

Heritage Kitchener Committee Agenda

Tuesday, August 2, 2022, 4:00 p.m. - 6:00 p.m. Electronic Meeting

The City of Kitchener has aligned with provincial changes to COVID-19 restrictions and City Hall is now open for in person services, but appointments are still being encouraged. The City remains committed to safety of our patrons and staff and continue to facilitate electronic meeting participation for members of the public. Those people interested in participating in this meeting can register to participate electronically by completing the online delegation registration form at www.kitchener.ca/delegation or via email at delegation@kitchener.ca. For those who are interested in accessing the meeting live-stream video it is available at www.kitchener.ca/watchnow.

Please refer to the delegations section on the agenda below for registration deadlines. Written comments will be circulated prior to the meeting and will form part of the public record.

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.

Pages

1. Commencement

2. Delegations

Pursuant to Council's Procedural By-law, delegations are permitted to address the Committee for a maximum of five (5) minutes. Delegates must register by 2:00 p.m. on August 2, 2022, in order to participate electronically.

2.1. Item 3.1. - Dan Currie, MHBC Planning & Jennifer Meader, Turkstra Mazza Associates

- 2.2. Item 3.2. Deb Westman, +VG Architects
- 3. Discussion Items

3.1.	ADDENDUM Report to Heritage Permit Application HPA-2022-V-015 - 22 Weber Street West - Construction of a New 19-Storey Residential Building, DSD-2022-379	20 m	3
	Development Services Department report DSD-2022-379 is an addendum report to Development Services Department report DSD-2022-321, which was published on July 20, 2022.		
	3.1.a. Heritage Permit Application HPA-2022-V-015 - 22 W West - Construction of a New 19-Storey Residential DSD-2022-321		5
3.2.	Heritage Permit Application HPA-2022-IV-016 - 73 Queen Street North - Ground Floor Front and Side Porch Repairs, DSD-2022-322	15 m	130
3.3.	Heritage Permit Application HPA-2022-IV-017 - 38 Shirk Place - Construction of a New Detached Garage, DSD-2022-332	15 m	234
3.4.	Heritage Permit Application HPA-2022-V-019 - 49 Heins Avenue - Construction of Rear Yard Addition, DSD-2022-333	15 m	278
3.5.	Heritage Permit Application HPA-2022-IV-018, 137-147 King Street East - Repair and Restoration to Cornice and Brick Parapet, DSD- 2022-334	15 m	309
3.6.	Sub-Committee Updates	15 m	
3.7.	Status Updates - Heritage Best Practices Update and 2022 Priorities, Heritage Impact Assessment Follow-ups	5 m	
Inform	nation Items		
4.1.	Heritage Permit Application Tracking Sheet		379
Adjou	urnment		
Maril	yn Mills		

Marilyn Mills Committee Administrator

4.

5.





REPORT TO:	Heritage Kitchener
DATE OF MEETING:	August 2, 2022
SUBMITTED BY:	Garett Stevenson, Manager of Development Review, 519-741-2200 ext. 7070
PREPARED BY:	Deeksha Choudhry, Heritage Planner, 519-741-2200 ext. 7291
WARD(S) INVOLVED:	Ward 10
DATE OF REPORT:	July 21, 2022
REPORT NO.:	DSD-2022-379
SUBJECT:	Addendum to Report DSD-2022-321 Heritage Permit Application HPA-2022-V-015 22 Weber Street West Construction of a New 19-Storey Residential Building

RECOMMENDATION:

For information

REPORT:

Report no. DSD-2022-321, dated June 29, 2022, as prepared for the August 2, 2022 Heritage Kitchener meeting, outlines the staff recommendation to refuse Heritage Permit Application HPA-2022-V-015, proposing to construct a nineteen-storey tower on the subject property municipally addressed as 22 Weber Street West. The subject property is located within the Civic Centre Neighborhood Heritage Conservation District (CCNHCD) and is designated under Part V of the *Ontario Heritage Act*.

In reviewing the application, staff need to determine the conformity of the proposed development with the policies and guidelines included in the CCNHCD Plan. One of the policies analysed in Report DSD-2022-321 includes:

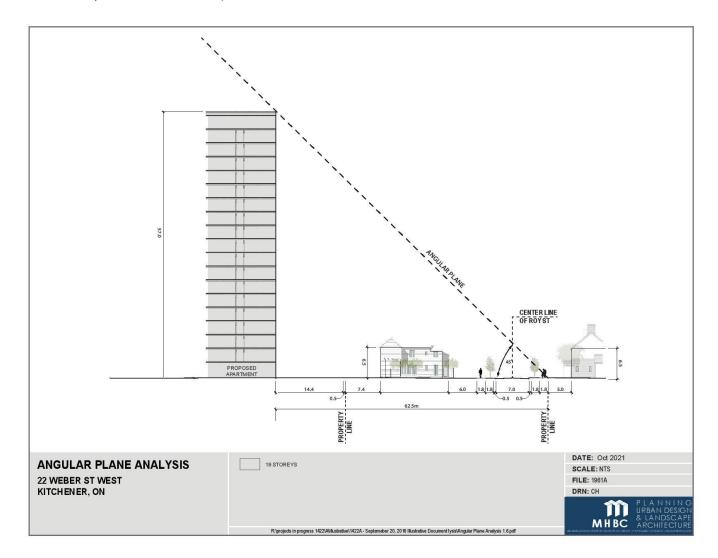
"Any building taller than 5 storeys abutting a residential property to the rear should be constructed within a 45-degree angular plane where feasible, starting from the rear property line, to minimize visual impacts on adjacent property owners."

In Report DSD-2022-321 it was incorrectly stated that:

"The HIA includes that the angular plane analysis has been taken from the centre of Roy Street, as opposed to the rear property line."

This addendum report is to clarify and correct that statement. The angular plane analysis as included in the Heritage Impact Assessment (HIA) for 22 Weber Street West, which can be seen in the image below (excerpt from the HIA), shows that the angular plane analysis has been taken from the front

*** This information is available in accessible formats upon request. *** Please call 519-741-2345 or TTY 1-866-969-9994 for assistance. lot line of the property on the opposite side of Roy Street (and not the center line of the street as noted in Report DSD-2022-321).



Heritage Planning staff's recommendation to refuse Heritage Permit Application HPA-2022-V-015 remains unchanged with this addendum report.

PREVIOUS REPORTS/AUTHORITIES:

- DSD-2022-321 HPA-2022-V-015 22 Weber Street West
- Ontario Heritage Act, 2021

APPROVED BY: Garett Stevenson, Manager of Development Review



Development Services Department



REPORT TO:	Heritage Kitchener
DATE OF MEETING:	August 2, 2022
SUBMITTED BY:	Rosa Bustamante, Director of Planning, 519-741-2200 ext. 7319
PREPARED BY:	Deeksha Choudhry, Heritage Planner, 519-741-2200 ext. 7291
WARD(S) INVOLVED:	Ward 10
DATE OF REPORT:	June 29, 2022
REPORT NO.:	DSD-2022-321
SUBJECT:	Heritage Permit Application HPA-2022-V-015 22 Weber Street West Construction of a New 19-Storey Residential Building

RECOMMENDATION:

That pursuant to Section 42 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2022-V-015 <u>be refused</u> to construct a new 19-storey residential building on the property municipally addressed as 22 Weber Street West, in accordance with the supporting information submitted with the application.

REPORT HIGHLIGHTS:

- The purpose of this report is to present staff's recommendation on the proposed construction of a new 19-storey residential building detailed in HPA-2022-V-015.
- The key finding of this report is that the consideration of this heritage permit application is premature at this time and staff do not have enough information to determine whether the proposed development conforms to the policies used to review new development within the Civic Centre Neighborhood Heritage Conservation District.
- There are no financial implications associated with this report.
- Community engagement includes posting this report and associated agenda in advance of the meeting and consultation with the Heritage Kitchener Committee.
- This report supports the delivery of core services.

EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2022-V-015 proposes the construction of a new nineteen-(19) storey residential building in the Civic Centre Neighborhood Heritage Conservation District. An Official Plan Amendment and a Zoning By-law Amendment for the proposed development were submitted in 2020. These applications have been appealed and are now under consideration by the Ontario Land Tribunal. A Site Plan Application has not yet been submitted. Due to this, the zoning, land use, and design of the proposed development have not been finalized and approved. Therefore, staff do not have enough information to recommend approval of the subject heritage permit application.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2022-V-015 (Attachment A) seeking permission to construct a new 19-storey residential building on the property municipally addressed as 22 Weber Street West (Fig 1).



Figure 1: Location Map of 22 Weber Street West

REPORT:

The subject property is municipally addressed as 22 Weber Street West and is located on the north side of Weber Street West between Young Street and Queen Street North (Fig. 2). The subject property is currently being used as a surface parking lot.



Figure 2: 22 Weber Street West, 2022

The subject property is located within the Civic Centre Neighborhood Heritage Conservation District (CCNHCD) and is designated under Part V of the *Ontario Heritage Act*.

Civic Centre Neighborhood Heritage Conservation District

The CCNHCD is an important historical residential neighborhood that can be linked to several key periods in the development of the City of Kitchener. This neighborhood helps tell the story of Kitchener's phenomenal growth at the turn of the 19th century and of the development of its extensive industrial sector. Almost two-thirds of the existing houses were built between 1880 and 1917 and were mostly occupied by owners, managers, or workers for some of the key industries that defined the community at the turn of the century.

The heritage attributes of the CCNHCD include:

- Its association with important business and community leaders during a key era of development in Kitchener;
- A wealth of well maintained, finely detailed buildings from the late 1800s and early 1900s that are largely intact;
- A number of unique buildings, including churches and commercial buildings, which provide distinctive landmarks within and at the edges of the District;

- A significant range of recognizable architectural styles (Queen Anne, Berlin Vernacular, Italianate, etc.) and features including attic gable roofs, decorative trim, brick construction, porches, and other details, associated with the era in which they were developed;
- The presence of an attractive and consistent streetscape linked by mature trees, grassed boulevards and laneways; and
- Hibner Park, Kitchener's second oldest city park, in the centre of the District.

Proposed Development at 22 Weber Street West

The proposed development involves the construction of a new nineteen (19)-storey multiple residential building on the subject property (Fig. 3). This building is proposed to have a total of 162 units, and 24 parking spaces.



Figure 3: Proposed front (south) elevation.

There are a number of proposed materials for this construction:

- White stone cladding with glass panels for the podium;
- Mixed Red Brick for the upper levels;
- Glass spandrel panels, and clear curtain wall glazing with clear anodized aluminum.

Matters before the Ontario Land Tribunal

The current zoning and official plan designation for the site do not permit the proposed development. A Zoning By-law Amendment (ZBA) application and an Official Plan Amendment (OPA) application were submitted to the City in 2020. Supporting studies, plans, and documents were submitted in support of the application, including a draft Heritage Impact Assessment (HIA), a Shadow Study, proposed design renderings, a proposed site plan, conceptual floor plans, and an Urban Design Brief. Before a decision could be made

by Kitchener City Council with respect to the OPA and ZBA applications, the Applicant appealed both for non-decision. These OLT appeals have not been withdrawn or resolved, and accordingly, the zoning and land use of the subject property has not been finalized or approved.

Site Plan Application

Through the Site Plan review process, heritage planning staff have the opportunity to implement urban design policies from the Official Plan and Urban Design Manual, as well as the policies and guidelines within the CCNHCD to ensure that any new development has appropriate massing, is compatible, and respects the character of the area. As part of the Site Plan review process, staff can include a number of cultural heritage conditions as part of a conditional approval letter that need to be fulfilled at various stages of development. This allows for a comprehensive review of the proposed development to ensure the final concept is compatible and sympathetic with the character of the area.

An informal site plan was submitted to the City as part of the ZBA and OPA application, and a second informal site plan was submitted as part of this heritage permit application. The applicant has not submitted a formal site plan application pursuant to section 41 of the Planning Act for review by the City. Once a site plan application is submitted, elevations, landscaping, and other features of the site plan application may change through the site plan review process which may result in changes to or resubmission of the heritage permit. Without a formally submitted site plan, the heritage permit application is premature.

Draft Heritage Impact Assessment for 22 Weber Street

A draft HIA (November 2021) has been submitted to the City with the heritage permit application (Attachment B). The HIA assessed potential impacts of the proposed development on the CCNHCD, and immediate adjacent heritage resources. The draft HIA concluded that the proposed development will not result in any adverse impacts related to obstruction, isolation, change in land use, or shadows. The proposed development is considered a neutral impact to the adjacent heritage resources within the CCNHCD, located along Weber Street West and Roy Street. At this time, the HIA is still in the draft stage and has not been approved by the Director of Planning.

Conformity with the CCHNCHD Policies

The CCNHCD Plan contains policies for new buildings within the district, as well as for areaspecific policies and guidelines in the CCNHCD.

Section 3.3.3 of the CCNCHCD Plan includes the following broad policies for new buildings:

- (a) New buildings will respect and be compatible with the heritage character of the Civic Centre Neighborhood, through attention to height, built form, setback, massing, material, and other architectural elements such as doors, windows, roof lines; and
- (b) Deign guidelines provided in Section 6.6 of this Plan will be used to review and evaluate proposals for new buildings to ensure that new developments is compatible with the adjacent context.

There are also site-specific policies within the CCNHCD, which are meant to guide alterations and new development. Section 3.3.5.2 contains policies relevant to the Weber Street Area, which are:

- (a) The protection and retention of existing buildings and their architectural features is strongly encouraged.
- (b) Maintain residential streetscape character through the use of appropriate built form, materials, roof pitches, architectural design and details particularly at the interface between Weber Street and the interior of the neighborhood;
- (c) Adaptive re-use of existing buildings should be given priority over redevelopment. Flexibility in Municipal Plan policies and zoning regulations is encouraged where necessary to accommodate appropriate adaptive reuse options;
- (d) Where redevelopment is proposed on vacant or underutilized sites, new development shall be sensitive to and compatible with adjacent heritage resources on the street with respect to height, massing, built form, and materials.
- (e) Any buildings proposed over 5 storeys in height may be required to undertake shadow studies where they abut existing residential uses, to demonstrate that they will not unreasonably impact on access to sunlight in rear yard amenity areas.
- (f) Design guidelines proposed Section 6.9.2 of this Plan (this is a typo in the Plan, the section number is 6.9.4) will be used to review and evaluate proposals for major alterations, additions, or new buildings to ensure that new development is compatible with the adjacent context.

The conformity of the proposed development with the policies within Section 6.9.4 has been summarized in the table below.

Design Guideline	Conformity of the Proposed Development
Any infill on Weber Street should maintain a strong relationship to the street at the lower levels (2 to 4 storeys) with respect to built form and use.	The HIA states that the "proposed development includes a large front entrance with glazing and masonry facing Weber Street West. This front entrance has been emphasized at the pedestrian level through the use of a 2-storey masonry podium."
	Since a site plan application has not been approved for this application, the design of the podium might be subject to change. At this time, staff do not have enough or clear information regarding whether the proposed development will maintain a strong relationship to the street at the lower level.
Setbacks of new development should be consistent with adjacent buildings. Where significantly different setbacks exist on either side, the new building should be aligned with the building that is most similar to the predominant setback on the street.	18 Weber Street West and 28 Weber Street West are adjacent to the subject property. 18 Weber Street West has a setback of 12.6 metres and 28 Weber Street West has a setback of 7.2 metres.
	The site plan that has been included in the draft HIA that has been submitted with this heritage permit application shows a setback of approximately 2.5 metres. The site plan that was submitted with the Zoning By-law Amendment Application shows a setback of approximately 0.8 metres.
Building facades at the street level should incorporate architectural detail, similar materials and colours, and consistency with the vertical and horizontal proportions or rhythm of adjacent/nearby buildings on the	The proposed development includes a contemporary design with a 2-storey masonry podium and upper storeys of glass curtain wall and red brick.
street to establish a cohesive streetscape.	Detailed building elevation review occurs at the site plan review stage and the City has not received a site plan application. At this time, staff are unable to comment on whether the proposed development would establish a cohesive streetscape.
New development shall have entrances oriented to the street	The entrance to the proposed development is oriented towards Weber Street West.

Size, placement, and proportion of window and door openings for new buildings or additions should be generally consistent with those on the other buildings along the street.	According to the draft HIA submitted with this heritage permit application, the proposed design "includes various sizes of rectangular and square shaped windows and balconies in a consistent rhythm". Detailed building elevation occurs at the site plan review stage and the City has not
	received a site plan application. As such, staff do not have enough information at this time to determine whether the proposed development satisfies this guideline.
Any new buildings taller than 3 to 4 storeys should incorporate some form of height transition or stepbacks to minimize the perception of height and shadow impacts to pedestrians on the street and provide more	According to the renderings included in the draft HIA, a portion of the upper storeys have a stepback from the podium, specially on the front façade.
visual continuity. Stepbacks should be minimum of 2 metres to provide for useable outdoor terraces for the upper levels.	Detailed building elevation occurs at the site plan review stage and the City has not received a site plan application. Since there is no approved site plan for this application, the proposed design is subject to change. As such, staff do not have enough information at this time to determine whether the proposed development satisfies this guideline.
Any buildings taller than 5 storeys abutting a residential property to the rear should be constructed within a 45-degree angular plane where feasible, starting from the rear property line, to minimize visual impacts on	The HIA includes that the angular plan analysis has been taken from the centre of Roy Street, as opposed to the rear property line.
adjacent property owners.	The rear yard setback will be determined in consideration of the CCNHCD angular plane analysis, applicable zoning requirements, and tall building guidelines at the site plan review stage.
	As such, staff do not have enough information to determine if the proposed angular plane analysis is sufficient at this time.
To minimize impacts on properties to the rear of or flanking Weber Street, a rear yard setback of 15 metres should be maintained for new buildings as well as additions where feasible.	The proposed rear year setback of the proposed development is 15.9 m, as shown in the site plan that was submitted with this application.
	The rear yard setback will be determined in consideration of the CCNHCD angular plane analysis, applicable zoning

	requirements, and tall building guidelines at the site plan review stage.
Locate garbage and other service elements (HVAC, meters, etc.) away from the front façade so they do not have a negative visual impact on the street of new	
building/addition.	Staff are unsure at this time whether this would be implemented in the final design as detailed engineering design occurs as part of the site plan review process.

Heritage Planning Comments

In reviewing this application, heritage planning staff make the following comments:

- The subject property municipally addressed as 22 Weber Street West is located within the CCNHCD and is designated under Part V of the *Ontario Heritage Act*,
- The subject property is currently used as a surface parking lot;
- The City received ZBA and OPA applications for the proposed development, which were appealed and are now under consideration by the OLT;
- A formal Site Plan Application has also not been submitted to the City for consideration;
- At this time, due to the zoning, land use, and the design of the site not being approved, staff do not have enough information to recommend approval of this heritage permit application.

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 will be consulted regarding the Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

• Ontario Heritage Act, 2021

• Planning Act, 2021

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2022-V-015 Attachment B – Draft Heritage Impact Assessment (HIA) for 22 Weber Street West



HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS

Planning Division – 200 King Street West, 6th Floor P.O. Box 1118, Kitchener ON N2G 4G7 519-741-2426; <u>planning@kitchener.ca</u>

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 <u>heritage@kitchener.ca</u>.

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

A city for everyone

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:

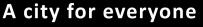
- a) Overall dimensions
- b) Site plan depicting the location of existing buildings and the location of any proposed new building or addition to a building
- c) Elevation plan for each elevation of the building
- d) Specific sizes of building elements of interest (signs, windows, awnings, etc.)
- e)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

2022 Heritage Permit Application Submission Deadlines	2022 Heritage Kitchener Meeting Dates
November 26, 2021 January 4, 2022	
December 17, 2021	February 1, 2022
January 21, 2022	March 1, 2022
February 25, 2022	April 5, 2022
March 25, 2022	May 3, 2022
April 29, 2022	June 7, 2022
-	No July Meeting
June 24, 2022	August 2, 2022
July 29, 2022	September 6, 2022
-	No October Meeting
September 23, 2022	November 1, 2022
-	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:

<u>Setting</u>

- 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

<u>Roofing</u>

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

A city for everyone

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

<u>Signage</u>

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 <u>heritage@kitchener.ca</u>.



HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS

Planning Division – 200 King Street West, 6th Floor P.O. Box 1118, Kitchener ON N2G 4G7 519-741-2426; <u>planning@kitchener.ca</u>

STAFF USE ONLY

Date Received:	Accepted By:	Application Number:			
		HPA-2021-			
PART B: HERITAGE PERMIT APPLICATION FORM					

1. NATURE OF APPLICATION **Exterior** □ Interior □ Signage Demolition X New Construction □ Alteration □ Relocation 2. SUBJECT PROPERTY Municipal Address: 22 Weber Street West Kitchener Legal Description (if know): Plan 360 Pt Lot 5 Building/Structure Type: 🖾 Residential Commercial □ Industrial Institutional Part V (Heritage Conservation District) Heritage Designation: Part IV (Individual) Is the property subject to a Heritage Easement or Agreement? □ Yes 3. PROPERTY OWNER 30 Duke Street Limited Name: Address: 1001-30 Duke Street West City/Province/Postal Code: Kitchener Ontario N2H 3W5 Phone: Email: 4. AGENT (if applicable) Dan Currie Name: Company:_ MHBC Planning Address: 200-540 Bingemans Centre Drive City/Province/Postal Code: Kitchener Ontario N2B 3X9 Phone:

Email:

A city for everyone

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.

There is no existing building, the lands are vacant. The submitted HIA provides details on the development and its conformity with the CCNHCD

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

Describe why it is necessary to undertake the proposed work:

The lands are currently vacant. The proposal is for a multi-storey, multiple unit residential building.

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

A Heritage Impact Assessment has been completed that reviews conformity of the proposed development with the Civic Centre Neighbourhood 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):

N/A

7. PROPOSED WORKS

a)	Expected start date: 2023	Expected con	pletion date:	2025
b)	Have you discussed this work with Heritage Planni	ng Staff?	🛛 Yes	□ No
	- If yes, who did you speak to?Leon Bensason; \	/ictoria Grohn		
c)	Have you discussed this work with Building Divisio	n Staff?	□ Yes	⊠X No
	- If yes, who did you speak to?			
d)	Have you applied for a Building Permit for this wor	k?	□ Yes	🖾 No
e)	Other related Building or Planning applications:	Application nu	umber	

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

Signature of Owner/Agent:

9. AUTHORIZATION

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

Date: 3/29/2022

Date:

I / We,	, owner of the land that is subject of this application,
hereby authorize Dan Currie	to act on my / our behalf in this regard.
Signature of Owner/Agent:	Date: March 29, 2022
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).

A city for everyone

Application Number:		
Application Received:		
Application Complete:		
Notice of Receipt:		
Notice of Decision:		
90-Day Expiry Date:		
PROCESS:		
Heritage Planning Staff:		
Heritage Kitchener:		

A city for everyone

HERITAGE IMPACT **ASSESSMENT REPORT**

22 Weber Street West, City of Kitchener

Date: November, 2021

Prepared for: 30 Duke Street Limited

Prepared by: MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)

200-540 Bingemans Centre Drive Kitchener, ON N2B 3X9 T: 519 576 3650 F: 519 576 0121

Our File: '1961 A'



Heritage Impact Assessment, 22 Weber Street West, City of Kitchener

DATE

November, 2021

PREPARED FOR

30 Duke Street Ltd.

PREPARED BY

MacNaughton Hermsen Britton Clarkson Planning Limited 200-540 Bingmenas Centre Drive Kitchener, ON N2B 3X9 T: 519 576 3650 F: 519 576 0121

TABLE OF CONTENTS

PROJECT PERSONNEL	
GLOSSARY OF ABBREVIATIONS	4
Acknowledgement of Indigenous Communities	5
EXECUTIVE SUMMARY	6
1.0 INTRODUCTION	8
1.1 LOCATION OF SUBJECT PROPERTY	
1.2 HERITAGE STATUS	
1.2.1 Subject Property: 22 Weber Street West	
1.2.2 Adjacent Lands	
1.3 LAND USE AND ZONING	11
2.0 POLICY & GUIDELINES	14
2.1 THE PLANNING ACT AND PPS 2020	14
2.2 ONTARIO HERITAGE ACT	15
2.3 REGION OF WATERLOO OFFICIAL PLAN	15
2.4 CITY OF KITCHENER OFFICIAL PLAN	17
2.5 CIVIC CENTRE NEIGHBOURHOOD HERITAGE CONSERVATION DISTRICT PLAN (2007)	18
2.6 PARTS CENTRAL PLAN	18
2.7 CITY OF KITCHENER TERMS OF REFERENCE, HERITAGE IMPACT ASSESSMENTS	19
3.0BACKGROUND RESEARCH AND HISTORICAL CONTEXT	
3.1 CIVIC CENTRE NEIGHBOURHOOD	
4.0 DETAILED DESCRIPTION OF POTENTIAL CULTURAL HERITAGE RESOURCES	
4.1 DESCRIPTION OF LANDSCAPE AND SURROUNDING CONTEXT	
4.2 DESCRIPTION OF THE WEBER STREET STREETSCAPE	
4.3 DESCRIPTION OF 22 WEBER STREET WEST	
4.4 DESCRIPTION OF ADJACENT LANDS	
4.4.1 Weber Street West	
4.4.2 Roy Street	

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT	
6.0 IMPACT ANALYSIS	
6.1 INTRODUCTION	
6.2 CCNHCD PLAN POLICY INTRODUCTION	
6.3 IMPACT ANALYSIS: 22 WEBER STREET WEST	
6.3.1 CCNHCD Plan Policies that Apply to all Development	
6.3.2 Weber Street Area Specific Policies	
6.4 IMPACT ANALYSIS: ADJACENT LANDS	
6.4.1 WEBER STREET WEST	
6.4.2 IMPACT ANALYSIS: ROY STREET	
6.5 SUMMARY OF IMPACT ANALYSIS	
7.0 MITIGATION AND CONSERVATION RECOMMENDATIONS	
7.1 ALTERNATIVE DEVELOPMENT OPTIONS	
7.1.1 'Do Nothing' Alternative	
7.1.2 Redevelop Site with Decreased Height and Density	
7.1.3 Redevelop Site with Increased Density	
7.1.4 Redevelop Site with Alternative Designs & Materials	
7.2 MITIGATION RECOMMENDATIONS	
8.0 CONCLUSIONS & RECOMMENDATIONS	
9.0 WORKS CONSULTED	
APPENDIX A – LOCATION MAP	
APPENDIX B – ANGULAR PLANE ANALYSIS	61
APPENDIX C – SHADOW STUDY	
APPENDIX D – SITE PLAN & RENDERINGS	
APPENDIX E – CURRICULUM VITAE	

PROJECT PERSONNEL

Dan Currie, MA, MCIP, RPP, CAHP	Managing Director of Cultural Heritage	Senior Review
Vanessa Hicks, MA, CAHP	Heritage Planner	Research, Author

GLOSSARY OF ABBREVIATIONS

HIA	Heritage Impact Assessment
HCD	Heritage Conservation District
MHBC	MacNaughton Hermsen Britton Clarkson Planning Limited
MHSTCI	Ministry of Heritage, Sport, Tourism and Culture Industries
OHA	Ontario Heritage Act
ОНТК	Ontario Heritage Toolkit
O-REG 9/06	Ontario Regulation 9/06 for determining cultural heritage significance
PPS 2020	Provincial Policy Statement (2020)

Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject property located at 22 Weber Street West of the City of Kitchener, is situated territory of the Haudenosaunee, of the Haudenosauneega Confederacy. These lands are acknowledged as being associated with the following treaties:

• Treaty of the Haldimand Tract, Established 1793

This document takes into consideration the cultural heritage of Indigenous Communities, including their oral traditions and history when available and related to the scope of work.

EXECUTIVE SUMMARY

MHBC was retained by 30 Duke Street Ltd. to undertake a Heritage Impact Assessment (HIA) for the subject property located at 22 Weber Street West. The purpose of this Heritage Impact Assessment is to evaluate the proposed development in terms of potential impacts to cultural heritage resources and provide mitigation recommendations, where necessary.

The proposed development includes the construction of a 19 storey multiple residential building on a lot currently used as surface parking. The proposed new building does not include the demolition or alteration of any cultural heritage resources located on-site or adjacent. As the proposed new building is located within the Civic Centre Neighbourhood Heritage Conservation District, any new development is subject to the policies of the CCNHCD Plan.

SUMMARY OF IMPACT ANALYSIS:

The CCNHCD Plan recognizes that Weber Street is different from the interior of the district and sets forth policies for new development which are specific to this area. The Plan recognizes that Weber Street West is designated High Density Commercial Residential. The Plan allows for higher density developments provided that it a) does not result in the demolition of significant cultural heritage resources is and b) is compatible with the character of the streetscape.

This Heritage Impact Assessment has demonstrated that the character Weber Street West is varied and includes buildings of a higher scale than that of the interior of the district. The proposed new 19 storey residential building is taller than that of buildings located adjacent (contiguous), but maximises density while respecting adjacent cultural heritage resources and conforming to the policies of the HCD Plan.

The Heritage Conservation District Plan does not apply maximum height limits for development within the Weber Street Area. Instead the HCD Plan identifies a number of policies and guidelines that govern the development of new buildings. The proposed development is consistent with these policies and guidelines as follows:

- The proposed new building is contemporary in style and includes materials such as neutral toned masonry;
- The building includes a 2 story main entrance/podium which emphasizes the pedestrian scale;

- The contemporary design includes a symmetrical arrangement of square and rectangular shaped windows in a regularly established rhythm which will not detract from the buildings located adjacent at 18 Weber Street West and 28 Weber Street West; and
- The height of the proposed new building is within the 45 degree angular plane as per the analysis provided in Appendix B of this report.

The proposed development will not result in any adverse impacts related to obstruction, isolation, change in land use, or shadows. The proposed development is considered a neutral impact to adjacent heritage resources within the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD) located along Weber Street West and Roy Street.

There is potential for impacts to adjacent buildings as a result of construction activities. Mitigation recommendations for the proposed development are limited to monitoring potential vibration impacts, if necessary.

Note to the Reader: The purpose of this executive summary is to highlight key aspects of this report and therefore does not elaborate on other components. Please note that this report is intended to be read in its entirety in order to gain a full understanding of its contents.

1.0 INTRODUCTION

MHBC was retained by 30 Duke Street Limited to undertake a Heritage Impact Assessment (HIA) for the subject property located at 22 Weber Street West. The Heritage Impact Assessment is required by the City of Kitchener as the subject property is included within the boundary of the Civic Centre Neighbourhood Heritage Conservation District. The purpose of this Heritage Impact Assessment is to evaluate the proposed development in terms of potential impacts to cultural heritage resources, including adjacent properties within the Civic Centre Neighbourhood Heritage Conservation District. The subject property is currently used as surface parking and as such, this HIA is focused on potential impacts to adjacent lands and evaluates the proposal in the context of the policies for new buildings provided in the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD) Plan.

This report has been prepared as input to the planning application and development proposal. The background information and research has provided direction on the redevelopment concept. This report evaluates the proposal in the context of the City's policy framework and Provincial policy.

1.1 LOCATION OF SUBJECT PROPERTY

The subject property is located at 22 Weber Street West and is situated on the north side of Weber Street West, between Queen Street North and Young Street (see below).



1.2 HERITAGE STATUS

1.2.1 Subject Property: 22 Weber Street West

The property located at 22 Weber Street West is designated under Part V of the *Ontario Heritage Act* as it is located within the boundary of the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD). The CCNHCD Plan recognizes that this property is vacant, and does not include any features which contribute to the character of the HCD or the Weber Street West streetscape.

The CCNHCD Plan qualifies properties in terms of their cultural heritage value and classifies them in groups (i.e. "A", "B", "C", and "D"). The CCNHCD Plan does not assign a classification to the subject property as it does not include any cultural heritage resources. As such, the property has not been evaluated in this report under the criteria of *Ontario Regulation 9/06* for determining cultural heritage value or interest.

1.2.2 Adjacent Lands

The City of Kitchener Official Plan identifies that a Heritage Impact Assessment shall include consideration for cultural heritage resources on adjacent lands. The City of Kitchener Official Plan defines adjacent as follows:

Adjacent - lands, buildings and/or structures that are contiguous or that are directly opposite to other lands, buildings and/or structures, separated only by a laneway, municipal road or other right-of-way.

For the purpose of this Heritage Impact Assessment, the above-noted policies of the City of Kitchener Official Plan identify that the following properties are technically located adjacent to the proposed development and should be included in the scope of this report:

- 32 Weber Street West;
- 35 Roy Street;
- 31 Roy Street;
- 27 Roy Street;
- 23 Roy Street;
- 18 Weber Street West; and
- 28 Weber Street West.

The property located at 22 Weber Street West is located adjacent to the properties at 18 Weber Street West and 28 Weber Street West and shares a street frontage with these properties. As a result,

this forms the most direct relationship between any proposed new building and adjacent cultural heritage resources. Therefore, this HIA focuses on impacts to properties located at 28 Weber Street West, 18 Weber Street West, and provides an analysis of potential impacts to properties located on the south side of Roy Street.



Figure 1: Excerpt of the CCNHCD Figure 3 Map, Group A & B Properties. Location of subject property shaded in green. Properties located adjacent outlined with blue dashed line. (Source: CCNHCD Plan, Figure 3)

1.3 LAND USE AND ZONING

The subject lands are designated High Density Commercial Residential as per the Civic Centre Neighbourhood Secondary Plan (see Figure 2). This designation recognizes the proximity of the subject lands to downtown Kitchener (Urban Growth Centre) as well as the property's frontage on Weber Street, which is a Regional Arterial Road and has been designated as a Planned Transit Corridor.



Figure 2: Excerpt of the Civic Centre Neighbourhood Secondary Plan, Map 9, noting the subject property as "High Density Commercial Residential". Approximate location of subject lands noted in red. (Source: Kitchener Public Library)

The "High Density Commercial Residential" designation permits a range of residential, commercial and retail uses within free standing buildings or mixed use buildings. Official Plan policies provide for a maximum floor space ratio of 4.0 and permit high density residential development. Approved Official Plan policies have been implemented by the Commercial Residential 3 Zone (CR-3) of By-law 85-1.

The subject property backs onto lots on the south side of Roy Street. As shown in Figure 2, the lands on the south side of Roy Street are designated Office Residential Conversion. The Office Residential Conversion designation permits a range of residential uses and office commercial uses including private home day care, home business, and hospice. The intent of the Office Residential Conversion designation is to provide a transition from the high density development on Weber Street to the low-rise residential uses located internal to the Civic Centre Neighbourhood.

Heritage Impact Assessment, 22 Weber Street West, City of Kitchener



Figure 3: Excerpt of the City of Kitchener Interactive Map, Zoning layer, identifying the subject property within the Commercial-Residential 3 Zone. Approximate location of subject lands denoted in red. (Source: Kitchener Public Library)

MHBC | 13

Page 38 of 379

2.0 POLICY & GUIDELINES

2.1 THE PLANNING ACT AND PPS 2020

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to "encourage the co-operation and co-ordination among the various interests". Regarding cultural heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement*, *2020* (PPS). The PPS is "intended to be read in its entirety and the relevant policy areas are to be applied in each situation". This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Significant: e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural

November 2021

heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

The subject property located at 22 Weber Street West is considered protected heritage property under Provincial Policy Statement as all lands within the boundary of the Civic Centre Neighbourhood Heritage Conservation District are designated under Part V of the *Ontario Heritage Act* and are considered significant cultural heritage resources.

2.2 ONTARIO HERITAGE ACT

The Ontario Heritage Act, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been guided by the criteria provided with *Regulation 9/06* of the Ontario Heritage Act outlines the mechanism for determining cultural heritage value or interest.

The *Ontario Heritage Act* provides the framework of legislation for the designation of Heritage Conservation Districts. The *Ontario Heritage Act* also requires that all development within the heritage conservation district must be consistent with the heritage conservation district plan. Section 42 (1) of the *Ontario Heritage Act* prescribes that no owner of property in a designated Heritage Conservation District may alter any part of a property or erect or demolish a building without obtaining approval from the municipality by way of a heritage permit.

$2.3\,\text{Region}$ of waterloo official plan

Chapter 3, Section 3.G of the Regional Official Plan provides policies regarding the conservation of cultural heritage resources which are related to the scope of this Heritage Impact Assessment as follows:

3.G Cultural Heritage

Cultural heritage resources are the inheritance of natural and cultural assets that give people a sense of place, community and personal identity. Continuity with the past promotes creativity and cultural diversity. The region has a rich and diverse heritage, including distinctive cultures, traditions, festivals, artisans and craftspeople, landmarks, landscapes, properties, structures, burial sites, cemeteries, natural features and archaeological resources. These resources provide an important means of defining and confirming a regional identity, enhancing the quality of life of the community,

supporting social development and promoting economic prosperity. The Region is committed to the conservation of its cultural heritage. This responsibility is shared with the Federal and Provincial governments, Area Municipalities, other government agencies, the private sector, property owners and the community.

Cultural Heritage Impact Assessment

3.G.13 Area Municipalities will establish policies in their official plans to require the submission of a Cultural Heritage Impact Assessment in support of a proposed development that includes or is adjacent to a designated property, or includes a non-designated resource of cultural heritage value or interest listed on the Municipal Heritage Register.

3.G.14 Where a Cultural Heritage Impact Assessment required under Policy 3.G.13 relates to a cultural heritage resource of Regional interest, the Area Municipality will ensure that a copy of the assessment is circulated to the Region for review. In this situation, the Cultural Heritage Impact Assessment submitted by the owner/applicant will be completed to the satisfaction of both the Region and the Area Municipality.

3.G.15 Where a development application includes, or is adjacent to, a cultural heritage resource of Regional interest which is not listed on a Municipal Heritage Register, the owner/applicant will be required to submit a Cultural Heritage Impact Assessment to the satisfaction of the Region.

3.G.16 The Region will undertake a Cultural Heritage Impact Assessment and consult with the affected Area Municipality and the Regional Heritage Planning Advisory Committee prior to planning, designing or altering Regional buildings or infrastructure that may affect a cultural heritage resource listed on the region-wide inventory described in Policy 3.G.4. The Cultural Heritage Impact Assessment will be reviewed and approved in accordance with the policies in this Plan.

3.G.17 Cultural Heritage Impact Assessment will include, but not be limited to the following:

(a) historical research, site analysis and evaluation;

(b) identification of the significance and heritage attributes of the cultural heritage resource;

(c) description of the proposed development or site alteration;

(d) assessment of development or site alteration impacts;

(e) consideration of alternatives, mitigation and conservation methods;

(f) schedule and reporting structure for implementation and monitoring; and

(g) a summary statement and conservation recommendations.

2.4 City of kitchener official plan

Section 12 of the Kitchener Official Plan (2014) provides the following policies regarding the conservation of cultural heritage resources as it relates to the scope of this Heritage Impact Assessment as follows:

Objectives

12.1.1. To conserve the city's cultural heritage resources through their identification, protection, use and/or management in such a way that their heritage values, attributes and integrity are retained.

12.1.2. To ensure that all development or redevelopment and site alteration is sensitive to and respects cultural heritage resources and that cultural heritage resources are conserved.

12.1.3. To increase public awareness and appreciation for cultural heritage resources through educational, promotional and incentive programs.

12.1.4. To lead the community by example with the identification, protection, use and/or management of cultural heritage resources owned and/or leased by the City.

Policies

12.C.1.1. The City will ensure that cultural heritage resources are conserved using the provisions of the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, the Cemeteries Act and the Municipal Act.

12.C.1.2. The City will establish and consult with a Municipal Heritage Committee (MHC) on matters relating to cultural heritage resources in accordance with provisions of the Ontario Heritage Act.

Heritage Conservation Districts

The following selection of policies of the City of Kitchener Official Plan provide direction regarding change management in a designated Heritage Conservation District.

12.C.1.21. All development, redevelopment and site alteration permitted by the land use designations and other policies of this Plan will conserve Kitchener's significant cultural heritage resources. The conservation of significant cultural heritage resources will be a requirement and/or condition in the processing and approval of applications submitted under the Planning Act.

Design/Integration

12.C.1.46. The City will prepare guidelines as part of the Urban Design Manual to address the conservation of cultural heritage resources in the city and to recognize the importance of the context in which the cultural heritage resources are located.

12.C.1.47. The City may require architectural design guidelines to guide development, redevelopment and site alteration on, adjacent to, or in close proximity to properties designated under the Ontario Heritage Act or other cultural heritage resources.

2.5 CIVIC CENTRE NEIGHBOURHOOD HERITAGE CONSERVATION DISTRICT PLAN (2007)

The subject property located at 22 Weber Street West is located within the boundary of the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD) Plan, which was designated in 2007 under Part V of the *Ontario Heritage Act*. Section 1.2 of the CCNHCD Plan identifies that its purpose is as follows,

... to protect, over the long term, areas that have important and/or identifiable historic and architectural resources.

While the subject property is vacant, any new construction must comply with the policies of the CCNHCD Plan. The purpose of policies for new development on vacant lands is to ensure that it is compatible with the character of the area and impacts to the District are minimized or avoided. The CCNHCD Plan recognizes that there are distinctly different areas within the HCD. One of these distinctly different areas identified in the HCD Plan includes Weber Street. The CCNHCD Plan provides policies specific to the Weber Street Corridor, which is recognized as being designated High Density Commercial Residential. Section 7.0 of this Heritage Impact Assessment analyzes the conformity of the proposed development with the applicable policies of the CCNHCD Plan, including Sections 3.3.5.2 and 6.9.4.

2.6 PARTS CENTRAL PLAN

This Heritage Impact Assessment acknowledges that the subject property located at 22 Weber Street West is included in lands identified in the PARTS Central Plan as Mixed Use Medium Density

with policies and guidelines for transition between Weber Street and Roy Street. This Plan provides guidelines regarding appropriate development.

Section 7.0 of the PARTS Central Plan regarding Cultural Heritage Resources identifies the following as it relates to the scope of this HIA,

For development involving new building activity on or adjacent heritage property, the built form including scale, height, massing, architectural character and materials, should be compatible with the surrounding historic context. It is not expected that development replicate historical styles and decoration. However, new buildings must be able to demonstrate complementary proportions and massing in order to continue the rhythm of traditional façade or street patterns and provide for an appropriate transition where significantly higher densities are proposed.

Section 8.0 of the PARTS Central Plan identifies the following as it relates to cultural heritage and transitioning,

The conservation and integration of heritage buildings, structures and uses within a Heritage Conservation District should be achieved through appropriately scaled development that is sensitive to the built cultural heritage.

Where Medium Density Mixed Use land designation abuts low rise residential uses, the bulk of the massing in the Mixed use designation should abut the street thereby providing a maximum separation between the adjacent low density uses.

Given that the subject property is located within the Civic Centre Neighbourhood Heritage Conservation District Plan, this HIA refers to the policies provided therein as it relates to the proposed development. The PARTS Central Plan is not a Policy document and implementation will be the updated Secondary Plans which are under review.

2.7 CITY OF KITCHENER TERMS OF REFERENCE, HERITAGE IMPACT ASSESSMENTS

The City of Kitchener Official Plan provides the following as it relates to the requirements for Heritage Impact Assessments:

November 2021

Heritage Impact Assessments and Heritage Conservation Plans

12.C.1.23. The City will require the submission of a Heritage Impact Assessment and/or a Heritage Conservation Plan for development, redevelopment and site alteration that has the potential to impact a cultural heritage resource and is proposed:

a) on or adjacent to a protected heritage property;

b) on or adjacent to a heritage corridor in accordance with Policies 13.C.4.6 through 13.C.4.18 inclusive;

c) on properties listed as non-designated properties of cultural heritage value or interest on the Municipal Heritage Register;

d) on properties listed on the Heritage Kitchener Inventory of Historic Buildings; and/or,

e) on or adjacent to an identified cultural heritage landscape.

12.C.1.24. Where a Heritage Impact Assessment required under Policy 12.C.1.23 relates to a cultural heritage resource of Regional interest, the City will ensure that a copy of the assessment is circulated to the Region for review prior to final consideration by the City.

12.C.1.25. A Heritage Impact Assessment and Heritage Conservation Plan required by the City must be prepared by a qualified person in accordance with the minimum requirements as outlined in the City of Kitchener's Terms of Reference for Heritage Impact Assessments and Heritage Conservation Plans.

12.C.1.26. The contents of a Heritage Impact Assessment will be outlined in a Terms of Reference. In general, the contents of a Heritage Impact Assessment will include, but not be limited to, the following:

a) historical research, site analysis and evaluation;

b) identification of the significance and heritage attributes of the cultural heritage resource;

c) description of the proposed development or site alteration;

d) assessment of development or site alteration impact or potential adverse impacts;

e) consideration of alternatives, mitigation and conservation methods;

f) implementation and monitoring; and,

g) summary statement and conservation recommendations.

12.C.1.27. Any conclusions and recommendations of the Heritage Impact Assessment and Heritage Conservation Plan approved by the City will be incorporated as mitigative and/or conservation measures into the plans for development or redevelopment and into the requirements and conditions of approval of any application submitted under the Planning Act.

12.C.1.28. Heritage Impact Assessments and Heritage Conservation Plans required by the City may be scoped or waived by the City, as deemed appropriate.

MHBC | 21

Page 46 of 379

3.0background research and historical context

3.1 CIVIC CENTRE NEIGHBOURHOOD

The Civic Centre Neighbourhood was developed in the 19th and 20th centuries as a residential area adjacent to Kitchener's former industrial core located south of the railway, providing homes for those who owned or work for businesses/factories in the area.

The earliest residential buildings date from the 1850s, with the majority constructed between 1880 and 1915. The area developed slowly, experiencing significant infill in the late 1920s. The construction of apartment buildings dotted the neighbourhood beginning in the 1960s. The neighbourhood reflects the long development of the area from the 1850s to the recent past with a variety of housing styles.

According to the 1853-1854 Map of Berlin surveyed by M.C. Schofield, the subject lands were part of a large vacant parcel of land extending north towards what is now Margaret Avenue (See Figure 4).



Figure 4: Detail of M.C. Schofield map of Berlin, 1853. Approximate location of subject lands denoted in red. (Source: Kitchener Public Library)

According to the 1875 Bird's Eye View map, the context of the subject lands had changed considerably from 1853. New buildings are noted along Weber Street West, and Ahrens Street was extended towards Queen Street North. Some of the buildings noted on this map at the north side of Weber Street West, west of Queen Street North were demolished at some point to facilitate the construction of existing buildings, including the existing St. Andrew's Presbyterian Church at 54 Queen Street North. The building noted on the subject lands was likely the house constructed for Charles H. Ahrens.

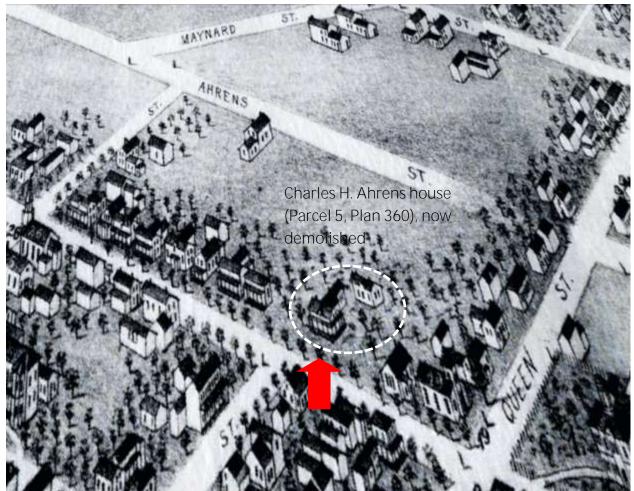


Figure 5: Detail of the 1875 Bird's Eye View map of Berlin. Approximate location of subject lands noted in red. (Source: Kitchener Public Library)

According to the 1879 map, the context of the subject property is confirmed as Parcel 5 of Ahrens Survey, which was registered in the later half of the 19th century by Charles H. Ahrens. The 1879 map indicates that St. Andrew's Presbyterian Church had been constructed at the north-west corner of Queen Street North and Weber Street West. The subject property is noted as including a building owned by Mrs. Ahrens¹ (widow of Charles H. Ahrens).

According to land registry records, the Executors of Mrs. Ahrens sold to George Potter in 1906. The descendants of Potter sold to James K. Sims and Albert W. Boos "as Trustees" (likely for the church) in 1956. The legal description of the property refers to Instrument No. 917350, when the property was sold by Marathon Realty Co. in 1987. At this time, the property was valued at \$550,000.00.

The CCNHCD study identifies that the existing building located at 18 Weber Street West (adjacent to the subject lands) was constructed for Herbert J. Bowman in 1896 (on Parcel 4 of Ahrens survey).

November 2021

¹ Also spelled "Aherns"

This property is noted as being vacant on the 1879 map (See Figure 6). The existing building located at 28 Weber Street West (adjacent property to the west of the subject lands) was constructed in the 1870s for John Moffatt (Parcel 6, Ahrens Survey). This building is clearly visible on the map below, west of Parcel 5. The CCNHCD Study identifies that the Zion Evangelical Church was not constructed until 1893.



Figure 6: Detail of the 1879 Bird's Eye View map of Berlin. Approximate location of subject lands denoted in red. (Source: Kitchener Public Library)

The 1955 aerial photograph does not clearly depict the features of Weber Street West, or the subject property. The north side of Weber Street appears to include buildings and mature trees in the context of the subject lands, suggesting that it was not yet used for surface parking.

November 2021



Figure 7: Excerpt of the 1955 aerial photograph of Kitchener, Ontario. Approximate location of subject lands denoted in red. (Source: University of Waterloo)

The aerial photograph shown in Figure 8 indicates that by 1997 the property was used for surface parking and all buildings had been demolished. The Civic Centre Neighbourhood was designated in 2007 and all properties within the boundary of the HCD were designated under Part V of the *Ontario Heritage Act.*

MHBC | 26

Page 51 of 379



Figure 8: Excerpt of the 1997 aerial photograph of Kitchener, Ontario. Approximate location of subject lands denoted in red. (Source: City of Kitchener Interactive Map)

MHBC | 27

Page 52 of 379

4.0 DETAILED DESCRIPTION OF POTENTIAL CULTURAL HERITAGE RESOURCES

4.1 DESCRIPTION OF LANDSCAPE AND SURROUNDING CONTEXT

The Civic Centre Neighbourhood Heritage Conservation District Plan states that the Civic Centre Neighbourhood is characterized by mature trees along boulevards and linear streets with consistent building setbacks. Laneways are found throughout the District, which reflect the historic pattern of movement. Yards are well maintained and often display plantings, trees, fences, and hedges. Public parks are dotted throughout the CCNHCD, including Hibner Park and Civic Centre Park, both of which are located west of the subject lands (CCNHCD Plan, 2007).

The District contains a range of architectural styles, reflecting the development of the area beginning in the mid. 19th century. The neighbourhood includes buildings in the vernacular style of architecture, reflecting local influences and materials. Overall, the landscape and setting contribute to tell the story of Kitchener's growth at the turn of the 19th century and the development of local industry (CCNHCD Plan, 2007).

The CCNHCD Study and Plan recognize that the District is made-up of different areas which have unique character. These areas are located at the perimeter of the District and are intended to incorporate higher density developments along Victoria Street and Weber Street, for example. The following (Section 4.2) provides a description of the character of Weber Street.

4.2 DESCRIPTION OF THE WEBER STREET STREETSCAPE

The existing built form of Weber Street West (within the CCNHCD boundary) is a result of its evolution over time. Weber Street West includes 19th century residential buildings as well as 20th century developments. The 19th century buildings were formerly surrounded by landscaped open space, which has, in some cases, been converted to large areas of surface parking. Weber Street has been widened and as a result, does not reflect the same intimate streetscape as that of the residential streets at the interior of the district.

The addition of 20th century buildings having a range of uses including residential, institutional and commercial transformed this area from primarily residential to that of mixed-use. As a result, the existing built form of Weber Street West includes a range of architectural styles, scale/heights, and setbacks and there is no consistent built form. The late 19th and early 20th century buildings (i.e. adjacent churches and residential buildings at 18 Weber Street West and 28 Weber Street West) are constructed of masonry in a range of colours. These buildings share a commonality in terms of materials and continue to support the overall varied nature of the streetscape in terms of its built form.

The south side of Weber Street West is designated as part of Downtown Kitchener and as a result, includes higher density contemporary developments than that of the north side, which includes a range of low to medium density buildings.



Figure 9 – View of Weber Street West, looking east from Ontario Street North (Source: MHBC, 2020)

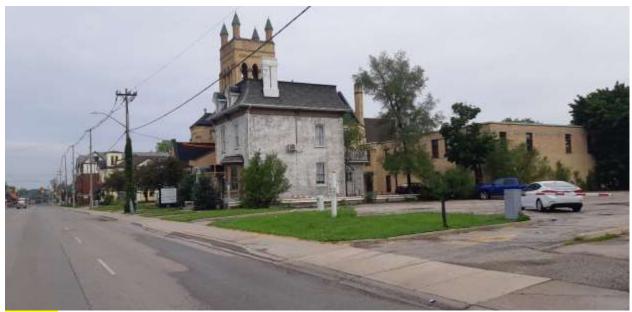


Figure X – View of Weber Street West, looking west near intersection of Weber Street West and Ontario Street North (Source: MHBC, 2020)

The CCNHCD HCD Study acknowledges that the context of Weber Street is distinctly different than that of any other area. Section 4.6 of the Study provides the following description of Weber Street,

CCNHCD Study, Section 4.6, Streets and Lanes,

Weber Street, particularly in proximity to Victoria Street, contains many buildings of the same character as Victoria Street. Traffic is not as fast paced on Weber Street, and is not as heavy as on Victoria. There are also no boulevards on Weber Street, and the street is noticeably devoid of street trees. Although the absence of trees and grassed boulevards sets the street apart from the interior of the district, both Weber and Water Streets differ from Victoria in terms of scale and intimacy. The vast expanse of pavement on Victoria Street creates a hostile environment for pedestrians, whereas Water and Weber Streets maintain a more pedestrian scale. The remainder of the streets in the study area often have an intimate, residential feeling to them. Many of them are tree-lined, and have a distinctively picturesque quality about them. An absence of street trees is perhaps most noticeable along the northern portion of Queen Street, as well as on Water and College Streets.

Section 3.3.5.2 of the CCNHCD Plan also describes the Weber Street Area as including heritage buildings which are generally larger than the rest of the District. The HCD Plan also recognizes that the streetscape includes two churches, small scale apartments (3-4 storeys), and a number of other larger residences that have been converted to multiple residential units or office/commercial uses.



Figure 10 – View of Weber Street West looking west from Ontario Street North (west of the subject property) (Source: MHBC, 2020)

While the CCNHCD Study identifies that Weber Street is distinctly different than that of the interior of the District, Section 7.1 provides the reasons for which Weber Street was included in the boundary. This includes a) the presence of a number of "well-preserved, finely detailed buildings", and b) that nearly half of the oldest buildings in the neighbourhood (constructed prior to 1879) are located on Weber Street.

4.3 DESCRIPTION OF 22 WEBER STREET WEST

The subject property located at 22 Weber Street West is currently used for surface parking and does not include any built features. Section 2.4 of the CCNHCD Plan does not identify that the subject lands includes any cultural heritage resources or features which are part of the architecture, streetscape, or historical associations of the overall District.

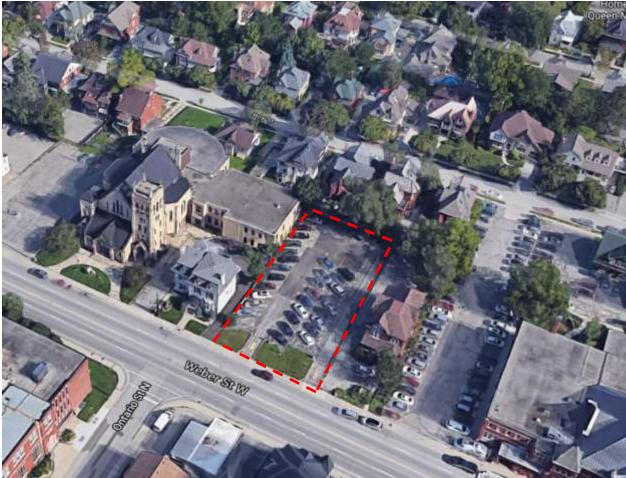


Figure 11: Three-Dimensional Aerial Photo noting the location of the subject property in red (Source: Google Maps, accessed 2020)

MHBC | 32

Page 57 of 379



Figure 12 – View of subject property looking north-west from the north side of Weber Street West (Source: MHBC, 2020)

MHBC | 33

Page 58 of 379



Figure 13 – View of subject property looking north-west from the south side of Weber Street West. Location of subject property noted with red arrow. (Source: MHBC, 2020)



Figure 14 – View of subject property at 22 Weber Street West looking north-east from south side of Weber Street West. Location of subject property noted with red arrow. (Source: MHBC, 2020)

4.4 DESCRIPTION OF ADJACENT LANDS

As noted in Section 1.2.2 of this report, the following properties are located adjacent (contiguous) to the proposed development:

- 35 Roy Street;
- 31 Roy Street;
- 27 Roy Street;
- 23 Roy Street;
- 32 Weber Street West;
- 18 Weber Street West (2 ½ storey vernacular, constructed 1896 by H. J. Bowman); and
- 28 Weber Street West (built 1877 by John Moffat).

4.4.1 Weber Street West

As noted previously in this report, the built form of Weber Street West streetscape varies in terms of architectural styles, materials, and setbacks.

Address		Description	Photograph
32	Weber	The property at 32 Weber Street West	
Stre	eet West	shares a portion of its east property line with the subject property. The property at 32 Weber Street includes the former Zion United Church. This building is noted in the CCNHCD Plan as a Gothic church constructed in 1893 (Group "B").	

Heritage Impact Assessment, 22 Weber Street West, City of Kitchener

- 28 Weber The property at 28 Weber Street West Street West shares its entire east property line with the subject property. The CCNHCD Plan identifies this as a 2 ½ storey 2nd Empire Building constructed in 1877 by John Moffat (Group "B").
- 18 Weber The property at 18 Weber Street West Street West shares its entire west property line with the subject property. The CCNHCD Plan identifies the existing building as 2 ½ storeys, Vernacular, Constructed 1896 for H.J. Bowman.



4.4.2 Roy Street

Roy Street is divided into a north and south side. The north side of the street is designated low density residential, and the south side of the street is designated Residential Office Conversion. The residential office conversion at the south side of the street serves as a buffer between the High Density Commercial Residential designation and the Low Density residential designation. The built form of Roy Street is much more consistent than that of Weber Street West, having a narrow street, consistent heights, styles, setbacks, materials, and mature trees along the boulevard.

Address	Description	Photograph
35 Roy Street	The south-east corner of the property at 35 Roy Street is located adjacent to the subject property. The property at 35 Roy Street is noted in the CCNHCD Plan as a 2 ½ storey vernacular building constructed c. 1900 (Group "B").	
31 Roy Street	The rear property line at 31 Roy Street is contiguous with the subject property. The CCNHCD Plan identifies the building as a 2 ½ storey Queen Anne dwelling constructed c. 1895 (Group "A").	
27 Roy Street	The rear property line at 27 Roy Street is contiguous with the subject property. The CCNHCD Plan identifies the building as a 2 storey Vernacular dwelling constructed c. 1895 (Group "B").	

Heritage Impact Assessment, 22 Weber Street West, City of Kitchener

23 Roy The south-west corner of the property at Street 23 Roy Street is located adjacent to the subject property. The property at 23 Roy Street is noted in the CCNHCD Plan as a 2 ½ storey Queen Anne building constructed c. 1896 (Group "B").



MHBC | 38

Page 63 of 379

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development of the subject property can be described as the construction of a new nineteen (19) storey multiple residential building having 162 total units with a Floor Space Ratio (FSR) of 7.79. The proposed development includes 24 parking spaces at grade and is a total of 58.6 metres in height. Narrow laneways on either side of the building provide access to parking towards the rear of the lot.

The proposed design is contemporary and includes a range of materials including masonry and glazing with neutral tones. The design includes various sizes of rectangular and square shaped windows and balconies in with a consistent rhythm.

The building proposes a shallow front yard setback, with a generous rear yard setback of approximately 15.9 metres.

The proposed development requires variances to allow for a FSR of 7.79 whereas 4.0 is permitted.

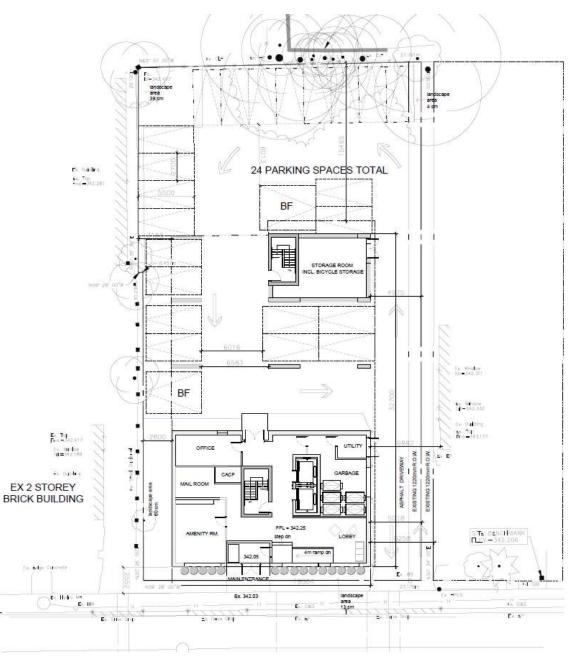


Figure 15 – Proposed Site Plan. (Source: +VH Architects, The Ventin Group Ltd., 2021)



Figure 16 – Rendering of proposed development looking north towards front elevation (Source: +VH Architects, The Ventin Group Ltd., 2021)



Figure 17 – Detail of proposed front elevation (Source: +VH Architects, The Ventin Group Ltd., 2020)

6.0 IMPACT ANALYSIS

6.1 INTRODUCTION

The following provides a list of potential sources of adverse impacts to cultural heritage resources which are identified in the Ontario Heritage Toolkit:

- Destruction: of any, or part of any significant heritage attributes or features;
- Alteration: that is not sympathetic, or is incompatible, with the historic fabric and appearance:
- Shadows: created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- Isolation: of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- Direct or Indirect Obstruction: of significant views or vistas within, from, or of built and natural features;
- A change in land use: such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- Land disturbances: such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

The following sub-sections of this report provide an analysis of the impacts which may occur as a result of a proposed development. The following impact analysis is organized into two main sections. This includes a) whether or not the proposed development is in conformity with the policies of the HCD Plan regarding new development in the Weber Street area, and b) potential impacts on adjacent properties as per the list of potential sources of impacts outlined by the MHSTCI Ontario Heritage Toolkit (provided above).

6.2 CCNHCD PLAN POLICY INTRODUCTION

The CCNHCD Plan provides policies intended to guide change within the heritage conservation district. These policies include those which conserve cultural heritage resources, and those which guide compatible new development. The CCNHCD Plan provides policies specific to the Weber

Street Corridor, which is recognized as being designated High Density Commercial Residential and different than the balance of the district. The CCNHCD Plan provides guidelines for new development along Weber Street. The following provides an analysis of impacts as a result of the proposed new 19 storey building and addresses the policies provided in the CCNHCD Plan.

6.3 IMPACT ANALYSIS: 22 WEBER STREET WEST

The following analysis of impacts addresses Policies provided in the Civic Centre Neighbourhood Heritage Conservation District Plan. This includes Sections 3.3.1 regarding development pattern and land use, Section 3.3.5.2 regarding policies specific to the Weber Street Area as well as Section 6.9.4 which provides specific design guidelines for new development. The following sub-sections have been organized into a) general policies of the CCNHCD Plan that apply to all development, and b) policies that apply to development in the Weber Street Area.

6.3.1 CCNHCD Plan Policies that Apply to all Development

Section 3.3 of the CCNHCD Plan provides policies for conservation and change management. This includes (but is not limited to) policies related to the construction of new buildings and demolition of existing buildings.

Section 3.3.1 of the CCNHCD Plan provides a response to the following policies regarding development pattern and land use.

3.3.1 Development Pattern and Land Use

The vast majority of the Civic Centre Neighbourhood was originally developed as single family residential. Despite the fact that pockets of it have since been redeveloped for high-density apartment buildings, or converted to office or commercial uses, it remains a neighborhood of primarily original detached housing, 2 to 2-1/2 storeys in height on lots of sufficiently generous size that parking and driveways are generally to the side of dwellings. Setbacks of original heritage buildings are relatively uniform at the individual street level, as are building height and scale. To maintain the general consistency of the land uses and development pattern in the District, the following policies are proposed.

Policies:

(a) Maintain the residential amenity and human scale of the Civic Centre Neighbourhood by ensuring that the low density residential land use character remains dominant;

The areas of the CCNHCD which are identified as being characterized as low density residential at the interior of the District will remain unchanged. The proposed development is located at the perimeter of the District.

(b) New land uses in the interior of the neighbourhood that are out of keeping with the general residential character of the District, or would have a negative impact on it, are discouraged;

This policy does not apply to the proposed development as the subject property is not located in the interior of the District.

(c) Higher intensity uses or redevelopment opportunities should be focused at the perimeter, or outside of, the District primarily in appropriate locations in the Victoria Street Mixed Use Corridor or Weber Street;

The proposed development is located at the perimeter of the District, along Weber Street which is recognized as an area designated as High Density Commercial Residential in the HCD Plan. The proposed development is therefore consistent with this policy of the CCHNCD Plan regarding development pattern and land use.

(d) Where new uses or intensification is proposed, adaptive reuse of the existing heritage building stock should be considered wherever feasible;

This policy does not apply as the subject property is currently surface parking and does not include any existing heritage buildings which could be considered for adaptive re-use.

(e) For all areas designated as Low Rise Residential Preservation, Low Rise Multiple Residential and Low Density Multiple Residential, severances which would create new lots are strongly discouraged, unless the resulting properties are of similar size and depth to existing adjacent lots;

This policy does not apply to the proposed development as it is not located in an area designated low rise residential and does not require a severance.

(f) Where original detached residential buildings are lost due to unfortunate circumstances such as severe structural instability, fire or other reasons, the setback of replacement buildings should be the same as or close to the same as the original building;

The building previous located on the subject property was demolished prior to 1997 and its setbacks are unknown. However, the proposed 2.5 metre front yard setback of the new building is compatible with the setbacks of existing buildings located adjacent (i.e. at 18 Weber Street West and 28 Weber Street West) and is consistent with the varied setbacks which are an established as part of the streetscape along the north side of Weber Street West. As noted previously in this report, the setbacks along Weber Street West vary greatly and there is no consistent setback along the street.

(g) Parking for new or replacement dwellings is to be located in driveways at the side of the dwelling or in garages at the rear of the main building whenever possible. New attached garages extending beyond the front of the dwelling are discouraged;

The proposed new building includes access to parking provided at the rear via laneways at the side of the building. Parking areas do not extend beyond the front of the building.

(h) Existing laneways are to be maintained to provide access to properties and to retain the historical development pattern of the neighborhood.

This policy does not apply as the subject property does not include any existing laneways which are important to the historical development pattern of the neighbourhood.

6.3.2 Weber Street Area Specific Policies

The CCNHCD Plan provides policies regarding site specific areas for the entirety of Weber Street West within the CCNHCD boundary. The following provides a review of how the proposed development is in conformity with the policies of the CCNHCD for the Weber Street area.

3.3.5.2 Weber Street Area

Weber Street contains nearly half of the oldest buildings in the Civic Centre Neighbourhood, making it one of the most important streets in the District from an architectural and historic perspective. The size and scale of heritage buildings on Weber Street is generally larger than the rest of the District, and includes two churches, small scale apartments (3 – 4 storeys) and a number of other larger residences that have been converted to multiple residential units or office/commercial uses. The Municipal Plan designates most of the street as High Density

Commercial Residential, with the designation extending slightly in some areas. The following policies are to apply to the whole of Weber Street within the District as well as to those sections of the High Density Commercial Residential designation that extend into the District on College and Young Streets.

Policies:

(a) The protection and retention of existing heritage buildings and their architectural features is strongly encouraged.

This policy does not apply as the subject property is surface parking and does not include any heritage buildings or features.

(b) Maintain residential streetscape character through the use of appropriate built form, materials, roof pitches, architectural design and details particularly at the interface between Weber Street and the interior of the neighbourhood;

The north side of Weber Street West is characterised by uses ranging from residential, institutional, and mixed-use. It includes two large places of worship and their associated surface parking lots and purpose-built multiple residential buildings. Remaining single detached dwellings have been converted to multiple residential dwellings or non-residential uses. As a result, the character and built form of the Weber Street area is different than the rest of the District. The use of the proposed building as a multiple residential building is consistent with the other uses on the street. The building setback from the street, the location of parking at the rear, and the building is taller than the others in the Weber Street area.

(c) Adaptive reuse of existing buildings should be given priority over redevelopment. Flexibility in Municipal Plan policies and zoning regulations is encouraged where necessary to accommodate appropriate adaptive reuse options.

This policy does not apply to the redevelopment of the subject property as there is no existing heritage building located on-site which could be considered for adaptive re-use.

(d) Where redevelopment is proposed on vacant or underutilized sites, new development shall be sensitive to and compatible with adjacent heritage resources on the street with respect to height, massing, built form and materials.

November 2021



Figure 18 – View of higher density development and contemporary buildings located south-east of the subject property near the intersection of Queen Street and Weber Street(Source: MHBC, 2019)

The Heritage Conservation District Plan considers that tall buildings may be developed within the Weber Street Area, consistent with the Secondary Plan policies and Zoning By-law which identify this area is for high density mixed use. Taller, higher density buildings can be "compatible" with lower density developments. Compatible is not intended to mean "same as", but whether or not a taller building can co-exist with lower density developments without adverse impacts. Whether or not a new development is compatible or not is determined by the policies provided in the CCNHCD Plan. The proposed new building which is 19 storeys is of a higher density than the adjacent cultural heritage resources at 18 Weber Street West and 28 Weber Street West. The CCNHCD Plan recognizes that the character of Weber Street is different than that of the interior of the District and includes higher density developments. Further, that "...infill development fronting on Weber could potentially be compatible even if taller than 4-5 storeys." (Section 4.2.1 of the CCNHCD Plan). The proposed new building meets the policies of the CCNHCD Plan as it is a) it is located at the perimeter of the District, where higher density developments are anticipated b) is consistent with the 45 degree angular plane policy and does not result in impacts related to shadowing on rear yards. Further analysis regarding the angular plane analysis and shadows is provided in the following sections of this report.

(e) Any buildings proposed over 5 storeys in height may be required to undertake shadow studies where they abut existing residential uses, to demonstrate that they will not unreasonably impact on access to sunlight in rear yard amenity areas.

The shadow study provided in Appendix C of this report demonstrates that shadows will be cast onto abutting lands to the north. The shadows during the spring and summer are primarily cast on the adjacent Office Residential lands on the south side of Roy Street, with minimal shadows extending to the front yards of the low rise residential areas of the District during the Spring to Fall seasons. More extensive shadows will be cast during the winter season when the sun is low in the sky. Given that the tower is narrow, the shadowing on front yards on the north side of Roy Street does not last for more than a few hours. The heritage attributes are not negatively impacted and shadows do not unreasonably impact on access to sunlight in rear yard amenity areas of the residential designated lands.

(f) Design guidelines provided in Section 6.9.2 of this Plan will be used to review and evaluate proposals for major alterations, additions or new buildings to ensure that new development is compatible with the adjacent context.

The following provides a review of the design guidelines provided in Section 6.9.2 of the CCNHCD Plan as it relates to the proposed development.

6.9 SITE / AREA SPECIFIC DESIGN GUIDELINES

There are several sites, as previously identified in the policies and implementation sections of this report, that have a distinct character and/or some development expectation or potential over the long term. To ensure that future development, should it occur, is compatible with the District, the following guidelines should be considered during the building and site design in these areas.

6.9.4 Weber Street

• Any infill development on Weber Street should maintain a strong relationship to the street at the lower levels (2 to 4 storeys) with respect to built form and use.

The proposed development includes a large front entrance with glazing and masonry facing Weber Street West. This front entrance has been emphasized at the pedestrian level through the use of a 2-storey masonry podium (See Figure 17).

• Setbacks of new development should be consistent with adjacent buildings. Where significantly different setbacks exist on either side, the new building should be aligned with the building that is most similar to the predominant setback on the street.

There is no consistent front yard setback along the north side of Weber Street West. The existing building at 18 Weber Street West is setback approximately 12 metres from the street. The building at 28 Weber Street W is setback approximately 8.6 metres from the street. The proposed new building has a shallow front yard setback, which respects the two varying setbacks of these adjacent buildings and is consistent with the character of Weber Street West.

• Building facades at the street level should incorporate architectural detail, similar materials and colours, and consistency with the vertical and horizontal proportions or rhythm of adjacent / nearby buildings on the street to establish a cohesive streetscape.

Weber Street West includes a range of materials, colours, and architectural styles indicative of their period of construction. Therefore, there is no consistent or dominant design standard. The two buildings located adjacent to the subject property at 18 Weber Street West and 28 Weber Street West are of the Vernacular and Second Empire architectural styles and are constructed of brick. The proposed building includes neutral shades of masonry, including red brick masonry above the podium which will reflect the adjacent buildings constructed of masonry.

• New development shall have entrances oriented to the street.

The 2 storey podium and main entrance is oriented south towards Weber Street West.

• Size, placement and proportion of window and door openings for new buildings or additions should be generally consistent with those on other buildings along the street.

There is no consistent design in terms of placement and proportion of window and door openings along Weber Street West. The design of the new building includes a square and rectangular shaped contemporary windows with a consistent rhythm and is compatible with the streetscape.

• Any new buildings taller than 3 to 4 storeys should incorporate some form of height transition or stepbacks to minimize the perception of height and shadow impacts to pedestrians on the

street and provide more visual continuity. Stepbacks should be a minimum of 2 metres to provide for useable outdoor terraces for the upper levels.

This front entrance has been emphasized at the pedestrian level through the use of a 2-storey masonry podium. The proposed design is such that the majority of the building mass is pushed towards Weber Street West in order to conform to the 45 degree angular plane policy (see below for further analysis).

• Any buildings taller than 5 storeys abutting a residential property to the rear should be constructed within a 45 degree angular plane where feasible, starting from the rear property line, to minimize visual impacts on adjacent property owners.

Section 4.2.1 of the CCNHCD Plan regarding Land Use Designations and Zoning identifies that the High Density Commercial Residential designation along Weber Street has the potential to be in conflict with the intent of the HCD Plan in terms of height and density. The rear of the subject lands abut properties that are designated Office Residential Conversion. The subject lands do not abut the Low Rise Residential designated areas that make up the interior of the Heritage District. Section 5.2.3 of the HCD Study as well as the policies of the Secondary Plan identify that the Office Residential Conversion lands are intended to provide a buffer and transition between the higher density uses on Weber Street and the low rise residential areas in the Heritage District. The intent of the angular plane guideline is to ensure that tall buildings don't negatively impact the character of low rise residential properties and jeopardize their continued residential use. The proposed development meets the 45 degree angular plane guideline when measured from the edge of the Low Rise Residential properties on Roy Street (See angular plane analysis provided in Appendix B of this report).

CCN HCD Study 5.2.3 Land Use Designations and Zoning

The Office-Residential Conversion designation is intended to preserve existing structures and to serve as a transition area between the higher intensity uses along Weber and Queen Street and the Low Rise Residential – Preservation designation.

An angular plane analysis measures the angular plane beginning at the north side of Roy Street rather than the south side in order to account for the south side of Roy Street which is designated Office Residential Conversion and is considered a buffer zone between the High Density Commercial Residential Area and the Low Density

Residential Areas. The angular plane analysis identifies that the proposed new 19 storey building is within the permitted range of the 45 degree angular plane.

• To minimize impacts on properties to the rear of or flanking Weber Street, a rear yard setback of 15 metres should be maintained for new buildings as well as additions where feasible.

The proposed new building has a rear yard setback of 15.9 metres.

• Locate loading, garbage and other service elements (HVAC, meters, etc.) away from the front façade so they do not have a negative visual impact on the street or new building / addition.

Loading, garbage, and other services are located away from the front façade towards the rear of the lot.

6.4 IMPACT ANALYSIS: ADJACENT LANDS

The following provides an analysis of potential impacts as a result of the proposed development on adjacent lands. This includes the adjacent properties located along Weber Street West and Roy Street. Potential sources of impacts include those listed in Section 7.1 of this report. Policies provided in the CCNHCD Plan regarding the impact of proposed new buildings on adjacent lands were addressed in the previous section of this report (i.e. related to angular plane analyses, shadow studies, etc.).

The following analysis of the above-noted policies is divided into two sections regarding adjacent properties located along a) Weber Street West and b) Roy Street.

6.4.1 WEBER STREET WEST

The proposed new building will not result in the destruction or alteration of any heritage buildings or features located adjacent, including the buildings located at 18 Street West and 28 Weber Street West. As noted previously in this report, shadows as a result of the proposed new building will not impact any heritage resources located along Weber Street West. The proposed new building will not result in the isolation of any heritage attributes as the subject property is currently vacant and therefore does not include any features which would have a relationship to any adjacent property. The proposed new building includes side yard setbacks at the east and west property lines which provide generous space between the proposed new building and the existing building at 28 Weber Street West. As a result, the proposed side yard setbacks will allow the side elevations of the

November 2021

buildings at 18 Weber Street West and 28 Weber Street west to continue to be visible from the public realm (See Figures 19 & 20). These elevations may be obstructed for a short period of time as one traverse Weber Street West, but will be visible again as one passes the proposed new building in either direction. This is consistent with the character of the street due to varied setbacks and is not anticipated to result in adverse impacts to the character of Weber Street West.



Figures 19 & 20 – (left) View of subject property with east elevation of 28 Weber Street West noted in red, (right) View of subject property with west elevation of 18 Weber Street West noted in red, (Source: MHBC, 2020)

No adverse impacts are anticipated in terms of changes in land use as it will remain residential while accommodating higher densities permitted by the Municipal Plan and Zoning By-law. There is potential for land disturbances as a result of construction activities at 22 Weber Street West on adjacent heritage buildings on Weber Street West which require mitigation recommendations.

6.4.2 IMPACT ANALYSIS: ROY STREET

The proposed new 19 story building will result in shadows cast to the north. As a result, shadows will be cast on the rear yard of properties located at 35 Roy Street, 31 Roy Street, 27 Roy Street and 23 Roy Street mid-day throughout the year. These shadows will not result in adverse impacts to any cultural heritage attributes.

The proposed new building will not result in the isolation of any heritage features as the subject property is vacant. Land use will remain residential and will not result in adverse impacts. There is potential for land disturbances as a result of construction activities at 22 Weber Street West on adjacent heritage buildings on Roy Street which require mitigation recommendations.

6.5 SUMMARY OF IMPACT ANALYSIS

The following provides a summary of the impact analysis as it relates to a) conformity with the policies of the CCNHCD Plan regarding new development, and development within the Weber Street policy area, and b) impacts to adjacent heritage resources.

6.5.1 Conformity with the Policies of the CCNHCD Plan

The impact analysis provided in the previous sections of this report have highlighted that the intent of policies provided in the CCNHCD Plan is to provide policies for change management and the conservation of cultural heritage resources. The CCNHCD Plan identifies that there are situations where higher density new developments may be considered. The CCNHCD Plan identifies that higher density developments should be located in specific areas of the District, including Weber Street as it is located at the perimeter and is designated High Density Commercial Residential. Further, the CCNHCD Plan identifies that the character of Weber Street is different than that of the interior of the District and could incorporate new development of higher densities provided that it does not result in the demolition of existing heritage buildings and is complementary in terms of scale, massing, setbacks, design, etc. The analysis provided in Section 6.0 of this report demonstrates that the proposed new 19 storey multi-residential building is consistent with policies in Section 3.3.1 of the CCNHCD Plan regarding development pattern and land use as the site is considered vacant and underutilized. The CCNHCD Plan does not regulate height. Instead, it indicates that new buildings along Weber Street should be sensitive to, and compatible with adjacent heritage resources. The proposed new building which is 19 storeys is compatible with the existing built form of Weber Street West in terms of scale and massing as a) it is located at the perimeter of the District, where higher density developments are anticipated b) it will not result in disrupting any consistent building height, as the Weber Street West streetscape varies considerably and is located within close proximity to higher intensity land uses in the Downtown. The proposed development is also consistent with the specific design guidelines for new buildings provided in Section 6.9.2 of the CCNHCD Plan including the requirement for buildings to comply with a 45 degree angular plane in order to provide a transition between higher density developments along Weber Street West and the low rise residential areas at the interior of the District.

6.5.2 Impacts to Adjacent Heritage Resources

The proposed development will not result in impacts to adjacent heritage resources. No heritage resources will be demolished, or altered and will not result in impacts related to shadows, obstruction, or land use. Existing churches located along Weber Street North, including the St. Andrew's Presbyterian Church at 54 Queen Street North and the Zion United Church at 32 Weber

Street West will remain prominently visible along the Weber Street West streetscape. There is potential for land disturbances regarding vibration impacts during construction activities which can be avoided by vibration monitoring.

Potential Impacts:	28 Weber Street	18 Weber Street	Roy Street	
Destruction	No.	No.	No.	
Alteration	No.	No.	No.	
Shadows	No. Shadows cast to the north-west are minimal and will not result in adverse impacts.	No. Shadows cast to the north-east are minimal and will not result in adverse impacts.	<i>No. Shadows cast to the north during mid-day, and will not result in adverse impacts.</i>	
Isolation	No.	No	No	
Obstruction	No. The proposed development will not obstruct the building at 28 Weber Street West, including the east façade.	No. The proposed development will not obstruct the building at 18 Weber Street West, including the west façade.	No. The buildings are not visible from Weber Street West.	
Change in Land Use	No.	No.	No.	
Land Disturbances	Potential for vibration impacts – mitigation may be required.	Potential for vibration impacts – mitigation may be required.	Potential for vibration impacts – mitigation may be required.	

7.0 MITIGATION AND CONSERVATION RECOMMENDATIONS

7.1 ALTERNATIVE DEVELOPMENT OPTIONS

The following sub-sections of this report provide recommendations regarding alternative development approaches as it relates to the proposed development.

7.1.1 'Do Nothing' Alternative

The do nothing alternative would result in no development on the lands. This would have no impact on heritage resources as the property is vacant. It is important to note that Section 7.4.4 of the CCNHCD Plan identifies that paved parking areas have the potential to detract from the character of the District. The image provided in Section 7.4.4 which demonstrates this specifically uses the existing parking area at 22 Weber Street West as an example. The Plan identifies that areas such as this should be screened from view with landscaping (low hedges or fencing) and that permeable types of paving are preferred in order to minimize impacts to the streetscape. Therefore, the 'do nothing' approach would result in a site which has been identified in the CCNHCD Plan as having potential for improvement in order to meet the policies and guidelines regarding vehicle parking.

7.1.2 Redevelop Site with Decreased Height and Density

This alternative would result in a new multiple-residential building with fewer storeys and less height. This alternative would conform to the existing 4.0 FSR. This alternative would not result in less impact to heritage resources since a 19 storey building complies with policies of the Heritage Conservation District regarding height – i.e. the 45 degree angular plane. If the lower height was

accommodated by constructing a wider building, there may be increased impact due to reduction in the rear yard setback.

7.1.3 Redevelop Site with Increased Density

This alternative would result in constructing a new multiple-residential building with increased height. A building constructed in excess of 19 storeys would not comply with the 45 degree angular plane guideline.

7.1.4 Redevelop Site with Alternative Designs & Materials

This option includes the construction of an alternative design of a building while achieving the same FSR. This option would require a larger lot and the acquisition of adjacent properties, such as those located at 18 Weber Street West and 28 Weber Street West. The demolition of these two buildings to allow for a larger building footprint would decrease the building height and FSR while maximizing density. This option would result in significant adverse impacts as the buildings located at 28 Weber Street West and 18 Weber Street West are identified as important cultural heritage resources in the CCNHCD Plan.

7.2 MITIGATION RECOMMENDATIONS

Mitigation recommendations as it relates to identified impacts are limited to *potential* land disturbances as a result of construction activities. These potential impacts to adjacent buildings can be avoided through vibration monitoring. It is recommended that the proposed development include an inspection of the adjacent properties located at 18 Weber Street West and 28 Weber Street West prior and post construction activities.

8.0 CONCLUSIONS & RECOMMENDATIONS

The proposed development includes the construction of a 19 storey multiple residential building on a lot currently used as surface parking. The proposed new building does not include the demolition or alteration of any cultural heritage resources located on-site or adjacent. As the proposed new building is located within the Civic Centre Neighbourhood Heritage Conservation District and is designated under Part V of the *Ontario Heritage Act*, any new development is subject to the policies of the CCNHCD Plan.

The CCNHCD Plan recognizes that Weber Street is different from the interior of the district and sets forth policies for new development which are specific to this area. The Plan recognizes that Weber Street West is designated High Density Commercial Residential and that higher density developments can be considered provided that it does not result in the demolition of significant cultural heritage resources is and is compatible with the character of the streetscape.

This Heritage Impact Assessment has demonstrated that Weber Street West is characterized by a range of architectural styles, materials, colours, setbacks, and buildings of a higher scale than that of the interior of the district. The proposed new 19 storey residential building is taller than adjacent buildings, but maximises density while respecting adjacent cultural heritage resources. The proposed new building is contemporary in style and includes materials such as neutral toned masonry. The building includes a 2 story main entrance/podium which emphasizes the pedestrian scale. The contemporary design includes a symmetrical arrangement of square and rectangular shaped windows in a regularly established rhythm which will not detract from the buildings located adjacent at 18 Weber Street West and 28 Weber Street West.

The proposed development will not result in any adverse impacts related to obstruction, isolation, change in land use, or shadows. The proposed development is considered a neutral impact to adjacent heritage resources within the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD) located along Weber Street West and Roy Street.

There is potential for impacts to adjacent buildings as a result of construction activities. Mitigation recommendations for the proposed development are limited to monitoring vibration impacts during construction.

Respectfully submitted,

Dan Jurie

Dan Currie, MA, MCIP, RPP, CAHP *MHBC, Partner*

2 Ali

Vanessa Hicks, MA, CAHP MHBC, Heritage Planner

MHBC | 58

Page 83 of 379

9.0 WORKS CONSULTED

Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1874 to the Present.* Fitzhenry and Whiteside, 1990.

City of Kitchener. Civic Centre Neighbourhood Heritage Conservation District Study, 2006.

City of Kitchener. Civic Centre Neighbourhood Heritage Conservation District Plan, 2007.

Eby, Ezra. *A Biographical History of Early Settlers and their Descendants in Waterloo Township*. Kitchener, ON: Eldon D. Weber, 1971.

English, John and Kenneth McLaughlin. *Kitchener: An Illustrated History*. Robin Brass Studio, 1996. Government of Canada. Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.

Hayes, Geoffrey. *Waterloo County: An Illustrated History.* Waterloo Historical Society, 1997. Heritage Resources Centre. *Ontario Architectural Style Guide*. University of Waterloo, 2009.

Mills, Rych. Kitchener (Berlin) 1880-1960. Arcadia Publishing, 2002.

Ministry of Tourism, Culture and Sport. *InfoSheet#5 Heritage Impact Assessments and Conservation Plans*, 2006

Moyer, Bill. *Kitchener: Yesterday Revisited, An Illustrated History*. Windsor Publications (Canada) Ltd., 1979.

n/a. Busy Berlin, Jubilee Souvenir. 1897.

Ontario Ministry of Culture. Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process, InfoSheet #2, Cultural Heritage Landscapes. Queens Printer for Ontario, 2006.

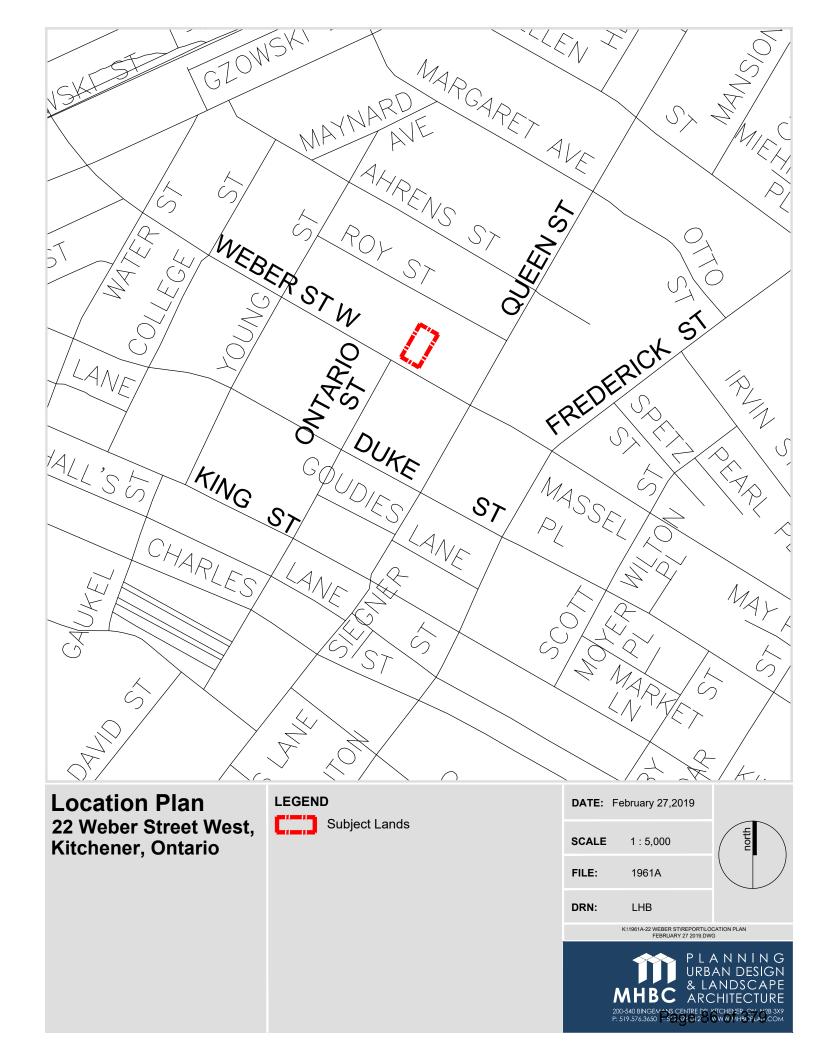
Uttley, W.V. (Ben), A History of Kitchener, Ontario. The Chronicle Press: Kitchener, 1937.

W. V. Uttley and Gerald Noonan. A History of Kitchener., Wilfrid Laurier University Press, 1975.

APPENDIX A - LOCATION MAP

MHBC | 60

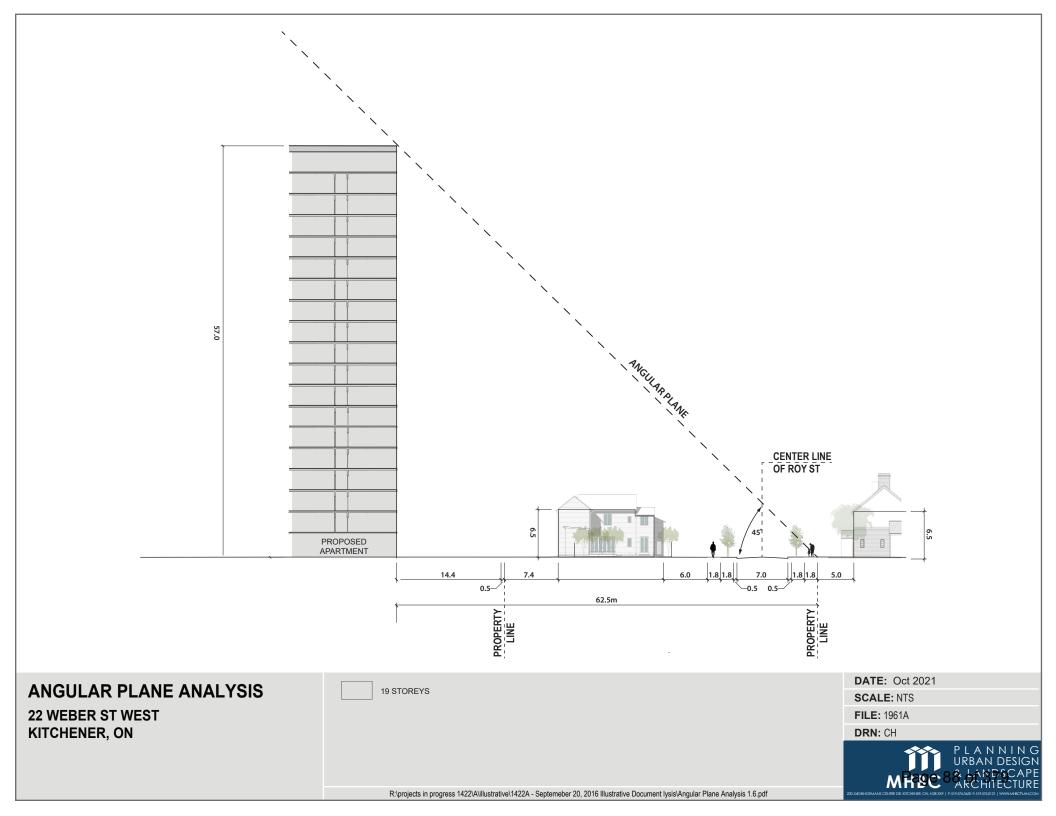
Page 85 of 379



$APPENDIX \ B - \text{ANGULAR PLANE ANALYSIS}$

MHBC | 61

Page 87 of 379



$APPENDIX \ C \ - \ \mathsf{SHADOW} \ \mathsf{STUDY}$

MHBC | 62

Page 89 of 379



Shadow Study Spring Shadows - March 21

LEGEND

Sources: Trimble Sketch-Up 2018

OCTOBER 13, 2021

SCALE: N.T.S









Shadow Study Summer Shadows - June 21

LEGEND

Sources: Trimble Sketch-Up 2018

OCTOBER 13, 2021

SCALE: N.T.S









Shadow Study Autumn Shadows - September 21

LEGEND

Sources: Trimble Sketch-Up 2018

OCTOBER 13, 2021

SCALE: N.T.S









Shadow Study Winter Shadows - December 21

LEGEND

Sources: Trimble Sketch-Up 2018

OCTOBER 13, 2021

SCALE: N.T.S

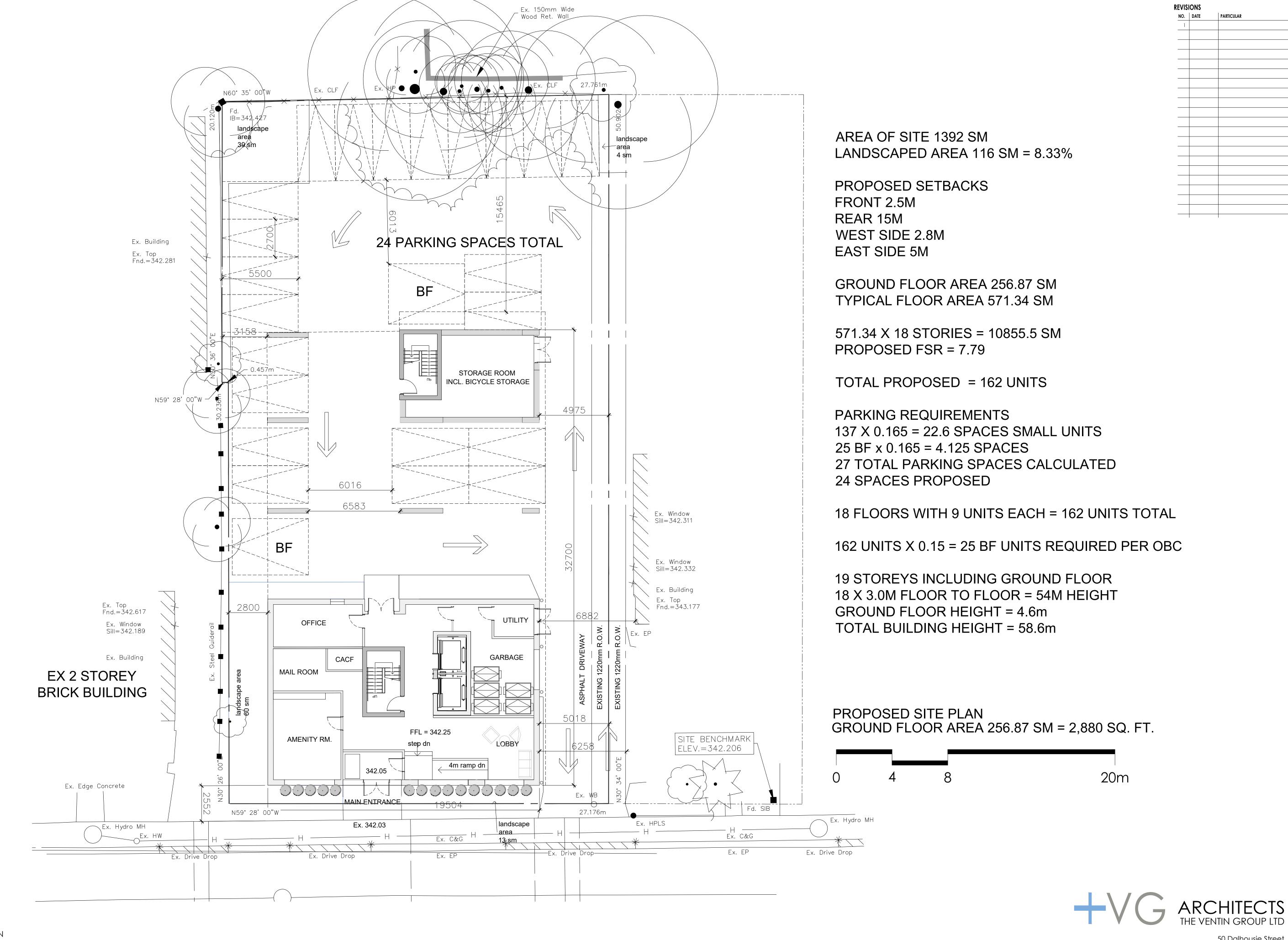


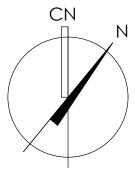


$APPENDIX \ D \ - \ \text{SITE PLAN \& RENDERINGS}$

MHBC | 63

Page 94 of 379

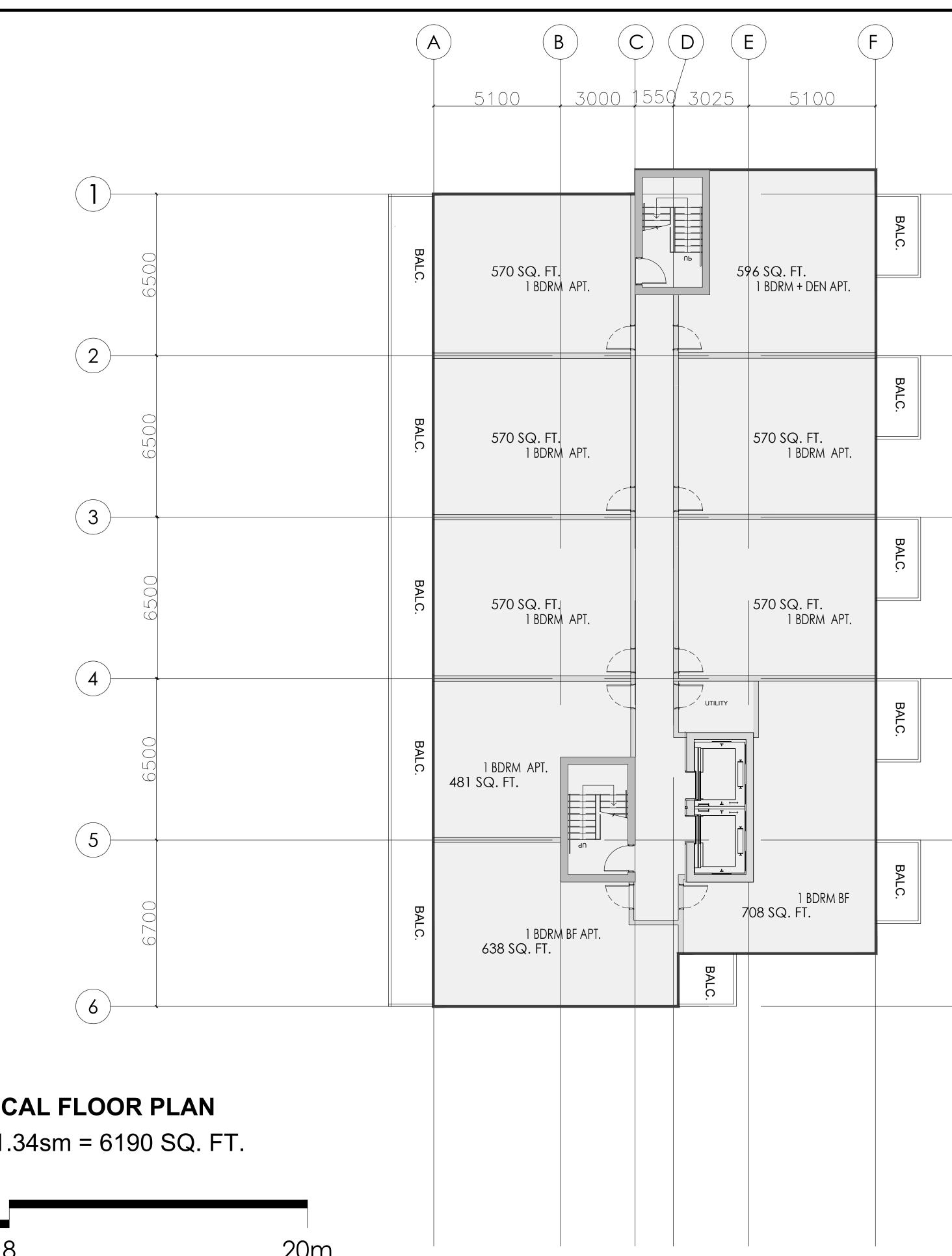


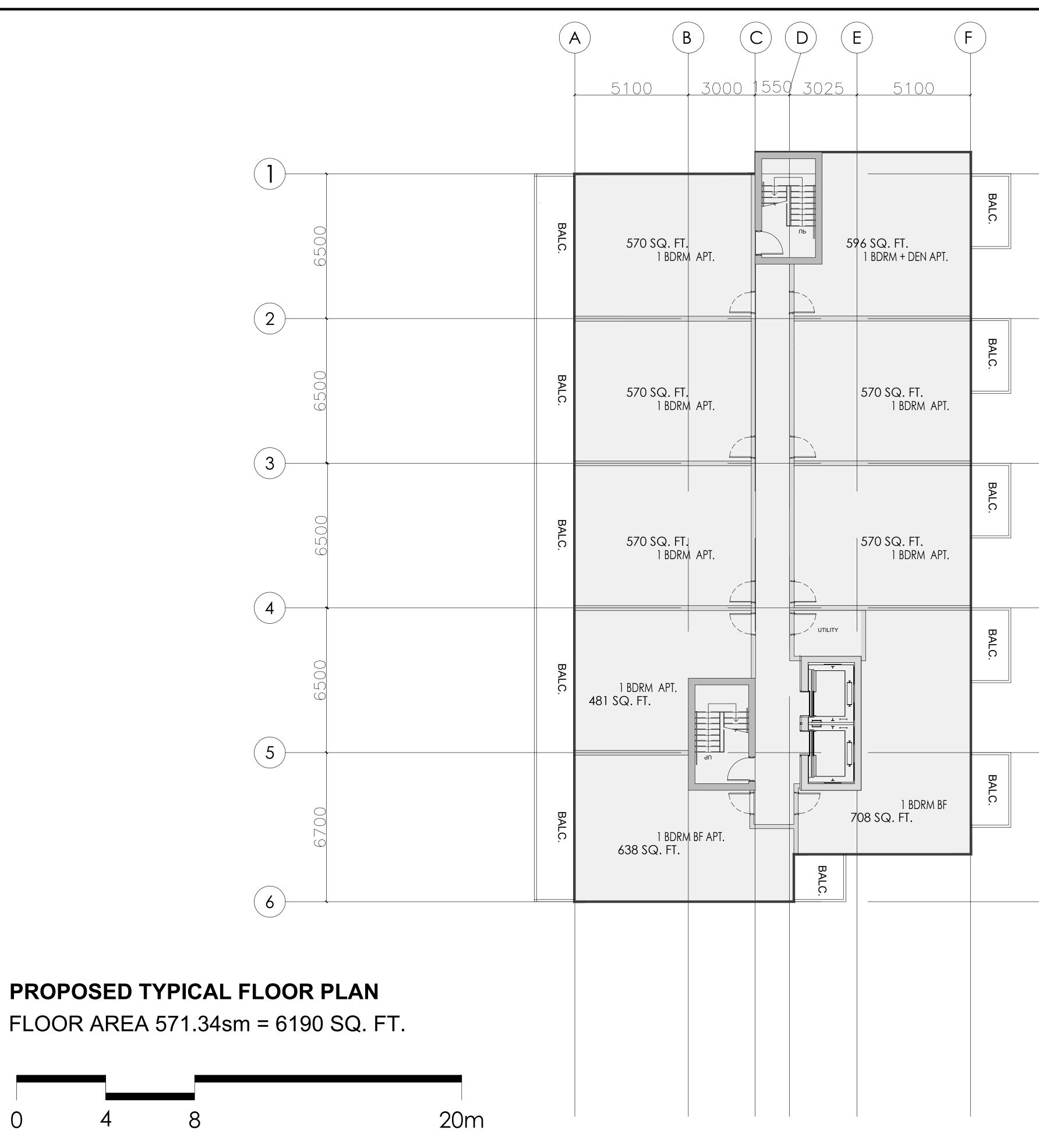


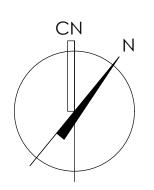
PROPOSED MULTI-RESIDENTIAL DEVELOPEMENT 22 WEBER ST W. KITCHENER, ONTARIO SEPTEMBER 23, 2021

NO.	IONS DATE	PARTICULAR	
1			
-			

50 Dalhousie Street Brantford, Ontario, Canada N3T 2H8 T: 519.754.1652 www.plusvg.com







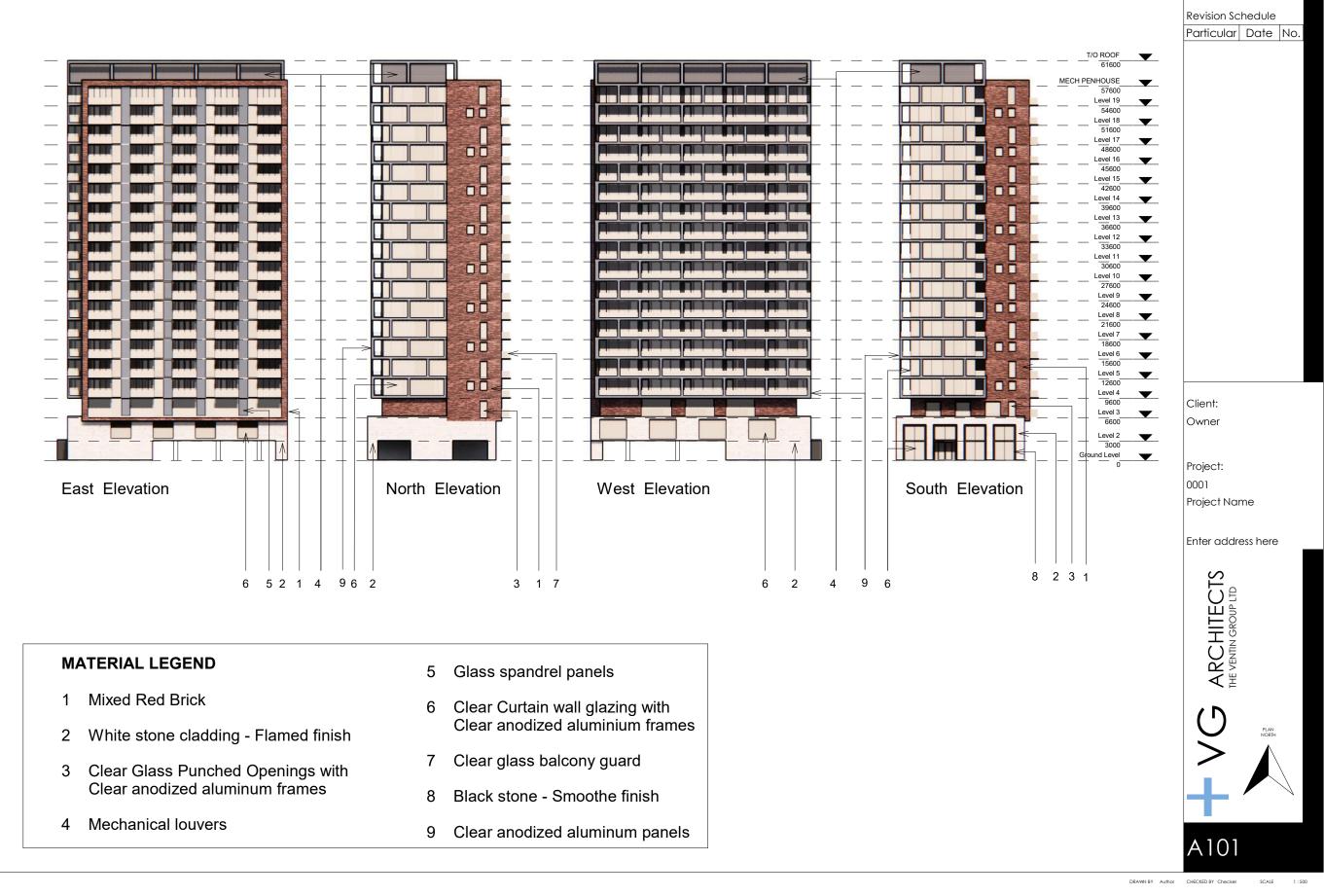
10.	IONS DATE	PARTICULAR	
10.	20.07.08	ISSUED FOR OPA / ZC	
1	20.07.08	ISSUED FOR OPA / 2C	







Page 96 of 379



Page 97 of 379

APPENDIX E – CURRICULUM VITAE

MHBC | 64

Page 98 of 379



EDUCATION

2006 Masters of Arts (Planning) University of Waterloo

1998 Bachelor of Environmental Studies University of Waterloo

1998 Bachelor of Arts (Art History) University of Saskatchewan

CONTACT

540 Bingemans Centre Drive, Suite 200 Kitchener, ON N2B 3X9 T 519 576 3650 × 744 F 519 576 0121 dcurrie@mhbcplan.com www.mhbcplan.com

CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997. Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners Full Member, Ontario Professional Planners Institute Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans Alton Heritage Conservation District Study, Caledon (underway) Port Stanley Heritage Conservation District Plan (underway) Port Credit Heritage Conservation District Plan, Mississauga Town of Cobourg Heritage Conservation District Plan updates Rondeau Heritage Conservation District Study & Plan, Chatham Kent, Barriefield Heritage Conservation District Plan Update, Kingston Victoria Square Heritage Conservation District Study, Markham Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes Downtown Meaford Heritage Conservation District Study and Plan Brooklyn and College Hill Heritage Conservation District Study and Plan, Toronto

Heritage Master Plans and Management Plans

City of Guelph Cultural Heritage Action Plan Town of Cobourg Heritage Master Plan Burlington Heights Heritage Lands Management Plan City of London Western Counties Cultural Heritage Plan

<u>Cultural Heritage Evaluations</u> MacDonald Mowatt House, University of Toronto



CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

City of Kitchener Heritage Property Inventory Update Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation Designation of Main Street Presbyterian Church, Town of Erin Designation of St Johns Anglican Church, Norwich Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County

Heritage Impact Assessments

Heritage Impact Assessment for Pier 8, Hamilton Homer Watson House Heritage Impact Assessment, Kitchener Expansion of Schneider Haus National Historic Site, Kitchener Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie Redevelopment of former amusement park, Boblo Island Redevelopment of historic Waterloo Post Office Redevelopment of former Brick Brewery, Waterloo Redevelopment of former American Standard factory, Cambridge Redevelopment of former Goldie and McCullough factory, Cambridge Mount Pleasant Islamic Centre, Brampton Demolition of former farmhouse at 10536 McCowan Road, Markham

Heritage Assessments for Infrastructure Projects and Environmental Assessments Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto Blenheim Road Realignment Collector Road EA, Cambridge Badley Bridge EA, Elora Black Bridge Road EA, Cambridge Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln Heritage Evaluation of Deer River, Girven, Burnt Dam and MacIntosh Bridges, Peterborough County

Conservation Plans

Black Bridge Strategic Conservation Plan, Cambridge Conservation Plan for Log house, Beurgetz Ave, Kitchener Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener

CONTACT

540 Bingemans Centre Drive, Suite 200 Kitchener, ON N2B 3X9 T 519 576 3650 × 744 F 519 576 0121 dcurrie@mhbcplan.com www.mhbcplan.com



CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings: Local Planning Appeal Tribunal & Conservation Review Board Port Credit Heritage Conservation District (LPAT) Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT) Brooklyn and College Hill HCD Plan (LPAT) Rondeau HCD Plan (LPAT) Designation of 108 Moore Street, Bradford (CRB) Redevelopment of property at 64 Grand Ave, Cambridge (LPAT) Youngblood subdivision, Elora (LPAT) Designation of St Johns Church, Norwich (CRB - underway)

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Township of West Lincoln East Smithville Secondary Plan Town of Frontenac Islands Marysville Secondary Plan Niagara-on-the-Lake Corridor Design Guidelines Cambridge West Master Environmental Servicing Plan Township of West Lincoln Settlement Area Expansion Analysis Ministry of Infrastructure Review of Performance Indicators for the Growth Plan Township of Tiny Residential Land Use Study Port Severn Settlement Area Boundary Review City of Cambridge Green Building Policy Township of West Lincoln Intensification Study & Employment Land Strategy Ministry of the Environment Review of the D-Series Land Use Guidelines Meadowlands Conservation Area Management Plan City of Cambridge Trails Master Plan City of Kawartha Lakes Growth Management Strategy

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

CONTACT

540 Bingemans Centre Drive, Suite 200 Kitchener, ON N2B 3X9 T 519 576 3650 x 744 F 519 576 0121 dcurrie@mhbcplan.com www.mhbcplan.com



EDUCATION

2016 Master of Arts in Planning, specializing in Heritage Planning University of Waterloo, School of Planning

2010

Bachelor of Arts (Honours) in Historical/Industrial Archaeology *Wilfrid Laurier University*

CREDENTIALS

Canadian Association of Heritage Professionals (full member)

CONTACT 540 Bingemans Centre Drive, Suite 200 Kitchener, ON N2B 3X9 T 519 576 3650 x 728

F 519 576 0121 vhicks@mhbcplan.com www.mhbcplan.com CURRICULUMVITAE

Vanessa Hicks, M.A., C.A.H.P. Associate

Vanessa Hicks is a Senior Heritage Planner and Associate with MHBC. Vanessa and joined the firm after having gained experience as a Manager of Heritage Planning in the public realm where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events and heritage projects. Vanessa is a full member of the Canadian Association of Heritage Professionals (CAHP) and graduated from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation. Vanessa provides a variety of research and report writing services for public and private sector clients. She has experience in historical research, inventory work, evaluation and analysis on a variety of projects, including Heritage Conservation Districts (HCDs), Heritage Impact Assessments (HIAs), Cultural Heritage Evaluation Reports (CHERs), Conservation Plans (CPs), Documentation and Salvage Reports, and Commemoration Projects (i.e. plaques).

PROFESSIONAL EXPERIENCE

June 2016 -	Cultural Heritage Specialist/ Heritage Planner
Present	MacNaughton Hermsen Britton Clarkson Planning Ltd.
2012 -	Program Manager, Heritage Planning
2016	Town of Aurora
May 2012 -	Heritage Planning Assistant
October 2012	Town of Grimsby
2007 -	Archaeologist
2010	Archaeological Research Associates Ltd.



Review of 22 Weber Street West Heritage Impact Assessment

(November 2021 version, as revised and re-submitted April 29, 2022)

for consideration by City of Kitchener Planning Division Prepared for Friends of Olde Berlin Town July 2022



Martindale Planning Services

Urban Planning, Heritage & Development Consultants 23 Elizabeth Street Ajax, Ontario Canada L1T 2X1

Phone: (905) 427-7574 Email: <u>bob@martindaleplanning.ca</u> <u>www.martindaleplanning.ca</u>



Artistic rendition based on a preliminary, non-binding conceptual design

This update to my review of the 22 Weber Street West OPA & ZBLA applications (dated November 2021) has been prepared at the request of Friends of Olde Berlin Town for the City of Kitchener's review of the Heritage Permit Application for the proposed development at 22 Weber Street West.

The applicant's consultant's Heritage Impact Assessment of April 29, 2022 is little changed from their version of November 2021. As such, the findings of my March 2022 report stand. I have corrected a few typos and the like in my prior report, but have otherwise made no material changes. I address the clear material change in the applicant's consultant's revised HIA – the proposed front yard setback of 2.5 m – as compared to the 0.8m proposed under the OPA and ZBLA applications – in Addendum A. I also include, in Addendum B, a set of maximum/minimum zoning standards for 22 Weber St W that I believe ensure that the neighbouring heritage resources can endure, as required by law.

My opinion on the application is unchanged: that the proposed zoning and development at 22 Weber St W are not a) consistent with the Provincial Policy Statement, b) in conformity with the Growth Plan and the regional and municipal Official Plans, c) in compliance with zoning by-laws nor d) consistent with the policies and guidelines of the Civic Centre Heritage District Plan (HDP). I furthermore do not believe that the proposed zoning and development would constitute good planning.

Heritage Review of 22 Weber Street West OPA & ZBLA Applications (November 2021 version)

for consideration by City of Kitchener Planning Division Prepared for Friends of Olde Berlin Town March 2022



Martindale Planning Services

Urban Planning, Heritage & Development Consultants 23 Elizabeth Street Ajax, Ontario Canada L1T 2X1

Phone: (905) 427-7574 Email: <u>bob@martindaleplanning.ca</u> <u>www.martindaleplanning.ca</u>



Artistic rendition based on a preliminary, non-binding conceptual design

Table of Contents

Introduction and Background	5
The Proposed Application	5
Policy Context	6
Consistency with the HDP: High Level Review	7
Consistency with the HDP: Policy by Policy Review	9
Impact Analysis	13
Mitigation and Conservation Recommendations	14
Conclusion	15
Appendix A: Curriculum Vitae	16
Appendix B: References	17
Appendix C: Setbacks and Heights	18
Appendix D: Uses along the South Side of Roy Street	
Appendix E: Streetscape Views	20
Addendum A: Revised Streetscape Views	
Addendum B: Proposed Zoning Standards - 22 Weber Street West	

Introduction and Background

This report has been prepared at the request of Friends of Olde Berlin Town for the City of Kitchener's review of the proposed development at 22 Weber Street West in the City of Kitchener with regard to heritage considerations.

For brevity's sake, this report intentionally does not cover the same ground as the Applicant's Heritage Impact Assessment (HIA) on areas of agreement. With regard to the applicable legislation, policies and guidelines, this report focuses on upper-level legislation and policy. Beyond the Heritage District Plan, a complete, detailed analysis of municipal policy and guidelines are beyond the scope of this report.

I am a land use planner with a specialty in heritage planning, and am certified as a Registered Professional Planner (RPP). In addition, I am a member of the Canadian Association of Heritage Professionals (CAHP) in the "Planner" category and currently serve on the Board of Directors of its largest chapter, the Ontario Association of Heritage Professionals (OAHP). My Curriculum Vitae is included as Appendix A. I have been previously involved in heritage projects in Kitchener and am familiar with the context.

In developing this report, I have reviewed the applicant's consultants' HIA and other planning justification reports in conjunction with the relevant sources identified in Appendix B.

I visited the site and area on June 2, 2021 to review the context of the proposed development.

In my opinion, the proposed zoning and development at 22 Weber St W are not consistent with the Provincial Policy Statement, in conformity with the Growth Plan and the regional and municipal Official Plans, in compliance with zoning by-laws nor consistent with the policies and guidelines of the Civic Centre Heritage District Plan (HDP). I furthermore do not believe that the proposed zoning and development would constitute good planning.

The Proposed Application

The subject lands consist of a 0.14 ha property located on the north side of Weber St W, between Young St and Queen St N. The lands are located within the Civic Centre Neighbourhood Heritage Conservation District and across a Regional Road from the Urban Growth Centre. The lot is presently used as a commercial surface parking lot.

The Applicant is proposing to develop a 19-storey multiple residential building with 162 units. The parking is proposed to be located at grade behind and under the building. Vehicular and pedestrian access to the development is proposed to be from Weber St W. The Applicant has indicated in the Planning Justification Report that a draft plan of condominium application will be submitted.

The Application proposes to amend the existing zoning bylaw as follows:

- a. The maximum Floor Space Ratio shall be 7.8.
- b. The minimum front yard shall be 0.8 metres.
- c. The minimum rear yard shall be 15 metres.
- d. The minimum ground floor height shall be 4.5 metres.
- e. A total of 24 parking spaces shall be provided including 8 visitor parking spaces

Policy Context

My comments on policy context are limited to countering selected arguments in the Applicant's consultants' reports which may otherwise lead the reader down a path with which I do not agree.

I disagree with the HIA's interpretation of the **Provincial Policy Statement** (PPS). Part III, Page 2 of the PPS states,

"The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation."

In my opinion, the PPS is not suggesting there be "a weighting and balancing of issues within the planning process", as the HIA suggests (p. 14). Rather, the PPS is clarifying the need for adherence to all legislation within a broader planning framework. Abiding by one policy does not grant permission to ignore or contradict another. It is also important to note that to satisfy the PPS, each and every PPS objective need not be achieved on any single site. Even more specifically to this case, it is not the intent of the PPS to maximize intensification at the expense of heritage preservation and compatibility.

The PPS directs (2.6.3):

"Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved"

The HIA does not demonstrate that the heritage attributes of the district will be conserved. As such, the proposed amendments are not consistent with the PPS.

The **Growth Plan** also does not support maximization of density at the expense of heritage conservation. It sets out two relevant requirements to conserve heritage:

- "Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities" (1.2.1 (bullet # 9), and
- "Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas" (4.2.7.1).

The HIA does not demonstrate that the heritage attributes of the district will be conserved. As such, the proposed amendments are not consistent with the Growth Plan.

The **Waterloo Region Official Plan** (ROP) also sets out requirements to ensure that the pursuit of density does not override the requirement to conserve heritage, including section 2.D.1.e):

"In preparing or reviewing planning studies, or in reviewing development applications or site plans, the Region and/or Area Municipalities will ensure that development occurring within the Urban Area is planned and developed in a manner that

(e) conserves cultural heritage resources and supports the adaptive reuse of historic buildings."

The HIA does not demonstrate that the heritage attributes of the district will be conserved. As such, the proposed amendments do not conform to the ROP.

The proposed amendments, therefore, are not consistent or in conformity with upper-level policy.

Consistency with the HDP: High Level Review

The HIA points out that "the subject lands are designated High Density Commercial Residential as per the Civic Centre Neighbourhood Secondary Plan" (p. 11) and asserts the HDP "recognizes that Weber Street West is designated High Density Commercial Residential" (pp. 6, 18, 43, 44, 53 and 57). One may be misled to believe from these assertions that the HDP accepts the direction of the 1994 Secondary Plan. In fact, the HDP explicitly states the opposite:

"The High Density Commercial Residential designation, located on Weber Street and extending slightly into College and Young Streets has the potential to be in conflict with the intent of the heritage conservation district plan" (p 4.6).

To prevent potential redevelopment along Weber from having a negative impact on the District, the HDP calls for the subject lands to be zoned CR-2, with a maximum Floor Space Index (FSI) of 2 (pp 4.6-4.7 and Figure 5).

I wish to clarify that, in my opinion, the 2008 HDP provides new direction that is not necessarily consistent with the 1994 Secondary Plan. The HDP direction, in my view, supersedes the Secondary Plan, both in date and intent in the event of any conflict. As such, the maximum allowable FSI as per the existing Secondary Plan and zoning is not license to exceed other zoning limits or the HDPs requirements.

On a broader level, I see the HIA's arguments pertaining to land use and zoning as perhaps germane to a Planning Justification Report, but much less so to an HIA where the primary interest is in determining consistency with the HDP. I believe these arguments would have been most applicable in an appeal of the HDP. All appeals of the HDP were settled in 2009 and the law does not provide for a fresh appeal at this time.

In my opinion, any suggestion that zoning bylaws take priority over a heritage district plan's requirements is simply not true. Section 41.2.2) of the Ontario Heritage Act reads

"In the event of a conflict between a heritage conservation district plan and a municipal bylaw that affects the designated district, the plan prevails to the extent of the conflict."

A few other specific points warrant discussion:

1. Page 9 of the Record of Pre-Submission Consultation states that "the scoped HIA will need to address the potential impact of height, built form, setbacks, and massing of the proposed development on the Weber Street West streetscape and on the integrity of the CCNHCD in general," including angular plane analysis, a scaled 3D massing model from both approaches on Weber St West and will [also] need to address the HDP guidelines for new buildings and for infill development on Weber St W.

The HIA denies that there will be an impact due to height, built form, setbacks, and massing and only sees potential impact to adjacent buildings due to construction activities (pp. 7 and 53).

I do not concur with the HIA's findings that

"[t]he proposed development will not result in any adverse impacts related to obstruction, isolation, change in land use, or shadows. The proposed development is considered a neutral impact to adjacent heritage resources within the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD) located along Weber Street West and Roy Street" (p. 7).

2. The Civic Centre Neighbourhood Heritage Conservation District <u>Study</u> has no standing. Those portions of its recommendations passed into law are represented in the HDP. The observations contained in the text cannot be presumed to be policy statements incorporated into the HDP.

3. I disagree with the HIA author's assertions that it is the intent of the HDP "to incorporate higher density development along Victoria Street and Weber Street" (p. 28). It is the intent of the HDP to ensure that the District and its heritage resources endure and that any new development is compatible.

"Heritage Conservation Districts offer a way to protect, over the long term, areas that have important and/or identifiable historic and architectural resources." (HDP, p. 1.2). The policies and guidelines are intended to ensure the long term survival of the historic and architectural resources, not to provide a template for its change.

4. As discussed above, the HDP does not support or condone the High Density Commercial Residential designation along Weber.

5. Contrary to the HIA's claim otherwise on page 47, the HDP does not consider that tall buildings (buildings of more than 8 storeys) may be developed within the Weber Street Area. No tall buildings have been permitted to be built in the HD since the establishment of the HDP.

6. Contrary to the Urban Design Brief's assertions otherwise (p. 35),

- the redevelopment of lots within the Heritage District presently occupied by heritage buildings is a real possibility; and,
- the consolidation of 18 Weber and 54 Queen is a real possibility.

7. I dispute the HIA's statement that

"The proposed new building which is 19 storeys is compatible with the existing built form of Weber Street West in terms of scale and massing as a) it is located at the perimeter of the District, where higher density developments are anticipated b) it will not result in disrupting any consistent building height, as the Weber Street West streetscape varies considerably and is located within close proximity to higher intensity land uses in the Downtown" (HIA, p. 53). The proposed zoning and development would disrupt the existing consistent pattern of height, which ranges from 1-4 storeys along Weber Street West inside the Heritage District (see Appendix C). The Application requests 475% -- almost five times -- of the upper end of the range of existing heights.

Consistency with the HDP: Policy by Policy Review

This report assesses the consistency of the proposed zoning and development with the following six applicable and actionable requirements of the HDP.

1. District Wide Policy 3.3.3 (a)

"New buildings will respect and be compatible with the heritage character of the Civic Centre Neighbourhood, through attention to height, built form, setback, massing, material and other architectural elements such as doors, windows, roof lines."

- The proposed build is a new build.
- The proposed build is not compatible in terms of height.
 - All the buildings on the blocks bounded by Weber, Young, Ahrens, and Queen, including Roy are of 3¹/₂ storeys or less.
 - Although the Heritage District does include four developments in excess of four storeys, they were all constructed prior to the establishment of the HDP, and therefore not subject to the Plan's provisions.
 - In my opinion, any height differential greater than three times the average heights and/or floor space indices of the immediately adjacent buildings within a heritage district would generally be considered incompatible, unless there are extenuating circumstances such as significant differences in lot size or unusual screening provisions that lessen the impact.
- The proposed build is not compatible in terms of setback from Weber.
 - The buildings within the Heritage District fronting on Weber have an average (mean) setback of 5.9m from the inner edge of the sidewalk and a median setback of 5m from the inner edge of the sidewalk (see Appendix C).
 - The proposed zoning seeks a front yard setback of 0.8m from the property line or 2.7m from the inner edge of the sidewalk.
- The proposed front yard setback would lead to obstruction of views of the streetscape and
 isolation of each portion of the streetscape from the balance on the other side of 22 Weber St W.
 The proposed zoning is insufficient to ensure that the streetscape can be taken in, as a whole, from
 either side of 22 Weber St W, while positioned in the Heritage District, in the public realm. The
 proposal would divide the Weber St streetscape into two halves, each isolated from the other. The
 proposed Application seeks to insert an obstruction into a streetscape that is presently cohesive.
 The Application treats the heritage resources at 18 and 28 Weber as individual resources, but
 denies their contribution to a greater whole. It is a failing to acknowledge the difference between
 preserving a singular heritage resource and a heritage district.

- The Application is therefore inconsistent with HDP policy 3.3.3 (a).
 - 2. Site-Specific Weber Street Policy 3.3.5.2.d)

"Where redevelopment is proposed on vacant or underutilized sites, new development shall be sensitive to and compatible with adjacent heritage resources on the street with respect to height, massing, built form and materials."

- The proposed development is a redevelopment on a vacant site.
- The proposed development is not compatible with adjacent heritage resources on the street with respect to height.
- The adjacent heritage resources on Weber at 18 and 28 Weber St W are each 2½ storeys in height.
 - In my opinion, any height differential greater than three times the average heights of the immediately adjacent buildings within a heritage district would generally be considered incompatible, unless there are extenuating circumstances such as significant differences in lot size or unusual screening provisions that lessen the impact.
- The Application is therefore inconsistent with policy 3.3.5.2.d)
- 3. Site-Specific Weber Street policy 3.3.5.2.e)

"Any buildings proposed over 5 storeys in height may be required to undertake shadow studies where they abut existing residential uses, to demonstrate that they will not unreasonably impact on access to sunlight in rear yard amenity areas."

- The proposed build is over 5 storeys.
- The proposed build abuts existing residential uses at 23, 27 (under renovation), 31 and 35 Roy St.
- The proposed build would unreasonably impact on access to sunlight in rear yard amenity areas for some of the houses on Roy St. during the spring and fall seasons at noon, 2:00 and 4:00
- Reasonable limits would be small or no shadows in the summer, and shadows only in early morning or late afternoon during the spring and fall, in my opinion.
- The Application is inconsistent with the HDP's shadowing policy.

4. Site/Area Specific Design Guideline 6.9.4, bullet #2 (p. 6.32)

"Setbacks of new development should be consistent with adjacent buildings. Where significantly different setbacks exist on either side, the new building should be aligned with the building that is most similar to the predominant setback on the street."

The response given in the HIA is:

"There is no consistent front yard setback along the north side of Weber Street West. The existing building at 18 Weber Street West is setback approximately 12 metres from the street. The building at 28 Weber Street W is setback approximately 8.6 metres from the street. The proposed new building has a shallow front yard setback, which respects the two varying setbacks of these adjacent buildings and is consistent with the character of Weber Street West."

- The proposed development is a new development.
- The Application seeks a front yard setback of 0.8m.
- Of the two flanking buildings, the setback at 28 Weber Street West is most similar to the predominant setback on the street.
- 28 Weber Street West is setback 9.2m from the<mark>n</mark> inner edge of the sidewalk.
- The HDP calls for the development to be aligned with 28 Weber Street West at 9.2m from the inner edge of the sidewalk.
- Front yard setbacks along the north side of Weber are sufficiently consistent to permit a view of a cohesive streetscape, as discussed in response to District Wide Policy 3.3.3 (a).
- The Application is inconsistent with-design guideline 6.9.4, bullet #2.

5. Site/Area Specific Design Guideline 6.9.4, bullet #6 (p. 6.32)

"Any new buildings taller than 3 to 4 storeys should incorporate some form of height transition or stepbacks to minimize the perception of height and shadow impacts to pedestrians on the street and provide more visual continuity. Stepbacks should be a minimum of 2 metres to provide for useable outdoor terraces for the upper levels."

- The proposed build is taller than 3 or 4 storeys.
- No stepback is provided. The minimal recess from Weber St W above the '2-storey masonry podium' of the proposed build is nullified by the projecting glassed section one storey higher.
- The Application is inconsistent with design guideline 6.9.4, bullet #6.
- 6. Site/Area Specific Design Guideline 6.9.4, bullet #7 (p. 6.32)

"Any buildings taller than 5 storeys abutting a residential property to the rear should be constructed within a 45 degree angular plane where feasible, starting from the rear property line, to minimize visual impacts on adjacent property owners."

- The proposed build is taller than 5 storeys.
- Abutting properties to the rear are residential.
- It is feasible to build within a 45 degree angular plane, starting from the rear property line.
- The proposed build would not be constructed within a 45 degree angular plane, starting from the rear property line (see Appendix B of HIA).
- The Application is inconsistent with design guideline 6.9.4, bullet #7.

The HIA asserts that the legal intent of the 45 degree angular plane analysis is "to ensure that tall buildings don't negatively impact the character of low rise residential properties and jeopardize their continued residential use" and that the abutting properties to the rear are not residential, by virtue of their land use designation (p. 50).

I disagree with the HIA. The arguments presented lean on the Heritage Conservation District Study, not the HDP, and on the 1994 Secondary Plan. The Heritage Conservation District Study has no standing. Those portions of its recommendations that were passed into law are represented in the HDP. As I have stated previously, in my opinion, the HDP provides new direction contrary to the 1994 Secondary Plan, direction that supersedes the 28 year-old Secondary Plan, both in date and intent, in the event of any conflict.

HDP requirement 6.9.4, bullet #7 states, *"Any buildings taller than 5 storeys abutting a residential property to the rear*..." It makes no mention of land use designation nor of zoning. I believe that this policy is referring to uses existing at the time the HDP was created, not to any possible future redeveloped uses. The properties along Roy St to the rear of 22 Weber St W were either fully or partially residential at the time the HDP was enacted. Furthermore, without suggesting that I agree that an exploration of land-use is relevant to an understanding of the HDP, the properties to the rear of 22 Weber St W, 23-35 Roy (odd numbers) are all residential properties. And they are zoned the same low-rise residential zone (R-5) as the majority of the interior of the district.

The HIA seeks to establish that, due to their Office Residential Conversion land-use designation, the properties are not due the protections afforded by 6.9.4, bullet #7. I disagree. There is no support for this position within the HDP. The chief aim of the HDP, again, is *"to protect, over the long term, areas that have important and/or identifiable historic and architectural resources."* (HDP, 1.2). The Roy St properties are designated heritage resources under the HDP and require a compatible context for their ongoing existence.

The HDP makes no mention of whether a Weber St W development abuts a Low-Rise Residential Preservation vs an Office Residential Conversion designation. Nor could it. Not a single Weber St property abuts a Low-Rise Residential Preservation designated property. The potential for abutting a residential property that was not designated Office Residential Conversion would not arise. See land use map at

https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_NPR_Civic_Centre_Existing_la nd_use.pdf

Hence, in my opinion, the interpretation proposed by the HIA should not be accepted.

I disagree with the HIA's suggestion that the Office Residential Conversion properties are a sacrificial transition area, not intended to be afforded a reasonable transition. The HIA provides evidence against its own finding when it cites the Section 5.2.3 of the HCD Study, "The Office-Residential Conversion designation is intended to preserve existing structures." If these structures are not afforded an appropriate environment and transitions on nearby properties, they cannot be expected to endure.

I reiterate my position that the HDP clearly states that the point of origin for the angular plane analysis is the rear property line.

The Application is inconsistent with this design guideline, in my opinion.

Impact Analysis

The proposed zoning and development would disrupt the existing setting, including a consistent pattern of height and setbacks. One of the HDP's guiding principles is to preserve traditional settings, found in section 3.4 of the Plan:

13

"A building is intimately connected to its site and to the neighbouring landscape and buildings. Land, gardens, outbuildings and fences form a setting that should be considered during plans for restoration or change. An individual building is perceived as part of a grouping and requires its neighbours to illustrate the original design intent. When buildings need to change there is a supportive setting that should be maintained."

The existing, consistent pattern of height ranges from 1-4 storeys along Weber St W inside the Heritage District. The application requests 475% of the upper end of the range of existing heights. The request would dwarf the surrounding builds. Today, the eye is attracted to the church steeples which poke above four or five storeys, as the tallest structures on the streetscape. The harmony of the original community can be seen between the homes and places of worship that remain. Were the proposed development to gain approval, the prominence of the churches would be compromised, and the period architecture of these late 19th and early 20th century edifices would be overshadowed by the modern architecture of the apartment building. Accordingly, the context necessary to appreciate the Heritage District's resources would be lost.

The proposed front yard setback is insufficient to ensure that the streetscape can be taken in, as a whole, from either side of 22 Weber St W, in the public realm. The proposed front yard setback would lead to obstruction of views of the streetscape. The Application would divide the Weber St streetscape into two halves, on either side of 22 Weber St W, each isolated from the other. The public views of the individual heritage resources at 18 and 28 Weber would be diminished, but, even more importantly, their contribution to the greater whole would be denied. The proposed application seeks to insert an obstruction into the streetscape that is presently cohesive. With the loss, and the precedent set for future losses elsewhere throughout the District, it is unclear what might remain. The proposal constitutes a fundamental challenge to the District's survival.

With respect to shadowing issues, the proposed application would unreasonably impact on access to sunlight in rear yard amenity areas. The shadow studies included as Appendix C of the HIA show that the rear yards of the residents behind 22 Weber St W would be shadowed for two-thirds of the afternoon in spring and summer, and the entire afternoon in winter.

I also recognize the request made of individual property owners as expressed in section 3.1 of the HDP:

"Encourag[e] individual building owners to understand the broader context of heritage preservation, and recognize that buildings should outlive their individual owners and each owner or tenant should consider themselves stewards of the building for future owners and users." This is a substantial ask of property owners, and the Province, Region and City are fortunate to have a community of property owners that embraces this philosophy. Cooperation and support are required from the Province of Ontario, Region of Waterloo and the City of Kitchener to foster and maintain this partnership by preserving the context that supports the use of the buildings.

I find the applicant's description of heritage impact very limiting and arbitrary, as it dismisses very real issues in its attempt to justify the height and massing of the proposed building. On the contrary, I would address impact in the following manner.

The Ontario Heritage Tool Kit identifies five types of heritage impact resulting from new construction or alterations within a heritage district or adjacent to one or more heritage resources:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alterations that are not sympathetic to or incompatible with the historic fabric and appearance of a heritage resource;
- The creation of shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- The isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- The direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.

The impacts of a 19-storey apartment building on the Weber St W streetscape and the Heritage District in general are substantial and potentially precedent-setting. In terms of streetscape impact, the proposed structure would:

- a) Tower over the neighbouring buildings, both of which are 2 ½ storeys, creating problems with compatibility and overlook;
- b) Destroy the "rhythm" of the Weber St streetscape and lessen the prominence of the two churches beside the adjoining building;
- c) Interfere with the vista of Weber St W from Queen St, as visually illustrated in Figure 5, Appendix D to this report;
- d) Create adverse shadow impacts during the spring and fall equinoxes;
- e) Set an unfortunate precedent if approved, as it would be difficult for the City to deny other deviations from the Heritage District Plan along this block of Weber St W.

The proposed development would not be compatible with the rest of the Heritage District to the north, particularly the 1½ to 2½ storey houses on Roy St. It fails to provide an appropriate transition between the (anticipated) high-rise buildings on the south side of Weber St W and the low-rise heritage-protected builds on Roy St.

Mitigation and Conservation Recommendations

It is my opinion that the HIA's analysis of the Alternative Development Options (HIA, p. 55) is built upon an unsupportable premise – that the Application is consistent with the HDP. As I have demonstrated, it is not consistent with the HDP's directives 3.3.3 a); 3.3.5.2. d) and e); and 6.9.4, bullets 2, 6 and 7. I also note the false dichotomy presented by the HIA on page 55, that there is any necessary connection between a) limiting the height and b) decreasing the setback areas. As stated earlier, the zoning regulations may be limited by the HDP, which prevails in the event of a conflict.

Conclusion

As the proposed amendments are not consistent with the HDP's directives, it is not consistent/in conformity with the HDP, the PPS, the Growth Plan and the ROP. I furthermore do not believe that the proposed amendments would constitute good planning.

I recommend that the City of Kitchener oppose the applications at the OLT.

Conditions of Approval

Should the OLT choose to approve the applications, I recommend that the City of Kitchener seek, as a condition of the Tribunal's approval, an approved Heritage Permit Application.

Appendix A: Curriculum Vitae

Robert A. Martindale, MCIP, RPP, CAHP 23 Elizabeth St. Ajax, Ontario L1T 2X1

Principal, Martindale Planning Services

EDUCATION

B.A., Urban Studies Program (Political Science major), York University, 1972

PROFESSIONAL AND PERSONAL AFFILIATIONS

- Member, Canadian Institute of Planners and Ontario Professional Planning Institute
- Member, Canadian Association of Heritage Professionals (CAHP)
- Member, Ontario Association of Heritage Professionals (OAHP)
- Former Chair, Heritage Ajax Advisory Committee (LACAC)
- Member, Architectural Conservancy of Ontario (Toronto Chapter)
- Past Member, Stakeholders' Advisory Committee, Ajax Official Plan Review
- Past Member, Board of Directors, Community Heritage Ontario (CHO)
- Member, Board of Directors, Association of Heritage Professionals (OAHP)

EXPERIENCE

1994 - present	Principal, Martindale Planning Services (Ajax)
1989-1994	Manager of Planning, The Greer Galloway Group Inc. (Oshawa)
1988-1989	General Manager, Regom Developments Inc. (Ajax)
1976-1987	Planning Director, Town of Ajax
1974-1976	Senior Planner, Region of Durham
1973-1974	Planner, Township of Pickering
1971-1973	Planning Technician, Town of Markham

Appendix B: References

- City of Kitchener. (2021). Civic Centre Neighbourhood Planning Review. Retrieved from https://www.kitchener.ca/en/strategic-plans-and-projects/civic-centre.aspx
- City of Kitchener. (2021). Planning Around Rapid Transit Stations. Retrieved from https://www.kitchener.ca/en/strategic-plans-and-projects/planning-around-rapidtransit.aspx
- City of Kitchener. (2019). City of Kitchener Zoning By-law 2019-051. Retrieved from https://www.kitchener.ca/en/development-and-construction/zoning-bylaw.aspx
- City of Kitchener. (2019). City of Kitchener Urban Design Manual. Retrieved from https://www.kitchener.ca/en/development-and-construction/urban-design.aspx
- City of Kitchener. (2018). City of Kitchener Zoning By-law 85-1. Retrieved from https://www.kitchener.ca/en/development-and-construction/zoning-bylaw.aspx
- City of Kitchener. (2014). City of Kitchener Official Plan. Retrieved from https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_City_of_Kitchener_Official _Plan_2014.pdf
- Ministry of Culture. Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process, Info Sheet #2, Cultural Heritage Landscapes. Queens Printer for Ontario, 2006.
- Ministry of Municipal Affairs and Housing. (2020). Provincial Policy Statement. Government of Ontario. Retrieved from https://www.ontario.ca/page/provincial-policystatement-2020
- Ministry of Municipal Affairs and Housing. (2020). A Place to Grow: Growth Plan for the Greater Golden Horseshoe. Government of Ontario. Retrieved from https://www.ontario.ca/document/place-grow-growth-plan-greater-goldenhorseshoe
- Ministry of Tourism, Culture and Sport. InfoSheet#5 Heritage Impact Assessments and Conservation Plans, 2006
- Regional Municipality of Waterloo Property Parcels [computer file]. Toronto, Ontario: Teranet Incorporated, [2018]. Available: University of Waterloo Geospatial Centre
- Region of Waterloo. (2015). Official Plan for the Regional Municipality of Waterloo. Retrieved from https://www.regionofwaterloo.ca/en/regional-government/landuse-
- planning.aspx#Regional-Official-Plan
- Stantec. (2007). Civic Centre Neighbourhood Heritage Conservation District Plan. City of Kitchener. Retrieved from

https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_Heritage_Plan_Civic_Cent re.pdf

No. Street Height Built Setback (m) Block 54 3 1906 Queen N Queen to Young -0.5 Weber W 18 21⁄2 1896 Queen to Young 14.7 22 Weber W NA NA Queen to Young 2.7 28 Weber W 21/2 1877 Queen to Young 9.2 32 Weber W 3 1893 Queen to Young 11.5 44 Weber W 21⁄2 1877 Queen to Young 4.6 48 Weber W 4 c. 1930 Queen to Young 4.8 1½ 50-52 Weber W c. 1875 Queen to Young 5.0 56 Weber W 21/2 1889 Queen to Young 2.6 58 Weber W 21⁄2 c. 1885 Young to College 7.9 64 21/2 Weber W c. 1885 Young to College 8.6 74 2 Weber W Young to College c. 1947 4.9 Weber W 78 2 c. 1858 Young to College 3.0 80 Weber W 1 c. 1900 College to Water 1.4 2 84 Weber W 1887 College to Water 5.2

Appendix C: Setbacks and Heights

Setback of Primary Building Face to Inner Edge of Sidewalk

Average Setback of Primary Building Face to Inner Edge of Sidewalk (meters)

6.5 Mean setback between Queen and Young

- 5.9 Mean setback along Weber in whole Heritage District
- 4.9 Median setback between Queen and Young
- 5.0 Median setback along Weber in whole HCD

<u>Source</u>

City of Kitchener "Interactive Mapping", https://maps.kitchener.ca/OnPointExternal/RMap/Default.aspx#

<u>Note</u>

Setbacks are measured relative to the sidewalk so as to provide a consistent frame of reference. The property line is not a continuous straight line between Queen and Water.

2008					
Address	Unit	Name	Business	Resident	Source
11		Solo Program	х		Vernon's
23		Schreiber Benefit Consultants	х		Vernon's
23	1	Schreiber Benefit Consultants	х		Vernon's
27	1	Trotter Cameron D	х		Owner
27	2		х	х	Owner
27	3			х	Owner
31		Thayer E		х	Vernon's
35	1	Harrison Pet Productions	x		Vernon's
35	2	Gage Health Systems	х		Vernon's
35	3	Cecilia's Hair Studio	х		Vernon's
35	4	Brouwer R		х	Vernon's
41		Reask W		х	Vernon's
51		Downs M		х	Vernon's
		Buck C Richard, Smith Hunt Buck,			Vernon's
		Hunt Roger M, Herold Richard,	x		
53		Gothard J C M			
57		Mattson J		Х	Vernon's
61	1	Allen C		х	Vernon's
61	2	Marquette M		х	Vernon's
61	3	Jaques J		х	Vernon's
61	4	Mcburney R		х	Vernon's
61	5	Lockhart C		х	Vernon's
65	1	Treimanis C		х	Vernon's
65	2	Jocys G		х	Vernon's
65	3A	Taylor A		х	Vernon's

Appendix D: Uses along the South Side of Roy Street



Figure 1: View from south side of Weber looking across to the subject property on the north side of Weber Street West. Source: Google street views. Note the heights ranging from $2\frac{1}{2}$ to $3\frac{1}{2}$ storeys, not including church spires.



Figure 2: Close-up from Figure 1. Note how the "Queen Margaret" towers are not visible above the rooflines of the 2¹/₂ storey builds fronting on Weber.



Figure 3: 2020 Aerial Imagery of the properties fronting on Weber Street West, between Queen Street North and Young Street. Source: "Interactive Mapping", <u>https://maps.kitchener.ca/OnPointExternal/RMap/Default.aspx</u>

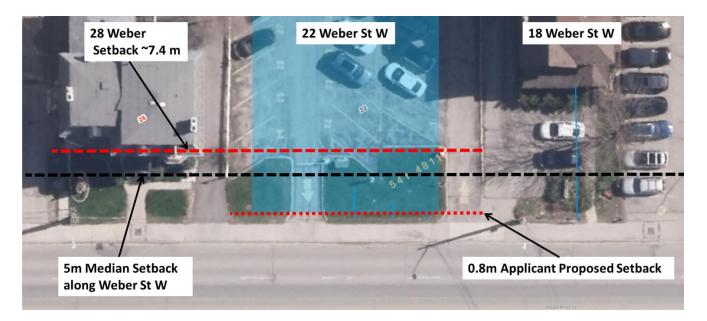


Figure 4: Aerial view Close-up from Figure 3 depicting the Applicant-proposed setback relative to the median setback and the setback at 28 Weber Street West.



Figure 5: 3D Rendition of Proposed building with a Front yard setback of 0.8m from property line as viewed from the sidewalk in front of 18 Weber Street West.



Figure 6: 3D Rendition of Proposed building with a Front yard setback of 7.0m from property line as viewed from the sidewalk in front of 18 Weber Street West.

Addendum A: Revised Streetscape Views

The applicant revised their requested front-yard setback in their updated HIA of April 29, 2022. The applicant's requested front yard setback in their OPA and ZBLA is 0.8m. In the HIA of April 29, the applicant requests a front yard setback of 2.5m. As addressed in my report, the proposed setback is not in compliance with the HDP and would lead to obstruction of views of the streetscape and isolation of each portion of the streetscape from the balance on the other side of 22 Weber St W. The proposed setback is insufficient to ensure that the streetscape can be taken in, as a whole, from either side of 22 Weber St W, while positioned in the Heritage District, in the public realm. The proposed Application seeks to insert an obstruction into a streetscape that is presently cohesive. The Application treats the heritage resources at 18 and 28-44 Weber (even numbers only), as individual resources, but denies their contribution to a greater whole. It is a failing to acknowledge the difference between preserving a singular heritage resource and a heritage district.

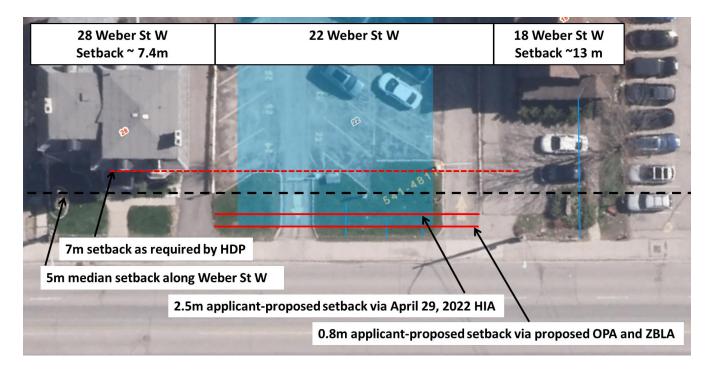


Figure 7: Aerial view Close-up from Figure 3 depicting the Applicant-proposed setback in the revised HIA relative to the median setback and the setback at 28 Weber Street West.



Figure 8: The applicant-proposed build amidst the existing streetscape as depicted in the City of Kitchener 3-D conceptual model. The red lines depict the maximum building envelope under the City-proposed Secondary Plan. The green line shows the height of the peak of the church roofs relative to the applicant-proposed build.

"Setbacks of new development should be consistent with adjacent buildings. Where significantly different setbacks exist on either side, the new building should be aligned with the building that is most similar to the predominant setback on the street."

6.9.4, bullet #2

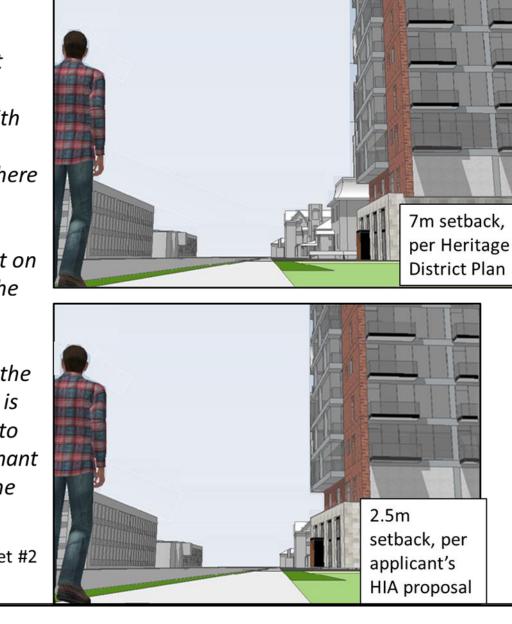


Figure 9: 3D renditions of the applicant-proposed build, updated from Figures 5 and 6 to reflect applicant's new proposal for the front-yard setback. The upper image shows a front yard setback in accordance with the Heritage District Plan. The lower image shows the applicant-proposed front yard setback. Note the extent of heritage resources available to be seen in each instance.

Addendum B: Proposed Zoning Limits

The following zoning limits reflect the maximum/minimum values that can be achieved at 22 Weber Street West, while maintaining conformity with the Heritage District Plan in the built environment as of June 2022.

Minimum front yard setback (from Weber St. property line)	7.0 m
Maximum height of stepback from Weber St.	the lesser of the 4 th storey or 13 m
Minimum depth of stepback from Weber St.	2.0 m
Maximum building height	15.0 metres; however, the building height may be increased to a maximum of 26.0 metres provided that for each additional metre of building height beyond 15 metres, a minimum of 1 metre of additional setback from the rear lot line is provided for those portions of the building with a height in excess of 15 metres
Maximum number of storeys	8 storeys
Minimum setback from rear property line	15 m
Minimum side yard setbacks	3.0 m
Minimum lot width	27.176 m
Minimum lot area	1392 m ²
Maximum floor space ratio (FSR)	3.9



Development Services Department



REPORT TO:	Heritage Kitchener
DATE OF MEETING:	August 2, 2022
SUBMITTED BY:	Rosa Bustamante, Director of Planning, 519-741-2200 ext. 7319
PREPARED BY:	Deeksha Choudhry, Heritage Planner, 519-741-2200 ext. 7291
WARD(S) INVOLVED:	Ward 10
DATE OF REPORT:	June 29, 2022
REPORT NO.:	DSD-2022-322
SUBJECT:	Heritage Permit Application HPA-2022-IV-016 73 Queen Street North Ground Floor Front and Side Porch Repairs

RECOMMENDATION:

That pursuant to Section 33 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2022-IV-016 <u>be approved</u> to permit repairs to the ground-level porch on the property municipally addressed as 73 Queen Street North, in accordance with the supporting information submitted with the application subject to the following conditions:

- 1. That the applicant provides a sample of the mortar to be used for the repointing the brick skirt under the front porch for related heritage clearance to Heritage Planning staff prior to its application; and
- 2. That the applicant provides a sample of the paint colour to be applied on the front porch vents, wooden deck boards, and the front porch columns for related heritage clearance to Heritage Planning staff prior to its application.

REPORT HIGHLIGHTS:

- The purpose of this report is to present staff recommendation on the proposed repairs to the ground-level front and side porch detailed in HPA-2022-IV-016.
- The key finding of this report is that the proposed porch repairs will not negatively impact the cultural heritage value or interest of the property.
- There are no financial implications associated with this report.
- Community engagement includes posting this report and associated agenda in advance of the meeting and consultation with the Heritage Kitchener Committee.
- This report supports the delivery of core services.

EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2022-IV-016 proposed to undertake repairs to the ground floor front and side porch on the subject property municipally addressed as 73 Queen Street North. This building is also known as the Governor's House and has been designated under Part IV of the *Ontario Heritage Act* by way of designating by-law 81-105. The repairs to the

*** This information is available in accessible formats upon request. *** Please call 519-741-2345 or TTY 1-866-969-9994 for assistance. front and side porch have been proposed because certain elements of the porch are in a state of disrepair and are deteriorating. The columns, the wooden deck boards, the brick skirt under the porch and the porch vents all need to be repaired and where necessary, replaced with compatible materials. The character defining elements of the building will not be affected through conducting these repairs. In reviewing the merits of this application, Heritage Planning staff note that the proposed porch repairs are consistent with Parks Canada's *The Standards and Guidelines for the Conservation of Historic Places in Canada* and that these repairs will not adversely impact the heritage value of the building.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2022-IV-016 (Attachment A) seeking permission to repair the ground-floor porch on the subject property municipally addressed as 73 Queen Street North (Fig. 1).



Figure 1: Location Map of 73 Queen Street North

REPORT:

The subject property is municipally addressed as 73 Queen Street North, also known as the Governor's House, and is located on the east side of Queen Street near the intersection of Queen Street North and Weber Street. The historical complex, of which the subject property is a part of includes two historical buildings; the Waterloo County Jail (municipally addressed as 77 Queen Street North), and the Governor's House. This heritage permit application related to the front porch of the Governor's House (Fig. 2 &3). The 2-storey house has historical, architectural, and contextual value.



Figure 2: South (front elevation of the house)



Figure 3: South (front) and east (side) elevation of the house

Historical Value

The Waterloo County Jail is the oldest existing government building in Kitchener and the last remaining original county building. It was built in 1852, and the construction of the jail greatly affected the development of Berlin (now Kitchener) in the ensuing years. The Governor's House was added in 1878. It was designed by local architect David W. Gingerich, and was home to the "Gaoler" (person in-charge of the jail) and has been an integral part of the complex for over 100 years.

Architectural Value

The Governor's House was built in the mid-Victorian Italian Villa architectural style and is one of the last existing houses of this type in the area. The home reflected the Governor's respected position in the Town of Berlin (now Kitchener) at the time. It is an unusually constructed building with a four-storey tower and a Mansard roof.

Contextual Value

Both the Waterloo County Jail and the Governor's House are important in defining the establishment of Waterloo County. They are located within Kitchener's north-east downtown district, known as the Civic District. The Governor's House was built to fit in with the existing neighborhood and to act as a visual barrier between the surrounding community and the Jail.

The subject property was designated under Part IV of the *Ontario Heritage Act* by way of designating by-law 81-105 (Attachment E) for its historical, architectural, and contextual values. The exterior physical heritage attributes of the building include:

• Buff brick in an L-shaped layout;

- Offset four-storey tower with Mansard Roof and dormer windows; and
- Brick quoining, tower and wood brackets.

The interior features that contribute to the architectural value of the Governor's House include the circular staircase leading to the top of the tower.

However, the designating by-law protects the "exterior of all the buildings and structures on the premises", which is why the proposed front porch repairs required a heritage permit.

Proposed Porch Repair

The scope of work includes the ground floor front and side porch (Attachment C). There are elements of the ground-floor front porch that are deteriorating. An inspection report (Attachment D) prepared in 2020 identified:

• Rot damage in some of the columns on the front and side facade (Fig 4 & 5);



Figure 4: Damage to the front façade Figure 5: Damage to the front façade columns



columns

Some wooden deck boards have also deteriorated due to rot and require repairs, • cleaning and repainting (Fig. 6 & 7);





Boards

Figure 6: Deteriorating wooden Deck Figure 7: Deteriorating columns and wooden deck boards

The mortar joints of the brick skirt surrounding the porch has become loose, creating • openings (Fig. 8 & 9);



Figure 8: Loose mortar joints in the east (side) elevation

Figure 9: Loose mortar joints under the column on the side elevation of the house.

• The wood-framed porch vents located in the brick skits have also become loose due to moisture, creating openings (Fig. 10 & 11).





Figure 11: Loose wood-framed porch vents on the side elevation

Figure 10: Loose wood-framed vents on the front façade of the house

Repair of Columns

The deteriorated part of the columns will be repaired using the dutchman repair technique – using wood with matching grain pattern and painted to the match the existing paint colour. The wood proposed for the repairs is fir species wood (Attachment B).

Cleaning, Replacement and Repainting of Wooden Boards on the Deck

The wooden deck boards on the perimeter of the porch need to be temporarily removed to examine the extent of deterioration. A structural review will be conducted by an engineer to confirm the structural conditions and suggest recommendations for remediation, if required. If it is determined that the removed deck boards have significantly deteriorated and cannot be repaired, the remainder of the board will be salvaged for use and the deteriorated part of the deck board will be replaced by new fir species wooden boards using the Dutchman repair technique. The repaired wooden deck boards will then be re-installed in the porch. The remainder of the deck boards will remain in place and will be cleaned and repainted (Attachment B).

Repointing of Mortar Joints on the Brick Skirt

As mentioned above, some mortar joints of the brick skirt surrounding the porch have become loose. Repointing of most of the brick skirt is required and is proposed with a limebased mortar. As part of the monitoring construction work, the applicant's heritage consultant is requiring that sample mortars be prepared by the contractor for review and approval. Staff are also requiring that mortar samples be submitted and approved prior to their application to ensure that no further deterioration happens.

Replacement of Wood-Framed Porch Vents located under the Ground Floor Railing

There are three (3) wood-framed porch vents located under the ground floor railing. Due to moisture, the wood-framed porch vent located under the ground floor railing have become loose. New compatible and interim aluminum porch vents are proposed to replace the existing wood frame porch vents (Fig. 12). They will be caulked and sealed at the bottom. This will achieve two things:

- The new aluminum vents will not allow moisture to seep through, which would have been a possibility if the existing wood-framed porch vents are replaced with new wood-frame porch vents; and
- This will improve the functionality, durability, and protection of the porch base.

The installation of the new interim aluminum porch vents are reversible and can be removed in the future if required. The paint colour of the existing wood-framed porch vent is brown/maroon, and staff are requiring that the applicant get approval from staff regarding the paint colour prior to painting these vents.

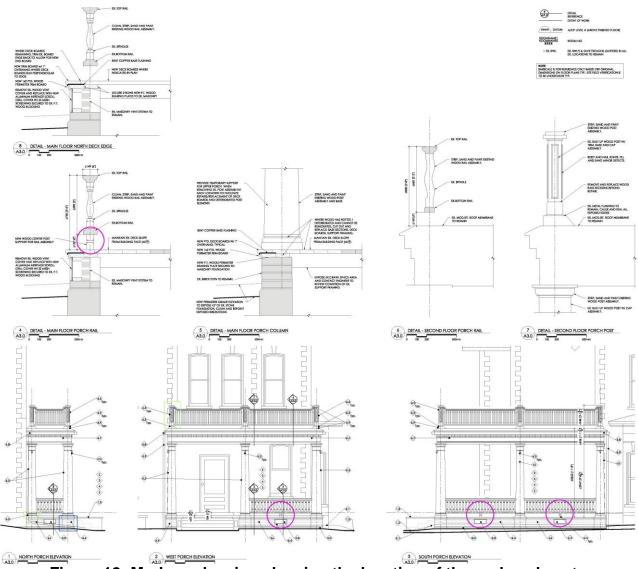


Figure 12: Mark-up drawing showing the location of the replaced vents

The proposed alterations meets the "Eight Guiding Principles of Conservation of Built Heritage Properties", especially:

- Respect for historic material repair or conserve rather than replace building materials and finishes, except where absolutely necessary;
- Respect for original fabric repair with like materials, to return the resource to its prior condition without altering its integrity;
- Reversibility alterations should be able to be returned to original conditions. This conserves earlier building design and technique; and
- Maintenance with continuous care, future restoration will not be necessary.

The proposed alteration meets Parks Canada's *The Standards and Guidelines for the Conservation of Historical Places in Canada*, especially:

- Conserve changes to an *historic place* that, over time, have become *character-defining elements* on their own right;
- Conserve *heritage value* by adopting an approach calling for minimal intervention;

- Evaluate the existing condition of *character-defining elements* to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention;
- Make any intervention needed to preserve *character-defining elements* physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference; and
- Repairing parts of entrances, porches, or balconies by patching, piecing-in, consolidating or otherwise reinforcing, using recognized conservation methods. Repair might also include the limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of entrances, porches and balconies. Repairs should match the existing work as closely as possible, both physically and visually.

Heritage Planning Comments

In reviewing the merits of the application, heritage planning staff make the following comments:

- The subject property municipally addressed as 73 Queen Street North is designated under Part IV of the *Ontario Heritage Act* by way of designating by-law 81-105;
- Certain portions of the ground-floor porch have deteriorated and are in need of repair;
- The main treatment method for the porch repairs is preservation, intervening only where necessary;
- There are some portions on the columns which have significantly deteriorated and will be repaired using the Dutchman repair technique;
- The wooden board decks at the perimeter of the porch will be temporarily removed to determine the extent of damage and the level of treatment, if required. The remaining wooden deck boards will be left in place, cleaned and painted;
- Significantly deteriorated portions of the wooden perimeter deck boards will be replaced using the Dutchman repair technique;
- Most of brick skirt under the front porch needs to be repointed, which will be done using a lime-based mortar;
- The wooden-framed porch vents have become loose due to moisture, and will be replaced with aluminum vents which will be caulked and sealed at the bottom to prevent further damage to the porch base. These vents are compatible, more durable, and reversible, if required.
- The proposed porch repair is consistent with Parks Canada's *The Standards and Guidelines for Historical Places in Canada* with respect to the proposed repairs and replacements in terms of materials and scale;
- Original architectural features will remain;
- No interior and exterior character-defining elements of the building will be affected through the proposed repairs; and
- The proposed repairs will not adversely impact the reasons for designation of the property nor the Queen Street North streetscape.

In accordance with the Heritage Permit Application form, the approval of an application under the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-laws 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 not required to undertake the proposed porch repairs.

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 will be consulted regarding the subject Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

• Ontario Heritage Act, 2021

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A-Attachment BAttachment BAttachment CAttachment CAttachment DAttachment DAttachment EDesignating By-law 81-105



HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS

Planning Division – 200 King Street West, 6th Floor P.O. Box 1118, Kitchener ON N2G 4G7 519-741-2426; <u>planning@kitchener.ca</u>

STAFF USE ONLY

Date Received:	Accepted By:		Application Num	ıber:
			HPA-2021-	
PART B: HERITAGE PERM	IIT APPLICATION FORM			
1. NATURE OF APPLICATION				
Exterior	□ Interior	🗆 Signage		
□ Demolition	□ New Construction	□ Alteration		Relocation
2. SUBJECT PROPERTY Municipal Address:				
	w):			
Building/Structure Type:	Residential	Commercial	☐ Industrial	□ Institutiona
Heritage Designation:		n District)		
Is the property subject to a Heritage Easement or Agreement?		🗆 No		
3. PROPERTY OWNER				
Name:Anjana Alex	, Project Coordinator Const	ruction		
Address: 20 Weber St	reet E			
City/Province/Postal Co	de: Kitchener, N2H 1C3			
Phone:				
Email:				
4. AGENT (if applicable)				
Name:				

-

See Description attached.

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.

mid June 2022

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

Describe why it is necessary to undertake the proposed work:

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:	Expected c	completion date		
	b) Have you discussed this work with Heritage P	lanning Staff?	□ Yes	□ No	
	- If yes, who did you speak to?				
	c) Have you discussed this work with Building Di	vision 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	s: Application	number		

Page **8** of **10**

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: 2022-06-24
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	a 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).

Application Number:
Application Received:
Application Complete:
Notice of Receipt:
Notice of Decision:
90-Day Expiry Date:
PROCESS:
Heritage Planning Staff:
Heritage Kitchener:
Council:



Waterloo County Governor's House Porch Conservation 73 Queen Street North City of Kitchener, ON

HERITAGE PROPERTY SIGNIFICANCE

Listed on the Canadian Register of Historic Places March 27, 2008. Property Designation: Waterloo County Jail and Governor's House May 25, 1981 under Part IV, Ontario Heritage Act, By-law 81-105.

The Statement of Significance lists the character-defining elements (CDE) that contribute to the heritage value of the Waterloo County Governor's House as:

- buff brick construction in an L-shaped layout
- offset four-storey tower with Mansard roof and dormer windows
- brick quoining, tower and wood brackets
- circular staircase leading to the top of the tower
- positioning of the Governor's House in front of the jail
- location within Kitchener's downtown core
- location within the Civic District in Kitchener's downtown.

DESCRIPTION OF PROPOSED WORK

Background

In December of 2020, the owner requested an engineering firm review the framing of the Queen Street entrance wood porch reported to be deteriorating and determine the extent of the repair work required. A preliminary visual review was undertaken to understand the scope of the porch and requirements.

Observations noted in the inspection report (SBM Preliminary Structural Opinion of Front Porch, dated January 4, 2020 attached), include rot damage to the base of the columns and decking. It also noted that the upper balcony guard post has moisture damage with recommendation for it to be reviewed in closer detail.

The owner, the Region of Waterloo retained +VG Architects in March of 2022 to assist with the porch repairs and structural investigation. +VG (The Ventin Group Architects) previously assisted the Region with major restoration work of the County Jail and Governor's House in 2001).

Scope of Work

The extent of +VG's role is to review the porch deck level elements for repair and structural integrity but does not include the balcony above. Recommendations only will be made for the balcony balusters and rail as noted on the drawings. The amount of damaged areas is relatively small and the intent is to conserve existing porch woodwork using the approach from the *Standards* & *Guidelines* below, the least intrusive methods are to be applied.

Approach

As per the Standards and Guidelines for Canada's for the Conservation of Canada's Historic Places, +VG will approach the porch work applying the 3 steps of the conservation-making process.

 Determine the primary treatment Preservation will be the guiding principle since the intent is to conserve the existing features that contribute to the heritage value of the building. The deteriorated features are mainly intact, but



stabilization is required due to exposure to environmental conditions. All work is intended to match existing.

2. Apply the Standards

General Standards that apply to the work scope are:

#1 Conserve the heritage value of an historic place. Do not remove, replace or substantially alter character-defining elements.

Intent: The porch materials are not original, however they contribute to the heritage value of the building. Some elements will temporarily be removed to investigate the conditions leading to their deteriorated state. For example, removal of the deteriorated deck boards at the perimeter will require that the columns along the Queen St side be temporarily removed. Both columns and deck boards will be reviewed for the level of treatment needed: cleaning, sanding and repainting, or repair. Where deck board areas are too deteriorated for repair, the remainder of the board will be salvaged to be reused on the deck. New wood will be fir which currently is the most stable in our field experience for this type of application. The method will use the Dutchman repair.

#3 Conserve heritage value by adopting an approach calling for minimal intervention.

Intent: The approach will leave elements in place where possible. Wood repair in situ for example on the upper balusters and rails if required, will involve removal of rotted wood, with Dutchman repair or epoxy filler, sanded and painted to protect the heritage features. Also see #7 below.

#7 Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention.

Intent: +VG proposes to investigate the deck condition by removal of perimeter deck boards which are currently in poor condition. Structural review will then be conducted by an engineer to confirm structural conditions below, and recommendations for remediation if required. The remainder of the porch deck boards will remain in place for cleaning and repainting.

#8 Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Intent:

Woodwork: Some existing columns and bases contain deteriorated areas have been repaired or are currently open and exposed. Woodwork will be repaired using Dutchman repair with matching grain pattern, painted to match the existing paint colour. +VG proposes to use fir species wood which we find is the most stable available wood currently. Fir species is also proposed for any deck board areas requiring replacement.

Masonry: The brick skirt surrounding the porch base has loose mortar creating openings. Repointing of most the brick area is required, using restoration mortar blends to match existing.

Quality Control: as part of monitoring construction work, +VG requires samples be prepared by the Contractor to review and confirm the best conservation result.

#9 Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Intent: Moisture has caused the wood-framed porch vents located in the brick skirt to loosen and create openings for intrusion. New vents are proposed with black mosquito netting and aluminum frame that will provide durability and protection of the porch base. As part of investigation and construction, all work is photographed for records and future reference.

- 3. Reference the Guidelines
 - Understanding the CDE and how it contributes to the heritage value of the historic place.
 - Document the CDE before site work begins.
 - Assess the physical condition using methods that respect the principle of minimal intervention.
 - Provide recommendations for:
 - Protecting and maintaining elements using recognized conservation methods and cyclical maintenance,
 - o Retaining sound elements,
 - Stabilizing fragile and deteriorated elements.

+VG has completed site investigations to provide the recommendations for preservation of the CDE as noted above and on the drawings. Most fabric of the porch will be retained and removed for investigation only when necessary. Repaired features will be reinstalled to existing locations. Deteriorated elements will be stabilized using minimal interventions noted.

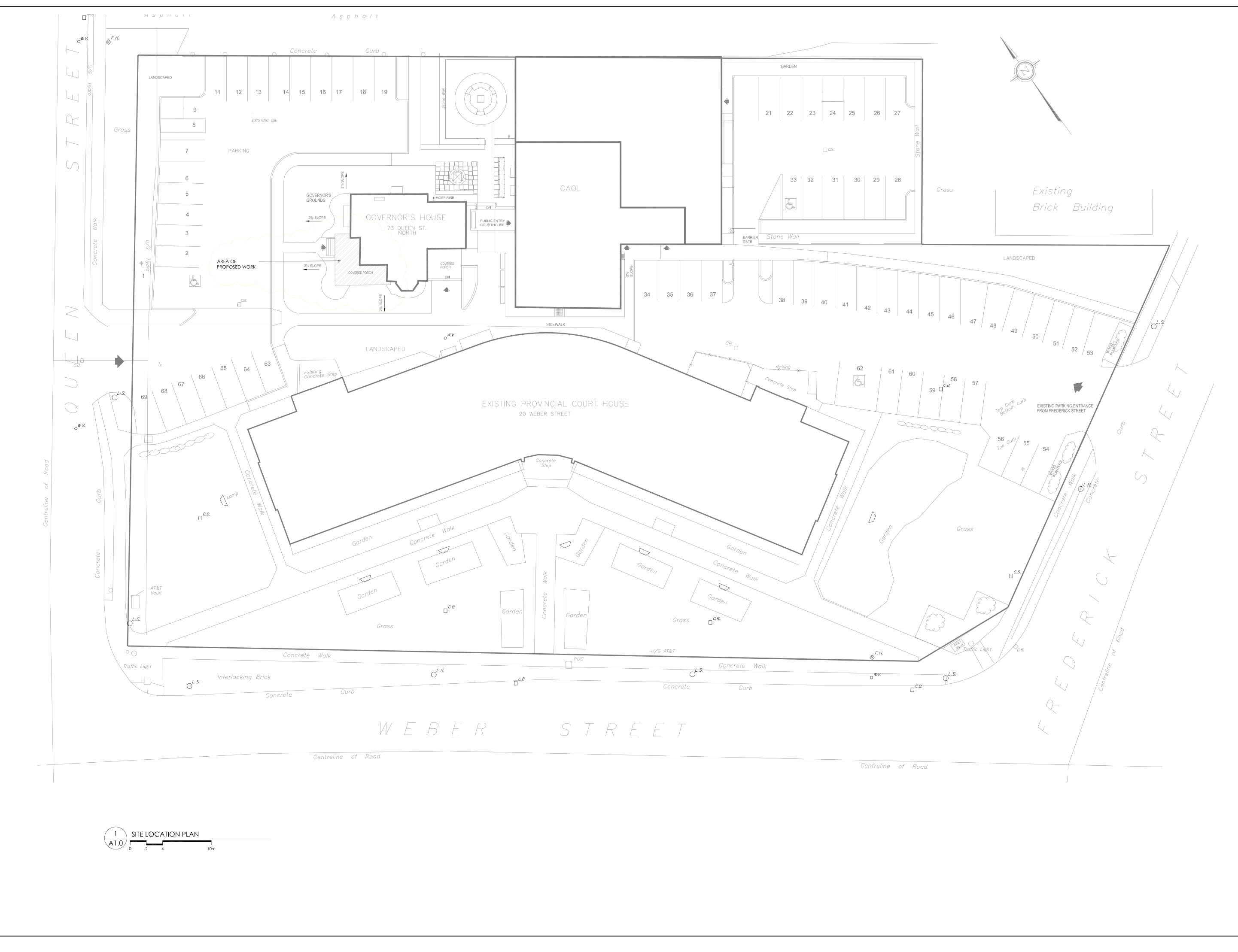
Recommendations for maintaining the stabilized porch include:

- Annual cleaning and review of conditions,
- Removal of plant materials completely which are trapping moisture at the corners and sides of the porch, expediting deterioration.
- Removal of mulch and soil to below the stone sill below the brick skirt which traps moisture on the brick.
- Temporary loose boards on the porch roof which appear to be used for feature lighting are creating moisture traps, and should be removed.
- Rainwater leaders on the porch roof interior corners require extensions or splash blocks to direct water away from the building.

Attachments

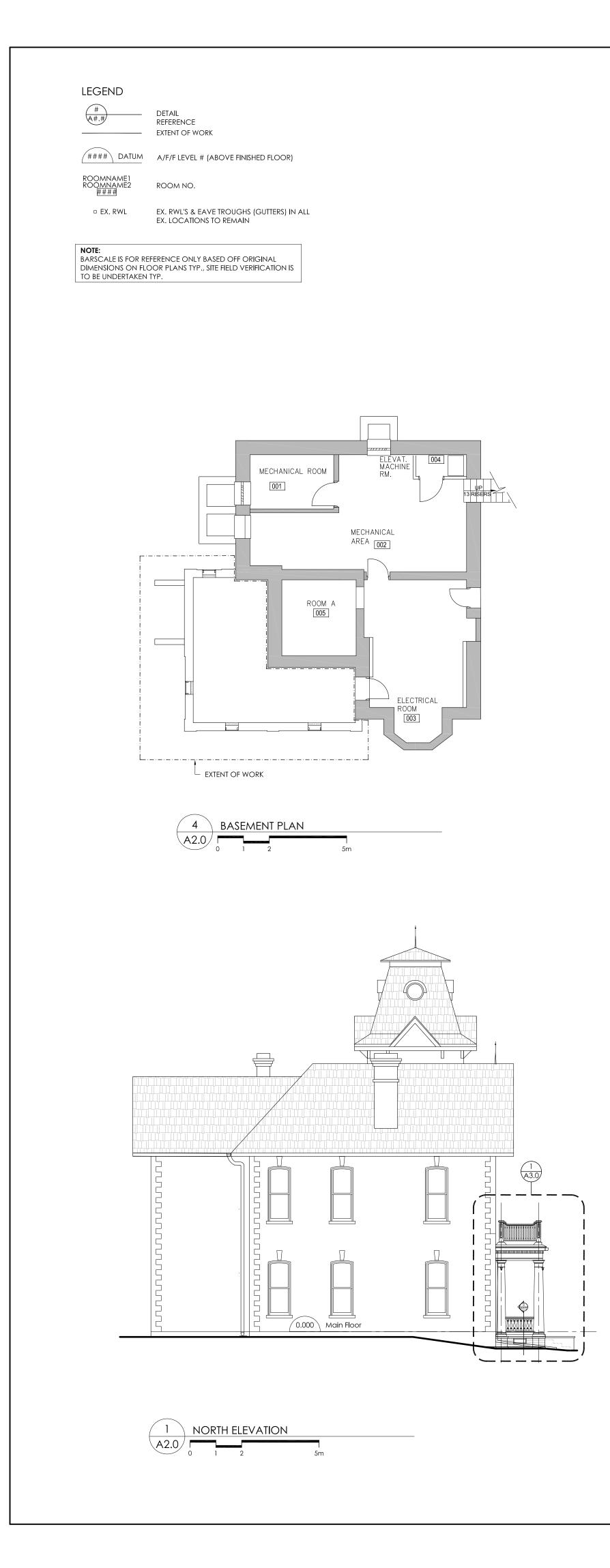
- 1. SBM Report dated January 4, 2020
- 2. Drawings, Issued for Heritage Permit Application dated May 4, 2022

K:\TVG-Brantford\Waterloo County Governor's House Porch Restoration-22221\Authorities\Heritage

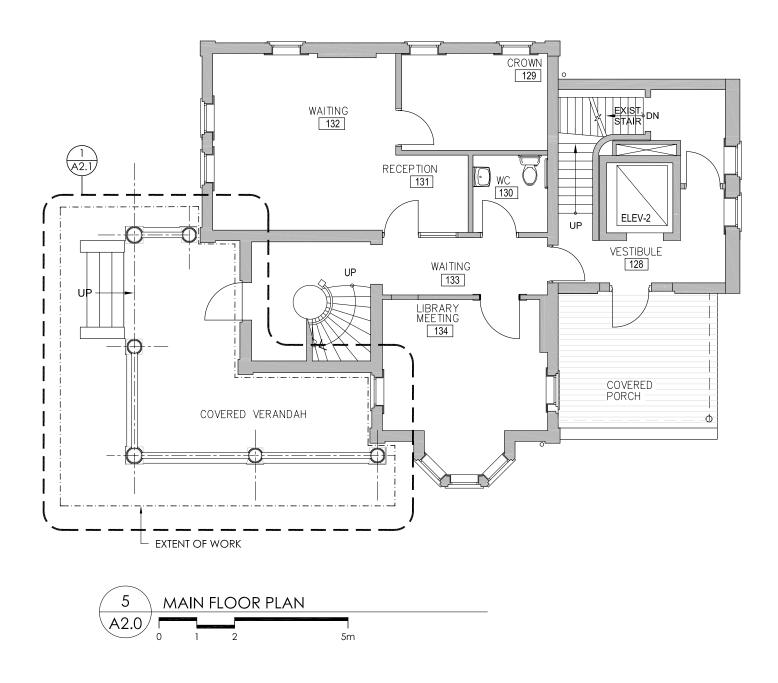


	REVI NO.	SIONS date	PARTICULAR		
	1	22.06.24	ISSUED FOR HERITAC	GE PERMIT	ctor
					All dimensions and measurements must be checked and verified by the General Contractor
					nts mus eneral (
					All dimensions and measurements must be checked and verified by the General Cont
					d meas fied by
					ons and nd verii
					imensid cked a
					All d chea
					rt is
					d documents in whole or in part is of The Ventin Group.
	NOT	ES:			vhole c up.
	Non				nts in v tin Gro
					d documents in who of The Ventin Group.
					ated do on of Th
					Reproduction of drawings and related forbidden without written permission o
					vings c itten po
					of drav nout wr
					uction en with
					eprod
					f. R
	KEY	PLAN:			
lg.dwg					
or XBlo					
Sovern					
rrent\(CLIE REGIO	NT: DN OF W <i>A</i>	ATERLOO		
awings/Wd-Current/Governor XBldg.dwg				Region of Wat	erloo
wings\	PRO.	JECT:			
21\Dra	22221				
on-222		ERNOR'S H	HOUSE - PORCH F	RESTORATION	1
Filename: K:\TVG-Brantford\Waterloo County Governor's House Porch Restoration-22221\Dr		IENER, ON			
orch Re		NAL PAGE SI	ZE ARCH D - 24" x 36" ATION:		
ouse Pc		A - DETAIL N B - DETAIL N			
nor's Ho					
Goveri					
county					
erloo C		SD			
d\Wate					
antford		GROUP I			
TVG-Br					
ne: K:\					
Filenan		ARCH THE VENTIN			
-			CN		
	(\mathbf{D}	N		
					SITE LOCATION PLAN
shuck		>		\nearrow	d Z
n By: e.					ΠO
0:13ar					DCA
Plot Date: Jun 23, 2022 - 10:13am By: eshuck					
n 23, 2	· · · · · · · · · · · · · · · · · · ·				SITE
e: Jur			A 1 C		
ot Dat					
ā l	DRAWN	BY: ES		ECKED BY : XX	

Page 147 of 379

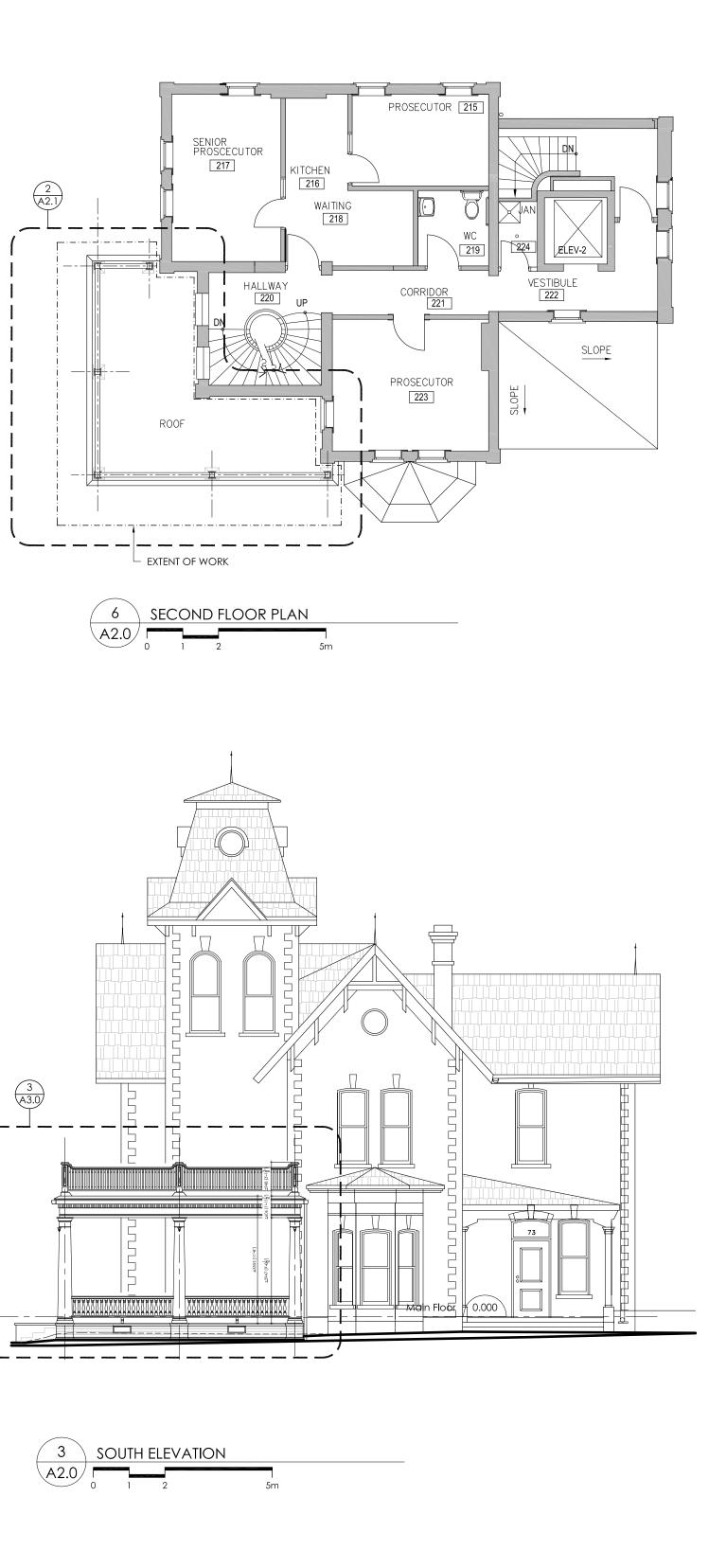


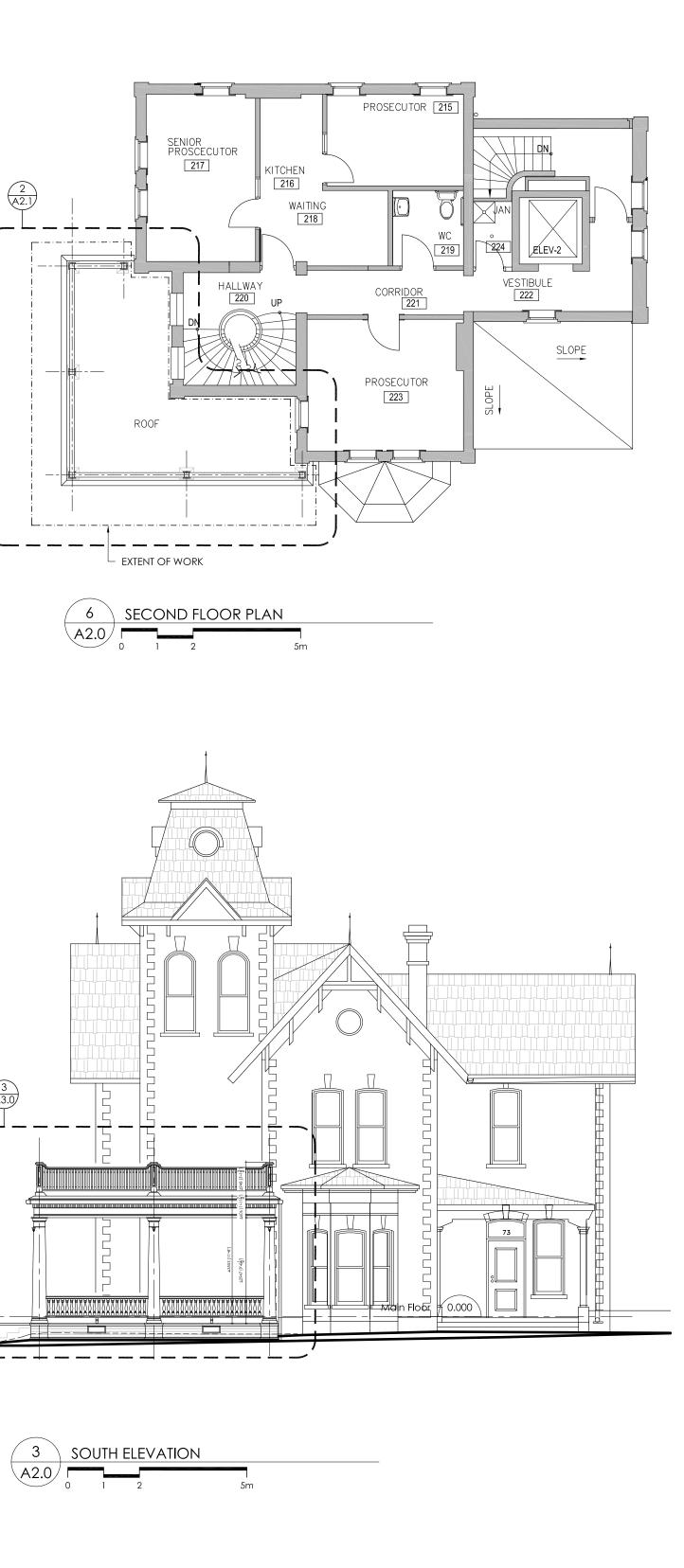






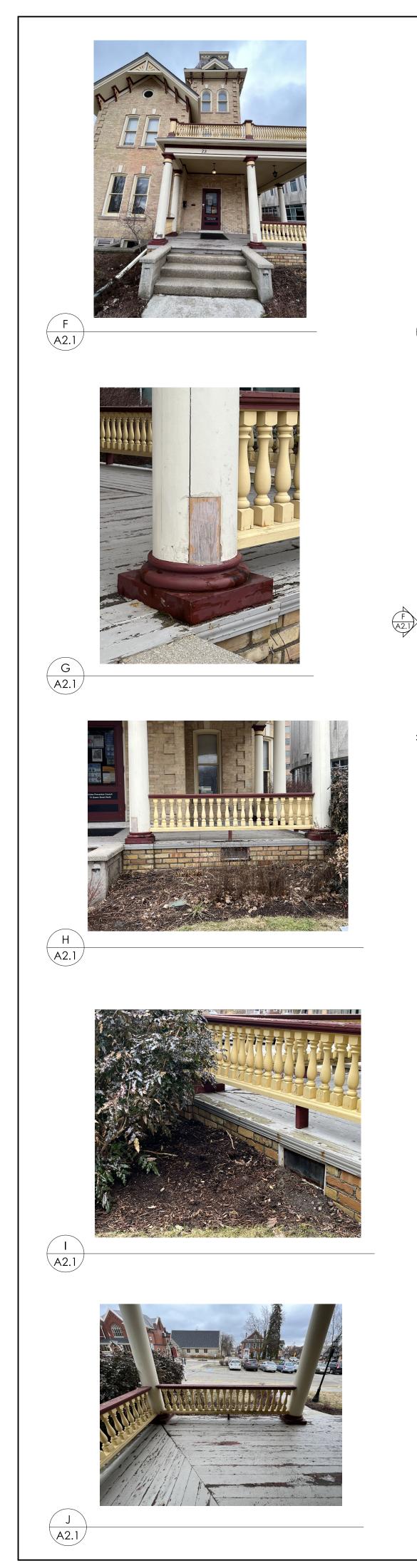


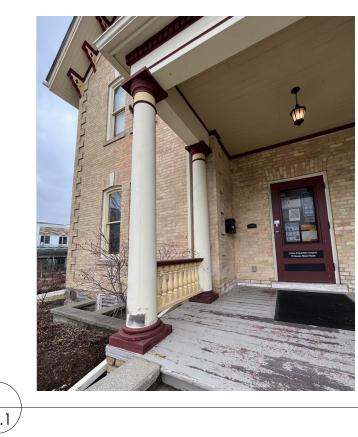




REVISIONS NO. DATE PARTICULAR 1 22.06.24 ISSUED FOR HERITAGE PERMIT ____ NOTES: KEY PLAN: CLIENT: REGION OF WATERLOO Region of Waterloo PROJECT: 22221 GOVERNOR'S HOUSE - PORCH RESTORATION 73 QUEEN STREET NORTH KITCHENER, ON N2H 2H2 ORIGINAL PAGE SIZE ARCH D - 24" x 36" KEY TO DETAIL LOCATION: A - DETAIL NO.B - DETAIL NO. ORIGIN ARCHITECTS THE VENTIN GROUP LTD CN EVATION ANS, A2.0 DRAWN BY : ES CHECKED BY: XX

Page 148 of 379

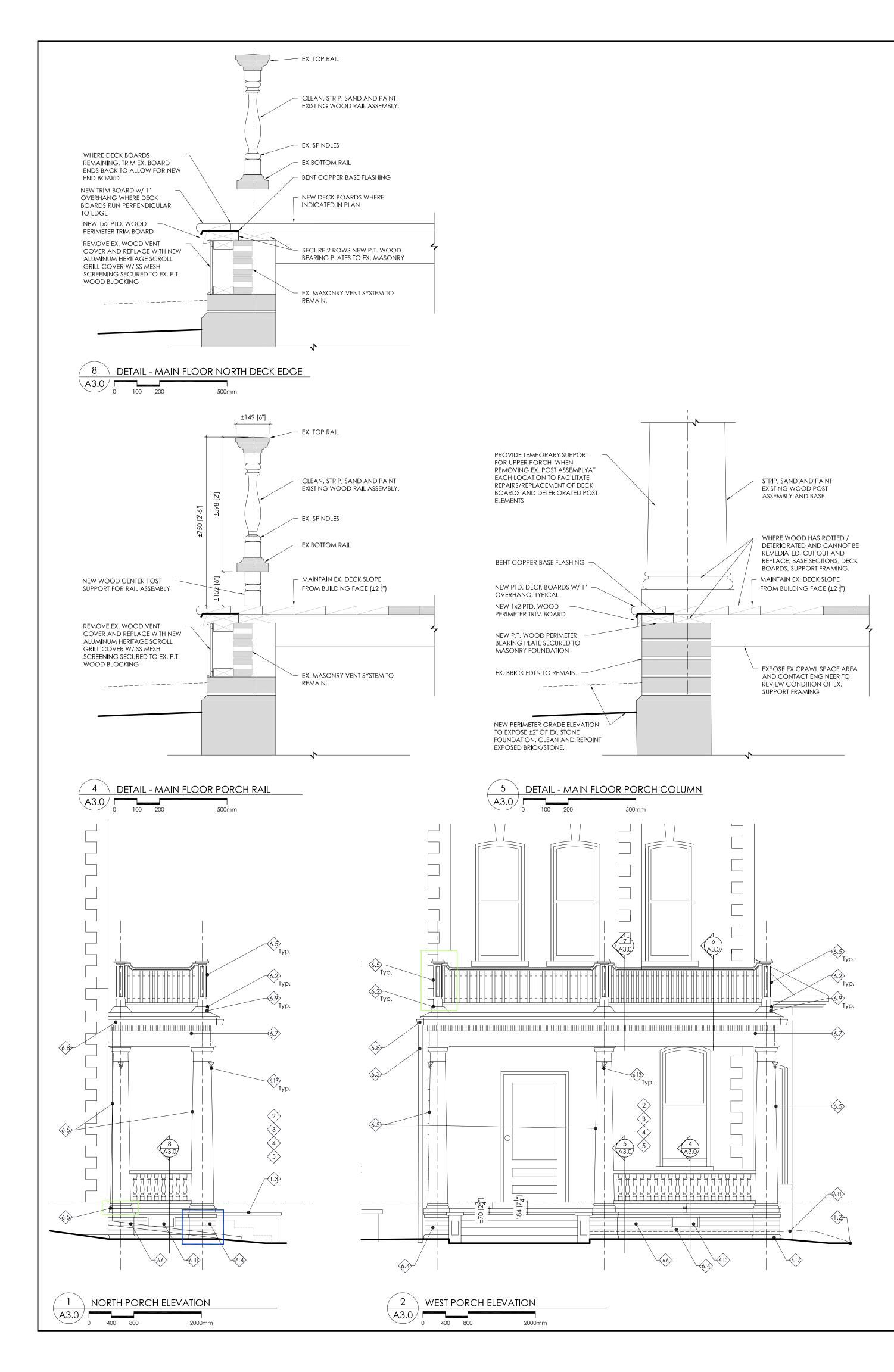


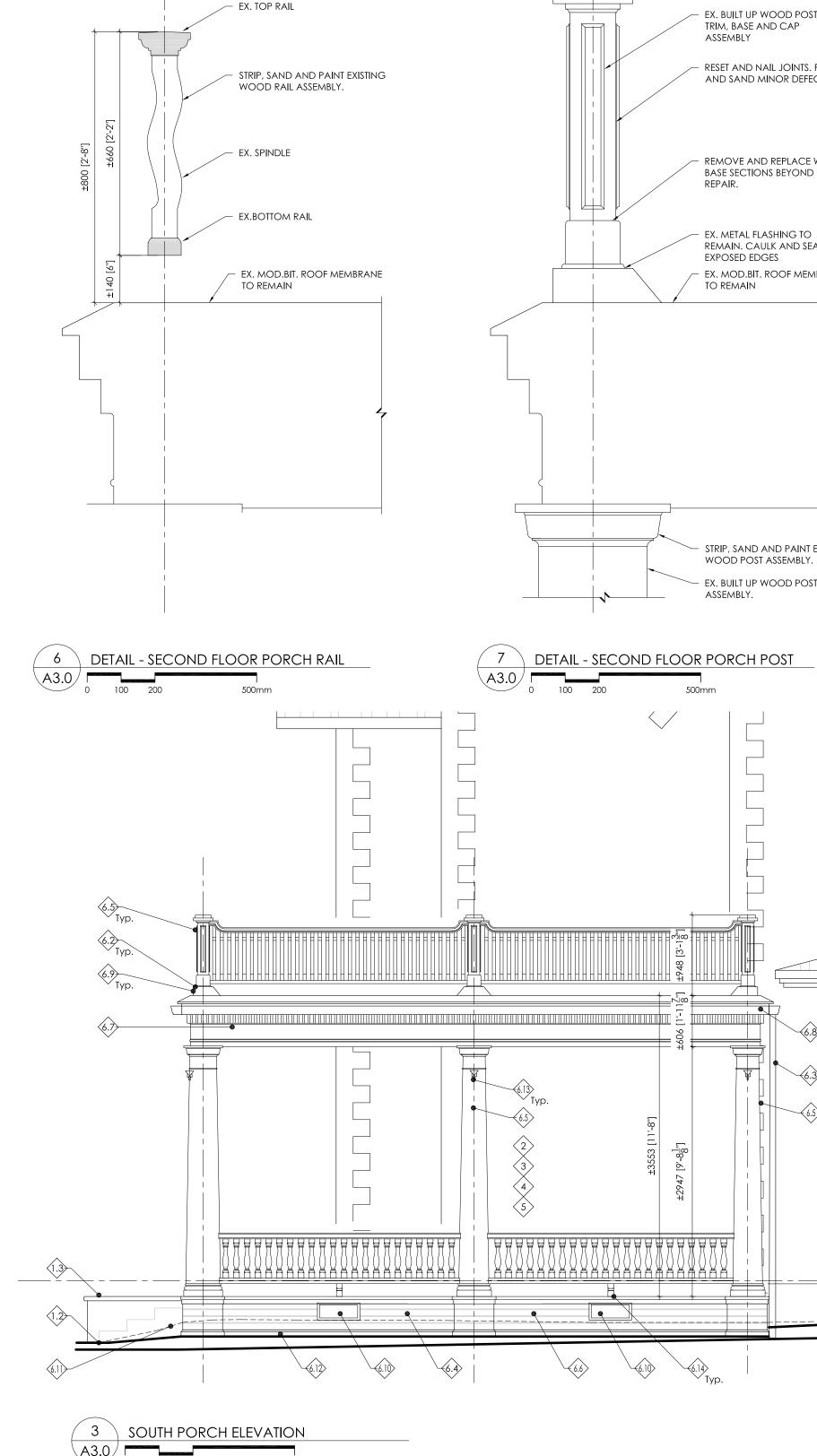






Page 149 of 379





0 400 800

NOTE: BARSCALE IS FOR REFERENCE ONLY BASED OFF ORIGINAL DIMENSIONS ON FLOOR PLANS TYP., SITE FIELD VERIFICATION IS TO BE UNDERTAKEN TYP.

ASSEMBLY.

# A#.#	DETAIL REFERENCE EXTENT OF WORK
#### DATUM	A/F/F LEVEL # (ABOVE FINIS
DOMNAME1 DO <u>MNA</u> ME2 ####	ROOM NO.
□ EX. RWL	ex. rwl's & eave troughs ex. locations to remain

legend

1. GENERAL SITE NOTES: SECURE THE WORK SITE DURING CONSTRUCTION AND PROVIDE PROTECTION TO THE PUBLIC FROM FALLING DEBRIS AND CONSTRUCTION TRAFFIC AND POST SIGNAGE AS REQUIRED. OBTAIN AND COORDINATE ALL REQUIRED APPROVALS & PERMITS FROM THE MUNICIPALITY HAVING JURISDICTION TO CARRY OUT THE WORK. MAINTAIN SAFE PUBLIC ACCESS TO THE BUILDING DURING OPERATING HOURS. MAINTAIN FULL EMERGENCY ACCESS AND VE FINISHED FLOOR) EXITING AT ALL TIMES TO AND FROM THE BUILDING. PROVIDE CLEAN & FEATHERED TRANSITIONS WITH EXISTING CONDITIONS THAT REMAIN UNDISTURBED & MAKE GOOD WHERE DISTURBED TYP. SLOPE FINISHED GRADE AWAY FROM BUILDING PERIMETERS WITH A MIN. 2% SLOPE. OUGHS (GUTTERS) IN ALL PROTECT EXISTING CONCRETE STAIRS, SIDEWALKS & PAVING DURING CONSTRUCTION. MAKE GOOD AND OR REPLACE WHERE DISTURBED. REMOVE ALL EX. VEGETATION (VINES, BUSHES, SHRUBS) FROM PORCH PER.'S. PLANT IN GOOD TOPSOIL AREA THAT WILL NOT BE DISTURBED THROUGHOUT CONST. OR IN POTS THAT ARE TO BE KEPT WATERED THROUGHOUT CONST. & PLANT AFTER WORK IS COMPLETED. ONLY FLOWERS / FLOWER BULBS, SMALL ROSE BUSHES & LEAF BUSHES TO BE REPLANTED, LARGE TREES DISPOSED OF TYP. 2. CLEANING - MASONRY SURFACES REMOVE / CLEAN ALL EFFLORESCENCE / STAINS / SALTS / SPRAY PAINT / PAINTS / MOLDS / CAULKING FROM ALL FACE(S) OF EXPOSED EX. BRICK & STONE MASONRY SYSTEMS WHERE IT OCCURS ON SURFACES ADJACENT TO PORCH TYP. HAVE PHYSICAL AREA CONFIRMED ON SITE BY ARCHITECT. PROVIDE LOW PRESSURE HOT WATER WASH W/ SOFT BRISTLE BRUSH CLEANING OF ALL SURFACES. (REMOVE ALL FACE MTD. ITEMS FROM BRICK MASONRY BEFORE CLEANING IS UNDERTAKEN - PATCH & REPAIR ALL HOLES W/ MORTAR IF IN MORTAR JT.; REPLACE / INSTALL BRICK MASONRY UNIT TO MATCH EX. (OR SALVAGED) IF @ BROKEN BRICK MASONRY LOCATION, EPOXY FILL (NOTE EF) IF NOT BROKEN TYP. - RE-INSTALL ONLY IN MORTAR JT.'S TYP.) STRIP, SAND AND PAINT EXISTING WOOD POST 3. CLEANING - DEBRIS METAL FASTENERS / NAILS / PLUGS & OTHER MISC. METAL OR PLASTIC COMPONENTS WHERE ENCOUNTERED. NOTE APPLIES FOR COMPLETE PORCH FOUNDATION ELEVATIONS IN SCOPE OF WORK - EX. BUILT UP WOOD POST W/ REMOVE ALL EX. NOT IN USE ON ALL ELEV.'S. PATCH & REPAIR ALL HOLES AFTER REMOVAL W/ MORTAR IF IN MORTAR JT., REPLACE BRICK MASONRY UNIT TO MATCH EX. (OR SALVAGED) IF CRACKED OR BROKEN, EPOXY FILL FOR NON-BROKEN BRICK UNITS - RESET AND NAIL JOINTS. FILL 4. GENERAL RE-POINTING NOTE and sand minor defects. CUT OUT FACE MORTAR JOINT(S) @ LOCATIONS ON ALL BRICK / STONE MASONRY AREAS WHERE MORTAR JOINT HAS HOLES / MISSING / DAMAGED / PITTED / WORN / CRUMBLING / RECESSED UP TO A DEPTH OF 19-25mm EXCEPT WHERE SPECIFIED OTHERWISE. BEYOND 25mm DEPTH OR WHERE PAST REPAIRS ARE ENCOUNTERED, 100% DEEP RE-POINTING IS REQ.'D. REMOVE ALL CAULKING & INCOMPATIBLE (PREVIOUS REPAIRS OR - REMOVE AND REPLACE WOOD OFF COLOUR) MORTARS FROM PREVIOUS WORK BY OTHERS. RE-POINT **BASE SECTIONS BEYOND** USING LIME-RICH MORTAR TO MATCH ORIGINAL (BOTH STRENGTH & COLOUR) MAKING SURE TO MATCH SURROUNDING TOOLING PROFILE & ALLOW FOR 5% - 10% GENERAL RE-POINTING OVER THE COMPLETE PORCH FOUNDATION WHERE NO OTHER RE-POINTING IS NOTED. • ALLOW FOR 5% - 10% GENERAL RE-POINTING AROUND ALL VENT REMAIN. CAULK AND SEAL ALL OPENING BRICK MASONRY RETURNS. - EX. MOD.BIT. ROOF MEMBRANE 5. WOOD RESTORATION NOTES REPLACEMENT OF WOOD COMPONENTS DAMAGED AND DETERIORATED BEYOND REPAIR, INCLUDING; DECK BOARDS, POSTS, SPINDLES, TOP AND BOTTOM RAILS. ALLOW FOR 2% SPINDLE REPLACEMENT, 20% OF SECOND LEVEL POST REPLACEMENT AND 20% DECK BOARD REPLACEMENT. REPAIR ALL CRACKED JOINTS WITH EPOXY AND INSTALL DUTCHMAN AT DETERIORATED SPINDLES, RAILS AND POST COMPONENTS. SCRAPE AND SAND TO REMOVE ALL LOOSE PAINT. RE-SECURE ALL LOOSE BOARDS AND SPINDLES THEN PRIME AND PAINT ALL WOOD COMPONENTS. RE-SECURE ANY LOOSE FLASHING AND COPPER CLIPS AND SOLDER ANY BROKEN JOINTS. ROTTEN WD. STILL IN COMPLETE PROFILE FORM TO BE CAREFULLY LEFT (THE MORE ROT, THE BETTER THE PROFILE / SHAPE / SIZING THAT A QUANTITY OF EPOXY CAN BE APPLIED TO CONSOLIDATE . REMOVE ALL EX. CHECKED / LOOSE / CRACKED / PITTED / UNEVEN PAINT ON ANY EX. WD. MATERIALS INCLUDING BUT NOT LIMITED TO WD. TRIM / FASCIA COVERS / FRIEZES / TRIM / RAILINGS / SPINDELS / POSTS /COLUMNS, ETC, (ALLOW FOR 5% REPLACEMENT). REMOVE DOWN TO SOLID BARE EXP.'D WD. REPLACE ALL ROTTEN WD. TO MATCH ORIGINAL. SAND ALL SURFACES DOWN SMOOTH & FEATHER ALL PAINT EDGES W/ CLEAN SMOOTH TRANSITIONS AFTER EPOXY APPLICATION. APPLY NEW PRIMER & PAINT FINISH @ PAINTED AREAS. STRIP, SAND AND PAINT EXISTING 6. GENERAL NOTES WOOD POST ASSEMBLY. CAULKING TO MATCH COLOUR OF BRICK MASONRY / MORTAR JT.'S - EX. BUILT UP WOOD POST W/ CAP WHEN ADJ. TO IT TYP. (RULE OF THUMB - CAULK JOINTS ON HORIZ. PLANE FACING THE SKY, MORTAR JOINTS ON VERT. PLANE TYP.) REMOVE ALL EX. CAULKING @ WD. POST BASE TO METAL / FLASHINGS / WD. TRANSITIONS, INSTALL NEW TO MATCH EX. WD. OR COLOUR OF ADJ. MATERIAL COLOUR TYP. REMOVE & REINSTALL ALL RAIN WATER LEADERS & HOOKS / ANCHORS (6.3) IN ALL EX. LOCATIONS. INSTALL NEW HOOKS / ANCHORS FOR FASTENING TO EX. MASONRY MORTAR JT.'S ONLY. EPOXY FILL ALL HOLES FROM PREVIOUS ANCHORS. PROVIDE 3' MIN. / MATCH EX. DISCHARGE LENGTHS AWAY FROM BLDG. PER.'S W/ PRECAST CONC. SPLASH PADS TYP. REMOVE & RESET EX. SHIFTED BRICK MASONRY UNIT & REMORTAR. ALIGN 6.4 ALL JOINTS & FACES W/ SURROUNDING FACES. GENERAL RE-POINTING REQ.'D. FOR CRACKED, LOOSE, CRUMBLING, PITTED & MISSING MORTAR JT.'S - (COORD. W/ GENERAL RE-POINTING NOTE) REMOVE & DISPOSE OF ALL EX. DETERIORATED COMPONENTS/PIECES OF EX. WD. DECK BOARDS, SUPPORT COLUMNS, RAIL SUPPORT POSTS, GUARD RAILS, SPINDELS, EAVE MOLDING, FRIEZE BD.'S, TRIM BD'S, SOFFIT BD.'S, DENTALS, CORNICES, BRACKETS, CRAWL SPACE VENT COVERS, ALL WD. MATERIALS / COMPONENTS IN AREA OF WORK ONLY. (MAIN FL. AND SECOND FL. PORCH ELEMENTS AS IDENTIFIED) INSPECT WD. FRAMING / BACK UP FRAMING & REPLACE ALL ROTTEN / DETERIORATED OR REIN. W/ NEW. REPLACEMENT BD.'S TO BE NEW T&G (WHERE APPLICABLE) SOLID WD. (FIR) TO MATCH EX. PROFILES & SIZING. WR - WOOD RESTORATION NOTE APPLIES BEFORE RE-INSTALL TYP. DEFICIENT BRICKS - REMOVE ALL BROKEN, CRACKED, SPALLED, <u>(6.6)</u> POROUS & / OR DAMAGED BRICK(S) & REPLACE W/ BRICK(S) MASONRY TO MATCH ORIG. INSTALL IN TOOTHED IN MANNER ONLY TYP. ALLOW FOR EXTRA GENERAL REPLACEMENT QUANTITY OF 10 UNITS. NOTE APPLIES ONLY TO COMPLETE PORCH FOUNDATION ELEVATIONS IN SCOPE OF WORK. EX. PORCH ROOF ASSEMBLY TO REMAIN INCLUDING; STRUCTURAL FRAMING, ROOF MEMBRANE SYSTEM, FLASHINGS, SOFFIT AND TRIM. CLEAN, STRIP, SAN AND PAINT WOOD COMPONENTS. REMOVE AND REINSTALL ALL EX. ALUMINUM EAVES TROUGHS & AND DOWNSPOUTS AND EXTENSIONS. ENSURE TROUGH SUPPORT @24" o/c. EX. BASE FLASHINGS & COUNTER FLASHING TO REMAIN. ENSURE THESE ARE WATER TIGHT & ALL STEP FLASHINGS ARE INSTALLED PROPERLY W/ COUNTER FLASHINGS OVER, BRINNG DENTED AREAS OF CONCERN TO ATTENTION OF ARCHITECT. REMOVE EX. WD. PORCH CRAWL SPACE VENT COVERS. BACK UP P.T. WOOD FRAMING TO REMAIN WHERE IN SUITABLE CONDITION. PROVIDE NEW PAINTED ALUMINUM HERITAGE GRILL COVERS, MATCH EX. SIZES AND SEAL TIGHT. INSTALL S/S WIRE MESH SMALL ENOUGH AS NOT TO ALLOW ENTRY OF SMALL ANIMALS. REPOINT / RESET BRICK UNITS DETERIORATED AT OPENINGS. REMOVE EXISTING GRADE FINISH & LANDSCAPING AS REQUIRED TO CARRY OUT SCOPE OF WORK AS NOTED. PROVIDE PROTECTION AROUND ANY PLANTING MATERIAL TO REMAIN IN PLACE. TEMPORARY PLANT REMOVED LANDSCAPE MATERIAL IN GOOD TOPSOIL AREA THAT WILL NOT BE DISTURBED THROUGHOUT CONST. OR IN POTS THAT ARE TO BE KEPT WATERED THROUGHOUT CONST. & RE-PLANT AFTER WORK IS COMPLETED IN ORIGINAL LOCATION. REINSTATE TO MODIFIED PERIMETER GRADES, GRADE FINISH, LANDSCAPE CONDITIONS AND PLANTING TO BE MODIFIED AS NOTED AT CLEAN UP & FINISHED STAGE OF WORK. PROVIDE CLEAN & FEATHERED TRANSITIONS WITH EXISTING CONDITIONS THAT REMAIN UNDISTURBED & MAKE GOOD WHERE DISTURBED TYP. SLOPE FINISHED GRADE AWAY FROM BUILDING PERIMETERS WITH A MIN. 2% SLOPE. EXCAVATE TO EXPOSE FOUNDATIONS ALONG PERIMETER OF PORCH. FOUNDATION REPAIR TO BE UNDERTAKEN. CLEAN, RE-POINT NEWLY

- EXPOSED BRICK AND FDTN. STONES. BACKFILL TO NEW GRADE LEVELS. REMOVE ALL EXISTING METAL FEATURE BRACKETS AT POST LOCATIONS. PREP AND CLEAN FOR REINSTALLATION. MAKE REPAIRS AT ALL DAMAGED WOOD SUBSTRATE FRAMING OR REPLACE ROTTED WOOD COMPONENTS
- REMOVE EX. LOWER RAIL CENTER POST (3 LOCATIONS). REPLACE WITH (6.14) NEW PAINTED WOOD SPINDEL POST CENTERED ON LOWER RAIL WHERE ILLUSTRATED.

TO MATCH ORIGINAL.

1 22.06.24 ISSUED FOR HERITAGE PERMIT	I 22.06.24 ISSUED FOR HERITAGE PERMIT I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I I	I 22.06.24 ISSUED FOR HERITAGE PERMIT I I ISSUED FOR HERITAGE PERMIT I ISSUED FOR HERITAGE PERMIT ISSUED FOR HERITAGE PERMIT I ISSUE PERMIT ISSUE PERMIT I </th <th></th> <th>PARTICULAR</th> <th></th>		PARTICULAR	
CLIENT: REGION OF WATERLOO	CLIENT: REGION OF WATERLOO PROJECT: 22221 GOVERNOR'S HOUSE - PORCH RESTORATION 73 QUEEN STREET NORTH KITCHENER, ON	KEY PLAN: KEY PLAN: CLIENT: REGION OF WATERLOO PROJECT: 22221 GOVERNOR'S HOUSE - PORCH RESTORATION 73 QUEEN STREET NORTH KICHENER, ON N2H 2H2 ORIGINAL FAGE SIZE ARCH D - 24" x 36" KEY TO DETAIL LOCATION: A - DETAIL NO. ORIGIN B - DETAIL NO. ORIGIN			ractor
CLIENT: REGION OF WATERLOO	CLIENT: REGION OF WATERLOO Image: Construction of Waterloo PROJECT: 22221 GOVERNOR'S HOUSE - PORCH RESTORATION 73 QUEEN STREET NORTH KITCHENER, ON	CLIENT: REGION OF WATERLOO PROJECT: 22221 GOVERNOR'S HOUSE - PORCH RESTORATION 73 QUEEN STREET NORTH KITCHENER, ON N2H 2H2 ORIGINAL PAGE SIZE ARCH D - 24" x 36" KEY TO DETAIL LOCATION: A - DETAIL NO. B - DETAIL NO. ORIGIN	NOTES:		d d
REGION OF WATERLOO	REGION OF WATERLOO PROJECT: 22221 GOVERNOR'S HOUSE - PORCH RESTORATION 73 QUEEN STREET NORTH KITCHENER, ON	REGION OF WATERLOO PROJECT: 22221 GOVERNOR'S HOUSE - PORCH RESTORATION 73 QUEEN STREET NORTH KITCHENER, ON N2H 2H2 ORIGINAL PAGE SIZE ARCH D - 24" x 36" KEY TO DETAIL LOCATION: A - DETAIL NO. B - DETAIL NO. ORIGIN	KEY PLAN		
	22221 GOVERNOR'S HOUSE - PORCH RESTORATION 73 QUEEN STREET NORTH KITCHENER, ON	22221 GOVERNOR'S HOUSE - PORCH RESTORATION 73 QUEEN STREET NORTH KITCHENER, ON N2H 2H2 ORIGINAL PAGE SIZE ARCH D - 24" x 36" KEY TO DETAIL LOCATION: A - DETAIL NO. B - DETAIL NO. ORIGIN B - DETAIL NO. ORIGIN		WATERLOO	Region of Waterloo

CHECKED BY: XX Page 150 of 379

DRAWN BY : ES



SPECIFICATIONS

Region of Waterloo Project No.

Waterloo County Governor's House

Porch Restoration 73 Queen Street North Kitchener, ON

Prepared for



Region of Waterloo

+VG Project No. 22221

+VG ARCHITECTS

The Ventin Group Limited 50 Dalhousie Street, Brantford, Ontario N3T 2H8 www.plusvg.com 519. 754.1652

Structural Engineers

Structures +VG 50 Dalhousie Street, Brantford, Ontario N3T 2H8 www.plusvg.com 519. 754.1652

Issued for Heritage Permit Application – June 24, 2022

DIVISION	SECTION TITLE	NUMBER OF PAGES
1	GENERAL REQUIREMENTS	
2	EXTERIOR WORK	
	02225 Selective Removals	2
3	CONCRETE - NOT APPLICABLE	
4	MASONRY	
	04050 Masonry Procedures 04102 Masonry Mortar 04510 Masonry Cleaning	
5	METALS, STRUCTURAL & MISCELLANEOUS -	NOT APPLICABLE
6	WOODWORK	
	06100 Rough Carpentry06250 Historic Finish Carpentry06401 Historic Cleaning and Re-finishing	
7	MOISTURE PROTECTION	
	07900 Sealants	7
8	WOOD CONSERVATION	
	08611 Conservation of Wood 08612 Wood Epoxy Consolidation 08613 Wood Epoxy Patching	
9	FINISHES	
	09993Surface Preparation (Wood)09560Dutchman Repair of Wood09900Painting and Finishing	

END OF SECTION

DIVISION SECTION TITLE NUMBER OF PAGES 0 1 **GENERAL REQUIREMENTS** 2 SITE WORK 3 CONCRETE MASONRY 4 04050 Masonry Procedures..... 04101 Speciality Masonry Mortar 04102 Masonry Mortar..... 04150 Masonry Accessories 04210 Masonry Supply..... 04420 Stone Supply..... 04510 Masonry Cleaning 04515 Surface Treatments..... 04520 Masonry Restoration 04530 Site Conservator..... Masonry Paint Treatment..... 04550 04900 Stone Conservation 5 METALS, STRUCTURAL & MISCELLANEOUS 6 WOODWORK 06250 Historic Finish Carpentry 06401 Historic Cleaning and Re-finishing of Woodwork..... 7 MOISTURE PROTECTION 07315 Historic Slate Roofing 07600 Historic Sheet Metal Roofing, Flashing and Ornamental Metal..... 07601 Historic Ornamental Metal 8 DOORS, GLASS AND WINDOWS 08611 Conservation of Wood 08612 Wood Epoxy Consolidation 08613 Wood Epoxy Patching 9 **FINISHES** 09200 Lath and Plaster 09252 Stucco Render 09900 Painting and Finishing..... 09993 Surface Preparation (Wood)

DIVISION SECTION TITLE

NUMBER OF PAGES

09994 Painting (Wood)..... END OF SECTION

DIVISION SECTION TITLE NUMBER OF PAGES 0 1 **GENERAL REQUIREMENTS** 2 SITE WORK 3 CONCRETE MASONRY 4 04050 Masonry Procedures..... 04101 Speciality Masonry Mortar 04102 Masonry Mortar..... 04150 Masonry Accessories 04210 Masonry Supply..... 04420 Stone Supply..... 04510 Masonry Cleaning 04515 Surface Treatments..... 04520 Masonry Restoration 04530 Site Conservator..... Masonry Paint Treatment 04550 04900 Stone Conservation 5 METALS, STRUCTURAL & MISCELLANEOUS 6 WOODWORK 06250 Historic Finish Carpentry 06401 Historic Cleaning and Re-finishing of Woodwork..... 7 MOISTURE PROTECTION 07315 Historic Slate Roofing 07600 Historic Sheet Metal Roofing, Flashing and Ornamental Metal..... 07601 Historic Ornamental Metal 8 DOORS, GLASS AND WINDOWS 08611 Conservation of Wood 08612 Wood Epoxy Consolidation 08613 Wood Epoxy Patching 9 **FINISHES** 09200 Lath and Plaster 09252 Stucco Render 09900 Painting and Finishing..... 09993 Surface Preparation (Wood)

DIVISION SECTION TITLE

NUMBER OF PAGES

09994 Painting (Wood)..... END OF SECTION

1. <u>GENERAL</u>

- 1. Unless specified otherwise, the following instructions shall apply to all sections of the work.
- 2. Conform to The latest Ontario Building Code, CEC CSA C22, CAN3-B44 and CSA W59.1 latest amendments, where applicable, to the Canadian Code for Construction Safety, as currently amended, and to the Construction Safety Act, Ont. as currently amended, and to all other applicable codes and Building By-Laws hereinafter referred to as Codes; and to the requirements of the authorities having jurisdiction, including public utilities, referred to in the Contract Documents as the authorities.
- 3. Conform to regulations of Municipality having jurisdiction regarding clean up of tracking on streets and protection of sidewalks and curbs, and all other applicable laws, By-laws and Regulations.
- 4. Establish rates of wages, hours and conditions of work, in accordance with Provincial Codes and as generally recognized and accepted in locality. Wherever possible, give preference to use of local labour, building mechanics, suppliers and subcontractors.
- 5. <u>Definitions</u>
 - 1. Wherever the words 'approved', 'satisfactory', 'directed', 'permitted', 'inspected', 'instructed', 'required', 'submit', 'ordered', or similar words or phrases are used in the Contract Documents, it shall be understood, unless the context provides otherwise, that the words 'by (to) the Architect' follow.
 - 2. The words 'by others' when used in the Specifications or on the Drawings shall not mean by someone other than the Trade Contractor. The only means by which something shown or specified shall be indicated as not being in the Contract is by the use of the initials 'NIC' or the words 'not in (the) Contract', 'by Client', or by another Contractor.
 - 3. Exposed: means when visible by the occupants at completion of the work, unless scheduled or specified otherwise.
 - 4. The use of scope, related work, or similar articles in the specifications shall not relieve the contractor from their responsibility to assign the various parts of the work to the appropriate subcontractors and forces and shall not impose upon the Architect or Client the duty to arbitrate disputes between the Contractor and the Subcontractor, nor shall it relieve the subcontractors from their responsibility for carefully examining all the Drawings and Specifications and coordinating their work with each other and the Contractor.

2. <u>CO-OPERATION</u>

1. Co-operate and co-ordinate with other trades as required, for satisfactory and

expeditious completion of work. Take field dimensions relative to work. Fabricate and erect work to suit field dimensions and field conditions. Provide forms, templates, anchors, sleeves, inserts and accessories required to be fixed to, or inserted in work, and set in place or instruct related trades as to their location. Pay cost of extra work caused by and make up time lost, as a result of failure to provide in adequate time, the necessary co-operative information of items to be fixed to, or built in.

3. <u>MATERIALS</u>

- 1. See Article 27 of the General Conditions.
- 2. Reject material damaged in transit. Store packaged materials in original undamaged containers with manufacturer's labels and seals intact. Handle and store materials in accordance with manufacturers' and suppliers' recommendations. Prevent damage. Remove from site and replace damaged materials.

4. EXAMINATION

- 1. The Contractor affirms that before tendering, they did examine the site and ascertain the extent and nature of all conditions affecting the performance of the work including the existing conditions; and including the location of all buried services which may have to be protected, removed or relocated. No extras will be allowed for anything which would have been revealed in the course of such an examination.
- 2. The Contractor affirms that before tendering they did examine the Specifications, Drawings, and other tender documents thoroughly. It shall be assumed that the Contractor thoroughly understands these documents, including those particular items about which questions have been asked and written instructions given.
- 3. Examine work upon which your work depends. Application of your work or any part of it shall be deemed acceptance of work upon which your work, or that part of it which has been applied, depends.
- 4. Where job conditions require reasonable changes in indicated location and arrangements, make changes at no extra cost to Client.

5. <u>SCAFFOLDING</u>

- 1. The Contractor shall provide at their own expense all manner of materials, labour, scaffolding, ladders, hand tools, and appliances necessary for the due execution and proper completion of work described herein, unless otherwise specified in tender specifications.
- 2. Erect scaffolding independent of walls. Use scaffolding so as to interfere as little as possible with other trades. When not in use, move scaffolding as necessary to

permit installation of other work. Construct and maintain scaffolding in rigid, secure and safe manner. Remove scaffolding promptly when no longer required. Scaffolding must comply to Occupational Health and Safety Act.

6. <u>PORCH DECK FLOOR SURFACES</u>

- 1. Adequately protect existing and new floors and finishes from damage. Take special measures when moving heavy loads or equipment on them.
- 2. Keep floors free of oils, grease, or other material likely to damage them, discolour them, or affect bond of applied finishes.

7. PROTECTION AND MAKING GOOD

- 1. Protect existing property, adjacent public and private property and work of other sections from damage while doing work.
- 2. Damaged work and property shall be made good (includes replacing, fixing, re-finishing) wherever possible by those performing work originally, but at expense of those causing damage.
- 3. Attach and fasten fixtures and fittings in place in safe, sturdy, secure manner so that they cannot work loose or fall or shift out of position during occupancy of building as a result of vibration or other causes in normal use of building.
- 4. If, during work, any buildings, curbs, walks, roads or landscaping are damaged, repair or replace them to the satisfaction of Architect and the local jurisdiction.
- 5. Protect glass and other finishes against heat, slag and weld spatter, by erecting sturdy plywood or other heavy shield.
- 6. If tape or strippable coatings are used to protect finished metal surfaces, do not allow them to become baked on or to thermoset.

8. ALTERATIONS AND MAKING GOOD

1. Wherever it becomes necessary to cut or interfere in any manner with existing services and apparatus, do so at such times as approved by the Architect. Give minimum advance notice of one week and provide sufficient information of such requirements.

9. <u>STANDARDS</u>

- 1. Where initials of an organization are used, followed by number or combination of numerals and letters, this designates a standard produced by the organization. Conform to issue of standard so designated, as amended and revised to date of contract. When designation does not indicate particular edition of standard edition current at date of Contract shall apply.
- 2. Wherever a standard confers upon a person, a body politic or a body corporate

the right to approve, to select, to exercise authority or to interpret the standard, and refers to that person, body politic or body corporate as the Authority having jurisdiction, the Authority, the Engineer, the Department, the Purchaser, the Contracting Officer (e.g. U.S. Fed. Spec.) or by some other such designation, the Architect shall have the right to exercise the powers of any such person, body politic, or body corporate.

3. Where standards and manufacturer's instructions conflict with the Contract Documents, the Contract Documents shall govern.

10. FINISHED DIMENSIONS AND ELEVATIONS

1. Give particular attention to finished dimensions and elevations of the work. Make finished work fit indicated areas accurately. Make finished work flush, plumb, true to lines and levels and accurate in all respects

11. <u>NON-PAYMENT</u>

1. All those doing work or supplying materials shall notify the Architect in writing if the Contractor fails to make payment when due. Failing such notice, the Architect will assume that payments have been duly made.

12. CLEANING AND CONTRACT CLOSE-OUT

- 1. Conduct cleaning and disposal operations to comply with local ordinances and anti-pollution laws.
- 2. Store volatile wastes in covered metal containers, and remove from premises daily.
- 3. Prevent accumulation of wastes which create hazardous conditions.
- 4. Provide adequate ventilation during use of volatile or noxious substances.
- 5. Use only cleaning materials recommended by manufacturer on surface to be cleaned, and as recommended by cleaning material manufacturer.
- 6. <u>Cleaning During Construction</u>
 - 1. The successful Contractor will be responsible to maintain the work areas and designated storage areas in a neat, orderly and clean condition and remove all excess materials and/or garbage from the site, daily.
 - 2. Provide on-site containers for collection of waste materials and rubbish. Location to be co-ordinated with Architect.
 - 3. Remove waste materials and rubbish from site on an ongoing basis.
 - 4. Schedule cleaning operations so that dust and other contaminants resulting from cleaning process will not fall on wet, newly painted surfaces.

- 5. Promptly as the work proceeds and on completion, each Contractor shall clean up and remove from the premises all rubbish, surplus materials and equipment resulting from their work. Follow General Contractor's instructions regarding disposal of rubbish.
- 6. Remove temporary protections and make good defects before commencement of final cleaning.
- 7. Remove dust, stains, paint spots, soil, grease, fingerprints and accumulations of construction materials, interior and exterior to the building. Perform cleaning in accordance with installer's instructions for each material. Final cleaning shall include:
 - 1. Cleaning of masonry and concrete, if so directed by the Architect.
 - 2. Cleaning of porch woodwork and adjacent porch areas including windows and doors sills, lintels and trim.
- 7. <u>Final Inspection and Closeout</u>
 - 1. Submit proposed closeout procedures and schedule of inspection to Architect for approval before final inspections commence.

13. TRADEMARKS AND LABELS

- 1. Trademarks and labels shall not be visible in the finished work except for labels of ULC and other similar authorities and except where necessary to identify mechanical and electrical equipment, for maintenance and replacement and except where specified otherwise.
- 2. Except as provided in the foregoing paragraph, locate trademarks and labels on concealed or inconspicuous surfaces or remove by grinding if necessary or paint out where surface painted, if located conspicuously.

14. BURIED SERVICES

1. The Contractor shall be responsible for keeping records of all buried services. The subcontractors concerned shall provide the Contractor with all necessary dimensions required to accurately locate those services.

15. EXISTING SERVICES

- 1. Before commencing work, establish location and extent of service lines in area of work and notify Architect of findings.
- 2. Where unknown services are encountered, immediately advise Architect and confirm findings in writing.

- 3. Provide adequate bridging over trenches which cross sidewalks or roads to permit normal traffic.
- 4. Contractor to provide temporary support of existing service lines and pipes where work requires excavation below existing lines for construction of new footings, foundations, etc.

16. <u>SAFETY</u>

- 1. The General Contractor will be responsible for submitting their safety program used in the ongoing operation of their company and any safety recommendations specifically relating to the tendered project.
- 2. Safety measures or procedures taken by the General Contractor i.e. site safety meetings, site construction fences, etc., will not relieve the Contractor of their responsibilities for the safety of persons and property, and for compliance with the federal, provincial and local statutes, rules, regulations and orders applicable to the conduct of the work.
- 3. Submit copies of all Safety Meeting Minutes to Architect and Client.

21. OMISSIONS AND DISCREPANCIES

- 1. Notify Architect at once of discrepancies found in, or omissions from the drawings, specifications or other documents or if in doubt as to their meaning; Architect will send a written instruction to all Bidders. If a discrepancy exists, the Architect will issue an addendum to all Bidders to clarify or correct such discrepancies.
- 2. Neither Client nor Architect will be responsible for any verbal instructions.
- 3. Should any discrepancies or omissions go unreported to the Architect during tendering period, the proper interpretation shall be at the discretion of the Architect.

22. <u>SITE</u>

1. The work to be done at 73 Queen Street North, Kitchener.

23. EXAMINATION

1. The site shall be accepted by the Contractor in its present condition. The Contractor will be held to have visited the site and to have carefully examined all conditions affecting the site, the work to be done there on, including the location of all services which may have to be protected, removed or relocated. The Contractor shall accept sole responsibility for any error or neglect on their part in this respect. Submission of Tender shall be deemed confirmation that tenderer has inspected site and is thoroughly conversant with existing conditions. No claims for extra payment will be considered for extra work, expense or difficulties encountered due to conditions on each site which were visible upon or reasonably inferable from an examination of the said site prior to the closing of

tenders.

- 2. Examine the specifications, drawings and soils report thoroughly. Report to Architect all ambiguities, discrepancies, omissions, errors, departures from Building By Laws, or from good practice, discovered during examination as early in the tender period as possible to allow clarification by addenda to be issued to all bidders. No claims for extra payment will be considered for work, expense or difficulties which are reasonably inferable from an examination of the documents prior to the closing of tenders.
- 3. The drawings and specifications complement each other and neither is to be considered alone. Hence, any item omitted in one, but mentioned or implied in the other, must be provided.
- 4. All changes to the contract documents which result in an extra or a credit to the contract amount are not to be executed until written instructions have been received and the extra or credit agreed to in writing by all parties to the contract.
- 5. The Contractor shall execute variations, alterations and substitutions which do not affect the contract amount as instructed by the Owner or its representatives.
- 6. Bidders finding discrepancies or omissions in the drawings or specifications shall at once notify the Architect who shall send written instructions to all bidders. Bidders may, during the tender period, be advised by addenda of any additions, alterations or deletions to the specifications and drawings. All such changes shall be covered by the tender and become part of the contract documents.
- 7. If any person submitting a bid on this project is in doubt as to the true meaning and intent of any part of the specifications or other documents, he must request an interpretation from the Architect. If such interpretation is not requested, the bids will be presumed to be based on the interpretation or directions that may be subsequently given by the Architect after award of the Contract, in accordance with the provisions of the Contract.
- 8. Prior to the closing date of tenders, any and all necessary clarifications of the specifications or other Tender documents will be in the form of written Addenda. The Architect will NOT be responsible for verbal instructions or any explanations or interpretation of Drawings and Specifications.
- 9. No questions concerning this project will be accepted by the Architect during the day of the tender closing date for 48 hours prior to the tender closing date.

24. <u>UNIT PRICES</u>

- 1. At time of submission include in the tender form all the unit prices in accordance with the Tender Form. These unit prices will be included in the agreement.
- 2. Unit prices shall include labour, material, overhead and profit, supervision, and other relative charges, but shall be exclusive of all value added taxes, and HST. Any work done on the basis of unit prices shall be carried out generally in

accordance with the specifications for similar work and shall be to the Architect's approval.

3. The Client reserves the right to accept or reject any or all of the Unit Prices proposed prior to entering in the construction contract. The Client reserves the right to negotiate these unit prices rejected or proposed

25. PROCEDURES AND SUPPLY OF CRITICAL MATERIALS

1. Submission of a tender shall constitute the Tenderer's agreement that they will commence work immediately upon award of the Contract, and that they will execute the same without interruption until completion, including the furnishing of all necessary supplies and equipment for winter operations. Contractor shall assure themselves before submitting a tender that they are in a position to furnish adequate supplies of all materials, critical or otherwise, at such times necessary to ensure immediate commencement of the work and continuous operation without delays on the project. The Contractor shall include in their tender amount, sufficient sums for the purchase of critical materials from any source available. After award of the contract, the Client will not grant increases to the tender amount to obtain critical materials at premium prices, nor will delays or interruption of the work be tolerated.

26. LAWS, CODES AND REGULATIONS

1. The tenderer is assumed to have made themselves familiar with and abide by the Federal National Authorities, Provincial, Municipal and local laws, rules and regulations which in any manner affect those engaged or employed in the work, or in any way affect the work, and no plea of misunderstanding will be considered on account of ignorance thereof. If the Bidder shall discover any provisions in the drawings, specifications or contract which are contrary to or inconsistent with any law, rule of regulation, Contractor shall at once report it to the architect in writing.

27. <u>WAGES</u>

1. The General Contractor and all subcontractors shall adhere to the hours of work, the working conditions and rate of wages paid under the prevailing local conditions and/or requirements, paying not less than minimum wages established by customary standard in the locality for the same or similar class of work.

28. <u>SITE ACCESS</u>

- 1. Contractor to remove all debris from site daily.
- 2. Location of all trailers, storage units, and construction fences by contractor shall be reviewed and approved by the Client and Architect at a preliminary site meeting prior to contractor moving on to site.
- 3. Parking for construction workers shall be on site as directed by the General Contractor, only when parking spaces are available.

4. Site access for construction to be confirmed at first site meeting.

29. <u>CONSTRUCTION SAFETY</u>

- 1. Safety measures or procedures taken by the Contractor, i.e. site safety meetings, protective street hoarding, site construction fences, etc. will not relieve the contractor of their responsibilities for the safety of persons and property, and for compliance with the federal, provincial and local statues, rules, regulations and orders applicable to the conduct of the work.
- 2. This Contractor shall be liable for any costs, fines, penalties, etc. levelled against the Client or Consultant due to violation of the Construction Safety Act by this Contractor or any Subcontractors on this project.
- 3. This Contractor will be responsible for submitting to the Client their safety program used in ongoing operation of their company and any safety recommendations specifically relating to the tendered project.

30. PROJECT SCHEDULE

- 1. The successful bidder will be required within one (1) week after award of a Letter of Intent to forward to the Architect, a schedule indicating construction sequences, manpower and equipment required in order to complete the work. This schedule is to be posted on site at all times. Schedule is to be updated on a weekly basis.
- 2. When the Architect deems that the Contractor's work has fallen behind schedule, the contractor will provide the necessary manpower and work the necessary overtime to bring the work back on schedule at no cost to the Client.
- 3. Contractor shall commence shop drawings immediately once acceptance of tender has been given by the Client. A complete shop drawing and sample submission schedule is to be provided within seven days of tender award. This will be reviewed by Architect.
- 4. Commence construction on the Project as soon as Building Permit is obtained. It is a mandatory requirement that this project (complete scope of work) be substantially complete by August 2019 and ready for the Client's occupancy by September 2019.

31. PROTECTION AND MAKING GOOD

- 1. Protect existing property, adjacent public and private property and work of other sections from damage while doing work.
- 2. Damaged work and property shall be made good wherever possible by those performing work originally, but at expense of those causing damage. The General Contractor is solely responsible for all subtrades and any damage.
- 3. Attach and fasten fixtures and fittings in place in safe, sturdy secure manner so

that they cannot work loose or fall or shift out of position during occupancy of building as a result of vibration or other causes in normal use of building.

4. If, during performance of the work, any buildings, curbs, walks, roads or landscaping are damaged, repair or replace them to the satisfaction of Architect and the local jurisdiction at no additional cost to the Client.

32. MATERIALS AND EQUIPMENT

- 1. All materials and equipment supplied for the work shall be new, of the best quality, and in accordance with the latest applicable specifications of the Canadian Standards Association.
- 2. The particular method, material, procedure or equipment specified in this tender shall be used as a standard.
- 3. S.D.S. (Safety Data Sheets) for all materials being used on this project are to be kept on site and made available for use by all concerned.
- 4. Controlled substances: the use of any controlled substance of any kind must be reviewed by Client and written acceptance of its use obtained.
- 5. A bidder may submit an alternative method, material, procedure or equipment to that specified in the tender specifications. All alternatives shall be equal or superior to the standard specified in these tender documents and all unit prices along with overall product quantity cost is to be submitted. Alternates may not necessarily be accepted by the Architect.

Where particular products are specified and approved alternate manufacturers are listed, it is the responsibility of the contractor to ensure that any products carried in their tender from one of the approved manufacturer's meets or exceeds the original specified product.

Upon the alternate product shop drawing submission to the architect for review, all product data sheets (for specified and alternates) comparing the two products are to be submitted.

- 6. The bidder who furnishes an alternative method, material, procedure or equipment in place of the standard item specified shall furnish complete documented data including such information as chemical content and performance under laboratory tests which proves the quality and equality of the proposed alternative. This information shall accompany the bid. Note that the bidder who furnishes an alternative method, material, procedure or equipment in place of the standard item specified is responsible that the alternative will work with the Architectural layout, equipment will fit in the provided space and any revisions that will be required will be at the bidder's cost.
- 7. In all cases where alternative methods, materials, procedures or equipment are offered in response to this tender, the Owner shall make the final ruling on their acceptability.

8. During and upon completion of the work, the Contractor shall remove from the premises all surplus materials, equipment and debris.

33. ACCESS TO INFORMATION

1. All tenders, quotes and proposals are subject to the Municipal Freedom of Information and Protection of Privacy Act and will be disclosed where the Owner is required to do so for the purposes of complying with an Order of the Information and Privacy Commissioner.

34. <u>GENERAL NOTES TO CONTRACTOR</u>

- 1. The contractor will be required to keep and maintain a set of as-built drawings for each project. These drawings will be used for no other purpose than recording the exact location of buried or covered services and all changes to the contract documents. The as-built drawings will be submitted to the Architect along with guarantees, maintenance data, extra supplies, etc. at the substantial performance of the contract.
- 2. The contractor will turn over to the Architect at the completion of the contract all **project close out documents**, **as-built drawings**, **material**, **etc.** These documents, material, etc. including occupancy permit, will be accepted only with a transmittal and at no other time than when submitting a written request for substantial performance of the contract. For purposes of determining a value of this work it will be considered as **\$5,000**.
- 3. The contractor is not to act on verbal instruction from the Client, Consultants, or Architect on work they consider to be extra to their contract scope. Extra work can only be authorized by the Architect and in a written form only. The written form must also include that this work is an extra to the contract scope, and the method by which extra costs will be tabulated.
- 4. Ensure the building is maintained weather tight, safe and secure. Furnish all temporary protection as may be required.
- 5. Remove and dispose of all resultant debris.
- 6. Work shall be done in accordance with best standard practice, unless special methods or performance standards are specified or given in writing by the Client. Only skilled mechanics shall be used where such are required to produce a first class job. Where required by code or other by-laws and regulations, trades people shall be licensed in their trades.
- 7. Use, install and handle manufactured materials in accordance with manufacturer's instructions.
- 8. Conform to the latest Ontario Building Code, CEC CSA C22, (latest Edition as currently amended) CAN3-B44, and CSA W59.1, where applicable, to the

Canadian Code for Construction Safety, as currently amended, and to the Construction Safety Act, Ont. as currently amended, and to all other applicable codes and Building By-Laws hereinafter referred to as Codes; and to the requirements of the authorities having jurisdiction, including public utilities, referred to in the Contract Documents as the authorities.

- 9. Conform to regulations of Municipality having jurisdiction regarding clean-up of tracking on streets and protection of sidewalks and curbs, and all other applicable laws, By-laws and Regulations.
- 10. Any work not acceptable to the Architect or Client or local authorities shall be removed and replaced when and as directed by them. The cost of re-executing such work shall be borne by the Contractor.
- 11. The contractor shall have internet service on the jobsite for transfer of documents and drawings and shall maintain this service until the date of substantial performance of the contract.
- 12. The contractor shall maintain access to the buildings and portable buildings on site and shall restrict access to construction areas.
- 13. The contractor shall provide temporary drainage as required at construction access points to prevent the build-up of dirt and mud and the migration of this onto municipal streets. Periodic cleaning of municipal streets is to be provided when required and whenever specifically requested by the municipality.

END OF SECTION

1. <u>GENERAL</u>

1.1. Conform to Sections of Division 1 as applicable.

1.2. <u>REFERENCES</u>

1.2.1. CSA S350 M80 (R2003) Code of Practice for Safety in Demolition of Structures

1.3. <u>QUALITY ASSURANCE</u>

- 1.3.1. <u>Regulatory Requirements:</u>
- 1.3.2. Conform to the latest Occupational Health and Safety Act, as currently amended.
- 1.3.3. Most recent Occupational Health and Safety Act, as currently amended, Designated Substance - Asbestos on Construction Projects and in Building and Repair Operations;
- 1.3.4. Conform to OBC, especially Article 2.3.2.3 as applicable.
- 1.3.5. Conform to Fire Code, Regulation under Fire Marshals Act especially Part 8.
- 1.3.6. Remove hazardous materials in accordance with applicable laws and regulations.

1.3.7. <u>Qualifications:</u>

Employ for this work demolition company having 5 years Canadian experience in this type of work satisfactory to Architect. If requested, submit proof of experience.

1.4. PROJECT CONDITIONS

1.4.1. Building is designated as historical. Protect existing building from damage due to demolition work for all historical elements.

2. PRODUCTS

2.1. All existing components being demolished shall become property of this Section. Remove from Site.

3. EXECUTION

3.1. <u>PREPARATION</u>

3.1.1. Protect <u>all</u> existing adjacent areas (masonry, steps, walkways doors, windows etc.) damages which might occur from falling debris, scrapes or other causes due to work of this Section.

3.1.2. Erect and maintain dustproof partitions as required to prevent spread of dust to the building interior. On completion, remove partitions and make good surfaces to match adjacent surfaces of building. Ensure that all dust and debris is removed before finishing work commences.

3.2. <u>PERFORMANCE</u>

- 3.2.1. Contractor to remove existing deck boards and woodwork as noted on the drawings.
- 3.2.2. Materials and debris shall not be stacked inside the building.
- 3.2.3. At end of each day's work leave work in safe and clean condition.
- 3.2.4. Carry out demolition in accordance with requirements of CSA S350-M. Demolish and remove materials from Site.

3.3. DISPOSAL OF WASTE MATERIALS

- 3.3.1. Selling or burning of materials on Site is not permitted.
- 3.3.2. Provide bin for garbage on sidewalk in a location acceptable to the Owner.
- 3.3.3. Conform to requirements of municipality's Works Department regarding disposal of waste materials.
- 3.3.4. Materials prohibited from municipality waste management facilities shall be removed from Site and dispose of at recycling companies specializing in recyclable materials.

END OF SECTION

1. <u>GENERAL</u>

1.1 <u>SUMMARY</u>

- 1.1.1 This section to conform to Division 1, General Requirements.
- 1.1.2 This section describes the general standards and requirements applicable to all related sections of work.

1.2 <u>REFERENCES</u>

- 1.2.1 The following general standards apply to all work carried out in this and related sections.
 - 1.2.1.1 CSA A179M-2004: Mortar and grout for unit masonry.
 - 1.2.1.2 CAN3-A371-1994: Masonry Construction for buildings.
 - 1.2.1.3 CAN3-A370-2004: Connectors for masonry.
- 1.2.2 Additional material standards as relevant are referenced in related sections.
- 1.2.3 Definitions as relevant are referenced in related sections.

1.3 <u>SCOPE AND INTENT OF WORK</u>

- 1.3.1 Work in this section involves the conservation, restoration and repair of Existing Historic masonry.
- 1.3.2 The intent is to carry out the work described herein in accordance with established procedures for historic masonry conservation and to comply with the requirements of the Ministry of Culture, Government of Ontario.
- 1.3.3 The intent of conservation is to preserve wherever possible the character and materials of the buildings and not to restore the building facades to their original pristine as built condition.
- 1.3.4 Provide all labour, material and equipment and perform all operations required to carry out all masonry work as described herein, as described on the drawings, or as required for the proper completion of the work.
- 1.3.5 Fully co-ordinate work with that of other trades and other masonry contractors.

1.4 SEQUENCE OF WORK

- 1.4.1 The work shall be carried out in the following sequence:
 - 1.4.1.1 Masonry Cleaning.

- 1.4.1.2 Cutting out all mortar joints.
- 1.4.1.3 Consolidation.
- 1.4.1.4 Cutting of reglets.
- 1.4.1.5 Dressing back of masonry.
- 1.4.1.6 Grouting.
- 1.4.1.7 Backpointing.
- 1.4.1.8 Repairs and replacement in stone.
- 1.4.1.9 Final pointing.
- 1.4.1.10 Remaining repairs to exterior.
- 1.4.1.11 Final building clean down.
- 1.5 <u>SUBMISSIONS</u>
 - 1.5.1 <u>Samples</u>: Submit samples of all materials to be used in the work, including:
 - 1.5.2 One of each type of masonry accessory specified.
 - 1.5.2.1 One of all mortar constituents in 500 ml plastic container with screw top lid and with contents clearly marked.
 - 1.5.2.2 Sieve analyses from approved testing company of custom blended aggregate containing mortar sand, stone and brick dust.
 - 1.5.2.3 Two samples of each type of stone, 200 mm x 100 mm x 50 mm with direction of bedding marked.
 - 1.5.2.4 One of each type of cleaning material specified in 250 ml containers with safety screw caps where appropriate and with contents clearly marked.
 - 1.5.3 <u>Mock-Ups</u>:
 - 1.6.2.1 Prepare mock ups of the following items of work:
 - .1 Raking out of mortar, 4 lineal metres of stonework to include horizontal and vertical joints.
 - .3 Repointing, 2 lineal metres.

- .5 Cleaning, 1 m² panel for each type of cleaning technique specified, on different substrates and representative of full range of soiling or stain.
- 1.6.1.2 Samples shall be repeated until satisfactory results are obtained to the satisfaction of the Architect.
- 1.6.1.3 Approved mock-ups shall form the standard for the method and quality of work to be performed throughout the project.
- 1.6.1.4 All mock-ups shall be prepared in the presence of the Architect.

1.6.2 <u>Other Submissions</u>

- 1.6.3.1 Submit manufacturers literature for all products.
- 1.6.3.2 Submit details of all tools, machinery and equipment required to complete the work. Remove rejected items from site.
- 1.6.3.3 Submit shop drawings and mock-ups in accordance with the requirements of Section 04420 Cut and Carved Stone Supply.
- 1.6.3.4 Submit sequence and installation procedure for all cut stone replacement
- 1.6.3 Approvals
- 1.6.4.1 Approval of samples, mock-ups and submissions shall be made in writing by the Architect.

1.7 Qualifications

- 1.7.1 The masonry contractor to have a minimum of ten (10) years experience with masonry restoration on heritage projects.
- 1.7.2 Provide competent trade foreperson, well skilled and experienced in the specialized type of work required, for continuous supervision.
- 1.7.3 Provide demonstrated, specialised, skilled and competent trades persons who shall have considerable experience in this type of work. The skills of individuals will be subject to review and acceptance by the Architect. Review will include production of basic mock-up.
- 1.7.4 Provide a list of the proposed workers a minimum one (1) week prior to commencement of the work and include for each person their training experience and list of related projects.
- 1.7.5 No workers shall be changed during the progress of the work without written acceptance by the Architect.
- 1.7.6 All workers shall be required to demonstrate competence levels to the

satisfaction of the Architect4, before being permitted to work on the building.

- 1.7.7 Competency levels shall be required for the following:
 - .1 Cutting out of mortar joints
 - .2 Backpointing and final pointing
 - .3 Cutting out of stone
 - .4 Dutchman repairs
 - .5 Replacement of stone
 - .6 Mortar repairs
 - .7 Conservation procedures
- 1.7.8 Only individuals meeting competency levels shall be permitted to work on this project.
- 1.7.9 The contractor shall replace all workers not meeting satisfactory standards.
- 1.7.10 The standard of competency to be met or exceed shall be, where appropriate, previous work carried out on the building, or the highest levels of competency available within the restoration industry.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- 1.8.1 Deliver materials to job site in dry condition.
- 1.8.2 Store <u>all</u> materials on pallets held off the ground by means of planks or timber skids and protect with waterproof non-staining covers.
- 1.8.3 Maintain all materials in dry condition until use, except where specified otherwise.
- 1.8.4 Remove contaminated or 'out of date' materials and replace at no cost to Owner.

1.9 <u>ENVIRONMENTAL REQUIREMENTS</u>

- 1.9.1 <u>Cold Weather Requirements</u>
- 1.9.1.1 No masonry work shall be carried out when air temperatures fall below 10°C. Unless the following provisions are made:
- 1.9.1.2 When air temperatures fall below 10°C, provide a weather tight, heated

enclosure in which to carry out work, store all materials and mix mortars, and, in which the air temperature is maintained above 10°C. at all times. Contractor is responsible for the supply and installation of electric heaters including all hook-ups to existing panels as required. Contractor is responsible for the supply of fuel-fired heaters and all related fuel as required. Diesel fuel not permitted at this facility without permission. Electric heating is the preferred. Use of fuel fired heaters is permitted as a backup to electric heaters if electric heaters are deemed insufficient in providing minimum heating conditions at extremely cold temperatures.

- 1.9.1.3 Maintain these conditions for a minimum four (4) weeks following completion of any masonry work, whichever is greater.
- 1.9.1.4 Do not remove heat or enclosure where masonry is not thoroughly dried out. Request and obtain permission of Architect before removing heat or enclosure.
- 1.9.1.5 Maintain minimum/maximum thermometers and relative humidity gauges on site and in all enclosures and maintain a daily record of temperature and humidity.
- 1.9.2 <u>Hot Weather Requirements</u>
- 1.9.2.1 When wall surfaces or ambient temperatures reach 25°C protect new work from rapid drying by providing burlap protection kept misted as necessary to control drying and shrinkage, and covered with polyethylene tarps to control rapid evaporation.
- 1.9.3 <u>Transportation, Use and Disposal of Chemical Materials</u>
- 1.9.3.1 Comply with the requirements of the following Federal and Provincial Legislation related to the transportation use and disposal of all chemical type of materials and all revisions and any other relevant legislation as applicable to this work.

-Federal Transportation of Dangerous Goods Act.

- -Ontario Regulation number 309 Liquid Industrial and Hazardous Waste Regulation.
- -All such waste shall be carried by an approved Ministry of the Environment Haulage carrier and disposed of at a Ministry of the Environment approved receiving facility.
- 1.9.4 <u>Removal of Existing Pointing Mortar</u>
- 1.9.4.1 The contractor shall be responsible for all testing of the existing mortar and to determine the requirements for its containment, collection, safe removal

and the health and safety of the building occupants, site operatives, and other trades.

- 1.9.4.2 The contractor shall comply with current and proposed legislation to provide protective clothing, breathing apparatus, and all other necessary measures. The Contractor shall ensure all operatives are fully informed of the hazards, and trained in required procedures, prior to commencing work.
- 1.9.4.3 The contractor shall ensure that their operatives wear and maintain this equipment and follow all necessary procedures at all times when involved with such hazards.
- 1.9.4.4 The contractor shall be responsible for the containment of all existing mortar waste on the scaffold lift where removed and shall be responsible for its removal from each scaffold lift and the ground level on a minimum daily basis.
- 1.9.4.5 Maintain and be responsible for continuity of adequate protection at ground level around the building, to prevent leaking of toxic materials into the soil.
- 1.9.4.6 Provide secure and clearly marked containers for hazardous waste.
- 1.9.4.7 Fine dust from various masonry procedures may drift into the building through cracks in the masonry or at window openings causing potential health risks to occupants. Take all necessary steps to prevent this occurrence and cease activity until corrective action has been taken, e.g. install 6 mil polyethylene with non staining tape.
- 1.9.4.9 The Contractor will provide one (1) unfurnished trailer at the site for workers to change in and out of clothing.

1.10 PROTECTION

- 1.10.1 Keep masonry dry using waterproof, non-staining coverings that fully protect new work from wind driven rain, until masonry work is complete and protected by flashings or other permanent construction.
- 1.10.2 All completed or existing work shall be protected at all times from damage, marking and mortar droppings. Maintain non-staining coverings until completion of work.
- 1.10.3 Provide temporary bracing of masonry work during and after erection until permanent lateral support is in place.
- 1.10.4 Refer to additional protection requirements in relevant sections.
- 1.11 <u>ACCESS</u>
 - 1.11.1 Access to all surfaces to be provided by scaffolding under this contract to

enable proper work supervision and inspection to be carried out.

2 <u>PRODUCTS</u>

2.1 <u>MATERIALS</u>

2.1.1 Materials are specified in related sections.

3 <u>EXECUTION</u>

3.1 WORKMANSHIP

- 3.1.1 Build masonry plumb, level and true to line, with vertical joints in alignment.
- 3.1.2 Layout coursing and bond to match existing walling.

End of Section.

1 GENERAL

1.1 Summary

- 1.1.1 This section to conform to Division 1, General Requirements.
- 1.1.2 Work included in this Section: The preparation and supply of mortar for all masonry work.

1.2 **Related Work Specified Elsewhere**

- 1.2.1 Masonry Procedures: Section 04050.
- 1.2.2 Masonry Cleaning: Section 04510.

1.3 References and Definitions

- 1.3.1 Do masonry work to CSA A179M-1976 except where specified otherwise.
- 1.3.2 Mortar is defective when it is cracked, spalled, chalked, dusted or otherwise crumbling and excessively weathered back or when the Architect states so in writing.

1.4 Submissions

- 1.4.1 Submit samples, and obtain approvals as specified in Section 04050, Masonry Procedures. Submit the following:
- 1.4.1.1 Dried 100 mm diameter mortar patties, 20 mm high, for colour match and testing.
- 1.4.1.2 Dried 50 mm cubes for testing.
- 1.4.1.3 Submit three (3) samples of each type of mortar prepared, dated and labelled as to batch and mortar type.
- 1.4.1.4 Submit 50 mm cubes for testing as requested throughout the job. Where testing determines samples do not meet those approved, additional cubes will be required to be submitted at no cost to Owner.

2 PRODUCTS

2.1 Materials

2.1.1 <u>Water</u>: potable, clean and free from contaminants.

2.1.2 Aggregates:

- 2.1.2.1 <u>Sand:</u> to CSA A82.56M, Aggregates for Masonry Mortar sharp, screened and washed pit sand, free of any organic material, grading and colour to approval of architect as follows:
 - .1 Provide custom blended sand conforming to the following sieve analysis for joints in excess of 8 mm wide:

<u>Sieve Size</u>	Percentage by Weight	Percentage by weight
<u>Retained on each sieve</u>		passing each sieve
No. 4 (4.75 mm)	00	100
No. 8 (2.36 mm)	10	90
No. 16 (1.18 mm)	20	70
No. 30 (600 microns)	20	50
No. 50 (300 um)	20	30
No. 100 (150 um)	15	15
No. 200 (75 um)	15	0

.1 Provide custom blended sand conforming to the following sieve analysis for joint less than 8 mm wide:

<u>Sieve Size</u>	Percentage by Weight	Percentage by weight
<u>Retained on each sieve</u>		passing each sieve
No. 4 (4.75 mm)	00	100
No. 8 (2.36 mm)	00	100
No. 16 (1.18 mm)	10	90
No. 30 (600 microns)	20	70
No. 50 (300 um)	30	40
No. 100 (150 um)	25	15
No. 200 (75 um)	15	0

- 2.1.2.2 <u>Stone Dust:</u> Granite dust and sandstone dust ground to pass 600 micron sieve.
- 2.1.2.3 <u>Hydraulic Lime:</u> Fresh hydraulic lime, finely ground, moderately hydraulic. Acceptable product: Riverton air entrained hydraulic lime, available from Liner Rolpanit.
- 2.1.2.4 Lime: Hydrated, high calcium non-hydraulic lime.
- 2.1.2.5 <u>Pozzolan:</u> Fresh Metakaolinite reative pozzolanic powder. Acceptable product: Metastar, available from Liner Rolpanit.
- 2.1.2.6 <u>Admixture for Colour:</u> inorganic pigment, dry powder, mineral oxide type, as manufactured by Harcross Pigments Canada, Toronto, Ontario. Provide custom blended pigment as required, to match existing mortar colors.

2.2 Sources

2.2.1 Use same manufacturer brands and suppliers for sources of mortar materials for entire project.

2.3 Equipment

- 2.3.1 All lime putty based mortars are to be prepared in a mortar mill comprising a mortar pan with adjustable cast iron sprung rollers on a cranked roller shaft and will steel scrapers and blades. Acceptable equipment: Rolpanit roller pan mixer by Liner Rolpanit [North American] Inc., or approved equal.
- 2.3.2 All mortars prepared from dry ingredients may be mixed in paddle mixers.

2.4 Grout Mix

2.4.1 Grout: One tenth (1/10) part Metastar, one (1) part hydrated lime, three (3) parts fine sand, and from five (5) to seven (7) parts water depending on viscosity required; all by volume.

2.5 Back-Pointing, Bedding, Pointing and Repair Mortars

- 2.5.1 Mortars are based on the proportion specifications of CSA A179M-1976.
- 2.5.2 Mortar for limestone generally: Type N mortar one (1) part Portland cement, one (1) part hydrated Lime and (6) parts sand.
- 2.5.3 Prepare mortar to match existing at Hugh Foster Hall in colour and size of aggregate.
- 2.5.4 Repair mortars for carrying out mortar fills to existing stone: refer to Section 04900, Stone Conservation.

3 EXECUTION

3.1 **Preparation of Grout**

- 3.1.1 Prepare grout in quantities that can be used in 30 minutes only.
- 3.1.2 Prepare grout by thorough mixing to fully blend constituents to form a pouring consistency grout.
- 3.1.3 Keep stirring at regular intervals throughout use until grout is placed to prevent settling of solids.
- 3.1.4 Strain mix through sieve (maximum No. 50/300 microns) to remove solids that would impede pouring and filling of voids.
- 3.1.5 Use grout within 30 minutes of initial mixing.
- 3.1.6 Discard all grout mixed beyond 30 minutes.

3.2 **Preparation of Mortars**

- 3.2.1 Preparation of Hydraulic Lime/Aggregate Mortars:
- 3.2.1.1 Prepare masonry boxes and equipment as for all mixes.
- 3.2.1.2 Prepare blend of aggregates and pigments as determined previously.
- 3.2.1.3 Thoroughly blend the materials dry in a paddle mixer, gradually adding the hydraulic lime and non hydraulic lime to ensure its complete and even distribution throughout the mix.
- 3.2.1.4 Add small measured quantities of water, mixing for approximately three (3) minutes after each addition of water. Mix lime putty and sand thoroughly in mortar mill for a total of 5 more minutes once the correct water content is reached.

- 3.2.1.5 Add just sufficient water to produce a plastic mortar that will hang on the trowel.
- 3.2.1.6 Allow mix to sit for 15 minutes then re-mix for a further 5 minutes
- 3.2.1.7 Use within one (1) hour. Do not re-temper.
- 3.2.2 Bulking of Sand and Aggregates:
- 3.2.2.1 Bulking is the increase in volume of dry sand when it becomes damp.
- 3.2.2.2 Damp sand can occupy as much as one-third (1/3) more volume than either dry or saturated sand.
- 3.2.2.3 Damp sand can be used, however, if its volume is adjusted for bulking.
- 3.2.3 Test and Adjustment of Sand Quantities for Bulking:
- 3.2.3.1 Test sand to be used in mortar for bulking at the start of the work, after each new delivery of sand and any severe change in weather.
- 3.2.3.2 Obtain a sample of sand which accurately reflects the average condition of the pile of damp sand, by the following methods:
 - .1 Take four (4) shovelfuls of sand, each from a different level of the pile, and mix thoroughly.
 - .2 Place this sand in a conical pile and divide into four (4) quarters with a board. Remove 2 opposite quarters from the pile, and combine the two (2) remaining quarters and mix thoroughly.
 - .3 Repeat this quartering and mixing procedure until a sample of the size required for testing remains.
- 3.2.3.3 Fill a 1-litre capacity jar, about two thirds full with the damp sand to be tested. Drop the sand in loosely. Do not pack it in. Level off the surface, then measure the depth of the damp sand (D).
- 3.2.3.4 Empty the sand into another container, being careful not to lose any, and half fill the first container with water.
- 3.2.3.5 Pour back about half of the test sample of sand slowly into the water so that it is entirely saturated. Rod it thoroughly to remove any air.
- 3.2.3.6 Add the rest of the sand, rodding again to remove, and level off the surface. Measure the depth of the saturated sand (S), which will be less than the depth of the damp sand.
- 3.2.3.7 Calculate the percentage bulking, using formula: [(D-S) x 100%]/S = percentage bulking; where D = depth of damp sand, and S = depth of saturated sand.

- 3.2.3.8 When batching the sand for use in mortar, increase the volume of the sand used by the percentage bulking shown in the test. For example, if the mortar mix is a standard 1:1:6 mix requiring 6 parts of sand and the percentage bulking is found to be 20%, the volume of sand used in the mortar should be: $(6 \times 12)/100 = 7.2$ parts. To adjust for bulking, the actual mortar mix will therefore be 1:1:7.2 when this same damp sand is being used.
- 3.2.4 Preparation of Coarse Stuff:
- 3.2.4.1 Prepare measuring boxes to ensure accurate proportioning of lime putty and aggregates.
- 3.2.4.2 Take lime putty from bins, siphon off water by screening lime through muslin to remove excess water.
- 3.2.4.3 Adjust aggregate for bulking as described above.
- 3.2.4.4 Mix lime and sand thoroughly in paddle type mechanical mortar mixer for minimum ten (10) minutes. Do not add water.
- 3.2.4.5 Lime sand coarse stuff may be stored indefinitely if protected from air by storing in plastic air-tight bins.
- 3.2.5 Gauging of Coarse Stuff with Setting Aids [Hydraulic Lime, Pozzolan, Cement] and Pigments:
- 3.2.5.1 Rework coarse stuff to regain workability prior to gauging with setting aids as follows:
 - .1 Remix in the mixer for ten (10) minutes and continue further beating, ramming, and chopping by hand, ensuring thorough mixing to produce stiff workable mix. **DO NOT ADD WATER.**
 - .2 Add mortar colouring additive and ensure thorough mixing with coarse stuff.
 - .3 Slurry setting aid where required to prevent "balling" and add the coarse stuff. Mix thoroughly for minimum five minutes to produce workable, plastic mix, just wet enough to allow the mortar to hang on a trowel.
 - .4 When gauging a setting aid with the coarse stuff the volume of coarse stuff is always equal to the total aggregate content, not the sum of the lime and aggregate. Thus a mix of 1 part setting aid to 3 parts lime and 9 parts sand will be gauged used 1 part setting aid to 9 parts of coarse stuff.
- 3.2.5.2 Measuring boxes are to be maintained for all mortar constituents.
- 3.2.5.3 Measuring container is to be maintained for the correct quantity of water for use in all batches.
- 3.2.5.4 Thoroughly clean all mortar boards, measuring boxes and mixer between batches.
- 3.2.5.5 Use mortar within two hours and without tempering. Tempering mortar will result in colour change where pigments are used.

3.3 Mortar Colour

3.3.1 Mortars are to be prepared to match the existing mortar colors.

End of Section

1 GENERAL

1.1 Summary

- 1.1.1 This section to conform to Division 1 General Requirements.
- 1.1.2 Work Included in this Section
- 1.1.2.1 The cleaning of all exterior stone surfaces of the building in the contract area with a biodegradable detergent.
- 1.1.2.2 The removal of soluble salts from interior stone surfaces of the building in the contract area with poultice powder medium.
- 1.1.2.3 Cleaning shall include but not be limited to;
 - .1 Removal of dust prior to application of consolidant, water repellent.
 - .2 Removal of soluble salts from masonry.
 - .3 Removal of organic staining, from the masonry.
 - .4 Removal of metallic stains: copper, iron.
 - .5 Removal of paints, bitumens and tars.
 - .6 Removal of localized residual soiling.
 - .7 Removal of residual pain to stucco prior to treatment with stain.
 - .8 Complete building clean down on completion of the work to remove any mortar staining, dust and animal matter.

1.1.3 Scope and Intent of Cleaning

1.1.3.1 Cleaning shall be carried out to all stone surfaces to remove soiling and staining without causing damage to the substrate.

1.2 **Related Work Specified Elsewhere**

1.2.1 Masonry Procedures: Section 04050.

1.3 Submissions and Mock-Ups

1.3.1 Submit samples, literature and details of tools, machinery and equipment as specified in Section 04050 Masonry Procedures.

1.3.2 Execute mock-ups as specified in Section 04050 Masonry Procedures.

1.4 **Qualifications**

1.4.1 Comply with requirements of Section 04050: Masonry Procedures.

1.5 **Environmental Requirements**

- 1.5.1 In addition to the requirements of Section 04050 Masonry Procedures, the following also applies.
- 1.5.2 No masonry cleaning involving the use of water shall be undertaken within one month of average temperatures falling below freezing.
- 1.5.3 No chemical cleaning shall be performed when ambient or wall surface temperatures fall below 10°C. Maintain temperature for a minimum three weeks following cleaning.
- 1.5.4 No masonry cleaning shall be performed when winds are sufficiently strong to spread cleaning materials or rinsed cleaning materials to adjacent unprotected areas.
- 1.5.5 Comply with the requirements of the following Federal and Provincial Legislation related to the transportation use and disposal of all chemical type of materials and all revisions and other relevant legislation as applicable to this work.
- 1.5.5.1 Federal Transportation of Dangerous Goods Act.
- 1.5.5.2 Ontario Regulation number 309 Liquid Industrial and Hazardous Waste Regulation.
- 1.5.5.3 All such waste shall be carried by an approved Ministry of the Environment Haulage carrier and disposed of at a Ministry of the Environment approved receiving facility.
- 1.5.5.4 Provide copies of certificates related to transportation use and disposal of all cleaning materials to Architect.

1.6 **Protection**

- 1.6.1 Submit complete details of all protection measures prior to commencing cleaning for approval by Architect.
- 1.6.2 Protect the general public and adjacent property from contact with cleaning materials by erecting properly constructed protection, positioned to confine and prevent any overspray of water or chemicals. Provide complete details of such protection for approval by the Architect.
- 1.6.3 Any materials that may be damaged by the effects of any of the cleaning operations shall be protected as described herein.

- 1.6.4 All windows, including glass, frames and exterior metal shall be protected by painted 6 mm exterior grade plywood sealed at the edges with split closed cell pipe insulation and secured with non-ferrous anchors to prevent penetration of liquids.
- 1.6.5 In addition, employ polyethylene sheet with adhesive tape, strippable latex caulking and closed cell backer rod to protect all other situations as necessary.
- 1.6.6 Protect all other surrounding areas as recommended by the product manufacturer or as directed by the Architect. Such areas include adjacent shrubs and lawns, all non-masonry surfaces and particularly metal surfaces.
- 1.6.7 Operatives shall be aware of hazardous nature of cleaning operations and shall wear appropriate safety clothing at all times during cleaning operations.

1.7 Schedule

- 1.7.1 Provide schedule of cleaning operation prior to commencing work for approval by Architect.
- 1.7.2 Provide Architect with minimum 48 hours notice of intent to commence cleaning operations.

2 PRODUCTS

2.1 Materials

- 2.1.1 Water: potable, clean and free from contaminants.
- 2.1.2 Where water has high iron or other metal content, pre-treat with complexing agents before use to reduce risk of staining.
- 2.1.3 Masking material: Polyethylene and to the approval of the Architect
- 2.1.4 Surfactant: non-ionic detergent suitable for use on masonry.
- 2.1.5 Petroleum based solvents: xylene, toluene, benzene and proprietary asphalt and tar removers.
- 2.1.6 Organic Solvents: methylene chloride.
- 2.1.7 Chemicals: Acids
- 2.1.7.1 EDTA (Ethylene Diamine Tetra-acetic Acid).
- 2.1.7.2 Orthophosphonic Acid, or proprietary "ferrous stain remover".
- 2.1.7.3 Proprietary ammonia-based "copper stain remover".

- 2.1.8 Poultice medium: absorbent clay medium; attapulgite clay. [Fullers Earth]
- 2.1.9 Poultice reinforcement and accessories:
- 2.1.9.1 Fibre reinforcing: fibrillated fibre concrete reinforcement.
- 2.1.9.2 Plastic mesh reinforcing; alkali resisting.
- 2.1.9.3 6 mil clear polyethylene film.
- 2.1.10 Abrasives:
- 2.1.10.1 Aluminum Oxide
- 2.1.10.2 Olivine
- 2.1.10.3 Dolomite
- 2.1.10.4 All abrasives shall be finer than 100 mesh and to the approval of the Architect.
- 2.1.11 Biocide: Proprietary biocide, quaternary ammonia or tin based.

2.2 Cleaning Equipment

- 2.2.1 <u>Water Rinsing Equipment</u>
- 2.2.1.1 Piping and fittings to be plastic or non-ferrous.
- 2.2.1.2 Water pumps to be fitted with accurate pressure regulators and gauges that are capable of being pre-set and locked at maximum specified levels.
- 2.2.1.3 Equipment shall be designed to provide a flow rate of between 18 and 30 litres per minute [4 6 g.p.m.] at pressures ranging from 35kPa to 400kPa [50 p.s.i. 600 p.s.i.].
- 2.2.1.4 When rinsing on masonry or adjacent to masonry, employ pressures below 140kPa and working distances to ensure there is no loss of surface or damage to substrate.
- 2.2.1.5 Equipment shall be equipped to provide heated rinse water at 80°C.
- 2.2.1.6 Spray heads to be equipped with nozzles of the fan type with spray tips of between 15° and 25°.
- 2.2.2 <u>Tools</u>
- 2.2.2.1 Brushes: soft fibered nylon, natural soft and stiff bristle or phosphor bronze.

- 2.2.2.2 Scrapers: wood, plastic or stainless steel.
- 2.2.2.3 Trowels: corrosion resistant.

2.3 Abrasive Equipment

- 2.3.1 Portable light abrasive cleaning machine designed to operate in the 0-35 kpa range controlled at the nozzle by a trigger, and for use with a variety of nozzles from 2-6 mm in diameter. Acceptable products: Clemco 10289 CLR Classic Portable Abrasive Blast Cleaning Machine, complete with remote control valve, air filter, dial pressure regulator, and abrasive metering valve, to permit surge-free cleaning with 70 mesh and finer abrasives and equipped with 2 mm and 3 mm nozzles. Available from Hodge-Clemco Ltd., Orgreave Drive, Sheffield S139NR, UK.
- 2.3.2 Micro-abrasive equipment:
- 2.3.2.1 Laboratory sized
- 2.3.2.2 Electrically operated.
- 2.3.2.3 Specifically designed for use with abrasives of fine flour consistency operating in the 0-35kpa range.
- 2.3.2.4 Able to be fitted with a variety of nozzles from .006" up to .006" by .150".
- 2.3.3 Proprietary cleaning systems based on micro-abrasives and low pressure water delivered by means of various nozzles (including standard, micro and piccolo) producing a rotating vortex process. Equipment should incorporate new Rotec/Quintek nozzles.
- 2.3.3.1 Acceptable material: Jos Cleaning System.

2.4 **Steam Cleaning Equipment**

2.4.1 Portable steam cleaning equipment, capable of delivering super heated water up to 150°C at low volume and low pressure through fine nozzles.

3 **EXECUTION**

- 3.1 **Preparation**
- 3.1.1 All Methods: Provide protection as required and described herein and obtain approval of Architect.

3.2 **Testing**

3.2.1 Carry out test panels for each technique to determine, detailed optimum procedures for

each substrate and level of soiling.

- 3.2.2 Locations of test panels shall be selected by the Architect.
- 3.2.3 If initial methods prove unsatisfactory, combinations of methods shall be tried from acceptable alternatives.
- 3.2.4 Submit written results of tests, outlining methods, materials, concentrations of chemicals, dwell times etc. Obtain approval of Architect before proceeding.

3.3 **Cleaning of Pigeon Droppings and Staining**

- 3.3.1 The removal of all pigeon soiling is to be carried out wherever present on the building.
- 3.3.2 Using scrapers, remove as much of the soiling as possible.
- 3.3.3 Low pressure, maximum 140 kPa [200 p.s.i.] surfactant cleaning shall be employed to remove all stains. Supplement water washing with bristle brushing where sound substrate exists.
- 3.3.4 Use additional techniques in conjunction with poultices as necessary or as directed.
- 3.4.5 Allow poultice to dry.
- 3.4.6 Carefully scrape residue into plastic bags, seal and remove from site. Dispose of waste in accordance with hazardous waste legislation.
- 3.4.7 Pick up any droppings and dispose of as above.
- 3.4.8 Reapply poultice and repeat process as necessary.
- 3.4.9 Micro-abrasive clean where pigeon repellent has been applied over soiled stone.
- 3.4 **Cleaning of Repellent Gels Caulking and Residual Paint at Window Reveals**
- 3.4.1 The removal of all gels caulking and paint is to be carried out wherever present on the building.
- 3.4.2 Use scrapers to remove as much of the material as possible.
- 3.4.3 Apply methylene chloride in concentrated form.
- 3.4.4 Allow to dwell on masonry for a maximum of 15 minutes.
- 3.4.5 Do not allow solution to dry on surface. Reapply as necessary to keep moist.
- 3.4.6 Thoroughly rinse all traces of cleaning solution from the masonry.

- 3.4.7 Run residues to containers and dispose of in accordance with hazardous waste legislation.
- 3.4.8 Where soiling remains prepare poultice with attapulgite clay and methylene chloride and mix to stiff cream consistency.
- 3.4.9 Trowel apply poultice approximately 12 mm thick over soiled area and leave finished neatly.
- 3.4.10 Apply cover of polyethylene film or sheet tape edges to control rate of drying.
- 3.4.11 Remove plastic after 24 hours.
- 3.4.12 Allow poultice to dry.
- 3.4.13 Carefully scrape residue into plastic bags, seal and remove from site. Dispose of waste in accordance with hazardous waste legislation.
- 3.4.14 Pick up any droppings and dispose of as above.
- 3.4.15 Reapply poultice and repeat process as necessary.
- 3.4.16 Micro-abrasive clean where pigeon repellent has been applied over soiled stone.

3.5 Removal of Creeper

- 3.5.1 Remove suckers and remains of creeper during final cleaning of masonry.
- 3.5.2 Employ plastic scrapers and brushes to remove all traces of creeper.

3.6 **Removal of Soluble Salts from Exterior Masonry**

- 3.6.1 Dry brush wall areas containing salts to remove surface residues. Collect salts in bags and remove from site.
- 3.6.2 Thoroughly irrigate wall to put salts into solution.
- 3.6.3 Empty nebulised spray heads arranged to achieve maximum saturation with minimum water run-off.
- 3.6.4 Construct eavestrough to collect run-off and run to barrels. Remove from site.
- 3.6.5 Prepare poultice medium from attapulgite clay and clean water to consistency of stiff cream. Reinforce with fibres as necessary.
- 3.6.6 Trowel apply poultice to contaminated wall areas approximately 12 mm thick and leave

finished neatly.

- 3.6.7 Where appropriate to provide support for the poultice over large areas apply mesh over poultice and secure into mortar joints with stainless steel fasteners.
- 3.6.8 Apply cover of polyethylene film or sheet and tape edges to control rate of drying.
- 3.6.9 Remove plastic after 24 hours.
- 3.6.10 Allow poultice to dry.
- 3.6.11 Carefully scrape residue into plastic bags, seal and remove from site. Dispose of waste in accordance with hazardous waste legislation.
- 3.6.12 Pick up any droppings and dispose of as above.
- 3.6.13 Reapply poultice up to four times as directed by the Architect.
- 3.6.14 Permit samples to be taken for analysis between applications.

3.7 Air Abrasive Cleaning

- 3.7.1 Air abrasive cleaning is to be employed for the localised removal of soiling including black atmospheric soiling which does not respond to other techniques or where it is more appropriate.
- 3.7.2 The location of all air abrasive cleaning will be agreed to with the Architect.
- 3.7.3 Perform cleaning as determined by testing.
- 3.7.4 Testing will have determined the equipment type, the abrasive, and mesh size, nozzle and venturi combinations, and size where relevant pressure at the nozzle, working distance and level of clean.
- 3.7.5 Clean without damaging stone.
- 3.7.7 Perform all cleaning in the presence of the Architect and to the level clean directed on site.
- 3.7.8 Permit Architect to carry out testing of cleaned stone to ensure compliance with performance standards.
- 3.7.9 Collect and dispose of cleaning materials from the work area twice daily, at the midday break and at the end of the working day.

3.8 **Removal of Organic Growth**

- 3.8.1 Remove organic growth as indicated on drawings.
- 3.8.2 Apply proprietary solution of quaternay ammonium based biocide in accordance with manfacturer's directions, by hand held spray unit.
- 3.8.3 Apply as flood coat, allowing solution to penetrate masonry. Mask off and protect all other masonry from treatment.
- 3.8.4 Contain solution in area of clean. Collect any run off and dispose of in accordance with hazardous waste legislation.
- 3.8.5 Reapply as necessary.
- 3.8.6 Where organic growth turns brown where protection has killed it, dry brush or air abrasive clean stone to remove surface residues.

3.9 **Removal of Metallic Stains, Bitumens, Tars or Paint**

- 3.9.1 Carry out cleaning employing poultices to remove stains.
- 3.9.2 Prepare poultice medium mixed with clean water, or solvents and chemicals as appropriate to the nature of soiling.
- 3.9.3 Mix to consistency of stiff cream.
- 3.9.4 Pre-wet soiled area with liquid portion of poultice.
- 3.9.5 Trowel apply poultice approximately 12 mm thick over soiled area and leave finished neatly.
- 3.9.6 Apply cover of polyethylene film or sheet and tape edges to control rate of drying.
- 3.9.7 Remove plastic after 24 hours.
- 3.9.8 Allow poultice to dry.
- 3.9.9 Carefully scrape residue into plastic bags, seal and remove from site. Dispose of waste in accordance with hazardous waste legislation.
- 3.9.10 Pick up any droppings and dispose of as above.
- 3.9.11 Reapply poultice and repeat process as necessary.
- 3.10 Steam Cleaning

- 3.10.1 Steam Cleaning is to be employed for the localised removal of soiling, including black atmospheric soiling in areas of carved and decorative detail, and to assist in the removal of coatings applied over the surface of stone.
- 3.10.2 The location of all steam cleaning is to be agreed with the Architect. Perform cleaning as determined by testing.
- 3.10.3 Testing will have determined equipment type, flow rates, pressure, working distance, supplementary cleaning tools and level of clean.
- 3.10.4 Clean without damaging stone.

3.11 Final Clean Down of Building

- 3.11.1 Immediately prior to application of cleaning materials pre-wet section of wall to be cleaned using clean water.
- 3.11.2 Apply sufficient water to surfaces to point where no further water is absorbed.
- 3.11.3 Apply 5% solution by weight of surfactant.
- 3.11.4 Agitate on wall to create lather and to remove soiling.
- 3.11.5 Do not allow to dry out.
- 3.11.6 Thoroughly rinse all traces of cleaning solution from the masonry.
- 3.11.7 Reapply as necessary.

End of Section

1. <u>GENERAL</u>

1. <u>GENERAL REQUIREMENTS</u>

- 1. Division One, General Requirements, is a part of this section and shall apply as if repeated here.
- 2. <u>STORAGE</u>
 - 1. Materials shall be protected from damage and kept dry during delivery and while stored at job site.
 - 2. Do not store materials in areas where glazing is not complete or concrete completely dry.

3. <u>STANDARDS</u>

1. Materials and workmanship shall conform to the requirements of the Ontario Building Code as currently amended.

2. <u>PRODUCTS</u>

1. <u>MATERIALS</u>

- 1. Sawn lumber shall be No. 2 spruce, pine or fir of best merchantable lumber, straight and sized, shaped to the correct dimensions from the nominal sizes noted on the drawings and specified herein. Lumber shall be wellseasoned stock, free from large loose resinous knots, shake, waned edges, splits, dry rot or other defects which would impair its strength or durability.
- 2. Moisture content of all lumber for rough carpentry, at time of building-in, shall not exceed 17%.
- 3. <u>Wood Preservative:</u> C.C.A. (chromium copper arseniate) by "Wolmanized".
- 4. <u>Exterior Rough Bucks Batten Blocking, Framing and Plywood and Interior</u> <u>Wood Attached to Masonry or Concrete:</u> Jack Pine No. 2 or better "Wolmanized" pressure treated wood conforming to C.S.A. 081.1-M1983. Sizes as indicated on drawings and/or as required. All pressure treated lumber shall bear the trademark "Wolmanized" and bear a mark certifying conformance with AWPB Standard LP-2 or LP-22.
- 5. <u>Grounds, Nailing Strips, Strapping, Furring:</u> Eastern Spruce or Jack Pine Construction Grade allowing 10% to 15% standard grade.
- 6. <u>Galvanized Nails and Spikes</u>, <u>Carriage Bolts</u>, <u>Screws and Washers</u>: Hot dipped galvanized nails and spikes for exterior work and mill galvanized for

interior work.

- 7. <u>Nails, Spikes and Staples:</u> To C.S.A. B111-1974, plain finish. Use spiral thread nails.
- 8. <u>Adhesive:</u> Waterproof wood adhesive.

3. <u>EXECUTION</u>

- 1. WORKMANSHIP
 - 1. Work shall be executed by skilled mechanics according to best practice, as specified herein and indicated on drawings.
 - 2. Lay out work carefully and to accommodate work of other trades. Accurately cut and fit, erect in proper position, true to dimensions, align, level, square, plumb, adequately brace and secure permanently in place.
 - 3. Bore holes for bolted work true to line and same size as bolts, drive into place for snug fit, use plate or washer to prevent nut from bearing directly on wood, and turn up nuts, bolts and lag screws tight at time of installation and again immediately before being concealed with other work or at completion of work.
 - 4. Give painter sufficient notice so that untreated or unprimed carpentry items or materials shall be primed immediately upon delivery to site.
 - 5. Co-operate with others engaged in work on the building to the end that proper unity of action will assure the orderly progress of the work. Do necessary boxing and protecting of sills, jambs, corners, and the like. Construct scaffold, ramps, and other temporary staging necessary.

2. <u>WOOD PRESERVATIVE</u>

1. Treat fresh cut ends of pressure-treated Jack Pine with two coats of end preservative.

3. <u>ROUGH HARDWARE</u>

1. Supply rough hardware such as nails, bolts, nuts, washer, screws, clips, strap iron, and hardware for temporary enclosures.

End of Section

1 GENERAL

- 1.1 Summary
- 1.1.1 This Section shall conform to sections of Division One General Requirements.
- 1.1.2 This Section relates to the manufacturing, supply and installation of all wood trim components to match existing/original wood components.

Repair, re-furbishing and re-finishing of existing wood trims and mouldings, fascia, soffits, cornice mouldings and trim, etc. to remain as impacted by the new work.

1.2 Reference Standards

1.2.1 Standard of finished carpentry, metal work and cabinetry work in accordance with the "Millwork Standards" of the Architectural Woodwork Manufacturers Association of Canada (AWMAC).

1.3 **Qualifications**

- 1.3.1 The following information is required:
 - i. The work of this trade shall be executed by a company having a minimum of 15 years proven first class experience in this type of restoration work and having adequate equipment and skilled personnel.
 - ii Name, location and full description of facilities.
 - iii Examples of related work undertaken within last 5 years.
 - iv Detailed production schedule, from receipt of order, shop drawing submission and approval, shop fabrication and delivery to site that meets or exceeds the project schedule.
 - Submit full personal resumes in each case, illustrated with photographs of previous work, where and when carried out with appropriate references.
 Provide demonstrated, specialised, skilled and competent trades persons who shall have considerable experience in this type of work.
 - vi The contractor submission will be subject to review and solely acceptance by the Architect.

1.4 Shop Drawings

- 1.4.1 Submit Shop Drawings in accordance with GC.3.11 of CCDC Document 2 2008.
- 1.4.2 Before Shop Drawings and fabrication are started, take critical measurements at the site to facilitate installation and fitting of work.

1.5 Delivery and Storage

- 1.5.1 Give Painter sufficient notice so that untreated or unpainted carpentry items or materials can be primed immediately upon delivery to site.
- 1.5.2 No equipment shall be delivered to the site until a portion of the building in which it is to be installed is completely ready for equipment as approved by the Architect.
- 1.5.3 Store finished work properly and keep under cover both in transit and at site. Finish woodwork shall not be delivered to site until concrete and masonry work has dried out.
- 1.5.4 Check access clearance at site before assembling.

1.6 Related Work Specified Elsewhere

- 1. Section 06100 Rough Carpentry
- 2. Section 08611 Conservation of Wood Components

1.7 <u>Samples</u>

1.7.1 Submit samples of construction methods and all hardware.

1.8 <u>Warranty</u>

1.8.1 At no cost to the Owner, repair any defects in the work of this Section due to lamination or warping. Finish carpentry components for a period of two (2) years from date of Substantial Performance.

1.9 Moisture Content

1.9.1 Finish material to be dried to a uniform maximum moisture content of 10% for exterior work.

2 PRODUCTS

2.1 Materials

- 2.1.1 Materials used for finish work shall be sound, free from defects that would mar finished appearance, well seasoned and air dried and of good quality for intended purposes. Wood laminates pressure bonded.
- 2.1.2 <u>Framing Lumber:</u> No.2 or better spruce, pine or fir best mercantile lumber to CSA 0141-91.
- 2.1.3 <u>Exposed Framing Lumber, T&G Boards, Trim, Mouldings, Brackets and Profiles:</u> No. 1 clear fir with no knots, D Select or better, kiln dried to a moisture content no greater than 10% at time of fabrication.
- 2.1.4 <u>Epoxy (for all end grains and skyward faces)</u>: Arbatron Inc. Epoxy or approved equal.
- 2.1.5 <u>Adhesive:</u> As recommended by manufacturer for required application and to conform to C.S.A. 0121.

2.1.6 <u>Nails, Spikes and Staples:</u> To C.S.A. B111, plain stainless steel nails. Use spiral thread stainless steel nails and barbed staples.

3 EXECUTION

3.1 Workmanship

- 3.1.1 Work shall be executed by mechanics skilled in their respective trade, according to best practice, or specified herein and indicated on drawings.
- 3.1.2 Check job dimensions and conditions and notify the Architect in writing of unacceptable conditions. Do not proceed until remedial instructions are received.
- 3.1.3 As far as practical, assemble work at the shop and deliver to the job ready for installation. Leave ample allowance for fitting and scribing on the job.
- 3.1.4 Fabricate work square and to the required lines.
- 3.1.5 Lay out work carefully as indicated and to accommodate work of other trades. Accurately cut and fit; erect in proper position true to dimensions. Align, level, square, plumb, adequately brace, and secure permanently in place.
- 3.1.6 Use lumber for studs, blocking nailers, furring and other wood permanently installed in building.
- 3.1.7 Recess and conceal fasteners and anchor heads. Fill with matching wood plugs. Set nail heads and fasteners occurring within exposed carpentry work.
- 3.1.8 Provide wood members free from bruises, blemishes, mineral marks, knots, shake and other defects and select for colour grain and texture. Machine and hand sand surfaces exposed in the finished work to an even, smooth surface free from defects detrimental to appearance.
- 3.1.9 Provide running members in the maximum lengths obtainable. Provide thickness of members in maximum dressed size of standard lumber. Where thickness of width indicated is not available, use glue laminations to obtain sizes required.
- 3.1.10 Give painter sufficient notice so that untreated or unprimed carpentry items or materials can be primed immediately upon delivery to site. No exposed end grain of plywood shall be permitted. Edge grain only exposed to weather. All skyward facing wood components such as sills to be coated with thinned epoxy prior to painting.
- 3.1.11 Co-operate with others engaged in work on the building to the end that proper unity of action will assure the orderly progress of the work. Do necessary boxing and protecting of sills, jambs, corners and the like. Construct scaffold, ramps, and other temporary staging necessary.
- 3.1.12 Machine dressed work shall be slow fed using sharp cutter and finished members shall be free from drag, feathers, slivers or roughness of any kind. Remove machine marks by sanding.

- 3.1.13 Accurately scribe, cope and mitre members where required.
- 3.1.14 Glue, blind screw or nail all work unless otherwise specified. Set surface nails and plug surface screws with wood plugs of material to match surface. Conceal nailing of tongued and grooved work.
- 3.1.15 Joints made on Site shall be equal in quality and workmanship to joints made in shop.
- 3.1.16 Mortise and tenon joints shall be glued and pinned.
- 3.1.17 Conceal joints and connections wherever possible. Locate prominent joints where to match existing and as directed by Architect. Intermediate joints between supports not permitted.
- 3.1.18 Design construction methods for expansion and contraction of material.
- 3.1.19 Take care to prevent opening up of glue lines in finished work.
- 3.1.20 Be responsible for methods of fabrication and for ensuring that materials are rigidly and securely attached and will not be loosened by installation of items on Site or by work of other trades.
- 3.1.21 Provide all blocking coming in direct contact with millwork in accordance with applicable provision set forth herein.
- 3.1.22 Glues shall be waterproof and of type suitable for work to be joined.
- 3.1.23 Refer to glue manufacturer's recommendations for lumber moisture content, glue shelf life, pot life, working life, mixing, spreading, assembly time, time under pressure and ambient temperature.

3.2 Wood Restoration Components, Trim, Profiles, Fascia, Soffits

- 3.2.1 Work includes miscellaneous framing, fascia, T&G soffit, trim, and profiles as required of fir unless indicated otherwise, or solid wood to match existing/original.
- 3.2.2 All members shall be of sizes and profiles to match existing. Members shall be slow-fed work, free from chatter and other machine marks.
- 3.2.3 Install members after they have been back-primed or sealed.
- 3.2.4 Members shall be full length and secured with glue and stainless steel nails, set and holes filled.
- 3.2.5 Mitre all joints.

3.3 Installation

- 3.3.1 Deliver Restoration Finish Carpentry to the site.
- 3.3.2 Construct and install work as indicated on Drawings.

- 3.3.3 Install Restoration Finish Carpentry items plumb, square, true, rigid and secure.
- 3.3.4 Be responsible for methods of installation and for ensuring that items and materials are rigidly and securely attached and will not be loosened by work of other trades.
- 3.3.5 When installing items not shop assembled, distribute defects allowed in quality grade specified to best overall advantage.
- 3.3.6 Fasten all wood nailers, blocking, framing and strapping solidly to adjacent materials in true planes.
- 3.3.7 Joints made on site shall be equal in quality and workmanship to joints made in shop.
- 3.3.8 Strips and Blocking
- 3.3.9 Provide and install wood strips required for attaching work of other Sections.
- 3.3.10 Provide and install all wood blocking required.

3.4 <u>CLEANING</u>

3.4.1 On completion, remove manufacturer's identification markings, then sand and clean all surfaces.

End of Section

<u> PART 1 - GENERAL</u>

1.1 <u>SUMMARY</u>

- 1. This procedure includes specifications on cleaning and refinishing woodwork.
- 2. The scope of work for repairing & refinishing woodwork is as follows:

1.2 RELATED SECTIONS:

These sections should be reviewed prior to performing this procedure and should be followed, when applicable, along with recommendations from the Architect.

- .1 Section 02225: Selective Removals
- .2 Section 07900: Sealants
- .3 Section 08611: Conservation of Wood
- .4 Section 09900: Painting and Finishing

1.3 <u>SUBMITTALS</u>

- 1. Product Data: Submit product data for all materials selected that will be applied to existing woodwork.
- 2. Operation and Maintenance Data: Submit a dust control procedure.

1.4 <u>QUALITY ASSURANCE</u>

- 1. Field Samples: A sample area shall be restored and serve as a standard of quality in restoration of wood. The sample area will be restored by means of the approved process.
- 2. Each sample area must receive the approval of the Architect before a general application is made.
- 3. Sub Contractor must have minimum of 10 years experience in Heritage Woodwork refinishing and restoration, must be well skilled and a specialist in woodwork refinishing as required.
- 4. Provide a list of proposed workers and include for each person, their training experience and list of related projects.

PART 2 - PRODUCTS

- 2.1 <u>MATERIALS</u>
 - 1. Paint for wood Refer to Section 09900 Painting and Finishing.
 - 2. Alcohol (Denatured)
 - 3. Wood Filler

- 4. Wood Bleach: Solution of sodium perborate, hydrogen peroxide or proprietary mixture suitable for existing wood.
- 5. Steel Wool
- 6. Sandpaper: Extra Fine Grit-#220 or #400
- 7. Disposable gloves and respirator.

PART 3 - EXECUTION

3.1 <u>PREPARATION</u>

- 1. Protection: Mask all adjacent surfaces and protect other exposed surfaces in the work area.
- 2. Surface Preparation:
 - Select an inconspicuous area on which to test materials and application for each method type required. Test area must be approved by the Architect. After each test area has been prepared, receive approval from the Architect before commencing general application.

3.2 <u>ERECTION, INSTALLATION, APPLICATION</u>

- 1. General:
 - 1. Follow manufacturer's application instructions.
 - 2. Final appearance of woodwork must be uniform in all respects.

3.3 <u>ADJUSTING/CLEANING</u>

- 1. Wash woodwork with mild detergent and water.
- 2. Dry immediately with clean cloth.
- 3. Apply a liberal amount of paste wax and allow to dry.

End of Section.

1. <u>GENERAL</u>

1. <u>GENERAL REQUIREMENTS</u>

1. Division One, General Requirements, is a part of this section and shall apply as if repeated here.

2. <u>RELATED WORK</u>

- 1. Masonry Procedures Section 04102
- 2. Finish Carpentry Section 06250
- 3. Cleaning and Re-finishing of Woodwork Section 06401
- 4. Painting Section 09900

3. <u>SYSTEM DESCRIPTION</u>

- 1. Supply all labour, materials and equipment necessary for the complete work of this Section as indicated on the drawings, specified herein, or as required by job conditions and normally considered as work covered by this Section.
- 2. The term "sealant" to be synonymous with the term "caulking" where used on the drawings and/or specifications.

4. <u>SUBMISSIONS</u>

- 1. Submit complete colour samples for Architect's approval.
- 2. Supply a sample container of each type of caulking or sealant.
- 3. Sample joints of each type and colour of caulking shall be prepared at the site in a location directed by the Architect and be approved by the Architect before work commences. Approved joints will represent minimum acceptable for the work.
- 4. Cure samples and under conditions anticipated at job site during construction.

5. <u>ENVIRONMENTAL CONDITIONS</u>

- 1. Sealant and substrata materials to be minimum 5 C (41 deg. F.).
- 2. If necessary to apply sealants below 5 C., consult sealant manufacturer and follow their recommendations.

6. <u>DELIVERY AND STORAGE</u>

1. Deliver and store materials in manufacturer's original wrappings and containers.

7. <u>PROTECTION</u>

- 1. Mask adjacent surfaces as necessary to prevent contamination.
- 2. Protect all sealant against puncture or damage until sealant has attained its final set.
- 3. Be responsible for any damage to adjacent surfaces caused by the work of this Section. Provide extra protection as required when sandblasting.
- 4. Provide temporary covers over joints where joints have been cleaned out, but not yet caulked.

8. <u>WARRANTY</u>

- 1. Provide a written warranty, signed and issued in the name of the Owner stating that caulking work of this section is guaranteed against leakage, cracking, crumbling, melting, shrinkage, running, loss of adhesion, or staining adjacent surfaces, for a period of five years from the date of Substantial Certificate of Completion and that any defective caulking will be replaced.
- 2. At completion of the work, provide a written statement from the manufacturer or authorized manufacturer's representative that material used in the various applications is the recommended one and that the final application is as recommended by the manufacturer for the construction conditions detailed and for the performance required. These requirements are applicable to every material included in the work of this Section.

9. <u>QUALIFICATIONS</u>

- 1. Applicator for the work of this section shall:
 - 1. Be approved by the materials manufacturer and Architects.
 - 2. Have at least five years proven satisfactory experience in this type of work.
 - 3. Have adequate equipment and skilled personnel to expediently complete the work of this section in an efficient and very best workmanlike manner.

- 4. Be completely familiar with the published recommendations of the manufacturer of the caulking material being used.
- 2. Indication of lack of skill or defective work to be sufficient grounds for the Consultant to reject the installed caulking and to require its immediate removal and complete recaulking at no additional cost to the Owner during the guaranty period.
- 3. Co-operate with the Consultant and/or any inspection and testing agency he may appoint.
- 4. Materials to be utilized shall be inspected and tested as required.
- 5. Provide cut tests of 6 inches in length in order to ensure correct thickness, hardness, mixing and surface finish. Provide these cut test samples at times and from locations as directed by the Consultant, and make good the areas from which the samples are taken.
- 6. All tests of the sealant installation shall be inspected by the sealant manufacturer's representative.
- 2. <u>PRODUCTS</u>
 - 1. <u>MATERIALS</u>
 - 1. Primers: type recommended by sealant manufacturer.
 - 2. Joint Fillers:
 - 1. General: compatible with primers and sealants, outsized 30 to 50%.
 - 2. Polyethylene: extruded closed cell foam, Shore A hardness 20, tensile strength 140 to 200 kPa.
 - 3. Bond Breaker: pressure sensitive plastic tape, which will not bond to sealants.
 - 4. Sealant Type A: Equal three part polyurethane 'Tremco Dymeric 240' conforming to C.G.S.B. CAN2-19-24-M80. Colours to be tinted to specifically match wall colours. Maximum of five colours.
 - 5. Sealant Type B: One part silicone mildew resistant type equal to sanitary sealant 1702 by C.G.E. Silicones and conforming to CGSB 19-GP-22m or Dow Corning 786.
 - 6. Sealant Type C: Equal to Sikaflex 15 LM. Colours to be tinted to specifically match wall colours. Maximum of six colours.
 - 7. Colour of Sealants: to be selected by the Architect. Colours of sealant to change where wall colours change (i.e. banding).

- 8. Joint Cleaner: xylol, methylethyleketon or non-corrosive type recommended by sealant manufacturer and compatible with joint forming materials.
- 9. Vent Tubing: 6 mm (1/4") inside diameter extruded polyvinyl chloride tubing.
- 10. Threshold Bedding: oil base caulking compound, to CGSB 19-GP-6.
- 11. Deliver materials to job site in sealed containers with manufacturer's original labels attached, and accompanied by certification of compliance with the specifications.

3. <u>EXECUTION</u>

1. <u>EXAMINATION</u>

- 1. Examine all surfaces prior to application and notify the Architect of any conditions detrimental to satisfactory application.
- 2. Commencement of work shall imply acceptance of surfaces.

2. <u>PREPARATION</u>

- 1. Use a dry, clean, oil free compressed air stream to remove dust and other contaminants. Masonry surfaces shall be cleaned with wire brush and then blown clean. Any waterproofing treatments contaminating the joint must be completely removed.
- 2. Remove rust, mill scale and coatings from ferrous metals by wire brush, grinding or sandblasting.
- 3. Remove oil, grease and other coatings from non-ferrous metals with joint cleaner.
- 4. Prepare concrete, masonry, glazed and vitreous surfaces to sealant manufacturer's instructions.
- 5. Examine joint sizes and correct to achieve depth ratio $\frac{1}{2}$ of joint width with minimum width and depth of 6 mm (1/4"), maximum width 25 mm (1").
- 6. Before caulking, fill spaces deeper than 13 mm (½") with bedding material, packed tightly in place and set below finished surfaces to suit specified sealant depth. Provide joints less than 13 mm (½") deep with an approved joint breaker.
- 7. Where necessary to prevent staining, mask adjacent surfaces with tape prior to priming and caulking.

- 8. Apply bond breaker tape where required to manufacturer's directions.
- 9. Prime sides of joints to sealant manufacturer's instructions immediately prior to caulking.
- 10. Remove all existing caulking and prepare for replacement.
- 11. Check form release agent used on concrete for compatibility with sealant and primer. If they are incompatible inform Consultant and change sealant to compatible type approved by Consultant or clean concrete to Architect's approval.

3. <u>APPLICATION</u>

- 1. Before application of any sealants, confirm that sealant material is compatible with the materials and finishes of the surfaces to which the material is applied or is in contact with.
- 2. Apply sealants, primers, joint fillers, bond breakers, to manufacturer's instructions. Apply sealant using a gun with proper size nozzle. Use sufficient pressure to fill voids and joints solid. Superficial pointing with skin bead is not acceptable.
- 3. Thoroughly mix caulking materials with a mechanical mixer capable of mixing at 80-100 rpm without mixing air into the material. Mix material in accordance with the manufacturer's directions and instructions.
- 4. Install caulking to the joints using manually operated or power operated guns. Use nozzles of the correct size and shape and provide sufficient pressure to completely fill the joints and make adhesive contact with the backs and sides of the joints. Caulk solidly around entire perimeter of openings.
- 5. Finish the surface of the caulking with a smooth, full bead, free from ridges, wrinkles, sags, air pockets and embedded impurities. Tool the finish bead with a water wet or dry tool as recommended by the manufacturer, to a slightly concave joint.
- 6. In masonry cavity construction, vent caulked joints from cavity to 3 mm (1/8") beyond external face of wall by inserting vent tubing at bottom of each joint and maximum of 1500 mm (5'-0") o.c. vertically. Position tube to drain to exterior.
- 7. Clean adjacent surfaces immediately and leave work neat and clean. Remove excess sealant and droppings using recommended cleaners as work progresses. Remove masking after tooling of joints. Finish work damaged due to this work shall be replaced at this contractor's expense to satisfaction of the Architect.
- 8. Set thresholds in a full bed of caulking compound at least 1/2" (12 mm)

thick. Remove excess compound after threshold is set and neatly point joints.

- 9. All hidden joints or joints concealed by metal covers occurring in window and door frames, metal curtainwalls, other locations, to be clean, sealant applied and tooled, and inspected and approved prior to the installation of metal covers.
- 10. Use of sealants specified in the following locations:
 - 1. Type A:Use at all exterior locations and interior control joints and expansion joints. NOTE: this sealant <u>must not be</u> painted over.
 - 2. Type B: Joints between flooring (except carpet areas) and door frames; between countertops and walls; all high humidity locations at shower and changeroom locations.
 - 3. Type C: At all remaining interior locations.

4. LOCATIONS

- 1. Do all caulking required (except where specified under other sections).
- 2. Caulk exposed control joints and expansion joints occurring in masonry and concrete walls. (See item 3.6)
- 3. Caulk on sky-up side of wood joints to allow moisture to drain below.
- 4. Caulk where shown on drawings and not specified in other sections.
- 5. Caulk joints at junction of different materials and junction of surfaces in different planes as required or directed (i.e. concrete to metal, wood to masonry, masonry to metal, etc.).
- 6. Caulking elsewhere to provide a water and weatherproof condition.
- 7. Caulk around vent grilles, etc. penetrating brick porch skirt.

5. <u>CAULKING OF MASONRY CONTROL JOINTS</u>

1. Caulk all Masonry Control Joints where shown on drawings. Refer to exterior elevations and interior elevations.

NOTE: For Base Price at each control joint shown on exterior wall elevation allow for control joint to also be located in back up masonry concrete block wall as per AD detail, backer rod and Caulking by this Section. Compressible joint filler by Masonry Section 04200.

- 2. In addition to locations noted in item a. above, allow for the following additional linear quantities for Caulking of interior concrete block control joints, as per drawings as follows:
 - .1 3500 lineal metres of caulking complete with backer rod.

NOTE: Linear quantity based on one side/face of exposed concrete block masonry wall.

NOTE: Verification of linear quantities of control joints to be made later. Locations of all additional required Concrete Block Joints to be finalized later after submission of proposed control joint locations on shop drawings to be submitted by Masonry Contractor as required by Specifications Section 04200.

End of Section

1 GENERAL

1.1 Related Work

- 1.1.1 General Conditions as applicable.
- 1.1.2 Section 06250: Historic Finish Carpentry
- 1.1.3 Section 07900: Sealants
- 1.1.4 Section 08612: Wood Epoxy Consolidation
- 1.1.5 Section 08613: Wood Epoxy Patching
- 1.1.6 Section 09993: Surface Preparation (Wood)
- 1.1.7 Section 09994: Painting (Wood)

1.2 Intent and Scope of Work

- 1.2.1 The intent of this work is to undertake the maintenance work necessary to ensure the ongoing preservation of the lower balcony level exterior wood columns, balustrade/railing spindle components, trim and moldings.
- 1.2.2 The work also includes the removal of all existing caulking and/or silicone at wood locations being conserved.

1.3 Samples

- 1.3.1 Epoxy consolidation repair material.
- 1.3.2 Epoxy patching material.
- 1.3.3 Alkyd primer.
- 1.3.4 Alkyd top coat.

1.4 Storage and Protection

- 1.4.1 All new materials and existing components are to be protected from damage throughout the duration of this contract.
- 1.4.2 Once work begins on the exterior take necessary measures to protect from moisture until work is completed.
- 1.4.3 Follow safety precautions for contact, removal, containment and removal of old paint that may be contaminated with lead as defined by local, Provincial and Federal regulations.

2 MATERIALS

- 2.1 Putty
- 2.1.1 Oil based
- 2.2 Linseed Oil
- 2.2.1 Double boiled type

2.3 Turpentine

2.3.1 Best quality

2.4 Replacement Woods

- 2.4.1 For dutchmen repairs (or full replacement of trim, mouldings and profiles) to existing trim mouldings and profiles use kiln dried clear fir with a maximum moisture content 10%; grade D select or better.
- 2.4.2 Laminated or finger jointed material shall not be permitted.

2.5 Adhesive

2.5.1 G2 two part epoxy by Industrial Formulators of Canada Ltd. or approved alternate.

2.6 Hardware

2.6.1 Stainless steel screws and nails.

3 EXECUTION

3.1 Dismantling

- 3.1.1 All required dismantling, such as removal of wood columns, trim, mouldings, rails, panel and spindle components, etc., shall be done with extreme care, taking appropriate precautions not to damage adjacent material or components themselves.
- 3.1.2 Take care with tools to avoid marring, crushing or splitting components. If necessary, nails which have to be removed should be snapped off on the back of the component rather than driven back through the face.
- 3.1.3 All components, including hardware, which are being dismantled shall be labeled and retained for the duration of the job. Hardware shall be bagged.
- 3.1.4 All disassembled components shall be labeled and assigned balustrade inventory number, e.g., B-1, in reference to contract drawing and other information required.

- 3.1.5 Labels shall consist of gasket paper, marked with a waterproof marker, stapled to the component on a hidden surface in a secure manner. Label shall be applied immediately upon removal of the component.
- 3.1.6 Contractor shall store the components in such a way that they are protected from the weather and are accessible for easy reference throughout the job. Objects shall be stored together in logical groups to prevent any object from being misplaced or lost.
- 3.1.7 All components shall be appropriately stacked, padded and supported to prevent deterioration, warping, abrasion or other forms of damage.

3.2 Spliced In Repairs - "Dutchmen"

- 3.2.1 Damaged, deteriorated or decayed components are to be cut out and new material spliced in respecting original details and profiles.
- 3.2.2 Material spliced in as repair shall be same wood species with grain orientated to match original.
- 3.2.3 Joints shall be tight so that after finishing they are visible only upon close inspection. In exterior situations joints shall be weather tight; bevel joints so that they would drain to the exterior should moisture penetrate.
- 3.2.4 Material spliced in shall be attached to the parent piece, not adjacent element.
- 3.2.5 Surface fasteners are not permitted; clamp until adhesive has set and protect from pressure marks.

3.3 Reinstallation

- 3.3.1 Reinstall wood components to fit snugly.
- 3.3.2 Plane or otherwise adjust as required.
- 3.3.3 Prime and repaint areas that are affected in final fitting.
- 3.3.4 Reinstall any hardware previously removed to facilitate this work.

3.4 Caulking

3.4.1 Caulking where required by this Section as per Section 07900.

END OF SECTION

1 GENERAL

1.1 Related Sections

- 1.1.1 General Conditions as applicable.
- 1.1.2 Section 08611: Conservation of Wood, Porch Deck, Columns, Trim, Mouldings, Profiles, Balustrades, Spindles.
- 1.1.3 Section 08613: Wood Epoxy Patching.
- 1.1.4 Section 09993: Surface Preparation (Wood).
- 1.1.5 Section 09994: Painting (Wood)

1.2 Description

1.2.1 The work in this section consists of epoxy consolidation of deteriorated wood. Areas of repair include, but are not limited to wood balustrade/railing components. Consolidate all checks or splits resulting from removal of former repair products that have failed in their bond, prior to applying epoxy-patching compound.

1.3 Workmanship

- 1.3.1 Work of this section shall be completed by individuals with experience at this type of work and an acceptable sample is provided by these individuals.
- 1.3.2 Follow Technical Data and Instruction sheets provided by manufacturer.

1.4 Submittals:

- 1.4.1 Contractor shall complete the work described in this section on one (1) porch deck board identified beforehand by the Consultant. This work shall be executed under direct review by the consultant. Acceptance of the completed sample by the consultant shall be necessary before additional consolidation work proceeds.
- 1.4.2 Provide the Consultant 5 days notice prior to undertaking work on this sample.

1.5 Product Storage and Handling

- 1.5.1 Deliver the epoxies in manufacturer's original, unopened containers and store inside at room temperature or as recommended by manufacturer.
- 1.5.2 Do not use epoxies which have exceeded manufacturer's shelf life.
- 1.5.3 Epoxies that have frozen since their manufacture are not to be used and are to be removed from site.
- 1.5.4 Follow the safety precautions as defined by the product manufacturer. Observe good housekeeping practices when working with epoxies.

- 1.5.5 Flammable products may not be brought within 20 feet of historic building during hours of work or be stored overnight on site.
- 1.5.6 Follow safety precautions for contact, removal, containment and removal of old paint that may be contaminated with lead as defined by local, Provincial and Federal regulations.

1.6 Project Conditions

- 1.6.1 Epoxy applications are to be performed in favorable weather conditions as defined herein and by manufacturer. The temperature range within the work area shall be between 60 to 90 degrees F.
- 1.6.2 Wood to be consolidated must be dry and have a moisture content below 18% by weight. Protect area from moisture until epoxy has completely cured.
- 1.6.3 Epoxy consolidant must be within a temperature range of 60 to 90 degrees F. at the time of application. Wood within 3 inches of the consolidation area is to be within the temperature range of 45 to 90 degrees F. at the time of application. Use of a heated enclosure around the work area is acceptable. Shade the mixing and application area from direct sunlight. Provide shade to application area for minimum of 8 hours following application.
- 1.6.4 The work area is to be secured from public use during epoxy application. Secure areas as necessary.
- 1.6.5 Mask or otherwise protect surrounding or adjacent historic fabric from all activities associated with this work. No fastenings associated with hoarding or other protections shall be installed in historic material without prior approval of consultant.

2 PRODUCTS

2.1 Epoxy Consolidant

- 2.1.1 Epoxy Consolidant: ConServ Flexible Epoxy Consolidant 100
- 2.1.2 Alternate Epoxy Consolidant manufacturer, Abatron Inc. and P-C Rot Petrifier.

3 EXECUTION

3.1 Inspection

3.1.1 All existing checked, split or loose epoxy, wood or old putty repairs must be removed before the area for treatment can be accurately defined. Actual parameters for epoxy consolidation may vary for each situation. Verify conditions and proposed treatment with Consultant.

3.2 Preparation

3.2.1 All dirt, paint, loose wood, failed epoxy repairs and soft wood decay must be removed prior to application of epoxy consolidant; remove all down to sound

wood. Remove all loose wood fragments and blow out all dust. Riddle checks and/or cavities with 1/8" diameter holes at $\frac{1}{2}"$ spacing prior to applying consolidant.

- 3.2.2 Remove paint from areas being treated, see Section 09993: Surface Preparation. No chemical paint strippers or open flame devices shall be permitted. Maintain polyethylene tent to keep wood dry.
- 3.2.3 Protect area from moisture until consolidant has been applied and has completely set. Wood to be consolidated must be dry and have a moisture content of less than 18% within 3 inches of decay area.
- 3.2.4 Protect vegetation and all building fabric from damage, spills or drips.

3.3 Application

+VG #22221

- 3.3.1 Epoxy consolidant may be applied by pouring or with a brush.
- 3.3.2 Apply liberally to prepared area but not beyond. Do not allow consolidant to touch adjacent areas, materials or building components. Repeat application 4 to 6 times or until surfaces do not accept more consolidant. Allow approximately one hour between applications.
- 3.3.3 Keep epoxy consolidant out of direct sunlight and at temperatures above 60 degrees F. until fully cured.

3.4 Clean Up

3.4.1 Following application leave all areas free and clean of epoxy. Discard unused epoxy, containers, tools and towels in accordance with any local, Provincial and Federal regulations.

END OF SECTION

1 GENERAL

1.1 Related Sections

- 1.1.1 General Conditions as applicable.
- 1.1.2 Section 08611: Conservation of Wood Components.
- 1.1.3 Section 08612: Wood Epoxy Consolidation.
- 1.1.4 Section 09993: Surface Preparation (Wood).
- 1.1.5 Section 09994: Painting (Wood)

1.2 Description

1.2.1 The work in this section consists of epoxy patching for filling and making nonstructural repairs on wood which has been previously treated with epoxy consolidant. The intention is to patch and fill checks previously treated with epoxy consolidant. This shall be done in such a way that the original profile is restored.

1.3 Workmanship

- 1.3.1 Work of this section shall be completed by individuals with a minimum of five (5) years' experience at this type of work and an acceptable mock-up sample is provided by individuals.
- 1.3.2 Follow Technical Data and Instruction sheets provided by manufacturer.

1.4 Submittals

- 1.4.1 Contractor shall complete the work described in this section on one (1) sample porch deck board member identified beforehand by the Consultant. This work shall be executed under direct review by the Consultant. Acceptance of the completed sample by the Consultant shall be necessary before additional consolidation work proceeds.
- 1.4.2 Provide Consultant 5 days notice prior to undertaking work on this sample.

1.5 Product Storage and Handling

- 1.5.1 Deliver epoxies in manufacturer's original, unopened containers and store at ambient temperature or as recommended by manufacturer.
- 1.5.2 Do not use epoxies which have exceeded manufacturer's shelf life.
- 1.5.3 Epoxies which have frozen since their manufacture are not to be used and are to be removed from site.

- 1.5.4 Follow safety precautions of epoxy as defined by product manufacturer. Observe good housekeeping practices when working with epoxies.
- 1.5.5 Flammable products may not be brought within 20 feet of historic building during hours of work or be stored overnight on site.

1.6 Project Conditions

- 1.6.1 Epoxy applications are to be performed in favorable weather conditions as defined herein and by manufacturer. The temperature range within the work area shall be between 60 to 90 degrees F.
- 1.6.2 Wood to be consolidated must be dry, have a moisture content below 18% by weight and must have been previously treated with epoxy consolidant. Protect area from moisture by use of a polyethylene tent until epoxy has completely cured.
- 1.6.3 Epoxy patch must be within a temperature range of 60 to 90 degrees F. at the time of application. Wood within 3 inches of the patch area is to be within the temperature range of 45 to 90 degrees F. at the time of application. Use of a heated enclosure around the work area is acceptable. Shade mixing and application area from direct sunlight. Provide shade to application area for minimum of 8 hours following application.
- 1.6.4 Area is to be secured from public use during epoxy application. Secure areas as necessary.
- 1.6.5 Mask or otherwise protect surrounding or adjacent historic fabric from all activities associated with this work. No fastenings associated with hoarding or other protections shall be installed in historic material without prior approval of consultant.

2 PRODUCTS

2.1 Materials

2.1.1 Epoxy Patch: ConServ Flexible Epoxy 200

Approved Alternate manufacturers are Abatron Inc. and P-C Rot Epoxy.

- 2.1.2 Alternate Epoxy Patch, meeting performance characteristics of that specified, may be submitted for review by Consultant.
- 2.1.3 Fumed Silica: Fumed silica or equal, as reviewed by Consultant, may be used to thicken the patch to enhance tooling and application.

3 EXECUTION

3.1 Inspection

3.1.1 Wood must have been previously treated with epoxy consolidant before patching. Verify conditions and proposed treatment with Consultant.

3.2 Preparation

- 3.2.1 Refer to Section 08612: Wood Epoxy Consolidation for epoxy consolidation preparation and application.
- 3.2.2 Protect decayed area from moisture until patch has been applied and has completely set. Wood to be patched must be dry and have a moisture content of less than 10%.
- 3.2.3 Protect vegetation and all building fabric from damage, spills or drips.

3.3 Application

- 3.3.1 Epoxy patch may be applied with a putty knife, trowel or similar tool.
- 3.3.2 Apply patch to properly prepared cavities or checks. Do not apply in thicknesses greater than 1 1/2 inches or in any one area exceeding one quart at one time. Allow epoxy to set before applying additional layers.
- 3.3.3 Where necessary the patch material shall be mixed at a low viscosity and cast to form the desired shape. Use butcher's wax as a release on the form. After the patch has cured remove all traces of the release with varsol to ensure adhesion of paint films.
- 3.3.4 Slightly overfill voids and, after curing, plane, tool and sand surface smooth to remove excess epoxy, restore profile and to expose wood. Plane, tool and sand wood smooth to remove all excess epoxy and restore profile.

3.4 Clean Up

3.4.1 Following application leave all areas free and clean of epoxy. Discard unused epoxy, containers, tools and towels in accordance with any local, Provincial and Federal regulations.

END OF SECTION

1. <u>GENERAL</u>

1. <u>SUMMARY</u>

- 1. This procedure includes guidance on repairing small localized damage to wood floorboards by cutting out a geometric piece of the board slightly larger than the damaged area and replacing it with a piece of wood cut and fit to match. This method of repair called a dutchman enables as much of the original material to be retained as possible.
- 2. This procedure may also be used for making small repairs to wood trim and may include filling holes left from heating or plumbing pipes.
- 3. See 01100-07-S for general project guidelines to be reviewed along with this procedure. These guidelines cover the following sections:
 - 1. Safety Precautions
 - 2. Historic Structures Precautions
 - 3. Submittals
 - 4. Quality Assurance
 - 5. Delivery, Storage and Handling
 - 6. Project/Site Conditions
 - 7. Sequencing and Scheduling
 - 8. General Protection (Surface and Surrounding)
- 4. These guidelines should be reviewed prior to performing this procedure and should be followed, when applicable, along with recommendations from the Regional Historic Preservation Officer (RHPO).

2. <u>DEFINITIONS</u>

 A wood floor surface can be either a series of connected planks or parquet (small wood pieces arranged in decorative patterns). The wood used is either plain sawn or quarter sawn. Plank flooring, the more common type, is assembled by joining: butt joint, tongue and groove, shiplap, doweled or spline. Wood floors are usually secured to the under structure by countersinking nails, blind-nailing, or screwing and plugging.

2. <u>PRODUCTS</u>

1. <u>MATERIALS</u>

1. Wood for Dutchman (match existing material to be repaired including species, saw/grain).

- 2. Wood glue such as Elmer's or equivalent.
- 3. Sandpaper

2. <u>EQUIPMENT</u>

- 1. Hammer
- 2. Chisel
- 3. Plane

3. EXECUTION

1. <u>ERECTION, INSTALLATION, APPLICATION</u>

- 1. Remove damaged portion with hammer and chisel
 - 1. Cut an irregular geometrically-shaped cavity in the wood that is slightly larger than the damaged area. Select a geometric shape that is easy to reproduce such as a diamond or trapezoid, but is not obvious to the eye (a plug in the shape of a circle or square is more apparent).
 - 2. Bevel the edges of the cavity
 - 3. Fabricate a plug to match the surface cavity bevel from matching wood stock. Make sure that the grain direction also matches. Glue the plug into the cavity.
- 2. Fabricate a plug to match the surface cavity bevel from matching wood stock. Make sure that the grain direction also matches. Glue the plug into the cavity.
- 3. Allow the glue to dry, then plane or sand if necessary and refinish to match surrounding floor.

END OF SECTION

1. <u>GENERAL</u>

1. <u>GENERAL REQUIREMENTS</u>

1. Division One, General Requirements, is a part of this Section and shall apply as if repeated here.

2. <u>SUBMITTALS</u>

- 1. <u>Samples</u>
 - Prepare samples of various finishes for Architect's approval either on site or by submitting samples as directed, at least thirty days before materials are required. Submit samples in triplicate on 8" x 12" (200 mm x 300 mm) material. Identify each sample as to job, finish, formula, colour name, number, sheen name and gloss units, date and name of Subcontractor.

3. <u>PRODUCT HANDLING</u>

- 1. <u>Delivery and Storage</u>
 - 1. Deliver materials to site in their original containers with label intact and store in spaces directed by Architect. Keep stored materials covered at all times and take all necessary precaution against fire.
 - 2. Provide C02 fire extinguisher of minimum 20 lbs. (9 kg.) capacity in storage area.

4. ENVIRONMENTAL CONDITIONS

- 1. Do not paint or finish in unclean or improperly ventilated areas. Do not paint in temperatures lower than 50 degrees F. (10 degrees C.) or varnish in temperatures lower than 65 degrees F. (18 degrees C.).
- Do not undertake exterior painting at temperatures under 50 degrees
 F. (10 degrees C.) or immediately following rain, frost or dew. Safe levels shall be determined by use of an electronic metre.
- 3. Test for moisture content in each location immediately before commencing application of paint. Do not apply paint on surfaces where moisture content exceeds 14%. Promptly notify Consultant if such conditions are encountered.
- 4. Provide approved equipment for testing moisture content of surfaces to receive paint finishes and have available on Site at all times during Work of this Section.
- 5. Do not apply paint finish in areas where dust is being generated.

5. <u>PROTECTION</u>

- 1. Provide metal pans or adequate tarpaulin to protect floors in areas assigned for the storage and mixing of paints.
- 2. Use sufficient drop cloths and protective coverings for the full protection of floors, furnishings and work not being painted.
- 3. Leave above areas clean and free from evidence of occupancy upon completion of painting.
- 4. Protect paint materials from fire and freezing.
- 5. Keep waste rags in metal drums containing water and remove from building at end of each working shift.

6. <u>RELATED WORK SPECIFIED ELSEWHERE</u>

- 1. Read carefully all other Sections of the specifications to determine the extent of prime and finish coats applied by others.
- 2. Wood preservative for Rough Carpentry Section 06100.

7. <u>SCOPE OF WORK</u>

- 1. With exceptions noted in sections above or specifically called for in other Sections of the Specification, all paintwork is included in the scope of this Section
- 2. Colours of paint on porch elements are to match existing.

8. <u>QUALITY ASSURANCE</u>

- 1. Paint work shall meet or exceed standards set out in C.G.S.B. Specification No.'s 85-GP-1M to 85-GP-33A.
- 2. Employ fully trained workers who are regularly employed in this field.

9. <u>RETOUCHING</u>

1. Do all retouching, etc. to ensure that the porch may be handed over to the Owner in perfect condition, free of spatter, finger prints, rust, watermarks, scratches, blemishes or other disfiguration.

10. <u>TEST AREA</u>

1. A test area of the porch will be designated by the Architect to establish standard of workmanship, texture, gloss and coverage.

- 2. Prior to any painting being started, request a meeting on Site between Architect, Contractor, Subcontractor and Material Manufacturer's Representative to review conditions, surfaces, anticipated problems and to clarify quality of workmanship acceptable to Architect.
- 3. Apply finishes to each type of surface of the porch with correct material, coats, colour, texture and degree of gloss in sample area and have same approved prior to providing Work of this Section.
- 4. Retain test area until after completion of Work. Test area to be minimum standard for the Work.
- 5. Failure to comply with the above will be cause for Architect to request all Work previously painted to be repainted.

2. <u>PRODUCTS</u>

- 1. <u>MATERIALS</u>
 - "Top Line" products only are acceptable. Use only products of manufacturers whose best quality lines meet or exceed CGSB Specifications for the particular type of material required. Approved manufacturer unless specifically indicated otherwise in specification:
 - 1. ICI Glidden Co. Ltd.
 - 2. Benjamin Moore

<u>Note:</u> Colours will be selected from ICI Glidden colour system. ICI colour formulas must be matched if one of the other approved manufacturer's are being used.

- 2. Thinners, cleaners: Type and brand recommended by the paint manufacturer.
- 3. Materials to be new and first line of manufacturer.
- 4. Deliver materials to site in original unbroken containers bearing brand and manufacturer's name.

3. <u>EXECUTION</u>

- 1. <u>CONDITION OF SURFACES</u>
 - 1. Check all surfaces with electric moisture metre and do not proceed if reading is higher than 12-15 without written permission from Architect.
 - 2. Proceed with work only when surfaces and conditions are satisfactory for production of a first-class job.

- 3. Remove dust, grease, rust and extraneous matter from all surfaces (except that rust occurring on items specified to be primed under other sections shall be removed and worked reprimed under these sections).
- 4. The commencing of work in a specific area shall be construed as acceptance of the surfaces, and thereafter the contractor shall be fully responsible for satisfactory work as required herein.

2. <u>PREPARATION</u>

- 1. <u>Woodwork</u>
 - 1. Inspect millwork to assure surfaces are smooth, free from machine marks and that nail heads have been countersunk. Seal all knots and sapwood in surfaces to receive paint, with a vinyl sealer compatible with finish specified conforming to CGSB 1-GP-125b.
 - 2. Sand smooth all woodwork which is to be finished and clean surfaces free of dust before applying first coat. Fill nail holes, splits and scratches with non-shrinking filler conforming to CGSB 1-GP-103b after first coat is dry. When these occur on a transparent surface, filler shall be stained to match the finish as approved by Architect. Between coats, sand lightly with No. 00 sandpaper and remove dust.
 - 3. Prime <u>all</u> wood noted for paint finish immediately on delivery to site.
 - 4. Back paint <u>all</u> wood noted for stain, varnish or natural finish.
 - 5. Prepare all wood surfaces to CGSB-85-GP-1M.
- 2. <u>General</u>
 - 1. Conform with Architect's colour schedules and exactly match approved samples.

3. <u>APPLICATION</u>

- 1. Finishes and number of coats specified in the schedule are intended to cover surfaces perfectly. <u>If they do not, apply further coats until perfect</u> <u>coverage is achieved as required</u>.
- 2. Any areas exhibiting incomplete or unsatisfactory coverage shall have the entire plane painted. Patching will not be acceptable.
- 3. Spray painting will not be permitted unless specifically approved in writing by the Architect in each instance. Architect may withdraw approval at

any time and prohibit spray painting for reasons such as carelessness, poor masking or protection measures drifting paint fog, disturbance to other Trades or failure to obtain a dense, even, opaque finish. Spray painting shall be full double coat, i.e. at least two passes for each coat. Do not use spray or roller on wood or metal surfaces, brush only unless approved in writing by Architect.

- 4. Arrange to have traffic barred from completed areas wherever possible.
- 5. Apply materials in strict accordance with manufacturer's directions and specifications and be familiar with these directions and specifications.
- 6. Prime woodwork as soon as possible after woodwork is delivered to site. <u>Prime all surfaces, whether exposed or not, before installation.</u> In case of woodwork which is to be stained, apply one coat of penetrating sealer to all finish surfaces of wood having uneven absorption, such as birch. Woods of uniform density such as oak shall be left unsealed. Back prime stained and varnished woodwork with one coat of gloss varnish reduced 25%. Fill open grain woods with filler tinted to match wood when transparent finish is required, and work well into grain. Before filler sets, wipe excess from surface.
- 7. Apply primer-sealer coats by brush or roller method.
- 8. Permit paint to dry before applying succeeding coats, touch up suction spots and sand between coats with No. 00 sandpaper.
- 9. Where two coats of the same paint are to be applied, the first coat shall be the same colour as the finish coat and be inspected by the Architect before application of final coat, to allow the Architect to make reasonable modification of colour if necessary. Furnish Architect with a schedule showing expected completion of the respective coats of paint for the various areas and surfaces. Keep this schedule current as the job progresses.
- 10. Exterior paints shall be factory tinted to required colours.
- 11. Flat and semi-gloss finishes on plaster and other surfaces of large areas shall be applied by roller and to all other surfaces applied by brush.
- 12. Paint shall be uniform in sheen, colour and texture, free from brush or roller marks, sags, runs or other defects.
- 13. Finish edges of doors (top, bottom, sides and cutouts) with paint or stain treatment as required to match face of door. Seal hidden edges of doors with one coat of shellac and one coat gloss varnish or two coats paint. Repaint tops and edges of wood doors after fitting.
- 14. Carefully hand smooth and sandpaper wood between coats (including

priming). Apply one coat sealer before applying first coat paint filler to knots or sap blemishes on wood surfaces to receive paint or stain finish.

- 15. Remove rust, oil, grease and loose shop paint from metal work by brushing or with wire brushes and make good shop coat before proceeding with final finish. Feather out edges to make touch up patches inconspicuous.
- 16. After first coat, fill nail holes, splits, and scratches, using putty coloured to match finish.
- 17. Clean castings with wire brush before application of first paint coat.
- 18. Conform with Architect's colour schedule (match existing) and exactly match approved samples.

4. <u>FIELD QUALITY CONTROL</u>

- 1. Locate testing area in building to establish standard of workmanship, texture, gloss and coverage where designated.
- 2. Apply samples of all finishes on each type of surface to be coated with correct material, number of coats, colour, texture and degree of gloss required.
- 3. Retain test area until completion of work. Use approved work in test areas as standard for corresponding work throughout building. Correct and refinish work which does not compare with approved finishes.

5. <u>FINISH SCHEDULE</u>

- 1. <u>General</u>
 - 1. Finish the listed exposed surfaces, wherever they occur unless such surfaces are specifically noted to be left unfinished.
 - 2. Exposed means visible in the completed work.
 - 3. The Architect shall have the option of having wood painted or with transparent finish and of which finish shall be used.
 - 4. In instances where materials specified are not suitable for a particular job application, or are contrary to manufacturer's recommendations for use on a particular surface, such condition shall immediately be brought to the attention of the Architect for clarification and instructions.
 - 5. Finishes shall match approved samples but Architect reserves the right to make reasonable changes to finish specifications to obtain desired results without additional cost or obligation of Owner.

6. Where surfaces have been disturbed the entire plane shall be painted.

6. MAINTENANCE MATERIAL

- 1. Provided one sealed can of four litre capacity, of each product in each colour used in the Work for Owner's use in maintenance work.
- 2. Container to be new fully labelled with manufacturer's name, type of paint, and colour.
- 3. Provide Owner one copy of paint formula for each colour and type of paint for Owner's maintenance manual.

End of Section

1 GENERAL

1.1 Related Sections

- 1.1.1 General Conditions as applicable.
- 1.1.2 Section 06250: Finish Carpentry
- 1.1.3 Section 06401: Cleaning and Refinishing Woodwork
- 1.1.4 Section 09900: Painting and Finishing

1.2 Description

1.2.1 The work in this section describes the work necessary to prepare the porch wood railings, spindles, columns etc.

1.3 Workmanship

1.3.1 Work of this section shall be completed by individuals with a minimum of five (5) years experience at this type of work.

1.4 Mock Ups

- 1.4.1 Contractor shall complete the work described in this section for one (1) metre length of porch railing and trim identified beforehand by the Consultant. This work shall be executed under direct review by the Consultant. Acceptance of the completed sample by the Consultant shall be necessary before additional surface preparation work proceeds.
- 1.4.2 Provide Consultant five (5) days notice prior to undertaking work on this sample.

1.5 Product Storage and Handling

- 1.5.1 Observe good housekeeping practices when executing work in this section.
- 1.5.2 Follow safety precautions for contact, removal, containment and removal of old paint contaminated with lead as defined by local, Provincial and Federal regulations.
- 1.5.3 Provide fire extinguisher (carbon dioxide type) minimum 9 kg. capacity, at immediate work area.

1.6 Project Conditions

1.6.1 Surface preparation work shall be performed in favorable weather conditions as defined herein. The temperature range within the work area shall be between 50 to 90 degrees F.

- 1.6.2 Wood being prepared must be dry and have a moisture content below 12% by weight. Protect area from moisture until Painting is complete and cured.
- 1.6.3 Use of a heated enclosure around the work area is acceptable.
- 1.6.4 Mask or otherwise protect surrounding or adjacent historic fabric and occupants from all activities associated with this work. No fastenings associated with hoarding or other protects shall be installed in historic material without prior approval of Consultant.
- 1.6.5 Prevent dust associated with these activities from spreading beyond the immediate work area and into the building interior.
- 1.6.6 All exterior surfaces shall be protected by the use of polyethylene tents to protect from moisture from the time that surface preparation begins and until painting is about to commence. Once painting begins use breathable tarps through to final painting.

1.7 Daily Clean Up

- 1.7.1 Remove from building any oil soaked rags and/or brushes at the end of each work day or earlier in the day if use of oil is finished, whichever occurs first. This is to avoid any danger of linseed oil soaked rags spontaneously combusting.
- 1.7.2 Clean up work area at the end of each work day. Remove from building and discard unused materials, containers, tools, towels and paint dust in accordance with any local, Provincial and Federal regulations.

2 PRODUCTS

2.1 Materials

- 2.1.1 Heat Guns: Purpose made for paint removal. Note: Protect glass to avoid breakage from heat.
- 2.1.2 Chemical paint strippers shall not be used.
- 2.1.3 Non-ionic detergent.

3 EXECUTION

3.1 Scope of Paint Removal

- 3.1.1 Where re-painting is to be undertaken surfaces shall be scraped and sanded to sound substrate which may or may not be bare wood.
- 3.1.2 Where epoxy repairs are required removal all paint to bare wood from the affected area.
- 3.2 Surface Preparation for Wood Work

- 3.2.1 Heat guns and careful scraping and sanding are the permissible means of removing paint.
- 3.2.2 Open flame devices for paint removal are not permitted because of the fire hazard they pose.
- 3.2.3 Use heat guns in such a way that wood is not scorched.
- 3.2.4 Scraping and sanding shall be done carefully so as not to gouge or otherwise alter the profiles of mouldings. Orbital sanders are not permitted because of the tendency to tear across the grain.
- 3.2.5 Customize blades for scrapers to match the shape of the original profiles.
- 3.2.6 Carefully sand to achieve smooth surface without altering profiles and feather edges.

3.3 Interior And Exterior Cleaning

- 3.3.1 Interior, exterior and hidden surfaces of all wood work associated with the windows are soiled.
- 3.3.2 Carefully vacuum all surfaces inside and out using a soft nozzle tip that will not scratch surfaces.
- 3.3.3 Agitate stubborn areas with a nylon brush.
- 3.3.4 Wash all surfaces with a small amount of non-ionic detergent in potable water using nylon brushes and/or lint free cloths.
- 3.3.5 Rinse all surfaces with potable water and dry with lint free cloths.

End of Section

:	BY-LAW NUMBER	i LMED
	OF THE JUNE	1994
	CORPORATION OF THE CITY OF KITCHENER	
	(Being a by-law to designate the property known municipally as 73 Queen Street North in the City of Kitchener as being of historic value)	
WHEREAS	S the Council of a municipality is empowered by Section	ion 29
of the Ontario Herit	Heritage Act, S.O. 1974, Chapter 122, to enact by-laws	ţo
designate real prop	property, including all buildings and structures thereon,	n, to
be of architectural	l or historical value or interest;	
AND WHEI	WHEREAS the Council of The Corporation of the City of	Kitchener,
pursuant to the said	id Section 29, caused to be served on the registered	owner of
the premises, known	municipally as the Waterloo County Jail and	Governor's House,
73 Queen Street Nor	North, and upon the Ontario Heritage Foundation, a Not	Notice of
Intention to Designate	mate, as historically valuable, the exterior of the	aforesaid
buildings and struct	structures thereon, and caused such Notice of Intention,	dated
September 13, 1980,	, to be published in a newspaper having general	circulation
in the municipality	Y once for each of three consecutive weeks;	
AND WHE	WHEREAS, pursuant to the said Section 29, a Notice of	Objection,
dated September 25,	, 1980, was served on the Clerk of the Municipality	by The
Regional Municipali	ity of Waterloo, the registered owner of the aforesaid	id property;
THM GNN	WHEREAS the Conservation Review Board, at a public hea	hearing held
on March 18, 1981,	found that the aforesaid property had historic value	e and .
interest and recorm	recommended that it be duly designated by by-law pursuant	to the
provisions of the O	Ontario Heritage Act, 1974;	
NOW THE	THEREFORE the Council of The Corporation of the City o	of Kitchener
enacts as follows:		
I. The	There is designated, as being of historical value, the	
ext	exterior of the buildings and structures on the premis	ses,
Fino	known municipally as the Waterloo County Jail and Gove	Governor's
noH	House, 73 Queen Street North, in the City of Kitchener	
2. The	The City Solicitor is hereby authorized to cause a copy	Ā
οf	f this by-law together with the reasons for designation	uo
to	to be registered aginst the whole property described	ţn
Sch	Schedule "A" hereto at the proper Land Registry Office	.

....

•

Page 231 of 379

- 2 - JUNE 1994	3. The property described in Schedule "A" attached hereto is illustrated in the sketch attached hereto as Schedule "B".	is hereby authorized to cause a copy of the be served on the registered owner of the property and on the Ontario Heritage Found ase notice of the passing of this by-law to	Published in a newspaper having general circulation in the municipality once for each of three consecutive weeks. PASSED at the Council Chambers in the City of Kitchener		
				Page 232 of	379

. 1

•

.

Я Ч situate Lota in the Regional Municipality St. part of particularly premises Frederick 0.638 acres and being composed of and οf said City of Kitchener more of land West w North of Weber St. tract and lying and being in the City of Kitchener Я certain parcel D. Weber's Survey, Registered Plan 401 for the Waterloo having an area of that follows: ALL AND SINGULAR described as ч and 2

311 PREMISING that the bearings herein are astronomic and are referred to the 58R-1449 for the relating W and Plan រ ភូមិ ភូមិ 37 as shown on Reference 2⁰0 of N a bearing ы of Kitchener having north-eastern limit of Part bearings herein thereto; said City

said said distant 35 Street the limit ÷---Ę for ed. said Lot Queen eastern said 159054 the commencement being also the most eastern angle of Number north the ц О ењ С marking the most northern angle said Registered Instrument north-eastern limit the along વિ 55" 37 the 3845, 2300 ц a point S widened by By-law No. iron bar measured of Kitchener a t COMMENCING feet standard ч О point 13-00 City ø

distance ស ert. Ľot limit of along the said north-eastern μ 55 " 371 feet. 29**0** 120.60 S THENCE ч

a round iron bar planted found pres round fron bar planted. the standard iron bar оf О limit 58R-1449 north-western Plan feet to a a distance of 196.05 feet to ൽ 1.91 feet to said Part 1, the E a distance of 1.32 along оf 3 distance angle of the 35" 521 ø 29⁰ 3 ы 35 " 35# 25 " most northern S continuing 52' 523 48‡ N 29<mark>0</mark> 29**0** 29⁰ ۰ 0 ល the THENCE THENCE THENCE THENCE بہ ت

cutcross. planted đ \$ feet bar iron 119.54 ଞ W a distance of \$ feet 76.69 чı "0" distance 100 60° ø Z , m THENCE Part

iron bar planted. to an 26.85 feet distance of W a 171 300 ŝ THENCE

3845 planted No. limit of Queen Street as widened by said By-law iron bar round ផ с С feet distance of 198.94 159054. Instrument Number ма 30# south-eastern **1**00 590 Registered z in the THENCE

оf the said south-eastern limit a distance connencement. to the aforesaid point of along ы 55# 03 31⁰ feet Z 102.15 THENCE



Development Services Department



REPORT TO:	Heritage Kitchener
DATE OF MEETING:	August 2, 2022
SUBMITTED BY:	Rosa Bustamante, Director of Planning, 519-741-2200 ext. 7319
PREPARED BY:	Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7041
WARD(S) INVOLVED:	Ward 1
DATE OF REPORT:	July 12, 2022
REPORT NO.:	DSD-2022-332
SUBJECT:	Heritage Permit Application HPA-2022-IV-017

RECOMMENDATION:

That pursuant to Section 33 of the Ontario Heritage Act, Heritage Permit Application HPA-2022-IV-017 to permit the construction of a new detached garage in the rear yard of the property municipally addressed as 38 Shirk Place, BE APPROVED, in accordance with the supplementary information submitted with the application and subject to the following condition:

1. That 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 the proposal of the construction of a new detached garage on the property municipally addressed as 38 Shirk Place, as detailed in Heritage Permit Application HPA-2022-IV-017 and in **Appendix A**.
- The key finding of this report is that the proposed work will not negatively impact the cultural heritage value or interest of the property as it maintains the original appearance of the primary dwelling and is in keeping with provincial standards and guidelines.
- There are no financial implications associated with this report.
- Community engagement includes posting this report and associated agenda in advance of the meeting and consultation with the Heritage Kitchener Committee.
- This report supports the delivery of core services.

EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2022-IV-017 proposes the construction of a detached twocar garage in the rear yard of the subject property municipally addressed as 38 Shirk Place. The building has been designated under Part IV of the *Ontario Heritage Act* through

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

designating By-law No. 84-28. In reviewing the merits of this application, Heritage Planning Staff note that the proposed work meets Parks Canada's *Standards and Guidelines for the Conservation of Historical Places in Canada,* and that it will not adversely affect the identified heritage attributes of the building.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2022-IV-017, which seeks permission to construct a new detached two-car garage with a partial second storey in the rear yard of the property municipally addressed as 38 Shirk Place (**Figure 1**). The property had fallen into disrepair prior to its purchase by the current owners, who have been working on its restoration.

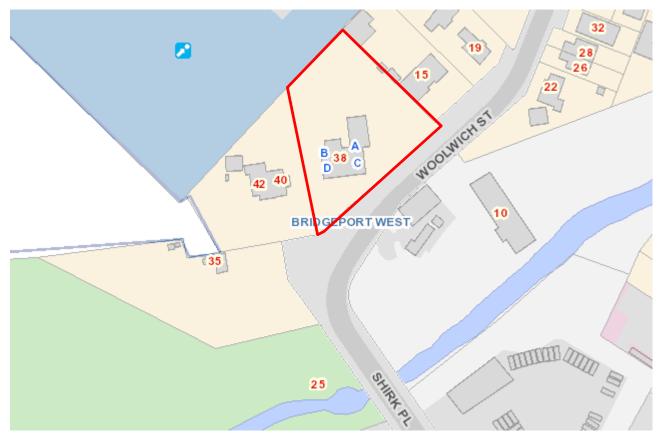


Figure 1: Location Map of Subject Property

REPORT:

The subject property is located on the south side of Shirk Place, between Lancaster Street West and Woolwich Street within the Bridgeport West Planning Community. It contains a two-storey single-detached dwelling converted to contain four dwelling-units. The building is known as the Joseph Shoemaker House (**Figure 2**). It was constructed c. 1840 to serve as the residence of Jacob Shoemaker, who was one of the founders of the Village of Bridgeport.



Figure 2: Front Façade of Subject Property with Completed Roof Repairs and Added Dormers

38 Shirk Place was designated as it was determined to possess both historic / associative and physical / architectural value. As mentioned previously, the house was constructed for and served as the residence of Jacob Shoemaker, a prominent community member who helped to establish the Village of Bridgeport. In terms of architecture, the dwelling exhibits several significant details and elements. As a result of its historic and architectural significance, the subject property was designated under Part IV of the *Ontario Heritage Act* by way of designating By-law No. 84-28 (**Attachment B**). The following physical attributes are identified by the designating by-law:

- The whole of the exterior of the single detached dwelling
- 12 over 12 and 8 over 12 paned windows;
- Transomed second storey doorway;
- Cornice mouldings;
- Six bay Georgian principle façade; and
- Secondary facades that are triple brick laid in Flemish bond and covered by lightly lined stucco wash.

Designating By-law No. 84-28 concludes that the dwelling is a rare example of a substantial merchants dwelling from 1840.

Work Proposed

The work proposed in this application includes the construction of a detached two-car garage, one-and-a-half storeys in height and 30 feet by 30 feet in width and depth (**Figure 3**). White vinyl horizontal siding is to be used, in addition to vinyl windows with internal grilles. The shape of the windows is representative of those found in the single-detached dwelling, with differences in size and proportions. A gable roof with symmetrical dormers constructed from black steel is also proposed. This is the same material used for the new roof recently installed on the designated heritage home.



Figure 3: Front and Side Façade of Proposed Detached Garage

The new construction is proposed to be in the rear of the property (**Figure 4**). Due to its setback from the property lines and the existing sloped topography of the area, the new garage will not be visible from either Lancaster Street West or the laneway the subject property is on (see photographs in **Attachment A**). It will be located approximately 7.6 metres (25 feet) to the east of the designated heritage home. The detached garage is proposed to be partially built into the slope at the rear of the property, though some grading will be required (**Figure 5-6**).



Figure 4: Location of New Construction Outlined in Red



Figure 5: Rear Yard of Subject Property – View from Heritage Home



Figure 6: Rear Yard of Subject Property

The purpose of the proposed work is to increase the storage capacity of the subject property. Specifically, the owners are seeking to construct a place capable of storing outdoor maintenance equipment in addition to vehicles.

The proposed work is in accordance with Parks Canada's *Standards and Guidelines for the Conservation of Historical Places in Canada.* In particular, the following are met:

• 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 the historic place.
- 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.
- Achieve compatibility with the insertion of a new element through form, material, and detailing, or through proportion, scale, or massing.

Heritage Planning Comments

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

- The subject property municipally addressed as 38 Shirk Place is designated under Part IV of the Ontario Heritage Act by way of designating By-law No. 84-28;
- The heritage attributes identified within the designating by-law relate only to the single-detached dwelling located on the property, and no other elements of the property itself. Further, no vistas or views are identified as being a heritage attribute;
- The proposal is for the construction of a two-car garage, one-and-a-half storeys in height and 30 feet by 30 feet in size;
- The materials proposed to be used are the most cost-effective option and make the project viable. Further, they are used in the design in a manner that respects and is compatible with the heritage attributes of the property;
- The detached garage is to be located in the rear of the property and will not be visible from any street line or from the front of the subject land;
- The detached garage is setback 7.6 metres (25 feet) from the heritage structure and will have a neutral impact on the existing dwelling;
- The purpose of the project is to increase the storage capacity of the site for both vehicles and outdoor maintenance equipment, to improve site functionality while maintaining the integrity of the historic place;
- The proposed work is consistent with Parks Canada *Standards and Guidelines for the Conservation of Historical Places in Canada* with respect to being compatible but distinct in design and visual appearance, and avoiding impact to the integrity of the historic place; and
- The proposed work will not adversely impact the reasons for designation of the subject property, nor will it adversely impact the Shirk Place streetscape, Lancaster Street West streetscape, Woolwich Street streetscape, or adjacent properties.

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 – The Heritage Kitchener Committee will be consulted regarding the subject Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

- Ontario Heritage Act
- Designating By-law No. 84-28

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

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2022-IV-017 Package Attachment B – By-law No. 84-28



HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS

Planning Division – 200 King Street West, 6th Floor P.O. Box 1118, Kitchener ON N2G 4G7 519-741-2426; <u>planning@kitchener.ca</u>

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 <u>heritage@kitchener.ca</u>.

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:

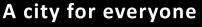
- a) Overall dimensions
- b) Site plan depicting the location of existing buildings and the location of any proposed new building or addition to a building
- c) Elevation plan for each elevation of the building
- d) Specific sizes of building elements of interest (signs, windows, awnings, etc.)
- e)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

2022 Heritage Permit Application Submission Deadlines	2022 Heritage Kitchener Meeting Dates
November 26, 2021	January 4, 2022
December 17, 2021	February 1, 2022
January 21, 2022	March 1, 2022
February 25, 2022	April 5, 2022
March 25, 2022	May 3, 2022
April 29, 2022	June 7, 2022
-	No July Meeting
June 24, 2022	August 2, 2022
July 29, 2022	September 6, 2022
-	No October Meeting
September 23, 2022	November 1, 2022
-	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:

<u>Setting</u>

- 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

<u>Roofing</u>

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

<u>Signage</u>

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.

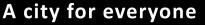
8. SPECIFIC REQUIREMENTS FOR DEMOLITION

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 <u>heritage@kitchener.ca</u>.





HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS

Planning Division – 200 King Street West, 6th Floor P.O. Box 1118, Kitchener ON N2G 4G7 519-741-2426; <u>planning@kitchener.ca</u>

STAFF USE ONLY

Date Received:	Accepted By:		Application Num	ıber:
			HPA-	
PART B: HERITAGE	PERMIT APPLICATION FORM	Λ		
1. NATURE OF APP	PLICATION			
		□ Signage		
	New Construction	☐ Alteration		Relocation
2. SUBJECT PROPERTY				
Municipal Address	s: 38 Shirk PI. Kitchener, ON.	., N2K1R4		
Legal Description	(if know):	PANY TRACT KITCHENER	AS IN 450875 EXCEPTE	ED FORCED RD; KITCHENE
Building/Structure	Type: 🗵 Residential 🛛 🛛	Commercial	□ Industrial	□ Institutional
Heritage Designat	tion: 🛛 🗵 Part IV (Individual)	🛛 Part V (Her	itage Conservatio	n District)
Is the property sul	bject to a Heritage Easement or	Agreement?	□ Yes	🗵 No
3. PROPERTY OWN	IER			
Name: Brodie Bar	rth			
Address: 38-D) Shirk Pl.			
City/Province/Pos	tal Code: Kitchener/Ontario/N2K1R4			
Phone: (519) 500	-0840			
Email: baier.mgn	nt@gmail.com			
4. AGENT (if applica	ıble)			
Name:				
	N/	Δ		
City/Province/Pos	tal 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.

To build a two-car detached garage at the rear of the property. Please see attached photo for visual representation of proposed garage style/colour. White vinyl horizontal siding, black steel roof (to match new roof already installed on heritage property), white garage doors, internal grilles in vinyl windows (4 over 4), white steel door with 3/4 lite (2 over 2 grilles in lite). 30' wide by 30' deep by ~23' tall. Garage doors 9' tall by 7' wide.

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

Describe why it is necessary to undertake the proposed work:

This project is required to improve the storage capacity for the property. The lot and structure is sizable and requires ongoing maintenance. Currently there exists no meaningful storage space for things like a riding lawnmower, a snow plow, hedge trimmer, tools for maintaining structure itself, and supplies required to maintain said property/structure.

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

The designated by-law makes reference to the significance of the windows as such:, "...significant details including "some 12 over 12" and 8" over 12" paned windows", which we propose to mirror exactly in the proposed window design, albeit

smaller given the size disparity between the existing windows and our proposed windows for the detached garage. The

door will have a 3/4 lite which will have grilles which align with the Georgian style of this property. We also want to

incorporate a gable roof and symmetrical dormers in keeping with the Georgian style, as well as mirroring the existing

building itself. The proposed horizontal white siding is in keeping with the age of the original structure as illustrated by

existing siding on the Joseph Schneider Haus (1820) at 466 Queen St. S. Kitchener. 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): We believe Standard 11 and Standard 12 are the most applicable for the proposed project as described in this permit application. The introduction of the proposed garage shall be "physically and visually compatible with, subordinate to, and distinguishable from the historical place" in that the structure themselves will be visually compatible with classic Georgian-style architecture, while the fresh white siding will distinguish the proposed structures from the historic place itself. We believe our efforts strike an adequate and desirable balance between the objectives as outlined in Standard 11. Relating to Standard 12, the proposed detached garage will be located approximately 25' from the existing heritage building. Should its removal ever be deemed appropriate or required, it will in no way negatively impact the existing heritage designated structure.

7. PROPOSED WORKS

a)	Expected start date: 10/01/2022	Expected completion date:	12/15/2022
b)	Have you discussed this work with Heritage Planni	ng Staff? 🛛 🗵 Yes	□ No
	- If yes, who did you speak to?		
c)	Have you discussed this work with Building Division	n Staff? 🛛 Yes	⊠ No
	- If yes, who did you speak to?		
d)	Have you applied for a Building Permit for this worl	□ Yes</td <td>🗵 No</td>	🗵 No
e)	Other related Building or Planning applications:	Application number N/A	

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: 06/21/2022

Signature of Owner/Agent:

9. AUTHORIZATION

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

06/21/2022

Date:

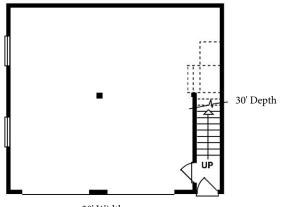
I / We,	, owner of the land that is subject of this application,
hereby authorize	to act on my / our behalf in this regard.
Signature of Owner/Agent:	Date:
Signature of Owner/Agent:	Date:

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).

Application Number:
Application Received:
Application Complete:
Notice of Receipt:
Notice of Decision:
90-Day Expiry Date:
PROCESS:
Heritage Planning Staff:
Heritage Kitchener:



Floor Plan

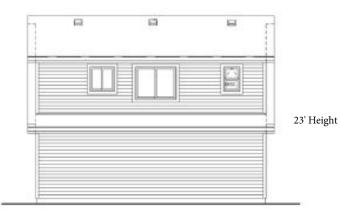


30' Width

Site Plan



Elevation Drawing



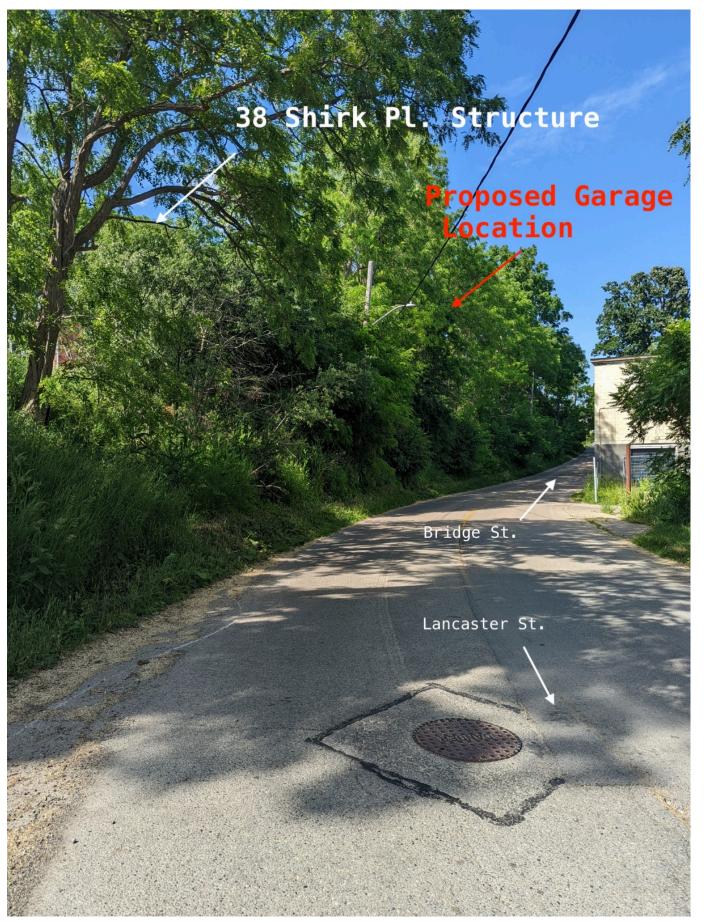
30' Depth



Proposed Door Style

Page 251 of 379

Street View



Street View

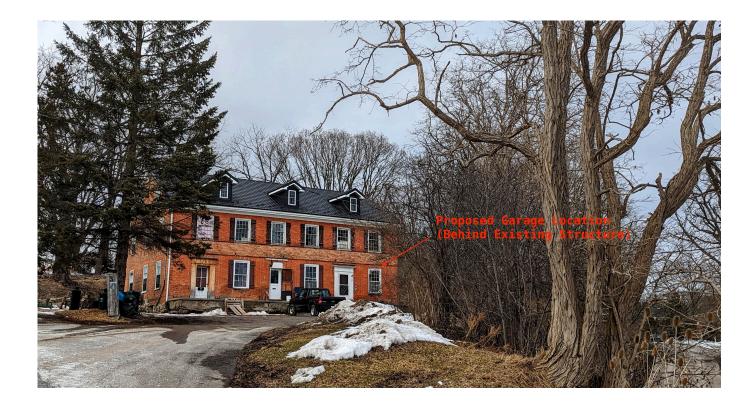


. Lancaster St.

Bridge St.

Page 253 of 379

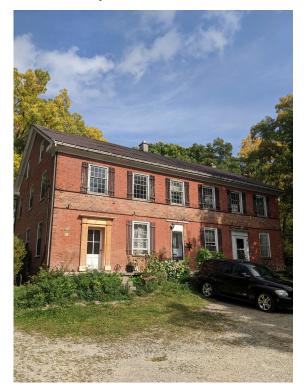
Laneway View



Progress Pictures (Facade)

September 2020

March 2022





Joseph Schneider Haus (White horizontal siding)



Cost Estimate: \$80,000

Vinyl Windows Justification:

As outlined in our previous Heritage Permit Application, the cost disparity between wooden windows and vinyl windows is sizable. It becomes prohibitive in nature when considering the overall scope of work and the cost associated with one component. In addition to the cost; the reliability, longevity, and efficiency of vinyl windows far outpaces that of wooden windows. Furthermore, vinyl windows were approved for the replacement of the existing, original wooden windows for the Heritage Building itself; 10 such windows have already been replaced in the rear unit which sits adjacent the proposed garage location.

Vinyl Siding Justification:

Vinyl siding is a modern, effective building material for protecting structures from the Canadian elements. Again, cost is a primary consideration when comparing the various cladding materials and vinyl siding, albeit not cheap, is considerably more cost-effective than any other cladding material currently available. Further, it closely resembles that of more traditional wood siding that was more common when this Heritage Building was constructed although it adequately distinguishes itself from wood, thus ensuring the distinction between 'original structure' and 'new buildings/additions' is achieved. In addition to these points, in our previous Heritage Permit Application vinyl siding was approved for a proposed second story addition on the Heritage Building itself (rear, yellow brick addition to original red brick building). It certainly would seem odd for vinyl siding to be approved for a second-floor addition to the original structure and not for a detached structure.

Regarding both the windows and siding material; the proposed garage location sits behind the main building and is shielded from road view by trees and foliage. Any Heritage Building enthusiasts would not actually be able to view the structure without trespassing on the property; or securing permission to tour it beforehand. Our goal from the outset with this project was to breathe life into the property in a way that respects its heritage significance to our region while ensuring it lasts for another century or more. Our objective for this garage is in keeping with that goal insofar as it aligns with the appropriate design features present at the time the original structure was built while utilizing contemporary building materials to guarantee longevity and cost-efficiency.

Previously Approved Heritage Permit Application Job

Description for Rear Addition

Written Description:

To erect a partial second story on the right-rear structure of 38 Shirk PI. The addition would see full 8' walls erected on the left side of the second floor of the existing yellow brick rear addition on the property (as indicated in the elevation drawing provided). The addition would be constructed following modern Ontario Building Code materials and standards i.e. lumber, vapour barrier, appropriate R-Value insulation, etc. A gabled roof design will be used to mirror the existing structures. This addition would not be visible from the street nor would it be visible from the front of the home. There is no work being done to the property which affects the Heritage Attributes outlined in the Designating Bylaw for 38 Shirk PI.

Windows: The proposed windows would mirror those outlined previously within this application with appropriate symmetrical grill patterns. They would be vinyl frame, interior grill, SDL cross member to delineate between upper and lower panes, and white in colour.

Soffit: Soffit would be white, vented aluminum to ensure longevity of the material and adequate venting for roof longevity. Material specifications and installation guidelines can be located in the Gentek Brochure attached in this application.

Frieze Board: Frieze board would be comprised of a square stepped detail to replicate the aesthetic detail found elsewhere on the home and be capped in black aluminum flashing to ensure longevity of the project. A picture of the intended profile for the Frieze Board can be located in this application. Material specifications and installation guidelines can be located in the Gentek Brochure attached in this application.

Fascia: Fascia would be standard 2x6 capped in black aluminum flashing to ensure longevity of the project. Material specifications and installation guidelines can be located in the Gentek Brochure attached in this application.

Eaves/Downspouts: Eaves would be white, 4", custom moulded aluminum while the downspouts would be black, custom moulded standard size. Material specifications can be located in the photo labelled "Metal Rain Water Systems" attached in this application.

Roofing Material: Roofing material will match the proposed roofing material outlined previously in this application i.e. steel roof. Roofing material colour and specifications can be located in the photos attached to this application.

Siding: Siding material proposed will be Chesapeake Grey (colour), vinyl vertical board and batten to replicate historical siding methods present at the time the home was constructed while ensuring the building materials will improve the viable lifetime of the product itself, and the home as a result. Colour pallet and relevant material specifications can be found in the Siding Gentek Brochure attached to this application.

Description of Necessity of Work

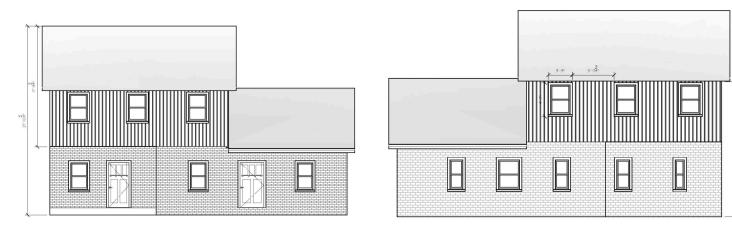
This project is a necessary step in improving the liveability of this unit. In its current form, the unit does not allow for adequate living space on the main floor while ensuring all necessary components of a home are present. The mindset then is to accommodate for those required living features in the attic but ceiling heights are well below the necessary minimums for living space. This leaves the option of increasing the ceiling height above, thus allowing for the necessary features to be installed within the home. The goal for this unit is to ensure comfort, longevity, and appropriate aesthetics are established for many years and generations to come.

Consistency with Designating Bylaw

There is no specific reference to any important Heritage discerning features that influence this proposed new construction within the designating bylaw with the exception of the windows. However, the existing windows in the yellow brick addition do not reflect those detailed in the designating bylaw. We would like to update the windows in question with those that mirror the ones referenced in the designating bylaw (8 over 12, 12 over 12, or 6 over 6 pane style, depending on window openings). This should ensure that consistency with the window styles is in accordance with historical relevance. It will also ensure consistency in the window design in relation to the rest of the home.

Standards and Guidelines

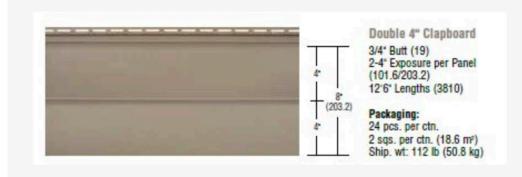
As per our discussion with Victoria Grohn, please review previously referenced Standards in relation to our proposed new construction outlined above.



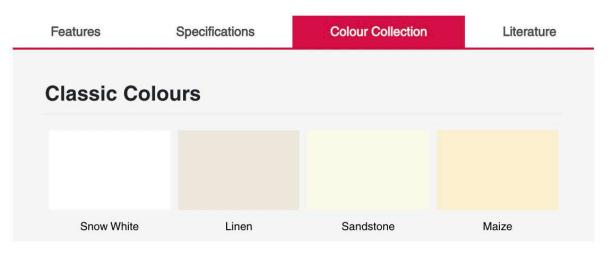
Elevation Drawings

Siding Details

Siding Size and Style



Siding Colour (Snow White)



Example



GENTEK SIDING

IT'S YOUR HOME.







THE GENTEK SIDING Collection

With its classic beauty, superb durability, carefree upkeep and excellent value, the Gentek Siding Collection makes it easy to create an exceptional finish for your home. This extensive collection features composite cladding; vinyl, aluminum and steel siding; specialty panels; and trim accessories – everything you need to give your home a style all its own.





BEAUTIFULLY STRONG AND PROTECTIVE

Featuring best-in-class materials and cutting-edge technology, Gentek siding is performance-engineered to shield your home from harsh outdoor elements, including pounding rain, high winds, intense heat and frigid cold. And thanks to fade-defying colour formulations, our darker sidings provide superior colour retention and resistance to weathering – ensuring your home's beautiful finish will stand the test of time.

DESIGN INSPIRATION

Instantly create a variety of exterior designs with options for siding, trim, roofing, front door paint, exterior window colours and more with the Gentek Visualizer web-based design tool.

- Upload a photo of your home or simply enter the address and Google Street View will upload the photo for you. Use the design tools to apply Gentek products to your photo.
- Save and print your preferred designs, products and colours for comparison.
- Follow our mydesignhomestudio.com blog for renovation ideas and free design advice.



COLOUR MATCHING MADE SIMPLE

No need to settle for siding and trim that "almost match." Our Colour Clear Through® collection of customer-preferred colours ensures that all Gentek products – siding, soffit,

fascia, trim and rainware – will beautifully match throughout our composite cladding and siding product lines.



ADDED VALUE FOR YOUR HOME

For most people, a home is a source of pleasure and pride, as well as a valuable investment. Gentek siding not only will create an attractive exterior, it will heighten your home's curb appeal as well. And in today's resale market, a beautiful, low-maintenance finish can enhance the value of your home.

Page 261 of 379



THE BEAUTY OF REAL WOOD, BUT WITHOUT THE UPKEEP!

This innovative cladding has it all: high-end style, superior performance, enduring protection and excellent value.



House shown in Majestic Brick and Hudson Slate.

ALIGN COMPOSITE CLADDING HAS ARRIVED – AND THERE'S NOTHING ELSE LIKE IT

It's the Details that Make It Beautiful Admire it close up or from the curb. The deeper grain embossing, ample 7" plank exposure and bold, crisp shadow lines achieve a remarkably realistic appearance of natural wood.

It's the Science that Makes It Different Here you will find something never seen before but destined to change the future of exterior cladding. Our patented (GP)² Technology[®] optimizes the performance and durability to ensure superb aesthetics with exceptional quality and value.



Your Home, Your Style – Exactly As You Want It Nothing does more to impact a home's exterior design than colour. From bold Majestic Brick to refreshing Coastal Blue, Gentek has everything you need to create a virtually maintenance-free exterior that's a true reflection of you.

Discover the design possibilities! Try the ALIGN Visualizer tool at gentekcanada.renoworks.com/ALIGNCladding

Colour Palette

Snow White	Dover Gray	Rockwell Blue		
Almond	Chesapeake Gray	Midnight Surf		
Monterey Sand	Storm	Marine Dusk		
Pebble	Hudson Slate	Meadow Fern		
Dark Drift	Windswept Smoke	Moonlit Moss		
Rockport Brown	Iron Ore	Majestic Brick		
Smoked Timber	Coastal Blue Page	262 of 379		



A PREMIER HOME Exterior

Exquisite style, exceptional strength – that's the hallmark of Sequoia Select ultrapremium vinyl siding. Greater panel thickness and deeper dimension. An extraordinary hurricane-velocity wind resistance up to 407 km/h (253 mph).* A luxurious lowgloss finish embossed with a rich cedargrain texture. All in a generous selection of 29 beautiful colours and 4 classic profiles for tastefully stated elegance.



Classic Colours

Snow White	Wicker	Dover Gray
Sandstone	Canyon Clay	Storm
Linen	Pebble	Chesapeake Gray
Almond	Monterey Sand	Sage
Maize	Pearl	Juniper Grove

Designer Colours

Majestic Brick	Meadow Fern	Marine Dusk
Dark Drift	Moonlit Moss	Hudson Slate
Rockport Brown	Rockwell Blue	Windswept Smoke
Espresso	Coastal Blue	Iron Ore
Smoked Timber	Midnight Surf	

Double 4" Clapboard Double 4-1/2" Dou Dutch Lap Cla

Double 5" Double 5" Clapboard Dutch Lap

THE ULTRA-PREMIUM DISTINCTION

Extra-Heavy Wall Thickness Heavy-duty .046" · thickness provides superior rigidity, ensuring straight, smooth walls.

Full-Roll Nailing Hem Delivers double-strength wall attachment.



Hurricane-Velocity Wind Resistance Built hurricane-tough! In laboratory tests simulating hurricane-force wind conditions, Sequoia Select withstood windloads up to 407 km/h (253 mph).*

Rich Cedargrain Emboss Beautiful low-gloss finish achieves natural appeal and excellent durability; requires minimal upkeep.

Superior Lap Height Full 3/4" lap height creates a - deeper dimension and enhanced shadow lines for a true wood look.

*Windload performance may vary by profile design. Double 5' Clapboard and Double 5' Dutch Lap not offee gee 263 of 379 Colours in British Columbia and Alberta.

SOFFIT AND FASCIA Systems

Beautifully protective, soffit and fascia add the perfect finishing touch to rooflines, gables and trim while providing essential ventilation that removes moisture from eaves and rafters.



VINYL SOFFIT

Classic Colours

Snow White	Wicker	Dover Gray
Sandstone	Canyon Clay	Storm [†]
Linen	Pebble	Chesapeake Gray ⁺
Almond	Monterey Sand	Sage
Maize	Pearl	Juniper Grove

Designer Colours

12" T-4

Solid Soffit/

Vertical Siding

Oxford Premium

10" D-5

Solid Soffit/

Vertical Siding

Musket Brown

[†]Available in Oxford Premium and Fairweather only. ^{††}Available in Oxford Premium and EZ Lock only.

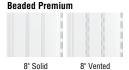
12" T-4 Vented

10" D-5

Fully Vented

Black^{††}

Sequoia Select Ultra-Premium



Beaded Premium is available in Snow White, Linen, Wicker, Canyon Clay, Pebble, Monterey Sand and Juniper Grove only.

 Tairweather

 12° T-4

 Solid Soffit/ Vertical Siding

EZ Lock 10" D-5 solid and vented soffit also is available in Snow White, Linen, Wicker and Black.

Bright White	Metallic Gray	Marine Dusk		
Rainware White	Dover Gray	Old World Blue		
Ice White	Storm	AluCopper		
Sandstone	Chesapeake Gray	Bright Red		
Cashmere	Slate	Burgundy		
Almond	Hudson Slate	Majestic Brick		
Maize	Windswept Smoke	Nutmeg		
Wicker	Sage	Chestnut Brown		
Canyon Clay	Meadow Fern	Commercial Brown		
Pebble	Moonlit Moss	Antique Brown		
Sandalwood	lvy Green	Rockport Brown		
Monterey Sand	Forest Green	Espresso		
Tan	Rockwell Blue	Smoked Timber		
Brownstone	Wedgewood Blue	Graphite		
Dark Drift	Midnight Surf	Iron Ore		
Sable	Coastal Blue	Black		

Not all products and colours are available at all locations; see your Gentek representative for details.

Fascia Available in economy, standard and heavy gauge profiles in plain and ribbed.

4" Fascia; Ribbed 6" Fascia; Ribbed			8" Fascia; Ribbed		10" Fascia; Ribbed	
Soffit						
16" 2-Panel Solid	16" 2-Panel Vented	16" 4-Panel Solid	16" 4-Panel Vented	18" 3-Pane Solid	el 18" 3-Panel Vented	
1	100		A.	10.1	de.	

Page 264 of 379



DECORATIVE TRIM AND ACCESSORIES

Gentek offers an extensive selection of trim products, mounts, blocks and decorative accessories, as well as eavestrough and rainware components – everything you need to give your home the perfect finishing touch.

VALUABLE WARRANTY PROTECTION

All Gentek-brand products are backed by warranty coverage for added value and peace of mind.

Gentek ALIGN Composite Cladding carries a lifetime limited, non-prorated, transferable warranty. Gentek vinyl siding carries a lifetime limited warranty with fade protection and hail coverage. Sierra Steel siding is backed by a lifetime limited warranty with 50 year hail and 35 year chalk and colour change protection. Gentek aluminum sidings are backed by a 40 year limited warranty.



For complete warranty information, including limitations, ask your dealer for a copy of the Gentek-brand product warranties. Warranty information for specialty sidings and third-party products can be found on their respective websites.

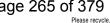


1001 Corporate Drive • Burlington, ON L7L 5V5 gentek.ca

Make us a part of your home.



Colours may not be exactly as shown due to lithographic process. Product Improvement Policy: Gentek Building Products is constantly improving product designs and manufacturing processes. We therefore must reserve the right to change specifications without notice. Please consult Gentek Building Products for current details. Trademarks mentioned in this document are the property of cleret& Building Products, its affiliates or their respective owners. Accessible formats and communication supports available upon request. Page 265 of 379





ALUMINUM SOFFIT, FASCIA & RAINWARE INSTALLATION GUIDE









Page 268 of 379 7

SOFFIT & FASCIA INSTALLATION General:

All Gentek Siding and Soffits comply with CAN/CGSB-93.2M91, Canadian Norms for Prefinished Aluminum Siding, Soffits and Fascia, for Residential use.

Gentek Soffit is available in a variety of profiles. Vented panels are designed to allow air circulation into the attic areas to aid in the reduction of excessive heat build-up and water vapour condensation.

Following are the free flowing ventilation areas for Gentek soffit products.

PROFILE	PER LINEAR FOOT	PER PANEL
16″ – 2 panel	4.02 sq. in. 26.0 cm²	48.7 sq. in. 314 cm²
18″ – 3 panel	5.46 sq. in. 32.2 cm²	54.6 sq. in. 352.26 cm²
16″ – 4 panel	4.12 sq. in. 26.0 cm²	51.25 sq. in. 330.64 cm²

VENTILATION: fully vented

To meet the National Building Code requirements, attic spaces require a free flow vent area of 92,900 mm2(1 ft2) for 27.9 m2 (300 ft2) of insulated ceiling area.

Gentek roll-formed fascia is supplied in 100 mm (4"), 152 mm (6") and 203 mm (8") widths, in 3 m (10') lengths. Soffit and fascia can be installed in new constructions as well as in re-siding projects.

Soffit Installation

In new residential construction the building contractor must prepare for Gentek soffit application by installing a 50 mm x 50 mm ($2^{"} \times 2^{"}$) nailing strip (see Fig. 1), on which will be installed a soffit "J" trim. This nailing strip is seldom necessary in renovation soffit applications because it is usually possible to nail a soffit "J" trim directly to existing wood surfaces.

The bottom edge of this nailing strip and the fascia board must be at the same level. Measure from the bottom of the installed soffit "J" to the outer face of the fascia board and cut soffit panels 6 mm (1/4") shorter than this measurement, using a circular saw with suitable metal-cutting blade. Note: Because the distance from the building wall to the fascia board may vary by more than 6 mm (1/4") throughout the wall length, it is wise to check the measurement at several points before cutting fascia panels.

To begin soffit installation, nail soffit "J" trim to nailing strip or to other wood surface at the corner where wall and soffit meet. Note: Nail on 400 mm (16") centres with 25 mm or 38 mm (1" or $1 \frac{1}{2}$ ") aluminum nails.

Proposed Roof Material Example



Proposed Roof Material



Roof Panel Specifications



Indigo Panel

Metal tile panels that bring beauty, durability and reduced energy costs. The Indigo offers superior and reliable protection against sun, rain, wind, and snow without sacrificing its visual beauty. The Indigo will complement any home's architecture.

- Module Width: 350mm 13.78"
- Height of Knockouts: -20mm 0.7874"
- Profile Height: -19mm 0.748"
- Covering Width: -1150mm 45.28"
- Overall Width: -1210mm 45.28"
- Maximum Sheet Length: 7500mm 24.61"
- Minimum Sheet Length: 370mm 14.76"
- Thickness: 0.6mm 0.01965"

ı.

k:

本国大学語したエン ô ジニゴン Ę. ROIEBSOESOU

e ⊈‡ hair o 1 01 11 51 185 VRLUD) **0** 10 46 Part 26 71 のぎ ドムわらつをわるだ てのようようませたいのであ やいたい、「あらい tu hu'u g the city of Ş aer-ya 20 20 むいちのおいいろ thece in of highor rt) シードうい (Teling

0 ŝ thereon, SACT-AN 1980 。 C * 2 * 2 100000 Q; 15. 44 120 ي ر 5 ようていい しょうしょう Teritado 10+02001 Project Manage つまたられたい \dot{c} ě, ų. 45 ن بې (council Inclucing にしゅたのと言わると 1. 1. Section 70 . authorizes nroperty erchitecotural SWELLEN 7.957 121 *d*esignate いできなすると 40 0) (-)

property 40 theС, ų, Salad nram[ees noda Ľ, ъ С n O circulation () () real ない行いてき ् द たたの Jesimate a Corosa Lê TL to baret. 10 Dz 部門が見る たるようたい renerel 6) 41 <u>9</u> 24.44 Corverstation 12.4 ų.. С オロケルコケトロコ ц. О TITY <u>в</u> rotred COASE CLTIVE 334 D.83 公司になっていた。 あぶり 4 4 1 1 () よ し ч_с 255 20100 すだん Serces had C H Not1 ce ۰. د 5 000TA 유민지수 Contract las 90<u>1</u>24 594**7**98 Coercl ß, Ç, ¥. Ú 医胃管肌炎 arch teachinel herelnecter \$. ••• Foundation, ą. 二日に参 다. 고, 다 Perlilane. ç $\left(egin{array}{c} 0 \\ f^{(2)} \end{array}
ight)$ f C F a REAL CARLENE () (j しゅのこれひ むと municipaily Heritage perticuorly Ş. historical and 5 **4** 4 с С 2 4 - 1 Intention Sitchener Larician Ontario trockn sore

10 10 Peal chartion Dare Colore 2.20 contraction to Û. 301103 а С C1017 C N UNDER STATE the serve? upon been

оf 살던 1-1-1-1-Correration TIONNOL SMOTTON SAN ALCANDER 5.000

9. Dj

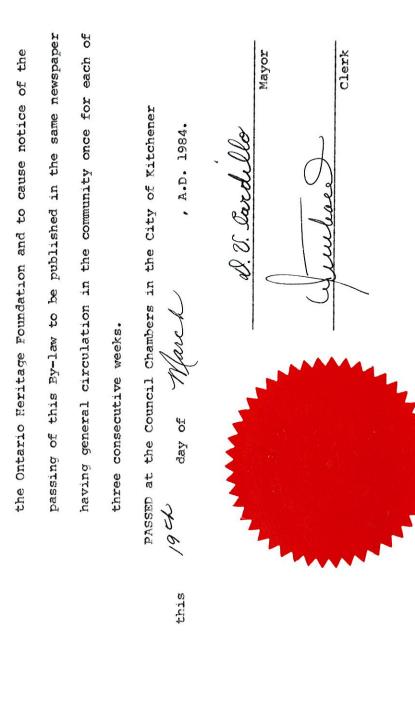
0140148

X4401905

erchi tectural U. 0 0 ÷ kno-m ç exterior ្លាយម real proverty historical 1+40+ 444 the sforestd ч. С So pestrusou an leinn restonated 95 0 Place beind tra rt オンレキ 49 •/4 hottee. 9 X 9 4 1 1. F.L.T.Y atter *

- consted property ÷. 3es1. 1000 6 5 1 055200 たたな e,s 46 あいじまし ALCO LC 11 21401Deh 9 101.14 90 **4** るうますがくというで いいます €°.) 2.63 1231 するともたい Second. 10.000 E Protocia 44 ¹⁷ 14 113 Ç, 59 54 scholale (1.760 のもよるとたらと ĥ ç F Ę n. 1.071 forms いるといれるの ジャーン 8 Y C & %**⊺**%⊒ 244 сч Сч
- シュートロッ ц. Ç 2000 Ð たい りゅはいき author tage いたまたの メスタてい . م •

ő e ng property of oreseased 1 1 1 2 97 C 19-19-0 120 ē 8 ß



Page 274 of 379

.3

• *

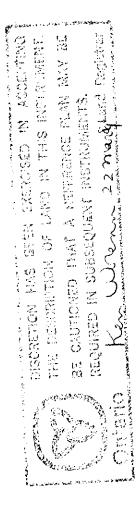
eighty-one grees composed Waterloo with situate, ų, ĝ Municipality Street **0**/ 577 heing đ land and premises South containing by admeasurement follows: plan Township the Westerly limit of Woolwich Ontario measured Registered Regional as the 0f particularly described <u>1</u>n Street Province **6** in the Bridgeport, о^р shown tract Woolwich point; the **Xitchener**, ខ្លួ Ы German Company Tract ln ៧ Street certain parcel Ч ÷ and \$ Village Intersection of limit feet с О acre more Waterloo) Bridge and being in the City the Northerly minutes West, 118.3 the ці О that Ļ'n ц. О an limit (formerly 59 بر 0 County the SINGULAR of Lot one-hundredths Southerly ц Ф along the DNINNIDEE Waterloo AND Part ц Ц and 14 THENCE Lying anď ALL. the ч

Morth measured ц С g Northerly limit Point and 19 minutes West, 108.5 feet to a point; Street the \$ Woolwich or less said point; land; the more 벙 뜅 đ \$ \$ limit parcel feet feet feet Northerly 152.0 described 202.0 °, 213 9 minutes West, East, East, the the herein degrees along degrees degrees continuing с Ф 44 F сţ, degrees and North South South Commencement THENCE THENCE THENCE THENCE 51

244.0 minutes Fast, o, and degrees Connencement 5 North same, сŧ, Point the the along \$ continuing less H 0 more TRENCE feet

Street;

Woolwich



776559

PASSED: 7 W A.D. 1984

NO. Registry Division of Waterloo North (No. 58) I CERTIFY that this instrument is registered on

by-law number 84-28

OF THE

 84
 MAR 22
 All :08
 CORPORATION OF THE CITY OF KITCHENER

 in the
 (Being a by-law to designate part of the property municipally known as 38 Shirk place in the City of Kitchener as being

 Ontario.
 Intervention

 LAND
 GISTRAR

JAMES WALLACE City Solicitor Kitchener, Ontario



REASONS FOR DESIGNATION

Shoemaker, windows, dwelling six bay brickwork. ахе The бөч significant 4H O that the ស terms paned юj property. ហ Ϋ́C Jacob ನಗನ ţ facades merchant emphasize the lightly Ц due **1**2 **n** moldings several 0f Bridgeport. this OVEL mmended residence secondary covered substantial **4**-i 0 €0 # exhibits corrice reco and significance t t and lineð the of as 12" 10 doorway, pouse bond village Well rti 98 herein over Ч carefully 1840 ង ខ្ល Flenish examore Shoemaker #12 architectural the described second storey facade ŗ some ЧО tructed u t 6<u>2</u> nare founder principal the laid which including đ The designation cons! architecture, Ω H and brick yash a transomed the This house was historic Georgian of 1840. details of triple stucco house one



Development Services Department



REPORT TO:	Heritage Kitchener
DATE OF MEETING:	August 2, 2022
SUBMITTED BY:	Rosa Bustamante, Director of Planning, 519-741-2200 ext. 7319
PREPARED BY:	Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7041
WARD(S) INVOLVED:	Ward 9
DATE OF REPORT:	July 12, 2022
REPORT NO.:	DSD-2022-333
SUBJECT:	Heritage Permit Application HPA-2022-V-019 49 Heins Avenue Construction of Rear Yard Addition

RECOMMENDATION:

That pursuant to Section 42 of the Ontario Heritage Act, Heritage Permit Application HPA-2022-V-019 to permit:

- 1. The demolition of an existing rear yard addition not original to the house;
- 2. The construction of a rear one-storey addition; and
- 3. The replacement of windows and doors with new windows on the rear of the existing dwelling;

on the property municipally addressed as 49 Heins Avenue, BE APPROVED in accordance with the supplementary information submitted with the application and subject to the following condition:

a) That 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 the proposal of the construction of a new, onestorey, rear yard addition on the property municipally addressed as 49 Heins Avenue, as detailed in Heritage Permit Application HPA-2022-V-019 and in Attachment A and B.
- The key finding of this report is that the proposed work will not negatively impact the cultural heritage value or interest of the property as it maintains the original appearance of the primary dwelling and is in keeping with local and provincial standards and guidelines.
- There are no financial implications associated with this report.
- Community engagement included posting this report and associated agenda in advance of the meeting and consultation with the Heritage Kitchener Committee.

*** This information is available in accessible formats upon request. *** Please call 519-741-2345 or TTY 1-866-969-9994 for assistance. • This report supports the delivery of core services.

EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2022-IV-017 proposes demolition of an existing addition and construction of a new one-storey addition in the rear yard of the subject property municipally addressed as 49 Heins Avenue. The building has been designated under Part V of the *Ontario Heritage Act* and is within the Victoria Park Area Heritage Conservation District. In reviewing the merits of this application, Heritage Planning Staff note that the proposed work meets the policies and guidelines of the Victoria Park Area Heritage Conservation District Plan, and that it will not adversely impact the heritage attributes or character of the subject property or surrounding area.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2022-V-019, which seeks permission to construct a rear addition on the property municipally addressed as 49 Heins Avenue, located within the Victoria Park Area Heritage Conservation District (**Figure 1**).



Figure 1: Location Map of Subject Property

REPORT:

The subject property is located on the east side of Heins Avenue, between the intersections of Heins Avenue and Jubilee Drive to the south and Heins Avenue and Joseph Street to the north. The property is located within the Victoria Park Area Heritage Conservation District (VPAHCD) and is designated under Part V of the *Ontario Heritage Act*.

The VPAHCD Study describes the subject property as being an attractive two-and-a-half storey red brick house, built c.1912. The dwelling is largely done in in the Berlin Vernacular

architectural style, though it also possesses some Queen Anne decorative features. It has a full-width front verandah and shingled gable with Venetian window (**Figure 2**). There is an existing rear yard addition on the property with a rooftop walk-out and surrounding deck. The property also contains a detached accessory structure located in the northeast portion of the rear yard.



Figure 2: Front Façade of Subject Property

Proposed Work

Demolition of Existing Rear Addition

The existing addition is in the rear of the subject property and is not visible from Heins Avenue. According to information provided by the agents for this application, the addition has a wood frame construct with clapboard siding (**Figures 3-4**). The addition does not appear to be original to the dwelling, but the City does not have any record of its approval. As such, the exact construction date is unknown. The demolition policies in the VPAHCD Plan presumes the demolition of entire structures; it does not reference the demolition of removal of portions of buildings. As such the demolition policies are not applicable to this application.



Figure 3: Side Elevation of Existing Rear Addition



Figure 4: Rear Elevation of Existing Rear Addition

Construction of New Rear Addition

There is policy direction within the VPAHCD Plan pertaining to the constructions of additions on properties within the HCD. While these provisions recognize that additions may become necessary to homes to provide more living space to accommodate growth, it notes that it is important for such new construction to be complementary to the architectural style and character of the existing dwelling. In this way a good fit between the old and the new is ensured. New additions are encouraged to be constructed in a contemporary style to express today's architectural heritage, rather than directly copy the existing historic style of the property. There are more detailed policies that relate to the location, design, height, materials, roofs, chimneys, walls, entrances, windows, verandahs, and colours of building additions within the district. Building additions must adhere to these policies.

Application HPA-2022-V-019 seeks permission to construct a new, one-storey rear addition in place of the old (**Figure 5-7**). The addition is proposed to be 44.46 square metres (478.58 square feet) in size, and only a small portion will be located in the rear side and visible from the street. It will be clad in Gentek Horizontal Double 4" Clapboard in the colour "Snow White 001", which closely matches the siding of the existing addition. Heritage Planning Staff are supportive of this type of siding, being wood and therefore historically appropriate. A gable roof over the back of the addition and hip roof over the portion of the addition to the rear side is proposed. Asphalt shingles in a grey colour similar to the existing roof will be used. A transom window in a similar shape and style, though differing size and proportions, to that found on the front of the house is to decorate the rear. Under the transom window is a sliding glass door with flanking double-hung windows. The windows and doors are to be white vinyl (**Figures 8-11**).

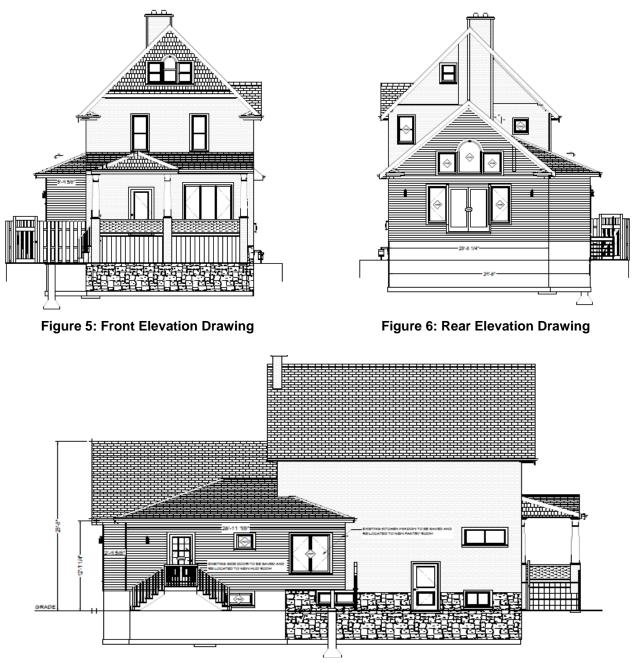


Figure 7: North Side Elevation Drawing





Figure 8: Front Elevation Rendering

Figure 9: North Side Elevation Rendering



Figure 10: South Side Elevation Rendering



Figure 11: Rear Elevation Rendering

Replacement of Rear Windows and Door

Due to the size of the proposed addition and the removal of the previously existing rooftop walkout, some alterations will be required to one of the rear windows and the second-storey door located on the rear façade of the dwelling. Bricks from the rear are to be salvaged for reinstallation of the one window. The window is to be re-located slightly and its size reduced, but the single-hung style will be maintained, and the brick header reinstated. A new window will replace the existing door. It is proposed to be the same width as the door, so that the brick header detail can remain. These two new windows will be white vinyl with full "Rainware White" vinyl frames, to match the windows and doors on the new addition. While this alteration will impact existing window and door openings, the window and door impacted are not on a principal façade and the changes will not be visible from the street.



Figure 3: Existing Windows and Door

Figure 3: Rendering of Proposed New Windows

Heritage Planning Comments

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

- The subject property municipally addresses as 49 Heins Avenue is designated under Part V of the *Ontario Heritage Act* and is located in within the Victoria Park Area Heritage Conservation District;
- The proposal is for the demolition of an existing rear addition, construction of a new 1-storey rear addition, and alteration to two window and door openings on the rear façade of the primary historical dwelling;
- The proposed addition meets the following VPAHCD Plan policies for building additions:
 - Location Additions shall be located to the rear or rear side of the existing historic building so as to maintain the original principal façade as a visual entity.
 - The majority of the proposed addition is located to the rear o the existing historic dwelling, with a small portion visible to the rear-side. The original principal façade is maintained.
 - Design A clear distinction between old and new building design is encouraged. Contemporary design for additions is encouraged that is complementary in terms of scale, mass, and texture to the existing or neighboring historic building.
 - The proposed addition is distinct from the original historic building through the use of differing but complementary colours and materials. Further, the proposed scale and massing of the addition respects the existing dwelling.
 - Materials For additions, materials typical of the Area shall be used, with an emphasis on brick, stone, and wood.
 - Clapboard is proposed for the siding of the addition. This is a wood material and appropriate for / in keeping with the historic character of the area. It is also compatible with but remains distinct from the brick cladding the existing dwelling.
 - Roofs the roof of the addition shall be similar or complementary to the existing historic building or style in the Area

- The roofline of the proposed addition is lower than the existing roofline and will not impact the original roof shape as seen from the street line.
- Chimney Original historic chimneys shall be conserved or rebuilt to match the original where feasible. In additions, masonry chimneys should be given priority over metal.
 - The original brick chimney on the dwelling is to remain
- Entrances New entrances to additions are encouraged to be located on secondary rather than principal facades
 - The new entry to the addition is located on a side and therefore secondary façade.
- Windows The appearance, placement, and proportion of height to width of windows shall be similar or complementary to the existing historic building style or as established in the vicinity.
 - The windows of the proposed addition are in keeping with the windows on the existing dwelling, or otherwise reflect the design and style of the original windows while differing in specific size and proportion.
- Colours Colours of paint and materials shall be appropriate to the historic style of the building or as established in the Area.
 - The colours on the proposed addition are in keeping with the historic style of the building and with other buildings within the Victoria Park Area Heritage Conservation District.
- The proposed work will not adversely impact the heritage attributes or character of either the subject property, adjacent properties, or surrounding area.

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 – The Heritage Kitchener Committee will be consulted regarding the subject Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

- Ontario Heritage Act
- Victoria Park Area Heritage Conservation Plan

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

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2022-V-019 Form Attachment B - Heritage Permit Application HPA-2022-V-019 Package



HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS

Planning Division - 200 King Street West, 6th Floor P.O. Box 1118, Kitchener ON N2G 4G7 519-741-2426; planning@kitchener.ca

STAFE USE ONLY

Date Received:	Accepted By:		Application Num	iber:
			HPA-	
ART B: HERITAGE PE	RMIT APPLICATION FORM			
. NATURE OF APPLIC	CATION			
🖾 Exterior	X Interior	□ Signage		
	□ New Construction	□ Alteration		Relocation
	49 HEINS AVE			
	(now): SINGLE DW			
Building/Structure Typ	pe: 🕅 Residential	Commercial	Industrial	
Heritage Designation	: DPart IV (Individual)	🛛 Part V (He	eritage Conservatio	n District)
Is the property subject	t to a Heritage Easement or A	greement?	□ Yes	□ No
. PROPERTY OWNER	2			
Name: SHANK	A MACDONALD +	NICHOLAS	5 BALAIS	15
Address: 49 HE	ANS AVE			
City/Province/Postal (Code: KITCHENER,	ON, NZG	127	
Phone: <u>519-6</u>	35-6843			
Email: SHANA	MACDONALD & GI	MAIL.COM		
AGENT (if applicable))			
Name: Parl	MRiel			
Company: PIONEE	MR: P/ DE CRAFTSMEN L' ILTORIA ST. N	Ŋ		
Company: <u>PONE</u> Address: <u>ISIO</u>	LEDRIA ST. N			
Company: <u>PONE</u> Address: <u>ISIO</u>	De CRAFTSMEN L' LICTORIA ST. N Code: KITCHENER, ON	NZB 3E		

A city for everyone

Working together • Growing thoughtfully • Building community

5. WRITTEN DESCRIPTION

2022

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.

PLEASE SEE ATTACHED DOWMENT.

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

Describe why it is necessary to undertake the proposed work:

CINNERS LOVE THE	HOME	AND	THE	ANCER B	JT NEEN
MORE FUNCTIONAL					

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

WE ARE MAINTAINING THE VISIBLE HISTORY OF THE FRONT FACADE WHILE PROMOTING A COHESINE DESIGN TO GIVE MORE SOLANCE FOOLAGE TO HOME.

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):

WE ADDRESS !	AND	DENTIP	THE	HERTAGE	Œ	THIS	AREA	AND
REFLECT IT	Ŧ	BET	AS POS	SIRIE.	ANO	INSTR	No	THE
CHARACTER								

7. PROPOSED WORKS

a)	Expected start date: ASAP (AUG 32022) Expected com	pletion date:	
b)	Have you discussed this work with Heritage Planning Staff?	🛛 Yes	🗆 No
	- If yes, who did you speak to? JESSICA VIEIRA		
c)	Have you discussed this work with Building Division Staff?	X Yes	🗆 No
	- If yes, who did you speak to? ROGER VAUGHAN		
d)	Have you applied for a Building Permit for this work?	Yes	🗆 No
e)	Other related Building or Planning applications: Application nu	Imber	

A city for everyone

Working together • Growing thoughtfully • Building community

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:

Signature of Owner/Agent:_____

9. AUTHORIZATION

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

Date:

1/We, Nichola Balaisis	_, owner of the land that is subject of this application,
hereby authorize Paul	Meie to act on my / our behalf in this regard.
Signature of Owner/Agent:	Date: 23'22_
Signature of Owner/Agent:	Date: Jun 29/22
	/

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).

A city for everyone

Working together • Growing thoughtfully • Building community

STAFF USE ONLY

Application Complete: Notice of Receipt: Notice of Decision: 90-Day Expiry Date: 90-Day Expiry Date: PROCESS: Heritage Planning Staff:	Application Number:
Notice of Receipt:	Application Received:
Notice of Receipt:	Application Complete:
Notice of Decision:	
90-Day Expiry Date: PROCESS: Heritage Planning Staff: Heritage Kitchener:	
PROCESS: Heritage Planning Staff:	
Heritage Kitchener:	PROCESS:
	Heritage Planning Staff:
	Heritage Kitchener:

Working together • Growing thoughtfully • Building community

Proposal Work for 49 Heins Avenue

Clients/Homeowners: Shana MacDonald & Nicholas Balasis Contractor: Pioneer Craftsmen Ltd.



Existing street view



Proposed street view



Existing back view

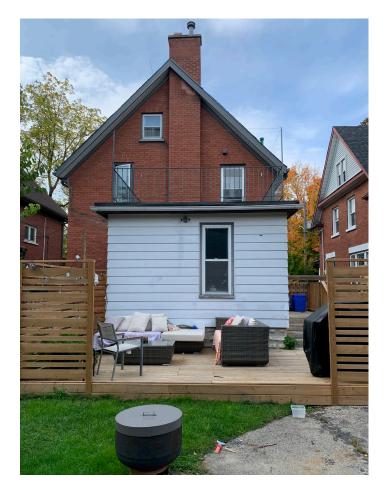


Proposed back view

Proposed Work

Existing addition, including the foundation and rooftop deck, is to be demolished. Clients are to remove the existing deck/privacy screen prior to Pioneer starting renovation, to be kept, and for the clients to re-install after Pioneer's work has been completed.

Chimney to remain. Patch where needed. Existing chimney to be demolished. Existing bricks are to be saved, for in-installation for the two windows on the 2nd floor that are being installed. (Back bedroom window, and current door in bathroom).





A new window will be replace the existing door. Width to remain to keep brick header detail. Below window, new brick that matches existing will be installed.

Window in back bedroom to be re-located. Same style will be kept (single hung) and brick header will be moved over to match existing.



Pioneer to excavate a new foundation (29'-8" width by 21'-5" depth) that will match the existing basement's floor height (see page ***) for the client's new crawl space. The proposed foundation will be poured concrete on 20"x 6" strip footing with 8" thick concrete walls. The floor will be poured in place concrete with rebar dowelled and epoxied into the existing footing. Dampproofing material to the exterior of the foundation, including Big O pipe and gravel around the exterior of foundation to be supplied and installed.



Addition to be framed with 2x6 exterior studs @ 16"o/c, while interior walls will be framed with 2x4 studs @ 16"o/c. Horizontal Gentek siding in "Snow White 001" to best match what was installed on the previous addition. The siding is to be Double 4" Clapboard.



Windows and Doors

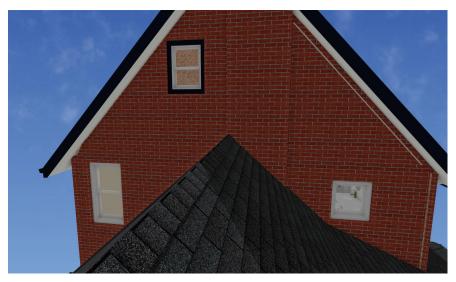
All new windows/doors being installed on the addition and existing 2nd floor will be white vinyl, with full "Rainware White" vinyl frames. Low expansion urethane foam to be installed between windows and wall framing for optimum energy efficiency and top-quality exterior grade caulking to finish.







To best represent the venacular of this Historic Home, we will be adding details to the back of the house that reflects the front attic peak. Adding the returned roof, along with a freize board underneath the widnows that mimic the front. Underneath this transom window is a 60" sliding glass door, with double hung windows on either side. All new exterior window trim will match the current houses size and style.



New double hung window to be installed in back bedroom, new casement window is to be installed where existing bathroom door was.

<u>Setting</u>

Site plan for this home can be found in this document on page 7. Elevations of proposed work can be found in this document, pages 8-11. A section cut showing interior heights can be found in this document on page 12.

The total size of lot : 461.31 M² Current lot coverage: 142.87M² Proposed addition: 44.46M² New lot coverage: 187.33M² Lot coverage percentage: 40.61%

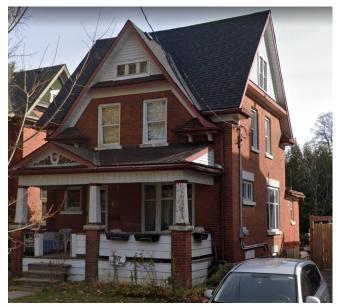
Roofing

Pioneer to patch, match, and repair roof where chimney removal is completed, along with eaves and soffit. New roof to be installed over the addition at 10/12 pitch (5/12 pitch over mud room). New roof shingles to match existing as best as possible. Metal eaves to be Gentek "Midnight Surf 509" or better match to existing. Vented soffit to be Gentek "Rainware White 430" to match existing soffit.

The proposed roof type is to be a gable roof on the back of the addition, to give homeowners vaulted ceilings on the interior. And a Hip roof over the bump out of the addition.



<u>Streetscape</u>



House to the left



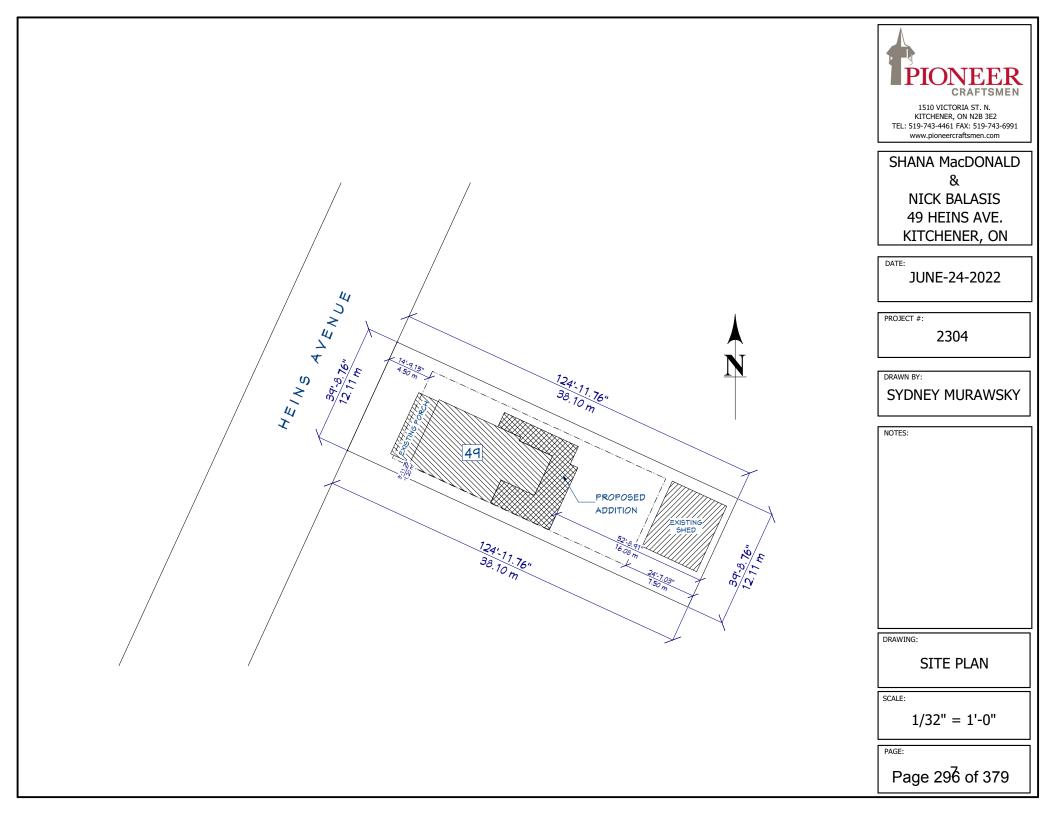
House to the right



Houses directly across the street

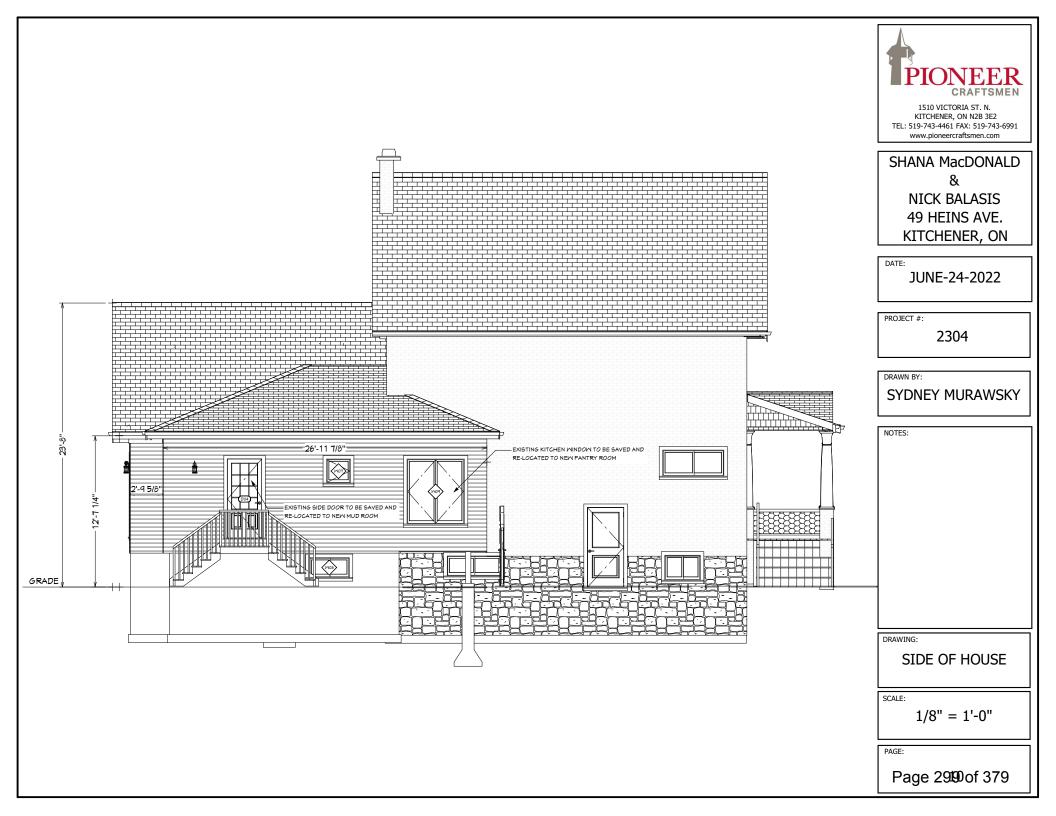
Material List

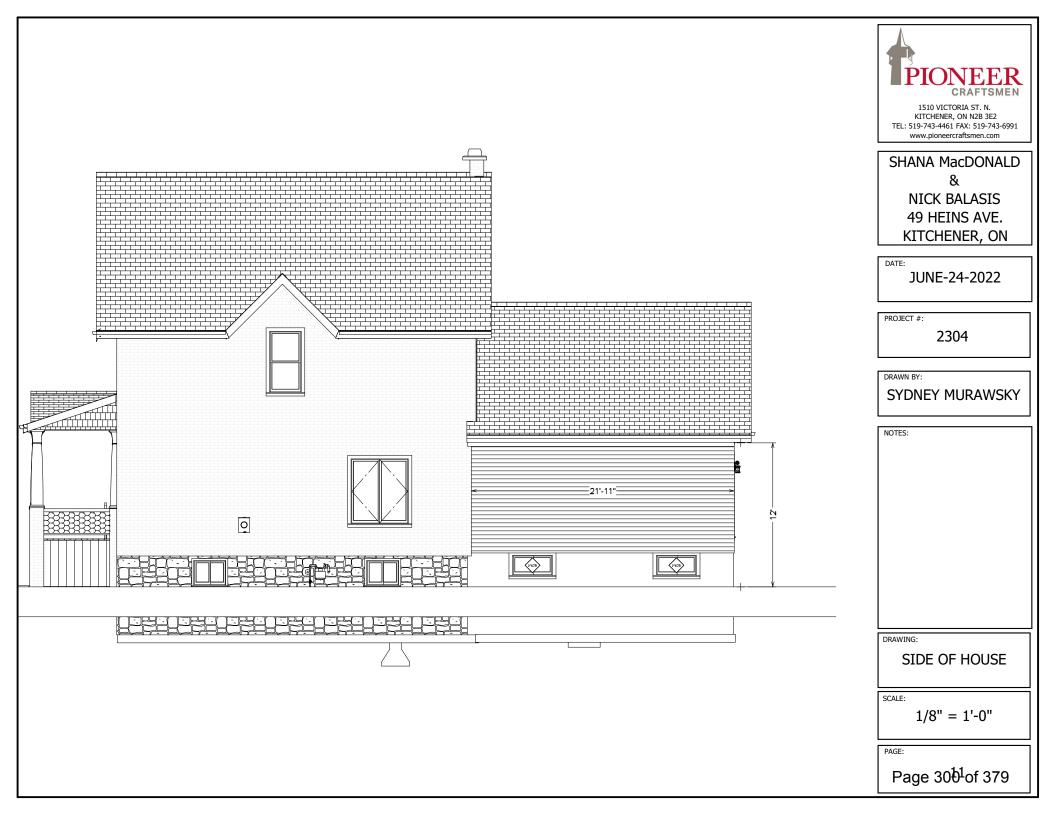
Metal eaves-Gentek "Midnight Surf 509" (or better match) Vented soffit-Gentek "Rainware White 430" (or better match) Downspouts-Gentek "Midnight Surf 509" (or better match) Siding- Gentek "Snow White 001", Horizontal Double 4" Clapboard Windows-Gentek "Snow white 001" with white vinyl trim Roof Shingles-IKO Cambridge asphalt shingles "Charcoal Gray" (or better match)

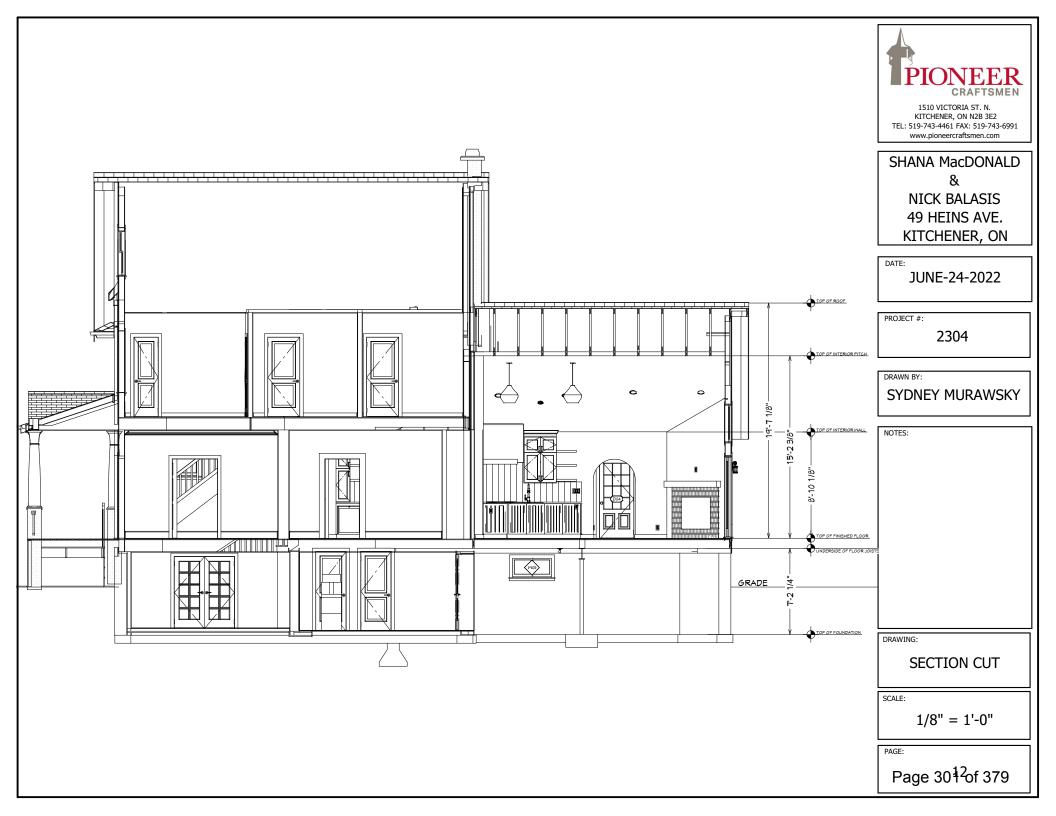










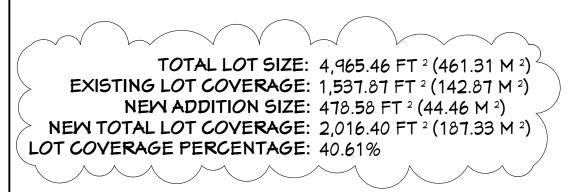


PROJECT OUTLINE:

JOB TYPE:	MAIN FLOOR ADDITION
ADDRESS:	49 HEINS AVE, KITCHENER
P. MANAGER	BRIAN CARSON
CARPENTER:	GRANT ERB
START DATE:	JUNE 2022

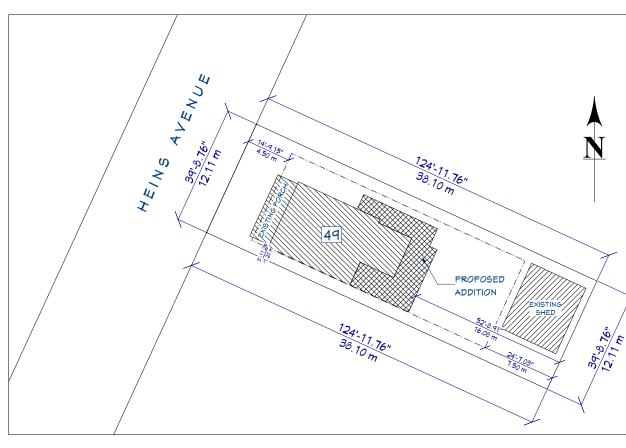
DRAWING SCHEDULE:

PAGE	DRAMING	SCALE
1	COVER PAGE	N/A
2	DEMO PLANS	1/8" = 1'-0"
3	PROPOSED FOUNDATION	1/4" = 1'-0"
4	PROPOSED MAIN FLOOR	1/4" = 1'-0"
5	PROPOSED SECOND FLOOR	1/4" = 1'-0"
6	FLOOR FRAMING PLAN	1/4" = 1'-0"
Т	ROOF FRAMING PLAN	1/4" = 1'-0"
8	FOUNDATION ELECTRICAL	1/4" = 1'-0"
9	MAIN FLOOR ELECTRICAL	1/4" = 1'-0"
10	2ND FLOOR ELECTRICAL	1/4" = 1'-0"
11	SECTION CUT A	1/4" = 1'-0"
12	SECTION CUT B	1/4" = 1'-0"
13	BACK & FRONT ELEVATION	1/4" = 1'-0"
14	LEFT ELEVATION	1/4" = 1'-0"
15	RIGHT ELEVATION	1/4" = 1'-0"
16	WINDOW & DOOR SCHED.	NTS
17	DETAILED SECTION	3/8" = 1'-0"

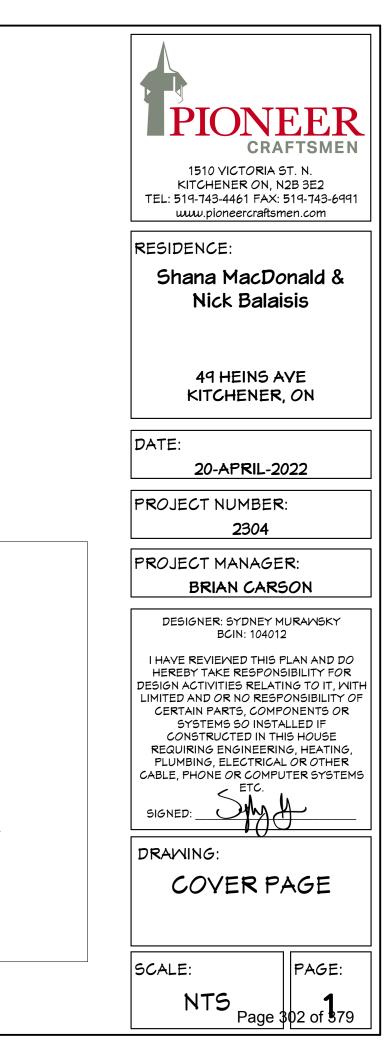


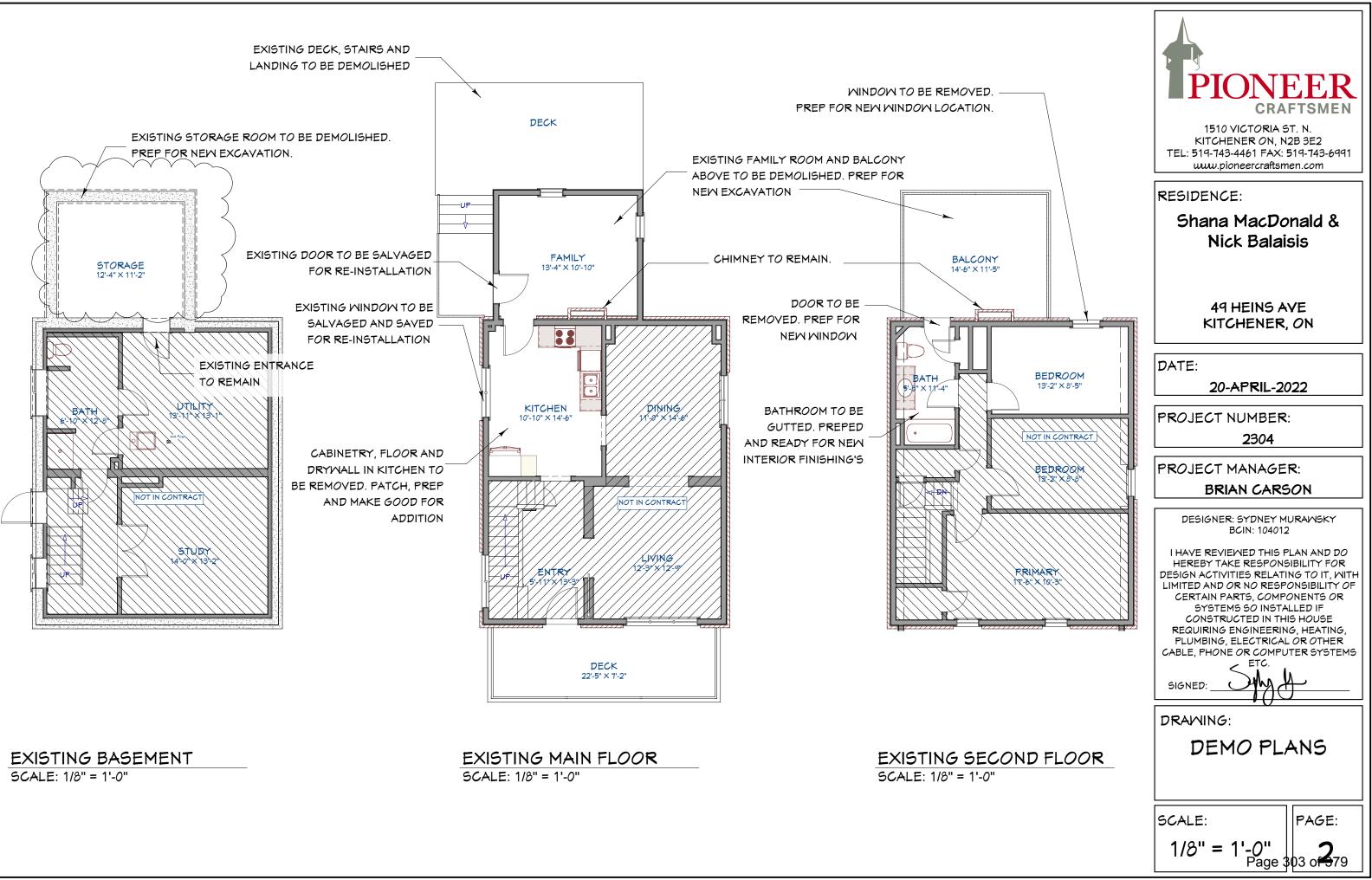


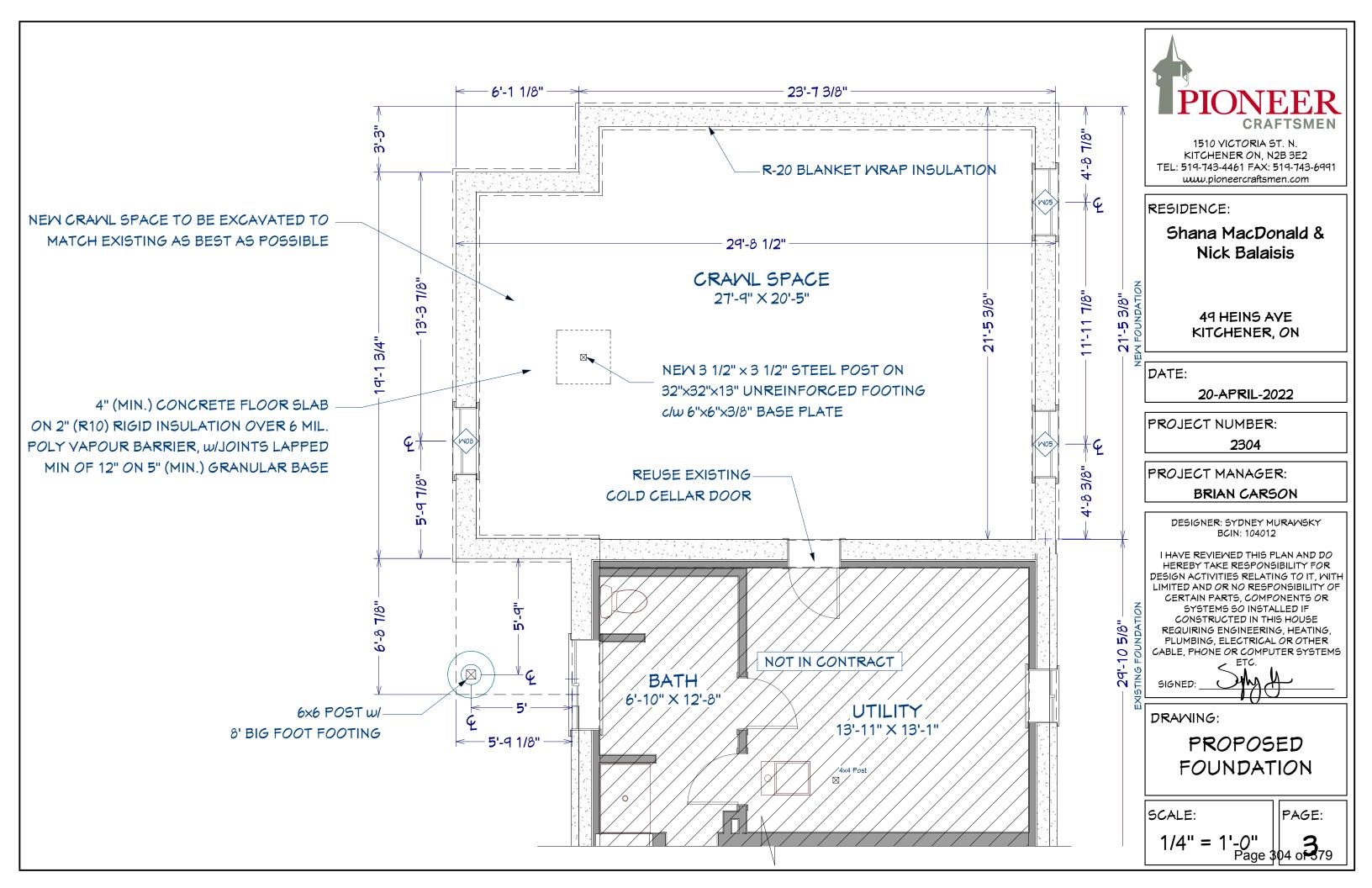
SCALE: NTS

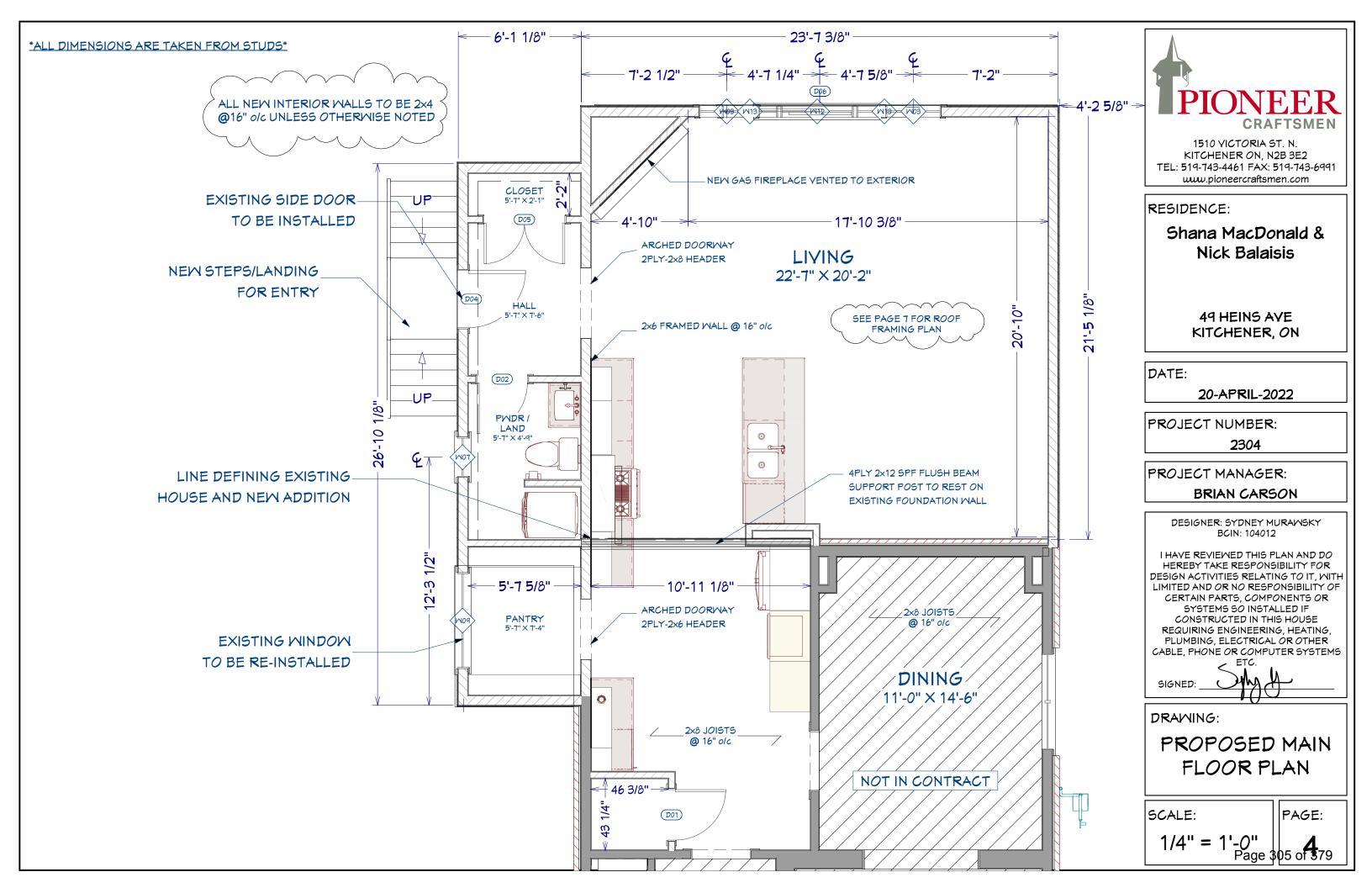


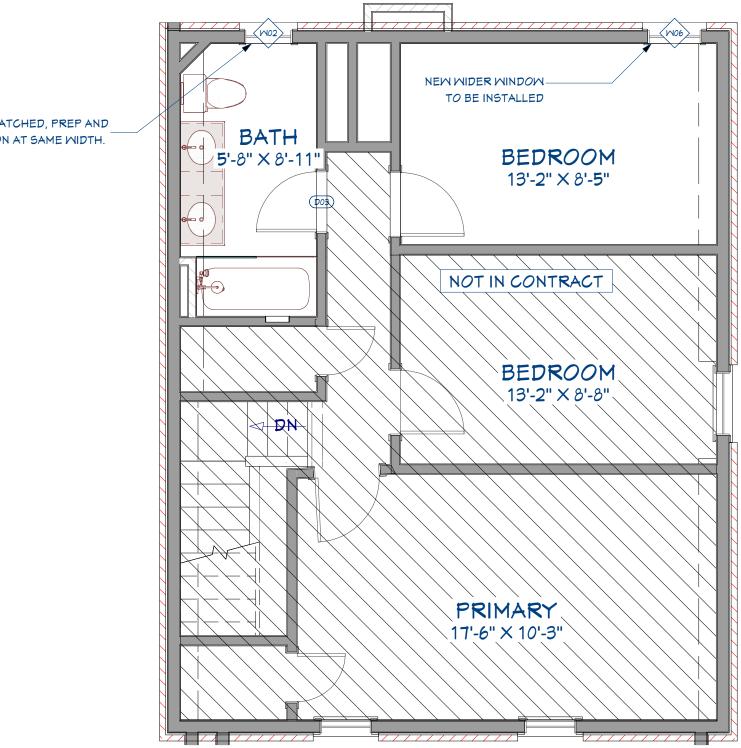
SITE PLAN-GIS LOCATOR SCALE: 1/32" = 1'-0"











EXISTING DOOR TO BE REMOVED. PATCHED, PREP AND READY FOR WINDOW INSTALLATION AT SAME WIDTH.



1510 VICTORIA ST. N. KITCHENER ON, N2B 3E2 TEL: 519-743-4461 FAX: 519-743-6991 www.pioneercraftsmen.com

RESIDENCE:

Shana MacDonald & Nick Balaisis

49 HEINS AVE KITCHENER, ON

DATE:

20-APRIL-2022

PROJECT NUMBER:

2304

PROJECT MANAGER: BRIAN CARSON

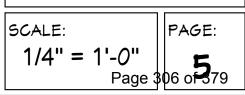
> DESIGNER: SYDNEY MURAWSKY BCIN: 104012

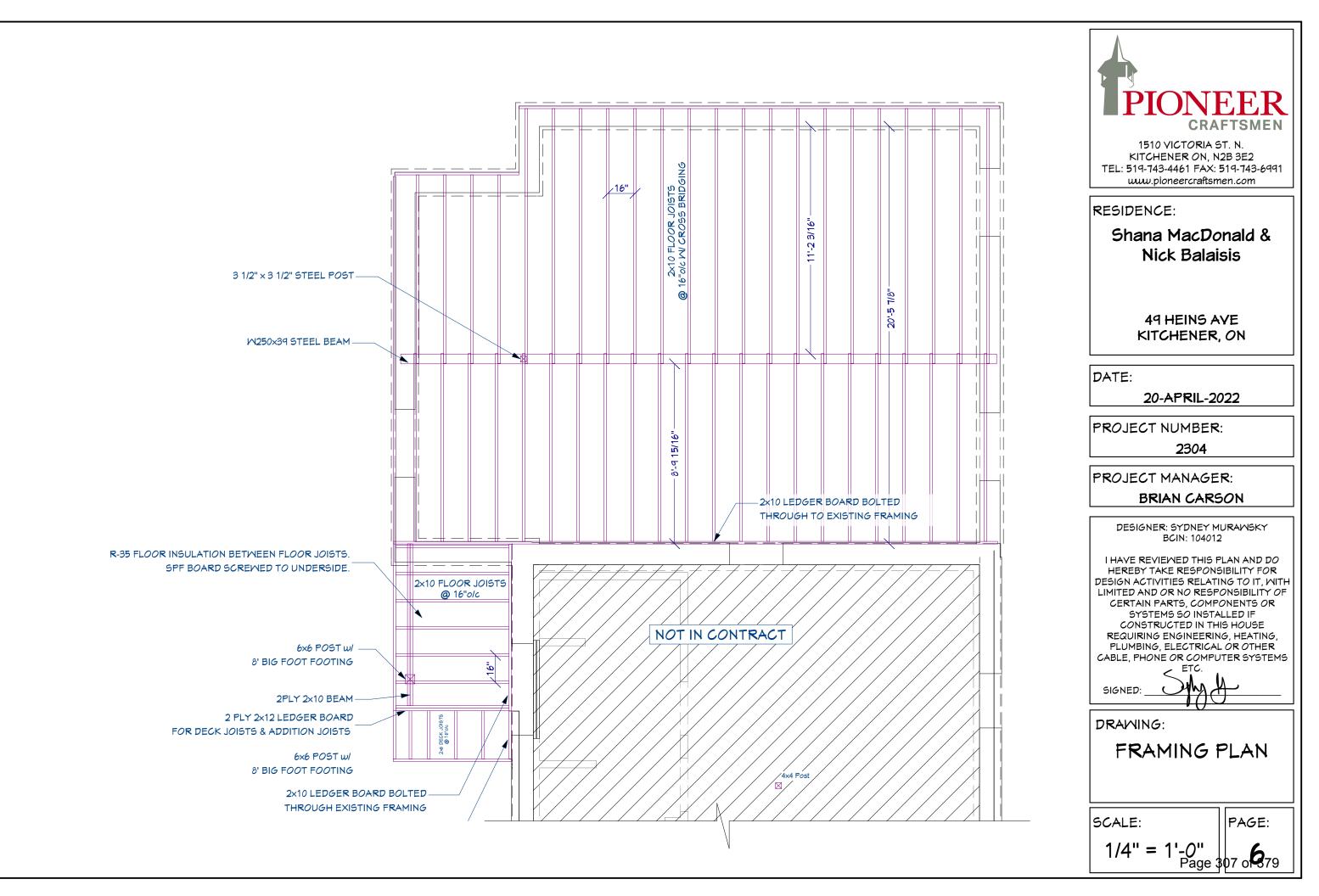
I HAVE REVIEWED THIS PLAN AND DO HEREBY TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO IT, WITH LIMITED AND OR NO RESPONSIBILITY OF CERTAIN PARTS, COMPONENTS OR SYSTEMS SO INSTALLED IF CONSTRUCTED IN THIS HOUSE REQUIRING ENGINEERING, HEATING, PLUMBING, ELECTRICAL OR OTHER CABLE, PHONE OR COMPUTER SYSTEMS CETC.

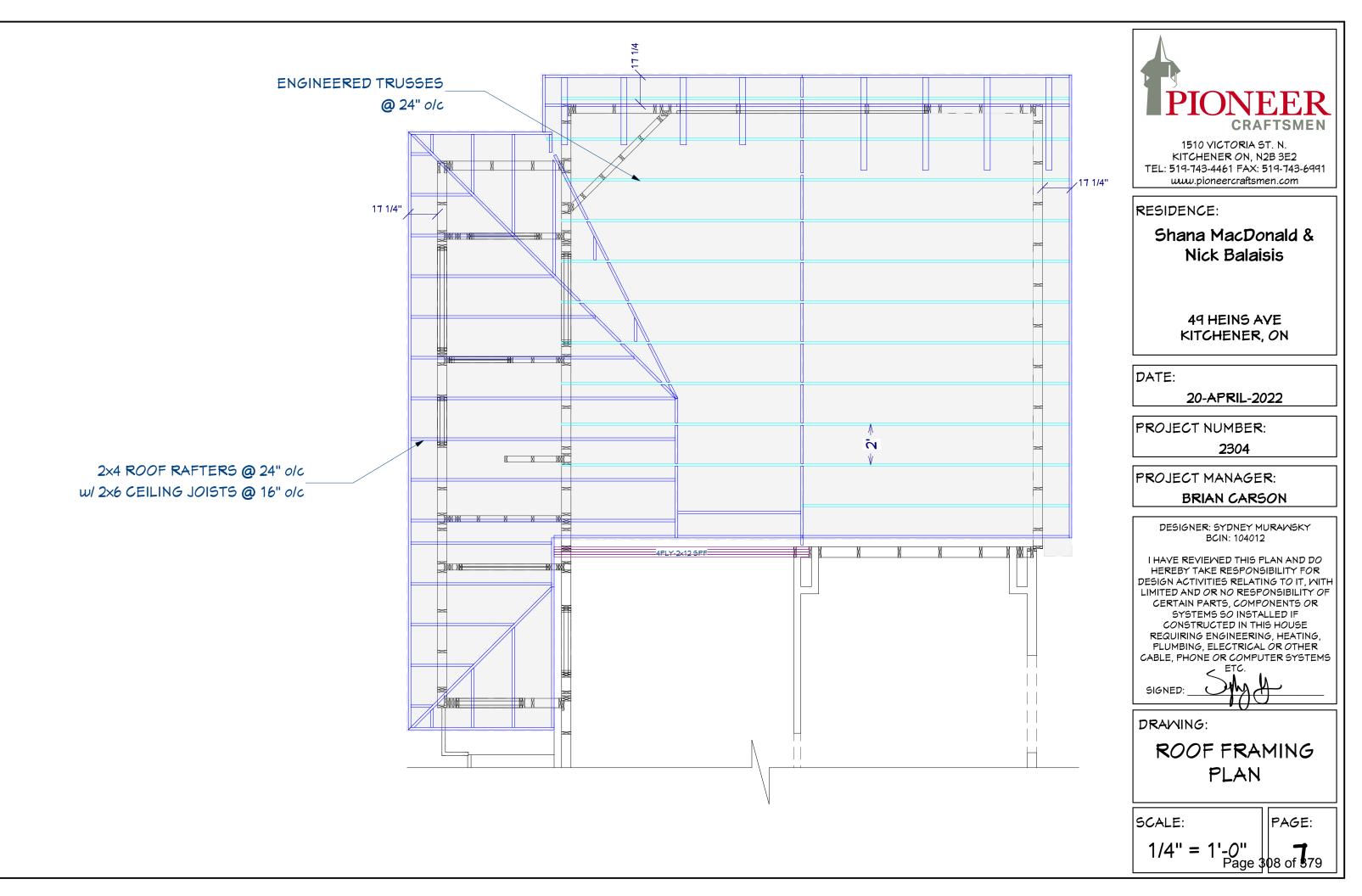
SIGNED:

DRAMING:

PROPOSED 2ND FLOOR









Development Services Department



REPORT TO:	Heritage Kitchener
DATE OF MEETING:	August 2, 2022
SUBMITTED BY:	Rosa Bustamante, Director of Planning, 519-741-2200 ext. 7319
PREPARED BY:	Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7041
WARD(S) INVOLVED:	Ward 9
DATE OF REPORT:	July 12, 2022
REPORT NO.:	DSD-2022-334
SUBJECT:	Heritage Permit Application HPA-2022-IV-018 137-147 King Street East Repair and Restoration to Cornice and Brick Parapet

RECOMMENDATION:

That pursuant to Section 33 of the Ontario Heritage Act, Heritage Permit Application HPA-2022-IV-018 to permit the repair and restoration of the cornice and brick parapet of the property municipally addressed as 137-147 King Street East, BE APPROVED, in accordance with the supplementary information submitted with the application and subject to the following condition:

1. That 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 the proposed cornice and brick parapet restoration and replacement detailed in HPA-2022-IV-018, attached in Appendix A.
- The key finding of this report is that the proposed work will not negatively impact the cultural heritage value or interest of the property as it maintains the original appearance and is in keeping with provincial standards and guidelines.
- There are no financial implications associated with this report.
- Community engagement included posting this report and associated agenda in advance of the meeting and consultation with the Heritage Kitchener Committee.
- This report supports the delivery of core services.

EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2022-IV-018 proposes to restore the upper portion of the front elevation of the subject property municipally addressed as 137-147 King Street East, through the reconstruction of the wall above the third-storey windows, installation of a new

*** This information is available in accessible formats upon request. *** Please call 519-741-2345 or TTY 1-866-969-9994 for assistance. heavy cornice with dentil blocks and metal capping, and reconstruction of the parapet. The building has been designated under Part IV of the *Ontario Heritage Act* through designating By-law No. 2012-025. A structural assessment undertaken in April determined that the upper portion of the front elevation was deteriorated as a result of extensive water infiltration and in unsafe condition. Immediate removal was recommended, and a building permit issued in May of this year. In reviewing the merits of this application, Heritage Planning Staff note that the proposed work meets Parks Canada's *Standards and Guidelines for the Conservation of Historical Places in Canada,* and that it will not adversely affect the identified heritage attributes of the building.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2022-IV-018, which seeks permission to install a new fiberglass cornice and pre-finished metal flashing in addition to reconstructing a parapet on the property municipally addressed as 137-147 King Street East (**Figure 1**). A structural assessment of the building was undertaken by Witzel Dyce Engineering Incorporated on April 29, 2022. The assessment determined that the condition of the brick below the soffit was unsafe and immediate removal of the deterioration portions was recommended. A building permit was issued on May 19, 2022 to remove the deteriorated parapet detail, exterior, and loadbearing brick above the third-floor windows.



Figure 1: Location Map of Subject Property

REPORT:

The subject property is located on the south side of King Street East between Benton Street and Scott Street, within the City Commercial Core Planning Community. It contains a multiunit three-storey building constructed c. 1922. The building is a hybrid of both the Renaissance Revival and Art Deco architectural styles (**Figure 2**).



Figure 3: Front Façade Prior to Partial Demolition – Flashing Removed for Structural Assessment

The building addressed as 137-147 King Street East possesses design and physical value, being a representative example of early 20th century main street commercial architecture and a rare survivor of the vernacular style south-east of Frederick and Benton Street. It also features a high degree of craftmanship and detail. The subject property possesses historical and associative value through previous notable tenants who made significant contributions to the community. The building was the location of the Kitchener Conservatory of Music at a time when the organization's President was George Henry Ziegler, a member of the Waterloo Region Hall of Fame. Further, it has association with various trade and labour unions from the 1950s through to 2010. As a result of its design/physical and historical/associative values, the property was designated under Part IV of the Ontario Heritage Act by way of designating By-law No. 2012-025 (**Attachment C**). The exterior physical heritage attributes on the front and side elevations of the building identified in the designating by-law include:

- The square plan;
- The stone foundation;
- Rugged brick construction;
- Decorative brickwork and masonry detailing;
- Date stone that reads "1922";
- Precast masonry storefront;
- Window and door openings;
- Masonry sills;
- Wood windows with multiple light transoms;
- Heavy cornice with dentil blocks and metal capping;
- Wood doors with semi-circular transom;
- Roofline; and
- Painted signage band on the north (west) elevation reading "Conservatory Sales Room"

As a result of water infiltration and freeze and thaw cycles, brick, mortar joints, and wood rafters on the subject property were found to be in a severely deteriorated condition (**Figures 3-6**). A structural assessment conducted by Witzel Dyce Engineering Incorporated concluded that the wall above the third-storey windows, cornice, and parapet were in unsafe condition and recommended immediate removal. A building permit was issued for the partial demolition on May 19, 2022.





Figure 3: Damaged Original Metal Cornice and Capping

Figure 4: Rotted Cantilevered Rafters



Figure 5: Deteriorated Brick on Wall



Figure 6: Original Cornice/Parapet with Deteriorated Brick and Metal

Work Proposed

The work proposed in this application includes reconstructing the removed portion of the wall above the third-storey windows, installing a new cornice, and reconstructing the parapet above the cornice. The roofline and elevations of the building will be maintained to match the original in appearance (**Figure 7**).



Figure 7: Proposed Final Front Elevation (Attachment B)

Reconstruction of Wall Above Third-Storey Windows

A wood frame structure will be used in reconstructing the wall above the third-storey windows, and will then be covered with the replicated heavy cornice detailing. As such the wood frame will not be visible and the appearance of the subject property will be maintained. The wood frame construction provides for a more durable approach which provides the cantilever required to support the cornice, without impacting the existing roof structure.

Installation of New Cornice

The new cornice assembly will be fiberglass in lieu of the original sheet metal sculpture. It will be formed with the original metal sculpture as a template, with the finish and colour matched. As such the overall appearance will be maintained. Pre-finished metal flashing colour-matched to the original colour will be installed and extend over the cornice detail.

The cornice is to be installed with a two-degree slope towards the parapet, to improve drainage through reinstated scuppers in the upper parapet and prevent future water infiltration into the masonry construction below the new elements. This change is minimal and will not have any notable visual impact to the subject property.

Reconstruction of Parapet

As with the wall, the parapet is proposed to be constructed with wood framing. Roof membrane is proposed to wrap up and over the parapet as well as down the face of the cornice framing, and a Tyvek Air Barrier, and DensGlass Sheathing will also be installed.

The exterior is proposed to be covered with pre-finished metal flashing cut with drip-edges. This will provide further water drainage.

The use of wood covered by metal flashing as opposed to the masonry originally used was recommended through the structural assessment completed for the building. This material change will provide for a more durable and water-resistant parapet. Further, the parapet is not visible from the street line, and the original height and width of the parapet will be maintained (**Figure 8**).

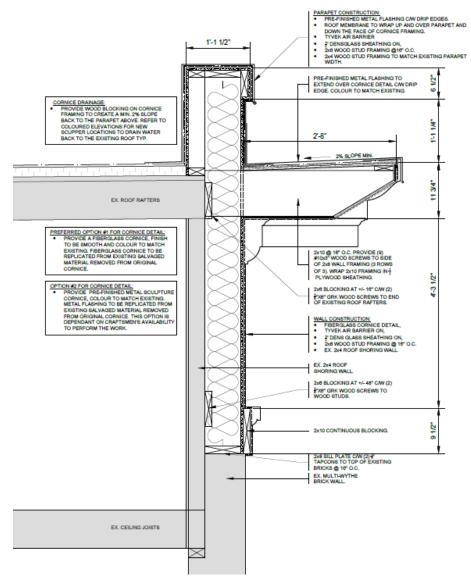


Figure 8: Structural Detailing of Work (Attachment B)

The proposed alterations are in accordance with Parks Canada's *Standards and Guidelines for the Conservation of Historical Places in Canada.* In particular, the following are met:

• Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed – use the gentlest means possible for any intervention, respect heritage value when undertaking an intervention;

- Make any intervention needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection.
- Replacing in kind an entire element of the roof that is too deteriorated to repair if the overall form and detailing are still evident — using the physical evidence as a model to reproduce the element. This can include a large section of roofing, a dormer, or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Improving the detailing of roof elements, following recognized conservation methods, to correct faulty details. For example, adjusting the slope of a cornice to prevent ponding, or introducing a new drip edge at the eave to better direct water runoff away from a masonry wall. Such improvements should be physically and visually compatible.

Heritage Planning Comments

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

- The subject property municipally addressed as 137-147 King Street East is designated under Part IV of the Ontario Heritage Act by way of designating By-law No. 2012-025;
- The roofline and heavy cornice with dentil blocks and metal capping have been identified as heritage attributes contributing to the cultural heritage value or interest of the subject property;
- Due to water infiltration and weather cycles over a period of years, elements of the property above the third-storey window, including the wall, cornice, and parapet, have deteriorated to an unsafe condition;
- The structurally unsound portions of the property have been removed for public safety;
- Replacement and restoration work with complementary materials that maintain the original appearance of the removed elements is proposed;
- Appropriate installation and construction methods will ensure a long life for the new elements;
- The proposed work is consistent with Parks Canada *Standards and Guidelines for the Conservation of Historical Places in Canada* with respect to reproducing the elements using the original physical structures as a template and making appropriate and unobtrusive adjustments to correct faulty details;
- The appearance of the identified heritage attributes affected will be maintained, and any notable changes in appearance to other elements are not visible from the street line; and
- The proposed work will not adversely impact the reasons for designation of the subject property, nor will it adversely impact the King Street East streetscape of adjacent properties.

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 – The Heritage Kitchener Committee will be consulted regarding the subject Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

- Ontario Heritage Act
- Designating By-law No. 2012-025

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

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2022-IV-018 Attachment B – Associated Application Package Attachment C – By-law No. 2012-025



HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS

Planning Division – 200 King Street West, 6th Floor P.O. Box 1118, Kitchener ON N2G 4G7 519-741-2426; <u>planning@kitchener.ca</u>

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 <u>heritage@kitchener.ca</u>.

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

A city for everyone

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:

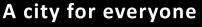
- a) Overall dimensions
- b) Site plan depicting the location of existing buildings and the location of any proposed new building or addition to a building
- c) Elevation plan for each elevation of the building
- d) Specific sizes of building elements of interest (signs, windows, awnings, etc.)
- e)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

2022 Heritage Permit Application Submission Deadlines	2022 Heritage Kitchener Meeting Dates	
November 26, 2021	January 4, 2022	
December 17, 2021	February 1, 2022	
January 21, 2022	March 1, 2022	
February 25, 2022	April 5, 2022	
March 25, 2022	May 3, 2022	
April 29, 2022	June 7, 2022	
-	No July Meeting	
June 24, 2022	August 2, 2022	
July 29, 2022	September 6, 2022	
-	No October Meeting	
September 23, 2022	nber 23, 2022 November 1, 2022	
-	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:

<u>Setting</u>

- 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

<u>Roofing</u>

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

A city for everyone

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

<u>Signage</u>

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.

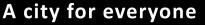
8. SPECIFIC REQUIREMENTS FOR DEMOLITION

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 <u>heritage@kitchener.ca</u>.





HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS

Planning Division – 200 King Street West, 6th Floor P.O. Box 1118, Kitchener ON N2G 4G7 519-741-2426; <u>planning@kitchener.ca</u>

STAFF USE ONLY

Date Received:	Accepted By:	Application Number:	
		HPA-	

PART B: HERITAGE PERMIT APPLICATION FORM

1.	NATURE OF APPLICAT	ION			
	X Exterior	Interior	🛛 Signage		
	Demolition	□ New Construction	n 🛛 Alteration		□ Relocation
2.	SUBJECT PROPERTY Municipal Address:	137-147 King Stree		R AS IN 302404 & A1	14451 T/W A124451; S/T & T/W
	Legal Description (if know Building/Structure Type:		XCommercial	□ Industrial	□ Institutional
	Heritage Designation:	X Part IV (Individua	al) 🛛 🗌 Part V (H	eritage Conserva	ation District)
	Is the property subject to	a Heritage Easemen	t or Agreement?	□ Yes	X _{No}
3.	PROPERTY OWNER Name: Hamidreza Po	ouramin			
	Address: 10 Yongevie	ew Ave			
	City/Province/Postal Cod	le: Richmond Hill,	, Ontario, L4C 7A4		
	Phone: 416 999 502	1			
	Email: pouramin@s	ympatico.ca			
4.	AGENT (if applicable) Name: Joe Somfay				
	Company: IBI Group /	Architects (Canada)	Inc.		
	Address: 410 Albert Street, Suite 101				
	City/Province/Postal Code: <u>Waterloo, Ontario, N2L 3V3</u>				
	Phone: 519 585 2255	ext 63219			
	Email: joe.somfay@	ibigroup.com			

A city for everyone

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.

Refer to the attached written proposal and documentation of proposed work.

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

Describe why it is necessary to undertake the proposed work:

The proposed work is necessary as there was a safety concern with the existing building condition.

Please refer to the attached written proposal and documentation of proposed work for additional details.

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

Refer to the attached written proposal and documentation of proposed work.

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): Refer to the attached written proposal and documentation of proposed work.

7. PROPOSED WORKS

a)	Expected start date: As soon as possible Expected completion	n date: As sooi	n as possible
b)	Have you discussed this work with Heritage Planning Staff?	es 🗆 No	
	- If yes, who did you speak to? Jessica Vieira		
c)	Have you discussed this work with Building Division Staff? \Box Y	es 🛛 🕅 No	
	- If yes, who did you speak to?		
d)	Have you applied for a Building Permit for this work? \Box Y	es ^X No	
e)	Other related Building or Planning applications: Application number		
	Heritage Pe	rmit #: HPA-202	1-IV-008
	Building Per	mit #: 21 136119	9

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:

Date:

Signature of Owner/Agent:_____

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, Hamidreza Pouramin ____, owner of the land that is subject of this application,

hereby authorize IBI Group Architects (Canada) Inc.	to act on my / our behalf in this regard.		
Signature of Owner/Agent:	Date: 06/23/22		
Signature of Owner/Agent:	Date: 2022/06/23		

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).

A city for everyone

Working together • Growing thoughtfully • Building community

Application Number:
Application Received:
Application Complete:
Notice of Receipt:
Notice of Decision:
90-Day Expiry Date:
PROCESS:
Heritage Planning Staff:
Heritage Kitchener:

A city for everyone



137-147 King Street East – Kitchener Repair and Restoration of Heavy Cornice with Dentil Blocks and Metal Capping



Written Proposal and Documentation of Proposed Work.

Prepared for: Hamidreza Pouramin

2508601 ontario Itd

10 Yongeview Ave, Richmond Hill, Ontario L4C 7A4

Prepared by: IBI Architect (Canada) Inc Joe Somfay, OAA Associate Director | Senior Architect



Table of Contents

Contents

Table of Contents	2
Owners Contact Information	3
Heritage Value and Images	3
Repair and Maintenance Recommendations	6
Cost Estimate	7
Appendix A (coloured elevations)	8
Appendix B (Section Detail)	9
Appendix C (Structural Assessment)	10
Appendix D (Structural Assessment)	11
Appendix E (Fiberglass References)	12



Owners Contact Information

Mr. Hamidreza Pouramin 2508601 ontario ltd. 10 Yongeview Ave, Richmond hill, ON, L4C 7A4 pouramin@sympatico.ca 1-416-999-5021

Heritage Value and Images

The following is an excerpt from the by-law number 2012-025 of the corporation of the city of Kitchener and Schedule "B" the statement of cultural heritage value or interest.

The design and physical values relate to the vernacular architecture of the building which features many intact original elements. The building is a representative example of early 20th century main street commercial architecture and a rare survivor of this style of building south (east) of Fredrick/ Benton streets in downtown Kitchener. It features a high degree of detail and craftmanship including a pre-cast storefront, brick and masonry detailing, heavy cornice, and multiple light transoms.

The historical and associative values relate to previous and notable tenants associated with individuals and organizations that have made significant contributions to the community. From the 1940's through to the 1970's, the building was the locations of the Kitchener Conservatory of Music at a time when the organization's President was founder George Henry Ziegler, a member of the Waterloo Region Hall of Fame. In 1911, George H. Ziegler founded the Ziegler Associated Studios, which later became the Kitchener Conservatory of Music. Instruction was offered in piano, orchestra and band instruments, voice, guitar, theory, and elocution. George was a flautist with the 29th Regiment Band, the Toronto Philharmonic Orchestra and the Toronto Symphony Orchestra. In addition, he was an organist and choir master at St. Peter's Church, St. Andrew's Church, and Trinity United from 1917-1950. He also organized the Kitchener-Waterloo branch of the Ontario Registered Music Teachers' Association, the Berlin Symphony Orchestra, the Kitchener Ladies' band, and the first Kitchener Boys' Band. He was leader of the 29th Regiment Band of the Scots Fusiliers of Canada, and of the Kitchener Musical Society Band.

The Property also has a long time association with various trade union and labour associations from 1950's through to 2010. It served as headquarters of the K-W Labour Association which included local unions from the Canadian Association of Public Employees, the United Food and Commercial Workers Union, the United Packing House Workers of America, the United Rubber Workers of America, and the United Steel Workers of America.

There is designated as being of cultural heritage value or interest the following key attributes of the building where it stands, on the front and side elevations that embody the heritage value of 137-147 King Street East as a representative example of vernacular commercial building:

- The square plan;
- The stone foundation;
- Rugged brick construction;
- Decorative brickwork and masonry detailing;
- Date stone that reads "1922";
- Precast masonry storefront;



- Window and door openings;
- Masonry sills;
- Wood windows with multiple light transoms;
- Heavy cornice with dentil blocks and metal capping;
- Wood doors with semi-circular transom;
- Roofline; and
- Painted signage band on the north (west) elevation reading "Conservatory Sales Room"

Images:



Image 1: Overall Façade



Image 2: Existing Cornice/Parapet



Image 3: Existing Metal Capping



Image 4: Existing Metal Capping





Image 5: Brick Damage



Image 6: Brick Damage



Image 7: Brick Damage

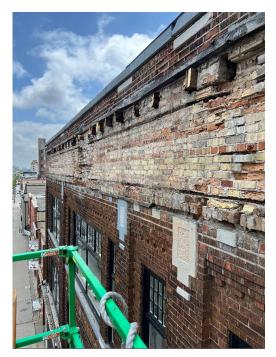


Image 8: Brick Damage





Image 9: Existing Metal Capping

Repair and Maintenance Recommendations

The following repair and maintenance recommendations are based on the structural reviews carried out by Witzel Dyce Engineering Inc. refer to the attached appendices for reference materials from Witzel Dyce Engineering Inc and IBI Architects Inc.

There was a structural assessment done by Witzel Dyce on April 29, 2022 outlining the severity of the deterirorating cornice and brick parapet. As such the recommendation was to remove the existing cornice and parapet as soon as possible from a life safety point of view (refer to attached appendix C & photos above).

Please refer to the attached appendix D, outlining the structural implications of reinstating the masonry construction and metal cornice. We feel the detail section (refer to appendix B) provides a more durable approach with providing a wood frame construction that allows us to provide the cantilever required to recreate the same heavy cornice structure without having to affect the existing roof structure. We would also like to note that the wood frame structure will be covered with the heavy cornice detailing and will not be visible, therefore not effecting the historic elements of the building.

This revised detail also provides a slope to the existing parapet to improve drainage through reinstated scuppers in the upper parapet to promote drainage and prevent against future failure and water penitrations into the masonry construction below the new framed elements. We feel this detail follows the Standards and Guidelines for the Conservation of Historic Places in Canada section 4.3.3 Roofs guidline 15.

15. *Improving* – the detailing of roof elements, following recognized conservation methods, to correct faulty details. For example, adjusting the slope of a cornice to prevent ponding, or introducing a new drip edge at the eave to better direct water runoff away from a masonry wall. Such improvemnts should be physically and visually compatible.



The existing metal sculpture replicates what would be a stone cornice assembly. The material proposed for the cornice assembly is fiberglass in lieu of the original sheet metal sculpture and will be formed from the metal sculpture as its template, maintaining the same overall look. We feel this is an improvement as it will provide the same overall look and is a good compatible subsitute material that will last longer and maintain the historical presence. Colour to match existing.

Please refer to the attached appendix E, the following manufacturers materials demonstrates how such a fiberglass assembly can replicate these heritage cornice details.

Cost Estimate.

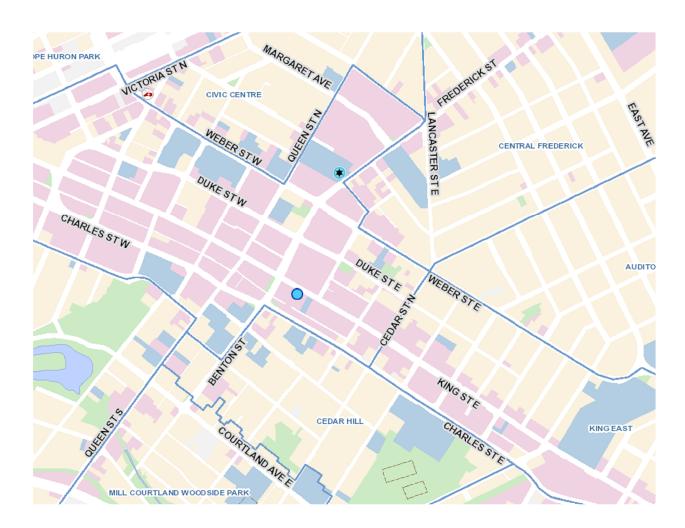
We feel in the professional opinion from Witzel Dyce Engineering Inc and IBI Architects Inc an overall budget amount for the work as outlined and detailed in the attached appendies A & B for the repair and restoration of the parapet/ cornice detail is in the amount of \$200,000.00.



Appendix A (coloured elevations)

137-147 KING ST E KITCHENER, ON **CORNICE REPAIR**





ISSUED FOR HERITAGE PERMIT

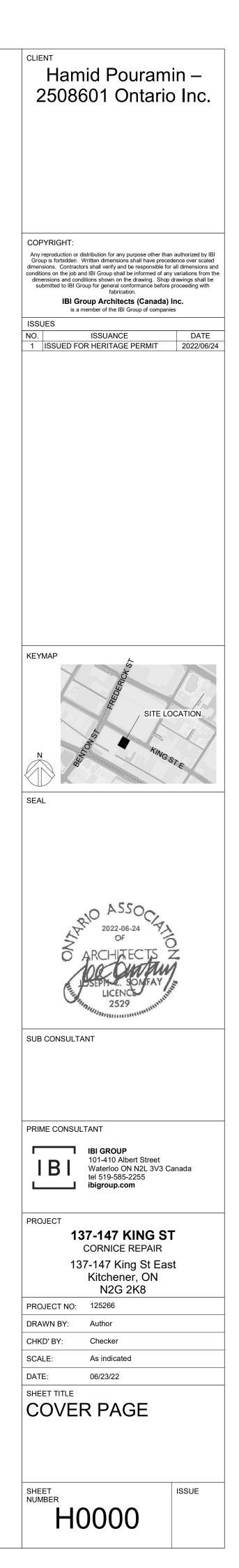
ARCHITECTURE



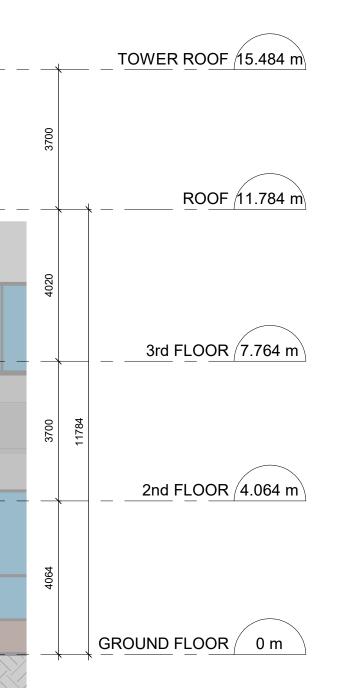
IBI GROUP 101-410 Albert St Waterloo ON Canada N2L 3V3 NAME: Joe Somfay EMAIL: joe.somfay@ibigroup.com PHONE: 519-585-2255 CELL:

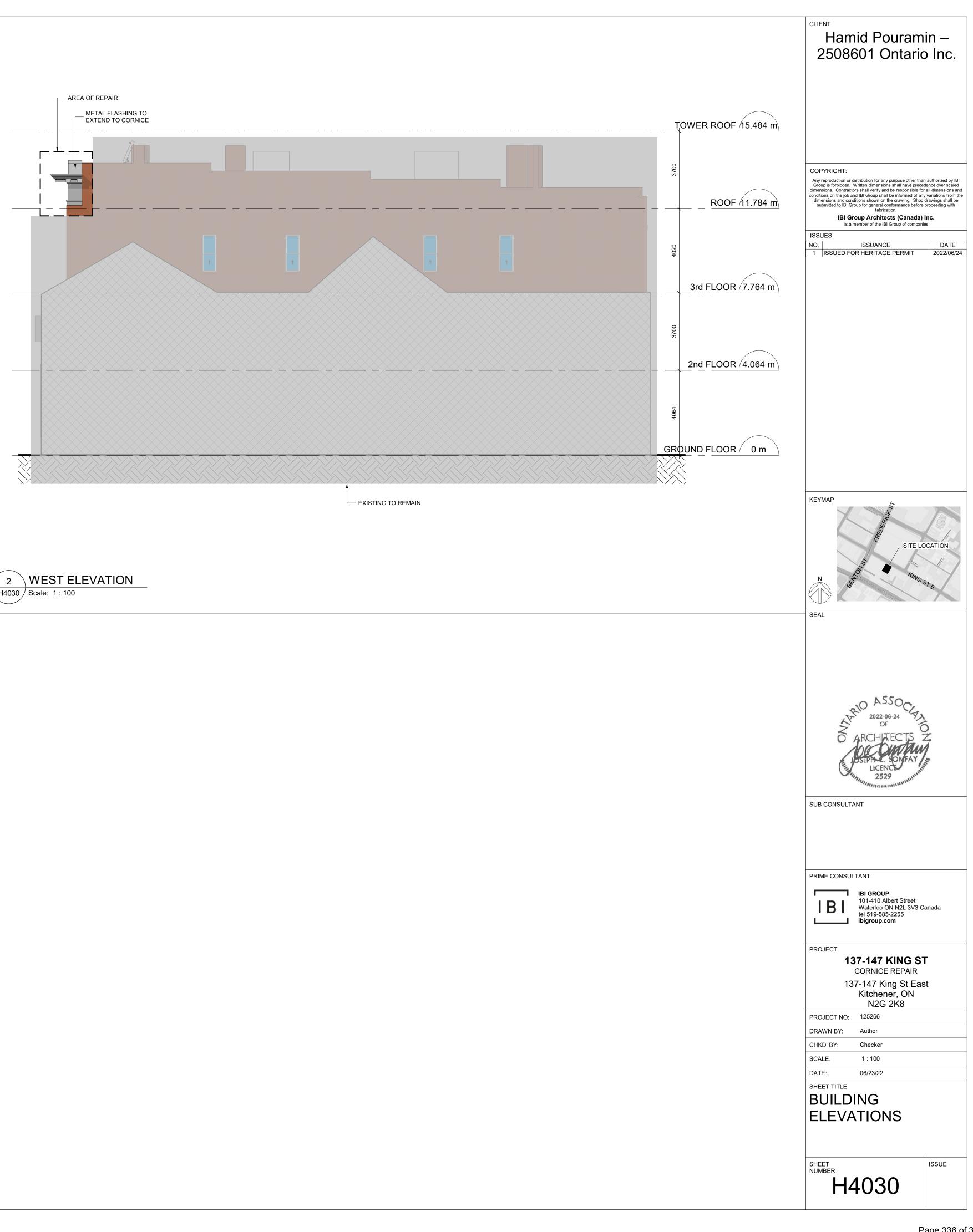


WITZEL DYCE ENGINEERING 20-826 King St N Waterloo ON Canada N2J 4G8 NAME: Dennis Nadon EMAIL: dnadon@witzeldyce.com PHONE: 519-594-0182 CELL:





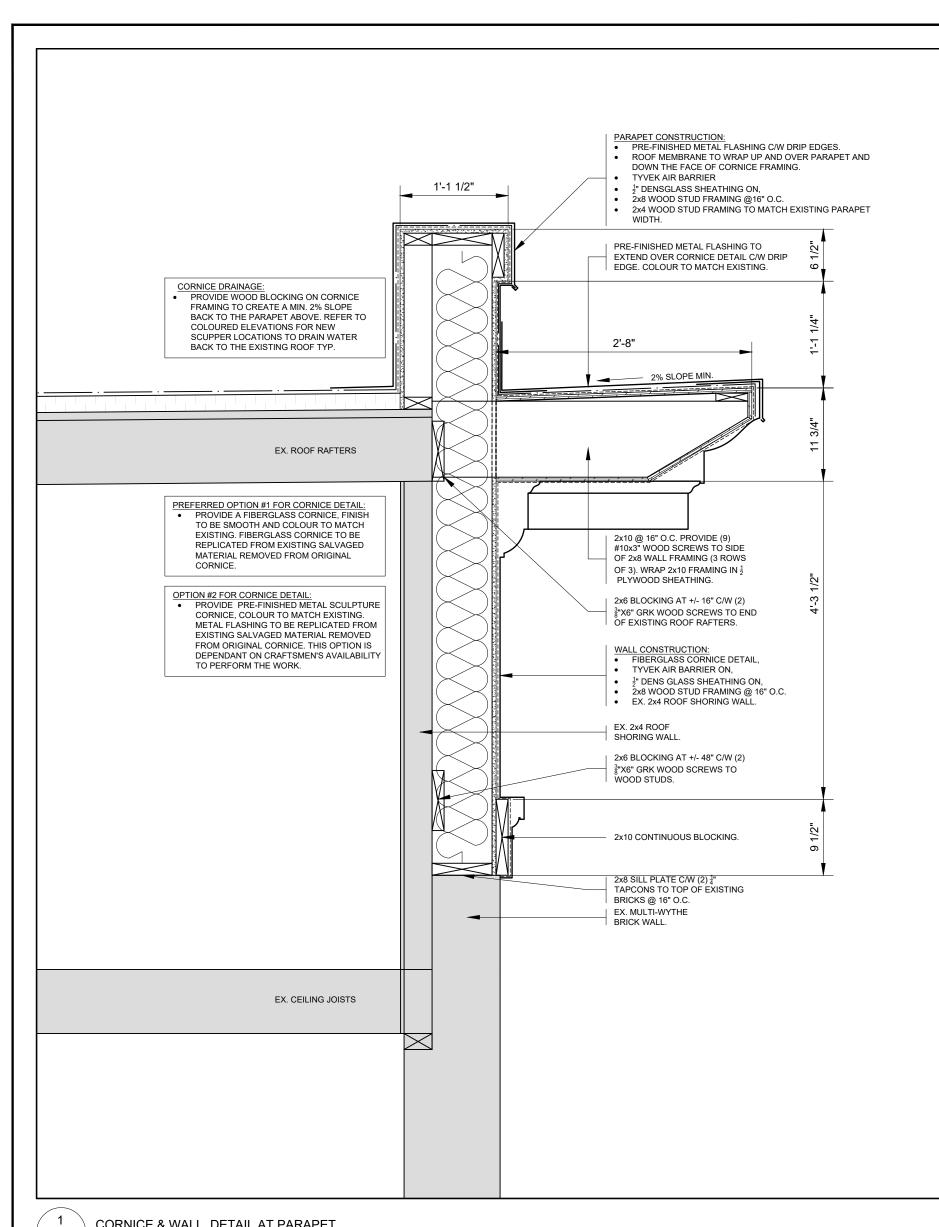






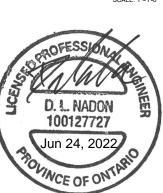


Appendix B (Section Detail)



CORNICE & WALL DETAIL AT PARAPET

SKA-2





ISSUES NO. DESCRIPTION DATE 01 HERITAGE SUBMISSION 2022-06-24	PRIME CONSULTANT IBI GROUP Suite 101 - 410 Albert Street Waterloo ON N2L 3V3 Canada tel 519 585 2255 ibigroup.com		SCALE: AS SHOWN PROJECT NO: 125266	SKETCH NO. SKA-2
			DRAWN BY: MWS	
	PROJECT NAME 137 KING ST. E. CORNICE REPAIR KITCHENER, ON.	SHEET NAME CORNICE/PARAPET DETAIL.	DO NOT SCALE THIS DRAWING.THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING AND VERIFYING ALL THE DIMENSIONS AND REPORTING ERRORS AND/OR OMISSIONS TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK. IBI Gropp Architects (Spradading 79) is a member of the state of the stat	
			is a member of better	මාමුණුංගුණාමේ / බ



Appendix C (Structural Assessment)



Project:	137 King St. Renovations	WDE File No.:	13256-100
Location:	137 King St. E., Kitchener, ON.	Date/Time:	April 29, 2022 @ 11:00
			Dennis Nadon, P.Eng
To:	Aubteen Pouramin	Name:	Hasan Basic, E.I.T

Review and Comment:

A site review was conducted to assess the existing brick structure and cladding below the soffit on the front facing elevation at 137 King St. E. This assessment is a follow up from the assessment conducted April 12th in which WDE recommended the owner to remove the exterior metal flashing and siding in order to review the remaining structure and to confirm the extents and severity of the damaged areas. The existing condition of the upper portion of the wall can be seen in Photo #1.

Observations:

- 1. Upon removal of the remaining tin flashing covering the parapet, the rest of the brick was visible for review.
- 2. The remaining uncovered brick was found to be in a severely deteriorating condition with mortar joints showing cracks. The wood nailer supporting the outermost wythe of brick was also found to be rotted along its length
- 3. It is likely that water has seeped in from the uppermost cladding and the brick and wood members have retained moisture. As a result, freeze and thaw cycles have caused the bricks to expand and contract.
- 4. The rafters which cantilever the soffit were also found to be in a deteriorating condition. In one location the rafter was found to be completely rotted through when picked at with a metal stake (Photo #2)

Recommendations:

- 1. WDE has deemed the current condition of the brick below the soffit as unsafe. With deteriorating brick and wood elements in their current state, the likelihood of bricks and other structure falling off the building is high, posing a danger to the public below. The deteriorating structure is to be removed ASAP. The owner/contractor shall coordinate removals with the Municipal Heritage Department. The owner/contractor shall make arrangements for fencing to be placed around the base of the building along its entire length to ensure pedestrians are not at risk. See the attached detail for a demolition option with a list outlining the required works below:
 - a. The existing roof structure should be shored from the inside providing a 2x4 wall on the innermost wythe of brick along the top of the existing sill plate. All remaining brick on the sill plate between ceiling joists should also be removed. The rafters should be supported by a jack and a king stud at each location.
 - b. After shoring has been installed, the existing brick parapet wall, low roof and cantilevered rafters should be removed followed by the loadbearing brick down to the existing nailer plate at ceiling level.
 - c. The existing wall that is to be demolished shall be replaced with a new wall. Details of the proposed wall assembly are to be confirmed later





Structural Assessment



Photo #1: Removed flashing showing exposed brick above



Photo #2: Cantilevered rafters showing signs of severe deterioration





Appendix D (Structural Assessment)



June 23, 2022 WDE File No.: 13526-100

Aubteen Pouramin Building Owner

RE: 137-147 King St E Existing Exterior Brick Wall Removal

Dear Mr. Pouramin:

Witzel Dyce has been involved in the review and demolition of the existing exterior siding and brick wall at the top of the King Street facing exterior wall since the original order to comply was issued in the fall of 2020. During the removal of the old steel siding and existing cornice detail, the extent of the damage to the existing brick wall and cantilevered wood rafters has become more evident, ultimately leading to the shoring of the roof structure and removal of the brick wall above the 3rd floor ceiling level.

It is our opinion that the majority of this damage was the result of long term water ingress into the brick wall above the cornice roof level. The water was absorbed by the soft clay bricks and wood members leading to rot and decay of the structural members over time.

It is our opinion that the new parapet detail should not be built out of masonry above the ceiling level. A wood framed construction will allow the parapet/cornice to be fully waterproofed and allow a new cantilever detail that does not affect the integrity of the roof framing members.

We trust this meets your current requirements. Should you have any questions or comments please feel free to contact our office.

Sincerely,

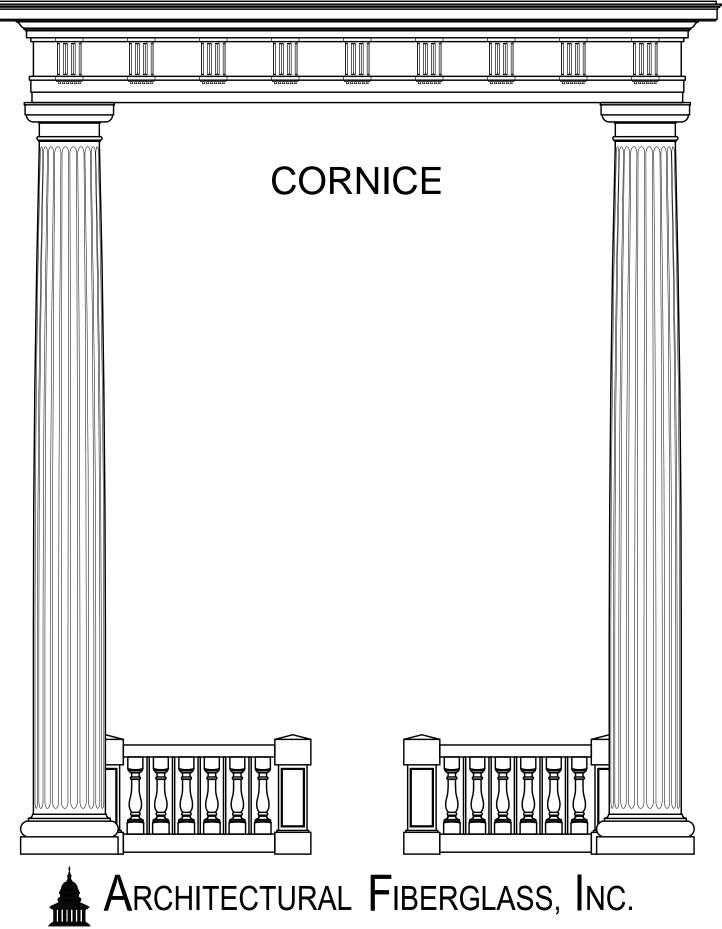
Witzel Dyce Engineering Inc.

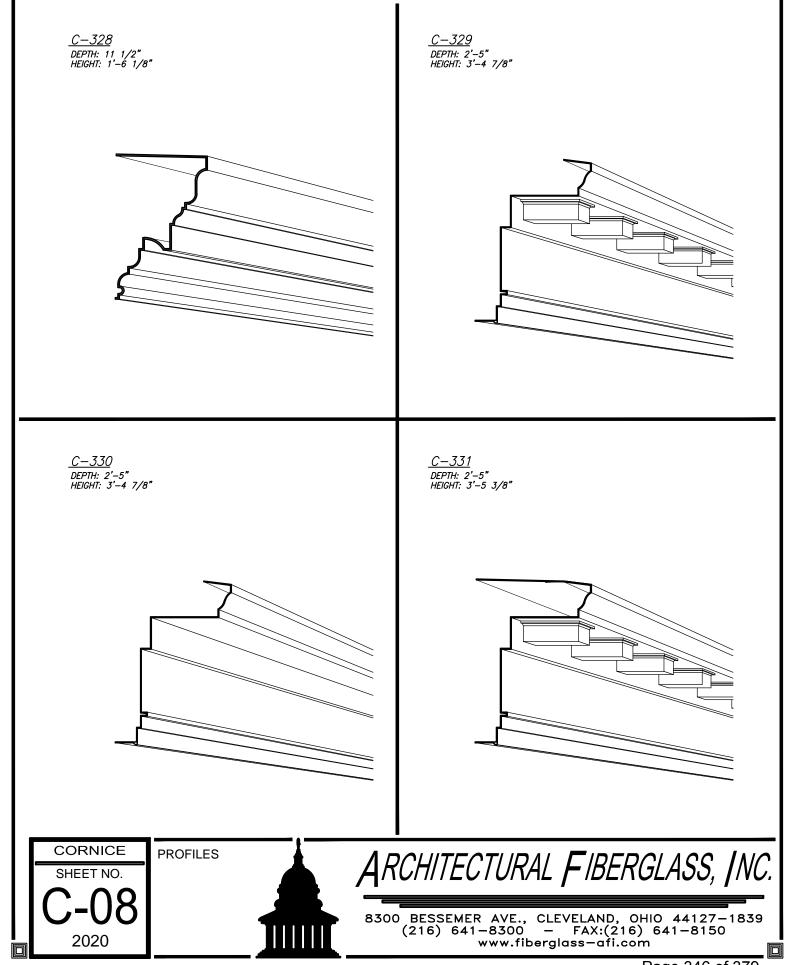


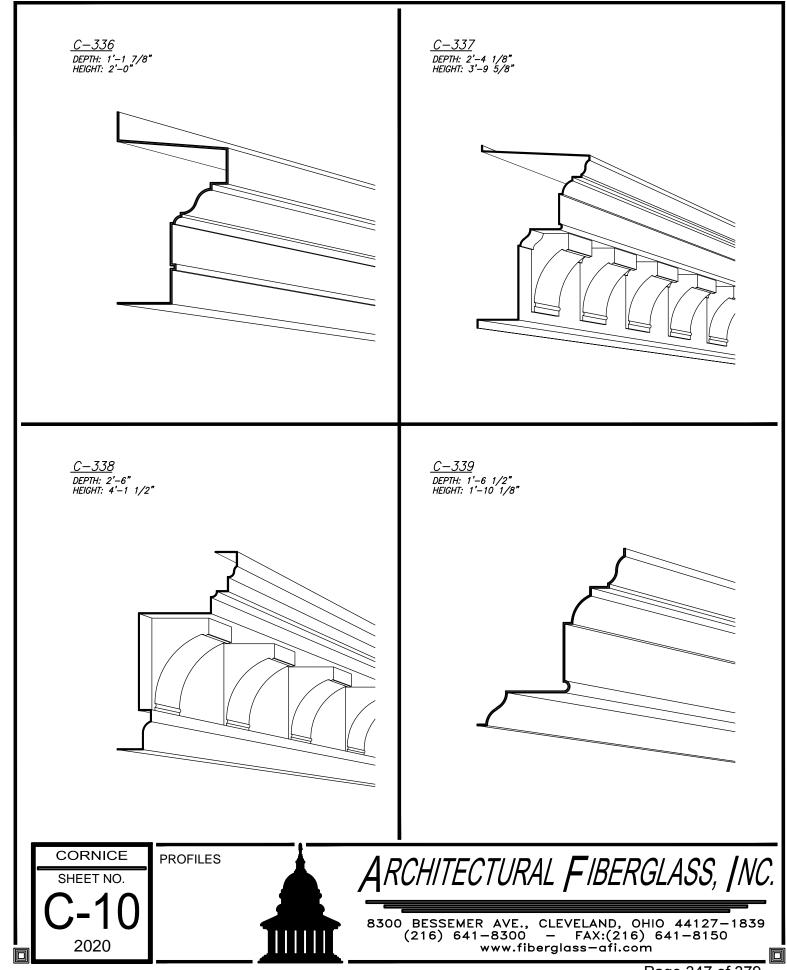
Dennis Nadon, P.Eng. Structural Engineer

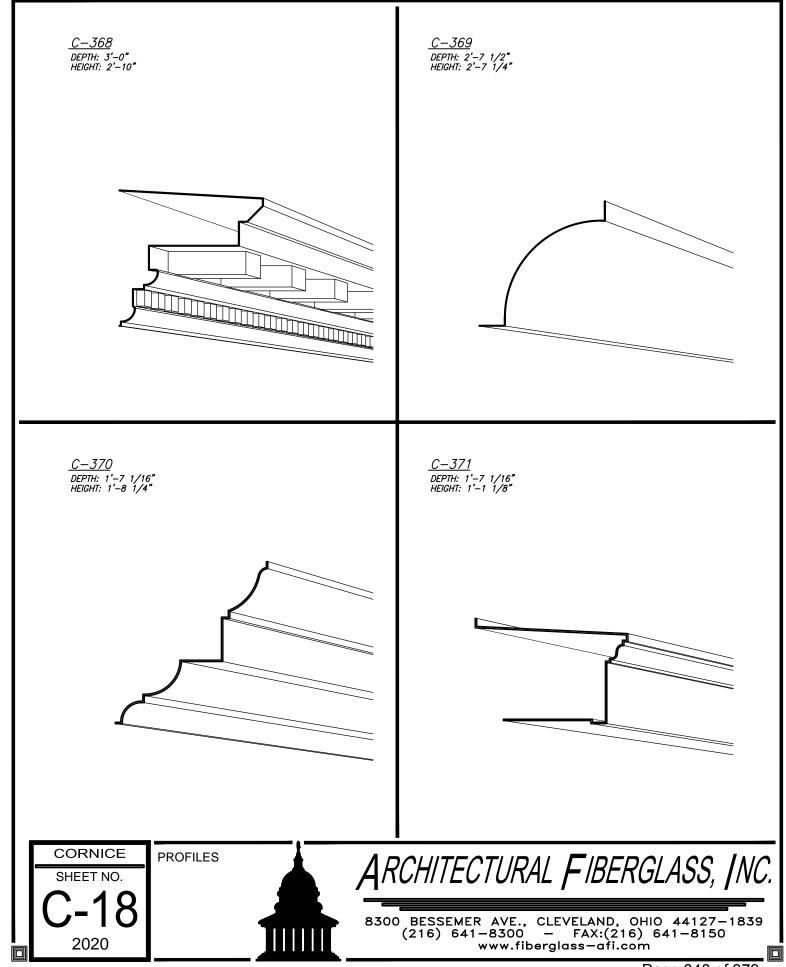


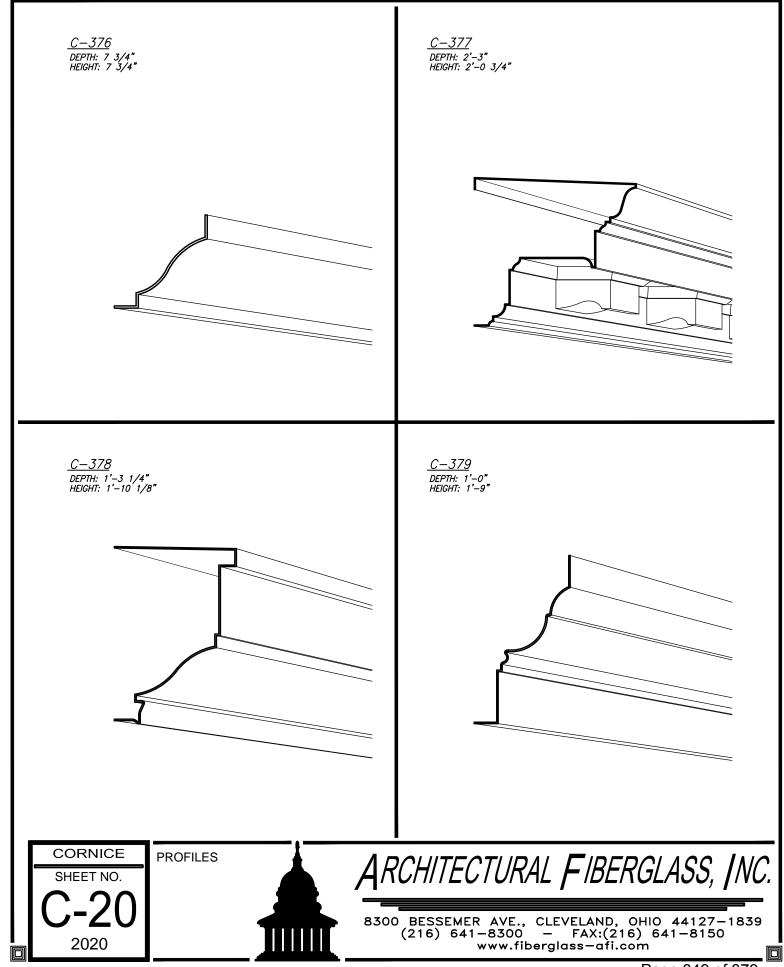
Appendix E (Fiberglass References)

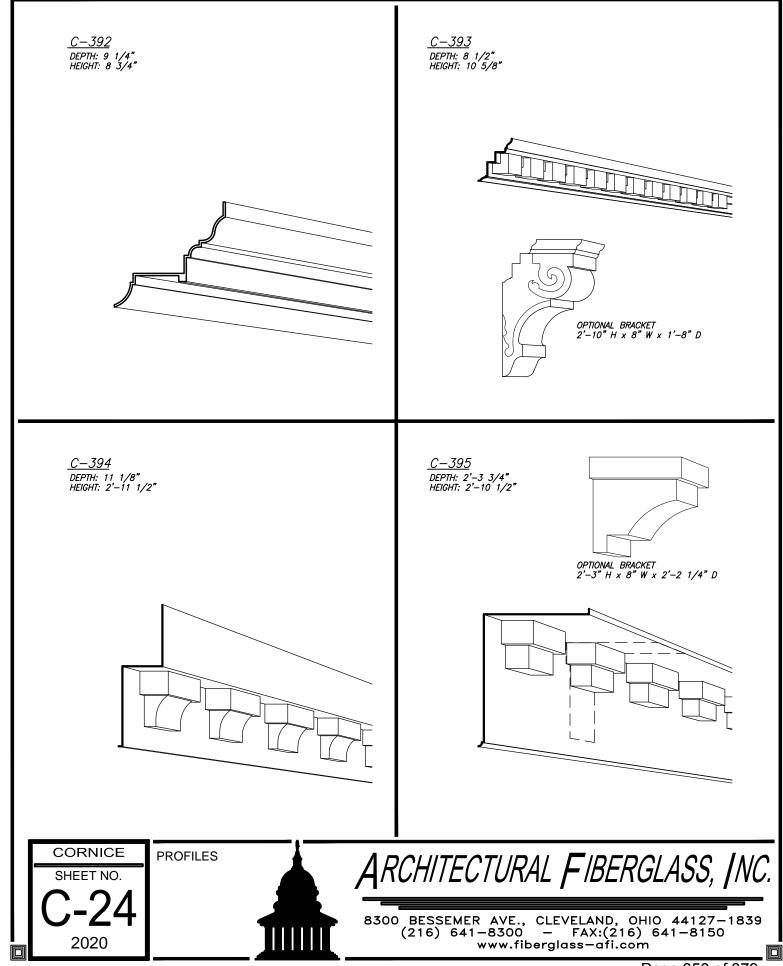


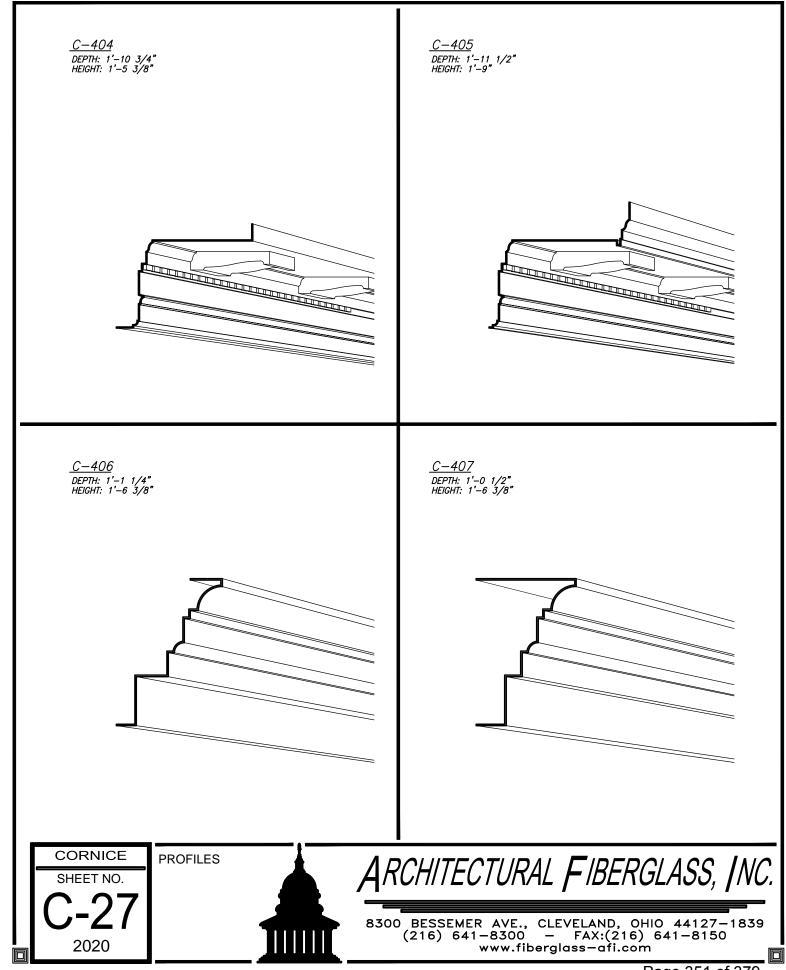


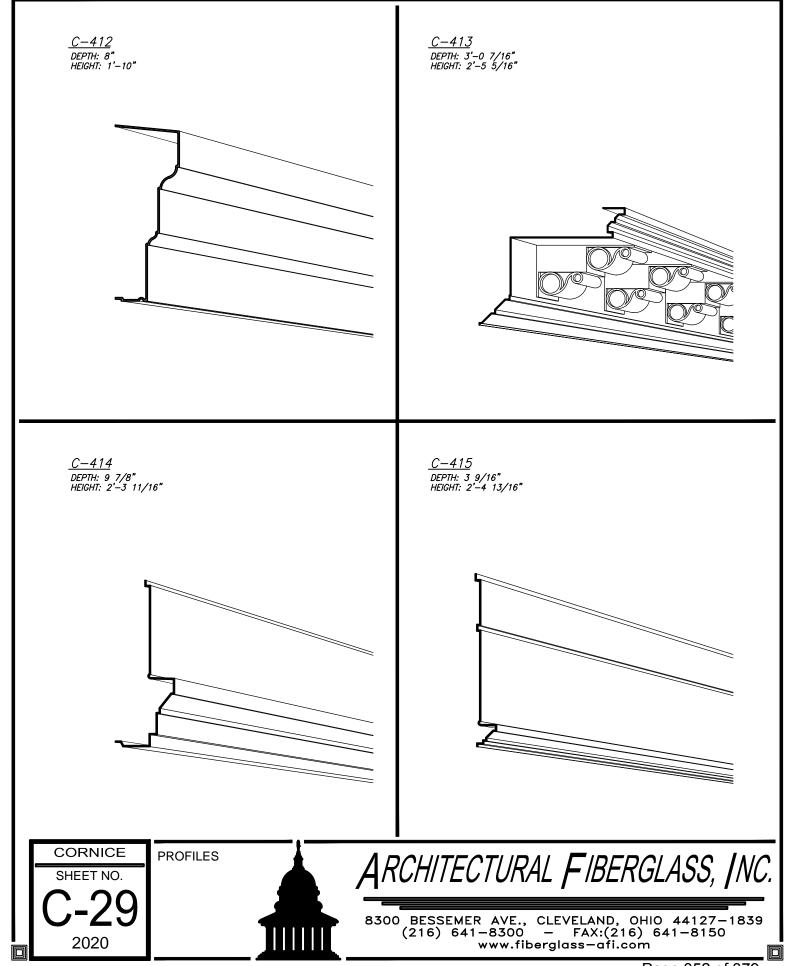


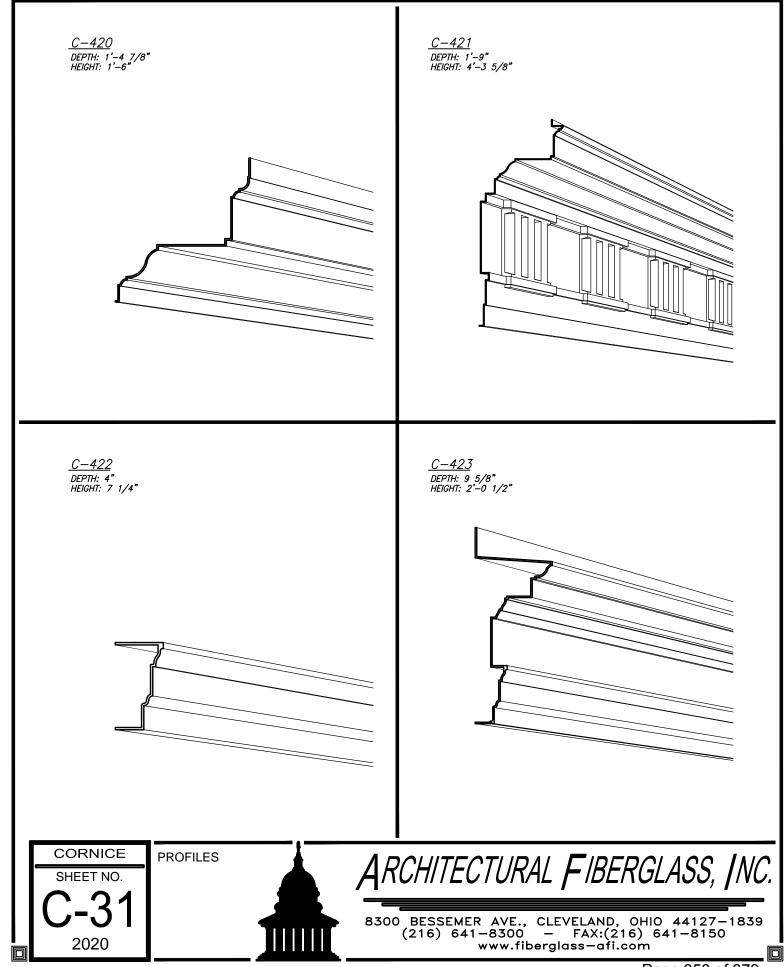


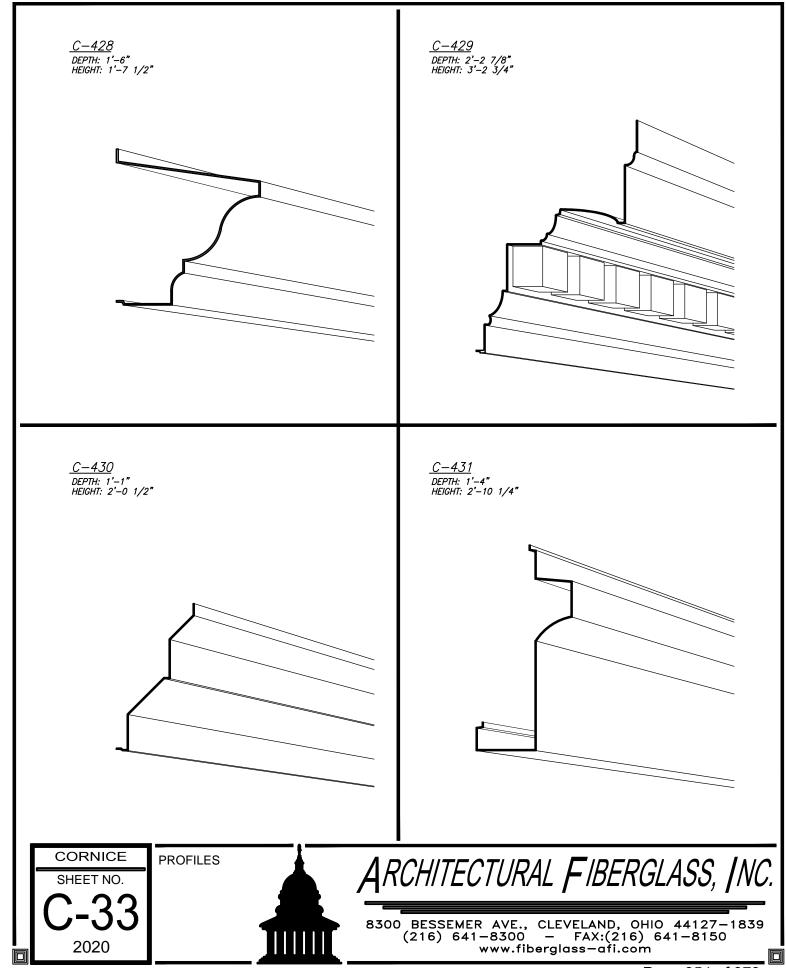


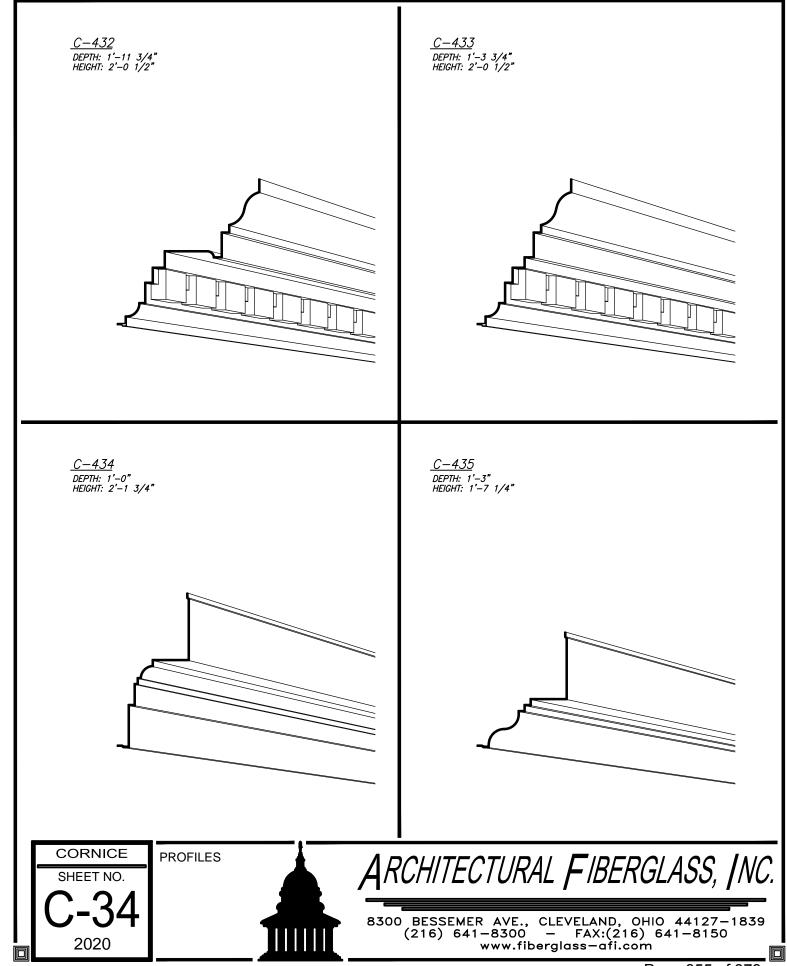


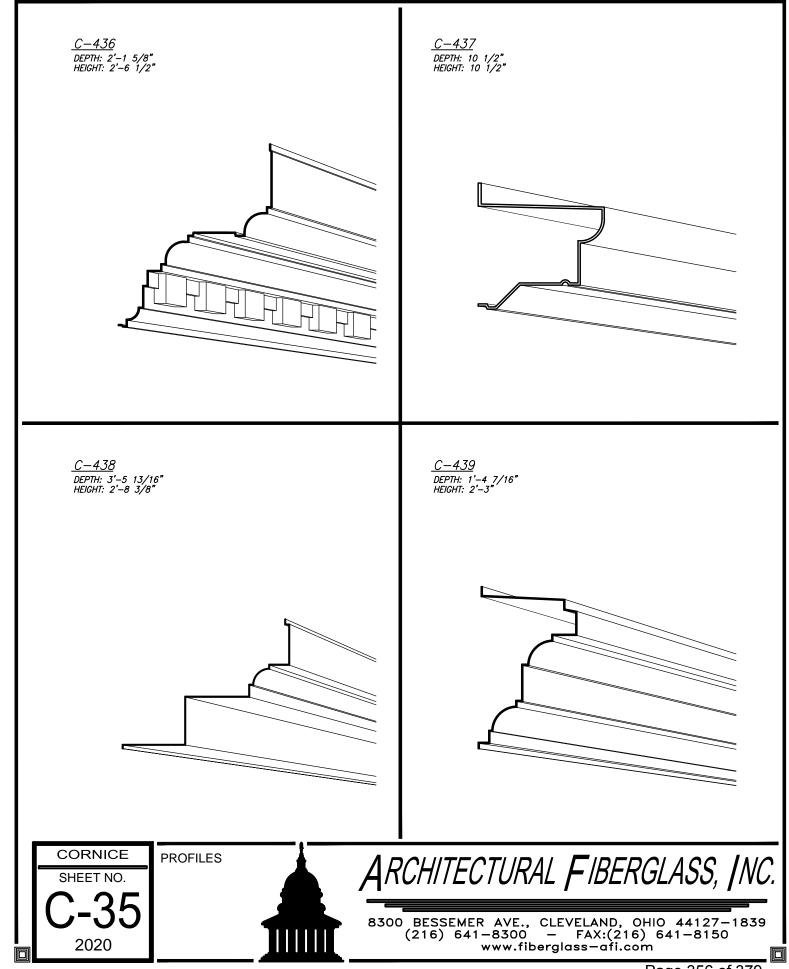


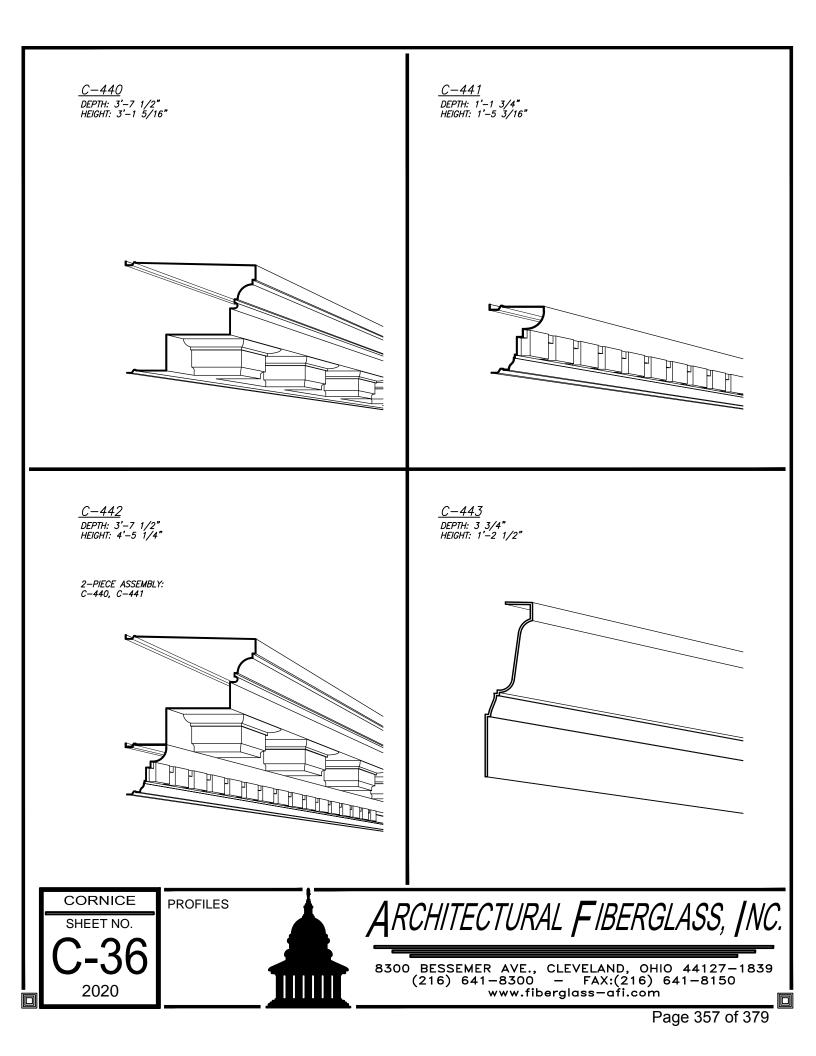


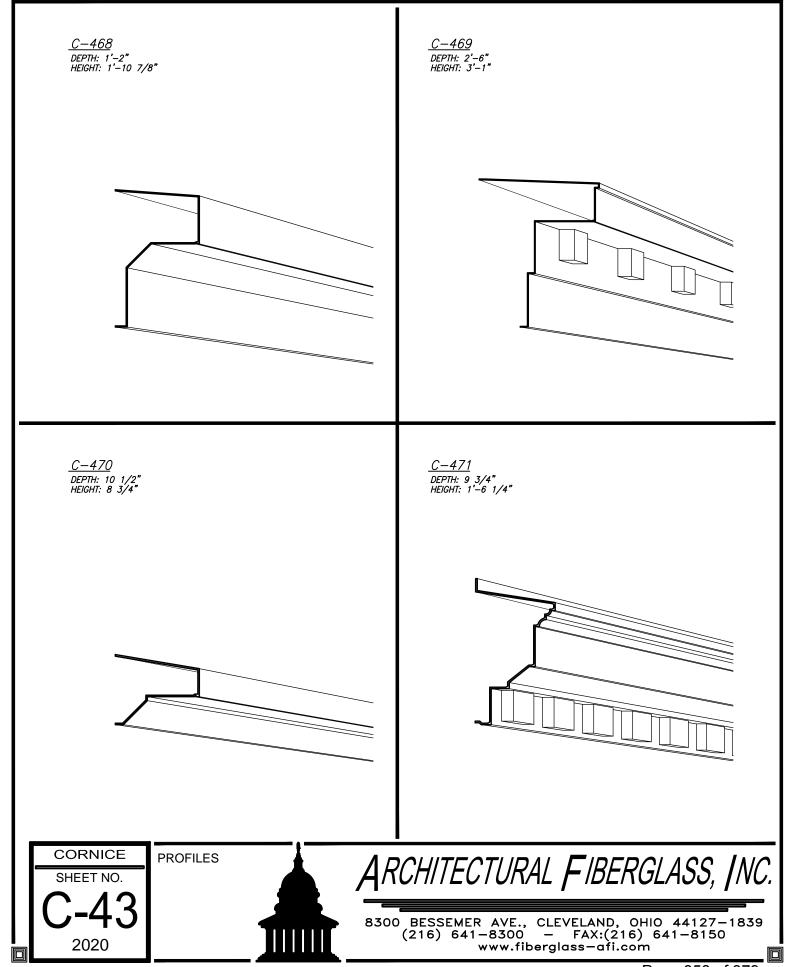


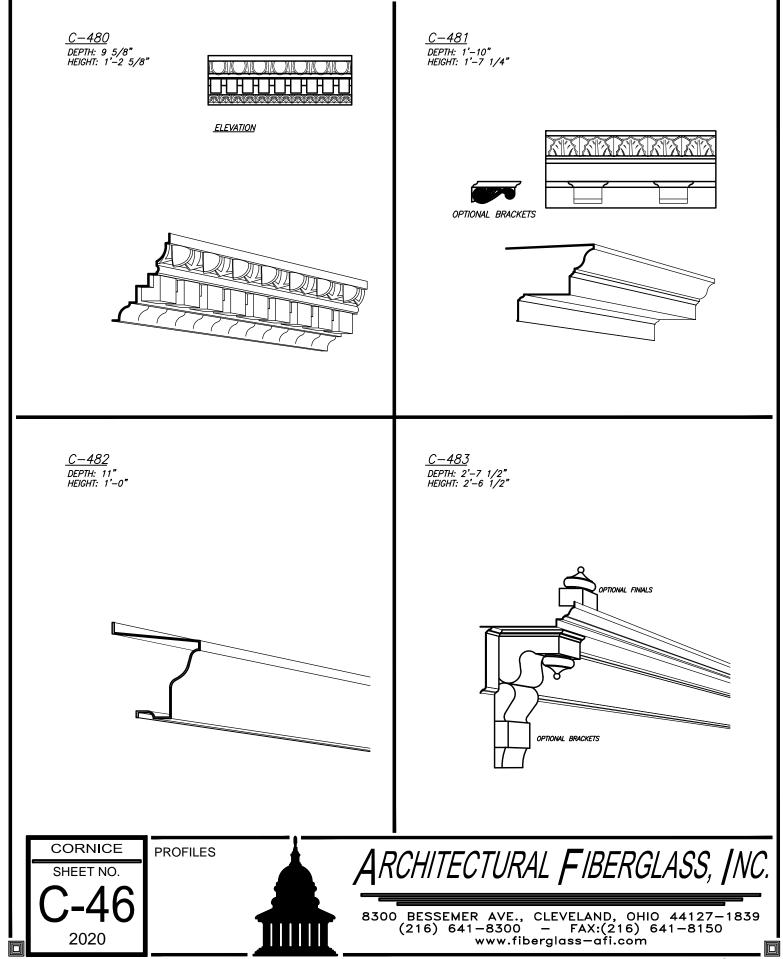


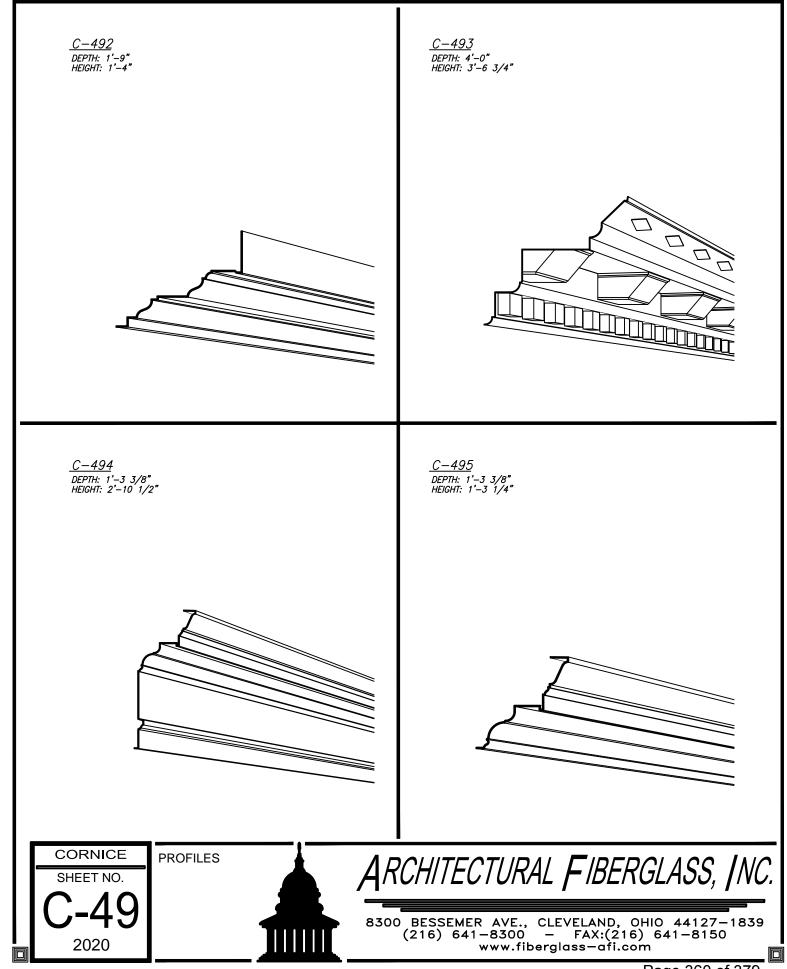


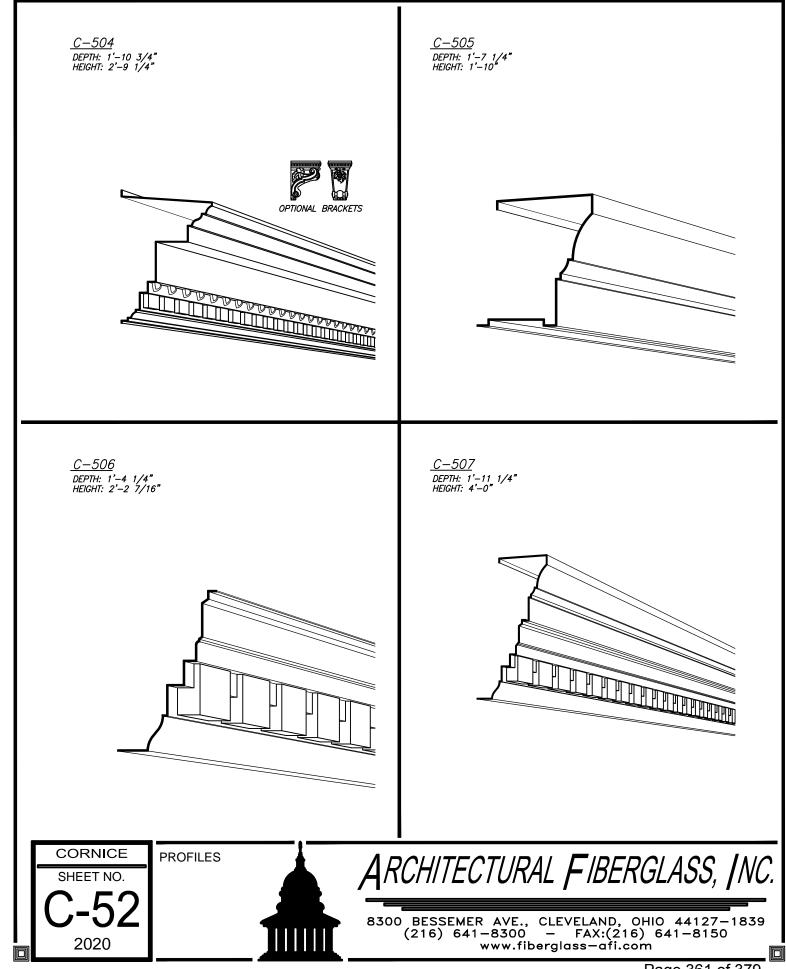


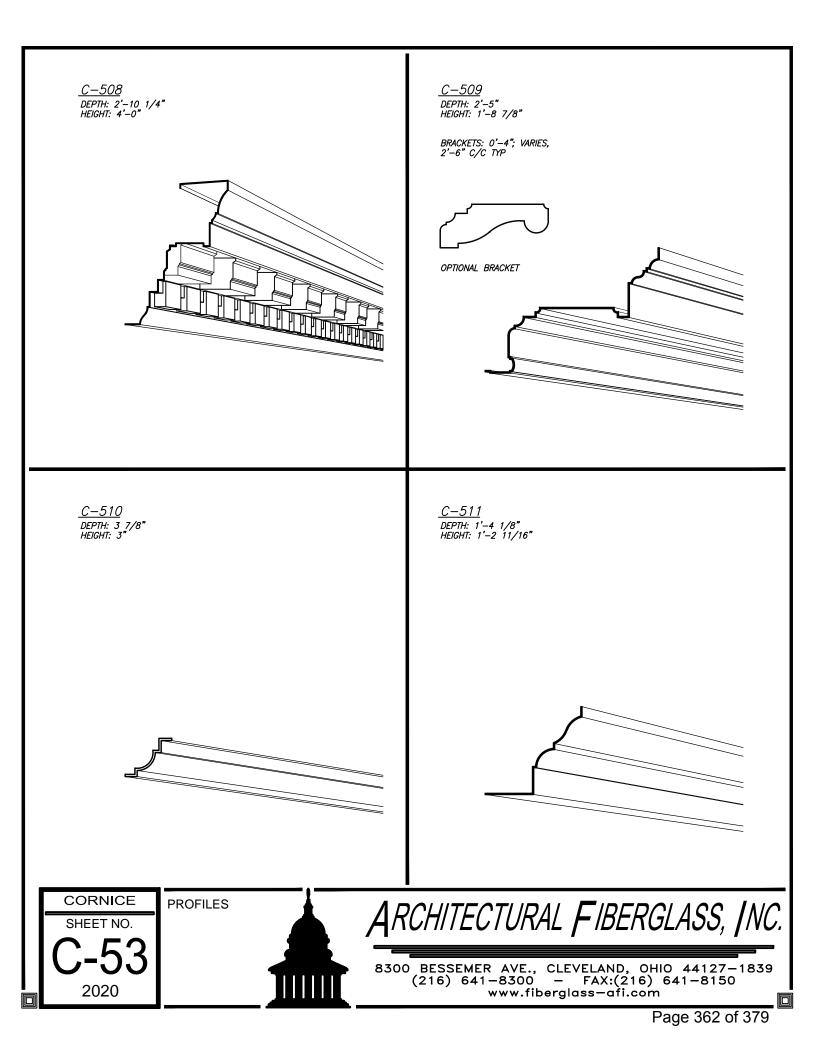


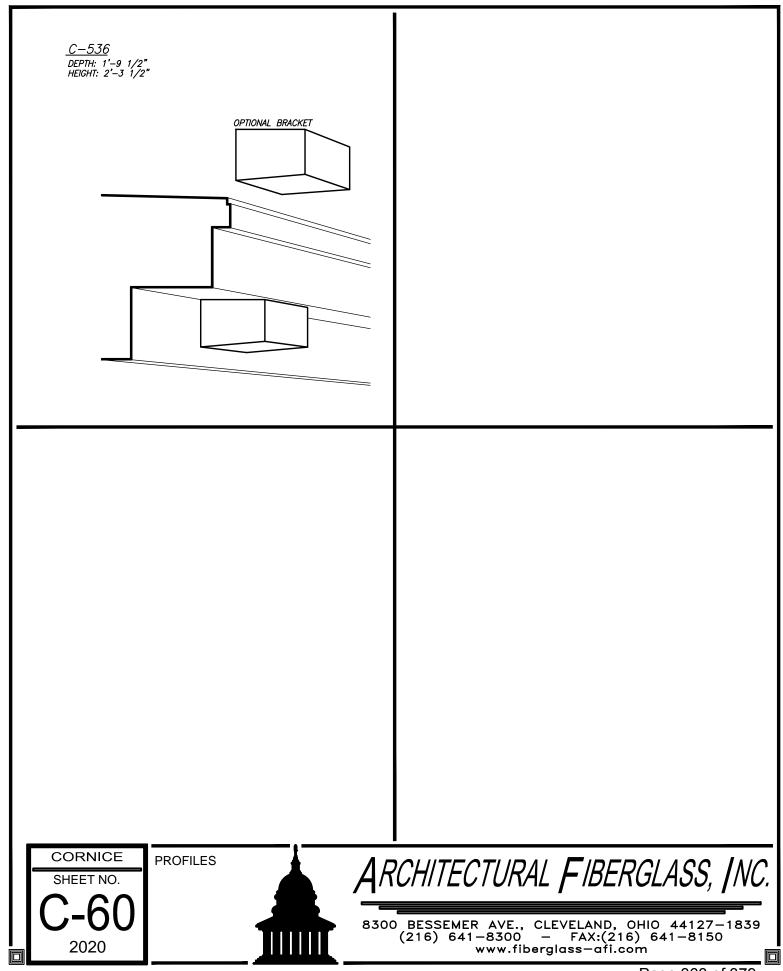


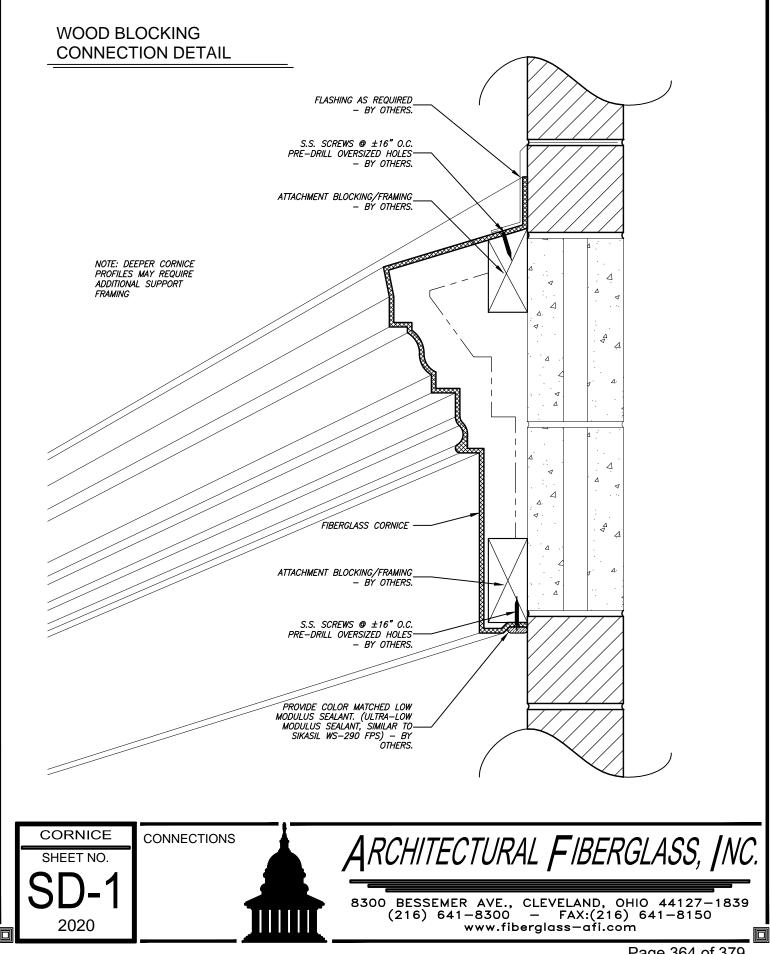


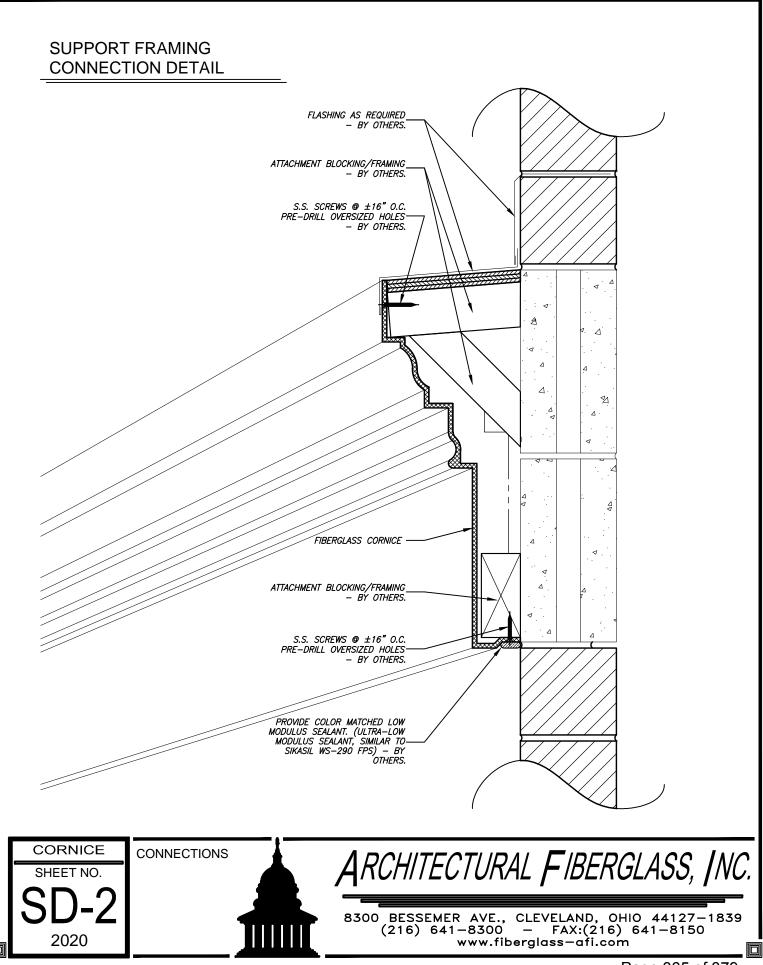




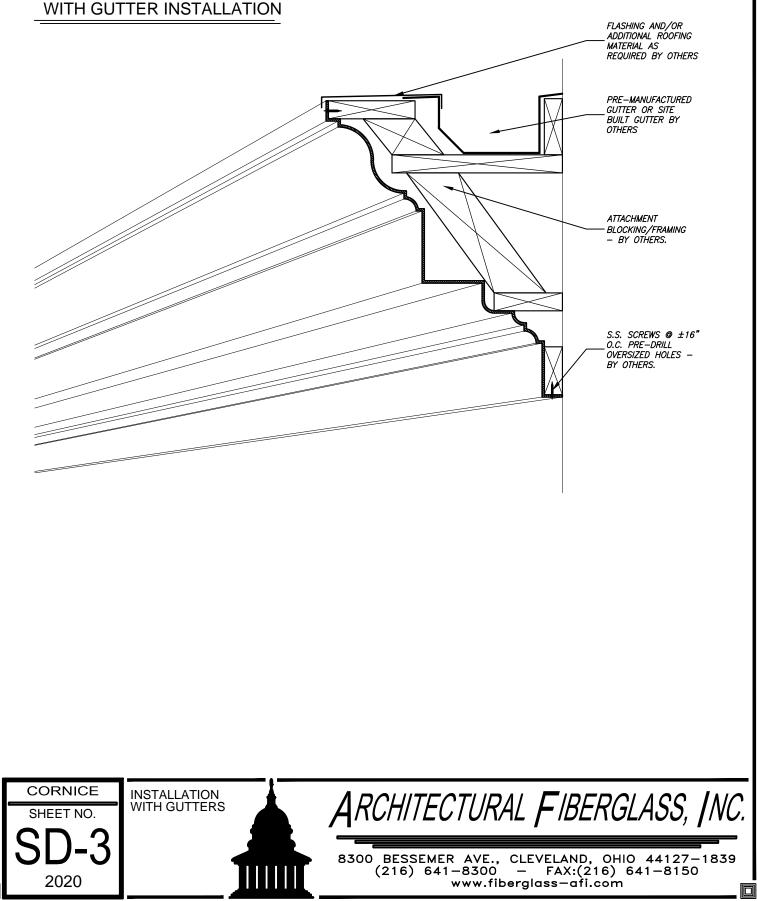


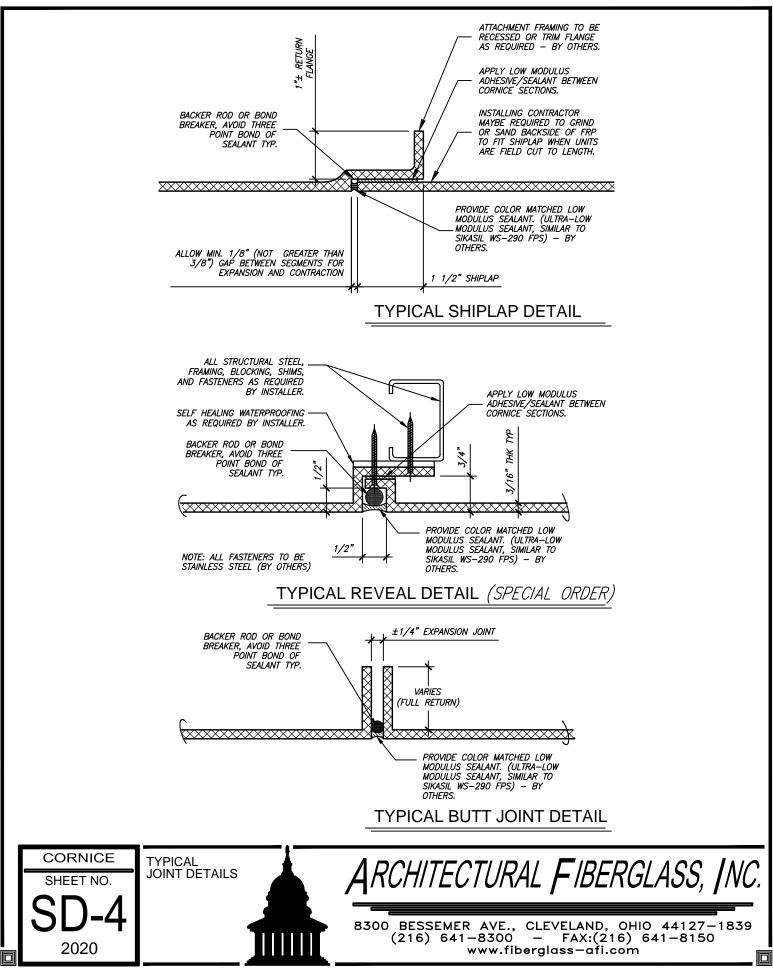




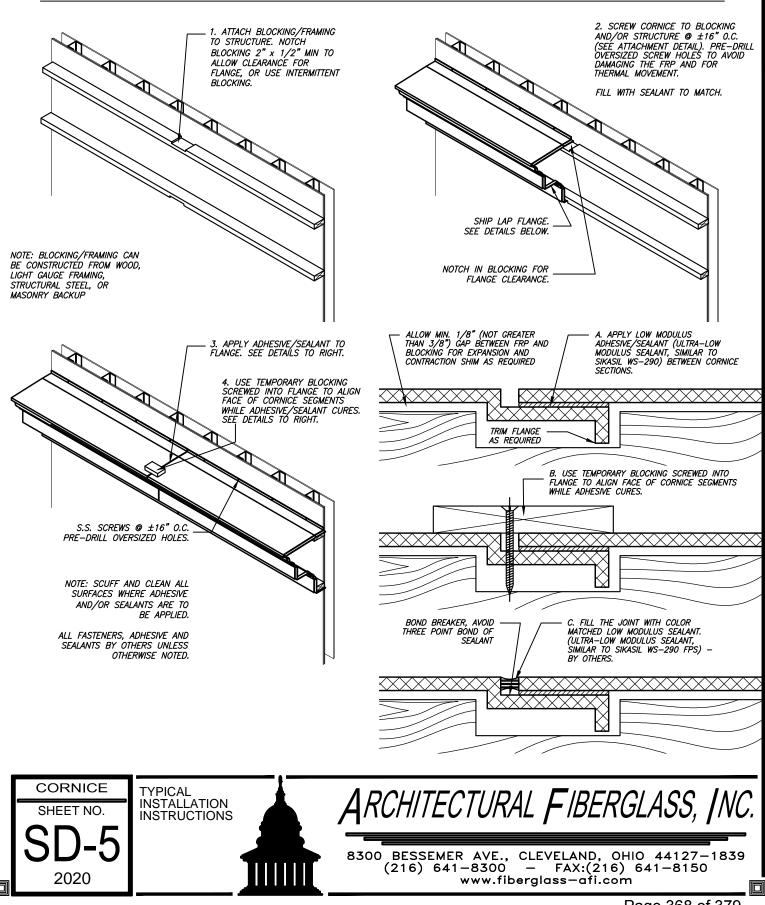


TYPICAL CORNICE WITH GUTTER INSTALLATION





TYPICAL INSTALLATION FOR CORNICE WITH SHIP LAP JOINTS



FIBERGLASS CORNICE

Royal Corinthian manufactures RoyaLite[™] fiberglass reinforced polymer "FRP" cornice and entablature using general purpose or Class A fire rated resins. This cornice is made with 35% to 40% fiberglass content which makes it pound for pound stronger than steel. It is made from the same material as fiberglass boat hulls so when it comes to holding up to the elements, there is no better material to use. A typical cornice will come in 8' lengths and inside/outside corners as well as custom corners are available. All of our cornices can be adjusted by



plugging our molds so if you like a particular cornice but need to make some alterations, it may be possible. Our in-house mold department makes custom cornice relatively inexpensive so please feel free to design your own and we will make it a reality. This product offers the greatest advantage over our other cornices when paint-grade or pre-finished cornice of intricate detail and of larger proportion that will last a lifetime is required. For more options, please see our polyurethane crown moldings.





CB101x10 27-1/16 P x 27 H x 120 L

CB102x10 25-15/16 P x 16-1/16 H x 120 L



CB103x10 12-5/16 P x 39-5/16 H x 120 L



CB104x8 7" P x 12" H x 96" L



CB105x8 23-3/16 P x 13 H x 96 L



CB106x8

10" P x 24" H x 96" L

CR112x8



CR107x8 9-15/16 P x 30 H x 96 L



CR108x8

16-1/8 P x 16-3/8 H x 96 L

CR109x8 9-7/16 P x 16-13/16 H x 96 L



CR110x8 12-7/8" P x 13-3/4" H x 96" L



CR110FXx8 12-7/8" P x 26" H x 96" L



CR111x8 3" P x 10-11/16" H x 96" L





CR120x8

13" P x 35" H x 96" L

CR121x8 16-1/8" P x 17-1/2" H x 96" L



CB128x8 2" P x 12" H x 96" L

7





CB114x8

22-7/8" P x 29" H x 96" L

CB122x8

12" P x 16" H x 96" L

CR129x8

49-1/8" P x 41-3/4" H x 96" L

11-5/8" P x 21-5/8" H x 96" L

CR130x4

17-7/16" P x 23-1/2" H x 48" L

CR115x8 15-1/2" P x 16-11/16" H x 96" L



13-3/8" P x 22-1/4" H x 96" L



CB125x8

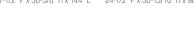
CR118x8 22-3/4" P x 26" H x 96 L





CR132x8 24-1/2" P x 50-13/16" H x 96" L







13" P x 15" H x 96" L









CB123x8 CB124x8

6-3/4" P x 7" H x 96" L

CR131x12 17-1/2" P x 36-3/8" H x 144" L

15-3/4" P x 13-7/16" H x 96" L















RoyaLiteTM FRP Cornice

Fiberglass Cornice Architectural Specifications

1.0 General

1.1 Description:

- A. Cornice shall be Royal Corinthian, Inc. RoyaLite Fiberglass Reinforced Polymer "FRP".
- B. Standard cornice shall be (Item Number) ______ or custom cornice based on submitted Architectural drawings.
- C. Inside and Outside corners shall be factory made (mitering onsite is an option).
- D. Cornice shall come with integrated lap joint for ease of installation.
- E. Select Resin: General purpose or ASTM E 84-01 Class A rated.

1.2 Submittals

- A. Submit Royal Corinthian, Inc. literature and shop drawings if required.
- B. Submit sample of standard cornice if required (specific cornice samples may not be available).
- C. Submit sample for color match if custom color is required.
 - 1. Standard color is marine grade white gel coat which is considered paint-grade.
 - 2. Many standard colors are available in addition to the standard white.
 - 3. Custom colors require a sample to be submitted for color matching.
 - 4. Standard texture is smooth but custom textures are available.

1.3 Warranty

- A. The cornice shall be guaranteed in writing against defects of materials or workmanship for a period of 25 years to the original owner.
- B. Cornice must be installed following Royal Corinthian, Inc. guidelines.

1.4 Verification of Design

- A. The components incorporated into the drawings show dimensions and styles chosen to accomplish the Architect's intended aesthetic result and to conform to the building's configuration in both form and function. The contractor shall verify that all components to be provided by Royal Corinthian for the work of this section will fit the building's structural elements and meet the visual design criteria on the drawings without materially altering profiles and alignments.
- B. Any additional support or backing components shall be provided by the installing contractor as part of the work of this section.

2.0 Products

2.1 Acceptable Manufacturer

- A. Royal Corinthian, Inc. 603 Fenton Lane West Chicago, IL 60185
 T. 888-265-8661 F. 888-344-2937 royalcor@royalcorinthian.com www.royalcorinthian.com
- B. Substitutions: Not permitted.

2.2 Fiberglass, Resin, and Gel Coat Materials

- A. Fiberglass chop strand or mat shall be equal to the products of PPG-Owens Corning.
- B. Polyester resins shall be General Purpose or Class A. The Class A resin will be flame retardant polyester resin. This resin is formulated for use in applications that require an ASTM E 84-01 Class 1 flame spread and smoke suppression rating, without the use of fillers.
- C. Gel coat shall be high performance Marine Grade with ultra-violet inhibitors.
- D. Cornice thickness shall be a minimum of 3/16".
- D. Gel coat thickness shall be 0.015" minimum to 0.025" maximum.
- E. Allowable Tolerances
 - 1. Dimensional Tolerances of Finished Units
 - a. Dimensions 12' or under: +/- 1/4".

3.0 Execution

3.1 Delivery

- A. Deliver materials in original packages, containers, or bundles bearing brand name & identification of manufacturer or supplier. Customer to unload and store materials onsite under cover and in manner to keep them dry, protected from weather, direct sunlight, surface contamination, corrosion, and damage from construction traffic and other causes.
- B. Handle materials and products to prevent damages to edges, ends, or surfaces

3.2 Installation

\

- A. Coordinate required blocking for attachment of cornice panels to substructure. Provide additional, wood preservative treated or metal stud framing as may be required to attached and reinforce cornice panels for a solid installation.
 - 1. Coordinate installation with any metal gutter lining work or flashing above and wood/metal substrates.
- B. Erect cornice panels plumb, square and true to line and level. Follow fiberglass panel manufacturer's recommendations with regard to installation clearances, notches, and formation of panel-to-panel joints.
- C. Install sealant and accessories as work progresses, so as to make the work weather tight.
- D. Provide each panel with joints such that adjacent panels mate to produce flush joints. Recess blocking or notch continuously behind each panel joint. Set panels to ensure a maximum joint thickness of 3/8".
- E. Prepare each cornice panel section for installation by carefully sanding joints and shrinkages where blocking occurs to assure a tight flush fit.
- F. Fill joints with a continuous bead of sealant. Tooling finished joints to a slightly concave profile ensuring complete filing and flush installation.
- G. Carefully monitor ambient temperatures at time of panel installation and observe all panels to panel clearances recommended by the fiberglass manufacturer.
- H. Do not cut or abrade finishes, which cannot be completely restored in the field. Installer to make small inconspicuous finish repairs using manufactures color matching gel fill finish. If too large of a repair is needed, return to fiberglass manufacturer for alterations or new units.
- I. Use only stainless steel connectors approved by the panel manufacturer and which will develop the strength required by fiberglass panel manufacturer's calculations. The installer shall supply these connectors.

- J. Countersink all exposed fasteners. Patch all attachment holes with gel fill finish supplied by the fiberglass panel manufacturer for field application. Finish attachment points so that there is no detectable difference in the completed panel surface.
- K. Clean installed panel to remove all dirt, smudges, and construction dirt. Use only those cleaning products and procedures recommended by the fiberglass manufacturer.

BY-LAW NUMBER 2-012-025

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate a portion of the property municipally known as 137-147 King Street East in the City of Kitchener as being of cultural heritage value or interest).

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18., authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the City of Kitchener has received and considered the recommendations of its municipal heritage committee pertaining to this by-law, arising from Heritage Kitchener's meeting held on May 3, 2011;

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held the 9th day of May, 2011 to publish a Notice of Intention to designate the land described as 137-147 King Street East, and which resolution was confirmed by By-law No. 2011-067 passed by the Council of The Corporation of the City of Kitchener at its Council Meeting held the 9th day of May, 2011;

AND WHEREAS the Council of The Corporation of the City of Kitchener has caused to be served on the owner of the land and premises known municipally as 137-147 King Street East in the City of Kitchener, and upon the Ontario Heritage Trust, a Notice of Intention to designate as being of cultural heritage value or interest that part of the aforesaid real property more particularly hereinafter described, in the attached Schedule "A", and has caused such Notice of Intention to be published in a newspaper having general circulation in the municipality;

AND WHEREAS a Notice of Objection was received by the Clerk of the Municipality but was withdrawn prior to a full hearing of the matter scheduled by the Conservation Review Board (File No: CRB1104);

AND WHEREAS there are currently no other appeals with respect to the designation of the property;

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

1. There is designated as being of cultural heritage value or interest the following key attributes of the building where it stands, on the front and side elevations that

embody the heritage value of 137-147 King Street East as a representative example of a vernacular commercial building:

- the square plan;
- the stone foundation;
- rugged brick construction;
- decorative brickwork and masonry detailing;
- date stone that reads "1922";
- precast masonry storefront;
- window and door openings; 、
- masonry sills;
- wood windows with multiple light transoms;
- heavy cornice with dentil blocks and metal capping;
- wood doors with semi-circular transom;
- roofline; and
- painted signage band on the north (west) elevation reading "Conservatory Sales Room".
- 2. A statement of the property's cultural heritage value or interest is attached hereto as Schedule "A".
- 3. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the portion of 137-147 King Street East described in Schedule "B" attached hereto in the proper land registry office.
- 4. 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 Trust and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.

PASSED at the Council Chambers in the City of Kitchener this

day

ebruar of A.D. 2012. Mayor Clerk

SCHEDULE "A"

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES AT THE FOLLOWING MUNICIPAL ADDRESS(ES) IN THE PROVINCE OF ONTARIO

NOTICE OF INTENTION

TAKE NOTICE that the Council of the Corporation of the City of Kitchener intends to designate the following municipal address as being of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

137-147 King Street East

The property municipally addressed as 137-147 King Street East is a representative example of early 20th century main street commercial architecture and is a rare survivor of this style of building south (east) of Frederick / Benton Streets in Downtown Kitchener. It features a high degree of detail and craftsmanship including a pre-cast storefront, brick and masonry detailing, heavy cornice, and multiple light transoms. The historical and associative values relates to previous and notable tenants who made significant contributions to the community. From the 1940s through to the 1970s, the building was the location of the Kitchener Conservatory of Music at a time when the organization's President was founder George Henry Ziegler, a member of the Waterloo Region Hall of Fame. The property also has a long relationship with various trade unions and labour associations from the 1950s through to 2010, serving as the headquarters of the KW Labour Association.

The full particulars identifying this property as being of cultural heritage value or interest are available for inspection during normal business hours (8:30 a.m. - 5:00 p.m.) in the Office of the City Clerk, 2nd Floor, Kitchener City Hall.

Any person who objects to the proposed designation may send a Notice of Objection, together with a statement of the reasons for the objection and all relevant facts, to the Clerk of the City of Kitchener by no later than the 13th day of June, 2011. Please note that when a Notice of Objection has been received, the Council of the Corporation of the City of Kitchener will refer the matter to the Conservation Review Board.

Dated at Kitchener this 13th day of May, 2011.

Randy Gosse Director of Legislated Services & City Clerk City Hall, P.O. Box 1118 200 King Street West Kitchener, Ontario N2G 4G7

SCHEDULE "B"

137-147 King Street East Statement of Cultural Heritage Value or Interest

The design and physical values relate to the vernacular architecture of the building which features many intact original elements. The building is a representative example of early 20th century main street commercial architecture and a rare survivor of this style of building south (east) of Frederick / Benton streets in downtown Kitchener. It features a high degree of detail and craftsmanship including a pre-cast storefront, brick and masonry detailing, heavy cornice, and multiple light transoms.

The historical and associative values relate to previous and notable tenants associated with individuals and organizations that have made significant contributions to the community. From the 1940s through to the 1970s, the building was the location of the Kitchener Conservatory of Music at a time when the organization's President was founder George Henry Ziegler, a member of the Waterloo Region Hall of Fame. In 1911, George H. Ziegler founded the Ziegler Associated Studios, which later became the Kitchener Conservatory of Music. Instruction was offered in piano, orchestra and band instruments, voice, guitar, theory, and elocution. George was a flautist with the 29th Regiment Band, the Toronto Philharmonic Orchestra and the Toronto Symphony Orchestra. In addition, he was an organist and choir master at St. Peter's Church, St. Andrew's Church, and Trinity United from 1917-1950. He also organized the Kitchener-Waterloo branch of the Ontario Registered Music Teachers' Association, the Berlin Symphony Orchestra, the Kitchener Ladies' band, and the first Kitchener Boys' Band. He was leader of the 29th Regiment Band of the Scots Fusiliers of Canada, and of the Kitchener Musical Society Band.

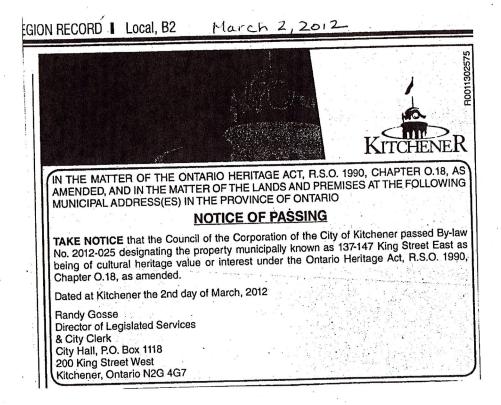
The property also has a long time association with various trade union and labour associations from the 1950s through to 2010. It served as headquarters of the K-W Labour Association which included local unions from the Canadian Association of Public Employees, the United Food and Commercial Workers Union, the United Packing House Workers of America, the United Rubber Workers of America, and the United Steel Workers of America.

SCHEDULE "C"

137-147 King Street East Legal Description

PT LT 5 S/S KING ST, 6 S/S KING ST PL 364 KITCHENER AS IN 302404 & A14451 T/W A124451; S/T & T/W 302404; KITCHENER.

Being all of PIN 22501-0053 (LT).



Interact transmistance premise at IPA to be approved handway decay attempts. 4 Application Number Property Address Date Complete Staff Report a IK. Meeting Recommendation Concol Meeting Date (Ching Date (Chi		2022 HERITAGE PERMIT APPLICATIONS (HPA)								
1 HPA-2022-H-002 1 King Si E DBD-2022-012 4-Jan-22 Carried Unanimously Instal a nov facia sign of King Si Construct area third solar solar operation solar solar solar operation solar sola	n	HPA Description	Council Meeting Date /	Heritage Kitchener					Application Number	#
1 NPA-2022-V-003 53 Margaret Ave 53 Margaret Ave 4 DSD 2022-013 4-Jan -22 Carried Unamimously Carried Unamimously Construct a new that show yeads construct a vec that are that and explose went are and cladifier 4 MPA-2022-V-004 Doon Bridges #1 and #2 DSD-2022-002 1-Feb-2 Carried Unamimously Regian et existing not are are and cladifier 6 MPA-2022-V-006 36 Gordon Ave DSD-2022-165 3-May-22 Carried Unamimously Regian are find on the binding not are are and inches that in and equality part are and in the binding not are are and inches that inches that inches that are and are and and are	on	Proposed demolition	24-Jan-22		4-Jan-22	DSD-2022-011		178 Queen St S	HPA-2022-V-001	1
1 PA-2022-V-003 53 Margaret Ave DSD-2022-013 4-Jan-22 Carried Unanimously Construct an oxising root space on on and cladding. 4 #A-2022-V-004 Doon Bridges #1 and #2 DSD-2022-015 5.4P-22 Carried Unanimously Repairs action on the picked worn and cladding. 6 #PA-2022-V-005 32 Federatics SI DSD-2022-016 5.4P-22 Carried Unanimously Repairs action on the biotexed at accord from the biotexed a	ıg St E façade	Install a new fascia sign on King :		Carried Unanimously	4-Jan-22	DSD-2022-012		1 King St E	HPA-2022-IV-002	2
Id IPA-2022-V-005 122 Frederick St DSD-2022-151 S-Apr-22 Carried Unanimously Register the existing roof spints IPA-2022-V-006 35 Gordon Ave DSD-2022-167 3-May-22 Carried Unanimously Register the existing roof spints IPA-2022-V-007 35 Gordon Ave DSD-2022-167 3-May-22 Carried Unanimously Register the existing roof spints IPA-2022-V-007 35 Gordon Ave DSD-2022-168 3-May-22 Carried Unanimously Repair a sector of hordination wall as second-floor west (real relevant) and relevant mathematics IPA-2022-V-008 32 Heins Ave DSD-2022-132 7-Jun-22 Carried Unanimously Repair the existing roof spints IPA-2022-V-010 16-20 Queen St N DSD-2022-32 7-Jun-22 Partial demotifying and second the floor west (real relevant) to the building, existing the partial second the building, existing the partial second the building at larges Repair and restor the building, existing the partial second the building at larges 10 HPA-2022-V-010 16-20 Queen St N DSD-2022-232 7-Jun-22 Construct a new 34-storey resident 11 HPA-2022-V-013 115-17 Hilds PI DSD-2022-232 7-Jun-22 Replace the existing roof	e on the west	construct an exterior staircase of façade and repair and replace wo		Carried Unanimously	4-Jan-22	DSD-2022-013		53 Margaret Ave	HPA-2022-V-003	3
6 HPA-2022/V-006 35 Gordon Ave DSD-2022-167 3-May-22 Carried Unanimously Repair a section of the bickwork at sector for the bickwork at sec	on	Bridge rehabilitation		Carried Unanimously	1-Feb-22	DSD-2022-052		Doon Bridges #1 and #2		
6 HPA-2022-V-006 35 Gordon Ave DSD-2022-167 3-May-22 Carried Unanimously second-floor latiticom window on the (reat) elevation and reporting parts on the point part of the second floor west (reat) elevation of the second floor of the second floor west (reat) elevation of the second floor				Carried Unanimously	5-Apr-22	DSD-2022-151		122 Frederick St	HPA-2022-IV-005	5
IPA-2022-W-007 35 Gordon Ave DSD-2022-188 3-May-22 Carried Unanimously Images and the existing reary	w on the west g parts of the	second-floor bathroom window o (rear) elevation and repointing p		Carried Unanimously	3-May-22	DSD-2022-167		35 Gordon Ave	HPA-2022-IV-006	6
8 HPA-2022-V-008 32 Heins Ave Image: Construct and Construd Construd and Condind Construct and Construct and Construct and	elevation and indow	the second floor west (rear) elev install a new storm windo		Carried Unanimously	3-May-22	DSD-2022-168		35 Gordon Ave	HPA-2022-IV-007	7
IntrA-2022-V-009 Tool root root give Image: Construct and the construct and theconstruct and the construct and theconstruct and the con	ear yard deck	landing staircase with a new rear	21-Apr-22					32 Heins Ave	HPA-2022-V-008	8
10 HPA-2022-IV-010 16-20 Queen St N DSD-2022-232 7-Jun-22 Image: Construct and portions of the rest of t	leaking in							109 Young St	HPA-2022-V-009	9
12HPA-2022-IV-01217 Schneider AveDSD-2022-2667-Jun-22Replace celar shingles13HPA-2022-IV-01315-17 Hida PIDSD-2022-2667-Jun-22Replace celar shingles, repair an the soffis, fascia, gutters and down and replace upper balcony guard wance persure-treated wood14HPA-2022-V-014115-17 Hida PIDSD-2022-3212-Aug-2220-May-22Replace the existing roof, rebuild an dormer on the front faqade of the horizon state of the					7-Jun-22	DSD-2022-232		16-20 Queen St N	HPA-2022-IV-010	10
I2 HPA-2022-V-012 I1 Sufficient Ave DSD-2022-200 I7-UH-22 Indiase shingles 13 HPA-2022-V-013 15-17 Hilda PI I I III Sufficient Ave III Sufficien Ave III S	idential tower	Construct a new 34-storey reside			7-Jun-22	DSD-2022-231		16-20 Queen St N	HPA-2022-IV-011	11
13HPA-2022-V-01315-17 Hilda PIImage: Second	with asphalt				7-Jun-22	DSD-2022-266		17 Schneider Ave	HPA-2022-IV-012	12
14HPA-2022-V-014172 Queen St NDSD20-May-22domer on the front façade of the hot construct a new rear dome construct a new	downspouts, uard with new	the soffits, fascia, gutters and do and replace upper balcony guard	20-May-22					15-17 Hilda Pl	HPA-2022-V-013	13
16HPA-2022-IV-01673 Queen St NDSD-2022-3222-Aug-22Ground floor front and side porch in17HPA-2022-IV-01738 Shirk PIDSD-2022-3322-Aug-22Construct a new detached gara18HPA-2022-IV-018137-147 King St EDSD-2022-3332-Aug-22Repair and restore comice and brick19HPA-2022-IV-01949 Heins AveDSD-2022-3332-Aug-22Construct a rear yard addition20DSD-2022-3332-Aug-22Construct a rear yard addition21Construct a rear yard addition22 </th <td>the house and</td> <th>dormer on the front façade of the</th> <td>20-May-22</td> <td></td> <td></td> <td></td> <td></td> <td>172 Queen St N</td> <td>HPA-2022-V-014</td> <td>14</td>	the house and	dormer on the front façade of the	20-May-22					172 Queen St N	HPA-2022-V-014	14
17HPA-2022-IV-01738 Shirk PIDSD-2022-3322-Aug-22Construct a new detached gard18HPA-2022-IV-018137-147 King St EDSD-2022-3342-Aug-22Repair and restore conice and brick19HPA-2022-V-01949 Heins AveDSD-2022-3332-Aug-22Construct a rear yard addition20Construct a rear yard additionConstruct a rear yard addition21Construct a rear yard addition22 </th <td>dential building</td> <th>Construct a new 19-storey resider</th> <td></td> <td></td> <td>2-Aug-22</td> <td>DSD-2022-321</td> <td></td> <td>22 Weber St W</td> <td>HPA-2022-V-015</td> <td>15</td>	dential building	Construct a new 19-storey resider			2-Aug-22	DSD-2022-321		22 Weber St W	HPA-2022-V-015	15
18 HPA-2022-IV-018 137-147 King St E DSD-2022-334 2-Aug-22 Repair and restore comice and brick 19 HPA-2022-V-019 49 Heins Ave DSD-2022-333 2-Aug-22 Comparison of the compariso										
20Image: selection of the select	ě ě	Ě								
21Image: selection of the select	ddition	Construct a rear yard add			2-Aug-22	DSD-2022-333		49 Heins Ave	HPA-2022-V-019	19
22Image: state of the state of t		<u> </u>								
24Image: selection of the select										22
25 Image: state in the s										23
26 1		 								24 25
29 29 29 29 29 29 29 29 20 <td< th=""><th></th><th><u> </u></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>26</th></td<>		<u> </u>								26
29										
30		 								29 29
31										30
										31
³³ Page 379	379 of 379	Dege 0								