

# Staff Report



Development Services Department

www.kitchener.ca

**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** May 7, 2024

**SUBMITTED BY:** Garrett 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 5

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

**REPORT NO.:** DSD-2024-147

**SUBJECT:** Draft Heritage Impact Assessment (HIA)  
2091 Bleams Road

---

## RECOMMENDATION:

For information.

## BACKGROUND:

The Development and Housing Approvals Division is in receipt of a draft Heritage Impact Assessment (HIA) prepared by McNaughton Hermsen Britton Clarkson Planning Limited (MHBC). The draft HIA was submitted to the City on February 23, 2024 and relates to a demolition control application for the property municipally addressed as 2091 Bleams Road, to demolish two structures on the site. The demolition control application has not yet been deemed complete or circulated. The demolition is proposed in anticipation of a future Plan of Subdivision.

The subject property has no status under the *Ontario Heritage Act*, being neither designated nor listed as a non-designated property of cultural heritage value or interest. It is identified within the Rosenberg Community Secondary Plan as being a potential cultural heritage resource. The site was identified initially in the Southwest Kitchener Urban Area Community Master Plan, Cultural Heritage Background Study dated August 2010 and prepared by heritage consultant Nancy Z. Tausky. It was one of 16 sites of potential heritage value within or around the study area during initial general surveys conducted. Further examination confirmed that the site merited listing in the Municipal Heritage Register and designation under the Ontario Heritage Act with further assessment of the interior. Council adopted the Southwest Urban Area Studies: Community Master Plan, including supporting studies such as the Cultural Heritage Background Study, on August 15, 2011. On October 3, 2011 Council elected not to list 2091 Bleams Road on the Municipal Heritage Register as a non-designated property of cultural heritage value or interest due to protest raised by the then-property owner.

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

As of the date of this report, 2091 Bleams Road contains a single-detached residential dwelling and an accessory barn. The property has not been in use for a number of years and the structures are in poor condition.



**Figure 1: Contextual Map of Subject Property and Surrounding Lands**



**Figure 2: Aerial View of Subject Property**



**Figure 3: Single Detached Dwelling on Subject Property**



**Figure 4: Front and Rear Façades of Barn on Subject Property**

## REPORT:

### *Evaluation Against Ontario Regulation 9/06*

The draft HIA completed an evaluation of the subject property against the criteria for designation determined by Ontario Regulation 9/06. It concludes that only one criterion is met, that being that the subject lands contain an early and rare example of a log house and barn. A summary of the evaluation as concluded by the draft HIA is provided below.

<b>Criteria</b>	<b>Criteria Met (Yes/No)</b>
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.	Yes. 2091 Bleams Road contains an early and rare example of a log-house, constructed c. 1858 pre-confederation, and barn.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No. Both structures are simple representations of their architectural style.
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.	No. Neither structure 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.	No. The property was not inhabited by an individual significant to the community and were not used by or associated with a significant theme, event, or organization.
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 information related to the property has been realized and does not contribute to an understanding of a community or culture.
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. Information related to the architect and builder are unknown.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No. The surrounding area has evolved from its original agricultural context, with the surrounding area being used for aggregate activities and currently residential purposes.

8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No. The property does not have a physical, functional, visual, or historical association to the surrounding area.
9. The property has contextual value because it is a landmark.	No. The subject lands are not considered a landmark.

Staff are of the opinion that the property may also meet Criteria 4, having historical or associative value to a theme of significance to the community. The property was historically used as a barn and is associated with mid-nineteenth century agricultural practices and early settlement in the area. The theme of agriculture is identified as being of importance to the development of both the City of Kitchener and Region of Waterloo. The property's connection to this historic use is maintained through the presence of the original barn, which is a feature representative of a farmsteads during this period of time.

### *Impact Assessment*

The Ontario Heritage Toolkit identifies potential negative impacts to heritage properties and associated heritage attributes as a result of proposed development or alteration. These impacts are as follows:

- **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*;
- **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;
- **Change in land use** where the use relates to the cultural heritage significance of a site, such as rezoning a battlefield from open space to residential use so that new development fills in the formerly open space;
- **Land disturbances** such as a change in grade that alters soils and drainage patterns which than adversely affect an archaeological resource;

There are different classifications for the levels of impact that may be experienced. The draft HIA has concluded that the proposed removal of the structures on the subject property will result in a minor impact relating to the destruction of heritage attributes, as both buildings have been identified as potential heritage resources due to their early and rare construction. However, both have been assessed for their structural stability and it has been determined that they are in poor condition with many damaged and missing components. As such there has been a loss of heritage integrity, and neither would be a good candidate for conservation.

## *Structural Assessment*

A Structural Condition Assessment dated October 31, 2023 has been completed by MTE Consultants Inc on behalf of the property owner. This report concluded that the structural condition of the barn was poor and presented an immediate risk to trespassers or others entering the building, and the potential for partial collapse in significant weather events was also determined. There are additional concerns with the risk posed by the barn due to its proximity to Bleams Road as well.

The condition of the farmhouse was generally fair to poor with some components including logs within the walls and the stone foundation being weathered or deteriorated, though there was no indication of immediate threat of collapse.

## *Conclusions and Recommendations of the HIA*

Alternative development options were explored within the HIA, including the retention and integration of the buildings. However, this option was determined to not be feasible due to the substantial cost of completing the necessary repairs and upgrades in order to return the structures to stable and usable conditions. Relocation was also not recommended as there is no receiving location identified and the structures would not be good candidates for moving. As such, and due to the impact being deemed to be minor, demolition of the structures was identified as being the preferred approach.

The HIA recommends that if demolition is to proceed, a documentation and salvage report be prepared. The purpose of this plan is twofold: the first intent is to record and document the known history, buildings, and structures identified as having cultural heritage value or interest on the subject property. The second intent is to identify historic materials that may be salvaged, reused, and/or interpreted in the proposed new development. The HIA identifies that the salvage and documentation report would also provide recommendations on the re-use of salvaged material as part of a commemorative feature within the planned community.

The applicant will be attending the May 7, 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. It should be noted that this HIA is still in its draft stage.

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) – 2091 Bleams Road