

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: June 6, 2023

SUBMITTED BY: Deeksha Choudhry, Heritage Planner, 519-741-2200 ext. 7291

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

WARD(S) INVOLVED: Ward 10

DATE OF REPORT: May 8, 2023

REPORT NO.: DSD-2023-221

SUBJECT: HPA-2023-IV-007
369 Frederick Street
Proposed Alterations and Addition to the A.R. Goudie
Eventide Home

RECOMMENDATION:

The pursuant to Section 33 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2023-IV-007 be approved to permit the alterations of and a four-storey addition to the property municipally addressed as 369 Frederick Street, 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 be 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 alterations and addition to the A.R. Goudie Eventide Home.
- The key finding of this report is that the proposed work will not have an adverse negative impact the cultural heritage value or interest of the property and is in keeping with the 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-2023-IV-007 proposes alterations to the existing A.R. Goudie Eventide Home at 369 Frederick Street as well as a four-storey addition to the existing building. The existing building is in the process of being designated under Part IV

of the *Ontario Heritage Act*. The alterations include shortening of the entrance canopy of the existing building, retention of the northern curtain wall and relocating a portion of that wall as an interior feature, as well as the modification of the stair tower curtain wall on the west side of the building. These alterations are necessary in order to facilitate the construction of the addition so that this site can continue to function as a long-term care home. In reviewing the merits of this application, Heritage Planning staff note that the proposed alterations will not have an adverse negative impact on the heritage attributes of the building and that the addition will be compatible but distinguishable from the existing building.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2023-IV-007 (Attachment A) seeking permission for the alterations of and a four-storey addition to the subject property municipally addressed as 369 Frederick Street (Fig. 1)

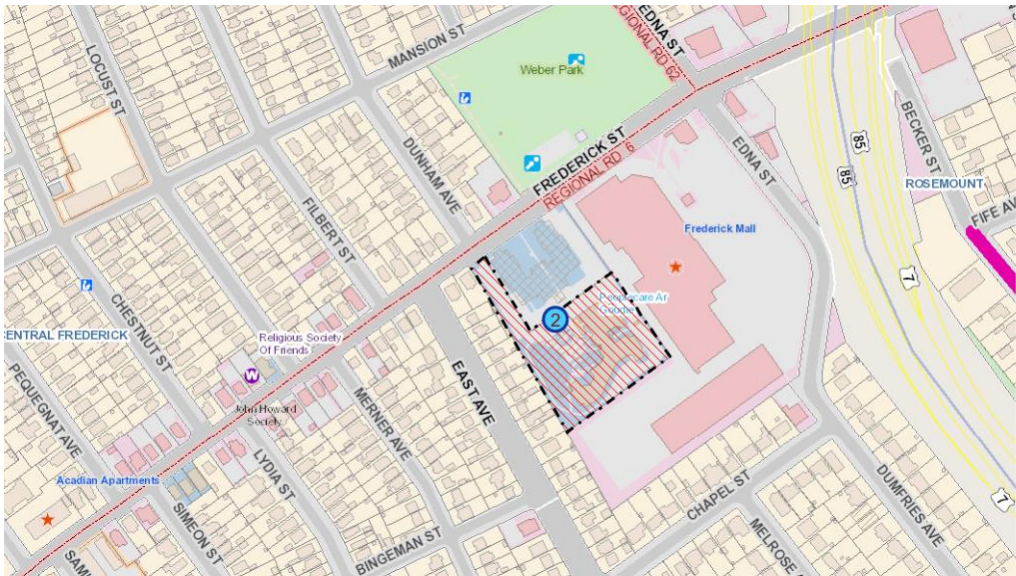


Figure 1: Location Map of 369 Frederick Street.

The submission and approval of a Scoped Heritage Impact Assessment (HIA) was made a requirement of a proposed Site Plan, Severance of Land, and Minor Variance applications that were submitted to the City in 2017. The scoped HIA dated March 16, 2017, and updated May 8, 2017, was submitted to the City in support of these application and was presented to the Heritage Kitchener Committee at its May 2, 2017, meeting. These applications related to the construction of a five (5) – storey Retirement Home and a three (3)-storey addition to the existing building. The scoped HIA did receive approval from the Director of Planning on October 11, 2017.

In March 2021, the Ministry of Health and Long-Term Care awarded an additional eighty (80) long-term care beds to Peoplecare Inc. As a result, the maximum building height needed to be increased, prompting the need for a Stamp Plan ‘A’ application and the request for a revised HIA. An updated HIA dated May 3, 2022, was submitted to the City. Since the updated HIA included minor changes, and with time constraints associated with processing Stamp Plan ‘A’ applications, the revised HIA could not be circulated to Heritage Kitchener again. The proposed changes also included modifying the entrance canopy by decreasing its current size, as well as removing a section of the curtain wall on the northern elevation

to facilitate the installation of a service elevator. The updated HIA has not received approval from the Director of Planning yet. Since the existing building is in the process of being designated, these changes are subject to a heritage permit application.

A Conservation Plan (CP) dated March 1, 2023, and revised April 27, 2023, prepared by Parslow Heritage Consultancy Inc. has also been submitted to the City. The CP includes short-term, medium-term and long-term conservation measures for the existing building at 369 Frederick Street. The CP is currently being reviewed by heritage planning staff and has not yet been approved by the Director of Planning.

REPORT:

The subject property is located on the south side of Frederick Street near the intersection of Frederick Street and East Avenue. It was built in 1993 in the International Modern style of architecture and is in the process of being designated under Part IV of the *Ontario Heritage Act*. The subject property was previously included on Kitchener's Inventory of Historic Buildings.

A motion to publish a Notice of Intention to Designate 369 Frederick Street under Part IV of the *Ontario Heritage Act* was passed by Council at its April 17, 2023. Meeting. Council resolved:

"That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 369 Frederick Street a being of cultural heritage value or interest, as outlined in Development Services Department report DSD-2023-116".

The Notice of Intention to Designate was published on April 28, 2023. The building, also known as the A.R. Goudie Eventide Home, is recognized for its design/physical, historical/associative, and contextual value.

The existing building was designed by Montgomery and Sisam Architects for the Salvation Army in 1991 and was constructed in 1993. It has been featured in the *Images of Progress: Modern Architecture in Waterloo Region 1946-1996* and described as having "a crisp stucco and glass exterior (that) pays homage to the modern architectural expression of many Salvation Army projects in Canada since the 1950s. The plan is irregular, to preserve the existing mature trees, but also in the modern tradition of bending the plan to suit spatial and functional needs. The residential wing is set furthest from Frederick Street. In front, a suite of public rooms looks toward the entry court through glass walls. A free-standing entrance canopy in concrete, steel and timber provides a sheltered verandah at the entry."

According to the HIA, the existing building is made of curtain walls with a fairly smooth acrylic rendering in a medium grey colour. There are yellow panels and red-painted shed roofs with pre-finished, red metal flashing and downspouts which contrasts nicely with the grey. The glazing is comprised of punched windows, with curtain wall section that incorporate the yellow panels (Fig. 2). Furthermore, from a design perspective, the building has 'pure, simple geometric, clean lines' and is in impeccable condition even after 24 years with little to no alterations to the original structure.



Figure 2: View of the entry canopy with the yellow panels.

Even though the International Style of modernist architecture is usually considered from the 1940s to the 1960s, the existing building exhibits many of the design features of that style. For a modern building to be considered of heritage significance, it must satisfy many criteria, including but not limited to whether it is representative of the modern aesthetic, does it contribute to the historical development of Kitchener and whether it contributes to community identity. This building satisfies all of these criteria through its historical and contextual value.

The heritage attributes of this building include:

- The scale and irregular massing of the one and three-storey building;
- The entry canopy;
- The acrylic stucco non-load bearing walls;
- The glazed and solid panel curtain wall sections;
- The pre-finished metal shed roofs of the administration wing and entry canopy; and
- The clerestory form and glazing in the administration wing, filling the space with light and marrying the indoors with the outdoors.

Proposed Alterations to the Existing Building

There are a number of alterations being proposed to the existing building, which include:

1. Removing a portion of the Entry canopy, thereby reducing its current size;
2. Retention of front-facing curtain wall as an interior feature; and

3. modification of the west elevation stair tower curtain wall.

Removing a portion of the Entry Canopy

The canopy is being shortened to accommodate the new driveway and addition. However, it will remain as the visual and main entry to the long-term care home. The loss of the ends of the canopy is partially going to be offset by retaining most of its symmetry on the existing doorway, as well as maintaining the overhangs at each end as well.

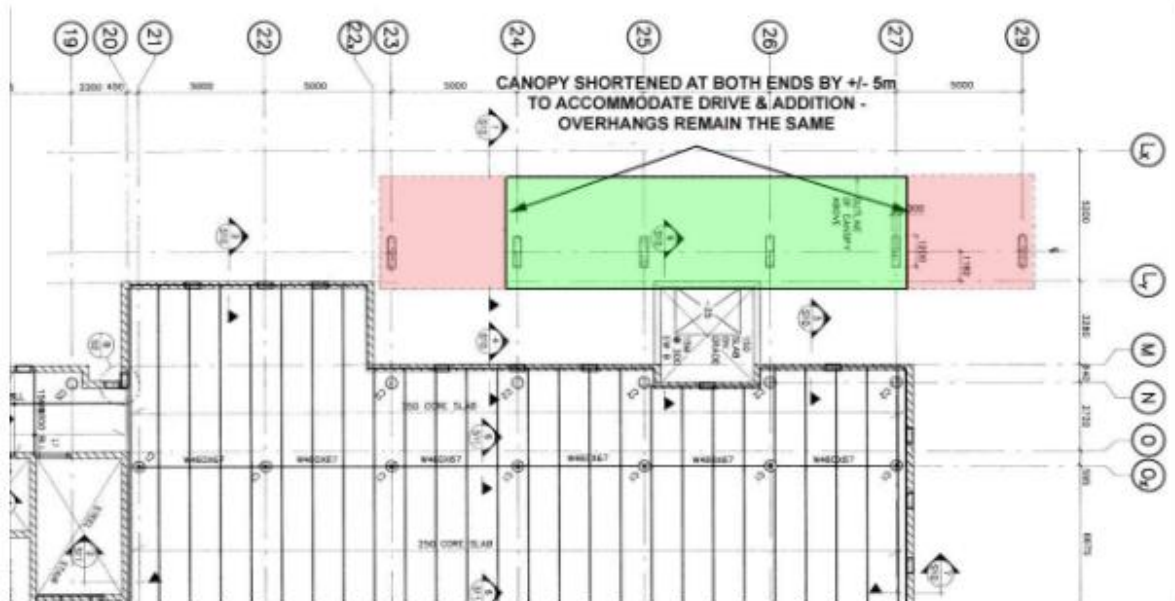


Figure 3: Proposed shortening of the Entry Canopy.

Retention of North-facing Curtain Wall as an Interior Feature and Modification of the Stair Tower Curtain Wall.

The removal of a portion of the existing glazed and solid panel curtain wall was triggered to facilitate the addition to the building. This portion is located in the residential wing area, on the western side of the building. The large glazed and solid curtain wall will be relocated to the interior of the building (Fig 4 & Fig 7). The curtain wall stair on the west elevation of the building will also be modified by moving the wall slightly northward and adding a new piece of the wall in order to accommodate a new elevation (Fig. 5 and 6). Even with the proposed alterations, the portion of the original curtain wall will remain visible.



Figure 4: Rendering showing the main façade with the new addition.

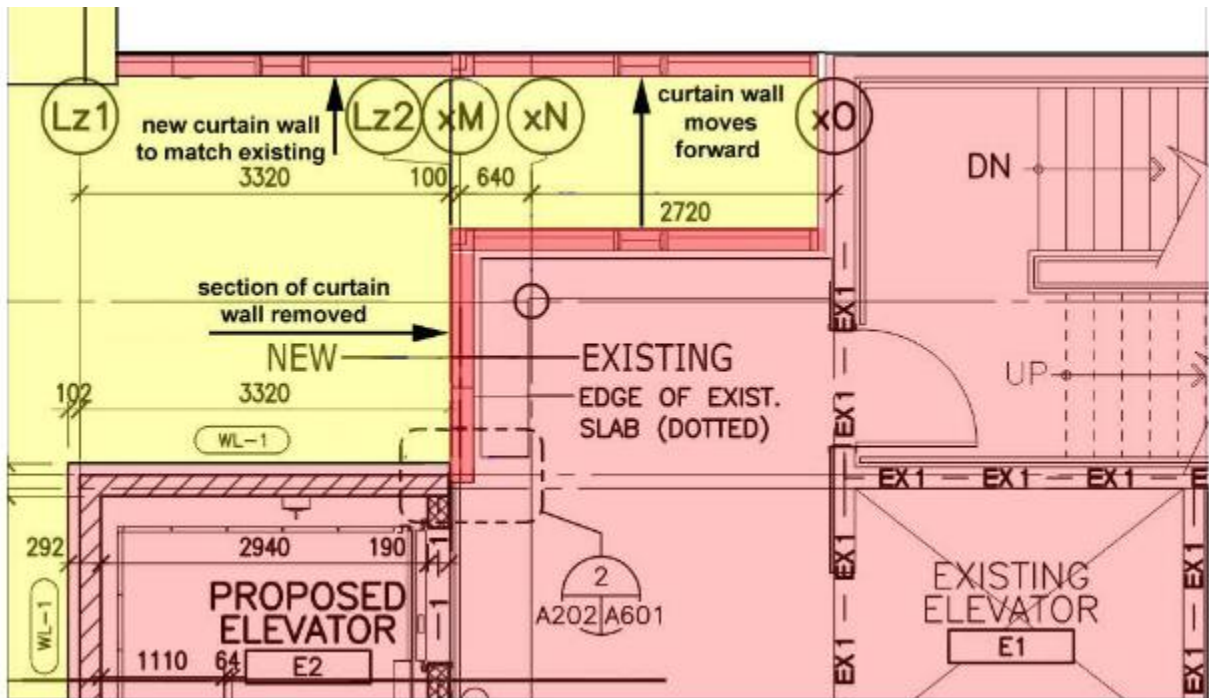


Figure 5: Stair Tower Curtain wall modification.



Figure 6: Rendering showing the approximate location of the modified stair curtain tower to accommodate the new elevator (highlighted in red).

Proposed Four-storey Addition to the Existing Building

The applicant is proposing a four (4)- storey addition to the existing building. As mentioned above, the proposal was originally for three (3) storeys, however, with the extra allotment of the beds, the total height of the addition had to be increased. The proposed addition will wrap around the western side of the existing building (Fig. 7 and 8). The proposed addition will be clad in stucco (EIFS), like the existing. However, to distinguish the existing from the new construction, the stucco will be of a warmer and lighter tone, integrating with the existing building but also differentiating from it. The height of the proposed addition is generally consistent with the existing building.



Figure 7: Site Plan of 369 Frederick Street along with the new addition.



Figure 8. Rendering of the new addition looking east.

All the proposed alterations and the addition are important to facilitate so that the building can continue to operate as a long-term care home. Since the proposed alterations do modify the heritage attributes of the building, commemoration in the form of interpretive panels with texts and images of the original 1993 building is being proposed to be placed in the reception area or some other public room. The commemoration of this building has also been made a condition of final site plan approval, and staff continue to work with the applicant to finalize the contents of the panels.

The proposed alterations and addition meet the “Eight Guiding Principles in the Conservation of Built Heritage Properties”, especially:

- Respect for original location – do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.
- Respect for historical material – repair/conservate rather than replace building materials and finishes except where absolutely necessary. Minimal intervention maintains the heritage content of the built heritage resource.
- Legibility – new work should be distinguished from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
- Maintenance – with continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

The proposed alterations and addition meet Parks Canada’s The Standards and Guidelines for the Conservation of Historical Places in Canada, especially:

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

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

Heritage Planning Comments

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

- The subject property municipally addressed as 369 Frederick Street will be designated under Part IV of the *Ontario Heritage Act*;
- Certain modifications are needed for existing building as well a four(4)-storey addition so that the building can continue to function as a long-term care home providing assistance to the residents of Kitchener;
- The modifications proposed include shortening of the canopy, removal of a portion of the existing glazed and solid panel curtain wall, and the retention of the curtain wall as an interior feature.
- The entry canopy will continue to remain as the main visual feature to the entrance of the building.
- The four-storey addition will be clad in stucco but will be distinguishable in design from the existing building.
- The proposed modifications will not result in an adverse negative impact on the character defining elements of the building.
- The proposed alterations and additional are generally consistent with Parks Canada's *The Standards and Guidelines for Historical Places in Canada*, with respect to the interventions and addition proposed.
- These alterations and addition will not adversely impact the reasons for designation of the property nor the Frederick Street 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-law of the City of Kitchener or legislation, including but not limited to, the requirements of the Ontario Building Code and Zoning By-law. In this regard, staff confirm that a Building Permit will be needed for the proposed alterations and addition.

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:

- *Notice of Intention Designate 369 Frederick Street under Part IV of the Ontario Heritage Act – DSD-2023-116*
- *Ontario Heritage Act, 2022*

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2023-IV-007

Attachment B – Scoped HIA for 369 Frederick Street