

# Staff Report



Development Services Department

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**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** September 5, 2023

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

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

**WARD(S) INVOLVED:** Ward 9

**DATE OF REPORT:** August 1, 2023

**REPORT NO.:** DSD-2023-359

**SUBJECT:** Scoped Heritage Impact Assessment – 417 King Street West  
Proposed 55-storey Tower

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## RECOMMENDATION:

For information.

## REPORT:

The Planning Division is in receipt of a draft Scoped Heritage Impact Assessment (HIA) dated March 23, 2023, prepared by MHBC Planning Ltd., regarding a proposal to construct a 55-storey tower on the subject property municipally addressed as 417 King Street West.

417 King Street West does not have any heritage status. However, it is located adjacent to 404-410 King Street West, also known as the 'Kaufman Footwear' Building, which is **designated under Part IV of the Ontario Heritage Act**. Furthermore, the subject property is also located within the Warehouse District Cultural Heritage Landscape.

The submission of a scoped HIA was made a requirement of the Official Plan Amendment and Zoning By-law Amendment Applications. The applicant is proposing to demolish the existing building on the subject property, and construct a 55-storey tower with a total of 622 units (Fig. 1). The scoped HIA concludes that there will be no negative impacts to the 'Kaufman Footwear' Building.



Figure 1. Proposed Rendering of the Proposed Development.

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 September 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) – 417 King Street West