

Staff Report



Development Services Department

www.kitchener.ca

REPORT TO: Heritage Kitchener

DATE OF MEETING: May 2, 2023

SUBMITTED BY: Garrett Stevenson, Interim Planning Director, 519-741-2200 ext. 7070

PREPARED BY: Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7041

WARD(S) INVOLVED: Ward 10

DATE OF REPORT: April 11, 2023

REPORT NO.: DSD-2023-170

SUBJECT: Notice of Intention to Designate 73 Shanley Street under Part IV of the *Ontario Heritage Act*

RECOMMENDATION:

The pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 73 Shanley Street as being of cultural heritage value or interest.

REPORT HIGHLIGHTS:

- The purpose of this report is to request that Council direct the Clerk to publish a Notice of Intention to Designate the property municipally addressed as 73 Shanley Street under Part IV of the *Ontario Heritage Act*.
- The key finding of this report is that 73 Shanley Street possesses design/physical, historical/associative, and contextual value and meets over the required number of criteria for designation under *Ontario Regulation 9/06*. The subject property has been confirmed to be a significant cultural heritage resource.
- There are no financial implications.
- Community engagement included informing residents by posting this report with the agenda in advance of the Heritage Kitchener Committee meeting. Consultation and collaboration with the property owner has also been conducted. In addition, should Council choose to give notice
- This report supports the delivery of core services.

BACKGROUND:

The property municipally addressed as 73 Shanley Street is located on the east corner of the Shanley Street and Moore Avenue intersection (Figure 1). It is located within the Mount Hope/Breithaupt Neighbourhood Cultural Heritage Landscape. The surrounding area is characterized predominately by single-detached residential dwellings or other low-density residential uses as well as some institutional uses, namely the Sacred Heart Church located to the north-west of the subject property.

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



Figure 1: Location Map of Subject Property



Figure 2: View of the Subject Property

Situated on 0.10 acres of land and built c. 1905 in the Queen Anne Revival architectural style, the building originally operated as a single-family residence with an attached grocery store. Currently the home is being used as a single detached dwelling, while the grocer portion having been converted to an attached dwelling unit that is operating as a short-term rental accommodation. The property is neither listed as a non-designated property of cultural heritage value or interest on the Municipal Heritage Register or included on the Inventory of Historic Buildings in Kitchener.

The subject property is not part of any active planning applications. This is a property-owner-initiated undertaking, as the property owner of 73 Shanley Street contacted City Heritage Staff on March 10, 2023 via email to inquiry about the possibility of designation.

REPORT:

Identifying and protecting cultural heritage resources within the City of Kitchener is an important part of planning for the future and is necessary in helping to guide change while conserving the buildings, structures, and landscapes that gives the City its unique identity. The City plays a critical role in the conservation of cultural heritage resources. The designation of property under the *Ontario Heritage Act* is the main tool used to provide long-term protection of cultural heritage resources for future generations. Amongst other benefits, designation:

- Recognizes the importance of a property to the local community;
- Protects the property's cultural heritage value;
- Encourages good stewardship and conservation; and
- Promotes knowledge and understanding about the property.

Designation not only publicly recognized the promotes awareness, it also provides a process for ensuring that changes to a property are appropriately managed and that these changes respect the property's cultural heritage value and interest

The property municipally addressed as 73 Shanley Street is recognized for its design/physical, historical/associative, and contextual values.

Design

The subject property demonstrates design/physical value as a representative example of an early 20th century single-detached dwelling constructed with influences from the Queen Anne Revival architectural style. Built c. 1905, the home is two-storeys in height with a one-storey extension on the east façade. This is a distinguishing and unique feature of the property and was built during the original construction period. The home also features steeply pitched and irregular rooflines, cornices, gables, tall rectangular windows with soldier course, two balconies, a wraparound veranda with decorative posts, railings, and brackets, and rusticated stone foundation. These detailed elements indicate a high degree of craftsmanship.

Many of the features of the building are original, including the posts and railing system of the porch, a few windows and window openings on the front, side, and rear facades, the two front porch doors and door openings, and the decorative brackets and sun-detailing on the north-façade balcony.



Figure 3: One-Storey Extension Originally Used as the Local Grocers



Figure 4: Corner Bracket and Other Detailing on the Wrap-Around Verandah



Figure 5: North Elevation with Balcony and Sun-Detailing



Figure 6: South Side Elevation of Subject Property

Historical

The historic and associative value relates to the historical ownership of the property as well as its potential to yield an understanding of the changing scale of neighbourhoods that the City has experienced. The property was owned by David Mather, a carpenter before he began operating as a grocer out of the one-storey east extension on his home sometime between the period of 1905 and 1918. Local grocers were a necessity to communities prior to the introduction of motor vehicles and associated urbanization, as they allowed communities such as the Mt Hope/Breithaupt Neighbourhood to be almost fully self-contained. It was not until the first half of the twenty century that big box stores and supermarkets began to supersede these local stores.

David Mather also acted as the first Chairman of the Organization Committee for the Twin City Trades and Labor Council, which was established Dec 1, 1909. The intention of the Trades and Labour Council was to focus the otherwise disparate interests of skilled workers divided into separate craft unions. During the initial period after its establishment the Labor Council met the 2nd and 4th Monday of every month in what was T&I Hall, located at 28 King Street West.

Contextual

The contextual value of the subject property relates to its location within the Mt Hope/Breithaupt Neighbourhood and Mt Hope/Breithaupt Neighbourhood Cultural Heritage Landscape. This is an early and significant residential neighbourhood established in the late 1800's, with many buildings original to the area remaining. These buildings are of recognizable architectural styles and possess specific features typical of the era in which they were constructed. This original-period architecture in conjunction with the mature landscaping lend to a strong visual coherence and create a distinct character for the area. 73 Shanley Street is located in-situ and supports the continuous residential uses as well as the character of the neighbourhood.

In considering the above, it is recommended that the City Clerk be directed to publish a Notice of Intention to Designate 73 Shanley Street.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

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

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

COMMUNITY ENGAGEMENT:

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

CONSULT and COLLABORATE– Heritage Planning Staff have consulted and collaborated with the property owner regarding designation of this property under the *Ontario Heritage Act*. The property owner initiated this undertaking and has confirmed their support for designation subject to consideration by Heritage Kitchener and City Council.

Section 29(2) of the *Ontario Heritage Act* requires Council to consult with the Municipal Heritage Committee (Heritage Kitchener) before giving notice of its intention to designate a property. Heritage Kitchener will be consulted via circulation and consideration of this report (see INFORM above). Members of the community will be informed via circulation of this report to Heritage Kitchener and via formal consideration by Council. In addition, should Council choose to give notice of its intention to designate, such notice will be served on the property owner and the Ontario Heritage Trust, and published in the local newspaper (The Record).

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act*

APPROVED BY: Justin Readman, General Manager, Development Services