

# Staff Report



Development Services Department

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**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** April 2, 2024

**SUBMITTED BY:** Garett Stevenson, Director of Development and Housing Approvals,  
519-741-2200 ext. 7070

**PREPARED BY:** Deeksha Choudhry, Heritage Planner, 519-741-2200 ext. 7602

**WARD(S) INVOLVED:** Ward 5

**DATE OF REPORT:** March 20, 2024

**REPORT NO.:** DSD-2024-148

**SUBJECT:** Heritage Permit Application HPA-2024-IV-006  
1385 Bleams Road  
Demolition of Garage

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## RECOMMENDATION:

That pursuant to Section 34 of the Ontario Heritage Act, Heritage Permit Application HPA-2024-IV-006 be approved to permit the demolition of the garage on the property municipally addressed as 1385 Bleams Road in accordance with the supplementary information submitted with this application.

## REPORT HIGHLIGHTS:

- The purpose of this report is to present staff's recommendation for the demolition of the garage at the subject property municipally addressed as 1385 Bleams Road.
- The key finding of this report is the demolition of the garage will not impact the heritage attributes of the property, as it is not protected by the designating by-law and has no cultural heritage value. However, according to Section 34 of the *Ontario Heritage Act*, the demolition of any building or structure on the property requires Council approval.
- There are no financial implications associated with this report.
- Community engagement included consultation with the Heritage Kitchener committee.
- This report supports the delivery of core services.

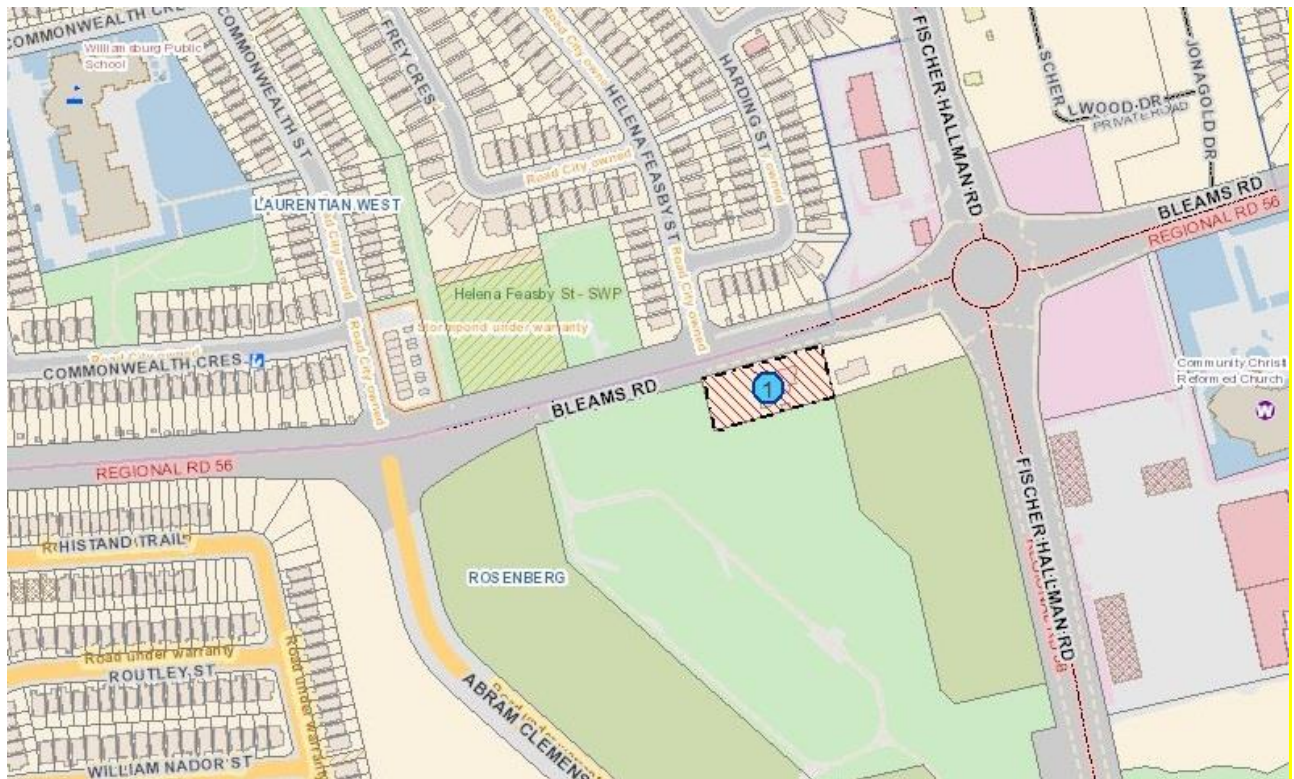
## EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2024-IV-006 proposes the demolition of the garage on the subject property municipally addressed as 1385 Bleams Road. The garage has no cultural heritage value and is not protected by the designating by-law. However, according to Section 34 of the *Ontario Heritage Act*, the applicant must obtain approval prior to the demolition or removal of any building or structure on the property, whether or not the heritage attributes will be affected. Staff are of the opinion that demolishing the garage will not impact the heritage attributes of the property.

\*\*\* This information is available in accessible formats upon request. \*\*\*  
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

## BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2024-IV-002 seeking permission to demolish the garage at the subject property municipally addressed as 1385 Bleams Road (Fig. 1).



**Figure 1.** Location Map of subject property (highlighted in red box).

This permit has been brought before the Heritage Kitchener Committee as the subject property is designated under Part IV of the *Ontario Heritage Act* through Designating By-law 1987-309. In accordance with By-law 2009-089, delegating Council's approval for certain classes of alterations to Staff, delegated authority is permitted for Part IV designated property after consultation with the Heritage Kitchener Committee.

Even though the garage has not been identified as a heritage attribute, and is not protected by the designating by-law, the demolition or removal of any structure or building on the property needs Council consent according to Section 34 of the *Ontario Heritage Act*. The garage is a modern two-bay garage and has no cultural heritage value.

## REPORT:

The subject property is located on the southern side of Bleams Road and western side of Fischer Hallman Road, between Fischer Hallman Road and Abrams Clemens Street. Also known as the former 'Williamsburg School' the subject property contains a 2 storey rubble stone construction house, which was originally constructed as a school for the former hamlet of Williamsburg in 1864 (Fig 2).



**Figure 2.** North and West elevation of the original Williamsburg Schoolhouse.

### Williamsburg Schoolhouse

The Williamsburg Schoolhouse was originally built in 1864. It was a rectangular, gable-roofed structure constructed of granite fieldstone. A brick addition was constructed in 1874 to accommodate more students towards the rear. In 1966, the school was closed and the building was converted into a private residence. In 1987, a stone-faced, wood-framed addition was constructed at the front of the building.

The building has been recognized for its design/physical, and historical/associative value in the designating by-law. The building is one of the few remaining original buildings from the former Hamlet of Williamsburg, and the schoolhouse is a representative example of an early construction style i.e. rubble stone construction. The designating by-law identifies the following features of the property:

- All rubble stone facades of the original schoolhouse.
- The belfry;
- The fence; and
- The wood shed.

The construction date of the garage is unknown, but it was not a part of the original construction of the school. It mostly likely would have been constructed some time after

the building was converted to a residence. It is a modern two-bay garage, and does not have any cultural heritage value (Fig. 3).



Figure 3: Modern two-bay garage.

### Associated Planning Applications

1385 Bleams Road was subject to a Zoning-By Law Amendment (ZBA) in 2023, which was approved by Council at its April 24, 2023, meeting. The zoning amendment was sought to change the A-1 (agricultural) zoning to RES-6 (residential) to allow for a medium rise residential development. The applicant is proposing to build eight, three-storey townhomes towards the rear of the property.

As part of the ZBA application, a Heritage Impact Assessment (HIA) was submitted in support of the application. The draft HIA was circulated to Heritage Kitchener at its March 7, 2023, meeting. The HIA has since been approved.

### Demolition of Garage

To facilitate the above-mentioned development, the modern two-bay garage needs to be demolished. As part of this application, only the demolition of the garage is proposed. Even though the garage has no cultural heritage value, the *Ontario Heritage Act* requires that any building or structure proposed to be removed or demolished receive Council approval. The demolition of this garage will not affect the heritage attributes of the property, nor its reasons for designation.

The proposed alterations meet the “Eight Guiding Principles in the Conservation of Built Heritage Properties”, especially:

- Respect for historical material – repair or conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historic content of the resource.
- Respect for original fabric – repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.
- Respect for building’s history – Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.
- Maintenance – with continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.
- Respect for the buildings history – do not restore at one period at the expense of another.

The proposed alterations meet the “Standards and Guidelines for the Conservation of Historic Places in Canada”, especially:

- Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
- Conserve heritage value by adopting an approach calling for minimal intervention.
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

### Heritage Planning Comments

In reviewing the merits of this application, Heritage Planning Staff note the following:

- The subject property municipally addressed as 1385 Bleams Road is designated under Part IV of the Ontario Heritage Act by way of designating by-law 1987-309.
- The proposal is for the removal of the modern garage on the subject property.
- The modern garage has no cultural heritage value, and is not protected by the designating by-law. However, the demolition or removal of any building or structure on a designated property needs Council approval.
- The proposed work is consistent with the Eight Guiding Principles in the Conservation of Built Heritage Properties and with Parks Canada’s The Standards and Guidelines for the Conservation of Historic Places in Canada; and
- The proposed work will not adversely impact the building nor its reasons for designation.

### **STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

### **FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

**COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City’s website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT – Heritage Kitchener has been consulted regarding the subject Heritage Permit Application.

**PREVIOUS REPORTS/AUTHORITIES:**

- *DSD-2023-080 – Draft Heritage Impact Assessment (HIA) – 1385 Bleams Road – Proposed Construction of 8 Three-Storey Townhomes.*
- *Ontario Heritage Act, 2022*
- *Planning Act*

**APPROVED BY:** Garrett Stevenson, Director of Development and Housing Approvals,  
Development Services

**ATTACHMENTS:**

Attachment A – Heritage Permit Application HPA-2024-IV-006