

Heritage Impact Assessment Update:
149-151 Ontario Street North,
Kitchener, Ontario
HPA-20232-IV-030



149-151 Ontario Street North



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- 149-151 Ontario Street was *listed* as a non-designated property of cultural heritage value or interest on the Municipal Heritage Register under Section 27, Part IV of the OHA in April 2009.
- LHC completed a HIA for development of the Property in 2019 for the previous owner.
- LHC was retained in September 2021 to prepare an update to the HIA for the current owner. The HIA was last updated in November 2023.
- A Notice of Intention to Designate was published on 15 December 2023.



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- In addition to updates to the HIA to address staff and committee concerns, the following additional studies and plans have been prepared by MTE Consultants Inc. to inform the project:
 - Draft Masonry Evaluation
 - Draft Heritage Conservation Plan
 - Draft Temporary Protection Plan, including Demolition and Stabilization Plan, Structural Assessment Report and Risk Management Plan



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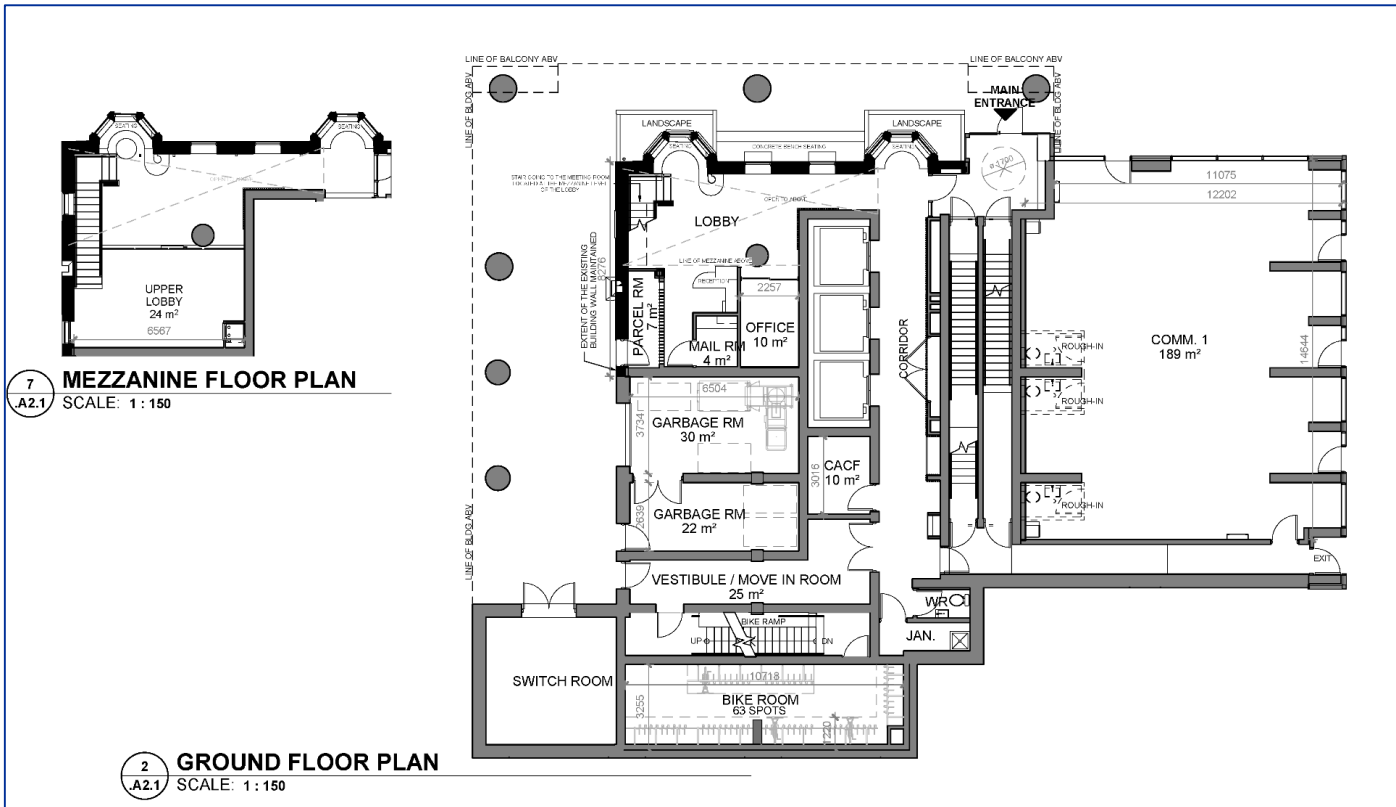
- The Property was evaluated using O.Reg.9/06 and found to meet criteria 1 and 4 of O.Reg.9/06
- The heritage attributes supporting the cultural heritage value of the Property are represented in the c. 1876 two-storey, semi-detached brick building. They include:
 - Buff brick construction
 - Symmetrical plan with two bay windows
 - Side gable roof and overhanging eaves
 - Wood brackets
 - Brick quoining
 - Segmentally arched window openings
 - Brick voussoirs with drip mold
 - Front doors with transoms, and
 - Two brick chimneys.



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- Retention of the building has been explored and found not to be viable;
- Partial Demolition, Retention in situ and Integration into Proposed Development will result in adverse impacts on several of the Property's heritage attributes (see Table 6). Although the proposed design retains the front (west) façade and south elevation, the proposal will result in the following impacts:
 - partial loss of buff brick construction (rear addition, east, and partial north elevation) and brick quoins (with the exception of the façade)
 - loss of the segmentally arched window openings and voussoirs on the north and rear elevations;
 - loss of the brick chimney on the north elevation; and,
 - full loss of the side gable roof and overhanging eaves.
- Removal of the windows and front doors –to be replicated in non-combustible materials –is not anticipated to result in an adverse impact to the cultural heritage value of the Property.

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- The following mitigative measures are recommended to lessen adverse impacts:
 - Recommendations outlined in the Conservation Plan and the Masonry Evaluation Report should be followed closely.
 - Non-combustible replacement windows should be selected based on their compatibility with the retained facades and/or match existing.
 - Design of the new concrete porch should be compatible with and subordinate to the existing façade. Choice of specific material and design of attachments should be informed by a qualified heritage professional as design progresses.
 - To the extent possible portions of the building that are removed should be salvaged for reuse in the other areas of the new development or elsewhere. It is understood that salvageable brick will be retained for reuse within the retained façades, where required, and in the lobby. Reuse will be informed by the Masonry Evaluation Report and addressed in the Salvage and Documentation Plan. Per OP Policy 12.C.1.32, the City of Kitchener (the City) may require all or any part of the demolished cultural heritage resource to be given to the City for re-use, archival, display or commemorative purposes, at no cost to the City.
 - It is recommended that a Salvage and Documentation Plan be prepared prior to any deconstruction activities including measured elevations and a record set of photographs to compare pre- and post-construction conditions. Photographs generally depicting the removals, should also be included in the documentation.
 - All removals/demolition of the existing structure should be carried out under the direction of a professional engineer with demonstrated experience working with heritage buildings.
 - An interpretive plaque is recommended to be erected onsite to provide a history of the site.



Thank you

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