

# HERITAGE IMPACT ASSESSMENT

236 and 264 Victoria Street N,  
Kitchener

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Prepared for:  
**Reinders+Law Ltd**

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# EXECUTIVE SUMMARY

MHBC has been retained for cultural heritage planning services for the properties located at 236 and 264 Victoria Street North, Kitchener (subject lands). The owner of the subject lands is proposing to redevelop the lands with a high-density mixed-use development, which includes the removal of all structures on site and construction of three towers.

The intent of this HIA is to (1) to determine if the lands contain heritage resources by completing a cultural heritage evaluation and, (2) assess if any on-site or adjacent heritage resources will be negatively impacted by the proposed development.

The report concludes that the subject lands were originally the site of Greb Industries, one of the largest shoe manufacturers in Canada as well as Bauer Hockey, the largest international hockey equipment manufacturer. Additionally, a 1960's era industrial facility associated with Greb Industries (also Bauer Hockey) may be the office building at 236 Victoria Street North. The heritage evaluation concludes that the subject lands do not contain physical heritage attributes, however, the lands have a historical association to Greb Industries and Bauer Hockey, being that the lands were the original site of this significant company.

It is not expected that redevelopment of the lands will result in adverse impacts to the subject lands, given that no physical attributes remain on the lands. The historical value of the lands can be maintained through commemoration. It is recommended that a commemorative element be included in the proposed development to acknowledge the history of Greb Industries and Bauer Hockey. A separate Commemoration Plan is recommended to be completed to outline a specific commemorative strategy and should be completed as part of the site plan approval process.

The heritage impact assessment has also assessed potential impacts on the following nearby heritage resources:

- The properties at 236 and 264 Victoria Street which comprise the subject lands,
- the lands are part of the Warehouse District CHL,
- the lands are adjacent to the CN Railway CHL,
- the lands are across the street from the Civic Centre CHL and HCD, as well as
- across the street from nearby heritage properties within the Civic Centre HCD.

The impact assessment has concluded that the proposed development will not have adverse impacts on any of the identified nearby heritage resources.

# 1.0 Introduction

## 1.1 Report Overview

MHBC has been retained by Reinders and Law to undertake a Heritage Impact Assessment ('HIA') for the proposed redevelopment of 236-264 Victoria Street North, City of Kitchener (subject lands). The owner of the lands is proposing to demolish all structures on the subject lands and construct a high density mixed-use development consisting of a 35 storey tower, an 18 storey mid-tower and a 40 storey tower.

The purpose of this scoped HIA is to determine if the subject lands have heritage value, and to assess the impact of the proposed redevelopment on any of the surrounding heritage resources.

## 1.2 Scope of Heritage Impact Assessment

The City of Kitchener has requested a Scoped Heritage Impact Assessment. This report has been prepared in accordance with the scoped requirements provided in the pre-consultation document, as well as the Ontario Heritage Act infosheet #5. Specifically, this HIA includes the following:

1. Present owner contact information for properties proposed for development and/or site alteration.
2. Historic overview of the subject lands.
3. A description of the buildings, structures and landscape features on the subject lands as well as a chronological history of the buildings' development, such as additions and demolitions.
4. A statement of the conclusions regarding the cultural heritage value and interest of the subject lands as well as a bullet point list of heritage attributes.
5. An outline of the proposed development, its context, and how it will impact the adjacent designated heritage properties within the Civic Centre Neighbourhood Heritage Conservation District, and the Warehouse Cultural Heritage Landscape and adjacent Cultural Heritage Landscapes.
6. Consider potential negative impacts as identified in the Ministry of Tourism, Culture and Sport's Ontario Heritage Tool Kit.

7. Recommendations for mitigation measures for identified impacts should be provided.
8. A summary of applicable heritage conservation principles.
9. Recommendations
10. The qualifications and background of the person(s) completing the Heritage Impact Assessment shall be included in the report. The author(s) must demonstrate a level of professional understanding and competence in the heritage conservation field of study. The report will also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report.

# 2.0 Overview

## 2.1 Description of Subject Lands

The subject lands are comprised of two parcels, addressed as 236 and 264 Victoria Street North. Together, the lands have an area of approximately 11,875m<sup>2</sup> (1.18 ha). The subject lands are located on the west side of Victoria Street, south of St. Leger Street, east of the CN Railway line, and north of Margaret Avenue.



Figure 1: Location of subject lands (Google Earth, 2023)

The property addressed as 236 Victoria Street North contains a three storey commercial building, referred to as 'Victoria Office Centre' and a surface parking lot. The property at 264 Victoria Street North contains a three storey fitness centre (LA fitness) and a surface parking area.

The surrounding area consists of a range of residential, commercial, institutional and industrial uses. The immediate surrounding context is described in detail below:

**North:** The CN railway and Victoria Street North continue, with commercial and industrial development along this corridor. Along the railway are residential and commercial uses, with predominantly low rise residential



uses further away from the railway and road corridor, extending east and west.

**South:** The lands abut a commercial restaurant located on the Margaret Street frontage. The CN railway continues south, with the VIA rail and GO transit stations about 315m to the south of the lands. There are some industrial and commercial uses along the railway corridor and along Victoria Street, leading into Downtown Kitchener.

**East:** The east side of Victoria Street North consists of low rise dwellings in the Civic Centre neighbourhood. There is a multiple residential development directly across the street from the subject lands that is currently under construction, as well as a planned development along Margaret Avenue, just south-east of Victoria Street.

**West:** The subject lands abut the CN Railway Line. West of the railway is an industrial building which is accessed from Breithaupt Street. Further north is low density development, consisting of detached dwellings, low rise apartments, Margaret Avenue School, as well as some light industrial uses, such as a collision centre and trades shops.

## 2.2 Heritage Status

In Ontario, there are several ways of recognizing heritage resources. Part IV, Section 27 of the *Ontario Heritage Act* requires that each municipality keep a public register of properties that are of cultural heritage value or interest. The register can contain properties that are either 'listed' or designated under Part IV, or that are designated as part of a Cultural Heritage District under Part V. Municipalities can also designate entire neighbourhoods as Conservation Districts, or recognize certain areas as Cultural Heritage Landscapes.

In order to confirm the presence of identified cultural heritage resources, several databases were consulted such as: City of Kitchener Heritage Register, City of Kitchener Official Plan, City of Kitchener CHL Study Report, the Ontario Heritage Act Register (Ontario Heritage Trust), and the Canadian Register of Historic Places.

The subject lands are not listed or designated on the Heritage Property Register for Kitchener, however, they are located within the Warehouse District Cultural Heritage Landscape. The subject lands are also adjacent to a number of heritage resources:

- Civic Centre Neighbourhood Cultural Heritage Landscape
- Canadian National Railway Line Cultural Heritage Landscape
- Civic Centre Neighbourhood Heritage Conservation District, and designated properties:
  - 61 Ellen Street W
  - 231 Victoria Street N
  - 56 Ellen Street W/239 Victoria Street N
  - 257 Victoria Street N
  - 277 Victoria Street N
  - 74 Margaret Street

Refer to **Appendix D, figure 1** for a location map of the heritage resources.

# 3.0 Policy Overview

## 3.1 The Planning Act

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

*The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,*

*(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

## 3.2 Provincial Policy Statement (2020)

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2020* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

*2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

The PPS also states in Sub-section 2.6.3 that,

*Planning authorities shall not permit development and site alteration on adjacent lands to a protected heritage property except where the proposed development and site alteration has been evaluated and it has been*

*demonstrated that the heritage attributes of the protected heritage property will be conserved.*

The following definitions are provided in Section 6.0:

***Heritage attributes.** means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).*

***Protected Heritage Property:** means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.*

***Significant.** e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

### 3.3 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. The Ontario Act provides under section Part IV that Municipalities are to maintain public registers of listed or designated properties. Under Part V municipalities can designate entire areas as Heritage Conservation Districts, thereby designating properties within the boundaries of the district. Municipalities are also able to define specific areas referred to as Cultural Heritage Landscapes.

### 3.4 Waterloo Region Official Plan

Chapter 3 of the Regional Official Plan provides policies on Cultural Heritage. The Region in tandem with the Area Municipalities will conserve and identify cultural heritage resources. Relevant policies applicable to this proposal include:

- The Region and Area Municipalities will ensure that cultural heritage resources are conserved.

- Area Municipalities will identify cultural heritage resources by establishing and maintaining a register of properties that are of cultural heritage value or interest. Area Municipalities will include on their register properties designated under Part IV, V or VI of the Heritage Act, and will consider including, but not be limited to, the following additional cultural heritage resources of cultural heritage value or interest:
  - a) properties that have heritage conservation easements or covenants registered against title;
  - b) cultural heritage resources of Regional interest; and
  - c) cultural heritage resources identified by the Grand River Conservation Authority and the Federal or Provincial governments.
- Area Municipalities will designate Cultural Heritage Landscapes in their official plans and establish associated policies to conserve these areas. The purpose of this designation is to conserve groupings of cultural heritage resources that together have greater heritage significance than their constituent elements or parts.
- Area Municipalities will establish policies in their official plans to require the submission of a Cultural Heritage Impact Assessment in support of a proposed development that includes or is adjacent to a designated property, or includes a non-designated resource of cultural heritage value or interest listed on the Municipal Heritage Register.
- Cultural Heritage Impact Assessments may be scoped or waived by the Region or the Area Municipality as applicable.

## 3.5 City of Kitchener Official Plan

Part C, Section 12 provides policies on Cultural Heritage Resources. It is the objective of the City to conserve cultural heritage resources and their heritage values, attributes and integrity, to ensure that all development is sensitive to and respects cultural heritage resources, and to increase public awareness and appreciation for cultural heritage resources.

The Official Plan sets out a number of policies surrounding the identification and conservation of heritage resources and the function of the Municipal Heritage Committee. Section 12 of the Official Plan provides the policies that are specific to cultural heritage resources. Relevant policies to this HIA include:

*12.C.13 The City will develop, prioritize and maintain a list of cultural heritage resources which will include the following:*

- a) properties listed as non-designated properties of cultural heritage value or interest on the Municipal Heritage Register;*
- b) properties designated under Part IV and V of the Ontario Heritage Act;*
- c) cultural heritage landscapes; and, heritage corridors.*

*The list may also include cultural heritage resources identified in Federal, Provincial and Regional inventories and properties listed on the Heritage Kitchener Inventory of Historic Buildings until such time as these properties are re-evaluated and considered for listing on the Municipal Heritage Register.*

*12.C.1.21. All development, redevelopment and site alteration permitted by the land use designations and other policies of this Plan will conserve Kitchener's significant cultural heritage resources. The conservation of significant cultural heritage resources will be a requirement and/or condition in the processing and approval of applications submitted under the Planning Act.*

*12.C.1.23 The City will require the submission of a Heritage Impact Assessment and/or Heritage Conservation Plan for development, redevelopment and site alteration that has the potential to impact a cultural heritage resource and is proposed:*

- a) on or adjacent to a protected heritage property*
- b) on or adjacent to a heritage corridor*
- c) on properties listed as non-designated of cultural heritage value or interest on the Municipal Heritage Register*
- d) on or adjacent to an identified cultural heritage landscape.*

*12.C.1.27. Any conclusions and recommendations of the Heritage Impact Assessment and Heritage Conservation Plan approved by the City will be incorporated as mitigative and/or conservation measures into the plans for development or redevelopment and into the requirements and conditions of approval of any application submitted under the Planning Act.*

## 3.6 City of Kitchener CHL Study

The Provincial Policy Statement (2020) defines a CHL as an area that is identified as having cultural heritage value or interest by a community and may involve structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. The City of Kitchener completed a Cultural Heritage Landscape Study in 2014 which identified 30 CHL's. The Study identified nine types of landscapes, including: residential neighbourhoods; parks, natural areas and other public/private open space; transportation corridors and streetscapes; institutional landscapes; commercial, industrial and retail landscapes; agricultural landscapes; large lot residential/estate landscapes; cemeteries; and, Grand River valley landscapes. As per Appendix 4 of the Study, the subject lands are within the Warehouse District CHL and are adjacent to the CN Railway CHL and Civic Centre Neighbourhood CHL. The Civic Centre Neighbourhood is also a Heritage Conservation District, designated under Part V of the Ontario Heritage Act

# 4.0 Overview of Heritage Resources

## 4.1 Warehouse District Cultural Heritage Landscape

The subject lands are within the Warehouse District Cultural Heritage Landscape, characterized as an industrial and commercial landscape.

Many of the original warehouse and factory buildings remain. There are limited trees along corridors which make the area highly visible. The area buildings are consistent in design with tall floors and large windows and show the evolution from brick construction to concrete and steel.

Character defining elements include: “Industrial landmarks historically important to the City and in many ways Kitchener’s reason for developing as an urban industrial centre” (City of Kitchener, 2014). The Warehouse District retains:

- historical identity as it has been consistently used for the same purpose since the railway arrived and retains several buildings;
- Cultural Value as it informs the development history of Kitchener and is contextually important to surrounding neighbourhoods;
- Community value as it is a source of employment for residents.





Figure 2: Excerpt from the Cultural Heritage Landscape Study Appendix 6 (City of Kitchener, 2014)

The subject lands are located within the Warehouse District CHL, on the eastern most boundary of the area.

## 4.2 CN Railway Cultural Heritage Landscape

The subject lands are located south of the Canadian National Railway Cultural Heritage Landscape. The CN Railway was contrasted in 1856 as part of the Grand Trunk Railway network. The arrival of the Grand Trunk spurred the industrial development along the railway corridor from Wellington Street and Victoria Street which parallel the track. Many of the abutting land uses have remained industrial and commercial, with residential area on the periphery. The core industrial uses that once prevailed are being phased out and the use of the railway for commuters has increased with the expansion of the GO network.

Character defining elements include:

- Industrial and commercial districts and residential neighbourhoods along the rail line
- Engineering works including bridges and the 1908 station
- Mix of vegetation and open space along the alignment.

## 4.3 Civic Centre Neighbourhood Cultural Heritage Landscape

The subject lands are located north of the Civic Centre Neighbourhood Cultural Heritage Landscape, which is known for its residential character and its wealth of well-maintained homes of the 1880's to 1900's. There are a variety of unique buildings including churches and commercial buildings which are landmarks within the edges of the neighbourhood. The streets are framed by mature trees, grassed boulevards and the consistency of the streetscapes with houses having similar setbacks and massing. The neighbourhood helps to tell the story of Kitchener's growth at the turn of the 19<sup>th</sup> century.

Character defining elements include:

- Majority of the original buildings to the area
- Many well maintained finely detailed buildings
- Unique landmarks including churches and commercial buildings.



**Figure 3:** Excerpt from the Cultural Heritage Landscape Study Appendix 6. Subject lands noted by red star (City of Kitchener, 2014)

## 4.4 Civic Centre Neighbourhood Heritage Conservation District

Part V of the *Ontario Heritage Act* permits Municipalities the ability to designate entire areas as cultural heritage resources, referred to as Heritage Conservation Districts. The City of Kitchener has identified the area to the south of the subject lands, consistent with the Civic Centre Neighbourhood Cultural Heritage Landscape boundary as a heritage district.

The Civic Centre Neighbourhood Heritage Conservation District (CCHCD) tells the story of Kitchener's growth at the turn of the 19<sup>th</sup> century and development of the industrial sector. Most of the houses were built between 1880 and 1917, occupied by key industry leaders. The CCHCD is one of the oldest neighbourhoods and retains a large number of original buildings, with Queen Anne, Georgian and Italianate styles as well as Berlin Vernacular, unique to Kitchener. The streetscapes are framed by mature trees, linear streets and consistent building setbacks.

Key heritage attributes include:

- Its association with important business and community leaders during a key era of development
- A wealth of well maintained, finely detailed buildings from the late 1800's and early 1900's that are intact
- Unique buildings, including churches and commercial buildings, which provide distinctive landmarks within the edges of the district
- Range of recognizable architectural styles and features including attic gable roofs, decorative trim, brick construction, porches and other details associated with the era
- The presence of an attractive and consistent streetscape linked by mature trees, grassed boulevards and laneways
- Hibner Park, Kitchener's second oldest city park

The subject lands are located across the street from the CCHCD and do not contribute to the heritage attributes of the district.

## 4.5 Nearby Designated Properties

### 4.5.1 **61 Ellen Street W**

The property is located within both the Civic Centre Neighbourhood Cultural Heritage Landscape and Cultural Heritage District and is designated under Part V. It is situated at the corner of Victoria Street North and Ellen Street West. The property contains a two storey brick dwelling, consisting of three semi-detached houses. The building is constructed of brick, which has been painted. The building is representative of the Edwardian architectural style, evident in its simple and symmetrical design, front porch, and hip roof.

The building is located across the street from the subject lands.



Figure 4: front façade of 61 Ellen Street (MHBC, 2023)

### 4.5.2 **231 Victoria Street N**

This property is located within both the Civic Centre Neighbourhood Cultural Heritage Landscape and Cultural Heritage District and is designated under Part V. The property is located adjacent to 61 Ellen Street and is on the south side of Victoria Street North. The property contains a two storey detached dwelling. The dwelling is constructed of brick. The original front porch has been enclosed. The dwelling is representative of workers housing, generally intended for working-class residents with limited detailing.

The subject lands are located across the street from the heritage property.



Figure 5: front façade of 231 Victoria Street (MHBC, 2023)

#### 4.5.3 **56 Ellen Street W/239 Victoria Street N**

The property is located within both the Civic Centre Neighbourhood Cultural Heritage Landscape and Cultural Heritage District and is designated under Part V. The property is located at the south-west intersection of Victoria Street North and Ellen Street. The property contains a two storey brick dwelling, constructed in the Berlin Vernacular style. This was a popular style of home that emerged across the Kitchener-Waterloo area in the 20<sup>th</sup> century and most prominently features clustered gables. There is a contemporary rear addition to the dwelling.

The subject lands are located across the street from the heritage property.



Figure 6: front façade of 56 Ellen Street (MHBC, 2023)

#### 4.5.4 **257 Victoria Street N**

The property is located within both the Civic Centre Neighbourhood Cultural Heritage Landscape and Cultural Heritage District and is designated under Part V. The property is located on the south side of Victoria Street North across from the subject lands. The property contains a 1 ½ storey dwelling, as well as a single storey industrial building. Both buildings are clad in aluminium siding. The dwelling is representative of the Ontario Gothic Cottage style, evident in the centred gable and symmetrical entrance. There is a brick chimney, suggesting that the dwelling was originally constructed of brick, and has since been covered with the aluminium siding. The industrial building may be contemporary to the property. The property currently functions as an industrial site, specializing in recycling of metal.



Figure 7: front façade of 257 Victoria Street (MHBC, 2023)

#### 4.5.5 **277 Victoria Street N**

The property is located within both the Civic Centre Neighbourhood Cultural Heritage Landscape and Cultural Heritage District and is designated under Part V. The property is located at the south-east corner of Victoria Street North and St. Leger Street. The property contains a semi-detached dwelling. While the property contains one building, divided into two semi-detached units, only the unit at 277 Victoria Street N is identified as a heritage resource. The unit is constructed of brick and has a front and rear addition. The entirety of the dwelling was constructed in the Georgian architectural style, however, appears to have been altered to accommodate two units, including the removal of the front windows.

The subject lands are located across the street from the heritage property.



Figure 8: Side façade of 277 Victoria Street (in blue) (MHBC, 2023)

#### 4.5.6 **74 Margaret Street**

The property is located within both the Civic Centre Neighbourhood Cultural Heritage Landscape and Cultural Heritage District and is designated under Part V. The property is located at the south-west corner of Victoria Street North and Margaret Avenue. The property contains a detached dwelling, representative of the Tudor style, evident in the steep gable and overlapping gables, rounded drip mold entrance and primarily brick construction. There is a contemporary rear addition.

The subject lands are located across the street from the heritage property.



Figure 9: Front façade of 74 Margaret Steet (MHBC, 2023)

# 5.0 Overview of Subject Lands

## 5.1 Current Conditions

The subject lands are located east of the CN rail line and on the west frontage of Victoria Street North between Margaret Avenue and St. Leger Street. The lands comprise two parcels, each of which contain two commercial buildings and a large surface parking area. There are no natural features on the lands.



Figure 10: building located at 236 Victoria Street North (MHBC, 2023)



Figure 11: building located at 264 Victoria Street North (MHBC, 2023)



## 5.2 Historic Overview: 236 Victoria Street North

The property at 236 Victoria Street North is legally described as part lots 29 to 34 plan 374. The property appears in the 1925 Fire Insurance Plan and is shown as several properties, including five houses oriented to the Victoria Street frontage addressed as 208, 212, 216, 220 and 224 Victoria Street North. There is no structure where the building is currently located.



**Figure 12:** Overlay of 1925 Fire Insurance Plan on existing aerial, showing the subject property at what is now 236 Victoria Street North (Underwriters' Survey Bureau, 1925)

The 1947 Fire Insurance Plan shows no change to the property at 236 Victoria Street North, and similarly through to the 1954 aerial photograph, there is no change. However, by 1968 the houses along Victoria Street North have been demolished and a factory building was constructed.



**Figure 13:** Row of houses at what is now 236 Victoria Street N (University of Toronto, 1954)



**Figure 14:** Expansion to Greb Industries, showing a factory at what is now 236 Victoria Street N (Department of Energy, Mines and Resources, 1968)

The factory building illustrated in figure 14 is likely a result of the 1965 merger of Greb Industries and the Western Shoe company, resulting in a large expansion to the existing shoe facility. The facility produced Bauer skates, which was a subsidiary of Greb Industries. The Bauer Factory was sold in 1972 to Warrington Inc, and later acquired by Nike. The factory also appears on a 1967 map and the 1976 Topographic Map.

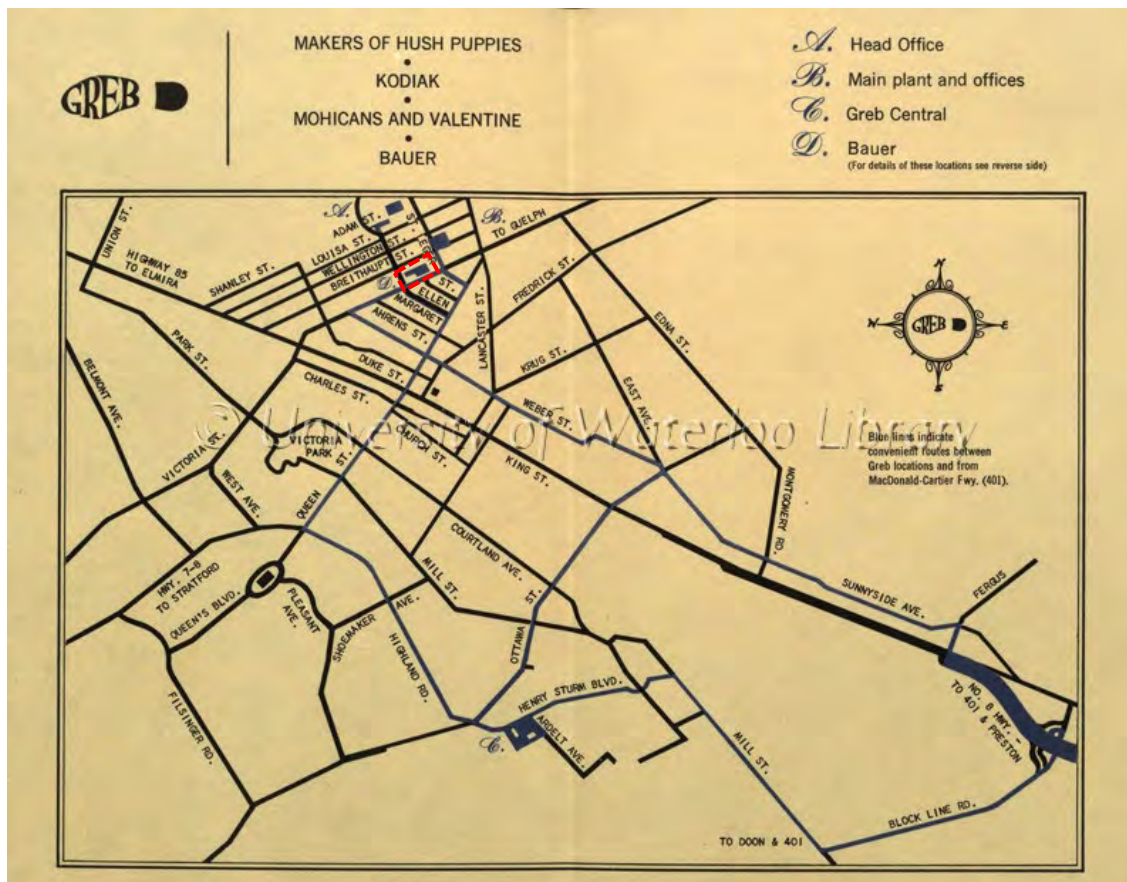


Figure 15: Greb manufacturing location map c. 1967. The factory was the producer of Bauer (University of Waterloo, 2023)



Figure 16: Expansion to Greb Industries, showing a factory at what is now 236 Victoria Street N (Department of Energy, Mines and Resources, 1976)

The majority of the Bauer facility was removed likely when Nike purchased the company and relocated production, sometime between 1990 and 2000. It is possible that a portion of the 1960's building was retained and renovated to accommodate the office building, which now occupies 236 Victoria Street North.

### 5.2.1 *Historic Overview: 264 Victoria Street North*

The property at 264 Victoria Street North is legally described as part lots 34 to 42 plan 374. The property was the original site of the Western Shoe Company (c. 1908) as well as the Baetz Brothers Furniture Company Limited, both identified on the 1925 Fire Insurance Plan. The land title records indicate that both companies acquired the property in 1908. The Western Shoe Co Ltd is listed in the 1918 Directory as located at 236 Victoria Street, and the Baetz Brothers Furniture Co is listed as residing at 264 Victoria Street. The property at 236 Victoria Street would later merge with the abutting residential lands to the south and become where it is today.



**Figure 17:** Overlay of the 1925 Fire Insurance Plan showing the Baetz Brothers Furniture Co. (Underwriters' Survey Bureau, 1925)

Roy Charles Bauer was the president of the Western Shoe Company and began producing skates in the 1920's, which would become internationally known as Bauer Hockey (Waterloo Region Generations, 2023). Bauer developed the first skate with a blade attached to the boot, which changed the way hockey was played (Bauer Hockey, 2016). According to the land title records, Greb Industries merged with the Western Shoe Company in 1965. Greb Industries was Canada's largest shoe manufacturer and

had acquired various shoe companies across Canada, producing Hush Puppies, Kodiak Boots, and Bauer Skates (University of Waterloo, 2023). The property at what is now 264 Victoria Street was the location of the original company. The property would be the location where Bauer skates were produced.

The property was also the location of the Baetz Brothers Furniture Company, which consisted of Jacob and Charles Baetz who specialized in manufacturing table and floor lamps (Grey Roots Museum and Archives, 2023). Their father, Jacob Baetz built the factory for the brothers in 1908 (Grey Roots Museum and Archives, 2023). The Baetz Brothers acquired Anthes Manufacturing Company in 1920, forming the Anthes Baetz Furniture Company in 1965. At some point in the 1960's, Greb Industries expanded their production facility to occupy the entirety of 264 and 236 Victoria Street North.



**Figure 18:** 1945 aerial photo showing factory buildings on 264 Victoria Street North (University of Waterloo)



**Figure 19:** By the 1960's Greb Industries (Bauer Hockey) would occupy the entirety of the lands (Department of Energy, Mines and Resources, 1976)

The factory building at 264 Victoria Street North was removed sometime after Bauer Hockey was acquired by Nike and production was most likely relocated, likely between 1990 and 2000. The existing commercial/fitness centre building was constructed sometime between 2000 and 2002 (Churchill investments, 2023).

# 6.0 Cultural Heritage Evaluation

## 6.1 Evaluation Criteria

The *Ontario Regulation 9/06* is the legislated criteria for determining cultural heritage value or interest and is issued under the *Ontario Heritage Act*. In order for a property to be listed on a municipal heritage register it must at least one of the criteria, and in order for a property to be considered for designation it must meet a minimum of two criteria. This criterion assess heritage value as follows:

1. *Is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
2. *Displays a high degree of craftsmanship or artistic merit, or*
3. *Demonstrates a high degree of technical or scientific achievement.*
4. *Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
5. *Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
6. *Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *Is important in defining, maintaining or supporting the character of an area,*
8. *Is physically, functionally, visually or historically linked to its surroundings, or*
9. *Is a landmark.*

## 6.2 Evaluation of subject lands

The cultural heritage value or interest of 236 and 264 Victoria Street North has been completed using the prescribed criteria.

Criterion	Subject Lands
	Yes/ No
1. <i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i>	No
2. <i>Displays a high degree of craftsmanship or artistic merit, or</i>	No

3. <i>Demonstrates a high degree of technical or scientific achievement.</i>	No
4. <i>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i>	Yes
5. <i>Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i>	No
6. <i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i>	No
7. <i>Is important in defining, maintaining or supporting the character of an area,</i>	No
8. <i>Is physically, functionally, visually or historically linked to its surroundings, or</i>	No
9. <i>Is a landmark.</i>	No

### 6.2.1 **Summary**

The subject lands were the original site of the Western Boot and Shoe Company, which would become Greb Industries, and later Bauer Hockey. The property at 236 Victoria Street North may also contain a 1960's factory, associated with Greb Industries and Bauer Hockey.

#### **Criterion 1**

*Is a rare, unique, representative or early example of a style, type, expression, material or construction method*

The subject lands do not contain a building that is rare, unique, representative or early example of a style, type, expression, material or construction method. The property at 264 Victoria Street North contains a contemporary building. The property at 234 Victoria Street North may contain a 1960's industrial facility associated with Greb Industries and Bauer Hockey, however, the building does not meet criterion 1 given that it has undergone alterations to appear as a contemporary building and does not reflect that of its original industrial use.



## **Criterion 2**

*Displays a high degree of craftsmanship or artistic merit*

The subject lands do not contain buildings which are of a high degree of craftsmanship or artistic merit. Both buildings on the lands are indicative of contemporary materials and craftsmanship.

## **Criterion 3**

*Demonstrates a high degree of technical or scientific achievement*

The subject lands do not contain buildings which are of a high degree of technical or scientific achievement. Both buildings on the subject lands are of a contemporary style and do not contain construction methods or materials that are exceptional beyond their utilitarian function.

## **Criterion 4**

*Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community*

The subject lands have associative value with a significant company. The lands were the original location of the Western Boot and Shoe Company, later to be acquired by Greb Industries, the largest shoe manufacturer in Canada during the 20<sup>th</sup> century, as well as Bauer Hockey, an international hockey apparel brand that was founded on the lands.

## **Criterion 5**

*Yields, or has the potential to yield, information that contributes to an understanding of a community or culture*

The subject lands do not have the potential to yield any further information or understanding of the community. Any information that the lands yielded has been realized.

## **Criterion 6**

*Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community*

The builder or architect of the 1960's Greb Industries building is unknown. Should this information be made available, it can be added to the historic record. Notwithstanding, there is no available information which suggests that the subject lands contain the work or idea of an architect or builder significant to the community.

### **Criterion 7**

*Is important in defining, maintaining or supporting the character of an area*

The subject lands do not contribute to the character of the area. The original factories from 1908 have been removed. While a 1960's factory may still reside on the lands, both buildings are contemporary in their use and appearance. The existing buildings do not maintain a relationship to the surrounding area Warehouse District or CN Railway CHL. The character of the Civic Neighbourhood does not extend or apply to the lands.

### **Criterion 8**

*Is physically, functionally, visually or historically linked to its surroundings*

The subject lands do not have a significant relationship to their surroundings given the change in use.

### **Criterion 9**

*Is a landmark.*

The subject lands are not considered a landmark.

# 7.0 Proposed Development

The owner of the subject lands is proposing to demolish the two existing commercial buildings and construct a high density mixed-use development. The proposed development will consist of three towers that will be connected via a podium. The tower oriented to St. Leger Street will be 44 storeys with an 18 storey mid-tower connected to the rear. A 4-6 storey podium will connect to a 35 storey tower oriented to the intersection of Margaret Avenue and Victoria Street.



Figure 20: Rendering of proposed development

The mixed-use buildings propose a total of 1,076 residential units with 1,113m<sup>2</sup> of commercial and retail space located along the ground floor of the Victoria Street elevation. Vehicular access will be provided via a driveway connection from Victoria Street. There is one level of underground parking provided. Common amenity area is proposed to be located on the roof of the 4 storey podium. A public-private space is proposed mid-block of the development. This space will be identified by a coloured glass feature of the podium and will be available as a passive recreational area open to both pedestrians and residents. The development also includes detailed landscaped elements, including seating, a stone wall with plantings, trees and a small boulevard-esq feature to separate the sidewalk from the development site. The full architectural package is included as **Appendix B**.

# 8.0 Impact Assessment

## 8.1 Criteria

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

The following sub-sections of this report provide an analysis of the impacts which may occur as a result of the proposed development in accordance with the Ontario Heritage Toolkit.

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance:
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;
- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

This report utilizes guides published by the *International Council on Monuments and Site (ICOMOS)*, Council of UNESCO, from the World Heritage Convention of January of 2011. The grading of impact is based on "Guide to Assessing Magnitude of Impact" as a framework for this report. The level of impact is classified as one of the following:

- Potential/negligible: slight changes to historic building elements or setting that hardly affect it.
- None: no change
- Minor: change to key historic elements such that the asset is slightly different

- Moderate: Change to many key historic building elements, such that the resource is significantly modified.
- Major: Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.

## 8.2 Subject Lands

Criteria	Impact	Analyses
<b>Destruction or alteration of heritage attributes</b>	None	No heritage attributes have been identified on 236 or 264 Victoria Street. Both buildings on site are contemporary in their design and are not representative of the former industrial use of the lands. No heritage attributes have been identified, and therefore the proposed development will not alter or cause destruction to heritage attributes.
<b>Shadows</b>	None	The subject lands do not contain heritage attributes or natural heritage features which contribute to the heritage value of the lands. Shadows will therefore not alter the appearance of heritage attributes.
<b>Isolation</b>	None	The subject lands are currently in commercial use and are not associated with their former industrial context, or character of the Warehouse District or CN Rail CHL's. The proposed development will therefore not isolate the subject lands or heritage attributes.
<b>Direct or Indirect Obstruction of Views</b>	None	The subject lands do not contain heritage attributes and do not provide for significant views of heritage attributes. The removal of the buildings and construction of new buildings will not obstruct significant views.
<b>A Change in Land Use</b>	None	The subject lands are currently used as an office and a fitness centre. Developing the lands for mixed-use residential and commercial will not result in a change in land use which impacts heritage value or attributes.

<b>Land Disturbance</b>	None	No heritage attributes have been identified; therefore, no land disturbances are anticipated.
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No adverse impacts have been identified for the subject lands. The subject lands do not have physical heritage attributes which would be impacted by development. The heritage value of the lands is vested in their association with a significant company, and is not physically manifested or represented. While the property at 236 Victoria Street North may contain a 1960's era industrial facility, the building has been altered and the former factory is not representative of its original form and does not retain heritage integrity. The proposed development, which includes the removal of all structures on the subject lands, will therefore not impact heritage attributes as no heritage attributes have been identified.

The significant association to Bauer Hockey can be maintained by the integration of a commemorative component to be included in the proposed development. Details on a commemorative feature are provided in Section 9.0.

### 8.3 Warehouse District CHL

Criteria	Impact	Analyses
<b>Destruction or alteration of heritage attributes</b>	None	The subject lands do not contain heritage attributes which contribute to the heritage value of the CHL. There will be no destruction or alteration to heritage attributes of the CHL as a result of the proposed development.
<b>Shadows</b>	None	A shadow study has been completed for the proposed development (included as <b>Appendix C</b> ). The new development will generate some shadowing. While shadows will be cast on the CHL, no heritage attributes or natural features will be impacted or altered by the shadows.
<b>Isolation</b>	None	The subject lands do not support heritage attributes of the CHL. No attributes of the CHL will be isolated as a result of the development.

<b>Direct or Indirect Obstruction of Views</b>	None	No significant views of the CHL have been identified from the subject lands. Therefore, no significant views of the CHL will be obstructed by the new development.
<b>A Change in Land Use</b>	None	The subject lands are currently used as an office and a fitness centre. The buildings on the subject lands are contemporary in their design, and their uses are not representative of the industrial context of the Warehouse District CHL. The alterations to 236 Victoria Street have resulted in a loss of integrity from its original industrial form. Notwithstanding that the Warehouse District CHL recognizes that the area may evolve over time., it places emphasis on retaining those built features which are integral to the long-term conservation of the industrial character of the CHL, while recognizing that some new development may occur. Given that the subject lands do not support or maintain the industrial character of the CHL, developing the lands as a mixed-use residential and commercial development will not result in a change in land use which impacts the CHL.
<b>Land Disturbance</b>	None	The subject lands are not near identified heritage attributes of the CHL. No impacts related to vibration during construction are anticipated.

No adverse impacts have been identified for the Warehouse District CHL.

At present, the Warehouse District consists of a range of buildings and uses at varying scales and designs. There are a number of existing and planned multiple residential developments within the Warehouse District CHL. These tower developments include a 44 storey tower at 30 Francis Street, a 55 storey tower at 417 King Street West, a 25 storey tower at 130 Victoria Street, and a 20 storey tower at 1 Victoria Street. The existing and planned high density developments within the CHL demonstrate that such uses and scales can be accommodated within the Warehouse District while maintaining and conserving its key heritage attributes.

The subject lands may contain a 1960's era factory, however, it has been extensively altered such that it no longer represents its original industrial form. Given its current condition and commercial function, the building does not contribute to the CHL. Both buildings on site are indicative of contemporary office and commercial uses.

The subject lands do not contain character defining elements of the CHL. The original industrial use of the lands has not been maintained and the subject lands contain two contemporary buildings. The subject lands therefore do not contain contributing attributes of the CHL or otherwise inform the character of the CHL. Therefore, their removal would not alter or otherwise impact the character of the Warehouse District. The proposal is not introducing a new use to the CHL that is not already integrated.

## 8.4 CN Railway CHL

Criteria	Impact	Analyses
Destruction or alteration of heritage attributes	None	The subject lands do not contain heritage resources which contribute or inform the CHL. There will be no destruction or alteration to the CHL.
Shadows	None	A shadow study has been completed for the proposed development (included as <b>Appendix C</b> ). The new development will generate some shadowing. The shadows will be isolated to one area of the rail corridor and will not alter the appearance of heritage attributes or natural features significant to the CHL.
Isolation	None	The subject lands do not contain heritage attributes that contribute to the CHL. No attributes of the CHL will be isolated as a result of the development.
Direct or Indirect Obstruction of Views	None	The subject lands do not provide significant views of the CHL. Viewing opportunities of the rail corridor are visible when on the northernmost edge of the property. Significant viewing opportunities of the CHL are provided from the public right of way along



		the Margaret Avenue bridge. Given that no significant views are available from the lands and that existing views from other public realm locations will be maintained, no significant views of the CHL will be obstructed by the new development.
<b>A Change in Land Use</b>	None	The subject lands do not contain land uses which contribute to the CHL. The proposed development will therefore not impact land uses of the CHL.
<b>Land Disturbance</b>	None	The subject lands are not in proximity to character defining elements of the CHL. There are no heritage attributes of the CHL near the subject lands that are expected to be impacted by land disturbances.

No adverse impacts have been identified for the Canadian National Railway CHL.

The subject lands are outside of the CHL and do not contribute to the CN Rail landscape. The lands do not support the character defining elements of the CHL as the original industrial/commercial land use abutting the rail has not been maintained. The subject lands contain contemporary developments which do not inform the development history of the CHL.

The buildings are not a reflection of early industrial development, and are not recognized as a cultural heritage resource contextually important to the CHL. Removal of the buildings will not change the character of the CHL, and the construction of a new mixed-use development would have no impact on the CHL. The proposal is not introducing a new use to the CHL that is not already integrated or planned.

## 8.5 Civic Centre Neighbourhood CHL and HCD

Criteria	Impact	Analyses
<b>Destruction or alteration of heritage attributes</b>	None	The subject lands do not contain heritage resources which contribute or inform the HCD or CHL. There will be no destruction or alteration to the Civic Centre Neighbourhood.

<b>Shadows</b>	None	A shadow study has been completed for the proposed development (included as <b>Appendix C</b> ). There will be some minor shadows cast in the summer evenings on the northern edge of the neighbourhood. No heritage attributes will be impacted.
<b>Isolation</b>	None	The subject lands do not contain heritage attributes that contribute to the Civic Centre Neighbourhood. No attributes of the CHL or HCD will be isolated as a result of the development.
<b>Direct or Indirect Obstruction of Views</b>	None	Significant views of the CHL and HCD are from the public right of way. Views of the Civic Centre Neighbourhood. will be maintained from the public right of way along Victoria Street and Margaret Avenue. No significant views will be obstructed by the new development.
<b>A Change in Land Use</b>	None	The subject lands do not contain land uses which contribute to the Civic Centre Neighbourhood. The proposed development will therefore not impact land uses of the HCD or CHL.
<b>Land Disturbance</b>	None	The subject lands are a sufficient distance from the Civic Centre Neighbourhood. No impacts related to land disturbance are expected.

No impacts have been identified for the Civic Centre Neighbourhood CHL or HCD.

The subject lands are across the street from the Civic Centre Heritage Landscape Study and do not form part of or contribute to the residential context of the CHL. Removal of the buildings will not change the character of the Civic Centre Neighbourhood. The proposed development will use materials which are found throughout the Civic Centre Neighbourhood to provide for an attuned design.

## 8.6 Nearby Designated Properties

Criteria	Impact	Analyses
Destruction or alteration of heritage attributes	None	None of the heritage properties form part of the development proposal. None of the heritage properties will be altered or destroyed as part of the development proposal
Shadows	None	A shadow study has been completed for the proposed development (included as <b>Appendix C</b> ). Shadows will be limited to the summer evenings starting at 6pm. No heritage attributes or natural heritage features will be impacted by the shadows.
Isolation	None	None of the heritage properties will be isolated as a result of the proposed development.
Direct or Indirect Obstruction of Views	None	Significant views are of the front facades of each property. The front facade view of each heritage property will continue to be maintained from the public right of way. No significant views of any of the properties will be obstructed.
A Change in Land Use	None	No change to the heritage properties land uses is proposed.
Land Disturbance	None	The heritage properties are a sufficient distance from the development site that no impacts related to land disturbances are expected.

No impacts have been identified for any of the heritage properties. The heritage properties do not form part of the development proposal and are within the Civic Centre Neighbourhood CHL and HCD. Therefore, conclusions of those assessments also apply. The heritage impact assessment for the Civic Centre Neighbourhood CHL and HCD conclude that no impacts are expected.

## 9.0 Recommendations

The heritage impact assessment has concluded that no heritage attributes will be negatively impacted by the proposed development. However, the subject lands are the site of where Bauer Hockey first originated, and may contain a 1960's era factory associated with Greb Industries and Bauer Hockey. The building has been altered to appear as a contemporary office building and is not reflective of its original industrial use. While the subject lands do not have heritage attributes, the lands maintain an association to two significant companies. The redevelopment of the lands will not impact this heritage association, which can be preserved through commemoration.

It is recommended that the proposed development include a commemorative component or feature that acknowledges the history of the original Western Shoe and Boot Company which first began on these lands, and which would become a significant hockey skate producer (Bauer Hockey). Possible commemorative options include the integration of commemoration within the interior or atrium of the proposed towers, or a feature incorporated in the public-private courtyard along the Victoria Street frontage. The preferred option would be to have the commemoration visible and accessible to the public. Specific details of the commemoration should be addressed in a Commemoration Plan.

The intent of a Commemoration Plan is to provide specific implementation details on the commemoration of Greb Industries. Such details include the organization and design of the commemorative area, including the materials, form, location as well as landscaping of the commemorative area. It is recommended that the Commemoration Plan be completed at site plan approval when more specific design details are known.

# 10.0 Conclusions

The subject lands are proposed to be developed with a high-density mixed-use development, which includes the removal of all structures on site and construction of three towers. The completion of a Heritage Impact Assessment is required as part of the development applications. The intent of this HIA is twofold: (1) to determine if the lands contain heritage resources and, (2) assess if any on-site or adjacent heritage resources will be negatively impacted by the proposed development.

The heritage evaluation of the subject lands concludes that the lands are of heritage value for their significant association to Bauer Hockey. The subject lands were the original location of the Western Boot and Shoe Company, which would specialize in the production of ice skates. This company was merged with Greb Industries, one of the largest shoe manufacturers in Canada in the mid 20<sup>th</sup> century, and would be the production location of Bauer Hockey, the largest international hockey equipment manufacturer. The subject lands may also contain a 1960's era industrial building, located at 236 Victoria Street North associated with Bauer Hockey. This building has been significantly altered to accommodate a contemporary office building and is no longer representative of its original form. The building does not retain heritage attributes and does not have physical value. The only value of the subject lands is the association to this significant company.

A heritage impact assessment has assessed for potential impacts on heritage resources on-site and adjacent, including:

- The properties at 236 and 264 Victoria Street which comprise the subject lands,
- the lands are part of the Warehouse District CHL,
- the lands are adjacent to the CN Railway CHL,
- the lands are across the street from the Civic Centre CHL and HCD, as well as
- across the street from nearby heritage properties within the Civic Centre HCD.

The impact assessment has concluded that the proposed development will not result in adverse impacts.

In order to acknowledge the history of the subject lands and preserve the historical association with Bauer Hockey, it is recommended that a commemorative element be included in the proposed development. A separate Commemoration Plan is recommended to be completed to outline a specific commemorative strategy and should be completed as part of the final design phase.

# 11.0 Sources

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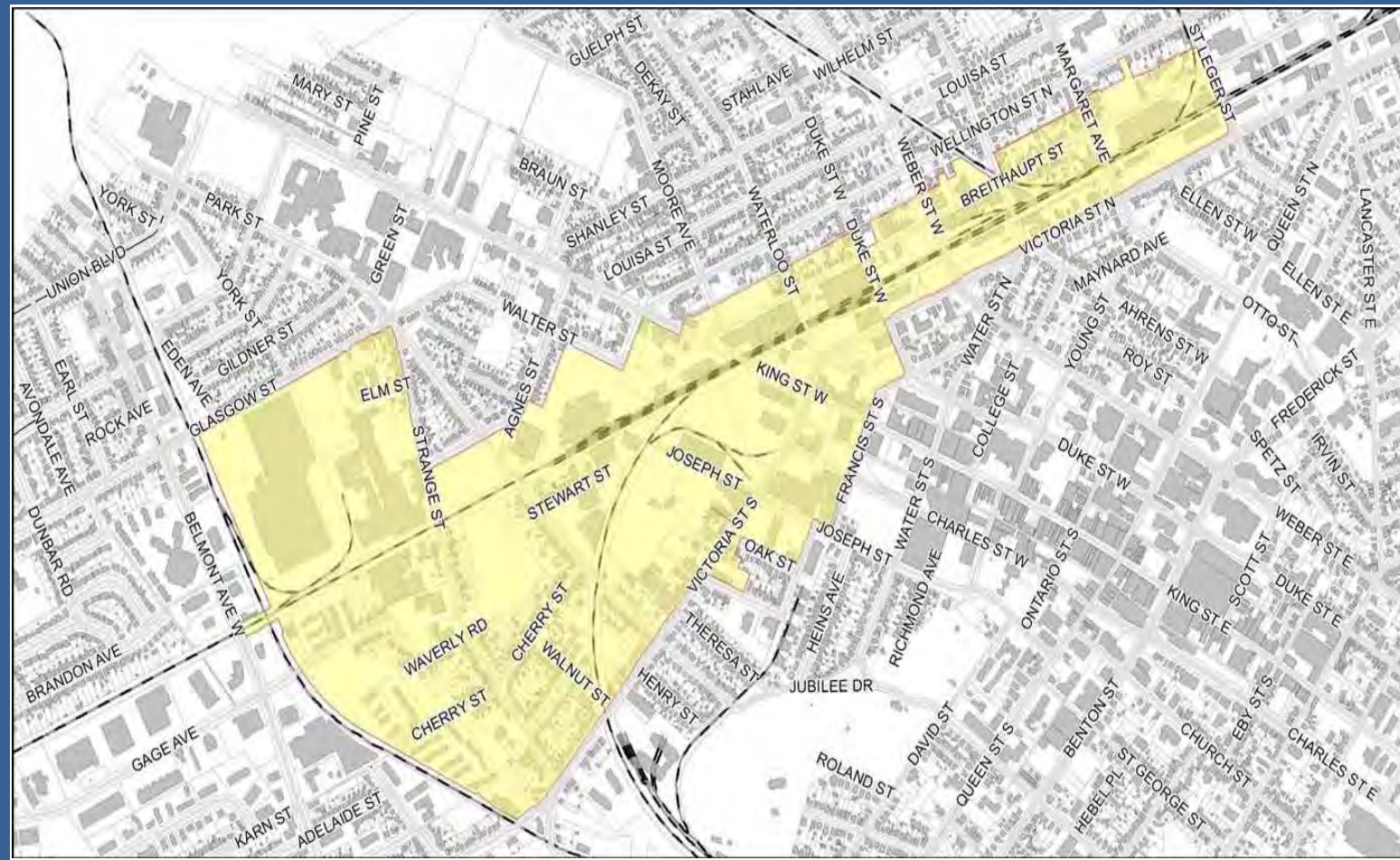
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# **Appendix A – CHL Data Sheets**

# L-COM-1 Warehouse District



## DESCRIPTION:

Kitchener was a centre of industrial growth in Canada at the turn of the 20th century and this caused, in turn, such a rapid increase in population that whole districts in the City were completed within a very short time frame between 1900 and 1920. As an example, and as a result of the development of the industrial economy, the population grew in the two years between 1911 and 1913 from just over 15,000 to over 19,000. The result was an explosion in support facilities in the form of houses, schools, fire halls and commercial enterprises to support the increase in population. In most of the world, industrial cities arose from the availability of power and transportation and this, during the 18th century, was typically the growth of industrial areas using water power and water transport. Kitchener was different. Indeed, there was a river junction here but the rivers were made of iron, in the form of the convergence of rail lines (Grand Trunk became operational in 1856) which allowed raw materials to be transported in and fabricated materials to be exported. Using products from the farmland surrounding the community, many of the manufactured items included clothing in the form of cloth and leather products. Furnishings made from the extensive old growth forests to the north and west and equipment fabricated for farming were included in the production. Coal to power the industries was brought in by rail. The rail system connected the factories with locations across North America and products were made by the boxcar and sometimes by the trainload. This mass production required both large buildings for the manufacture of products and even larger warehouses to store products for bulk train shipments. These shipments, in most cases, went to giant retail stores in major centres and were distributed across the continent to the order of anyone with access to the telegraph and the retail company's catalogue. In North America, the evolution of large department stores, such as Eaton's, Simpson's, Sears and others arose directly from the large-scale transport of goods by train as manufactured in centres such as Kitchener. Many of the original warehouse and factory buildings remain in the Warehouse District, bordering the rail line as it slices through the centre of the community. At least seven of the factory complexes shown on the 1911 plan of Kitchener remain in the Breithaupt and Victoria corridor including the former Dominion Tire Company, Krug Furniture (still operational), the Kaufman Rubber Company, the Lang Tanning Company, the Rumpel Felt Co. and several others. It should be noted that the Kaufman Rubber Company building was designed by Albert Kahn (1869-1942) in 1908, the same year he designed the Highland Park Ford Plant for Henry Ford. It was in this plant that Henry Ford produced the Model T car and perfected the concept of mass production. Kahn designed more than 1000 buildings for the Ford Motor Company and became known as the architect of the industrial era. The Kaufman Building and the concentration of other typically multi-storied structures, is distinct and perhaps the most prominent of the cultural landscapes in the city. Limited trees and long views along the track corridor makes this area highly visible from adjacent streets. Consistent in overall design, with tall floors and large windows, these structures combine an evolution from all brick construction through to concrete and steel dating from the late 19th century to the mid-20th. Of interest too is that the immediate neighbours of these structures were the houses in which the workers lived and who were able to walk to work in a manner that is the envy of most modern commuters. The quality of these mostly brick residential neighbourhoods also tells a strong story that the factories were profitable and sources of high-paying jobs that created an economy where workers could live and work in grace and comfort.

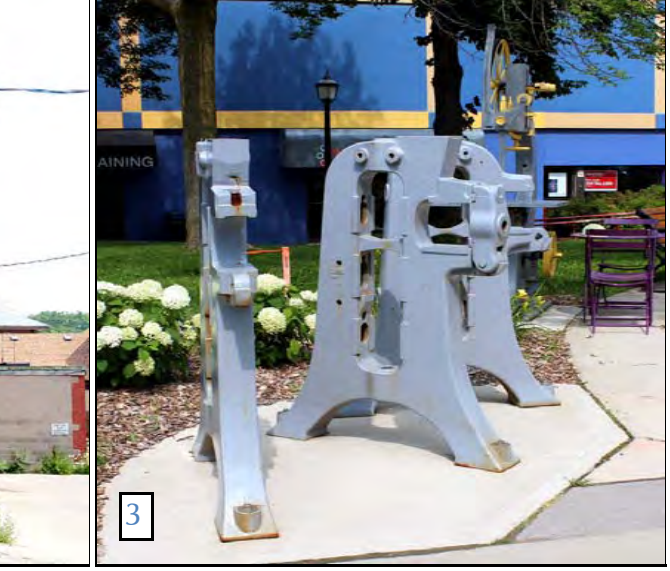
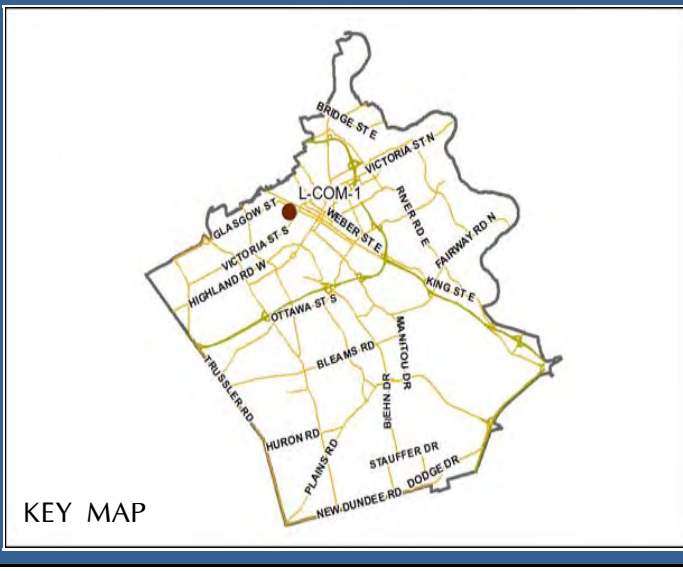
**LOCATION:**  
Bound by Glasgow, Dominion, Breithaupt, Francis, Victoria and Belmont.

**HISTORIC THEMES:**  
Industrial Commercial Development, Urban Development, Transportation

Within the Described boundary, there are:

- Designated HCDs:
- Designated Properties:
- Listed Properties:

**LANDSCAPE TYPE:** Industrial/Commercial  
**ARCHAEOLOGICAL POTENTIAL:** YES



KEY MAP



**HISTORICAL INTEGRITY**

- LAND USE - CONTINUITY OF USE
- OWNERSHIP - CONTINUITY OF OWNERSHIP
- BUILT ELEMENTS - ORIGINAL GROUPINGS AND ASSOCIATED SITES
- VEGETATION - ORIGINAL PATTERNS
- CULTURAL RELATIONSHIPS - SUPPORTING DESIGNED ELEMENTS
- NATURAL FEATURES - PROMINENT NATURAL FEATURES
- NATURAL RELATIONSHIPS - FEATURES THAT DETERMINE USE
- VIEW THAT REFLECTS LANDSCAPE CHARACTER FROM HISTORIC PHOTOS
- RUIN - HUMAN MADE REMNANTS
- DESIGNED LANDSCAPES THAT HAVE RESTORATION POTENTIAL

**CULTURAL VALUE**

- DESIGN VALUE - RARENESS OR UNIQUENESS
- DESIGN VALUE - AESTHETIC/SCENIC REASONS
- DESIGN VALUE - HIGH DEGREE TECHNICAL / SCIENTIFIC INTEREST
- HISTORIC VALUE - HISTORIC UNDERSTANDING OF AREA
- HISTORIC VALUE - DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE-WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE - LANDMARK VALUE
- CONTEXTUAL VALUE - IMPORTANT IN DEFINING CHARACTER OF AREA
- CONTEXTUAL VALUE - HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

**COMMUNITY VALUE**

- COMMUNITY IDENTITY - TELLS STORY OF AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED WITH KITCHENER'S PROVINCIAL/NATIONAL REPUTATION
- TOURISM - PROMOTED AS TOURIST DESTINATION
- LANDMARK - RECOGNIZED BY COMMUNITY
- COMMEMORATION - SITE USED FOR CELEBRATIONS
- PUBLIC SPACE - USED FOR FREQUENT PUBLIC EVENTS
- CULTURAL TRADITIONS - USED TO EXPRESS CULTURAL TRADITIONS
- QUALITY OF LIFE - VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY - CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT PHOTOGRAPHED OFTEN
- GENUS LOCI - SENSE OF PLACE
- PLANNING - IDENTIFIED THROUGH OTHER PLANNING INITIATIVES

Has been used for the same purpose since the railway was originally established in 1856. Retains several factories and industrial buildings that date prior to 1912, when Kitchener was officially incorporated as a city.

Explains the development history of Kitchener and is contextually important to surrounding neighbourhoods. Contains industrial buildings of the famous architect, Albert Kahn, and architectural design that will never be repeated again.

A source of employment for many people living in Kitchener and the surrounding area.

**CHARACTER DEFINING FEATURES:**

Contains industrial landmarks historically important to the City and in many ways Kitchener's reason for developing as an urban industrial centre.

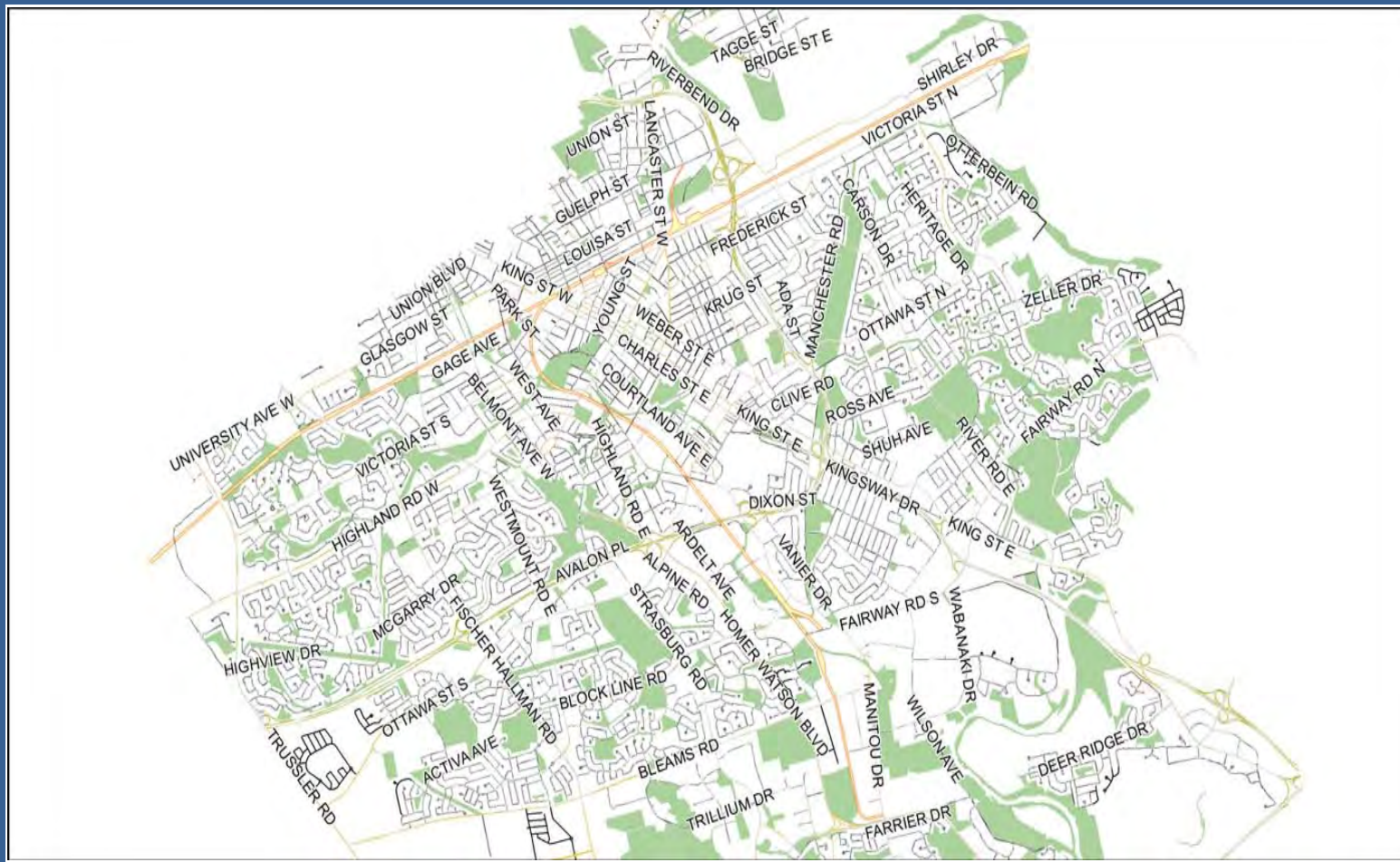
**LIST OF FIGURES:**

1. Dominion Tire factory designed by Albert Kahn c.1912
2. Small factory in Warehouse District.
3. Public art from industrial artifacts.
4. Representative example of residential houses within Warehouse District.
5. Breithaupt factory, adaptively reused as office space.
6. Aerial view of Warehouse District with treed Mt. Hope Breithaupt neighbourhood in foreground.



# L-RR-15

## Canadian National Railway Line



### DESCRIPTION:

The Canadian National Railway through Kitchener was initially constructed as part of the Grand Trunk Railway network. Under the sponsorship of Sir Francis Hincks (1807-1885), the GTR was formally incorporated in 1852 to build a railway from Toronto to Montreal. Hincks was a newspaperman turned politician and colonial administrator. He promoted the construction of railways in Ontario and Quebec in the Baldwin/Lafontaine ministry from 1848 to 1854. Construction of the line took three years from 1853 to 1856. Much of the financing for the Grand Trunk Railway had to be raised in England, and the English construction firm of Peto, Brassey, Jackson and Betts received the contract to build the Montreal-to-Toronto section in return for agreeing to promote the company. Gzowski & Company received the contract for the 276 km (172 mile) Toronto-to-Sarnia section at a cost of 1,376,000 pounds sterling or \$2,767,000 (CAN) in 2014 currency. Sub-contractors through Waterloo County were Jackson and Fowler. Completion of the road bed grading took 2 years and was completed in 1855. The bridge over the Grand River was completed in 1856. The wrought iron structural span was brought from England. The centre span was a tubular structure and was replaced in 1905 by steel girders to accommodate heavier loads. The contractor for the stations was Marshall Farr until he was ironically killed in a train accident at the Desjardins Canal in Hamilton in 1857. The Kitchener station was completed before his death, in 1856, and other stations were completed by his two nephews George and Shubel Randal. The small 1856 station was replaced by a larger station in 1897 by the GTR. This station was rebuilt in 1908 after a fire, and is what remains to this day as the VIA Rail station on Victoria Street. The rebuilt station included an impressive clock tower which was removed by Canadian National in 1966. The first trains ran from Toronto to Guelph in July, 1856 and from Guelph to Stratford in November of the same year. For almost 20 years, up to 1875, wood burning locomotives were used. This required enormous amounts of high quality hard wood such as maple and beech. At the Kitchener station, 6-7000 cords of wood were supplied annually meaning that in the two decades between 1856 and 1875 over 120,000 cords of wood were supplied to passing trains. This demand for wood would have had a dramatic impact on the remaining forest in Waterloo County after being cleared for farmland between 1805 and 1850. Despite financial difficulties in the initial years, the GTR expanded steadily, often leasing existing railways as a means of expansion. At Confederation (1867), the GTR was the largest railway system in the world, with 2055 km of track; by the late 1880s it had grown to over 700 locomotives, 578 cars, 60 post-office cars, 131 baggage cars, 18,000 freight cars and 49 snowplows. In 1882, it eliminated its main competitor with the takeover of the Great Western Railway and added another 1450 km of track. Additional links to the US rail system were established with the International Bridge across the Niagara River (1855), and the impressive St Clair Tunnel beneath the St Clair River in 1891. The GTR ran unbroken from Sarnia through Kitchener, Toronto, Montreal and on to Portland, Maine. Envious of the Canadian Pacific Railway thrust into West Canada, the GTR set up a subsidiary, the Grand Trunk Pacific, to build a transcontinental line. Completed in 1914, the railway was a financial disaster and was largely responsible for the bankruptcy of the GTR in 1919. The federal government, which had already given the GTR some \$28 million in subsidies and loans, took over the railway on 10 Oct, 1919. It was placed under the management of the Canadian National Railways on 30 Jan, 1923. The railway dramatically changed Kitchener and was the momentum behind the industrial development that took place between Wellington Street and Victoria paralleling the track, particularly between 1850 and 1920. The rail corridor today is much as it has always been since its mid 19th Century construction. Commuters and visitors travelling to Kitchener see a combination of industrial and commercial districts and residential neighbourhoods from the rail line. The core area industry is gradually being phased out and one of the largest redevelopments in Kitchener's history is likely to occur around the rail line within the core area in the near future.

### LOCATION:

Travels east/west across the City between Victoria and Wellington Streets.

### HISTORIC THEMES:

Transportation, Industry and Commerce, Urban Development, Grand River

LANDSCAPE TYPE: Transportation Corridor

Within the Described boundary, there are:

Designated HCDs:

Designated Properties:

Listed Properties:

ARCHAEOLOGICAL POTENTIAL:



### HISTORICAL INTEGRITY

- LAND USE - CONTINUITY OF USE
- OWNERSHIP - CONTINUITY OF OWNERSHIP
- BUILT ELEMENTS - ORIGINAL GROUPINGS AND ASSOCIATED SITES
- VEGETATION - ORIGINAL PATTERNS
- CULTURAL RELATIONSHIPS - SUPPORTING DESIGNED ELEMENTS
- NATURAL FEATURES - PROMINENT NATURAL FEATURES
- NATURAL RELATIONSHIPS - FEATURES THAT DETERMINE USE
- VIEW THAT REFLECTS LANDSCAPE CHARACTER FROM HISTORIC PHOTOS
- RUIN - HUMAN MADE REMNANTS
- DESIGNED LANDSCAPES THAT HAVE RESTORATION POTENTIAL

### CULTURAL VALUE

- DESIGN VALUE - RARENESS OR UNIQUENESS
- DESIGN VALUE - AESTHETIC/SCENIC REASONS
- DESIGN VALUE - HIGH DEGREE TECHNICAL / SCIENTIFIC INTEREST
- HISTORIC VALUE - HISTORIC UNDERSTANDING OF AREA
- HISTORIC VALUE - DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE - WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE - LANDMARK VALUE
- CONTEXTUAL VALUE - IMPORTANT IN DEFINING CHARACTER OF AREA
- CONTEXTUAL VALUE - HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

### COMMUNITY VALUE

- COMMUNITY IDENTITY - TELLS STORY OF AREA
- PUBLIC STEWARDSHIP - SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE - IDENTIFIED WITH KITCHENER'S PROVINCIAL/NATIONAL REPUTATION
- TOURISM - PROMOTED AS TOURIST DESTINATION
- LANDMARK - RECOGNIZED BY COMMUNITY
- COMMEMORATION - SITE USED FOR CELEBRATIONS
- PUBLIC SPACE - USED FOR FREQUENT PUBLIC EVENTS
- CULTURAL TRADITIONS - USED TO EXPRESS CULTURAL TRADITIONS
- QUALITY OF LIFE - VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY - CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT PHOTOGRAPHED OFTEN
- GENUS LOCI - SENSE OF PLACE
- PLANNING - IDENTIFIED THROUGH OTHER PLANNING INITIATIVES

The GTR/CNR was the first major export of the great railway boom that first occurred in the UK. It is the earliest major line in Canada and one of the earliest in North America. Many original features, including stone bridges, line its route and remain in service. The alignment remains as originally laid out with minor changes in its almost 160 years of service.

The railway dramatically changed Kitchener and created the momentum behind the industrial development between 1850 and 1920. The rail line has extensive associations with the economic development of Canada (being the largest system in the world in 1867), and with persons of significant achievement including engineers and politicians. It also includes some of the earliest engineering works in the region, including the 1856 bridge over the Grand River.

The tracks pre-date much of the development of the community and were the stimulus both for local settlement and the massive surge in industrialization from the latter 19th century through well into the 20th century. While the industrial uses of the line locally have considerably lessened, the line will be of increasing importance as a rail and commuter link to Toronto with the expansion of the GO rail system.



### CHARACTER DEFINING FEATURES:

Character defining features of the rail alignment include: a combination of industrial and commercial districts and residential neighbourhoods along the rail line; the engineering works including bridges and 1908 station (which replaced the original); and the varied mixture of vegetation and open space along the alignment.

### LIST OF FIGURES:

1. 19th Century bridge across the Grand at Breslau.
2. View of station with furniture factory in background.
3. Yard engine and station.
4. Contemporary VIA Rail locomotive with Krug Furniture in background.

# L-NBR-2

## Civic Centre Neighbourhood HCD



### LOCATION:

Located east of downtown and bound by Weber Street W, Victoria Street N, Lancaster Street E, Ellen Street E and Queen Street N.

Within the Described boundary, there are:

Designated HCDs:

Designated Properties:

Listed Properties:

### HISTORIC THEMES:

Early/Significant Residential Neighbourhood, Industry and Commerce

LANDSCAPE TYPE: Neighbourhood

ARCHAEOLOGICAL POTENTIAL: YES

### DESCRIPTION:

The Civic Centre Neighbourhood's heritage attributes are found within its residential architecture, streetscapes, historical associations and its association with important business and community leaders during a crucial era of urban development in the City. The physical manifestation of this in the Civic Centre Neighbourhood is a wealth of well maintained, finely detailed homes from the late 1880s to the early 1900s that remain largely intact; a number of unique buildings, including churches and commercial buildings, which provide distinctive landmarks within and at the edges of the neighbourhood and a significant range of recognizable architectural styles and features including attic gabled roofs, decorative trim, brick construction, porches and other details, associated with the era in which they were developed. The Queen Anne style of domestic architecture was popular in a number of urban areas being developed at the end of the 19th and the beginning of the 20th centuries. In Kitchener, a unique form of Queen Anne style houses was developed and constructed extensively, now called the Berlin Vernacular. The District has more than a dozen examples of this style with slight variations distributed throughout the neighbourhood. The fine and very fine examples of other defined architectural styles such as Italianate and Attic Gable, account for 172 out of the 366 properties, or almost half. Of the remaining 194 properties, 147 have attributes that contribute value to the heritage character of the district. There are other splendid examples of unique historic properties, some of modest design and proportion, such as 67-69 Ahrens Street West, and others that are grandiose and elaborate such as the three major churches. The presence of an attractive and consistent streetscape linked by mature trees, grassed boulevards and laneways contributes significantly to the overall character. Hibner Park, is one of Kitchener's oldest city parks and is the green jewel in the centre of the neighbourhood. Although small, it is elegant, offers a link to the past and an historic reminder of one of the mayors of Kitchener. With streets framed by mature trees creating a beautiful shaded canopy throughout most of the neighbourhood, the Civic Centre Neighbourhood offers a comfortable and friendly pedestrian environment in the interior of the community. The number of mature trees is remarkable and emphasizes the strong heritage character of the neighbourhood. With linear streets, generally consistent building setbacks, and combined effect of public and private trees along the boulevards, there is a strong rhythm to most of the streetscapes. Laneways threading through the area reflect more traditional patterns of movement and development, and, in Hermie Place, create a unique ambiance where houses front directly onto the lane much like a small cottage community. Yards are well maintained with gardens and foundation plantings, shrubs and trees. Other landscape features include fences, hedges and pillars to delineate private space. Overall, the Civic Centre Neighbourhood is rich with historical, architectural and landscape treasures that contribute to the heritage character of the community.



KEY MAP



**HISTORICAL INTEGRITY**

- LAND USE - CONTINUITY OF USE
- OWNERSHIP - CONTINUITY OF OWNERSHIP
- BUILT ELEMENTS - ORIGINAL GROUPINGS AND ASSOCIATED SITES
- VEGETATION - ORIGINAL PATTERNS
- CULTURAL RELATIONSHIPS - SUPPORTING DESIGNED ELEMENTS
- NATURAL FEATURES - PROMINENT NATURAL FEATURES
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- PLANNING - IDENTIFIED THROUGH OTHER PLANNING INITIATIVES

Continuous residential use since the late 1800s; original period architecture and landscape features; and mature urban forest. Has direct associations with historically significant people.

The buildings and landscape reflect a key era in the development of Kitchener with many buildings associated with important business people and community leaders. Despite the incursion of redevelopment in some areas, there is a significant concentration of original homes in a variety of architectural styles.

In tandem with the designated Victoria Park Neighbourhood, Civic Centre helps to tell the story of Kitchener's phenomenal growth at the turn of the 19th Century.

**CHARACTER DEFINING FEATURES:**

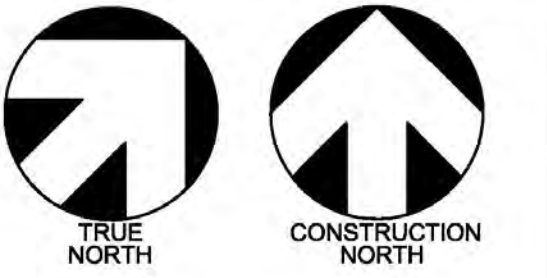
Contains the majority of the original buildings to the area. Many well maintained finely detailed buildings from the late 1800s to the early 1900s. There are a number of unique landmark buildings in this area, including churches and commercial buildings.

**LIST OF FIGURES:**

1. Lutheran Church.
2. Finely detailed home.
3. Finely detailed home.
4. Typical front yard street trees.
5. Queen Street North with heritage street lights.
6. Hibner Park.



# **Appendix B – Site Plan**



COMMON AREA	1,868.7 SQ.M	20,114.7 SQ.FT.
PARKING AREA	4,796.8 SQ.M	51,631.7 SQ.FT.
COMMERCIAL	1,113.5 SQ.M	11,98.5 SQ.FT.
<b>TOTAL FLOOR AREA</b>	<b>7,779.0 SQ.M</b>	<b>71,746.4 SQ.FT.</b>

ITEM	PROPOSED ZONING BY-LAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY (CURRENTLY "TMP-1")	MK-2	MK-2
LOT AREA (sq.m)	N/A	11,028.8 sq.m
MIN LOT WIDTH	15 m	45.8 m
GROUND FLOOR AREA (sq.m)	N/A	8,244.8 sq.m
LOT COVERAGE (%)	-%	69.8%
FRONT YTD (m)	1.5m	1.5 m
REAR YARD (m)	7.5m	7.5 m
EXTERIOR SIDE YARD SETBACK (m)	1.5m	1.5 m
INTERIOR SIDE YARD SETBACK (m)	0m	1.5 m
GROUND FLOOR BUILDING HEIGHT WITH STREET LINE FACADE (m)	4.5m	4.5m
BUILDING HEIGHT (m)	25m	121.5 m*
NUMBER OF STOREYS (m)	8	40
MINIMUM STREET LINE SETBACK FOR MID-RISE BUILDINGS AND TALL BUILDINGS	3m	8.75m
MAXIMUM FLOOR SPACE RATIO	4.0	19.3*
MAXIMUM TOTAL RETAIL GROSS FLOOR AREA WITHIN A MULTI-UNIT BUILDING, MULTI-UNIT DEVELOPMENT, MIXED-USE BUILDING OR MIXED-USE DEVELOPMENT	7,500 m <sup>2</sup>	1,113.5 m <sup>2</sup>
MINIMUM GROUND FLOOR STREET LINE FACADE WIDTH AS A PERCENT OF THE WIDTH OF THE ADJACENT STREET LINE	50%	97.3%
MINIMUM PERCENT STREET LINE FACADE OPENINGS	10%	50%
MINIMUM LANDSCAPED AREA (sq.m)	10%	3,452.7 sq.m (26.8%)
TOTAL PARKING SPACES	1,216	916*
MINIMUM CLASS A BICYCLE PARKING SPACES	337	1988
MINIMUM CLASS B BICYCLE PARKING SPACES	6	8
ACCESSIBLE PARKING SPACE	22	22
NUMBER OF TYPE A ACCESSIBLE PARKING SPACES	11	11
NUMBER OF TYPE B ACCESSIBLE PARKING SPACES	11	11
PARKING STALL DIMENSIONS (m)	2.8m x 5.5m	3.0m x 5.5m
TYPE A ACCESSIBLE PARKING SPACE (m)	3.4m x 5.5m	3.4m x 5.5m
TYPE B ACCESSIBLE PARKING SPACE (m)	2.4m x 5.5m	2.4m x 5.5m
ACCESSIBLE PARKING ASLE (m)	1.5m x 5.5m	1.5m x 5.5m
TOTAL UNITS	N/A	109
AMENITY SPACE	4,000 sq.m	14,182.8 sq.m

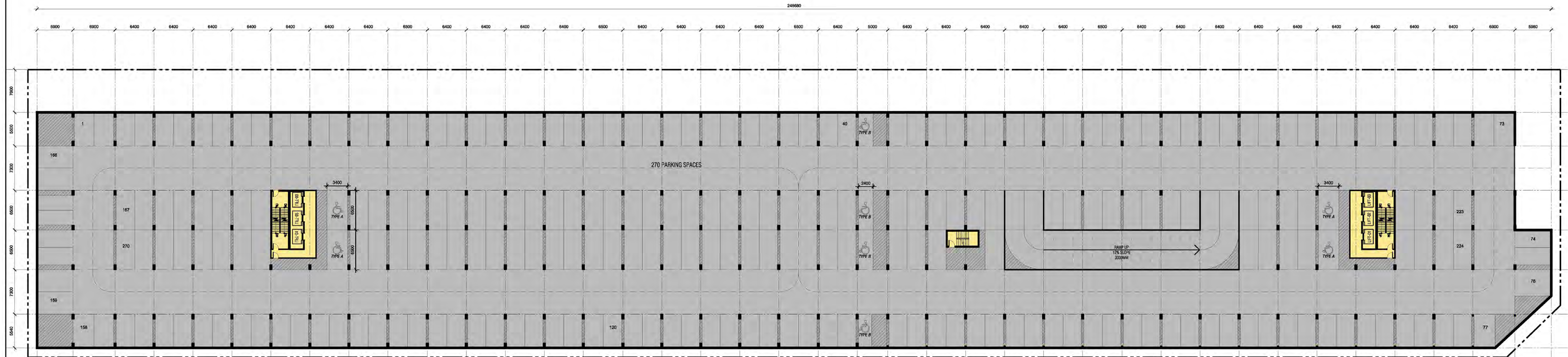
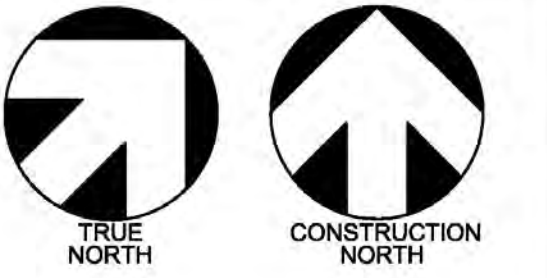
**264 VICTORIA ST. N.**  
**MIXED-USE DEVELOPMENT**  
 KITCHENER, ON PROJECT # 22034

**PROPOSED SITE PLAN**



**SP1**

DATE: 2023-10-02  
 SCALE 1:300



COMMON AREA	179.8 SQ.M	1,935.3 SQ.FT.
PARKING AREA	9,275.5 SQ.M	998,40.6 SQ.FT.
TOTAL FLOOR AREA	9,455.3 SQ.M	101,775.9 SQ.FT.

**264 VICTORIA ST. N.  
MIXED-USE DEVELOPMENT**

KITCHENER, ON

PROJECT # 22034

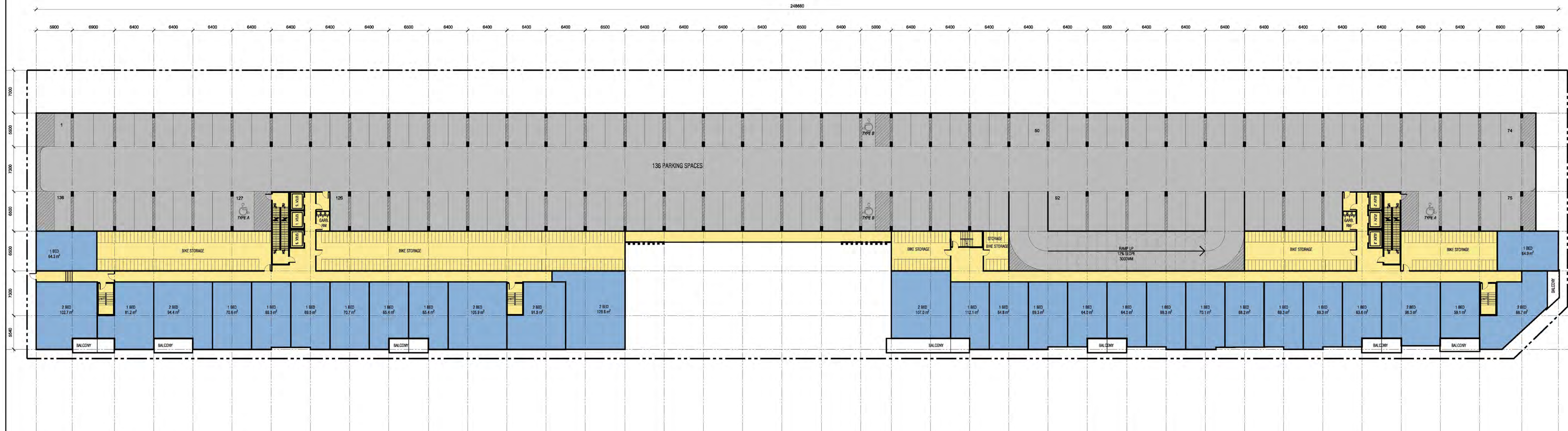
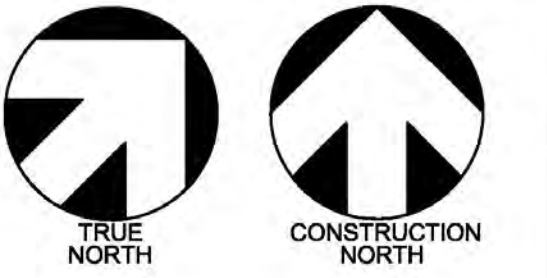
**PROPOSED UNDERGROUND PARKING**

DATE: 2023-10-02  
SCALE 1:300

**REINDERS  
+LAW**  
ARCHITECTURE . ENGINEERING

**UG1**





COMMON AREA	1,550.5 SQ.M	16,689.4 SQ.FT.
PARKING AREA	4853.6 SQ.M	52,243.7 SQ.FT.
RENTABLE AREA	2,267.8 SQ.M	24,411.2 SQ.FT.
TOTAL FLOOR AREA	8,671.9 SQ.M	93,344.6 SQ.FT.

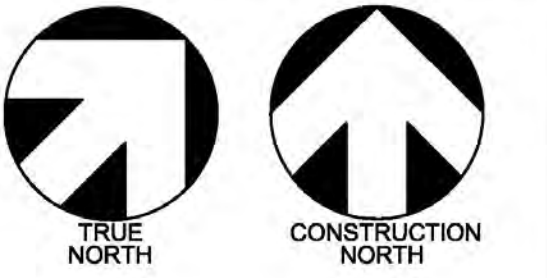
**264 VICTORIA ST. N.**  
**MIXED-USE DEVELOPMENT**  
 KITCHENER, ON PROJECT # 22034

**LEVEL 2-3**

DATE: 2023-10-02  
 SCALE 1:300



**P1**



COMMON AREA	1,540.3 SQ.M	16,579.6 SQ.FT.
PARKING AREA	4,853.6 SQ.M	52,243.7 SQ.FT.
RENTABLE AREA	2,225.3 SQ.M	23,952.9 SQ.FT.
TOTAL FLOOR AREA	8,619.2 SQ.M	92,776.2 SQ.FT.

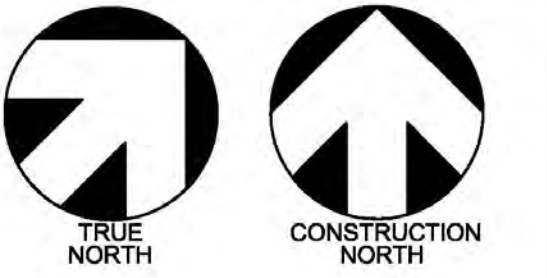
**264 VICTORIA ST. N.**  
**MIXED-USE DEVELOPMENT**  
 KITCHENER, ON PROJECT # 22034

**LEVEL 4**

DATE: 2023-10-02  
 SCALE 1:300



**P2**



COMMON AREA	1,926.4 SQ.M	20,735.6 SQ.FT.
PARKING AREA	2,208.7 SQ.M	23,774.2 SQ.FT.
RENTABLE AREA	973.6 SQ.M	10,479.7 SQ.FT.
<b>TOTAL FLOOR AREA</b>	<b>5,108.7 SQ.M</b>	<b>54,989.5 SQ.FT.</b>

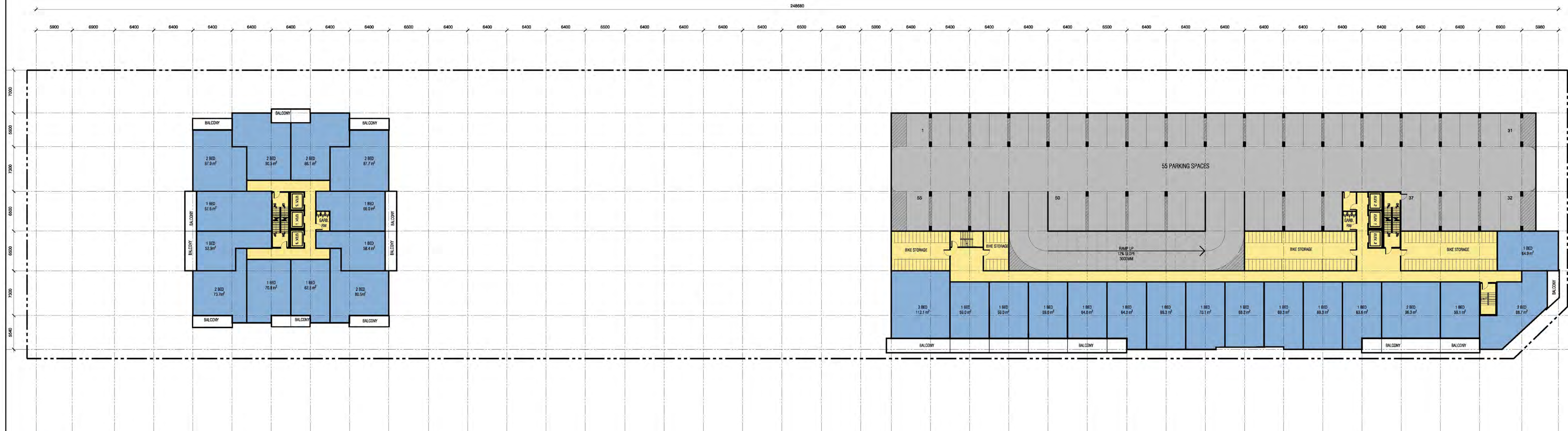
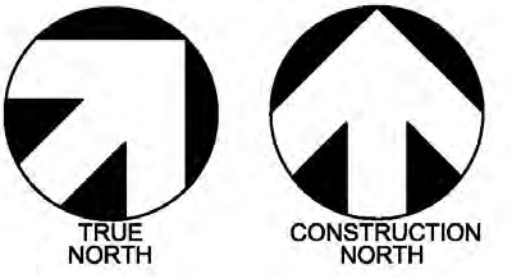
**264 VICTORIA ST. N.**  
**MIXED-USE DEVELOPMENT**  
 KITCHENER, ON PROJECT # 22034

**LEVEL 5**

DATE: 2023-10-02  
 SCALE 1:300



**P3**



COMMON AREA	773.1 SQ.M	8,321.5 SQ.FT.
PARKING AREA	2,208.7 SQ.M	23,774.2 SQ.FT.
RENTABLE AREA	2,043.2 SQ.M	21,992.8 SQ.FT.
TOTAL FLOOR AREA	5,025 SQ.M	54,088.5 SQ.FT.

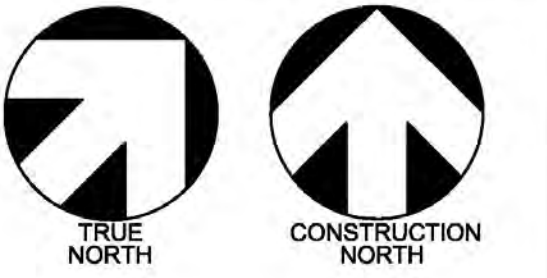
**264 VICTORIA ST. N.**  
**MIXED-USE DEVELOPMENT**  
 KITCHENER, ON PROJECT # 22034

**LEVEL 6**

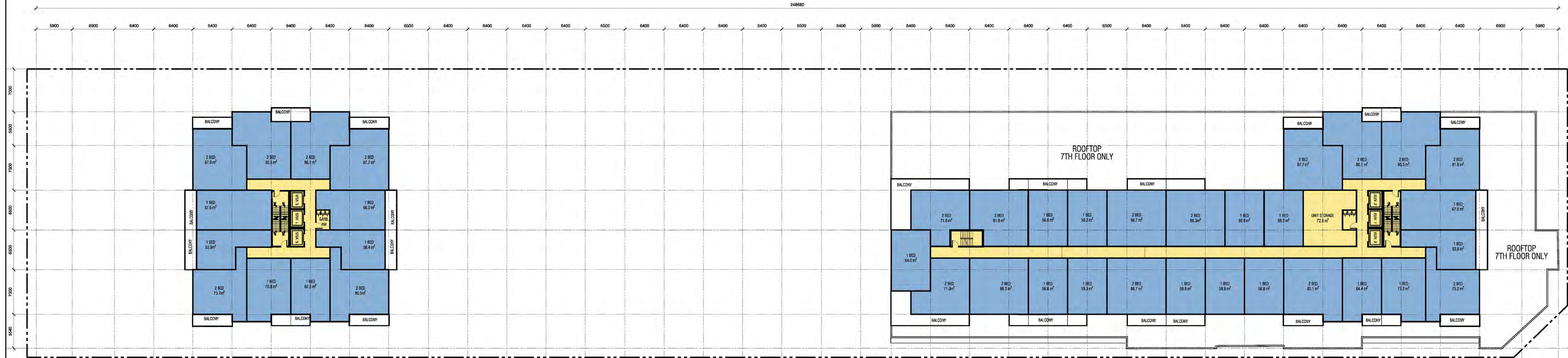
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**P4**



248680



RENTABLE AREA	2,882.1 SQ.M	31,022.6 SQ.FT.
COMMON AREA	461.8 SQ.M	4,970.7 SQ.FT.
TOTAL FLOOR AREA	3,343.9 SQ.M	35,993.3 SQ.FT.

**264 VICTORIA ST. N.  
MIXED-USE DEVELOPMENT**

KITCHENER, ON

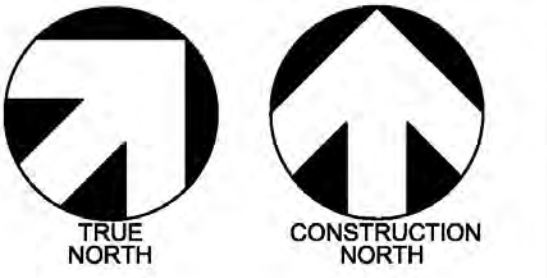
PROJECT # 22034

**LEVEL 7-18**

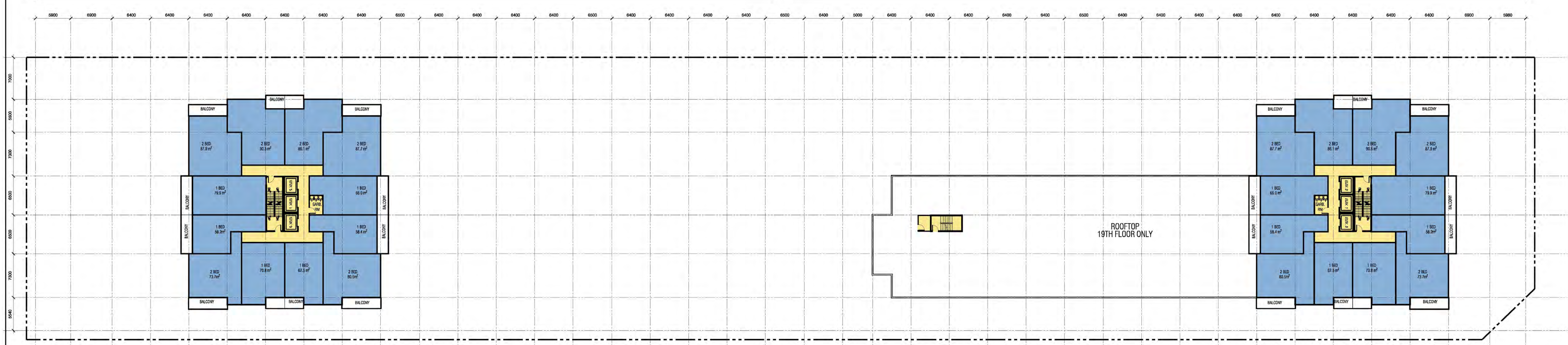
**REINDERS  
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ARCHITECTURE . ENGINEERING

DATE: 2023-10-02  
SCALE 1:300

**P5**



248680



RENTABLE AREA	1,808.1 SQ.M	19,462.2 SQ.FT.
COMMON AREA	268.3 SQ.M	2,887.9 SQ.FT.
TOTAL FLOOR AREA	2,076.4 SQ.M	22,350.1 SQ.FT.

264 VICTORIA ST. N.  
MIXED-USE DEVELOPMENT

KITCHENER, ON

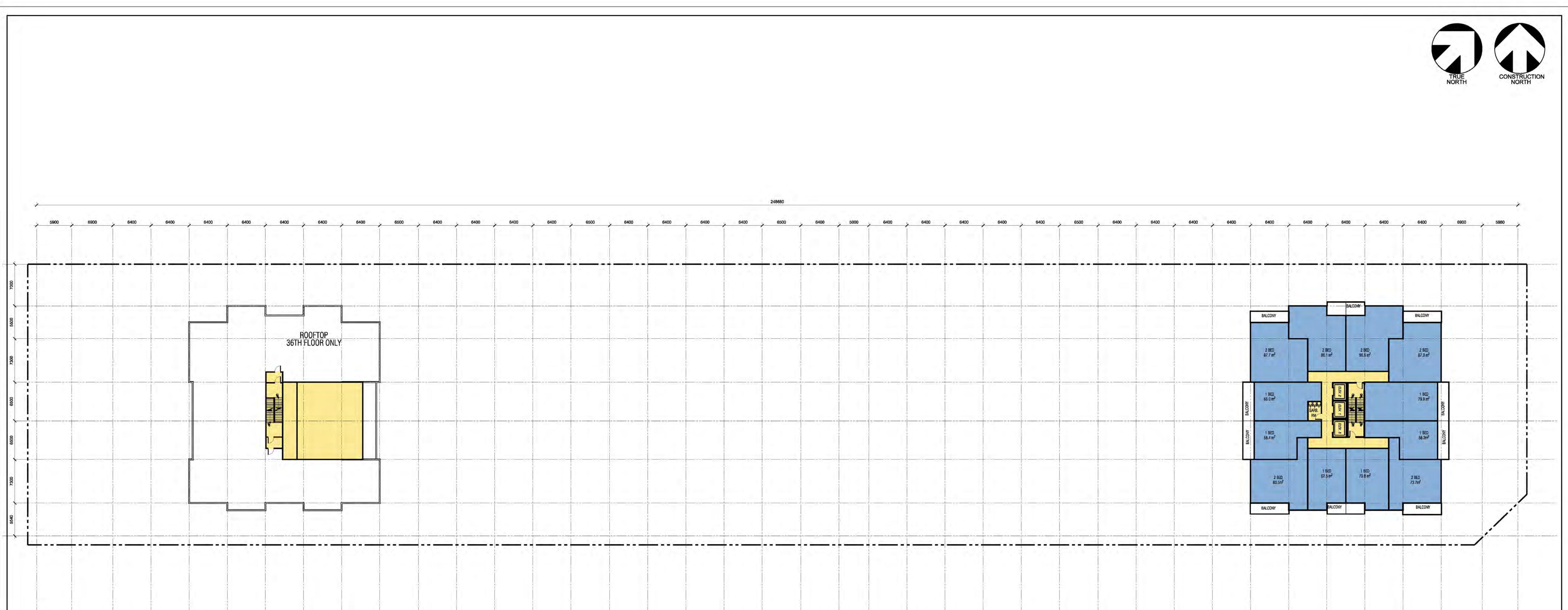
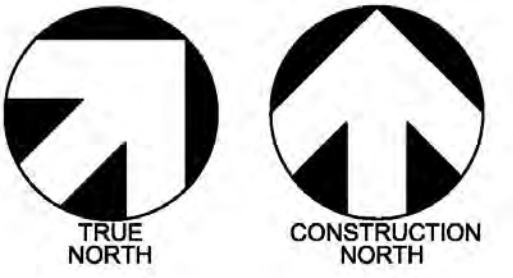
PROJECT # 22034

LEVEL 19-35

REINDERS  
+LAW  
ARCHITECTURE . ENGINEERING

DATE: 2023-10-02  
SCALE 1:300

P6



RENTABLE AREA	904.1 SQ.M	9,731.6 SQ.FT.
COMMON AREA	340.5 SQ.M	3,665.1 SQ.FT.
TOTAL FLOOR AREA	1,244.6 SQ.M	13,396.7 SQ.FT.

**264 VICTORIA ST. N.**  
**MIXED-USE DEVELOPMENT**

KITCHENER, ON

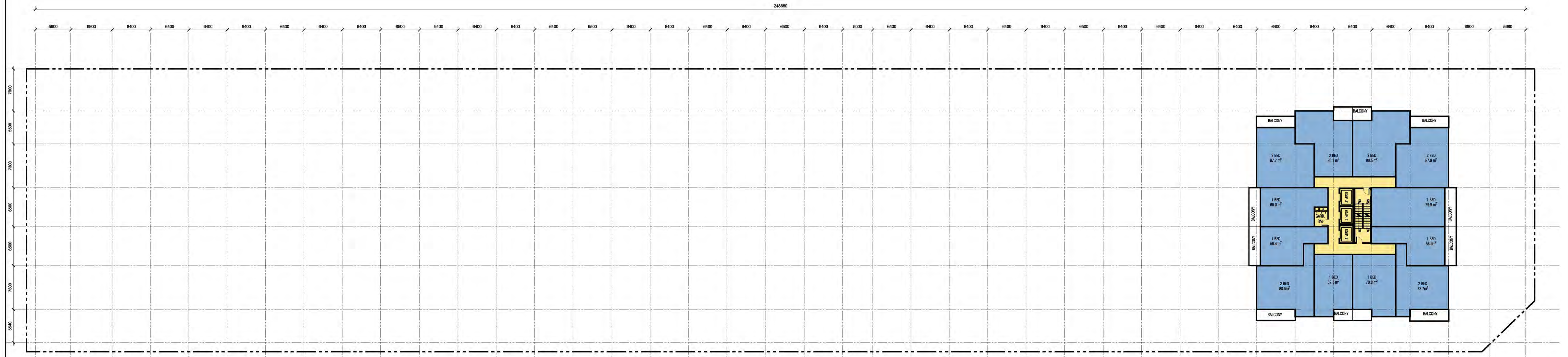
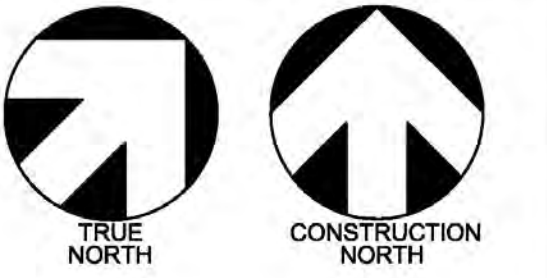
PROJECT # 22034

**LEVEL 36**

DATE: 2023-10-02  
 SCALE 1:300

**REINDERS  
 +LAW**  
 ARCHITECTURE . ENGINEERING

**P7**



RENTABLE AREA	904.1 SQ.M	9,731.6 SQ.FT.
COMMON AREA	123.5 SQ.M	1,329.3 SQ.FT.
TOTAL FLOOR AREA	1,027.6 SQ.M	11,060.9 SQ.FT.

**264 VICTORIA ST. N.**  
**MIXED-USE DEVELOPMENT**

KITCHENER, ON PROJECT # 22034

**LEVEL 37-40**

DATE: 2023-10-02  
 SCALE 1:300



**P8**





VICTORIA ST & ST LEGER ST VIEW



VICTORIA & MARGARET AV ST VIEW



MARGARET AV & VICTORIA ST VIEW



ST LEGER ST & VICTORIA ST VIEW



VICTORIA ST VIEW



AERIAL VIEW



# **AMENITIES**





Courtyard Views



FIFTH FLOOR TERRACE WITH BBQS AND A FIREPLACE LOUNGE



# **Appendix C – Shadow Study**

264 Victoria Street North,  
Kitchener, Ontario

Sun Study

Spring Equinox

March 21<sup>st</sup> – 10:00 AM to 6:00 PM

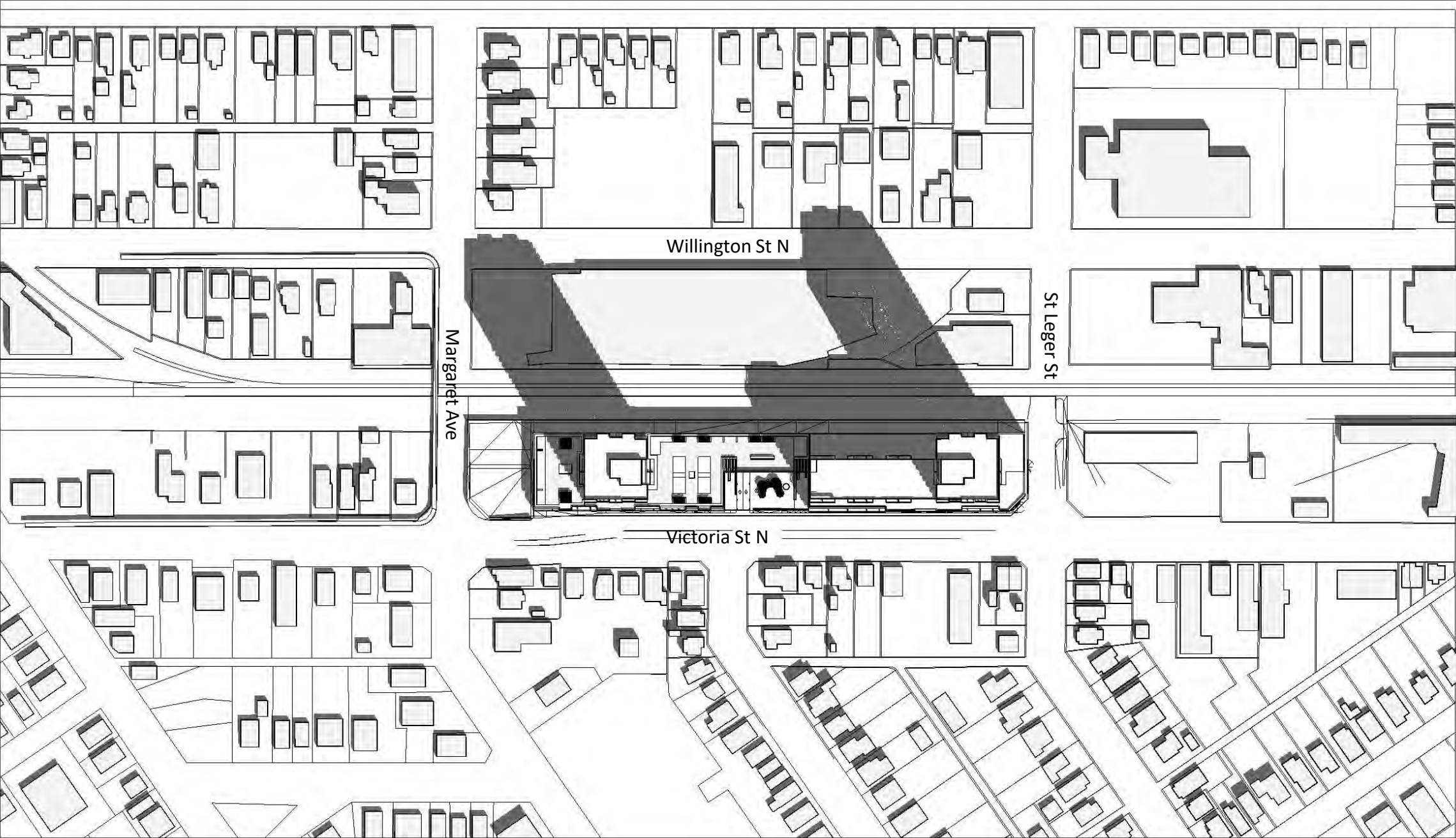


Willington St N

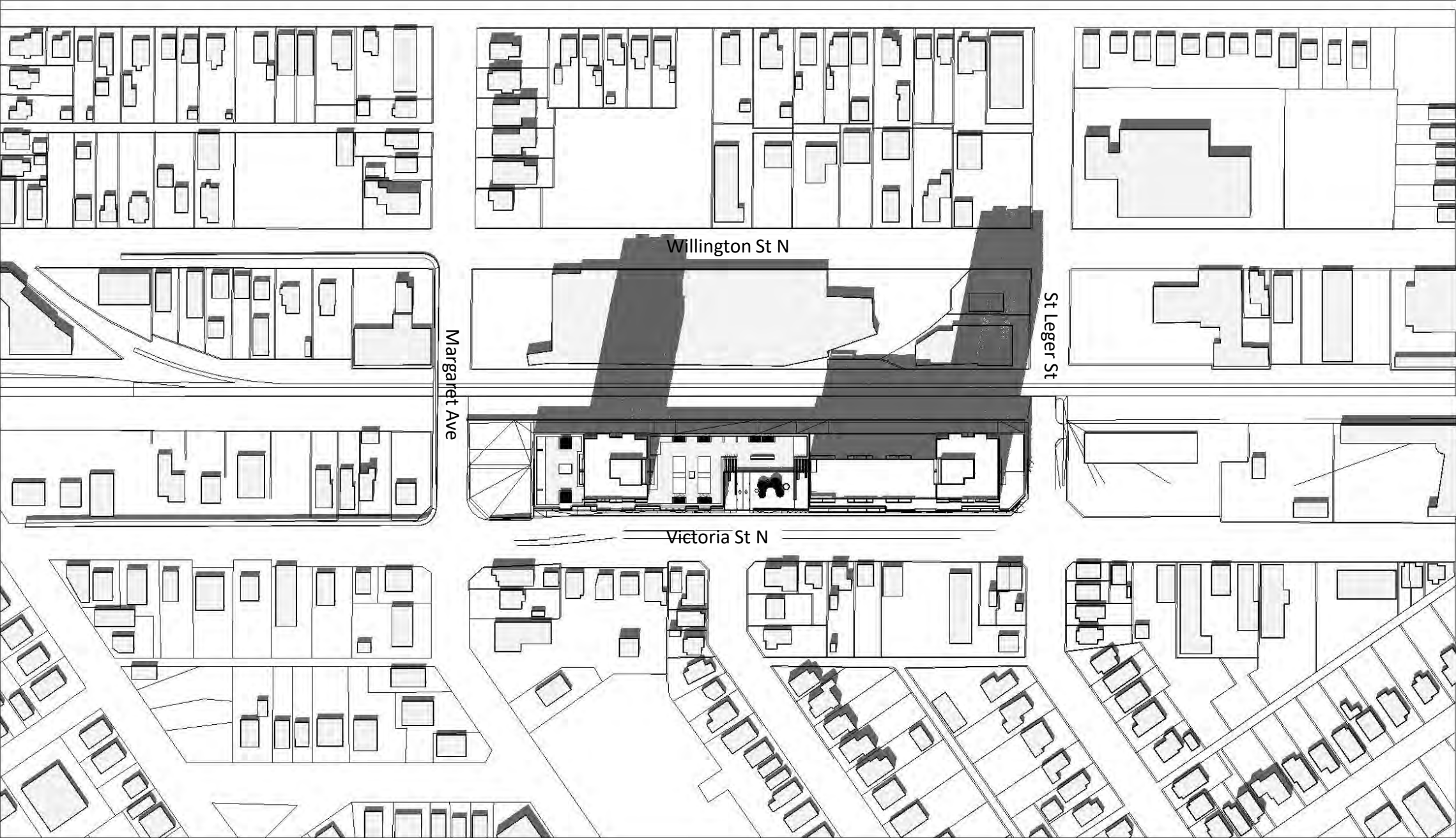
Margaret Ave

St Leger St

Victoria St N

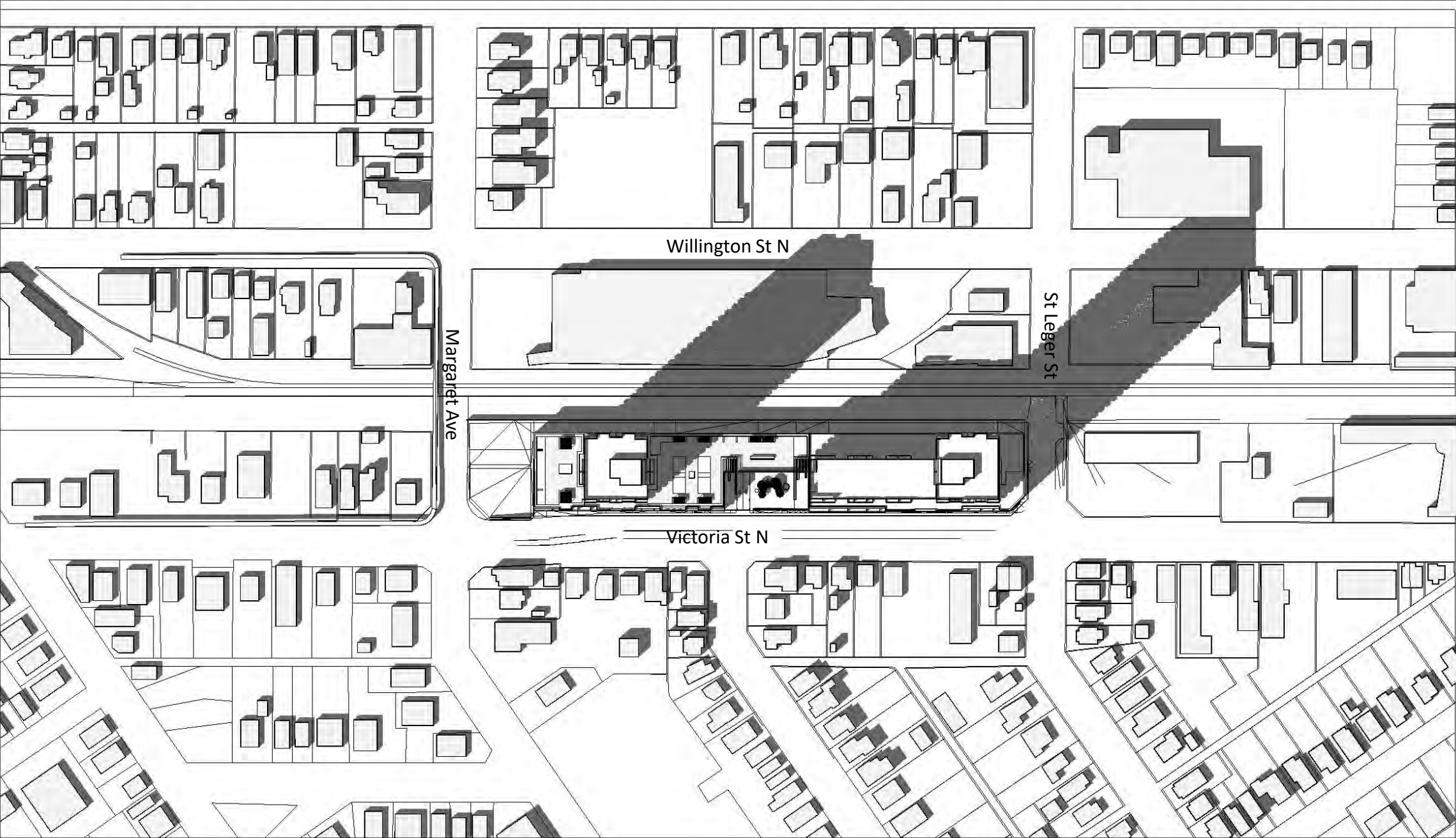


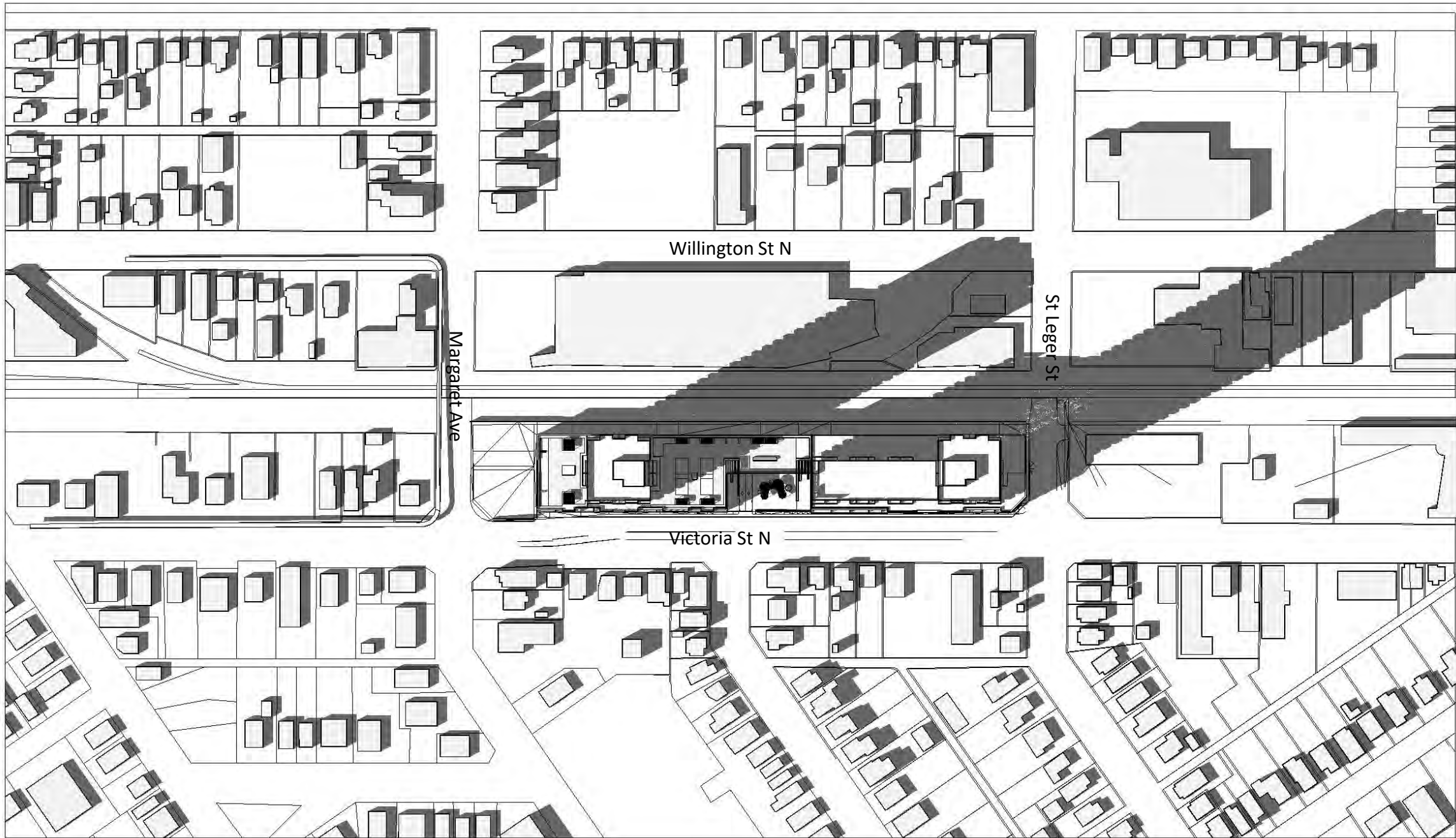














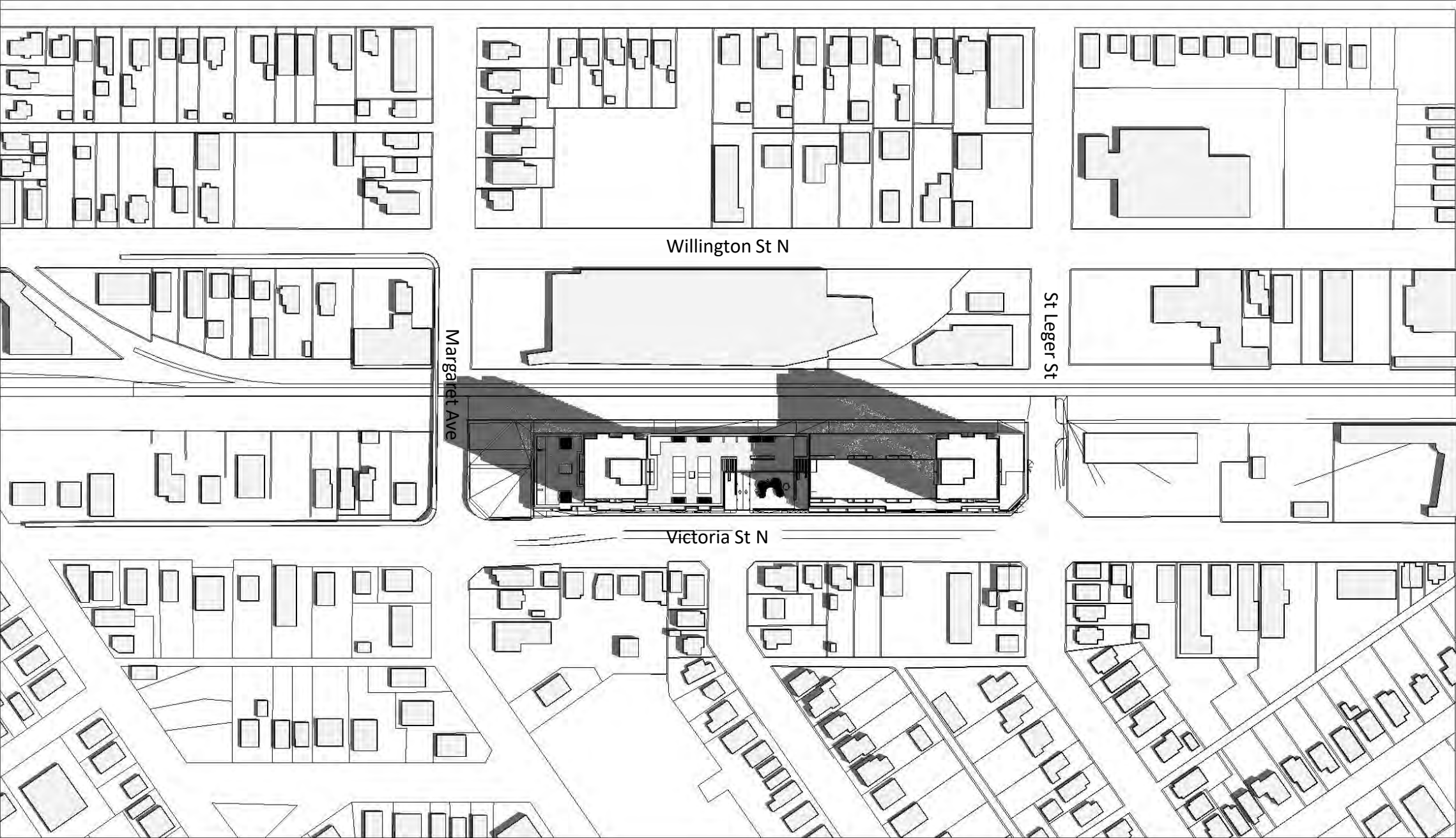


264 Victoria Street North,  
Kitchener, Ontario

Sun Study

Summer Equinox

June 21<sup>st</sup> – 10:00 AM to 6:00 PM



Wellington St N

St Leger St

Margaret Ave

Victoria St N

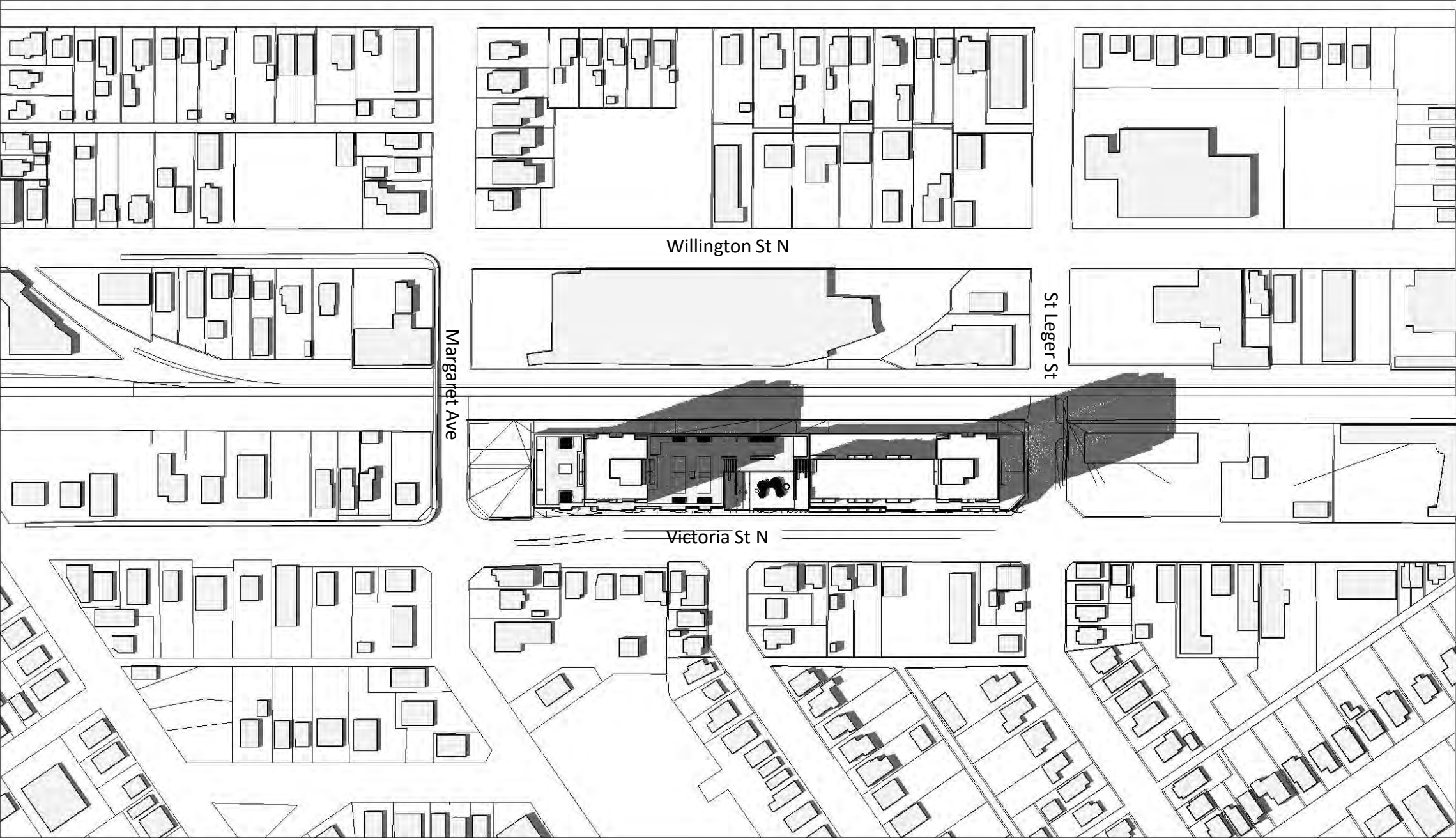










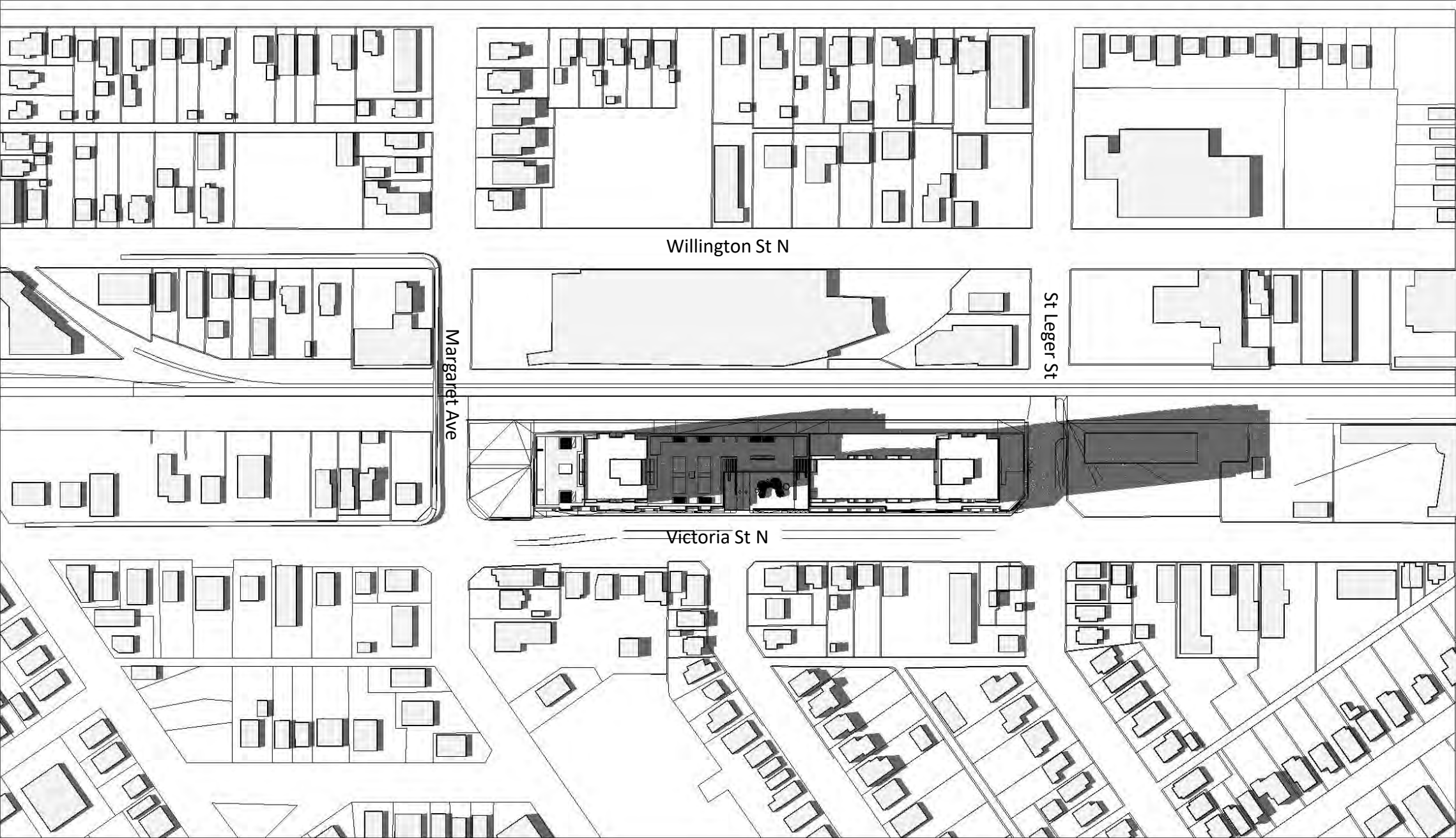


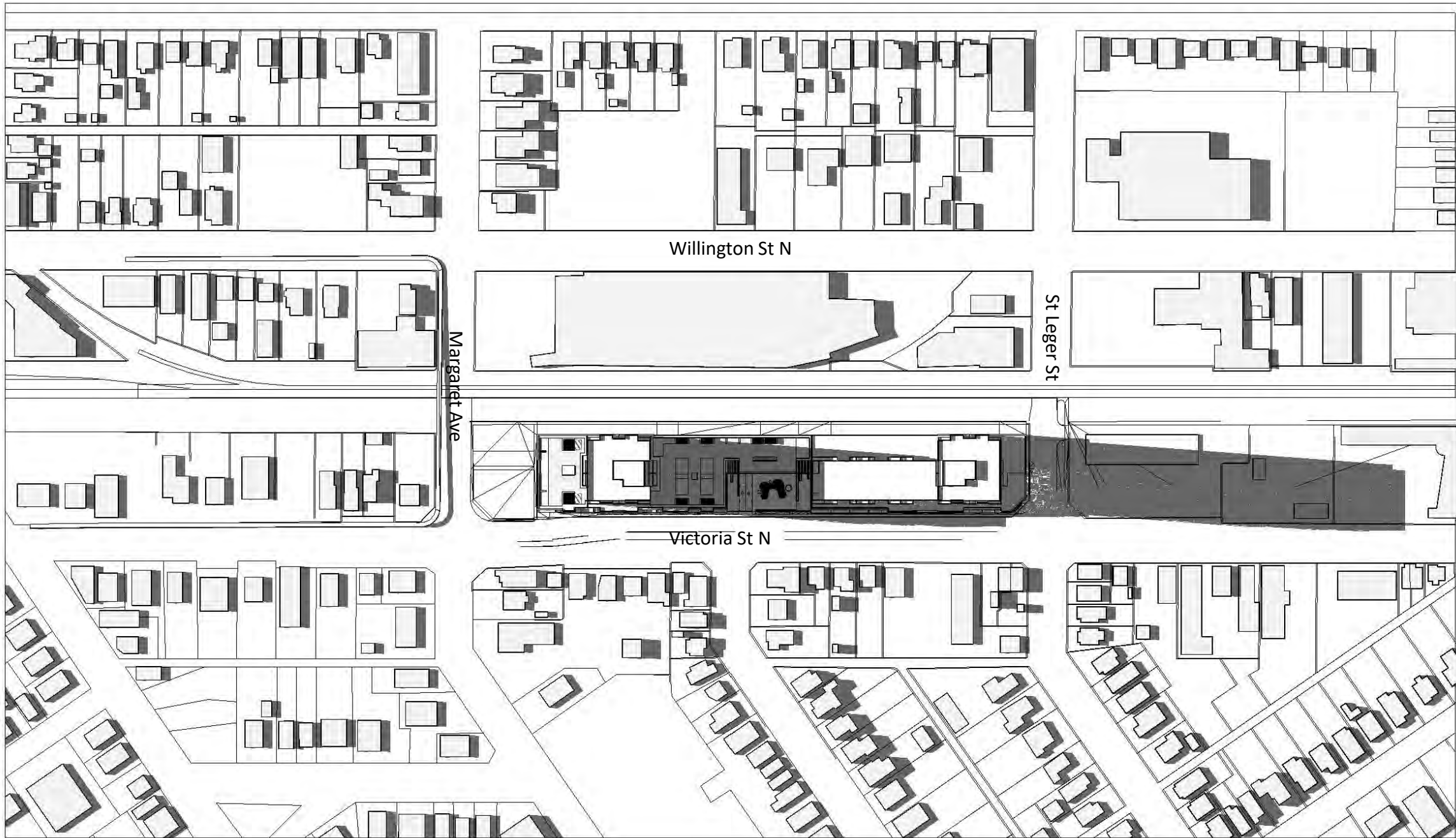
Willington St N

Margaret Ave

St Leger St

Victoria St N



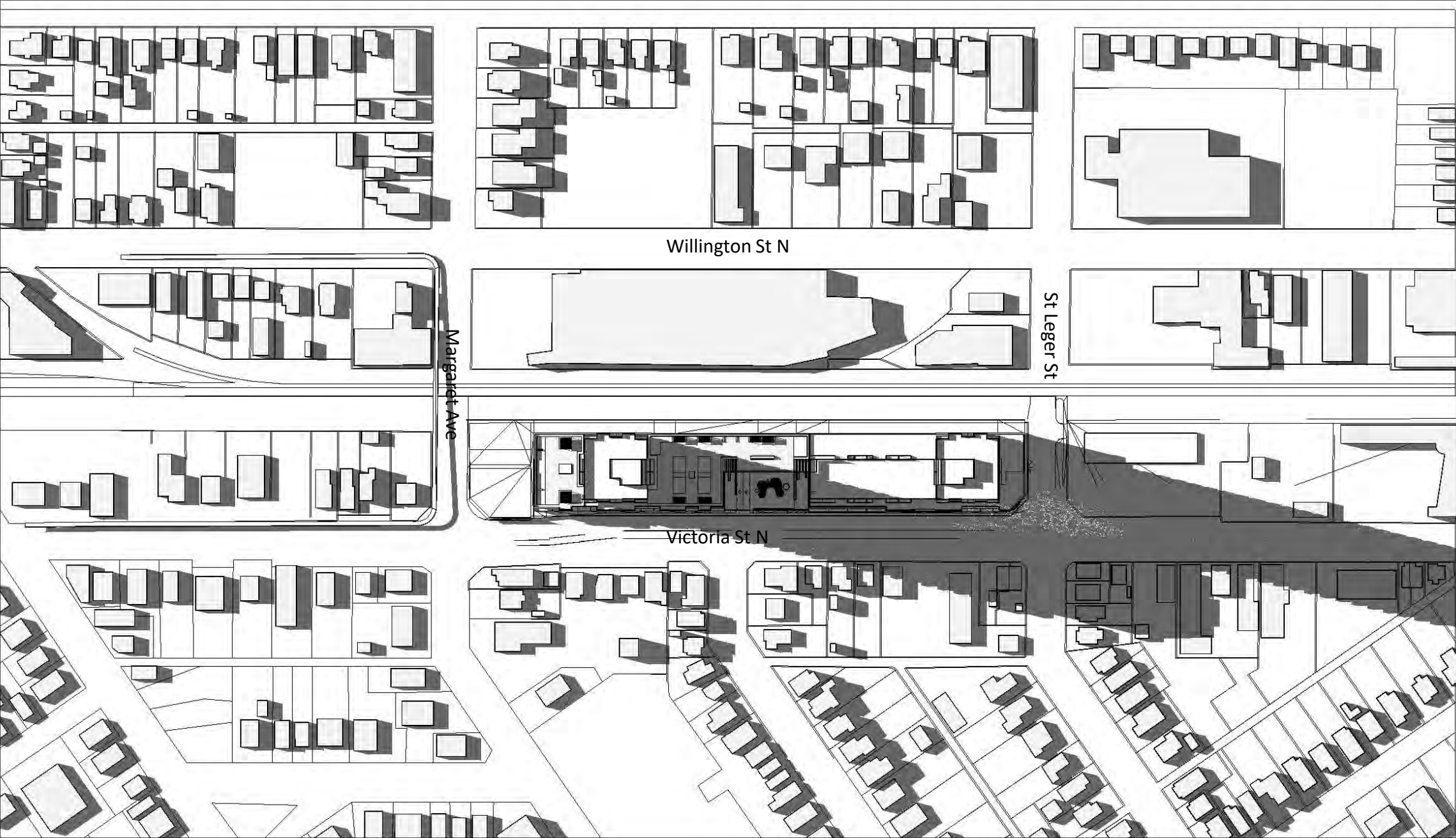


Willington St N

Margaret Ave

St Leger St

Victoria St N



Wellington St N

St Leger St

Margaret Ave

Victoria St N

264 Victoria Street North,  
Kitchener, Ontario

Sun Study

Autumn Equinox

September 21<sup>st</sup> – 10:00 AM to 6:00 PM



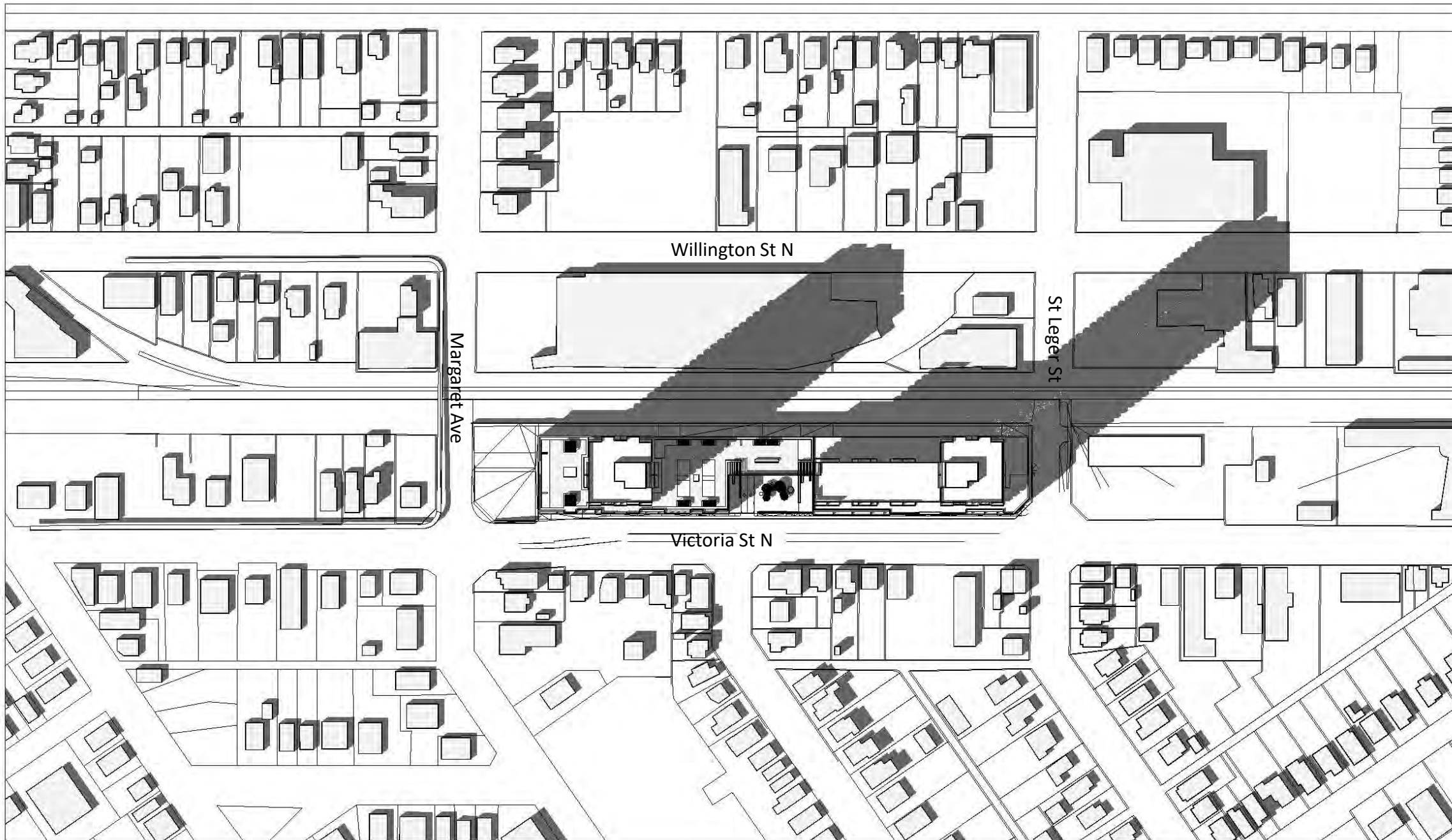


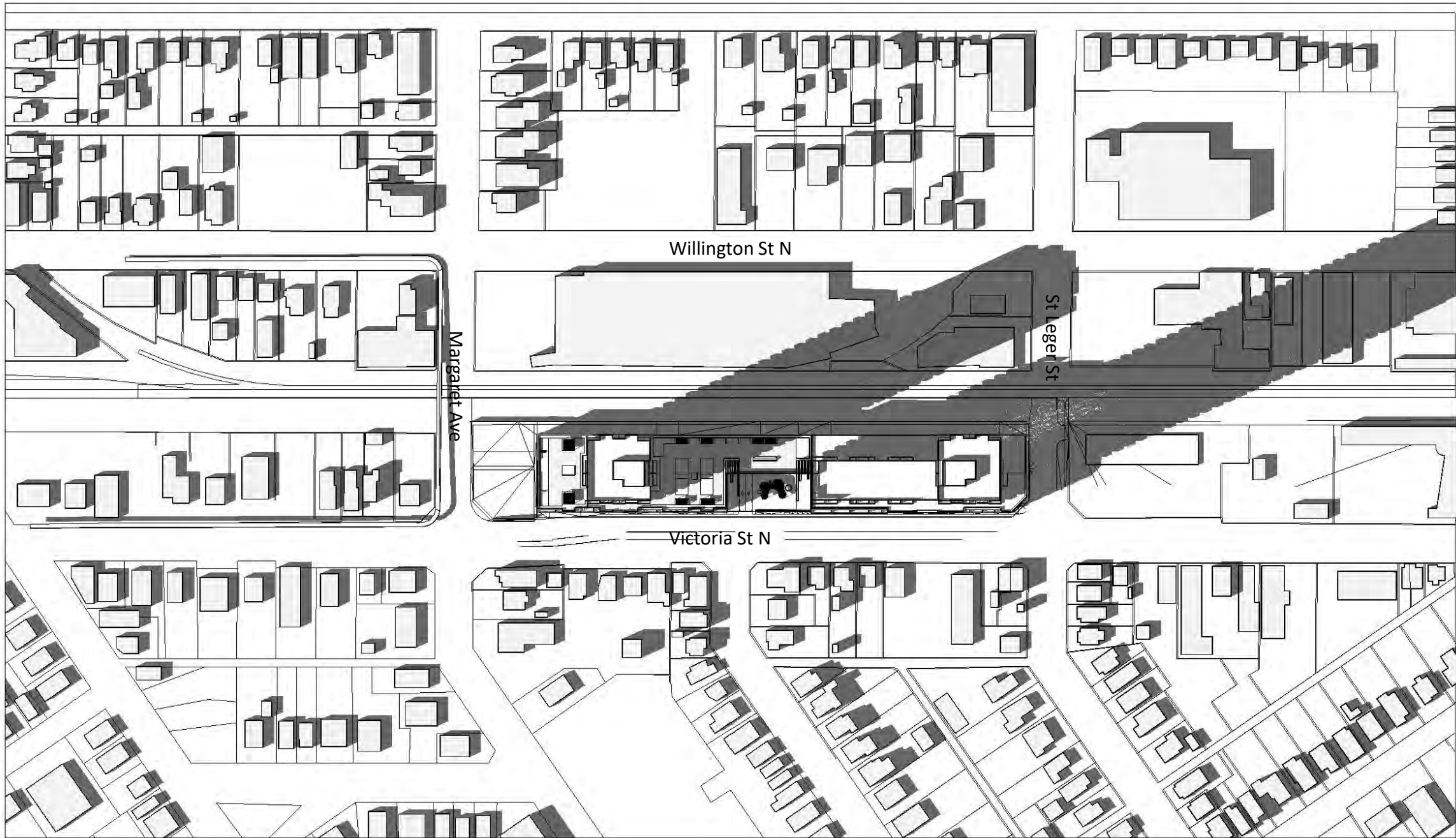


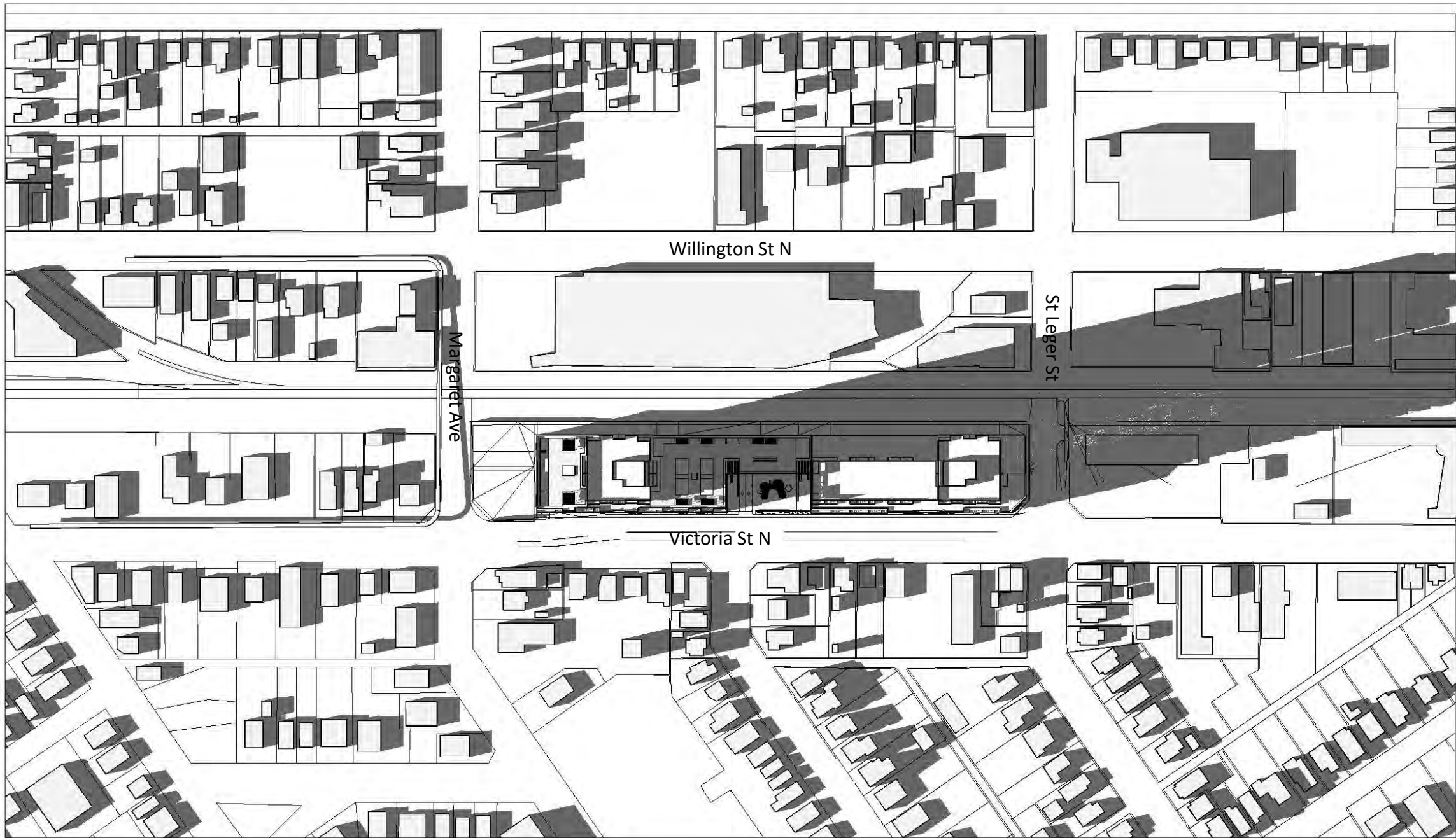
















264 Victoria Street North,  
Kitchener, Ontario

Sun Study

Winter Equinox

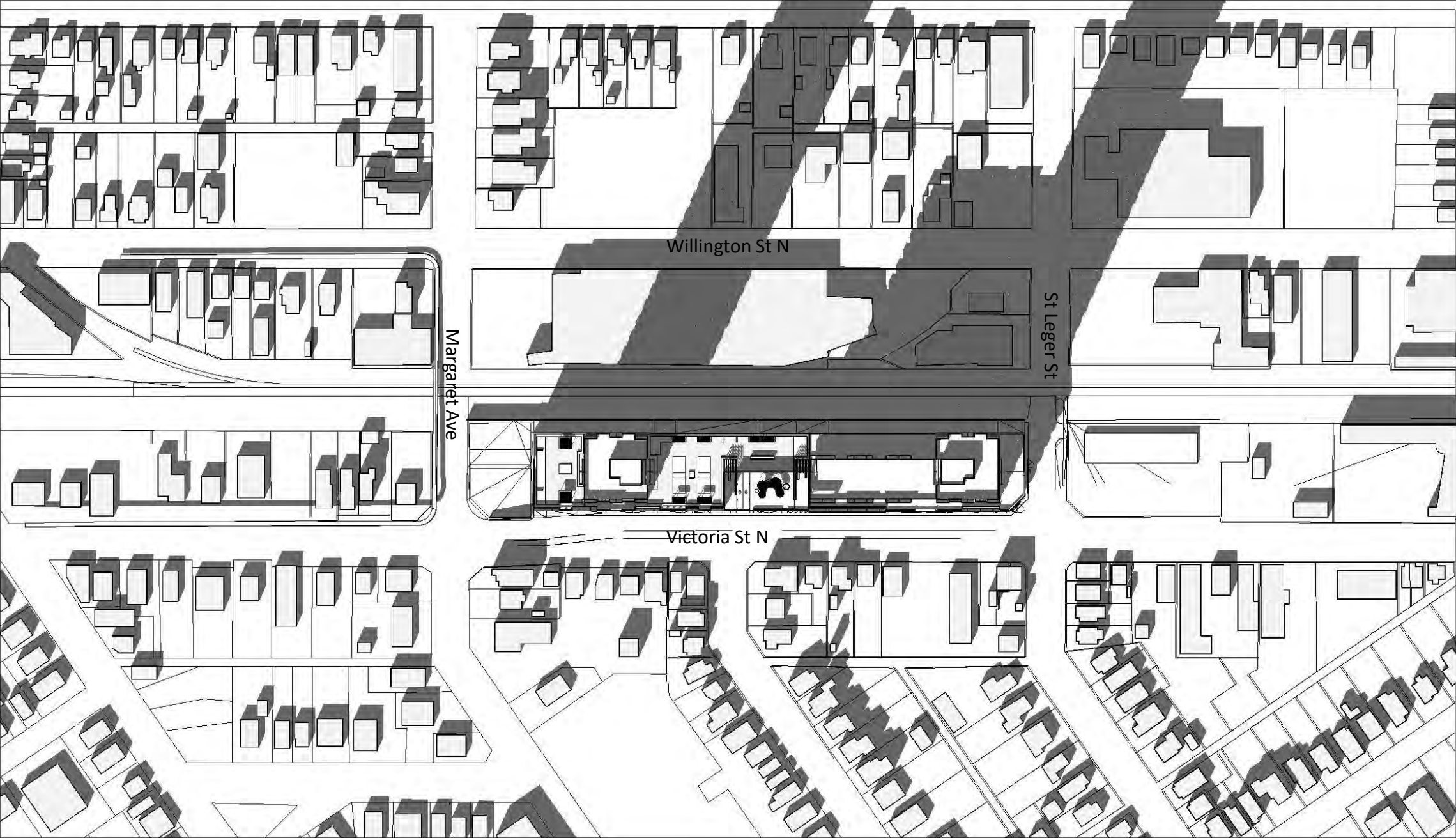
December 21<sup>st</sup> – 10:00 AM to 6:00 PM

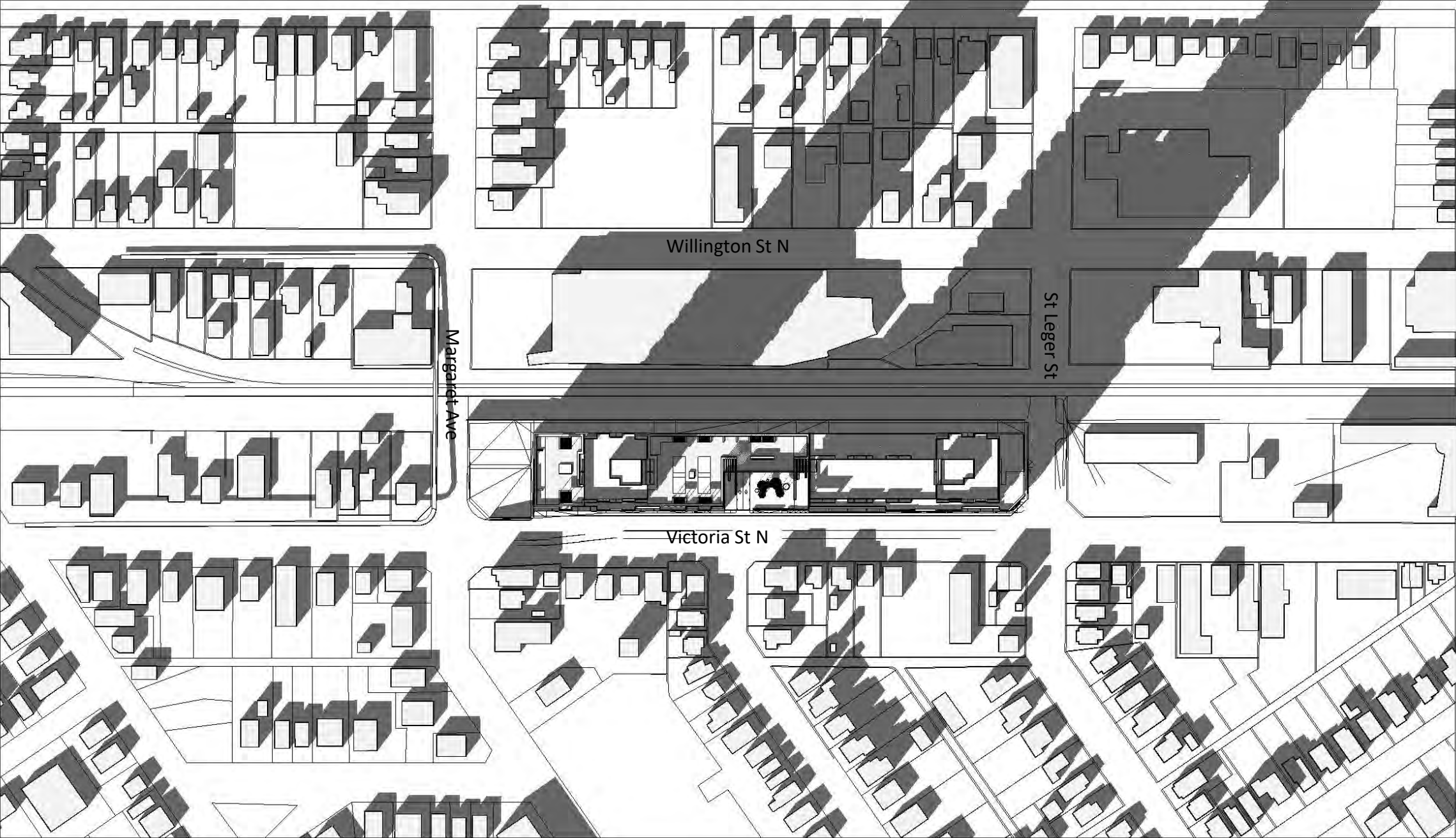




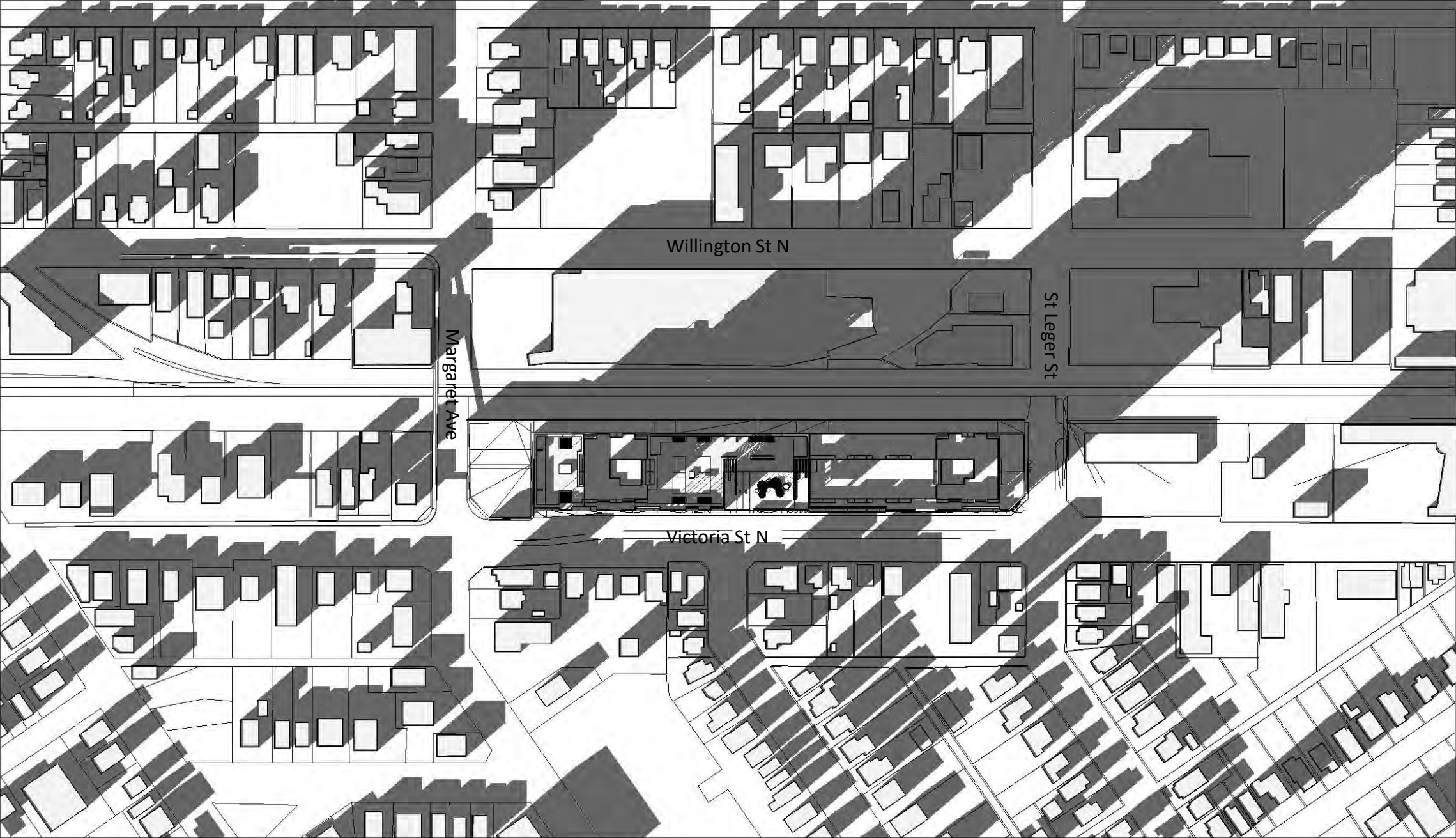


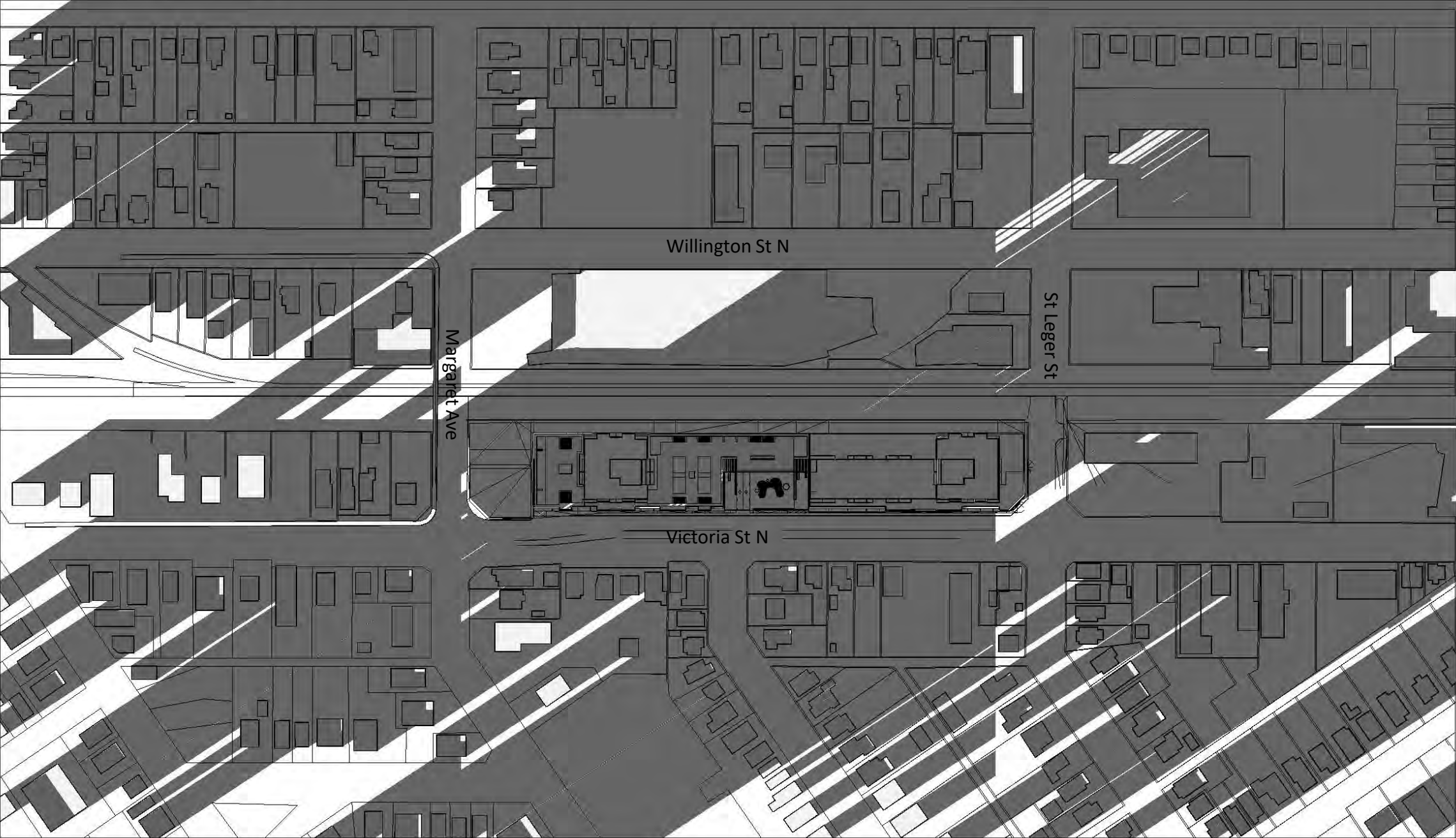


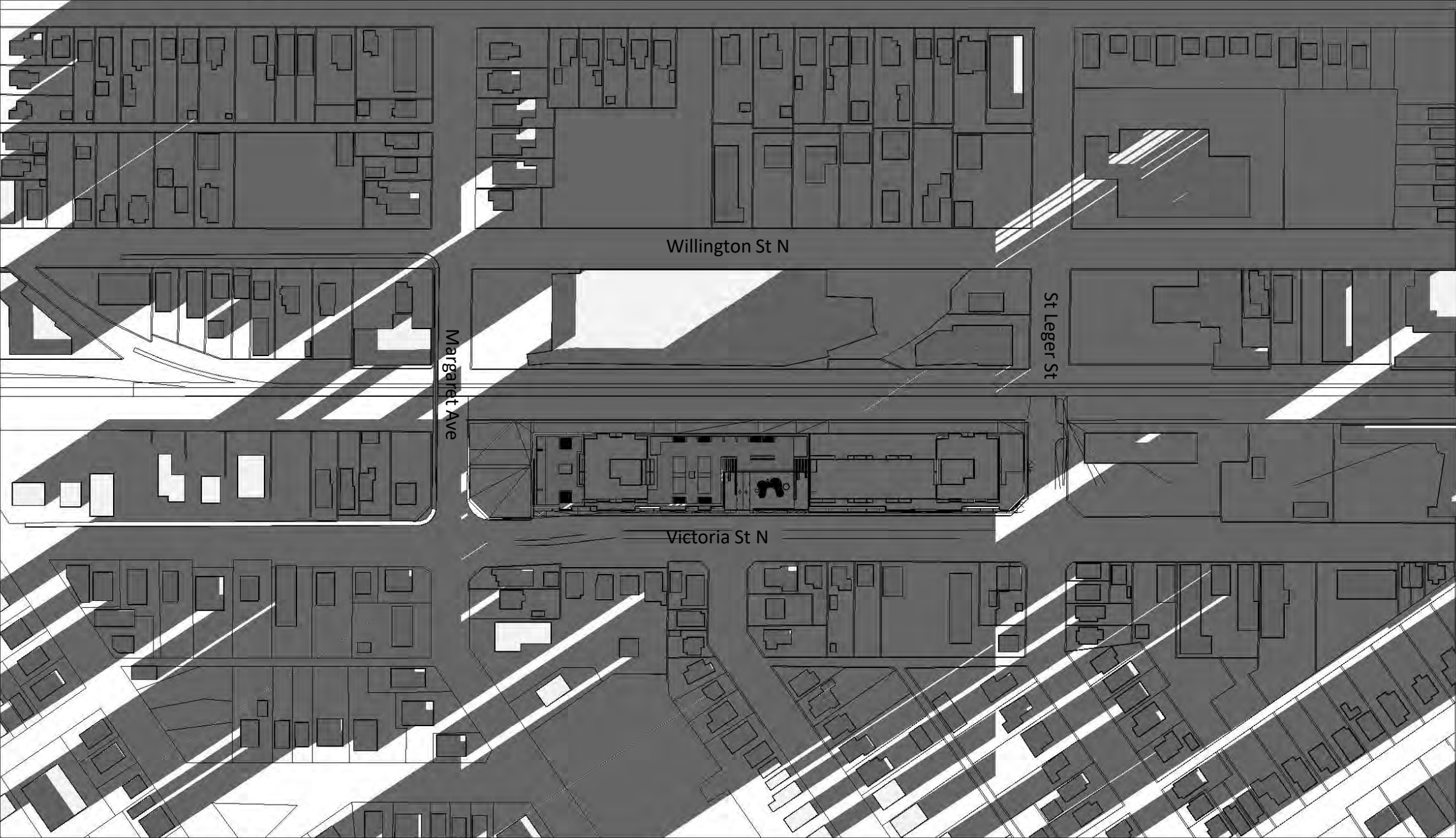












# Appendix D – Report Figures

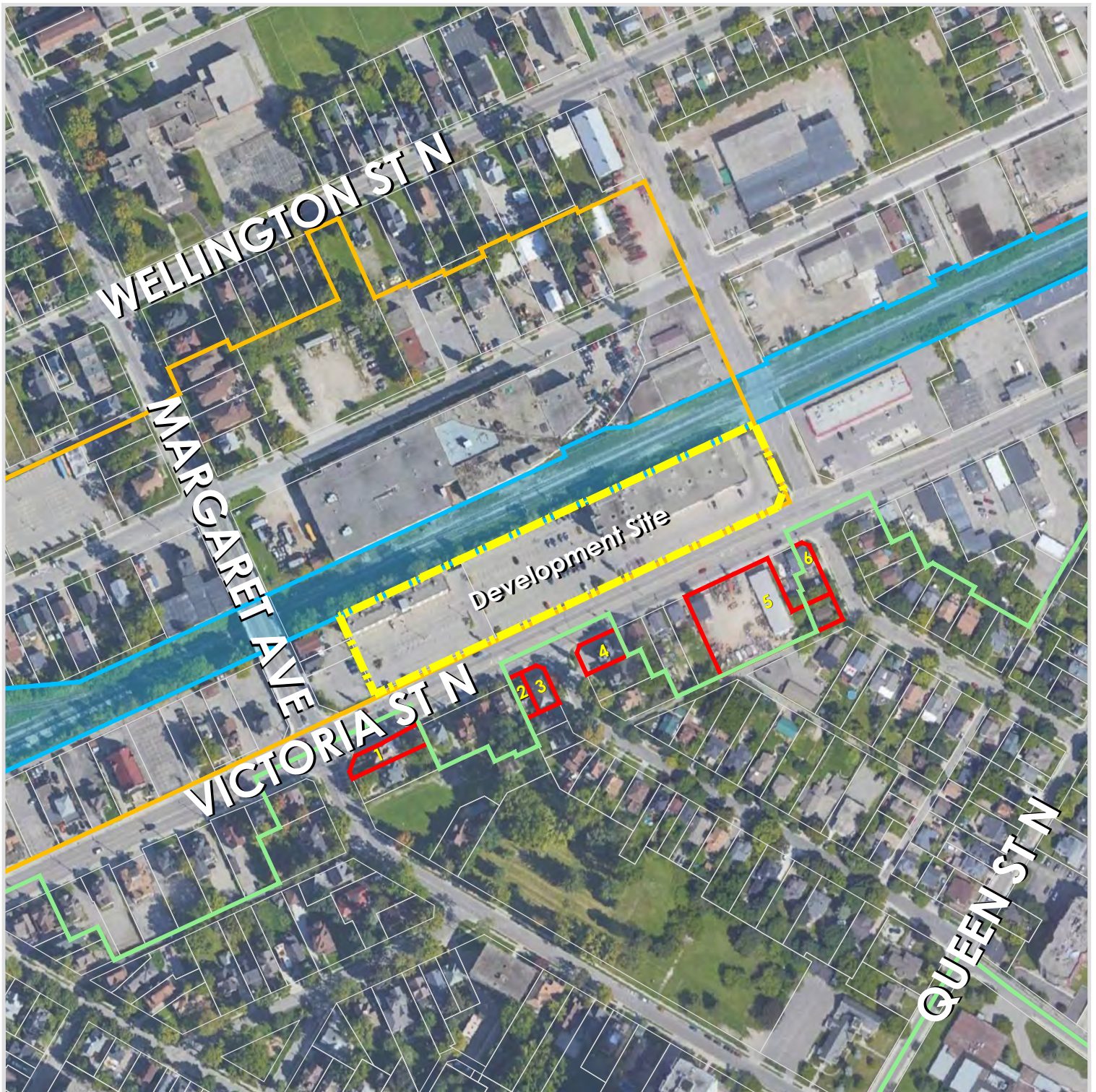


Figure 1:

## Heritage Properties and Heritage Districts

236-264 Victoria St N  
City of Kitchener  
Region of Waterloo

### LEGEND

- Subject Lands
- Warehouse District Cultural Heritage Landscapes
- Civic Centre Neighbourhood Heritage Conservation District
- CNR Line Cultural Heritage Landscape
- Heritage Properties:

1. 74 Margaret
2. 231 Victoria
3. 57-61 Ellen
4. 56 Ellen/239 Victoria
5. 257 Victoria
6. 277 Victoria

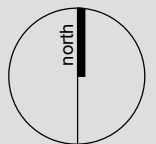
Source: Aerial - City of Kitchener (c) 2022, City of Kitchener Open Data (c) 2023

DATE: September 2023

SCALE: 1:3,000

FILE: 21302G

DRAWN: CCF



C:\USERS\CFANDRICH\DESKTOP\HERITAGE\_PROPERTIES\_15SEP2023.DWG

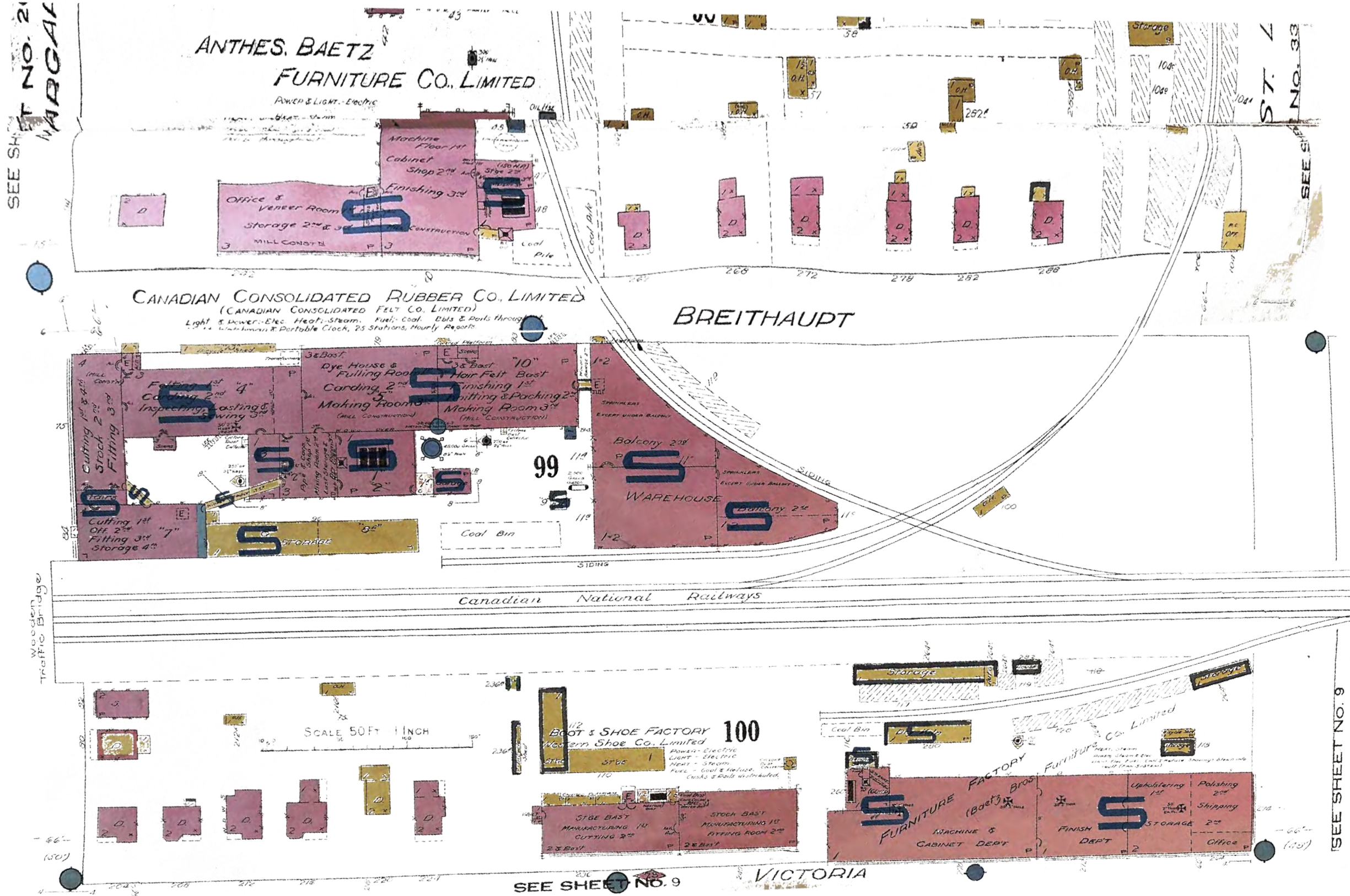
**MHBC** PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Figure 2  
1925 Fire Insurance Plan

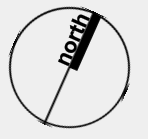
236-264 Victoria St N  
City of Kitchener  
Region of Waterloo

LEGEND



NOTE:  
• Source: 1925 Fire Insurance Plan

Date:	December 2023
Scale:	1:1,000
File:	21302G
Drawn:	PL



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Figure 3  
1925 Fire Insurance Plan  
Overlay

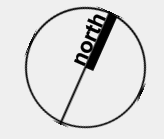
236-264 Victoria St N  
City of Kitchener  
Region of Waterloo

LEGEND



NOTES:  
 • Source: 1925 Fire Insurance Plan  
 • Imagery: 2022 Region of Waterloo Satellite Imagery

Date:	December 2023
Scale:	1:1,000
File:	21302G
Drawn:	PL



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