

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: Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7291

WARD(S) INVOLVED: Ward 10

DATE OF REPORT: March 5, 2024

REPORT NO.: DSD-2024-117

SUBJECT: Draft Heritage Impact Assessment (HIA)
236-264 Victoria Street North

RECOMMENDATION:

For information.

BACKGROUND:

The Development and Housing Approvals Division is in receipt of a draft Heritage Impact Assessment (HIA) dated December 2023 and prepared by McNaughton Hermsen Britton Clarkson Planning Limited (MHBC), on behalf of Reinders and Law Ltd. The HIA relates to a submitted Official Plan Amendment and Zoning By-law Amendment (OPA24/001/V/CD and ZBA24/001/V/CD) for the properties municipally addressed as 236 and 264 Victoria Street North. The planning applications propose a mixed-used development comprised of three towers connected through a podium. The eastern-most tower, oriented towards St Leger Street, is proposed to be 40 storeys in height with an adjacent 18-storey mid-rise tower to the west. The western-most tower is proposed to be 35 storeys in height, and the connecting podium will range between 4-6 storeys. The development will provide a total of 1,076 dwelling units and 1,113 square metres of commercial space in addition to a mid-block public-private outdoor amenity space identified by a glass feature and other detailed landscaped elements.

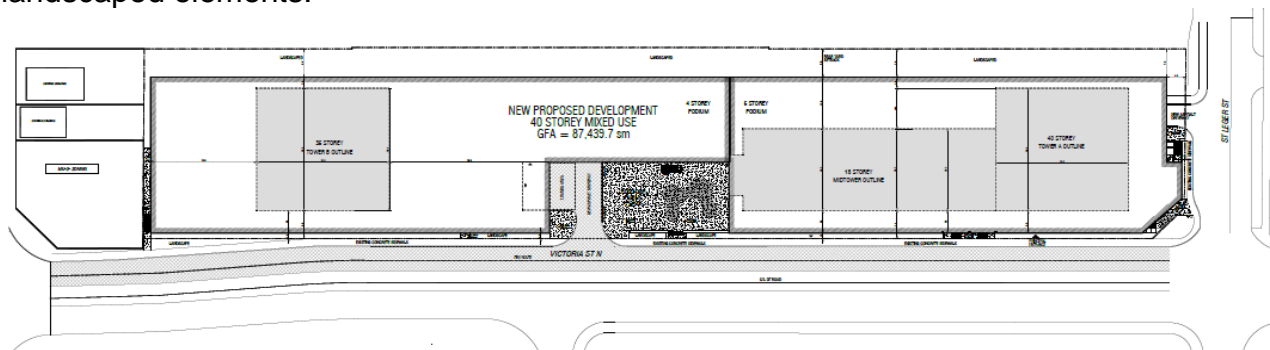


Figure 1: Proposed Site Plan with Tower Layout

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



Figure 2: Rendering of Proposed Development - View from Victoria & St Leger Street

As of the date of this report, 236 Victoria Street North contains a three-storey commercial building and surface parking lot. 264 contains a three-storey fitness facility and a surface parking lot. Neither of the subject properties have status under the *Ontario Heritage Act*, and both were reviewed in 2005 for the Heritage Kitchener Inventory and determined to have no heritage value or significance. The subject lands are, however, located within the Warehouse District Cultural Heritage Landscape (CHL) as per the Cultural Heritage Landscape Study completed in 2014 and approved by Council in 2015. The subject lands are also adjacent to identified heritage resources, including:

- To the south, properties designated under Part V of the *Ontario Heritage Act* and located within the Civic Centre Neighbourhood Heritage Conservation District
- To the south, the Civic Centre Neighbourhood Cultural Heritage Landscape; and
- To the north, the Canadian National Railway Line Cultural Heritage Landscape.

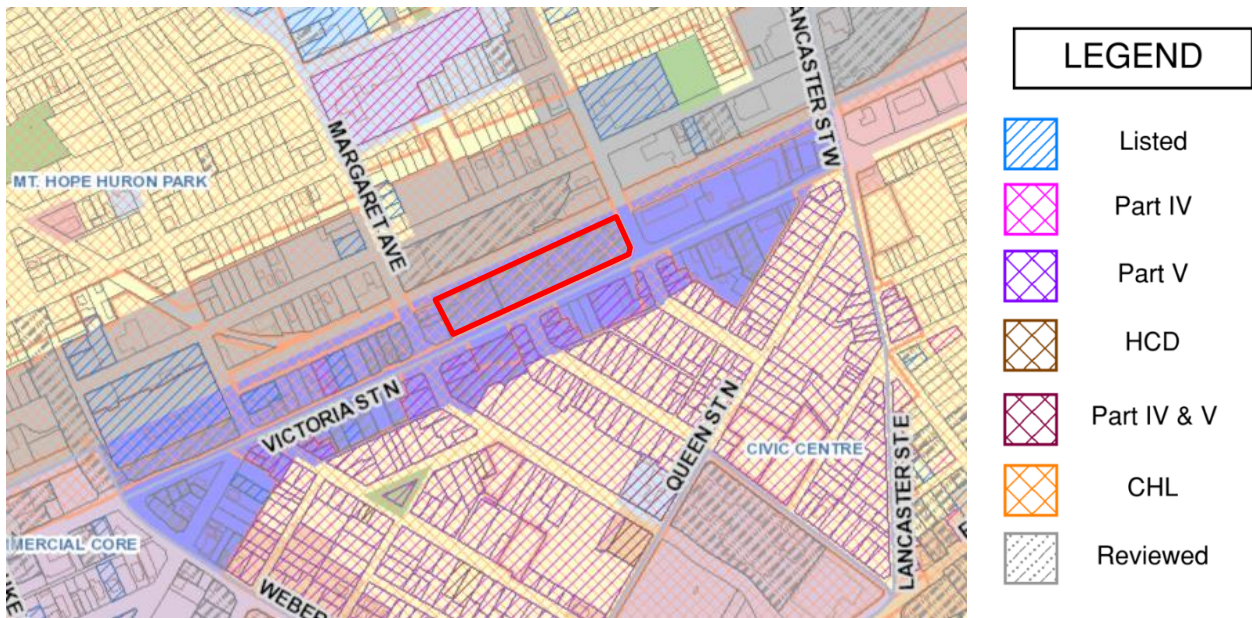


Figure 3: Location Map of Subject Property and Surrounding Heritage Resources

REPORT:

Evaluation Against Criteria 9/06

The draft HIA completed an evaluation of the subject properties using the criteria for designation determined by Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22). It was determined that only one criteria was met, that being that the subject lands have a direct association with significant companies. A summary of this evaluation is provided below.

Criteria	Criteria Met (Yes/No)
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, material, or construction method.	No. 264 Victoria Street North contains a contemporary building, while 234 Victoria Street North contains a 1960's industrial facility that has undergone alterations to appear contemporary.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No. Contemporary materials and craftsmanship is displayed.
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.	No. Neither building exhibits a construction method or materials beyond their utilitarian function.

4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes. The lands have associative value with Western Boot and Shoe Company, Greb Industries, and Bauer Hockey.
5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No. The subject lands can not yield any further information or understanding of the community.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No. The building or architect of 234 Victoria Street North is unknown. There is no information available which suggests that the building or architect were significant to the community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No. The buildings are contemporary in their use and appearance and do not maintain a relationship with the surrounding Warehouse District CHL or CN Railway CHL, or Civic Centre Neighbourhood.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No. The subject lands do not have a significant relationship to their surroundings given the change in use and appearance.
9. The property has contextual value because it is a landmark.	No. The subject lands are not considered a landmark.

Impact Assessment

The Ontario Heritage Toolkit identifies potential negative impacts to heritage properties and associated heritage attributes as a result of proposed development or alterations. The draft HIA has concluded that the proposed development will not result in any of these impacts to the subject properties, the Cultural Heritage Landscapes, the adjacent Heritage Conservation District, or nearby designated properties. While no impacts are identified and therefore no mitigation measures are required, the HIA does identify that the associative value of the subject lands to Greb Industries and Bauer Hockey should be recognized through commemoration. The proposed development is to include a commemorative component or feature that acknowledges the history of the subject lands and may include integration of a feature within the interior or atrium of the proposed towers or a feature in the public-private courtyard along the Victoria Street frontage. The HIA identified the second as being the preferred option, as this would allow for the commemorative piece to be visible and accessible to the public. The completion of a Commemoration Plan is recommended to provide specific implementation details on the commemoration.

The applicant will be attending the April 2, 2024 meeting of the Heritage Kitchener Committee to answer any questions or concerns. Heritage Planning Staff have reviewed the HIA and provided detailed comments to the application to address areas that require further assessment or discussion. At this time, Heritage Planning Staff are also seeking the Committee's input and comments, which will be taken into consideration as part of the complete staff review and processing related to the associated Planning Act Application.

A copy of the HIA has been included as **Attachment A** in this report.

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 council / committee meeting.

PREVIOUS REPORTS/AUTHORITIES:

- Ontario Heritage Act, R.S.O 1990

APPROVED BY: Justin Readman, General Manager of Development Services

ATTACHMENTS:

Attachment A – Draft Heritage Impact Assessment (HIA) – 236-264 Victoria Street North