

Scoped Heritage Impact Assessment

30-40 Margaret Avenue,
City of Kitchener, ON
DRAFT

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Activa

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Glossary of Abbreviations

| | |
|------------|--|
| CCNHCD | <i>Civic Centre Neighbourhood Heritage Conservation District</i> |
| CHVI | <i>Cultural Heritage Interest or Value</i> |
| CHL | <i>Cultural Heritage Landscape</i> |
| HCD | <i>Heritage Conservation District</i> |
| HIA | <i>Heritage Impact Assessment</i> |
| MCM | <i>Ministry of Citizenship and Multiculturalism</i> |
| MHBC | <i>MacNaughton Hermsen Britton Clarkson Planning Limited</i> |
| OHA | <i>Ontario Heritage Act</i> |
| O-REG 9/06 | <i>Ontario Regulation 9/06 for determining cultural heritage value or interest</i> |
| PPS 2020 | <i>Provincial Policy Statement (2020)</i> |

Acknowledgements

This report acknowledges the assistance provided by City of Kitchener Planning Staff, the Waterloo Historical Society, the Grace Schmidt Room in the Kitchener Public Library and the Waterloo Region Museum.

Acknowledgement of Indigenous Communities

This Cultural Heritage Impact Assessment acknowledges that the subject property located at 30-40 Margaret Avenue, Kitchener is situated in the traditional territory of Haudenosaunee, Anishnawbe, Attiwonderonk (Neutral) nations. These lands are acknowledged as being associated with the following treaties:

- *The Simcoe Patent- Treaty 4, 1793*
- *Haldimand Treaty*

This document takes into consideration the cultural heritage of indigenous communities, including their oral traditions and history when available and related to the scope of work.

Present Owner Information:

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Executive Summary

The City of Kitchener requested a scoped Heritage Impact Assessment for the proposed development on the subject lands located at 30-40 Margaret Avenue, City of Kitchener, Ontario. This report assessed the impact that the proposed development may have on the Civic Centre Neighbourhood Heritage Conservation District, including any potential impact to the individually designated property located at 12 Margaret Avenue/ 116 Queen Street (the Church of the Good Shepherd).

In conclusion, the proposed development conforms to the majority of the policies and guidelines within the CCNHCD Plan (2007) and the adverse impacts are limited to a negligible impact of the removal of two (2) trees from the subject lands. Mitigation measures include tree replacement and that replanting be considered for the landscaped area between the buildings and edge of the property that abuts adjacent properties. Any new trees should be indigenous to the area and of a type that would provide maximum screening potential to clearly define and legitimize the boundary of the development and its separation from the adjacent cultural heritage landscape.

There are no proposed repairs, alterations and demolitions to cultural heritage resources as a result of the proposed development. However, as a precautionary measure, in order to ensure protection of both 54 and 12 Margaret Avenue (Coach House) prior and post construction, it is recommended that construction fencing be erected to deter dust and debris and any accidental damage that could occur. It would also be encouraged that points of entry to the site during construction and storage of material and equipment be located away from the immediate area of both buildings.

In addition to the above, it is encouraged that the park be named after a previous land owner (i.e. William and Margaret Young, D. S. Bowlby, Dr. Cornell, Albert Augustine, Kaufman family) in order to honour the subject lands former historical associations. Remaining foundation stones on the property could be used creatively within the park design to support this objective.

1.0 Introduction

1.1 Background

MHBC Planning, Urban Design and Landscape Architecture ("MHBC") was retained in January 2022 by Martin Simmons Sweers Architects to undertake a scoped Heritage Impact Assessment (HIA) for the proposed development located at 30-40 Margaret Avenue, City of Kitchener hereafter referred to as the 'subject lands' (see **Appendix 'A'**).

The subject lands are located within the Civic Centre Neighbourhood, adjacent to the downtown core of the City of Kitchener. In November 2006, a heritage conservation district study was completed on the Civic Centre Neighbourhood and the following year, in August 2007, the *Civic Centre Neighbourhood Heritage Conservation District Plan* (CCNHCD) was established to regulate the designated district. The subject lands are located within CCNHCD and therefore, designated under Part V of the *Ontario Heritage Act* ("OHA"). The subject lands are currently vacant; formerly there were seven (7) dwellings on the subject lands, however, all dwellings were demolished in the late 1980s and early 1990s. As such, there is no protected property on the subject lands as defined by the OHA and *Provincial Policy Statement* ("PPS 2020").

The purpose of this scoped HIA is to evaluate the proposed development in terms of potential impacts to cultural heritage resources located adjacent to the property and to the overall CCNHCD. There are 17 adjacent properties to the subject lands including: 12, 54 & 64 Margaret Avenue, 116 Queen Street North and 15, 17, 21, 25, 29, 31, 33, 35, 37, 39, 41, 43 & 45 Ellen Street West.

The adjacent, contiguous property located at 12 Margaret Avenue/ 116 Queen Street North (Church of the Good Shepherd) is designated under Part IV and is a protected property under the OHA and the PPS 2020. The other adjacent properties located in the CCNHCD with the exception of 54 Margaret Avenue, however, are not listed under 'Group A' in the District, meaning that they are not considered to have high cultural heritage value.

This report evaluates the proposal in the context of the City's policy framework and Provincial policy. It also uses previous reports including: a scoped HIA completed by The Land Plan Collaborative Inc. (2013), an HIA completed by MHBC in 2019 and subsequent Cultural Heritage Protection Plan (CHPP) (2020).

2.0 Methodology and Approach

2.1 Methodology

The methodology of this report is based on the Terms of Reference provided by the City of Kitchener for the Scoped HIA for development on the subject lands (see **Appendix 'H'**). The City of Kitchener's Heritage Planner requires the following content for this scoped Heritage impact Assessment:

- Present owner information;
- A written description 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 material¹;
- An outline of proposed development, its context and how it will impact the properties (subject property and if applicable adjacent protected heritage properties⁰ 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.
- 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.
- 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).
- 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.
- Recommendations shall be as specific as possible, describing and illustrating locations, elevations, materials, landscaping, etc.
- 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.

¹ There are no buildings or structures on-site, however, the property has been documented with photographs.

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.

- 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.

It is important to note that the subject properties do not include any buildings or structures or particular landscape features and therefore, the analysis is based on the heritage attributes of the adjacent protected heritage property and of the Civic Centre Neighbourhood Heritage Conservation District Plan.

2.2 Approach

A site visit was conducted by MHBC Staff on March 4, 2019 and October 31, 2022 to document the current state of the subject lands. This report reviews the following documents:

- HIA by The Land Plan Collaborative Inc. (2008);
- Scoped HIA by The Land Plan Collaborative Inc. (2013);
- Scoped HIA by MHBC (2019) and Cultural Heritage Protection Plan (2020);
- *City of Kitchener's Official Plan: A Complete and Healthy Kitchener* (2014);
- *Civic Centre Neighbourhood Heritage Conservation District Study* (2006);
- *Civic Centre Neighbourhood Heritage Conservation District Plan* (2007);
- *The Planning Act*;
- *Provincial Policy Statement* (2020);
- *The Ontario Heritage Act*;
- *The Ontario Heritage Tool Kit* which includes Eight Guiding Principles in the Conservation of Built Heritage Properties (Ministry of Heritage, Sport, Tourism and Culture Industries);
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Second Edition)
- *Region of Waterloo Practical Conservation Guide for Heritage Properties*

This HIA assesses the proposed development in terms of its compliance with these policies, guidelines and recommendations and assesses any impacts of the development on cultural heritage value and attributes of adjacent resources. In particular, this report assesses the impact that the proposed development will have on the key heritage attributes of the Civic Centre Neighbourhood Heritage Conservation District.

Key heritage attributes of the CCNHCD are outlined in 2.6 (Section 2.4) of the CCNHCD Plan (2007). These attributes are the defining factors of the heritage district. Key attributes are

described in the physical geography and configuration of similar original buildings and their direct relationship to surrounded businesses and factories and original land development pattern of the City. It also describes the progression of architecture and building technology exhibited by houses and other buildings, in particular the unique form of Queen Anne Style specific to the City of Kitchener dubbed "Berlin Vernacular". 'Fine' examples of these are categorized by Group 'A' or 'B'; three quarters of the properties (147 properties) are categorized as Group 'C' which exhibit the standard construction and are in a condition of repair and potential restoration. The following is a list of the key attributes of the CCNHCD as defined by the District Plan (2007) on 2.7:

- Its association with important business and community leaders during a key era of development in Kitchener;
- A wealth of well maintained, finely detailed buildings from the late 1800s and early 1900s that are largely intact;
- A number of unique buildings, including churches and commercial buildings, which provide distinctive landmarks within and at the edges of the District;
- A significant range of recognizable architectural styles and features including attic gable roofs, decorative trim, brick construction, porches and other details, associated with the era in which they were developed;
- The presence of an attractive and consistent streetscape linked by mature trees, grassed boulevards and laneways;
- Hibner Park, Kitchener's second oldest city park, as a green jewel in the centre of the District.

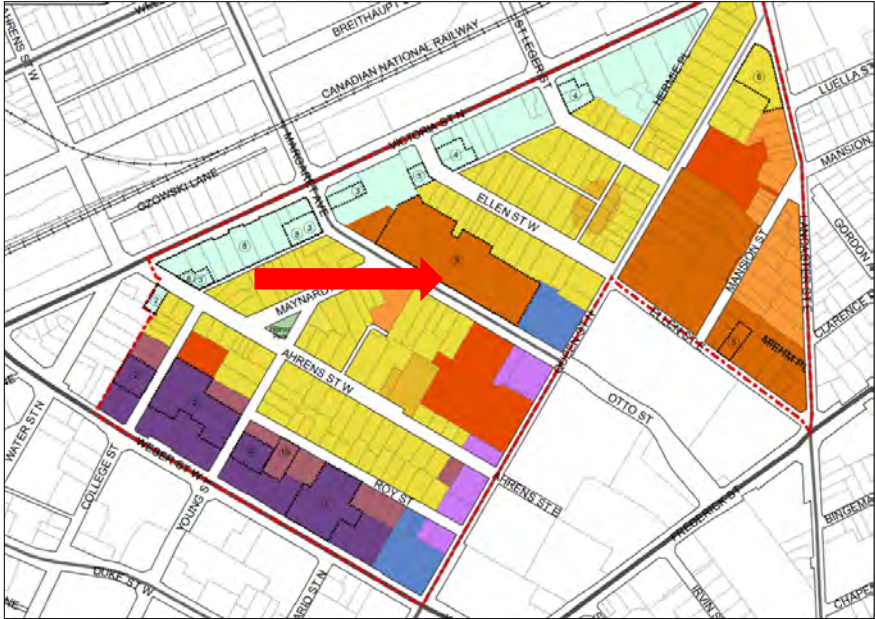


Figure 2: Civic Centre Neighbourhood Plan Land Use, Secondary Plan Map 9 identifying the subject lands as medium density multiple residential within the CCNHCD boundaries; red arrow identifies subject lands (Source: City of Kitchener Official Plan, 2014)

The subject lands are zoned R8 55 1-R and designated as 'Medium-Density Multiple Residential' and within a 'Special Area Policy' in the Secondary Plan for the Civic Centre Neighbourhood (Map 9 of the City of Kitchener's Official Plan (2014), see Figure 2 and 3). The overall parcel area is approximately 3.01 acres (12, 198 sqm).

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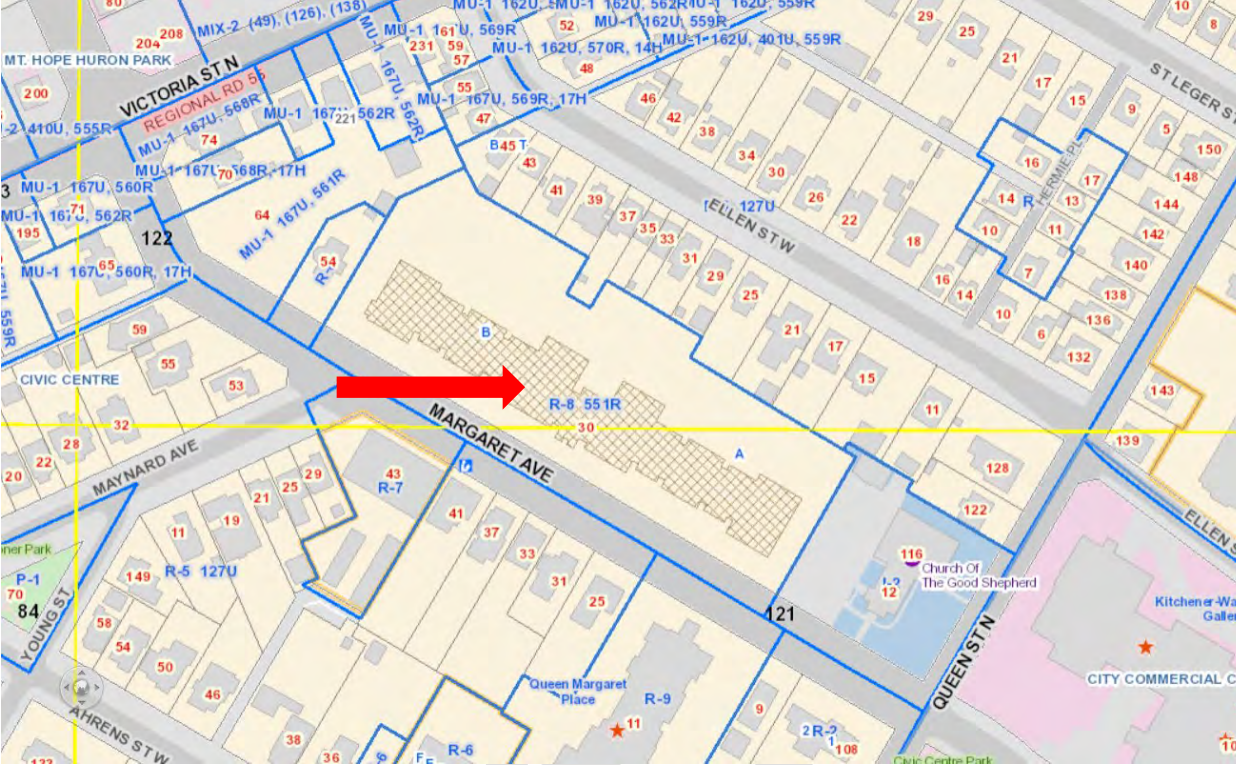


Figure 3: Zoning map of the subject lands; red arrow identifies subject lands (Source: Kitchener Interactive Map, 2022)

3.2 Heritage Status

The subject lands are not 'listed' (non-designated) or designated under Part IV of the *Ontario Heritage Act*, however, they are designated under Part V of the *Ontario Heritage Act* within the *Civic Centre Neighbourhood Heritage Conservation District* (2006) (see Figure 4). The property does not include any potential built heritage resources as it is vacant. There are special policies within the HCD Plan (2006) that address the subject lands and future redevelopment of the lands.



Figure 4: Map of subject lands and surrounding areas; subject lands are identified by the red line; green line indicates the CCNHCD boundaries (Source: MHBC, 2019).

3.3 Existing Conditions

The current site is vacant and does not include any buildings or structures (see Figures 5-6). There are some mature trees along the rear property line and a portion of the former foundation walls of one of the former dwellings also remains. There is a vehicular parking spot via Margaret Avenue on the west side of the subject lands.



Figures 5 & 6: (above) Street view of subject lands looking north-west along Margaret Avenue; (below) Street view of subject lands looking north-east along Margaret Avenue (Source: Google Earth Pro, 2021).

4.0 Description of Surrounding Area

4.1 Description of General Surrounding Area

The subject lands are located in the Civic Centre Neighbourhood, adjacent to the downtown core of the City of Kitchener. To the north of the subject lands are two storeys, residential dwellings along Ellen Street West and to the east is the Church of the Good Shepherd. Further to the east is the contemporary building of the Centre in the Square. To the west of the property is the heritage home at 54 Margaret Avenue, which is the last remaining house, aside from 70 Margaret Avenue, from the original row of houses on the north side of Margaret Avenue in the early 20th century (see Figure 7).



Figure 7: View of the surrounding area (Source: Google Earth Pro and MHBC, 2019)

The properties to the south of the subject land in include both heritage homes as well as residential apartment buildings. There is a four storey apartment building located at 43 Margaret

Avenue and an 18 storey apartment building at 11 Margaret Avenue/ 100 Queen Street North, "The Queen Margaret Apartments."

4.2 Description of Adjacent Cultural Heritage Resources

Adjacent lands are defined by the PPS (2020) meaning "those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan." The following **Table 1.0** identifies adjacent designated properties and a description based on the CCNHCD Plan.

| Table 1.0- Description of Adjacent Cultural Heritage Resources | | |
|--|--|---|
| | Description | Heritage Status |
| 54 Margaret Street | "A flamboyant large house with decorative half-timber Tudor details and grand circular turret and conical roof exposed currently on three sides. Built in c. 1904 for Herbert J. Bowman, County Clerk, later occupied by Charles J. Baetz, President of Baetz Brothers, Speciality Manufacturers, makers of floors and table lamps." | Listed; Designated under Part V(Group A); Identified as "Unique Building" in Section 3.4.3 of the CCNHCD Study (2006) |
| 64 Margaret Street | (Formerly 66 Margaret Avenue) Presently a vacant lot with the exception of a one storey accessory building. William H. Breithaupt who constructed a house at 64 Margaret Street (now Margaret Avenue). The house was demolished in 2003. | Designated under Part V (Group B) |
| 116 Queen Street/ 12 Margaret Street | Three-storey Gothic Church of the Good Shepherd Swedenborgian church with clock tower, fence and adjoining coach house (12 Queen Street) originated with the William Roos Estate, c.1885; Roos was a wholesale grocer. | Designated under Part IV and Part V (Group A) (see below for more information regarding designation). |
| 15 Ellen Street West | Two-storey brick house built in c 1920. | Listed; Designated under Part V(Group C) |
| 17 Ellen Street West | Two-storey vernacular brick house built in c.1910. | Listed; Designated under Part V (Group C) |
| 21 Ellen Street West | Two-storey stucco house built in c.1905 | Listed; Designated under Part V (Group B) |
| 25 Ellen Street West | Two-storey vernacular brick house built in c. 1905. | Listed; Designated under Part V (Group C) |
| 29 Ellen Street West | Two-storey brick house built in c. 1910 | Designated under Part V (Group C) |

| | | |
|-----------------------------|--|---|
| 31 Ellen Street West | Two and half storey, brick, Queen Anne house built in c. 1910 with shingled gable. | Designated under Part V (Group C) |
| 33 Ellen Street West | Two storey, brick and stucco, Tudor house built in c. 1925. | Designated under Part V (Group C) |
| 35 Ellen Street West | Two storey, brick, Tudor house built in c. 1925. | Designated under Part V (Group C) |
| 37 Ellen Street West | Two and half storey, brick, Vernacular house built in c. 1910 | Designated under Part V (Group C) |
| 39 Ellen Street West | Two and half storey, brick, Vernacular house built in c. 1910 | Designated under Part V (Group C) |
| 41 Ellen Street West | Two storey, brick, Vernacular house built in c. 1900 | Listed; Designated under Part V (Group B) |
| 43 Ellen Street West | Two and half storey, brick, Vernacular house built in c. 1900 | Listed; Designated under Part V (Group C) |
| 45 Ellen Street West | Two and half storey, brick, Vernacular house built in c. 1910 | Listed; Designated under Part V (Group C) |

On July 15, 1985, By-law 85-129 was passed pursuant to Section 29 of the OHA to designate under Part IV of the OHA the property located at 12 Margaret Avenue/ 116 Queen Street, “The Church of the Good Shepherd” (see **Appendix ‘F’**); this by-law outlines the designating features as follows:

[This property] is designated as being of historical and architectural value that part of the aforesaid real property known as 116 Queen Street North being comprised of the portions of the wrought iron fence stretching from the drive beside the Church along Margaret Avenue to Queen Street and the section along Queen Street stretching to the Church property.

This designation is acknowledged in the CCNHCD Plan as being a key attribute of the property.

The cast iron fence that encircles the grounds at the Church of the Good Shepherd is an excellent example of period fencing. Originally, the fence enclosed the grounds of the home of William Roos, a prominent industrialist in the city. The Church now maintains the fence as an important link to its past, and serves as an excellent example of stewardship. (CCNHCD Plan, 2007, 4.18).

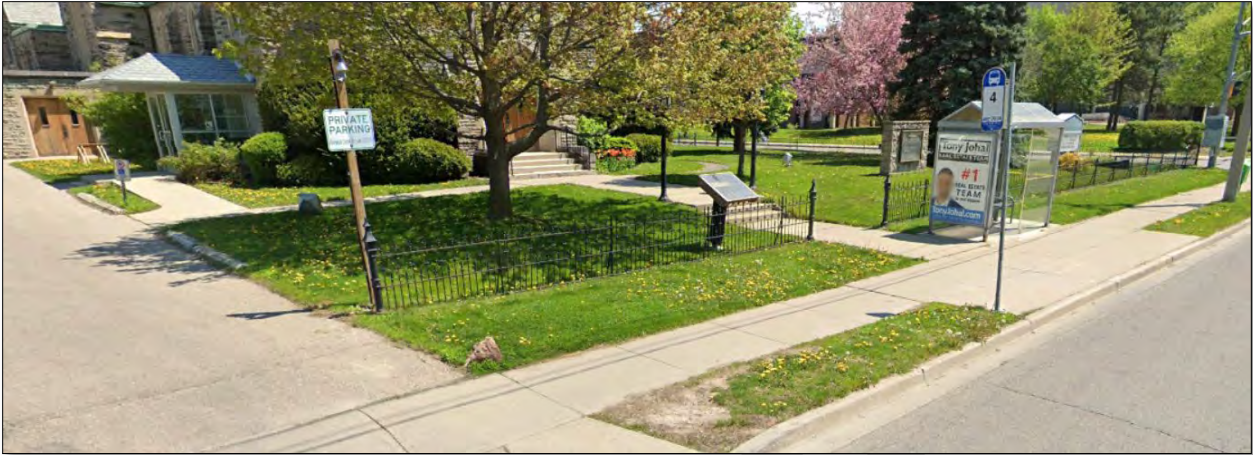


Figure 8: View of the cast iron fence of the Church of the Good Shepherd located at 12 Margaret Avenue/ 116 Queen Street, Kitchener (Source: Google Earth Pro, 2022)

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Figures 10 & 11: (above) Elevations of Block A (which are replicated for other blocks); (below) Coloured rendering of proposed development looking from the interior of the site (Source: Martin Simmons Sweers Architects Inc., 2022)

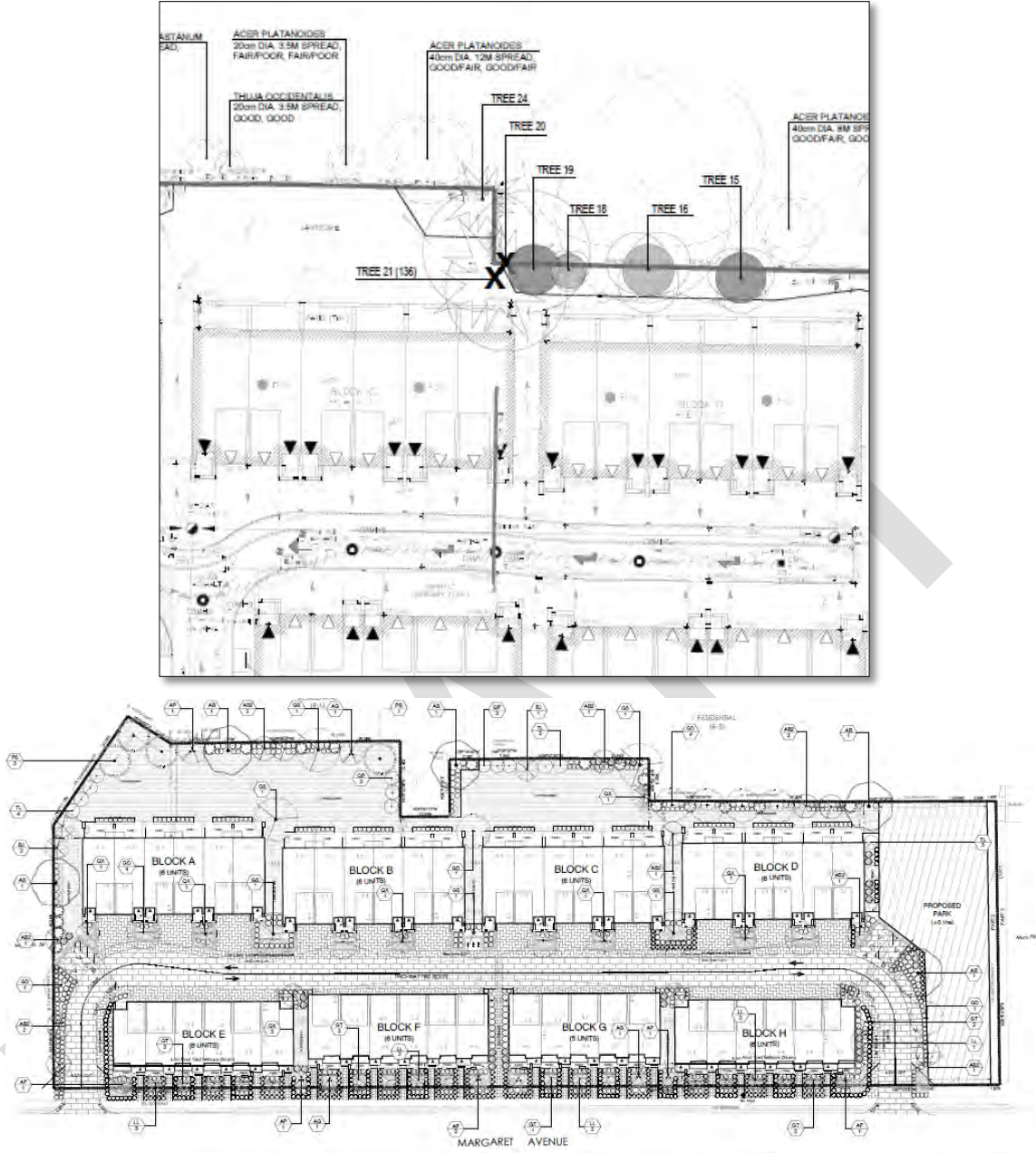
5.2 Landscape Alterations

The development will remove some trees located on the subject lands. A Tree Management Plan identified there were 92 trees identified on site in 2019, however, an update plan identifies that there are currently 20 trees on-site, 18 of which will be retained (see **Appendix 'E'**). The species of trees to be retained include:

- *Basswood*
- *Norway and Sugar Maple*
- *Norway Spruce*
- *White Mulberry*
- *Tree of Heaven*
- *Black Walnut*
- *White Cedar*
- *White Ash*

The trees that are proposed to be removed include an Ash Spruce (identified as Tree #20 in Figure 12) and a Norway Spruce (identified as Tree #21 in Figure 12). The Ash Spruce is identified as a 'dead' tree and the other is in fair condition; the trees are located along the rear property line.

The proposed development includes a reinstated treed boulevard, private walkways, and a parkette abutting the adjacent Church of the Good Shepherd which includes a combination of trees and terraces. Trees are proposed along the frontage of the property with a combination of hydrangeas, boxwood and pavers to liven the streetscape.



Figures 12 & 13: (above) Excerpt of Tree Management Plan identifying the trees proposed to be removed (below) Conceptual landscape design for the subject lands (Source: MHBC, 2023).



Figure 14: Basic rendering of proposed landscape design for parkland adjacent to the Church of the Good Shepherd (Source: MHBC, 2022).

6.0 Civic Centre Neighbourhood Heritage Conservation Policy Analysis

6.1 Civic Centre Neighbourhood Heritage Conservation District Plan (2007)

The CCNHCD Plan contains specific policies and design guidelines for the subject lands. This area is identified as one of four (4) site/ area specific policies in the Plan including: Margaret Avenue, Ellen Street, Weber Street and Victoria Street. All new development should confirm to these policies and guidelines. An analysis of the proposed development and the conformity with each policy is provided below.

See **Appendix 'B'** and **'C'** for site plan, floor plans and architectural renderings.

6.2 Site Specific Guidelines: Margaret Avenue

3.3.5 Site Specific Policies: Margaret Avenue

3.3.5.3 Margaret Avenue

A large parcel of land on the east side of Margaret Avenue is currently vacant, except for a number of mature trees. This property was home to a number of significant mansions which were allowed by their property owners to go into serious disrepair and eventually were demolished in the 1980s and 1990s. It represents by far the single largest vacant property in the District where development is almost certain to happen in the future. Site plan applications were submitted in the past, but to date, nothing has been constructed. Because it is such a large site and is located on one of the more highly traveled streets in the District, it has pronounced visibility with the potential to significantly enhance or detract from the overall character of the neighbourhood depending on the ultimate appearance of development on the site. The site is designated as Medium Density Multiple Residential and zoned R8, allowing for a full range of residential uses up to 24 metres (approximately 8 storeys). The Municipal Plan contains several other policies which are included below along with additional policies that are to apply to this site to ensure that new development maintains the heritage character of the District.

Policies:

New development on the east side of Margaret Avenue shall maintain the overall residential character of the neighbourhood (Section 13.1.2.4 of Municipal Plan).

Response 1: The proposed development is located centrally on Margaret Avenue between Victoria Street North and Queen Street North. A portion of the overall building is adjacent to the parking lot of the Church of the Good Shepherd which is on the 'east side' of Margaret Avenue. Architectural details such as multiple entryways corresponding to multiple, separate residential units, stepbacks and landscape features (i.e. private walkways) have been intentionally designed to maintain the overall residential character of the neighbourhood. The new construction presents itself as separate units similar to the surrounding single family dwellings (including 54 Margaret Avenue) and is separated into several blocks to avoid a single mass.

Underground parking is encouraged for all forms of redevelopment and is required for apartment developments, with the exception of surface visitor parking (Section 13.1.2.4 of Municipal Plan).

Response 2: Individual parking garages for the units are accessed via the internal laneway of the development, therefore, the parking is not visible from the public realm. There is a total of 52 parking spaces proposed.

Redevelopment should be of a height, siting and design which will prevent it from encroaching on lower density dwellings located on Ellen and Ahrens Streets (Section 13.1.2.4 of Municipal Plan).

Response 3: The proposed building height is approximately 3 storeys in height which is similar to the adjacent place of worship and 2-2 1/2 storey residential buildings in the area, particularly along Ellen Street to the north. The proposed development is approximately three (3) metres from the front yard property line which situates it close to the streetscape. The design includes a variety of heights, setbacks, forms and textures to reduce the perception of massing.

Development proposals shall establish a strong, pedestrian oriented street edge that is consistent with the residential character of the District, through the use of appropriate setbacks, height, architectural features and building articulation.

Response 4: The orientation and location of the proposed development promotes a strong, pedestrian oriented street edge due to its close proximity/ shallow setback to the street and separate walkways. The separation of the building into several units provides a more inviting streetscape in lieu of one building mass and interacts with the streetscape as singular residential units which promotes the residential character of the District. The stepbacks and variation in material along the front façade of the units reduces massing

towards to the street and consistent with the residential massing and scale of surrounding historic dwellings.

Any buildings proposed over 5 storeys in height may be required to undertake shadow studies to demonstrate that they will not unreasonably impact access to sunlight in rear yard amenity areas on Ellen Street.

Response 5: The proposed development is less than 5 storeys and therefore, is not required.

The retention and incorporation of existing trees is strongly encouraged as part of any development proposal.

Response 6: A Tree Preservation Plan was prepared by MHBC Planning by a licensed landscape architect and certified arborist (see **Appendix 'E'**). Of the 20 trees on-site, 18 of the trees will be retained. New trees are proposed to be placed in other parts of the site to mitigate the removal of healthy trees and the existing mature, healthy trees will be incorporated into the overall design of the site.

Traffic studies may be required to demonstrate that new development will not have a negative impact on the existing heritage character of the area with respect to any potential road width / turning lane requirements or access locations.

Response 7: A Traffic Impact Study was not requested by the municipality as part of the site plan application submission.

6.3 Land Use Designations and Zoning Guidelines for Margaret Avenue

4.2.1 Land Use Designations and Zoning: Medium Density Multiple Residential Designation – Margaret Avenue

“The large vacant lot on Margaret Avenue is also currently designated Medium Density Multiple Residential, which is intended to permit some integrated medium density development while maintaining the overall character of the neighbourhood. Zoning for the large vacant parcel is R8, which permits a floor space ratio of 2 and a maximum height of 24 metres (approximately 8 storeys) for multiple dwellings. The majority of buildings beside, across from and backing onto the large vacant site on Margaret are still the original detached dwellings, primarily 2 to 2-1/2 storeys in height. One high rise apartment is situated across from the east end of the site. While the zoning would allow for construction of an 8 storey building, it would be more difficult for a building of this height to “maintain the overall character of the neighbourhood”. Actual architectural and design elements, along with siting of buildings would likely play an equally important role in whether new development was compatible with the character of the neighbourhood.”

With the permitted floor space ratio of 2, it would be very possible to achieve the maximum floor area within a building envelope of 5 storeys or less as shown below. As a result, consideration should be given to reducing the maximum permitted height in this area to approximately 16.5 metres to reduce potential height impacts on the street and adjacent neighbours. Height impacts could also be addressed through the addition of angular planes and/or step back requirements in the zoning by-law or guidelines to minimize building heights nearest the street. In addition, a maximum front yard setback of 10 metres is recommended to establish a street edge similar to the opposite side of Margaret Avenue. It is also recognized that there are quite a number of mature trees that are located on the property. Opportunities to retain and/or design around these trees should be encouraged.

Response 7: The proposed building heights are 13.3 metres which is to maintain the overall character of the neighbourhood. The angular plane analysis shown in Figure 15 below demonstrates that the proposed development meets the angular plane. The buildings are close to the street with individual entrances facing the street which is more consistent with the single detached dwellings in the immediate area. The proposed setback of approximately 3 metres established a similar street edge to the opposite side of Margaret Avenue.

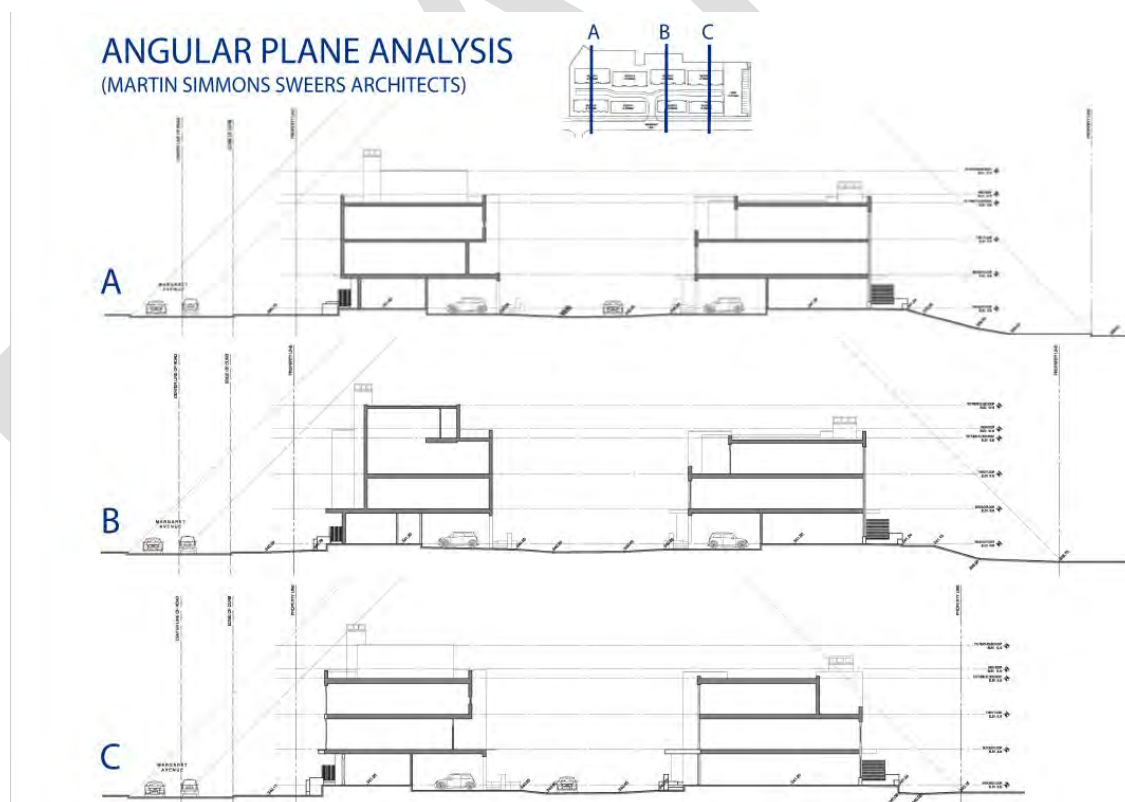


Figure 15: Angular plane analysis for the proposed development (Source: Martin Simmons Sweers Architects, 2022).

6.4 Site/ Area Specific Design Guidelines: Margaret Avenue

6.9 SITE / AREA SPECIFIC DESIGN GUIDELINES

There are several sites, as previously identified in the policies and implementation sections of this report, that have a distinct character and/or some development expectation or potential over the long term. To ensure that future development, should it occur, is compatible with the District, the following guidelines should be considered during the building and site design in these areas.

6.9.1 Margaret Avenue

New development on the vacant lot on Margaret Avenue should establish a strong relationship to the street similar to that which exists on the south side of the street, by having a maximum front yard setback of 10 metres.

Response 8: The front yard setback is approximately 3 metres and therefore, is within the maximum setback and similar to the rest of the street. Landscaping of a tree boulevard for the proposed development will also address the relationship between the trees on the south side of the street and those in front of the new building. The development will be oriented to the street and entryways, including private walkways, are proposed to encourage the visual appeal of the neighbourhood. The subject lands front Margaret Avenue and have designed the front elevation along the streetscape to have architectural interest and details that promote a fluid streetscape.

A minimum rear yard setback of 10 to 15 metres is encouraged to minimize the impact of new development on existing residents on Ellen Street West, given that the topography slopes onwards from Margaret Avenue to Ellen Street. This rear yard setback is also more consistent with that of existing development on Ellen Street.

Response 9: The rear yard setback ranges from approximately 4 to 16 metres so the compatibility varies depending on the location on the site. The rear yard is intended to be landscaped which allows for a buffer between the development on the existing residents along Ellen Street West to minimize impacts as a result of the new dwelling units in areas where the minimum rear yard setback is not met.



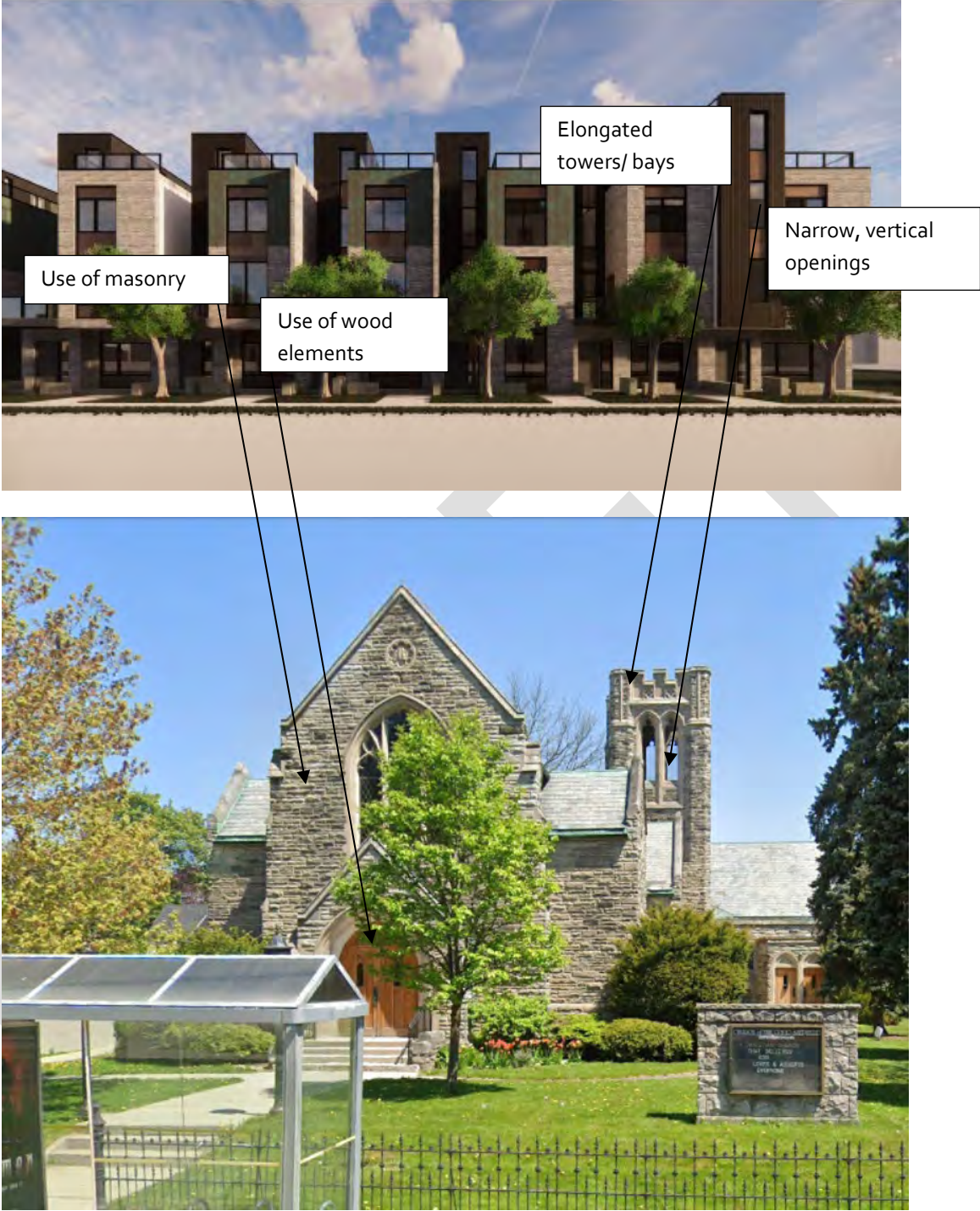
Figure 16: Coloured rendering of rear yard (Source: Martin Simmons Sweers Architects Inc., 2022).

Building step backs are encouraged for any development greater than 3-4 storeys in height to minimize the impact of new development on the pedestrian environment of the street. Step backs should be a minimum of 2 metres to provide for useable outdoor terraces on the upper levels.

Response 10: The proposed new construction is not greater than 3-4 storeys in height, however even so, it does include building step backs to minimize the impact of new development on the pedestrian environment of the street. There are terraces proposed to the rear of the units above the parking garages.

Street level architecture of any new development on Margaret Avenue should incorporate a high degree of building articulation and architectural detail to provide interest and compatibility with existing buildings across the street. Details could include cornices, pilasters, varied roof lines, pitched roofs, gables and dormers, decorative door and window details, turrets, porches, bays and other similar features.

Response 11: Please note that **Appendix 'D'** of this report provides a visual comparative analysis that supports this response. The new construction includes flat, platform rooflines which reflect that of the adjacent place of worship (as it relates to the battlement inspired bell tower) and the parapet of the tower is mimicked by the roof terraces (see Figures 17-18). The design of the blocks was intended to reflect the consistent residential streetscape in the surrounding area, particularly that of Ellen Street. Details include: transoms and sidelights at doors, portico-like entry ways and the use of a variety of materials that would be reflected in the District (i.e. brick, wood).



Figures 17 & 18: (above) Coloured rendering of front elevation of Block 'H' (Source: Martin Simmons Sweers Architects Inc., 2022); (below) View of the Church of the Good Shepherd (Source: Google Earth Pro, 2022).

The floor-to-floor and roof heights of the proposed development were designed to be consistent with the established residential neighbourhood in the immediate surrounding as well as design elements. A comparative analysis has been completed using the property located at 31 Margaret Avenue which is adjacent (non-contiguous) to the subject lands (see Figure 19 and **Appendix 'D'** of this report). Window and door details, including transom lights and sidelights are reflected in a contemporary manner in the proposed development by means of an added glazed transom above entrances, broken up glazing on front elevation fronting Margaret Avenue while incorporating large picture windows. Columns have been incorporated on the interior facades facing the internal laneway which allude to columns used in traditional architecture (see Figures 20 & 21). The proposed townhouses have a variety of smaller forms using differing heights of outdoor spaces; the outdoor space on the third storey of the proposed development is aligned with the roof level of the existing houses in the area.

The new construction includes a range of materials such as: natural wood siding, natural cedar soffits, wood door, standing seam metal siding, brick veneer, aluminum framing system and architectural concrete. Some of the materials represent the texture of the District while others are contemporary.

The colour palette is proposed to be neutral which is supported by the use of some natural materials. Colours proposed include: Light cream, weathered copper, dark grey/ black, charcoal, blonde (aluminium) and natural wood colours (for the use of Cedar and other woods for architectural elements).

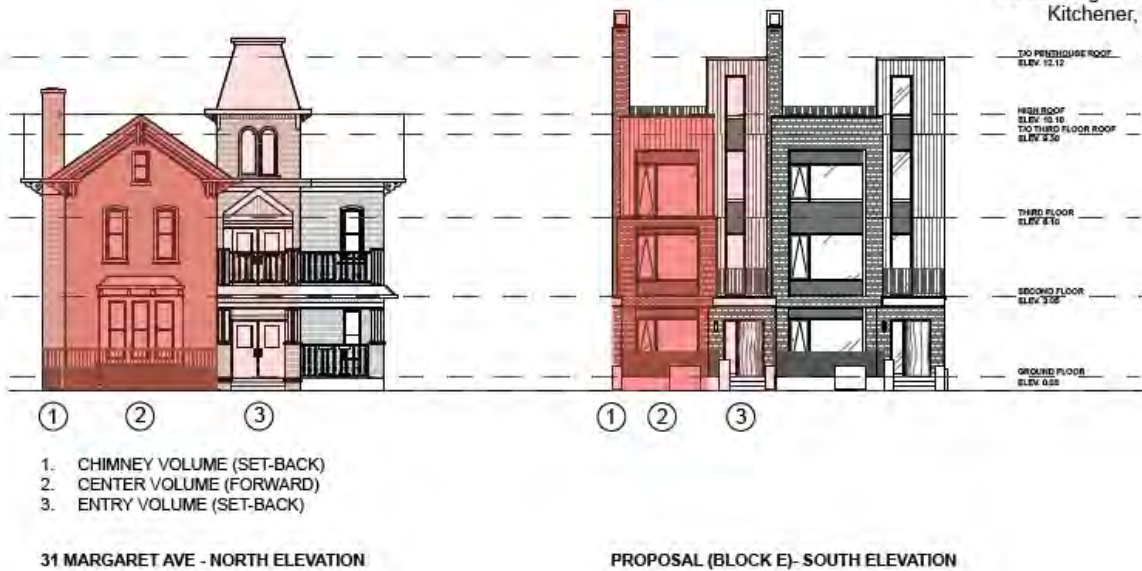


Figure 2 - Diagram of massing strategy

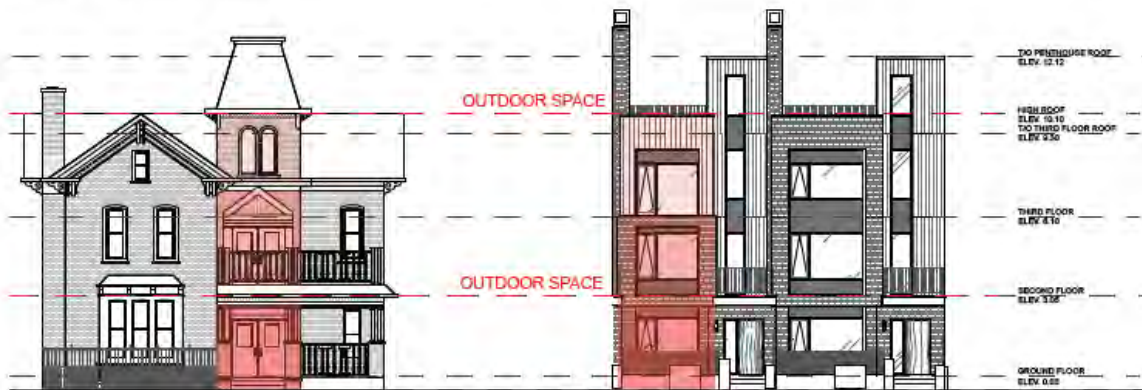
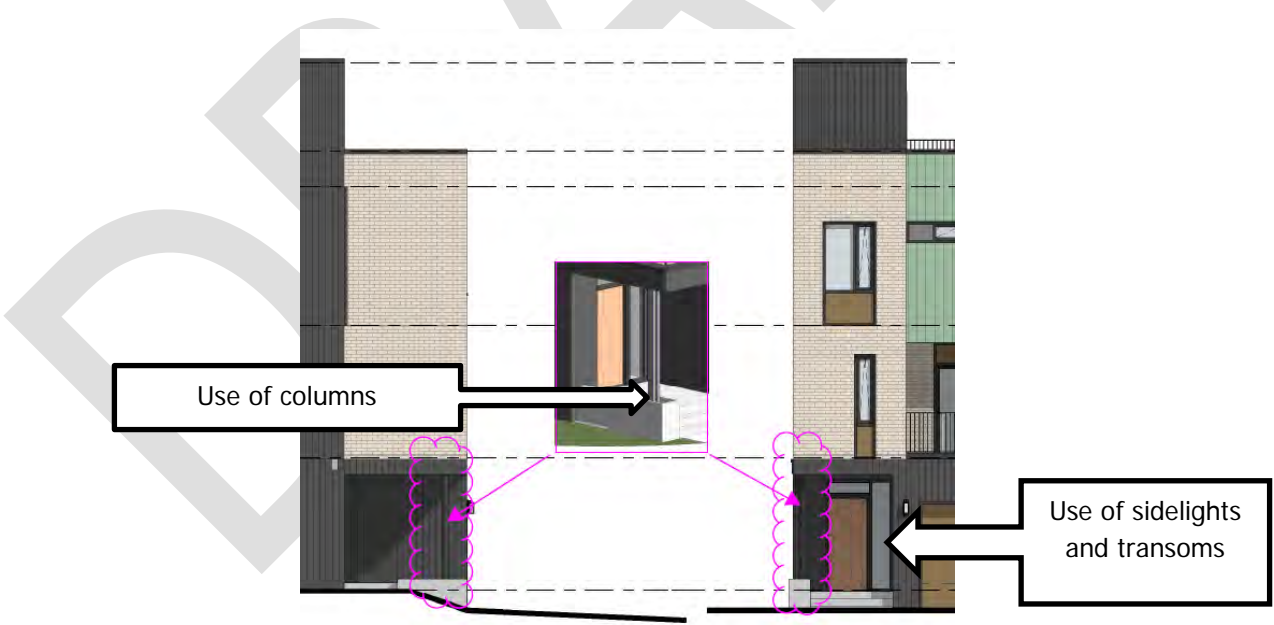


Figure 3 - Subdivision of massing strategy

30/01/2023

Figure 19: Visual comparative analysis between design elements of the residence at 31 Margaret Avenue which is directly adjacent (non-contiguous) to the subject lands (Source: Martin Simmons Sweers Architects, 2023).



Figures 20 & 21- (above) Broad view of elevations where columns have been incorporated into the design; (below) Detailed view of areas which include columns that reflect the historic use of this architectural feature in the HCD (Source: Martin Simmons Sweets Architects, 2023).

Create transitions in building width and massing by dividing the building visually into smaller units or sections that are more representative of the predominantly single family nature of the neighbourhood.

Response 12: This architectural design of the building uses repetitive façade elements, such as the mirrored rhythm of building sections. The transition of building with stepbacks also breaks up and creates a rhythm along the façade of the three buildings along Margaret Avenue (see **Appendix 'C'** for architectural elevations and renderings).

The articulation of the front façades reflects width and spacing of the single detached dwellings on the south of Margaret Avenue. There are seventeen entrances to the property from the street accessed from Margaret Avenue which has the effect of creating individual front yards similar in character to the single detached dwellings on the south side of Margaret Avenue.

The use of brick and/ or stone is strongly encouraged for the front façade of any new development, to establish consistency with other heritage buildings in proximity to the parcel of land;

Response 13: The CCNHCD Study (2006) identified that brick was used in 87.02% of the properties in the district. The proposed developed will use a light cream/ buff brick veneer on the front façades. It also proposes to use wood materials which are also present in the District.

Parking for new development will not be permitted in the front yard. Underground parking is strongly encouraged, or appropriately landscaped and screened surface parking at the rear or side of the development.

Response 14: As per Response 2, parking is located in individual parking garages which are accessed via the laneway within the centre of the development. Therefore, the parking is not visible from the public realm. There is a total of 52 parking spaces proposed.

Retention and incorporation of healthy trees currently located on the vacant land parcel is strongly encouraged to provide the new development with an 'instant' amenity and to help it blend into the heritage landscape that exists in the Civic Centre Neighbourhood. Design new buildings around the existing trees to the extent possible. Where trees must be removed, they should be replaced with new ones at appropriate locations in the landscape.

Response 15: See Response 6.

6.5 Guidelines for Part IV Designations within CCNHCD

3.3.7 Part IV Designations

A number of properties in the Civic Centre Neighbourhood are currently designated under Part IV of the Ontario Heritage Act. When such properties are included in a Heritage Conservation District, the requirements of Part V of the Act take precedence over Part IV. As a result, the specific heritage attributes that are protected under Part IV are to be identified and included in the Heritage District Conservation Plan to ensure their continued protection. To address this situation, the following policies are established for properties previously designated under Part IV.

Policies:

The policies and guidelines of this Conservation Plan are to apply to all properties previously designated under Part IV of the Ontario Heritage Act.

In addition to the policies and guidelines of this Plan, all interior and exterior features previously designated under Part IV of the Ontario Heritage Act, that are or may be above and beyond those features to be protected as a result of designation under Part V for the following properties are to continue to be protected in the same manner as prior to their designation under Part V. This includes:

- **116 Queen Street North (fence) – Wrought iron fence**

Response 16: The proposed development will not negatively impact the wrought iron fence along the property of the Church of the Good Shepherd. This is analyzed in Sub-section 7.0 of this report.

6.6 Other Applicable Guidelines for the Public Realm within CCNHCD

There are other applicable guidelines within the CCNHCD Plan (2007) which are reviewed in this sub-section which relate to the overall public realm and the effect on the district by the proposed development.

Mature trees are to be protected and preserved to the extent possible. (CCNHCD Plan (2007), Public Realm, 3.3.6 (a))

Response 17: Response 16 addresses the concern of tree preservation for the overall site.

Landscaping that complements the existing landscapes of the district, screens parking areas and contributes to the overall pedestrian quality is encouraged for all new development. Specific landscape elements will be governed by Site Plan Approval. (CCNHCD Plan (2007), Public Realm, 3.3.6 (c))

Response 18: Landscaped areas will screen the surface parking to the rear of the property. Landscaping at the front of the building includes trees, hydrangeas, boxwood and pavers.

Where construction and/ or construction activities on private property may impact publicly owned trees, submissions for site plan approvals/ permits shall be accompanied by a tree preservation plan clearly indicating measures to preserve the municipally owned tree and approved by Urban Forestry. The tree preservation plan shall be prepared by a landscape architect, certified arborist or registered professional forester (CCNHCD Plan (2007), Public Realm, Street Trees, Sub-section 7.3.1).

Response 19: A Tree Management/ Preservation Plan is included in **Appendix 'E'** of this report.

All boulevards should be maintained as green space, serving as an important buffer between vehicular and pedestrian space within the streetscape (Public Realm, Boulevards, Sub-section 7.3.2).

Response 20: The existing boulevard will be maintained as green space to serve as a buffer between vehicular and pedestrian space within the streetscape.

Residents of the Civic Centre Neighbourhood are encouraged to consider the use of plant materials that were typically employed in Ontario residential landscapes during the post-Confederation and post-Victorian periods" (CCNHCD Plan (2007), Public Realm, Front Gardens, Sub-section 7.4.2).

Response 21: Landscaping includes alternating gardens in sequence with the sections of the building; these gardens are composed of typical plant material selection for residential landscaping indicated in Table 5.1 of the CCNHCD Plan (2007).

New fences should be consistent in design, materials, and scale with heritage fencing. Wood, and iron fencing are recommended over vinyl, plastic, aluminium or other more modern materials. In the event that a more decorative or ornate style of fencing can be identified as historically installed on the property, it is desirable that the fencing should be replicated (CCNHCD Plan (2007), Public Realm, Front Gardens, Sub-section 7.4.2).

Response 22: There are retaining walls proposed along portions of the front elevations as part of the physical separation between unit entries. The walls are proposed to be architectural concrete, lightly sandblasted with clear matte sealer, however, these are intended as physical architectural elements and not as 'fences'. Terraces include wrought iron picket guard which is similar to the designated iron wrought fence of the Church of the Good Shepherd.

Where fences are proposed where they did not historically exist, uncomplicated heritage designs are recommended over more modern styles. Unfinished pressure treated lumber fencing and chain link fencing are discouraged in the study area, especially in the front and side yard areas where fencing material can affect the streetscape character most (CCNHCD Plan (2007), Public Realm, Front Gardens, Sub-section 7.4.2).

Response 23: There are no fences proposed, however, as mentioned in Response 32, the terraces include wrought iron guards to be consistent with the character of the area.

Size and scale of the fencing should be considered closely, and take into account distance to viewing points, viewing heights and sight lines over fencing (CCNHCD Plan (2007), Public Realm, Front Gardens, Sub-section 7.4.2).

Response 24: There is no proposed fence line along the front elevation of the proposed development. The retaining walls that are proposed will not block any viewing points or sight lines.

Ornamental furniture should be coordinated, and if possible sourced from the same supplier in order to achieve the same economy of scale. A bench such as the MLB 310M bench available from Maglin Site Furniture Inc., finished in black pilaster powder coat, made from solid cast aluminium. The MLWR 200-32 trash receptacle and MBR200 bike rack are also available in the black powder coat finish, and coordinate with the bench (CCNHCD Plan (2007), Public Realm, Street Furniture, Sub-section 7.3.6).

Response 25: There is no ornamental furniture proposed.

6.7 Compatibility with the Civic Centre Neighbourhood Heritage Conservation District Plan (2007) Preferred Examples of Infill

The *Ontario Heritage Tool Kit* (OHTK) outlines acceptable infill designs within a cultural heritage landscape (see Figure 18). According to the OHTK, infills in designated cultural heritage landscapes are to fit in the immediate context, be of the same scale and similar setback, maintain proportions of windows and entrances similar to other cultural heritage resources and be of similar colour and material. Section 4.0 of this report completed an overall analysis of the policies in the CCNHCD Plan (2007). This analysis concluded that the proposed development is compatible with the overall character of the CCNHCD.

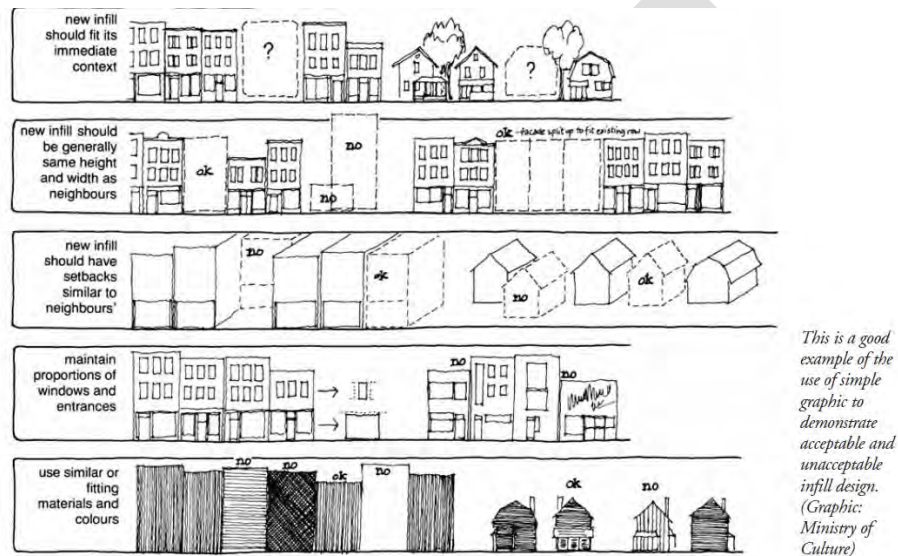
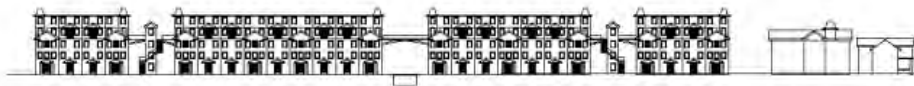


Figure 22: Diagram showing good and bad examples of infill (OHTK,



Elevation on Margaret Avenue looking north to proposed low-rise redevelopment. Height of buildings to be similar to existing building heights of three storeys near the street, up to five storeys mid-block.

Figures 23 & 24: (above) Preferred example showing axonometric view of a proposed development from Sub-section 6.9.1 of the CCNHCD Plan for Margaret Avenue; (below) Example of front elevation of preferred example along Margaret Avenue (Source: CCNHCD Plan, 6.29- 6.30).

The proposed development relays similar architectural articulations as the preferred example provided in the CCNHCD Plan above in Figures 19 and 20. Although, the development is taller than the historic residential buildings in the immediate surrounding area, it generally complies with the neighbourhood.

In addition to complying with the architectural design guideline policies in the CCNHCD Plan (2007), the overall design of the proposed development also considered the preferred examples from case studies outlined in 6.33 of the CCNHCD Plan (2007). The excerpt below explains how these preferred examples are compatible for Margaret Avenue.

'More Preferred' Examples

The photos below illustrate examples of development that would be considered reasonably compatible in the Civic Centre neighbourhood, in areas such as Margaret Avenue, Ellen Street, Weber Street and Victoria Street. These developments generally display good relationship to the street, sensitivity to scale, massing and built form, appropriate

interpretation of roof lines, and window placement. For the most part, they also break up the buildings visually into smaller units through articulation of the front façade and variation in building materials (CCNHCD Plan (2007), Section 6.33).

Figures 25 to 28 provide a comparative analysis of the preferred examples presented in the Plan and the proposed new construction. Some similarities include separate unit entries and the use of setbacks and various projecting bays and contrast of brick and other materials.



Preferred Examples



Proposed Development



Figures 25- 28: (above left to bottom left) Preferred examples from Sub-section 9.6.5 of the CCNHCD Plan for Margaret Avenue; (right) Coloured rendering of the proposed development (Source: Martin Simmons Sweers Architects Inc., 2022)

7.0 Impacts of Proposed Development

7.1 Classifications of Impacts

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long-term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. According to the Ontario Heritage Tool Kit, the following constitutes negative impacts which may result from a proposed development:

- Demolition of any, or part of any, heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;
- Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;
- Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;
- Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;
- A change in land use where the change affects the property's cultural heritage value; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

In addition, this Heritage Impact Assessment assesses the impact of the proposed development on the overall Civic Centre Heritage Conservation District and assesses the compliance with the applicable policies of the CCNHCD Plan (2007).

7.2 Assessment of Beneficial Impacts

The subject lands, which historically were used for residential dwellings, are now vacant. The vacancy has created a void along the Margaret Avenue streetscape which is within one of the City's oldest neighbourhoods. Infill in this case is recommended as a form of conservation for the general rhythm of the neighbourhood and in particular the streetscape of Margaret Avenue. A building of good quality and architectural design can be beneficial for both the neighbourhood in terms of spatial organization and overall historical land use patterns, as well as visually provide a scenic infill in what is currently an unbalanced streetscape.

7.3 Assessment of Adverse Impacts of the Proposed Development to the Civic Centre Neighbourhood Heritage Conservation District

The following **Table 2.0** analyzes the impact of proposed development to the Civic Centre Neighbourhood Heritage Conservation District (including its potential impact on 12 Margaret Avenue/

116 Queen Street (Church of the Good Shepherd) which is also designated individually under Part IV of the Ontario Heritage Act.

| Table 2.0 Impacts to CCNHCD | | |
|---|--|--|
| Impact | Level of Impact (None, Negligible, Minor, Moderate or Major) | Analysis |
| Destruction or Alteration of Heritage Attributes | Negligible. | The proposed development will remove two (2) trees from the existing 20 trees on site, one of which is in poor condition/ dead. |
| Shadows | No. | The proposed development will not result in shadows that negatively impact the CCNHCD including landscape features (i.e. mature trees) due to the limited height of the building in addition to its proposed setbacks. There are also no significant landscape features identified adjacent to the subject lands that would require review for potential adverse impacts due to shadowing. |
| Isolation | No. | The proposed development will not isolate adjacent heritage buildings or features but rather create a fluid streetscape. |
| Direct or Indirect Obstruction of View | No. | The proposed development will not negatively alter the view of the western elevation of the Church of the Good Shepherd eastwardly along Margaret Avenue. It will also not affect the scenic view of the designated wrought iron fence along Margaret Avenue and Queen Street. The coach house was specifically constructed to the rear and not intended as a building of significant |

| | | |
|-----------------------------|-----|---|
| | | views. The proposed development does not obstruct the view of the eastern façade of 54 Margaret Avenue as this was not intended to be the significant view and is currently obstructed from view by vegetation. The proposed development will not obstruct the view of rear elevations of adjacent properties to the rear of the subject lands as they were not intended to be viewed (see Sub-section 7.3.1). |
| A Change in Land Use | No | The land use on the subject lands will remain for residential purposes. |
| Land Disturbances | No. | The proposed development is approximately 29.8 metres from the adjacent coach house, 17.8-28 metres from properties to the rear along Ellen Street. The new construction will be approximately 9.8 metres from the dwelling at 54 Margaret Avenue which is sufficient distance to not anticipate impacts of vibrations as a result of construction (see sub-section 7.3.2). Drainage and grading should be appropriate based on an approval of an adequate drainage and grading plan. |

7.3.1 Impact of Direct or Indirect Obstruction of Significant Views

The Standards and Guidelines of Historic Places (Second Edition) defines in Section 4.1.5 ‘Visual Relationships’ which is included as part of a character-defining element of a historic place and relates to an observer and their relationship with a landscape or landscape feature (viewscape) or between the relative dimensions of landscape features (scale). This policy adopts the following definition for viewscape:

Viewscape can include scenes, panoramas, vistas, visual axes and sight lines. In designed landscapes, a viewscape may have been established following the rules of pictorial composition: elements are located in the foreground, middle ground and background. A Viewscape may also be the chief organizing feature when a succession of focal points is introduced to draw the pedestrian onward through a landscape.

The Ontario Heritage Toolkit (“OHTK”) acknowledges that views of a heritage attributes can be components of its significant cultural heritage value. This can include relationships between

settings, landforms, vegetation patterns, buildings, landscapes, sidewalks, streets, and gardens, for example. The OHTK has adopted the following definitions of a view and vista, respectively:

***View** means a visual setting experienced from a single vantage point, and includes the components of the setting at various points in the depth of field.*

***Vista** means a distant visual setting that may be experienced from more than one vantage point, and includes the components of the setting at various points in the depth of field.*

Views can be either static or kinetic. Static views are those which have a fixed vantage point and view termination. Kinetic views are those related to a route (such as a road or walking trail) which includes a series of views of an object or vista. The vantage point of a view is the place in which a person is standing. The termination of the view includes the landscape or buildings which is the purpose of the view. The space between the vantage point and the termination (or object(s) being viewed) includes a foreground, middle-ground, and background. Views can also be 'framed' by buildings or features.

The CCNHCD Plan (2007) mentions the importance of views and overall effect of visibility of the proposed development on the District,

Because it is such a large site and is located on one of the more highly traveled streets in the District, it has pronounced visibility with the potential to significantly enhance or detract from the overall character of the neighbourhood depending on the ultimate appearance of development on the site. (Sub-section 3.3.5.3 Margaret Avenue, CCNHCD Plan, 2007).

Thus, it is important that the affect the proposed development has on *significant* views and viewscapes in the district. The following diagram identifies views, both kinetic and stationary, as well as viewscapes that may be affected by the proposed development.

The CCNHCD Study (2006) reviewed views and viewscapes within the boundary of the district. The study states that, "*where street are consistent as along Ellen Street, Ahrens Street or Gordon Avenue, the views are closed but long*" (Section 4.3). Consistency as part of a view and viewscapes of the district will be evaluated in this sub-section. See the following **Table 3.0** for an analysis of potential impacted views and viewscapes.



| Table 3.0- Analysis of Views and Viewscapes | |
|---|--|
| View/ Viewscape | Description of View |
| View No. 1 | Kinetic view along Margaret Avenue |
| View No. 2 | Kinetic view along Ellen Street West |
| View No. 3 | Kinetic view along Queen Street North |
| View No. 4 | Stationary view of western elevation of the Church of the Good Shepherd |
| Viewscape No. 5 | Viewscape (scene) of the Church of the Good Shepherd at the intersection of Queen Street North and Margaret Avenue |

Analysis of Views and Viewscapes and Potential Impacts

View No.1- The CCNHCD Study of 2006, specifically identifies in Sub-section 4.4 that scale and character does shift across Margaret Avenue. Margaret Avenue is currently composed of low, medium and high-rise buildings. The scale and character of the Avenue is a mosaic of types of architecture. The kinetic view along Margaret Avenue will change so as to fill in a space that historically was filled with residential dwellings. The impact is neutral to this view and will not adversely affect the streetscape but rather it will complete the streetscape while maintaining the overall view of the street.

View No.2- The kinetic view along Ellen Street West will not be negatively impacted. The proposed development may be visible to the rear of the residential homes. However, existing

trees in the rear yards of these homes and the existing and proposed trees on subject lands will screen the building masses.

View No.3- Queen Street North is characterized by a variety of types of architecture; there are medium/ high rise buildings existing along this street. The proposed development will not impact the kinetic view of Queen Street North.



Figure 29: Rendering of proposed development along Margaret Avenue (Source: Martin Simmons Sweers Architect).

View No. 4- The view of the western façade of the Church of the Good Shepherd will not be negatively impacted due to the development. Due to the parking lot on the church property and the proposed park, the view of the north façade will still be visible.

Viewscape No. 5- The CCNHCD Plan (2007) defines churches as “distinctive landmarks within and at the edges of the District” as one of the key attributes of the district. The viewscape in the form of a scene of the Church of the Good Shepherd at the intersection of Queen Street North and Margaret Avenue is a distinctive part of the district. The Gothic inspired church with its wrought iron fence at the corner of this intersection marks its presence on both streets. This scene is presented by the wrought iron fence in the foreground, church structure in the middle ground with its three storey clock tower leading the viewer to the heavens as a background. The view of the wrought iron fence will be limited to the change in the background from the proposed development. The foreground including the fence and the middle ground of the landscaping and church will, however, remain the same.



Figure 30 : Aerial view of the Church of the Good Shepherd; Black dotted line outlines the approximate perimeter of the designate wrought iron fence line (Google Earth Pro, 2019)

7.3.2 Impact of Land Disturbances

The proposed development is approximately 29.8 metres from the adjacent coach house, 17.8-28 metres from properties to the rear along Ellen Street. The new construction will be approximately 9.8 metres from the dwelling at 54 Margaret Avenue to the west which is sufficient distance to not anticipate impacts of vibrations as a result of construction.



Figure 31: Overlay of site plan on aerial showing the distances between new construction and existing buildings and structures in the immediate surrounding area (Source: MHBC, 2022).

7.4 Assessment of Adverse Impacts Specific to Adjacent 54 Margaret Avenue

| Table 4.0 Impacts to the Natural Heritage On-site and Surrounding CCNHCD | | |
|---|--|---|
| Impact | Level of Impact (None, Negligible, Minor, Moderate or Major) | Analysis |
| Destruction and Alteration | No. | The proposed development will not destroy or alter heritage attributes. |
| Shadows | No. | The proposed development will not cause shadows that will negatively impact the heritage attributes of the adjacent property. The proposed development is limited in height and there are no significant landscape features associated with the property that would be adversely impacted by shadows. |
| Isolation | No. | There is proposed development on either side of 54 Margaret Avenue. A landscaped separation has been created between the development and the existing building to reduce any impact on the building. The landscaped buffer also purposes as a transition in scale and mass. |
| Direct or Indirect Obstruction of View | No. | The proposed development does not obstruct the view of the front facade of 54 Margaret Avenue. This is the significant view of the property from the street. |
| A Change in Land Use | No | The land use on the subject lands will remain for residential purposes. |
| Land Disturbances | No. | The proposed development will be approximately 9.8 metres from the dwelling at 54 Margaret Avenue. This is sufficient distance such that impacts on the foundations, due to vibrations, are not expected. |

8.0 Consideration of Development Alternatives, Mitigation and Conservation Measures

8.1 Alternative Development Approaches

The following have been identified as a range of development alternatives that may be considered as part of the heritage planning process.

8.1.1 Do nothing

This option would result in no development on the site. This is not recommended as historically the subject lands facilitated residential dwellings as part of the development of the City of Kitchener. The limited impacts of the proposed development are not cause to deny development opportunities.

8.1.2 Develop the site with an alternate design

Alternative layouts and building orientation have been considered in the past with other proposed developments. The current design reflects the 'more preferred examples' outlined in the CCNHCD Plan (2007) in Section 6.9.5, architectural design guidelines; it also was developed based on previous proposals to ensure that it meets the requirements of the municipality, therefore, an alternate design is not warranted.

8.2 Mitigation Measures

The following adverse impacts have been identified as impacts related to the proposed development are:

- ***Negligible impact of the removal of two (2) trees from the subject lands***

Mitigation measures include tree replacement with trees that are indigenous to the area and of a type that would provide maximum screening potential to clearly define and legitimize the boundary of the development and its separation from the adjacent cultural heritage landscape.

8.3 Conservation Measures

There are no proposed repairs, alterations and demolitions as a result of the proposed development, however, as a precautionary measure, in order to ensure protection of both 54 and 12 Margaret Avenue (Coach House) prior and post construction, it is recommended that construction fencing be erected to deter dust and debris and any accidental damage that could occur. It would also be encouraged that points of entry to the site during construction avoid both of these properties, if possible, and that the storage of material and equipment be located away from the immediate area of both buildings.

8.4 Other Considerations

It is encouraged that the park be named after a previous land owner (i.e. William and Margaret Young, D. S. Bowlby, Dr. Cornell, Albert Augustine, Kaufman family) in order to honour the subject lands former historical associations. Remaining foundation stones on the property could be used creatively within the park design to support this objective. There has been consideration for the naming of the park and the laneway in honour of former land owners on the subject lands.

9.0 Conclusions and Recommendations

The City of Kitchener requested a scoped Heritage Impact Assessment for the proposed development on the subject lands located at 30-40 Margaret Avenue. This report assessed the impact that the proposed development may have on the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD) including any potential impact to the individually designated property located at 12 Margaret Avenue/ 116 Queen Street (the Church of the Good Shepherd).

In conclusion, the proposed development conforms to the majority of the policies and guidelines within the CCNHCD Plan (2007) and the adverse impacts are limited to a negligible impact of the removal of two (2) trees from the subject lands. Mitigation measures include tree replacement and that replanting be considered for the landscaped area between the buildings and edge of the property that abuts adjacent properties. Any new trees should be indigenous to the area and of a type that would provide maximum screening potential to clearly define and legitimize the boundary of the development and its separation from the adjacent cultural heritage landscape.

There are no proposed repairs, alterations and demolitions to cultural heritage resources as a result of the proposed development. However, as a precautionary measure, in order to ensure protection of both 54 and 12 Margaret Avenue (Coach House) prior and post construction, it is recommended that construction fencing be erected to deter dust and debris and any accidental damage that could occur. It would also be encouraged that points of entry to the site during construction and storage of material and equipment be located away from the immediate area of both buildings.

In addition to the above, it is encouraged that the park be named after a previous land owner (i.e. William and Margaret Young, D. S. Bowlby, Dr. Cornell, Albert Augustine, Kaufman family) in order to honour the subject lands former historical associations. Remaining foundation stones on the property could be used creatively within the park design to support this objective.

10.0 Bibliography

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MAPS

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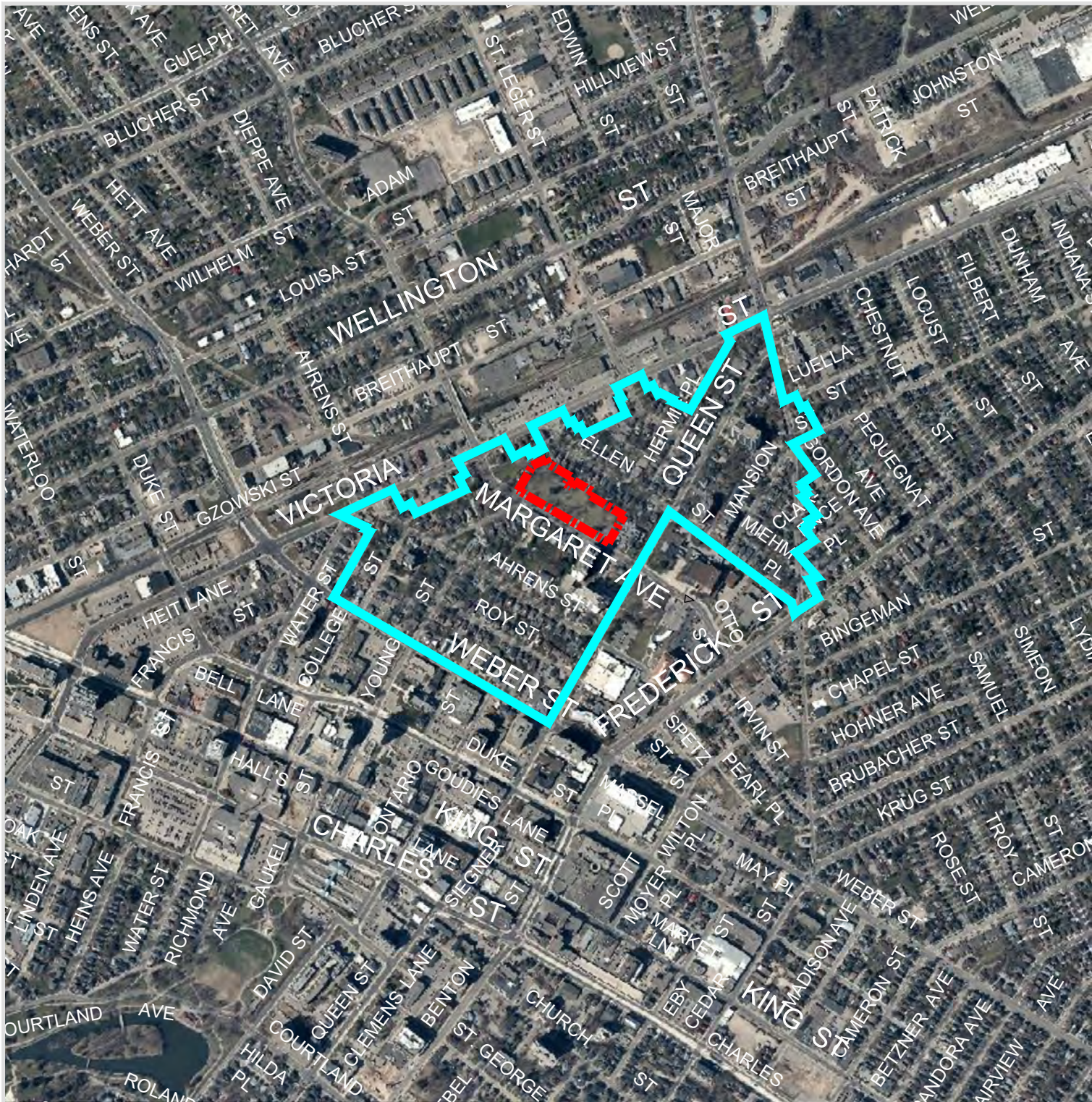
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Appendix A

Map Figures

DRAFT



Heritage Conservation District Plan

Activa Holdings Inc.
 30 Margaret Avenue,
 City of Kitchener
 Region of Waterloo

LEGEND

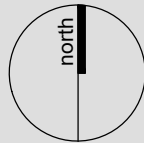
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-  Civic Centre Neighbourhood Heritage Conservation District

DATE: January 24, 2019

SCALE: 1:10,000

FILE: 8784BI

DRN: LHB



K:\8784BI-ACTIVA-MARGARET AVENUE\REPORT\HERITAGE DISTRICT PLAN
 JANUARY 24 2019.DWG




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200-540 BINGEMANS CENTRE DR. KITCHENER, ON. N2B 3X9
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Location Map

LEGEND

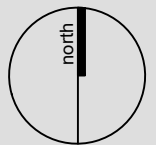
 Subject Lands

DATE: October 2022

SCALE: 1:2,500

FILE: 8784BI

DRAWN: LC



K:8784BI-ACTIVA-MARGARET AVENUEIREPORTLOCATION.DWG

30-40 Margaret Avenue
City of Kitchener
Region of Waterloo



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Site Plan Overlay

LEGEND

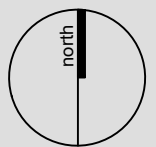
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-  Building Footprints

DATE: December 2022

SCALE: 1:1,250

FILE: 8784BI

DRAWN: LC



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30-40 Margaret Avenue
City of Kitchener
Region of Waterloo

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Appendix B

Site Plan

DRAFT

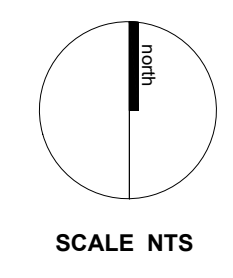
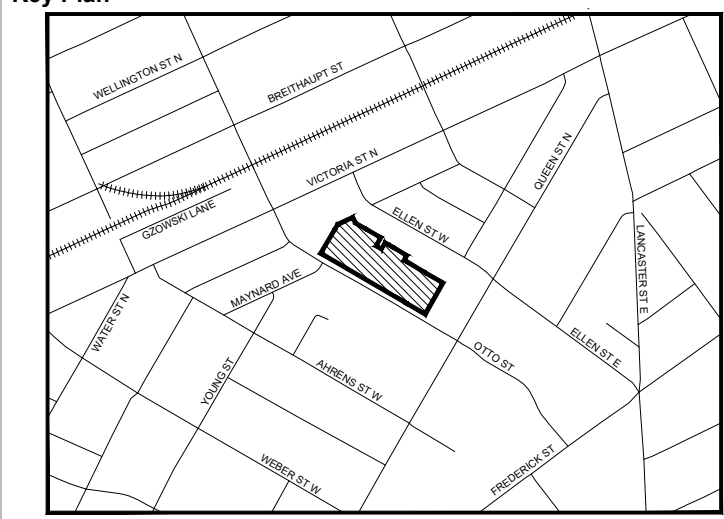
ELLEN STREET

STREET

Legal Description

LOTS 193-198, 211-213 AND PART OF LOTS 199-203, 214-218 REGISTERED PLAN 374 CITY OF KITCHENER, REGIONAL MUNICIPALITY OF WATERLOO

Key Plan



SITE STATISTICS

| Zoning Summary (R-8 with Special Regulation 551R) | | |
|---|------------------------------|------------------------|
| Residential Eight Zone | | |
| | Required (min) | Provided |
| Lot Area | - | 12,210.9m ² |
| Total Units (max.) | 210 | 47 |
| Density | - | 39 uph |
| Floor Space Ratio | 0.6 - 2.5 | 0.9*** |
| Lot Width | 15.0m | 192.2m |
| Front Yard | 4.5m* | 3.47m |
| Side Yard | 6.0m | 7.1m/3.6m |
| Rear Yard | 7.5m | 8.3m |
| Site Specific Rear Yard (37 Ellen St) | 5.0m | 6.2m |
| Landscaped Area | 20% | 49.2% |
| Off-Street Parking | 59 spaces (1.25 spaces/unit) | 54** (1.1 spaces/unit) |
| Building Height (max.) | 21.1m | 13.5m*** |
| TOTAL UNITS - 47 | | |

* Per Special Regulation 551R - max. of 86.0m or 51% of total of building frontage (whichever lesser) may be permitted to have a 4.5m min. front yard setback (73.2m closer than 4.5m front yard setback)

** Off-Street Parking includes tandem, visitor and barrier free spaces
 Provided: 7 spaces
 Barrier Free: 3 spaces (4% of required - 1 Type 'A' and 2 Type 'B')
 Bicycle Parking: 53 spaces (47-Class A, 6-Class B)

*** Based on information provided by architect (Total GFA = 10,770m²)

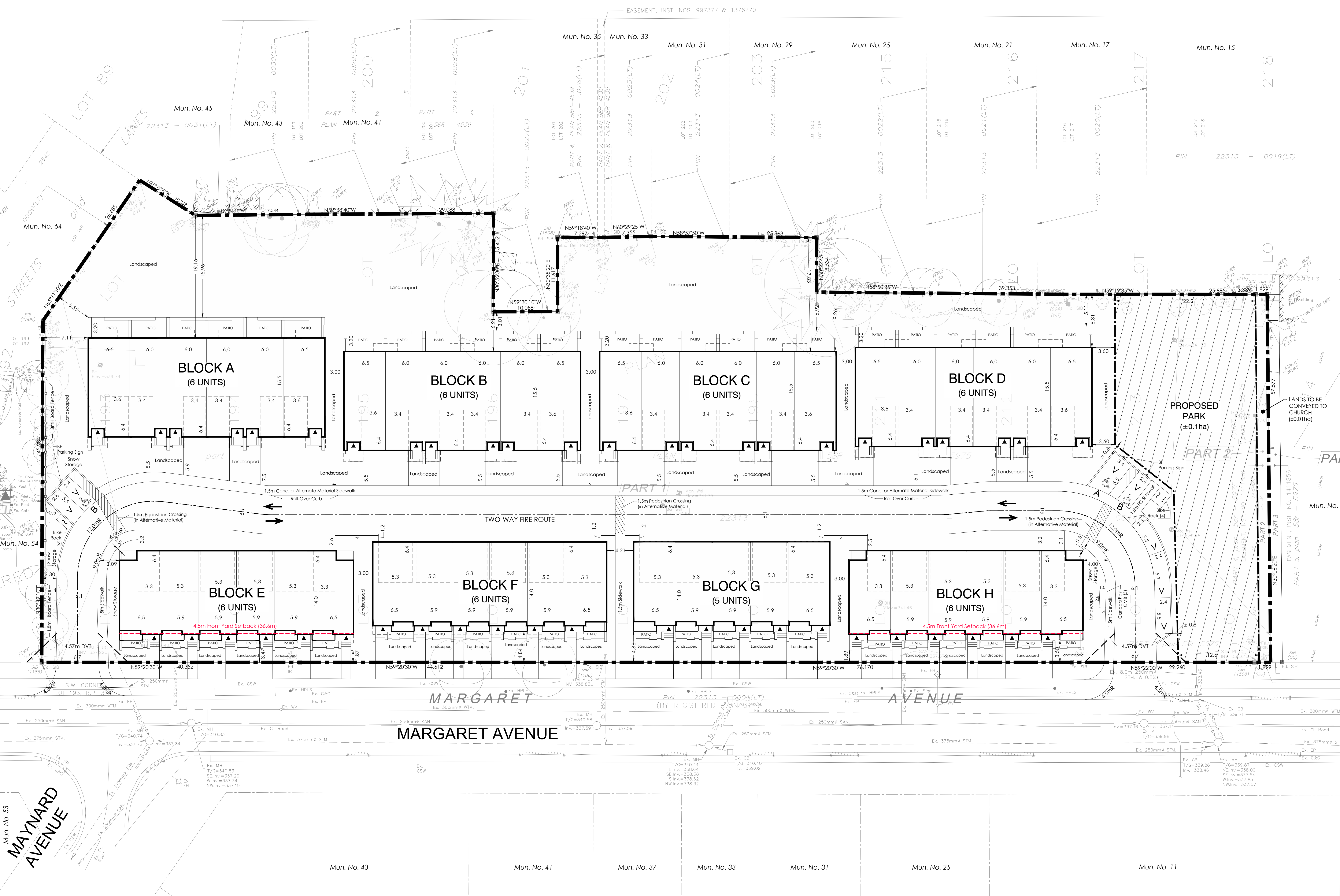
| | |
|--|---------------|
| Building Coverage (4,015m ²) | 32.9% |
| Landscaped Area (6,016m ²) | 49.2% |
| 'Hard Surface' Area (2,180m ²) | 17.9% |
| Total | 100.0% |

- NOTES:
- All dimensions are in metres unless otherwise noted
 - Site plan based on drawings by Martin Stammers Architects (Jan. 30, 2023)
 - Survey information prepared by Stantec Geomatics Ltd. (SBR-17705, Oct. 21, 2013)
 - Existing conditions information prepared by MTE Consultants Inc. (Oct. 14, 2022)
 - Driveways and aisles to be defined by 0.15m raised concrete curbing or sidewalks as shown.
 - Fire route to be designated by by-law.
 - Garbage collection to be provided by private removal service.
 - Snow removal shall be stored on-site. Surplus snow storage shall be removed off-site at Owner's expense by private snow removal service.
 - LS = Landscaped Area FC = Flush Curb
 - All driveways will use a different material to drive aisle.

| Revision No. | Date | Issued / Revision | By |
|--------------|------|-------------------|----|
| | | | |

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| | | |
|------------|--|----------------|
| Stamp | Date | May 8, 2023 |
| Drawn By | CAC | |
| Plan Scale | 1:250 (24x40) | |
| File No. | 8784BI | |
| Checked By | PC | |
| Other | | |
| Project | Activa Holdings Inc 30-40 Margaret Avenue Kitchener, Ontario | |
| File Name | SITE PLAN | Dwg No. 1 of 1 |
| Scale Bar | | |



Mun. No. 53
MAYNARD AVENUE

Appendix C

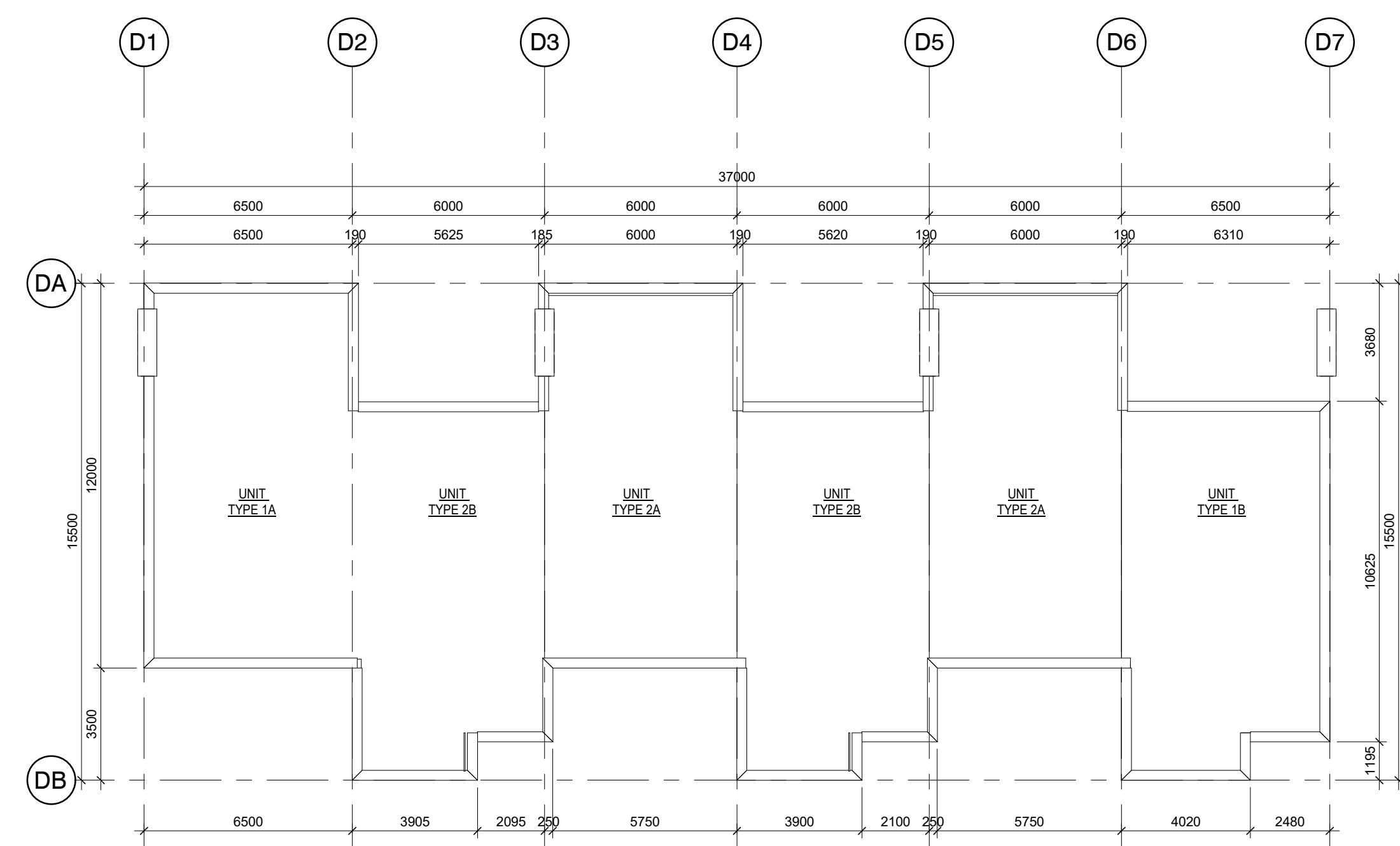
Building Elevations & Renderings

DRAFT

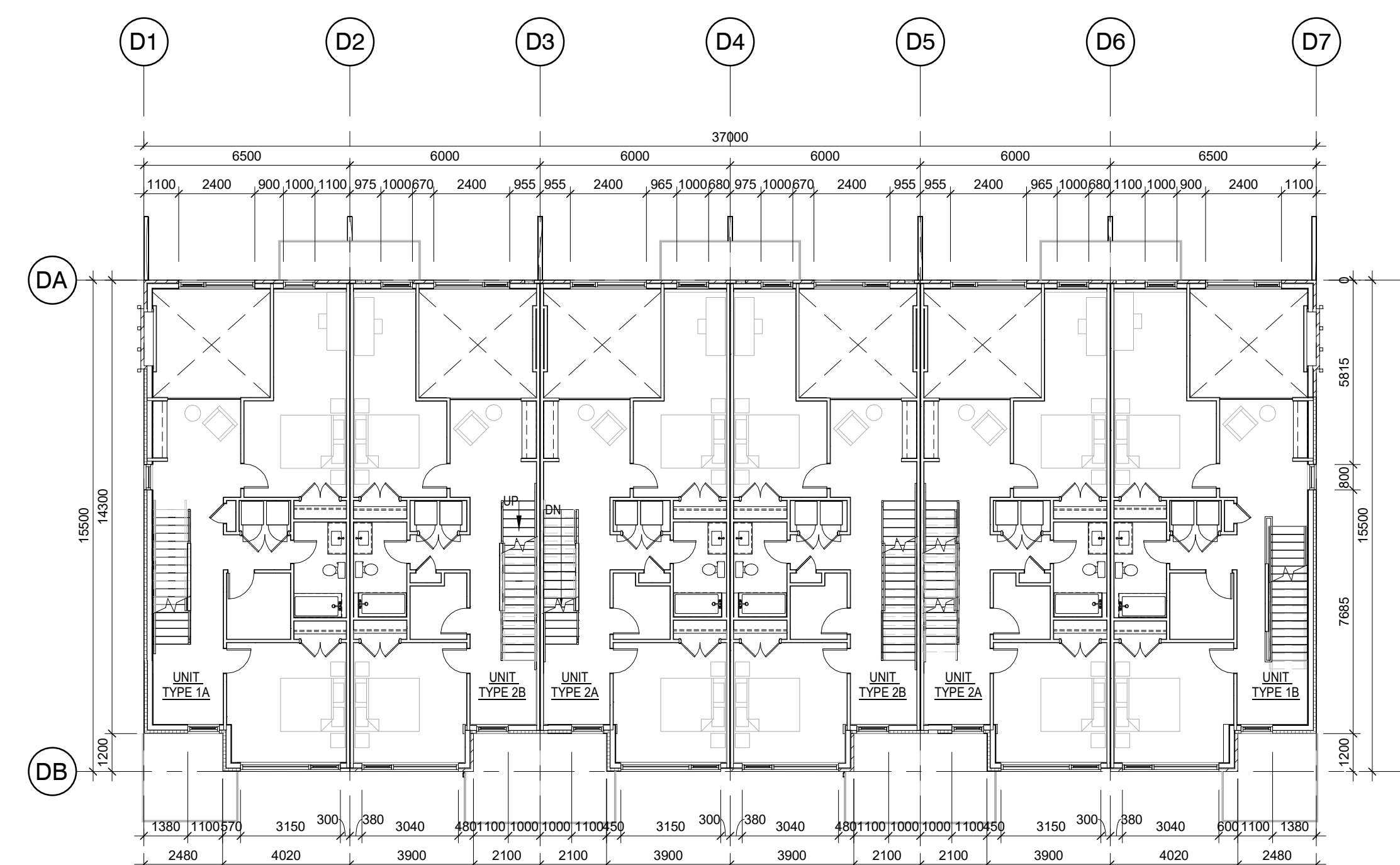
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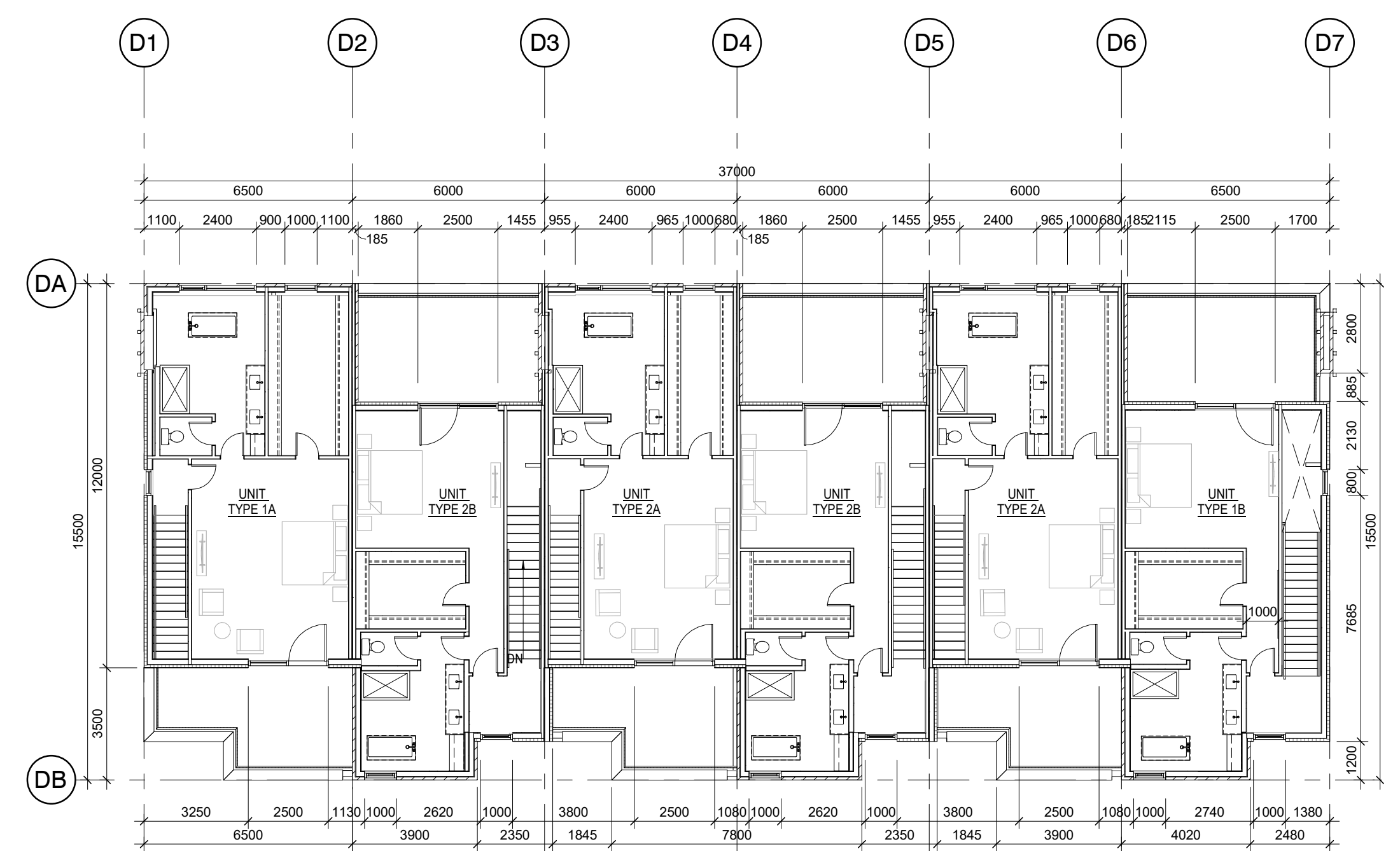
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2. ALL DIMENSIONS ARE TO FACE OF BLOCK, PRECAST AND / OR POURED CONCRETE, AND FACE OF STUD UNLESS OTHERWISE NOTED.
3. REFER TO CHAPTER 05 IN THE PROJECT MANUAL FOR INTERIOR FLOOR, WALL AND ROOF SMOKE SEPARATION DETAILS. GENERAL CONTRACTOR TO IDENTIFY LOCATIONS TYPICAL.
4. FIRESTOP AND SEAL ALL PENETRATIONS THROUGH RATED ASSEMBLIES EQUAL TO ASSEMBLY RATING.
5. WALL CONSTRUCTION READ FROM TAG SIDE OF WALL.
6. ASSEMBLIES IDENTIFIED AS "RATED" TO ULC DESIGNS / SB-3 NOTED - REFER TO DRAWING A201 FOR GRAPHICAL LOCATIONS AND RATING TYPES.
7. GENERAL CONTRACTOR TO VERIFY ELEVATOR SHAFT SIZE PRIOR TO CONSTRUCTION WITH APPROVED SHOP DRAWINGS.
8. PERIMETER WEeping TILE TO BE PLACED AT THE BASE OF EXCAVATION AT UNDISTURBED SOIL. REFER TO GEOTECHNICAL REPORT TO CONFIRM EXTENT.



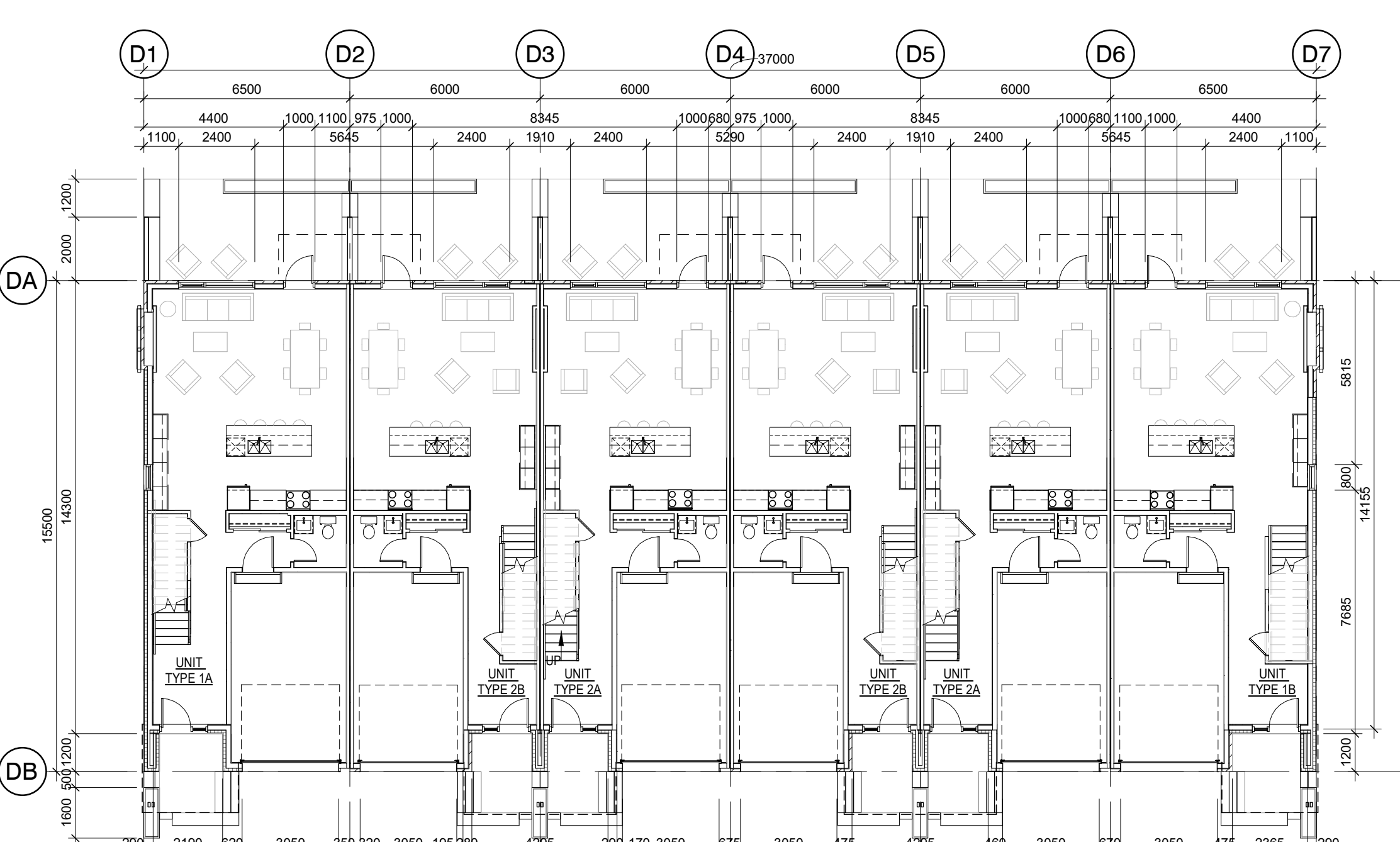
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2 BLOCKS A-D SECOND FLOOR
A201 1: 150



3 BLOCKS A-D THIRD FLOOR
A201 1: 150



1 BLOCKS A-D GROUND FLOOR
A201 1: 150

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MARGARET TOWNS

30-40 MARGARET AVENUE, KITCHENER, ON N2H 4H1

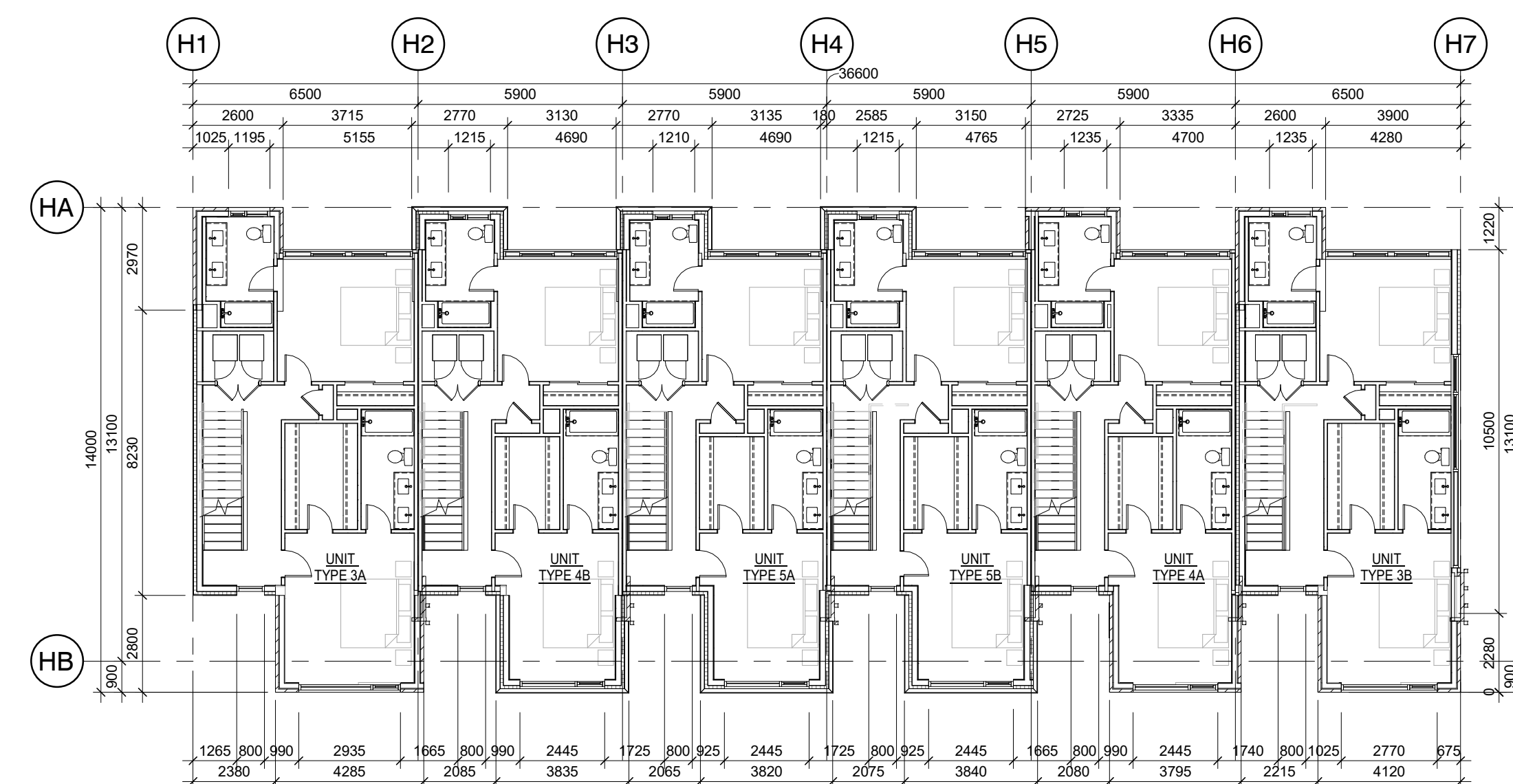
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PROJECT NO. **22002**

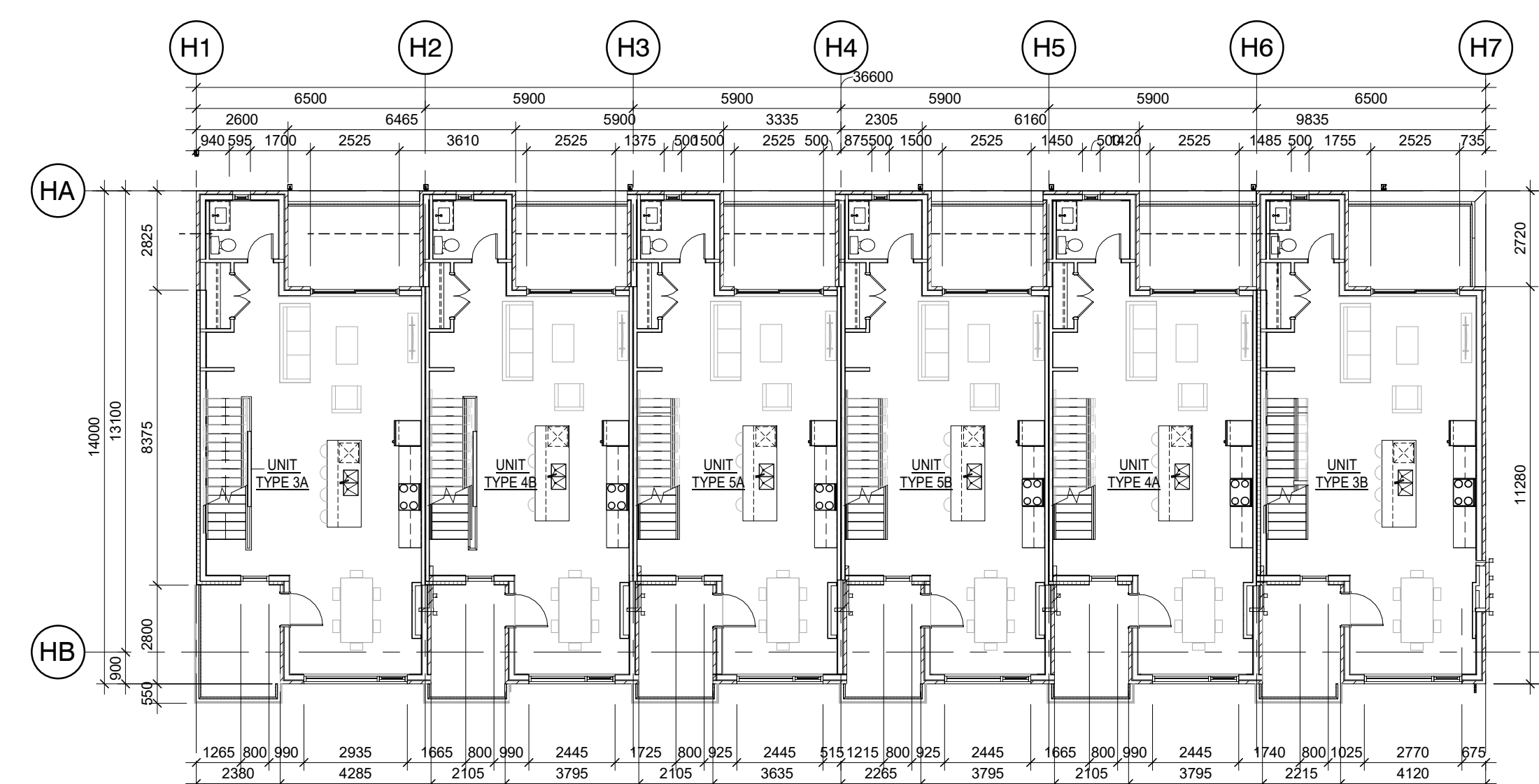
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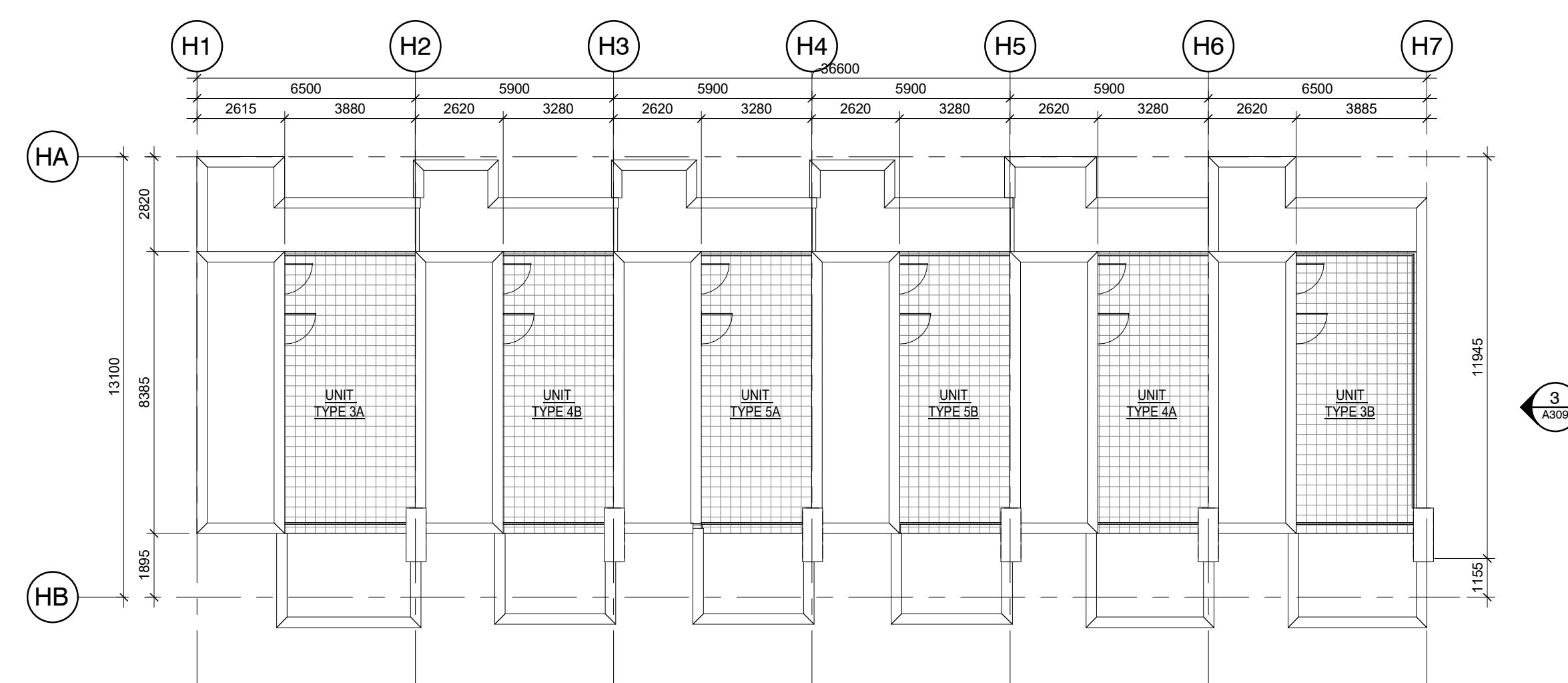
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8. PERIMETER WEeping TILE TO BE PLACED AT THE BASE OF EXCAVATION AT UNDISTURBED SOIL. REFER TO GEOTECHNICAL REPORT TO CONFIRM EXTENT.



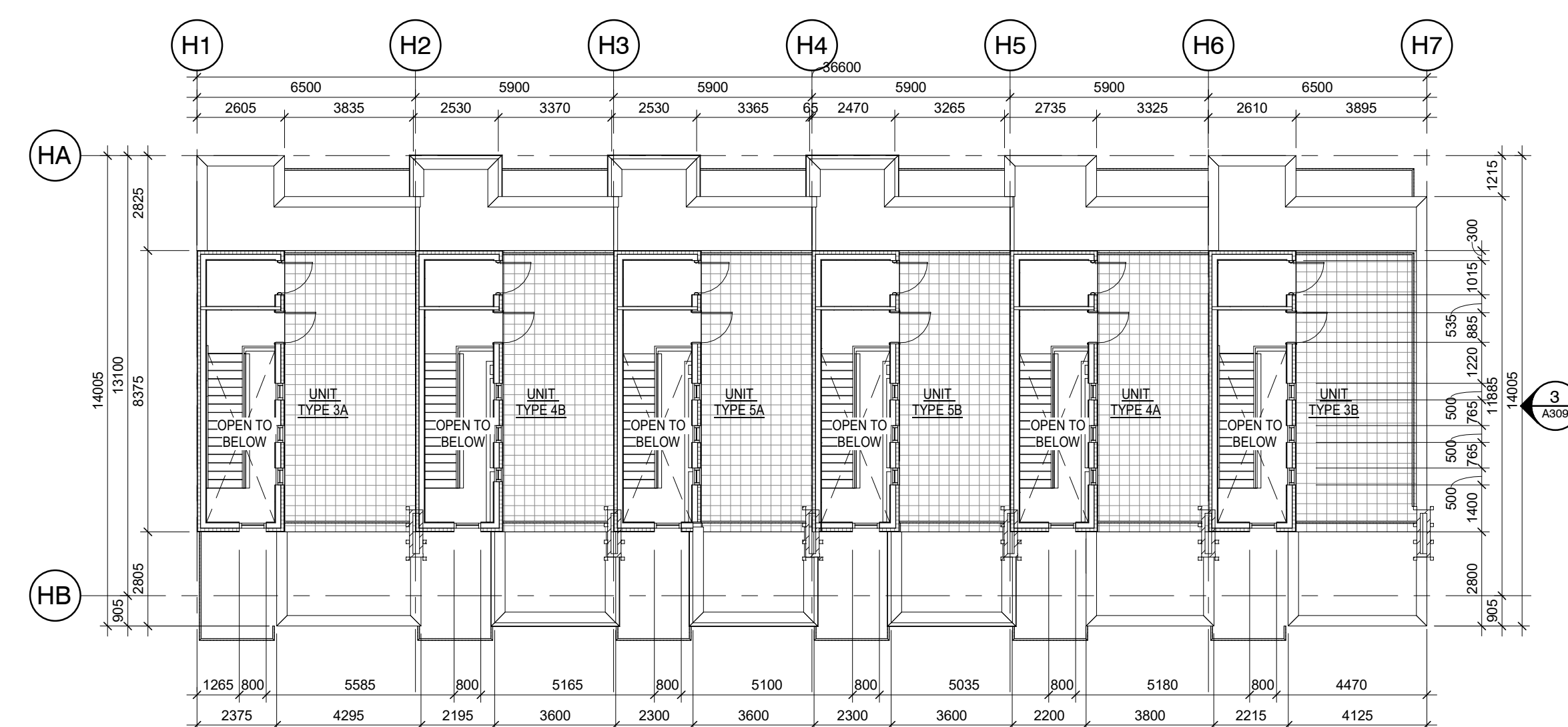
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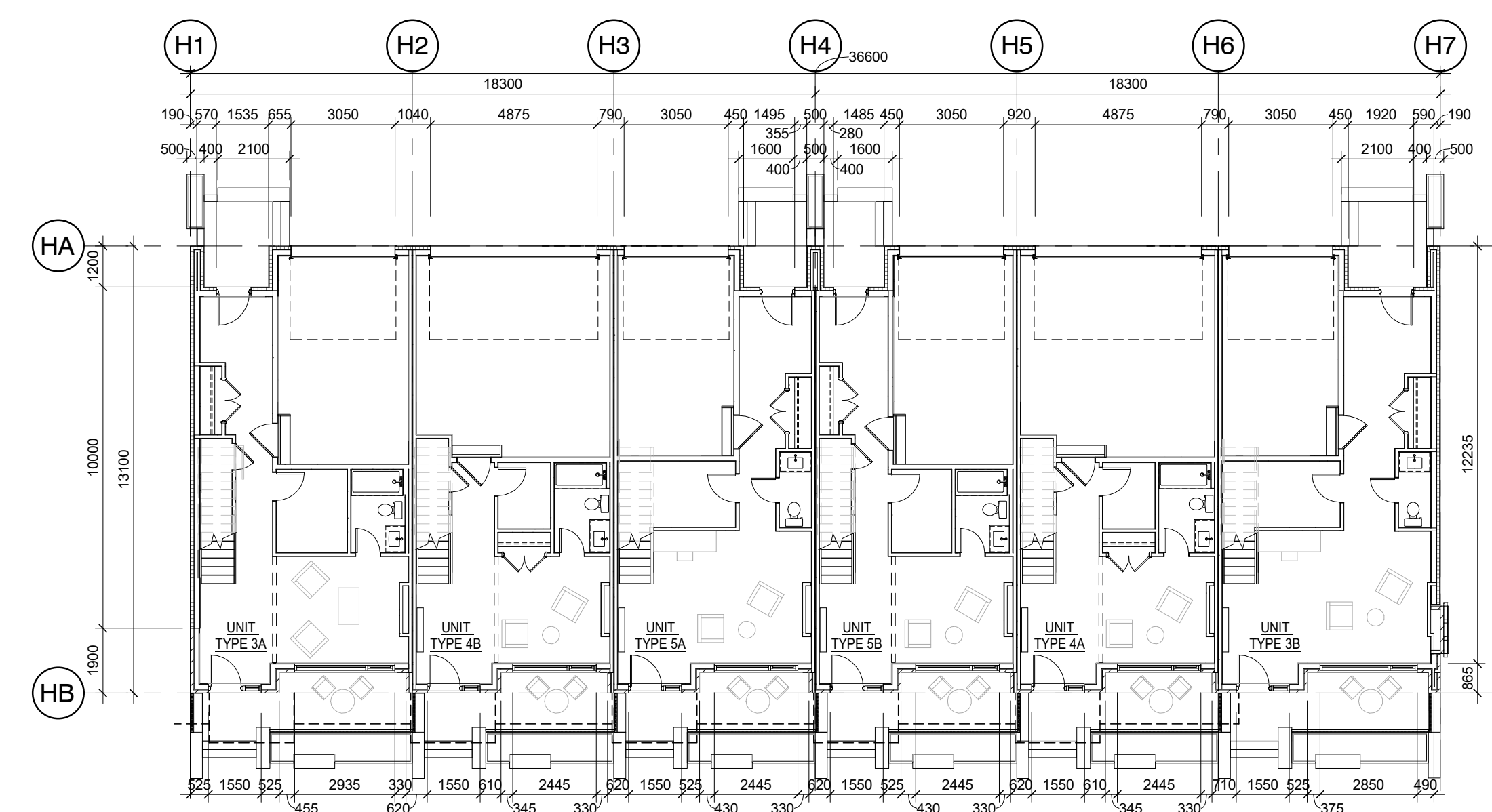
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5 BLOCKS E & H HIGHER ROOF PLAN
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A202 1:150



1 BLOCKS E & H GROUND FLOOR
A202 1:150

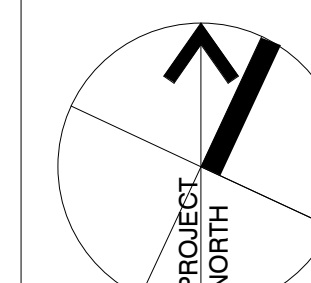
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N2H 4H1

DRAWING
BLOCKS E & H FLOOR PLANS

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ML, TM

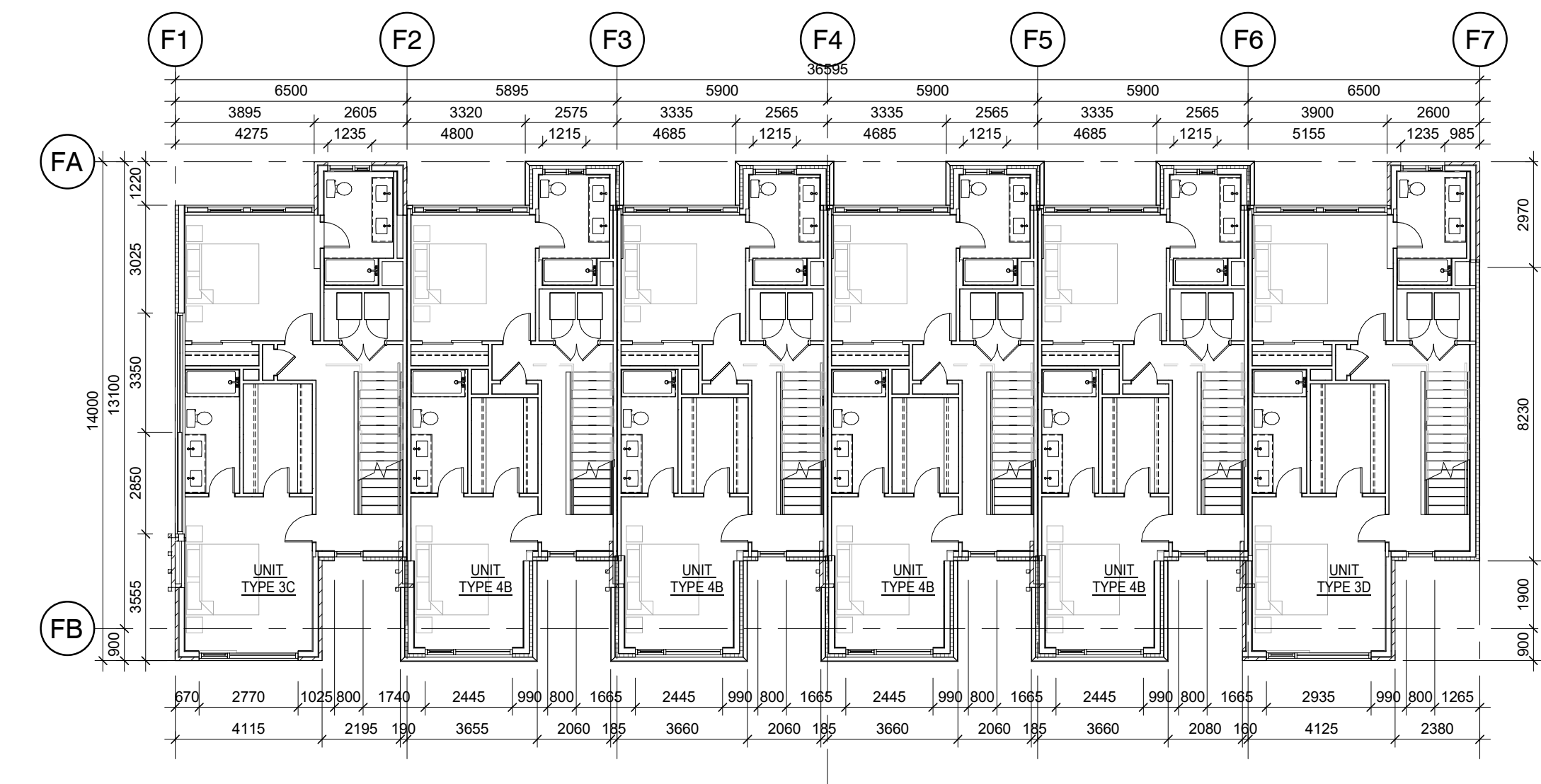
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AV

DATE
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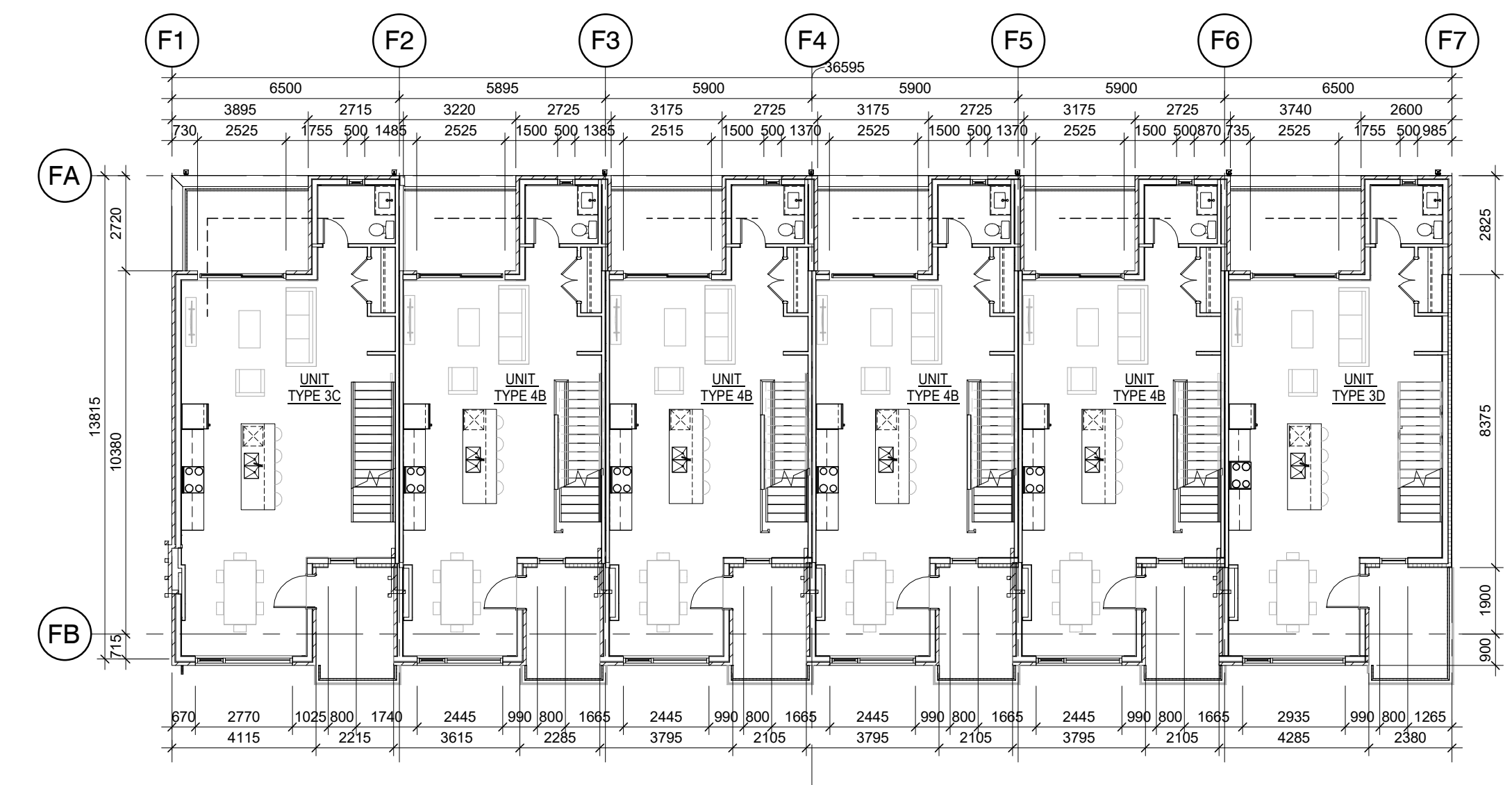
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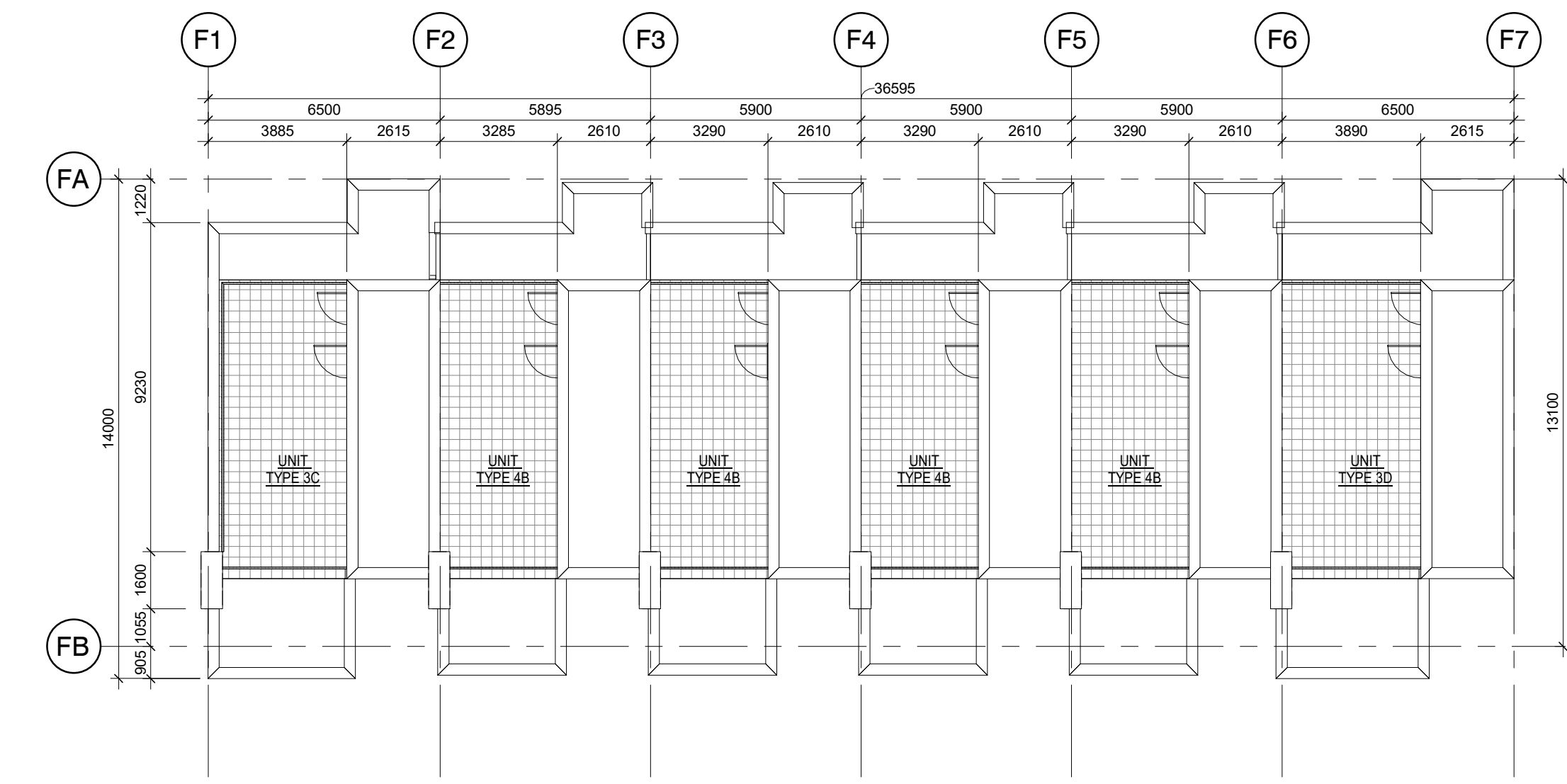
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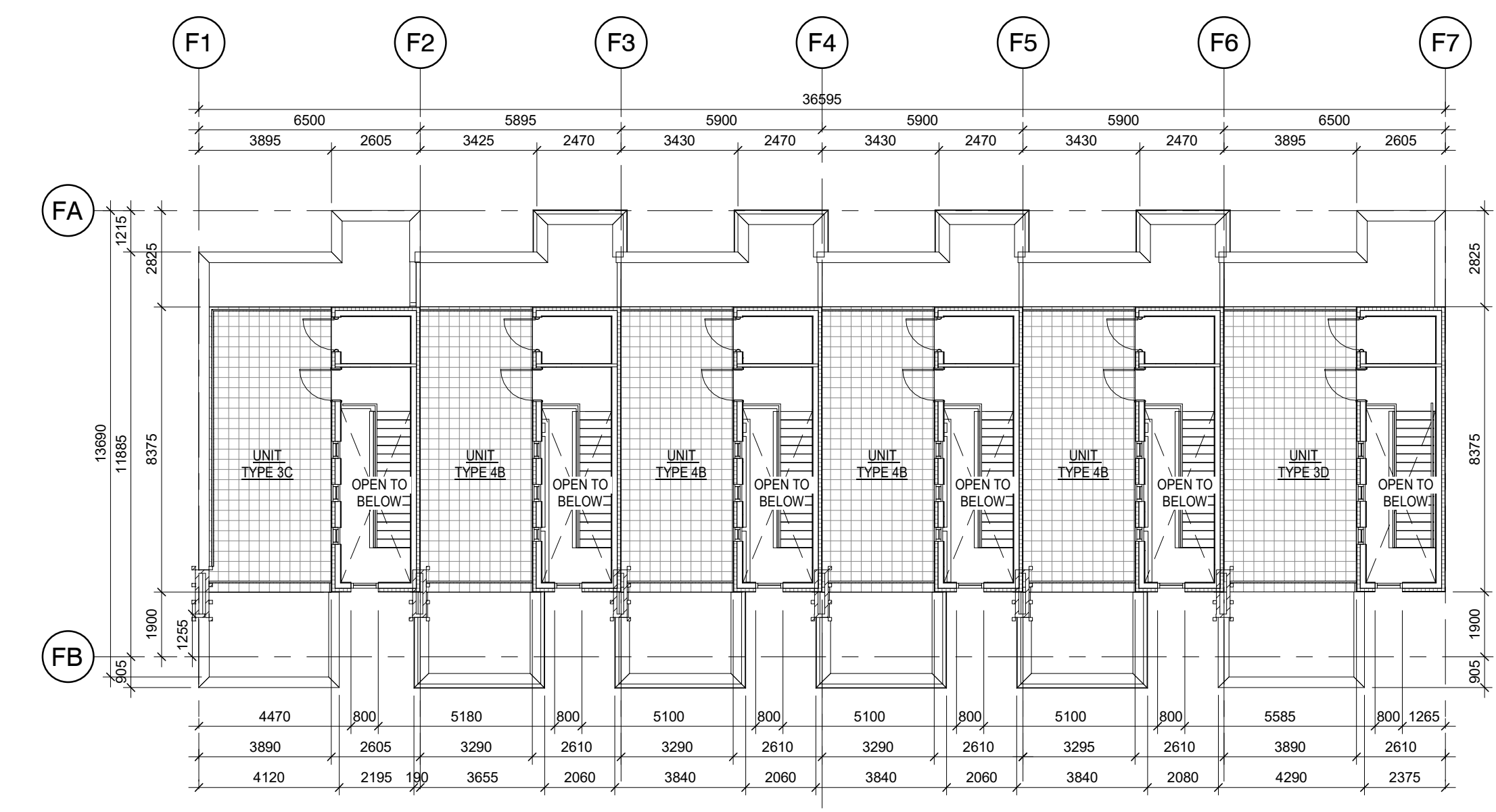
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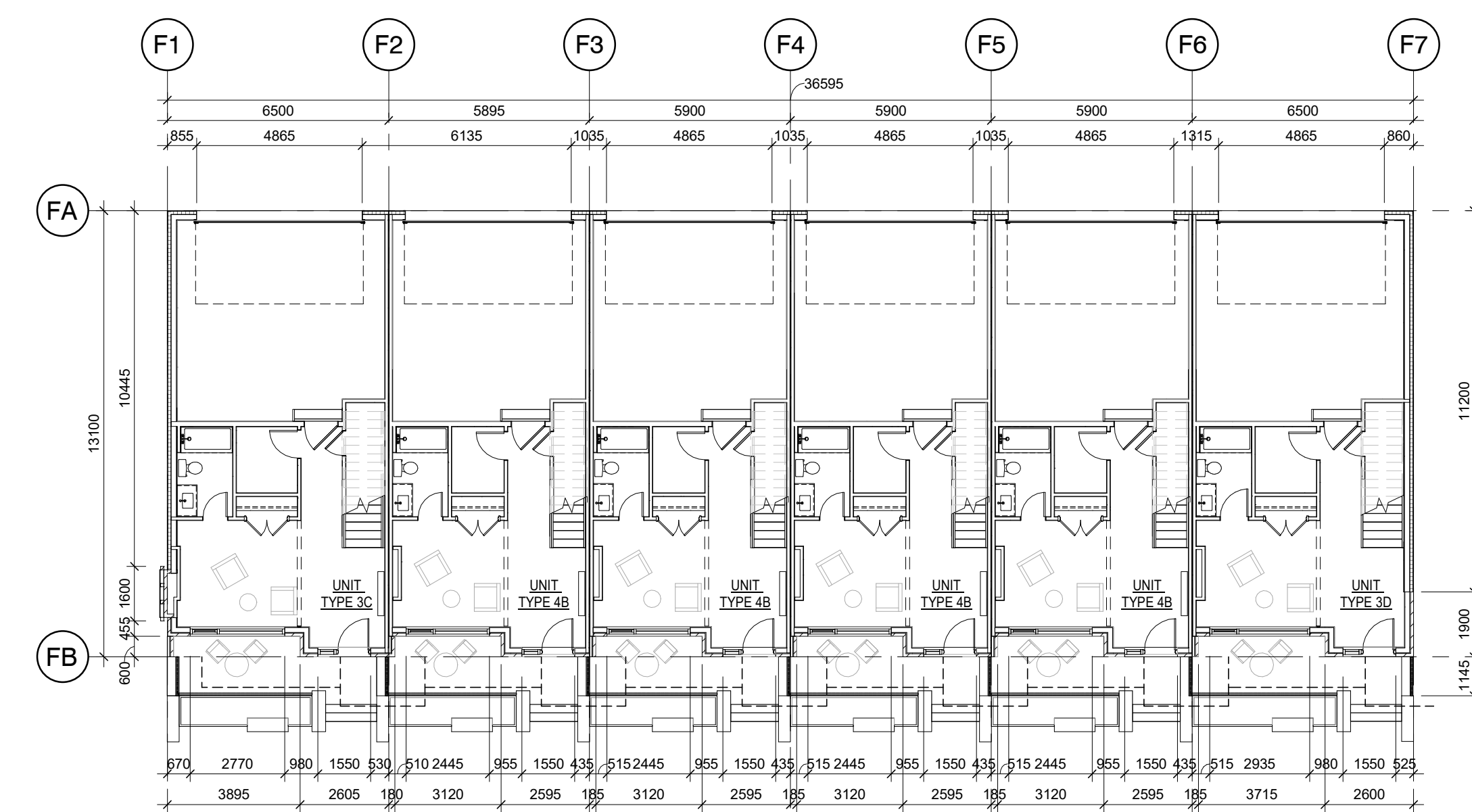
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4 BLOCKS F LOWER ROOF PLAN
A203 1:150



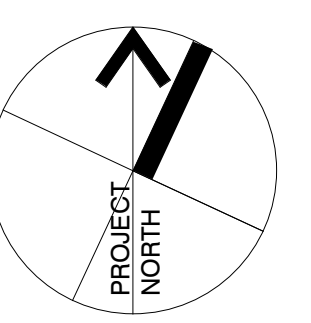
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DATE
DECEMBER 05, 2022

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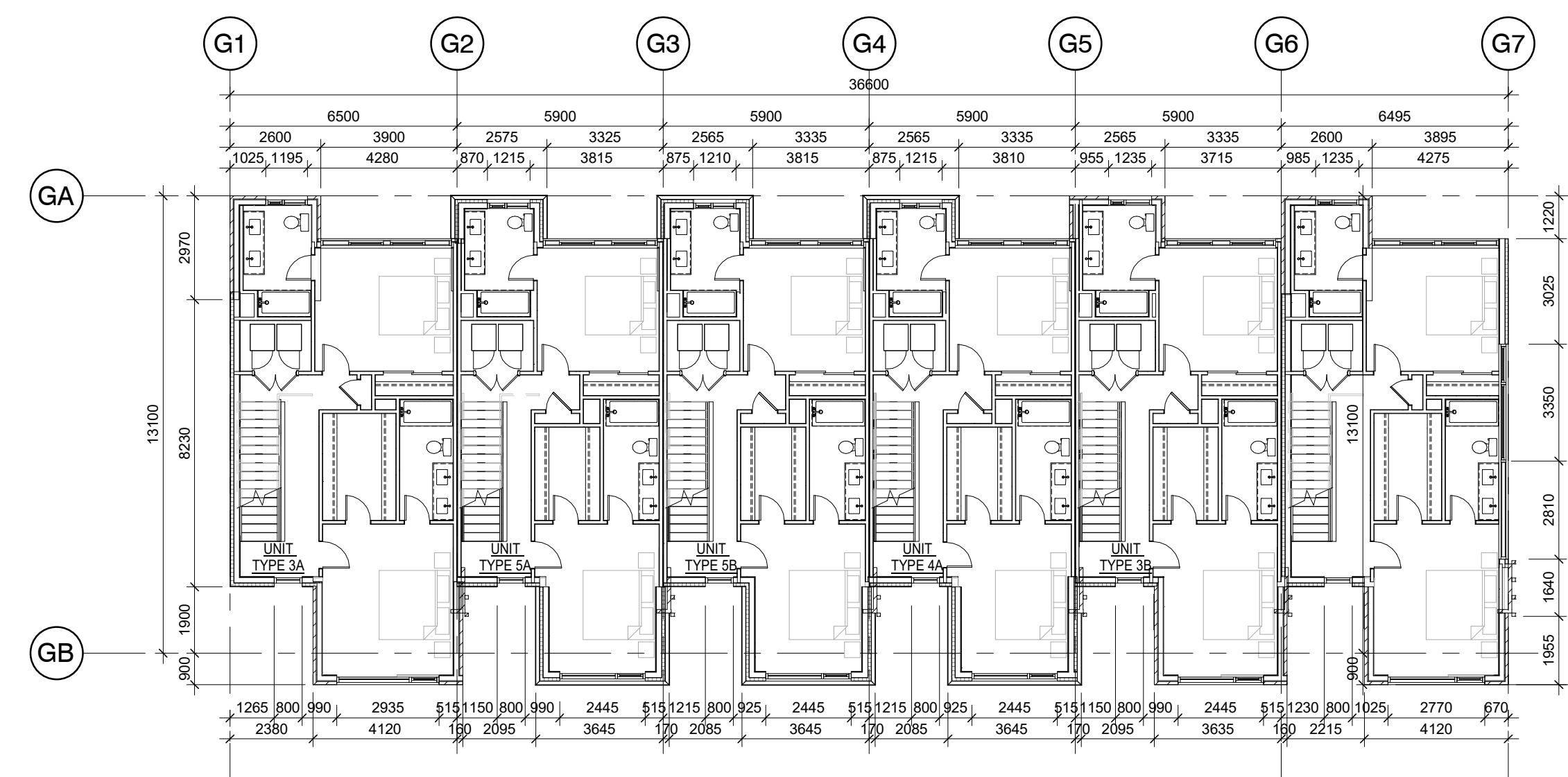
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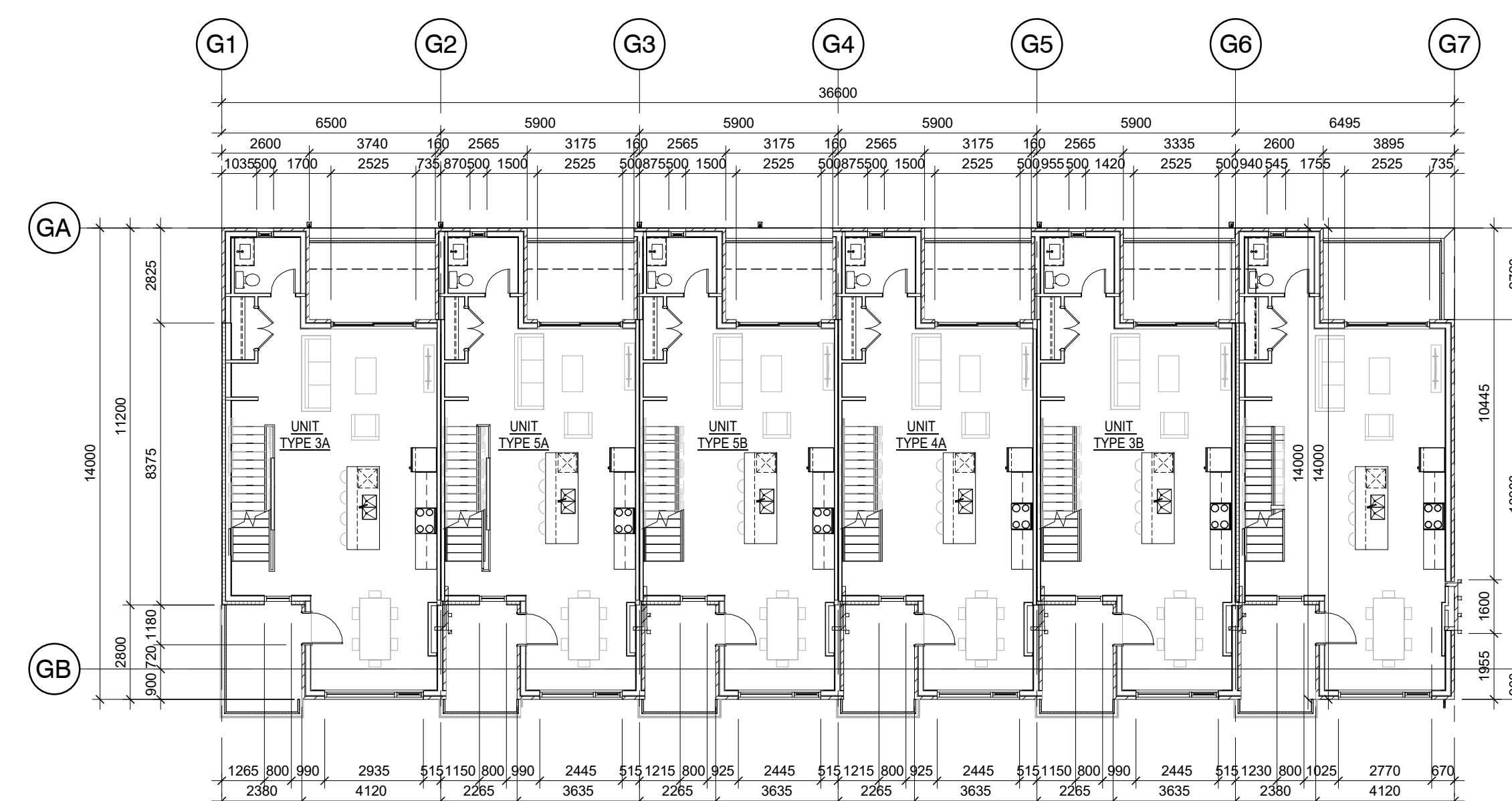
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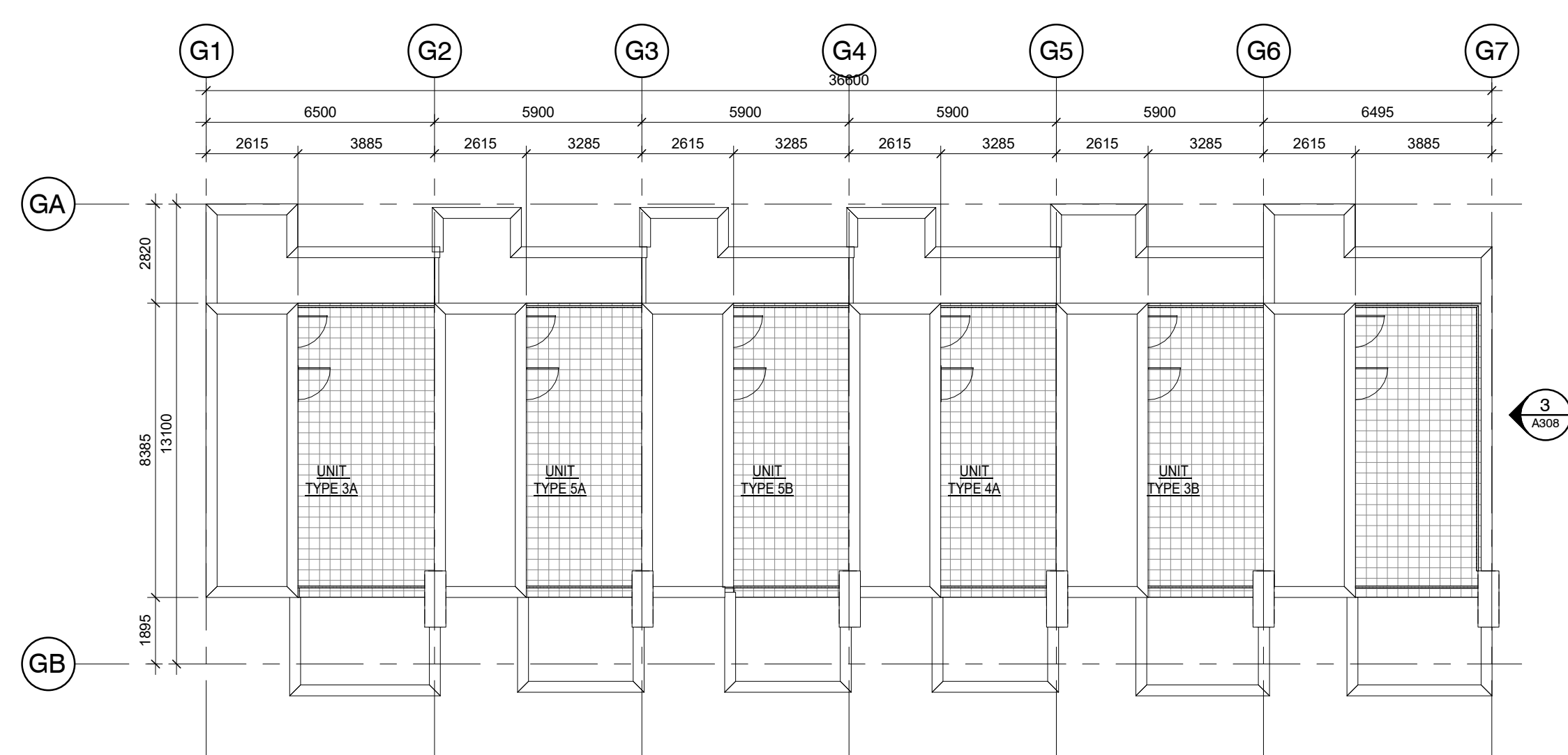
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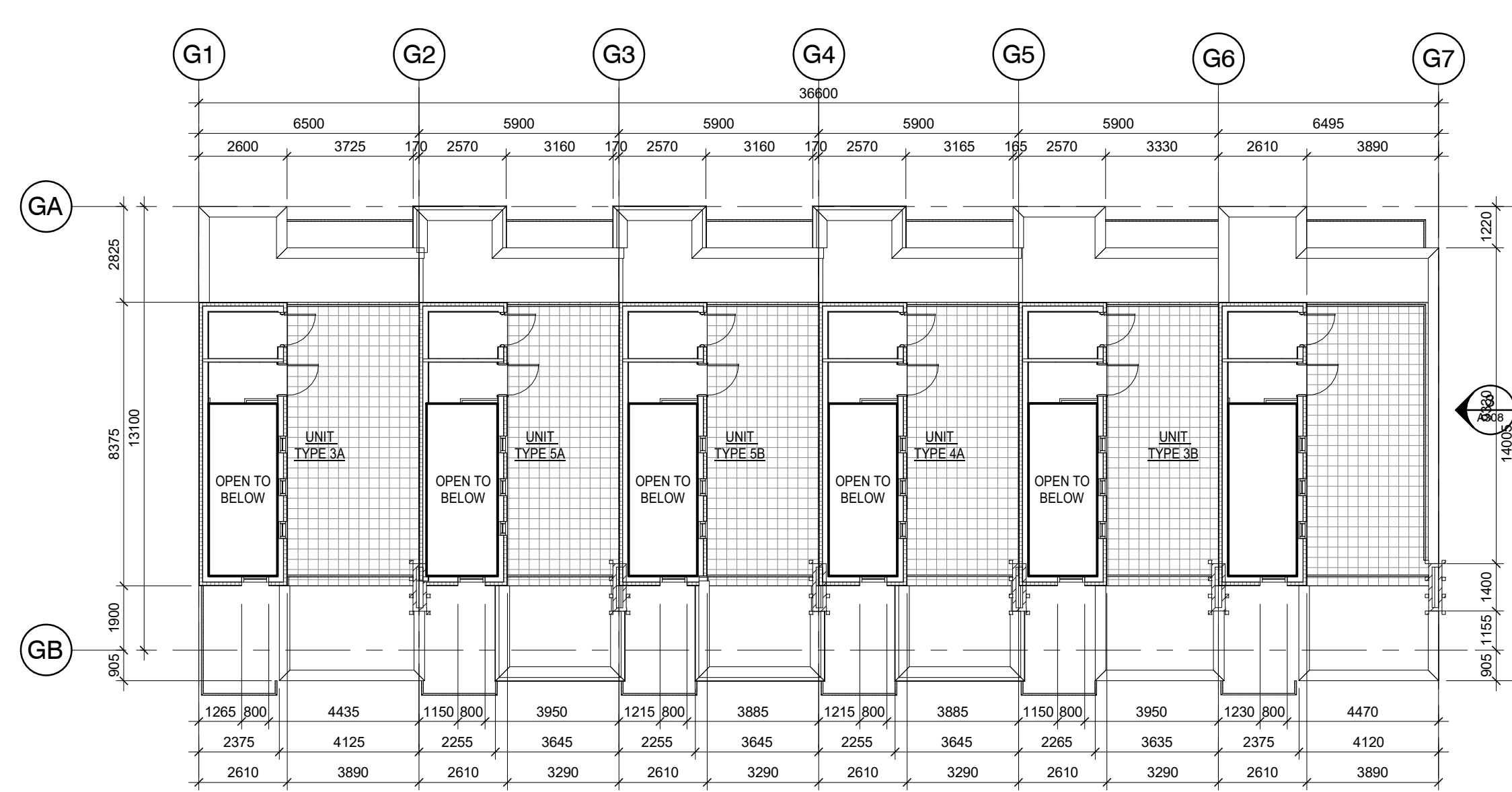
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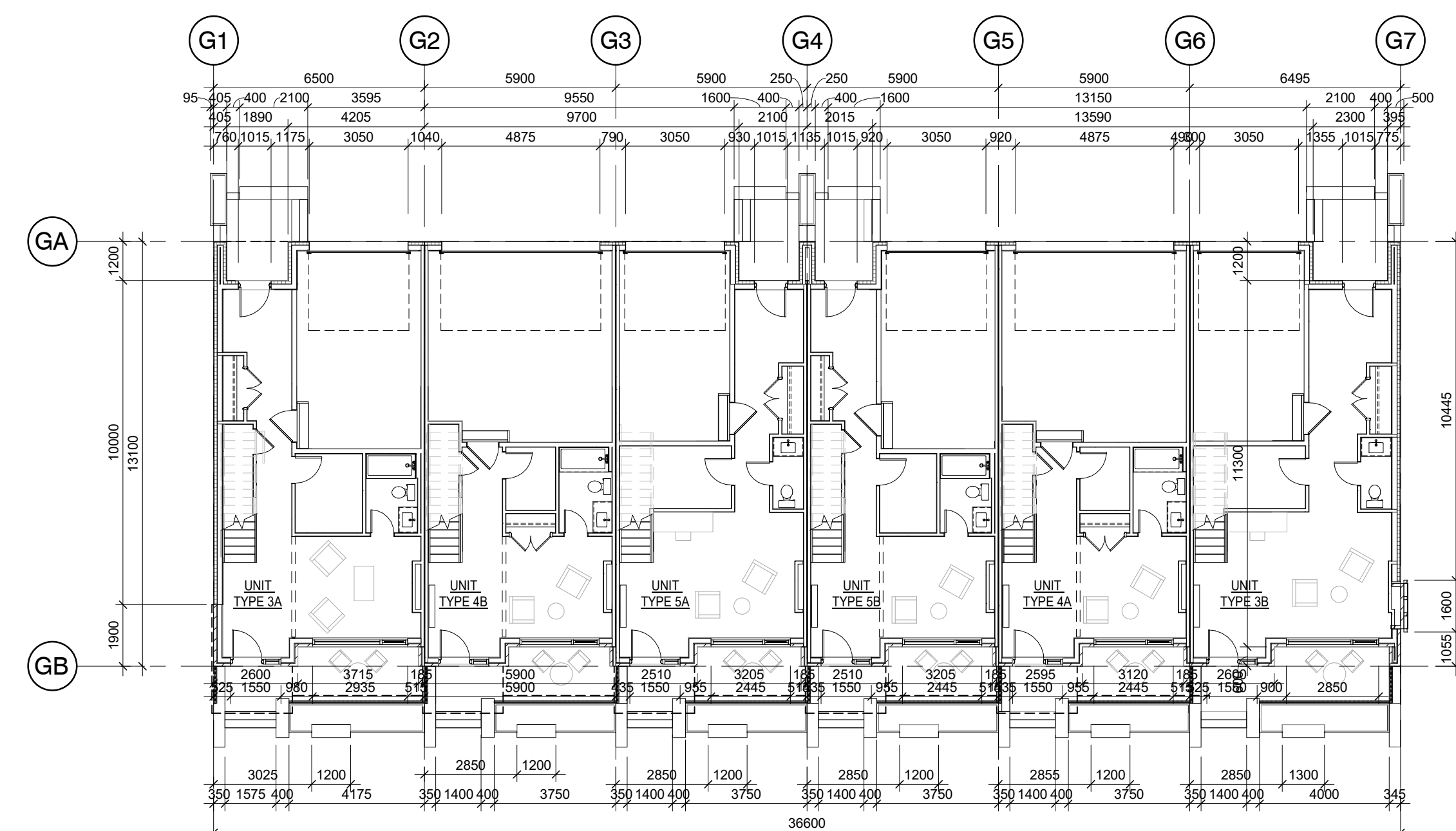
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5 BLOCKS G HIGHER ROOF PLAN
A204 1: 150



4 BLOCKS G LOWER ROOF PLAN
A204 1: 150



1 BLOCKS G GROUND FLOOR
A204 1: 150

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PROJECT
MARGARET TOWNS

30-40 MARGARET AVENUE, KITCHENER, ON N2H 4H1

DRAWING
BLOCK G FLOOR PLANS

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ML, TM

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AV

DATE
DECEMBER 05, 2022

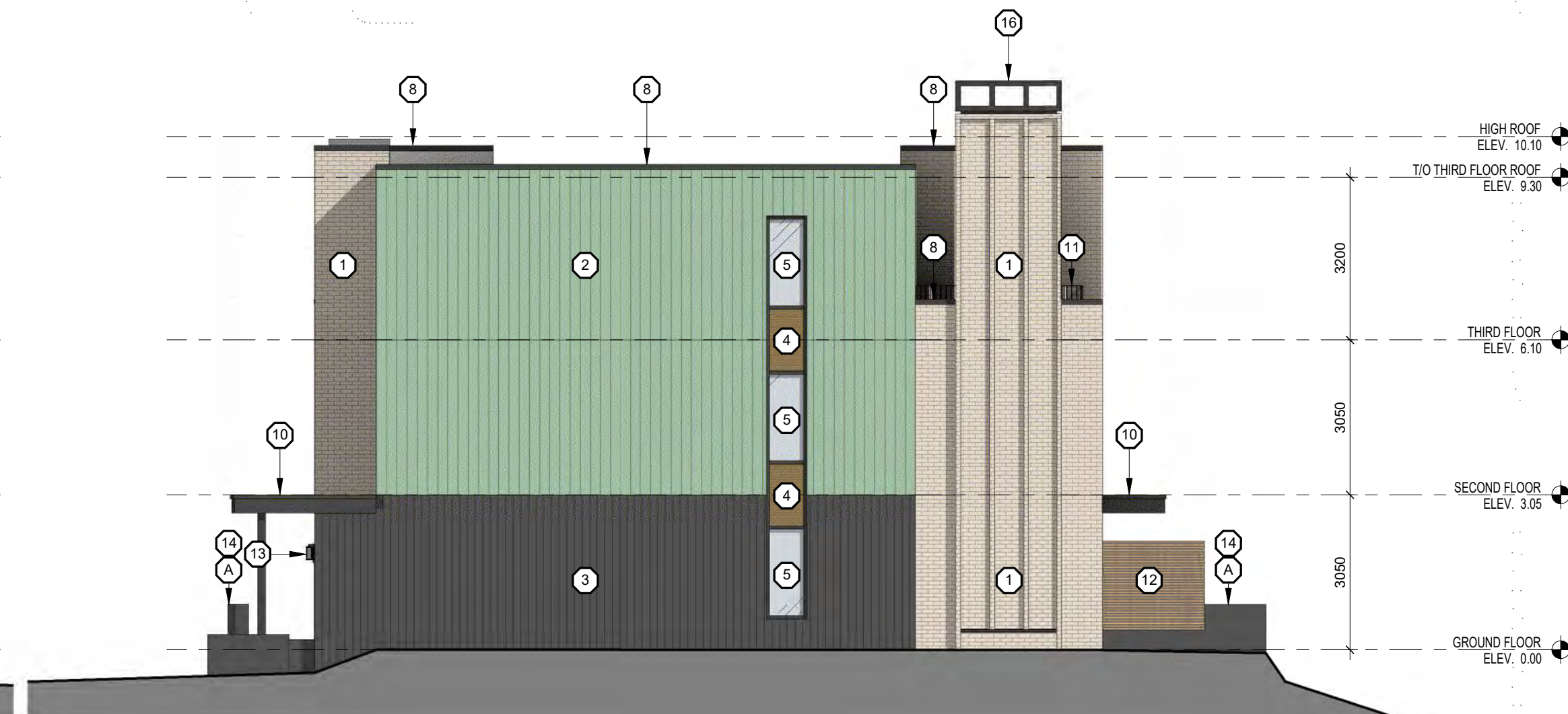
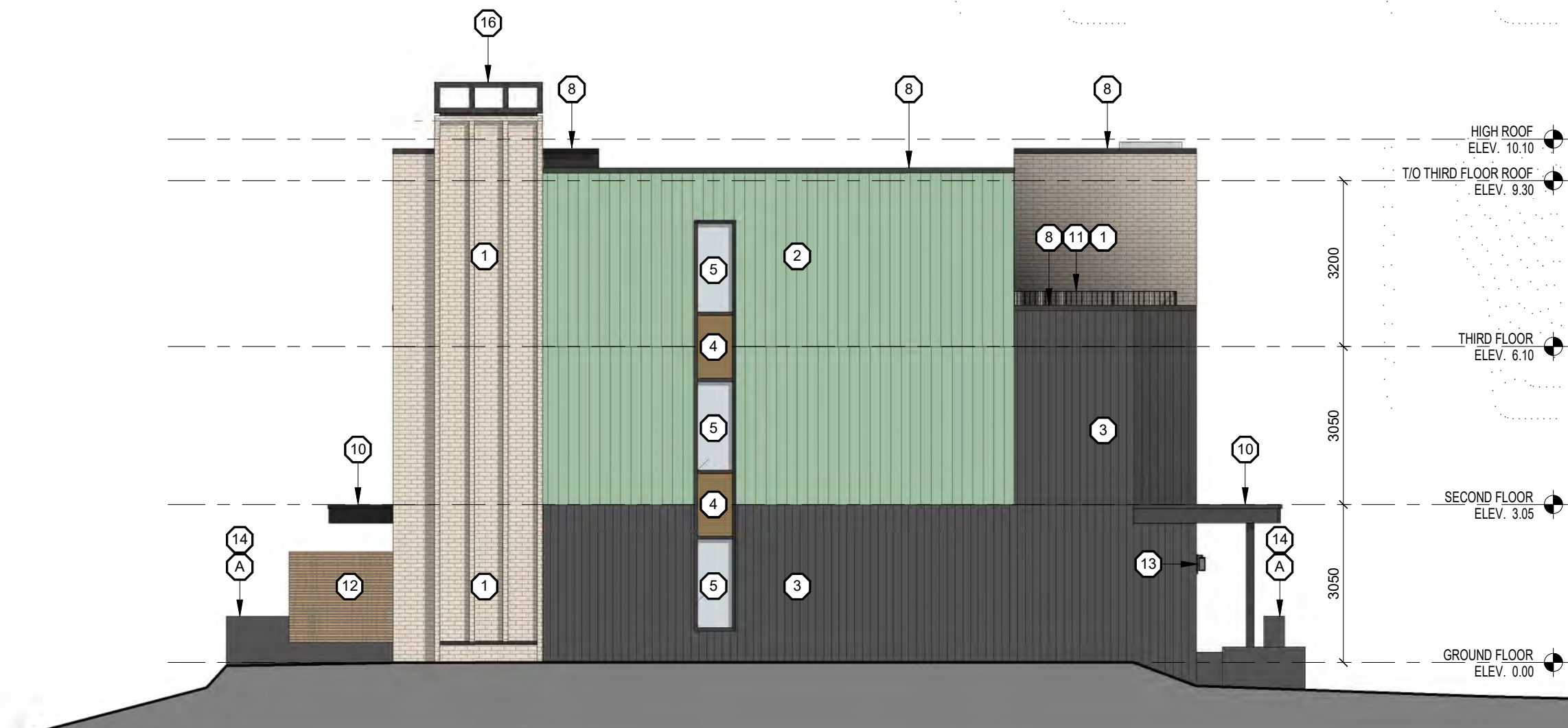
SCALE
AS NOTED

PROJECT NO
SP204

22002

**EXTERIOR FINISHES
LEGEND:**

- 1 BRICK VENEER (WE1)
COLOUR: LIGHT CREAM / BUFF
- 2 PREFINISHED STANDING SEAM METAL SIDING
COLOUR: WEATHERED COPPER (WE2)
- 3 VERTICAL NATURAL WOOD SIDING
(WE3) COLOUR: DARK GREY / BLACK
- 4 HORIZONTAL NATURAL WOOD SLAT SIDING
COLOUR: BLONDE
- 5 CLEAR VISION IGU IN ALUMINUM FRAMING SYSTEM c/w
OPERABLE(S) WHERE INDICATED
COLOUR: CHARCOAL
- 6 SOLID WOOD DOOR
- 7 INSULATED CLEAR LITE FIBREGLASS DOOR
COLOUR: CHARCOAL
- 8 PREFINISHED METAL FLASHING
COLOUR: CHARCOAL
- 9 OVER HEAD GARAGE DOOR
COLOUR: WOOD LOOK BLONDE
- 10 CANOPY w/ PREFINISHED ALUMINUM FLASHING FINISH
COLOUR: CHARCOAL
c/w NATURAL CEDAR SOFFIT
- 11 BLACK METAL PICKET GUARD
- 12 HORIZONTAL WOOD SLAT DIVIDER
- 13 EXTERIOR WALL MOUNTED LIGHT FIXTURE
COLOUR: CHARCOAL
- 14 ARCHITECTURAL CONCRETE:
LIGHTLY SANDBLASTED w/ CLEAR MATTE SEALER
- 15 WALL-MOUNTED PREFIN. ALUMINUM "WOOD-LOOK" SCREEN
COLOUR: BLONDE
- 16 PRE-MANUFACTURED CHIMNEY CAP, COLOUR:
- A LIGHT SAND BLASTED EXPOSED FDN. WALL(S) TYP.
- B RETAINING WALL



2 BLOCK A NORTH ELEVATION
A301 1:100



1 BLOCK A SOUTH ELEVATION
A301 1:100

1 05/12/22 ISSUED FOR SPA
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SWEERS**

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PROJECT
MARGARET TOWNS

30-40 MARGARET AVENUE, KITCHENER, ON
N2H 4H1

DRAWING
BLOCK A ELEVATIONS

DRAWN BY
ML, TM

CHECKED BY
AV

DATE
DECEMBER 05, 2022

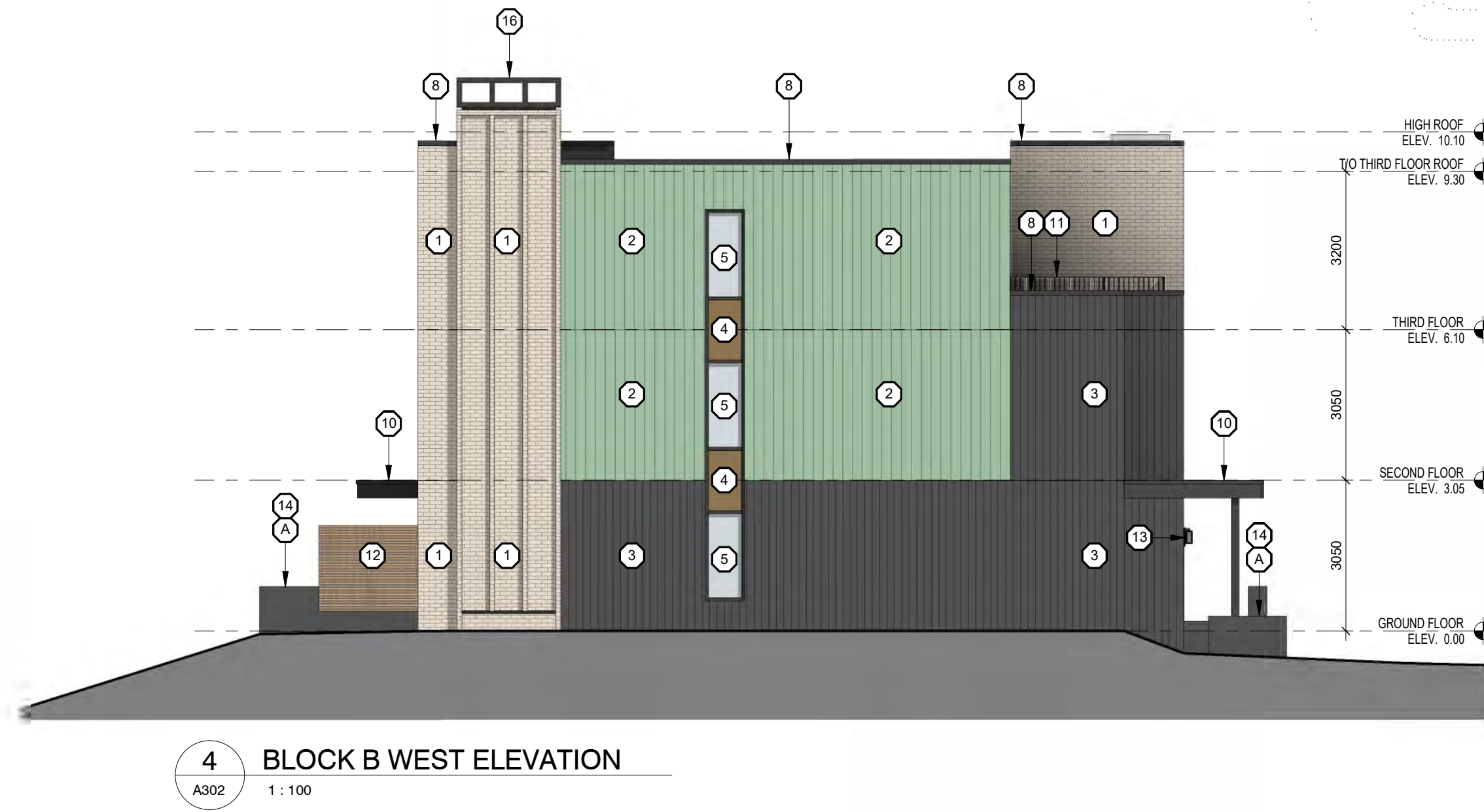
SCALE
AS NOTED

DRAWING NO.
SP301

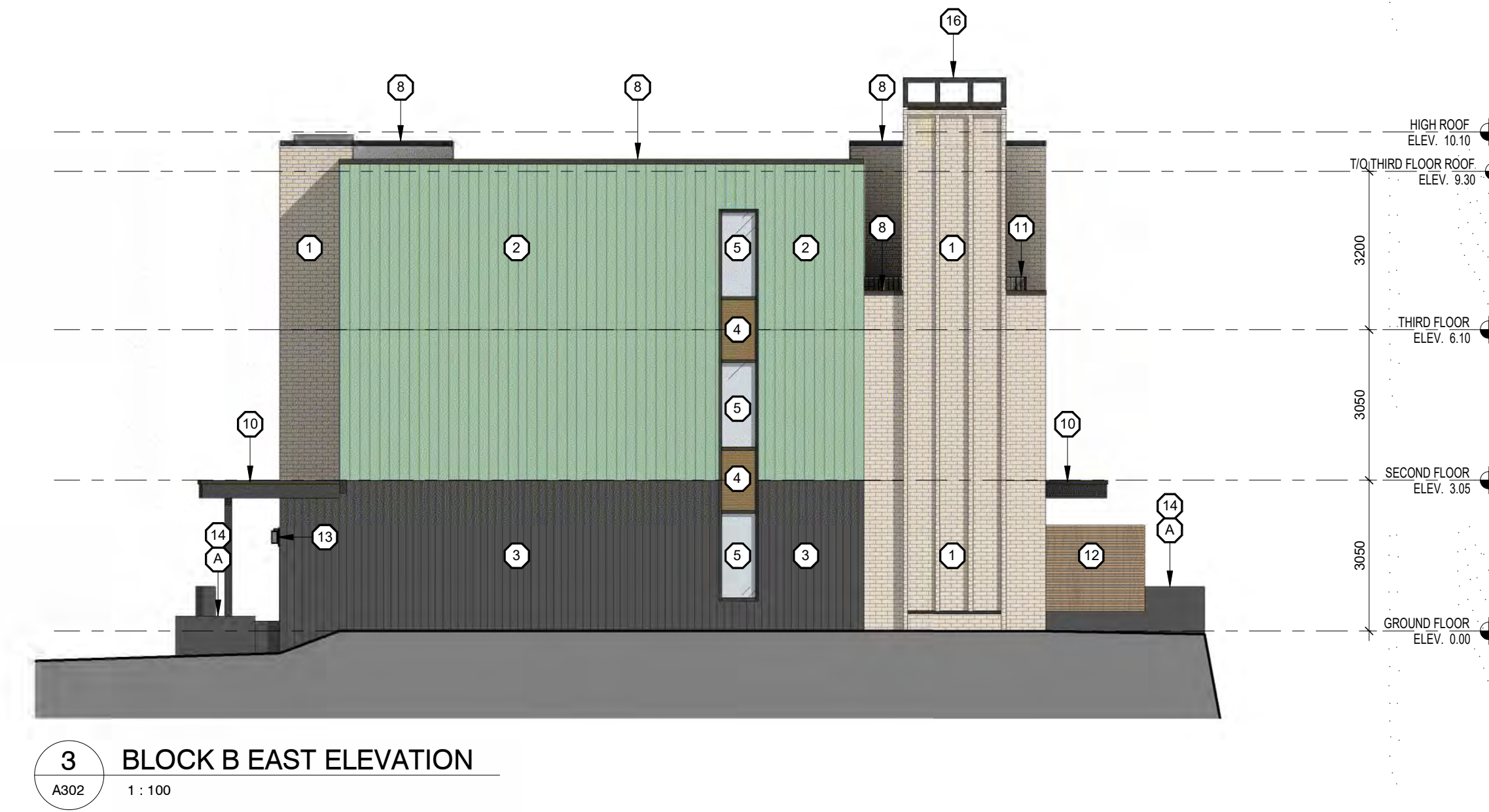
PROJECT NO.
22002

**EXTERIOR FINISHES
LEGEND:**

- 1 BRICK VENEER (WE1)
COLOUR: LIGHT CREAM / BUFF
- 2 PREFINISHED STANDING SEAM METAL SIDING
COLOUR: WEATHERED COPPER (WE2)
- 3 VERTICAL NATURAL WOOD SIDING
(WE3) COLOUR: DARK GREY / BLACK
- 4 HORIZONTAL NATURAL WOOD SLAT SIDING
COLOUR: BLONDE
- 5 CLEAR VISION IGU IN ALUMINUM FRAMING SYSTEM c/w
OPERABLE(S) WHERE INDICATED
COLOUR: CHARCOAL
- 6 SOLID WOOD DOOR
- 7 INSULATED CLEAR LITE FIBREGLASS DOOR
COLOUR: CHARCOAL
- 8 PREFINISHED METAL FLASHING
COLOUR: CHARCOAL
- 9 OVER HEAD GARAGE DOOR
COLOUR: WOOD LOOK BLONDE
- 10 CANOPY w/ PREFINISHED ALUMINUM FLASHING FINISH
COLOUR: CHARCOAL
c/w NATURAL CEDAR SOFFIT
- 11 BLACK METAL PICKET GUARD
- 12 HORIZONTAL WOOD SLAT DIVIDER
- 13 EXTERIOR WALL MOUNTED LIGHT FIXTURE
COLOUR: CHARCOAL
- 14 ARCHITECTURAL CONCRETE:
LIGHTLY SANDBLASTED w/
CLEAR MATTE SEALER
- 15 WALL-MOUNTED PREFIN. ALUMINUM "WOOD-LOOK" SCREEN
COLOUR: BLONDE
- 16 PRE-MANUFACTURED CHIMNEY CAP, COLOUR:
- A LIGHT SAND BLASTED EXPOSED FDN. WALL(S) TYP.
- B RETAINING WALL



4 BLOCK B WEST ELEVATION
A302 1 : 100



3 BLOCK B EAST ELEVATION
A302 1 : 100



2 BLOCK B NORTH ELEVATION
A302 1 : 100



1 BLOCK B SOUTH ELEVATION
A302 1 : 100

| | | |
|----|----------|----------------|
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PROJECT
MARGARET TOWNS

30-40 MARGARET AVENUE, KITCHENER, ON
N2H 4H1

DRAWING
BLOCK B ELEVATIONS

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| DRAWN BY | CHECKED BY |
| ML, TM | AV |

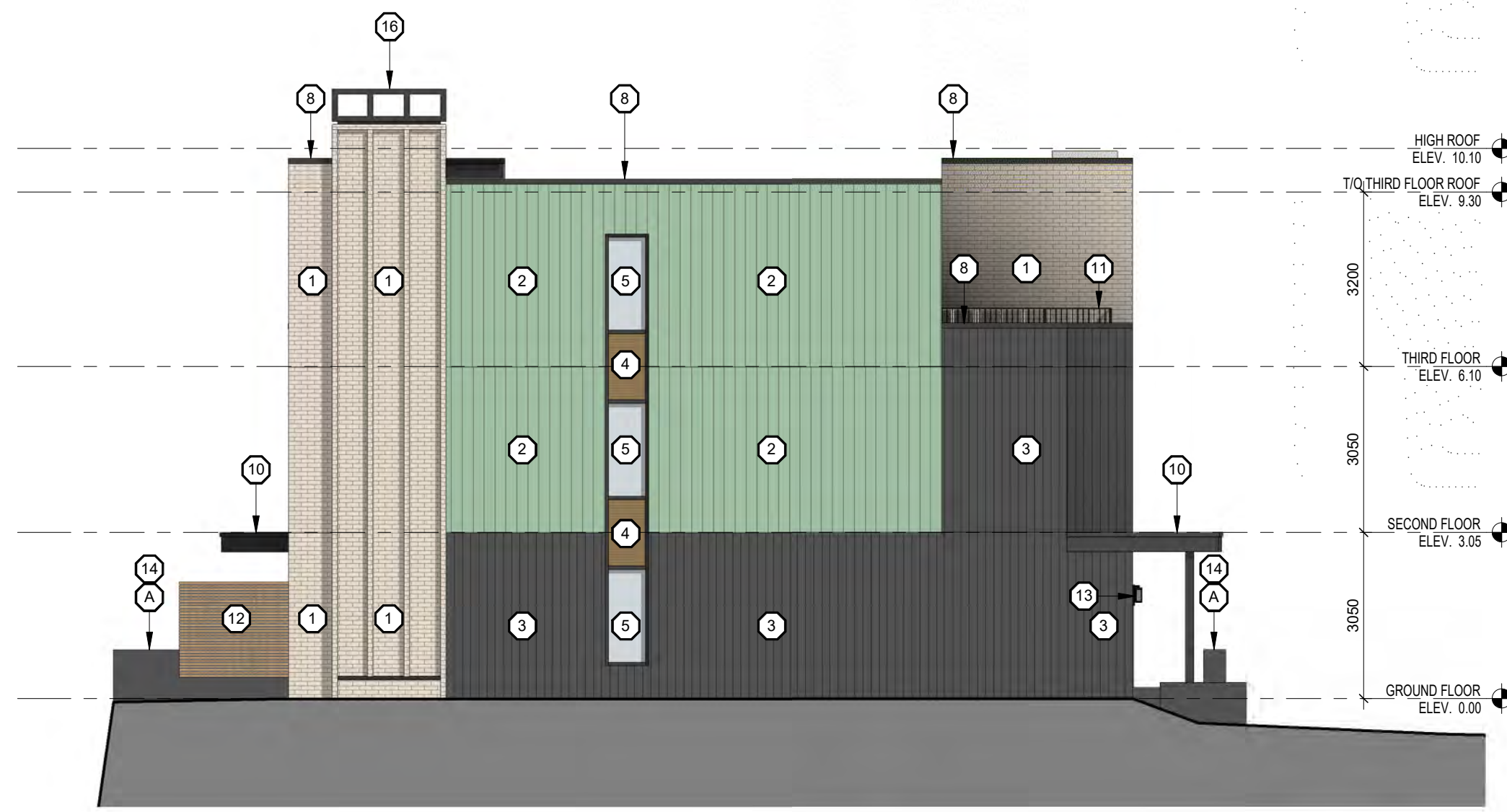
DATE
DECEMBER 05, 2022

SCALE
AS NOTED

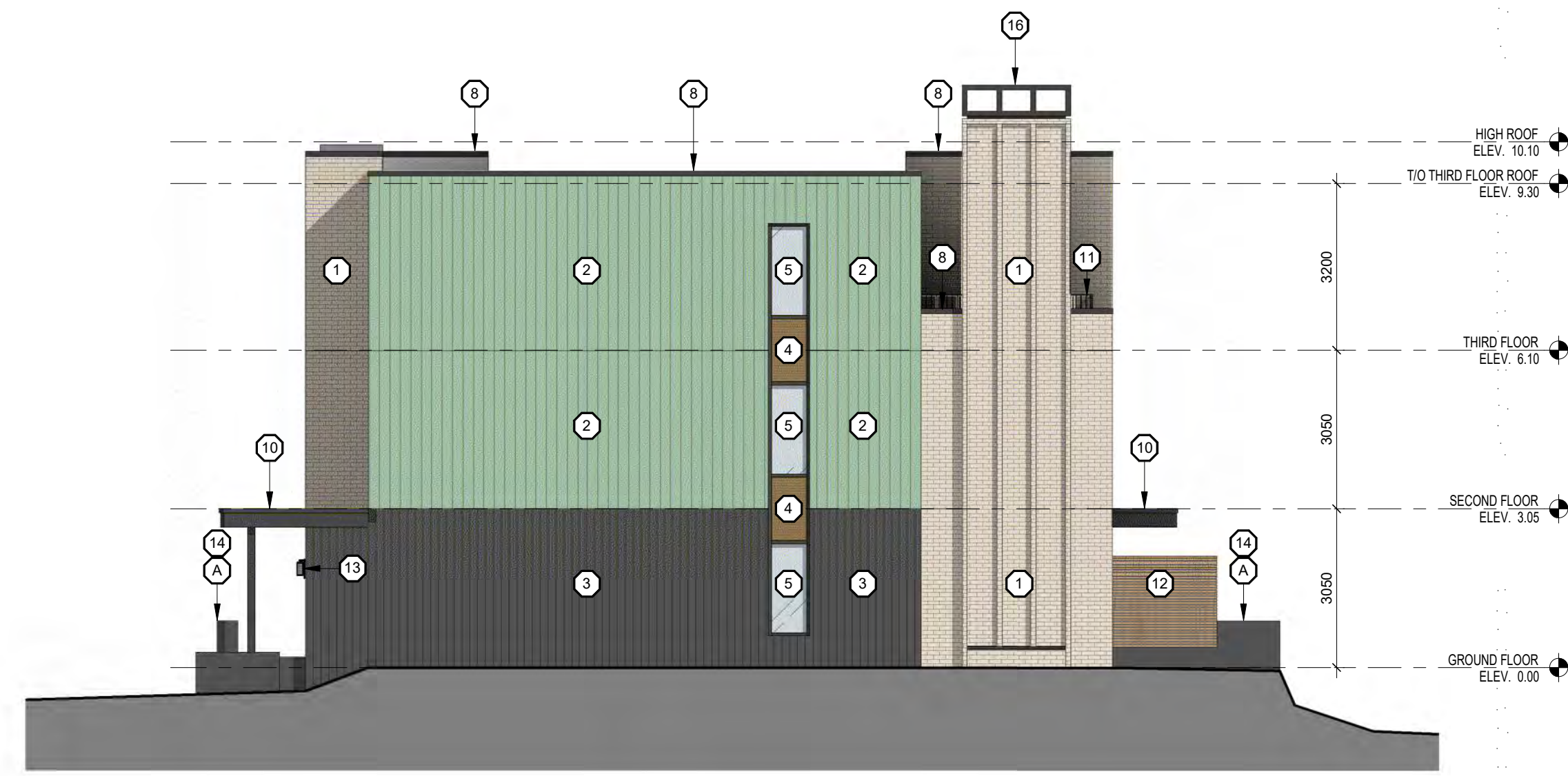
PROJECT NO
SP302
22002

**EXTERIOR FINISHES
LEGEND:**

- 1 BRICK VENEER (WE1)
COLOUR: LIGHT CREAM / BUFF
- 2 PREFINISHED STANDING SEAM METAL SIDING
COLOUR: WEATHERED COPPER (WE2)
- 3 VERTICAL NATURAL WOOD SIDING
(WE3) COLOUR: DARK GREY / BLACK
- 4 HORIZONTAL NATURAL WOOD SLAT SIDING
COLOUR: BLONDE
- 5 CLEAR VISION IGU IN ALUMINUM FRAMING SYSTEM c/w
OPERABLE(S) WHERE INDICATED
COLOUR: CHARCOAL
- 6 SOLID WOOD DOOR
- 7 INSULATED CLEAR LITE FIBREGLASS DOOR
COLOUR: CHARCOAL
- 8 PREFINISHED METAL FLASHING
COLOUR: CHARCOAL
- 9 OVER HEAD GARAGE DOOR
COLOUR: WOOD LOOK BLONDE
- 10 CANOPY w/ PREFINISHED ALUMINUM FLASHING FINISH
COLOUR: CHARCOAL
c/w NATURAL CEDAR SOFFIT
- 11 BLACK METAL PICKET GUARD
- 12 HORIZONTAL WOOD SLAT DIVIDER
- 13 EXTERIOR WALL MOUNTED LIGHT FIXTURE
COLOUR: CHARCOAL
- 14 ARCHITECTURAL CONCRETE:
LIGHTLY SANDBLASTED w/
CLEAR MATTE SEALER
- 15 WALL-MOUNTED PREFIN. ALUMINUM "WOOD-LOOK" SCREEN
COLOUR: BLONDE
- 16 PRE-MANUFACTURED CHIMNEY CAP, COLOUR:
- A LIGHT SAND BLASTED EXPOSED FDN. WALL(S) TYP.
- B RETAINING WALL



4 BLOCK C WEST ELEVATION
A303 1:100



3 BLOCK C EAST ELEVATION
A303 1:100



2 BLOCK C NORTH ELEVATION
A303 1:100



1 BLOCK C SOUTH ELEVATION
A303 1:100

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PROJECT
MARGARET TOWNS

30-40 MARGARET AVENUE, KITCHENER, ON
N2H 4H1

DRAWING
BLOCK C ELEVATIONS

DRAWN BY
ML, TM

CHECKED BY
AV

DATE
DECEMBER 05, 2022

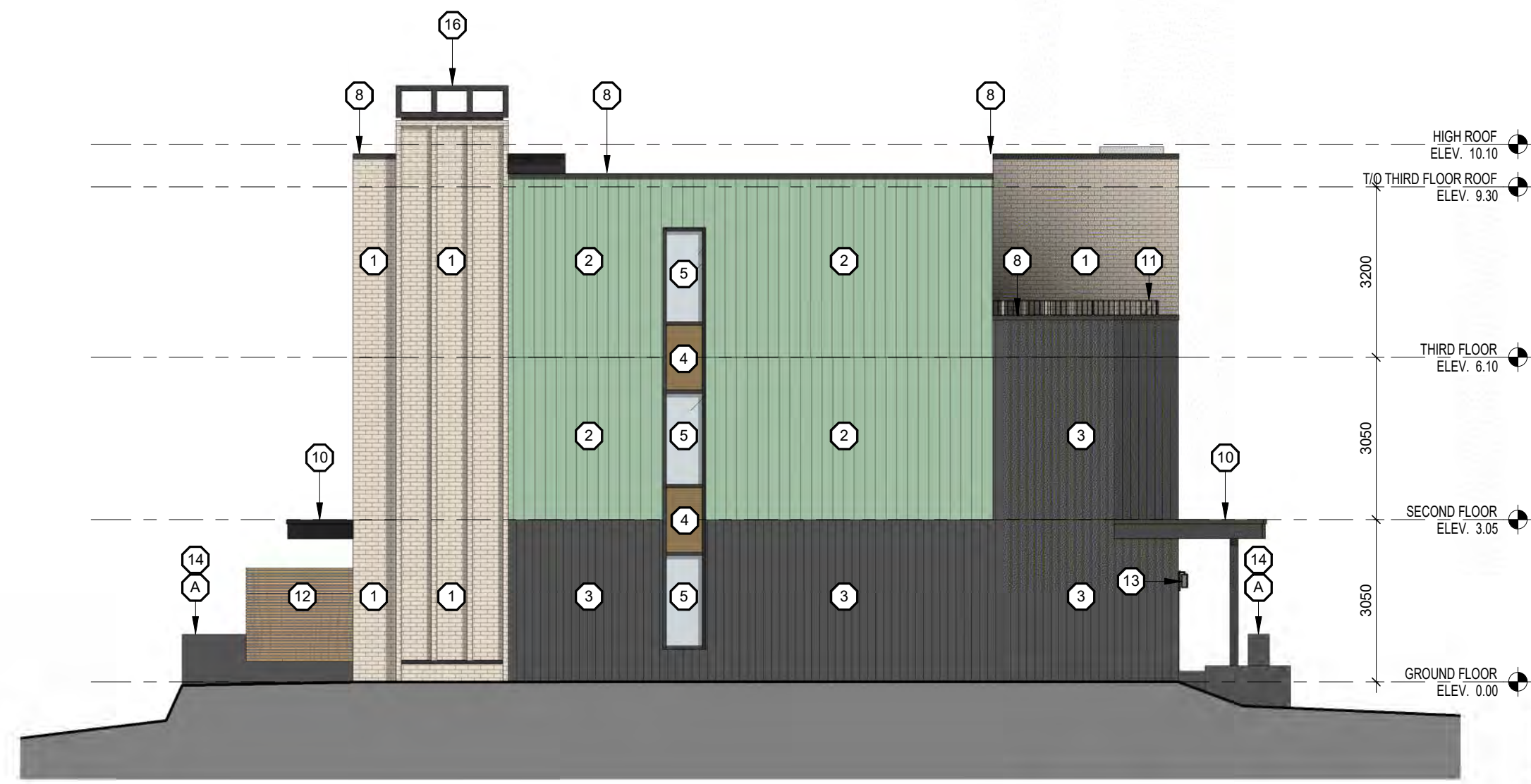
SCALE
AS NOTED

DRAWING NO.
SP303

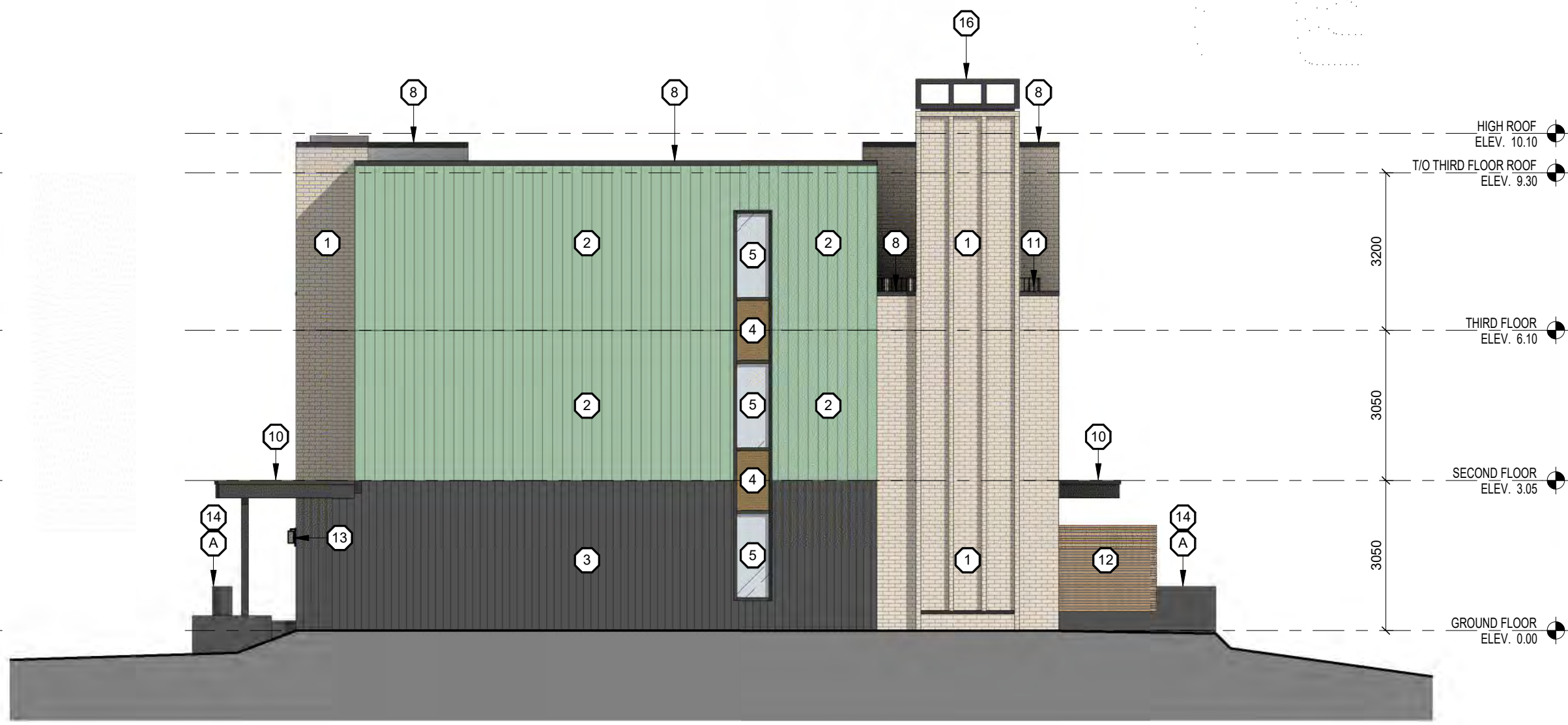
PROJECT NO.
22002

**EXTERIOR FINISHES
LEGEND:**

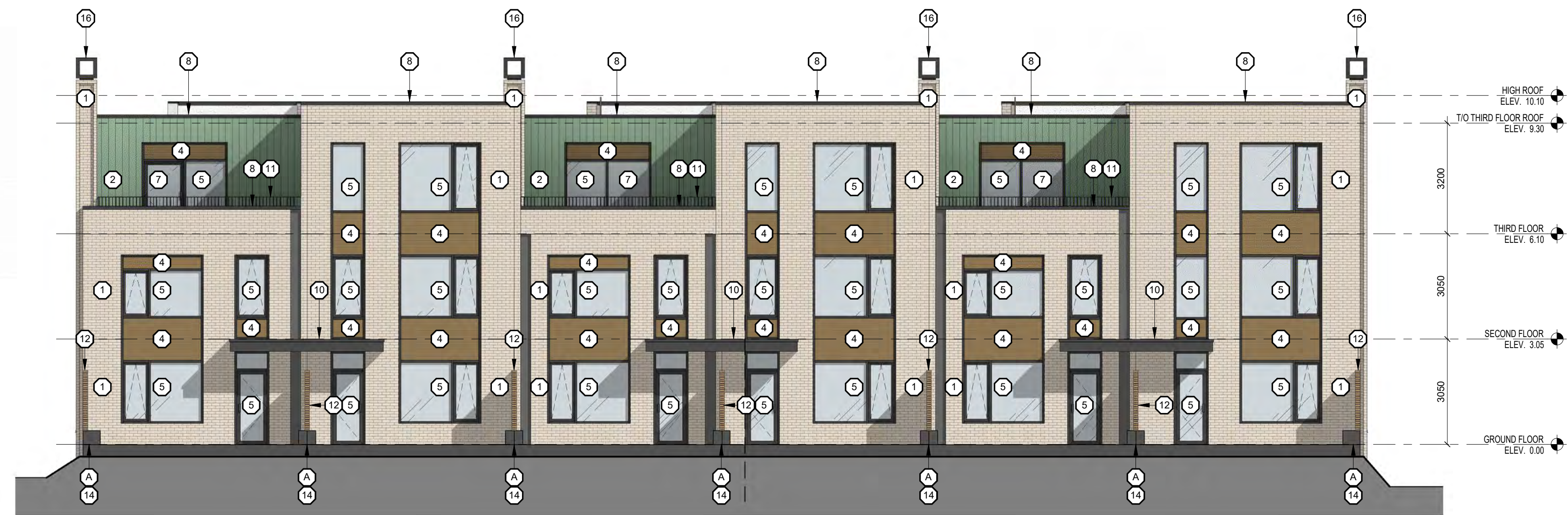
- 1 BRICK VENEER (WE1)
COLOUR: LIGHT CREAM / BUFF
- 2 PREFINISHED STANDING SEAM METAL SIDING
COLOUR: WEATHERED COPPER (WE2)
- 3 VERTICAL NATURAL WOOD SIDING
(WE3) COLOUR: DARK GREY / BLACK
- 4 HORIZONTAL NATURAL WOOD SLAT SIDING
COLOUR: BLONDE
- 5 CLEAR VISION IGU IN ALUMINUM FRAMING SYSTEM c/w
OPERABLE(S) WHERE INDICATED
COLOUR: CHARCOAL
- 6 SOLID WOOD DOOR
- 7 INSULATED CLEAR LITE FIBREGLASS DOOR
COLOUR: CHARCOAL
- 8 PREFINISHED METAL FLASHING
COLOUR: CHARCOAL
- 9 OVER HEAD GARAGE DOOR
COLOUR: WOOD LOOK BLONDE
- 10 CANOPY w/ PREFINISHED ALUMINUM FLASHING FINISH
COLOUR: CHARCOAL
c/w NATURAL CEDAR SOFFIT
- 11 BLACK METAL PICKET GUARD
- 12 HORIZONTAL WOOD SLAT DIVIDER
- 13 EXTERIOR WALL MOUNTED LIGHT FIXTURE
COLOUR: CHARCOAL
- 14 ARCHITECTURAL CONCRETE:
LIGHTLY SANDBLASTED w/ CLEAR MATTE SEALER
- 15 WALL-MOUNTED PREFIN. ALUMINUM "WOOD-LOOK" SCREEN
COLOUR: BLONDE
- 16 PRE-MANUFACTURED CHIMNEY CAP, COLOUR:
- A LIGHT SAND BLASTED EXPOSED FDN. WALL(S) TYP.
- B RETAINING WALL



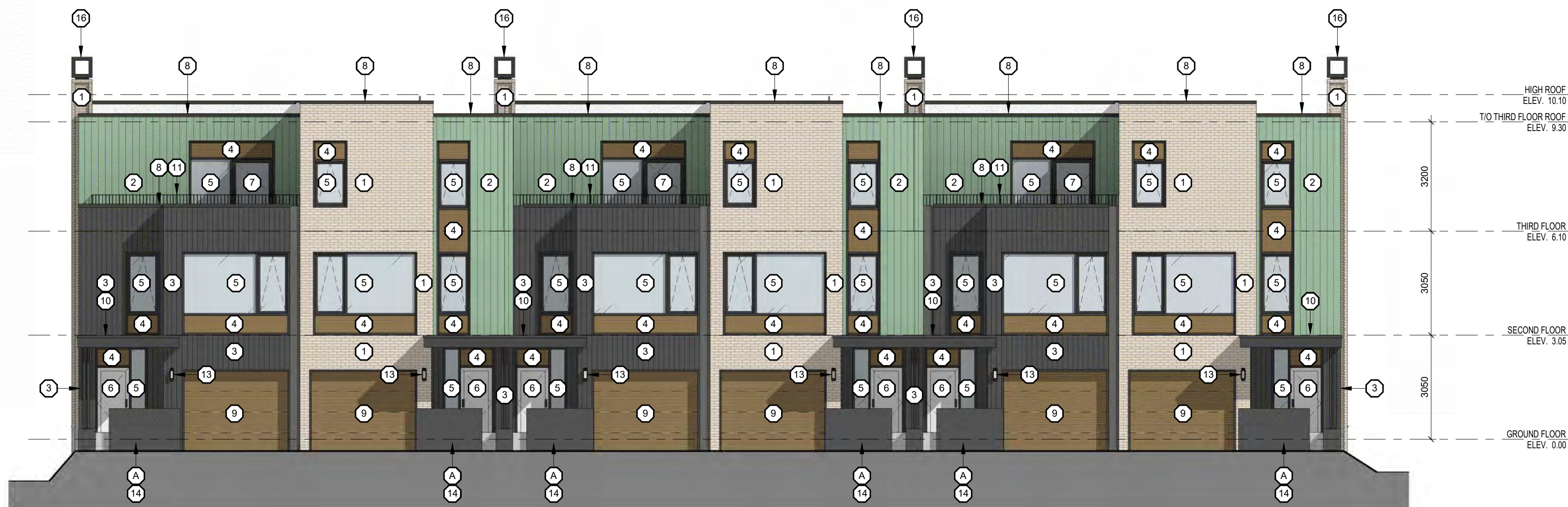
4 BLOCK D WEST ELEVATION
A304 1:100



3 BLOCK D EAST ELEVATION
A304 1:100



2 BLOCK D NORTH ELEVATION
A304 1:100



1 BLOCK D SOUTH ELEVATION
A304 1:100

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PROJECT
MARGARET TOWNS

30-40 MARGARET AVENUE, KITCHENER, ON
N2H 4H1

DRAWING
BLOCK D ELEVATIONS

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DATE
DECEMBER 05, 2022

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AS NOTED

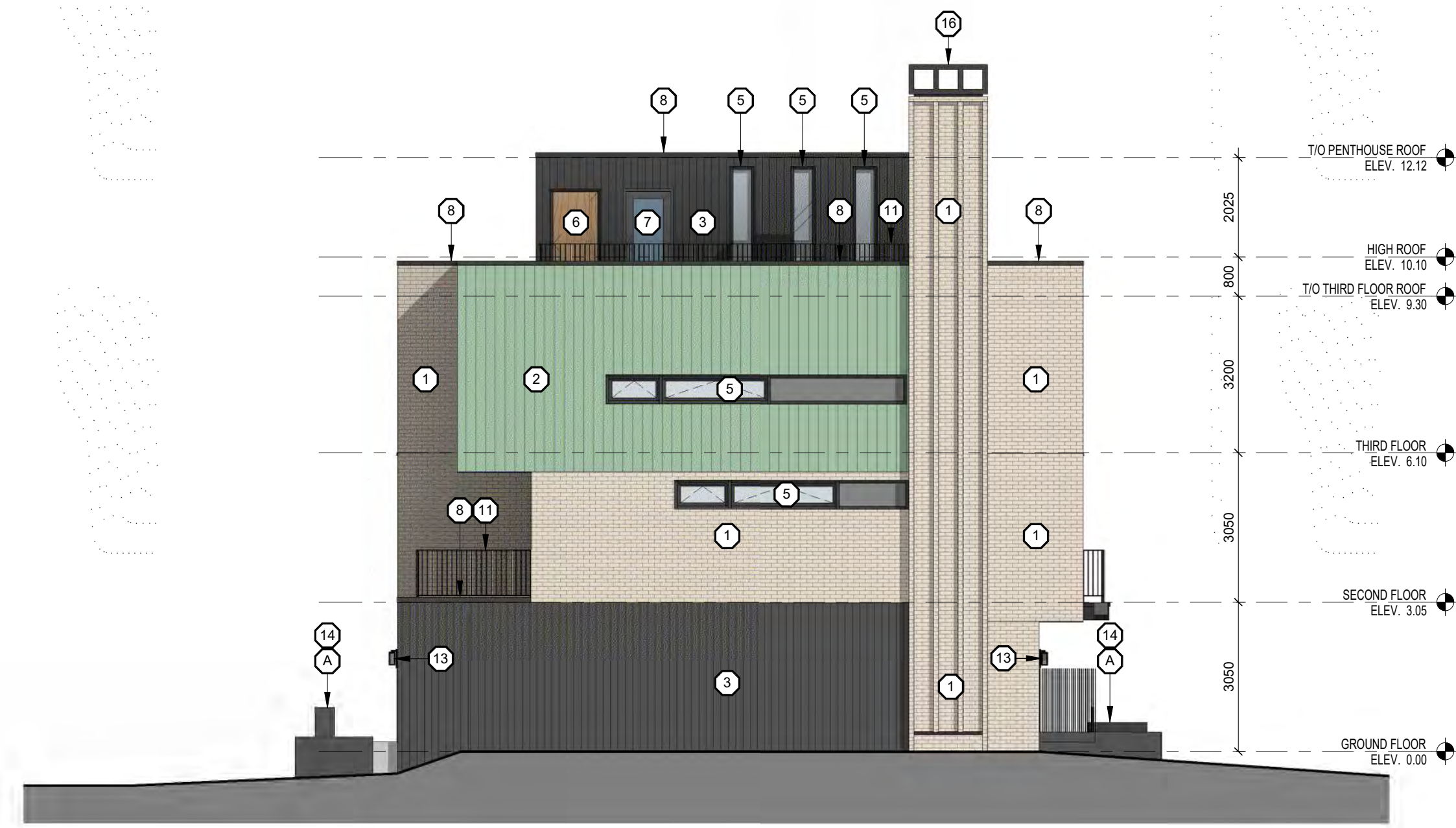
DRAWING Nº

PROJECT Nº
SP304

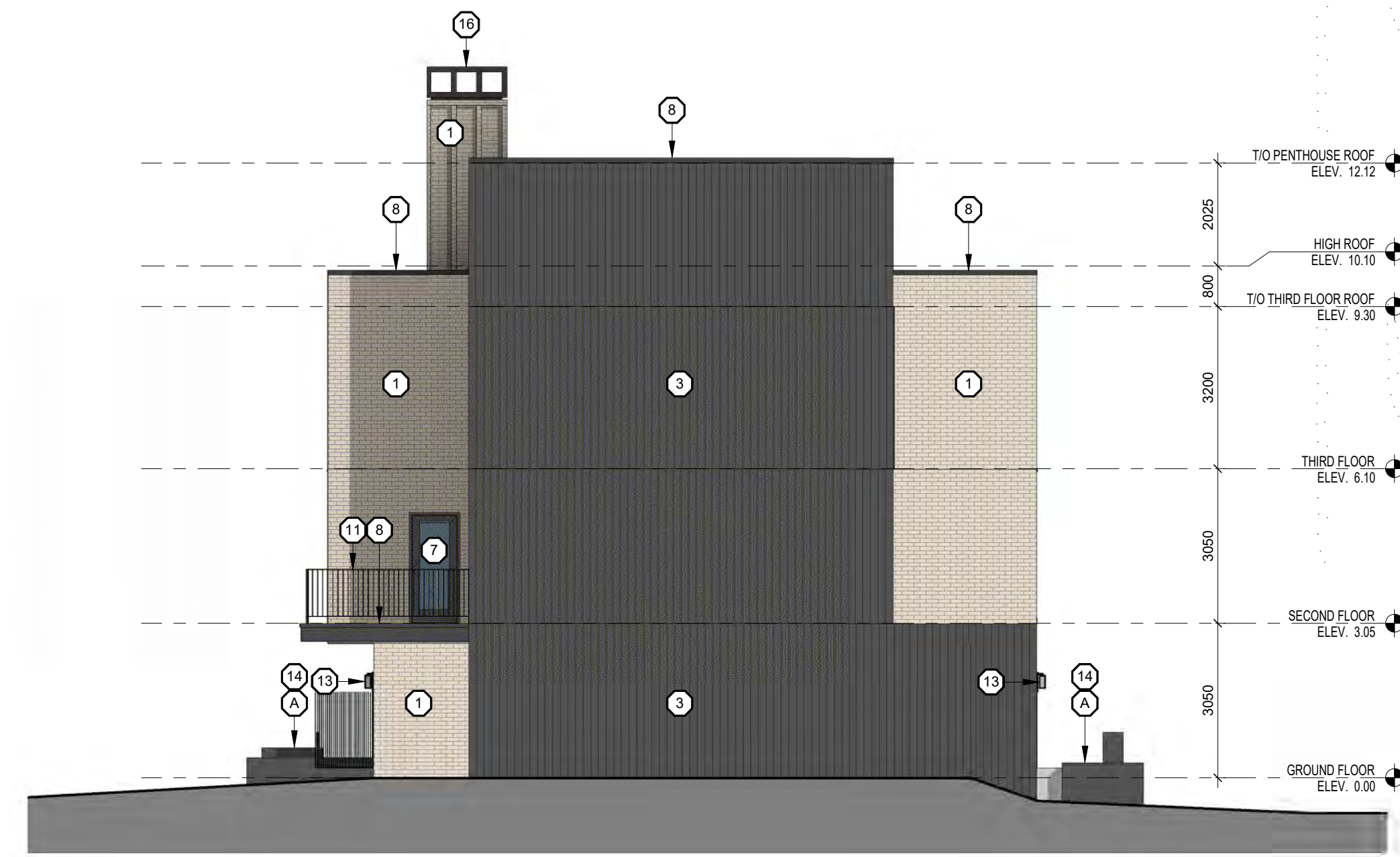
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**EXTERIOR FINISHES
LEGEND:**

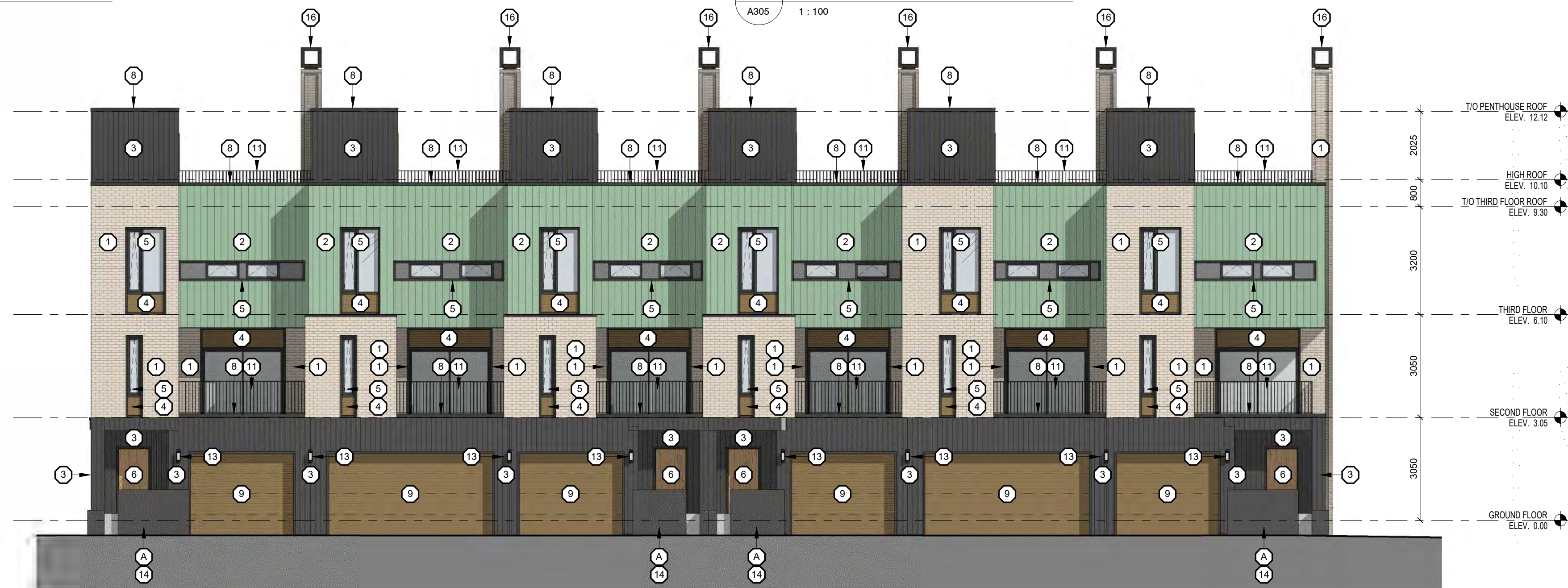
- ① BRICK VENEER (WE1)
COLOUR: LIGHT CREAM / BUFF
- ② PREFINISHED STANDING SEAM METAL SIDING
COLOUR: WEATHERED COPPER (WE2)
- ③ VERTICAL NATURAL WOOD SIDING
(WE3) COLOUR: DARK GREY / BLACK
- ④ HORIZONTAL NATURAL WOOD SLAT SIDING
COLOUR: BLONDE
- ⑤ CLEAR VISION IGU IN ALUMINUM FRAMING SYSTEM c/w
OPERABLE(S) WHERE INDICATED
COLOUR: CHARCOAL
- ⑥ SOLID WOOD DOOR
- ⑦ INSULATED CLEAR LITE FIBREGLASS DOOR
COLOUR: CHARCOAL
- ⑧ PREFINISHED METAL FLASHING
COLOUR: CHARCOAL
- ⑨ OVER HEAD GARAGE DOOR
COLOUR: WOOD LOOK BLONDE
- ⑩ CANOPY w/ PREFINISHED ALUMINUM FLASHING FINISH
COLOUR: CHARCOAL
c/w NATURAL CEDAR SOFFIT
- ⑪ BLACK METAL PICKET GUARD
- ⑫ HORIZONTAL WOOD SLAT DIVIDER
- ⑬ EXTERIOR WALL MOUNTED LIGHT FIXTURE
COLOUR: CHARCOAL
- ⑭ ARCHITECTURAL CONCRETE:
LIGHTLY SANDBLASTED w/ CLEAR MATTE SEALER
- ⑮ WALL-MOUNTED PREFIN. ALUMINUM "WOOD-LOOK" SCREEN
COLOUR: BLONDE
- ⑯ PRE-MANUFACTURED CHIMNEY CAP, COLOUR:
- Ⓐ LIGHT SAND BLASTED EXPOSED FDN. WALL(S) TYP.
- Ⓑ RETAINING WALL



4 BLOCK E WEST ELEVATION
A305 1:100



3 BLOCK E EAST ELEVATION
A305 1:100



2 BLOCK E NORTH ELEVATION
A305 1:100



1 BLOCK E SOUTH ELEVATION
A305 1:100

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PROJECT
MARGARET TOWNS

30-40 MARGARET AVENUE, KITCHENER, ON
N2H 4H1

DRAWING
BLOCK E ELEVATIONS

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DECEMBER 05, 2022

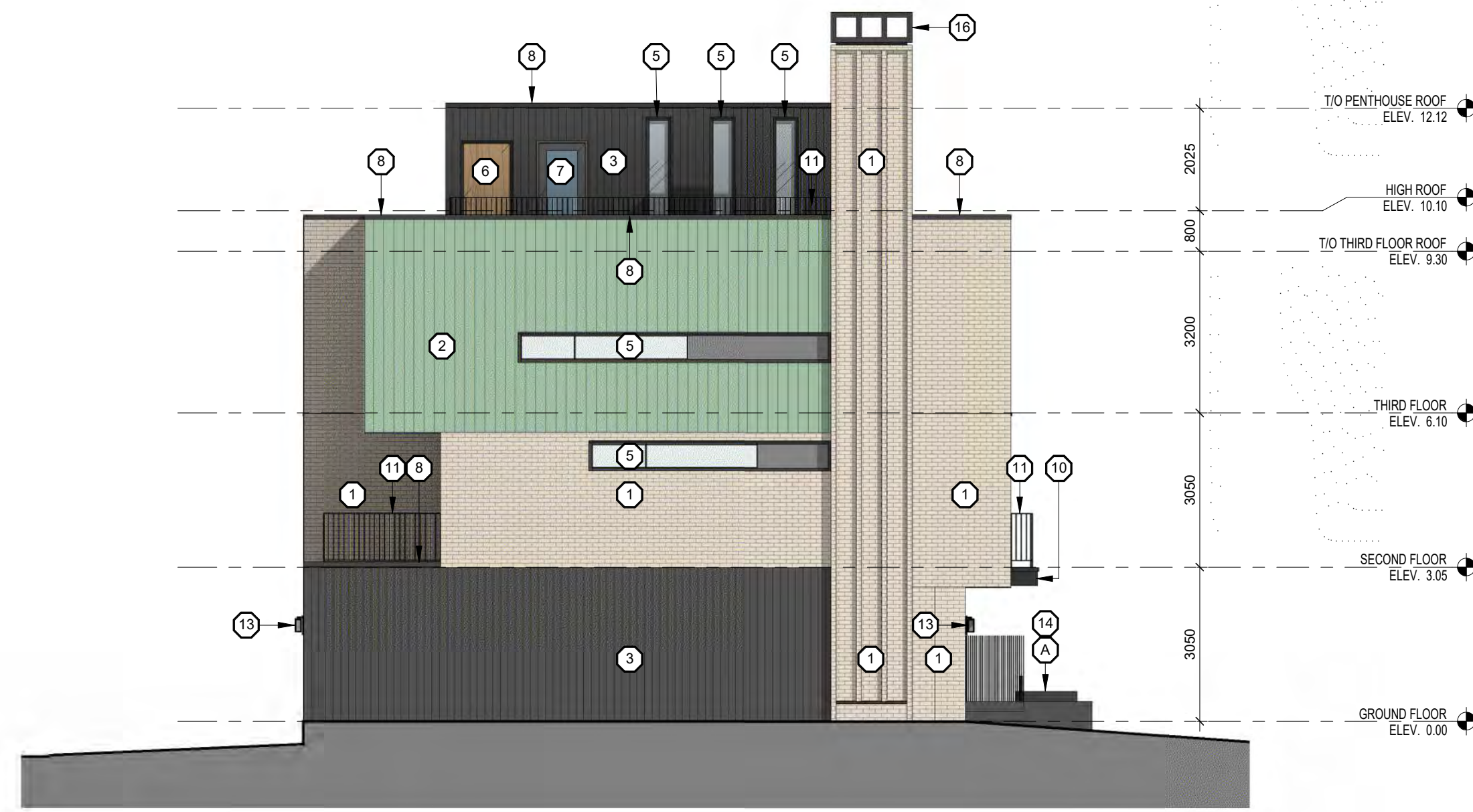
SCALE
AS NOTED

PROJECT NO
SP305

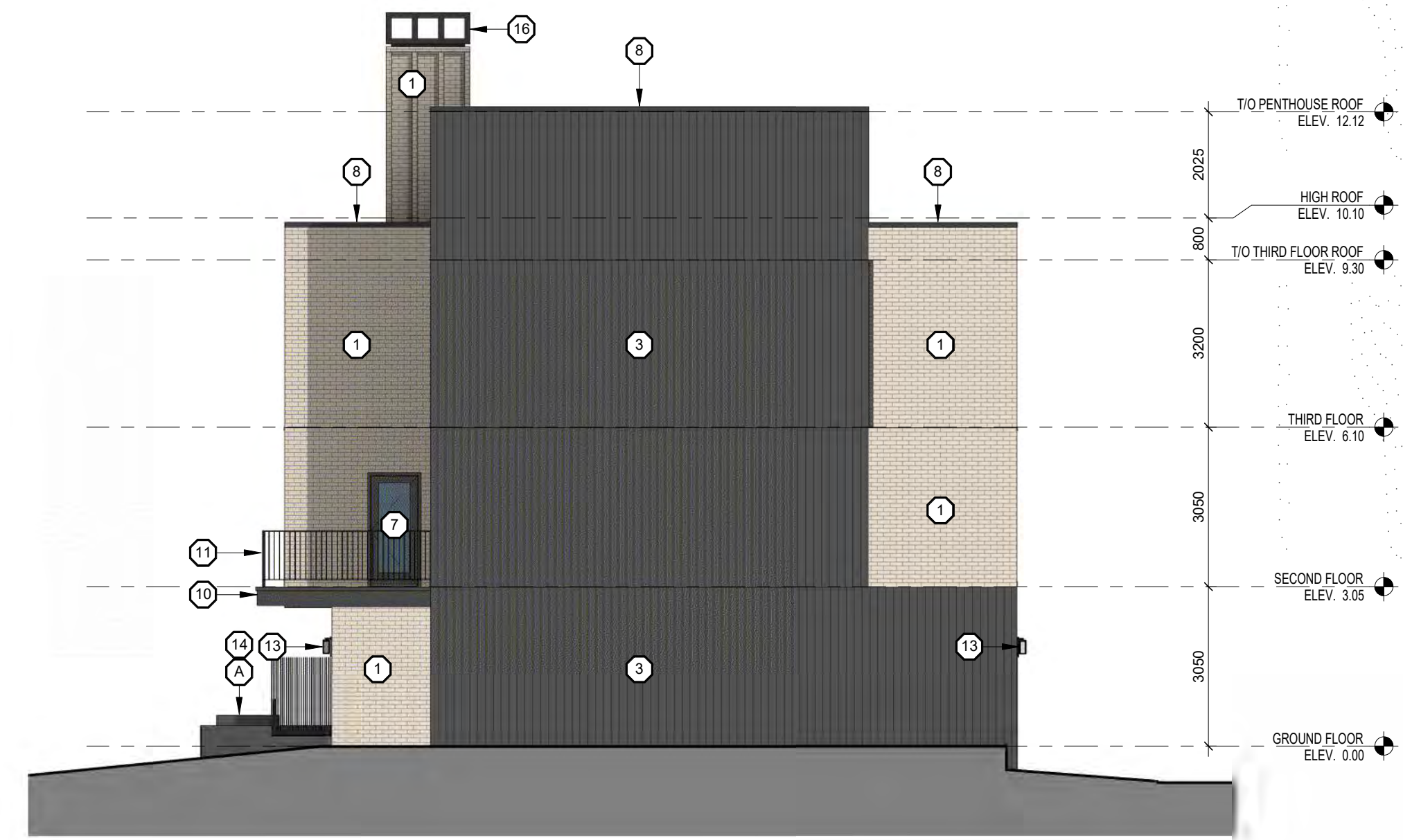
22002

**EXTERIOR FINISHES
LEGEND:**

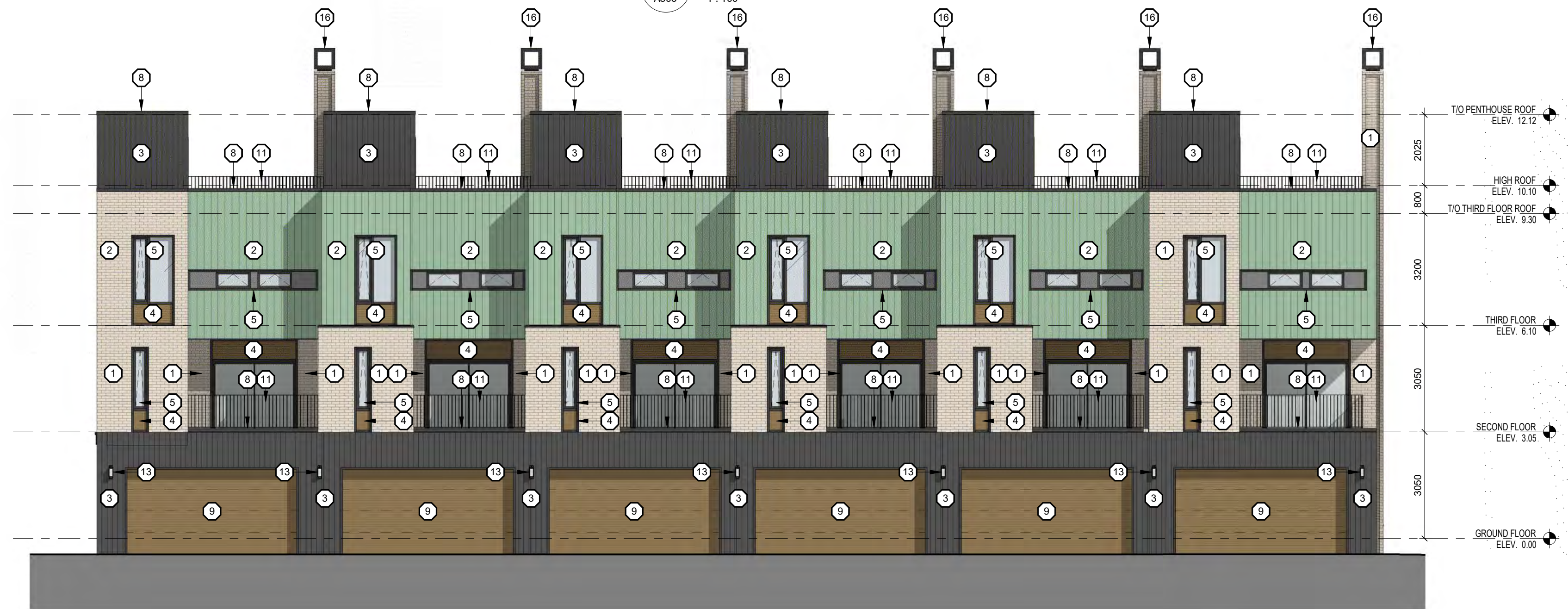
- ① BRICK VENEER (WE1)
COLOUR: LIGHT CREAM / BUFF
- ② PREFINISHED STANDING SEAM METAL SIDING
COLOUR: WEATHERED COPPER (WE2)
- ③ VERTICAL NATURAL WOOD SIDING
(WE3) COLOUR: DARK GREY / BLACK
- ④ HORIZONTAL NATURAL WOOD SLAT SIDING
COLOUR: BLONDE
- ⑤ CLEAR VISION IGU IN ALUMINUM FRAMING SYSTEM c/w
OPERABLE(S) WHERE INDICATED
COLOUR: CHARCOAL
- ⑥ SOLID WOOD DOOR
- ⑦ INSULATED CLEAR LITE FIBREGLASS DOOR
COLOUR: CHARCOAL
- ⑧ PREFINISHED METAL FLASHING
COLOUR: CHARCOAL
- ⑨ OVER HEAD GARAGE DOOR
COLOUR: WOOD LOOK BLONDE
- ⑩ CANOPY w/ PREFINISHED ALUMINUM FLASHING FINISH
COLOUR: CHARCOAL
c/w NATURAL CEDAR SOFFIT
- ⑪ BLACK METAL PICKET GUARD
- ⑫ HORIZONTAL WOOD SLAT DIVIDER
- ⑬ EXTERIOR WALL MOUNTED LIGHT FIXTURE
COLOUR: CHARCOAL
- ⑭ ARCHITECTURAL CONCRETE:
LIGHTLY SANDBLASTED w/ CLEAR MATTE SEALER
- ⑮ WALL-MOUNTED PREFIN. ALUMINUM "WOOD-LOOK" SCREEN
COLOUR: BLONDE
- ⑯ PRE-MANUFACTURED CHIMNEY CAP, COLOUR:
- Ⓐ LIGHT SAND BLASTED EXPOSED FDN. WALL(S) TYP.
- Ⓑ RETAINING WALL



4 BLOCK F WEST ELEVATION
A306 1:100



3 BLOCK F EAST ELEVATION
A306 1:100



2 BLOCK F NORTH ELEVATION
A306 1:100



1 BLOCK F SOUTH ELEVATION
A306 1:100

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PROJECT
MARGARET TOWNS

30-40 MARGARET AVENUE, KITCHENER, ON
N2H 4H1

DRAWING
BLOCK F ELEVATIONS

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DATE
DECEMBER 05, 2022

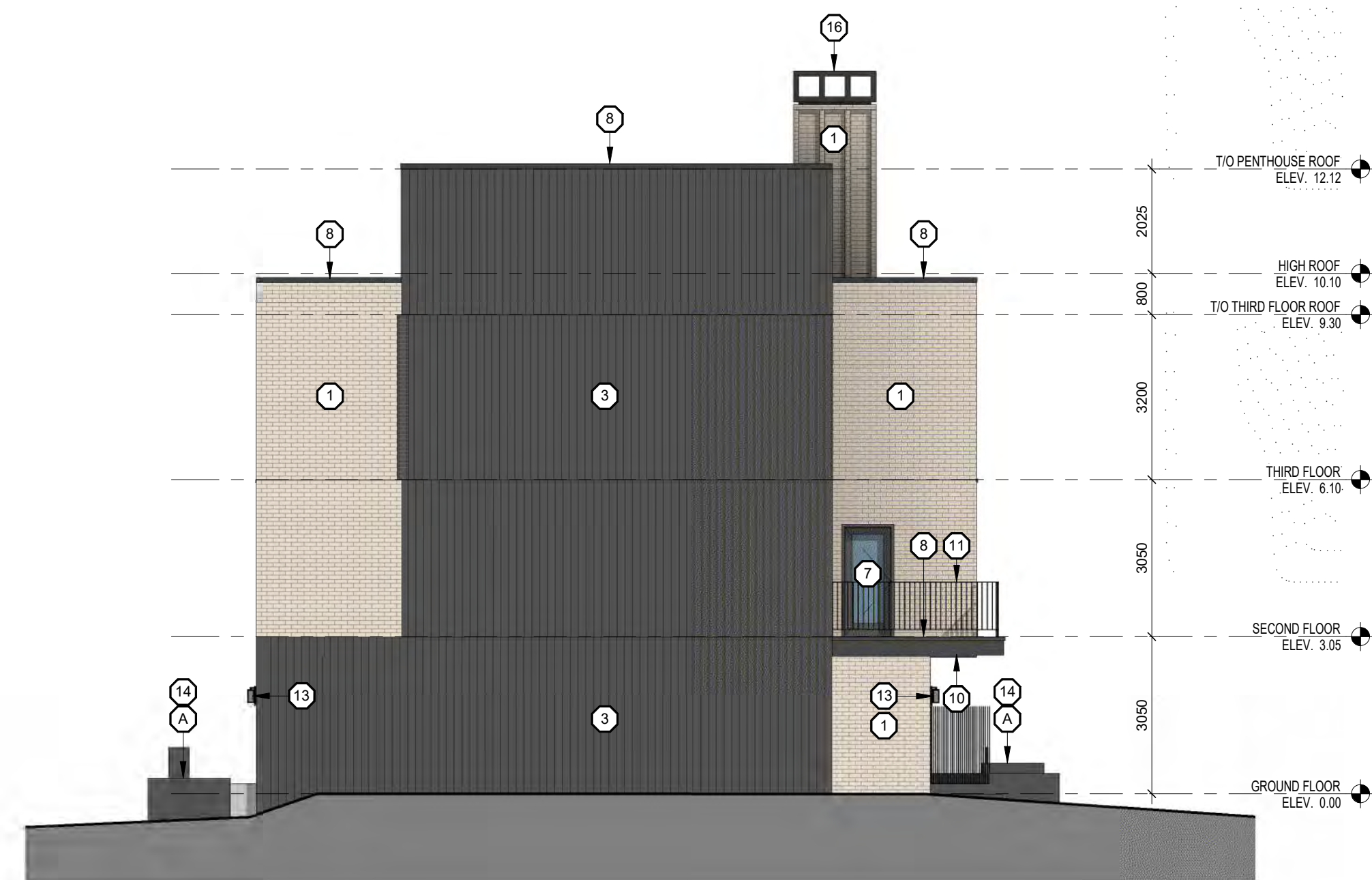
SCALE
AS NOTED

PROJECT NO
SP306

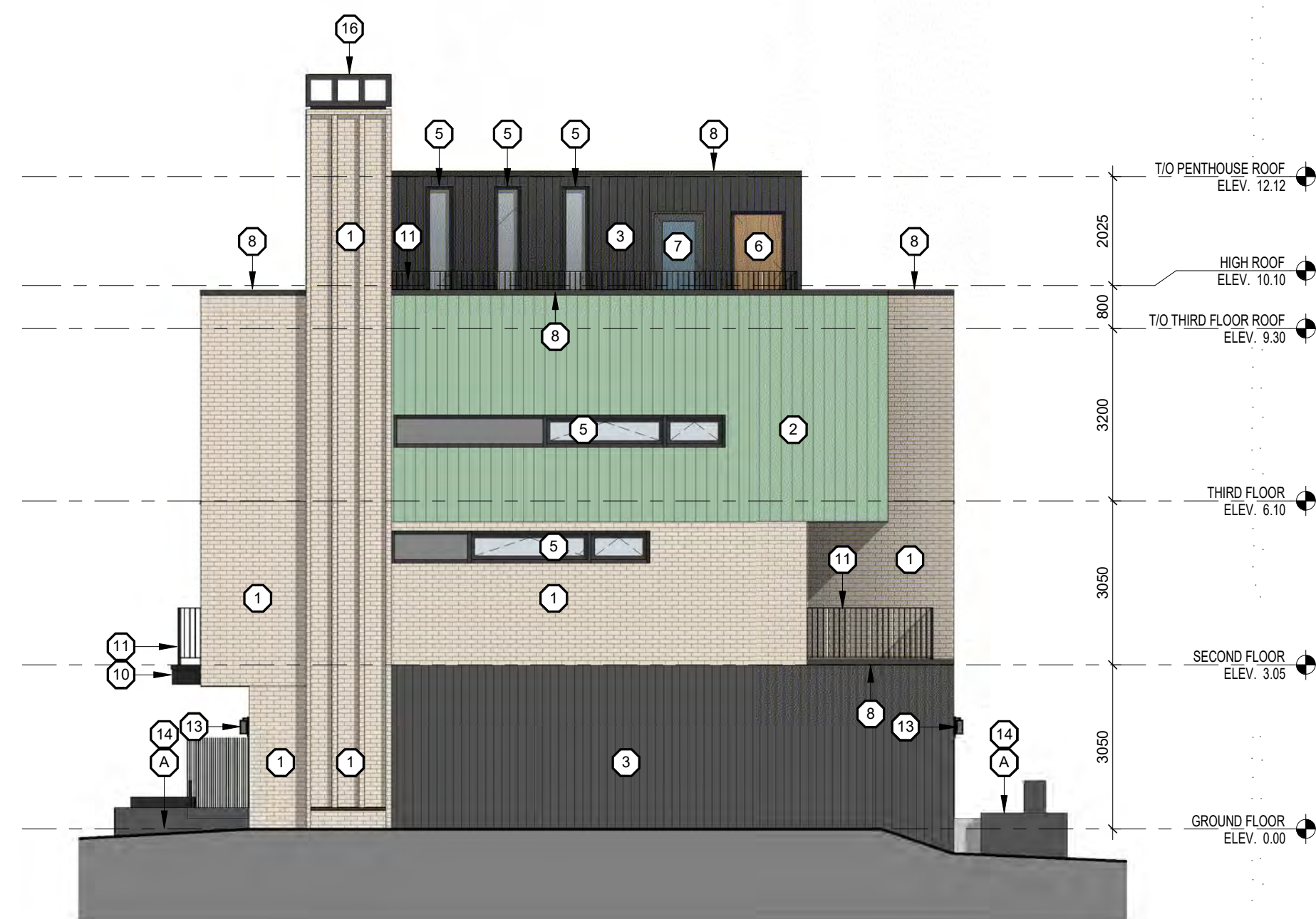
22002

**EXTERIOR FINISHES
LEGEND:**

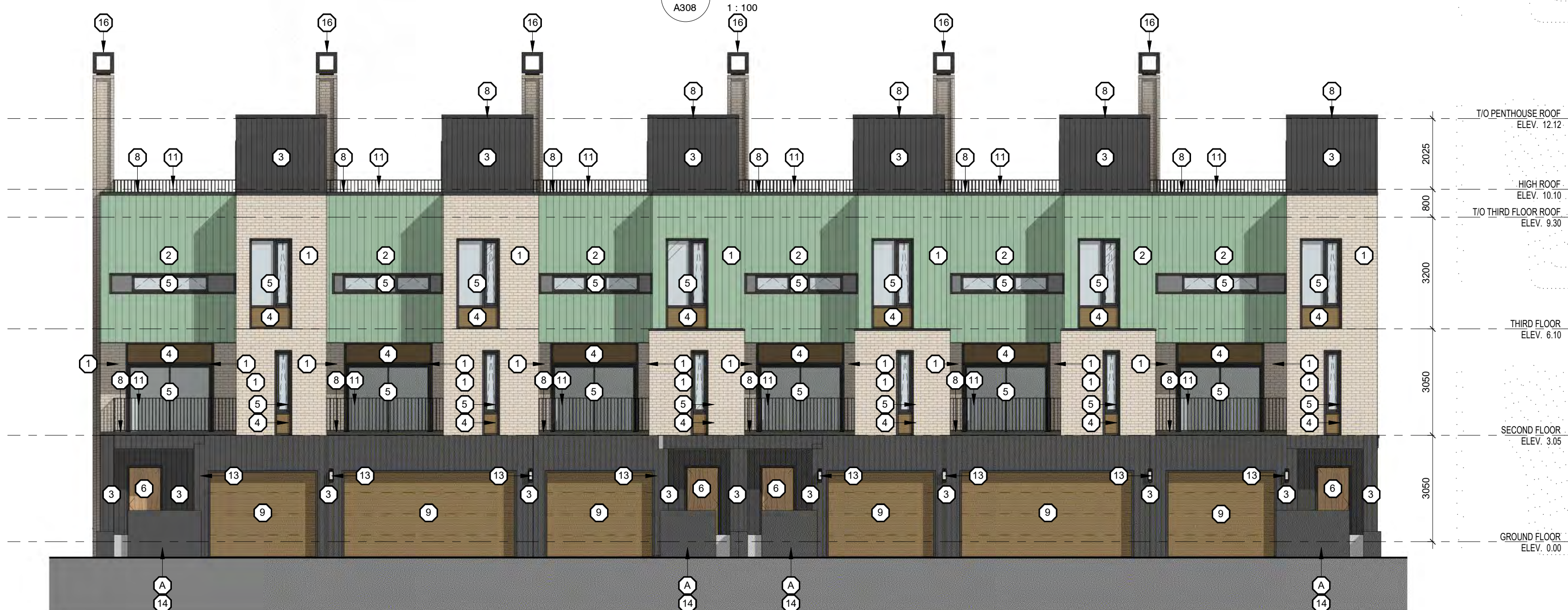
- ① BRICK VENEER (WE1)
COLOUR: LIGHT CREAM / BUFF
- ② PREFINISHED STANDING SEAM METAL SIDING
COLOUR: WEATHERED COPPER (WE2)
- ③ VERTICAL NATURAL WOOD SIDING
(WE3) COLOUR: DARK GREY / BLACK
- ④ HORIZONTAL NATURAL WOOD SLAT SIDING
COLOUR: BLONDE
- ⑤ CLEAR VISION IGU IN ALUMINUM FRAMING SYSTEM c/w OPERABLE(S) WHERE INDICATED
COLOUR: CHARCOAL
- ⑥ SOLID WOOD DOOR
- ⑦ INSULATED CLEAR LITE FIBREGLASS DOOR
COLOUR: CHARCOAL
- ⑧ PREFINISHED METAL FLASHING
COLOUR: CHARCOAL
- ⑨ OVER HEAD GARAGE DOOR
COLOUR: WOOD LOOK BLONDE
- ⑩ CANOPY w/ PREFINISHED ALUMINUM FLASHING FINISH
COLOUR: CHARCOAL
c/w NATURAL CEDAR SOFFIT
- ⑪ BLACK METAL PICKET GUARD
- ⑫ HORIZONTAL WOOD SLAT DIVIDER
- ⑬ EXTERIOR WALL MOUNTED LIGHT FIXTURE
COLOUR: CHARCOAL
- ⑭ ARCHITECTURAL CONCRETE:
LIGHTLY SANDBLASTED w/ CLEAR MATTE SEALER
- ⑮ WALL-MOUNTED PREFIN. ALUMINUM "WOOD-LOOK" SCREEN
COLOUR: BLONDE
- ⑯ PRE-MANUFACTURED CHIMNEY CAP, COLOUR:
- A LIGHT SAND BLASTED EXPOSED FDN. WALL(S) TYP.
- B RETAINING WALL



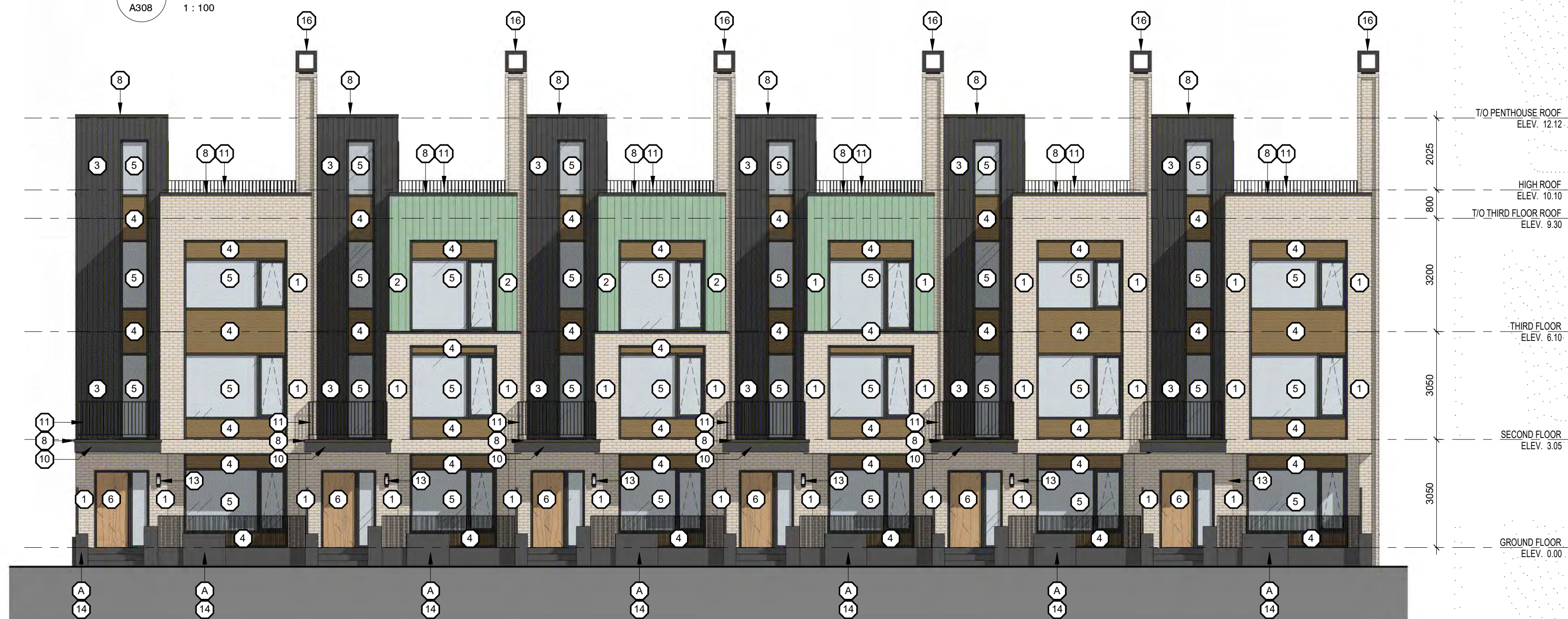
4 BLOCK G WEST ELEVATION
A308 1:100



3 BLOCK G EAST ELEVATION
A308 1:100



2 BLOCK G NORTH ELEVATION
A308 1:100



1 BLOCK G SOUTH ELEVATION
A308 1:100

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PROJECT
MARGARET TOWNS

30-40 MARGARET AVENUE, KITCHENER, ON
N2H 4H1

DRAWING

BLOCK G ELEVATIONS

DRAWN BY
ML, TM

CHECKED BY
AV

DATE
DECEMBER 05, 2022

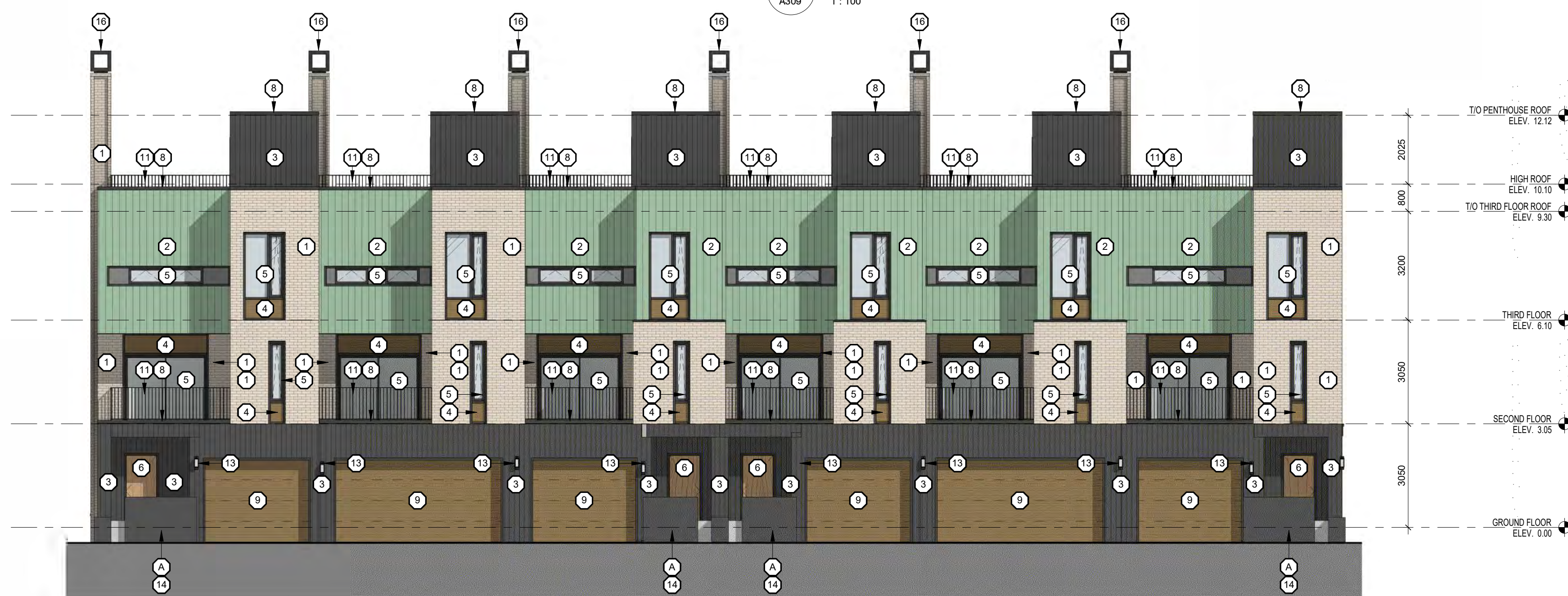
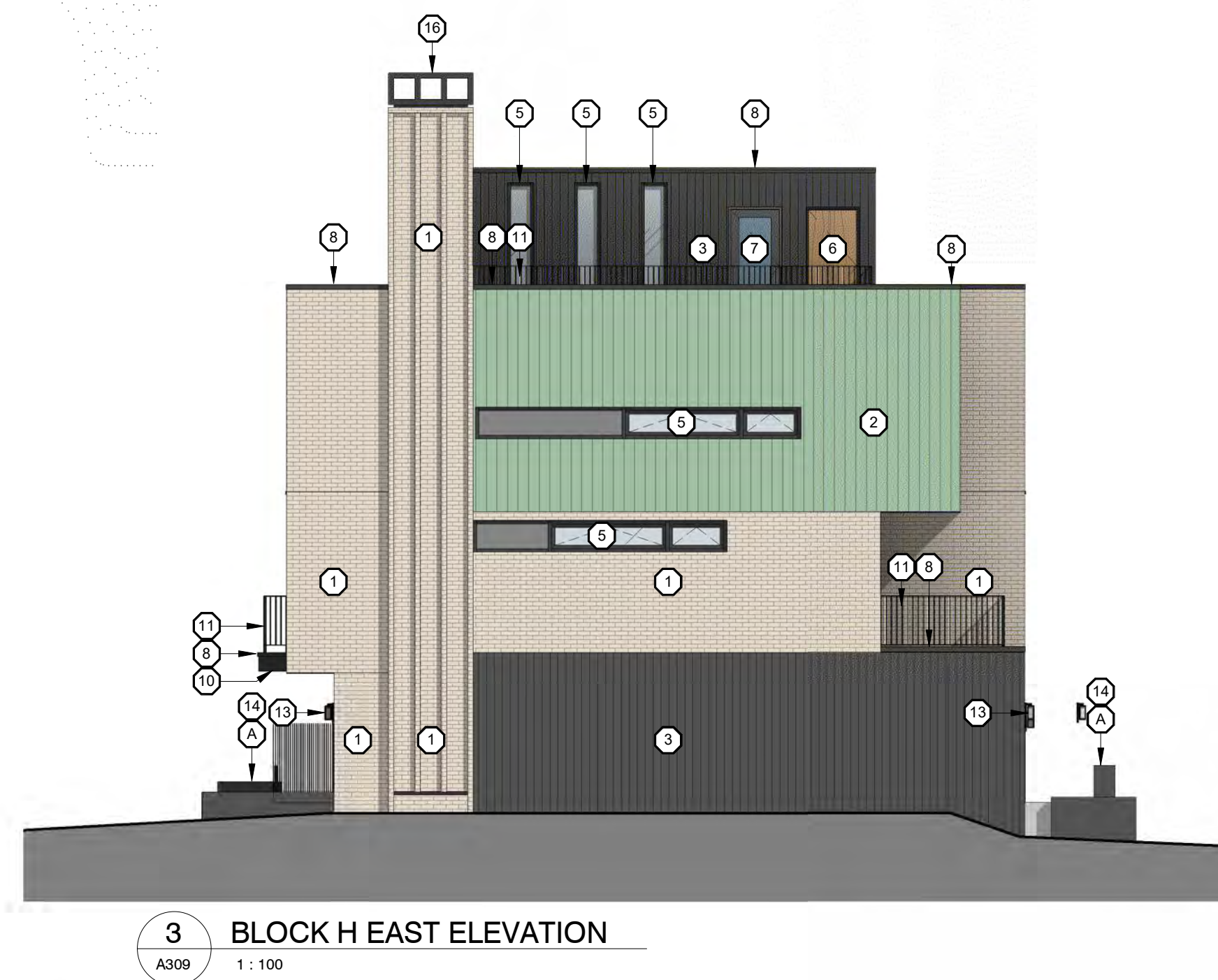
SCALE
AS NOTED

PROJECT NO.
SP307

22002

EXTERIOR FINISHES LEGEND:

- 1 BRICK VENEER (WE1)
COLOUR: LIGHT CREAM / BUFF
- 2 PREFINISHED STANDING SEAM METAL SIDING
COLOUR: WEATHERED COPPER (WE2)
- 3 VERTICAL NATURAL WOOD SIDING
(WE3) COLOUR: DARK GREY / BLACK
- 4 HORIZONTAL NATURAL WOOD SLAT SIDING
COLOUR: BLONDE
- 5 CLEAR VISION IGU IN ALUMINUM FRAMING SYSTEM c/w
OPERABLE(S) WHERE INDICATED
COLOUR: CHARCOAL
- 6 SOLID WOOD DOOR
- 7 INSULATED CLEAR LITE FIBREGLASS DOOR
COLOUR: CHARCOAL
- 8 PREFINISHED METAL FLASHING
COLOUR: CHARCOAL
- 9 OVER HEAD GARAGE DOOR
COLOUR: WOOD LOOK BLONDE
- 10 CANOPY w/ PREFINISHED ALUMINUM FLASHING FINISH
COLOUR: CHARCOAL
c/w NATURAL CEDAR SOFFIT
- 11 BLACK METAL PICKET GUARD
- 12 HORIZONTAL WOOD SLAT DIVIDER
- 13 EXTERIOR WALL MOUNTED LIGHT FIXTURE
COLOUR: CHARCOAL
- 14 ARCHITECTURAL CONCRETE:
LIGHTLY SANDBLASTED w/ CLEAR MATTE SEALER
- 15 WALL-MOUNTED PREFIN. ALUMINUM "WOOD-LOOK" SCREEN
COLOUR: BLONDE
- 16 PRE-MANUFACTURED CHIMNEY CAP, COLOUR:
- A LIGHT SAND BLASTED EXPOSED FDN. WALL(S) TYP.
- B RETAINING WALL



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1 05/12/22 ISSUED FOR SPA
DATE ISSUE

MARTIN SIMMONS SWEERS
308 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT
MARGARET TOWNS
30-40 MARGARET AVENUE, KITCHENER, ON N2H 4H1

DRAWING
BLOCK H ELEVATIONS

DRAWN BY: **ML, TM** CHECKED BY: **AV**
DATE: **DECEMBER 05, 2022**
SCALE: **AS NOTED** DRAWING NO: **SP308**
PROJECT NO: **22002**

Appendix D

Architectural Analysis

DRAFT

Re: Margaret Towns
30-40 Margaret Ave, Kitchener, ON
Our Project No.: 22002

To Whom it may Concern,

The purpose of this letter is to clarify our Heritage Conservation Plan for the proposal at 30-40 Margaret Avenue, specifically in response to the “City of Kitchener Civic Center Neighbourhood: Heritage Conservation District Plan”. This report addresses requirements from section ‘6.6 New Buildings - Residential,’ and ‘6.9.1 Margaret Ave.’ The requirements have been copied below with our responses in *italics*. The report is organized into five parts: Site and Setbacks, Massing and Proportions, Entrances and Openings, Materials, and Architectural Interest.

PART 1 - SITE AND SETBACKS

6.6 New Buildings - Residential

- Match setback, footprint, size, and massing patterns of the neighbourhood, particularly to the immediately adjacent neighbors.
- Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street.

The proposed townhouses are set back approximately 12.8 m from the centerline of Margaret Avenue, which is consistent with the setbacks established by the existing townhouses on the opposite side of the street (Figure 1). From the property line, the proposed townhouses are set back 3.5 m (measured from the nearest point of the main entrance overhang to the property line)....

Additionally, the rectangular footprint and size of the proposed townhouses is consistent with the rhythm established by the existing townhouses on the opposite side of the street.

6.9.1 Margaret Ave

- New development on the vacant lot on Margaret Avenue should establish a strong relationship to the street similar to that which exists on the south side of the street, by having a maximum front yard setback of 10 metres.
- A minimum rear yard setback of 10 to 15 metres is encouraged to minimize the impact of new development on existing residents on Ellen Street West, given that the topography slopes downwards from Margaret Avenue to Ellen Street. This rear yard setback is also more consistent with that of existing development on Ellen Street.
- Parking for new development will not be permitted in the front yard. Underground parking is strongly encouraged, or appropriately landscaped and screened surface parking at the rear or side of the development.

The front yard setback is xx. The rear yard setback is 7.5 m at the narrowest point, and 23.7 m at the greatest point. Parking is not located on the front yard along Margaret Avenue. It is located at the rear on a new internal street, and is screened from Margaret Ave by the development.

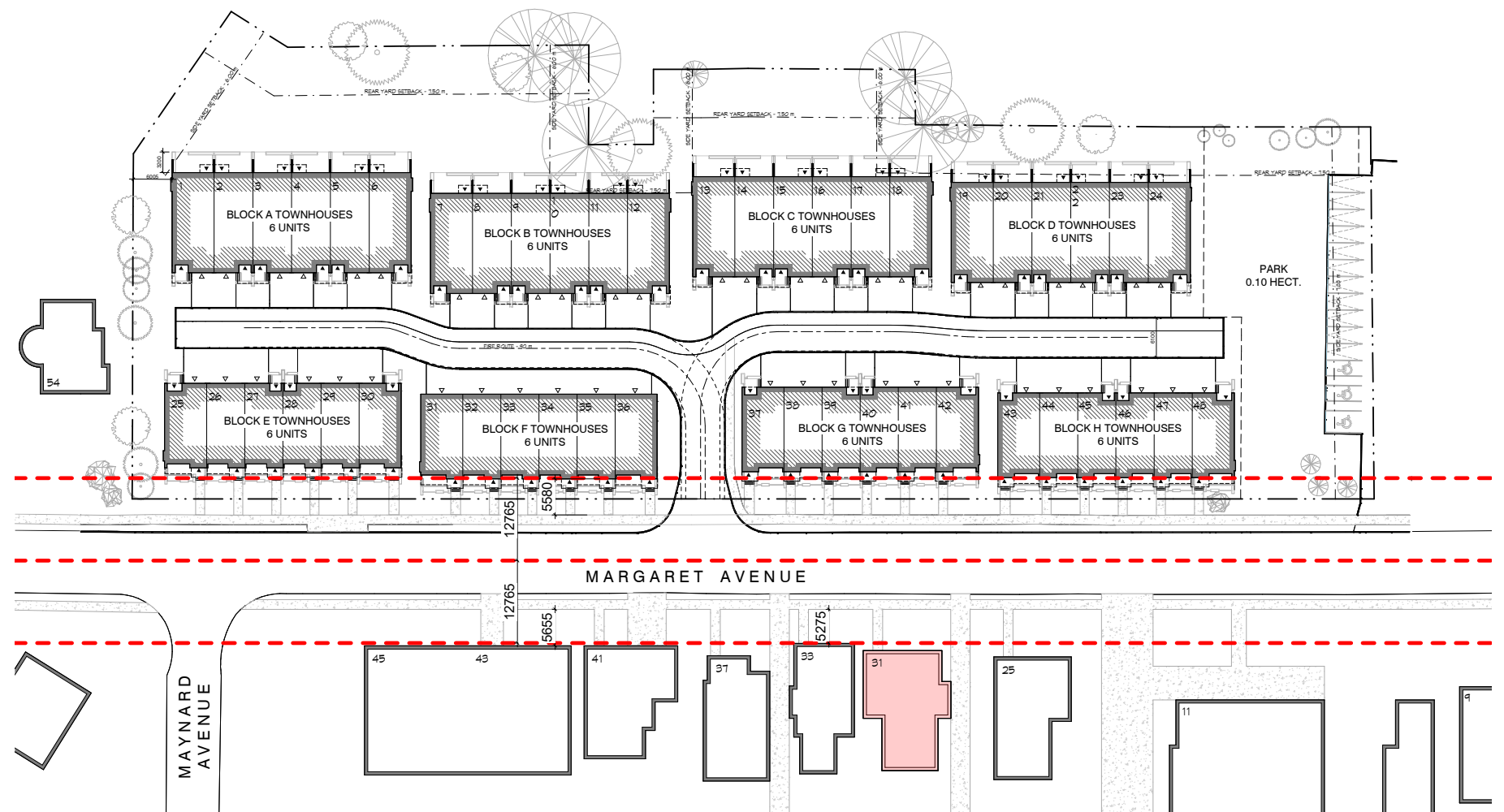


Figure 1 - Site Plan

PART 2 - MASSING AND PROPORTIONS

6.6 New Buildings - Residential

- Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.
- New residential or office conversion uses shall generally be of a low rise residential form, with a minimum height of 1-1/2 storeys. New buildings should not be any lower than the lowest residential heritage building on the block or taller than the highest residential heritage building on the same block.

The proposal references many design elements that are established by the existing houses on Margaret Ave. This report will compare the design strategies in the proposal to the strategies demonstrated by 31 Margaret Ave, a Victorian house located across the street to the development (highlighted in red on Figure 1 – Site Plan).

31 Margaret Ave is composed of three primary volumes - a long and narrow chimney volume (set-back), a center volume (set-forward), and an entry volume (set-back). The massing strategy for the proposal follows the same logic of massing proportions and set-backs (Figure 2). Additionally, the floor-to-floor and roof heights in the proposal are consistent with what is established in the existing houses on the opposite side of Margaret Ave. The new buildings are not any lower or higher than the lowest residential heritage building on the block.

6.9.1 Margaret Ave

- Create transitions in building width and massing by dividing the building visually into smaller units or sections that are more representative of the predominantly single family nature of the neighbourhood.

The proposed townhouses are divided into smaller sections using multiple heights of outdoor space, which is a strategy adapted from 31 Margaret Ave (Figure 3). The massing is first horizontally divided by an outdoor space created on the second storey. The proposed townhouses also include an additional outdoor space on the third story, which is aligned with the roof level of the existing townhouses.

The massing of 31 Margaret Ave is further subdivided into square sections using openings, overhangs and changes in materials. The massing of the proposed townhouse units uses the same strategy to create square expressions across the front elevation in a contemporary way.



31 MARGARET AVE - NORTH ELEVATION

PROPOSAL (BLOCK E)- SOUTH ELEVATION

Figure 2 - Diagram of massing strategy

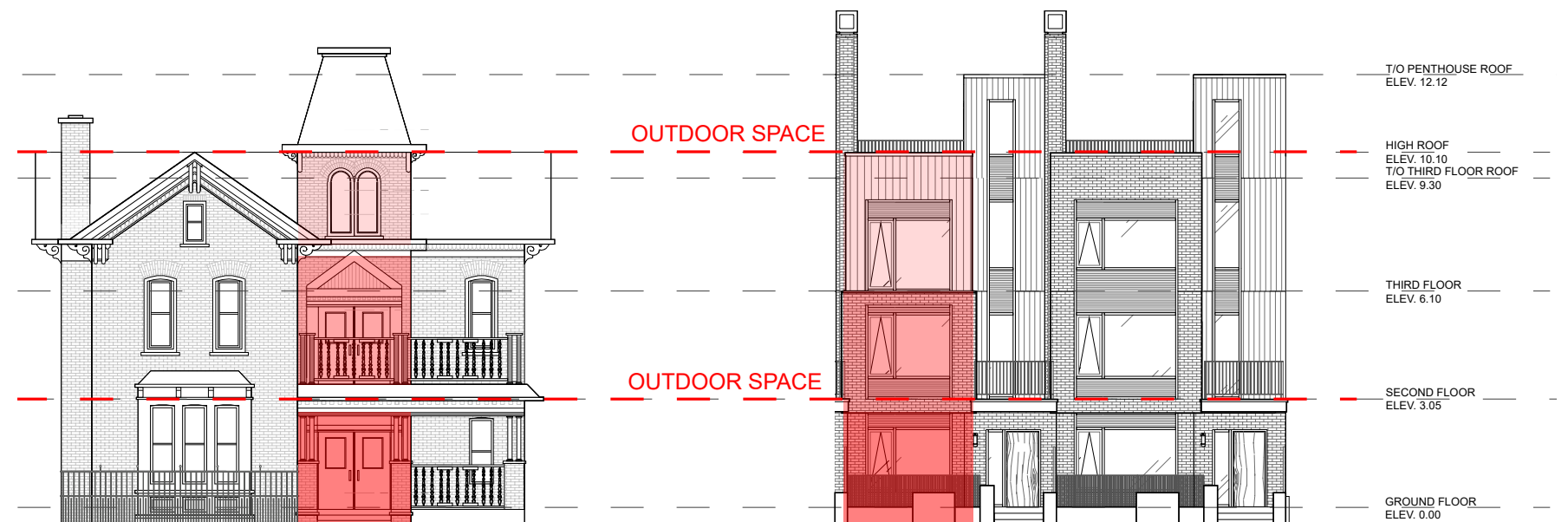


Figure 3 - Subdivision of massing strategy

PART 3 - ENTRANCES AND OPENINGS

6.6 New Buildings - Residential

- New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the neighbourhood.
- Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area.
- Front drive garages are strongly discouraged. Garages should be located in the rear yard whenever possible and will be subject to the design guidelines of the HCD Plan.

The new buildings and entrances are oriented to the street and create architectural interest through the use of covered porches, engaging building massing, and multiple heights of outdoor space that face the street (Figure 4). The opportunity for engagement is furthered by the use of tactile and warm materials such as brick, wood, and weathered copper metal siding.

The size, shape, proportion, number and placement of the windows and doors references the patterns established on 31 Margaret Ave (Figure 5). 31 Margaret Ave creates patterns of openings that are square and aligned to the center of the volume, or are rectangular and offset from the center. The proposed townhouse design uses this strategy for establishing openings, to create the same patterns of openings in a contemporary way.

Front garages are not located on Margaret Ave, and are placed at the rear on a new interior street.



Figure 4 - Placeholder Image (street activation, architectural interest)

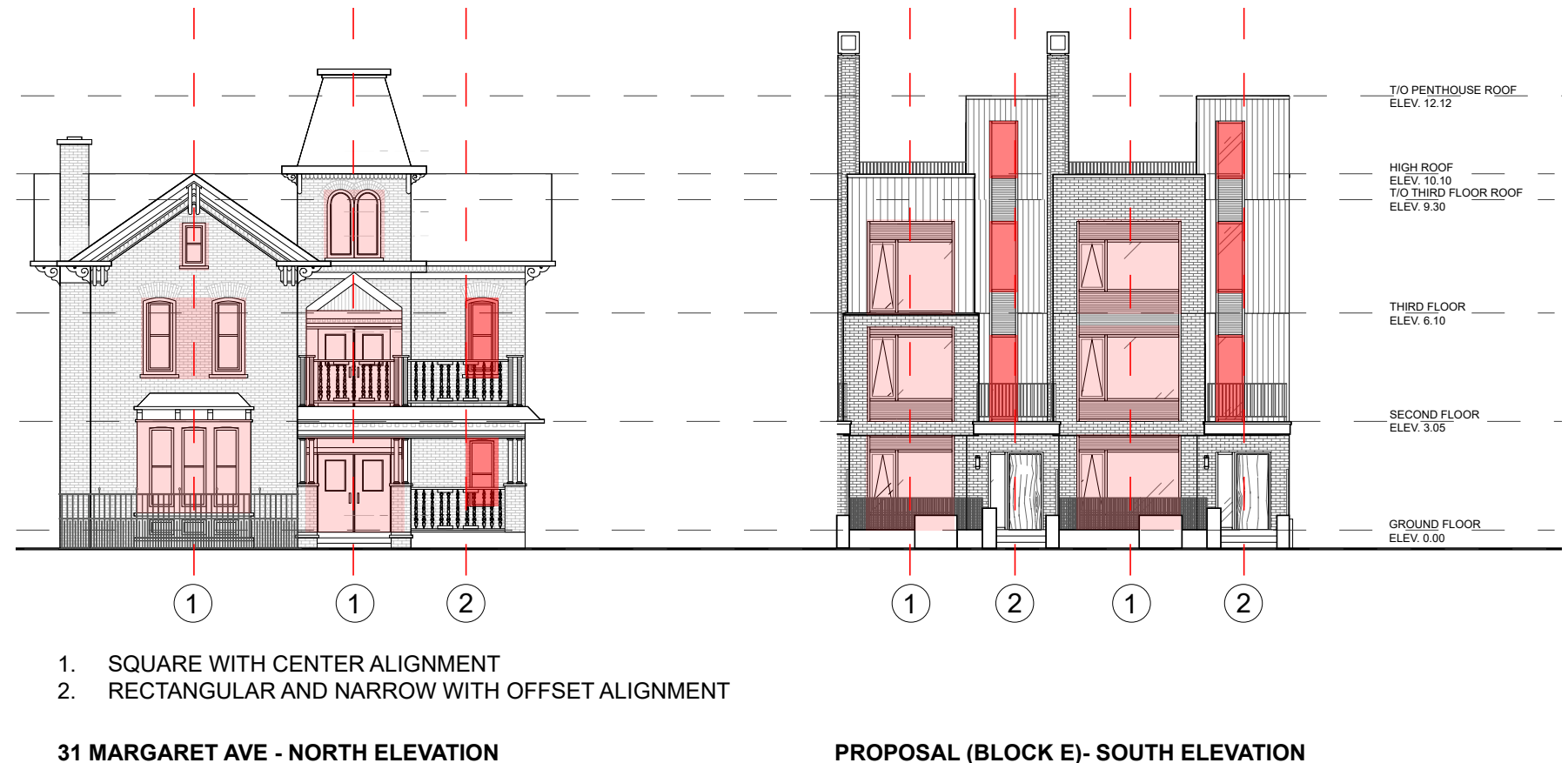


Figure 5 - Diagram of opening patterns

PART 4 - MATERIALS

6.6 New Buildings - Residential

- Use materials and colours that represent the texture and palette of the Civic Centre Neighbourhood.

6.9.1 Margaret Ave

- The use of brick and/or stone is strongly encouraged for the front façade of any new development, to establish consistency with other heritage buildings in proximity to this parcel of land.

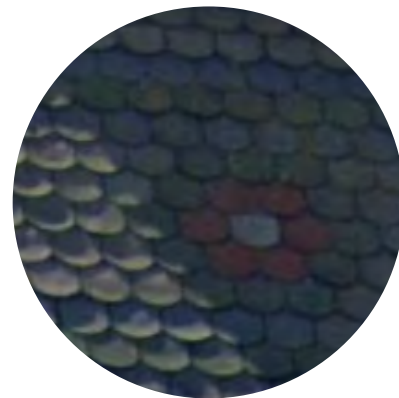
The proposal uses materials and colours that represent the texture and palette of the neighbourhood, such as brick, wood and metal.



31 Margaret Ave



Buff brick



Black shingles



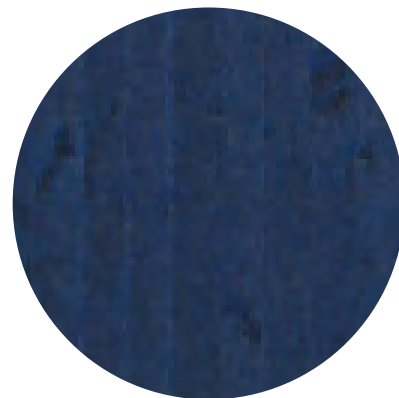
Wrought Iron



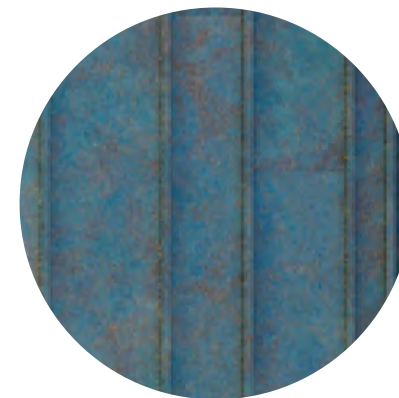
Margaret Towns - Proposal



Light cream / buff brick veneer



Dark grey / black natural wood siding



Weathered copper metal siding



Warm natural wood

PART 5 - ARCHITECTURAL INTEREST

6.6 New Buildings - Residential

- Respond to unique conditions or location, such as corner properties, by providing architectural interest and details on both street facing facades.
- Where appropriate, incorporate in a contemporary way some of the traditional details that are standard elements in the principal facades of properties in the Civic Centre Neighbourhood. Such details as transoms and sidelights at doors and windows, covered porches, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood and add value to the individual property.

6.9.1 Margaret Ave

- Street level architecture of any new development on Margaret Avenue should incorporate a high degree of building articulation and architectural detail to provide interest and compatibility with existing buildings across the street. Details could include cornices, pilasters, varied roof lines, pitched roofs, gables and dormers, decorative door and window details, turrets, porches, bays and other similar features.

Decorative window and door details

Brick details

Wrought iron fences

Door transoms, sidelites

Lanscaping



Not sure if this image could be helpful for us somewhere
'67 – 69 Ahrens – two semis cooperating' from pg 22 of the Heritage report

Highlights & Revisions

- Revised Glazing on south elevation facing Margaret Ave. (Large picture windows have been resolved to include more panes and mullions with less expansive glass)
- Glazed transoms have been provided above all front entry doors
- Columns are included and have been bubbled

**EXTERIOR FINISHES
LEGEND:**

- | | |
|--|---|
| 1 BRICK VENEER (NE1) COLOUR: LIGHT CREAM / BUFF | 10 CANOPY W/ PREFINISHED ALUMINUM FLASHING FINISH COLOUR: CHARCOAL C/W NATURAL CEDAR SOFFIT |
| 2 PREFINISHED STANDING SEAM METAL SIDING COLOUR: WEATHERED COPPER (NE2) | 11 BLACK METAL PICKET GUARD |
| 3 VERTICAL NATURAL WOOD SIDING (NE3) COLOUR: DARK GREY / BLACK | 12 HORIZONTAL WOOD SLAT DIVIDER |
| 4 HORIZONTAL NATURAL WOOD SLAT SIDING COLOUR: BLONDE | 13 EXTERIOR WALL MOUNTED LIGHT FIXTURE COLOUR: CHARCOAL |
| 5 CLEAR VISION IGSU IN ALUMINUM FRAMING SYSTEM C/W OPERABLE(S) WHERE INDICATED COLOUR: CHARCOAL | 14 ARCHITECTURAL CONCRETE: LIGHTLY SANDBLASTED W/ CLEAR MATTE SEALER |
| 6 SOLID WOOD DOOR | 15 WALL-MOUNTED PREFIN. ALUMINUM "WOOD-LOOK" SCREEN COLOUR: BLONDE |
| 7 INSULATED CLEAR LITE FIBREGLASS DOOR COLOUR: CHARCOAL | 16 PRE-MANUFACTURED CHIMNEY CAP, COLOUR: |
| 8 PREFINISHED METAL FLASHING COLOUR: CHARCOAL | A LIGHT SAND BLASTED EXPOSED FDN. WALL(S) TYP. |
| 9 OVER HEAD GARAGE DOOR COLOUR: WOOD LOOK BLONDE | B RETAINING WALL |



| | | |
|---|----------|------------------|
| 2 | 03/31/23 | ISSUED FOR SPA 2 |
| 1 | 05/12/22 | ISSUED FOR SPA |
| № | DATE | ISSUE |

**MARTIN
SIMMONS
SWEERS**

300 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT
MARGARET TOWNS

30-40 MARGARET AVENUE, KITCHENER, ON
N2H 4H1

DRAWING
BLOCK E ELEVATIONS

DRAWN BY
ML, TM

CHECKED BY
AV

DATE
MARCH 28, 2023

SCALE
As indicated

PROJECT №
SP305

22002

Highlights & Revisions

- Revised Glazing on south elevation facing Margaret Ave. (Large picture windows have been resolved to include more panes and mullions with less expansive glass)
- Glazed transoms have been provided above all front entry doors
- Columns are included and have been bubbled

**EXTERIOR FINISHES
LEGEND:**

- | | |
|---|--|
| ① BRICK VENEER (NE1) COLOUR: LIGHT CREAM / BUFF | ⑩ CANOPY w/ PREFINISHED ALUMINUM FLASHING FINISH COLOUR: CHARCOAL c/w NATURAL CEDAR SOFFIT |
| ② PREFINISHED STANDING SEAM METAL SIDING COLOUR: WEATHERED COPPER (NE2) | ⑪ BLACK METAL PICKET GUARD |
| ③ VERTICAL NATURAL WOOD SIDING (NE3) COLOUR: DARK GREY / BLACK | ⑫ HORIZONTAL WOOD SLAT DIVIDER |
| ④ HORIZONTAL NATURAL WOOD SLAT SIDING COLOUR: BLONDE | ⑬ EXTERIOR WALL MOUNTED LIGHT FIXTURE COLOUR: CHARCOAL |
| ⑤ CLEAR VISION IGU IN ALUMINUM FRAMING SYSTEM c/w OPERABLE(S) WHERE INDICATED COLOUR: CHARCOAL | ⑭ ARCHITECTURAL CONCRETE: LIGHTLY SANDBLASTED w/ CLEAR MATTE SEALER |
| ⑥ SOLID WOOD DOOR | ⑮ WALL-MOUNTED PREFIN. ALUMINUM "WOOD-LOOK" SCREEN COLOUR: BLONDE |
| ⑦ INSULATED CLEAR LITE FIBREGLASS DOOR COLOUR: CHARCOAL | ⑯ PRE-MANUFACTURED CHIMNEY CAP, COLOUR: |
| ⑧ PREFINISHED METAL FLASHING COLOUR: CHARCOAL | Ⓐ LIGHT SAND BLASTED EXPOSED FDN. WALL(S) TYP. |
| ⑨ OVER HEAD GARAGE DOOR COLOUR: WOOD LOOK BLONDE | Ⓑ RETAINING WALL |



| 2 | 03/31/23 | ISSUED FOR SPA 2 |
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| 1 | 05/12/22 | ISSUED FOR SPA |
| № | DATE | ISSUE |

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SIMMONS
SWEERS**

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
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PROJECT
MARGARET TOWNS

30-40 MARGARET AVENUE, KITCHENER, ON
N2H 4H1

DRAWING
BLOCK A ELEVATIONS

DRAWN BY
ML, TM

CHECKED BY
AV

DATE
MARCH 28, 2023

SCALE
AS NOTED

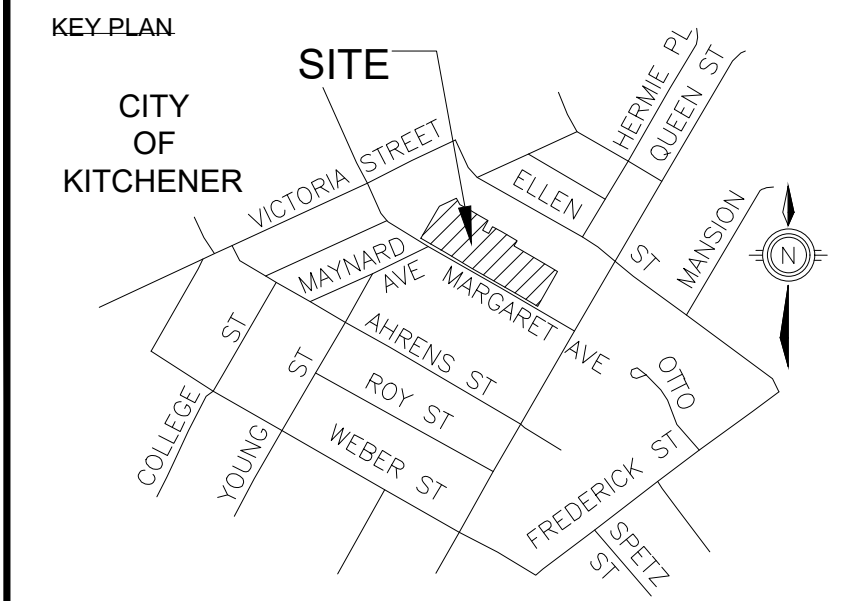
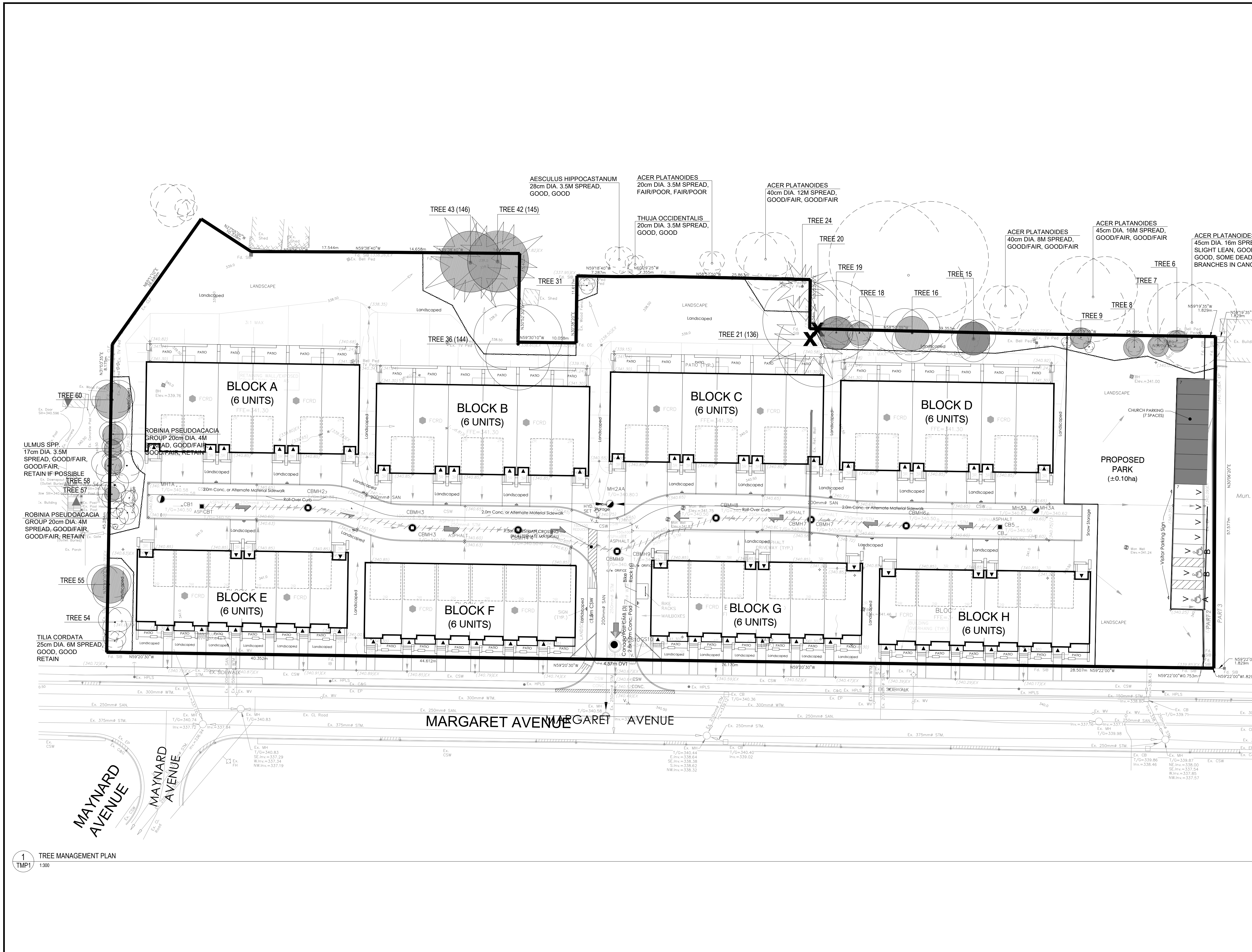
PROJECT №
SP301

DRAWING №
22002

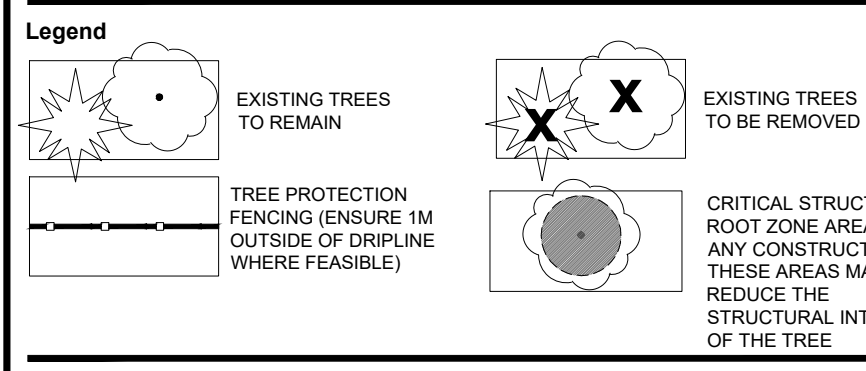
Appendix E

Tree Management Plan

DRAFT



- NOTES:**
1. ALL BASE INFORMATION PROVIDED BY MTE
 2. ANY TREE WITHIN THE SITE WORKS WITHOUT A NUMBER IS $\leq 10\text{cm DBH}$
 3. TREES OF ANY SIZE ALONG PROPERTY LINES OR ON NEIGHBOURING PROPERTIES WILL REQUIRE WRITTEN PERMISSION FROM THE ADJACENT LAND OWNER PRIOR TO REMOVAL OR INJURY OF THE TREE. POTENTIAL CAUSES OF TREE INJURY INCLUDE BUT ARE NOT LIMITED TO: SOIL COMPACTION, MECHANICAL INJURY, GRADING WITHIN THE DRIP LINE OF EXISTING TREES. IF ANY OF THESE ACTIVITIES ARE ANTICIPATED THEN WRITTEN PERMISSION WILL BE NEEDED BEFORE APPROVAL TO REMOVE TREES CAN BE GRANTED FROM THE RELEVANT AUTHORITIES.
 4. NO STORAGE OF MATERIALS, EQUIPMENT OR SOIL SHALL OCCUR WITHIN THE DRIP LINE
 5. ACCESS WITHIN THE DRIP LINE FOR CONSTRUCTION OF SERVICES SHALL BE MINIMIZED AND ANY DAMAGE TO THE TREE SHALL BE ADDRESSED IMMEDIATELY BY THE CONSULTING ARBORIST OR LANDSCAPE ARCHITECT.
 6. THE CONTRACTOR IS TO DISCUSS WITH THE OWNER WHICH TREES AND STUMPS ARE TO BE REMOVED PRIOR TO SUBMITTING BID OR COMMENCING WITH WORK
 7. ATTACHMENT OF FENCE TO TREES IS NOT PERMITTED.
 8. ANY EXPOSED ROOTS ARE TO BE HAND PRUNED USING PROPER ARBORICULTURAL PRACTICES
 9. TREE PROTECTION SIGNAGE SHALL BE POSTED ON ALL SIDES OF TREE PROTECTION AREA AT 45m O.C. ALONG FENCE SECURED WITH OUTDOOR PLASTIC LOOKING TIE WRAPS
 10. SIGNAGE SHALL BE MOUNTED ON GATOR BOARD A MINIMUM SIZE OF 250x400mm (1'x1'7") AND IS TO READ AS FOLLOWS (ALSO SEE CITY STANDARD)
- TREE PRESERVATION ZONE**
 NO ENTRY
 NO DUMPING
 NO STORAGE OF MATERIALS
 NO TREE REMOVAL
 NO DISTURBANCE OF ANY KIND



Owner

ACTIVA

| Date | Issued / Revision | By |
|------------|----------------------------|-----|
| OCT 19/22 | Re-Issued For SPA | NV |
| OCT 7/19 | Re-Issued For SPA | GFJ |
| JUNE 21/19 | Re-Issued For SPA | GFJ |
| JUNE 14/19 | Adjusted Building Location | GFJ |
| MAR 21/19 | Issued For SPA | GFJ |
| feb 14/19 | Issued For Client Review | GFJ |

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

380-508-6234 | 500 COLLEGE ST. 2ND FLOOR, KITCHENER, ON N2B 3P7 | P: 519-243-3339 | F: 519-243-6873 | WWW.MHBCINC.COM

Stamp

ISA CERTIFIED ARBORIST ON-1251A

OLA (Ontario Landcare Association)

Project

6 STOREY RESIDENTIAL DEVELOPMENT
Margaret Avenue, Kitchener

| Date | File No. |
|------------------|----------|
| February 6, 2019 | 8784BI |

| Drawn By | Checked By |
|----------|------------|
| NV | NM |

Plot Scale

Plan Scale

AS NOTED

File Name

TREE INVENTORY AND DETAILS

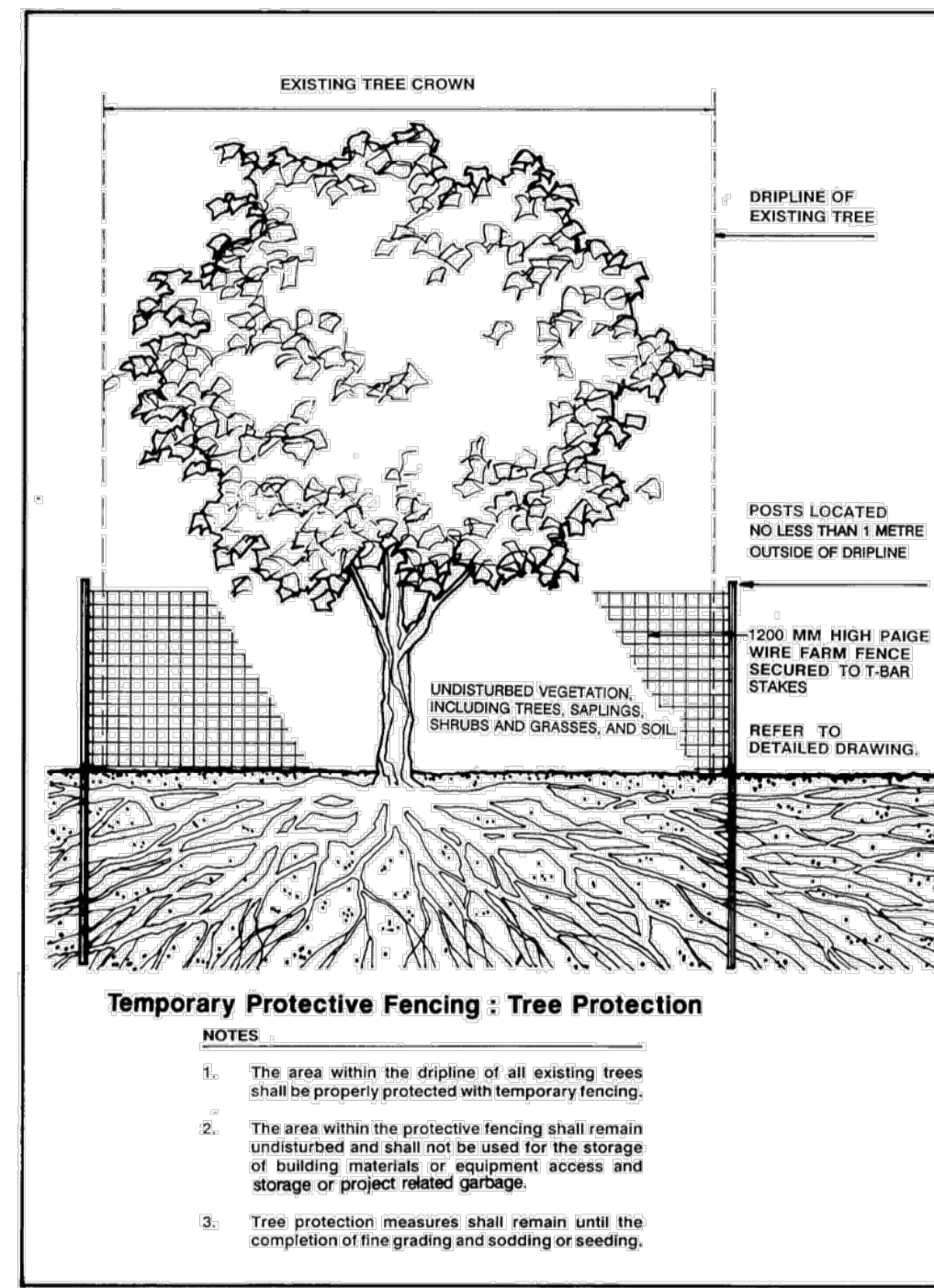
Drawn No.

TMP1

1 TREE MANAGEMENT PLAN
TMP1 1300

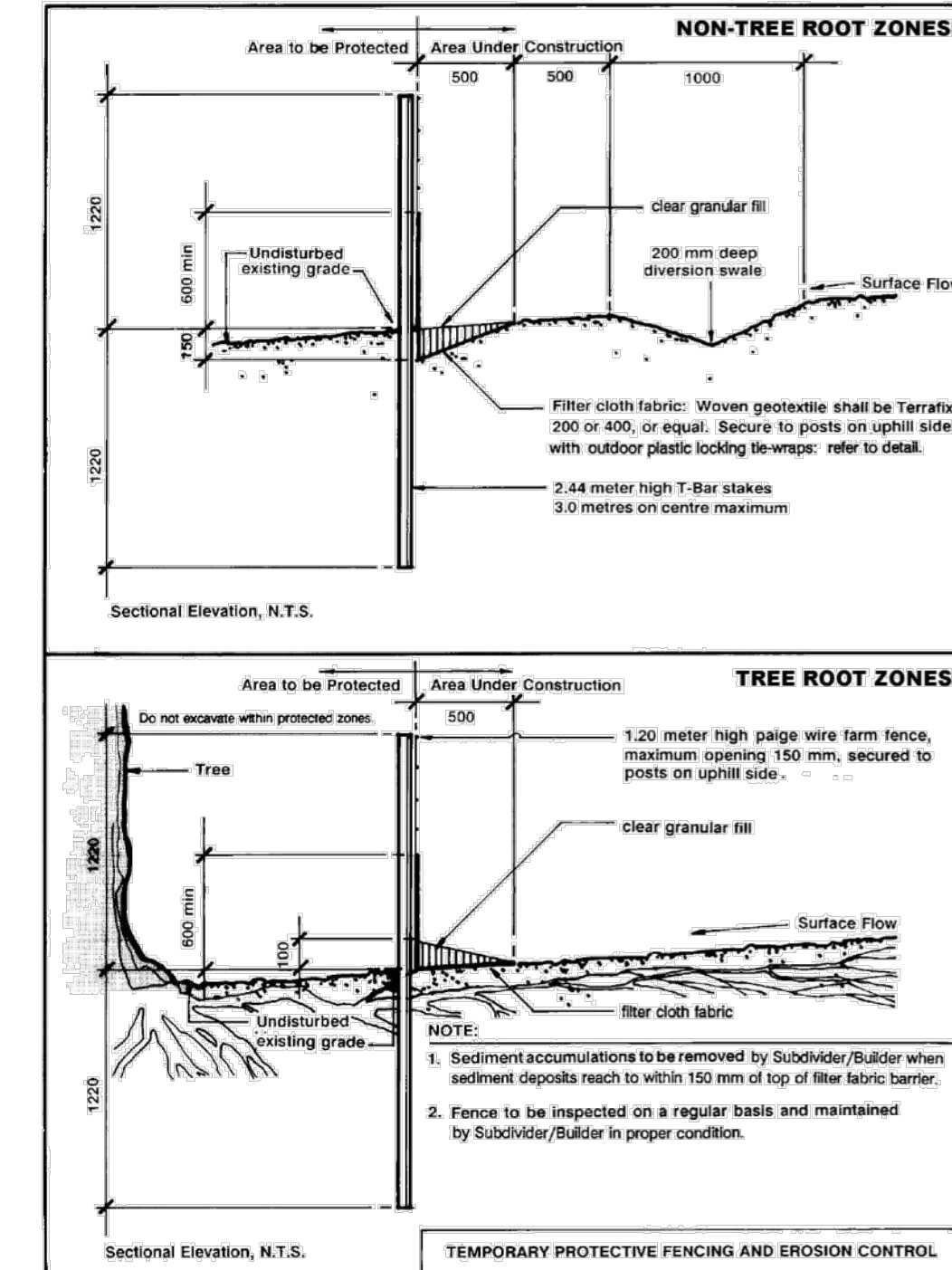
| KEY TAG | BOTANICAL NAME | COMMON NAME | SIZE (DBH) | SPREAD | HEALTH | STRUCTURE | NOTES | ACTION |
|---------|---------------------|----------------|------------|--------|-----------|-----------|--|-------------------|
| 6* | ACER PLATANOIDES | NORWAY MAPLE | 18 cm | | GOOD | FAIR | MULI-STEM TREE | RETAIN |
| 7* | MORUS ALBA | WHITE MULBERRY | 31 cm | 6m | GOOD/FAIR | POOR | POSSIBLE FUTURE STRUCTURAL ISSUE | RETAIN FOR SCREEN |
| 8* | MORUS ALBA | WHITE MULBERRY | 20 cm | 4m | FAIR | FAIR/POOR | LEANING SLIGHTLY | RETAIN FOR SCREEN |
| 9* | AILANTHUS ALTISSIMA | TREE OF HEAVEN | 34 cm | 5m | GOOD | FAIR | SLIGHT LEAN, HIGHLY INVASIVE TREE | RETAIN FOR SCREEN |
| 15* | ACER PLATANOIDES | NORWAY MAPLE | 62 cm | 14m | FAIR/POOR | FAIR/POOR | SHARED (ON PROPERTY LINE) | RETAIN |
| 16* | ACER PLATANOIDES | NORWAY MAPLE | 40 cm | 9m | POOR | | SHARED (ON PROPERTY LINE) | RETAIN |
| 18* | ACER PLATANOIDES | NORWAY MAPLE | 22 cm | 5m | FAIR | FAIR | SHARED (ON PROPERTY LINE) | RETAIN |
| 19* | ACER SCCHARUM | SUGAR MAPLE | 35 cm | 6m | FAIR/POOR | FAIR/POOR | SHARED (ON PROPERTY LINE) | RETAIN |
| 20* | FRAXINUS SP. | ASH SP. | 54 cm | 20m | DEAD | POOR | FENCE IN TRUNK, POOR STRUCTURE TREE IS 100% DEAD | REMOVE |
| 21* | PICEA ABIES | NORWAY SPRUCE | 58 cm | 12m | FAIR | FAIR | SHARED (ON PROPERTY LINE) | REMOVE |
| 24 | THUJA OCCIDENTALIS | WHITE CEDAR | 42 cm | 6m | GOOD | GOOD | SHARED (ON PROPERTY LINE) | RETAIN |
| 31* | TILIA AMERICANA | BASSWOOD | 10 cm | 2m | GOOD | GOOD | SHARED (ON PROPERTY LINE) | RETAIN |
| 36* | TILIA AMERICANA | BASSWOOD | 60 cm | 14m | FAIR | FAIR/POOR | SHARED (ON PROPERTY LINE) | RETAIN |
| 42* | PICEA ABIES | NORWAY SPRUCE | 67 cm | 16m | FAIR | FAIR | SHARED (ON PROPERTY LINE) | RETAIN |
| 43* | PICEA ABIES | NORWAY SPRUCE | 71 cm | 18m | FAIR | FAIR | SHARED (ON PROPERTY LINE) | RETAIN |
| 54* | JUGLANS NIGRA | BLACK WALNUT | 23 cm | 6m | GOOD | GOOD | CONFLICTS WITH PROPOSED BUILDING | RETAIN |
| 55* | JUGLANS NIGRA | BLACK WALNUT | 36 cm | 7m | GOOD | GOOD | SHARED (ON PROPERTY LINE) | RETAIN |
| 57* | TILIA AMERICANA | BASSWOOD | 15 cm | 3m | FAIR | FAIR | SHARED (ON PROPERTY LINE) | RETAIN |
| 58* | TILIA AMERICANA | BASSWOOD | 15 cm | 3m | FAIR | FAIR | SHARED (ON PROPERTY LINE) | RETAIN |
| 60 | TILIA AMERICANA | BASSWOOD | 35cm | 8m | FAIR/GOOD | FAIR | SHARED (ON PROPERTY LINE) | RETAIN |

* TREES OF ANY SIZE ALONG PROPERTY LINES OR ON NEIGHBOURING PROPERTIES WILL REQUIRE WRITTEN PERMISSION FROM THE ADJACENT LAND OWNER PRIOR TO REMOVAL OR INJURY OF THE TREE. POTENTIAL CAUSES OF TREE INJURY INCLUDE BUT ARE NOT LIMITED TO: SOIL COMPACTION, MECHANICAL INJURY, GRADING WITHIN THE DRIP LINE OF EXISTING TREES. IF ANY OF THESE ACTIVITIES ARE ANTICIPATED THEN WRITTEN PERMISSION WILL BE NEEDED BEFORE APPROVAL TO REMOVE TREES CAN BE GRANTED FROM THE RELEVANT AUTHORITIES.



Temporary Protective Fencing : Tree Protection

- NOTES:
- The area within the dripline of all existing trees shall be properly protected with temporary fencing.
 - The area within the protective fencing shall remain undisturbed and shall not be used for the storage of building materials, or equipment access and storage or project related garbage.
 - Tree protection measures shall remain until the completion of fine grading and sodding or seeding.

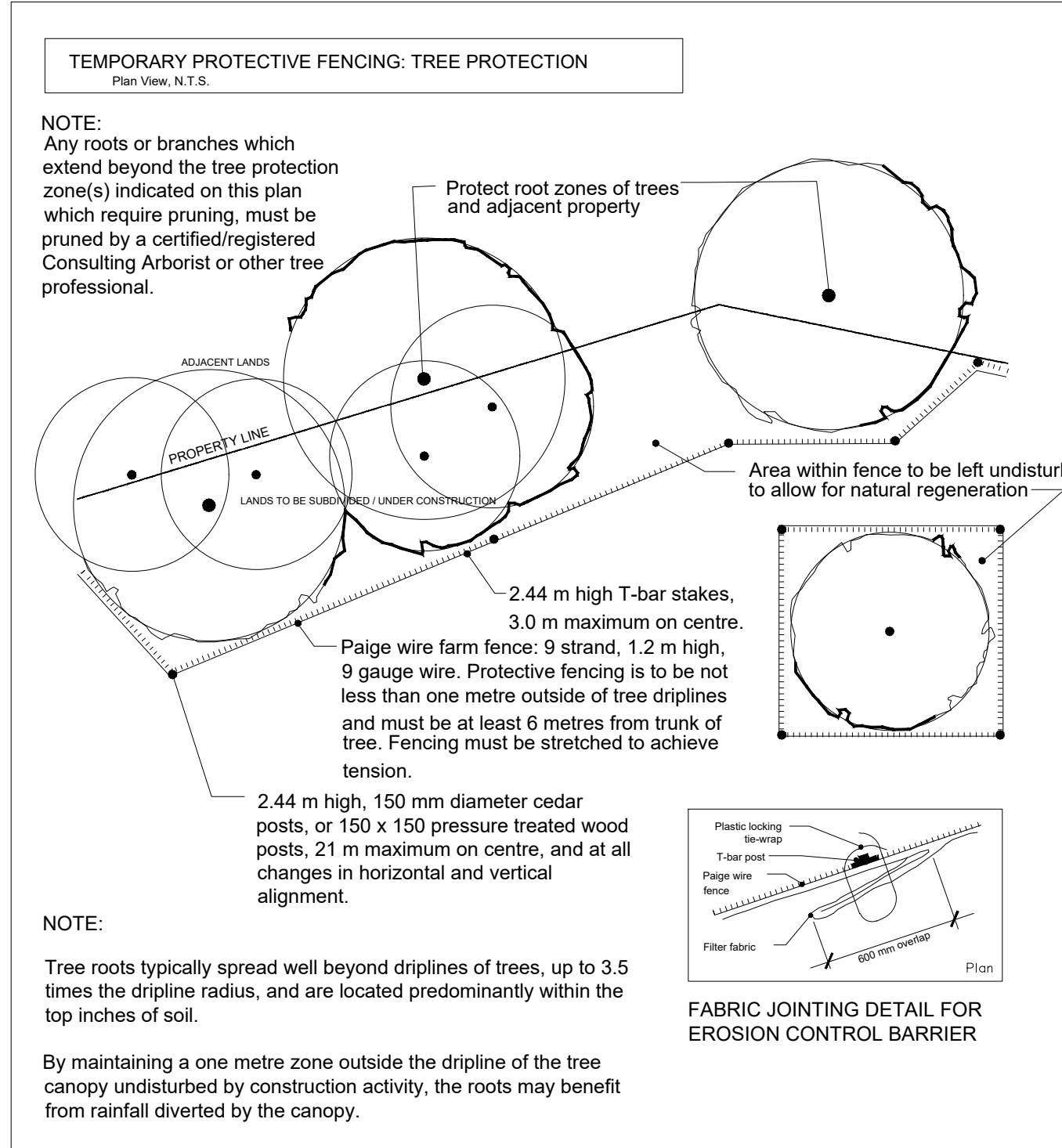


TREE ROOT ZONES

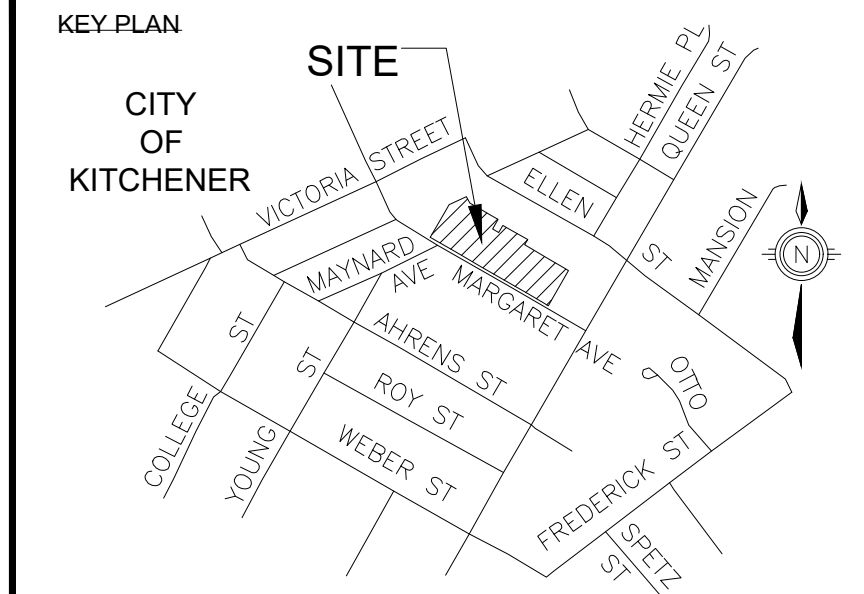
- NOTE:
- Sediment accumulations to be removed by Subdivisor/Bulldozer when sediment deposits reach to within 150 mm of top of filter fabric barrier.
 - Fence to be inspected on a regular basis and maintained by Subdivisor/Bulldozer in proper condition.

NOTES:

- THE TREE REVIEW CONSISTS OF A VISUAL ASSESSMENT ONLY AND DOES NOT SUPPLY INFORMATION ON ANY INTERNAL CONDITIONS (IE DECAY) FOUND WITHIN THE TRUNK OR BRANCHES. STRUCTURAL INTEGRITY OF THE TREE HAS BEEN ASSESSED VISUALLY ONLY AND THE ARBORIST IS NOT RESPONSIBLE FOR ANY FAILURE OF ANY TREE OR PARTS OF THE TREES PRESENT AND FUTURE. ANY ROOT AND ROOT ZONE ISSUES HAVE NOT BEEN ASSESSED IN THIS REPORT AND ANY FAILURE OF THE TREES CAUSED BY ANY ROOT RELATED ISSUE IS NOT THE RESPONSIBILITY OF THE ARBORIST.
- TREES THAT ARE IN POOR CONDITION, POOR HEALTH, SEVERE DECLINE OR DEAD OR EXHIBITING A SEVERELY LEANING TRUNK ARE A PRIORITY FOR REMOVAL.
- IT IS TO BE REALIZED THAT TREES ARE LIVING ORGANISMS AND THEIR HEALTH AND VIGOR IS CONSTANTLY CHANGING. CHANGES IN SITE CONDITIONS OR SEASONAL VARIATIONS IN WEATHER CAN HAVE ADVERSE AFFECTS ON THESE ORGANISMS AND OVERALL HEALTH AND STRUCTURAL VIABILITY.
- WHILE REASONABLE EFFORTS HAVE BEEN MADE TO ENSURE THE TREES RECOMMENDED FOR RETENTION ARE HEALTHY. NO GUARANTEE CAN BE MADE OR IMPLIED THAT THESE PLANTS OR ANY PARTS OF THEM WILL REMAIN STANDING. IT IS IMPOSSIBLE TO PREDICT WITH ABSOLUTE CERTAINTY THE BEHAVIOUR OF A TREE OR GROUP OF TREES DUE TO THEIR CONSTANTLY CHANGING HEALTH, STRUCTURE, VIABILITY AND WEATHER PATTERNS AND SURROUNDINGS.
- TREES POSE AN INHERENT RISK AND THEIR POTENTIAL FOR FAILURE CANNOT BE PREDICTED THROUGH VISUAL ASSESSMENT ONLY. THE ONLY WAY TO REMOVE THIS RISK IS TO REMOVE THE TREE(S) OR ITS POTENTIAL TARGET SHOULD THE TREE(S) FAIL.
- TREES THAT ARE NOT NUMBERED ARE EITHER OUTSIDE THE BOUNDS OF LANDSCAPE WORKS OR HAVE A DBH SMALLER THAN 10cm.



- NOTE:
- Tree roots typically spread well beyond driplines of trees, up to 3.5 times the dripline radius, and are located predominantly within the top inches of soil.
- By maintaining a one metre zone outside the dripline of the tree canopy undisturbed by construction activity, the roots may benefit from rainfall diverted by the canopy.



Legend

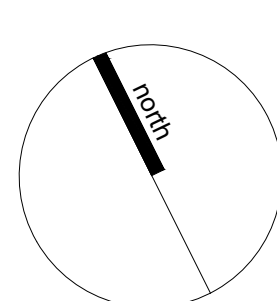
Owner



| Date | Issued / Revision | By |
|------------|----------------------------|-----|
| OCT 19/22 | Re-issued For SPA | NV |
| OCT 7/19 | Re-issued For SPA | GFJ |
| JUNE 21/19 | Re-issued For SPA | GFJ |
| JUNE 14/19 | Adjusted Building Location | GFJ |
| MAR 21/19 | Issued For SPA | GFJ |
| feb 14/19 | Issued For Client Review | GFJ |

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
 386 GARDENLANDS CENTRE DR. KITCHENER, ON, N2B 3P7 | P: 519.743.3369 | F: 519.743.8121 | WWW.MHBCPLAND.COM

Stamp



Project

6 STOREY RESIDENTIAL DEVELOPMENT
Margaret Avenue, Kitchener

| | | | |
|----------|------------------|------------|--------|
| Date | February 6, 2019 | File No. | 8784BI |
| Drawn By | NV | Checked By | NM |
| | | Plot Scale | |

Plan Scale

AS NOTED

File Name

TREE INVENTORY AND DETAILS

Drawing No.

TMP2

Appendix F

Designation By-law Church of the Good Shepherd

DRAFT

3 of 5

BY-LAW NUMBER 85-129

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the property municipally known as 116 Queen Street North in the City of Kitchener as being of historical and architectural value)

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of historic and architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of Kitchener has caused to be served on the owner of the lands and premises known municipally as 116 Queen Street North in the City of Kitchener, and upon the Ontario Heritage Foundation, a Notice of Intention to Designate as being of historic and architectural value that part of the aforesaid real property more particularly hereinafter described, and has caused such Notice of Intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the Municipality;

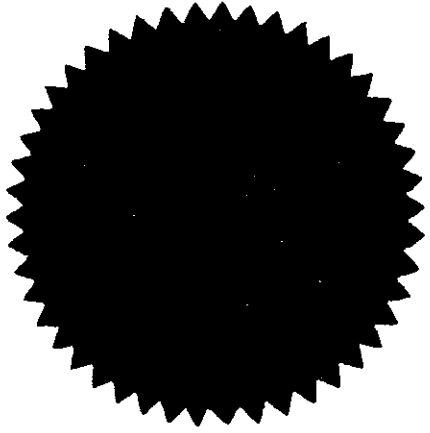
NOW THEREFORE the Council of The Corporation of the City of Kitchener enacts as follows:

1. There is designated as being of historic and architectural value that part of the aforesaid real property known as 116 Queen Street North being comprised of the portions of the wrought iron fence stretching from the drive beside the Church along Margaret Avenue to Queen Street and the section along Queen Street stretching to the Church property.

- 2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the whole of the property described in Schedule "A" hereto (of which the said designated area forms a part) in the proper land registry office.
- 3. The Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the community once for each of three consecutive weeks.

PASSED at the Council Chambers in the City of Kitchener

this 15TH day of JULY, A.D. 1985.



D. V. Lardillo
Mayor

[Signature]
Clerk

SCHEDULE "A"

ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Kitchener, in the Regional Municipality of Waterloo and in the Province of Ontario, being composed of Lots 223 and 224 and part of Lots 225, 218 and 214 Registered Plan 374 and Part of Lot 58 Streets and Lanes (Closed by By-law No. 354, registered as Instrument Number 76505 for the City of Kitchener) in the City of Kitchener and in the Regional Municipality of Waterloo

COMMENCING at the Southeastern angle of said Lot 223 where same is intersected by the Northerly limit of Margaret Avenue and the Westerly limit of Queen Street as shown on said Plan 374;

THENCE North 31 degrees 12 minutes East, along the said Westerly limit of Queen Street, 184.8 feet to a point in the Easterly limit of said Lot 225;

THENCE North 58 degrees 58 minutes West, parallel with the Northerly limit of said Lot 225, 132 feet to a point;

THENCE North 31 degrees 12 minutes East, 15 feet to a point in the Northerly limit of said Lot 225;

THENCE North 58 degrees 58 minutes West, along the said Northerly limit of Lot 225 and its production Westerly, 90 feet to a point;

THENCE South 31 degrees 12 minutes West, 10.1 feet to a point;

THENCE South 59 degrees 5 minutes East, 16.5 feet to a point;

THENCE South 30 degrees 35 minutes West, parallel with the Easterly limit of said Lot 214, 189.2 feet to a point in the said Northerly limit of Margaret Avenue;

THENCE along the same, South 58 degrees 48 minutes East, 203.5 feet to the Point of Commencement.

SUBJECT TO: a Right-of-Way over part of said Lot 214 as set out in Deed registered as Instrument Number A-82588, and

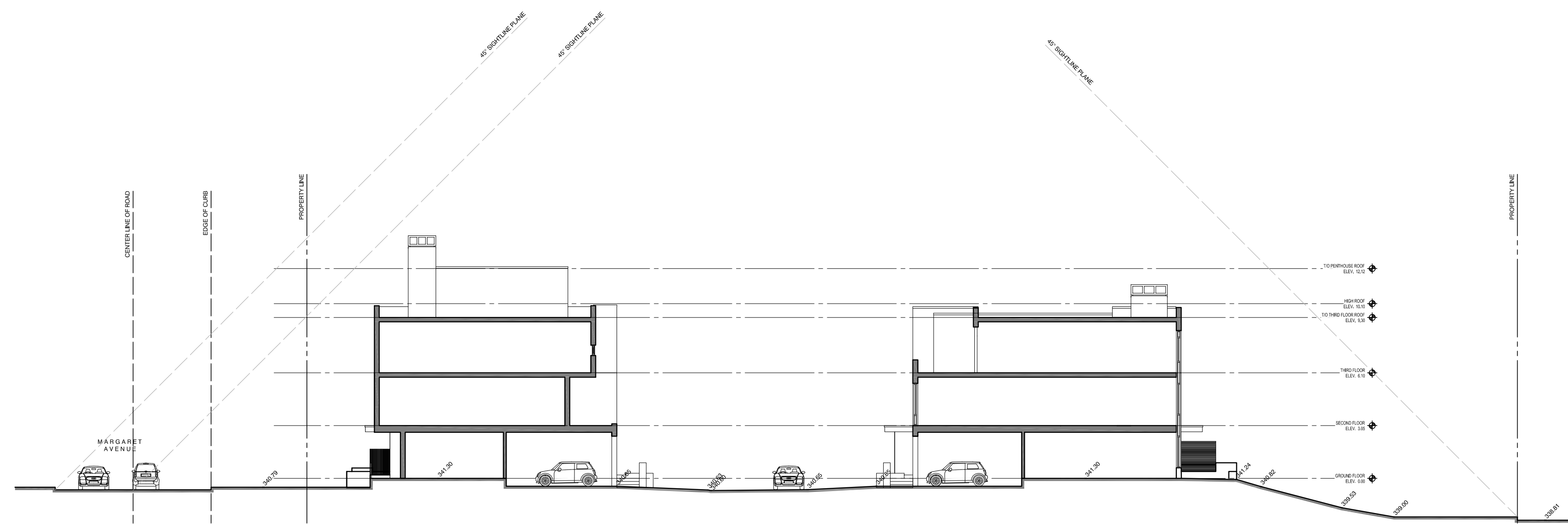
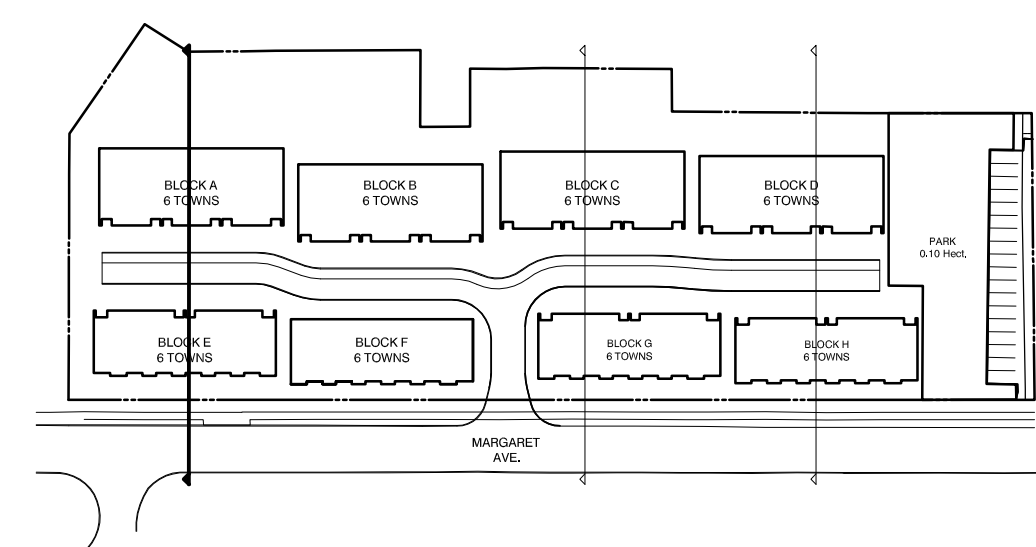
TOGETHER WITH: a Right-of-Way over part of said Lot 214 being a strip of land 6 feet in even perpendicular width extending Northerly a distance of 189.2 feet from the Northerly limit of Margaret Avenue and lying to the West of an immediately adjoining the Westerly limit of the herein described parcel of land.

(Said parcel of land is intended to be the same as that in Instrument Number A-82588.)

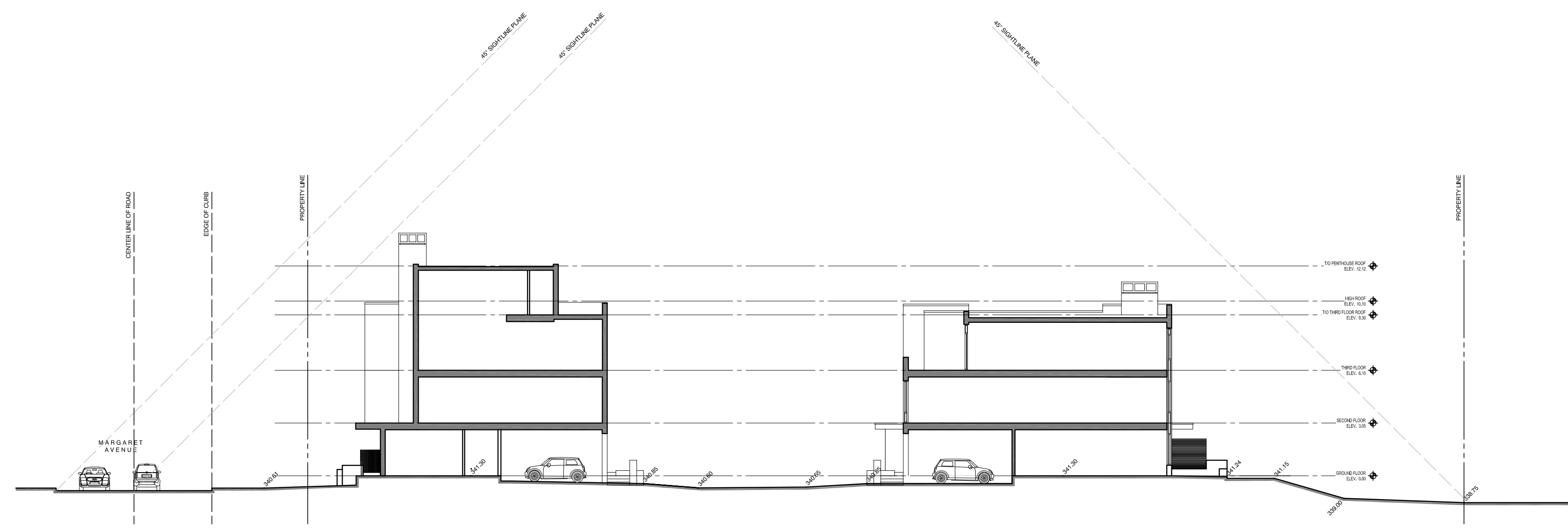
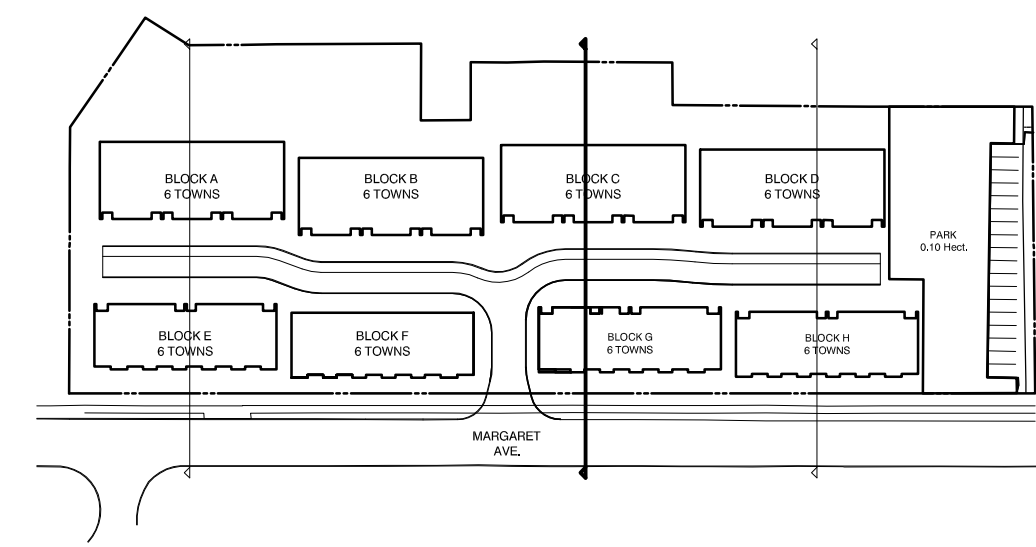
Appendix G

Angular Plane

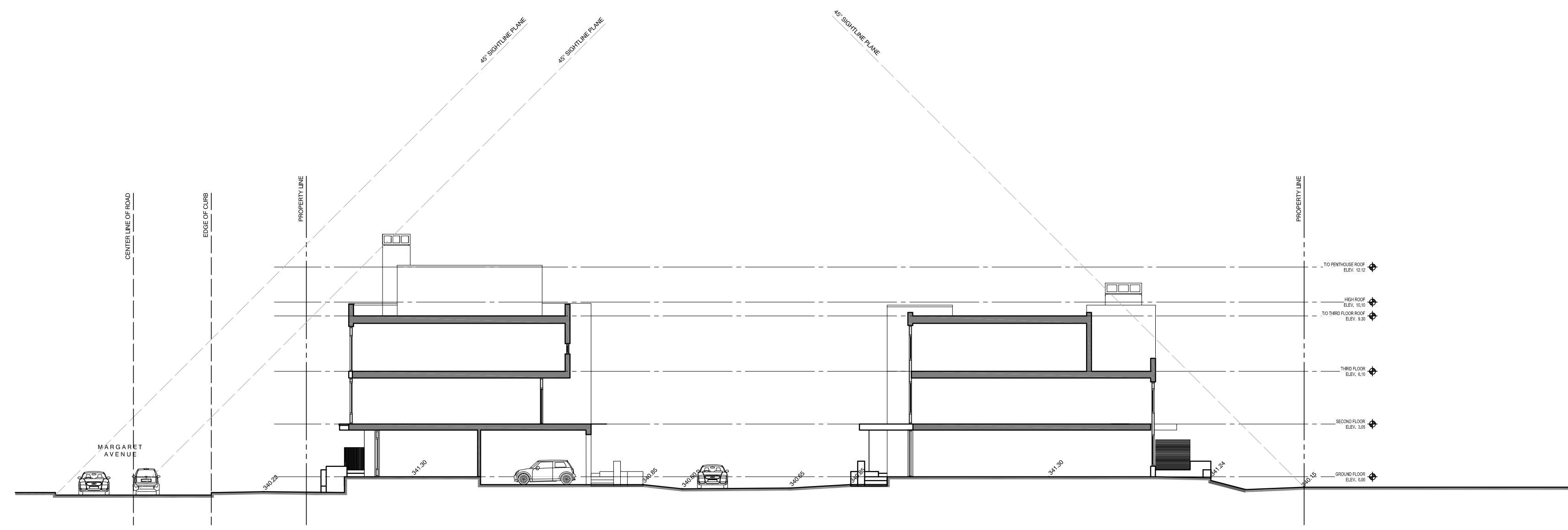
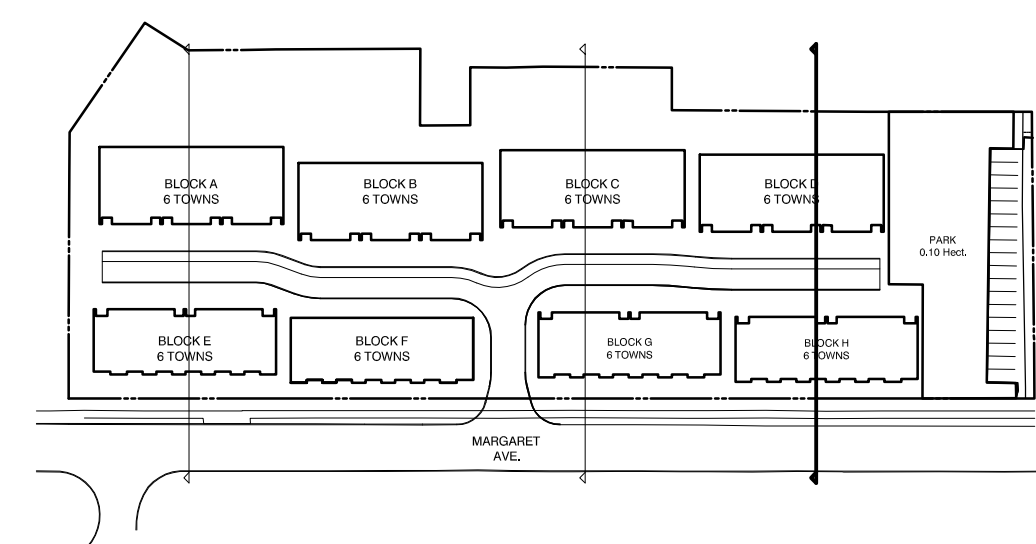
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SECTION AA



SECTION BB



SECTION CC

| NO | DATE | ISSUE |
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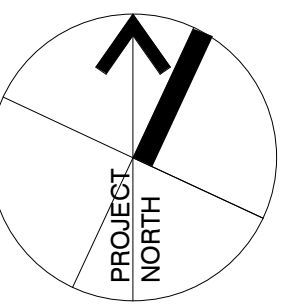
1 05/12/22 ISSUED FOR SPA

**MARTIN
SIMMONS
SWEERS**

308 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

DO NOT SCALE THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE ARCHITECT/CONSULTANT BEFORE COMMENCING THE WORK.

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT/CONSULTANT AND ARE NOT TO BE REPRODUCED OR DISTRIBUTED WITHOUT CONSENT FROM THE ARCHITECT/CONSULTANT.



PROJECT
MARGARET TOWNS

30-40 MARGARET AVENUE, KITCHENER, ON
N2H 4H1

DRAWING

SITE SECTIONS

DRAWN BY **ML, TM** CHECKED BY **AV**

DATE **DECEMBER 05, 2022**

SCALE **1 : 200** DRAWING NO

PROJECT NO **SP401**
22002

Appendix H

Terms of Reference

DRAFT

City of Kitchener
PRE-SUBMISSION CONSULTATION COMMENT FORM

Project Address: 30-40 Margaret Avenue

Date of Meeting: May 26, 2022

Application Type: Site Plan

Comments Of: Heritage Planning

Commenter's Name: Jessica Vieira

Email: Jessica.Vieira@kitchener.ca

Phone: 519-741-2200 ext. 7839

Date of Comments: May 12, 2022

- I plan to attend the meeting (questions/concerns/comments for discussion)
- I do NOT plan to attend the meeting (no concerns)
-

1. Site Specific Comments & Issues:

The following comments provided by Heritage Planning staff are based on the pre-submission application packaged received April 1, 2022. The package concerns a proposal for 30-40 Margaret Avenue by Activa Holdings Inc which involves the development of 48 3-storey cluster townhomes.

Heritage Status

The subject property municipally addressed as 30 Margaret Avenue is designated under Part V of the Ontario Heritage Act and is located within the Civic Centre Neighbourhood Heritage Conservation District (HCD). The property is also located within the Civic Centre Neighbourhood Cultural Heritage Landscape (CHL). There are no buildings present on the property. 54 Margaret Avenue adjacent to the west side yard and 12 Margaret Avenue / 116 Queen Street North adjacent to the east side yard are classified under the 'A' Building Group, which means that they are structures with a high significance to the district.

Section 3 of the Planning Act requires that decision of Council be consistent with the Provincial Policy Statement (PPS). Policy 2.6.1 of the PPS states that significant built heritage resources and significant cultural heritage landscapes shall be conserved. The PPS defines significant as resources that have been

determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event or a people, and notes that while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

The City's Official Plan also contains policies which require development to have regard for cultural heritage resources. As part of this, it establishes requirements for the submission of studies as part of complete planning applications, such as Heritage Impact Assessments (HIAs).

It should also be noted that the Civic Centre Neighbourhood HCD Plan contains site specific policies for Margaret Avenue (Section 3.3.5.3). These policies require new development to maintain the overall residential character of the neighbourhood and be appropriate in height and siting to reduce impacts to adjacent dwellings. Policy 3.3.5.3 (h) also requires that the guidelines provided in Section 6.9.1 of this Plan be used to review and evaluate the proposal.

Heritage Impact Assessment

A scoped Heritage Impact Assessment (HIA) is required. Within the scoped HIA, the heritage guidelines, principles, and standards that will be used to guide the development of the site are to be identified. The scoped HIA will also evaluate any impacts of the proposed development on cultural heritage resources, including built heritage resources and cultural heritage landscapes. Associated mitigative measures which avoid or reduce impacts to a satisfactory level are to be recommended and reflected in the design of the proposed development.

As per Info Sheet No. 5 of the Ministry of Heritage, Sport, Tourism and Culture Industries' Heritage Toolkit publication *Heritage Resources in the Land Use Planning Process*, potential negative impacts to cultural heritage resources include, but are not limited to:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration that is not sympathetic or is incompatible with the historic fabric, appearance and context;
- Shadows created that alter the appearance of a heritage attribute;
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship; and
- Direct or indirect obstruction of significant views or vistas within, from, or to cultural heritage resources.

Similarly, measures to mitigate potential impacts as referenced in Info Sheet No. 5 of the Ministry's Heritage Toolkit include:

- Alternative development approaches;
- Design that harmonizes mass, setback, setting, and materials;
- Limiting height and density; and

- Allowing only compatible infill.

In keeping with the Ministry and City guidelines on the preparation of HIAs, the following key components will need to be addressed:

- Historic research, site analysis and evaluation
- Description of the planning application and proposed development.
- Assessment of the impact of the height, built form, setbacks, massing, and other design details on the Margaret Avenue streetscape and on the integrity of the character of the CCHCD in general.
- Assessment on how the details of the proposed design (architecture, materials, colours, specifications, lighting, etc) address the CCNHCD Plan policies and guidelines
- Concluding value and summary statements.

As the subject property is a vacant lot, the identification of the significance of cultural heritage resources on the subject properties (design/physical value, historic/associative value, contextual value), including a listing of heritage attributes and if applicable the identification of significant views and vistas, and recommendations for conservation of identified attributes is not required.

The following is also expected to be included within the HIA:

- Anticipated impacts to 54 Margaret Avenue identified and appropriate mitigation measures proposed;
- Anticipated impacts to 12 Margaret Avenue / 116 Queen Street North identified and appropriate mitigation measures proposed; and
- Anticipated impacts to the properties located at the rear of the subject land which are also designated under Part V of the OHA, and appropriate mitigation measures proposed.

A scoped terms of reference has been provided.

Cultural Heritage Protection Plan

A Cultural Heritage Protection Plan (CHPP) will be required. The CHPP should detail the measures to be undertaken prior to and during grading, construction, servicing or other development activity to eliminate or mitigate impacts to the adjacent heritage properties (54 Margaret Avenue and 12 Margaret Avenue / 116 Queen St N). The following components should also be addressed, in accordance with the City's standard terms of reference for CHPP's:

- Analysis of the cultural heritage resource(s), including documentation, identification of cultural heritage attributes, assessment of resource conditions and deficiencies;
- Short-, medium- and long-term conservation measures, interventions and implementation strategies including appropriate conservation principles and practices, methods and materials, and the qualifications of the contractors and trades involved in undertaking such work; and

- Security and monitoring requirements, including measures to protect the resource/attributes during phases of construction or development.

A scoped terms of reference for the CHPP can be provided upon request.

Heritage Permit Application

Projects that are likely to affect the heritage attributes of a heritage conservation district require a Heritage Permit Application (HPA), in accordance with the Ontario Heritage Act. This includes the construction of new buildings. Section 4.5.1 of the CCNHCD Plan also notes that approval is required for new buildings constructed on vacant properties. **As such, a Heritage Permit Application will be required.**

Design Comments

As mentioned previously, under Policy 3.3.5.3 (h) of the CCNHCD Plan, **the guidelines of Section 6.9.1 are to be used in proposals for new buildings**, to ensure that new development is compatible with the adjacent context. Highlighted policies include:

- New development is to establish a strong relationship to the street similar to what exists on the south side of the street
- Developments are to establish a strong, pedestrian oriented street edge
- Minimum rear yard setbacks of 10 to 15 metres are desired to minimize the impact of new development on existing residents on Ellen Street West.

In considering the above, it is recommended that all building massing be concentrated to the front of the subject lands. Appropriate landscaping and setbacks at the front of the site should be incorporated as well.

2. Plans, Studies and Reports to submit as part of a complete Planning Act Application:

- Elevation Drawings and 3d Massing Model
- Heritage Impact Assessment
- Cultural Heritage Protection Plan
- Heritage planning staff would also like to request to be circulated a copy of the Planning Justification Report and/or Urban Design Brief

3. Anticipated Requirements of full Site Plan Approval:

- Approved Heritage Permit Application

- Approved Heritage Impact Assessment
- Approved Cultural Heritage Protection Plan
- Special condition of site plan approval
 - Review and approve elevations in conjunction with urban designer
 - Implementation of the recommendations of the HIA and CHPP

4. Anticipated Fees:

Not applicable

Preliminary Comments

Appendix I

Curricula Vitae

DRAFT

CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

Morningstar Mill, St Catherines
MacDonald Mowatt House, University of Toronto
City of Kitchener Heritage Property Inventory Update
Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation
Designation of Main Street Presbyterian Church, Town of Erin
Designation of St Johns Anglican Church, Norwich
Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County

Heritage Impact Assessments

Heritage Impact Assessment for Pier 8, Hamilton
Homer Watson House Heritage Impact Assessment, Kitchener
Expansion of Schneider Haus National Historic Site, Kitchener
Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie
Redevelopment of former amusement park, Boblo Island
Redevelopment of historic Waterloo Post Office
Redevelopment of former Brick Brewery, Waterloo
Redevelopment of former American Standard factory, Cambridge
Redevelopment of former Goldie and McCullough factory, Cambridge
Mount Pleasant Islamic Centre, Brampton
Demolition of former farmhouse at 10536 McCowan Road, Markham

Heritage Assessments for Infrastructure Projects and Environmental Assessments

Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto
Blenheim Road Realignment Collector Road EA, Cambridge
Badley Bridge EA, Elora
Black Bridge Road EA, Cambridge
Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln
Heritage Evaluation of Deer River, Burnt Dam and MacIntosh Bridges, Peterborough County

Conservation Plans

Black Bridge Strategic Conservation Plan, Cambridge
Conservation Plan for Log house, Beurgetz Ave, Kitchener
Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener

CONTACT

540 Bingemans Centre Drive,
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Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcpplan.com
www.mhbcpplan.com

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings:

Redevelopment of 217 King Street, Waterloo (OLT)
Redevelopment of 12 Pearl Street, Burlington (OLT)
Designation of 30 Ontario Street, St Catharines (CRB)
Designation of 27 Prideaux Street, Niagara on the Lake (CRB)
Redevelopment of Langmaids Island, Lake of Bays (LPAT)
Port Credit Heritage Conservation District (LPAT)
Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
Brooklyn and College Hill HCD Plan (OMB)
Rondeau HCD Plan (LPAT)
Designation of 108 Moore Street, Bradford (CRB)
Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
Youngblood subdivision, Elora (LPAT)
Downtown Meaford HCD Plan (OMB)
Designation of St Johns Church, Norwich (CRB - underway)

LAND USE PLANNING

Provide consulting services for municipal and private sector clients for:

- Secondary Plans
- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

CONTACT

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F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com



EDUCATION

2011

Higher Education Diploma

Cultural Development/ Gaelic Studies

Sabhal Mòr Ostaig, University of the Highlands and Islands

2012

Bachelor of Arts

Joint Advanced Major in Celtic Studies and Anthropology

Saint Francis Xavier University

2014

Master of Arts

World Heritage and Cultural Projects for Development

The International Training Centre of the ILO in partnership with the University of Turin, Politecnico di Torino, University of Paris 1 Pantheon-Sorbonne, UNESCO, ICCROM, Macquarie University

www.linkedin.com/in/rachelredshaw

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x751
F 519 576 0121
rredshaw@mhbcpplan.com
www.mhbcpplan.com

CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

Rachel Redshaw, a Senior Heritage Planner with MHBC, joined the firm in 2018. Ms. Redshaw has a Bachelor of Arts in Anthropology and Celtic Studies and a Master of Arts in World Heritage and Cultural Projects for Development. Ms. Redshaw completed her Master's in Turin, Italy; the Master's program was established by UNESCO in conjunction with the University of Turin and the International Training Centre of the ILO. Rachel is professional member of the Canadian Association of Heritage Professionals (CAHP).

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage. Rachel enjoys being involved in the local community and has been involved in the collection of oral history, in English and Gaelic, and local records for their protection and conservation and occasionally lecturers on related topics. Her passion for history and experience in archives, museums, municipal building and planning departments supports her ability to provide exceptional cultural heritage services.

PROFESSIONAL ASSOCIATIONS

Professional Member, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

2022 - Present Senior Heritage Planner,
MacNaughton Hermsen Britton Clarkson Planning Limited

2018 - 2022 Heritage Planner,
MacNaughton Hermsen Britton Clarkson Planning Limited

2018 Building Permit Coordinator, (Contract)
Township of Wellesley

2018 Building Permit Coordinator (Contract)



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

RSM Building Consultants

- 2017 Deputy Clerk,
Township of North Dumfries
- 2015-2016 Building/ Planning Clerk
Township of North Dumfries
- 2009-2014 Historical Researcher & Planner
Township of North Dumfries
- 2012 Translator, Archives of Ontario
- 2012 Cultural Heritage Events Facilitator (Reminiscence Journey) and
Executive Assistant, Waterloo Region Plowing Match and Rural
Expo
- 2011 Curatorial Research Assistant
Highland Village Museum/ Baile nan Gàidheal

PROFESSIONAL/COMMUNITY ASSOCIATIONS

- 2022-Present Professional Member, Canadian Association of Heritage
Professionals
- 2017-2020 Member, AMCTO
- 2018-2019 Member of Publications Committee, Waterloo Historical Society
- 2018 Member, Architectural Conservancy of Ontario- Cambridge
- 2018 - 2019 Secretary, Toronto Gaelic Society
- 2012 -2017 Member (Former Co-Chair & Co-Founder), North Dumfries
Historical Preservation Society
- 2011 - 2014 Member, North Dumfries Municipal Heritage Committee
- 2013 Greenfield Heritage Conservation District, Sub-committee,
Doors Open Waterloo Region
- 2012 Volunteer Historical Interpreter, Doon Heritage Village, Ken
Seiling Waterloo Region Museum
- 2008-2012 Member, Celtic Collections, Angus L. Macdonald Library
- 2012-2013 Member (Public Relations), Mill Race Folk Society

CONTACT

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rredshaw@mhbcpplan.com
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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

- 2011 Member, University of Waterloo Sub-steering Committee for HCD Study, Village of Ayr, North Dumfries
- 2010-2011 Member (volunteer archivist), Antigonish Heritage Museum

AWARDS / PUBLICATIONS / RECOGNITION

- 2019 Waterloo Historical Society Publication, *Old Shaw: The Story of a Kindly Waterloo County Roamer*
- 2014 Master's Dissertation, *The Rise of the City: Social Business Incubation in the City of Hamilton*
- 2014 Lecture, *A Scot's Nirvana*, Homer Watson House and Gallery
- 2013 Lecture, *The Virtual Voice of the Past: The Use of Online Oral Accounts for a Holistic Understanding of History*, University of Guelph Spring Colloquium
- 2012-2013 Gaelic Events Facilitator, University of Guelph
- 2012-2015 Intermediate Gaelic Facilitator, St. Michael's College, University of Toronto
- 2012 *Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal* (BA Thesis)
Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.
- 2012 Waterloo Historical Society Publication, *Harvesting Bees and Feasting Tables: Fit for the Men, Women and Children of Dickie Settlement and Area, Township of North Dumfries*
- 2007-2012 25 historical publications in the Ayr News (access to some articles <http://ayrnews.ca/recent>)

PROFESSIONAL DEVELOPMENT COURSES

- 2021 Certificate for Indigenous Relations Training Program with University of Calgary
- 2020 Condo Director Training Certificate (CAO)
- 2018 Building Officials and the Law (OBOA Course)
- 2017-2018 AMCTO Training (MAP 1)
- 2017 AODA Training

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rredshaw@mhbcpplan.com
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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

2010

Irish Archaeological Field School Certificate

COMPUTER SKILLS

- Microsoft Word Office
- Bluebeam Revu 2017
- ArcGIS
- Keystone (PRINSYS)
- Municipal Connect
- Adobe Photoshop
- Illustrator
- ABBYY Fine Reader 11
- Book Drive

SELECT PROJECT EXPERIENCE 2018-2022

CULTURAL HERITAGE IMPACT ASSESSMENTS

- Promenade at Clifton Hill, Niagara Falls (Niagara Parks Commission)
- 16-20 Queen Street North, Kitchener (Former Economical Insurance Building)
- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough
- Middlesex County Court House, National Historic Site, for development at 50 King Street
- McDougall Cottage and National Historic Site, for development at 93 Grand Avenue South, City of Kitchener
- City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
- Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
- 82 Weber Street and 87 Scott Street, City of Kitchener
- 39 Wellington Street West, City of Brampton

CONTACT

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rredshaw@mhbcpplan.com
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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

- 543 Ridout Street North, City of London
- 34 Manley Street, Village of Ayr, Township of North Dumfries
- Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (OLT)
- 174 St. Paul Street, Town of Collingwood (OLT)
- 45 Duke Street, City of Kitchener
- 383-385 Pearl Street, City of Burlington
- St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
- 250 Allendale Road, City of Cambridge
- 249 Clarence Street, City of Vaughan

Specific for Relocation of Heritage Buildings

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham

CULTURAL HERITAGE SCREENING REPORT

Kelso Conservation Area, Halton County
5th Side Road, County Road 53, Simcoe County
Waterdown Trunk Watermain Twinning Project, City of Hamilton

CULTURAL HERITAGE EVALUATION REPORTS

- 52 King Street North, City of Kitchener
- Sarnia Collegiate Institute and Technical School (SCITS), 275 Wellington, City of Sarnia (Municipal contingency study)
- 10536 McCowan Road, City of Markham
- Former Burns Presbyterian Church, 155 Main Street, Town of Erin (Designation Report)
- Former St. Paul's Anglican Church, 23 Dover Street, Town of Otterville, Norwich Township (OLT)
- 6170 Fallsview Boulevard, City of Niagara Falls

CONSERVATION PLANS

- City of Waterloo Former Post Office, 35-41 King Street North, City of Waterloo
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 107 Young Street, City of Kitchener

CONTACT

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham

Cultural Heritage Conservation Protection Plans (Temporary protection for heritage building during construction)

- 16-20 Queen Street North, Kitchener (included Stabilization, Demolition and Risk Management Plan)
- 12 & 54 Margaret Avenue, City of Kitchener
- 45 Duke Street, City of Kitchener
- 82 Weber Street West and 87 Scott Street, City of Kitchener
- 660 Sunningdale Road, London

DOCUMENTATION AND SALVAGE REPORTS

- 16-20 Queen Street North, City of Kitchener
- 57 Lakeport Road City of St. Catharines
- Gaslight District, 64 Grand Avenue South, City of Cambridge
- 242-262 Queen Street South, City of Kitchener
- 721 Franklin Boulevard, City of Cambridge

HERITAGE PERMIT APPLICATIONS

- 16-20 Queen Street North, Kitchener
- 50 King Street, London
- 35-41 King Street North, City of Waterloo (Old Post Office), Phase II (alteration to building with a municipal heritage easement, Section 37, OHA)
- 50-56 Weber Street West & 107 Young Street, City of Kitchener (demolition and new construction within HCD)
- 30-40 Margaret Avenue, City of Kitchener (new construction within HCD)
- 249 Clarence Street, City of Vaughan (alteration within HCD)
- 174 St. Paul Street, Town of Collingwood (demolition within HCD)

HERITAGE CONSERVATION DISTRICTS/ MASTER PLANS/ HERITAGE CHARACTER STUDY

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington
- Stouffville Heritage Conservation District Study (Project Lead 2021-2022)
- Town of Aurora Heritage Register Update

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