

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: September 5, 2023

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

PREPARED BY: Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7041

WARD(S) INVOLVED: Ward 4

DATE OF REPORT: August 11, 2023

REPORT NO.: DSD-2023-356

SUBJECT: Draft Heritage Impact Assessment (HIA)
628 New Dundee Road

RECOMMENDATION:

For information.

BACKGROUND:

The Planning Division is in receipt of a draft Heritage Impact Assessment (HIA) dated July 2023 and prepared by McNaughton Hermsen Britton Clarkson Planning Limited (MHBC), on behalf of Fusion Homes. The HIA relates to a submitted site plan application for the property municipally addressed as 628 New Dundee Road and the adjacent property identified as Block 111 on Plan 58M-528 (SP23/053/N/ES). It proposes eleven blocks of stacked townhomes as well as the retention of the existing dwelling on site, for a total of 210 dwelling units.

The subject property is listed as a non-designated property of cultural heritage value or interest on the Kitchener Municipal Heritage Register. It is also adjacent to or in proximity of other cultural heritage resources, including the Walter Bean Trail Cultural Heritage Landscape and 508 New Dundee Road, designated under Part IV of the Ontario Heritage Act. Per the Cultural Heritage Landscape Study prepared by the Landplan Collaborative Ltd. in 2014 and approved by Council in 2015, Reichert Drive forms the southern-most part of the Walter Bean Trail. There are currently three structures on site; a farmhouse constructed c.1848, an original barn constructed c. 1848, and an outbuilding. The farmhouse and barn both have multiple additions that were added at various dates.

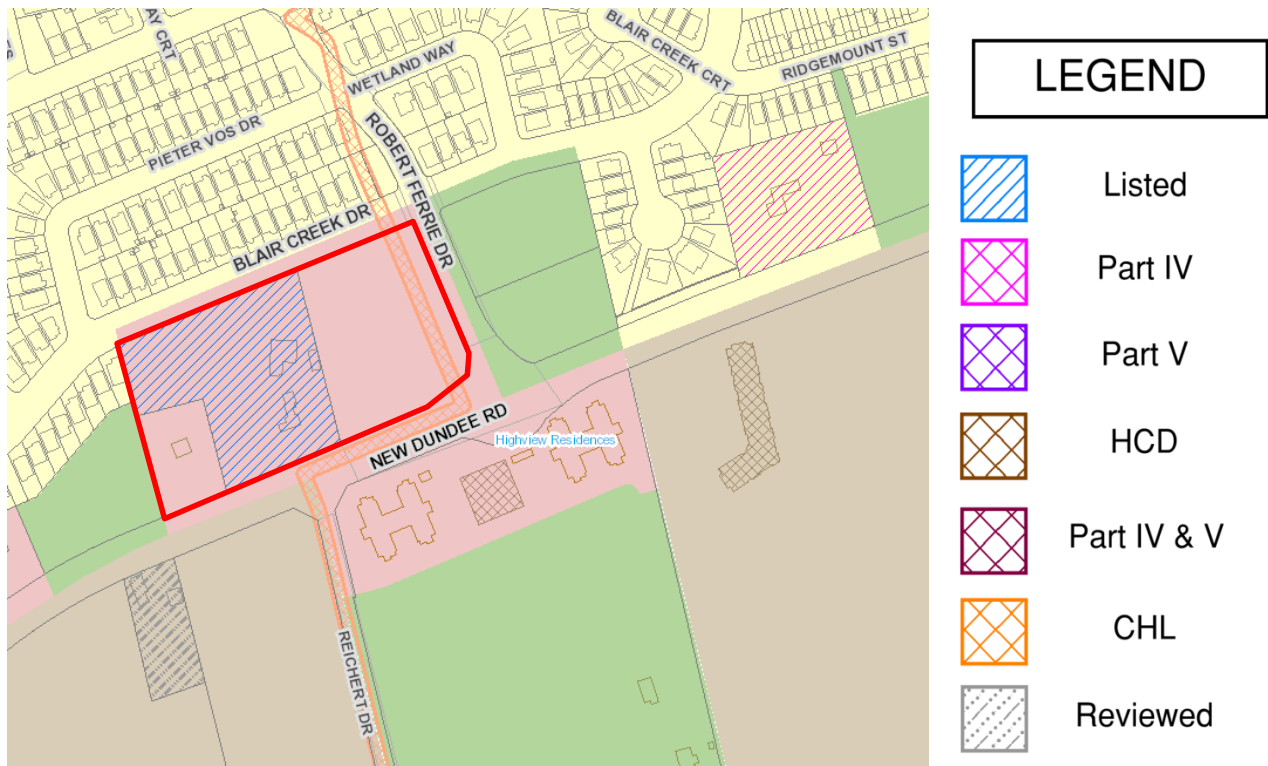


Figure 1: Location map of subject properties

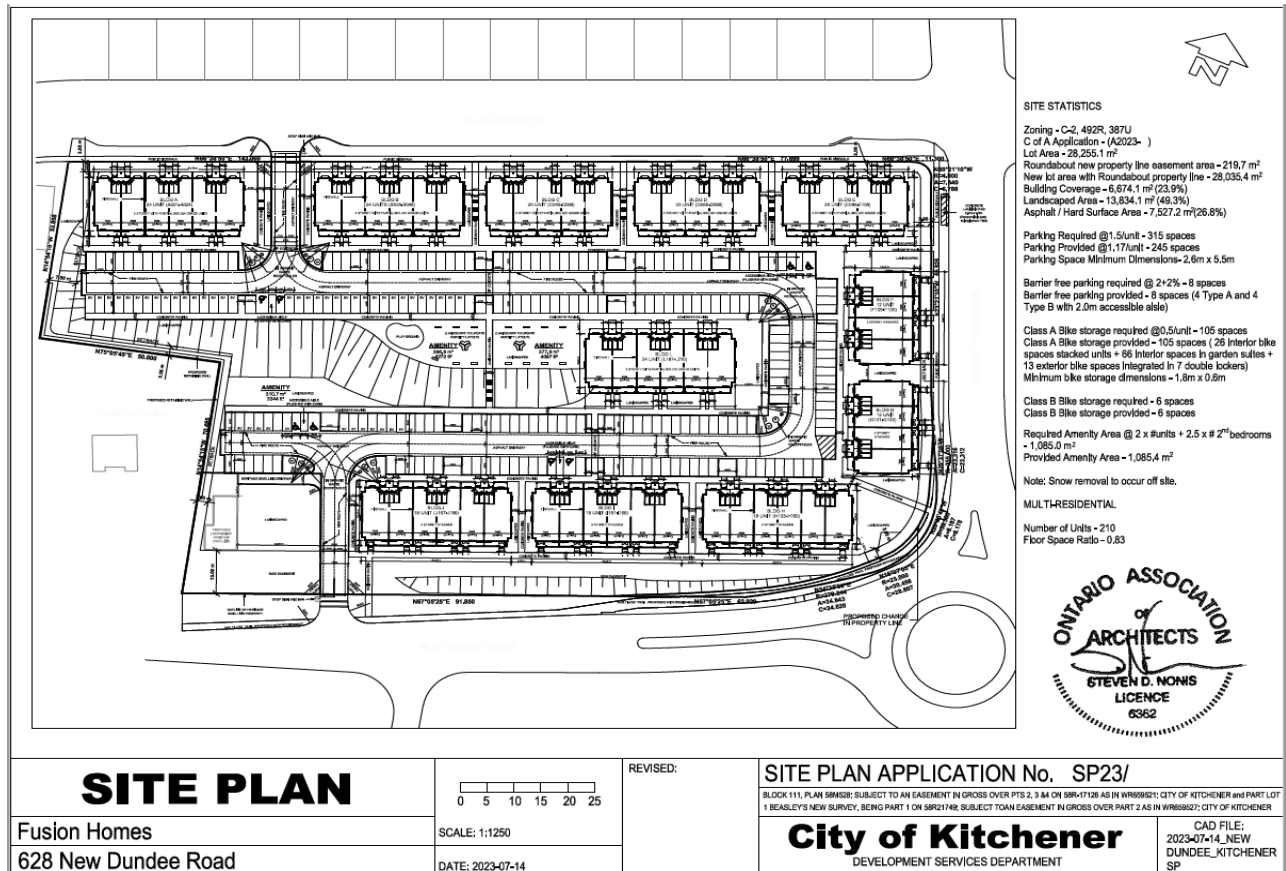


Figure 2: Proposed site plan

REPORT:

The draft HIA has concluded that the subject property meets two (2) out of the nine (9) criteria for designation. It identifies the existing farmhouse as having design/physical value, being a representative and early example of the Gothic Revival Cottage architectural style. It also identifies it as having historical/associative value due to its association with mid-19th century agricultural practices. The barn and outbuilding located on site were identified as having no significant cultural heritage value or interest.

The applicant is proposing the retention and relocation of the existing farmhouse to a different location on site. The proposal would see the building moved approximately 50 metres to the south-west corner of the site, placed on a new foundation (**Figure 3**). A structural engineering report dated July 12, 2023 and completed by Tacoma Engineers has confirmed that the existing home is a good candidate for relocation. The additions to the farmhouse added c. 1966 are proposed to be removed (**Figure 4**). The relocation would facilitate the construction of eleven blocks of townhome units, a central amenity space, 245 surface parking spaces, and an internal laneway with access points onto Blaire Creek Drive and New Dundee Road.



Figure 3: Proposed site plan outlining existing and new location of farmhouse



<i>Legend</i>		
Identifier	<i>Description</i>	<i>Construction Date</i>
A	Gothic Revival dwelling	Bet. 1848 and 1858
B	Summer Kitchen or Original Dwelling	Bet. 1848 and 1858
C	Rear Addition	1966
D	Garage	1966
E	Addition	1966
F	Gable and balcony	20 th century

Figure 4: Aerial view of dwelling with sections to be demolished identified in red

The HIA provided the following mitigation recommendations:

- That the barn, outbuilding, and dwelling be documented;
- The barn is proposed to be dismantled and materials adaptively re-used by the current tenants in a new location. Should the barn not be re-used by the prospective third party, that the barn be made available to other interested parties so that it can be re-used as opposed to being deposited as landfill;
- That select materials (i.e. beams) of the barn be retained as commemoration/interpretive features on-site within the amenity area (i.e. benches, landscaping, etc);
- That a Conservation Plan for the dwelling be completed as a condition of Site Plan Approval in order to outline the proposed alterations to the building and provide recommendations to ensure the work is consistent with best practices for the conservation of cultural heritage resources; and
- That an Interpretation Plan be completed which will provide the draft text/images and layout of an interpretive panel to be installed within the amenity area.

The applicant will be attending the September 5, 2023 meeting of the Heritage Kitchener Committee to answer any questions or concerns. Heritage Planning Staff are currently in the process of reviewing the HIA and will be providing detailed comments to the applicant to address any areas that require further assessment or discussion. At this time, Heritage Planning Staff are also seeking the Committee's input and comments, which will be taken into consideration as part of the complete staff review and processing related to the associated Planning Act Application.

A copy of the HIA has been included as **Attachment A** in this report.

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 council / committee meeting.

PREVIOUS REPORTS/AUTHORITIES:

- Ontario Heritage Act, R.S.O 1990

APPROVED BY: Justin Readman, General Manager of Development Services

ATTACHMENTS:

Attachment A – Draft Heritage Impact Assessment (HIA) – 628 New Dundee Road