

The Growing Together project presents a long-awaited opportunity to protect heritage, respect property rights, and facilitate development decisions in accordance with objective criteria.

Hal Jaeger

January 9, 2024

I remain concerned that the Growing Together proposal leaves conflicts between heritage requirements and zoning permissions

Economical Insurance
16-20 Queen St N



How do we resolve conflicts between zoning
and heritage requirements?

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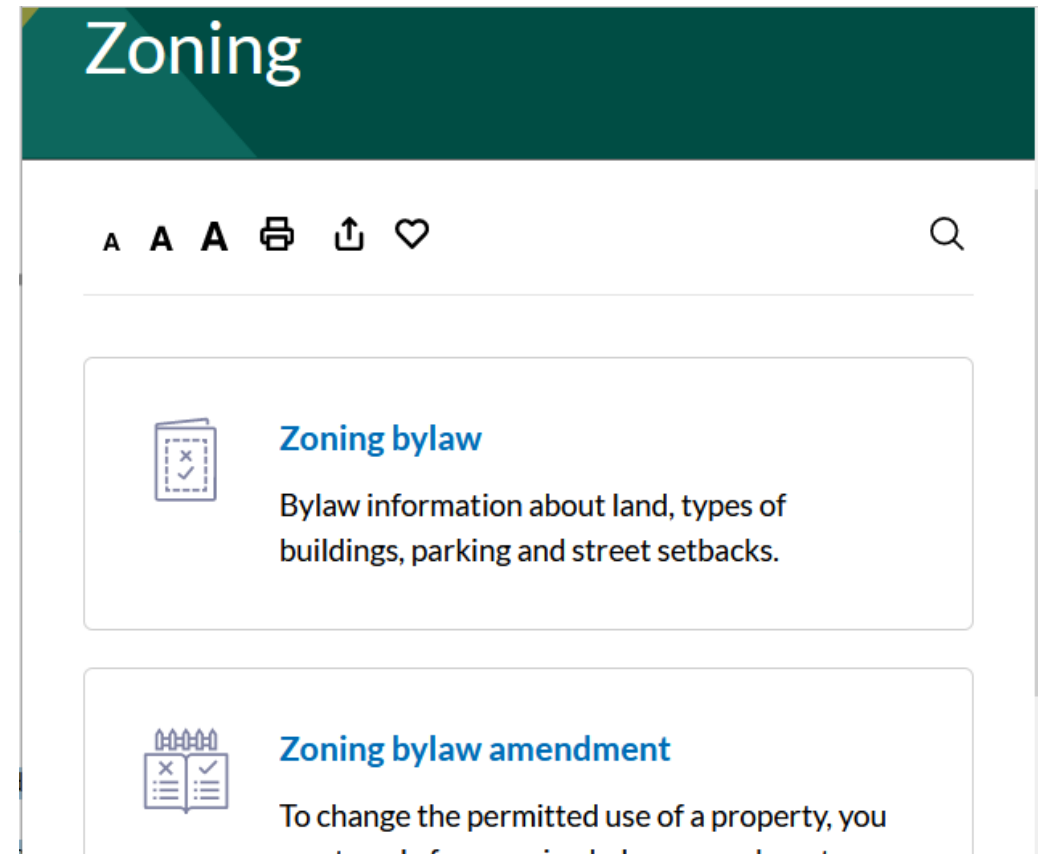
1. Align zoning with the existing heritage resource



House featured in City's emblem for the Heritage District

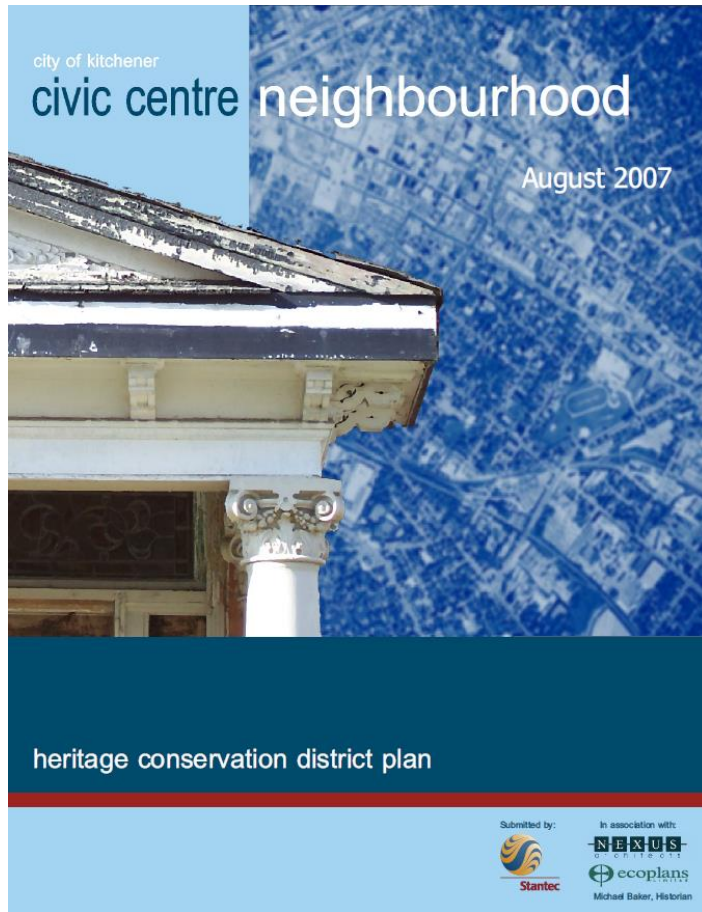


Map existing heights, setbacks and stepbacks (sloped roofs) into zoning

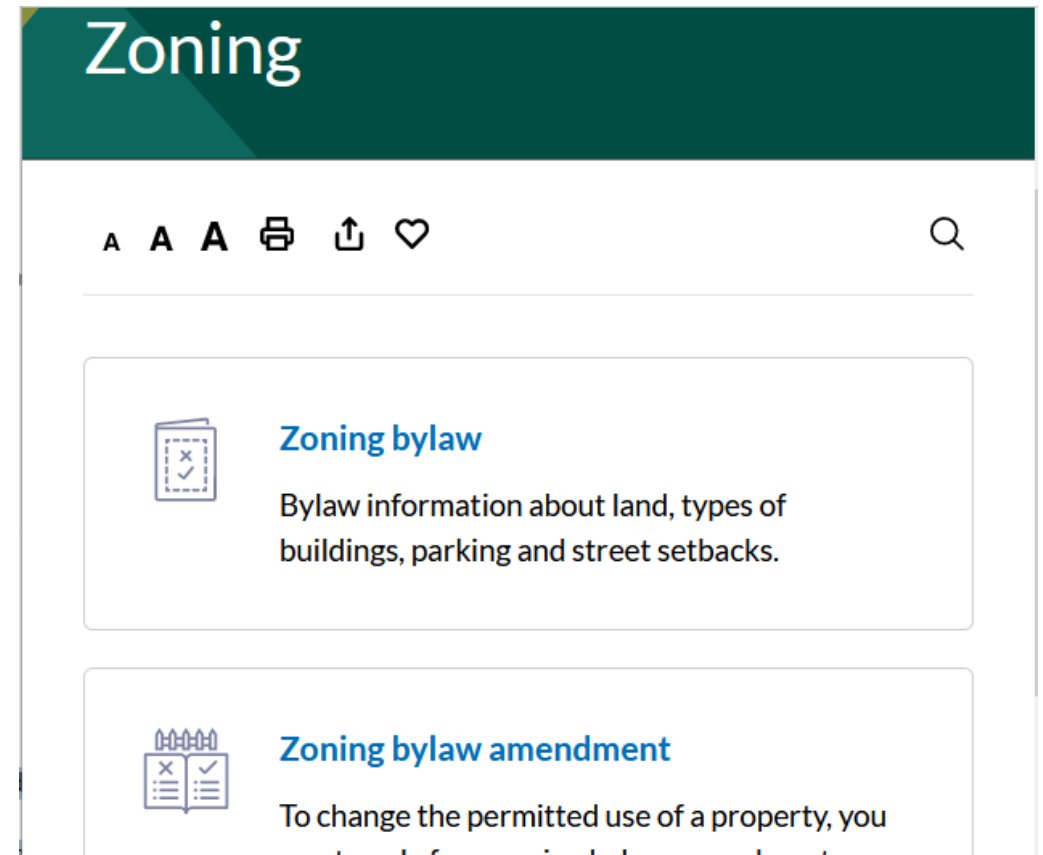


How do we resolve conflicts between zoning and heritage requirements?

2. Integrate heritage directives into zoning



Map HDP directives into zoning



How do we resolve conflicts between zoning and heritage requirements?

1. Align zoning with the existing heritage resource
2. Integrate heritage directives into zoning
3. Clarify the legal standing of directions of the HDPs

“The Civic Centre Neighbourhood Heritage Conservation District Plan shall be read with the following substitutions:

Existing Language	Substitution
policies are proposed	policies shall be followed
(strongly) discouraged	not permitted
strongly encouraged	required
should	shall
avoid	refrain from”

Please recommend removal or revision of the following statements in the Staff Report

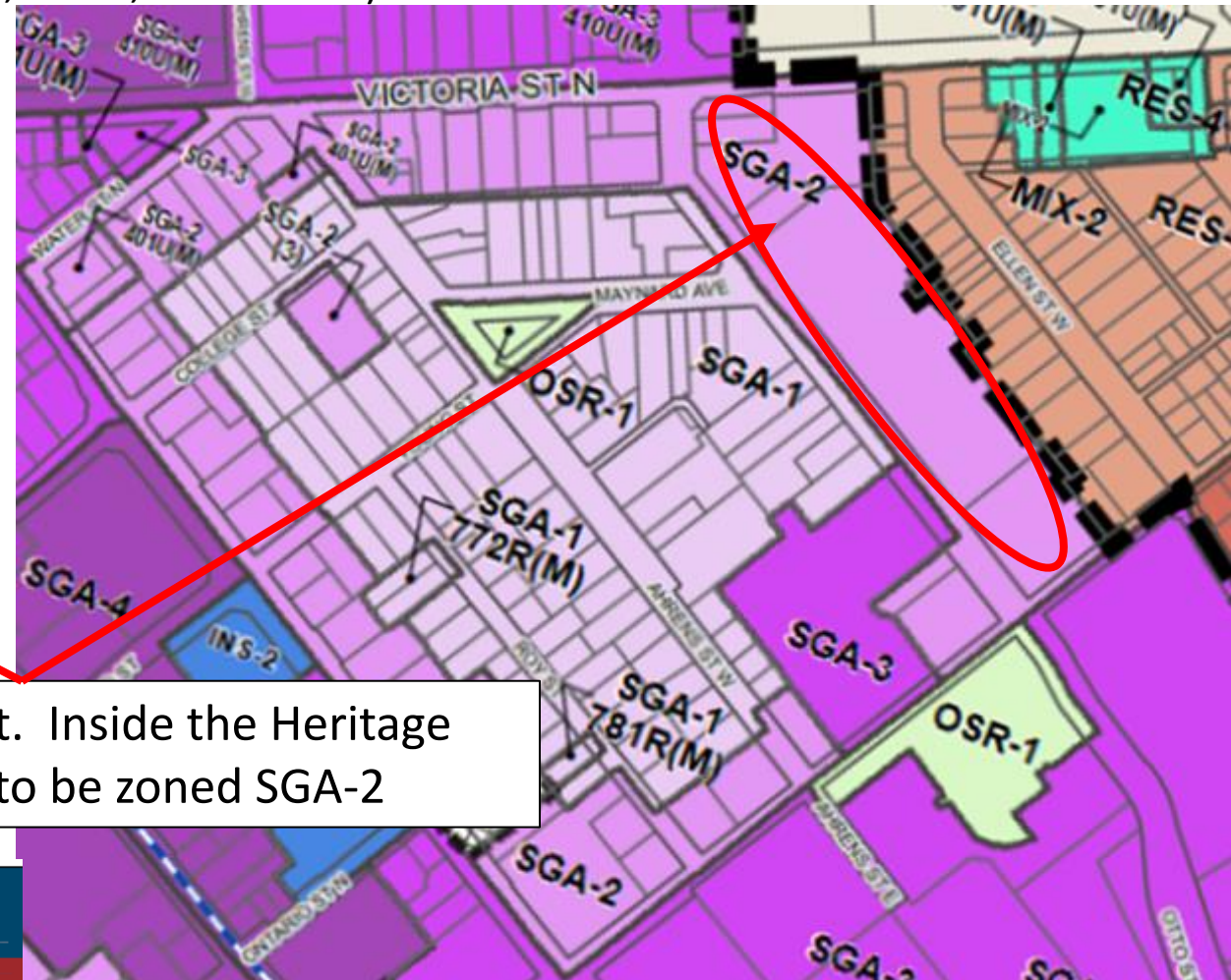
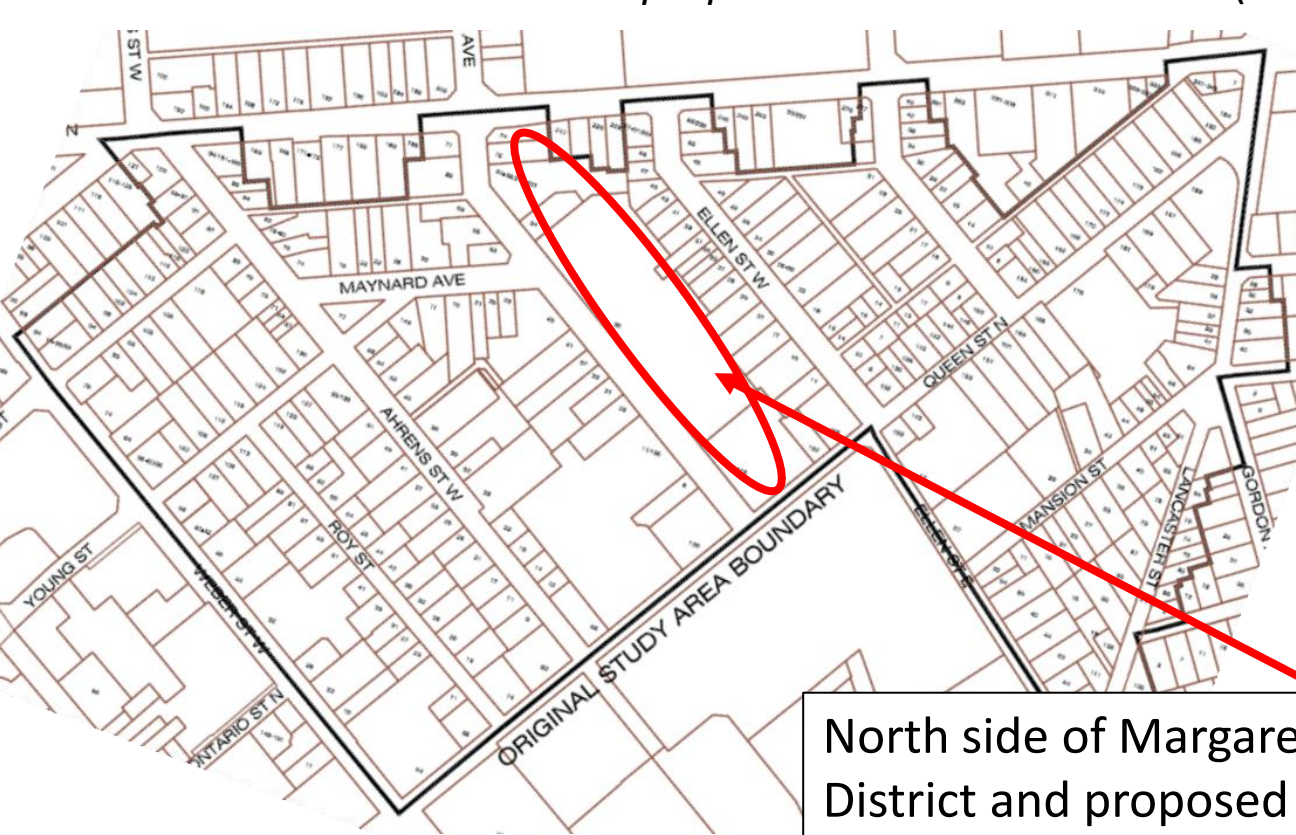
1. *“The key finding of this report is that the proposed Official Plan policy and zoning by-law changes are not anticipated to result in loss of cultural heritage resources” (P. 1, bullet #2).*

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2. *“In November 2023 three drop in sessions were held and materials were posted on the Growing Together engage page for the community and stakeholders to review draft Official Plan and Zoning By-law amendments. These amendments included proposed policy changes intended to further cultural heritage conservation measures. Community engagement also includes consultation with the Heritage Kitchener Committee” (P. 1, bullet #4).*

Please recommend removal or revision of the following statements in the Staff Report

3. *“The exterior areas of the Civic Centre Neighbourhood HCD – primarily those properties which front onto Weber Street – are proposed to be zoned SGA-2” (P. 8, Par. 2, Sentence 1).*



North side of Margaret. Inside the Heritage District and proposed to be zoned SGA-2

Please recommend removal or revision of the following statements in the Staff Report

4. *“Recent development applications that have been received by the City and reviewed by Heritage Planning Staff and Heritage Kitchener have demonstrated that, through the heritage review process, significant redevelopment and the construction of tall-buildings can be undertaken in a manner that still protects and conserves our cultural heritage resources. Examples include **16-20 Queen Street North** and 88 Queen Street South” (P. 9, Par. 2, Sentences 7 and 8.)*

Superb interior woodwork and plasterwork rendered in intricate classical motifs. Polished stone, terrazzo floors, paneling, staircases, transoms, even a washroom with marble partitions. All original and in great condition. All this and more make the 1916 former Economical Mutual Fire Insurance Co. building, 16-20 Queen St. N., the finest surviving work of architect W.H.E. Schmalz, who the Waterloo Region Hall of Fame calls “the Twin Cities' dean of architects.” --Karl Kessler



Schmalz and Jones' Kitchener City Hall, 1973.



Architectural details inside Schmalz and Knechtel's former Economical Mutual Fire Insurance Co., 16-20 Queen St. N., as they appear today. By author.

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And deliver to Council a recommendation that ensures more certainty in planning and better safeguards of heritage.

“Preserve Traditional Setting - A building is intimately connected to its site and to the neighbouring landscape and buildings. Land, gardens, outbuildings and fences form a setting that should be considered during plans for restoration or change. An individual building is perceived as part of a grouping and requires its neighbours to illustrate the original design intent. When buildings need to change there is a supportive setting that should be maintained” (p. 3.4, HDP).

I note that ‘a supportive setting’ is not synonymous with ‘the same as’. I propose that two built forms and settings be deemed compatible if

1. the presence of one does not compromise the other,
2. the two can co-exist indefinitely, and
3. either could emerge in the presence of the other.

“Encourag[e] individual building owners to understand the broader context of heritage preservation, and recognize that buildings should outlive their individual owners and each owner or tenant should consider themselves stewards of the building for future owners and users” (p. 3.1, HDP). Cooperation and support from the Planning Department and the City of Kitchener is required to foster and maintain this partnership.

2001-212	highways	v 42-11
2001-213	to exempt certain lots from Part Lot Control Part of Lots 44, 46 and 49 RP 58M-188 Hidden Creek Dr	v 42-11
2001-214	to confirm all actions and proceedings of the Council	v 42-11
2001-215	to authorized an extension agreement with John Zivanovic Holdings Ltd the owner of various lots on RP 1773 in accordance with the Municipal Tax Sales Act permitting a further nine month period of time in which the cancellation price may be paid with respect to tax arrears certificates registered on November 23 2000	v 42-11
2001-216	to designate a Heritage Conservation District and to adopt a Heritage Conservation District Plan for the area known as St. Mary's	v 42-11
2001-217	to amend By-law 85-1 as amended known as Zoning by-law City Initiated St. Mary's Heritage Conservation District	v 42-11
2001-218	to amend Chapter 110 of the CofK Municipal Code regarding By-law Enforcement	v 42-11
2001-219	to confirm all actions and proceedings of the Council	v 42-11
2001-220	to further amend By-law 2000-159 to regulate traffic and parking on highways	v 42-12
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