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1.0 Introduction to the report

1.1 Executive Summary

McCallumSather Architects ('mCs') was retained by Peter Maxwell ('client') to prepare this Cultural Heritage Impact Assessment report ('CHIA') for the property municipally known as 137 Queen Street South and 149 Queen Street South, City of Kitchener Ontario. This CHIA was identified as a submission requirement by the City of Kitchener's Heritage Staff Deeksha Choudhry as part of their comments presented on the Record of Pre-Submission Consultation meeting dated May 10, 2022 and was prepared according to the provided City of Kitchener's scoped Terms of References ('ToRs' - Appendix B).

The subject site is located within the Victoria Park Heritage Conservation District ('VPAHCD')(Part V-6-17, By-Law No. 96-91¹) and is designated under Part V of the Ontario Heritage Act. The subject property is classified under Group A (Very High Cultural Heritage Value). Additionally, the subject lands are located within the Victoria Park Cultural Heritage Landscape (CHL) as defined in Kitchener's Cultural Heritage Landscape Study dated 2014 and approved by Council in 2015.

The proposed development is located fronting Queen Street South, Kitchener and is adjacent² to St. Pauls' Lutheran Church and heritage property at 149 Queen Street South. The subject property is located within the Victoria Park Heritage Conservation District that developed south of the downtown, at the southwest corner of Charles Street and Benton Street. The subject site is bound by commercial properties to the north, condominium residential building to its east & south and offices to its west.

1 Part V Designated Property Index. https://www.kitchener.ca/en/resourcesGeneral/Documents/COR_LEG_Part_V_Con_Districts.pdf

2 The City's Official Plan defines *adjacent* as including lands that are directly opposite other lands and separated by a municipal road or right-of-way.

The applicant has proposed to construct a 6-storey affordable housing development with 57 residential dwelling units with one level of underground parking with 17 parking spaces and 10 surface parking spaces.

A Cultural Heritage Impact Assessment is required per the City's scoped Terms of References to:

- the heritage guidelines, principles and standards that will be used to guide the development of the site &
- to evaluate any impacts of the proposed development on cultural heritage resources, including built heritage resources and cultural heritage landscapes, and recommend mitigative measures to avoid or appropriately reduce impacts.

This report will form a part of future planning application, subject to review by Heritage Kitchener Advisory Committee and ultimately the Director of Planning.

This CHIA concludes that:

- The proposed development will retain the adjacent heritage properties (St. Pauls' Lutheran Church and heritage property at 149 Queen Street South) in their current state resulting in minimal impacts to the built heritage resources.
- This proposal is in line with the Victoria Park HCD Plan economic goals of 'Conserving the heritage character and human scale of the residential areas while encouraging compatible infill and intensification'.
- Recommendations to incorporate historic building materials, design features, and architectural proportions within the new development have been made and these recommendations have been incorporated. There will be minimal impacts to the Victoria Park Cultural Heritage Landscape and the existing adjacent built heritage resources.

1.2 contact information

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1.3 purpose

The purpose of this study is to evaluate the impact of the proposed development on the subject site and to identify both design and mitigation strategies to respond to the direct and indirect impacts (if any) to adjacent buildings and the cultural context of this site. The subject site is set within the Victoria Park Heritage Conservation District and Cultural Heritage Landscape, south of downtown Kitchener. In our research, both archival and primary, we have validated that the proposal will play a significant role in providing affordable/supportive housing and activating the street level in this section of Queen Street, between Church Street and St. George Street. Our recommendations are based on the following main points:

- Maintain appropriate physical relationships and visual settings that contribute to the cultural significance of the Queen Street, Church Street and Charles Street area.
- Any new building adjacent to adjacent cultural heritage should be contemporary as per Conservation Principle 7- Legibility. We recommend that any new work be distinguishable from original fabric and employ material and methods true to our current context.
- The proposed development provides a contrast to the existing historic fabric while showing respect for scale in the design keeping it in context to the existing low to mid and high rise buildings.
- The proposed development helps reinstate the historic residential character of the area by the incorporation of dwelling units and is also congruous with the Provincial Policy Statement 2020 ('PPS 2020') policies that focus on residential growth through intensification and

- redevelopment¹.

Our underlying strategy in the design of the development located at the subject site is to apply the heritage design principle of legibility which stands as a contrast to the 19th and early 20th century building stock, yet takes a contemporary approach, bridging between the different layers of the historic urban fabric in this area, and maintains a prominent role along Queen Street. The existing house at 149 Queen Street S will continue to stand proud along Queen with the proposed development in the background with a non-imposing presence.

In this report we have balanced the desire to respect history and continuity of the streetscape with the City's initiative and plans for developing the community with affordable housing and increased density. As such, we recommend a solution that addresses the site's cultural heritage value, development potential and physical constraints of the site. The primary concern with this report is to address the impacts this development may have on surrounding cultural resources and landscape and to provide a design that respects the site's history and responds to and contributes to the existing historic neighbourhood.

1 1.4 Housing, Provincial Policy Statement, 2020 -- Under the Planning Act, Ontario. Retrieved from: <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

1.4 methodology of the report

This CHIA was prepared based on the City of Kitchener's Terms of References as well as best practice in Ontario municipalities.

Historical research for this report was based on property background information gathered from available preliminary archival research, historical maps, aerial photographs, and other published materials. Primary and secondary research was conducted on-line. Grace Schmidt Room of Local History at Kitchener Public Library, Region of Waterloo Archives and Corporate Records and Archive Services were consulted for archival information on 137 Queen Street and 149 Queen Street.

A pre-consultation meeting with Heritage Staff Deeksha Choudhry was conducted on February 9, 2021 to review City's expectations and goals for the subject site.

The scope of this CHIA report involves the protection and management of the cultural heritage resources in a way that their heritage values, attributes and integrity are retained¹ and the identification of the significance of adjacent cultural heritage resources at 37 Queen Street and 149 Queen Street and the impact of the proposed development on the site using Ontario Regulation 9/06.

The property owner has retained GSP Group Inc. ('GSP') as consulting planner for the development approval applications.

¹ What is meant by "conserved"? Infosheet #1, Cultural Heritage and Archaeology Policies 2.6, Provincial Policy Statement (PPS 2005) Page 3

This CHIA is being submitted in compliance with the requirements of the Ontario Heritage Act ('OHA') through the Municipal Register. It also references technical drawings, heritage policies, historical documents and applicable references of the municipality associated with the subject property, other provincial and municipal heritage standards and guidelines, as well as archive documents from various sources.

The assessment process of this report will reference the following listed reports, drawings and heritage conservation standards for managing the heritage resources:

- City of Kitchener's Municipal Heritage Register, Ontario Heritage Act, Part V, Designated Property Index (2016)¹;
- City of Kitchener's Official Plan, 2014;
- City of Kitchener's Heritage Impact Assessment – Terms of References;
- Design Drawings, EDGE Architects, April, 2023 (Appendix C)
- Ontario Heritage Act ('OHA');
- Ontario Heritage Tool Kit ('OHTK'), Ontario Ministry of Tourism, Culture & Sport;
- Record of Consultation, Pre-Consultation Meeting (May 10, 2022)
- Provincial Policy Statement ('PPS') of the Planning Act, with revisions up to 2020;
- Victoria Park Heritage Conservation District (VPHCD);
- Victoria Park Heritage Cultural Heritage Landscape (CHL).

Among the figures in the report, all current photographs were taken by the authors of this CHIA from the site visit unless indicated otherwise.

¹ https://www.kitchener.ca/en/resourcesGeneral/Documents/COR_LEG_Part_V_Con_Districts.pdf

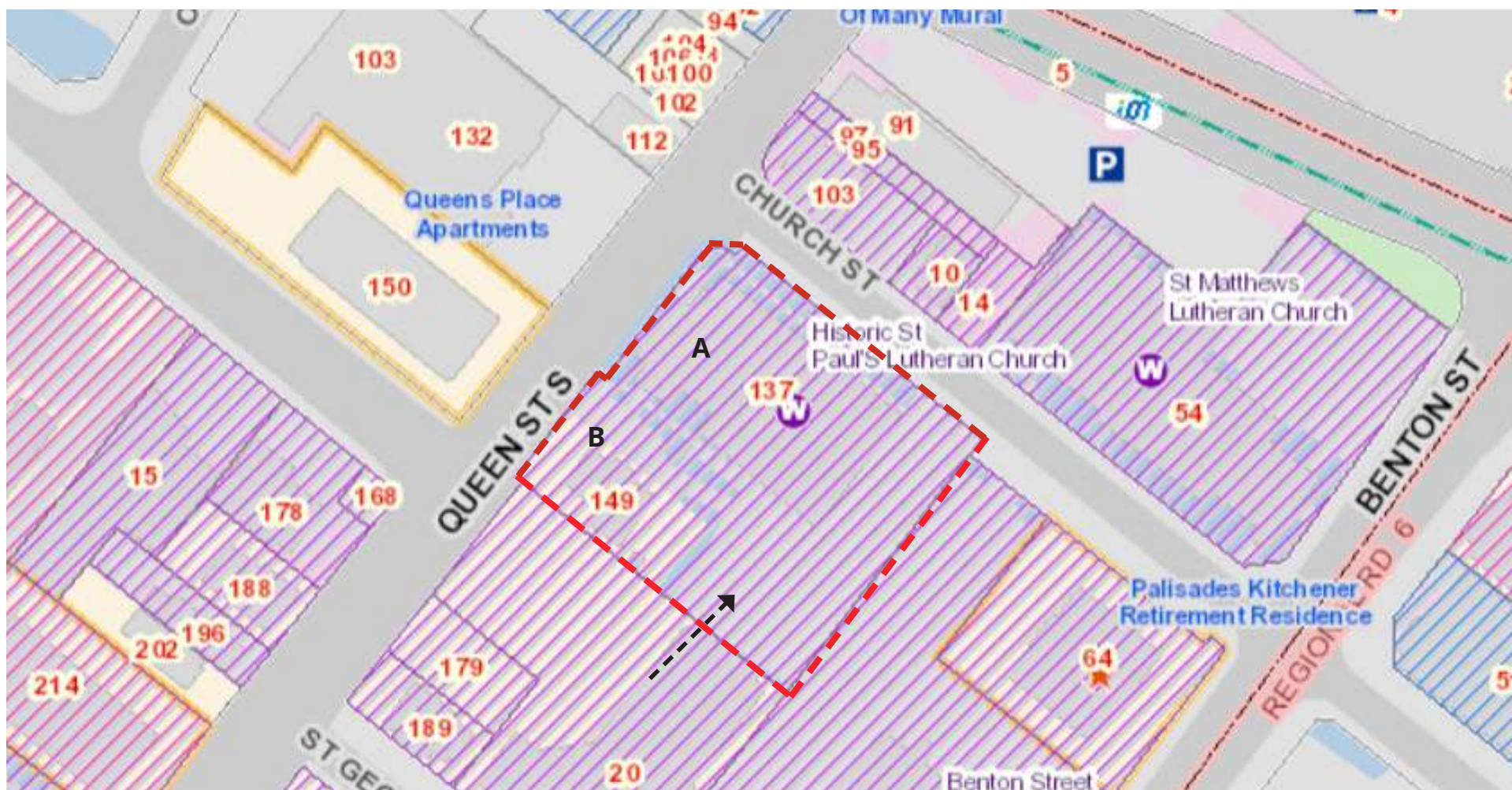



Figure 1. Site Location and extents with the adjacent subject heritage property at 137 Queen Street (A) and 149 Queen Street (B) annotated by mCs. Arrow shows where the new development is proposed to be located behind the house at 149 Queen Street. (Source: City of Kitchener Website, retrieved from: <https://maps.kitchener.ca/OnPointExternal/RMap/Default.aspx>)

2.0 Introduction to the Subject Site

2.1 Location of the Subject Site

Municipal Address	137 Queen Street S, Kitchener, Ontario
Legal Description	Pt Lot 6 Pt Lot 7 of Registered Plan 394
Lot Area	The subject property has a site area of 0.64 ha (Figure 1).
Location & Boundaries	This property is located south of Queen Street South and Church Street in the City of Kitchener. Access to the property is via both Queen Street and Church Street.
Official Plan Designation	Urban Growth Centre
Zoning By-Law	Commercial Residential Zone (D-5)
Land Ownership	
Planning Applications required	<p>A site plan application</p> <p>Several Committee of Adjustment applications are required, including:</p> <ol style="list-style-type: none"> 1) A minor variance to reduce the supply of parking on the retained church parcel at 137 Queen St S. 2) Three consent applications: <ul style="list-style-type: none"> - to isolate the development parcel; - to establish an easement on the retained church parcel (in favour of the development parcel for parking); & - to establish easements on the development parcel in favour of the retained church parcel and in favour of 149 Queen St S for access to parking.

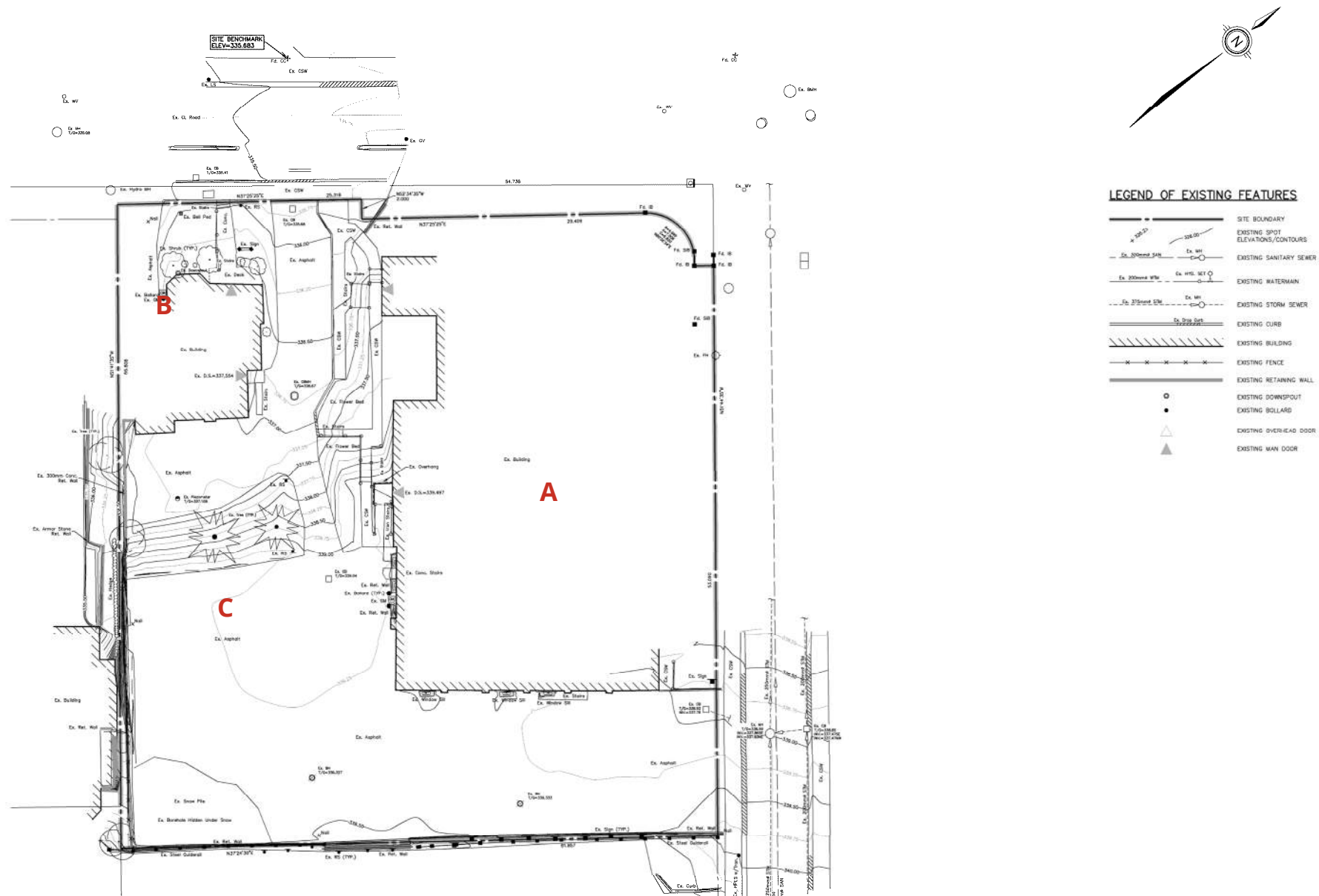


Figure 2. Topographic Survey for the subject site. Annotated by mCs to show the existing buildings on site (A, B) and location of the proposed affordable housing building C. (Source: MTE, January 2023)

2.2 Site Description & Context

The development site is located at the southwest corner of Queen Street and Church Street and municipally known as 137 Queen Street South & 149 Church Street, Kitchener, Ontario (Figures 1,2, 3 & 4).

The owner is proposing to create two new lots isolating each building and establish easements on the development parcel in favour of the retained parcels to construct a 6-storey affordable housing building.

Representatives of mCs conducted a visit to the subject site and at the time of the assessment the study area consisted of the 1889 church building, a 1961 addition to the 1889 building, and the 1904 home. A paved parking is located at the rear of the site.

The Site is bound by two principal streets within the City of Kitchener: Church Street to the east - a two (2)-lane, two-way street with parallel on-street parking; and Queen Street to the west - a two (2)-lane two-way street (Figure 2).

Directly southwest (adjacent to) of the development site is the Sandhill Residential Community Senior Living building, with the City Commercial Core located to the north and residential dwellings to its south & east.



Figure 3. View of the subject site from Queen St. and Church Street intersection looking southeast with St. Pauls' Lutheran Church and heritage property at 149 Queen Street South adjacent to it.

A. 137 Queen Street South: St. Pauls' Lutheran Church

The existing church located at 137 Queen Street South can be described as a 2-storey yellow brick structure constructed in the Gothic Revival architectural style.

The church building includes features indicative of the Gothic Revival architectural style including a pitched roof, simple massing, Gothic arched windows, pointed arched entrance-way and a stone base with a characteristic perpendicular corner belfry tower. All windows at all elevations appear to have been replaced with contemporary vinyl windows. The corner slender towers incorporate finials that provide a distinct roofline. The walls are buttressed at the corner. The main entry door was boarded and interiors of the church were not accessed at the time of visit, see Figure 3. Beautiful intricate front porch railing was also observed.

Overall, the building was found to be in a good condition as per visual observations.

The church building is a good example of the Gothic Revival Architectural style, illustrates the evolution of the early development of Kitchener through to the 1890's and acts as a landmark for the community.

St. Pauls' Lutheran Church has design, historical and contextual value and forms an important part of the evolving Queen Street South corridor.



Figure 4. View of the Queen Anne Style house at 149 Queen Street with the entry to the site from Queen Street on the left.

B. 149 Queen Street South

The existing dwelling located at 149 Queen Street can be described as a 2-and-a-half-storey yellow brick dwelling constructed in the Queen Anne architectural style constructed between 1895 to 1908 per the Fire Insurance Plans available as factual evidence.

The building includes features indicative of the Queen Anne architectural style including a gabled roof, with dormers on sides, deep cornices with wood brackets. All windows include brick voussoirs and wood sills with flat or arched. The second storey incorporated a small balcony with wood railings and posts with brackets. All windows at all elevations appear to have been replaced with contemporary vinyl windows.

Chimney was visible above the roof line from Queen Street along the side facade of the existing dwelling. The building is currently occupied and is in a good condition.

The building is a good example of the Queen Anne architectural style, illustrates the evolution of the early development of Kitchener through to the 1900', however does not act as a landmark for the community.

The building has design and historical value and forms an important part of the evolving Queen Street South corridor.



Figure 5. View of the entrance/exit to the site along Queen Street looking north from the subject site's parking lot with St. Pauls' Lutheran Church (left) and heritage property at 149 Queen Street South (right) adjacent to it.



Figure 6. View of the rear heritage property at 149 Queen Street South (left) adjacent to it. The new 6-storey affordable housing building is proposed to be constructed behind this rear facade.



Figure 8. View of the existing buildings on the subject site along Church Street looking southwest from Church Street with St. Pauls' Lutheran Church (right).



Figure 7. View of the asphalt parking lot at the rear of the site looking north towards Church Street entry/exit to the site.



Figure 12. View of rear of the property looking northwest from Church Street.



Figure 9. View of the adjacent high-rise property along Church Street looking south from Church Street.



Figure 10. View of the adjacent commercial property at Queen Street and Church Street intersection looking east from the subject site.



Figure 11. View of the adjacent apartment building along Queen Street looking west from the subject site.



Figure 14. View of Queen Street looking northeast to the subject site.



Figure 16. View of neighboring buildings along Queen Street.



Figure 13. View of the adjacent St. Matthews Church along Church Street looking east from the subject site.



Figure 15. View of Church Street looking southeast to the subject site.

3.0 Background Research & Analysis

Historical research for this report was based on property background information gathered from available preliminary archival research, historical maps, aerial photographs, and other published materials. Primary and secondary research was conducted on-line. Lauren Simon, senior Library Assistant at Grace Schmidt Room of Local History at Kitchener Public Library, Region of Waterloo Archives and Corporate Records and Archive Services were consulted for archival information on 149 Queen Street and 137 Queen Street. Deeksha Choudhry, Heritage Planner, City of Kitchener was consulted to receive information on the subject site and surroundings. Additional background research for this report was based on information gathered from available historical maps, aerial photographs and other published materials.

3.1 History of Kitchener

Kitchener's history dates back to 1784, when the land was given to the Six Nations by the British as a gift for their allegiance during the American Revolution. From 1796 and 1798, the Six Nations sold 38,000 hectares of this land to a Loyalist, Col. Richard Beasley.

The portion of land Beasley purchased was remote but it was of great interest to German Mennonite farming families from Pennsylvania. They wanted to live in an area that would allow them to practise their beliefs without persecution. Eventually, the Mennonites purchased all of Beasley's unsold land, creating 160 farm tracts. By 1800, the first buildings were built; and over the next decade, several families moved north to what was then known as the Sand Hills. One of those families, arriving in 1807, was the Schneiders, whose restored 1816 home - the oldest building in the city - is now a downtown museum.

The Mennonites lived originally in Central and Northern Europe. From the former must have come those who were dark and swarthy in complexion, while from the north came those who were fair. Out of such times and conditions sprang a people who were quiet, conservative and unassuming. From these people sprang the Shantz' Family. Traces of them can be found in Italy, France, Norway, Denmark, Switzerland, German and Holland, under such names as Shanzer, Tshantzen, Lashantz, Shonts, Schantz, Shontz and as it is now commonly spelled in Waterloo County, S-H-A-N-T-Z¹.

In 1816, the Government of Upper Canada designated the settlement the Township of Waterloo. Much of the land, made up of moraines and swampland interspersed with rivers and streams, was converted to farmland and roads.

Immigration to the town increased considerably from 1816 until the 1870s - many of the newcomers being of German (particularly Mennonite) extraction. In 1833, the area was renamed Berlin; and in 1853 Berlin became the County Seat of the newly created County of Waterloo, elevating it to the status of village.

The extension of the Grand Trunk Railway from Sarnia to Toronto - and hence through Berlin - in July 1856 was a major boom to the community, helping to improve industrialization in the area. On June 9, 1912, Berlin was officially designated a city. However, with the outbreak of the First World War in 1914 came anti-German sentiment and an internal conflict ensued as the city was forced to confront its cultural distinctiveness.

1 R. Shantz, Frederick, The Shantz Family History, Eighteen Annual Report of the Waterloo Historical Society, 1930, pp.208



Figure 17. Restored bird's eye view map of Berlin (Kitchener) Ontario Canada 1875 by Herman Brosius. Berlin became Kitchener in 1916. Annotated by mCs to show the approximate extents of the subject site at Queen Street S and Church Street intersection. (Source: Kitchener Public Library, Grace Schmidt Room)

The image shows the original frame structure called 'German Protestant Evangelical' Church, built in 1841 erected on the corner of Queen Street South and Church street which was an early street in the new hamlet. This original frame structure was replaced in 1866 by a larger brick building, to be replaced again by the present church in 1889 (Source: Victoria Park HCD Study, Nicholas Hill, 1995).

3.2 History of the Victoria Park Area

Located south of the original downtown core, Victoria Park formed a part of an original 448-acre farmstead, designated Lot 17, which was purchased by Joseph Schneider in Pennsylvania in 1807. Prior to the development of the sawmill in 1816, Victoria Park was a Indian winter encampment.

The development in the area can be studied as part of three Settlement periods: east of the park, centred on Queen Street South; the park itself and the residential districts surrounding the park on all sides (see Figure 9 - Settlement Periods)¹. Historically, Victoria Park was a desirable location for its residential streets with mature plantings and deep setbacks with a variety of architectural styles. The earliest settlements took place on Queen Street South c.1807 to c.1878 which was one of the first two major thoroughfares in the City. Settlement periods c.1896 was focused in the Victoria Park area followed by residential areas from 1890 to 1930s see Figure 9. Victoria Park neighborhood also has some of the oldest trees dating back to the latter part of the 19th century.

The earliest development documented was in the vicinity of Queen and Mitchell Streets when Joseph Schneider built a log cabin after he took possession of his farmland. This was followed by the construction of his spacious home in 1816 on the other side of Queen Street South, restored as the Joseph Schneider Haus Museum.

Advent of the 19th century saw commercial development which further led to sub-division of lots in the area along Queen Street. This area in particular saw growth as the lands to the south included swampy areas.

¹ Victoria Park HCD Study, by Nicholas Hill, 1995



Figure 18. Restored Schneider Haus, National Historic Site along Queen Street South. Church Street intersection. (Source: Google Maps, 2023) located three blocks south of the subject site.

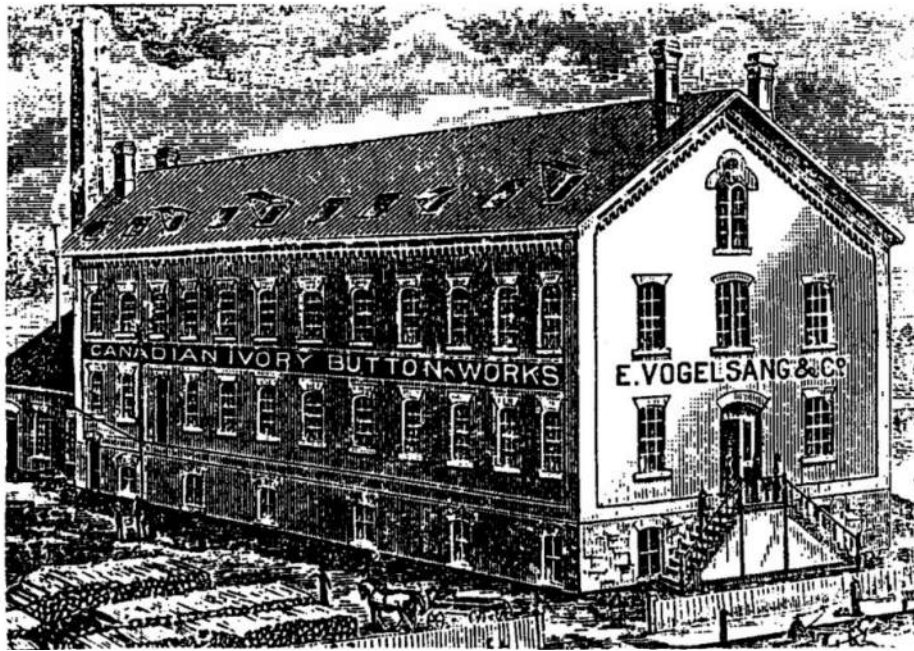


Figure 19. The factories in the Victoria Park Heritage Conservation District included the circa 1871 3-storey former Canadian Ivory Button Works on Queen Street South. This was later converted to the Bread and Roses Housing Cooperative. These buildings represent the evolution of industrial buildings from the early load-bearing brick wall structure with sash windows to the later wide span concrete structure clad in glass.

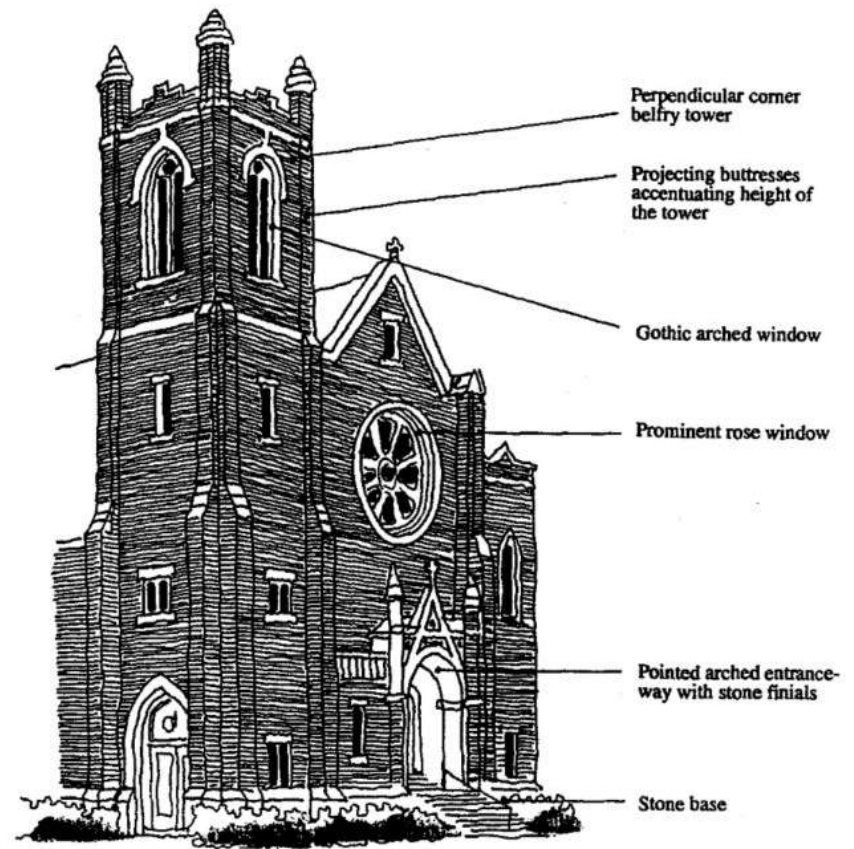


Figure 20. The three churches on the north-east corner of Victoria Park Area are the Gothic Revival style St. Paul's Lutheran Church of 1889, the English Perpendicular Gothic Style, St. Mathew's Lutheran Church of 1916 (shown in the sketch above) and the contemporary style Benton Street Baptist Church of 1965. These churches provide a unique picture of ecclesiastical architecture spanning close to a century.

Early 19th century saw the immigration of European German immigrants who started arriving in the late 1820s as the Mennonite immigration from Pennsylvania declined.

The following excerpt from the Victoria Park HCD Study, Nicholas Hill, 1995 provides a description of site's history:

The earliest evidence of development on the subject site can be traced back to 1841 when an original frame structure called 'German Protestant Evangelical' Church, was erected on the corner of Queen Street South and Church street (Figure 11) which was an early street in the new hamlet. The original frame structure was replaced in 1866 by a larger brick building, to be replaced again by the present church in 1889. In 1871, the congregation changed its orientation and renamed it 'The Evangelical Lutheran St.Paul's Church. Commercial and residential development gradually began to spread down Queen Street South as more lots were sold from the Schneiders' large holdings, although many early buildings were replaced in the growth period that followed. The key to this growth was the designation of Berlin as the seat of the new County of Waterloo in 1852. Not only was Berlin now the administrative centre for the area but, as a result, the Grand Trunk Railway routed its new line from Toronto and Guelf to Sarnia through the settlement, and thereby removed Berlin's limitation as a land-locked community. 'Although speculators in lands adjacent to the rail line hoped otherwise, property remained cheap and factories continued to be built in the Queen Street South Corridor, including the Ivory Button Company Factory of 1871 at the corner of Courtland, which was taken over by Williams, Green and Rome shirt manufacturers and became Berlin's largest single employer with 250 hands.'

Cultural Heritage Value

Listed as a Cultural Heritage Landscape 'L-NBR-7' by the City of Kitchener, this neighbourhood is culturally significant because of its historical integrity, design value and community value¹.

Historical Integrity

This area illustrates the evolution of the early development of Kitchener through to the 1890's and includes street patterns, houses and factory buildings with the whole area centred on Victoria Park. However, more recent appearance of large vacant lots, surface parking and heavy traffics detract from the overall integrity of the district.

Design Value

This neighbourhood tells the story of the mid to late nineteenth Century development of the City of Kitchener both in terms of the factories that were established here, together with associated residences, and in terms of the development of institutional buildings and a variety of small to imposing houses set in a treed landscape. At its core is Victoria Park, the embodiment of the Cities Beautiful movement, and one of the most elegant parks in Canada.

Community Value

Neighbourhood and park contribute significantly to Kitchener's civic identity; strong emotional ties to the park and the programmes it offers.

1 DSD_PLAN_CHL_Study_Appendix_6_CHL_Data_Sheets

Per the Cultural Heritage Landscape Study, the following character-defining elements were identified:

- Residential streets with mature plantings and deep setbacks;
- small local residential streets with varying lot sizes and building styles and types (primarily from the 1880s, 1890s and the turn of the century);
- landscaping of large specimen trees which include some of Kitchener's oldest trees dating to the latter part of the 19th century;
- mature coniferous trees planted in rear yards to increase privacy;
- views to the associated romantic landscape of the 1896 Victoria Park
- a range of architectural styles.



Figure 21. Queen Street South, Berlin (now Kitchener). Source: Kitchener Public Library, n.d.)

3.3 History of the Subject Site

Until about 1820, the Mennonites were the first and only settlers in this district who held their services in the homes of the people until in 1813, a log church was erected on the site of the present church on East King Street.

The first Evangelical Church was erected on the subject site in 1841. The following excerpt from 'Reminiscences of Berlin (Now Kitchener)' Part 2 - Churches, Roads, Miscellaneous' provides a description of the site use and evolution:

'The first Evangelical Church was erected on the subject site on Queen Street South near the end of Church Street in 1841. This was a frame building, size 34 ft. by 40 ft., cost \$1000 and seating capacity 250. Rev. William Schmidt was an early minister. In 1866 this building was moved to Elgin Street and used as a tannery by Ringle and Stroh...In place of the old church a new brick church was erected in 1866 with a parsonage along side.'

'In 1848 the St. Paul's Lutheran Church was erected on the South corner of Church and Queen Streets, the building parallel to Queen Street, and well above it with found held by a high retaining wall. The church was 35 ft by 50 ft and cost about \$1,800. REv. F.W. Bindemann was the first pastor. The floor level of the building 15ft. or more above the street. Approach steps led from Church Street. The church spire is said to have reached a height of 100 ft. above the street.'



Figure 22. The Evangelical Church built in 1841 which was moved in 1866 to Elgin Street and used as a Tannery by Ringle and Stroh. Source: Mennonite Archival Information Database, retrieved online from: <https://archives.mhsc.ca/index.php/built-in-1841-top-building-evangelical>



Figure 23. The German Evangelical Protestant Christian Congregation which later became Kitchener's St. Paul's Evangelical Lutheran Church seen here c. 1890s)
Source: Kitchener Public Library

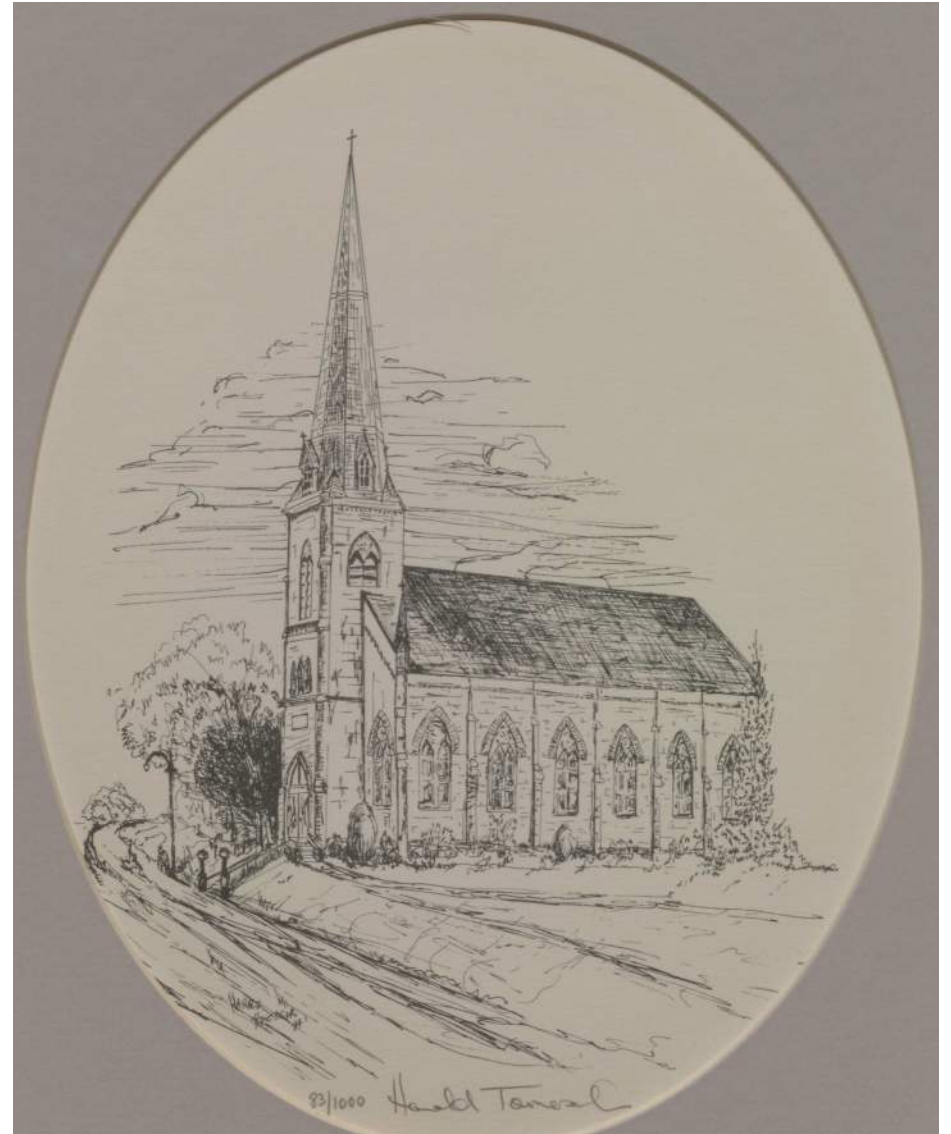
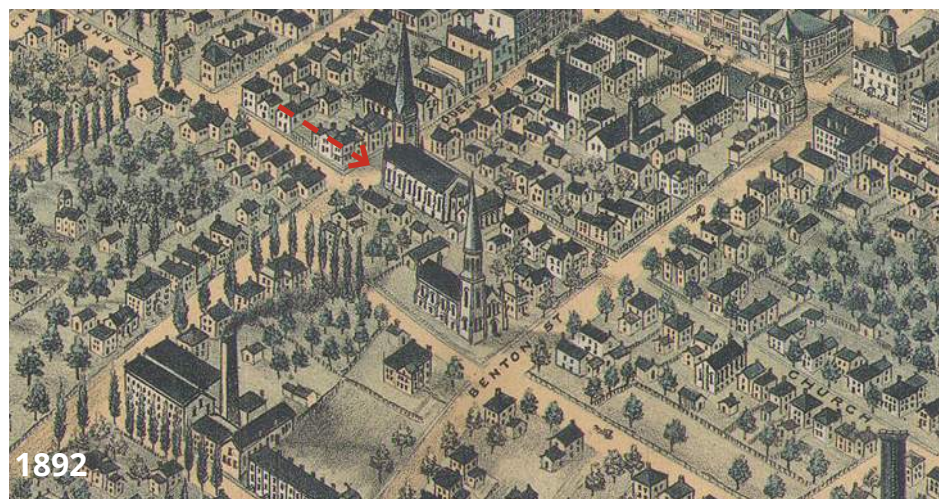


Figure 24. Sketch (1983) showing the St. Paul's Evangelical Lutheran Church
Source: Kitchener Public Library



1875

Figure 25. Restored bird's eye view map of Berlin (Kitchener) Ontario Canada 1875 by Herman Brosius, annotated by mCs to show the subject site. The church building that we see today was constructed later circa 1889. The house that we see standing today at 149 Queen Street South does not exist. (Source: Kitchener Public Library)



1892

Figure 27. 1892 Map of Berlin, annotated by mCs to show the property at 137 Queen Street with the present day St. Paul's Evangelical Lutheran Church built c.1889. The house that we see standing today at 149 Queen Street South does not exist. (Source: Kitchener Public Library)

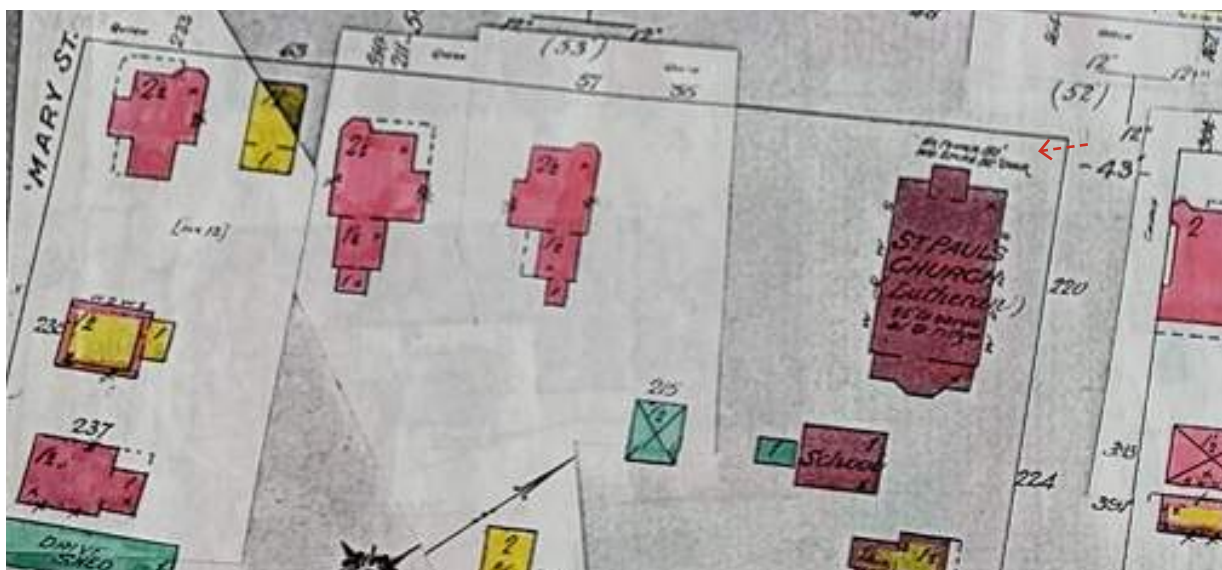


Figure 26. Fire Insurance Plan 1894 shows the St. Paul's Evangelical Lutheran Church on the subject site. No other building is seen adjacent to the church. Annotated by mCs to show the subject property. (Source: Kitchener Public Library)



Figure 28. Fire Insurance Plan, 1908. Annotated by mCs to show the property at 137 Queen Street with the present day St. Paul's Evangelical Lutheran Church built c.1889 and the adjacent house that we see standing today at 149 Queen Street South (shown here at 72 Queen Street). The address was updated c. late 19th century. (Source: Kitchener Public Library)



Figure 29. Fire Insurance Plan, c. post 1908. Annotated by mCs to show the property at 137 Queen Street with the present day St. Paul's Evangelical Lutheran Church built c.1889 and the adjacent house that we see standing today at 149 Queen Street South with a later addition on the side facade. (Source: Kitchener Public Library)

4.0 Policy framework

The subject site is located within the Victoria Park Heritage Conservation District (VPAHCD)(Part V-6-17, By-Law No. 96-91¹) and is designated under Part V of the Ontario Heritage Act. The subject property is classified under Group A (Very High Cultural Heritage Value). Additionally, the subject lands are located within the Victoria Park Cultural Heritage Landscape (CHL) as defined in Kitchener's Cultural Heritage Landscape Study dated 2014 and approved by Council in 2015.

The following provincial and municipal policies and conservation guidelines are applicable to the proposed development.

4.1 Provincial Policies

A. Provincial Policy Statement ('PPS')

The PPS 2020 identifies conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest and it further recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The following sections of the PPS 2020 recognize the importance of identifying and evaluating built heritage and cultural heritage landscapes:

2.6 Cultural Heritage and Archaeology

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

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.

Response: The development proposal does not alter the adjacent Heritage Resources at 137 and 149 Queen St. The adjacent buildings are proposed to remain in-situ with no alterations proposed. The proposed development will sit behind the building at 149 Queen Street with a minimal setback typical amongst the buildings constructed during the late 19th century. This would ensure that the existing heritage buildings and streetscape stand proud. The proposal conserves the streetscape character maintaining the property's physical, visual and historical link to its surroundings. The six storey massing does not negatively impact the adjacent heritage resources.

¹ Part V Designated Property Index. https://www.kitchener.ca/en/resourcesGeneral/Documents/COR_LEG_Part_V_Con_Districts.pdf

B. A Place to Grow - Growth Plan for The Greater Golden Horseshoe (Office Consolidation 2020)

The Greater Golden Horseshoe (GGH) is one of the North America's fastest growing regions. The GGH City Region includes the City of Toronto and 15 surrounding counties. The subject property is located within the identified 'Urban Growth Centre' in the Schedule 4 of this planning document. Like other provincial plans, this Plan builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas in Ontario. This Plan is to be read in conjunction with the PPS.

The following policy stated under *Section 4.2.7 Cultural Heritage Resources of the Growth Plan for GGH¹* (August 2020 Consolidation) is applicable and relevant for the subject property and its associated development:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

Response: The GGH targets 200 residents and jobs combined per hectare in Downtown Kitchener urban growth centre². The proposed development supports this residential intensification while retaining and protecting the adjacent cultural heritage resources.

1 4.2.7 Cultural Heritage Resources, Place to Grow Growth Plan for The Greater Golden Horseshoe Office Consolidation 2020. Retrieved from <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>
 2 2.2.3 Urban Growth Centres, Place to Grow Growth Plan for The Greater Golden Horseshoe Office Consolidation 2020. Retrieved from <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

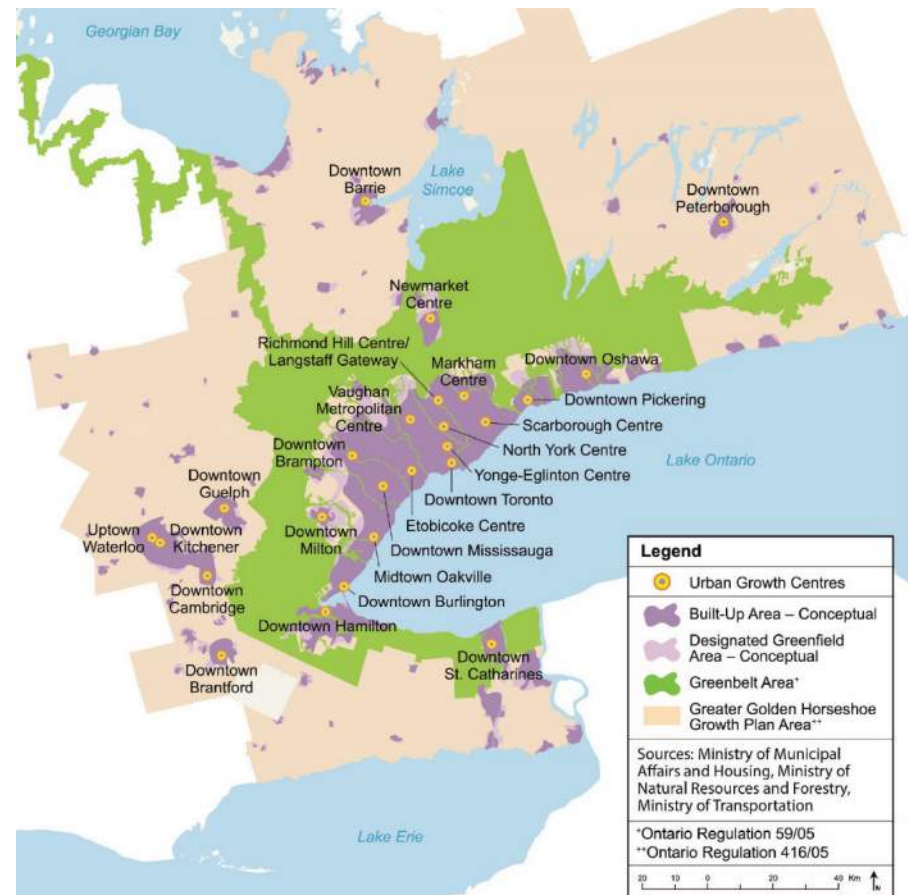


Figure 30. Urban Growth Map - Schedule 4 showing Downtown Kitchener as an Urban Growth Centre (Source: A plan to Grow, Growth Plan for the Greater Golden Horseshoe. Retrieved online from: <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>)



SETTLEMENT PERIODS

- 1. 1807 to c 1878
Queen Street South Area
- 2. c 1896
Victoria Park
- 3. c 1890 to c 1930
Residential Areas

Note: The settlement period profile is generalized. Later and earlier buildings will be found within the settlement areas.

VICTORIA PARK AREA KITCHENER Heritage Conservation District

Nicholas Hill Architect Planner

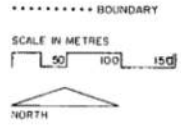


Figure 31. Victoria Park Area Kitchener Heritage Conservation District. Annotated by mCs to show the subject property extents. Source: Victoria Park HCD Study, by Nicholas Hill, 1995



Figure 32. Victoria Park Neighbourhood - Cultural Heritage Landscape. Annotated by mCs to show the subject property extents. Source: DSD_PLAN_CHL_Study_Appendix_6_CHL_Data_Sheets, City of Kitchener. Retrieved online from: <https://www.kitchener.ca/en/development-and-construction/cultural-heritage-in-kitchener.aspx>

C. Standards and Guidelines for the Conservation of Historic Places in Canada

The subject site is within a cultural landscape. The following guidelines apply:

Section 4.1 Guidelines for Cultural Landscapes

4.1.1 Evidence of Land Use - Additions or Alterations to a Cultural Landscape

12	Designing a new feature when required by a new use that is compatible with the past or continuing land use. For example, building a visitor access road along the margin of a field and woodlot in an historic farm site, so that both can continue to function.	The proposed building will introduce residential use on the subject site and help increase the number of affordable housing units along Queen Street South Corridor. The six-storey residential building is in line with the permitted higher densities as well as the Victoria Park HCD Plan 'New Building' guidelines for the Queen Street South Corridor that considers ' <i>accommodating change and contemporary development which will become heritage of tomorrow</i> ' a healthy challenge to heritage conservation. (Source: New Building - Introduction, Victoria Park Heritage Conservation District Plan. Nicholas Hill, 1995. Pg 67)
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4.1.3 Land Patterns - Additions or Alterations to a Cultural Landscape

13	Designing a new feature when required by a new use that does not obscure, damage or destroy character-defining land patterns, such as locating a new road along the edge of a forest.	The proposed building will not obscure, damage or destroy character defining land patterns. The proposal maintains the existing building edge and road condition. New building is proposed on an existing parking lot.
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4.1.4 Spatial Organization - Additions or Alterations to a Cultural Landscape

13	Designing a new feature when required by a new use that is compatible with the character-defining spatial organization.	The proposed building will be placed as a background to the existing heritage buildings. The six storey height is generally compatible within the existing context where a mix of low to high-rise buildings exist. It will be non-imposing in scale and will be a contemporary addition to the site which will be distinguishable from existing historic fabric.
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4.1.5 Visual Relationships - Additions or Alterations to a Cultural Landscape

12	Designing a new feature when required by a new use that respects the historic visual relationships in the cultural landscape. This can include matching established proportions and densities, such as maintaining the overall ratio of open space to building mass in an urban heritage district when designing an infill building.	The new building addition on the subject site will not have an imposing presence as it will be situated behind the existing heritage buildings. The heritage buildings will stand proud and significant views from Queen or Church Street will not be obscured. The proposed building will stand independently and employ contemporary materials. The proposed works will be distinguishable from the old fabric and are reversible in nature. The proposed development will promote affordable housing in the Victoria Park Area, acknowledge the strengths of the existing buildings and thrive as a prominent building for the community.
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4.1.6 Circulation - Additions or Alterations to a Cultural Landscape

13	Designing and installing a new circulation feature, when required by a new use, that is compatible with the heritage value of the historic place, including controlling and limiting new access points and intersections along an historic road.	The proposed building will be accessed from existing entry/exit asphalt driveways to cater to the new building and proposed residential use. No new circulation feature is proposed. Existing circulation path will not be visually incompatible in terms of scale, alignment, surface treatment, materials or infrastructure.
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4.1.8 Vegetation - Additions or Alterations to a Cultural Landscape

16	Introducing new vegetation, when required by a new use, to ensure that the heritage value of the cultural landscape is preserved, including planting a hedge to screen new construction.	The existing mature trees along Church Street will be preserved. The proposed development will focus on introducing traditional elements through form and material that build, compliment, and highlight its relationship with the existing heritage and landscape.
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4.1.9 Landforms - Additions or Alterations to a Cultural Landscape

13	Designing a new feature when required by a new use that is compatible with the character-defining landform.	The proposed landform will not alter the character-defining elements of the existing heritage buildings or the Victoria Park Cultural Heritage Landscape.
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4.1.11 Built Features - Additions or Alterations to a Cultural Landscape

15	Designing a new built feature, when required by a new use, to be compatible with the heritage value of the cultural landscape. For example, erecting a new farm outbuilding, using traditional form and materials, or installing signs and lighting compatible with the cultural landscape.	The new building will be located behind the existing heritage buildings in a manner that they will not undermine the heritage value of the landscape.
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Section 4.3 Guidelines for Buildings

Section 4.3.1 Exterior Form¹

Accessibility Considerations

18	Finding solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. For example, introducing a gently sloped walkway instead of a constructed ramp with handrails in front of an historic building.	The development will look for safe solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. The design will introduce landscaping features (such as; introducing a gently sloped walkways and/or hardscape pathways) to enhance the public realm. Preference will be given for respecting the existing landforms so that the pedestrian connections within the site will be supportive of the cultural elements. These pedestrian connections will accommodate a range of mobility options that also support pedestrian safety.
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19	Working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building.	The development will look for safe solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. The design will introduce landscaping features (such as; introducing a gently sloped walkways and/or hardscape pathways) to enhance the public realm. Preference will be given for respecting the existing landforms so that the pedestrian connections within the site will be supportive of the cultural elements. These pedestrian connections will accommodate a range of mobility options that also support pedestrian safety. The proposed elements will not visually compete with the existing overall aesthetic.
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¹ Standards and Guidelines for the Conservation of Historic Places in Canada, pp 132. Retrieved online from: 81468-parks-s+g-eng-web2.pdf (historicplaces.ca)

D. Eight Guiding Principles in the Conservation of Built Heritage Properties

The Eight Guiding Principles in the Conservation of Built Heritage Properties is a document created by the Ministry of Tourism, Culture and Sport (MTCS). The principles are considered as best practice in relation to heritage conservation of built heritage resources. They include:

1. Respect for documentary evidence: do not restore based on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings, or physical evidence. No alterations are proposed to the existing heritage buildings.

2. Respect for the 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 the cultural heritage value considerably. The existing heritage buildings will be retained in-situ as part of the proposed development.

3. Respect for historic materials: repair/conservé—rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource. No alterations are proposed to the existing heritage buildings.

4. Respect for original fabric: repair with like materials. Repair to return the resource to its prior condition, without altering its integrity. No alterations are proposed to the existing heritage buildings.

5. Respect for the building's history: do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.

No alterations or demolitions are proposed to the existing heritage buildings.

6. Reversibility: alteration should be able to be returned to original conditions. This conserves earlier building design and technique, e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

No alterations or demolitions are proposed to the existing heritage buildings.

7. Legibility: new work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

The proposed works will be distinguishable from the old fabric and are reversible in nature.

4.2 Municipal Policies

A. City of Kitchener Official Plan

The official plan lists policies that provide the framework to ensure the conservation of those cultural heritage resources which reflect and contribute to the history, identity and character of Kitchener. Accordingly, the following policies of the Kitchener Official Plan are applicable to the proposed development:

Cultural Heritage Landscapes

12.C.1.10. The City will require the conservation of significant cultural heritage landscapes within the city.

Response: The subject site is within the Victoria Park Neighbourhood (L-NBR-7) Cultural Landscape (Figure 19). The proposed six-storey building will be situated at the rear of the existing building at 149 Queen Street resulting in minimal visual, contextual and physical impact on the adjacent heritage properties.

No change to existing setback along Queen and Church are proposed. View to the existing St. Paul's Evangelical Lutheran Church from Queen and Church Street intersection is significant, the addition of the proposed building will not impact this view adversely.

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.

Response: The proposal will not alter the historic facade of the existing buildings, no heritage attributes will be impacted adversely as the new building will not be imposing in scale, will employ contemporary materials. The proposed works will be distinguishable from the old fabric and are reversible in nature.

The proposed design transitions well to the mix of typologies found among the adjacent heritage resources, which include 2 to 3 storey residential, commercial and residential medium to high rise buildings.

The proposal is contextually appropriate and maintains the integrity of adjacent cultural heritage resources. The proposal does not physically affect any adjacent heritage resources and is of a contemporary architectural language, in materials and detailing, which is complementary and distinct from its cultural heritage context. This approach is in keeping with best conservation principles. The design shows a deference in scale to the existing historical and characteristic streetscape of its context by the distinct lower level elements in the proposal. The lower levels of the proposed building incorporate brick as a cladding material to tie with the surroundings. This is shown on the design development drawings appended to this report.

B. Victoria Park Area Heritage Conservation District Plan: Guidelines for New buildings

The Victoria Park Area HCD Plan lists Apartment buildings as a typology within the district that should be conserved in terms of its architectural integrity and details. The apartment buildings within the HCD represent the history of this early 20th century high rise building type. New Building guidelines are provided within the HCD (page 66 of the HCD Plan). The following Policies apply to the subject site:

1. Public Realm: *New building shall contribute to the public realm of Queen Street South, which is perceived as an historic, gracious and tree-lined thoroughfare.*

Response: The proposal conserves the Queen Street South streetscape as existing. Vegetation and trees along Church Street will be retained in-situ.

2. Pedestrian Scale: *New building shall emphasize a human scale that creates a comfortable, safe and livable streetscape. Ground floor uses which can animate and enliven the public street are encouraged.*

Response: The existing buildings on site will be retained in-situ and will continue to provide services to the public. No alterations are proposed to these buildings, streetscape or the existing concrete sidewalk.

3. Design: *Contemporary design of a high quality shall be achieved that is complementary to the historic character of the Area in terms of massing, materials and scale.*

Response: The proposed new building will feature contemporary design aesthetics and materials whilst not competing with the existing buildings. The exterior facade design is contemporary in aesthetic and language thus

distinguishable from the historic fabric. The proposed 6-storey height and massing is compatible with the existing heritage buildings and will respond to the changing and dynamic Queen Street South corridor. This proposal is in line with the Victoria Park HCD Plan economic goals of 'Conserving the heritage character and human scale of the residential areas while encouraging compatible infill and intensification'. The subject site is 'Commercial-Residential' Zoned and is close to downtown Kitchener making it a great site for adding housing and promoting economic development.

Location: *New building shall be located to create streetscape continuity and pedestrian scale.*

Response: The existing heritage buildings on site will be retained in-situ, new building will be located behind the existing building at 149 Queen Street South. The existing driveway from Queen Street will be used to access the new proposed building. The continuity and pedestrian scale shall be maintained.

Density: *Every effort shall be made to blend new high rise building with neighbouring low rise residences. This could include varied building heights and elevations and the breaking up of the building mass.*

Response: The proposal will act as a transition in massing between adjacent existing low rise residential and the high rise apartment buildings. The proposed Queen Street elevation of the new building incorporates plane changes and material play to break up the facade and minimize impacts. Please refer to Appendix C for proposed elevations and views.

Height: *Design treatments to lessen the perception of height in new high rise development shall be considered, such as facade setbacks, mansard roofs,*

gables and varying building finishes and textures.

Response: The proposed facade of the new building incorporates contemporary materials like Fibre cement panels, brick in the facade. The lower two levels of the proposed building incorporate masonry as exterior cladding that helps break the scale and resonates with existing yellow brick of the adjacent properties. The upper floors incorporate a light grey fibre-cement cladding that is non-imposing and reads out distinct from the heritage fabric. Facade setbacks have been proposed along the Queen Street South elevation with material play to create visual interest and lessen the perception of height.

Materials: *Materials typical of the historic Area, such as brick, shall be used.*

Response: Please refer to response above.

Roofs: *Roofs shall be designed to create an attractive skyline and screen roof equipment.*

Response: The roof design is clean and simple, and does not mimic the existing historic fabric.

Windows: *The appearance, placement and proportion of windows shall be complementary to historic windows in the Area, if possible.*

Response: The proposed windows are rectangular in proportions and complement the existing fabric.

Colours: *Colours of paint and materials shall be complementary to the historic character of the Area.*

Response: The lower two levels of the proposed building incorporate masonry as exterior cladding that helps break the scale and resonates

with existing yellow brick of the adjacent properties. The upper floors incorporate a light grey fibre-cement cladding that is non-imposing and reads out distinct from the heritage fabric.

Conservation: *Where historic buildings are integrated into new building developments, the following approaches are encouraged in order of preference:*

Preservation / Conservation - maintaining historic buildings with little alteration.
Adaptive Reuse - reusing historic buildings with restoration and/or rehabilitation.
Incorporation - adaptive reuse that typically requires significant alteration

Response: The historic buildings are proposed to be retained in-situ and no alterations are proposed as part of the proposed development.

Landscaping: *Landscaping should enhance new building and the Queen Street South streetscape. Landscaping should create continuity in the streetscape between adjacent properties, where possible. Plant material, where appropriate, should be used to soften building size, mass and edges to maintain a human scale for pedestrians. Landscaping should screen and buffer service areas, parking, open storage and other unsightly areas where required. Landscaping should buffer high density buildings from low density where required.*

Response: The proposed ground level landscape design is to include planting beds and landscape features incorporated into and/or surrounding hardscape areas. Preference will be given for locally sourced materials for landscaping. The landscape plan's planting scheme will focus on hardy, low maintenance species, including deciduous trees, shrubs, grasses, and ground cover. To ensure that the heritage value of the cultural landscape is preserved, all new proposed plantings considered will be assessed in relation to the existing heritage.

5.0 Description of Proposed Development

5.1 Proposal Overview

This part of the CHIA provides an overview of the development proposal for the subject site, it's conceptual design vision and principles.

Per the Record of Consultation provided by the applicants Mike and Peter Maxwell, a Pre-Submission Consultation meeting was conducted on May 10, 2022. Design Report dated February 9, 2023 prepared by EDGE Architects were reviewed. As part of the comments received, it was indicated that a Heritage Impact Assessment report was required as part of future planning submissions.

Pre-consultation meeting with Heritage Staff Deeksha Choudhry was conducted to receive feedback on the design proposal. Cultural Heritage Planning Comments regarding the proposal for the subject Lands were received on March 6, 2023. The design package was revised to incorporate these comments as appropriate.

This CHIA will reference this updated design package dated April 2023 to provide the proposal description and assess for any potential impacts.

The owner is proposing to develop the subject site with a 6-storey affordable housing building with one level of underground parking and 2 way ramp exist/entry along Queen Street South and at grade parking with access from Church Street. A total of 57 dwelling units and 27 parking spaces are proposed. The principal resident's entrance is from Queen Street South with one secondary entrance for the public along Church Street. The proposed development will enjoy a prominent location in Victoria Park neighbourhood. No alterations are proposed to the existing adjacent heritage properties.

5.2 Site Layout and Statistics

The site is prominently located within the Victoria Park neighbourhood and just south of the edge of Kitchener's Downtown Core. The subject properties are proposed to be developed with a 6-storey building, containing:

- Residential dwelling units, amenities, office space and bike/scooter storage on the ground floor level;
- residential dwelling units on the upper five levels &
- one level of underground parking

The preliminary site plan (next page) illustrates the proposed layout of the Site.

SITE STATISTICS:

Zoning- D5

Lot Area (137 Queen St. South) - 1,935.7m²

Building Area- 538m²

Parking Required= 8

Parking Provided= 27 (incl. 2 Barrier-Free)

Number of Visitor Space= 16

Barrier-Free Parking Provided- 1 Type A - 3.4m x 5.5m

Barrier-Free Parking Provided- 1 Type B - 2.4m x 5.5m

Building Height: 19.6m

Number of Units- 57

The site access is proposed via Queen Street South. Another vehicular access from Church Street is proposed to access the at-grade parking.

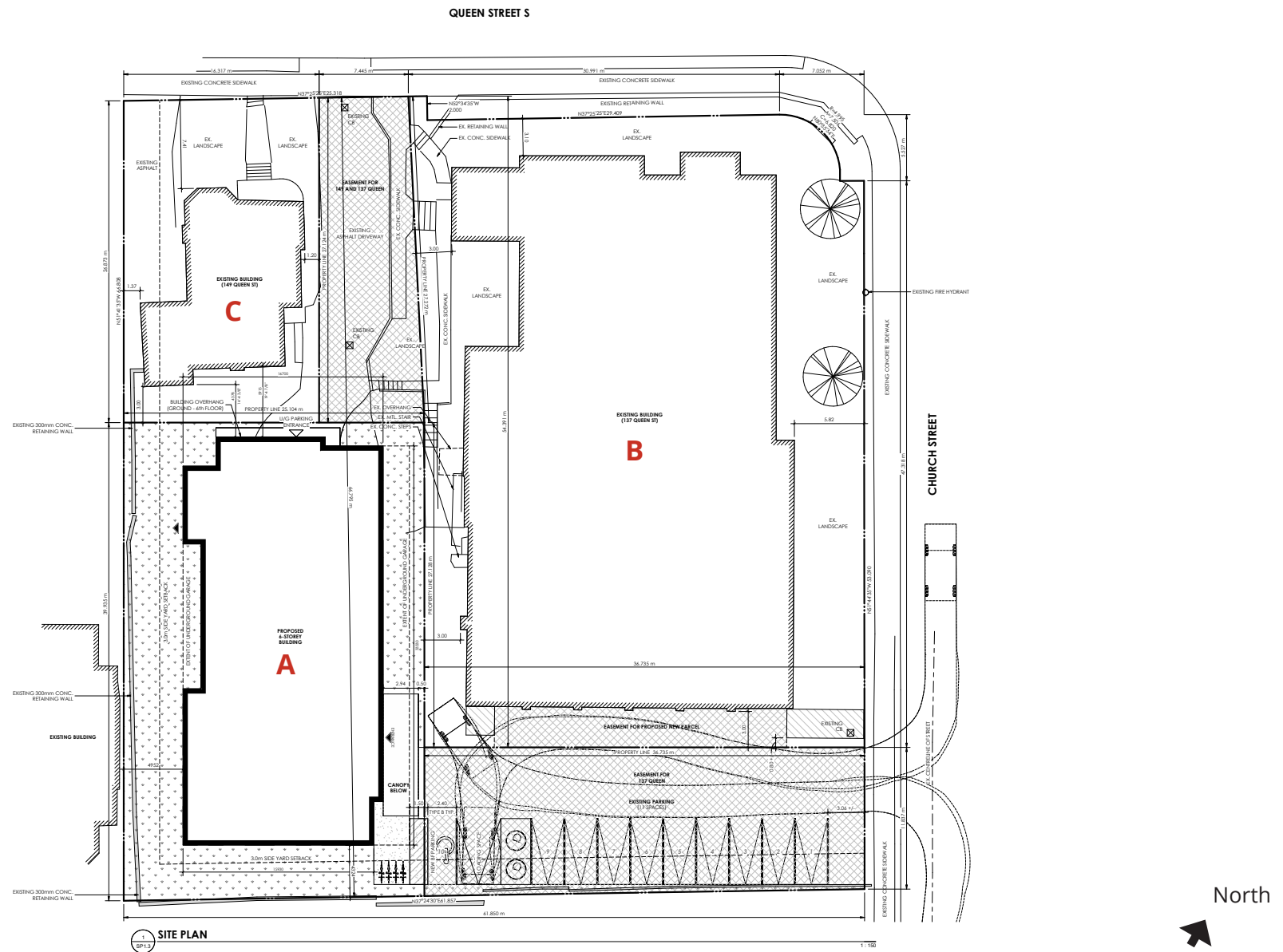


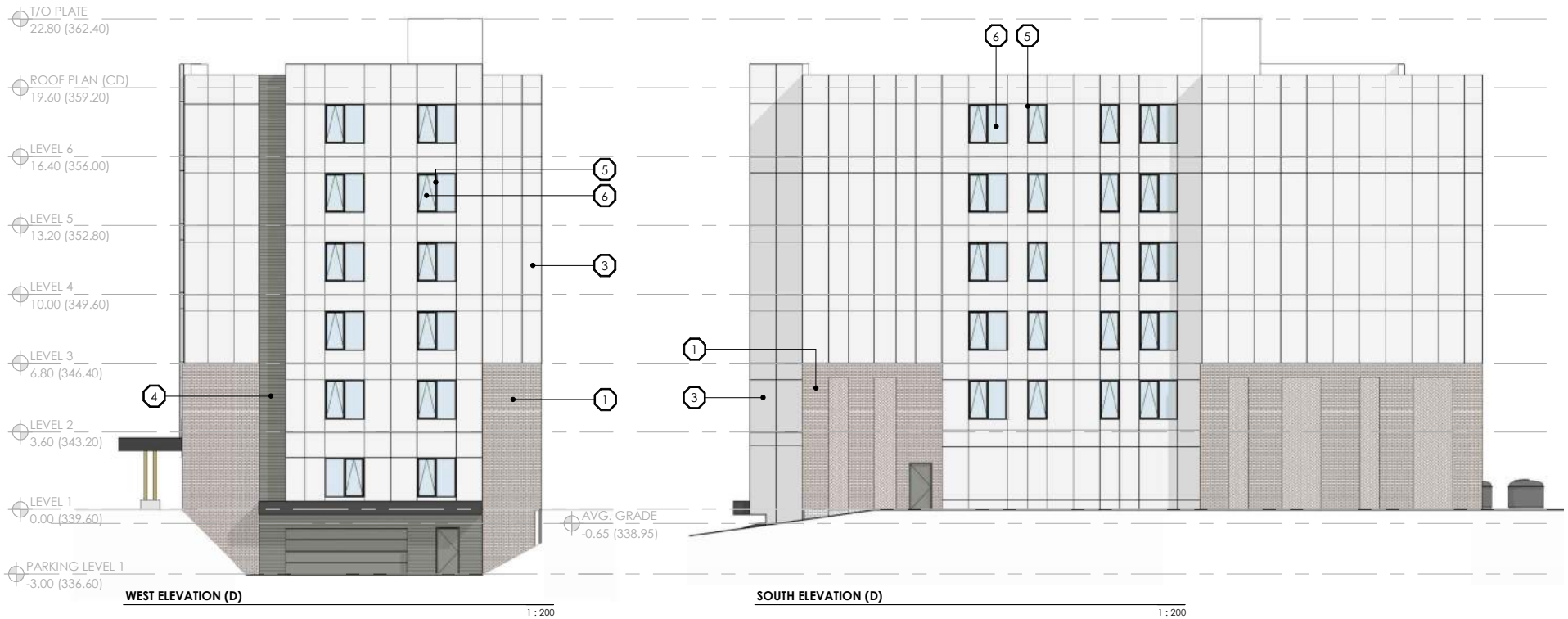
Figure 33. Site Plan of the proposed development showing the 6-Storey Multi Residential Building (A), the retained St. Pauls' Lutheran Church building (B), the building at 149 Queen Street South (C). Annotated by mCs in red. (Source: EDGE Architects, April 2023)



Figure 34. Underground Parking Plan (left) and Ground Floor Plan (right) of the proposed development. (Source: EDGE Architects, April 2023)



Figure 35. Typical Floor Plan (2-5) (left) and roof plan (right) of the proposed development. (Source: EDGE Architects, April 2023)



MATERIAL LEGEND

① BRICK, NORMAL UNITS
COLOUR: TAN

③ FIBRE CEMENT PANEL SYSTEM
COLOUR: GREY

⑤ OPERABLE WINDOW c/w SEALED CLEAR DOUBLE GLAZING
SET IN THERMALLY BROKEN ALUMINUM FRAME
FRAME COLOUR: ANODIZED BLACK

⑦ GLULAM TIMBER COLUMN

② BRICK, SOLDIER/HERRINGBONE UNITS
COLOUR: TAN

④ FIBRE CEMENT PANEL SYSTEM
COLOUR: CHARCOAL

⑥ CLEAR DOUBLE GLAZING
SET IN THERMALLY BROKEN ALUMINUM FRAME
FRAME COLOUR: ANODIZED BLACK

Figure 36. Proposed Development West and South Elevations. (Source: EDGE Architects, April 2023)



MATERIAL LEGEND

① BRICK, NORMAL UNITS
COLOUR: TAN

③ FIBRE CEMENT PANEL SYSTEM
COLOUR: GREY

⑤ OPERABLE WINDOW c/w SEALED CLEAR DOUBLE GLAZING
SET IN THERMALLY BROKEN ALUMINUM FRAME
FRAME COLOUR: ANODIZED BLACK

⑦ GLULAM TIMBER COLUMN

② BRICK, SOLDIER/HERRINGBONE UNITS
COLOUR: TAN

④ FIBRE CEMENT PANEL SYSTEM
COLOUR: CHARCOAL

⑥ CLEAR DOUBLE GLAZING
SET IN THERMALLY BROKEN ALUMINUM FRAME
FRAME COLOUR: ANODIZED BLACK

Figure 37. Proposed Development East and North Elevations. (Source: EDGE Architects, April 2023)

5.3 Design Principles

The following design principles will be utilized to guide the development towards a contextual and sensitive response to this location:

- Maintain appropriate massing and scale and visual settings that support the existing surrounding Heritage resources.
- Recognize proportional rhythms in massing and fenestration along the street to strengthen contextual relationships.
- Transition height between adjacent building through the design of the podium.
- Set back building from main streets to minimize visual and shadow impacts
- New buildings are designed to be contemporary as per Conservation Principle 7 - Legibility. We recommend that any new work be distinguishable from adjacent original fabric.

The proposed design takes cues from its surrounding built context, and interprets these in a contemporary design solution that fits the site. The facade design for the lower levels is characterized by use of masonry with a more contemporary cladding on the upper levels. The elevation compositions create a contemporary fine-grained residential feel through horizontal and vertical bays at the Queen Street elevation, that follow the scale and queues from adjacent buildings on that street. The building is set back allowing the existing heritage buildings to address the immediate context of the streetscape.

See Appendix C for Architectural drawings and proposed views.

6.0 Impact Assessment

There will be no direct impacts to the heritage resources as the adjacent heritage properties are to be retained and no alterations are proposed.

The main consideration is how best to integrate these surrounding properties with the proposed development which will be adjacent on the south side.

The following is an assessment of the potential direct or indirect adverse impacts on the adjacent properties' heritage attributes resulting from the proposed development, based on those identified in Ontario Heritage Tool Kit, Info Sheet #5.

6.1 Assessment of Direct and Indirect Adverse Impacts

Potential direct and/or indirect adverse impact	Assessment	Summary of Impact with Mitigation
1. Destruction of any, or part of any significant heritage attributes of features.	<p>The proposed development includes the retention of the property's-built heritage resource in its entirety. No heritage attributes are proposed to be demolished.</p> <p>Construction activity and structural reinforcements to the heritage property have potential to cause limited and temporary impacts.</p>	<p>No impacts.</p> <p>The proposal does not impact the heritage attributes of the existing building. Any impacts due to construction activity can be mitigated through construction controls, protection plans and retention of a structural engineer to avoid any damage to the property's heritage attributes.</p>
2. Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	<p>The proposed development includes the retention of the adjacent property's-built heritage resource(s) in its entirety. No alterations are proposed.</p>	<p>Minor impacts.</p> <p>The integration of the existing built heritage resources with the proposed development will alter the historic appearance of the streetscape from low-rise commercial to a mixed-use development with commercial uses along Queen St. South. A quiet and restrained design approach is proposed for the new development to be respectful of the heritage buildings in close proximity. The proposed landscape strip on the west and south of the new building will provide a buffer between the existing structures and the new development, which will provide visual separation as per guidance from Canada's Historic Places (Section 4.3.1: Exterior Form). A distance of 4.38m is proposed between the rear wall of the building at 149 Queen St. and the front facade of the new proposed building.</p>

Potential direct and/or indirect adverse impact	Assessment	Summary of Impact with Mitigation
3. Shadows created that alter the appearance of the heritage attribute or change the viability of an associated natural feature or plantings, such as a garden.	Shadows on the adjacent Church building property (east) are impacted by two consecutive intervals during Spring Equinox, Autumn Equinox and Winter Equinox.	No impact. No shadows are cast on the adjacent heritage properties' attributes or character defining elements located north and east of the proposed development that would alter its appearance.
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.	The existing adjacent heritage buildings at 137 Queen Street South and 149 Queen Street South will be retained at their original location, thus these will not be impacted. The new building will not block these existing structures from surrounding properties or views.	No impact. The proposed building will have a role within the community as it introduces social housing and ground level amenities fronting Queen Street and resident entrance with a lounge space and underground garage parking entrance that is located along Queen Street, maximizing the integration of the active uses facing the streets and neighbourhood.
5. Direct or indirect obstruction of significant views or vistas with, from, or of built and natural features.	The new building will not block these existing structures from surrounding properties or views.	No impact. The existing adjacent heritage buildings will continue to enjoy a prominent location on the site and existing views from Church and Queen Street will be preserved.
6. A change in land use (such as rezoning a church to a multi-unity residence) where the change in use affects the property's cultural heritage value.	The subject land is zoned 'Commercial Residential (D-5) in Zoning By-Law 85-1' and is included in the Cultural Heritage Landscape Boundary. The property is proposed to transition from a church and single dwelling mixed-use to an intensified mixed-use (increased density - 57 dwelling units and provision of amenity and support services.	No negative impact. The proposed development will intensify the site's use through the provision of amenity and support spaces and affordable housing. The intensified use will have less of an impact as the new construction will be located to the rear of (149 Queen street) and side of (137 Queen St.) and underground from the CHR respectively.

Potential direct and/or indirect adverse impact	Assessment	Summary of Impact with Mitigation
<p>6. A change in land use (such as rezoning a church to a multi-unity residence) where the change in use affects the property's cultural heritage value.</p>	<p>This will benefit the adjacent properties identified as heritage resources in section 5, which are a mix of residential and commercial properties. The site's adjacencies to King Street two blocks north with greater residential accommodation near the LRT that runs along Charles Street is also in keeping with Kitchener's future planning strategies and the proposed land-use plan. However, the proposed new use does not affect the adjacent CHR's cultural heritage value.</p>	<p>This proposal is in line with the intent of the Victoria Park Heritage Conservation District Policies and guidelines to assign this land parcel as a mixed-use designation that balances opportunities for growth and development with heritage conservation objectives.</p>
<p>7. Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archeological resources.</p>	<p>Land disturbances during construction phase can be monitored if mitigation measures such as standard drainage, site grading and vibration monitoring are implemented. There are no anticipated changes in grade that would impact the adjacent Heritage resources.</p>	<p>No negative impact. The intensified use will have less of an impact as the new construction will be located to the rear and side of and underground from the CHRs. Positive impact is more parking that will be located underground.</p>

6.2 Results of Impact Assessment

The preceding assessment has determined that the proposed development will not result in significant direct or indirect impacts to the heritage attributes of the adjacent heritage resources. Such impact will be limited and monitored through proper mitigation measures.

7.0 Mitigation Strategies

A. Preserving existing streetscape

The existing streetscape within the CHL is shaped by a combination of public and private elements such as buildings, topography and natural features. It is crucial to not change the topography in the rights-of-way by raising or lowering them substantively. Existing mature trees along Church Street will be maintained and no new curb cuts are proposed for the new development.

B. Massing and Scale

The Heritage resource at 149 Queen Street is a relatively modest structure that are 2-and-a-half-storey with a specific facade composition. The building at 137 Queen Street is approximately 4-storeys in height excluding the corner belfry tower. The proposal will act as a transition in massing between adjacent existing low rise residential and the high rise apartment buildings. The proposed Queen Street elevation of the new building incorporates plane changes and material play to break up the facade and minimize impacts.

C. Facade Design

The proposed facade of the new building incorporates contemporary materials like Fibre cement panels, brick in the facade. The lower two levels of the proposed building incorporate masonry as exterior cladding that helps break the scale and resonates with existing yellow brick of the adjacent properties. The upper floors incorporate a light grey fibre-cement cladding that is non-imposing and reads out distinct from the heritage fabric. Facade setbacks have been proposed along the Queen Street South elevation with material play to create visual interest and lessen the perception of height.

8.0 Conclusion

This CHIA concludes that:

- The proposed development will retain the adjacent heritage properties (St. Pauls' Lutheran Church and heritage property at 149 Queen Street South) in their current state resulting in minimal impacts to the built heritage resources.
- This proposal is in line with the Victoria Park HCD Plan economic goals of 'Conserving the heritage character and human scale of the residential areas while encouraging compatible infill and intensification'.
- Recommendations to incorporate historic building materials, design features, and architectural proportions within the new development have been made and these recommendations have been incorporated. There will be minimal impacts to the Victoria Park Cultural Heritage Landscape and the existing adjacent built heritage resources.

The following are a set of recommendations that have been implemented in the design :

- Propose massing, form and height that is of its time, compatible with the neighbourhood's diverse character, adjacent heritage context and balances the planning policies and urban design guidelines;
- Provide a sensitive transition to directly neighbouring properties;
- At the street level, continue the neighbourhood pattern of building orientation and general set backs to line the street along the facades.
- Updated material colours for the proposed building facade to ensure that the heritage buildings stand proud along Queen Street.

9.0 References

Brosius, Herman. Map (bird's eye view) of Berlin (Kitchener), Ontario, Canada 1875. (Source: Kitchener Public Library, Grace Schmidt Room)

Canada's Historic Places

2010 Standards and Guidelines for the Conservation of Historic Places in Canada. Second Addition. Canada's Historic Places, Ottawa

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Cedar Hill Neighbourhood Cultural Heritage Landscape (CHL). Electronic Document: <https://www.kitchener.ca/en/development-and-construction/cultural-heritage-in-kitchener.aspx>

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1996 Victoria Park Conservation District Plan, Nicholas Hill. Retrieved from: https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_Heritage_Plan_Victoria_Park.pdf

2014 Cultural Heritage Landscapes Data Sheets. Retrieved from: https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_CHL_Study_Appendix_6_CHL_Data_Sheets.pdf

2014 Downtown Built Inventory List. Retrieved from: <https://www.kitchener.ca/sites/default/files/media/browser/2014-12-16/downtown-built-heritage-inventory-list.pdf>

2014 Official Plan. Electronic Document: https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_City_of_Kitchener_Official_Plan_2014.pdf

2021 Interactive Zoning Map. Retrieved Online from: <https://www.Kitchener.ca/city-planning/official-plan-zoning-by-law/interactive-zoning-mapping>

2021 Terms of Reference Heritage Impact Assessment.

Goad, Charles E. Insurance Plan of the City of Kitchener, Ontario, Canada. Montreal: C.E. Goad, 1908.

Government of Ontario

2020 Provincial Planning Statement. Electronic Document: <https://files.ontario.ca/mmahprovincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

1990 Ontario Heritage Act. Electronic Document: <https://www.ontario.ca/laws/statute/90o18?search=heritage+act> Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI)

2014 Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification and Evaluation Process. Ministry of Tourism, Culture and Sport, Toronto.

2006 Ontario Heritage Tool Kit ('OHTK'), Ontario Ministry of Culture (now Ministry of Heritage, Sport, Tourism, Culture Industries)

2007 Infosheet: Eight Guiding Principles in the Conservation of Built Heritage Properties: Ministry of Tourism, Culture and Sport, Toronto.

Map of busy Berlin, issued by M.S. Boehm & Co., Ltd.1913. (Source: Kitchener Public Library, Grace Schmidt Room)

10.0 Appendices

Appendix A: Site Photos

Appendix B: CHIA - Terms of References, 2020

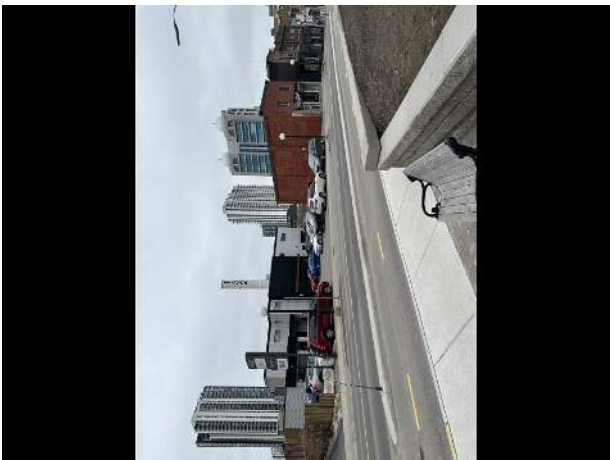
Appendix C: Architectural Design Drawings and Sun-Shadow Study, EDGE Architects, April 2023

Appendix A : Site Photos











Appendix B : CHIA Terms of References

**City of Kitchener
Development Services Department - Planning Division
Heritage Impact Assessment - Terms of Reference**

1.0 Background

A Heritage Impact Assessment is a study to determine the impacts to known and potential cultural heritage resources within a defined area proposed for future repair, alteration or development. The study shall include an inventory of all cultural heritage resources within the planning application area. The study results in a report which identifies all known cultural heritage resources, evaluates the significance of the resources, and makes recommendations toward mitigative measures that would minimize negative impacts to those resources. A Heritage Impact Assessment may be required on a property which is listed on the City's Heritage Advisory Committee Inventory; listed on the City's Municipal Heritage Register; designated under the *Ontario Heritage Act*; or where development is proposed adjacent to a protected heritage property. The requirement may also apply to unknown or recorded cultural heritage resources which are discovered during the development application stage or construction.

2.0 Heritage Impact Assessment Requirements

It is important to recognize the need for Heritage Impact Assessments at the earliest possible stage of development, alteration or proposed repair. Notice will be given to the property owner and/or their representative as early as possible. When the property is the subject of a Plan of Subdivision or Site Plan application, notice of a Heritage Impact Assessment requirement will typically be given at the pre-application meeting, followed by written notification. The notice will inform the property owner of any known heritage resources specific to the subject property and provide guidelines to completing the Heritage Impact Assessment.

The following minimum requirements will be required in a Heritage Impact Assessment:

- 2.1 Present owner contact information for properties proposed for development and/or site alteration.
- 2.2 A detailed site history to include a listing of owners from the Land Registry Office, and a history of the site use(s).
- 2.3 A written description of the buildings, structures and landscape features on the subject properties including: building elements, building materials, architectural and interior finishes, natural heritage elements, and landscaping. The description will also include a chronological history of the buildings' development, such as additions and demolitions.

The report shall include a clear statement of the conclusions regarding the cultural heritage value and interest of the subject property as well as a bullet point list of heritage attributes. If applicable, the statement shall also address the value and significance of adjacent protected heritage property.

- 2.4 Documentation of the subject properties to include: current photographs of each elevation of the buildings, photographs of identified heritage attributes and a site plan drawn at an appropriate scale to understand the context of the buildings and site details. Documentation shall also include where available, current floor plans, and historical photos, drawings or other available and relevant archival material.
- 2.5 An outline of the proposed repair, alteration or development, its context, and how it will impact the properties (subject property and if applicable adjacent protected heritage properties) including buildings, structures, and site details including landscaping. In particular, the potential visual and physical impact of the proposed work on the identified heritage attributes of the properties, shall be assessed.

The Heritage Impact Assessment must consider potential negative impacts as identified in the Ministry of Tourism, Culture and Sport's Ontario Heritage Tool Kit. Negative impacts may include but are not limited to: repair/alterations that are not sympathetic or compatible with the cultural heritage resource; demolition of all or part of a cultural heritage resource; etc. The outline should also address the influence and potential impact of the development on the setting and character of the subject properties and adjacent protected heritage property.

- 2.6 Options shall be provided that explain how the significant cultural heritage resources may be conserved. Methods of mitigation may include, but are not limited to, preservation/conservation in situ, adaptive re-use, integration of all or part of the heritage resource, relocation. Each mitigative measure should create a sympathetic context for the heritage resource.
- 2.7 A summary of applicable heritage conservation principles and how they will be used must be included. Conservation principles may be found in online publications such as: the Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada); Eight Guiding Principles in the Conservation of Built Heritage Properties (Ontario Ministry of Tourism, Culture and Sport); and, the Ontario Heritage Tool Kit (Ontario Ministry of Tourism, Culture and Sport).
- 2.8 Proposed repairs, alterations and demolitions must be justified and explained as to any loss of cultural heritage value and impact on the streetscape/neighbourhood context.
- 2.9 Recommendations shall be as specific as possible, describing and illustrating locations, elevations, materials, landscaping, etc.
- 2.10 The qualifications and background of the person(s) completing the Heritage Impact Assessment shall be included in the report. The author(s) must demonstrate a level of professional understanding and competence in the heritage conservation field of study. The report will also include a reference for

any literature cited, and a list of people contacted during the study and referenced in the report.

3.0 Summary Statement and Conservation Recommendations

The summary statement should provide a full description of:

- The significance and heritage attributes of the subject properties.
- The identification of any impact the proposed repair, alteration or development will have on the heritage attributes of the subject properties, including adjacent protected heritage property.
- An explanation of what conservation or mitigative measures, or alternative development, or site alteration approaches are recommended.
- Clarification as to why specific conservation or mitigative measures, or alternative development or site alteration approaches are not appropriate.

4.0 Mandatory Recommendation

The consultant must write a recommendation as to whether the subject properties are worthy of listing or designation under the Ontario Heritage Act. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06.

The following questions must be answered in the mandatory recommendation of the report:

1. Do the properties meet the criteria for listing on the Municipal Heritage Register as a Non-Designated Property of Cultural Heritage Value or Interest?
2. Do the properties meet the criteria for heritage designation under Ontario Regulation 9/06 of the Ontario Heritage Act? Why or why not?
3. If the subject properties do not meet the criteria for heritage listing or designation then it must be clearly stated as to why they do not.
4. Regardless of the failure to meet criteria for heritage listing or designation, do the properties warrant conservation as per the definition in the Provincial Policy Statement? Why or why not?

5.0 Approval Process

Five (5) hard copies of the Heritage Impact Assessment and one digital pdf copy shall be provided to Heritage Planning staff. Both the hard and digital copies shall be marked with a "DRAFT" watermark background. The Heritage Impact Assessment will be reviewed by City staff to determine whether all requirements have been met and to review the preferred option(s). Following the review of the Heritage Impact Assessment by City staff, five (5) hard copies and one digital copy of the final Heritage Impact Assessment ("DRAFT" watermark removed) will be required. The copies of the final Heritage Impact Assessment will be considered by the Director of Planning. Note that Heritage Impact Assessments may be circulated to the City's Heritage Kitchener Committee for information and discussion. A Site Plan Review Committee meeting may not be scheduled until

the City's Heritage Kitchener Committee has been provided an opportunity to review and provide feedback to City staff.

Heritage Impact Assessments may be subject to a peer review to be conducted by a qualified heritage consultant at the expense of the City of Kitchener. The applicant will be notified of Staff's comments and acceptance, or rejection of the report. An accepted Heritage Impact Assessment will become part of the further processing of a development application under the direction of the Planning Division. The recommendations within the final approved version of the Heritage Impact Assessment may be incorporated into development related legal agreements between the City and the proponent at the discretion of the municipality.

Appendix C : Design Drawings, EDGE Architects, April 2023

ST. PAUL'S AFFORDABLE HOUSING

137 QUEEN ST S, KITCHENER 2023.04.11



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ISSUED FOR:

SCHEMATIC DESIGN 2023.02.09
 DEVELOPED DESIGN
 SITE PLAN APPROVAL
 BUILDING PERMIT
 BIDDING/TENDER

NO.	REVISION DESCRIPTION	DATE
01	ISSUED FOR MINOR VARIANCE	2023.02.09
02	ISSUED FOR SPA	2023.03.10



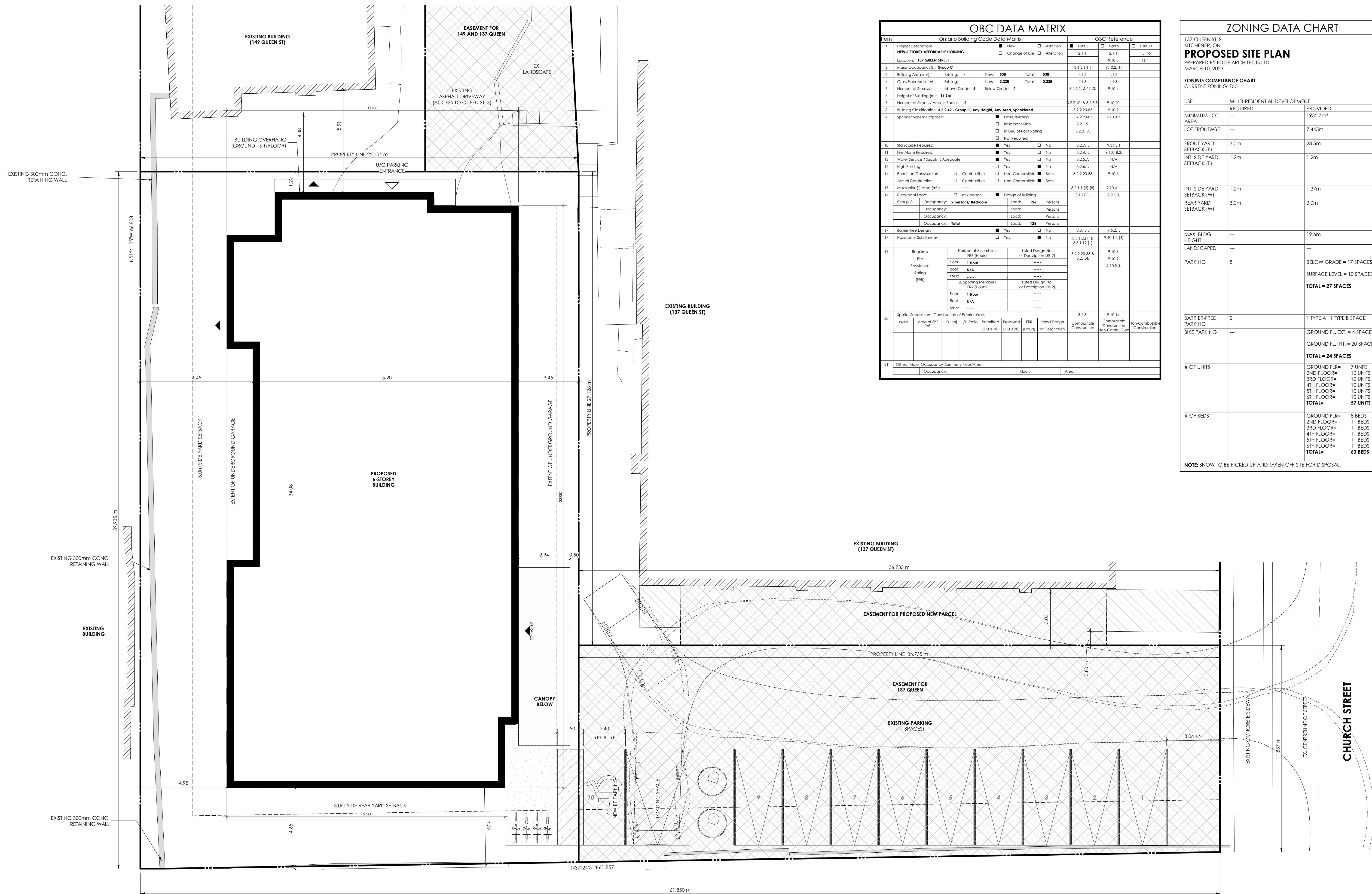
ARCHITECTS SEAL
 2021.07.16

PROJECT NAME
ST. PAUL'S AFFORDABLE HOUSING
 137 QUEEN ST S, KITCHENER

CLIENT

DRAWING TITLE
COVER PAGE

PROJECT NUMBER 21067	
SHEET SIZE 24x36	



OBC DATA MATRIX

Item	Ontario Building Code Data Matrix				OBC Reference		
	Part 3	Part 9	Part 11	Part 11	Part 3	Part 9	Part 11
1	Project Description: NEW 6-STOREY AFFORDABLE HOUSING				2.1.1.	2.1.1.	11.1.1b
2	Major Occupancy: Group C				3.1.2.1.(1)	9.10.2(1)	11.4
3	Building Area (m ²): Existing: - New: 638 Total: 638				1.1.3.	1.1.3.	
4	Gross Floor Area (m ²): Existing: - New: 3,228 Total: 3,228				1.1.3.	1.1.3.	
5	Number of Storeys: Above Grade: 4 Below Grade: 1				3.2.1.1. & 1.1.3.	9.10.4.	
6	Height of Building (m): 19.6m						
7	Number of Stairs / Access Routes: 2				9.2.10. & 3.2.5.4.	9.10.20.	
8	Building Classification: 3.2.2.42 - Group C, Any Height, Any Area, Sprinklered				3.2.2.20-83	9.10.2.	
9	Sprinkler System Proposed: <input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> Basement Only <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> Not Required				3.2.2.20-83 3.2.1.5. 3.2.2.17.	9.10.8.2.	
10	Standpipe Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				3.2.9.1.	9.31.3.1	
11	Fire Alarm Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				3.2.6.1.	9.10.18.2.	
12	Water Service / Supply is Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				3.2.5.7.	N/A.	
13	High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				3.2.6.1.	N/A.	
14	Permitted Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both				3.2.2.20-83	9.10.6.	
15	Actual Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both						
16	Mezzanine(s) Area (m ²): -----				3.2.1.1.(3)-(8)	9.10.4.1.	
17	Occupant Load: <input type="checkbox"/> m ² person <input checked="" type="checkbox"/> Design of Building				3.1.17.1.	9.9.1.3.	
18	Group C: <input type="checkbox"/> Occupancy: 2 persons/bedroom Load: 126 Persons						
19	Occupancy: <input type="checkbox"/> Load: 126 Persons						
20	Occupancy: <input type="checkbox"/> Load: 126 Persons						
21	Barrier-free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				3.8.1.1.	9.5.2.1.	
22	Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				3.3.1.2.(f) & 3.3.1.19.(1)	9.10.1.3.(4)	
23	Required Fire Resistance Rating (FRR)				3.2.2.20-83 & 3.2.1.4.	9.10.8. 9.10.9. 9.10.9.4.	
24	Horizontal Assemblies FRR (Hours)				Listed Design No. or Description (B-2)		
25	Roof FRR (Hours)				-----		
26	Roof FRR (Hours)				-----		
27	Supporting Members FRR (Hours)				Listed Design No. or Description (B-2)		
28	Floor FRR (Hours)				-----		
29	Roof FRR (Hours)				-----		
30	Mezz. FRR (Hours)				-----		
31	Spatial Separation - Construction of Exterior Walls:				3.2.3.	9.10.14.	
32	Walls				Area of EBF (m ²)	L.D. (m)	L/H Ratio
33	Permitted U.O.C.1 (m)				Proposed U.O.C.1 (m)	FRR (Hours)	Listed Design or Description
34	Combustible Construction				Combustible Construction	Non-Comb. Clad	Non-Combustible Construction
35	Other: Major Occupancy Summary Floor/Area				Occupancy:	Floor:	Area:

ZONING DATA CHART

137 QUEEN ST. S
KITCHENER, ON
PROPOSED SITE PLAN
PREPARED BY EDGE ARCHITECTS LTD.
#MARCH 10, 2023

ZONING COMPLIANCE CHART
CURRENT ZONING: D-5

USE	MULTI-RESIDENTIAL DEVELOPMENT	
	REQUIRED	PROVIDED
MINIMUM LOT AREA	---	1935.7m ²
LOT FRONTAGE	---	7.445m
FRONT YARD SETBACK (E)	3.0m	28.5m
INT. SIDE YARD SETBACK (E)	1.2m	1.2m
INT. SIDE YARD SETBACK (W)	1.2m	1.37m
REAR YARD SETBACK (W)	3.0m	3.0m
MAX. BLDG. HEIGHT LANDSCAPED	---	19.6m
PARKING	8	BELOW GRADE = 17 SPACES SURFACE LEVEL = 10 SPACES TOTAL = 27 SPACES
BARRIER-FREE PARKING	2	1 TYPE A, 1 TYPE B SPACE
BIKE PARKING	---	GROUND FL. EXT. = 4 SPACES GROUND FL. INT. = 20 SPACES TOTAL = 24 SPACES
# OF UNITS	---	GROUND FLR = 7 UNITS 2ND FLOOR = 10 UNITS 3RD FLOOR = 10 UNITS 4TH FLOOR = 10 UNITS 5TH FLOOR = 10 UNITS 6TH FLOOR = 10 UNITS TOTAL = 57 UNITS
# OF BEDS	---	GROUND FLR = 8 BEDS 2ND FLOOR = 11 BEDS 3RD FLOOR = 11 BEDS 4TH FLOOR = 11 BEDS 5TH FLOOR = 11 BEDS 6TH FLOOR = 11 BEDS TOTAL = 63 BEDS

NOTE: SNOW TO BE PICKED UP AND TAKEN OFF-SITE FOR DISPOSAL.

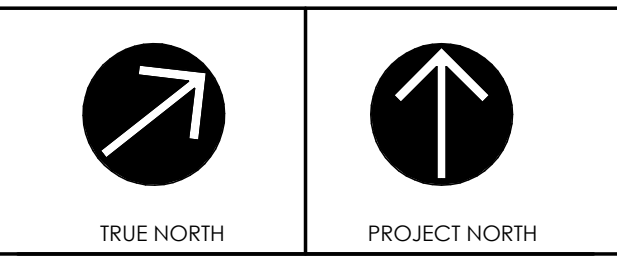
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ISSUED FOR:

SCHEMATIC DESIGN

DEVELOPED DESIGN

SITE PLAN APPROVAL

BUILDING PERMIT

BIDDING/TENDER

NO.	REVISION DESCRIPTION	DATE



ARCHITECTS SEAL

PROJECT NAME

ST. PAUL'S AFFORDABLE HOUSING

137 QUEEN ST. S, KITCHENER

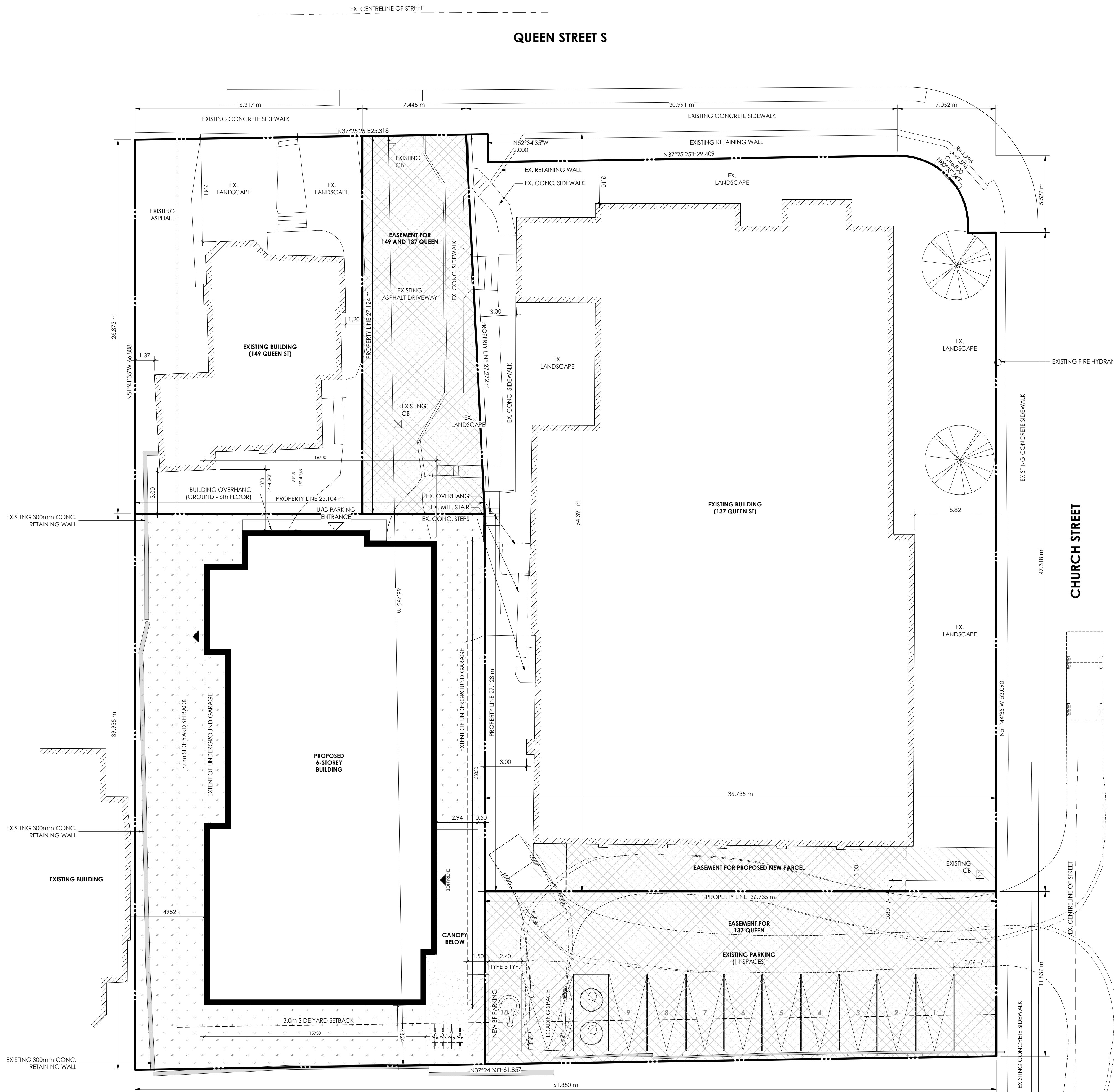
CLIENT

DRAWING TITLE

SITE DETAILS

PROJECT NUMBER	DRAWING NUMBER
21067	
SCALE	SP1.2
As indicated	
SHEET SIZE	24x36

1 SITE PLAN
SPT.2 SCALE: 1:100

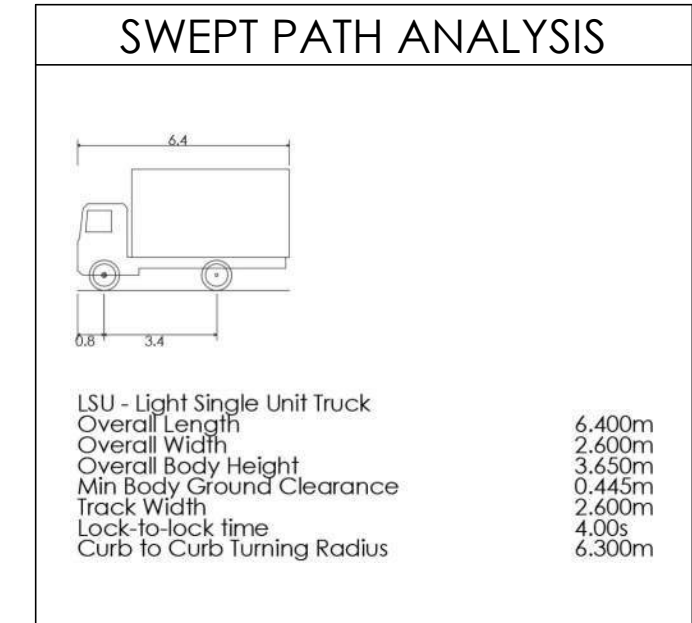


1 SITE PLAN
SP1.3

1:150

- LEGEND:**
- MAIN
 - ▽ MAIN ENTRANCE/EXIT
 - ▽ OVERHEAD DOOR
 - ▽ ENTRANCE/EXIT
 - ① PARKING COUNT
 - BF BARRIER FREE SIGNAGE
 - LP LIGHT POLE
 - HP HYDRO POLE
 - FH FIRE HYDRANT
 - CB CATCH BASIN
 - SC FIRE DEPT. CONNECTION

- NOTES**
1. LEGAL DESCRIPTION: LOT 8&9, REGISTERED PLAN 522 (WEST OF FOUNTAIN STREET)
 2. INFORMATION REGARDING SITE FEATURES BASED ON MTE EX. COND. SURVEY
 3. SITE GRADING INFORMATION FROM MTE SURVEYING; DATED: January 30/23
 4. FOR SITE GRADING, SERVICING AND STORM WATER MANAGEMENT DETAILS, REFER TO DRAWINGS PREPARED BY MTE.
 5. ALL ROADS AND ISLANDS SHALL HAVE 150mm CURBS UNLESS OTHERWISE NOTED.
 6. CURB RADI SHALL BE 0.5m UNLESS OTHERWISE NOTED.
 7. STANDARD PARKING STALL DIMENSION SHALL BE 2.75m x 5.50m.
 8. BARRIER-FREE PARKING STALL DIMENSION SHALL BE 3.40m x 3.50m AND SHALL MEET ALL CITY OF KITCHENER REQUIREMENTS.
 9. ALL OUTDOOR LIGHTING SHALL BE FULL CUT-OFF AND HAVE NO GLARE.
 10. TREE PROTECTION FENCING SHALL BE ERECTED AROUND ALL EXISTING LANDSCAPED AREAS AND SHOULD REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION.
 11. SIGNAGE (BUILDING, PYLON OR OTHERWISE) NOT APPROVED VIA THE SITE PLAN PROCESS.
 12. THERE SHALL BE NO STORAGE OF ANY ITEMS ON SITE.
 13. ALL FINAL LOT DIMENSIONS ARE TO BE PREPARED BY THE PROJECTS SURVEYOR. ALL DIMENSIONS ARE SUBJECT TO APPROVAL OF THE MUNICIPAL AUTHORITY.
 14. SNOW TO BE PICKED UP AND TAKEN OFF-SITE FOR DISPOSAL.



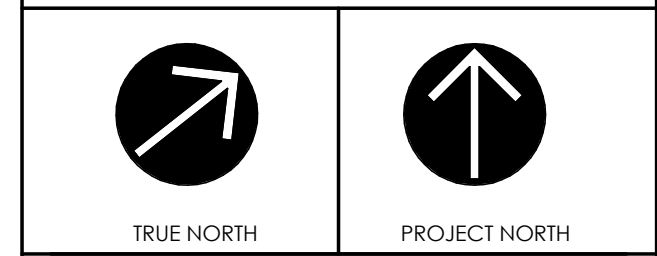
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- DEVELOPED DESIGN
- SITE PLAN APPROVAL
- BUILDING PERMIT
- BIDDING/TENDER

NO.	REVISION DESCRIPTION	DATE



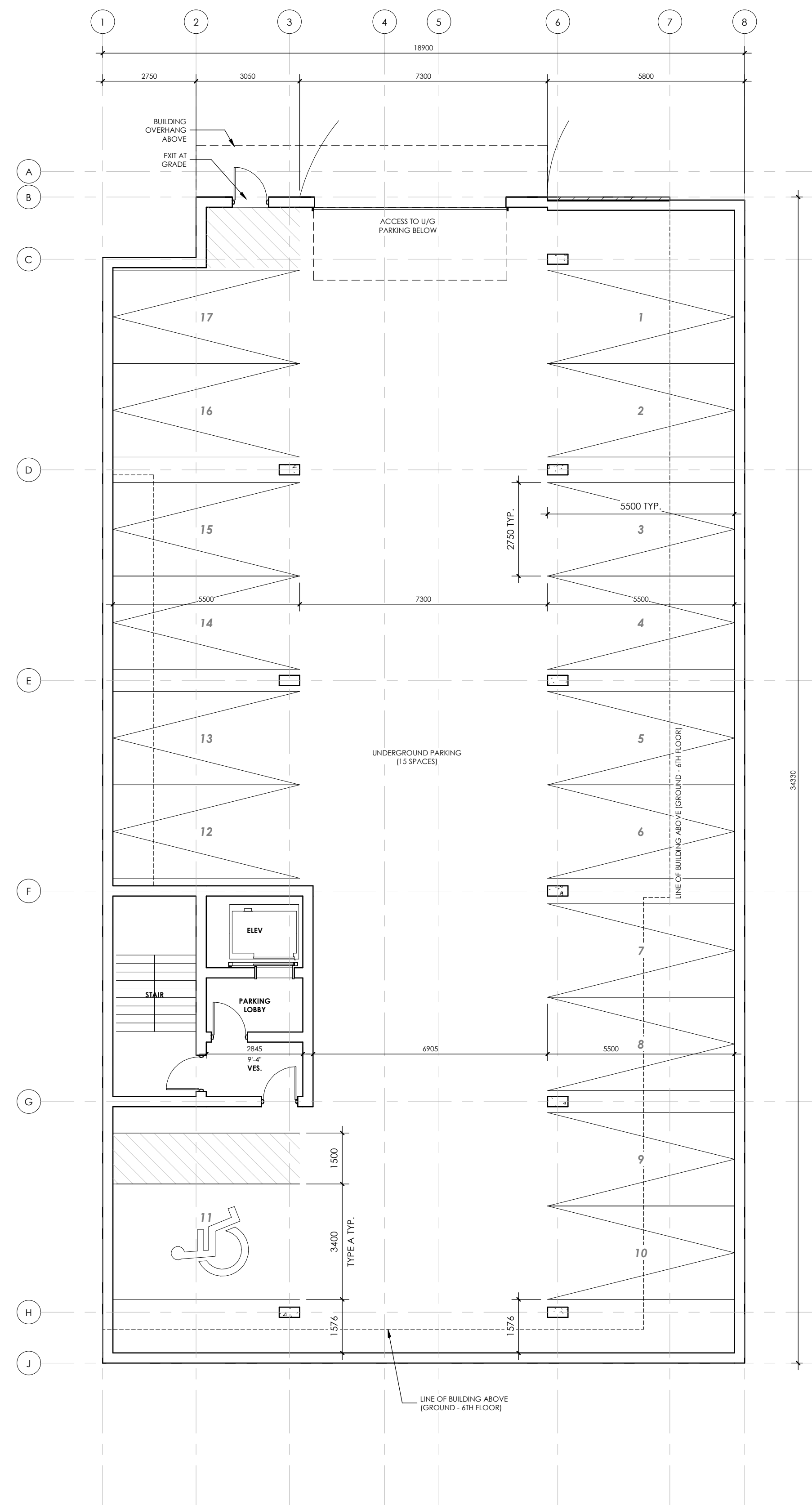
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PROJECT NAME
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137 QUEEN ST S, KITCHENER

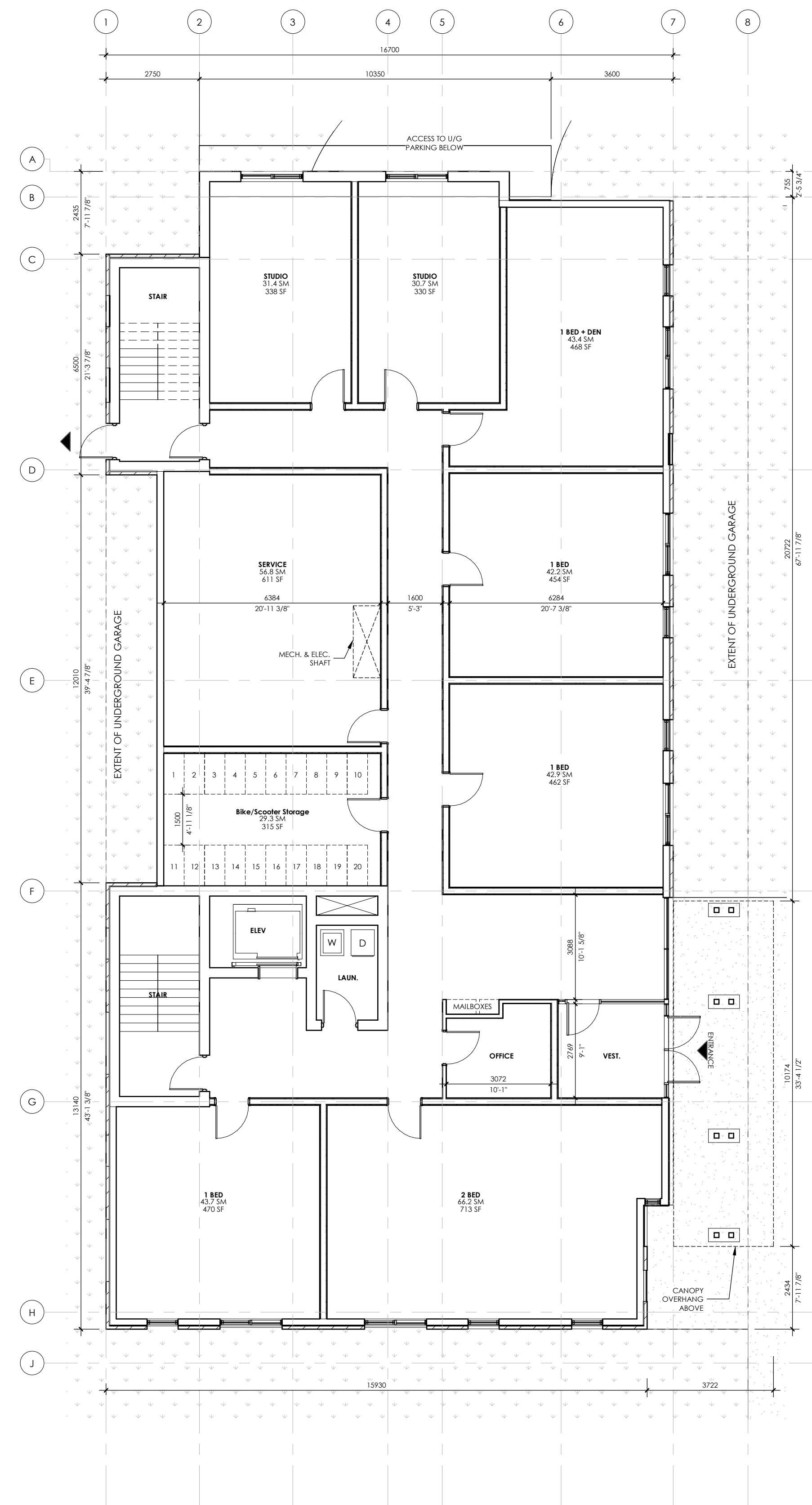
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DRAWING TITLE
OVERALL SITE PLAN

PROJECT NUMBER 21067	DRAWING NUMBER SP1.3
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SHEET SIZE 24x36	

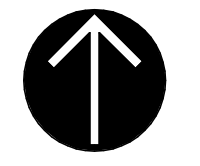
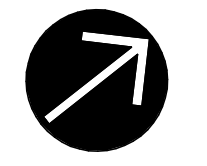


2 UNDERGROUND PARKING (SPA)
 SP2.1 SCALE: 1 : 100



1 GROUND FLOOR PLAN (SPA)
 SP2.1 SCALE: 1 : 100

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ISSUED FOR:
 SCHEMATIC DESIGN
 DEVELOPED DESIGN
 SITE PLAN APPROVAL
 BUILDING PERMIT
 BIDDING/TENDER

NO.	REVISION DESCRIPTION	DATE
-----	----------------------	------



ARCHITECT'S SEAL

PROJECT NAME
ST. PAUL'S AFFORDABLE HOUSING
 137 QUEEN ST. S. KITCHENER

CLIENT

DRAWING TITLE
FLOOR PLANS

PROJECT NUMBER 21067	DRAWING NUMBER SP2.1
SCALE	
SHEET SIZE 24x36	

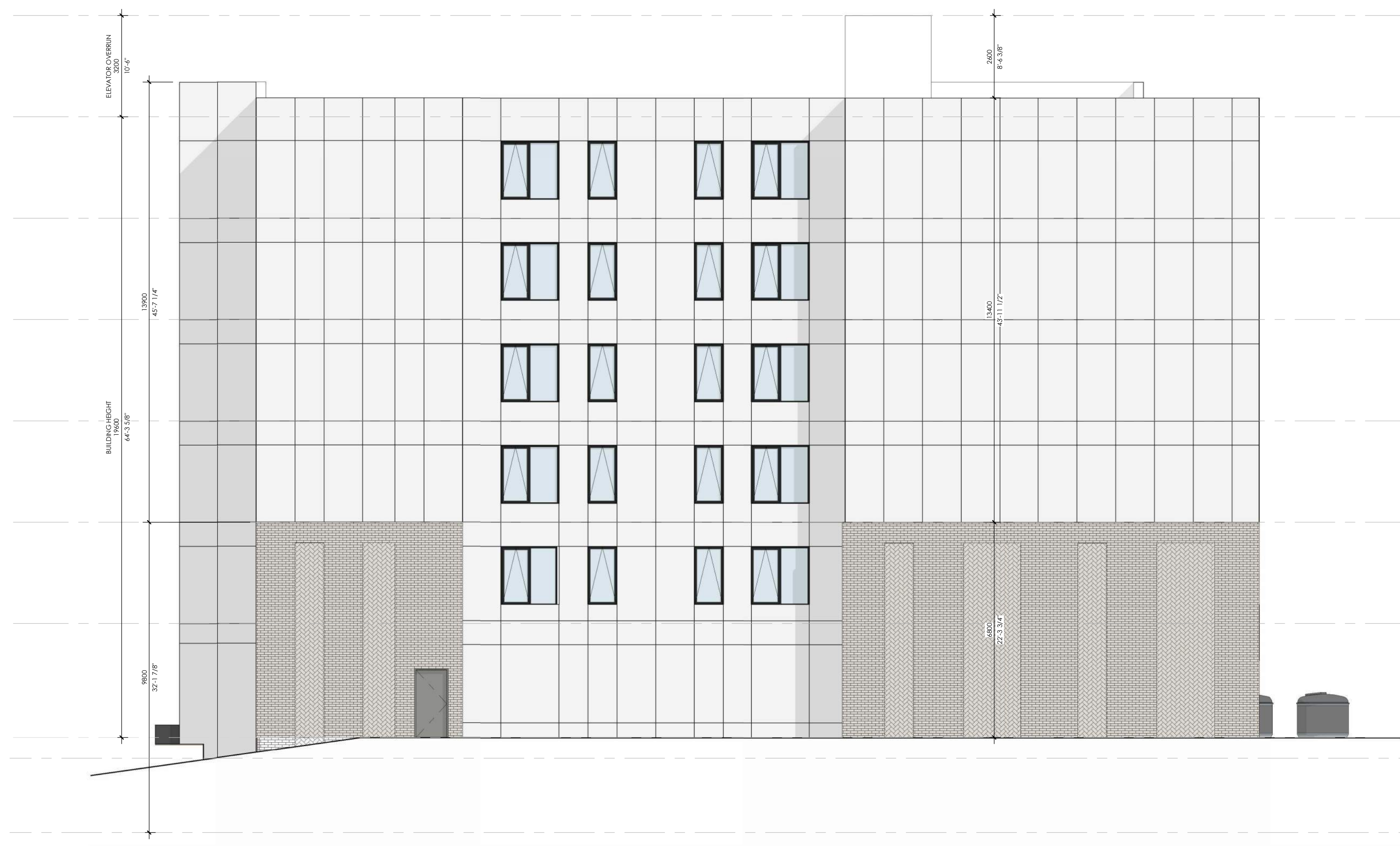


1 EAST ELEVATION.
SP3.1 SCALE: 1 : 100

2 NORTH ELEVATION.
SP3.1 SCALE: 1 : 100



3 WEST ELEVATION
SP3.1 SCALE: 1 : 100



4 SOUTH ELEVATION
SP3.1 SCALE: 1 : 100

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ISSUED FOR:
SCHEMATIC DESIGN
DEVELOPED DESIGN
SITE PLAN APPROVAL
BUILDING PERMIT
BIDDING/TENDER

NO.	REVISION DESCRIPTION	DATE

EDGE
ARCHITECTS LTD
www.edgetd.ca

ARCHITECTS SEAL

PROJECT NAME
ST. PAUL'S AFFORDABLE HOUSING
137 QUEEN ST S, KITCHENER

CLIENT

DRAWING TITLE

ELEVATIONS

PROJECT NUMBER

DRAWING NUMBER

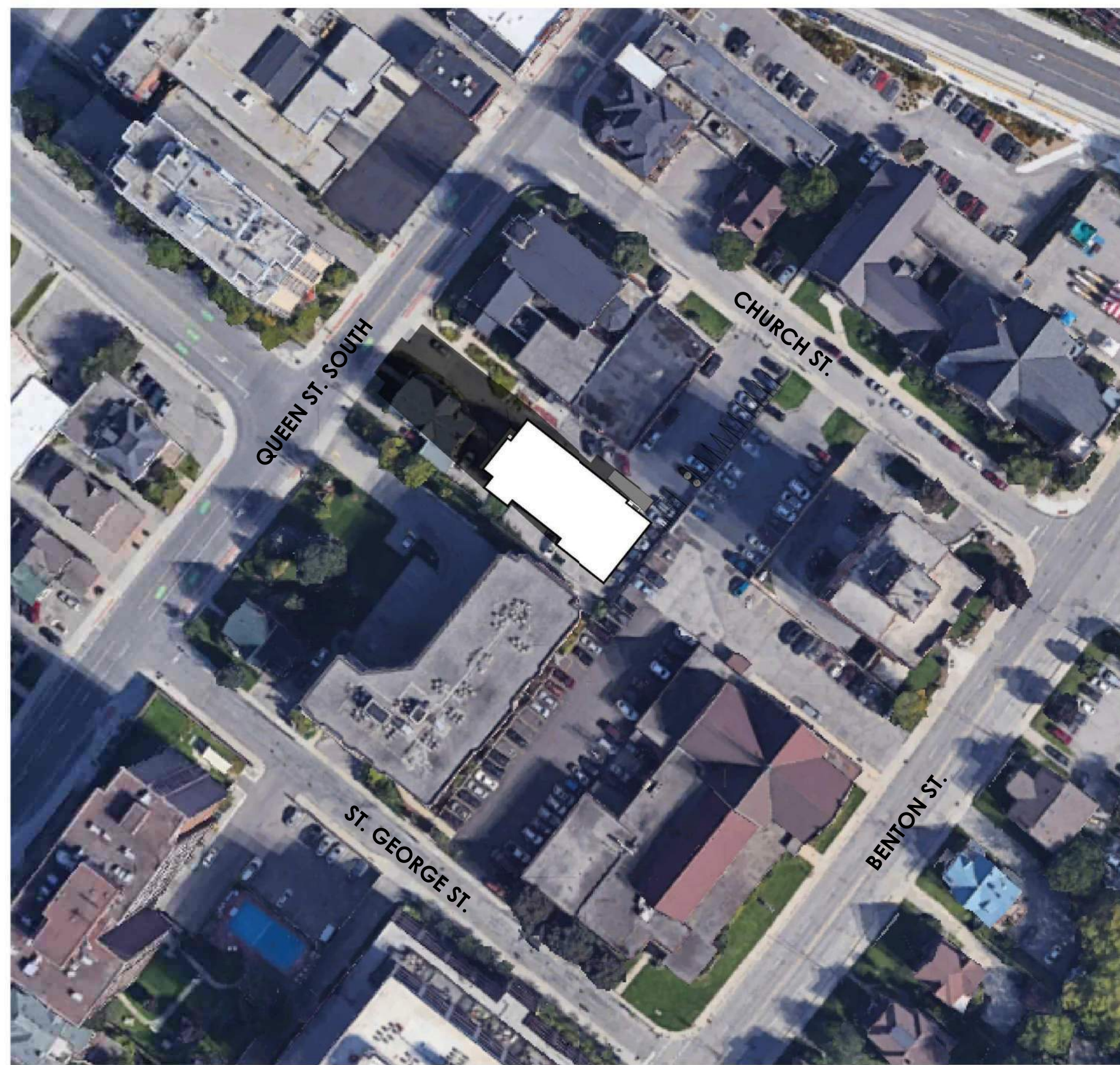
21067

SCALE

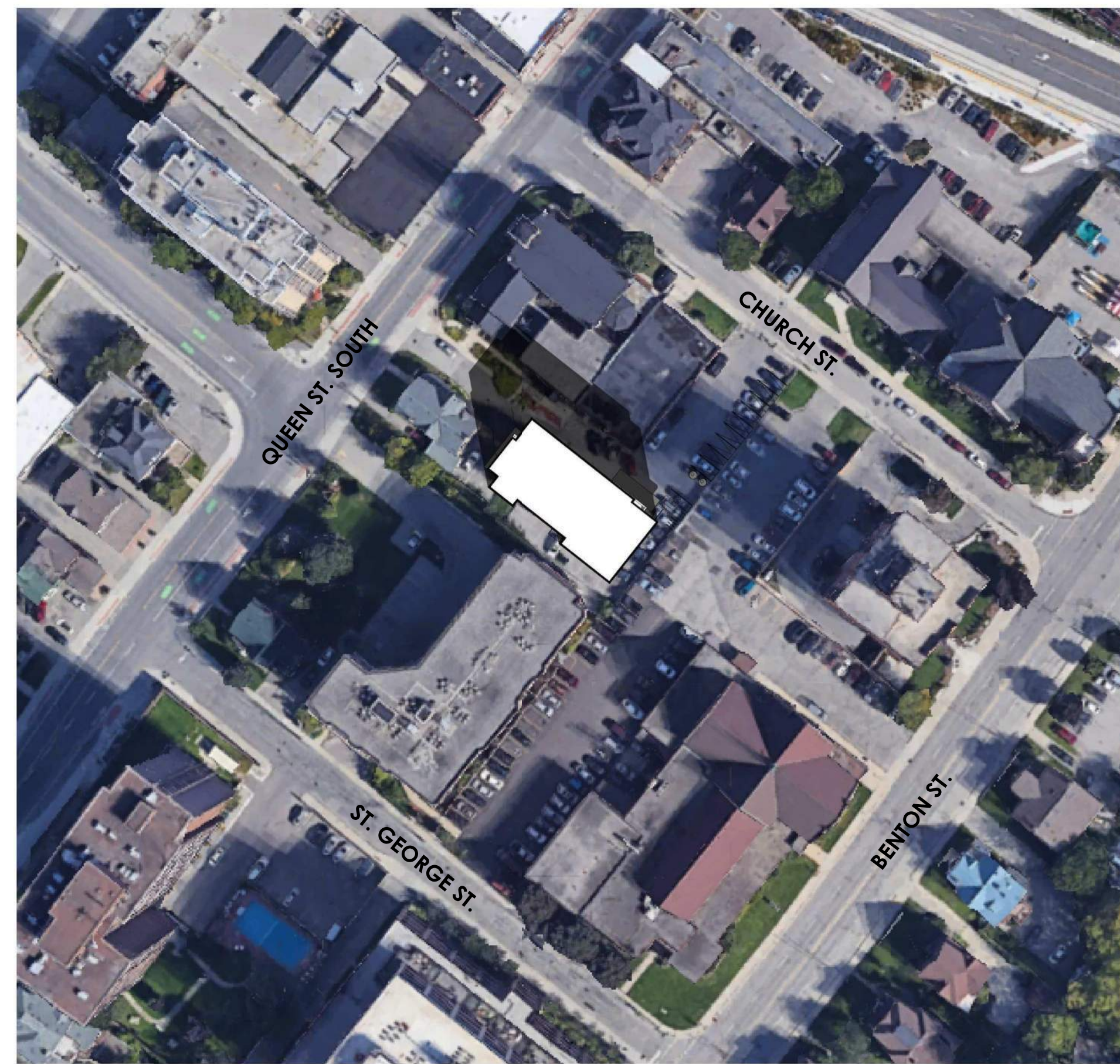
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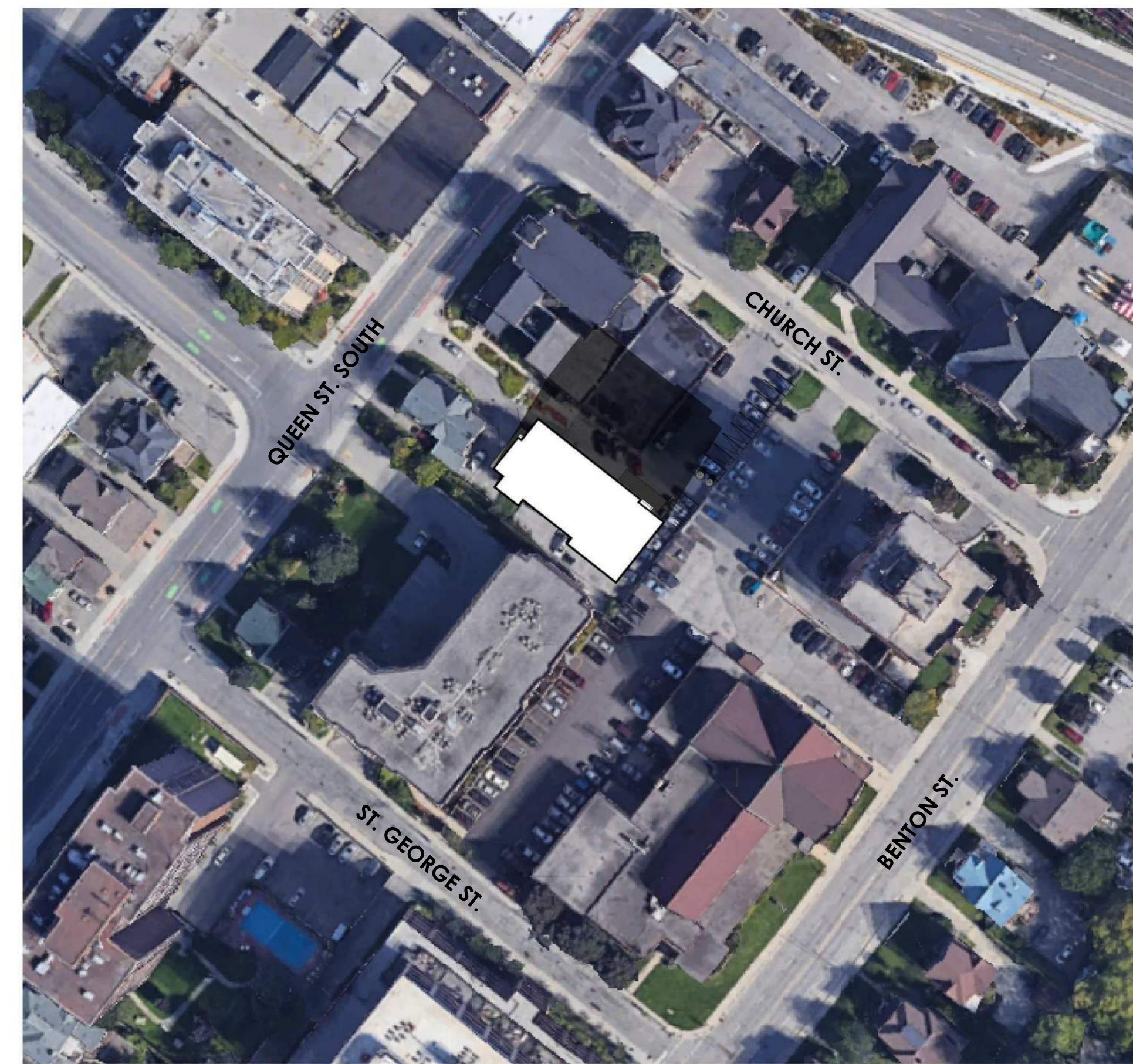
SP3.1



1 **SPRING EQUINOX - MARCH 21 - 10:00AM**
 (SP5.1) SCALE: 1 : 900



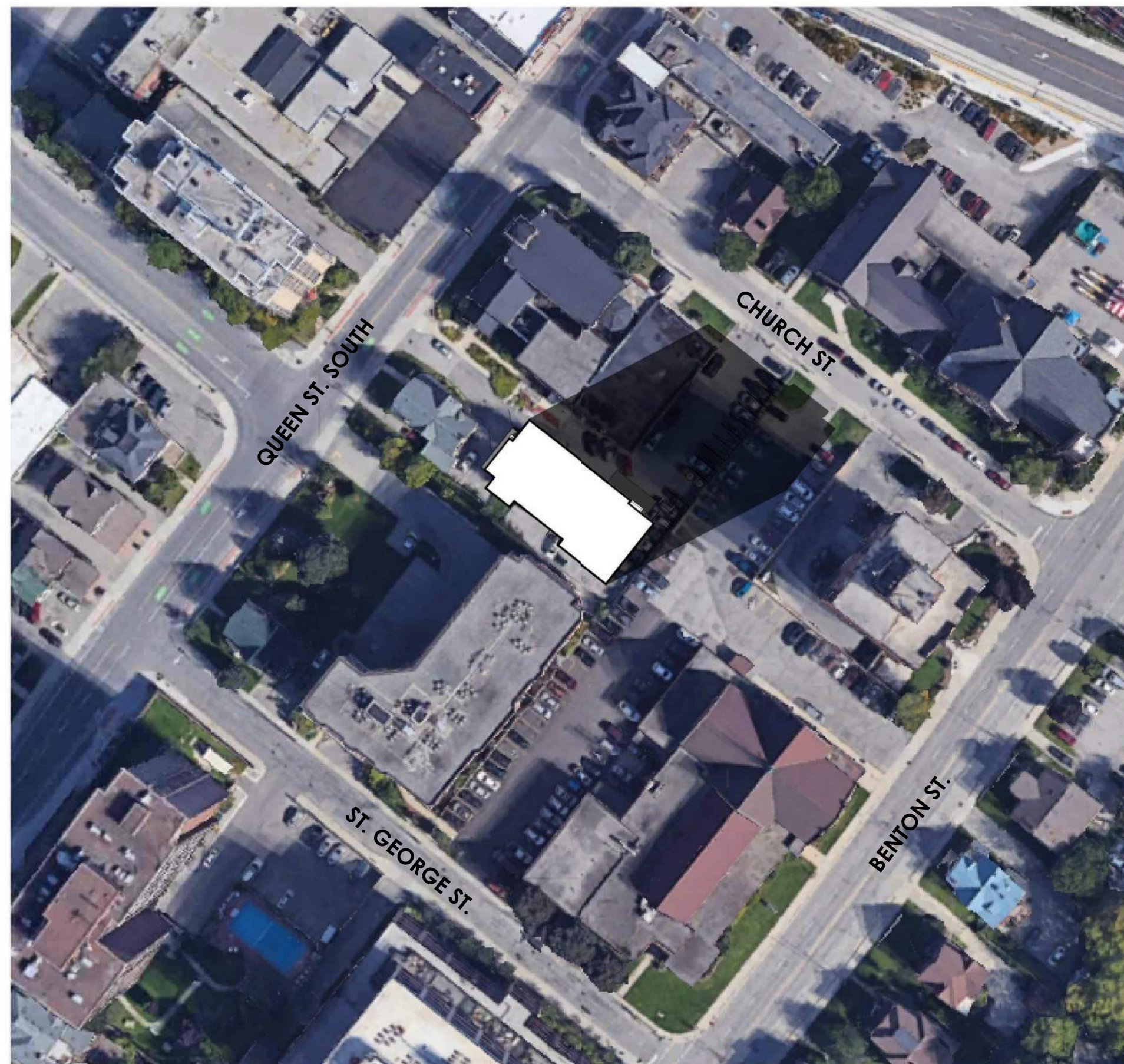
2 **SPRING EQUINOX - MARCH 21 - 12:00PM**
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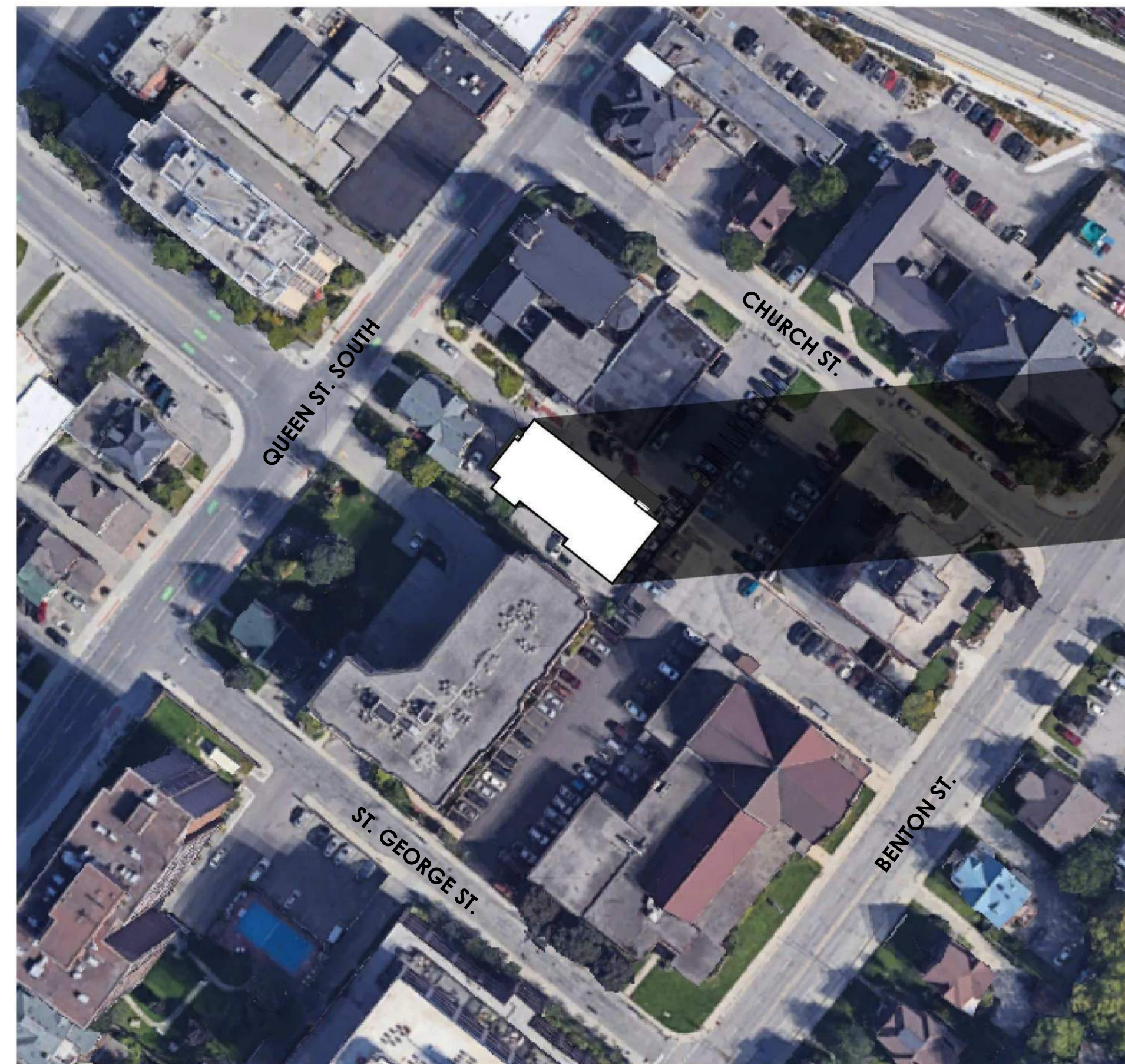
3 **SPRING EQUINOX - MARCH 21 - 2:00PM**
 (SP5.1) SCALE: 1 : 900

EASTERN DAYLIGHT TIME (EDT)

LATITUDE: 43.448204
 LONGITUDE: -80.490417



4 **SPRING EQUINOX - MARCH 21 - 4:00PM**
 (SP5.1) SCALE: 1 : 900



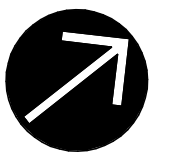
5 **SPRING EQUINOX - MARCH 21 - 6:00PM**
 (SP5.1) SCALE: 1 : 900

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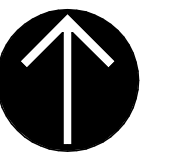
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NO.	REVISION DESCRIPTION	DATE

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PROJECT NAME

ST. PAUL'S AFFORDABLE HOUSING
 137 QUEEN ST S, KITCHENER

CLIENT

DRAWING TITLE

SHADOW STUDY - SPRING EQUINOX (MARCH 21)

PROJECT NUMBER

21067

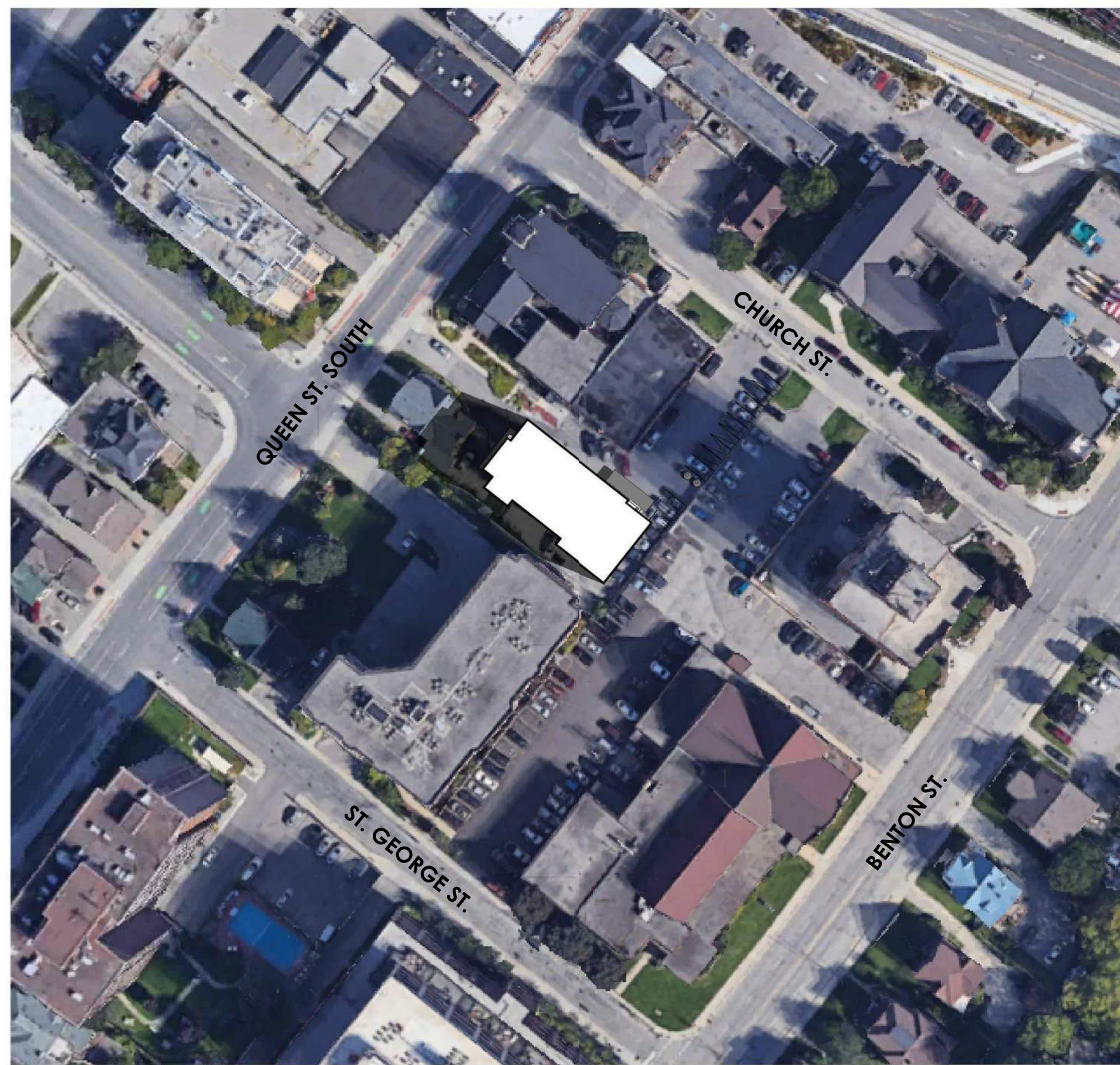
SCALE

1 : 900

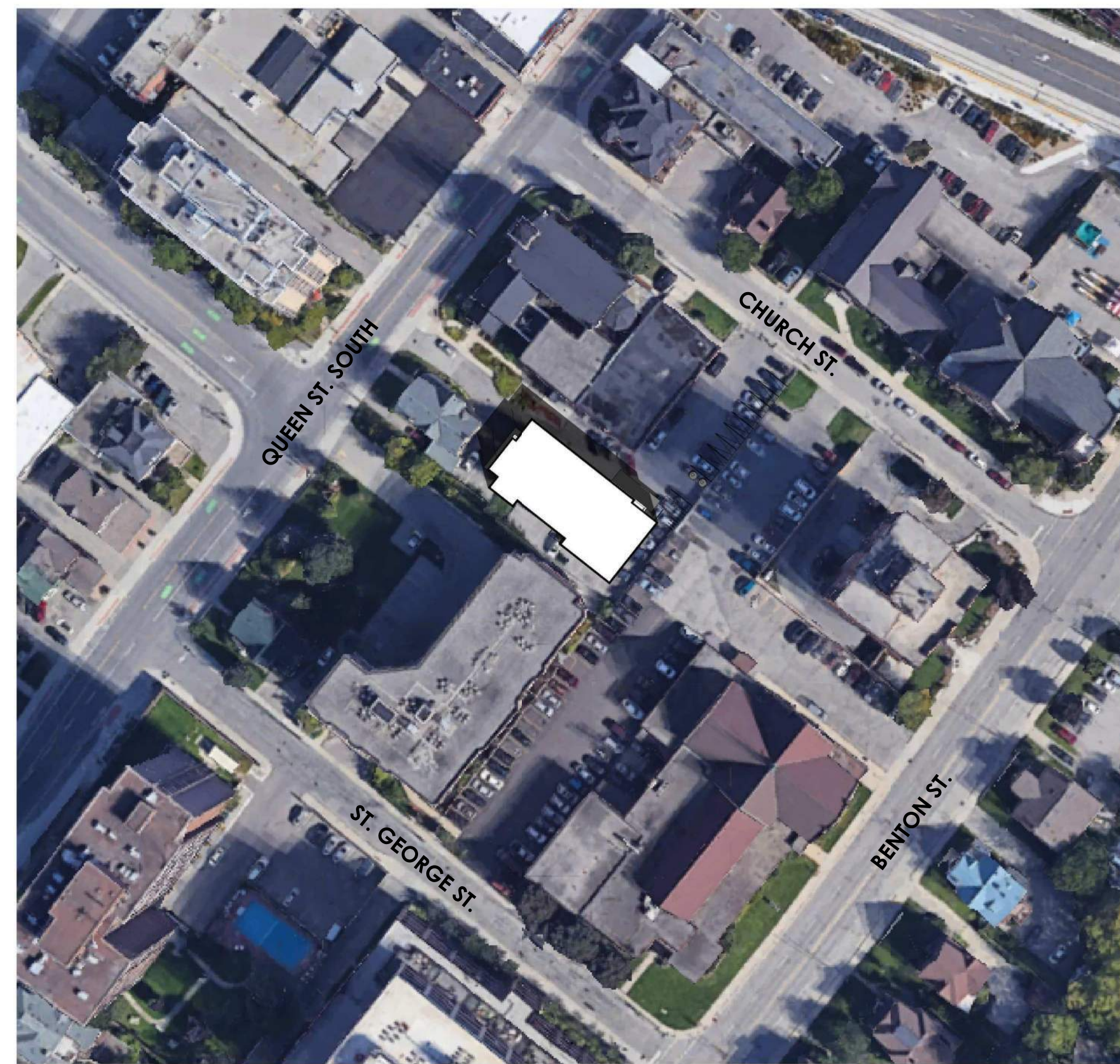
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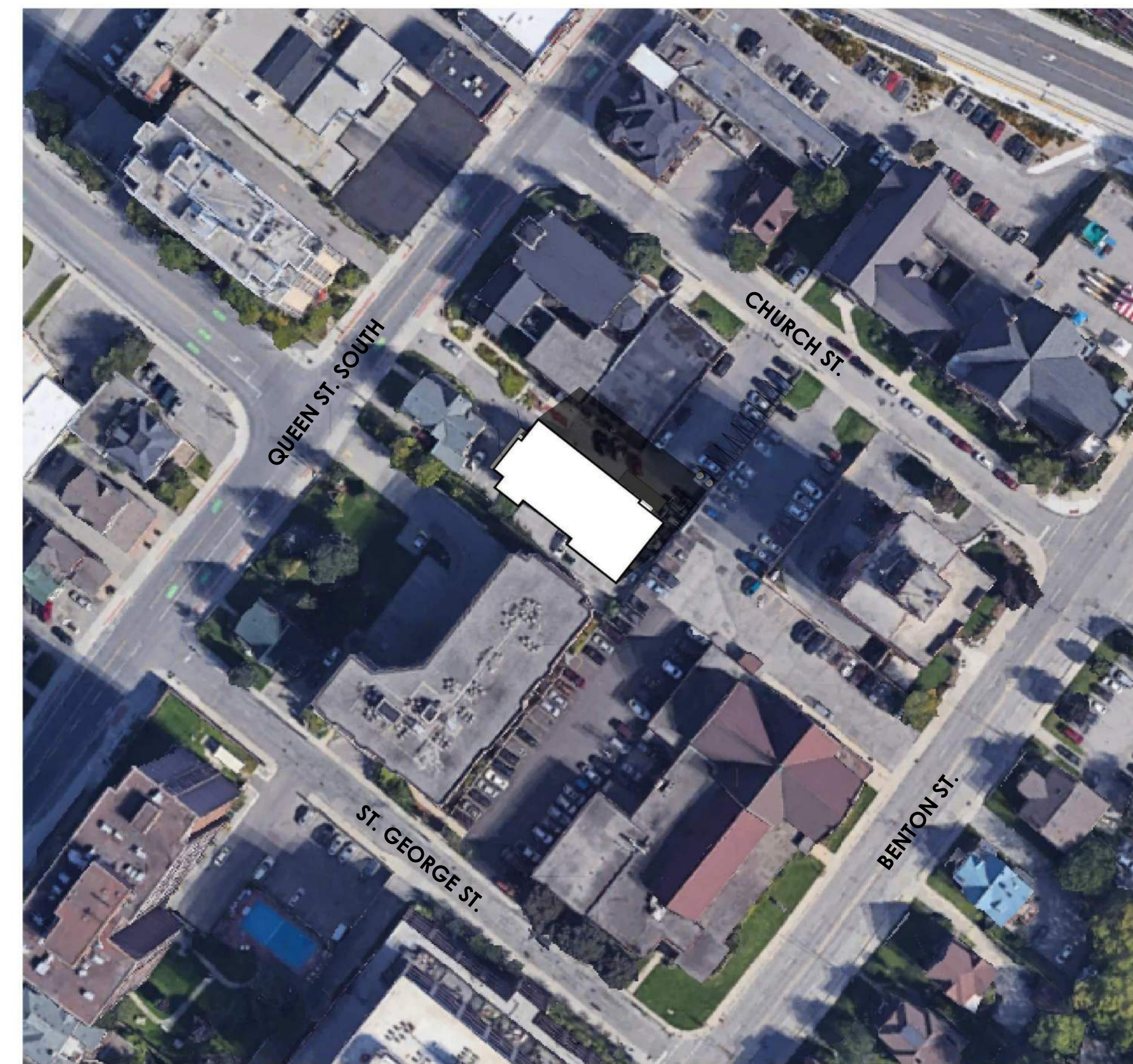
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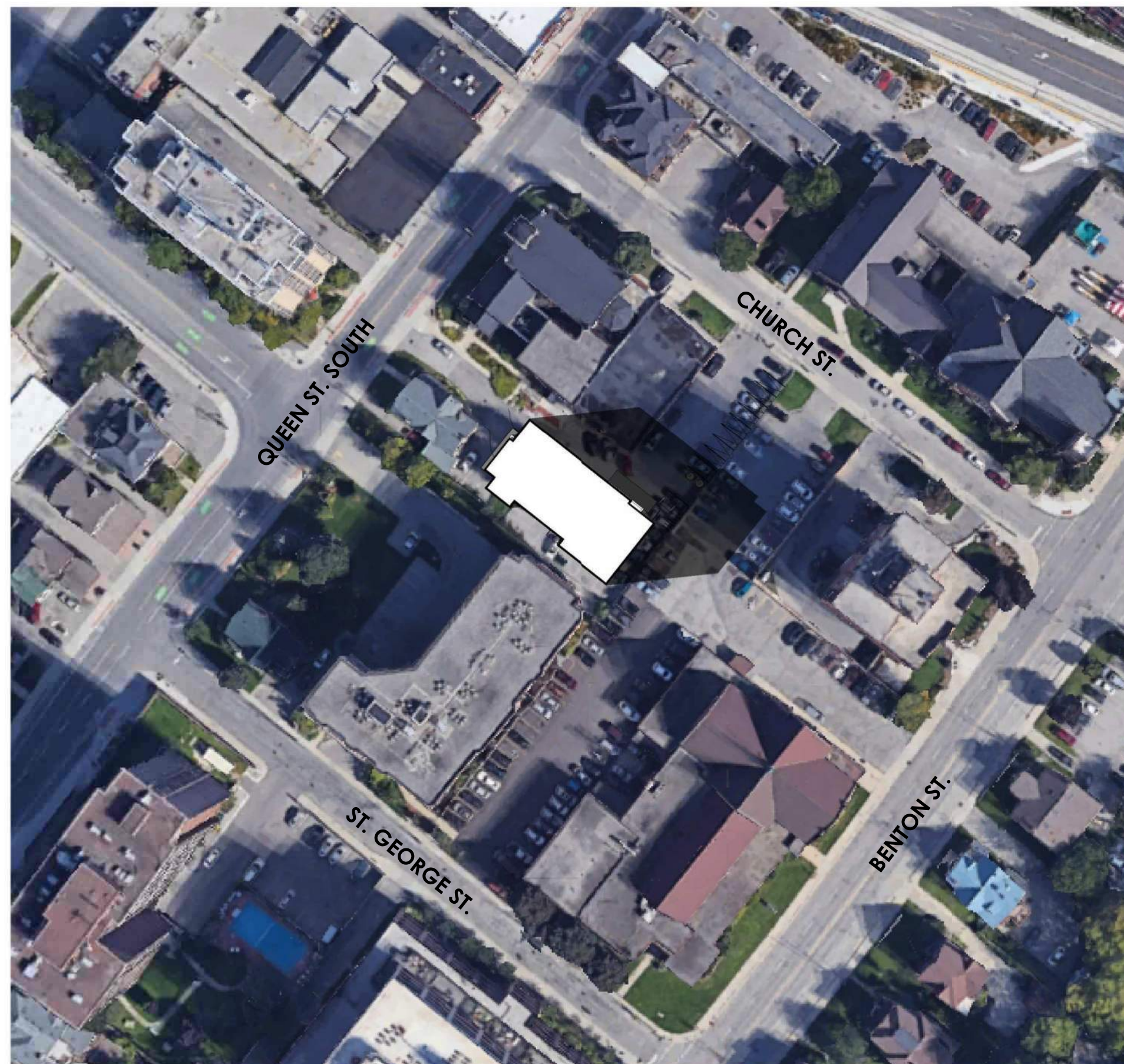
1 SUMMER EQUINOX - JUNE 21 - 10:00AM
 SP5.2 SCALE: 1 : 900



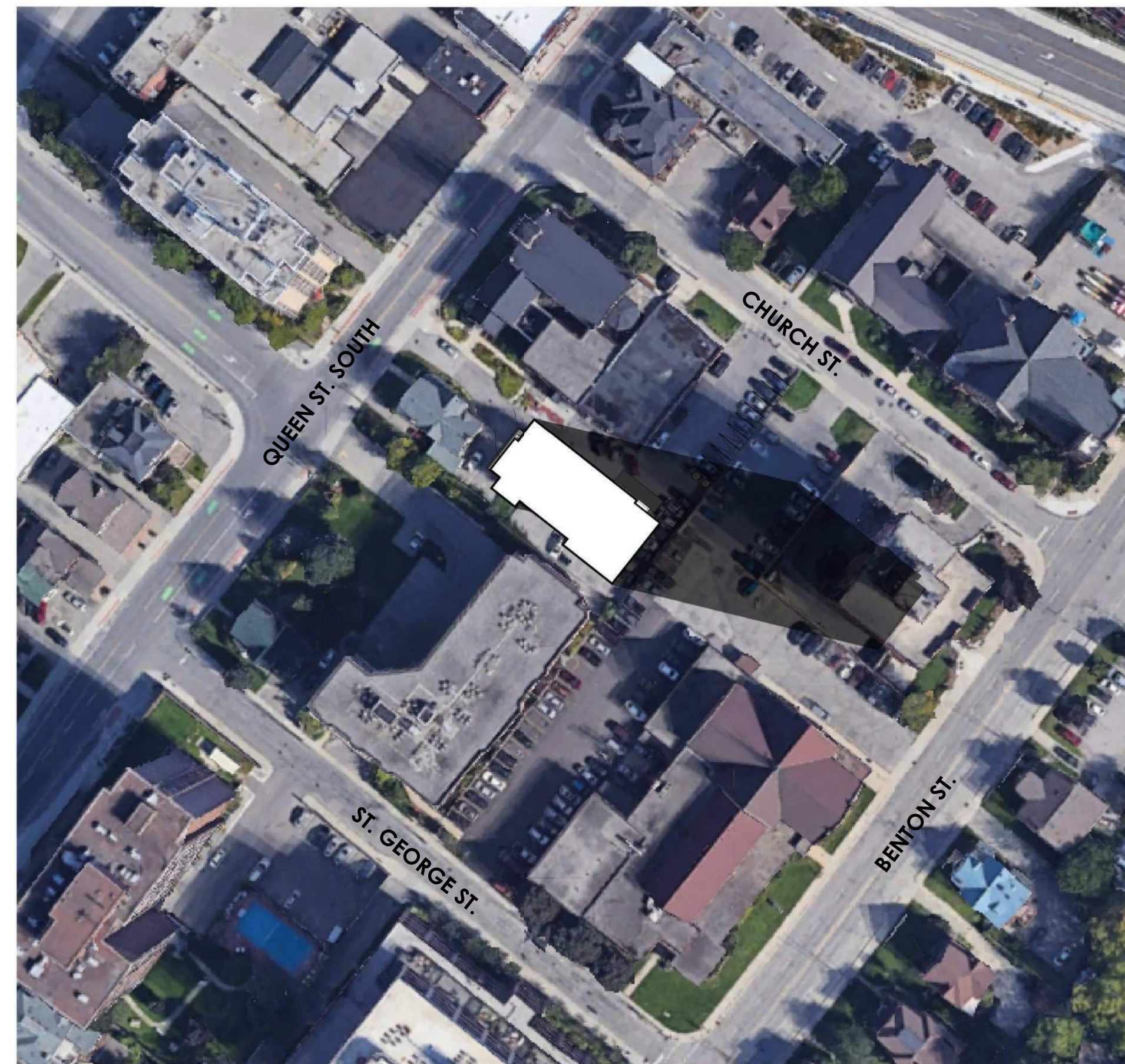
2 SUMMER EQUINOX - JUNE 21 - 12:00PM
 SP5.2 SCALE: 1 : 900



3 SUMMER EQUINOX - JUNE 21 - 2:00PM
 SP5.2 SCALE: 1 : 900



4 SUMMER EQUINOX - JUNE 21 - 4:00PM
 SP5.2 SCALE: 1 : 900

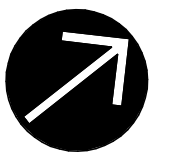


5 SUMMER EQUINOX - JUNE 21 - 6:00PM
 SP5.2 SCALE: 1 : 900

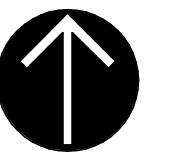
EASTERN DAYLIGHT TIME (EDT)

LATITUDE: 43.448204
 LONGITUDE: -80.490417

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DRAWING TITLE

SHADOW STUDY - SUMMER EQUINOX (JUNE 21)

PROJECT NUMBER

21067

SCALE

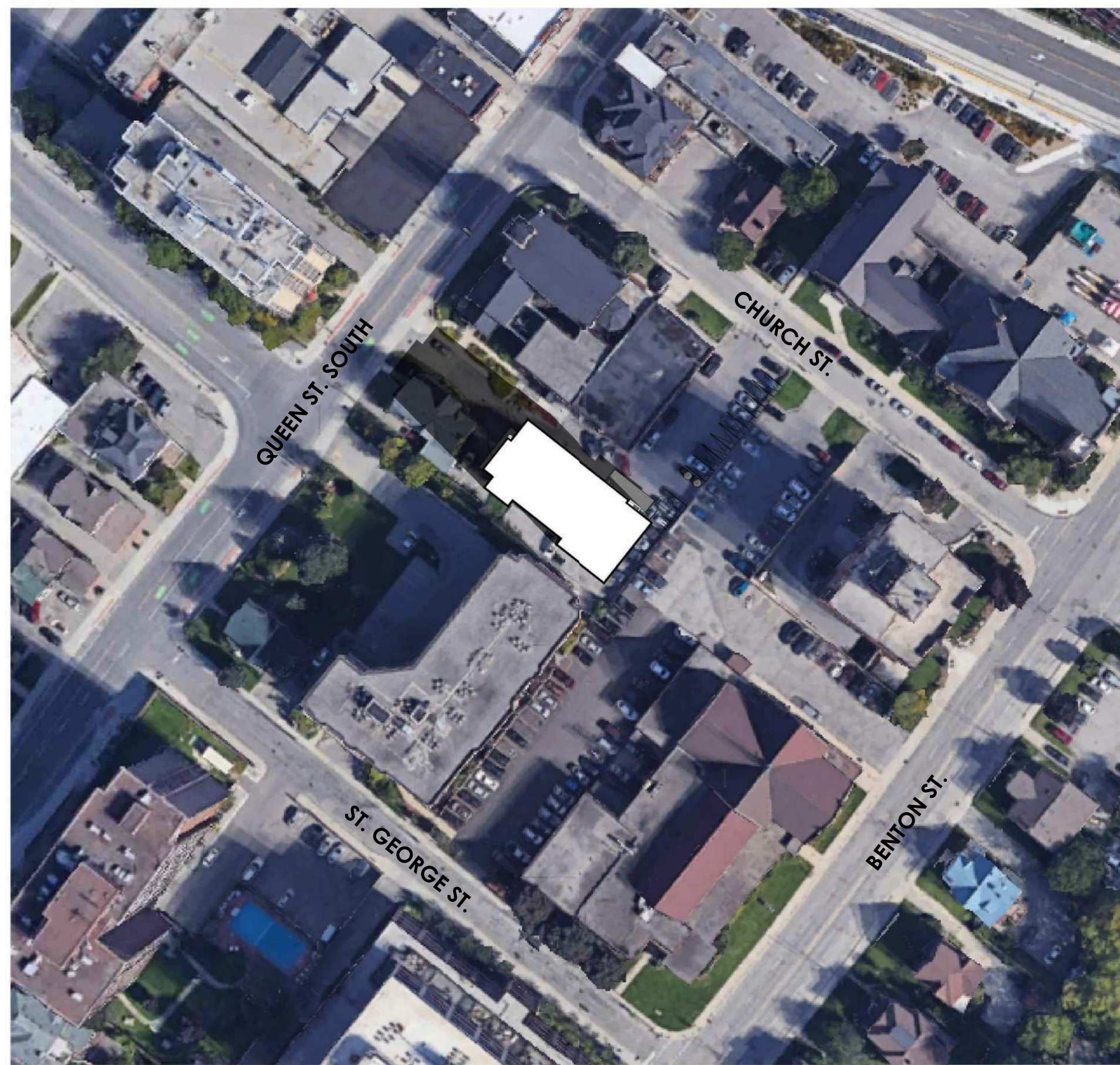
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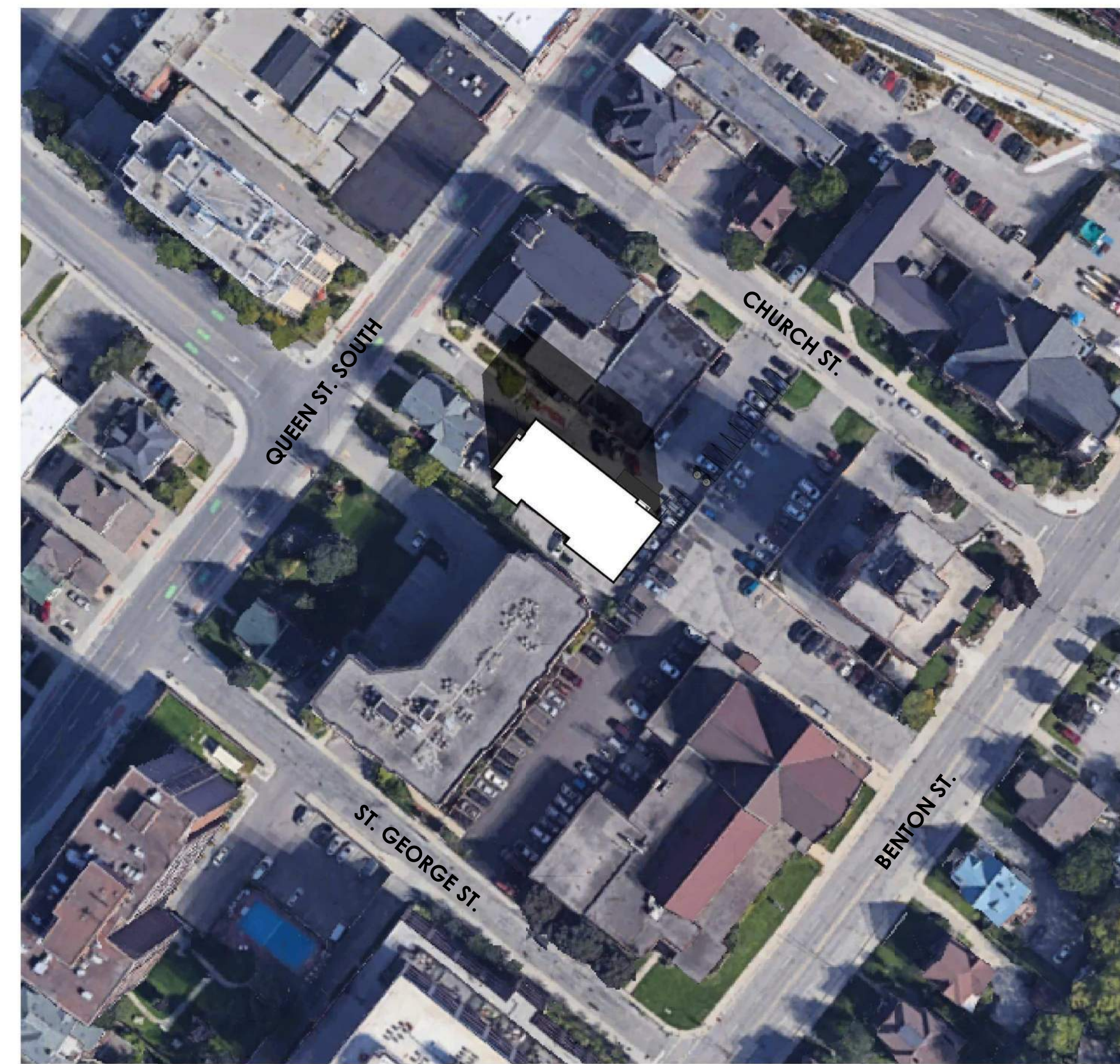
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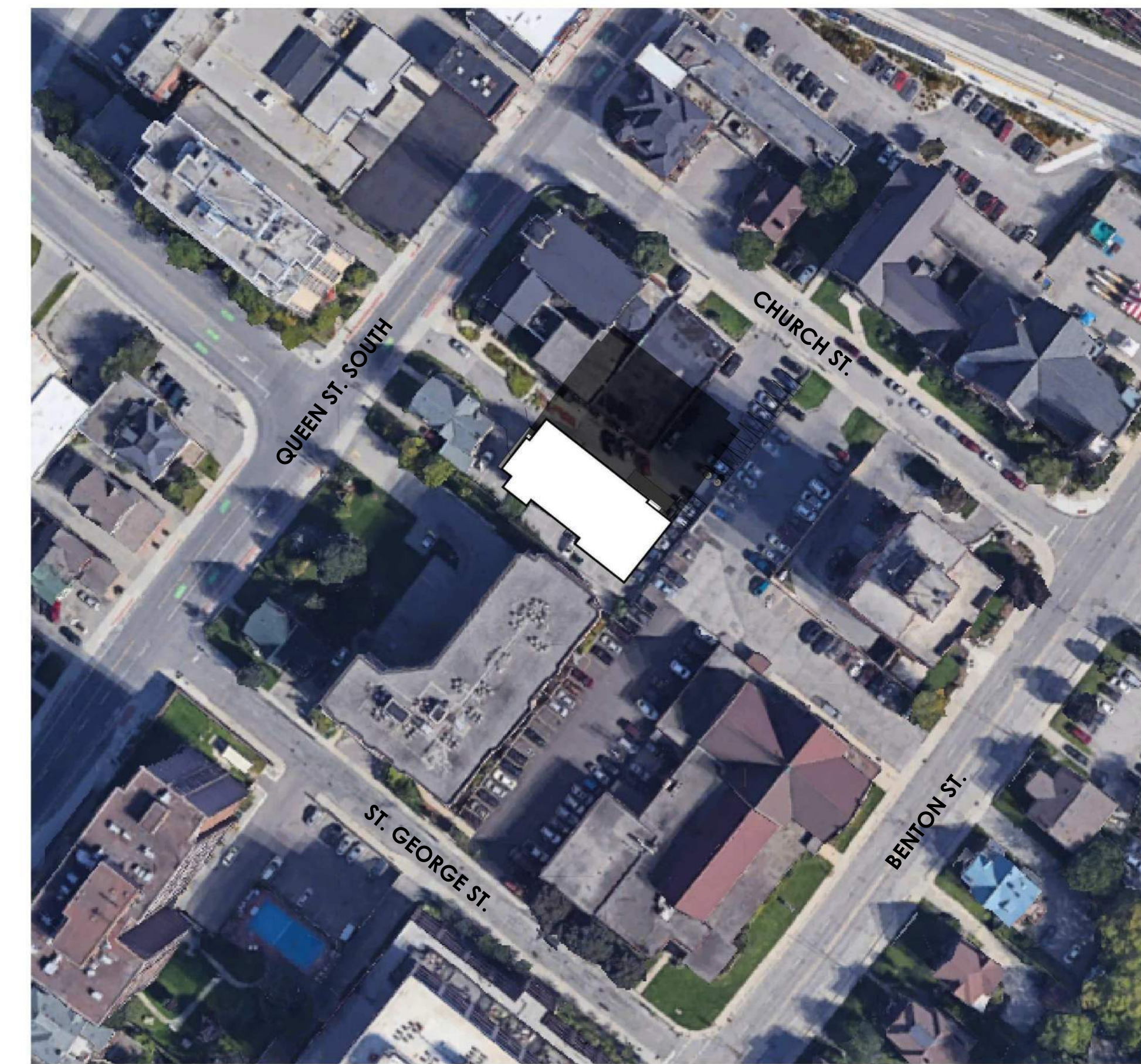
SP5.2



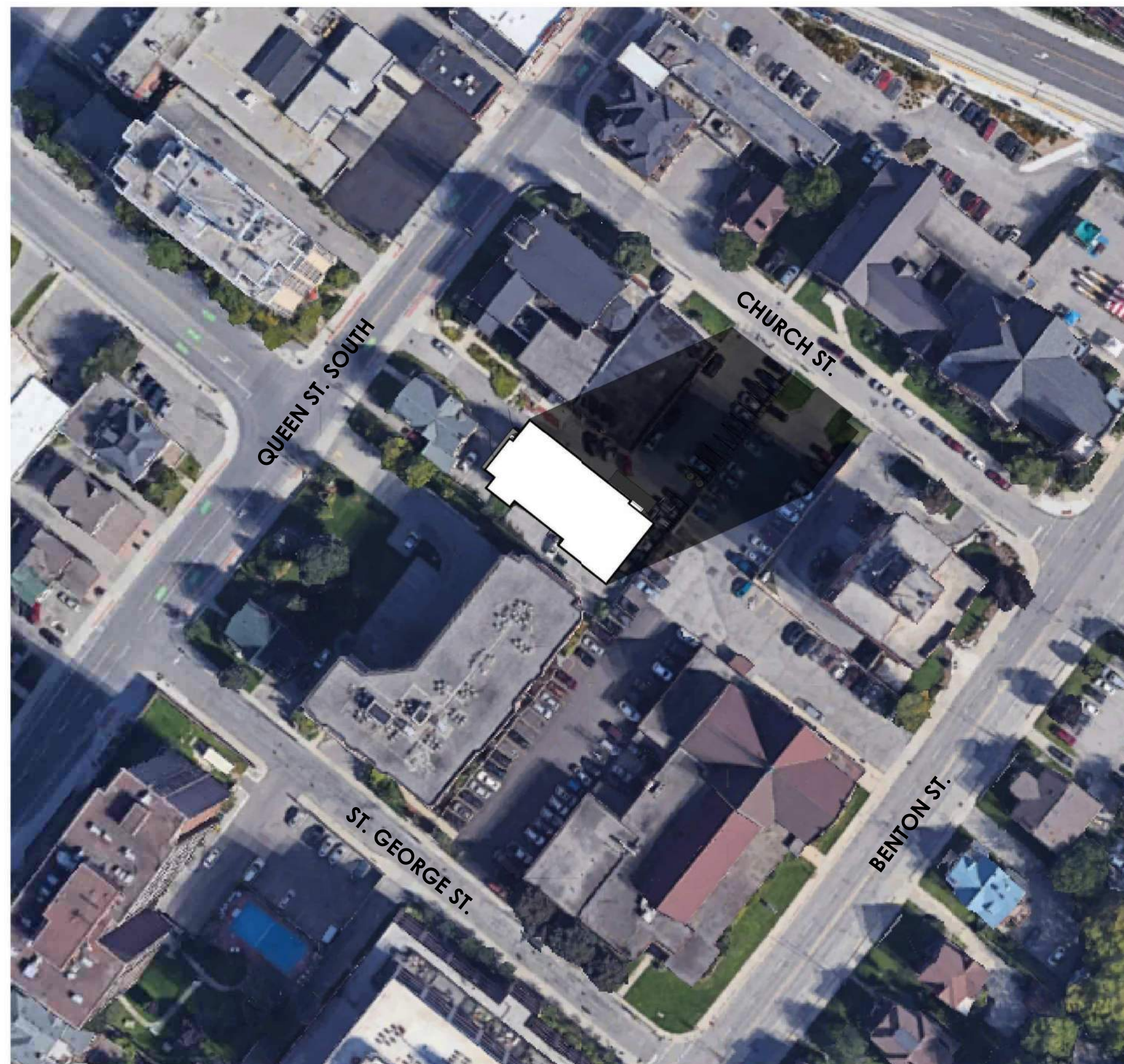
1 AUTUMN EQUINOX - SEPTEMBER 21 - 10:00AM
SP5.3 SCALE: 1 : 900



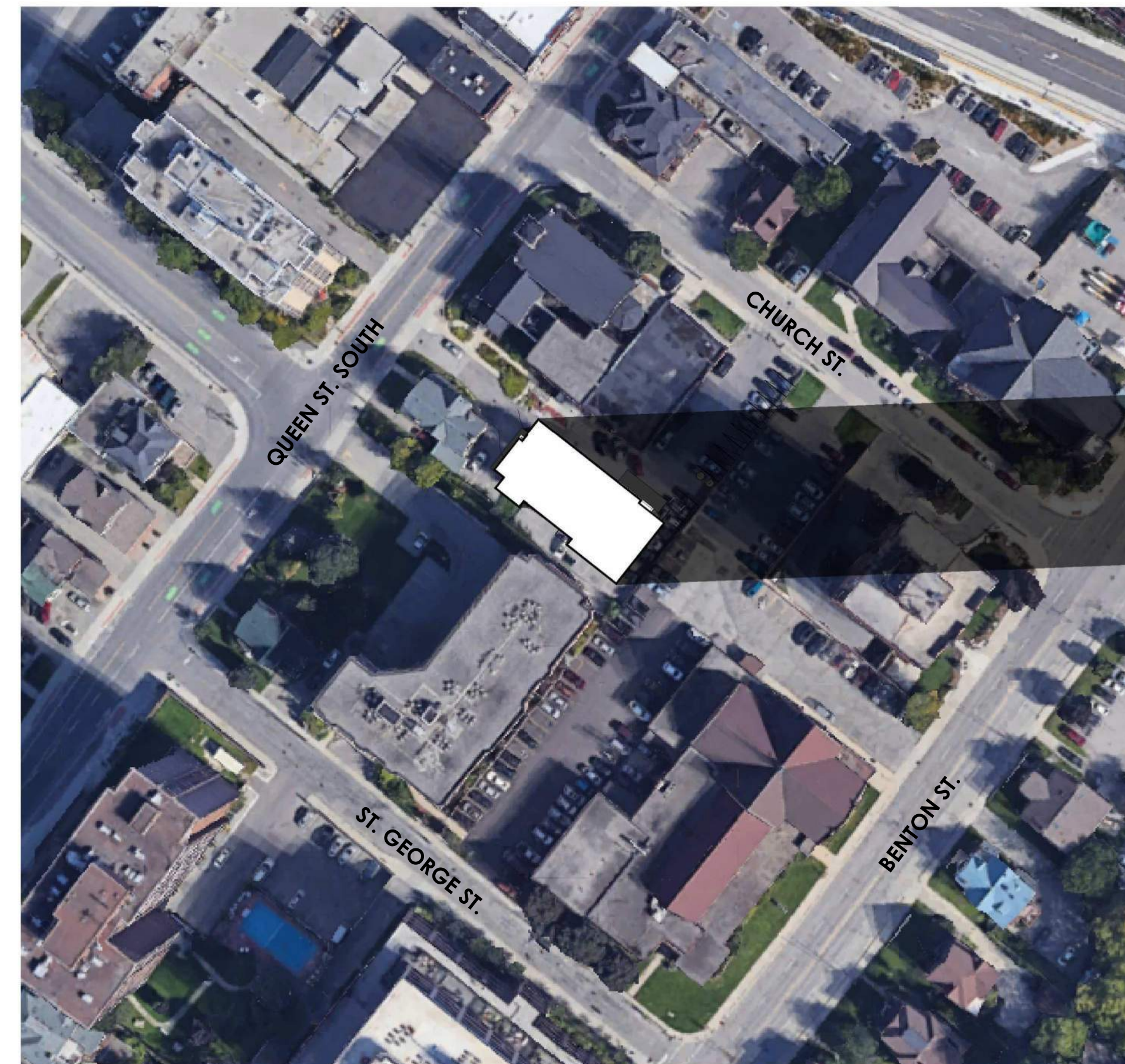
2 AUTUMN EQUINOX - SEPTEMBER 21 - 12:00PM
SP5.3 SCALE: 1 : 900



3 AUTUMN EQUINOX - SEPTEMBER 21 - 2:00PM
SP5.3 SCALE: 1 : 900



4 AUTUMN EQUINOX - SEPTEMBER 21 - 4:00PM
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5 AUTUMN EQUINOX - SEPTEMBER 21 - 6:00PM
SP5.3 SCALE: 1 : 900

EASTERN DAYLIGHT TIME (EDT)

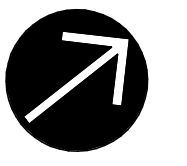
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LONGITUDE: -80.490417

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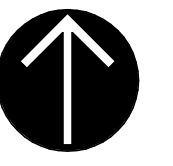
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DRAWING TITLE

SHADOW STUDY - AUTUMN EQUINOX (SEPTEMBER 21)

PROJECT NUMBER

21067

SCALE

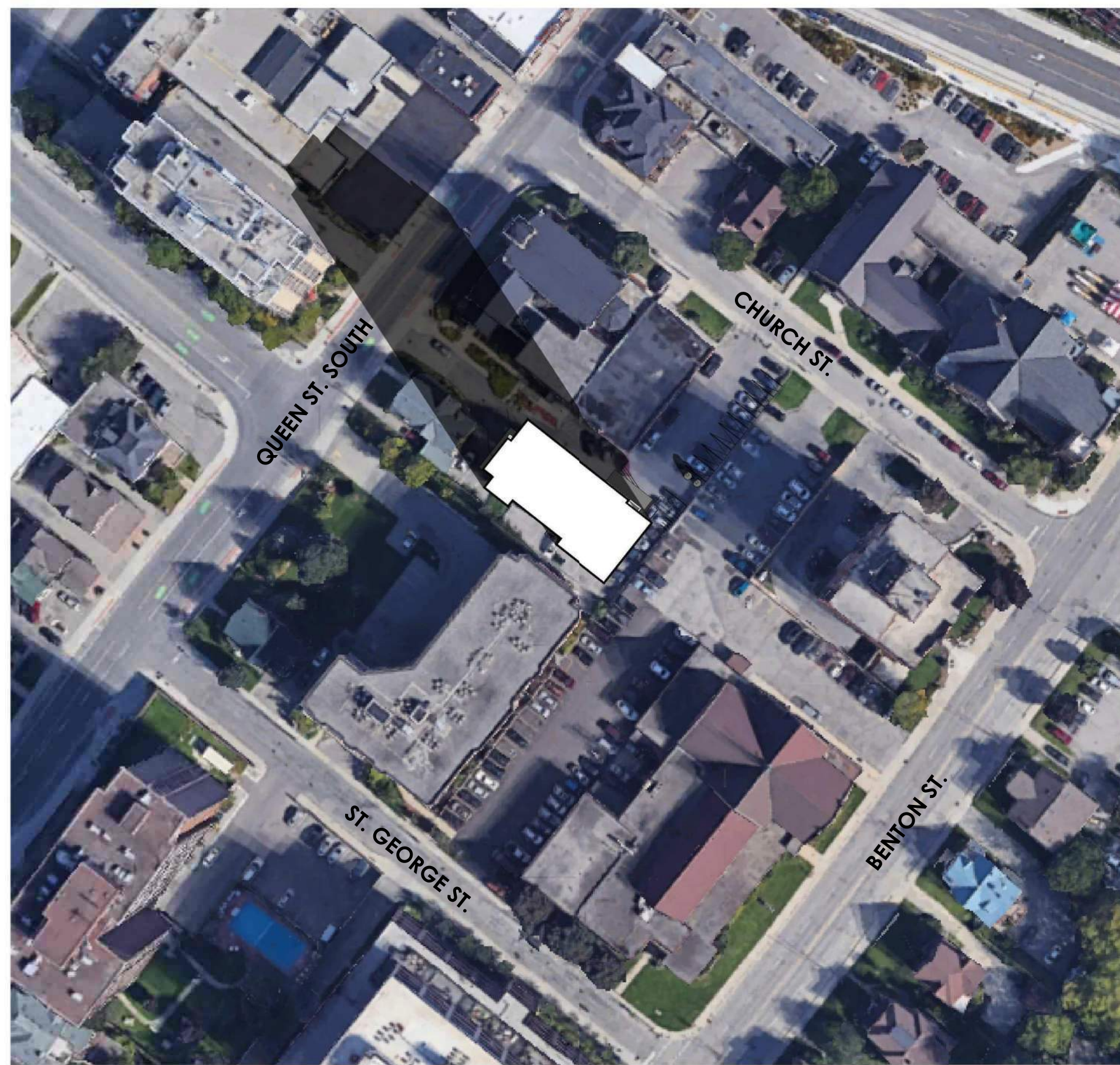
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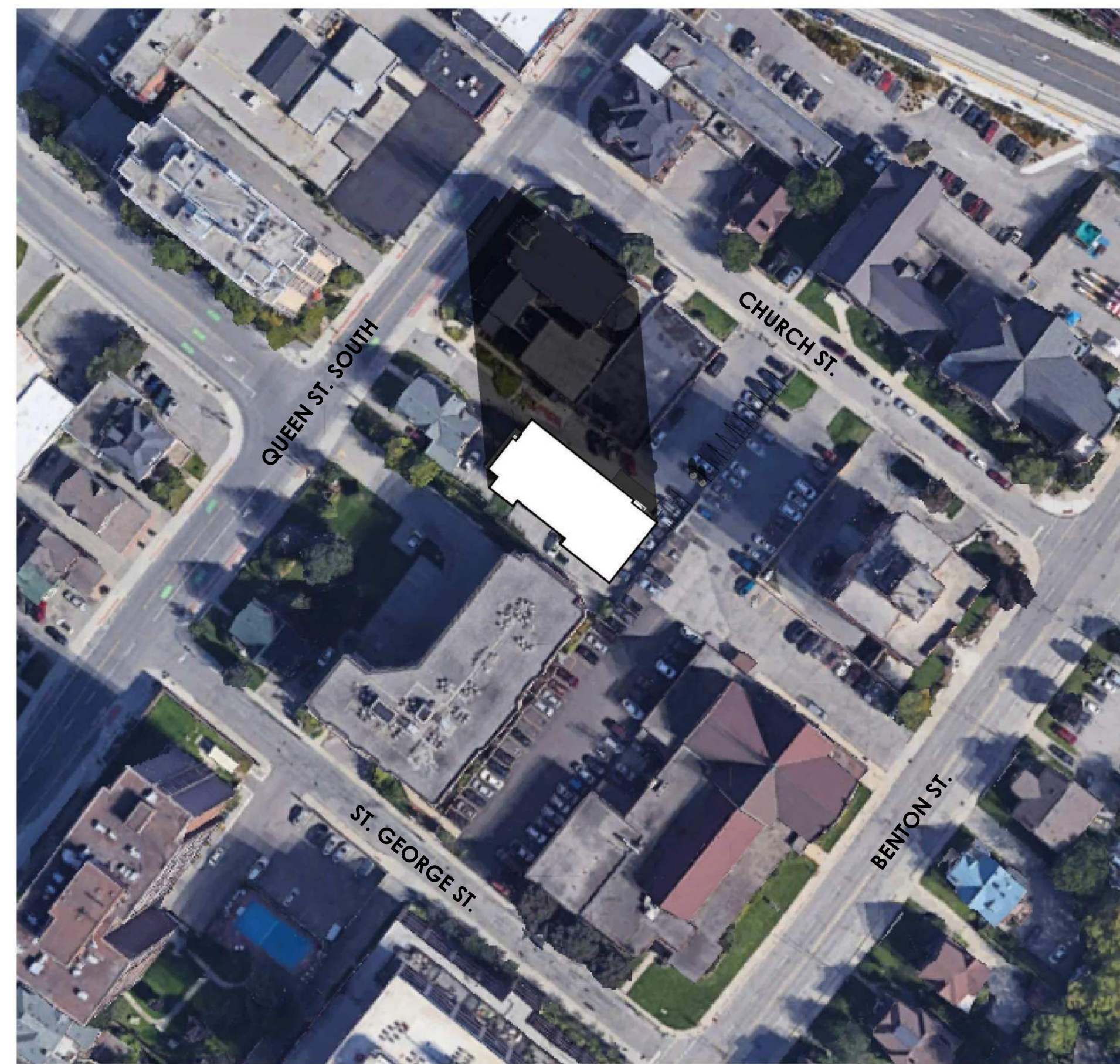
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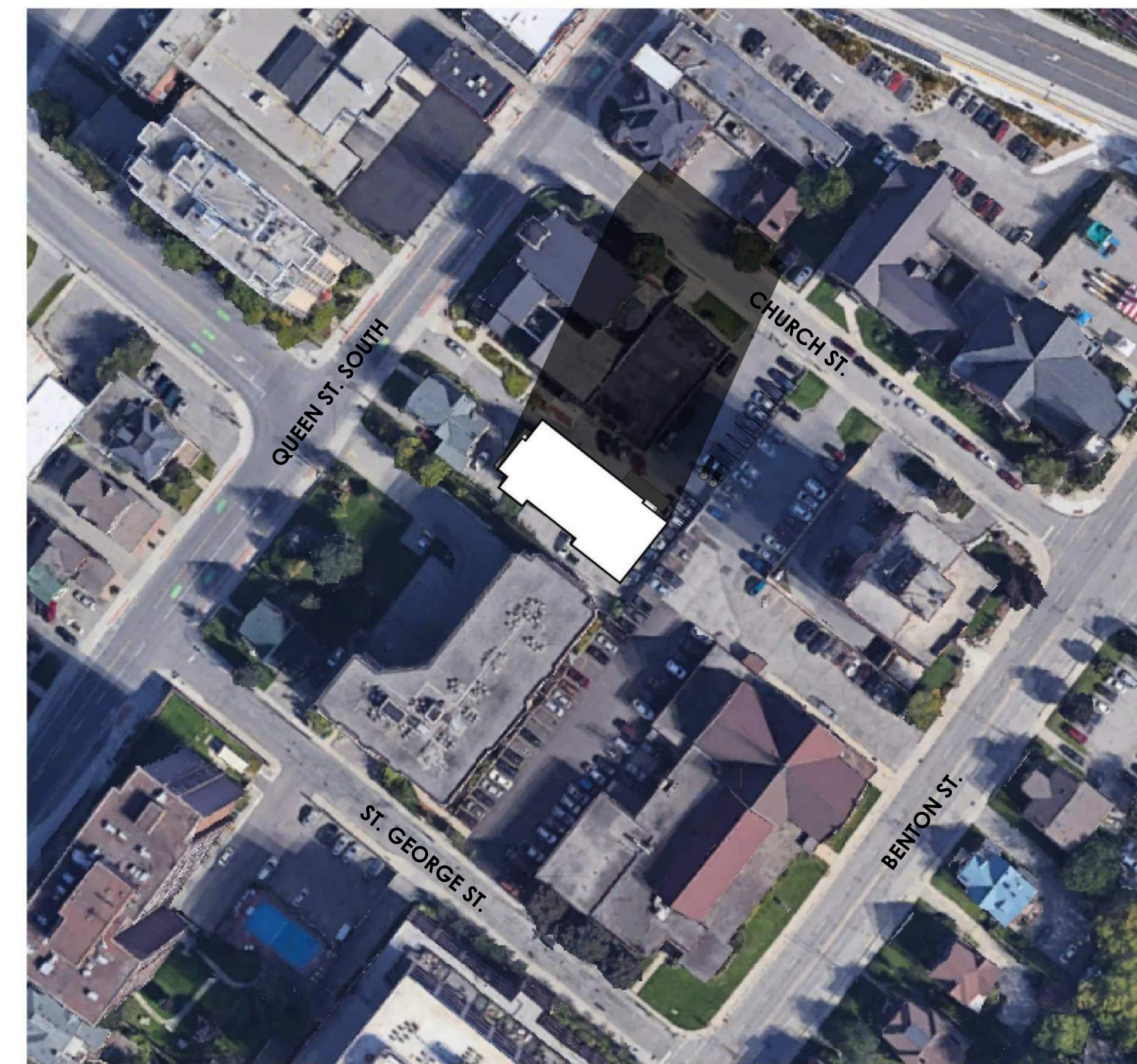
SP5.3



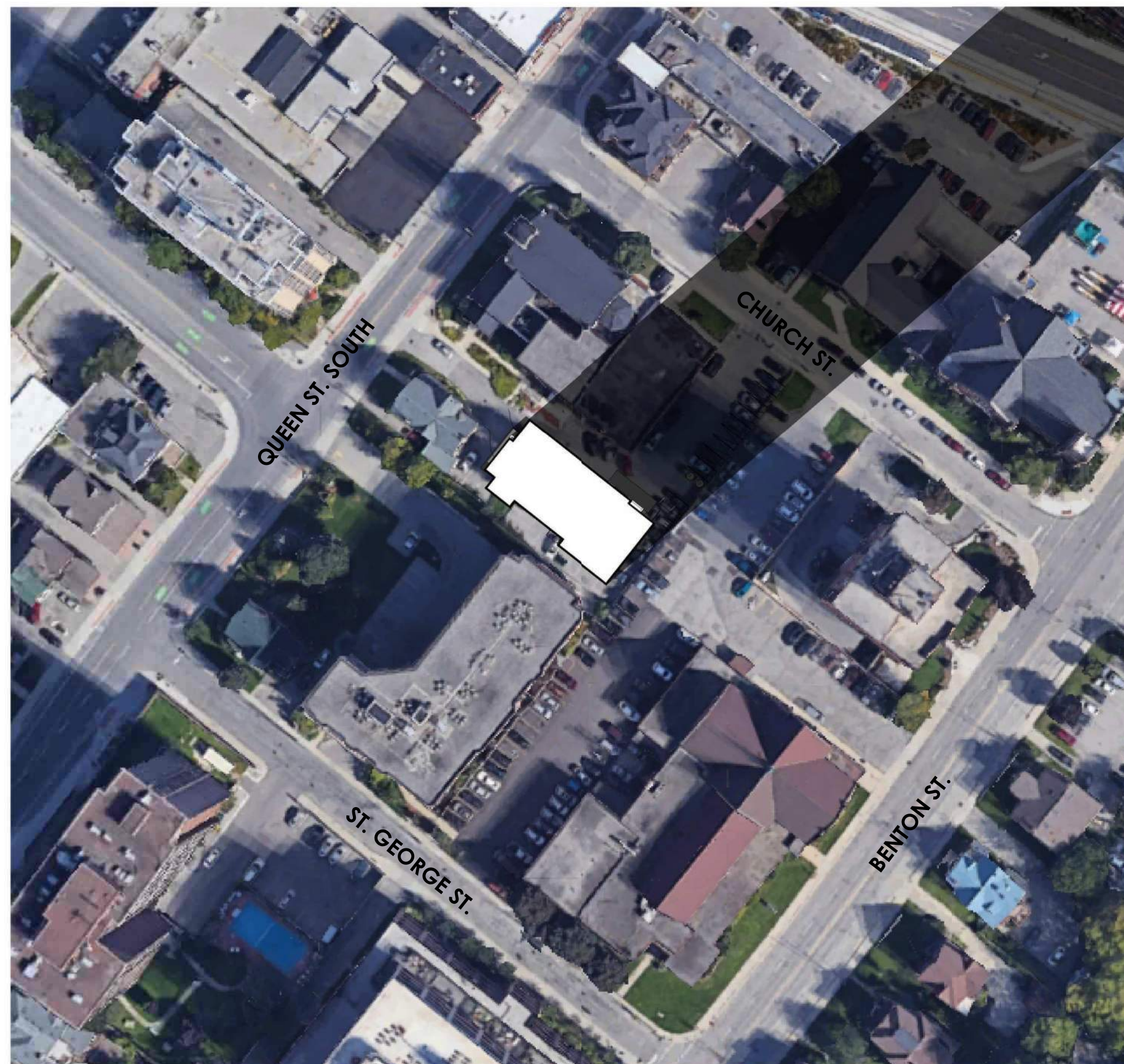
1 WINTER EQUINOX - DECEMBER 21 - 10:00AM
SP5.4 SCALE: 1 : 900



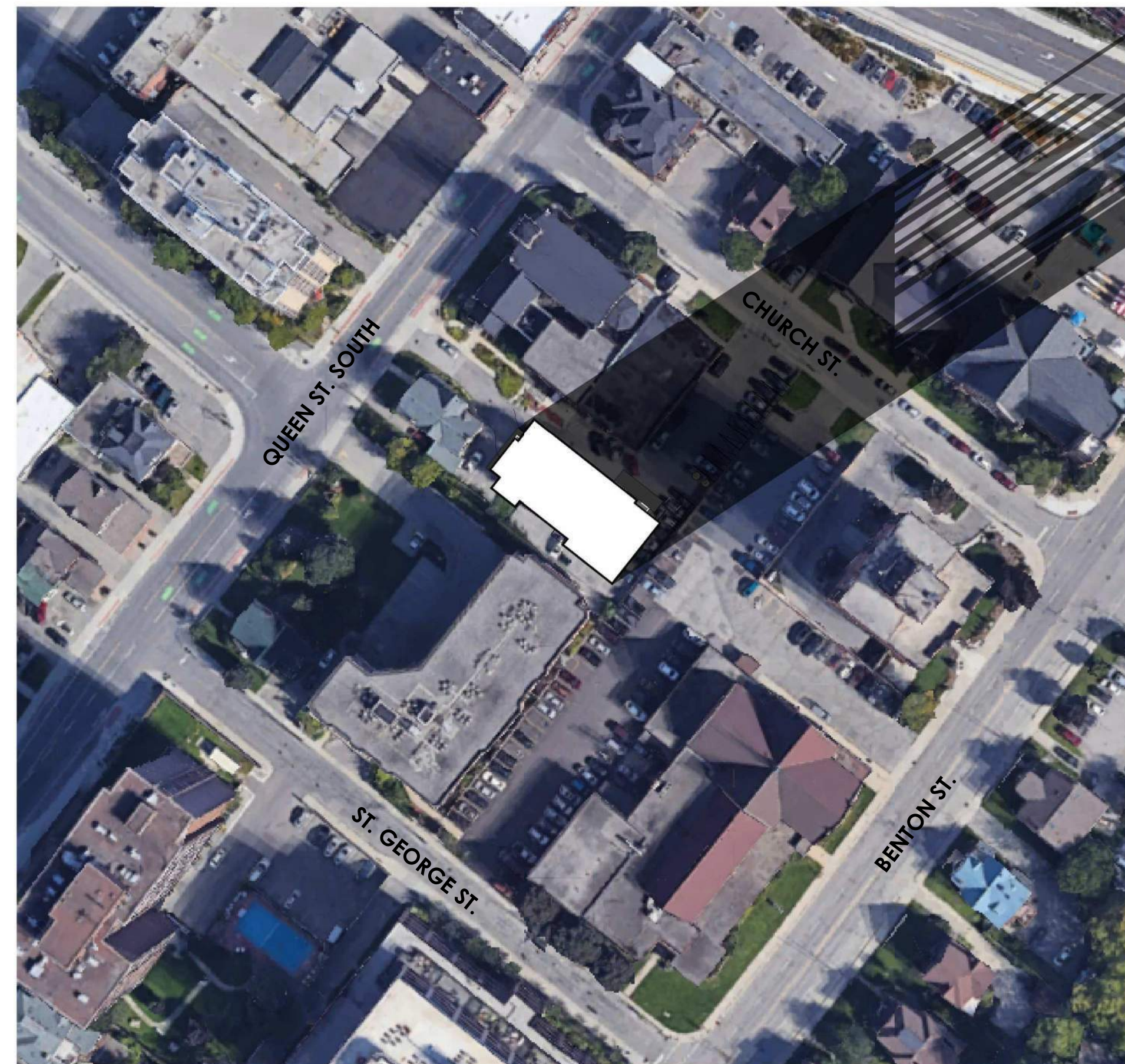
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SP5.4 SCALE: 1 : 900



3 WINTER EQUINOX - DECEMBER 21 - 2:00PM
SP5.4 SCALE: 1 : 900



4 WINTER EQUINOX - DECEMBER 21 - 4:00PM
SP5.4 SCALE: 1 : 900



5 WINTER EQUINOX - DECEMBER 21 - 6:00PM
SP5.4 SCALE: 1 : 900

EASTERN DAYLIGHT TIME (EDT)

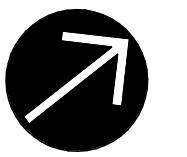
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LONGITUDE: -80.490417

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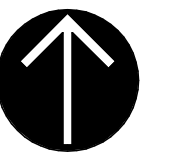
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137 QUEEN ST S, KITCHENER

CLIENT

DRAWING TITLE

SHADOW STUDY - WINTER EQUINOX (DECEMBER 21)

PROJECT NUMBER

21067

SCALE

1 : 900

SHEET SIZE

24x36

SP5.4



PROJECT NO.
21067

PROJECT NAME
**ST. PAUL'S
AFFORDABLE
HOUSING**

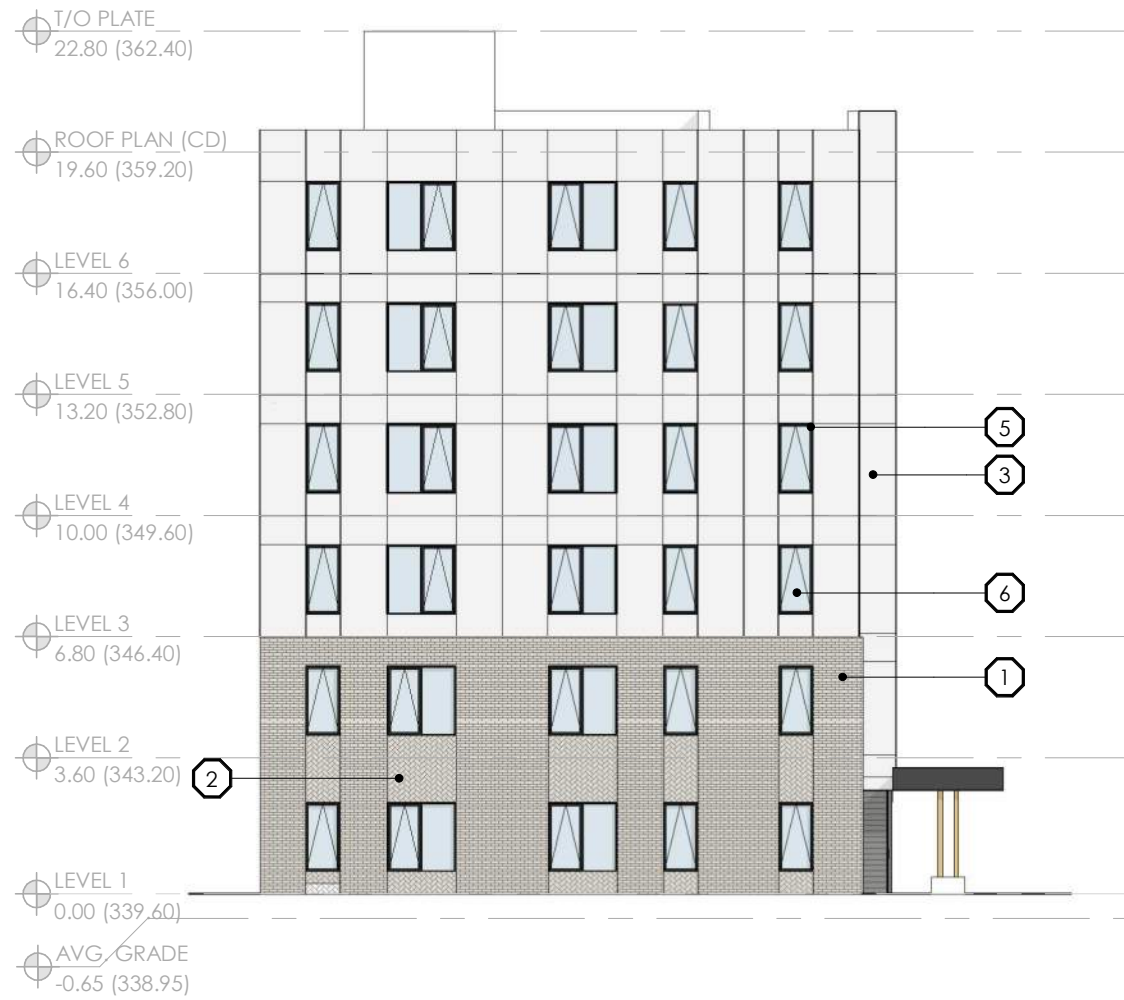
137 QUEEN STS, KITCHENER

DRAWING TITLE
**REFERENCE
IMAGES**

SCALE N.T.S.
ISSUED FOR

DATE 2023.04.11

1.0



EAST ELEVATION (D)

1 : 200



NORTH ELEVATION (D)

1 : 200

MATERIAL LEGEND

① BRICK, NORMAL UNITS
COLOUR: TAN

③ FIBRE CEMENT PANEL SYSTEM
COLOUR: GREY

⑤ OPERABLE WINDOW c/w SEALED CLEAR DOUBLE GLAZING
SET IN THERMALLY BROKEN ALUMINUM FRAME
FRAME COLOUR: ANODIZED BLACK

⑦ GLULAM TIMBER COLUMN

② BRICK, SOLDIER/HERRINGBONE UNITS
COLOUR: TAN

④ FIBRE CEMENT PANEL SYSTEM
COLOUR: CHARCOAL

⑥ CLEAR DOUBLE GLAZING
SET IN THERMALLY BROKEN ALUMINUM FRAME
FRAME COLOUR: ANODIZED BLACK

PROJECT NO.

21067

PROJECT NAME

ST. PAUL'S
AFFORDABLE
HOUSING

137 QUEEN ST S, KITCHENER

DRAWING TITLE

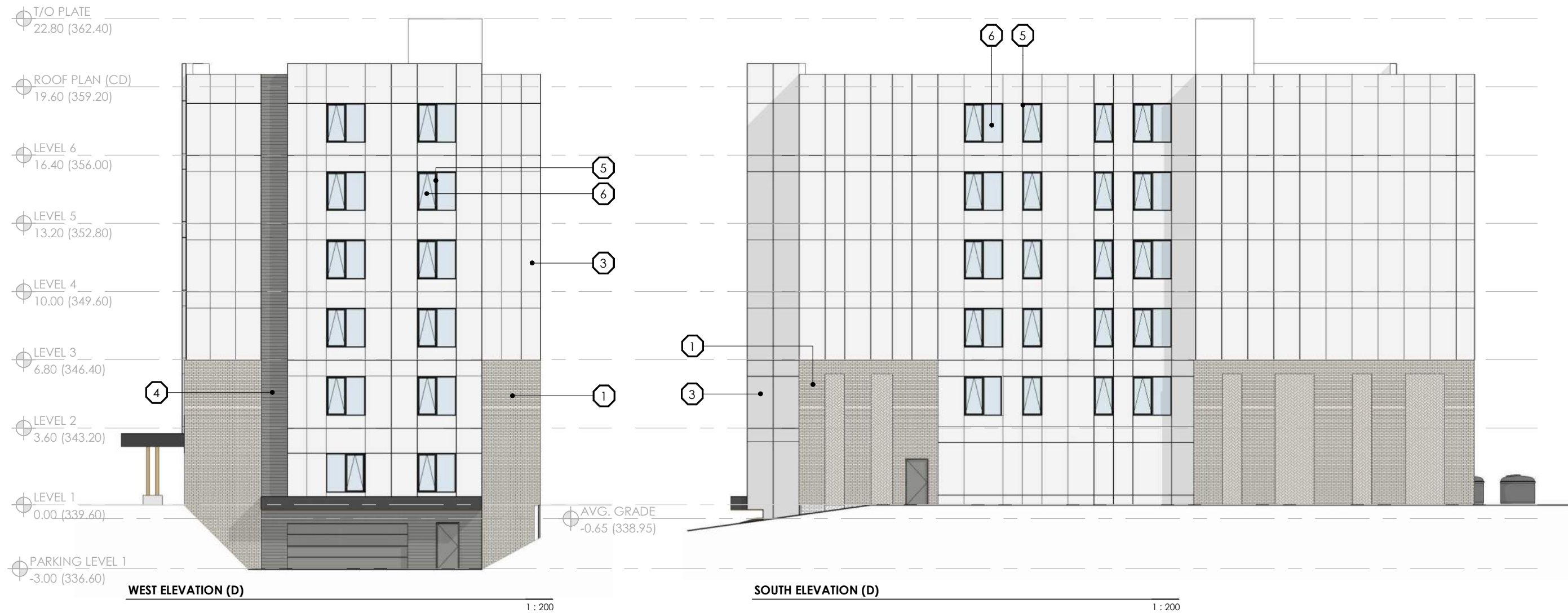
ELEVATIONS

SCALE As indicated

ISSUED FOR

DATE 2023.04.11

3.1



PROJECT NO.

21067

PROJECT NAME

ST. PAUL'S
AFFORDABLE
HOUSING

137 QUEEN ST S, KITCHENER

DRAWING TITLE

ELEVATIONS

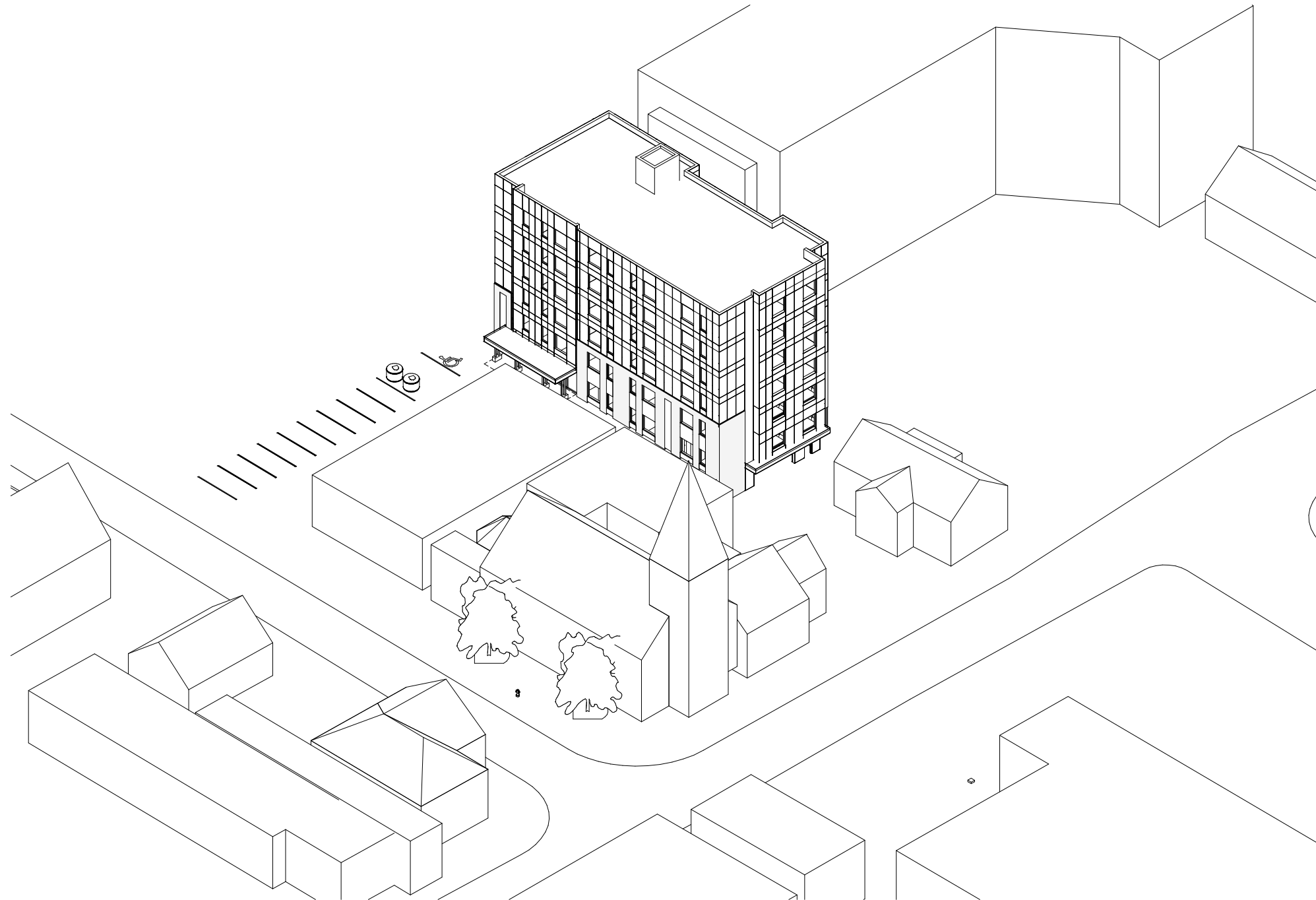
SCALE As indicated

ISSUED FOR

DATE 2023.04.11

3.2

MATERIAL LEGEND



PROJECT NO.

21067

PROJECT NAME

ST. PAUL'S
AFFORDABLE
HOUSING

137 QUEEN ST S, KITCHENER

DRAWING TITLE

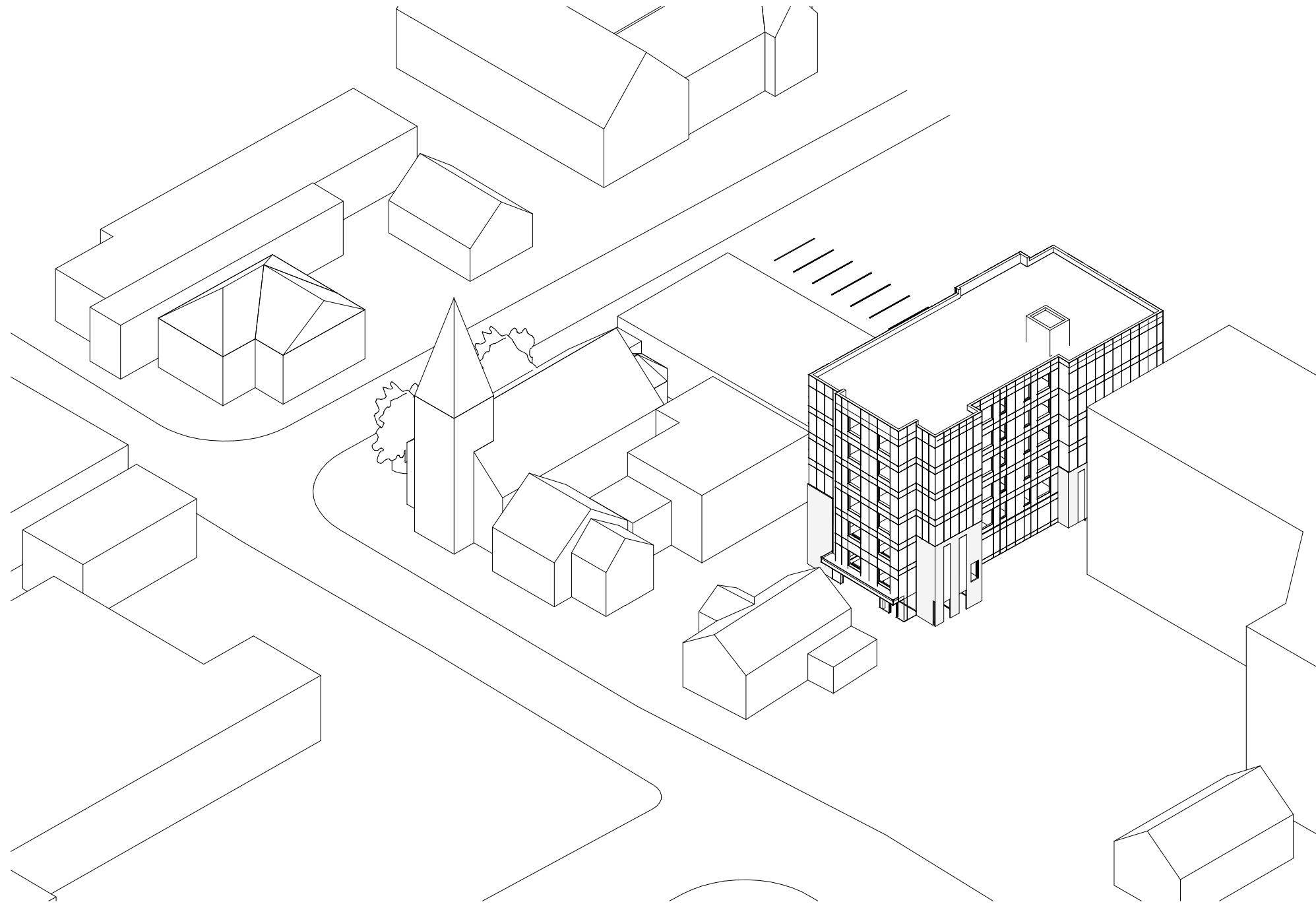
MASSING/
PERSPECTIVE
VIEWS

SCALE N.T.S.

ISSUED FOR

DATE 2023.04.11

5.1



PROJECT NO.

21067

PROJECT NAME

ST. PAUL'S
AFFORDABLE
HOUSING

137 QUEEN ST S, KITCHENER

DRAWING TITLE

MASSING/
PERSPECTIVE
VIEWS

SCALE

ISSUED FOR

DATE 2023.04.11

5.2



PROJECT NO.

21067

PROJECT NAME

ST. PAUL'S
AFFORDABLE
HOUSING

137 QUEEN ST S, KITCHENER

DRAWING TITLE

MASSING/
PERSPECTIVE
VIEWS

SCALE

ISSUED FOR

DATE 2023.04.11

5.3



PROJECT NO.

21067

PROJECT NAME

ST. PAUL'S
AFFORDABLE
HOUSING

137 QUEEN ST S, KITCHENER

DRAWING TITLE

MASSING/
PERSPECTIVE
VIEWS

SCALE

ISSUED FOR

DATE 2023.04.11

5.4