HERITAGE KITCHENER MEETING

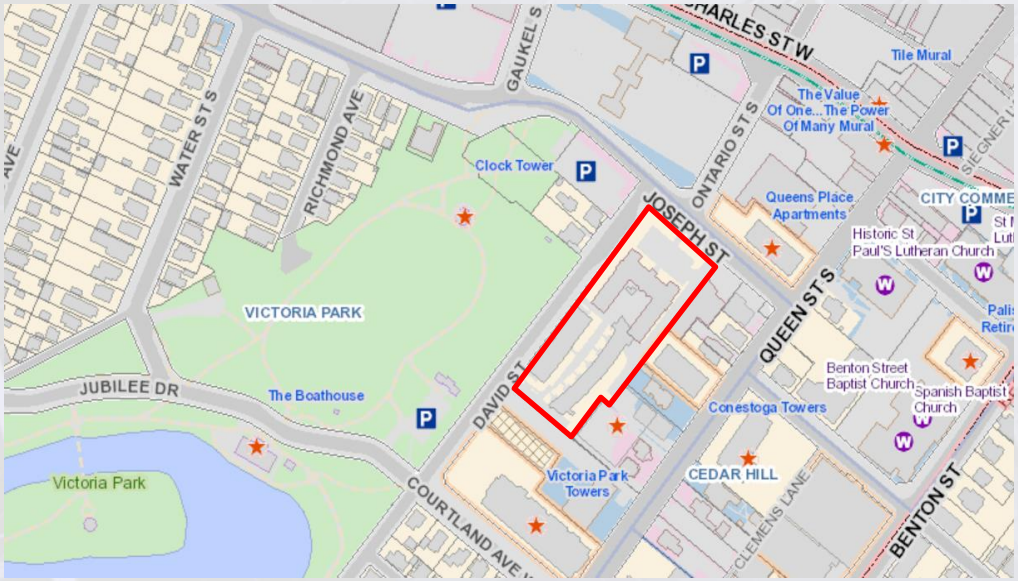
Meeting Date: February 6, 2024

Agenda

- 4.1 Heritage Permit Application HPA-2024-IV-01
  25 Joseph Street
- 4.2 Notice of Intention to Demolish – 1027 King Street East
- 4.3 Bill 23 Municipal Heritage Register Review - February Update
- 4.4 2023-2026 Strategic Plan – Committee Areas of Interest & 2024 Heritage Kitchener Committee Workplan

4.1 Heritage Permit Application (HPA-2024-IV-01)

25 Joseph Street



25 Joseph Street

Proposed:

- Replacement of 7 broken panes of glass with new tempered thermal sealed glass units
- Located on west side of original 1910-1911 Edwardian Baroque portion of the building

25 Joseph Street

In reviewing the merits of the application:

- The existing panes are broken, impacting resident's quality of living and exposing the interior to damaging conditions;
- While replacement is proposed for the broken panes, the original window unit is proposed to be retained and refurbished;
- The proposed work is consistent with provincial guidelines and frameworks;
- The proposed alteration is not anticipated to adversely impact the cultural heritage value or interest of the subject property.

4.2 Notice of Intention to Demolish

1027 King Street East

4.2 Notice of Intention to Demolish

1027 King Street East

Proposed Work

- Demolition of the building municipally addressed as 1027 King Street East, currently listed on the Municipal Heritage Register
- Intended to facilitate the construction of a new mixed-use building containing two towers, 11 and 29 storeys in height.
- Notice of Intention to Demolish submitted in accordance with Section 27(9) of the *Ontario Heritage Act*

1027 King Street East

Councils Options:

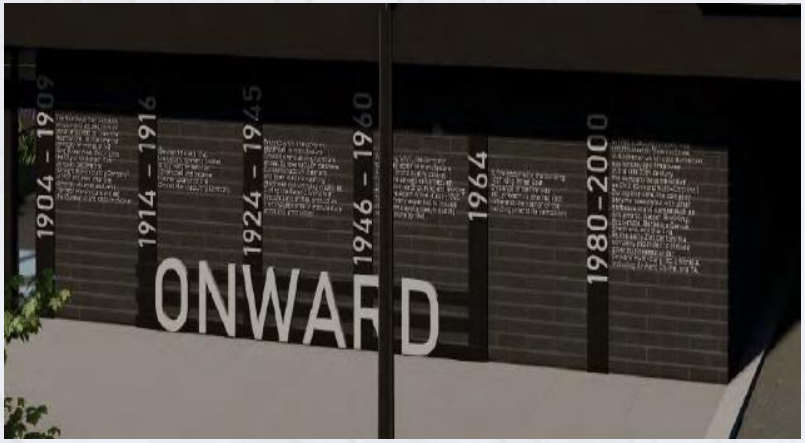
1. Request further information.
2. Receive the Notice of Intention to Demolish, allowing the notice period to run its course, at the end of which the Building Division may issue a demolition permit **(recommended).**
3. Council may issue a Notice of Intention to Designate, at which point Council would have the authority to deny demolition.

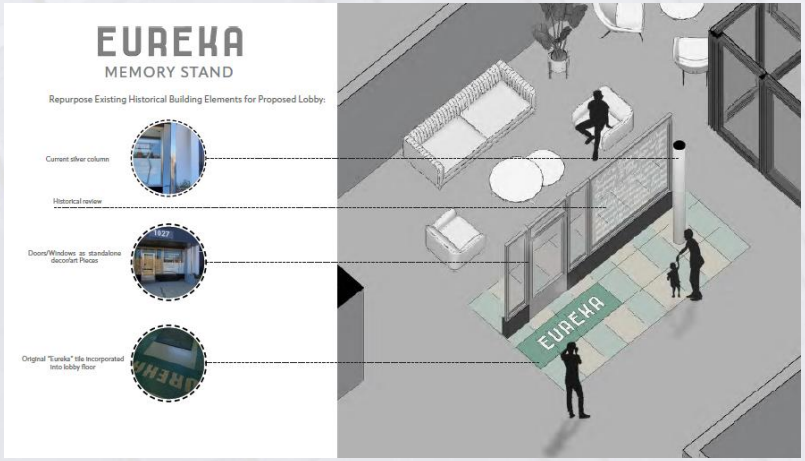
4.2 Notice of Intention to Demolish

1027 King Street East

Heritage Staff Comments:

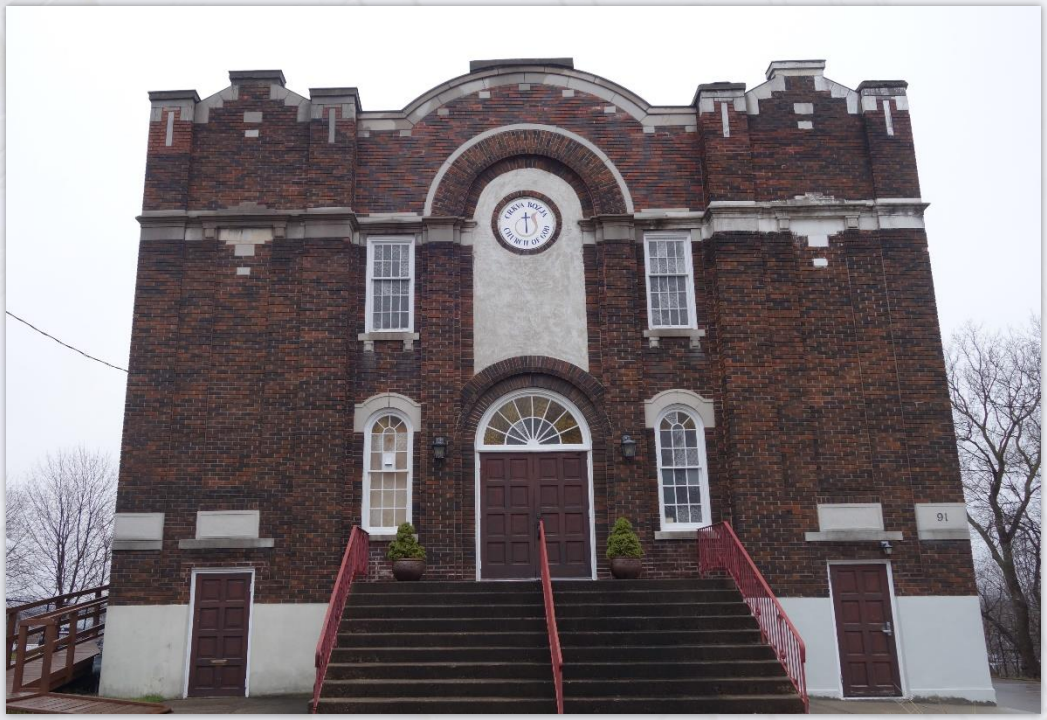
- Heritage Impact Assessment was completed for the proposed redevelopment and presented to Heritage Kitchener on January 4, 2022. No concerns or comments were identified.
- Only one portion of the building was identified as having retained cultural heritage value or interest. Retention of this section is not feasible due to structural challenges.
- Documentation, salvage, and commemoration have been recommended as mitigation measures





February Update

91 Madison Avenue North



Criteria Met: 7 of 9

Value: Design/Physical, Historical/Associative, Contextual

4.3 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	Unique example of the Byzantine and Colonial Revivial architectural style in the area.
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 windows, doors, and decorative brick and concrete.
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 early settlement of the Jewish community in Kitchener. Was the first synagogue within 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 early settlement and development of the Jewish community within 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.

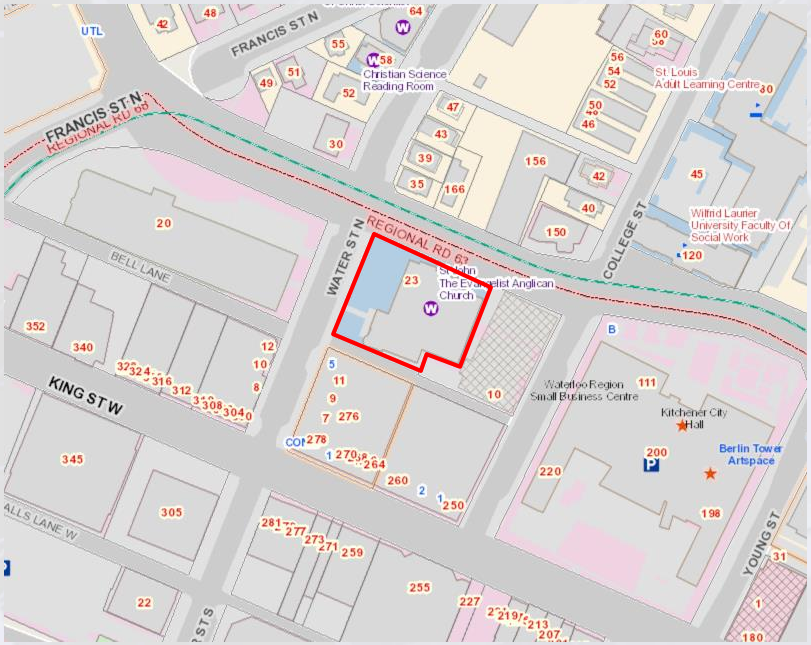
Municipal Heritage Register Review (MHR)

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.
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 has retained its original use as a place of worship, though it now operates as the Crkva Bozje Church of God.
9. The property has contextual value because it is a landmark	Yes	Distinctive architectural style within the neighbourhood and located near the peak of a long and rolling hill.

4.3 Bill 23 Municipal Heritage Register Review

February Update

23 Water Street North



Criteria Met: 6 of 9

Value: Design/Physical, Historical/Associative, Contextual

4.3 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 Neo-Gothic architectural 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	Built for the Church of St. John the Evangelist. Has always been used as a place of worship.
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	This land has always been occupied by a place of worhsip – and was built when Kitchener was still Berlin. This place contributes significantly to the understanding of the settler's community that initially came here.
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.

Municipal Heritage Register Review (MHR)

CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	This property is located in its original location, and in downtown core of Berlin, and later Kitchener. This property supports the character of the downtown area.
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 use as a place of worship.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

Thank you!