

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: October 3, 2023

SUBMITTED BY: Garett Stevenson, Manager of Development Review, 519-741-2200 ext. 7070

PREPARED BY: Victoria Grohn, Heritage Planner, 519-741-2200 ext. 7041

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: September 7, 2023

REPORT NO.: DSD-2023-410

SUBJECT: Notice of Intention to Designate 120 Victoria Street South under Part IV of the Ontario Heritage Act

RECOMMENDATION:

That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 120 Victoria Street South as being of cultural heritage value or interest.

REPORT HIGHLIGHTS:

- The purpose of this report is to request that Council pass a Notice of Intention to Designate 120 Victoria Street South under Part IV of the *Ontario Heritage Act*.
- The key finding of this report is that 120 Victoria Street South meets the criteria for designation under *Ontario Heritage Act* Regulation 9/06 (amended by 569/22) and has been confirmed to be a significant cultural heritage resource.
- There are no financial implications associated with this report.
- Community engagement included informing residents by posting this report with the agenda in advance of the Heritage Kitchener committee meeting, consulting and collaborating with the owner regarding the intention to designate, and consultation with Heritage Kitchener. In addition, should Council choose to give notice of its intention to designate, such notice will be served to the Owner and the Ontario Heritage Trust, and published in the local newspaper.
- This report supports the delivery of core services.

BACKGROUND:

The property municipally addressed as 120 Victoria Street South is located on the north side of Victoria Street South between Bramm Street and Joseph Street, and opposite Michael Street.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

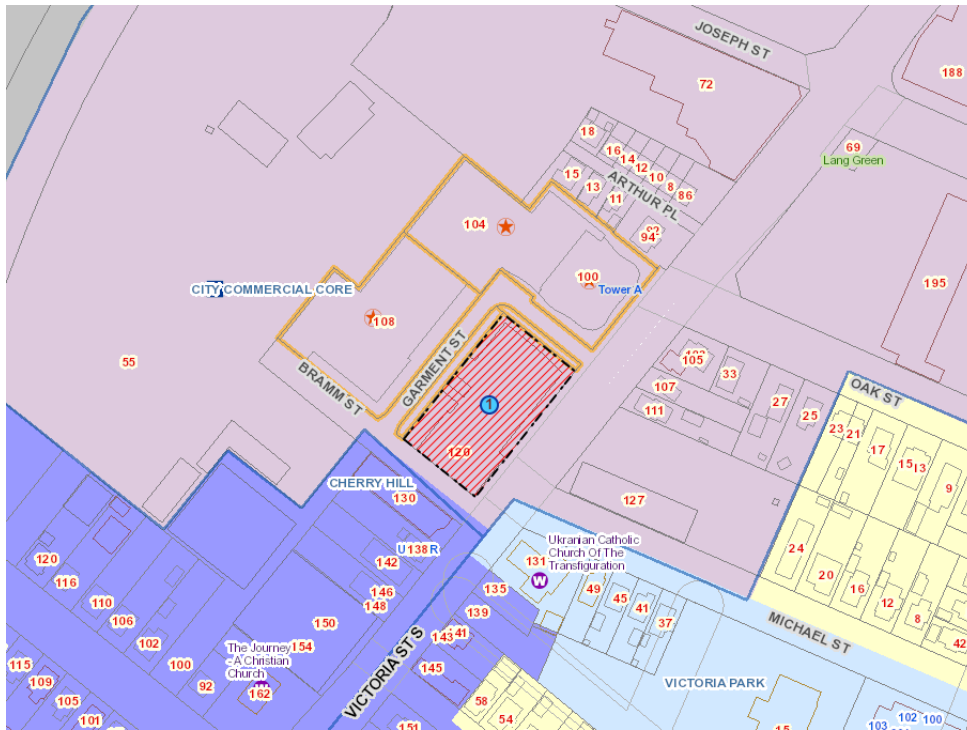


Figure 1: Location Map for 120 Victoria Street South

The former Huck Glove factory situated on the subject property is a three-storey brick building constructed circa 1907 in the Industrial Vernacular style. In 2010 City Council opted not to “list” the property on the City’s Municipal Heritage Register given the previous owner objected to the proposed heritage listing.



Figure 2: 120 Victoria Street South

In 2017, the City of Kitchener Planning Division received a Zoning By-law Amendment application and Site Plan application for the properties municipally addressed as 114-118 Victoria Street South and 120 Victoria Street South. Site Plan Application SP17/135/V/JVW proposed the development of a six-storey office building that would incorporate and adaptively re-use the former Huck Glove factory building. Zoning By-law

Amendment application ZC17/017/V/JVW rezoned the subject lands to permit development of a 25-storey residential tower located west (behind) the former Huck Glove factory building. As part of the proposed zoning by-law amendment, permissions were sought to use bonusing provisions, including heritage bonusing, to add increased Floor Space Ratio (FSR) beyond what is permitted. In return for site specific heritage bonus floor area, the conservation and long-term protection of the former Huck Glove factory building was attained through the execution and registration of a Heritage Preservation & Maintenance Easement Agreement, which is registered on title of the property.

Section 5.19.3.a of Zoning By-law 85-1 states that a property shall also be designated in order for bonus floor area to be given in return for the conservation of a heritage building. While bonusing is no longer a mechanism available due to Provincial legislative changes, at the time of processing applications SP17/135/V/JVW and ZC17/017/V/JVW, it was understood that the former Huck Glove factory building would be designated under Part IV of the *Ontario Heritage Act* and a heritage easement and covenant agreement would be registered on title of the property. This heritage easement and covenant agreement was signed and executed by the City and property Owner in 2019.

The submission and approval of a Heritage Impact Assessment (HIA) and Conservation Plan (CP) was made a condition of SP17/135/V/JVW. The HIA, prepared by mcCallum Sather Architects, was presented to the Heritage Kitchener committee on December 5, 2017 and establishes that the former Huck Glove factory building is a significant cultural heritage resource and meets the criteria for designation under Part IV the *Ontario Heritage Act*.

REPORT:

Identifying and protecting cultural heritage resources within the City of Kitchener is an important part of planning for the future, and helping to guide change while conserving the buildings, structures, and landscapes that give our City its unique identity. The City plays a critical role in the conservation of cultural heritage resources. The designation of property under the *Ontario Heritage Act* is the main tool to provide long-term protection of cultural heritage resources for future generations. Designation recognizes the importance of a property to the local community; protects the property's cultural heritage value; encourages good stewardship and conservation; and promotes knowledge and understanding about the property. Designation not only publicly recognizes and promotes awareness, it also provides a process for ensuring that changes to a property are appropriately managed and that these changes respect the property's cultural heritage value and interest.

The property municipally addressed as 120 Victoria Street South is recognized for its design/physical, historical/associative, and contextual values. It satisfies 4 out of the 9 criteria of *Ontario Regulation 9/06*.

Criteria	Criteria Met
1. The property has design value or physical value because it,	
i. Is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Yes
ii. Displays a high degree of craftsmanship or artistic merit, or	No
iii. Demonstrates a high degree of technical or scientific achievement.	No
2. The property has historical or associative value because it,	
i. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,	Yes
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No
3. The property has contextual value because it,	
i. Is important in defining, maintaining, or supporting the character of an area,	Yes
ii. Is physically, functionally, visually, or historically linked to its surroundings, or	Yes
iii. Is a landmark.	No

Design/Physical Value

The design and physical values relate to the Industrial Vernacular architectural style that is in good condition with many intact original elements. The building is three-storeys and features the following:

- Rectangular plan;
- Yellow brick construction;
- Four bays on the Victoria Street South elevation (front) and rear elevations, and six bays on the long elevations to the north and south separated by shallow buttressing;
- Segmentally arched window openings with brick voussoirs; and
- Stone sills.

In addition to the exterior features noted above, the interiors are also fashioned in the industrial vernacular with post and beam construction and wood floors and ceilings. Until 2009, the front and side elevation of the building featured black sign banding with white text that read “The Huck Glove Co. Ltd.”. The black sign banding has since been modified to include “Glovebox” in the same white lettering as the former “The Huck Glove Co. Ltd.” sign to pay homage to the former Huck Glove factory.

Historical/Associative Value

The historical and associative values relate to the original owner, the Hagen Shirt and Collar Co.; a previous owner, the Lang Shirt Co.; and The Huck Glove Co. Ltd. The

building was constructed by Henry A. Hagen who was the founder of the Hagen Shirt and Collar Co. The company was incorporated in 1906 and manufactured the Hagen brand of shirts, collars, and cuffs. The 1924-1925 Fire Insurance Map indicates that the building was owned by the Lang Shirt Co. Limited. The Huck Glove Company traces its origins to 1880, when Menno Erb went into partnership with C.F. Brown. They operated a tannery and manufactured mattresses. In 1889 they built a factory on King Street to make buckskin, calf and kid gloves and fur mitts. In 1906, after Mr. Erb's death, a foreman, Joseph Huck, bought the glove business and established the Huck Glove Co. Ltd. The company moved to the building at 120 Victoria Street South around 1937.

Contextual Value

The contextual values relate to the contribution that the building makes to the Warehouse District Cultural Heritage Landscape (CHL) as it shares many of the physical and contextual relationships of buildings constructed in this era and for this use. Like many other industrial buildings, it is in close proximity to a residential area where factory workers typically lived. The building sits prominently on Victoria Street and is situated opposite Michael Street.

Heritage Attributes

The heritage attributes of this building are:

- All elements relating to the Industrial Vernacular architectural style including:
 - Roofline;
 - Rectangular plan;
 - Yellow brick construction;
 - Bays separated by shallow buttressing;
 - Segmentally arched window openings with brick voussoirs; and,
 - Stone sills;
 - Iron Tie Rod Anchor Plates (located where the buttress and interior floors meet);
 - Timber Post and Beam construction; and
 - Wood floors and exposed wood ceilings.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

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

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

COMMUNITY ENGAGEMENT:

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

CONSULT AND COLLABORATE – Heritage Planning staff have consulted and collaborated with the applicant and owner regarding implementation of the recommendations of the HIA, including designation under the *Ontario Heritage Act*. The owner has confirmed their support for designation subject to consideration by Heritage Kitchener and Council.

Section 29(2) of the *Ontario Heritage Act* requires Council to consult with the Municipal Heritage Committee (Heritage Kitchener) before giving notice of its intention to designate a property. Heritage Kitchener will be consulted via circulation and consideration of this report (see INFORM above). Members of the community will be informed via circulation of this report to Heritage Kitchener and via formal consideration by Council. In addition, should Council choose to give notice of its intention to designate, such notice will be served on the property owner and the Ontario Heritage Trust, and published in the local newspaper (The Record). Once notice has been served, the owner has the right of appeal to the Ontario Land Tribunal.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*
- *CSD-18-022*

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Proposed Statement of Significance for 120 Victoria Street South