

HERITAGE KITCHENER MEETING

Meeting Date: January 9, 2024

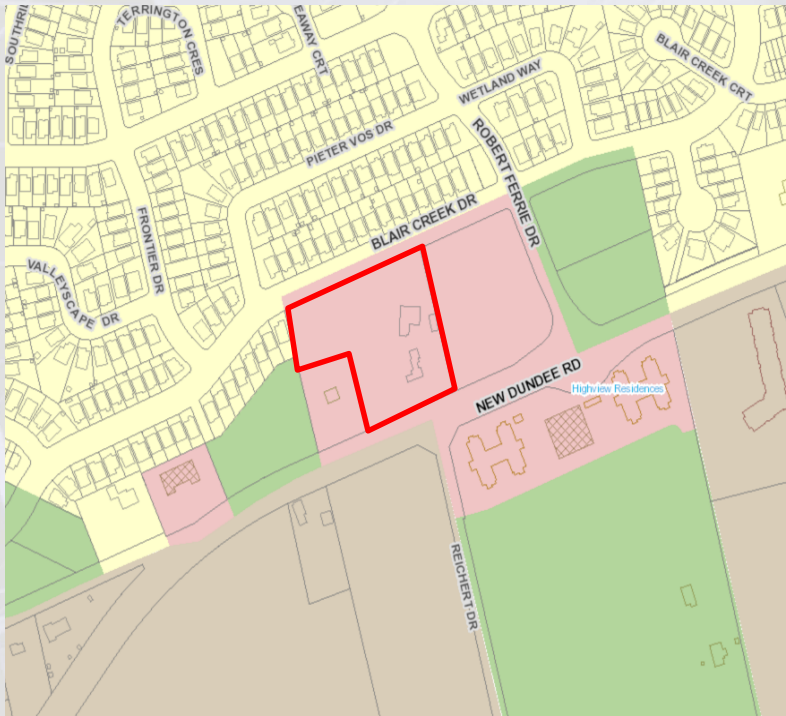
Agenda



- 4.1 – Heritage Permit Application for 628 New Dundee Road
- 4.2 – Heritage Permit Application for 149-151 Ontario Street North and 21 Weber Street West
- 4.3 – Growing Together – Heritage Implementation Measures
- 4.4 – Status Updates – Municipal Heritage Register Review

4.1 Heritage Permit Application (HPA-2023-IV-031)

628 New Dundee Road



4.1 Heritage Permit Application (HPA-2023-IV-031)

628 New Dundee Road



Proposed:

- Partial demolition by removing contemporary additions
- Relocation of the remaining original farmhouse dwelling to a new location approximately 50 metres to the south-west
- Intended to facilitate the construction of 11 blocks of stacked townhomes



4.1 Heritage Permit Application (HPA-2023-IV-031)

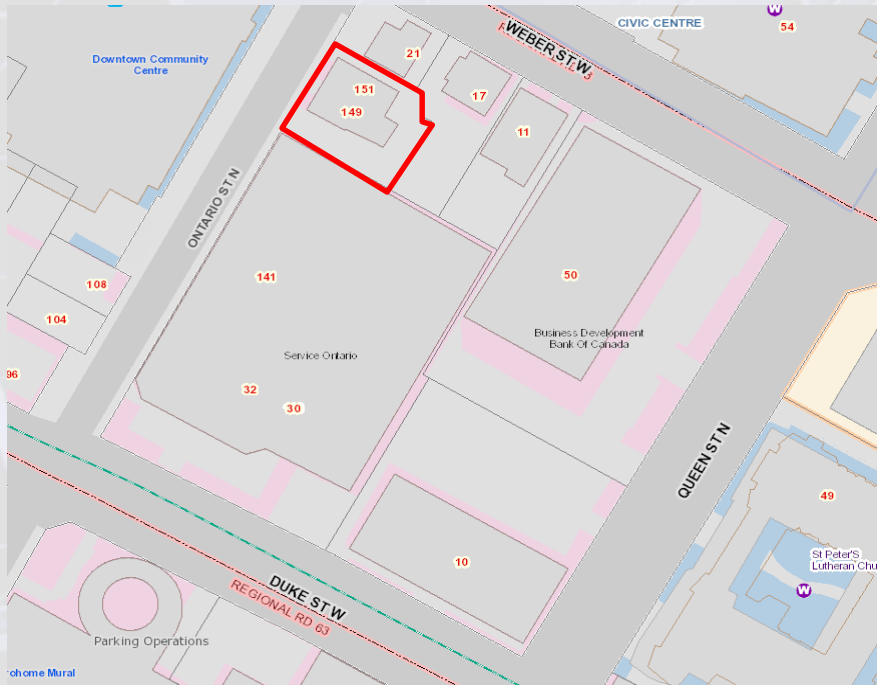
628 New Dundee Road

In reviewing the application:

- Identified heritage attributes are located on the original retained portion of the farmhouse
- The new location maintains the relationship and visibility to New Dundee Road
- Submitted documents detail how the heritage resource is to be protected during work
- The proposed work is in accordance with the Guiding Principles in the Conservation of Historical Properties and the Standards and Guidelines for the Conservation of Historic Places in Canada



4.2 Heritage Permit Application (HPA-2023-IV-030) 149-151 Ontario St N and 21 Weber St W



Proposed:

- Partial demolition excluding the front (west) and south façade
- Alterations to the roof, bay windows, brick quoining, door openings with transoms, and chimney
- Construction of a 27-storey mixed-used building with incorporation of retained portions of the heritage building



In reviewing the application:

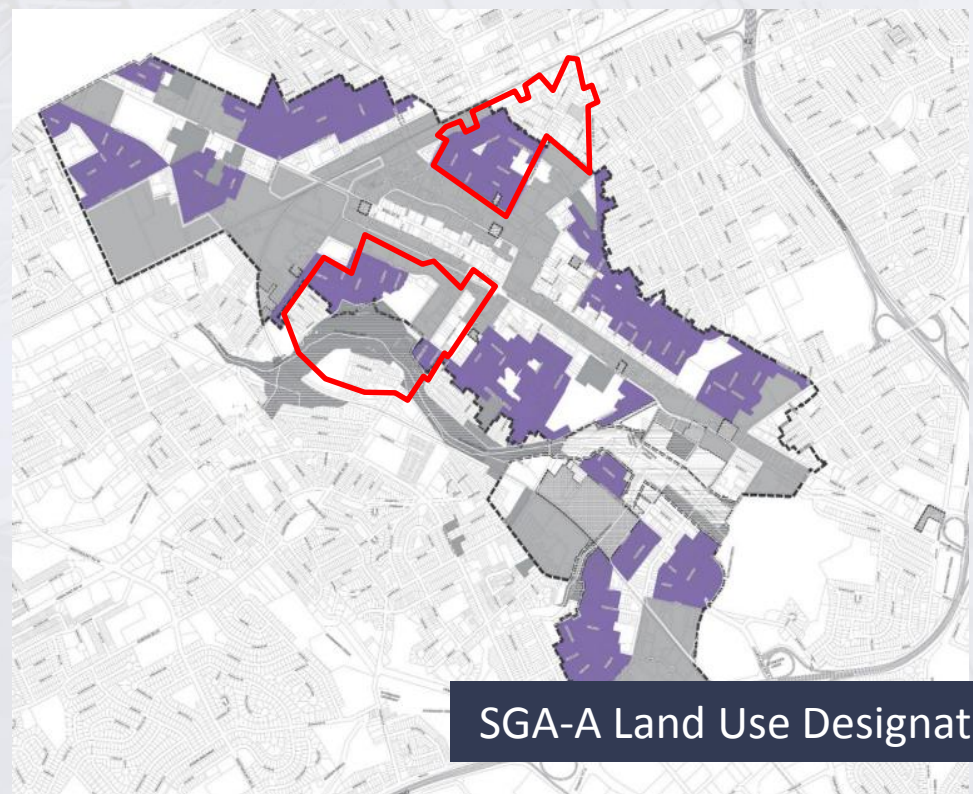
- The majority of identified heritage attributes are located on the two façades being retained
- While facadism is not a preferred practice, in the context of this proposed development, the integration of the retained facades meets a balance between heritage conservation and intensification
- The proposed tower will incorporate materials that are subordinate and complementary to the heritage resource
- The proposed work has been assessed against the impacts identified by the Ontario Heritage Toolkit and appropriate mitigation measures were identified



4.3 Growing Together Heritage Implementation Measures

Official Plan Amendments

- Residential areas within HCD's primarily Strategic Growth Area A
- Limits new development to low and mid-rise forms (max 3 or 8 storeys, zone dependent)
- Supports modest infill and integrated redevelopment
- Appropriate for the existing low-rise, predominantly residential character of the HCD's

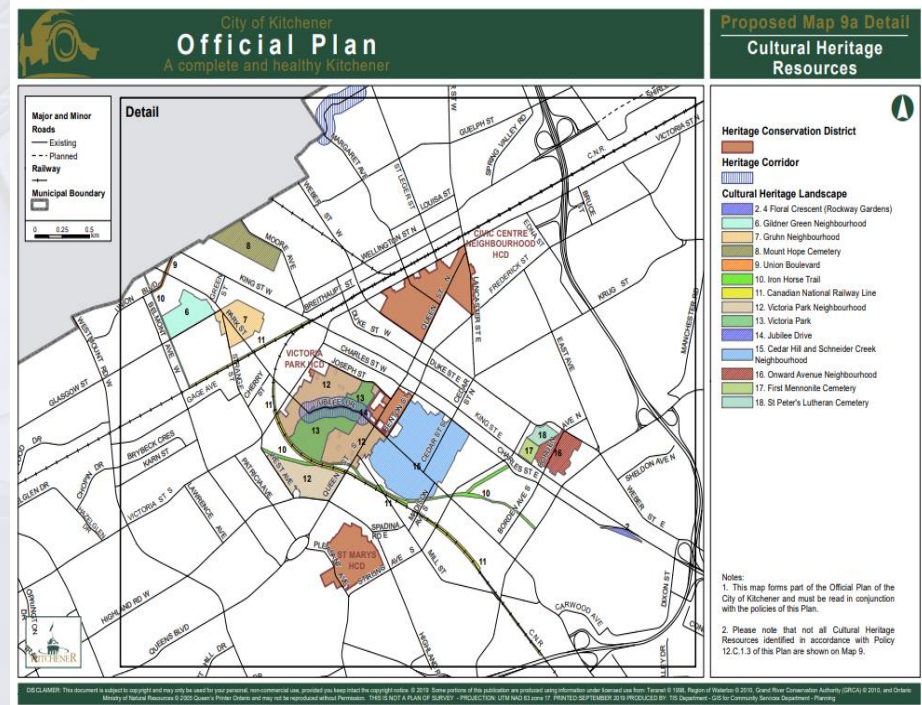


4.3 Growing Together Heritage Implementation Measures



Cultural Heritage Landscapes

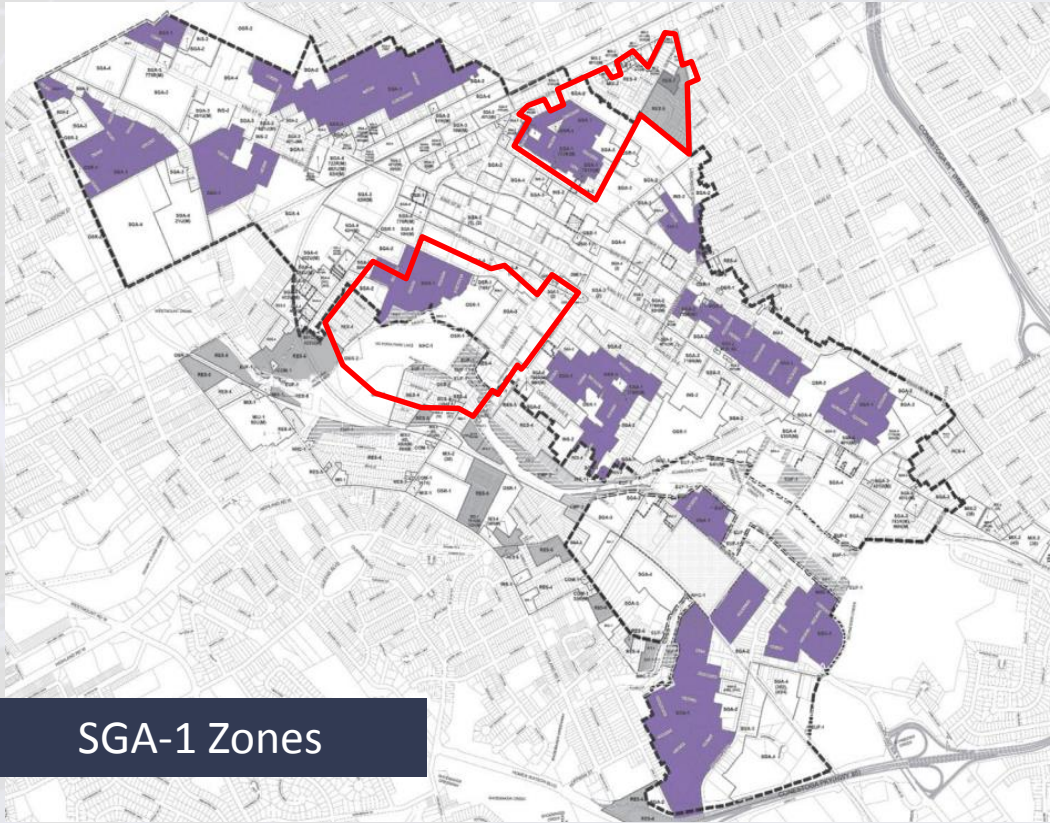
- Proposed amendments to the OP will implement greater recognition and protection of CHL's
- Implementation of the 14 CHL's within the Growing Together area
- The submission of heritage studies can now be required for development within a CHL
- Detailed policies developed for Cedar Hill Neighbourhood CHL



Map 9a of the OP

4.3 Growing Together Heritage Implementation Measures

Zoning By-law Amendments (SGA-1)

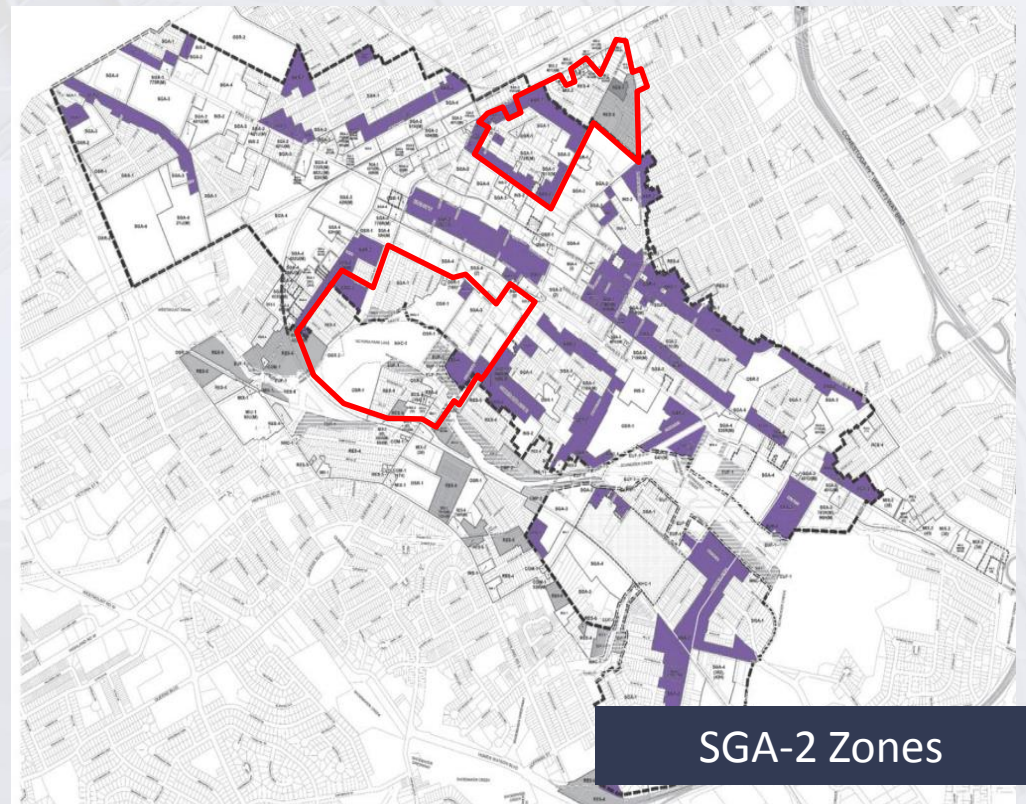


- Majority of lands within the Civic Centre and existing residential areas in the northwest of Victoria Park are proposed to be this zone
- Permits low-rise buildings forms (max 11 metres or 3 storeys)
- Intended to support missing middle infill housing and complementary non-residential uses such as small shops or home businesses

4.3 Growing Together Heritage Implementation Measures

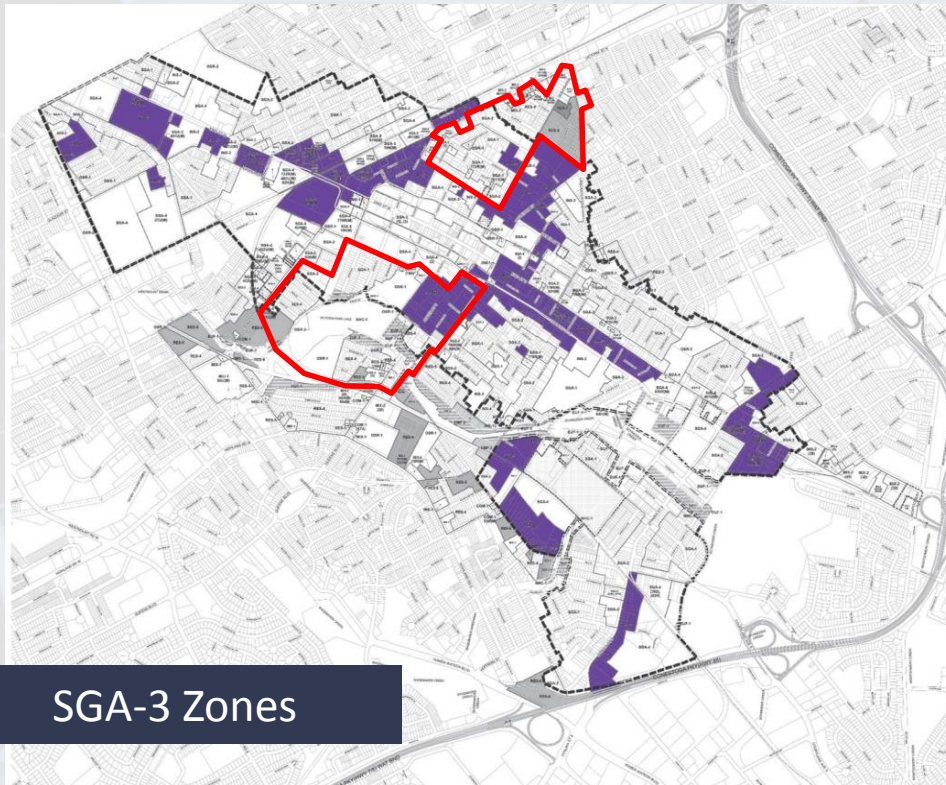
Zoning By-law Amendments (SGA-2)

- Few properties within the Victoria Park HCD are proposed to be this zone
- Primarily exterior of the Civic Centre proposed to be this zone, with select interior lots appropriate for development per the HCD Plan also proposed
- Permits mid-rise buildings forms (max 8 storeys)
- Intended to support missing middle and mid-rise infill housing and a range of non-residential uses



4.3 Growing Together Heritage Implementation Measures

Zoning By-law Amendments (SGA-3)

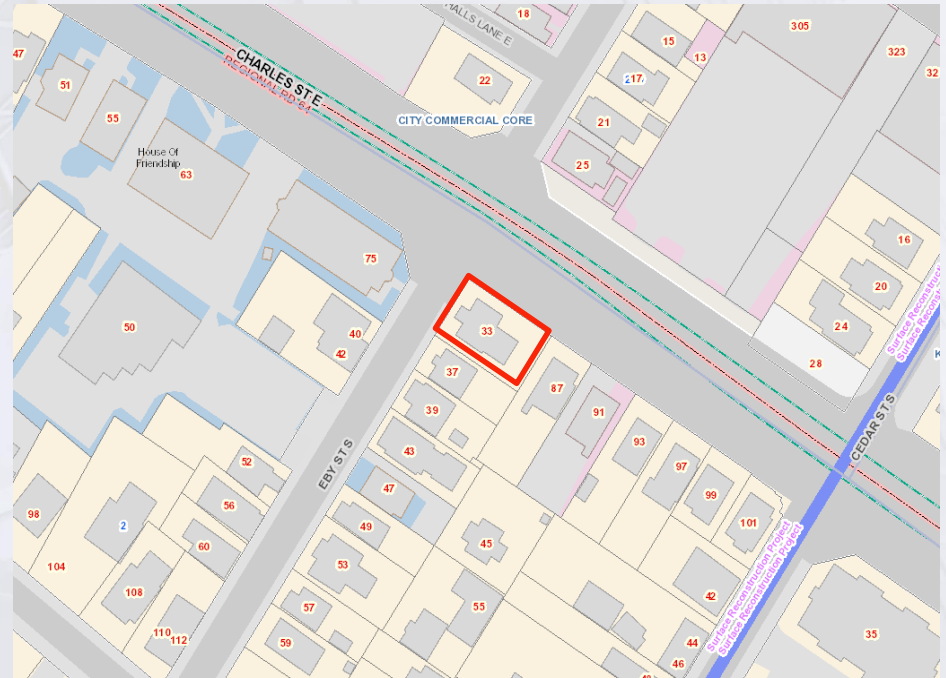


- Limited areas within the HCD's proposed to be this zone. Applied primarily along the Queen Street South corridor within the Victoria Park Area
- Existing high-rise buildings present in this area
- Permits high-rise buildings forms (max 25 storeys)
- Intended to support missing middle infill, mid and high-rise housing and a full range of non-residential uses

4.4 Status Updates Municipal Heritage Register Review (MHR)



33 Eby Street South



Criteria Met: 5 of 9

Value: Design/Physical, Historical/Associative, Contextual

4.4 Status Updates

Municipal Heritage Register Review (MHR)



CRITERIA	MET?	DESCRIPTION
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Representative and early example of the Ontario Gothic Revival Cottage architectural style.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The property does not display any craftsmanship or artistic merit outside of what is standard for the buildings architectural style.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community.	Yes	Original owner was Henry Eby and the German newspaper Deutsche Canadier. The property remained within the prominent Eby family's possession for 126 years.
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes	Contributes to an understanding of the German immigrants and German history of the area as well as an insight to the economic and educational development of the City.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	This property does not demonstrate the work of an architect, artist, builder, etc.

4.7 Municipal Heritage Register Review

144-150 King Street West

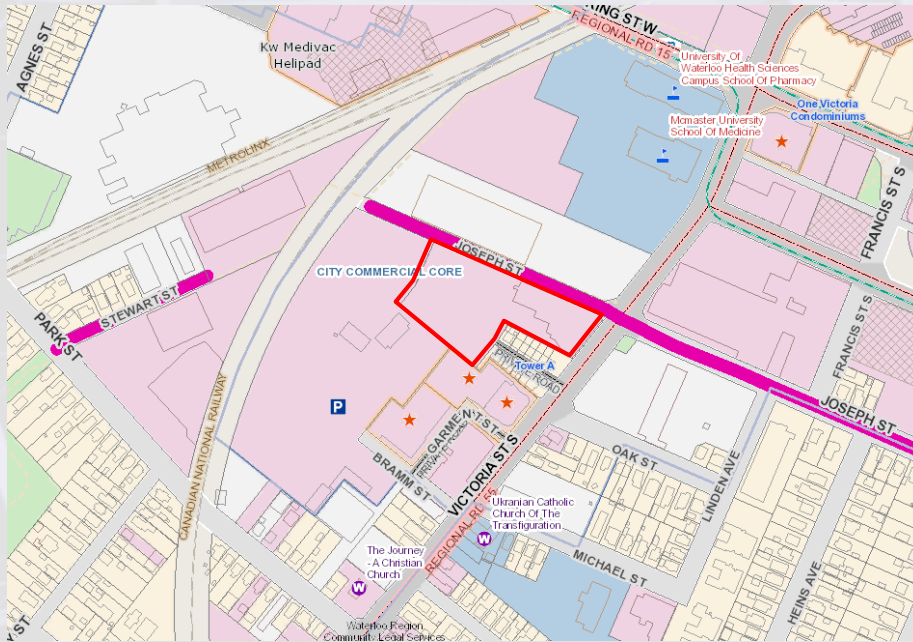


CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Remains in its original location within the Cedar Hill Neighbourhood Cultural Heritage Landscape (CHL), surrounded by other early examples of homes.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The building is in its original location and retains its original residential use.
9. The property has contextual value because it is a landmark	No	This property is not distinctive in terms of design or height, nor in a prominent location. It is not a landmark.

4.4 Status Updates Municipal Heritage Register Review (MHR)



72 Victoria Street South



Criteria Met: 6 of 9

Value: Design/Physical, Historical/Associative, Contextual

4.4 Status Updates

Municipal Heritage Register Review (MHR)



CRITERIA	MET?	DESCRIPTION
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Representative example of the Berlin Industrial Vernacular style.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	Displays artistic merit through detailed elements such as the Doric columned portico with decorative cornice and semi-elliptical main entrance door opening with red brick voussoirs.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community.	Yes	Historic and associative values relate to the original owner, William T. Sass, as well as the use of the property and the contribution it made to the economic development of the City.
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes	Contributes to an understanding of industrial and economic development of the City.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	This property does not demonstrate the work of an architect, artist, builder, etc.

4.7 Municipal Heritage Register Review

144-150 King Street West



CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Remains in its original location within the Warehouse District Cultural Heritage Landscape. This CHL remains home to a number of former large, historic warehouses and factory buildings including the Huck Glove Factory and the Lang Tanning Company.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The building is in its original location within the Warehouse District. It illustrates the connections between industry and the railroad in addition to the connection between industry and worker houses.
9. The property has contextual value because it is a landmark	No	This property is not distinctive in terms of design or height, nor in a prominent location. It is not a landmark.

Thank you!