

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 9

DATE OF REPORT: May 8, 2023

REPORT NO.: DSD-2023-224

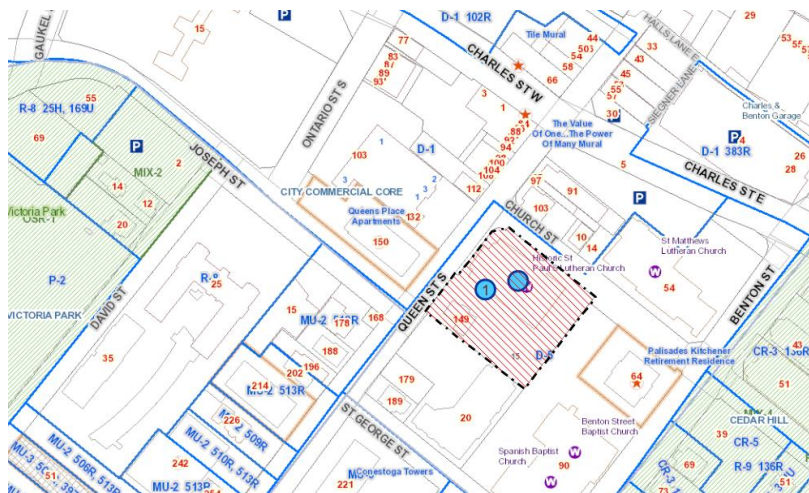
SUBJECT: Draft Heritage Impact Assessment – 137 Queen Street South
6-storey Affordable Housing Building

RECOMMENDATION:

For Information.

REPORT:

The Planning Division is in receipt of a draft Heritage Impact Assessment (HIA) dated April 2023, prepared by McCallum Sather regarding a proposal to redevelop the subject properties municipally addressed as 137 Queen Street South and 149 Queen Street South (Fig. 1). Both the subject properties are located within the Victoria Park Area Heritage Conservation District (VPAHCD) and are designated under Part V of the *Ontario Heritage Act*. 137 Queen Street South is also known as the St. Paul's Lutheran Church, and is classified as a Group 'A' building – meaning it is of high significance. 149 Queen Street South is also classified as a Group 'A' building. Additionally, both these properties are also located within the Victoria Park Neighborhood Cultural Heritage Landscape.



*** 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 137 and 149 Queen Street South.

The proposed development includes the construction of a six (6)-storey affordable housing building with one (1) level of underground parking, and a two-way ramp entry/exit along Queen Street South (Fig. 2), located towards the rear of 149 Queen Street South (Building 'C' in Fig. 2). At-grade parking is also proposed with access to Church Street. The proposed development will include a total of fifty-seven (57) dwelling units, and twenty-seven (27) parking spaces. The existing heritage properties will be preserved in-situ with no alterations proposed to these existing buildings.

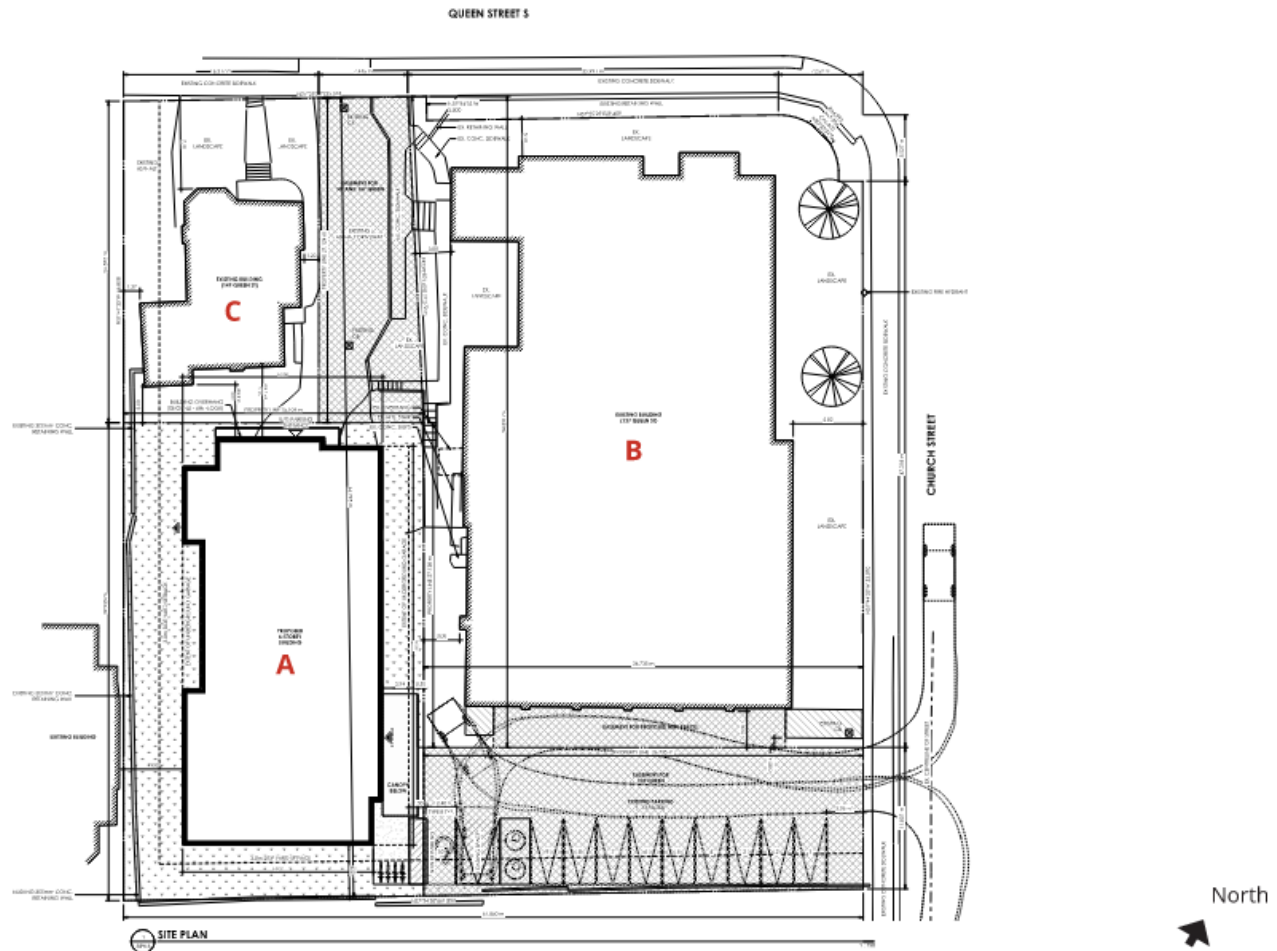


Figure 2: Proposed Site Plan for the development at 137 Queen Street South. Building 'A' is the proposed 6-storey affordable housing project.

Due to time constraints related to secure funding from the Region for affordable housing projects, the development proposal has received conditional site plan approval, subject to several conditions, including final approval of the HIA by the Director of Planning, as well as obtaining a heritage permit for the construction of the new building.

The draft HIA has concluded that the proposed development will have minor to no negative impacts on the immediately adjacent heritage properties. The proposed building also incorporates design cues from the surrounding context to better integrate within the VPAHCD but remain distinguishable and contemporary in design (Fig. 3 & 4).

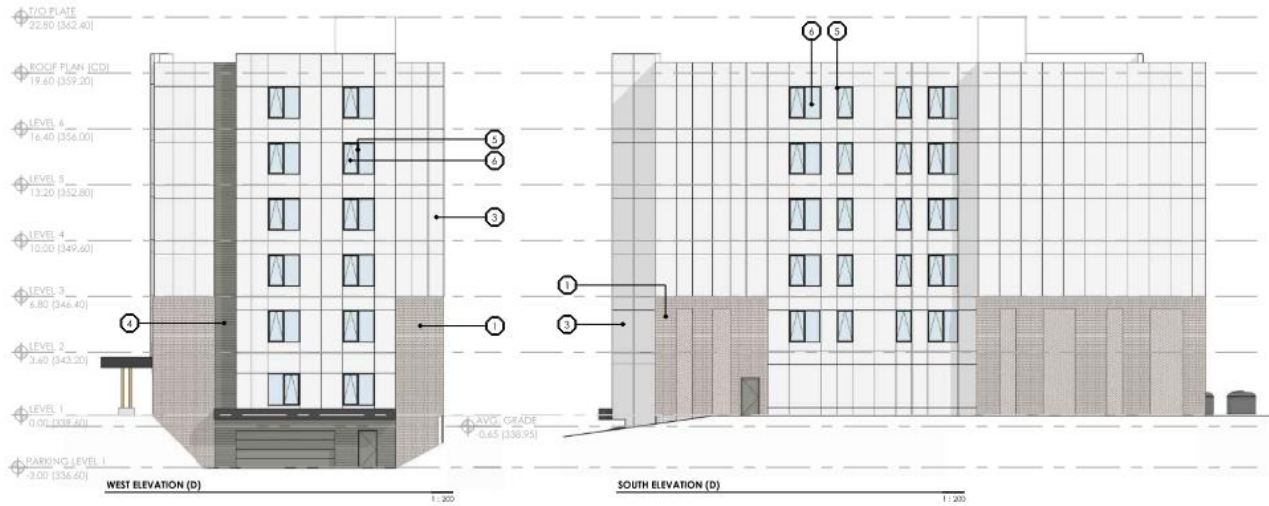


Figure 3. Proposed Front elevation (facing 149 Queen Street South) and South elevation (facing St. George Street).

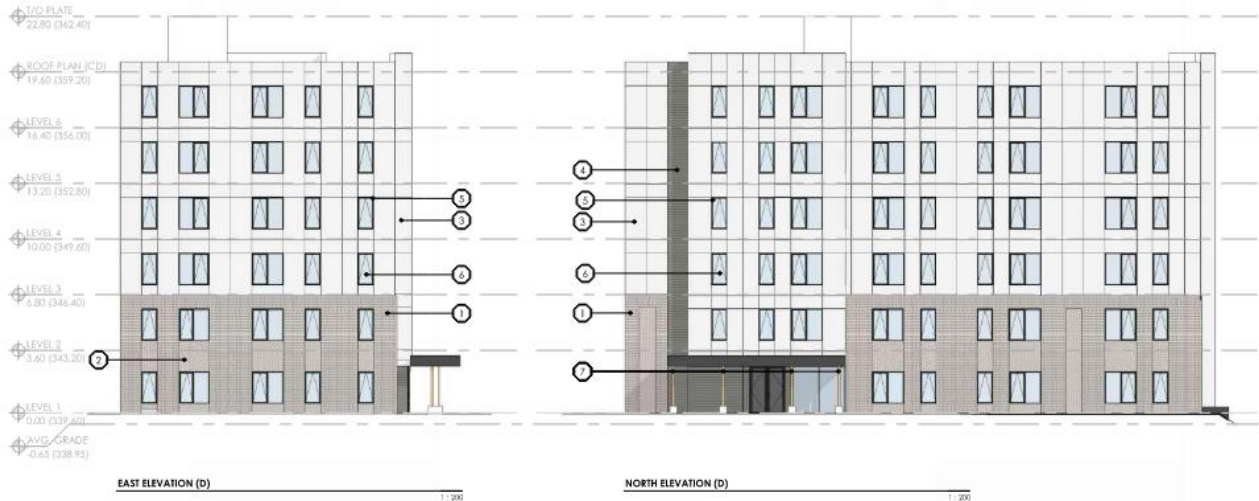


Figure 4: Proposed East Elevation (rear façade) and North elevation (facing Church Street).

The applicant's heritage consultant will attend the June 6, 2023, meeting of Heritage Kitchener to answer any questions the committee may have. Heritage Planning staff are in the process of reviewing the HIA and are seeking the committee's input and comments, which will be taken into consideration as part of staff's review of the HIA and processing of the related Planning Act Applications. A motion or recommendation to Council will not be required at the June meeting.

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.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

[Attachment A – Draft Heritage Impact Assessment \(HIA\) – 137 Queen Street South](#)