

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 8, 2023

REPORT NO.: DSD-2023-414

SUBJECT: Heritage Permit Application HPA-2023-IV-020
307 Queen Street South
Replacement of portion of roof

RECOMMENDATION:

That pursuant to Section 33 of the Ontario Heritage Act, Heritage Permit Application HPA-2023-IV-020 be approved to permit the replacement of a portion of the roof on the property municipally addressed as 307 Queen Street South.

REPORT HIGHLIGHTS:

- The purpose of this report is to present staff's recommendation to replace a portion of the roof on the subject property municipally addressed as 307 Queen Street South.
- The key finding of this report is that the proposed alteration will not have adverse impact on the cultural heritage value or interest of the subject property.
- There are no financial implications associated with this report.
- Community engagement included consultation with the Heritage Kitchener committee.
- This report supports the delivery of core services.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2023-IV-020 seeking permission to replace a portion of the roof on the property municipally addressed as 307 Queen Street South (Figure 1).

Designating by-law 1989-078 references the exterior façade of each elevation, including the roof lines of the 1879 and 1893 buildings, as well as the façade and roof line of the Queen Street elevation of the 1919 building. The subject property is recognized as a significant landmark.

Replacement of Portion of Roof

Heritage Permit Application HPA-2023-IV-020 is seeking permission to replace approximately 670 square feet of the existing corrugated metal roof of a portion of the 1893 building. The current roof is proposed to be replaced because it is causing leaks in multiple areas due to minimal insulation levels in the existing roof assembly. Interior heat melts snow on the roof and causes ice build up when it drains to the colder overhang. As a result, the ice dams block water drainage and create standing water which then permeates through the joints, side laps and screw holes of the corrugated metal roof to cause leaks. The electrical and mechanical rooms of the building are located under this portion of the roof.

To address this issue, the owner/applicant is proposing to replace the corrugated metal roof with a 2-ply modified bitumen roof membrane system with a granular surface. This proposed roof system is a modern cold applied peel and stick flameless installation, is used on low-slope roofs, and provides a flexible waterproof membrane. Modified bitumen roofing is made from asphalt combined with polymerized rubber or plastic and then reinforced with fibreglass to create a waterproof membrane. The proposed roof will be integrated with the adjacent asphalt shingle roof and the adjacent stone coated steel shingle roof and will be grey in colour.



Figure 3: Location of Roof Replacement



Figure 4: Existing corrugated metal roof (images provided by owner/applicant)

The existing corrugated metal roof is likely not original to the building, nor is it visible from Queen Street South. It is only visible from the inner courtyard of the building. As such, the proposed roof membrane will not be visible from Queen Street South and will not adversely impact the roofline of the 1893 building.

Heritage Planning Comments

In reviewing the merits of the application, Heritage Planning staff note the following:

- The subject property municipally addressed as 307 Queen Street South is designated under Part IV of the *Ontario Heritage Act* by way of designating by-law 1989-078;
- The proposal is for the replacement of a portion of the roof on the 1893 building;
- The rooflines of the 1879 and 1893 buildings are identified as heritage attributes in designating by-law 1989-078;
- It is unlikely that the existing corrugated metal roof portion is original to the building;
- The portion of the roof to be replaced is not visible from Queen Street South and therefore will not impact the roof line of the 1893 building;
- The proposed roofing system will address leaks and prevent further damage to the roof or mechanical equipment below;
- The proposed alteration will not adversely impact the heritage attributes or the cultural heritage value or interest of the subject property; and
- The proposed development is consistent with the *Eight Guiding Principles in the Conservation of Built Heritage Properties* and with Parks Canada's *The Standards and Guidelines for the Conservation of Historic Places in Canada*.

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 – Heritage Kitchener has been consulted regarding the subject Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2023-IV-020

Attachment B – Designating By-law 1988-079