"W x 4'-0"H SINGLE HUNG WINDOW MOUNTED AT 2'-0" FROM FINISHED FLOOR. MANUFACTURER T.D.B.
 - EXISTING POWER OUTLET TO REMAIN. RE-WIRE AS REQUIRED.
 - WALL TO BE REPAIRED/PATCHED AFTER WINDOW INSTALLATION. MATCH EXISTING FINISH.
 - WALL TO BE RE-PAINTED AFTER WINDOW INSTALLATION. FINISH COLOUR SPECIFICATIONS T.B.C.
 - WINDOW FRAMING TO BE DONE FROM INSIDE OF EXISTING CHILDRENS CLASSROOM.
 - PORTION OF EXISTING WALL TO BE REMOVED AND DISPOSED OF. PATCH AND REPAIR ADJACENT WALLS, FLOOR AND CEILING AS REQUIRED. GENERAL CONTRACTOR TO REPORT WITH ANY FINISHES THAT MAY AFFECT THE PROPOSED LAYOUT AS A RESULT OF DISCOVERIES DURING DEMOLITION.
 - GC TO CONFIRM EXISTING FRAMING CONDITION WITH STRUCTURAL TO CONFIRM LINTEL DETAILS.
 - SHIMMING AREA AROUND WINDOW. FILL GAPS WITH SPRAY FOAM.
 - PROVIDE FLASHING TO ROUGH OPENING. SILL AND JAMB WITH BLUESON TYPE MEMBRANE. TIE INTO AIR BARRIER. INSTALL HEAD FLASHING WITH DRIP EDGE TO UNDER SIDE OF AIR BARRIER. EXTERIOR TRIM T.B.C.
 - CONTRACTOR TO DETERMINE ROUGH OPENING REQUIRED. REFER TO STRUCTURAL FOR FRAMING REQUIREMENTS. DEMOLISH INTERIOR FINISH AS REQUIRED (UP TO FULL CEILING HEIGHT)

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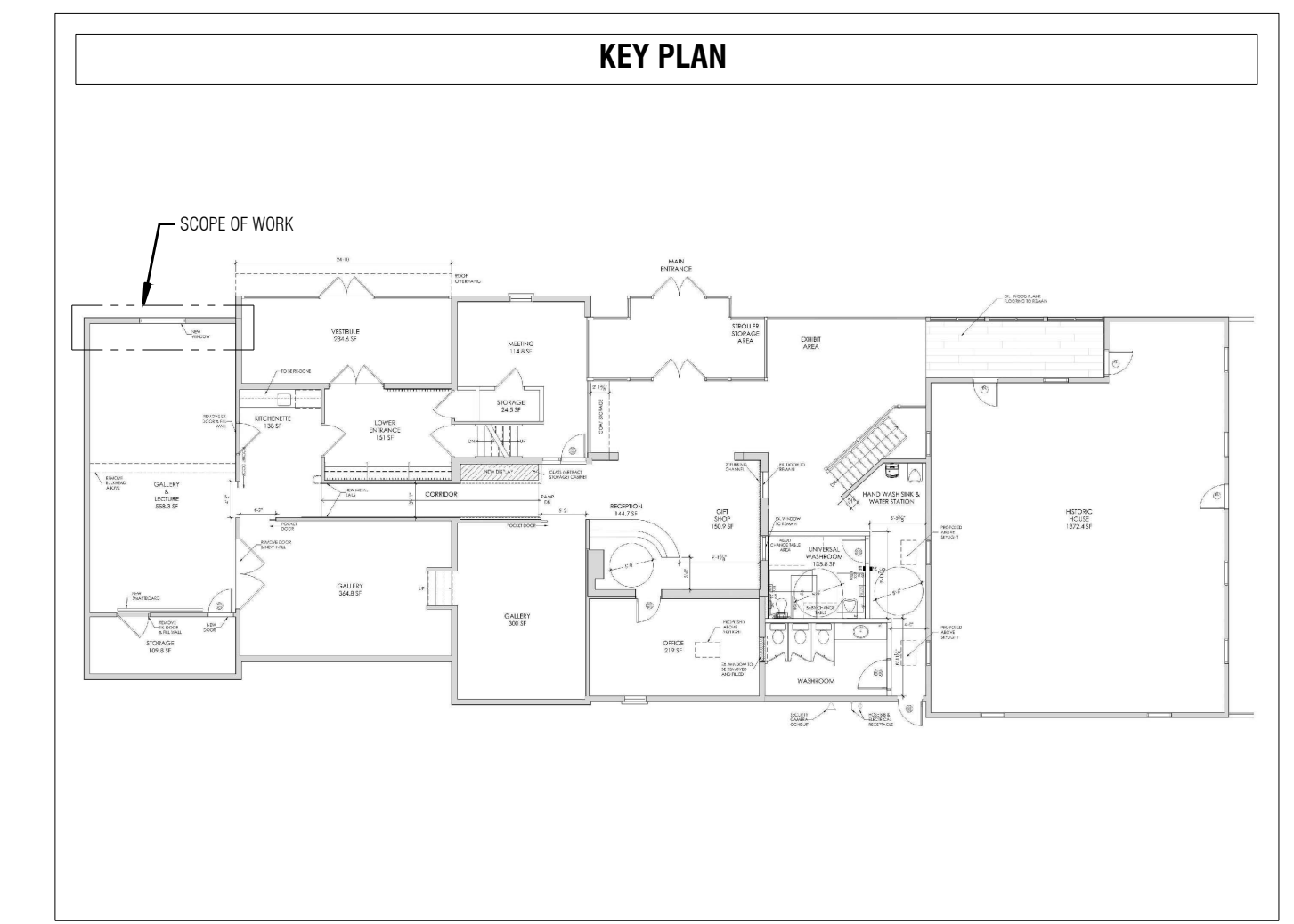
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S-##	- ISSUED	
A-##	- APPROVAL	

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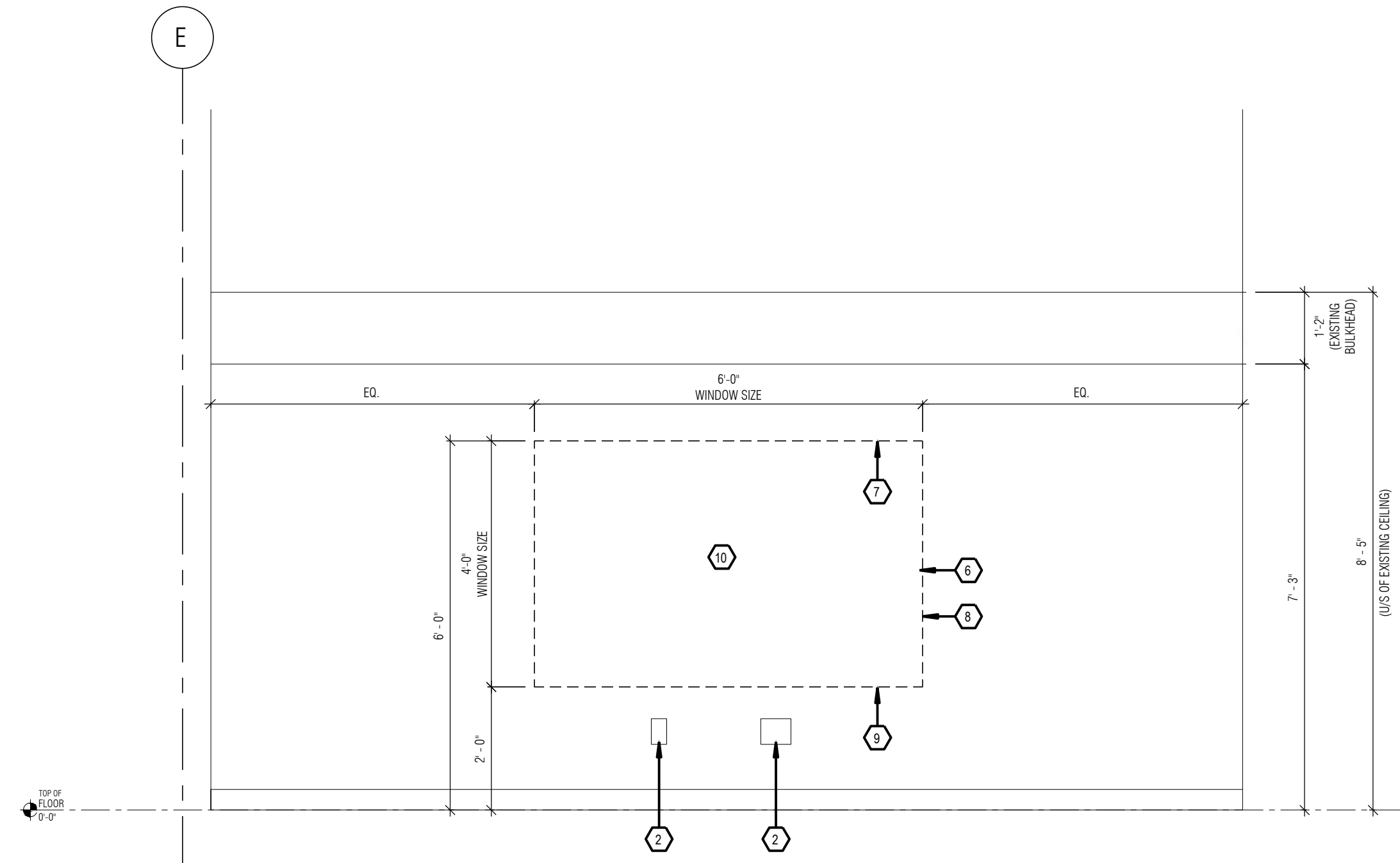
PROJECT:
 REGION OF WATERLOO
 466 QUEEN STREET SOUTH
 KITCHENER ONTARIO

DRAWING:
 FLOOR PLANS

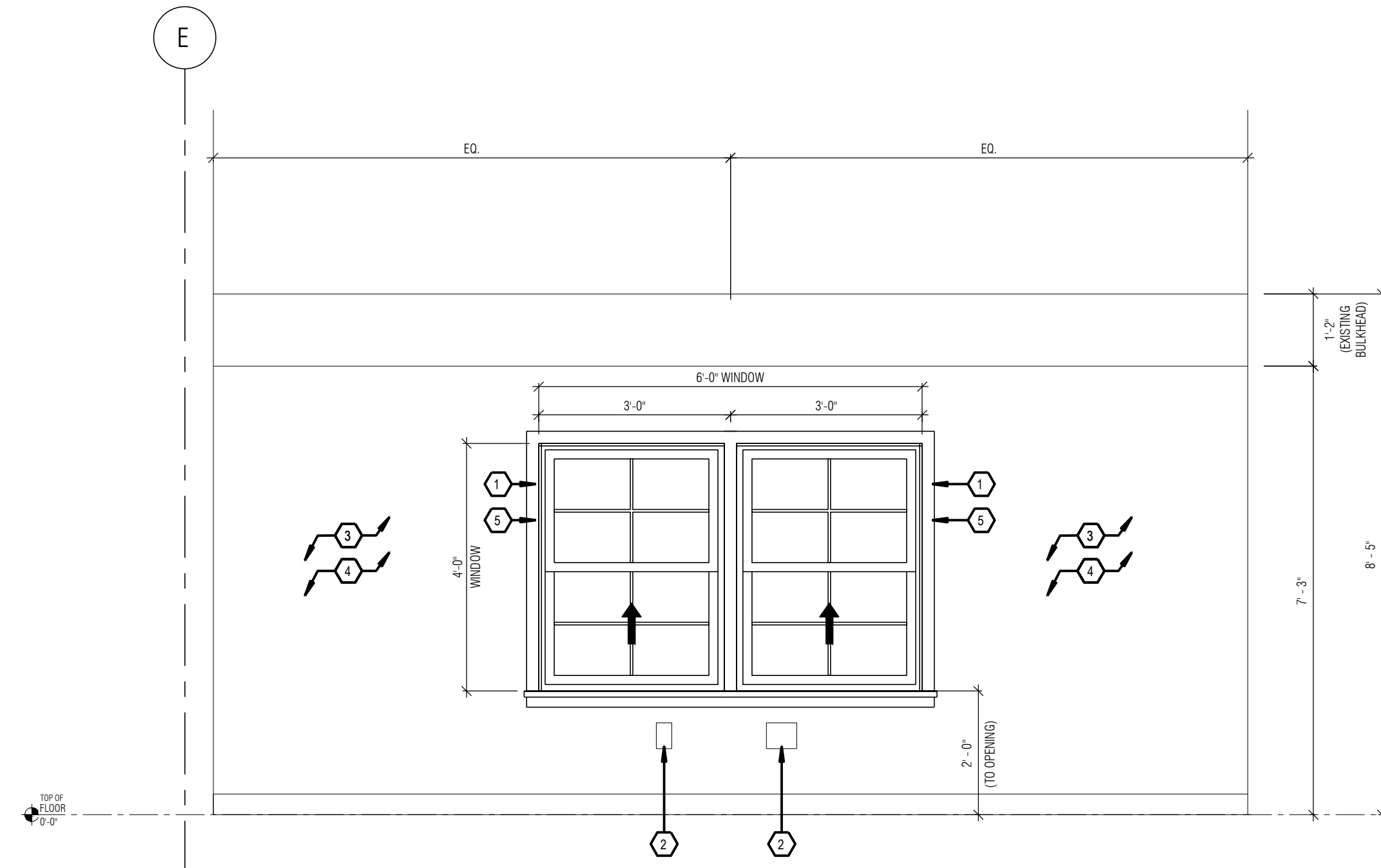
DRAWN: K.L.	CHECKED: S.R.	JOB NUMBER: 24285
DATE (YYYY/MM/DD): 2024.06.06	SCALE: As indicated	
DRAWING NUMBER: A1.0	REVISION NUMBER:	



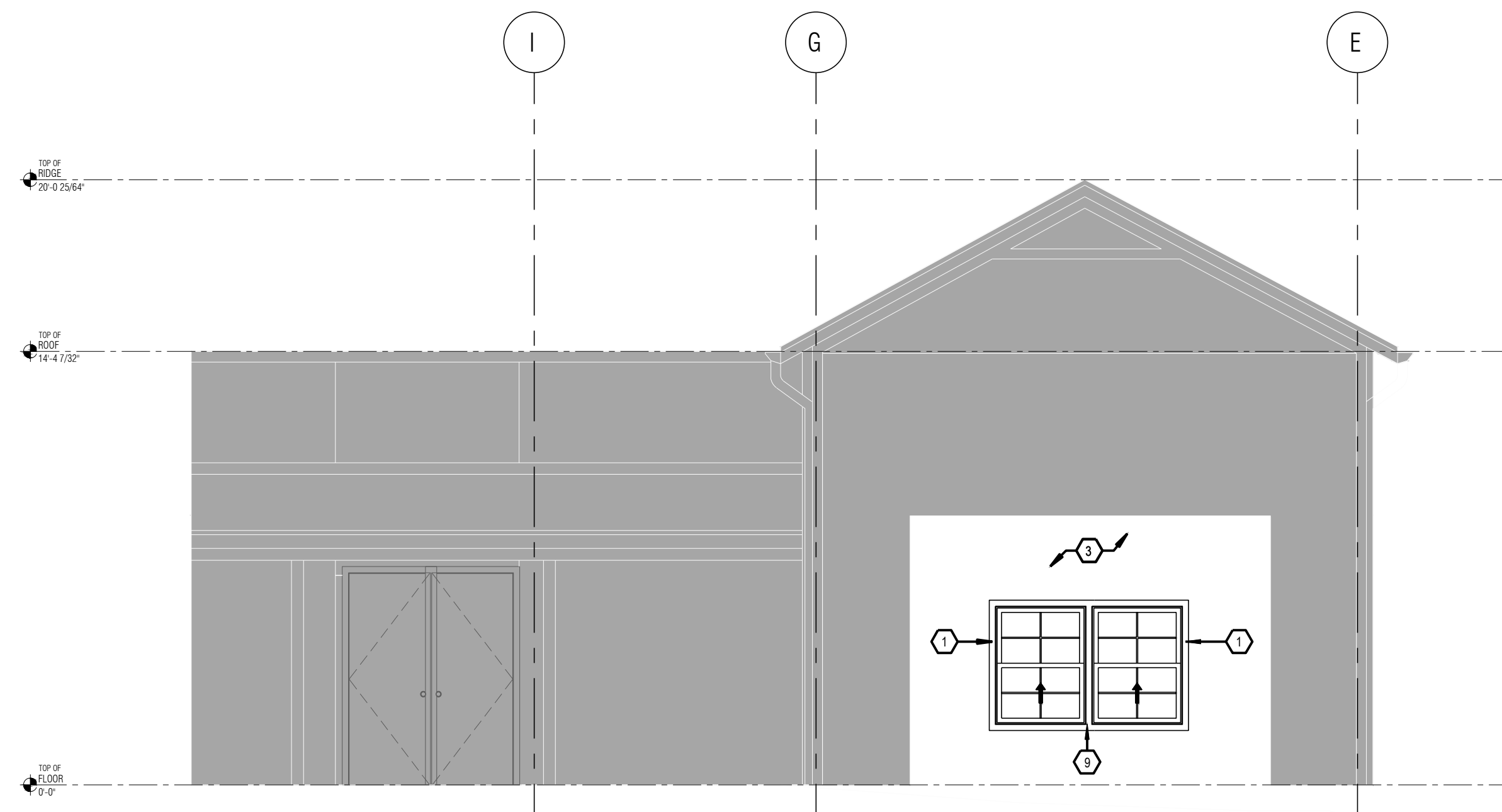
APPENDIX B



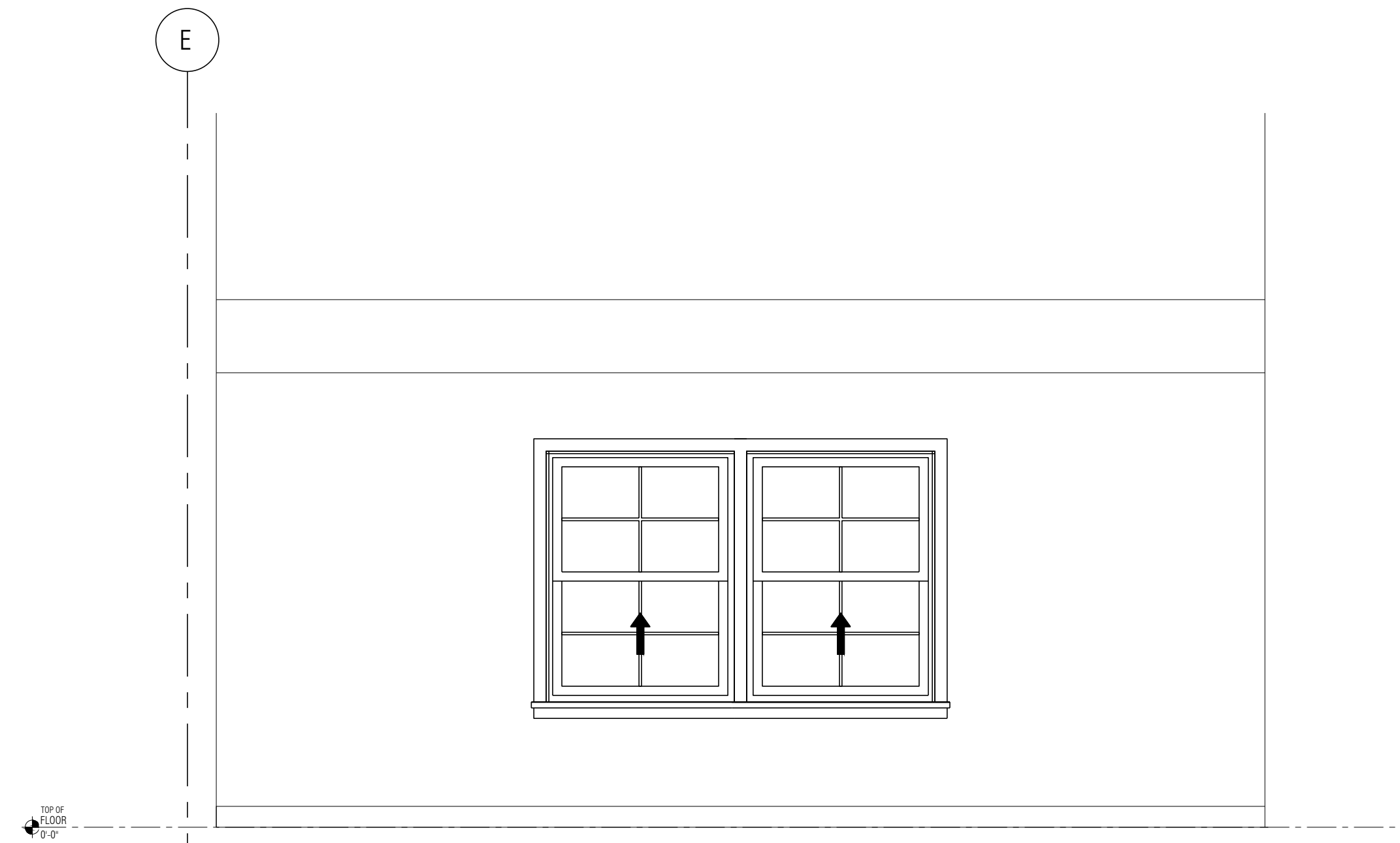
1 INTERIOR DEMOLITION ELEVATION
A2.0 1/2" = 1'-0"



2 INTERIOR ELEVATION
A2.0 1/2" = 1'-0"



3 EXTERIOR ELEVATION
A2.0 1/4" = 1'-0"



4 STRUCTURAL FRAMING DETAIL
A2.0 1/2" = 1'-0"

FLOOR PLAN LEGEND

	AREA TO REMAIN AS PER EXISTING CONDITION
	KEYED NOTE CALL-OUT

- KEYED NOTES**
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1	ISSUED FOR PERMIT	2024.06.28
REV	DESCRIPTION	DATE

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A-## - APPROVAL

PROJECT FOR:

PROJECT:
REGION OF WATERLOO

466 QUEEN STREET SOUTH
KITCHENER ONTARIO

DRAWING:
ELEVATIONS

DRAWN: K.L.	CHECKED: S.R.	JOB NUMBER: 24285
DATE (YYYY/MM/DD): 2024.06.28	SCALE: As indicated	
DRAWING NUMBER: A2.0	REVISION NUMBER:	

REPORT TO: Heritage Kitchener

DATE OF MEETING: October 1, 2024

SUBMITTED BY: Garett Stevenson, Director of Development and Housing Approvals,
519-741-2200 ext. 7070

PREPARED BY: Michelle Drake, Senior Heritage Planner, 519-741-2200 ext. 7839

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: September 10, 2024

REPORT NO.: DSD-2024-426

SUBJECT: Notice of Intention to Designate 107 Courtland Avenue East
Under Part IV of the Ontario Heritage Act

RECOMMENDATION:

That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 107 Courtland Avenue East as being of cultural heritage value or interest.

REPORT HIGHLIGHTS:

- The purpose of this report is to request that Council publish a Notice of Intention to Designate 107 Courtland Avenue East Under Part IV of the *Ontario Heritage Act*.
- An updated Statement of Significance describing the cultural heritage value or interest of 107 Courtland Avenue East has been drafted by Heritage Planning staff.
- The key finding of this report is that 107 Courtland Avenue East meets five (5) of nine (9) criteria for designation under *Ontario Heritage Act Regulation 9/06* (amended by *Ontario Regulation 569/22*) and has been confirmed to be a significant cultural heritage resource recognized for its design/physical, historical/associative, and contextual values.
- There are no financial implications.
- Community engagement included informing residents by posting this report with the agenda in advance of the Heritage Kitchener Committee meeting, providing written correspondence to the property owner, and consulting with Heritage Kitchener at their August 6, 2024 committee meeting. Should Council choose to give Notice of Intention to Designate, such notice shall be served to the property owner and the Ontario Heritage Trust.
- This report supports the delivery of core services.

BACKGROUND:

107 Courtland Avenue East is a two-storey 20th century brick school built as a Vernacular example of the Beaux Arts Classicism architectural style. The school is situated on a 3.96-acre parcel of land located on the south side of Courtland Avenue East between Peter Street and Cedar Street in the Cedar Hill and Schneider Creek Secondary Plan of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the school.

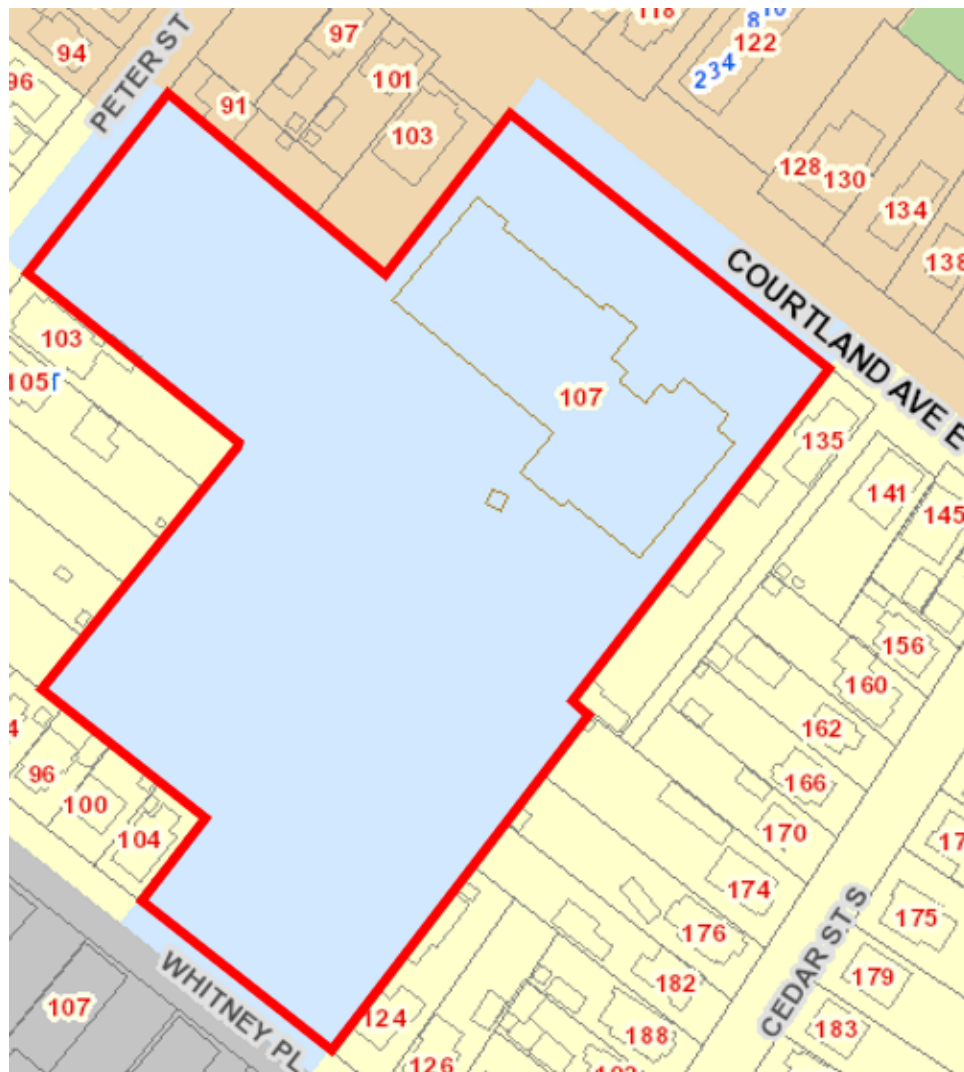


Figure 1.0: Location Map of Subject Property (107 Courtland Avenue East)

A full assessment of 107 Courtland Avenue East has been completed, including: field evaluation and archival research. The findings concluded that the subject property meets five (5) of nine (9) criteria for designation under *Ontario Heritage Act Regulation 9/06* (amended by *Ontario Regulation 569/22*). An updated Statement of Significance describing the property's cultural heritage value or interest was presented to the Heritage Kitchener Committee on August 6, 2024. The Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 107 Courtland Avenue East should be confirmed by pursuing designation of the subject property under Part IV of the *Ontario Heritage Act*. This work was undertaken as part of the City's Municipal Heritage Register (MHR) Review, initiated in February of 2023. The

MHR Review is the City’s response to amendments to the *Ontario Heritage Act* introduced in January of 2023 through Bill 23, the *More Homes Built Faster Act*. Bill 200, the *Homeowner Protect Act, 2024*, extended the time municipalities have to designate properties listed on their municipal heritage registers until January 1, 2027. The City contacted owners of listed properties through an initial letter dated May 23, 2023, to inform them of this undertaking. Owners of properties recommended for designation were contacted via a second letter. The property owner for 107 Courtland Avenue East was contacted via second letter sent by mail dated August 9, 2024. This letter was accompanied by the updated Statement of Significance and a “*Guide to Heritage Designation for Property Owners*” prepared in June 2023. The letter invited property owners to contact the City’s Senior Heritage Planner with any comments, questions, or concerns.

Per standard procedure, should Council support the Notice of Intention to Designate (NOID), the property owner will be contacted a third time through a letter advising of the City’s NOID. An ad for the NOID will be published in a newspaper. Once the letter is served on the property owner and the Ontario Heritage Trust, and the newspaper ad is posted, there will be a 30-day appeal period in which the property owner may object to the designation.



Figure 2.0: Front (West Façade) Elevation

REPORT:

Identifying and protecting cultural heritage resources within the City of Kitchener is an important part of planning for the future, and helping to guide change while conserving the buildings, structures, and landscapes that give the City its unique identity. The City plays a critical role in the conservation of cultural heritage resources. The designation of property under the *Ontario Heritage Act* is the main tool to provide long-term conservation of cultural heritage resources for future generations. Designation recognizes the importance of a property to the local community; protects the property’s cultural heritage value or interest; encourages good stewardship and conservation; and, promotes knowledge and understanding about the property. Designation not only publicly recognizes and promotes awareness, but it also provides a process for ensuring that changes to a property are appropriately managed and that these changes respect the property’s cultural heritage value or interest.

107 Courtland Avenue East is recognized for its design/physical, historical/associative, and contextual values. It satisfies five (5) of nine (9) criteria for designation under the

Ontario Heritage Act Regulation 9/06 (amended by *Ontario Regulation 569/22*). A summary of the criteria that is or is not met is provided in the table below.

Criteria	Criteria Met (Yes/No)
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, material, or construction method.	Yes
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.	No
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.	Yes
5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes
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.	Yes
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes
9. The property has contextual value because it is a landmark.	No

Table 1: Criteria for Designation under *Ontario Regulation 9/06* (Amended by *Ontario Regulation 569/22*)

Design/Physical Value

The property municipally addressed as 107 Courtland Avenue East demonstrates design/physical value as a rare example of a two-storey 20th century brick school built as a Vernacular example of the Beaux Arts Classicism architectural style. In Ontario, the Beaux-Arts Classicism architectural style was present between 1900 and 1945, and primarily used for public and semipublic buildings, such as post offices, banks and libraries. Ontario architects generally preferred a Classical interpretation of the Roman or Greek architecture but on a smaller scale. This preference can be seen in the scale, symmetry, and simplicity of the Courtland Avenue Public School building design. The design also pays tribute to the semi-circular arches of the main entrance, bell tower, and second floor windows of an earlier school on the site through the use of blind semi-circular stone arches.

Historical/Associative Value

The property municipally addressed as 107 Courtland Avenue East has historical/associative value due to its direct association with public education and because

it demonstrates the work of an architect and builder who were significant to Berlin (now Kitchener).

The subject property was the third site for a public school in the Berlin. The original building was constructed in 1890 as a four-room school at a cost of \$5500. In 1903, four new classrooms were added to the school at a cost of \$3000

The current building was designed by Bernal A. Jones and constructed by the Dunker Brothers (William and Albert) in 1928 at a cost of \$94,297. B.A. Jones moved to Kitchener in 1922 and worked with W.H.E. Schmalz until opening his own office in 1926. During that time, B.A. Jones assisted W.H.E. Schmalz design the 1922-23 Kitchener City Hall. B.A. Jones is also responsible for the design of several other important buildings in Kitchener such as the 1927 KW Granite Club, the 1932 Public Utilities Building and the 1936-37 Church of the Good Shepherd. The Dunker Brothers were a well-known and respected local building company that operated between 1887 and 1974. They were responsible for the construction of several other important buildings in Kitchener such as the 1927 KW Granite Club and the 1938-39 Registry Theatre.

Contextual Value

The contextual value relates to how the property is physically, functionally, and historically linked to its surroundings. The building is physically and historically linked to its original site and continues to function as a senior public school.

Heritage Attributes

The heritage value of 107 Courtland Avenue East resides in the following heritage attributes:

All elements related to the design/physical value of the brick school built as a Vernacular example of the Beaux Arts Classicism architectural style, including:

- Front (North) Façade
 - a symmetrical façade with five bays;
 - a flat roof;
 - a central bay with:
 - yellow brick and stone;
 - concrete classical main entrance door surround with pilasters and entablature;
 - the entablature features a plain architrave, a frieze with round reliefs,
 - a moulded cornice with dentils;
 - a stone sign that reads “*COURTLAND*”;
 - copper flashing is used above the entablature, the stone sign, the second-floor stone belt course, and the roof;
 - a stone belt course below the first floor windows;
 - a stone belt course above the second floor windows;
 - a pair of window openings with a stone surround; and,
 - a bronze plaque that reads “*Courtland Senior Public School 1890 – 1990 to Commemorate One Hundred Years in Education.*”
 - the two bays on either side of the central bay feature:

- four flatheaded basement windows;
 - yellow brick;
 - a stone belt course below the first floor windows;
 - a window pattern on both the first and second floor that features a single window opening with a stone sill, a ribbon of three window openings with a stone sill, and another single window opening with a stone sill;
 - a second stone belt course above the second floor windows;
 - the belt course features decorative concrete embellishments;
 - copper flashing; and,
 - copper flashing on the roof.
- the two end bays feature:
 - yellow brick and concrete;
 - three flatheaded basement windows;
 - a concrete belt course below the first-floor windows;
 - blind stone semi-circular arches with decorative central keystones (agraffe) supported by fluted pilasters with plain bases and crown caps;
 - stone cartouches above the blind concrete arches; and,
 - stone medallions with brick surrounds.
- Side (East) Façade
 - portion of the circa 1928 façade, which is visible;
 - yellow brick and stone materials;
 - two flathead enclosed basement windows;
 - a stone belt course below the first-floor windows and above the second floor windows;
 - a single flatheaded 1/1 window with an enclosed transom and a stone sill on both the first- and second-storey;
 - a ribbon of three flatheaded 1/1 windows with enclosed transoms and a stone sill on both the first- and second-storey; and,
 - copper flashing on the roof.
- Side (West) Façade
 - yellow brick and stone;
 - four flathead basement windows with stone sills;
 - a stone belt course below the first-floor windows and above the second-floor windows;
 - a ribbon of three 1/1 flatheaded windows with enclosed transom and stone sills bookended by a single 1/1 window with an enclosed transom and stone sills on both the first- and second-storey; and,
 - copper flashing on the roof.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT– Heritage Planning staff have consulted with the Heritage Kitchener committee regarding designation under the *Ontario Heritage Act*. Property owners were invited to consult via two separate letters dated May 23, 2023 and May 17, 2024. Heritage Planning staff corresponded by email with the owner of the property and met virtually on June 21, 2024 to discuss the proposed designation. During this meeting, the owner advised that they do not object to the proposed designation of 87-91 King Street West.

Section 29(2) of the *Ontario Heritage Act* requires Council to consult with the Municipal Heritage Committee (Heritage Kitchener) before giving *Notice of Intention to Designate* (NOID) a property. Heritage Kitchener will be consulted via circulation and consideration of this report (see INFORM above). Members of the community will be informed via circulation of this report to Heritage Kitchener and via formal consideration by Council. Should Council choose to proceed with a NOID, such notice will be served on the property owner, the Ontario Heritage Trust, and published in the local newspaper (The Record). Once notice has been served, the property owner has the right of appeal to the Ontario Land Tribunal (OLT). Should Council decide not to proceed with a NOID then the building will remain on the City’s Municipal Heritage Register (MHR) until January 1, 2027, after which it will be removed in accordance with the legislative changes enacted by Bill 200. Once removed from the MHR, it cannot be re-listed on the MHR for five (5) years (i.e., January 1, 2032).

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*
- *Ontario Regulation 9/06 (Amended by Ontario Regulation 569/22)*
- Bill 23 – Municipal Heritage Register Review (DSD-2023-225)
- Municipal Heritage Register Review – August 2023 Update (DSD-2023-309)
- Municipal Heritage Register Review – January 2024 Update (DSD-2024-022)
- Municipal Heritage Register Review – February 2024 Update (DSD-2024-056)
- Municipal Heritage Register Review – March 2024 Update (DSD-2024-093)
- Municipal Heritage Register Review – April 2024 Update (DSD-2024-131)
- Municipal Heritage Register Review – May 2024 Update (DSD-2024-194)
- *Bill 200, Homeowners Protection Act, 2024*
- Municipal Heritage Register Review – June 2024 Update (DSD-2024-250)
- Municipal Heritage Register Review – August 2024 Update (DSD-2024-333)
- Municipal Heritage Register Review – September 2024 Update (DSD-2024-413)

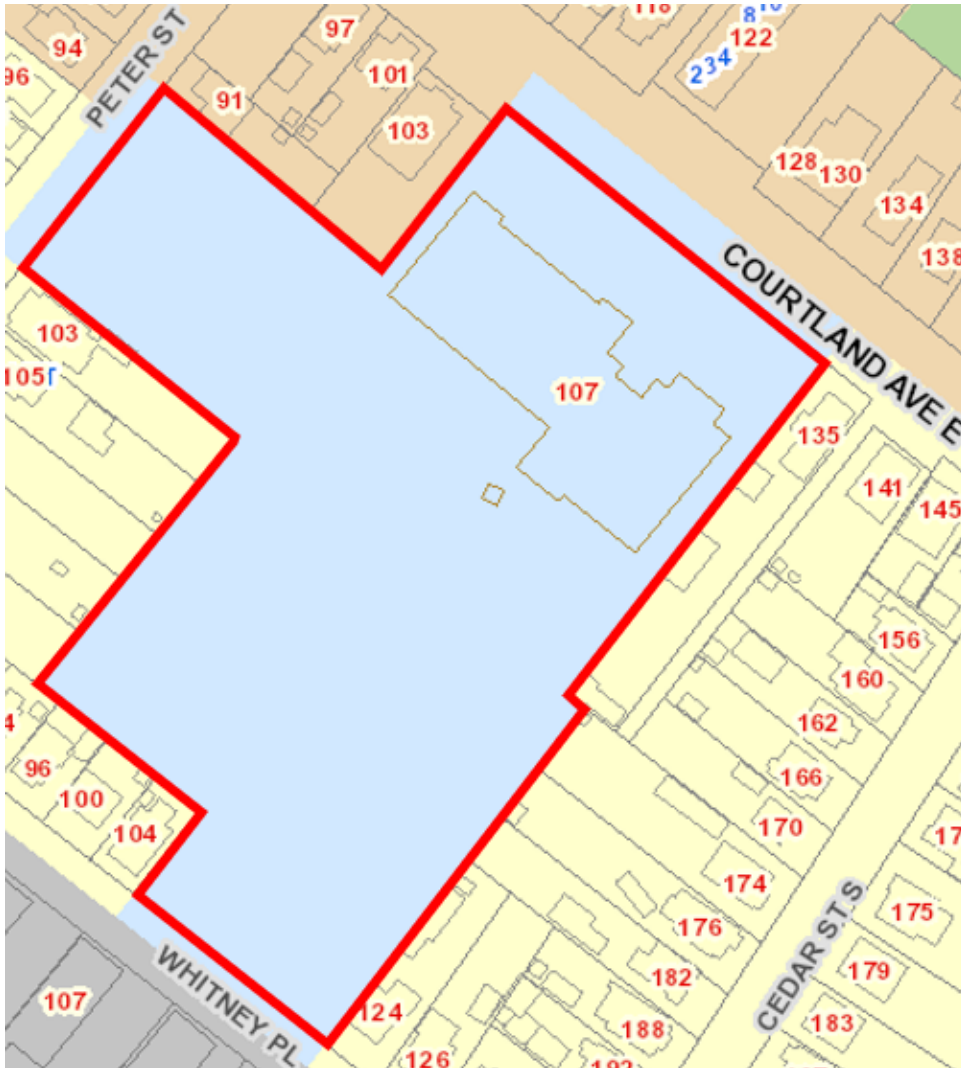
APPROVED BY: Justin Readman, General Manager, Development Services Department

ATTACHMENTS:

Attachment A – Statement of Significance for 107 Courtland Avenue East

STATEMENT OF SIGNIFICANCE

107 Courtland Avenue South



Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

Municipal Address: 107 Courtland Avenue East

Legal Description: Plan 419 Lot 4-9 Part Lot 10 & 11 GCT Lot 277

Year Built: c. 1928

Architectural Style: Vernacular example of Beaux Arts Classicism

Original Owner: Public School Board

Original Use: Public Elementary School

Condition: Good

Description of Cultural Heritage Resource

The property municipally addressed as 107 Courtland Avenue East is a two-storey 20th century brick school built as a Vernacular example of the Beaux Arts Classicism architectural style. The school is situated on a 3.96-acre parcel of land located on the south side of Courtland Avenue East between Peter Street and Cedar Street in the Cedar Hill and Schneider Creek Secondary Plan of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the school.

Heritage Value

107 Courtland Avenue East is recognized for its design/physical, historical/associative, and contextual values.

Design/Physical Value

The property municipally addressed as 107 Courtland Avenue East demonstrates design/physical value as a rare example of a two-storey 20th century brick school built as a Vernacular example of the Beaux Arts Classicism architectural style. In Ontario, the Beaux-Arts Classicism architectural style was present between 1900 and 1945, and primarily used for public and semipublic buildings, such as post offices, banks and libraries (Blumenson, 1990). Ontario architects generally preferred a Classical interpretation of the Roman or Greek architecture but on a smaller scale (Blumenson, 1990). This preference can be seen in the scale, symmetry, and simplicity of the Courtland Avenue Public School building design. The design also pays tribute to the semi-circular arches of the main entrance, bell tower, and second floor windows of an earlier school on the site through the use of blind semi-circular stone arches.

Front (North Elevation) Façade

The front façade faces Courtland Avenue East and features a symmetrical façade with five bays and a flat roof.

The central bay features: yellow brick and stone materials; a classical frontispiece that is raised from the ground features smooth pilasters with simple moulded base and a crown cap topped by an entablature; the entablature features a plain architrave, a decorative frieze with round reliefs, and a moulded cornice with dentils; above the entablature sits a stone sign that reads "*COURTLAND*"; copper flashing is used above the entablature, the stone sign, the second floor stone belt course, and the roof; stone belt courses are located below the first floor windows and above the second floor windows; a pair of window openings with a stone surround; and, a bronze plaque that reads "*Courtland Senior Public School 1890 – 1990 to Commemorate One Hundred Years in Education.*"

The two bays on either side of the central bay feature: four flatheaded basement windows; yellow brick and stone materials; a stone belt course below the first floor windows and above the second floor windows; the belt course above the second floor windows feature decorative stone reliefs; a window pattern on both the first and second floor that features a single flatheaded 1/1 window with enclosed transom and a stone sill, a ribbon of three flatheaded 1/1 windows with enclosed transom and a stone sill, and another single flatheaded 1/1 window with an enclosed transom and a stone sill; and, copper flashing on the entablature, stone sign, second floor belt course, and roof.

The two end bays feature: yellow brick and stone materials; three flatheaded basement windows; a stone belt course that aligns with the bottom of the first floor windows and a broken stone belt course

that aligns with the top of the second floor windows; blind stone semi-circular arches with decorative central keystones (agraffe) supported by fluted pilasters with plain bases and crown caps; stone cartouches above the blind concrete arches; and, stone medallions with brick surrounds.

Side (East) Façade

The side façade faces East but only a portion of the circa 1928 façade is visible because the 1964 addition was built on to the East façade. The portion of the circa 1928 building that can be seen features: yellow brick and stone materials; two flathead enclosed basement windows; a stone belt course below the first-floor windows and above the second floor windows; a single flatheaded 1/1 window with an enclosed transom and a stone sill on both the first- and second-storey; a ribbon of three flatheaded 1/1 windows with enclosed transoms and a stone sill on both the first- and second-storey; and, copper flashing on the roof.

Side (West) Façade

The side façade faces West and features: yellow brick and stone; four flathead basement windows with stone sills; a stone belt course below the first-floor windows and above the second-floor windows; a ribbon of three 1/1 flatheaded windows with enclosed transom and stone sills bookended by a single 1/1 window with an enclosed transom and stone sills on both the first- and second-storey; and, copper flashing on the roof.

Rear (South) Façade

The rear façade faces South and consists entirely of the 1964 addition .

Addition (1964)

A one storey addition was built of the south façade of 107 Courtland Avenue East. The addition is set back behind the frontline of the circa 1928 building. The addition is constructed of brown brick and features the school's name "COURTLAND SENIOR PUBLIC SCHOOL" as well as the Waterloo Region District School Board logo. The addition does not detract from the character of 107 Courtland Avenue, or the character of the Courtland Avenue East streetscape as it is setback from the original façade, lower in height, and situated on a lower elevation of land.

Historical/Associative Value

The property municipally addressed as 107 Courtland Avenue East has historical/associative value due to its direct association with public education and because it demonstrates the work of an architect and builder who were significant to Berlin (now Kitchener).

The subject property was the third site for a public school in the Berlin (now Kitchener). The original building was constructed in 1890 as a four-room school at a cost of \$5500 (Berliner Journal, 1890). It's first principal was Mary Cairnes (WRDSB, 2015). The first sub-principal was Miss Edith Matheson (1890-1891) and the second principal was Miss M.B. Tier (1891-1904) (Noonan, 1975; WRDSB, 2015).

In 1903, four new classrooms were added to the school at a cost of \$3000 (WRDSB, 2015). Later principals included Arthur Foster (1905-1912), Peter Fischer (1912-1917), W.G. Bain (1917-1919 & 1920-1927), and, Olive Matthews (1919-1920) (Noonan, 1975; WRDSB, 2015). Peter Fisher was one of four founding members of the Waterloo Historical Society (The Record, 2012).

The current building was designed by Bernal A. Jones and constructed by the Dunker Brothers (William and Albert) in 1928 at a cost of \$94,297 (WRDSB, 2015). B.A. Jones attended the Toronto

Technical School and worked as a draftsman for Frank Darling, in the office of Darling and Pearson, between 1908 and 1922 (Hill, 2009). B.A. Jones moved to Kitchener in 1922 and worked with W.H.E. Schmalz until opening his own office in 1926 (Hill, 2009). During that time, B.A. Jones assisted W.H.E. Schmalz design the 1922-23 Kitchener City Hall. B.A. Jones is also responsible for the design of several other important buildings in Kitchener such as the 1927 KW Granite Club, the 1932 Public Utilities Building and the 1936-37 Church of the Good Shepherd (Hill, 2009). The Dunker Brothers were a well-known and respected local building company that operated between 1887 and 1974 (Parks Canada, 2013). They were responsible for the construction of several other important buildings in Kitchener such as the 1927 KW Granite Club and the 1938-39 Registry Theatre (Parks Canada, 2013; Schmidt, 1977). Students were sent to nearby schools during construction and the first principal of the newly renovated and expanded school was Stanley Hodgins (1927-1937) (WRDSB, 2015).

A major renovation circa 1964 required the demolition of two single detached dwellings to construct a \$500,000 addition to the side and rear of the building to convert the school from a primary to a senior public school (KW Record, 1964; WRDSB, 2015). This renovation required the demolition of eight rooms, the addition of six new classrooms along with rooms for music, art, industrial arts, home economics, science and a double gymnasium with showers and changes rooms (WRDSB, 2015). The additions maintained the front portion of the 1928 building.

Post renovation, the principal was William H. Taylor (1965-1970). Mr. Taylor was community minded contributing to local sports and being honoured by the Mayor for 20 years of service as a member of the Parks and Recreation Commission (WRDSB, 2015).

Contextual Value

The contextual value relates to how the property is physically, functionally, and historically linked to its surroundings. The building is physically and historically linked to its original site, and continues to function as a senior public school.

Heritage Attributes

The heritage value of 107 Courtland Avenue East resides in the following heritage attributes:

All elements related to the design/physical value of the brick school built as a Vernacular example of the Beaux Arts Classicism architectural style, including:

- Front (North) Façade
 - a symmetrical façade with five bays;
 - a flat roof;
 - a central bay with:
 - yellow brick and stone;
 - concrete classical main entrance door surround with pilasters and entablature;
 - the entablature features a plain architrave, a frieze with round reliefs,
 - a moulded cornice with dentils;
 - a stone sign that reads “*COURTLAND*”;
 - copper flashing is used above the entablature, the stone sign, the second-floor stone belt course, and the roof;
 - a stone belt course below the first floor windows;
 - a stone belt course above the second floor windows;
 - a pair of window openings with a stone surround; and,

- a bronze plaque that reads “*Courtland Senior Public School 1890 – 1990 to Commemorate One Hundred Years in Education.*”
 - the two bays on either side of the central bay feature:
 - four flatheaded basement windows;
 - yellow brick;
 - a stone belt course below the first floor windows;
 - a window pattern on both the first and second floor that features a single window opening with a stone sill, a ribbon of three window openings with a stone sill, and another single window opening with a stone sill;
 - a second stone belt course above the second floor windows;
 - the belt course features decorative concrete embellishments;
 - copper flashing; and,
 - copper flashing on the roof.
 - the two end bays feature:
 - yellow brick and concrete;
 - three flatheaded basement windows;
 - a concrete belt course below the first-floor windows;
 - blind stone semi-circular arches with decorative central keystones (agraffe) supported by fluted pilasters with plain bases and crown caps;
 - stone cartouches above the blind concrete arches; and,
 - stone medallions with brick surrounds.
- Side (East) Façade
 - portion of the circa 1928 façade, which is visible;
 - yellow brick and stone materials;
 - two flathead enclosed basement windows;
 - a stone belt course below the first-floor windows and above the second floor windows;
 - a single flatheaded 1/1 window with an enclosed transom and a stone sill on both the first- and second-storey;
 - a ribbon of three flatheaded 1/1 windows with enclosed transoms and a stone sill on both the first- and second-storey; and,
 - copper flashing on the roof.
- Side (West) Façade
 - yellow brick and stone;
 - four flathead basement windows with stone sills;
 - a stone belt course below the first-floor windows and above the second-floor windows;
 - a ribbon of three 1/1 flatheaded windows with enclosed transom and stone sills bookended by a single 1/1 window with an enclosed transom and stone sills on both the first- and second-storey; and,
 - copper flashing on the roof.

References

Berliner Journal. (1890). *New Buildings in Berlin*. Berliner Journal: Berlin, Ontario.

Hill, R. (2009). *Biographical Dictionary of Architects in Canada 1800-1950*. Retrieved from <http://www.dictionaryofarchitectsincanada.org/architects/view/173> on October 4, 2013.

Noonan, G. (1975). *A History of Kitchener*. Waterloo, Ontario: Wilfrid Laurier University Press.

Parks Canada. (2013). *Canada's Historic Places: Registry Theatre*. Retrieved from <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=12427> on October 4, 2013.

Unknown. (1990). *Courtland 1890-1990 (100th anniversary program)*. Courtland Public School: Kitchener, Ontario.

Waterloo Region District School Board (WRDSB). (2015). *Principals and Vice-Principals Courtland Avenue P. S. 1890-2015*. WRDSB: Kitchener, ON.

Photographs



Front Elevation (North Facade) – 107 Courtland Avenue East



Side Elevation (West Façade) – 107 Courtland Avenue East



Side Elevation (East Façade) – 107 Courtland Avenue East



Rear Elevation (South Façade) – 107 Courtland Avenue East



CULTURAL HERITAGE EVALUATION FORM

Address: 107 Courtland Avenue East Recorder: Michelle Drake

Description: Public school, c. 1928, Beaux Arts Classicism Date: April 24, 2024

(date of construction, architectural style, etc)

Photographs Attached:

Front Façade Left Façade Right Façade Rear Façade Details Setting

Designation Criteria	Recorder – Heritage Kitchener Committee	Heritage Planning Staff
1. This 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.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
3. The property has design value or physical value because it demonstrates a high degree of technical or	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>

<p>scientific achievement.</p> <p><i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i></p>		
<p>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.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p> <p><i>* E.g - A commercial building may provide an understanding of how the economic development of the City occurred. Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>6. The property has historical value or associative value because it demonstrates or</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>

<p>reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p> <p><i>* Additional archival work may be required.</i></p>		
<p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p> <p><i>* E.g. - It helps to define an entrance point to a neighbourhood or helps establish the (historic) rural character of an area.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>9. The property has contextual value because it is a landmark.</p> <p><i>* within the region, city or neighborhood.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>

Notes

Additional Criteria	Recorder	Heritage Kitchener Committee
Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
Completeness: Does this structure have other original outbuildings, notable landscaping or external features that complete the site?	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
Site Integrity: Does the structure occupy its original site? <i>* If relocated, is it relocated on its original site, moved from another site, etc.</i>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
Alterations: Does this building retain most of its original materials and design features? Please refer to the list of heritage attributes within the	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>

<p>Statement of Significance and indicate which elements are still existing and which ones have been removed.</p>		
<p>Alterations: Are there additional elements or features that should be added to the heritage attribute list?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Condition: Is the building in good condition?</p> <p><i>*E.g. - Could be a good candidate for adaptive re-use if possible and contribute towards equity-building and climate change action.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>Indigenous History: Could this site be of importance to Indigenous heritage and history?</p> <p><i>*E.g. - Site within 300m of water sources, near distinct</i></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>

<p><i>topographical land, or near cemeteries might have archaeological potential and indigenous heritage potential.</i></p> <p>Could there be any urban Indigenous history associated with the property?</p> <p><i>* Additional archival work may be required.</i></p>	<input type="checkbox"/> Additional Research Required	<input type="checkbox"/> Additional Research Required
<p>Function: What is the present function of the subject property?</p> <p><i>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</i></p>	Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____	Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> Institutional – School
<p>Diversity and Inclusion: Does the subject property contribute to the cultural heritage of a community of people?</p>	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required

<p>Does the subject property have intangible value to a specific community of people?</p> <p><i>* E.g.- Waterloo Masjid (Muslim Society of Waterloo & Wellington Counties) was the first established Islamic Center and Masjid in the Region and contributes to the history of the Muslim community in the area.</i></p>		
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Notes about Additional Criteria Examined

Recommendation

Does this property meet the definition of a significant built heritage resource, and should it be designated under Part IV of the Ontario Heritage Act? (Does it meet two or more of the designation criteria?)

N/A Unknown No Yes

If not, please select the appropriate action for follow-up

- Keep on the Municipal Heritage Register
- Remove from the Municipal Heritage Register
- Additional Research Required

Other: _____



General / Additional Notes

TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: _____

Staff Report



Development Services Department

www.kitchener.ca

REPORT TO: Heritage Kitchener

DATE OF MEETING: October 1, 2024

SUBMITTED BY: Garrett Stevenson, Director of Development and Housing Approvals,
519-741-2200 ext. 7070

PREPARED BY: Michelle Drake, Senior Heritage Planner, 519-741-2200 ext. 7839

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: September 10, 2024

REPORT NO.: DSD-2024-425

SUBJECT: Notice of Intention to Designate 83 Benton Street
Under Part IV of the Ontario Heritage Act

RECOMMENDATION:

That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 83 Benton Street as being of cultural heritage value or interest.

REPORT HIGHLIGHTS:

- The purpose of this report is to request that Council publish a Notice of Intention to Designate 83 Benton Street Under Part IV of the *Ontario Heritage Act*.
- An updated Statement of Significance describing the cultural heritage value or interest of 83 Benton Street has been drafted by Heritage Planning staff.
- The key finding of this report is that 83 Benton Street meets two (2) of nine (9) criteria for designation under *Ontario Heritage Act Regulation 9/06* (amended by *Ontario Regulation 569/22*) and has been confirmed to be a significant cultural heritage resource recognized for its design/physical and historical/associative.
- There are no financial implications.
- Community engagement included informing residents by posting this report with the agenda in advance of the Heritage Kitchener Committee meeting, providing written correspondence to the property owner, and consulting with Heritage Kitchener at their August 6, 2024 committee meeting. Should Council choose to give Notice of Intention to Designate, such notice shall be served to the property owner and the Ontario Heritage Trust.
- This report supports the delivery of core services.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

BACKGROUND:

83 Benton Street is a two-storey late 19th century brick house built in the Italianate architectural style. The house is situated on a 0.32-acre parcel of land located on the east side of Benton Street between St. George Street and Church Street in the Cedar Hill Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the house.

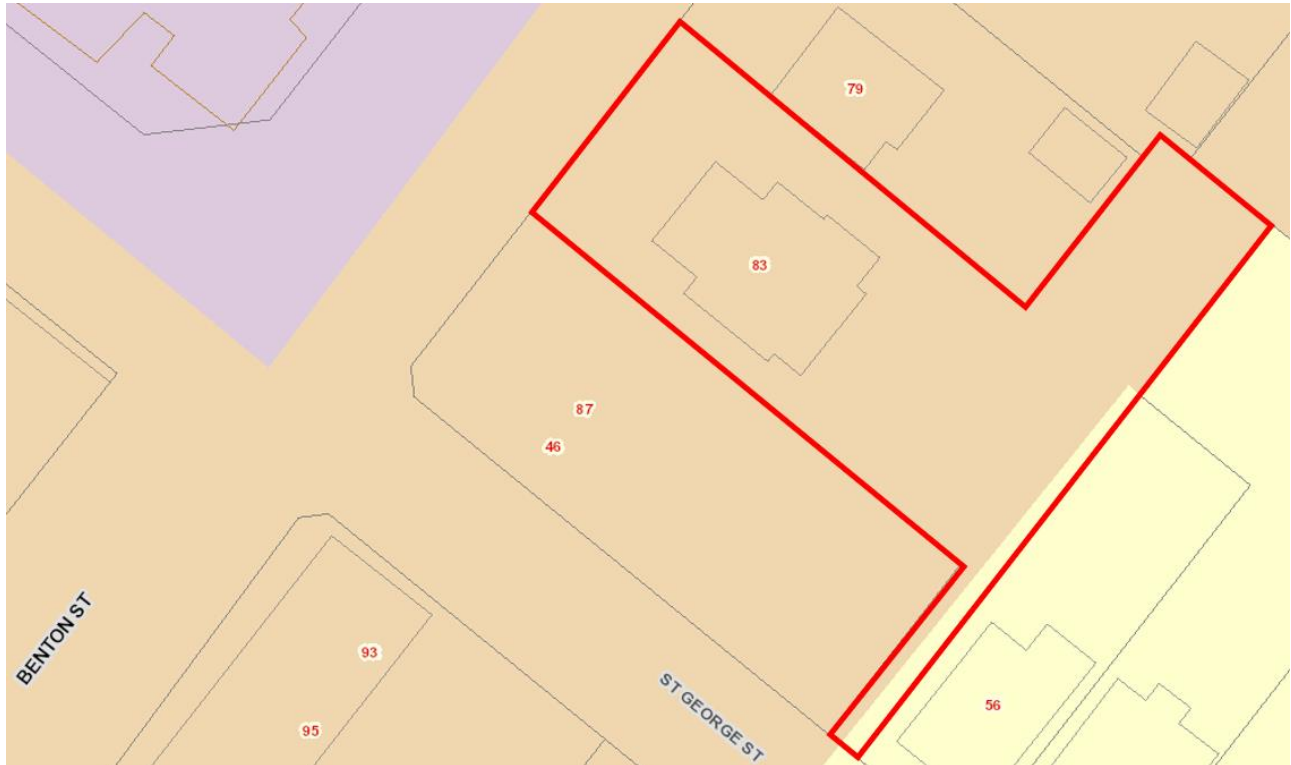


Figure 1.0: Location Map of Subject Property (83 Benton Street)

A full assessment of 83 Benton Street has been completed, including: field evaluation and archival research. The findings concluded that the subject property meets two (2) of nine (9) criteria for designation under *Ontario Heritage Act Regulation 9/06* (amended by *Ontario Regulation 569/22*). An updated Statement of Significance describing the property's cultural heritage value or interest was presented to the Heritage Kitchener Committee on August 6, 2024. The Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 83 Benton Street should be confirmed by pursuing designation of the subject property under Part IV of the *Ontario Heritage Act*. This work was undertaken as part of the City's Municipal Heritage Register (MHR) Review, initiated in February of 2023. The MHR Review is the City's response to amendments to the *Ontario Heritage Act* introduced in January of 2023 through Bill 23, the *More Homes Built Faster Act, 2024*, extended the time municipalities have to designate properties listed on their municipal heritage registers until January 1, 2027. The City contacted owners of listed properties through an initial letter dated May 23, 2023, to inform them of this undertaking. Owners of properties recommended for designation were contacted via a second letter. The property owner for 83 Benton Street was contacted via second letter sent by mail dated August 9, 2024. This letter was accompanied by the updated Statement of Significance and a "Guide to Heritage Designation for Property Owners" prepared in June

2023. The letter invited property owners to contact the City's Senior Heritage Planner with any comments, questions, or concerns.

Per standard procedure, should Council support the Notice of Intention to Designate (NOID), the property owner will be contacted a third time through a letter advising of the City's NOID. An ad for the NOID will be published in a newspaper. Once the letter is served on the property owner and the Ontario Heritage Trust, and the newspaper ad is posted, there will be a 30-day appeal period in which the property owner may object to the designation.



Figure 2.0: Front (North Façade) Elevation – 83 Benton Street

REPORT:

Identifying and protecting cultural heritage resources within our City is an important part of planning for the future, and helping to guide change while conserving the buildings, structures, and landscapes that give the City of Kitchener its unique identity. The City plays a critical role in the conservation of cultural heritage resources. The designation of property under the *Ontario Heritage Act* is the main tool to provide long-term conservation of cultural heritage resources for future generations. Designation recognizes the importance of a property to the local community; protects the property's cultural heritage value or interest; encourages good stewardship and conservation; and, promotes knowledge and understanding about the property. Designation not only publicly recognizes and promotes awareness, but it also provides a process for ensuring that changes to a property are appropriately managed and that these changes respect the property's cultural heritage value or interest.

83 Benton Street is recognized for its design/physical and historical/associative values. It satisfies two (2) of nine (9) criteria for designation under the *Ontario Heritage Act Regulation 9/06* (amended by *Ontario Regulation 569/22*). A summary of the criteria that is or is not met is provided in the table below.

Criteria	Criteria Met (Yes/No)
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, material, or construction method.	Yes
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.	No
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.	Yes
5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No
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.	Unknown
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No
9. The property has contextual value because it is a landmark.	No

Table 1: Criteria for Designation under *Ontario Regulation 9/06* (Amended by *Ontario Regulation 569/22*)

Design/Physical Value

The property municipally addressed as 83 Benton Street demonstrates design/physical value as a unique example of the Italianate architectural style and a rare example of the Italianate subtype known as centered gable. This example of the centred gable subtype is a variation of the farmhouse elevations and plans introduced in 1865. The building is two-stories in height and features a low-pitched hipped roof with the remnants of a cupola or tower, a front-facing centered gable with lunette window, wide overhanging eaves supported by decorative brackets, tall and narrow segmentally arched door and window openings, double entrance door, and a full-width hipped roof one-storey verandah with square beveled corner posts and decorative brackets. The 1/1 hung windows do not appear to be original as their flathead does not match the segmentally arched window opening. The house is in good condition.

Historical/Associative Value

The property municipally addressed as 83 Benton Street has historical/associative value for its relationship to an early property owner, the original building owner and the Bitzer family. The property was purchased by Christopher Blum in 1871. Christopher Blum was the great-great-uncle of property owner in 2014. His niece and husband, Adeline and Conrad Bitzer, built the building around 1886. Conrad Bitzer was an honoured citizen who practiced law, held several political offices and was actively involved in various associations and boards.

Conrad and Adeline had six children who were born and/or raised at the family home located at 83 Benton Street. Three of their children held political offices and were active in various associations and boards. Arno Lindner Bitzer served as an alderman between 1917 and 1919. Armin Moritz “Arnie” Bitzer was an electrical engineer. He served as a lieutenant with the Canadian Signal Corps during WWI, the Public Utilities Commission in 1939 and 1940, the Family Relief Board, and the secretary of the Kitchener Taxpayers Association. Armin served as an alderman between 1958 and 1960 and was a vocal opponent of the civic centre project, which he appealed to the Ontario Municipal Board (OMB). In an interesting turn of events, Armin had a heart attack and died at the OMB meeting held at Kitchener City Hall on October 31, 1967. Wilfrid Laurier Bitzer was born in the house at 83 Benton Street. He was the youngest child and was named after Wilfrid Laurier who was the Prime Minister at the time of his birth. Wilfrid Laurier Bitzer began his real estate career in the 1940s and retired in 1990 at the age of 94. He was active in the real estate industry, German community, and many community groups. He also served as a Kitchener Alderman from 1954-1957.

Paul Jewitt Bizer was the grandson of Conrad and Adeline Bitzer Paul was born in Toronto but returned to his ancestral home at 83 Benton Street when he was nine years old. He attended Kitchener Collegiate Institute and Waterloo College before becoming a civil servant in the Saskatchewan government. He served as a Kitchener Alderman between 1977-1979 and helped to launch the Centre in the Square. He was a lifelong member of the United Church of Canada, including Trinity United Church in Kitchener. The Bitzer family was honoured on the German Pioneer’s Day in 2012.

Heritage Attributes

The heritage value of 83 Benton Street resides in the following heritage attributes:

- All elements related to the Italianate architectural style of the house, including:
 - Front Elevation (North Façade)
 - three bays;
 - orientation towards Benton Street;
 - prominent centre bay features:
 - buff (yellow) brick construction;
 - low-pitched hipped roof with the remnants of a cupola or tower;
 - front-facing centred gable containing a lunette window with brick surround and wood sill;
 - wide overhanging eaves supported by large (not paired) decorative brackets and small (paired) decorative modillions;
 - fascia, soffit and frieze board;

- segmentally arched window openings with brick voussoirs and wood sills;
 - full-width hipped roof one-storey verandah with square beveled corner posts and decorative woodwork; and,
 - double entrance segmentally arched wood door with lower panels and upper lites.
- two end bays feature:
 - a setback approximately 16 feet from the centre bay;
 - buff (yellow) brick construction;
 - low-pitched cross-hipped roof;
 - wide overhanging eaves supported by large (not paired) brackets;
 - fascia, soffit and frieze board;
 - rubble stone foundation; and,
 - eastern bay displays segmentally arched false window openings with brick voussoirs and wood sills while the western bay displays segmentally arched window openings with brick voussoirs and wood sills.
- Side Elevation (East Façade)
 - three bays;
 - buff (yellow) brick construction;
 - low-pitched hipped roof with the remnants of a cupola or tower;
 - wide overhanging eaves supported by large (not paired) decorative brackets and small (paired) decorative modillions;
 - fascia, soffit and frieze board;
 - evidence of an original chimney;
 - paired segmentally arched window openings with brick voussoirs and wood sills on both the first- and second-storey; and,
 - rubble stone foundation.
- Side Elevation (West Façade)
 - three bays;
 - buff (yellow) brick construction;
 - low-pitched hipped roof with the remnants of a cupola or tower;
 - rear facing gable at the back of the house;
 - wide overhanging eaves supported by large (not paired) decorative brackets and small (paired) decorative modillions;
 - fascia, soffit and frieze board;
 - evidence of an original chimney;
 - paired segmentally arched window openings with brick voussoirs and wood sills on both the first- and second-storey;
 - door openings on both the first- and second-storey; and,
 - rubble stone foundation.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT– Heritage Planning staff have consulted with the Heritage Kitchener committee regarding designation under the *Ontario Heritage Act*. Property owners were invited to consult via two separate letters dated May 23, 2023 and May 17, 2024. Heritage Planning staff corresponded by email with the owner of the property and met virtually on June 21, 2024 to discuss the proposed designation. During this meeting, the owner advised that they do not object to the proposed designation of 87-91 King Street West.

Section 29(2) of the *Ontario Heritage Act* requires Council to consult with the Municipal Heritage Committee (Heritage Kitchener) before giving *Notice of Intention to Designate* (NOID) a property. Heritage Kitchener will be consulted via circulation and consideration of this report (see INFORM above). Members of the community will be informed via circulation of this report to Heritage Kitchener and via formal consideration by Council. Should Council choose to proceed with a NOID, such notice will be served on the property owner, the Ontario Heritage Trust, and published in the local newspaper (The Record). Once notice has been served, the property owner has the right of appeal to the Ontario Land Tribunal (OLT). Should Council decide not to proceed with a NOID then the building will remain on the City’s Municipal Heritage Register (MHR) until January 1, 2027, after which it will be removed in accordance with the legislative changes enacted by Bill 200. Once removed from the MHR, it cannot be re-listed on the MHR for five (5) years (i.e., January 1, 2032).

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*
- *Ontario Regulation 9/06 (Amended by Ontario Regulation 569/22)*
- Bill 23 – Municipal Heritage Register Review (DSD-2023-225)
- Municipal Heritage Register Review – August 2023 Update (DSD-2023-309)
- Municipal Heritage Register Review – January 2024 Update (DSD-2024-022)
- Municipal Heritage Register Review – February 2024 Update (DSD-2024-056)
- Municipal Heritage Register Review – March 2024 Update (DSD-2024-093)
- Municipal Heritage Register Review – April 2024 Update (DSD-2024-131)
- Municipal Heritage Register Review – May 2024 Update (DSD-2024-194)
- *Bill 200, Homeowners Protection Act, 2024*
- Municipal Heritage Register Review – June 2024 Update (DSD-2024-250)
- Municipal Heritage Register Review – August 2024 Update (DSD-2024-333)
- Municipal Heritage Register Review – September 2024 Update (DSD-2024-413)

APPROVED BY: Garrett Stevenson, Director, Development and Housing Approvals

ATTACHMENTS:

Attachment A – Statement of Significance for 83 Benton Street

STATEMENT OF SIGNIFICANCE

83 Benton Street

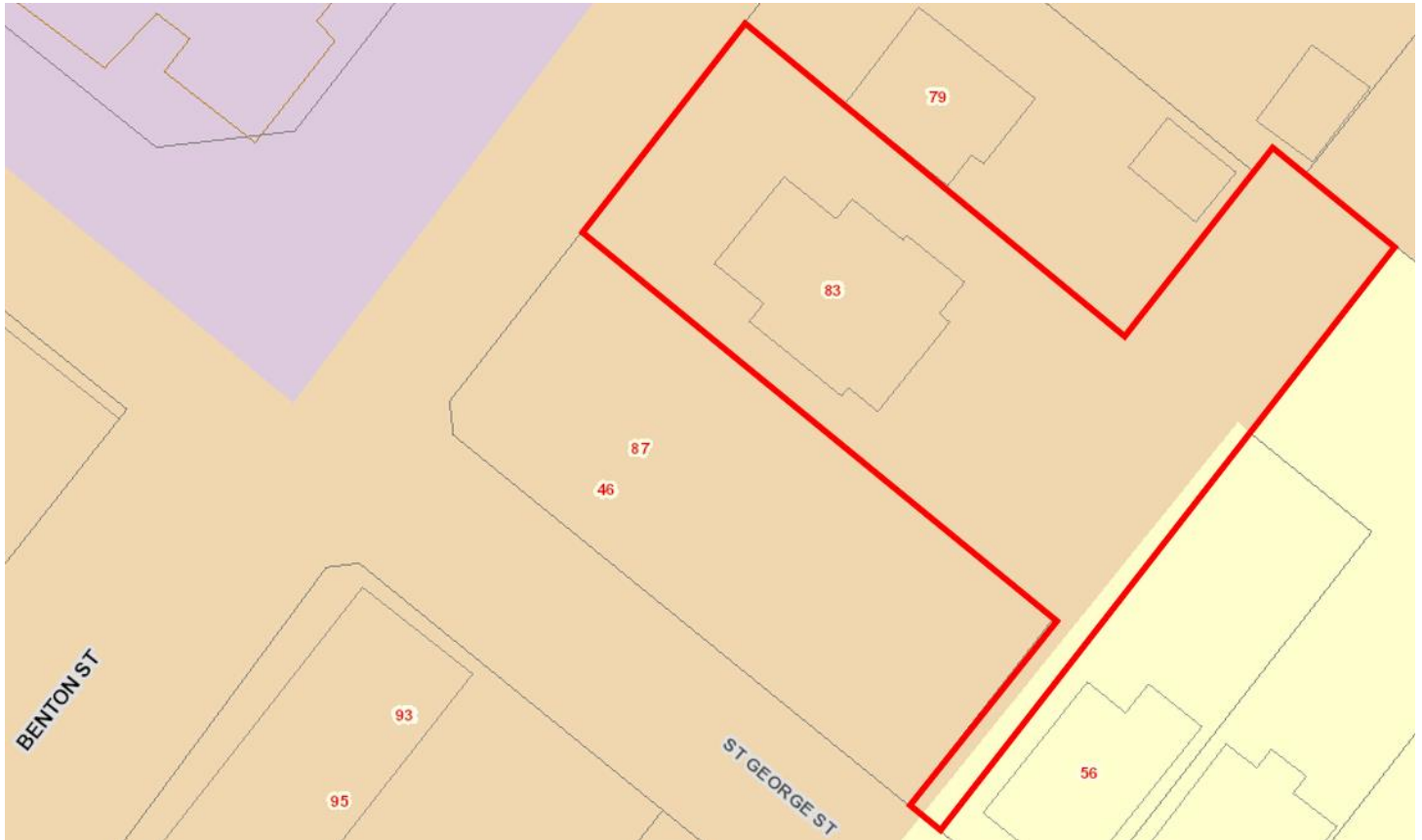


Figure 1.0: Location Map – 83 Benton Street

Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

Municipal Address: 83 Benton Street

Legal Description: Plan 205 Part Lot 2, 4, 7, 9 and 10 Together with & Subject to ROW

Year Built: c. 1886

Architectural Style: Italianate

Original Owner: Adeline & Conrad Bitzer

Original Use: Residential

Condition: Good

Description of Cultural Heritage Resource

83 Benton Street is a two-storey late 19th century brick house built in the Italianate architectural style. The house is situated on a 0.32-acre parcel of land located on the east side of Benton Street between St. George Street and Church Street in the Cedar Hill Planning Community of the City of Kitchener

within the Region of Waterloo. The principal resource that contributes to the heritage value is the house.

Heritage Value

83 Benton Street is recognized for its design/physical and historical/associative values.

Design/Physical Value

The Italianate architectural style originates from the romanticism of the mid-1800s. Italianate buildings are often two-stories in height and, feature low-pitched roof with wide eaves and brackets beneath; tall, narrow arched windows; and, a square cupola or tower (McAlester, 1984). Six principal subtypes can be distinguished, including approximately 15% that represent the centered gable subtype that may showcase a simple or compound plan with a front facing centred gable that projects from a low-pitched hipped roof (McAlester, 1984). In 1865, *The Canada Farmer* journal printed elevations and plans for a two-story square plan farmhouse with a symmetrical design featuring a centred gable frontispiece, hung windows with hood molds, corner quoins, chimneys and panelled front door with transom and side lites (Blumenson, 1990; Kyles, 2016). These elevations and plans were unique to Ontario.

83 Benton Street demonstrates design/physical value as a unique example of the Italianate architectural style and a rare example of the Italianate subtype known as centered gable. This example of the centred gable subtype is a variation of the farmhouse elevations and plans introduced in 1865. The building is two-stories in height and features a low-pitched hipped roof with the remnants of a cupola or tower, a front-facing centered gable with lunette window, wide overhanging eaves supported by decorative brackets, tall and narrow segmentally arched door and window openings, double entrance door, and a full-width hipped roof one-storey verandah with square beveled corner posts and decorative brackets. The 1/1 hung windows do not appear to be original as their flathead does not match the segmentally arched window opening. The house is in good condition.

Front Elevation (North Façade)

The front façade of the building is three bays wide and faces Benton Street.

The prominent centre bay features buff (yellow) brick construction; a low-pitched hipped roof with the remnants of a cupola or tower; a front-facing centred gable containing a lunette window with brick surround and wood sill; wide overhanging eaves supported by large (not paired) decorative brackets and small (paired) decorative modillions; fascia, soffit and frieze board; segmentally arched window openings with brick voussoirs and wood sills; full-width hipped roof one-storey verandah with square beveled corner posts and decorative woodwork; and, a double entrance segmentally arched wood door with lower panels and upper lites.

The two end bays are setback approximately 16 feet from the centre bay, are about 6 feet wide, and the ridge of their cross-hipped roofline aligns with the rear of the main hip roof. These bays feature buff (yellow) brick construction; a low-pitched cross-hipped roof; wide overhanging eaves supported by large (not paired) brackets; fascia, soffit and frieze board; rubble stone foundation and, the eastern bay displays segmentally arched false window openings with brick voussoirs and wood sills while the western bay displays segmentally arched window openings with brick voussoirs and wood sills.

Side Elevation (East Façade)

The side façade of the original building is three bays wide. The bay closest to Benton Street features buff (yellow) brick construction; a low-pitched hipped roof with the remnants of a cupola or tower; wide

overhanging eaves supported by large (not paired) decorative brackets and small (paired) decorative modillions; fascia, soffit and frieze board; evidence of an original chimney; and, rubble stone foundation. The middle bay features buff (yellow) brick construction; a low-pitched cross-hipped roof; wide overhanging eaves supported by large (not paired) decorative brackets and small (paired) decorative modillions; fascia, soffit and frieze board; paired segmentally arched window openings with brick voussoirs and wood sills on both the first- and second-storey; and, rubble stone foundation. The end bay has minimal visibility from the sidewalk and Benton Street.

Side Elevation (West Façade)

The side façade of the original building is three bays wide. The bay closest to Benton Street features buff (yellow) brick construction; a low-pitched hipped roof with the remnants of a cupola or tower; wide overhanging eaves supported by large (not paired) decorative brackets and small (paired) decorative modillions; fascia, soffit and frieze board; evidence of an original chimney; and, rubble stone foundation. The middle bay features buff (yellow) brick construction; a low-pitched cross-hipped roof; wide overhanging eaves supported by large (not paired) decorative brackets and small (paired) decorative modillions; fascia, soffit and frieze board; paired segmentally arched window openings with brick voussoirs and wood sills on both the first- and second-storey; and, rubble stone foundation. The end bay is visible from St. George Street and features: buff (yellow) brick construction; gable roofline; wide overhanging eaves supported by large (not paired) decorative brackets and small (paired) decorative modillions; fascia, soffit and frieze board; segmentally arched window openings with brick voussoirs and wood sills on both the first- and second-storey; a door opening on both the first- and second-storey; and, rubble stone foundation. This façade also features a non-original two-storey verandah.

Historical/Associative Value

The historic and associative values relate to an early property owner, the original building owner and the Bitzer family. The property (lot 20) was purchased by Christopher Blum in 1871 (Bitzer, 2014). Christopher Blum was the great-great-uncle of property owner in 2014 (Bitzer, 2014). His niece and husband, Adeline and Conrad Bitzer, built the building around 1886 (Bitzer, 2014). Conrad Bitzer (b. January 11, 1853; d. September 22, 1903) was an honoured citizen who practiced law, held several political offices and was actively involved in various associations and boards. Conrad obtained his Bachelor of Arts degree from the University of Toronto in 1878 and went on to study law in the office of Bowlby and Clement in Berlin until he was called to the bar in 1881 (Berliner Journal, 1903). He was the first German-speaking lawyer in Berlin (Wikipedia, 2023). Between 1882 and 1892 he practiced law in partnership with Alex Millar, K.C. and in 1892 he began his independent practice (Berliner Journal, 1903). Conrad served as Deputy Reeve and Reeve of the Town and County Council in 1890 and 1891 and Mayor of Berlin in 1892 (Berliner Journal, 1903). He was a member of the Berlin School Board, the Berlin High School Board, the Berlin High School ex-Pupil's Association, the St. Peter's Lutheran Church, the local YMCA, and the liberal party (Berliner Journal, 1903). His involvement with the school boards continued until his death in 1903 (Bitzer, 2014). He also served on the finance and railroad committee of the second Saengerfest festival committee in 1897 (Berliner Journal, 1897).

Conrad and Adeline had six children who were born and/or raised at the family home located at 83 Benton Street (Koch, 1986; Wikipedia, 2023). Three of their children held political offices and were active in various associations and boards. Arno Lindner Bitzer (b. February 7, 1858; d. July 16, 1933) served as an alderman between 1917 and 1919 (Bitzer, 2014; Bonk, 2024). Armin Moritz "Arnie" Bitzer (b. October 4, 1885; d. 1967) was an electrical engineer (KW Record, 1967; Bonk, 2024). He served as a lieutenant with the Canadian Signal Corps during WWI, the Public Utilities Commission in 1939 and 1940, the Family Relief Board, and the secretary of the Kitchener Taxpayers Association (KW Record, 1967). Armin served as an alderman between 1958 and 1960 (Bitzer, 2014) and was a

vocal opponent of the civic centre project, which he appealed to the Ontario Municipal Board (OMB) (KW Record, 1967). In an interesting turn of events, Armin had a heart attack and died at the OMB meeting held at Kitchener City Hall on October 31, 1967 (KW Record, 1967). Wilfrid Laurier Bitzer (b. February 10, 1896; d. 1996) was born in the house at 83 Benton Street (Bonk, 2024; Koch, 1986). He was the youngest child and was named after Wilfrid Laurier who was the Prime Minister at the time of his birth (KW Record, 1996).

Wilfrid Laurier Bitzer began his real estate career in the 1940s and retired in 1990 at the age of 94 (KW Record, 1996; KW Record, 1990). Wilfrid partnered with Michael Budaker forming the real estate firm of Bitzer-Budaker Ltd., which operated between 1983 and 1990 (KW Record, 1990). He was the president of the K-W Real Estate Board in 1951 (KW Record, 1996). Wilfrid was also active in the German community and was known as the German 'Godfather' (KW Record, 1981). He was a founding member and a long-time president of the Trans Canada Alliance of German Canadians, a founding and honorary member of the German Business and Professional Men's Association and the founder of the Canadian Society for German Relief (KW Record, 1996). His work with the Canadian Society for German Relief earned him a Federal Republic of Germany's Medal First Class in 1975 (KW Record, 1996). He was honoured in 1981 for his work with the German community that included helping German immigrants to come to Kitchener, helping them with language barriers, helping them process immigration forms and acting as a liaison between West Germany and its former citizens (KW Record, 1981). He was the Honorary German Consul between 1956 and 1981 (Bitzer, 2014). He served as a Kitchener Alderman from 1954 to 1957 and was active with other community groups including the Granite Club, the Rotary Club of Kitchener and the Concordia Club (KW Record, 1996). At the time of his death, Wilfrid was known in the real estate industry as it's "elder statesman" (KW Record, 1996).

Paul Jewitt Bizer (b. 1931, d. May 12, 2020) was the grandson of Conrad and Adeline Bitzer (Bonk, 2024). Paul was born in Toronto but returned to his ancestral home at 83 Benton Street when he was nine years old (KW Record, 2020). He attended Kitchener Collegiate Institute and Waterloo College (now Wilfrid Laurier University) before becoming a civil servant in the Saskatchewan government (KW Record, 2020). He served as a Kitchener Alderman between 1977-1979 and helped to launch the Centre in the Square (Bitzer, 2014; KW Record, 2020). He was a lifelong member of the United Church of Canada, including Trinity United Church in Kitchener (KW Record, 2020).

The Bitzer family was honoured on the German Pioneer's Day in 2012 (Bitzer, 2014).

Heritage Attributes

The heritage value of 83 Benton Street resides in the following heritage attributes:

- All elements related to the Italianate architectural style of the house, including:
 - Front Elevation (North Façade)
 - three bays;
 - orientation towards Benton Street;
 - prominent centre bay features:
 - buff (yellow) brick construction;
 - low-pitched hipped roof with the remnants of a cupola or tower;
 - front-facing centred gable containing a lunette window with brick surround and wood sill;
 - wide overhanging eaves supported by large (not paired) decorative brackets and small (paired) decorative modillions;
 - fascia, soffit and frieze board;

- segmentally arched window openings with brick voussoirs and wood sills;
- full-width hipped roof one-storey verandah with square beveled corner posts and decorative woodwork; and,
- double entrance segmentally arched wood door with lower panels and upper lites.
- two end bays feature:
 - a setback approximately 16 feet from the centre bay;
 - buff (yellow) brick construction;
 - low-pitched cross-hipped roof;
 - wide overhanging eaves supported by large (not paired) brackets;
 - fascia, soffit and frieze board;
 - rubble stone foundation; and,
 - eastern bay displays segmentally arched false window openings with brick voussoirs and wood sills while the western bay displays segmentally arched window openings with brick voussoirs and wood sills.
- Side Elevation (East Façade)
 - three bays;
 - buff (yellow) brick construction;
 - low-pitched hipped roof with the remnants of a cupola or tower;
 - wide overhanging eaves supported by large (not paired) decorative brackets and small (paired) decorative modillions;
 - fascia, soffit and frieze board;
 - evidence of an original chimney;
 - paired segmentally arched window openings with brick voussoirs and wood sills on both the first- and second-storey; and,
 - rubble stone foundation.
- Side Elevation (West Façade)
 - three bays;
 - buff (yellow) brick construction;
 - low-pitched hipped roof with the remnants of a cupola or tower;
 - rear facing gable at the back of the house;
 - wide overhanging eaves supported by large (not paired) decorative brackets and small (paired) decorative modillions;
 - fascia, soffit and frieze board;
 - evidence of an original chimney;
 - paired segmentally arched window openings with brick voussoirs and wood sills on both the first- and second-storey;
 - door openings on both the first- and second-storey; and,
 - rubble stone foundation.

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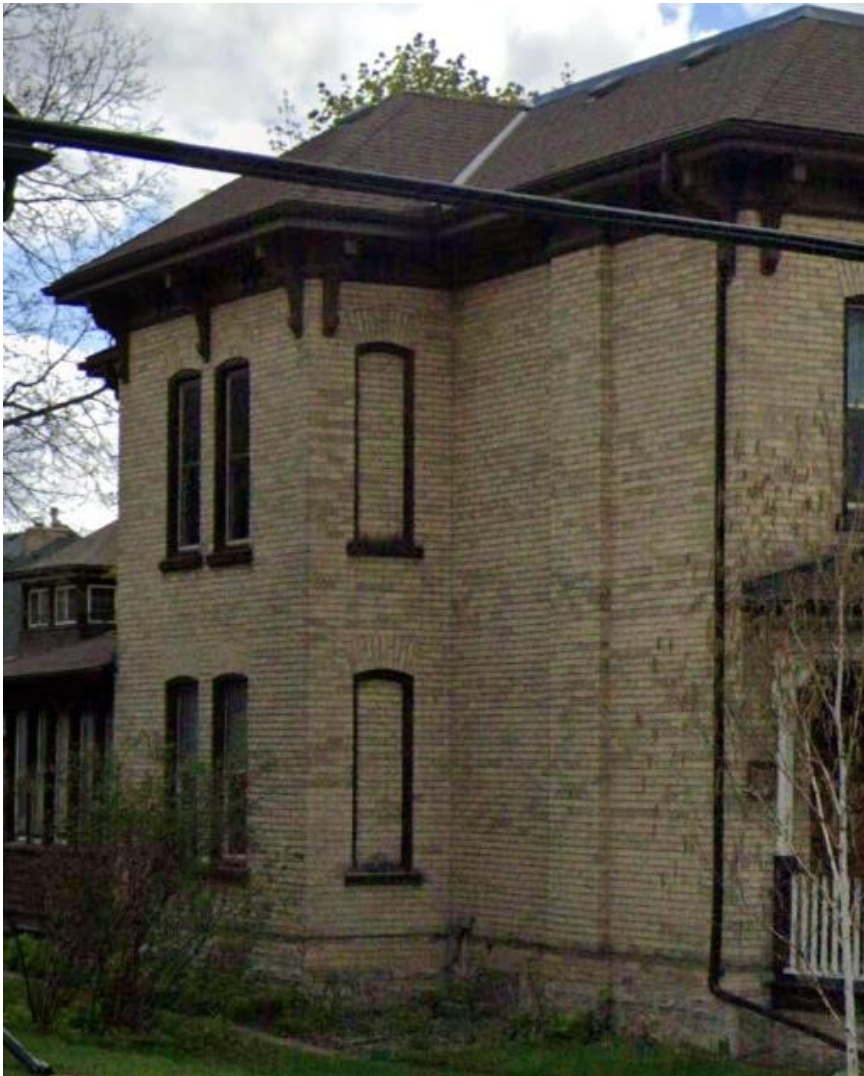
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Photographs



Front Elevation (North Façade) – 83 Benton Street



Side Elevation (East Façade) – 83 Benton Street



Side Elevation (West Façade) – 83 Benton Street

CULTURAL HERITAGE EVALUATION FORM

Address: 83 Benton Street Recorder: Michelle Drake

Description: c. 1886, Italianate Date: July 3, 2024

(date of construction, architectural style, etc)

Photographs Attached:

Front Facade
 Left Façade
 Right Façade
 Rear Facade
 Details
 Setting

Designation Criteria	Recorder – Heritage Kitchener Committee	Heritage Planning Staff
1. This 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.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. <i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>

<p>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.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p> <p><i>* E.g - A commercial building may provide an understanding of how the economic development of the City occurred. Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>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.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>7. The property has contextual value because it is important in defining, maintaining or</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>

<p>supporting the character of an area.</p> <p><i>* E.g. - It helps to define an entrance point to a neighbourhood or helps establish the (historic) rural character of an area.</i></p>		
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>
<p>9. The property has contextual value because it is a landmark.</p> <p><i>* within the region, city or neighborhood.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>

Notes

Additional Criteria	Recorder	Heritage Kitchener Committee
<p>Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Completeness: Does this structure have other original outbuildings, notable landscaping or external features that complete the site?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>

<p>Site Integrity: Does the structure occupy its original site?</p> <p><i>* If relocated, is it relocated on its original site, moved from another site, etc.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>Alterations: Does this building retain most of its original materials and design features? Please refer to the list of heritage attributes within the Statement of Significance and indicate which elements are still existing and which ones have been removed.</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>Alterations: Are there additional elements or features that should be added to the heritage attribute list?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Condition: Is the building in good condition?</p> <p><i>*E.g. - Could be a good candidate</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>

<p>for adaptive re-use if possible and contribute towards equity-building and climate change action.</p>		
<p>Indigenous History: Could this site be of importance to Indigenous heritage and history?</p> <p><i>*E.g. - Site within 300m of water sources, near distinct topographical land, or near cemeteries might have archaeological potential and indigenous heritage potential.</i></p> <p>Could there be any urban Indigenous history associated with the property?</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>
<p>Function: What is the present function of the subject property?</p> <p><i>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</i></p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____</p>	<p>Unknown <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/></p>

<p>Diversity and Inclusion: Does the subject property contribute to the cultural heritage of a community of people?</p> <p>Does the subject property have intangible value to a specific community of people?</p> <p><i>* E.g.- Waterloo Masjid (Muslim Society of Waterloo & Wellington Counties) was the first established Islamic Center and Masjid in the Region and contributes to the history of the Muslim community in the area.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>
	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>

Notes about Additional Criteria Examined

Recommendation

Does this property meet the definition of a significant built heritage resource, and should it be designated under Part IV of the Ontario Heritage Act? (Does it meet two or more of the designation criteria?)

N/A Unknown No Yes

If not, please select the appropriate action for follow-up

- Keep on the Municipal Heritage Register
- Remove from the Municipal Heritage Register

Additional Research Required

Other: _____

General / Additional Notes

TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: _____

REPORT TO: Heritage Kitchener

DATE OF MEETING: October 1, 2024

SUBMITTED BY: Garett Stevenson, Director of Development and Housing Approvals, 519-741-2200 ext. 7070

PREPARED BY: Deeksha Choudhry, Heritage Planner, 519-741-2200 ext. 7602

DATE OF REPORT: September 5, 2024

REPORT NO.: DSD-2024-413

SUBJECT: Municipal Heritage Register Review – October 2024 Update

RECOMMENDATION:

The pursuant to Section 29 of the Ontario Heritage Act, the cultural heritage value or interest be recognized, and designation be pursued for the following properties:

- 80-86 Union Boulevard / 571 York Street
- 160 Margaret Avenue

REPORT HIGHLIGHTS:

- The purpose of this report is to recommend pursuing designation under Part IV of the Ontario Heritage Act for three properties that are currently listed as non-designated properties of cultural heritage value or interest on the Municipal Heritage Register.
- The key finding of this report is that the properties possess design/physical, historical/associative, and contextual value and meet the criteria for designation under Ontario Regulation 9/06 (amended through Ontario Regulation 569/22).
- There are no financial implications.
- Community engagement included consultation with the Heritage Kitchener Committee.
- This report supports the delivery of core services.

BACKGROUND:

On January 1st, 2023, amendments to the Ontario Heritage Act (OHA) came into effect through Bill 23, the *More Homes Build Faster Act*. One of the primary changes introduced was the imposition of a new timeline which requires “listed” properties on the Municipal Heritage Register to be evaluated to determine if they meet the criteria for heritage designation before January 1st, 2025. Bill 200, *the Homeowners Protection Act, 2024*, extended the time municipalities have to designate properties listed on their municipal heritage registers until January 1, 2027. Listed properties are properties that have not been designated, but that the municipal Council believes to be of cultural heritage value or interest. The criteria for designation is established by the Provincial Government (Ontario

Regulation 9/06, which has now been amended through Ontario Regulation 569/22) and a minimum of two must be met for a property to be eligible for designation.

A work plan to address these changes has been developed by Heritage Planning Staff with consultation from the Heritage Kitchener Committee on February 7th, 2023. Implementation of the work plan has now commenced. This report contains a summary of the findings for the properties recently reviewed, and recommendations for next steps.

Progress on Work Plan Implementation

As part of the work plan proposed in February 2023, Heritage Planning Staff committed to the review of 80 properties listed on the Municipal Heritage Register prior to January 1, 2025. As of the date of this report, a review has been completed for 79 properties. 2 properties are before the Committee as of the date of this report to be considered for designation. 27 properties have fully undergone the designation process. 37 properties are currently undergoing the designation process and are at various stages of completion. 14 properties have been reviewed and determined that no action should be taken at this time, and NOID has been withdrawn by Council (Attachment C).

Bill 200, *the Homeowners Protection Act, 2024*, extended the time municipalities have to designate properties listed on their municipal heritage registers until January 1, 2027. Staff are working on an updated Work Plan and will bring it forward to Heritage Kitchener later this year.

REPORT:

Ontario Regulation 569/22 (Amended from Ontario Regulation 9/06)

Among the changes that were implemented through Bill 23, the Ontario Regulation 9/06 – which is a regulation used to determine the cultural heritage value or interest of a property, was amended through Ontario Regulation 569/22 (O. Reg. 569/22). Where the original regulation had three main categories – design/physical, historical/associative and contextual - with three (3) sub-categories for determining cultural heritage value, the amended regulation now lists all nine (9) criteria independently.

The new regulation has been amended to the following:

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 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.

Also, among the changes brought about by Bill 23 are how properties can now be listed or designated under Part IV of the Ontario Heritage Act. They include:

- Properties would warrant being listed on the City's Municipal Heritage Register if they met **one or more criteria** of O. Reg 9/06 (amended through O. Reg. 569/22).
- Properties could be designated under Part IV of the Ontario Heritage Act if they meet **two or more criteria** of O. Reg 9/06 (amended through O. Reg. 569/22).

The following three properties were reviewed and meet the following criteria:

80-86 Union Boulevard / 571 York Street

The subject property municipally addressed as 80-86 Union Boulevard / 571 York Street meets five (5) of the nine (9) criteria of O. Reg. 9/06 (amended through O. Reg. 569/22):

- 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.
- The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
- The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
- The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
- The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

160 Margaret Avenue

The subject property municipally addressed as 160 Margaret Avenue meets five (5) of the nine (9) criteria of O. Reg. 9/06 (amened through O. Reg. 569/22):

- 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.
- The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a communit.
- The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
- The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

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

Heritage Kitchener Committee Options

Option 1 – Pursuing Designation for this property

Should Heritage Kitchener committee vote to start pursuing designation for these properties, staff will then contact the respective property owners to inform them and to start working with them towards designation. Staff will then bring a Notice of Intention to Designate back to the Committee to initiate the designation process. Should a property owner object to their property being designated, they can submit an appeal to the Ontario Land Tribunal (OLT) to rule on the decision. If the OLT determines that the property should not be designated but remain listed, it will be removed from the Municipal Heritage Register on January 1, 2027.

Option 2 – Deferring the Designation Process

Should Heritage Kitchener vote to defer the designation process for these properties, they will remain listed on the City's Municipal Heritage Register until January 1, 2027, after which it will have to be removed. The process of designating these properties can be started at any time until January 1, 2027.

Option 3 – Not Pursuing Designation for these properties

Should Heritage Kitchener vote not to pursue the designation of these properties, they will remain listed on the City's Municipal Heritage Register until January 1, 2027, after which it will be removed. Once removed, these properties will not be able to be re-listed for the next five (5) years i.e. – January 1, 2032.

It should be noted that, per the endorsed work plan, staff are currently undertaking evaluations for high priority properties that are in located in areas of the City that are experiencing significant redevelopment.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the council / committee meeting.

CONSULT AND COLLABORATE – The Municipal Heritage Committee (Heritage Kitchener) have been consulted at previous meetings regarding the proposed strategy to review the Municipal Heritage Register of Non-designated Properties and participated in the assessment of the properties subject to this report.

PREVIOUS REPORTS/AUTHORITIES:

- Heritage Kitchener Committee Work Plan 2022-2024 – DSD-2023-053
- Bill 23 – Municipal Heritage Register Review – DSD-2023-225
- Kitchener Municipal Heritage Register Review – August Update 2023– DSD-2023-309
- Municipal Heritage Register Review – January 2024 Update – DSD-2024-022
- Municipal Heritage Register Review – March 2024 Update – DSD-2024-093
- Municipal Heritage Register Review – April 2024 Update – DSD-2024-131
- Municipal Heritage Register Review – May 2024 Update – DSD-2024-194
- Municipal Heritage Register Review – June 2024 Update – DSD-2024-250
- Municipal Heritage Register Review – August 2024 Update – DSD-2024-333
- Municipal Heritage Register Review – September 2024 Update – DSD-2024-361
- *Ontario Heritage Act, 2022*

REVIEWED BY: Garrett Stevenson, Director of Development and Housing Approvals

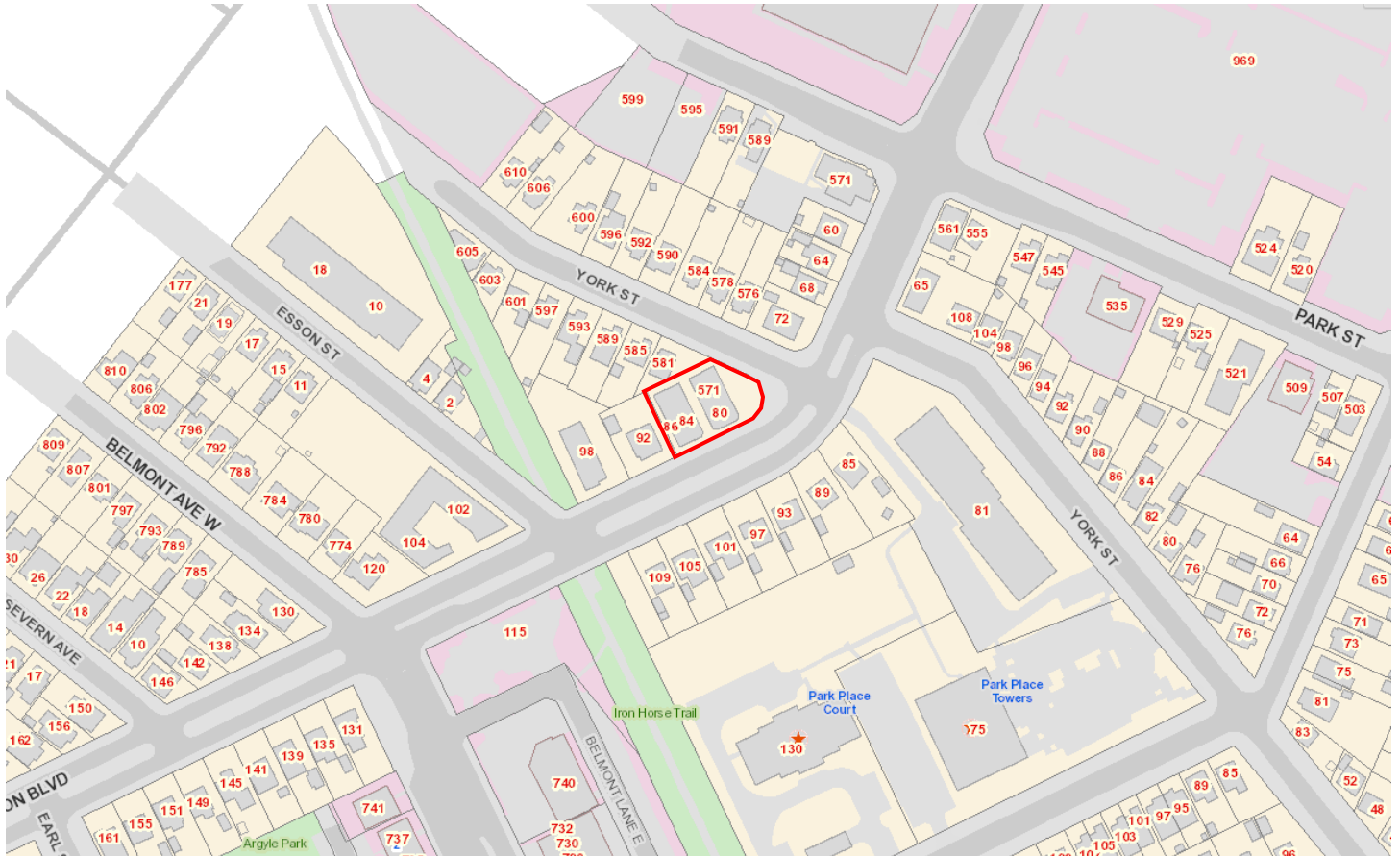
APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

- Attachment A- Updated Statement of Significance – 80-86 Union Boulevard/
571 York Street
- Attachment B- Updated Statement of Significance – 160 Margaret Avenue
- Attachment C- Municipal Heritage Register Review Progress

STATEMENT OF SIGNIFICANCE

80-86 UNION BOULEVARD / 571 YORK STREET



Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

Municipal Address: 80-86 Union Boulevard / 571 York Street

Legal Description: Plan 203 Lot 140 Part Lots 115, 138, 139 & 140

Year Built: 1944

Architectural Styles: Mid-Century Vernacular

Original Owner: A. Kraus

Original Use: Residential (multiple dwelling)

Condition: Very Good

Description of Cultural Heritage Resource

80-86 Union Boulevard / 571 York Street contains two mid-20th century apartment buildings constructed in the Mid-Century Vernacular architectural style. The buildings are situated on a 0.25 acre parcel of land located on the western corner of the intersection at York Street and Union Boulevard, within the K-W Hospital Planning Community of the City of Kitchener in the Region of Waterloo. The principal resources that contribute to the heritage value of the property are the two apartment buildings.

Heritage Value

80-86 Union Boulevard / 571 York Street is recognized for its design/physical, historic/associative, and contextual values.

Design/Physical Value

The design value of the subject property relates to the architecture of the apartment building. The building is a unique example of the Art Moderne architectural style with Art Deco influences. The buildings are three and a half storeys in height, with a raised basement and the third floor being composed of dormer additions. They feature varied roofline, curved building corners, varied brick colour, concrete banding, projecting central front bay, main entrance framed by glass blocks with stone face surround; signage above the main entrance that reads "UNION APTS" with decorative leaf motifs; symbol with the letter's 'U' and 'A'; and, parged concrete foundation. The buildings also have a range of different windows and window openings including 1/1 windows with concrete headers and sills, 6/6 windows with concrete sills, and glass block windows with concrete sills.

The Art Moderne architectural style emerged during the 1930's and developed out of the Art Deco architectural style. It is characterized by its use of simple geometric shape, long horizontal lines and banding, curved sides and corner windows, and glass block windows as seen in 80-86 Union Boulevard / 571 York Street. The Art Deco influences can be seen in the decorative detailing that adorn the building, such as the leaf motifs above the entrance of the carved UA symbol, or the more dramatic and ornate front entrance surround.

Front Façade

The front façades of the buildings are symmetrical in their design and massing. They can be divided vertically into three sections; while all sections are approximately the same width, the northern-most and southern-most sections are recessed back from the central section and contain angled corners with glass block windows and concrete sills and headers. The side sections also contain three single hung windows with concrete sills and headers. The projecting central section contains the single front-entrance, which is framed by glass blocks and a stone-faced surround. A stone sign which reads "UNION APTS" with decorative leaf motifs is located within this surround, and above the sign there is a single lantern. Above the front entrance there are two single hung windows framed by concrete sills and headers and glass blocks to the side, as well as a decorative UA symbol just below the roofline. The roofline of the central section is square and stepped, and distinctive from the slope of the rest of the roof.

The building is also divided horizontally by concrete banding which delineates the raised basement, first, and second floor. The third floor is distinguished by the roofline and dormers which do not appear to be original and are clad with white horizontal siding.

Historical/Associative Value

The historic and associative value of the apartment buildings relate to their potential to contribute towards an understanding of development patterns in the late 1930's to the 1960's. This time period saw a marked change in housing, as Canada regained its economic and social footing following the second world war and opened its doors to new immigrants. As such a construction boom of apartments occurred, as they were an efficient and economical means to create a sufficient supply of housing. In 1928 14 apartments existed within Kitchener and Waterloo (Vernon's Directory, 1928). By 1945 there were 66 apartment buildings, and by 1955 there were 109 (Vernon's Directory, 1945 and 1955)

80-86 Union Boulevard / 571 York Street was one of the first of several low-rise apartment buildings constructed in the Art Moderne style between the time period of 1944-1954. The Art Moderne style was an appropriate choice for such developments, as it was a response from designers which sought to meet the needs of ordinary citizens while proving that mass production / quantity and quality were not mutually exclusive. The resulting apartments were sensible and were still of a small enough scale as to allow a community-centric experience to residents.

Contextual Value

The contextual values relate to the contribution that the apartment building makes to the continuity and character of the Union Boulevard and York Street streetscapes and the surrounding area. The property is located within the Westmount East & West Neighbourhood Cultural Heritage Landscape, and borders the Union Street & Union Boulevard Cultural Heritage Landscape.

The Westmount CHL is a neighbourhood with a unique urban form inspired by the City Beautiful Movement. One of its more distinguishable features are the slightly curvilinear alignment of the roads and the 6-metre-wide medians planted with high branching trees and elegant light fixtures. The residential dwellings within the neighbourhood are a concentrated mixture of recognizable architectural styles from the 1920's-1940's, largely constructed from high quality material and displaying fine details. A number of these homes are historically associated with important city builders, businesspeople, and community leaders including A.R. Kaufman, E.O. Weber and E.F. Seagram. While slightly larger in height and massing than the typically 1.5 and 2-storey single detached dwellings predominate in the neighbourhood, the overall design, form, setbacks, and materials used in the construction of 80-86 Union Boulevard / 571 York Street are compatible and complimentary to adjacent and surrounding properties. The garden beds and mature trees in and around the property further integrate it into the well-maintained Westmount neighbourhood.

The apartment buildings at 80-86 Union Boulevard / 571 York Street are also physically, visually, historically, and functionally linked to their surroundings as they remain in-situ and maintain their original multiple residential use.

Heritage Attributes

The heritage value of 80-86 Union Boulevard / 571 York Street resides in the following attributes:

- All elements related to the Art Moderne with Art Deco influences architectural style, including:
 - varied roofline;
 - angled building corners;
 - varied brick colour;

- concrete banding;
 - window openings with concrete headers and sills;
 - glass blocks framing window openings and entrance openings;
 - glass block windows with concrete headers and sills;
 - projecting central front bay with main entrance;
 - stone faced surround;
 - sign that reads “UNION APTS” with leaf motifs;
 - light fixture above main entrance;
 - symbol with the letters ‘U’ and ‘A’; and,
 - parged concrete foundation.
- All elements related to the contextual value, including:
 - Location and orientation of the buildings and the contribution that they make to the continuity and character of the Union Boulevard and York Street streetscapes.

Photographs



View from Union Boulevard





CULTURAL HERITAGE EVALUATION FORM

Address: 80-86 Union Blvd Recorder: Jessica Vieira

Description: Apartments Date: August 19, 2024

Photographs Attached:

- Front Facade
 Left Façade
 Right Façade
 Rear Facade
 Details
 Setting

Designation Criteria	Recorder – Heritage Planning Staff	Heritage Kitchener Committee
1. This 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.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. <i>* e.g., constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>

<p>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.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p> <p><i>* E.g - commercial building may provide an understanding of how the economic development of the City occurred. Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>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.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>

<p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p> <p><i>* E.g. - It helps to define an entrance point to a neighbourhood or helps establish the (historic) rural character of an area.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>9. The property has contextual value because it is a landmark.</p> <p><i>*within the region, city or neighborhood.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>

Notes

<i>Additional Criteria</i>	<i>Recorder</i>	<i>Heritage Kitchener Committee</i>
<p>Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Completeness: Does this structure have other original outbuildings, notable landscaping or external features that complete the site?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>

<p>Site Integrity: Does the structure occupy its original site?</p> <p><i>* If relocated, is it relocated on its original site, moved from another site, etc.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Alterations: Does this building retain most of its original materials and design features? Please refer to the list of heritage attributes within the Statement of Significance and indicate which elements are still existing and which ones have been removed.</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p> <p>Dormers seem like new additions, new double single-hung or single-hung windows</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Alterations: Are there additional elements or features that should be added to the heritage attribute list?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p> <p>Light fixture above entrances look like they could be original</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Condition: Is the building in good condition?</p> <p><i>*E.g. - Could be a good candidate for adaptive re-use if possible and contribute towards equity-building and climate change action.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Indigenous History: Could this site be of importance to Indigenous heritage and history?</p> <p><i>*E.g. - Site within 300m of water sources, near distinct topographical land, or near cemeteries might have archaeological potential and indigenous heritage potential.</i></p> <p>Could there be any urban Indigenous history associated with the property?</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>
<p>Function: What is the present function of the subject property?</p> <p><i>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</i></p>	<p>Unknown <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p><u>Multiple dwelling</u></p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> -</p> <p>-----</p>
<p>Diversity and Inclusion: Does the subject property contribute to the cultural heritage of a community of people?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>

<p>Does the subject property have intangible value to a specific community of people?</p> <p><i>* E.g.- Waterloo Masjid (Muslim Society of Waterloo & Wellington Counties) was the first established Islamic Center and Masjid in the Region and contributes to the history of the Muslim community in the area.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>	<p><input type="checkbox"/> Additional Research Required</p>
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Notes about Additional Criteria Examined _____

Recommendation

Does this property meet the definition of a significant built heritage resource, and should it be designated under Part IV of the Ontario Heritage Act? (Does it meet two or more of the designation criteria?)

N/A Unknown No Yes

If not, please select the appropriate action for follow-up

- Keep on the Municipal Heritage Register
- Remove from the Municipal Heritage Register
- Additional Research Required

Other: _____

General / Additional Notes _____

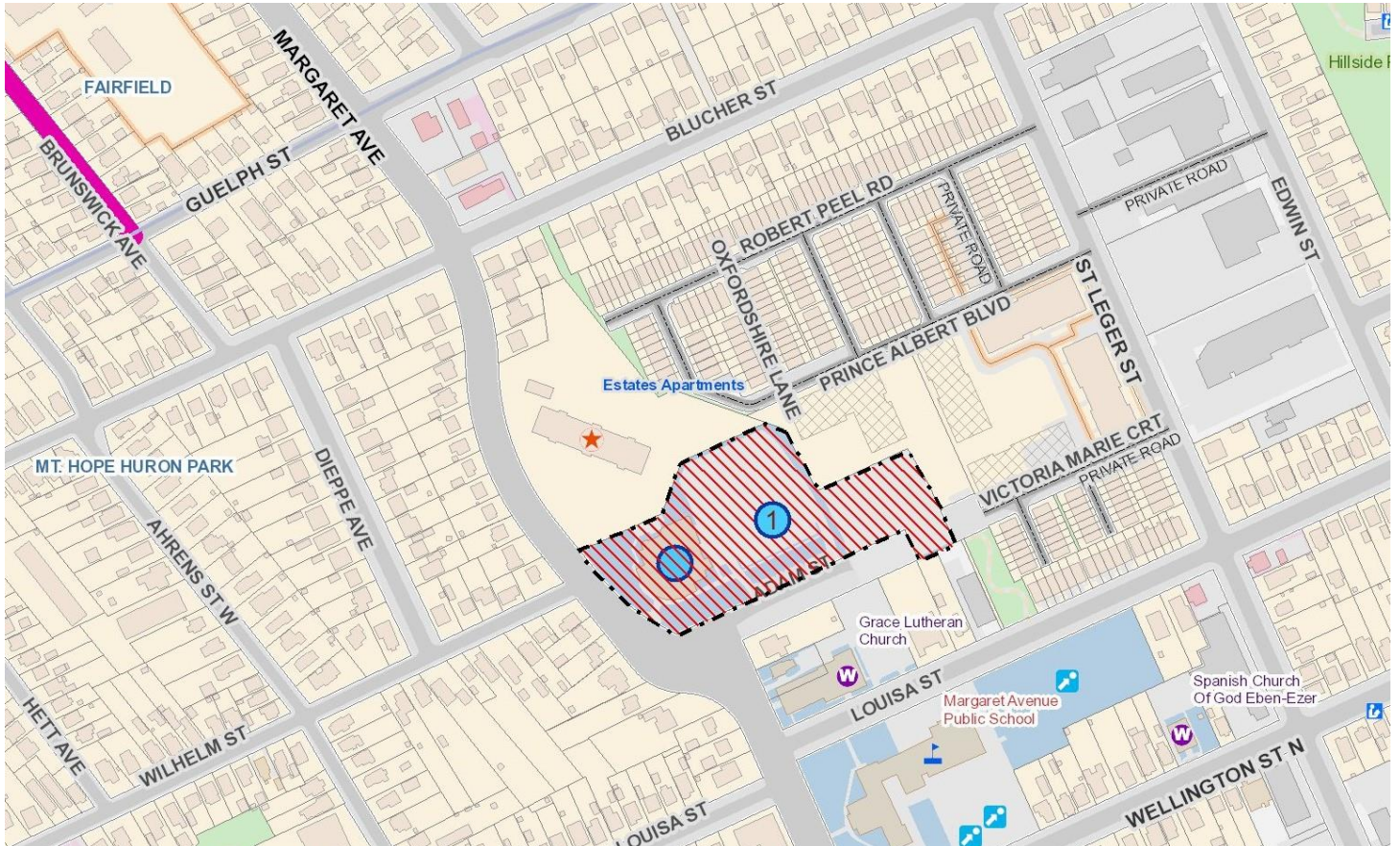
TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification _____

Notes _____

STATEMENT OF SIGNIFICANCE

160 Margaret Avenue



Summary of Significance

- | | |
|---|--|
| <input checked="" type="checkbox"/> Design/Physical Value | <input checked="" type="checkbox"/> Social Value |
| <input checked="" type="checkbox"/> Historical Value | <input type="checkbox"/> Economic Value |
| <input checked="" type="checkbox"/> Contextual Value | <input type="checkbox"/> Environmental Value |

Municipal Address: 160 Margaret Avenue

Legal Description: Plan 376 Lots 518 to 521 Part Lots 515 to 517, 522 to 526 STS & LNS Part Lot 38

Year Built: 1974

Architectural Style: Gothic Revival

Original Owner: New Apostolic Church

Original Use: Church

Condition: Excellent

Description of Cultural Heritage Resource

160 Margaret Avenue is a late 20th century building built in the Gothic Revival architectural style. The church is situated on a 3.63 acre parcel of land located on the east side of Margaret Avenue between Adam Street and Blucher Street in the Mt. Hope Huron Park Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the church.

Heritage Value

160 Margaret Avenue is recognized for its design/physical, historic/associative, and contextual values.

Design/Physical Value

The design value relates to the architecture of the church. The church is a representative example of the Gothic Revival architectural style, and is in excellent condition. The church features: an irregular plan, limestone cladding in an ashlar pattern, cross gable roof encompassing tower on the south side, projecting main entrance, surrounding arched arcade, parapets and gothic windows on the tower with stained glass glazing and trefoil windows, multi-pane rectangular, gothic and trefoil windows, concrete arched door surrounds, double wood door with glazing and stain glass transom; and pendant lights. Construction on the church started in 1973, after the church had outgrown the building it was occupying at 182 Victoria Street North.

The front façade of the church features a cross gable plan with a projecting arched arcade that has a flat roof with an encompassing tower. The arched arcade has stone buttresses with recessed entrances. The tower includes arched gothic windows with geometric tracery and trefoils. There are stone buttresses on the tower with decorative moulding at the top. The gable have large arched gothic windows with tracery. The lower level of the church has square windows with decorative stone moulding. Next to the gable is a flat roofed portion of the church with long but narrow arched gothic windows and stone buttresses.

The facade fronting onto Adam Street also follows a similar design with a gable roof and a large gothic arched window with geometric tracery. The windows have decorative stone buttresses on each side with a round window at the gable peak. The lower level of the church is flat-roofed, with square windows that have decorative stone moulding and buttresses. Next to the gable is a flat roofed portion of the church with long but narrow arched gothic windows and stone buttresses.

The building also includes a one-storey modern addition built towards the rear of the church. The rear portion of the church includes a gable roof with stone buttresses and stone construction.

At the time of its construction, the church was made to seat 1,200 people, making it one of the largest churches in the Region of Waterloo. At the time of its construction, Rev. Michael Kraus stated that the church will be the headquarters for 150,000 members who make up the district of which he was the head at the time. The district included all of Canada, United States, Mexico, the Caribbean, the northern part of South America, India, Ceylon, Kenya, Romania, Great Britain, Malaysia, the Philippines, Hong Kong, Taiwan, Japan and Korea. The district was one of 20 apostolic districts in the world united under the chief apostle at the time, Rev. Walter Schmidt of Dortmund, West Germany.

Historical/Associative Value

The church has historical value because it has direct associations with the New Apostolic Church. The New Apostolic Church started in England around 1832. Early services of the New Apostolic Church were held in Waterloo in 1925 by the parent church in the United States, and by 1930 services were also being held at 20 Ellen Street in Kitchener. As the congregation grew rapidly, the church purchased a house at 182 Victoria Street North and used it as their church for several years. By 1958, a sufficient number of congregations had been formed to organize a separate Canadian district church, and ordained Michael Kraus as District Apostle of the church in Zurich on June 21, 1958. Having outgrown this building, it was demolished in 1946 to allow for the current building at 182 Victoria Street North. The congregation continued to grow and moved to the current location at 160 Margaret Avenue in 1974.

Michael Kraus

The church also has associative value because it has direct associations with Michael Kraus, former reverend of the church, and a prominent business in the Kitchener-Waterloo community. He was born in Romania on March 26, 1908. He arrived in Kitchener at the age of 18 from Romania. At age 22, he married Hilda Loscher and two years later the couple became members of the small New Apostolic congregation on Ellen Street. He was ordained into the ministry the following year. In the 1930s, he worked as a labourer in the Baetz furniture factory, and built apartments during after hours. Then, he began importing upholstery fabric at age 33, and eventually starting his own carpet company, Carpet Mills at age 51. Upon being ordained into the ministry, he traveled extensively and sent fellow missionaries all the over, and helped establish the New Apostolic Church in over 70 countries. The church membership had grown to 4 million by his retirement in 1994. He died in Kitchener on November 16, 2003.

Albert Carl Reider

The associative values also relates to the architect of the building. The building was designed by Albert Carl Reider of Reider and Hymmen. His career spanned 47 years, and he was involved in the design of over 400 buildings, including designs for university projects, public buildings, ecclesiastical works, industrial facilities, and more than a 100 private residence. He was born in Alberta on July 19, 1913, Reider was educated in Kitchener and later graduated from the School of Architecture at the University of Toronto in 1938. He became a registered architect in Kitchener that same year. After he served with the Royal Canadian Air Force during World War II, he opened a firm in in 1946 in partnership with William (Ed) Barnett, as Barnett & Reider Architects, which had joint offices in Toronto and Kitchener. Over the next two decades, Reider achieved major success with modern designs for landmarks in Kitchener. His partnership with Barnett dissolved in 1969, after which Reider established his own independent practice as senior partner in the new firm of Reider, Hymmen & Lobban. He was elected as a Fellow of the Royal Architectural Institute in Canada in 1998. He died In Kitchener on August 27, 2007.

Contextual Value

The church has contextual value because it is physically, functionally and historically linked to its surroundings. The church is located in its original location and has always been used as a church. There have not been many alterations since the church was first constructed. The church also has contextual value because it helps maintaining and supporting the character of the area. The church contributes to the continuity and character of the Margaret Avenue streetscape. The mature trees, the wrought iron fence and the limestone clad pillars all contribute towards maintaining the low-rise character of Margaret Avenue and the setting of the property.

Other Values

Social Value

New Apostolic Church has significant social value as a place of worship that has been in Kitchener for over 50 years. This building has been supporting these services for all these years and has become a place of importance in the community. This church being the headquarters of one of the districts further contributes to its social value. Places of worship often provide intangible community value as a place where people gather and are often a central piece of a community.

Heritage Attributes

The heritage attributes of 160 Margaret Avenue resides in the following heritage attributes:

- All elements related to the construction and architectural style of the building, including:
 - The location, massing and scale of the building;
 - all elevations of the building;
 - irregular plan;
 - limestone cladding in an ashlar pattern;
 - cross gabled roof encompassing tower on south side;
 - projecting main entrance;
 - surrounding arched arcade;
 - parapets and gothic windows on tower with stain glass glazing and trefoil windows;
 - windows and windows openings, including;
 - multi-pane rectangular windows, gothic windows, and trefoil windows
 - Door openings, including
 - Concrete arched door surrounds
 - Pendant lights.
- All elements related to the contextual value of the building;
 - The original location of the building on Margaret Avenue and the contribution it makes to the continuity and character of the Margaret Avenue streetscape;
 - Wrought iron fence with limestone clad pillars surrounding property and the large mature trees.

Photos



160 Margaret Avenue



160 Margaret Avenue



160 Margaret Avenue



160 Margaret Avenue



160 Margaret Avenue

References

K.W. Record, May 14, 1973, *Construction starts on Apostolic Church*, accessed via Kitchener Public Library Archives

Etherington, F., Guggi, August 6, 1977, *Kraus Carpets: Bible with the broadloom*, K-W Record, accessed via Kitchener Public Library Archives

K-W Record, September 12, 1964, *Kitchener is Now Headquarters for 48 New Apostolic Churches*, accessed via Kitchener Public Library Archives

K-W Record, November 18, 2003, *Michael Kraus; March 16, 1908 – November 16, 2003*, accessed via Kitchener Public Library Archives

Ontario Association of Architects, n/a, REIDER, Albert Carl (1913-2007), accessed via https://oaa.on.ca/Assets/Common/Shared_Documents/Awards/Honour%20Roll/RIEDER,%20Albert%20Carl.pdf

New Apostolic Church, accessed via https://www.naccanada.org/imis_prod/nac

Vernon, H. & Son. (1910). *Vernon's Berlin, Waterloo and Bridgeport: Street, Alphabetical, Business and Miscellaneous Directory: For the Years 1974* (8th Ed.). Hamilton, ON: Griffen & Richmond.

CULTURAL HERITAGE EVALUATION FORM

Address: 160 Margaret Avenue Recorder: Deeksha Choudhry

Description: Church Date: August 26, 2024

Photographs Attached:

Front Facade Left Façade Right Façade Rear Facade Details Setting

Designation Criteria	Recorder – Heritage Kitchener Committee	Heritage Planning Staff
1. This 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.	N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. <i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i>	N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>

<p>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.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p> <p><i>* E.g - A commercial building may provide an understanding of how the economic development of the City occurred. Additional archival work may be required.</i></p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>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.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>7. The property has contextual value because it is important in defining, maintaining or</p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>

<p>supporting the character of an area.</p> <p><i>* E.g. - It helps to define an entrance point to a neighbourhood or helps establish the (historic) rural character of an area.</i></p>		
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>9. The property has contextual value because it is a landmark.</p> <p><i>* within the region, city or neighborhood.</i></p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>

Notes

Additional Criteria	Recorder	Heritage Kitchener Committee
<p>Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Completeness: Does this structure have other original outbuildings, notable landscaping or external features that complete the site?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>

<p>Site Integrity: Does the structure occupy its original site?</p> <p><i>* If relocated, is it relocated on its original site, moved from another site, etc.</i></p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>Alterations: Does this building retain most of its original materials and design features? Please refer to the list of heritage attributes within the Statement of Significance and indicate which elements are still existing and which ones have been removed.</p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>Alterations: Are there additional elements or features that should be added to the heritage attribute list?</p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Condition: Is the building in good condition?</p> <p><i>*E.g. - Could be a good candidate for adaptive re-use if possible and contribute towards equity-building and climate change action.</i></p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>Indigenous History: Could this site be of importance to Indigenous heritage and history?</p> <p><i>*E.g. - Site within 300m of water sources, near distinct topographical land, or near cemeteries might have archaeological potential and indigenous heritage potential.</i></p> <p>Could there be any urban Indigenous history associated with the property?</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input checked="" type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input checked="" type="checkbox"/> Additional Research Required</p>
<p>Function: What is the present function of the subject property?</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> Church</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> -</p>

<p><i>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</i></p>		
<p>Diversity and Inclusion: Does the subject property contribute to the cultural heritage of a community of people?</p> <p>Does the subject property have intangible value to a specific community of people?</p> <p><i>* E.g.- Waterloo Masjid (Muslim Society of Waterloo & Wellington Counties) was the first established Islamic Center and Masjid in the Region and contributes to the history of the Muslim community in the area.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>

Notes about Additional Criteria Examined

Recommendation

Does this property meet the definition of a significant built heritage resource, and should it be designated under Part IV of the Ontario Heritage Act? (Does it meet two or more of the designation criteria?)

N/A Unknown No Yes

If not, please select the appropriate action for follow-up

- Keep on the Municipal Heritage Register
- Remove from the Municipal Heritage Register
- Additional Research Required

Other: _____

General / Additional Notes

TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: _____

#

Municipal Property Address

1	64 Water Street North
2	73 Shanley Street
3	181 Frederick Street
4	369 Frederick Street
5	97 Victoria Street North
6	90-92 Queen Street South
7	35 & 43 Sheldon Avenue North
8	28 Burgetz Avenue
9	120 Victoria Street South
10	1 Queen Street North/ 4 King Street
11	2-22 Duke Street East
12	24 Courtland Avenue East
13	26 Courtland Avenue East
14	54-68 King Street West
15	58 Queen Street South
16	66 Queen Street South
17	67 King Street East
18	73 Young Street
19	144-150 King Street West
20	149-151 Ontario Street North
21	628 New Dundee Road
22	40 Chapel Hill
23	72 Victoria Street South
24	33 Eby Street South
25	60 Victoria Street South
26	91 Madison Street South
27	87 Scott and 82 Weber Street East
28	131 Victoria Street South
29	56 Duke Street West
30	10 Duke Street West
31	11-15 Pandora Avenue North
32	113-151 Charles Street West
33	83-85 King Street West
34	87-91 King Street West
35	97-99 King Street West
36	148 Madison Avenue South
37	171-173 Victoria Street South
38	709 King Street West
39	103-109 King Street West
40	1738 Trussler Road
41	621 King Street West
42	107 Courtland Avenue East
43	83 Benton Street
44	47 Onward Avenue
45	100 Margaret Avenue
46	104-106 Margaret Avenue

47	112 Margaret Avenue
48	148 Margaret Avenue
49	33 Queen Street South
50	44-54 Queen Street South
51	80-86 Union Boulevard/ 571 York Street
52	160 Margaret Avenue
53	265 Frederick Street
54	53 Church Street
55	7 Fischer Court
56	57-61 Stirling Avenue North
57	236 Gehl Place
58	1478 Trussler Road
59	156 Duke Street West
60	35 Courtland Avenue West
61	111 Ahrens Street West
62	23 Water Street North
63	Huron Rd (adj. 1738 Truss)
64	51 Breithaupt Street
65	1434 Trussler Road
66	10 Bingeman Street/138-140 Lancaster Street East
67	35 Roos Street
68	160 Courtland Avenue East
69	201 Lancaster
70	325 Breithaupt
71	19 Benton
72	90 King Street West
73	142 Church
74	33-43 Cedar Street North
75	187-193 Victoria Street South
76	101 Church Street
77	41 Weber Street West
78	72-78 King Street West
79	70 Francis Street North

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Reviewed - No Action
NOID Published - withdrawn by Council

2024 HERITAGE PERMIT APPLICATIONS (HPA)

Legend: Unanimously approved by Heritage Kitchener permits an HPA to be approved through delegated authority.

#	Application Number	Property Address	Date Complete	Staff Report #	HK Meeting	Heritage Kitchener Recommendation	Council Meeting Date / Delegated Approval	HPA Description
1	HPA-2024-IV-001	25 Joseph St		DSD-2024-052	26-Feb-24	Unanimous		Replacement of 7 window panes
2	HPA-2024-IV-002	1385 Bleams Rd		DSD-2024-088	5-Mar-24	Unanimous		Removal of chimney & fence
3	HPA-2024-IV-003	300 Joseph Schoerg Cres		DSD-2024-090	5-Mar-24	Unanimous		Rear addition & two-storey deck
4								
5								
6	HPA-2024-IV-006	1385 Bleams Road		DSD-2024-148	2-Apr-24	Unanimous		Removal of garage
7								
8	HPA-2024-IV-08	10 Duke Street West		DSD-2024-160	7-May-24	Unanimous		Partial Demolition with Retention of Front, East, and portion of the West Side Façade, Construction of 45-Storey Mixed-Use Building
9	HPA-2024-IV-09	36 Lancaster Street East		DSD-2024-217	11-Jun-24	Unanimous		Demolish amd reconstruction of rear addition
10	HPA-2024-IV-010	50 Brookside Crescent		DSD-2024-255	11-Jun-24	Unanimous		Replacement of Existing Cedar Shingle Roof with New Shingles
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14	HPA-2024-IV-014	103 Lorne Cresecent		DSD-2024-345	6-Aug-24	Unanimous		Demolish Detached One Car-Garage and Construction of New Shed
15	HPA-2024-IV-015	99 Coollege Street		DSD-2024-324	6-Aug-24	Unanimous		Construct a Rear-Yard Addition
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17	HPA-2024-IV-017	307 Queen Street South		DSD-2024-360	3-Sep-24	Unanimous		Repair of the Foundation
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