

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: August 1, 2023

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

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

WARD(S) INVOLVED: Ward 10

DATE OF REPORT: July 3, 2023

REPORT NO.: DSD-2023-316

SUBJECT: Draft Scoped Heritage Impact Assessment
1254 Union Street
Construction of a Maintenance Facility

RECOMMENDATION:

For information.

REPORT:

The Planning Division is in receipt of a draft Scoped Heritage Impact Assessment (HIA) dated May 2023, prepared by MHBC Planning Ltd., regarding a proposal to construct a one-storey maintenance/warehouse facility on the subject property municipally known as 1254 Union Street.

The subject property is currently listed as a non-designated property of cultural heritage interest or value on the City's Municipal Heritage Register. The subject property is also located adjacent to the Union Street Cultural Heritage Landscape. The cultural heritage value of the property lies in the existing two-storey building built in the Industrial Vernacular architectural style with Spanish Eclectic influences. The landscaping of the property has also been identified for its contextual value.

The applicant is proposing to construct a one-storey maintenance/warehouse facility located towards the rear of the property, with no alterations being proposed to the existing two-storey building (Fig. 1). The submission of a Scoped Heritage Impact Assessment (HIA) was made a requirement of a Site Plan Application to construct the warehouse facility.



Figure 1: Proposed Concept Plan.

Source: Draft HIA

The draft scoped HIA has concluded that the subject property meets only one (1) out of the nine (9) criteria for designation and could remain on the City's Municipal Heritage Register. Due to the timelines associated with processing planning application due to Bill 109, the Site Plan Application has received conditional approval, subject to several heritage conditions, including the approval of the scoped HIA.

Heritage Planning staff are currently in the process of reviewing the HIA and will be providing detailed comments to the application to address any areas that require further assessment and discussion. At this time, Heritage Planning staff are seeking the committee's input on the draft HIA and these comments will be taken into consideration as staff continues to review the HIA and the associated planning application. A motion or recommendation to Council will not be required at the August meeting.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

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

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

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the Heritage Kitchener committee meeting.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Draft Scoped Heritage Impact Assessment (HIA) - 1254 Union Street