



Region of Waterloo

February 9, 2024

Laurie Wells
Manager, Project Management
Region of Waterloo

Attention: Jessie Vieira

Dear Jessica:

Support for Designation of the original 1913 Factory at 60 Victoria Ave, Kitchener

The Region of Waterloo would like to support heritage designation of the 1913 original factory portion of 60 Victoria Street North, Kitchener (Rumpel Felt Building). The Region is also soliciting feedback from the Kitchener Heritage Committee on whether the entire building should be designated or just the original 1913 section.

Heritage Considerations

The existing Rumpel Felt building consists of an original three storey structure that was built in 1913 and 3 additions constructed in 1942, 1962, and 1968. The original 1913 factory has the following heritage elements:

- Original 1913 façade
- Goods lift
- Riveted shear plate column construction
- Door hardware
- Original boiler
- Wooden pipes
- Entry columns and architrave to the roof of the entry porch

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- The massing of the building itself, for its larger contribution to public spatial and historical experience
- Contribution that this property makes to the understanding of the 20th century industrial culture in Berlin/Kitchener
- Physical , visual and historical links of the property to its surroundings
- Property is considered a local landmark.

A Heritage Impact Assessment, completed by The Landplan Collaborative Ltd. and John MacDonald Architect Inc. has identified that the property meets the criteria for the heritage designation under the Ontario Heritage Act. It goes on further to state that designation under Part IV of the Ontario Heritage Act should be initiated once the exact nature of an adaptive re-use is determined and upon completion of a conservation plan that dictates the alterations and restoration plans for the property. It continues to read that the newer additions compromise the heritage character of the 1913 structure.

Future Development

The building is situated on the same property as the future Kitchener Central Transit Hub Project, which is planned to be a landmark development and train station connecting the Region to the Toronto-Waterloo Region Renovation Corridor. The transit hub will be an integrated facility that will be a focal point for higher order transit services in Waterloo Region, connecting passengers seamlessly through the co-location of ION (LRT), GO Transit (Rail and bus service), VIA rail service, intercity bus, passenger vehicles, GRT, cycling and pedestrian walkways. The project will be broken out into three phases.

Phase 1: Partnership between Metrolinx and the Region of Waterloo to deliver the following items:

- Development of the railway corridor by Metrolinx and the Region to relocate the Metrolinx station to a platform located at the corner of Victoria and King St.;
- The addition of a pedestrian bridge connecting the multi-use trail directly to the station;
- Construction of a six bay bus loop at the base of the station;
- Onsite and offsite parking;
- Extension of the multi-use trail to Duke St.;
- Construction of two tunnels connecting the north side of the railway corridor to the south.

Phase 2: Includes the design and construction of a transportation hub facility that will be a podium of innovation to the area and include indoor ticket sales and waiting areas.

Phase 3: Further partnership with a developer to bring mixed use development to the area along the corridor.

Existing Conditions

The structure is presently unoccupied and exhibits several issues that necessitate repair or correction, including but not limited to the following:

- Designated Substance Reports identify that the building has airborne asbestos, biological contaminants, flaking lead paint, silica, mercury, & mould growth. The recommendation is that anyone entering the building must wear PPE including a respirator and follow O. Reg. 278/05 Type 3 operations in conjunction with EACC Level 3 operations and IICC standards to remediate building surfaces impacted by damaged asbestos, mould growth, loose, flaking and peeling paint containing lead and biological contaminants.
- Consultant has identified that excessive moisture infiltration has compromised the structural integrity and intended function of the roof.
- There are multiple glass panels that vandals continue to break, allowing birds and other rodents entry into the building.
- Despite the installation of fencing, signage, and heightened security presence, the building still experiences break-ins and vandalism.
- Ongoing cleanup of needles and drug paraphernalia is constant.
- Higher than anticipated operational costs for a vacant facility.
- Demolition of the newer addition would benefit the Kitchener Central Project by providing clearer lines of sight and turning radius for buses between Duke and Victoria, creating a space for snow storage, and will reduce costs required for a retaining wall to accommodate the elevation change to integrate the loop.

We are seeking support and expertise recommendations from the Kitchener Heritage Committee to preserve the original 1913 section at 60 Victoria Avenue, Kitchener, for adaptive re-use. Additionally, we require recommendations for the potential demolition of the remaining addition(s) to facilitate the progress of the Kitchener Central Transit Hub project. These suggestions align with the findings of the Heritage Impact Assessment conducted by The Landplan Collaborative Ltd.

Sincerely,



Laurie Wells